



ECONOMIC OFFENCES WING

DELHI POLICE, NEW DELHI

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PRESS RELEASE

- **Inducing gullible victims using the emotive issue of owning a house, a fraudster cheats more than 23 of over Rs.350 Lakh.**
- **Accused Mohd. Mursalin Bashir operated in the area of Swaroop Nagar and Bhalswa Dairy.**
- **Extracted lakhs from victims on the pretext of 'Bayana' and execution of 'Agreement to Sell' of the bogus plots.**
- **Accused had no ownership of any of the plots shown and sold.**
- **Executed bogus General Power of Attorney (GPA) to extract large sums from victims.**
- **Formed three unregistered Societies**
- **Even gave receipts of a registered Builders and Developer Company to convince victims of his credentials.**

BRIEF FACTS: -

A Case FIR No. 28/2023, U/S 420/409/120B IPC PS EOW was registered on the complainant of Sh. Ajay Singh Chauhan, resident of Sant Nagar, Burari, Delhi. The complainant alleged

that, Mohd. Murslin Bashir introduced himself as an absolute owner of a piece of land and assured that he has the complete possession of the land. On his assurance, complainant paid Rs. 12,00,000/- as Bayana on execution of Agreement to Sell and paid Rs. 52,50,000/- upon the execution of property papers, including GPA in his name. Later the complainant found that alleged person has sold the same piece of land to several other persons and taken payments. Apart from above complaint, 22 others complaints were also received, wherein all complainants have alleged that, Mohd. Murslin Bashir and his associates have cheated them on the pretext of selling plots by forming societies in Bhalswa Dairy and Swaroop Nagar area of Delhi.

MODUS OPERANDI: -

The modus operandi employed by the cheat Mohd. Mursalin Bashir s/o Hazi Mohd. Mustkim and his associates was to entice people to buy independent residential plot in approved colonies. The fraudster used the emotive issue of owning an independent house in the capital city, to lure his victims. He claimed that he is an agent of a registered Builder & Developer and allured various persons on pretext of providing plots in the area of Swaroop Nagar & Bhalaswa Dairy. He collected huge sums of money, totaling over Rs.350 Lakh but did not provide possession of the plots. The accused, along with his associates, cheated the victims of their money and also sold the same plot to several persons. Alleged Mohd Murslin Basheer did this by claiming ownership of plots in the Atal, Angoori Devi and Balwant Societies of Swaroop Nagar and Bhalaswa Dairy area. He took an advance amount from the victims/buyers and executed Agreement to Sell without having any ownership of plots. In this way, the fraudster Mohd. Murslin

Bashir and his associates caused wrongful loss to various complainants while causing wrongful gain to himself.

ARREST: -

The accused Mohd. Mursalin Bashir S/o Hazi Mohd. Mustkim, originally belongs to Baraut, Distt. -Baghpat, Uttar Pradesh. He was residing and operating his fraud enterprise in Burari area of Delhi. When victims complained against his and the matter was enquired by EOW, Delhi Police, he frequently changed his locations and avoided joining the investigation. With the help of technical assistance and constant surveillance, he was traced and arrested in the present case. Further, investigation of the case is underway.

POLICE TEAM DETAILS: -

A team of police officers consisting of Sub-Inspector Mukesh Chauhan, D-4889, ASI Amzad, No. 79/EOW and Ct. Praveen, No. 266/EOW, under the supervision of ACP Shri JS Mishra was constituted. The team worked diligently and traced the accused with the help of technical surveillance, sustained vigil and local intelligence.

PROFILE OF ACCUSED PERSONS: -

Accused Mohd. Mursalin Bashir was engaged in sale/purchase of plots cut out from agriculture land in the area of Swaroop Nagar and Bhalswa Dairy without permission from the concerned departments. In order to make quick money, he came up with the idea of cheating innocent land buyers by showing them random vacant plots, claiming them to be owned by him, and took money for sale of these plots. He issued payment receipts to the victims on the letter heads of the

registered builder & developer company and collected the money in his personal accounts. Further, he executed documents such as GPA, Sale Agreement, etc., in favour of the victims. He did not hand over the plots to the victims of his fraud, after taking the money.

RECOVERY:

At the instance of accused person, payments receipt on letter head of M3K Builder & Developer Pvt Ltd., various GPAs, etc., executed in respect of various victims has been recovered. His Bank Accounts have been frozen.

MESSAGE FOR PUBLIC AWARENESS: -

- While buying any immovable property (plot, floor, apartment, flat, etc.), always check the chain of ownership of the property.
- Cross-check and verify the authenticity of the documents from Sub-Registrar office, concerned revenue offices, etc.
- Check receipts for payment of land revenue, property tax, electricity and water connections, etc., and identify their vintage. Documents which are of recent origin need to be further verified.
- Make local inquiries at the site, esp. with people living since long, to ascertain ownership, any legal dispute, etc.
- Check on CERSAI website <https://www.cersai.org.in/CERSAI/home.prg> to check and find out before buying a property, whether it is attached to unpaid loans or not.

- Buyers should also check the status of various permissions from the concerned departments, such as municipal authorities, town planning department, etc.

**(ANYESH ROY),
DEPUTY COMMISSIONER OF POLICE
ECONOMIC OFFENCES WING
NEW DELHI**