



**ECONOMIC OFFENCES WING,
NEW DELHI**

24 FEBRUARY, 2025

PRESS RELEASE

**ACCUSED INVOLVED IN CHEATING RELATED TO SOUTH DELHI
PROPERTY WORTH CRORES OF RUPEES ARRESTED**

Economic Offences Wing, Delhi Police has arrested accused Ravinder Bainsla involved in cheating pertaining to property worth crores situated in South Delhi.

BRIEF FACTS: -

A case vide FIR no. 76/24 dated 14.06.2024 u/s 406/420/120-B IPC PS EOW, Delhi, was registered on the complaint of M/s Energy Building Solution Pvt. Ltd. through Sh. Anurag Bajpayee. The accused Ravinder Bainsla through his company M/s Bainsla Housing Pvt. Ltd. approached and represented himself as representative of Sh. Ashok Kumar, the alleged true owner of the property, and offered to sell property admeasuring 16 Bigha 02 Biswa situated in the village of Samalkha, Tehsil Vasant Vihar, New Delhi. He also offered his expertise/services to get the property freehold/vacated from the illegal occupants. An Agreement to Sell dated 25.12.2021 was executed between M/s Bainsla Housing Pvt. Ltd., M/s Energy Building Solutions Pvt. Ltd. and Mr. Ashok Kumar for purchase of above property for a sale consideration of Rs. 31 Crore, and a Service Agreement dated 30.12.2021 with promise to facilitate the deal including closing of litigation and handing

over the peaceful possession was also executed. In terms of the agreement, the complainant company paid Rs. 3.70 Cr. between 21.12.21 to 15.02.22 in favour of M/s Bainsla Housing Pvt. Ltd. However, the alleged Ravinder Bainsla didn't provide any services as agreed by him in Service Agreement dated 30.12.2021. A settlement agreement was also executed between the parties, but the same was not complied with by accused Ravinder Bainsla. He was served notice to join investigation, but he approached the Ld. Court and filed anticipatory bail application, which was dismissed by the court. Subsequently, he was arrested on 20.02.2025.

PROFILE OF ACCUSED PERSON:-

Accused Ravinder Bainsla is a Post Graduate. He is a property dealer and assists the buyers in sale/purchase of disputed properties and receives the money for the services provided.

MESSAGE FOR AWARENESS:-

The Thumb Rule of "Caveat Emptor" be followed in letter and spirit. The buyer should apply due diligence while making purchases specially the immoveable properties. The buyer of the property should personally meet the actual owners/title holders of the property in question and only then proceed for making any payments or executing any document. He should also doubly confirm the genuineness of the chain of documents and any court matters. Be a smart citizen and verify all the details of every person/property. Think twice before making payments pertaining to purchase of immoveable property.

(Amrutha Gugulothy) IPS
Addl. Commissioner of Police
Economic Offences Wing,
New Delhi