



ECONOMIC OFFENCES WING, DELHI POLICE

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- ❖ **Economic Offences Wing, Delhi Police have arrested two accused persons for committing cheating & forgery by selling a Plot which did not belong to them.**
- ❖ **Mohd. Salman, the mastermind of the crime and Ms. Rani Kapoor have been arrested, they duped the complainant for Rs. 5.78 crores by using forged and fabricated documents and impersonated the original owner of the property in Gurugram.**

BRIEF FACTS:

A complaint was received from Sh. Ajay Kumar Aggarwal at the Economic Offences Wing, alleging that he has been duped of Rs. 5.78 Crore by Mohd. Salman in the name of sale of a plot located in Gurugram. Mohd. Salman was known to him and he approached his office in Paharganj for sale of Plot in D Block, South City-I, Gurugram, Haryana, stated to be in the name of Ms. Rani Kapoor (name changed) wife of Shri Sushil, Resident of Shashtri Nagar, Delhi, measuring 1,340 sq. yards. Mohd. Salman showed him the original documents with complete chain for the said property. Thereafter, the complaint, on the basis of these documents, obtained a loan of Rs 5.00 Crore from Aditya Birla Housing Finance Ltd. The Sale Deed for the said property was got executed for Rs 5.40 Crore. The complainant also paid Rs. 38 Lakh for stamp duty at the time of registration of the sale deed. When the complainant visited the said property, he was shocked to find a board displayed there which mentioned that the property belongs to Mrs. Kavita Sharma (name changed). When he raised the issue with Mohd. Salman, he said that the abovesaid display board was got installed by him. The complainant also got a notice from Gurugram Court in which the original owner Mrs. Kavita Sharma had filed a case for seeking cancellation of the sale deed executed by Ms. Rani Kapoor in his name. Upon realizing that the alleged persons have created false and fabricated documents of the property and on the basis of

these documents, they have sold the said property to him, the complainant filed the complaint with the Economic Offences Wing. After preliminary enquiry, a case vide FIR No. 139/2024 PS EOW was registered on 16.12.2024 and investigation was taken up.

INVESTIGATION AND MODUS OPERANDI:

1. Property Transfer via Fake Sale Deed:

- Initially, the property in question, located at D Block, South City-I, Gurugram, Haryana, was owned by an individual referred to as "Mrs. Kavita Sharma."
- Through the conspiracy of Mohd. Salman and Ms. Rani Kapoor involving other accomplices, the property was deceptively transferred in the name of Rani Kapoor via a registered sale deed on 29.03.2024. This sale deed, however, was fraudulent because the actual owner (Mrs. Kavita Sharma) never sold the property to Ms. Rani Kapoor. In other words, the sale deed was created using false information, and an impersonator was made to appear as the property's real owner (Mrs. Kavita Sharma) at the Registrar's office at the time of registration of the sale deed.
- The sale deed included a claim that Ms. Rani Kapoor had issued multiple cheques to Mrs. Kavita Sharma for the sale of the property. However, the investigation revealed that these cheques were either never presented to the Bank or were misused by the accused individuals themselves. In essence, the money was never transferred to the real owner, Mrs. Kavita Sharma, making the sale a purely fictitious transaction.
- In fact, the actual owner was not aware of any such sale deed or the registration process involving the sale of the plot purportedly by her to Rani Kapoor, as it was done through an impersonator. The possession of the property is still with Mrs. Kavita Sharma.

2. Inducement and cheating with the Complainant:

- After the forged sale deed was created, the accused Mohd. Salman used this document to deceive the complainant. He induced the complainant to buy the property, providing him with the false assurance that the property was legally

transferred in the name of Ms. Rani Kapoor through the registered sale deed dated 29.03.2024.

- Based on this fake sale deed, in the belief that he was acquiring legitimate ownership of the property, the complainant entered into the transaction to purchase the property from Ms. Rani Kapoor through another sale deed which was registered on 22.07.2024, unaware that he was being deceived.
- In the process, the complainant ended up paying Rs. 5.40 Crore to the accused persons. However, the possession of the property was still not given to him.

3. Commission of Fraud:

- The complainant was misled by the fraudulent sale deed into believing that he was buying a legitimate property. This scam resulted in the complainant losing money and potentially gaining ownership of property that he was not legally entitled to.
- Additionally, the original property owner, Mrs. Kavita Sharma, did not receive any payment, and her property was effectively taken away from her through the fraudulent transaction.

The case illustrates a well-orchestrated conspiracy where the accused, Mohd. Salman, exploited the unattended property and manipulated legal processes by preparing forged documents and using impostor to carry out the property scam.

ARREST

Accused Mohd. Salman was arrested on 28.02.2025 from Karol Bagh and accused Ms. Rani Kapoor has been arrested on 01.03.2025 at the instance of Mohd. Salman.

PROFILE OF THE ACCUSED PERSONS:

Accused Mohd. Salman, aged 38 years, was born and brought up in Delhi and has taken education up to 8th class only. Thereafter, he started business of selling bags and clothes in the areas of Nabi Karim and Sadar Bazar. He started doing business of property dealing since the year 2018, and in due course met Ms. Rani Kapoor and her husband Sushil. She started working as his manager and got involved with him in the process of creating and using false and fabricated documents. His other accomplices Kishore, Birender and Prahlad also started the business with him. They created forged and

fabricated documents of the property in this case. They sold the Property located at D Block, South City-II, Phase-I, Sector- 49, Gurugram measuring 1,340 sq. yards to the complainant by impersonating the original owner and duped the complainant to the tune of Rs 5.78 Crores.

OTHER INVOLVEMENTS:

The accused Mohd. Salman is also found involved in case FIR No 162/2025 PS Paharganj & FIR NO 92/2024 PS Dugri, Ludhiana, Punjab.

Both the accused persons have been remanded to Police Custody and further investigation is in progress.

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