

FRAUD ALERT - PROPERTY FRAUD !!

Times of India (23rd Dec 2018) - Crime branch's property cell arrested two persons for illegally selling a MHADA flat in Vikhroli (W) with forged documents to at least four persons and siphoning of Rs 38 lakh.



What is a "Property Fraud"?

Fraudulent sale of property to multiple buyers using forged documents.

Details/documents of properties obtained by fraudsters through RTI:

- Information relating to land record which include:
 - Exact location of property
 - Measurements
 - Ownership
- Relevant documents and records related to the property
- Copy of Encumbrance Certificate (EC) which gives information about complete ownership of the property with details of monetary or legal liability.

To file an application for obtaining above information, one should know the following details of any property:

- Name of the authority to which the application should be addressed
- Details of the property (e.g. plot number)
- The district under which it falls

Modus Operandi

The fraudsters use following modus operandi to cheat people:



Stay Safe:

- Obtain property owner's information through RTI before purchase
- Verify the seller's information with the details received through RTI
- Investigate the case, if you find any red flags during verification process
- Do not purchase the property till the verification process is over and you are completely convinced about ownership of the property