



## **PRESS RELEASE**

**21.11.2025**

Directorate of Enforcement (ED), Panaji Zonal Office has provisionally attached an immovable property situated at Anjuna, Bardez, Goa, valued at **Rs. 6.82 Crore (approx.)** under the provisions of the Prevention of Money Laundering Act (PMLA), 2002. The attached property is a land parcel bearing Survey No. 504/10, admeasuring 1950 sq. m., located at Anjuna.

ED initiated investigation on the basis of Charge Sheet filed by the Special Investigation Team (SIT), Goa Police (in FIR No. 64/2022 dated 23.07.2022 registered by Crime Branch Police Station, Goa). Mohammed Suhail, Mrs. Anjum Shaikh and Nure Faizal Bhatkar have been arraigned as accused in the Charge Sheet for the commission of scheduled offences including cheating, forgery, and using forged documents as genuine under the IPC, 1860.

ED investigation has unearthed the specific *modus operandi* employed by Mohammed Suhail. It has been revealed that the accused is a habitual offender involved in a series of land grabbing cases across the state for which multiple FIRs have been filed by Goa Police against him.

In the instant case, he orchestrated a criminal plot to fraudulently transfer the title of the land belonging to the parents of the complainant with the sole intent of causing wrongful loss to the victims and obtaining wrongful gain for himself and his associates. The investigation established that the accused persons prepared forged/fake birth certificates apparently to create a fictitious person and also forged death certificates of the rightful owners. Using these fabricated documents, a false Deed of Succession was created to show a person as the sole legal heir. Subsequently, a fraudulent Power of Attorney was executed in favour of Mohammed Suhail's associate, Nure Faizal Bhatkar. This was used to transfer the property to Mohammed Suhail's wife, Mrs. Anjum Shaikh, via a Sale Deed dated 29.09.2010, concealing the fraudulent nature of the acquisition. The property was later sold to one Shaikh Salim on 15.04.2011.

ED investigation further revealed a significant undervaluation of the property to project the Proceeds of Crime as legitimate. While the registered value in the sale deed to Shaikh Salim was Rs. 50 Lakh, the investigation established the fair market value at Rs. 6.82 Crore as on 15.04.2011. Furthermore, the investigation uncovered cash transactions over and above the registered value, which were utilized by Mohammed Suhail for loan repayments and personal expenses.

Further investigation is under progress.