



Press release
14.10.2026

**ED ATTACHES ASSETS WORTH Rs. 136.42 CRORE IN THE CASE OF M/s
OCEAN SEVEN BUILDTECH PRIVATE LIMITED**

Directorate of Enforcement (ED), Headquarters Investigation Unit – II, New Delhi, has provisionally attached immovable and movable properties worth Rs. 1,36,41,74,559/- (Rs. 136.42 Crore (approx.) in the case of M/s Ocean Seven Buildtech Private Limited (OSBPL) under the provisions of the Prevention of Money Laundering Act, 2002 (PMLA). The attached assets comprise land parcels situated at Village Bilonchi, District Jaipur and at Kotputli-Behror, Rajasthan, a residential plot at Sector-102, Gurugram, and the balances lying in five bank accounts held by the company, its promoter Swaraj Singh Yadav and his wife Sunita Swaraj, the movable component being Rs. 69,06,133/- of bank balances. With this attachment, the total value of assets attached in this case rises to approximately Rs. 188 Crore.

ED investigation was initiated on the basis of FIRs registered by the Economic Offences Wing, Delhi Police, the Haryana Police and the Rajasthan Police against OSBPL, its promoter Swaraj Singh Yadav and others, alleging cheating, criminal breach of trust, forgery and criminal conspiracy in relation to the real estate projects of the company. The present attachment arises principally from FIR No. 0250 dated 07.12.2025 registered at P.S. Daulatpura (Jaipur-Ajmer Highway), District Jaipur (West) and FIR No. 0326 dated 23.11.2025 registered at P.S. Paniyala, District Kotputli-Behror, which concern the Rajasthan projects of the company. Earlier, this Directorate had attached assets worth Rs. 51.57 Crore (approx.) vide Provisional Attachment Order No. 01/2026 dated 05.01.2026, and had filed a Prosecution Complaint dated 09.01.2026 before the Hon'ble Special Court (PMLA), Patiala House Court, New Delhi.

ED investigation has revealed that OSBPL collected more than Rs. 118 Crores from plot buyers in its four Rajasthan projects, namely Amber Garden at Village Bilonchi, Jaipur, and Kot Residency, Kot Farms and Kot Industrial Estate at Kotputli-Behror, during the period December

2006 to March 2015. The money was collected on the representation that the projects would be developed and possession of the allotted plots handed over within about three to four years. In Amber Garden Project, collection from buyers commenced in December 2006, years before the project map was even applied for by M/s OSBPL to Jaipur Development Authority (JDA).

Site inspections carried out by the JDA and the revenue authorities have revealed that the projects were never developed and the sites remain substantially vacant. Buyers who had paid the entire consideration, and in several cases obtained registered conveyance deeds and possession letters, were never given possession and their plots were never demarcated.

Instead of being utilised for the development of the said projects, the funds were diverted for purposes unrelated to their development, including the purchase of office premises for the company at Gurugram and the advances towards other projects. Investigation has further revealed that, after registration of the FIRs, approximately 39 acres of land owned by the accused company and its promoters was alienated between June and September 2025 in favour of its close associates or third-party individuals/ entities. Those properties have also been attached under the provisional attachment order.

Further investigation is under progress.