PRESS RELEASE
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Directorate of Enforcement (ED), Gurugram Zonal Office, has issued a Provisional Attachment Order under the provisions of the Prevention of Money Laundering Act (PMLA), 2002 on 09.01.2026, provisionally attaching immovable properties valued at approximately **Rs. 585.46 Crore** in a money-laundering case involving M/s ADEL Landmarks Ltd. (formerly known as M/s Era Landmarks Ltd.). and its promotors namely, Hem Singh Bharana and Sumit Bharana. The provisionally attached assets include various plots and parcels of land admeasuring 340 acres approximately located in Gurugram, Faridabad, Palwal and Bahadurgarh in Haryana, as well as Meerut and Ghaziabad in Uttar Pradesh. These properties are owned by M/s ADEL Landmarks Ltd. and its associated/subsidiary companies.

ED initiated investigation on the basis of seventy four (74) FIRs registered/ Chargesheets filed by Haryana Police, Delhi Police and the Economic Offences Wing (EOW), Delhi. As per the allegations in the FIRs, M/s ADEL Landmarks Ltd., its promoters and associate companies cheated and defrauded numerous homebuyers by failing to deliver the promised flats and units within the stipulated timelines, even after delays ranging from 12 to 19 years.

ED investigation revealed that M/s ADEL Landmarks Ltd. had launched several residential group housing projects in Gurugram, Faridabad and Palwal, Haryana, and had collected approximately **Rs. 1,075 Crore** as advance booking amounts from **4,771 customers across eight projects** namely-Cosmocourt, Cosmocity-I, Cosmocity-III, Skyville, Redwood Residency, Era Green World. Era Divine Court, ADEL Divine Court. These projects which are launched in 2006-2012 remains incomplete till today. The investigation further revealed that the promoters/directors diverted substantial funds collected from homebuyers to group companies as advances for purchase of land parcels and other purposes, instead of utilizing the funds for completion of the promised housing projects. This diversion of funds ultimately resulted in non-delivery of flats and plots till date.

Further, investigation also revealed that that aggrieved customers, upon seeking refunds due to non-delivery, were issued cheques by the company, many of which were dishonored for various reasons. It is also revealed that M/s ADEL Landmarks Ltd. unilaterally altered project plans and licensed land areas, including reduction of the originally proposed land, leading to denial of basic amenities that were initially promised to the buyers. Moreover, the promoters of the group had availed term loans for the purpose of development of project by mortgaging the project land to the banks without intimation to buyers.

Further investigation is under progress.