Press Release
12.11.2026

Directorate of Enforcement (ED), Gurugram Zonal Office has filed a Prosecution Complaint against 41 persons/entities, including M/s. ADEL Landmarks Ltd. (the company) and it's then directors Hem Singh Bharana and Sumit Bharana, before the Hon'ble Court of Special Judge (PMLA), Gurugram, under the provisions of the Prevention of Money Laundering Act, 2002 (PMLA) and the Hon'ble Special Court has issued notices on 03.11.2026 to all accused persons / entities.

ED investigation was initiated on the basis of seventy four FIRs registered/ Chargesheets filed by police of Haryana and Delhi (including EOW). As per said FIRs, the company, its promoters, and its associate companies cheated and defrauded numerous homebuyers by failing to deliver the promised flats and units within the stipulated timelines, even after delay of 12 to 19 years.

ED investigation has revealed that M/s ADEL Landmarks Ltd. had launched several residential group housing projects in Gurugram, Faridabad and Palwal, and collected approx. Rs. 1,075 Crore as booking advance from 4,771 customers across projects namely-Cosmocourt, Cosmocity-I, Cosmocity-III, Skyville, Redwood Residency, Era Green World. Era Divine Court, ADEL Divine Court. These projects, launched during 2006-2012, are still incomplete. The investigation revealed that instead of utilizing the funds for completion of these housing projects, the company, through its then directors /promoters, diverted huge amount of home-buyers funds to its group companies as advances for purchase of land parcels and for other purposes. This ultimately resulted in the non-delivery of booked flats, plots and units, etc. to home-buyers.

Earlier, ED has attached immovable properties, including plots and land parcels admeasuring approx. 340 acres located in Gurugram, Faridabad, Palwal and Bahadurgarh (Haryana) as well as in Meerut and Ghaziabad (Uttar Pradesh), valued to Rs. 585.46 Crore and held by the accused company and its related entities, forming part of the 'proceeds of crime' under the PMLA, 2002. These proceeds of crime have also been prayed for confiscation under PMLA, 2002 in the Prosecution Complaint filed by ED.

Further investigation is under progress.