PRESS RELEASE
3/11/2025

ED provisionally attaches over 42 properties of Reliance Anil Ambani Group worth more than ₹3,083 crore. 30 properties of Reliance Infrastructure Limited, 5 properties of Adhar Property Consultancy Private Limited, 4 properties of Mohanbir Hi-tech Build Private Limited, 1 property each of Gamesa Investment Management Private Limited, Vihaan43 Realty Private Limited (earlier known as M/s Kunjbihari Developers Private Limited) and property of Campion Properties Limited attached.

Assets include the Pali Hill residence and properties in Delhi, Noida, Ghaziabad, Mumbai, Pune, Thane, Hyderabad, Chennai, Kancheepuram and East Godavari.

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The Directorate of Enforcement (ED) has provisionally attached properties worth over Rs. 3,083 Crore linked to the Reliance Anil Ambani Group. The attachment orders were issued on 31 October 2025 under Section 5(1) of the PMLA.

The Directorate of Enforcement (ED) has provisionally attached 42 properties worth over ₹3,083 crore linked to various entities linked to the Reliance Anil Ambani Group. The orders were issued on 31 October 2025 under Section 5(1) of the Prevention of Money Laundering Act (PMLA).

The attached assets include the residence at Pali Hill, Bandra (West), Mumbai, the Reliance Centre at Maharaja Ranjeet Singh Road in New Delhi, and multiple assets across Delhi, Noida, Ghaziabad, Mumbai, Pune, Thane, Hyderabad, Chennai (including Kancheepuram) and East Godavari. These assets include office premises, residential units and land parcels. The aggregate attached value across the four orders is approximately ₹3,084 crore.

So far, ED has detected fraudulent diversion of public money by various Reliance Anil Ambani group companies including Reliance Communications Ltd, Reliance Home Finance Ltd (RHFL), Reliance Commercial Finance Ltd (RCFL), Reliance Infrastructure Ltd (RIL) & Reliance Power Ltd (RHFL).

From around 2010-12 onwards, RCOM and its group companies raised thousands of crores from Indian banks, of which ₹19,694 crore still remains outstanding. These assets turned NPA, with five banks having declared RCOM's loan accounts as fraud.

ED investigation revealed that loans taken by one entity from one bank were utilized for repayment of loans taken by other entities from other banks, transfer to related parties, and investments in mutual funds, which was in contravention to the terms and conditions of the sanction letter of the loans. In particular, RCOM and its group companies diverted over ₹13,600 crore used in evergreening loans, over ₹12,600 crore was diverted to connected parties and over ₹1,800 crore was invested in FDs/MFs etc., which was substantially liquidated for rerouting to group entities. Huge misuse of bill discounting for the purpose of funnelling funds to connected parties has also been detected by ED. Certain loans were siphoned off outside India through foreign outward remittances.

During 2017–2019, Yes Bank invested ₹2,965 crore in RHFL instruments and ₹2,045 crore in RCFL instruments. By December 2019, these became non-performing investments. The outstanding was ₹1,353.50 crore for RHFL and ₹1,984 crore for RCFL.

ED's investigation in the case of RHFL and RCFL reveals that RHFL and RCFL received public funds of more than ₹10,000 crore. A large amount came from Yes Bank. Before Yes Bank invested this money in Reliance Anil Ambani group companies, Yes Bank had received huge funds from erstwhile Reliance Nippon Mutual Fund. As per SEBI regulations, Reliance Nippon Mutual Fund could not invest/divert funds directly in Anil Ambani group finance companies due to conflict-of-interest rules. Therefore, public money in mutual fund schemes was routed indirectly by them. The path ran through Yes Bank's exposures. The public funds reached Anil Ambani group companies through circuitous route.

The RHFL and RCFL borrowing was from more than 35 banks and financial institutions. Large parts of the loans were not repaid. A majority of these loans were diverted. The diversion was done by onward lending to group companies. The routing was through many shell entities effectively controlled by the Reliance Anil Ambani group. Public funds moved under the cover of corporate loans and inter-corporate deposits. Money passed from one company to another.

Bank statements show very fast movement of funds. Very large amounts have been moved between accounts of different entities within minutes. Although RHFL is a housing finance company, its loan book shifted heavily to corporate loans. The National Housing Bank imposed a monetary penalty on RHFL for regulatory breaches. The company's statutory auditors resigned. They flagged material uncertainty over the recoverability of corporate loans. A fraud report was also filed under Section 143(12) of the Companies Act. The subsequent auditor was penalised by the National Financial Reporting Authority for failing to perform key procedures. SEBI also took action against the company and certain officials.

Multiple intentional acts of mala fide have been detected by ED while advances loans to various companies, which ultimately were siphoned off.

For genuine persons/businesses, loans involve due diligence- application, CIBIL, KYC, field visits, valuation, legal checks, and security creation, before sanction. ED has, in this case, instead detected a pattern of mala fide: pre-decided beneficiaries, manufactured paperwork, waived controls, and disbursals ahead of approvals, followed by swift routing to related entities. This conduct enabled siphoning of public funds. Some of such violations detected while analysing records related to loans extended by RHFL and RCFL include:

Disbursal before sanction: Money was released before formal approval. Paperwork followed later. Chronology is impossible under prudent lending. It proves back-dating and pre-decided payouts. Examples:

- *Crest Logistics & Engineers Pvt. Ltd. — ₹7.00 crore disbursed 20-Apr-2018; sanction and agreement 26-Apr-2018. Six days early.*
- *Species Commerce & Trade Pvt. Ltd. — ₹49.40 crore disbursed 21-Aug-2018; sanction 22-Aug-2018.*
- *Worldcom Solutions Ltd. — ₹49.40 crore disbursed 21-Aug-2018; sanction 22-Aug-2018.*
- *RPL Solar Power Pvt. Ltd. — ₹49.40 crore disbursed 21-Aug-2018; sanction 22-Aug-2018.*
- *RPL Star Power Pvt. Ltd. — ₹49.40 crore disbursed 21-Aug-2018; sanction 22-Aug-2018.*
- *RPL Sunlight Power Pvt. Ltd. — ₹99.95 crore disbursed 27-Mar-2018; sanction 28-Mar-2018.*

Same-day Apply–Sanction–Agreement–Disbursal: Large corporate loans were processed end-to-end in one day. This mala fide act leaves no time for Field Investigation, Personal Discussion, legal and technical checks, valuation, escrow set-up, or security perfection. Examples:

• RPL Aditya Power Pvt. Ltd. — ₹139.50 crore. Application, sanction, agreement and disbursal all 24-Aug-2018.
• RCFL to Kunjbihari/Vihaan43 cluster — multiple files show same-day cycles with bulk disbursals.

Sanction before Application: Approvals pre-date borrower documents. Chronology was engineered for window dressing of an earlier illegal disbursal. Example:

• Kunjbihari Developers Pvt. Ltd. (later Vihaan43 Realty) — sanction 27-Dec-2018; borrower board resolution and loan application 31-Dec-2018.

Undated approvals: Credit Appraisal Memos are signed without dates by proposing, recommending and approving officials. The omission of dates has been done to hide the audit trail. This also enables illegal post-facto ratification.

Loans not utilized for Intended Purpose: Sanction notes tie the loan to a specific project (for example, Pali Hill). Executed agreements say "general business purpose." Security schedules are blank in the signed agreement. It lets funds be redirected while files claim compliance. Example:

• Kunjbihari/Vihaan43 — sanction cites Pali Hill as security; agreement is generic; schedules blank.

Security misrepresentation and unsecured lending.

Security schedules are empty. Charges are not registered with the Registrar of Companies. Valuation papers do not exist despite high security values being claimed in CAMs. This is a deceptive strategy and harms recovery. In several cases, only a residual charge on current assets is taken. Example:

- *Kunjbihari/Vihaan43 — no ROC charge; no valuation report; blank schedules.*

Blanket waivers granted to various companies while sanctioning loans: General Purpose Corporate Loan (GPCL) loan lending process broadly covers preparation of loan proposal, conducting thorough analysis of borrower as per company's terms and conditions, preparation of Credit Appraisal Memos (CAMs) etc. Credit Appraisal Memo (CAM) is a standard format which documents all details of the loan proposal such as name of the proposer, name of the borrower, all financial details of the borrower, details of promoters/ director of borrower, details of loan amount including all its terms and conditions, findings of the credit appraisal team, details of any deviations proposed to be accepted from standard loan conditions etc. The said task was performed by Credit Appraisal Team" and analysis were put up before the "Credit Committee" in CAM for approval. However, many illegal and undue waivers were granted to various suspicious borrowers which ultimately contributed to loans being siphoned off. Some of such waivers include:

- *FI (Field Investigation) waived;*
- *PD (Personal Discussion) waived.*
- *Eligibility not as per norms;*
- *Maximum loan not as per norms.*
- *Disbursement to be done without creation of security.*

- *Principal to be bullet (not monthly amortisation).*
- *ROI/ PF/ Foreclosure charges not as per norms.*
- *Customer rating not done; Builder/ Technical valuation not done.*
- *No escrow; no monthly booking MIS;*
- *Cash flow statement not to be taken.*

Weak, non-operational and shell borrowers. Borrowers show no employees, thin equity, negligible assets or nil revenue. For example, RPL Aditya Power Pvt. Ltd. had nil revenue and yet was sanctioned ₹139.50 crore.

Related-party layering and circularity. Borrowers share addresses, directors and auditors with Anil Ambani group entities. Substantial loans move to CLE Pvt. Ltd. and then to Reliance Infrastructure Ltd. (RInfra). At least 13 borrowers routed over ₹1,460 crore to RInfra through CLE Pvt. Ltd.

Further, borrower names were suggested by senior officers to the loan processing teams. Documents were then prepared. ED also found complex shareholding in borrowing entities. The structures were designed to hide the ultimate beneficial owner. Directors had past or parallel links to Reliance group companies. Some borrowers were disclosed as related parties of the group. Just before sanction, the disclosures changed so that they no longer appeared as related parties. Many borrowers were registered at a few common premises. They had common directors and common auditors. ED searches found no business operations at these addresses. The fund trail confirms pre-decided end-use. Loan funds moved from one account to another within minutes. The pattern shows layering and round-tripping. The accounting entries created a façade of genuine transactions. The purpose, however, was diversion of public money.

A separate search and seizure under FEMA in the case of Reliance Infrastructure Ltd. found ₹40 crore siphoned from the Jaipur–Reengus highway project. Funds moved through Surat-based shell companies to Dubai. The trail has unearthed a wider international hawala network exceeding ₹600 crore.

ED continue to trace proceeds of crime. The recoveries by ED, after following due process of law are aimed at restoring losses to lenders and, ultimately, benefitting the general public.

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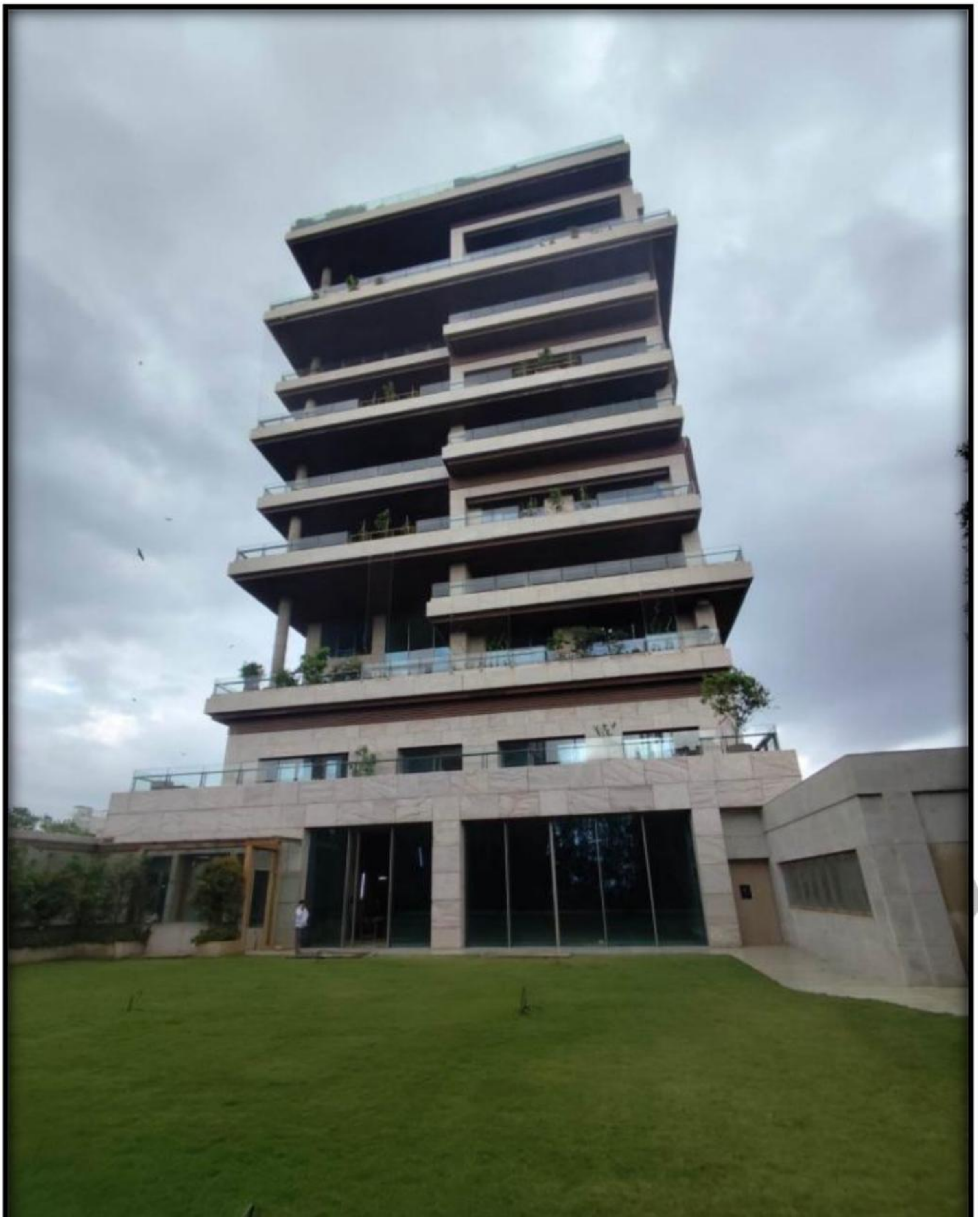
What has been attached:

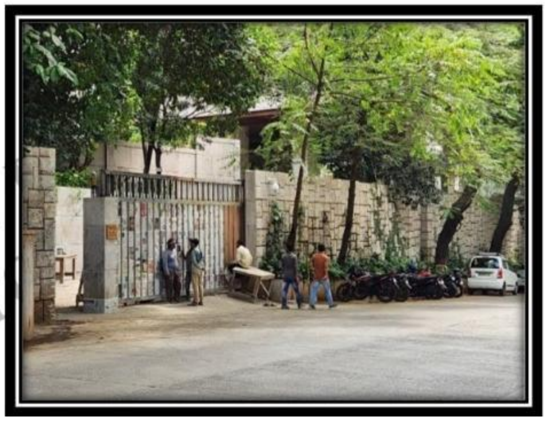
- Pali Hill, Mumbai (Bandra West): CTS No. C/1316B/1/1; Plot 43, Nargis Dutt Road. *Popularly known as the Ambani family's Pali Hill residence.*
- New Delhi: Reliance Centre, New Delhi.

- Reliance Infrastructure Ltd: Multiple properties in Mumbai, Pune, Thane, Noida, Hyderabad, East Godavari and Goa; including Nagin Mahal offices (Churchgate, Mumbai), flats in BHA Millennium Tower (Noida), Camus Capri Apartments (Hyderabad), land parcels in East Godavari, and premises in Pune and Thane.
- Properties of Linked entities: Land parcels at Ghaziabad/Noida and 29 flats in Chennai (Adyar/OMR-Kottivakkam) valued at ₹109.61 crore (equivalent value).

PHOTOS ON NEXT PAGE

Pali Hill, Mumbai (Bandra West): CTS No. C/1316B/1/1; Plot 43, Nargis Dutt Road. *Popularly known as the Ambani family's Pali Hill residence:*





New Delhi: Reliance Centre, New Delhi.

Reliance Infrastructure Ltd: Multiple properties in Mumbai, Pune, Thane, Noida, Hyderabad, East Godavari and Goa; including Nagin Mahal offices (Churchgate, Mumbai), flats in BHA Millennium Tower (Noida), Camus Capri Apartments (Hyderabad), land parcels in East Godavari, and premises in Pune and Thane:

1. Seven (7) Immovable Properties in the name of M/s BSES Limited (name of M/s BSES Limited was changed to M/s Reliance Energy Limited and further to M/s Reliance Infrastructure Limited) at:

a) One Plot of Land No. A-02, Block A, Sector-24, Institutional Area in New Okhla Industrial Development Area, District Ghaziabad, Uttar Pradesh.

a)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b) Six Flats viz. Flat No. 114, 314, 402, 514, 712 and 714 BHA MILLENIUM TOWER, B-9/17, Block B, Industrial Area, Sector 62, Noida, Uttar Pradesh - 201309.


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2. <u>Fifteen Immovable Properties in the name of M/s BSES Andhra Power Limited (M/s BSES Andhra Power Limited got amalgamated with M/s BSES Limited. Subsequently, name of M/s BSES Limited was changed to M/s Reliance Energy Limited and further to M/s Reliance Infrastructure Limited):</u>

a) Two Flats viz. Flat No. 201 and 202, 2nd Floor, Camus Capri Apartments, Somajiguda, Rajbhavn Road, Hyderabad, Telangana (Municipal No.: 6-3-1090A).

b) Six Immovable properties viz. Land measuring 2.87 Acres (Survey No. 932/1/B), 2.67 Acres (Survey No. 932/1), 5.70 Acres (Survey No. 932/2 (Part)), 6.90 Acres (Survey Nos. 932/1A and 932/2P), 1.56 Acres (Survey Nos. 931/1 (Part) and 908/2 (Part), 908/1A and 909) situated at Peddapuram Village and Municipal Area, District East Godavari, Andhra Pradesh and Survey No. 35 Part, 36 Part, 37 Part, 38 Part, 39, 40, 41, 42 Part, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 64, 65, 66, 67, 68, 69, 70 Part, 71 Part, 72, 73 Part, 76 Part, Industrial Development Area, Peddapuram, Vettapuram Village, Samalkot Mandal, East Godavari District, Andhra Pradesh.


GVK
Andhra Pradesh Industrial Infrastructure Corporation
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c) Seven Immovable Properties located at Survey No. 268/1, 268/2, 268/3 and 268/6, Survey No. 293/10 Part, Bhimavaram Village, and Survey No. 86/1, Survey No. 89/1 and 86/1, Survey No. 89/1, Survey No. 89/1A and Survey No. 86/1 Jaggammugaripet Village, Mandal Samalkot, District East Godavari, Andhra Pradesh.

3. <u>Two Immovable Properties (One Flat and one Office premises) in the name of M/s BSES Limited (name of M/s BSES Limited was changed to M/s Reliance Energy Limited and further to M/s Reliance Infrastructure Limited):</u>

a) Flat No. 5, 2nd Floor, "Nagin Mahal', 82, on Plot No. 4, Block No. 1 of Backbay Reclamation Estate of Govt. of Bombay, Veer Nariman Road, Churchgate, Mumbai.

b) Office Premises at 6th Floor, "Nagin Mahal', 82, on Plot No. 4, Block No. 1 of Backbay Reclamation Estate of Govt. of Bombay, Veer Nariman Road, Churchgate, Mumbai

4. <u>Four (4) Immovable Properties in the name of M/s Reliance Infrastructure Limited:</u>

a) Office premises No. 13 and 14, 2nd Floor, Krushna Chambers Building, Survey No. 541 AB, 700 to 703 and City Survey No. 8/4, Village Gultedki Pune City, Pune Municipal Corporation, Satara Road, Kadolkar Colony, Mukund, Pune, Maharashtra.

b) Residential Flat No. 701, 7th Floor, Wing C, in the building known as "Green Lawns", S. No. 81/6 (Pt.), S. No. 81/8, Village Belavali, Kalyan - Badlapur Road, Belavali, Badlapur, Dist. Thane, Maharashtra – 421503.

c) Flat No. 301, 3rd Floor and 401, 4th Floor, "New Parag Apartment", S. No. 40, H. No. 2(P), Village Katrap, Taluka Ambernath, District Thane, Maharashtra.

5. <u>Two Immovable Properties in the name of M/s Reliance Salgaoncar Power Company Limited (M/s Reliance Salgaoncar Power Company Limited got amalgamated with M/s</u>

BSES Limited. Subsequently, name of M/s BSES Limited was changed to M/s Reliance Energy Limited and further to M/s Reliance Infrastructure Limited):

a) Plot in Sancoale Village, Known as “Borda de Varzea Gadgally or Borda de Godgal”, Taluka Mormugao, South Goa. Land bearing Survey Nos. 143/1B, 150/1A and 153/1A (Part).

b) Land bearing Survey No. 153/1A of Village Sancoale, Known as “Borda de Varzea Gadgally or Borda de Godgal”, Taluka Mormugao, South Goa.

Properties of Linked entities: Land parcels at Ghaziabad/Noida and 29 flats in Chennai (Adyar/OMR-Kottivakkam):

1. <u>Immovable Properties in the name of M/s Adhar Property Consultancy Private Limited (5 Immovable Properties) and M/s Mohanbir Hi-Tech Build Private Limited (4 Immovable Properties) :</u>

Land measuring 0.278 Hectare, Khasra No. 443, 0.3040 Hectare, Khasra No. 444, 0.361 Hectare, Khasra No. 445, 0.0950 Hectare, Khasra No. 446 and 0.276 Hectare, Khasra No. 503 and measuring 0.548 Hectare, Khasra No. 506 at Village Morta, Ghaziabad, Uttar Pradesh in the name of M/s Adhar Property Consultancy Private Limited and Land measuring 0.424 Hectare, Khata No. 00022, Khasra No. 574 and 579, 2.2424 Hectare, Khata No. 00347, Khasra No. 584 M, 1.119 Hectare, Khata No. 00953, Khasra No. 570 M and 572 M and 0.358 Hectare, Khata No. 00029, Khasra No. 584 M Village Morta, Ghaziabad, Uttar Pradesh in the name of M/s Mohanbir Hi-Tech Build Private Limited respectively.


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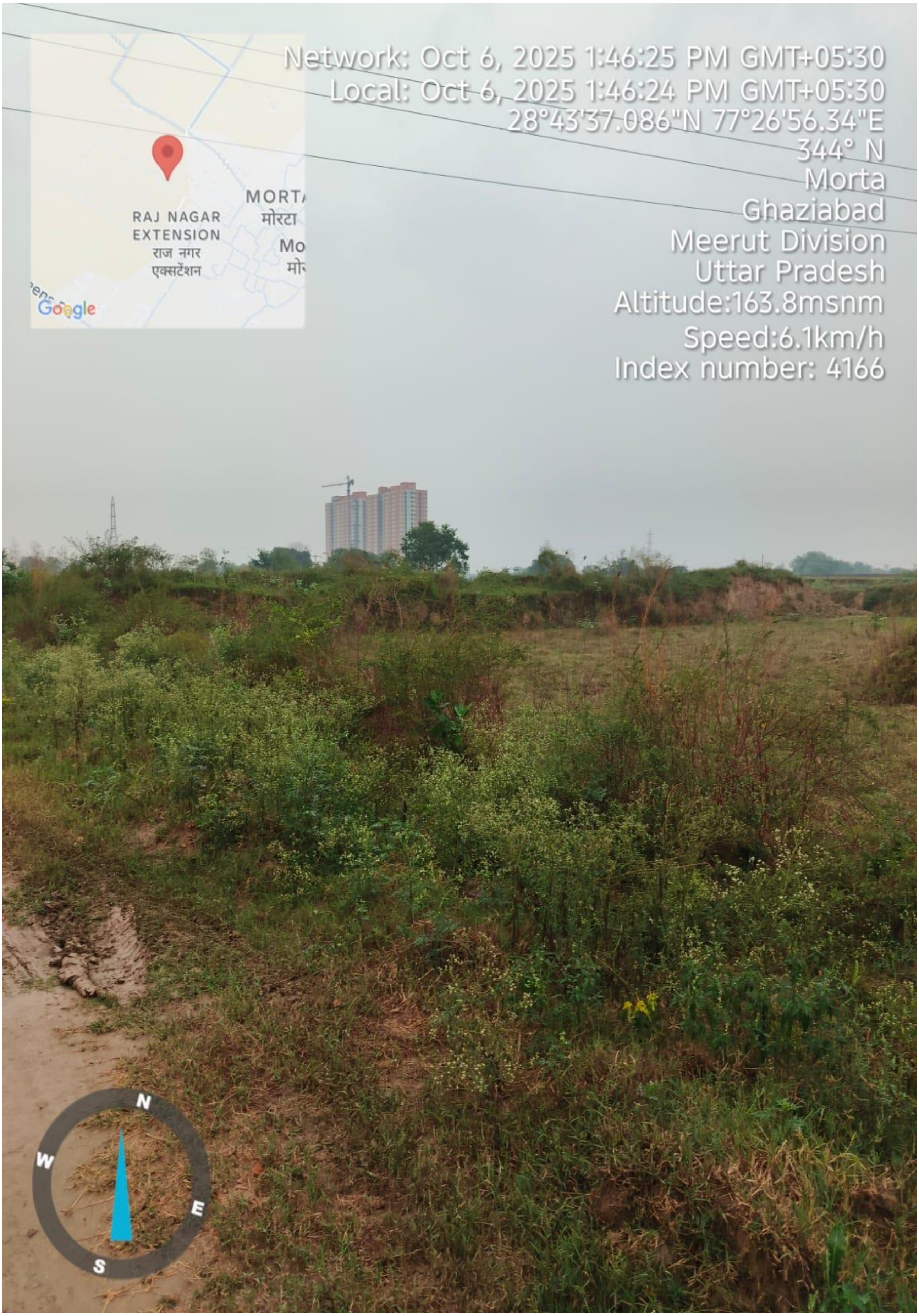
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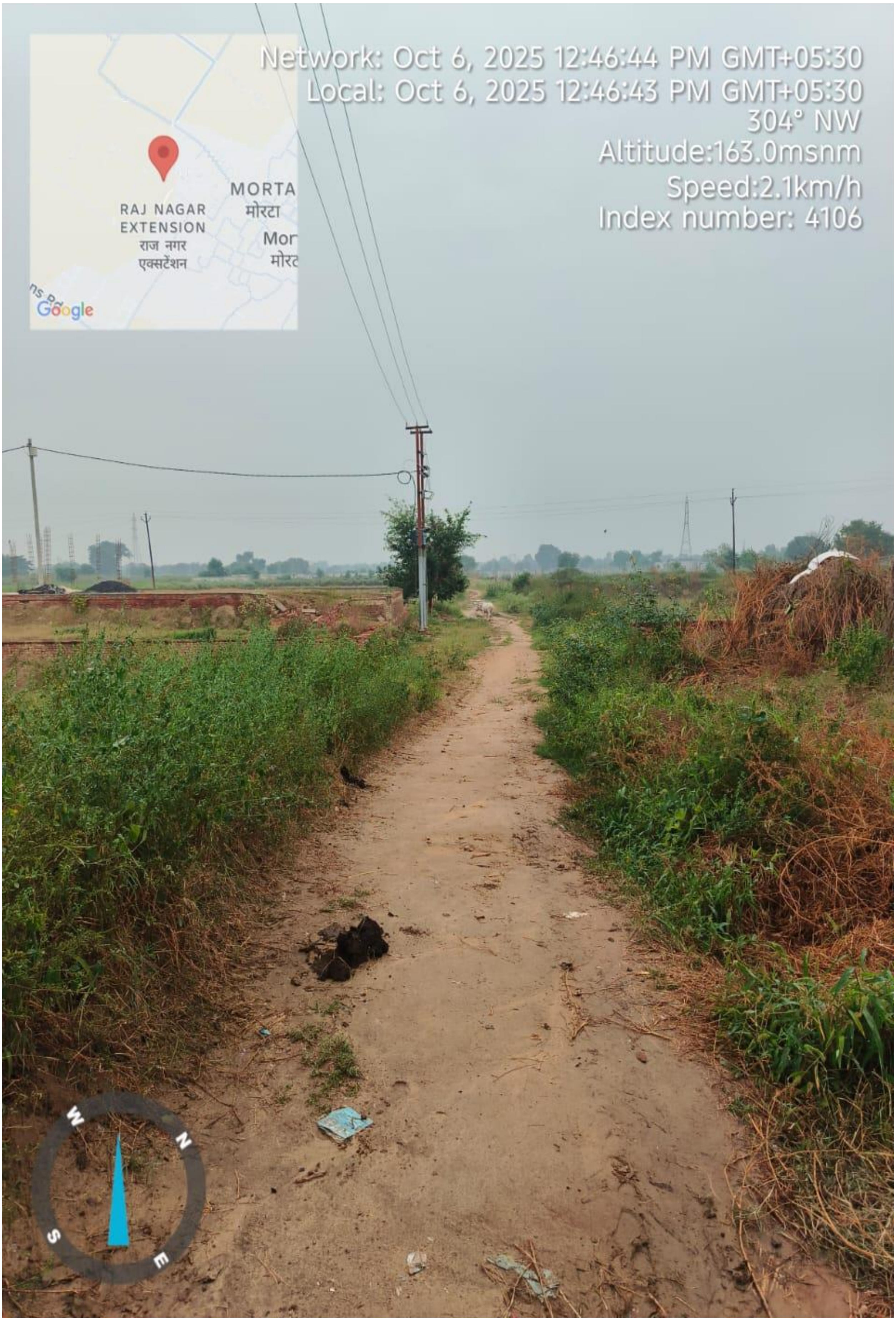
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2. <u>Immovable Properties (29 Flats) in the name of M/s Gamesa Investment Management Private Limited:</u>

Flat Nos. 2A, 2E, 2F, 2G, 2K, 3A, 3E, 3F, 3G, 3K, 4A, 4E, 4K, 6G, 7A, 7F, 9H, 9J, 10A, 10C, 10G, 10H, 10J, 11A, 15A, 15E, 15F, 15H and 15K (29 flats), in project titled as "Nutech Elevate 21" situated on the land bearing Survey Nos. 276/7A, 276/7B and 276/1 (as per Patta No. 4316 Survey Nos. 276/1A, 276/1B1, 276/7A1, 276/7A2 and 276/7B), No. 141, Old Mahabalipuram Road, Kottivakkam Village, Sholinganallur Taluk (formerly Tambaram Taluk, Kancheepuram District, Tamil Nadu.