



**PRESS RELEASE**  
**27.08.2025**

Directorate of Enforcement (ED), Gurugram Zonal Office, has filed a Prosecution Complaint (PC) against Three C Shelters Pvt. Ltd. and its Promoters Nirmal Singh, Vidur Bharadwaj, and Surpreet Singh Suri, its group entities, & others on 30.07.2025 before the Hon'ble Special Court (PMLA), Saket, New Delhi, in connection with the Greenopolis real estate project. The Hon'ble Court has issued notices to Three C Shelters Pvt Ltd, its Promoters and group entities on 07.08.2025 in the matter.

ED initiated investigation on the basis of FIR registered by the Economic Offences Wing, New Delhi, under various sections of IPC, 1860, on the basis of complaints filed by hundreds of aggrieved homebuyers. The complaints alleged large-scale cheating and criminal breach of trust by the developers in the Greenopolis project located at Sector-89, Gurugram. The EOW, after investigation, has filed multiple main charge sheets, and the matter is presently pending before the Saket Court for framing of charges.

ED investigation revealed that Three C Shelters Pvt. Ltd. & Orris Infrastructure Pvt. Ltd entered into a joint development agreement in November'2011 to construct the Greenopolis housing project at Gurugram, which was launched in 2012, comprising over 1,700 flats across 29 towers. Despite collecting over Rs. 1,100 Crore from homebuyers, representing more than 90% of the total cost in many cases, the developers failed to deliver possession till date. The construction came to a standstill in 2016, with only skeletal structures erected. The ED found that over Rs. 600 Crore of home buyers' funds were siphoned off and diverted through various fraudulent means by 3C Group entities.

Further, investigation established that funds were diverted to related companies, routed through Kolkata-based shell entities by Three C Shelters Private Limited, and siphoned by way of bogus billing raised through Globus Constructions Pvt. Ltd., an in-house contractor. The promoter of the Globus constructions Pvt. Ltd, Harmeet Singh Oberoi is brother-in-law of the promoter Nirmal Singh. After siphoning off the funds from the main company, the shares of Globus constructions was again gifted to the promoters of the Developer. Further, investigation revealed that approx. Rs. 214.09 Crore was diverted to group entities, Rs. 131.46 Crore routed through NU Ruchi Barter Pvt. Ltd. a Kolkata based shell company, Rs. 125.67 Crore siphoned via Globus Constructions Pvt. Ltd., and unsold inventory of about two lakh square feet worth nearly Rs. 90 Crore was misused for non-project purposes. For the aforesaid diversion, the accused entities manipulated books of accounts, layered through multiple shell entities (esp. Kolkata-based) & fake creditors and siphoned through related-party firms.

Earlier, searches were conducted on 25.11.2024 under Section 17 of PMLA at various premises, which resulted in seizure of incriminating documents and other immovable properties. Subsequently, during investigation attachment of movable and immovable assets worth Rs. 506.45 Crore through two Provisional Attachment Orders issued under Section 5(1) of PMLA was carried out. That ED has sought confiscation of the attached assets before the Special Court, Saket.