



PRESS RELEASE

27.03.2025

Directorate of Enforcement (ED), Gurugram Zonal office has provisionally attached assets worth Rs. 44.55 Crore on 26.03.2025 related to Dharam Singh Chhoker Ex MLA (absconding), Sikandar Chhoker (on bail) & Vikas Chhoker (absconding) & their companies M/s Sai Aaina Farms Pvt. Ltd. etc. under the provisions of Prevention of Money Laundering Act (PMLA), 2002 in a case of cheating more than 1500 homebuyers & siphonings of more than Rs. 500 Crore. After issuance of multiple NBW's, The Special Court, Gurugram had issued proclamation against Dharam Singh Chhoker & Vikas Chhoker and directed them to appear before the Court on 19.05.2025

The attached assets include:

- 13 immovable properties (Agricultural land of approximately 3 acres, commercial land of 2487 square meters , 8 residential flats etc.) located in Delhi, Gurugram, Faridabad, and Panipat.
- Movable properties in the form of Fixed Deposit Receipts (FDRs) and money in bank accounts amounting to approximately Rs. 96 Lakh belonging to various individuals.

ED initiated investigations on the basis of FIRs registered by the Gurugram Police against M/s Sai Aaina Farms Pvt. Ltd. and associated concerns under various sections of IPC, 1860 for cheating and forgery. The allegations involve the submission of forged documents, including fake bank guarantees; to obtain licenses for external and internal development works. This fraudulent activity was carried out in connection with a promised affordable housing projects at Sector 68, 103 and 104 Gurugram, where the company collected around Rs. 616 Crore from 3700 home buyers. However, the company failed to deliver the houses within the promised timelines and misappropriated the funds.

ED's investigation revealed that the company siphoned off the funds by inflating construction costs through fake invoices from associated entities. The money was diverted for personal gains by the company's directors and promoters. Furthermore, funds from home buyers were also transferred to other group entities as loans, which remain outstanding for years.

Earlier, on 15.02.2024, the ED had attached properties valued at Rs. 36.52 Crore, in relation to M/s D S Home Construction Pvt Ltd, Sikandar Singh, Vikas Chhoker, and others involved in the case. The same has been confirmed by the Ld. Adjudicating Authority.

Further, Sikandar Singh, the Director of M/s D S Home Construction Pvt. Ltd., was arrested on 30.04.2024. A Prosecution Complaint in this case has been filed in the Hon'ble Special Court, Gurugram and the Hon'ble Court has taken cognizance of the same.

Further investigations are ongoing.