



PRESS RELEASE
28.06.2025

Directorate of Enforcement (ED), Gurugram Zonal Office has provisionally attached assets worth Rs. 557.43 Crore (approx.) on 27.06.2025 in connection with the case against Mahira Infratech Pvt. Ltd. (previously known as M/s Sai Aaina Farms Pvt. Ltd.), M/s Mahira Buildtech Pvt Ltd, M/s Czar Buildwell Pvt Ltd. under the Prevention of Money Laundering Act (PMLA), 2002. The attached assets includes 7 immovable properties (Residential & Commercial land of approximately 35 acres) located in Sector 68, Sector 63A, Sector 103, Sector 104 and Sector – 92, Sector – 88B and Sector – 95 Gurugram and movable properties in the form of Fixed Deposit Receipts (FDRs) amounting to approximately Rs. 97 Lakh belonging to various companies.

ED initiated investigation 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 the 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 more than Rs. 616 Crore from 3700 home buyers. However, the company failed to deliver the houses within the promised timelines and misappropriated the funds.

ED 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 and 26.03.2025, the ED had attached properties valued at Rs. 81.07 Crore, in relation to M/s Sai Aaina Farms Pvt Ltd, M/s Mahira Buildtech Pvt Ltd, M/s D S Home Construction Pvt Ltd, Sikandar Singh, Dharam Singh Chhoker (Ex-MLA), Vikas Chhoker & other related companies involved in the case.

Further, Sikandar Singh, promoter of Mahira Group, was arrested on 30.04.2024. A Prosecution Complaint in this has been filed in the Special Court in Gurugram and the Court has taken cognizance of the same.

Recently, another key accused, Dharam Singh Chhoker (Ex-MLA), who was evading arrest for more than a year despite 6 Non-Bailable Warrants against him, was arrested on 05.05.2025. Other accused in this case, Vikas Chhoker is still absconding and The Hon'ble Court issued proclamation against Vikas Chhoker and in this regard, the case is pending for adjudication before the Hon'ble Special Court Gurugram.

Further investigation is under progress.