



**Press Release**  
**31.07.2023**

Directorate of Enforcement (ED), conducted search operations on 25-07-2023 at 11 locations spread over Samalkha, Gurugram and Delhi belonging to M/s Sai Aaina Farms Pvt. Ltd. [presently Mahira Infratech Pvt. Ltd.] and other group companies of Mahira Group owned and controlled by Dharam Singh Chhoker [MLA, Samalkha Constituency, Haryana] and family under the Prevention of Money Laundering Act , 2002.

ED initiated investigations based on FIRs registered by Gurugram Police against M/s Sai Aaina Farms Pvt. Ltd. for cheating and forgery. M/s Sai Aaina Farms Pvt. Ltd. had collected about Rs. 360 Crore from 1497 home buyers under the affordable housing scheme, on the promise of providing houses at Sector 68, Gurugram. However, the said entity failed to deliver the houses and missed multiple deadlines. The home buyers have been holding protests /dharnas since 1 year against the Mahira Group seeking delivery of the promised houses at the earliest.

ED investigations revealed that said entity siphoned off home buyers money by booking fake construction expenditure in group entities. Cash equivalent to the fake purchases was received back from the entities providing fake bills/ invoices by the Directors/Promoters of Mahira Group, which was used for personal gains. Several personal family expenditure were also booked as construction/ business expenditure in group entities. The Directors/ promoters also diverted home buyers money to other group entities as loans [which is outstanding for years] for personal gains. Preliminary investigations shows that the Directors/ Promoters of Mahira Group siphoned off about Rs. 107.5 Crore [fake expenses to the extent of Rs. 57 Crore and loans to group entities to the extent of Rs. 50.50 Crore] from M/s Sai Aaina Farms Pvt. Ltd. [belonging to home buyers of Sector 68 housing project] alone. Investigations with respect to financial transactions of other 4 affordable housing projects are in progress.

The Directors/ Promoters of Mahira Group, Dharam Singh Chhoker, Sikander Singh and Vikas Chhoker and other key employees remained absent during the ED search and till date did not join the investigation. Freezing orders in respect of offices and bank accounts of Mahira Group were issued during the search operations.

During the search, 4 luxury cars having acquisition value of approx. Rs. 4 Crore, jewellery worth Rs. 14.5 lakh, cash of Rs. 4.5 lakh and evidences related to siphoning of home buyer funds were seized.

Further investigation is under progress.