



PRESS RELEASE

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Directorate of Enforcement (ED), Gurugram Zonal Office, has provisionally attached immovable properties worth Rs. 82 Crore (approx.) under the provisions of the Prevention of Money Laundering Act (PMLA), 2002, in connection with a large-scale real estate fraud related to the commercial project “Ansal Hub-83” located in Sector-83, Gurugram. The project is spread over a land area of 19 Kanal 15 Marla (approximately 2.47 acres) and consists of 147 commercial shops, 137 office spaces and 02 restaurant units.

The investigation was initiated on the basis of an FIR registered by Haryana Police u/s 120-B, 406 and 420 of IPC, 1860 in June 2023 against the promoters and senior officials of M/s Ansal Housing Limited (Formerly known as M/s Ansal Housing & Construction Ltd) including its whole time Director Kushagra Ansal and its associated entities namely M/s Samyak Projects Private Limited and M/s Aakansha Infrastructure Private Limited on the basis of a complaint of HUB-83 Allottee Welfare Association, representing more than one thousand investors who had invested their hard-earned money in the said project on the basis of false assurances and misleading representations.

ED investigation revealed that the project was launched and commercial units were sold to investors even before obtaining valid statutory approvals and that although the project licence expired in December 2015, the developers continued to collect money from investors and sell units till September 2023 without renewing the licence. It was further revealed that several aggrieved investors had also approached the Haryana Real Estate Regulatory Authority (HRERA) by filing complaints regarding delay in possession, non-completion of the project, illegal collection of money and violation of statutory obligations by the developer. Investors were promised timely possession and world-class facilities however, even after nearly 15 years, no occupation certificate has been issued and possession has not been handed over. The funds collected were not used for completing the project but were instead diverted for other purposes and personal gain.

So far ED investigation reveals that an amount of more than Rs. 82 Crore (approx.) is collected from innocent allottees from the year 2011-2023. The project land along with the construction done so far has been provisionally attached to prevent any transfer, sale or disposal of the assets, which could defeat future confiscation proceedings under the PMLA.

Further, investigation is in progress. ED remains committed to taking strict action against economic offenders and protecting the interests of the defrauded investors.