



2026:DHC:9295



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* IN THE HIGH COURT OF DELHI AT NEW DELHI

% Date of Decision: 14th October, 2026

CNR No. DLHC010237922023

+ W.P.(CRL) 1751/2023 & CRL.M.A. 16359/2023, CRL.M.A. 16492/2023, CRL.M.A. 16684/2023, CRL.M.A. 16687/2023, CRL.M.A. 28220/2023, CRL.M.A. 28274/2023, CRL.M.A. 29018-29019/2023, CRL.M.A. 29068-29071/2023, CRL.M.A. 29103/2023, CRL.M.A. 29107-29108/2023, CRL.M.A. 32517-32522/2023, CRL.M.A. 32540-32542/2023, CRL.M.A. 35710/2023, CRL.M.A. 35721-35724/2023, CRL.M.A. 3308/2024, CRL.M.A. 6504/2024, CRL.M.A. 16617/2024, CRL.M.A. 18392-18393/2024, CRL.M.A. 30931/2024, CRL.M.A. 31036/2024, CRL.M.A. 33640/2024, CRL.M.A. 27816-27817/2025, CRL.M.A. 11691-11692/2026, CRL.M.A. 21593/2026, CRL.M.A. 29769/2026

ROOP BANSAL & ORS.

.....Petitioners

Through: Mr. Rajat Joneja, Mr. Avishkar Singhvi, Mr. Yash Varma, Mr. Vivek Kumar Singh, Advocates
M: 9711179388
Email: chamber.rajatjoneja@gmail.com

versus

UNION OF INDIA & ORS.

.....Respondents

Through: Mr. Vivek Gurnani, Panel Counsel for ED with Mr. Kanishk Maurya, Advocate
Email: vivek.gurnani14@gmail.com

CORAM:**HON'BLE MS. JUSTICE MINI PUSHKARNA****MINI PUSHKARNA, J. (Oral):**

1. The present writ petition was filed in the year 2023 under Article 226



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of the Constitution of India, 1950 (“Constitution”) read with Section 482 of the Code of Criminal Procedure, 1973 (“CrPC”), with the following prayers:

“xxx xxx xxx

a. Issue appropriate writs and or directions in the nature of Certiorari to quash the summons dated 06.06.2023 (for personal appearance on 07.06.2023) issued to the Petitioners No. 1 and 2 by the Respondents;

b. Issue appropriate writs and or directions in the nature of mandamus and certiorari to release and quash the seizure memos dated 1.06.2023, 02.06.2023 and 4.06.2023 (for seizure of cars, electronic device, jewelry, cash, valuables, etc.) and letter dated 03.06.2023 freezing the bank accounts of the petitioner No.4 and its group companies;

xxx xxx xxx”

2. Learned counsel appearing for the petitioners submits that as far as prayer (a) is concerned, the same has already become infructuous, as the same pertained to summons dated 06th June, 2023, for personal appearance of petitioner nos. 1 and 2, on 07th June, 2023, by the respondents.

3. Accordingly, it is noted that the present petition has already become infructuous as far as prayer (a) is concerned.

4. As regards prayer (b), this Court notes that subsequently, the Directorate of Enforcement (“ED”) *vide* Provisional Attachment Order dated 17th July, 2026, has attached various land parcels belonging to the petitioners to the tune of Rs. 404,00,00,000/- (Rupees Four Hundred and Four Crores only).

5. Thus, the said Provisional Attachment Order passed by the ED, reads as under:



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“XXX XXX XXX

ORDER

NOW THEREFORE, having perused and taken into consideration the material in my possession placed before me and in exercise of the powers conferred upon me under Section 5 (1) of the PMLA, 2002, read with second proviso to Section 5(1) of PMLA, 2002, I have reasons to believe that if the identified property, mentioned hereinbelow, involved in the money-laundering, in terms of provisions of Section 2(1)(u) read with Section 2(1)(v) of the PMLA, is not provisionally attached at this stage then the non-attachment of the properties is likely to frustrate the proceedings / investigation ongoing under PMLA, and therefore, I hereby order provisional attachment of the asset/ property, as detailed in the **Schedule herein below**, totally valued at **404,00,00,000/-** against the Proceeds of Crime of Rs. 404 Crore generated out of customer collections by IREO Group of entities and diverted to M3M Group of entities, for a period of one hundred and eighty (180) days from the date of this order and until further orders, that the same shall not be transferred, disposed of, parted with or otherwise dealt with in any manner, whatsoever, until or unless specially permitted to do so by the undersigned. The said attached properties shall remain under attachment for 180 days from the date of attachment or until order is passed by the Hon'ble Adjudicating Authority (PMLA) under Section 8(3) of the PMLA, 2002.

**SCHEDULE OF PROPERTIES ATTACHED UNDER SECTION 5(1) OF
THE PMLA, 2002**

S No.	Owner	Details of Sale		Area		Khewat/ Khata No.	Mustkil No./ Rectangle No.	Kila No.	Value of the property (as on March -2026)
		Deed	Date	Kanal	Marla				
		Sale Deed No.							
LAND PARCELS IN VILLAGE- BHONDSI, SOHNA, GURUGRAM, HARYANA									
1.	M/s. GHI Finlease & Investment Ltd.	40	06.04.2005	1	4	266/ 327- 328 (1/40 share)	244	1/1(2-1) 1/2(6-0) 3/2/2(3-5) 8(8-0) 9(8-0) 10/1(6-8) 10/2(1- 12) 11/1(1-4) 2(8-0)	Rs. 257,00,00,000/-

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2.	166	16.04.2005	3	10	70 (70/995 share)	243	3/2/1(3-4)
						243	21(4-0)
						243	1/2/2(2-0)
						243	9(4-8)
						243	10/1(4-12)
						243	11/2(0-14)
						244	25(7-7)
						252	5/1(4-7)
						253	1(4-8)
						243	12/1(1-8)
						243	12/2(1-18)
						243	13/2(0-16)
						243	14/2(4-0)
						243	17/1(1-13)
						243	18/1(6-0)
						243	19/1(2-4)
3.	1132	24.05.2005	4	3	1143/1356 (165/2902 share)	232	1/3(2-8)
						232	2/2(2-4)
						232	9(8-0)
						232	10/1(6-14)
						232	11/2(6-10)
						232	12(8-0)
						232	19/2(7-8)
						232	20/1(6-4)
						232	21/1(5-18)
						232	22(8-0)
						232	26(0-12)
						232	18/2(1-2)
						232	23(8-0)
						244	3/1(1-11)
						232	17(8-0)
						232	18/1(6-18)
4.	1180	13.06.2007	0	1	80/96 1/1144 share)	244	24(8-0)
						244	4/1(4-4)
						244	4/2(3-16)
						244	6(8-0)
						244	7(8-0)
						244	14(7-10)
						244	15/1(2-16)
						244	1/1(2-0)
					266/327-328 0/953 share)	244	1/2(6-0)
						244	3/2/2(3-5)
						244	8(8-0)
						244	9(8-0)
						244	10/1(6-8)
						244	10/2(1-12)
						244	11/1(1-4)
						244	2(8-0)
					54/54 (0/107 share)	244	3/2/1(3-4)
						232	4/2(5-7)



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						53/53 (0/135 share)	232	3(6-15)	
						1143/1356 (0/1238 share)	232	1/3(2-8) 2/2(2-4) 9(8-0) 10/1(6-14) 11/2(6-10) 12(8-0) 9/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12)	
						1144/1357 (0/213 share)	232	18/2(1-2) 23(8-0)	
						69/82 (0/116 share)	244	3/1(1-11)	
							243	11(5-16)	
5.		1229	26.05.2005	0	17	1143/1356 (17/1238 share)	232	1/3(2/8) 2/2(2-4) 10/1(6-14) 11/2(6-10) 12(8-0) 19/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12)	
6.		1230	26.05.2005	3	5	1143/1356 & 1144/1357 (130/2902 share)	232	1/3(2-8) 2/2(2-4) 9(8-0) 10/1(6-14) 11/2(6-10) 12(8-0) 19/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12) 18/2(1-2) 23(8-0)	
							244	3/1(1-11)	
7.		1346	31.05.2005	0	18	266/327-328 (18/953 share)	244	1/1(2-0) 1/2(6-0) 3/2/2(3-5) 8(8-0) 9(8-0) 10/1(6-8) 10/2(1-12) 11/1(1-4)	

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							2(8-0)	
							3/2/1(3-4)	
8.		2654	07.08.2006	0	10	1143/1356	232	1/3(2-8)
						(8/1238 share)		2/2(2-4)
								9(8-0)
								10/1(6-14)
								11/2(6-10)
								12(8-0)
								19/2(7-8)
								20/1(6-4)
								21/1(5/18)
								22(8-0)
								26(0-12)
						1144/1357	232	18/2(1-2)
						(2/213 share)		23(8-0)
							244	3/1(1-11)
9.		2655	07.08.2006	0	10	1143/1356 & 1144/1357	232	1/3(2-8)
						(10/1451 share)		2/2(2-4)
								9(8-0)
								10/1(6-14)
								11/2(6-10)
								12(8-0)
								19/2(7-8)
								20/1(6-4)
								21/1(5-18)
								22(8-0)
								26(0-12)
							232	18/2(1-2)
								23(8-0)
							244	3/1(1-11)
10.		2777	11.08.2006	11	12	819/981	232	5/2(5-7)
						(11/24 share)		6(8-0)
								13(8-0)
								14/1(4-0)
11.		2778	11.08.2006	5	16	36/36 (2/3 share)	219	22/3(2-18)
						35/35 (2/3 share)	232	2/1(5-16)
12.		2867	18.08.2006	11	13	819/981	232	5/2(5-7)
						(11/24 share)		6(8-0)
								13(8-0)
								14/1(4-0)
13.		2868	18.08.2006	1	18	80/96	232	17(8-0)
						(1/30 share)		18/1(6-18)
								24(8-0)
							244	4/1(4-4)
								4/2(3-16)
								6(8-0)
								7(8-0)
								14(7-10)
								15/1(2-16)
14.		3625	26.09.2005	4	1	1143/1356	232	1/3(2-8)
								2/2(2-4)

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					(138/2476 share)		9(8-0) 10/1(6-14) 11/2(6-10) 12(8-0) 19/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12)
					1144/1357	232	18/2 (1 - 2) 23(8-0)
					(24/426 share)	244	3/1 (1/11)
15.	3890	19.12.2008	0	6	266/327-328 (1/160 share)	244	1/1 (2 - 0) 1/2 (6 -0) 3/2/ 2 (3 - 5) 8(8-0) 9(8-0) 10/1(6-8) 10/2 (1 - 12) 11/1 (1 - 4) 2(8-0) 3/2/1(3-4)
16.	4071	04.10.2006	59	3	80/96 (3/5 share)	232	17(8-0) 18-1(6-18) 24(8-0)
						244	4/1 (4-4) 4/2 (3-16) 6(8-0) 7(8-0) 14(7-10) 15/1 (2-16)
					266/327-328 (461/2160 share)	244	1/1 (2-0) 1/2 (6-0) 3/2/2(3-5) 8(8-0) 9(8-0) 10/1 (6-8) 10/2 (1-12) 11/1 (1 - 4)
						244	2(8-0) 3/2/1 (3-4)
					54/54 (3/16 share)	232	4/2(5-7)
					53/53 (5/135 share)	232	3(6-15)
					1143/1356	232	1/3(2-8) 2/2(2-4) 9(8-0)

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					(228/1238 share)		10/1(6-14)	
							11/2(6-10)	
							12(8-0)	
							19/2(7-8)	
							20/1(6-4)	
							21/1(5-18)	
							22(8-0)	
							26(0-12)	
					1144/1357 (40/213 share)	232	18/2(1-2)	
						244	23(8-0)	
					69/82 (1/116 share)	243	3/1(1-11)	
							11(5-16)	
17.		4183	31.12.2004	26	12	70/83 (22/88 share)	243	1/1/2 (0-1)
							252	5/1 (4-7)
					71/84-87	232	14/2 (4-0)	
							15(8-0)	
					(211/810 share)	233	11/1(2-15)	
							20/1(3-17)	
							20/2(1-6)	
							21/1(0-10)	
							21/2(3-19)	
						243	1/1/1(0-3)	
						232	16(8-0)	
							25(8-0)	
					69/82 (30/116 share)	243	11(5-16)	
					67/76 (21/80 share)	243	21(4-0)	
					68/77-81	244	17/1(5-8)	
							25(7-7)	
					(248/954 share)	243	10(5-13)	
							20(4-17)	
						244	16(8-0)	
						243	1/2/2(2-0)	
						253	1(4-8)	
						243	1/2/1(2-1)	
						244	5(8-0)	
18.		4184	31.12.2004	2	2	67/68 (42/160 share)	243	16(8-0)
19.		4283	07.01.2005	13	s	79/95 (17/104 share)	244	15/2(5-4)
								17(8-0)
					80/96	232	18/1(6-18)	
							24(8-0)	
					(17/75 share)		4/1(4-4)	
						244	4/2(3-16)	
							6(8-0)	
							7(8-0)	

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							14(7-10)	
							15/1(2-16)	
20.		4351	11.01.2005	7	1	1143-1144/1356-1357 (141/1451 share)	232	1/3(2-8)
								2/2(2-4)
								9(8-0)
								10/1(6-14)
								11/2(6-10)
								12(8-0)
								19/2(7-8)
								20/1(6-4)
								21/1(5-18)
								22(8-0)
								26(0-12)
								18/2(1-2)
								23(8-0)
							244	3/1(1-11)
21.		4352	11.01.2005	1	18	1143-1144/1356-1357 (38/1451 share)	232	1/3 (2 - 8)
								2/2 (2 - 4)
								9(8 - 0)
								10/1 (6 - 14)
								11/2 (6 - 10)
								12(8-0)
								19/2(7-8)
								20/1 (6 - 4)
								21/1 (5 - 18)
								22(8- 0)
								26(0-12)
								18/2 (1-2)
								23(8-0)
							244	3/1 (1-11)
22.		4400	16.10.2006	0	10	79/95 (10/105 share)	244	15/2 (5-4)
23.		4401	16.10.2006	8	0	68/81	244	5(8-0)
24.		4414	14.01.2005	7	1	1143-1144/1356-1357 (141/1451 share)	232	1/3 (2 - 8)
								2/2 (2 - 4)
								9(8- 0)
								10/1 (6 - 14)
								11/2 (6 - 10)
								12(8- 0)
								19/2 (7 - 8)
								20/1 (6 - 4)
								21/1 (5 - 18)
								22(8- 0)
								26(0-12)
								18/2 (1 - 2)
								23(8-0);
							244	3/1 (1 - 11)

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25.	4503	19.10.2006	8	0	71/87	232	25(8-0)
26.	4547	24.01.2005	6	9	12/17 (1/2 share)	232	4/2 (5-7)
					13/18 (540/968 share)	223	3(6-15)
27.	4549	24.01.2005	14	13	563 (11/12 share)	232	7(8-0) 8(8-0)
28.	4559	25.01.2005	11	11	1143/1356 (231/1238 share)	232	1/3 (2-8) 2/2 (2-4) 9(8-0) 10/1 (6-14) 11/2 (6-10) 12(8-0) 19/2 (7-8) 20/1 (6-4) 21/1 (5-18) 22(8-0) 26(0-12)
29.	4616	27.10.2006	8	0	71/86	232	16(8-0)
30.	4625	31.01.2005	2	15	1144/1357 (55/213 share)	232	18/2 (1-2) 23(8-0)
						244	3-1(1-11)
31.	4688	07.02.2005	1	15	1143/1356 (59/2476 share)	232	1/3 (2-8) 2/2 (2-4) 9(8-0) 10/1 (6-14) 11/2 (6-10) 12(8-0) 19/2 (7-8) 20/1 (6-4) 21/1 (5-18) 22(8-0) 26(0-12)
					1144/1357 (42/1704 share)	232	18/2 (1-2) 23(8-0)
						244	3/1 (1-11)
32.	4810	06.11.2006	2	2	819/981 (1/12 share)	232	5/2 (5-7) 6(8-0) 13(8-0) 14/1(4-0)
33.	4811	06.11.2006	1	7	820/982 (1/12 share)	232	7(8-0) 8(8-0)
34.	4910	17.02.2005	3	7	35/35 (38/116 share)	232	2/1(5-16)
					32/32 & 36/36 (1/3 share)	188	13 Min West (1-11)
						219	22/3 (2-18)
35.	4922	09.11.2006	3	6	1143/1356	232	1/3 (2-8) 2/2 (2-4) 9(8-0)

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					(54/1238 share)		10/1(6-14) 11/2(6-10) 12(8-0) 19/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12)
					1144/1357 (6/213 share)	232	18/2(1-2) 23(8-0)
						244	3-1(1-11)
					266/327-328 (1/160 share)	244	1/1(2-0) 1/2(6-0) 3/2/2(3-5) 8(8-0) 9(8-0) 10/1(6-8) 10/2(1-12) 11/1(1-4) 2(8-0) 3/2/1(3-4)
36.	4999	22.02.2005	0	13	1143/1356 (11/1238 share)	232	1/3(2-8) 2/2(2-4) 9(8-0) 10/1(6-14) 11/2(6-10) 12(8-0) 19/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12)
					1144/1357 (2/213 share)	232	18/2(1-2) 23(8-0)
						244	3-1(1-11)
37.	5160	02.03.2005	9	5	266/327-328 (9/40 share)	244	1/1(2-0) 1/2(6-0) 8(8-0) 9(8-0) 10/1(6-8) 10/2(1-12) 11/1(1-4) 2(8-0)
38.	5161	02.03.2005	1	9	266/327-328 (9/40 share)	244	3/2/2(3-5) 3/2/1(3-4)
39.	5241	04.03.2005	1	16	64/68, 68/77-81, 67/76, 69/82, 70/83 & 71/84-87	243	16(8-0) 1/2/2(2-0) 10(5-13) 20(4-17) 21(4-0); 11(5-16) 1/1/2(0-1) 1/1/1(0-3)

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							244	1/2(1(2-1)) 17/1(5-8) 25(7-7) 16(8-0) 5(8-0)
							253	1(4-8)
							252	5/1(4-7)
							232	14/2(4-0) 15(8-0) 16(8-0) 25(8-0)
							233	11/1(2-15) 20/1(3-17) 20/2(1-6) 21/1(0-10) 21/2(3-19)
40.		5298	22.11.2006	4	1	1143 (69/1238 share)	232	1/3(2-8) 2/2(2-4) 9(8-0) 10/1(6-14) 11/2(6-10) 12(8-0) 19/2(7-8) 20/1(6-4) 21/1(5-18) 22(8-0) 26(0-12)
						1144/1357 (12/213 share)	232	18/2(1-2) 23(8-0)
							244	3/1(1-11)
41.		5433	29.11.2006	1	18	80/96 (1/30 share)	232	17(8-0) 18/1(6-18) 24(8-0)
							244	4/1(4-4) 4/2(3-16) 6(8-0) 7(8-0) 14(7-10) 15/1(2-16)
42.		5441	29.11.2006	4	12	71/85	233	21/1(0-10) 21/2(3-19)
							243	1/1/1(0-3)
43.		5442	29.11.2006	1	1	68/80 (21/41 share)	243	1/2/1(2-1)
44.		6336	24.01.2006	3	5	266/327-328 (11/160 share)	244	1/1(2-0) 1/2(6-0) 3/2/2(3-5) 8(8-0) 9(8-0) 10/1(6-8)

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45.		6427	04.02.2019	2	0	63/64/65/ 67/68/69/ 270/1202 (40/1091 share)	243	10/2(1-12)										
								11/1(1-4)										
								2(8-0)										
								3/2/1(3-4)										
								16(8-0)										
								1/2/2(2-0)										
								9(4-8)										
								10/1/1(2-12)										
								11/2(0-14)										
								12/1(1-8)										
								12/2(1-18)										
								13/2 (0-16)										
								14/2 (4-0)										
								17/1 (1-13)										
								18/1 (6-0)										
								19/1 (2-4)										
							244	9/3 (5-19)										
								10/1 (6-8)										
								10/2 (1-12)										
								11/1 (1-4)										
							232	1/3 (2-8)										
								10/1/1(0-10)										
							252	5/1/2 (1-2)										
LAND PARCELS IN VILLAGE- RAISEENA, SOHNA, GURUGRAM																		
46.	M/s. Promise Buildtech Pvt. Ltd.	891	04.05.2012	144	0	94/129	161	1(8-0)	Rs. 196,79,58,878/- (Attached to the extent of Rs. 147,00,00,000/- which constitutes approx. 75% of the total area)									
								2(8-0)										
								3(8-0)										
								4(8-0)										
								5(5-6)										
								6(2-8)										
								7(8-0)										
								8(8-0)										
								9(8-0)										
								10(8-0)										
								11(8-0)										
								12(8-0)										
								13(8-0)										
								14(7-10)										
								17(4-12)										
								18(8-0)										
								19(8-0)										
								20(8-0)										
								22 Min North (2-0)										
								23(8-0)										
								24(2-4)										
								47.		M/s. Shine Realcon Pvt. Ltd.	892	04.05.2012	131	15	94/129	161	21(8-0)	
																	22 Min South (6-0)	
186	1(8-0)																	
	2(8-0)																	
	3(8-2)																	

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								8(6-0)	
								9(8-0)	
								10(8-0)	
								11(8-0)	
								12(8-0)	
								13(3-16)	
								18(1-10)	
								19(1-19)	
								19(8-0)	
								20(8-0)	
								21(8-0)	
								22(7-8)	
						190		1(8-0)	
								2(5-8)	
								9(1-19)	
								10(3-12)	
48.	M/s. Shine Realcon Pvt. Ltd.	998	09.05.2012	11	18	95/130	191	3 Min South (2-0)	
								4 Min South (2-0)	
								5 Min South (2-0)	
								6(1-13)	
								7(0-18)	
								8(3-7)	
49.	M/s. Mark Propbuild Pvt. Ltd.	999	09.05.2012	144	0	95/130	155	22(8-0)	
								23(8-0)	
								24/1(4-0)	
							162	2(8-0)	
								3(8-0)	
								4(8-0)	
								5(8-0)	
								6(8-0)	
								7(8-0)	
								8(8-0)	
								9/2(2-0)	
								13(8-0)	
								14(8-0)	
								15(8-0)	
								16(8-0)	
								17(8-0)	
								18(8-0)	
								23(8-0)	
								24(8-0)	
								25 Min West (2-0)	
50.	M/s. Fortune Realtech Pvt. Ltd.	2746	11.07.2012	16	0	20/32 (66/1280 share)	156	11(8-0)	
								12(8-0)	
								16(8-0)	
								17(8-0)	
								18(8-0)	
								19(8-0)	
								20(8-0)	
								21(8-0)	
						28/47-48 (60/480 share)	155	16(8-0)	
								19(8-0)	
						30/50	156	22(8-0)	
							155	17(8-0)	
								18(8-0)	

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						(194/1552 share)		24(2(4-0))	
							156	25(8-0)	
								13(8-0)	
								14(8-0)	
								15(8-0)	
								23(8-0)	
								24(8-0)	
								25(7-14)	
							157	20(1-18)	
51.	M/s. Fortune Realtech Pvt. Ltd.	8333	23.02.2012	21	6	120/167	164	11/2(3-2)	
								12/2(2-4)	
								19(8-0)	
								20(8-0)	
52.	M/s. Fortune Realtech Pvt. Ltd.	7946	09.02.2012	2	15	155/226 (55/1648 share)	184	7/1(7-8)	
								14(8-0)	
								15(8-0)	
								16(8-0)	
								17(8-0)	
								24(8-0)	
								25(8-0)	
							192	4(8-0)	
								5(8-0)	
								6(5-0)	
								7(6-0)	
53.	M/s. Shine Realcon Pvt. Ltd.	7924	08.02.2012	4	11	139/200-203 (115/3696 share)	153	19(8-0)	
								22(7-11)	
								20(7-11)	
								18(8-0)	
								23(7-11)	
								24(7-11)	
						140/204 (1/32 share)	153	16(8-0)	
								17(8-0)	
								25(7-11)	
							154	21(7-11)	
						141/205-207 (1/32 share)	132	20(2-4)	
							153	1(8-0)	
							132	21(10-16)	
						160/231-235 (30/1923 share)	133	14(9-10)	
								18(8-0)	
							133	13 Min East (4-0)	
								13 Min West (4-0)	
								12(8-0)	
								19(8-0)	
							152	11(8-0)	
								20(7-11)	
								8(8-0)	
								12(8-0)	
								13(8-0)	
								18(7-11)	
								19(7-11)	
54.	M/s. Lotus Infra Solutions Pvt. Ltd.	1000	09.05.2012	144	0	95/130	185	3(8-0)	
								4(8-0)	
								5(8-0)	
								6(8-0)	
								7(8-0)	
								8(8-0)	
								13(8-0)	

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								14(8-0)	
								15(8-0)	
								16(8-0)	
								17(8-0)	
								18(8-0)	
								23(8-0)	
								24(8-0)	
								25(8-0)	
						162		23 Min East (6-0)	
						191		3 Min North (6-0)	
								4 Min North (6-0)	
								5 Min North (6-0)	
55.	M/s. Shine Realcon Pvt. Ltd.	7923	08.02.2012	17	13.5	139/200-203 (346/2772 share)	153	19(8-0)	
								20(7-11)	
								18(8-0)	
								22(7-11)	
								23(7-11)	
								24(7-11)	
						140/204 (1/8 share)	153	16(8-0)	
								17(8-0)	
								25(7-11)	
							154	21(7-11)	
						141/205-207 (1/8 share)	132	20(2-4)	
							153	1(8-0)	
							132	21(10-16)	
						160/231-235 (108/1923 share)	133	14(9-10)	
								18(8-0)	
							133	13 Min East (4-0)	
								13 Min West (4-0)	
								12(8-0)	
								19(8-0)	
							152	11(8-0)	
								20(7-11)	
								8(8-0)	
								12(8-0)	
								13(8-0)	
								18(7-11)	
								19(7-11)	
TOTAL									Rs. 404,00,00,000/-

SEALED AND SIGNED AT GURUGRAM ON THE 17th DAY OF JULY, TWO THOUSAND TWENTY-SIX.



[M. Thangsuansang Zou]
Deputy Director
Directorate of Enforcement
Gurugram Zonal Office
एच. थंगसुअंसांग जी/M. THANGSUANSANG ZOU
उप निदेशक/Deputy Director
प्रवर्तन निदेशालय/Directorate of Enforcement
वित्त मंत्रालय, राज्य विभाग/Ministry of Finance, Dept. of Revenue
भारत सरकार/Govt. of India
गुरुग्राम/Gurugram

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6. This Court notes the submission made by learned counsel appearing for the petitioners that the land parcels, attached by the ED, are free from any encumbrances and are owned by the petitioners.

7. In this regard, the petitioners have also filed an Affidavit dated 19th September, 2026, along with *CRL.MA. 29769/2026*, which is reproduced as under:

“

IN THE MATTER OF:

ROOP BANSAL & ORS.

...PETITIONERS

VERSUS

UNION OF INDIA & ORS.

...RESPONDENTS

AFFIDAVIT

I, Yateesh Wahaal, S/o Late Sh. Ravi Wahaal, aged about 43 years, the Authorised Representative of the Applicant, available at 41st Floor, Tower-1, M3M International Financial Centre, Sector-66, Gurugram-122102, do hereby solemnly affirm and declare as under:

1. I say that I am the Authorised Representative of the Applicant/Petitioner in the captioned Application and as such I am fully acquainted with the facts and circumstances of the present case. Hence, I am fully competent to swear the present affidavit.

2. I say that the properties attached by Respondent No.2 vide Provisional Attachment Order No. 11 of 2026 dated 17.07.2026 worth Rs. 404 crores are free from all encumbrances, charges, liens, claims, or third-party interests. Certified copies of the Jamabandi records

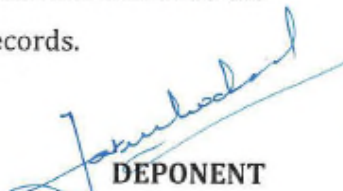


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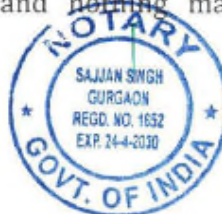
pertaining to the said lands reflecting that the properties are free from all encumbrances/lien/charge/third-party interests is attached along with the accompanying application demonstrate the same.

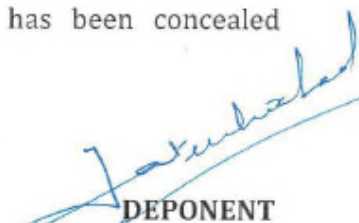
3. I say that I have read the contents of the accompanying Application which is drafted by my counsel under my instructions and averments made therein have been read and understood by me and same is true and correct to the best of knowledge as per company records.


DEPONENT

VERIFICATION:

Verified at Gurugram on this 19th day of September 2026 and the contents of my above Affidavit are true to the best of my knowledge and belief and on the basis of record, information received and believed to be correct company records. No part of it is false and nothing material has been concealed therefrom.




DEPONENT

8. This Court notes that with respect to the provisional attachment order, the ED in its Counter Affidavit dated 24th August, 2026, has stated as under:

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“xxx xxx xxx

12. The contents of **Para 5 to 11** are denied to the extent they are not part of the record. It is further submitted that during the pendency of the present proceedings, significant subsequent developments have taken place. The Directorate vide the aforesaid Provisional Attachment Order No. 11/2026, has provisionally attached properties valuing Rs. 404 Crores of the M3M Group entities. As such, the proceeds of crime attributable to the M3M Group stand secured. In these peculiar facts and without prejudice to its rights and contentions in the pending prosecution proceedings under the PMLA before the Special Court (PMLA), the Respondent submits that the seized cash, jewellery and vehicles/ Fixed Deposits, as detailed in Table-1 to Table-4 above, are no longer part of the investigation in the instant case.

xxx xxx xxx”

9. Perusal of the aforesaid Counter Affidavit and the Provisional Attachment Order dated 17th July, 2026, clearly shows that the ED has already provisionally attached properties to the value of Rs. 404,00,00,000/- (Rupees Four Hundred and Four Crores) of the petitioners, i.e., M3M Group of Companies.

10. A search under Section 17 of the PMLA was conducted on 01st July, 2023, at the business and residential premises of the M3M Group and its owners/promotes, i.e., petitioner nos. 1 to 3. The seizure of properties, thus, made by ED previously, which are subject matter of the present petition, have been enumerated in Table nos. 1 to 4, in the said Counter Affidavit of the ED, as follows:



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“xxx xxx xxx

Table-1: Details of car seized

Property details	Owner
1) Audi Q7 55 TFSI Q Tech (Colour – Samurai Grey Metallic) bearing Engine No. DCB628843, Chassis No. WAUZDP4M7PY000331 bearing Temporary Registration No. T0523DL1577D in the name of M/s Nourish Developers Pvt. Ltd	M/s Suposhaa Realcon Pvt. Ltd.
2) Ferrari SF90 Stradale Coupe V8 bearing Registration No. -HR26ES0003 owned by M/s Lavish Buildmart Pvt. Ltd.	Mr. Roop Kumar Bansal and Mr. Basant Bansal
3) Rolls Royce Phantom bearing Registration No. -DL4CAM3000	
4) Rolls Royce Cullinan bearing Registration No. -HR82B0003 owned by M/s Gentle Realtors Pvt. Ltd	
5) Lamborghini Urus MY20 bearing Registration No. -HR36AJ0003 owned by M/s Roshni Builders Pvt. Ltd	
6) Land Rover Defender bearing Registration No. -HR98G0003 M/s Suposhaa Realcon Pvt. Ltd	
7) Bentley Bentayga V8 bearing Registration No. -HR12S0003 owned by M/s Manglam Multiplex Pvt. Ltd.	
8) Bentley Continental Flying Spur 48 bearing Registration No. -HRO5BG0003 owned by M/s Lekh Buildtech Pvt. Ltd.	
9) Mercedes Maybach GLS600 4MATIC bearing Registration No. -HR08R0003 owned by M/s Roshni Builders Pvt. Ltd	
10) Porsche Cayenne Turbo bearing Registration No. -HR26T0003 owned by M/s Manglam Multiplex Pvt. Ltd	
11) BMW M760 Lix Drive bearing Registration No. -HR26EK0003 owned by M/s Manglam Multiplex Pvt. Ltd.	
12) Mercedes AMG-G63 Wagon bearing Registration No. -HR29AX0003 owned by M/s	

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Roshni Builders Pvt. Ltd.	
13) Mercedes Maybach S580 4matic bearing Registration No. -HR71K0003 owned by M/s M3M India Pvt. Ltd	
14) Lexus LX500D bearing Registration No. - HR10AQ0003	
15) Citroen C5 Air Cross bearing Registration No. - HR26EN1190 owned by M/s M3M India Pvt. Ltd	
16) Fore Endeavor (HR21P0003)	
17) Toyota Camry (HR26CX9088)	

Table-2: Details of cash seized

Property details	Owner
Cash amounting to INR 16,88,300/- of different denominations.	Mr. Roop Kumar Bansal and Mr. Basant Bansal

Table-3: Details of precious metal items/ jewellery/ bullion totally valuing Rs. 5,77,15,325-

Property details	Owner
1) Gold and diamond jewellery recovered and seized under section 17 of PMLA. 2002. From secret chamber attached to bedroom of Mrs. Abha Bansal, valued Rs.1,12,76,383/-	Mr. Roop Kumar Bansal and Mr. Basant Bansal
2) Gold in bullion form recovered and seized under section 17 of PMLA, 2002, from secret chamber attached to bedroom of Mrs. Abha Bansal, valued Rs.24,53,268/-	
3) Silver bullion and silver articles recovered and seized under section 17 of PMLA 2002, from secret chamber attached to bedroom of Mrs. Abha Bansal, valued Rs.39,00,264/-	
4) Jewellery found on person of Mrs. Abha Bansal and seized under section 17 of PMLA. 2002, valued Rs.1,34,26,625/-	
5) Gold and diamond jewellery recovered and seized under section 17 of PMLA. 2002. From the bedroom of Mrs. Aishwarya Bansal, valued	



Rs.33,04,383/-	
6) Gold in bullion form recovered and seized under section 17 of PMLA, 2002, from the bedroom of Mrs. Aishwarya Bansal, valued Rs.6,18,500/-	
7) Jewellery recovered and seized under section 17 of PMLA, 2002, from the bedroom of Mrs. Anita Bansal, valued Rs.2,19,80,462/-	
8) Silver articles and bullion recovered and seized under section 17 of PMLA, 2002, from the bedroom of Mrs. Anita Bansal, valued Rs.7,55,440/-	

Table-4: Details of Fixed Deposits

S No.	Name of a/c holder	FDR no.	Amount
1.	M3M India Private	20247490	Rs. 10,00,00,000/-
2.	Limited	17532447	Rs. 7,00,00,000/-

xxx xxx xxx”

11. Further, the ED has also stated that the seized cash, jewellery and vehicles/fixed deposits, are no longer part of the investigation in the instant case.

12. Accordingly, considering the submissions made before this Court, it is directed that the assets as belonging to M3M Group of Companies as detailed in the aforesaid tables, i.e., Table 1, 2, 3 and 4, shall be released forthwith to the petitioners/authorised representatives of the petitioners.

13. Furthermore, considering the fact that the ED has already secured the amount of Rs. 404,00,00,000/- (Rupees Four Hundred and Four Crores) by way of Provisional Attachment Order dated 17th July, 2026, it is directed that the title deeds of the parcel of land as deposited by the petitioners in terms of the order dated 12th June, 2023, passed in the present proceedings, shall be released forthwith to the petitioners.

14. It is clarified that in terms of the submission made by learned counsel



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appearing for the petitioners, the said parcel of lands whose title deed were deposited in terms of order dated 12th June, 2023, do not form subject matter of the Provisional Attachment Order dated 17th July, 2026 of the ED.

15. Needless to state that the order passed today is not any expression on merit of the Provisional Attachment Order dated 17th July, 2026 of the ED or the pendency of the proceedings against the M3M Group of Companies.

16. With the aforesaid directions, the present petition is disposed of.

17. Pending applications are also disposed of.

MINI PUSHKARNA, J

OCTOBER 14, 2026

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