



Memo No. RERA/Pb/Legal/2024/ 8821-8822

Date: 06/09/2024

**FORM D**

**INTIMATION OF REVOCATION OF REGISTRATION OF PROJECT  
"Suntech City"**

From:

The Real Estate Regulatory Authority, Punjab  
First Floor, Block-B, Plot No.-3, Sector-18A,  
(Near Govt. Press UT), Madhya Marg,  
Chandigarh - 160018.

To

1. M/s The Indian Co-operative House Building Society Ltd,  
Madhya Marg Extension, Chandigarh Mullanpur Barrier,  
Opposite Manohar Singh & Company, New Chandigarh  
Distt. SAS Nagar (Mohali), Punjab-140901 (Promoter)
2. M/s ABS Township Pvt. Ltd.  
SCO No 156, Basement, Sector 37-C,  
Chandigarh-160036 (Co-Promoter)

Registration No: - PBRERA-SAS80-PM0045  
Date of Registration: - 06.03.2018

You are hereby informed that the registration granted to your project is hereby revoked for the reasons set out in the order dated 06.09.2024 regarding notice of revocation of the registration for project namely "Suntec City" admeasuring 108.58 acres situated at Village Rehmanpur, Tehsil Majri and Village Palheri, Tehsil Kharar, Mullanpur (New Chandigarh), District S.A.S. Nagar, Mohali - 140901 under Section 7(1) read with Section 34(f) and Section 37 of the Real Estate (Regulation and Development) Act, 2016.

Place: Chandigarh  
Dated: 06.09.2024

*o/c*   
Secretary,  
Real Estate Regulatory Authority, Punjab

Encl: Order Dated 06.09.2024

**BEFORE SHRI MALWINDER SINGH JAGGI, IAS,  
REAL ESTATE REGULATORY AUTHORITY, PUNJAB**

**Order regarding notice of revocation of the registration for project namely "Suntec City" admeasuring 108.58 acres situated at Village Rehmanpur, Tehsil Majri and Village Palheri, Tehsil Kharar, Mullanpur (New Chandigarh), District S.A.S. Nagar, Mohali - 140901 under Section 7(1) read with Section 34(f) and Section 37 of the Real Estate (Regulation and Development) Act, 2016.**

<b>Date of Decision</b>	06.09.2024
<b>Project Name</b>	Suntec City
<b>Project Area</b>	108.58 Acres
<b>Project Location</b>	Village Rehmanpur, Tehsil Majri and Village Palheri, Tehsil Kharar, Mullanpur (New Chandigarh), District S.A.S. Nagar, Mohali - 140901
<b>Promoter Name</b>	M/s The Indian Co-operative House Building Society Ltd.
<b>Project Category</b>	Residential Plotted Colony
<b>RERA Registration Number</b>	PBRERA-SAS80-PM0045

1. That the registration was granted for the real estate project "Suntec City" by the Authority on 06.03.2018 vide Memo No. RERA/2018/173 for total area measuring 108.58 Acres with registration No. PBRERA-SAS80-PM0045 having validity up to 08.11.2020. On the application dated 24.11.2021 seeking extension of time, the Authority granted extension of validity of the RERA registration up to 07.05.2022. The extension had been granted in exercise of powers under Section 6 of Real Estate (Regulation and Development) Act, 2016. The validity of the RERA Registration in favour of the Promoter was again extended under Section 8 of the Act up to 19.03.2025. The RERA Registration Certificate had been granted on the basis of the photocopies of the consent letters of the landowners and other documents submitted by the promoter.
2. That a complaint dated 30.05.2022 was received in this Authority on 23.12.2022 signed by Bahadur Singh and others, r/o Village Palheri, Tehsil Kharar, SAS Nagar (Mohali), Punjab alleging that the promoter of the said project namely M/s The Indian Co-operative House Building

Society Ltd. had conspired to obtain CLU from the Chief Town Planner, Department of Town and Country Planning, Punjab by creating and presenting consent letters of the landowners of village Palheri by putting forged signatures / fingerprints of the landowners and the promoter of the project by presenting these forged consent letters and NOC for CLU to the Competent Authority, GMADA, had also obtained the License to develop their Colony in the name and style of "Suntec City". It was further alleged that M/s The Indian Co-operative House Building Society Ltd. got registration certificate from the RERA and also got approved layout plan from the competent authority on the basis of forged documents.

3. That after receipt of above-mentioned complaint, the Authority vide Memo No. RERA/Pb/EG(T)/2023/1490 dated 08.02.2023 asked the promoter to submit its response to the complaint within 15 days. A reply dated 20.02.2023 to the complaint was received from M/s The Indian Co-operative House Building Society Ltd. on 21.02.2023 wherein it was, *inter alia*, stated that the same complaint by the same complainants was also submitted with the SSP, Mohali and such complaint after thorough investigation by the office of SSP, Mohali was filed finding no offence / substance. It was also stated in the reply that M/s The Indian Co-operative House Building Society Ltd. had also filed a complaint with the Senior Superintendent of Police, SAS, Nagar, Mohali for committing fraud with the Society and even after paying the advances against land which is under consent, the copies of the consents duly signed, witnessed and notarized provided to them by the complainants to include their land in the township scheme still had not been executed in favour of the Society inspite of repeated requests from time to time. It was also stated that the original consents were never handed over to Society and had been kept by the complainants. Since the allegations

essentially pertained to forged consent letters submitted by M/s The Indian Co-operative House Building Society Ltd. for obtaining CLU, the Authority vide Memo No. RERA/Pb/EG(P)/2023/6747 dated 09.06.2023 forwarded the aforesaid complaint to the competent authority i.e. Chief Town Planner, Punjab for further action.

4. That vide letter dated 20.06.2024, a reminder was issued to the office of Director, Town and Country Planning, Punjab and it was again requested to update the status of the aforesaid complaint. On 27.06.2024, a response was received from the office of Director, Town and Country Planning, Punjab and it had again provided just the photocopies of the consent letters submitted on behalf of the landowners.
5. That further, M/s The Indian Co-operative House Building Society Ltd. was asked to provide the collaboration agreement/joint development agreement/any other agreement, entered into between the promoter and land owners within 15 days from the issuance of this Authority's office memo dated 03.07.2024 but no reply was received from the promoter.
6. That during the pendency of CRWP No. 9767 of 2022 titled as Bahadar Singh and others Vs. State of Punjab and others in the Hon'ble High Court of Punjab and Haryana, which has been filed by the same Complainants on the same grounds as mentioned above, Greater Mohali Area Development Authority (GMADA) vide orders dated 10.07.2024 has cancelled the License to Develop Colony of the above said project measuring 108.58 acres. The License has been cancelled by GMADA on the following grounds: -

- (I) The promoter failed to fulfill the condition no. (iii) of the extension of validity of project which was issued vide letter dated 19.04.2023.

- (II) The promoter has not submitted the original letter of consents of the land owners to the competent authority.

7. That the Authority has observed that License to Develop Colony being a major approval/requirement of a project, and the RERA registration is granted on the basis of a valid License to Develop Colony along with other prescribed documents. In the present case, the License has been cancelled by GMADA vide its Order dated 10.07.2024. Accordingly, it was decided by the Authority to issue notice for revocation of registration of the project under Section 7 (1) (b) (c) & (d) of the Real Estate (Regulation and Development) Act, 2016 on the basis of the following grounds: -

- (I) Land Owners in the complaint and CRWP No. 9767 of 2022 have alleged that the promoter has forged their consents for obtaining CLU and other approvals.
- (II) The Promoter has failed to submit Joint Development Agreement /Collaboration Agreement /any other Agreement entered into between Promoter and Land Owners as per requirement of Rule 3 (1) (f) of the Punjab State Real Estate (Regulation and Development) Rules, 2017.
- (III) Cancellation of promoter's License to Develop Colony for the project "Suntec City" by GMADA vide its Order dated 10.07.2024 for the land measuring 108.58 acres.

8. For the sake of convenience Section 7(1) of the Act is reproduced hereunder: -

**"7. Revocation of registration: - 7. (1) The Authority may, on receipt of a complaint or suo motu in this behalf or on the recommendation of the competent authority, revoke the registration granted under section 5, after being satisfied that—**

- (a) *the promoter makes default in doing anything required by or under this Act or the rules or the regulations made thereunder;*

- (b) the promoter violates any of the terms or conditions of the approval given by the competent authority;**
- (c) the promoter is involved in any kind of unfair practice or irregularities.**
- (d) the promoter indulges in any fraudulent practices."**

9. That accordingly, vide this Authority's office Memo No. RERA/Pb/EG(T)2024/7624 dated 05.08.2024, the promoter was given an opportunity as per Section 7(2) of the Act of 2016 to show cause as to why the registration of the project "Suntec City" granted under Section 5 of the Act of 2016 should not be revoked on the basis of aforementioned grounds under Section 7 of the Act of 2016 and the promoter was asked to submit their reply within a period of 30 days from the date of issuance of the said notice. It was specifically mentioned in the above said notice that if no reply is received within the stipulated period, further action to revoke the registration of the project shall be initiated by this Authority.
10. That on 05.02.2024, the Promoter had requested this Authority to induct M/s ABS Township Pvt. Ltd. as Co-promoter of the project on the basis of order passed by GMADA on 29.09.2023 by considering M/s ABS Township Pvt. Ltd. as Co-promoter. Therefore, a copy of the above said notice was also forwarded to M/s ABS Township Pvt. Ltd., 156, Basement, Sector 37 C, Chandigarh for information and further action.
11. That in response to the said notice, the promoter vide letter dated 02.09.2024 and received in the office of the Authority vide diary No. 6568 dated 03.09.2024 has requested for extension of time with regard to submission of explanation to the notice dated 05.08.2024 issued for revocation of registration of the above-mentioned project. In reply to the notice dated 05.08.2024 issued by the Real Estate Regulatory Authority Punjab for revocation of RERA Registration granted to the above mentioned promoter, it is submitted by the promoter that one

criminal case bearing FIR No. 123 dated 19.11.2022 under Section 420, 467, 468, 471, 472, 406 read with section 120-B IPC is registered with PS Mullanpur by the same complainants, in which various documents of the company have been called for verification and certain documents are lying with the investigating officer which are required for submitting explanation to the said notice dated 05.08.2024. Further, it is submitted that the promoter has already filed an appeal against cancellation of License to Develop by GMADA, before the Competent Authority and the same has not been taken for consideration till date. Also, the promoter has submitted one letter vide diary No. 6569 dated 03.09.2024 for seeking copy of application alongwith other documents submitted at the time of registration of project namely "Suntec City", stating that the same is not available in the promoter office and without which effective reply could not have been filed.

12. That the Authority has considered the two letters submitted by the promoter and does not find any cogent reason to give any further extension of time beyond the notice period as the grounds stated by the promoter do not have any merit. The conduct of the promoter is not bona fide as the extension has been sought at the last moment when 30 days were about to expire and it is apparent that it was merely to prolong the proceedings of the Authority.
13. The notice issued vide this Authority's office Memo No. RERA/Pb/EG(T)2024/7624 dated 05.08.2024 was, inter alia, based on the ground that the promoter's License to Develop Colony for the project "Suntec City" which is a basic requirement for continuation of the project, had been cancelled by GMADA on 10.07.2024. In its reply, the promoter has clearly admitted that the License to Develop Colony for the project in question stands cancelled by GMADA on 10.07.2024 and that appeal has been filed by them against said order and further no



stay has been granted by the Competent Authority against the cancellation of License by GMADA on 10.07.2024.

14. That it is also a matter of record that the RERA registration number for the project "Suntec City" was obtained by the promoter only on the basis of consent letters of land owners however the joint development agreement/ collaboration agreement /development agreement for the land not owned by the promoter was not submitted, including the land qua which complaint dated 30.05.2022 was submitted and CRWP No.9767 of 2022 has been filed before the Hon'ble Punjab and Haryana High Court. The requirement of submission of such agreement is mandatory in terms of Rule 3(1)(f) of the Punjab State Real Estate (Regulation and Development) Rules 2017. In its reply, the promoter has not denied the fact that no such agreement was submitted by them at the time of registration of the project in question.

15. That as a sequel of above said facts and circumstances and keeping in view the seriousness of the present matter and for reasons mentioned above, it is concluded that as (a) GMADA has cancelled the License to Develop Colony of the above said project (Suntec City) measuring 108.58 acres which is a fundamental pre-requisite for the continuation of the project, (b) The Promoter has failed to submit Joint Development Agreement /Collaboration Agreement /any other Agreement entered into between Promoter and Land Owners as per requirement of Rule 3 (1) (f) of the Punjab State Real Estate (Regulation and Development) Rules, 2017.(c) no satisfactory explanation has been given by the promoter in reply to the notice dated 05.08.2024 issued by this Authority, therefore, the registration number PBRERA-SAS80-PM0045 granted to the project i.e. Suntec City of M/s The Indian Co-operative House Building Society Ltd. is hereby revoked with immediate effect with the following directions to the Secretary of this Authority to place the matter before the Real





Estate Regulatory Authority Punjab for proceeding further as per provisions of Section 8 of the Act, inform other Real Estate Regulatory Authorities in other states and union territories about the revocation and also to send a copy of this order to the following for necessary compliance as per provisions of Section 7(4) of the Act:

- i. The Chief Administrator, GMADA, PUDA Bhawan, Sector -62, S.A.S. Nagar in reference to their office Memo No. GMADA/STP/A-2/2024/2472 dated 11.07.2024.
  - ii. The concerned Deputy Commissioner-cum-Collector to direct all the Registrars/Joint Sub Registrars/Sub Registrars under his jurisdiction not to execute and register any sale deed pertaining to the project under reference.
  - iii. HDFC Bank Limited, Chandigarh Kurali Road, Tehsil Kharar, Mullanpur Garibdas, SAS Nagar (Mohali), Punjab 140901 is directed to freeze the Promoters (M/s The Indian Co-operative House Building Society Ltd) Escrow account No. 50100093980262 which has been opened as per provisions of 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016.
  - iv. The IT wing of this Authority will upload this order on the website of this Authority to make the general public aware about the revocation of the project, debar the promoter from assessing its website in relation to the above-mentioned project and specify his name in the list of defaulters and display his photograph on the Authority's website.
  - v. M/s The Indian Co-operative House Building Society Ltd. with a direction not to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, in real estate project or part of it.
  - vi. M/s ABS Township Pvt. Ltd., 156, Basement, Sector 37 C, Chandigarh for information and further action.
16. After due compliance the file, be consigned to the record room.

  
**Malwinder Singh Jaggi, IAS**  
 Real Estate Regulatory Authority  
 Punjab