



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.04.2025.

Item No. 283.27

Submission of addendum agreement- EDC Monitoring.

Promoter: M/s AMD Estates Pvt. Ltd.

Project: "Lotus Green City" - Residential Plotted Colony on land measuring 50.143 acres in sector-23-24, Rewari.

Reg. No.: HIRERA-PKL-RWR-354-2022 dated 29.09.2022 valid upto 11.08.2025.

Temp ID: 1009-2022.

1. M/s AMD Estates Pvt. Ltd. vide letter dated 13.10.2023 has stated that "the land-owning Licensee companies want to authorize the developer company to undertake the sales of plots allotted to them and use the funds so realized to settle the outstanding EDC and pursue for completion of project. The funds so generated would be received in a separate account and shall be used exclusively for settlement of EDC."
2. On 09.10.2024, Authority observed that *this case is for monitoring of deposit of EDC/ SIDC charges by promoter. Next installment is due on 01.02.2025. Hence, Authority adjourned it to 12.02.2025. Promoter be asked to submit latest status report before that date.*
3. The promoter vide reply dated 08.10.2024 has submitted the following EDC payment statement as on 30.09.2024 (in cr.):

S.No	Particulars required as per order	Amount (in cr.)
1.	Amount collected from the sale of new released Inventory (Blocked plots) from 01.04.2024 to 30.09.2024	40.05
	Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 30.09.2024	30.00



2.	Cheques in hand, to be realized in bank	5.60
3.	EDC dues in Feb'25- 18.49, already deposited - 9.77, Balance to be deposited in Feb'25	8.71
4.	Total EDC due 23.37 as on date, which includes feb'25 due amount of Rs. 8.71	

Bank Guarantee against EDC & IDW: 15.40

4. The promoter vide reply dated 10.01.2025 has submitted the following EDC payment statement as on 31.12.2024 (in cr.):

S.No	Particulars required as per order	Amount (in cr.)
1.	Amount collected from the sale of new released Inventory (Blocked plots) from 01.04.2024 to 31.12.2024	42.39
	Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 31.12.2024	31.00
2.	EDC dues in Feb'25- 18.49, already deposited - 13.36, Balance to be deposited in Feb'25	5.13
4.	Total EDC due 22.61 as on date, which includes feb'25 due amount of Rs. 5.13	

5. Promoter also states that they have applied for partial completion certificate on 24.07.2024 and requested for migration of the Group Housing component to the Affordable Plotted Scheme and upon approval, EDC discount of upto Rs. 10 cr. is anticipated.

6. Promoter (as per DTCP re-schedulement of EDC/SIDC) had to pay Rs. 84.8313 cr. upto 01.02.2025 whereas promoter has paid Rs. 77.1311 cr. (as per payment history of EDC submitted by the promoter).

7. As per the promoter's statement an amount of Rs.5.13 crores is still due which was to be deposited by February 2025. The promoter should inform the Authority as to why due EDC payment has not been made and also submit the latest status of EDC payment before the next date of hearing.

8. Adjourned to 09.07.2025.



True copy


Executive Director,
HREERA, Panchkula

A copy of the above is forwarded to CTP, HREERA Panchkula, for information and taking further action in the matter.

CA (Panchkula)

