



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.07.2025.**

**Item No. 292.23**

**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. (Temp ID 1009-2022).**

**Reg. No.: HEREA-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 had 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 ₹ 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 ₹ 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 ₹ 10 cr. is anticipated.

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

7. The matter was heard by the Authority on 02.04.2025, in Item No. 282.23, in which Authority observed that:

*"7. As per the promoter's statement an amount of ₹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."*

8. Vide letter dated 07.04.2025, the promoter submitted the updated EDC Payment statement as on 31.03.2025:

Collection of EDC Payment Report as on 31.03.2025			
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 31.03.2025		46.93
2	Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 31.03.2025 Against EDC Due in Feb'25 already deposited for feb ' 25 – 4.91 CR (As per latest EDC Statement)		33.15
3	Total EDC due 21.41 CR as on date, which includes Feb'25 due amount of ₹ 4.91 CR and August '25 due amount of ₹ 16.50 CR.	₹ 4.91 CR	
	Total EDC dues as on date	21.41	Cr
	Bank Guarantee against EDC & IDW	15.41	Cr

9. Promoter informed that the development work in the plotted area has been completed. Against outstanding EDC of 21.41 Cr, promoter submitted 3 BGs to the tune of 15.41 Cr. Development work is complete on 45 acre Plotted Component. The field verification reports by STP/ CE-HSVP are submitted at the department for further action. Further, Promoter applied for migration of 5 acre left over Group Housing component to DD affordable plotted scheme in 2023. The amendment is still pending. Therefore, migration is held in abeyance. With this migration, Rs 25 Cr of EDC on account of GH component in the licence would be written off.

10. Promoter also states that, if we deposit further EDC, it will be wasted after the write off on account of migration as we have no further projects to adjust it. We requested DGTCP that our EDC demands be held in abeyance till the sector plan issue is sorted. In lieu of the same, we can provide further BG or mortgage land under GH portion of the licence.

11. However, Promoter (as per DTCP re-schedulement of EDC/SIDC) had to pay ₹ 84.8313 cr. Upto 01.02.2025 whereas promoter has paid ₹ 79.2811 cr. (as per payment history of DTCP submitted by the promoter).

12. Promoter has still not paid the complete amount of EDC which was to be paid up to 01.02.2025 and ₹ 5.5502 cr. still outstanding.

13. Today, none appeared on behalf of the promoter. As per the promoter's statement an amount of ₹5.5502 crores is still outstanding 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.

14. Adjourned to 24.09.2025



True copy

Executive Director,  
HRERA, Panchkula

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

LA ~~proceed~~