



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 24.09.2025.

Item No. 300.17

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.: HEREA-PKL-RWR-354-2022 dated 29.09.2022 valid upto 11.08.2025.

Temp ID: 1009-2022.

Present: Sh. Sanjay Malhotra, Authorised Representative on behalf of promoter.

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 instalment 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.):

Sr. 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	40.05



(4)

	30.09.2024 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.):

Sr.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. The 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. The promoter has submitted reply dated 07.04.2025, which was considered by the Authority in its meeting held on 02.04.2025.



9. On 02.04.2025, in Item No. 282.23, in which Authority observed that:

"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."

10. Now, vide reply dated 08.07.2025, promoter submitted the updated EDC Payment statement as on 30.06.2025:

Collection of EDC Payment Report as on 30.06.2025		
Sr. 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 30.06.2025 Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 30.06.2025	48.4 33.15
2	Against EDC Due in Feb'25 already deposited for Feb ' 25 – 15.51 CR. EDC to be deposited for Feb'25- ₹ 4.91 CR (As per latest EDC Statement)	4.91
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.	
	Total EDC dues as on date 21.41	21.41 Cr
	Bank Guarantee against EDC & IDW 15.41	15.41 Cr

11. Promoter informed that development works in the plotted area have been completed. Against our outstanding EDC of ₹ 21.41 Cr, he already submitted 3 BGs to the tune of ₹ 15.41 Cr. Our development works are complete on 45 acres plotted component along with reports received from Chief Engineer, SE, DTP and XEN.

12. Further, he applied for migration of 5 acres left over Group Housing component to DDJAY affordable plotted scheme in 2023. But there was need to make amends in the Sector plan as it was changed after granting us the License in 2012. The amendment is still pending. Therefore, migration is held in abeyance. With this migration, ₹ 25 Cr of EDC on account of GH component in the License would be written off.

13. Promoter also stated 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

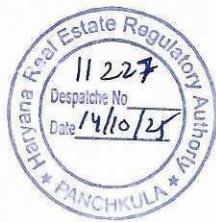


that our EDC demands be held in abeyance till the sector plan issue is sorted. In lieu of the same, we can provide further BG or mortgage land under GH portion of the License.

14. Sh. Sanjay Malhotra appeared and submitted that they had applied for migration of 5 acres left over Group Housing component to DDJAY affordable plotted scheme in 2023. He further submitted that, subsequent to the issuance of license by DTCP in 2006, there has been a change in the sector plans, due to which an issue regarding parking has arisen. At present, the current status of the same is that a letter has been forwarded by CM office to the Deputy Commissioner, Rewari, for relocation of the parking.

15. The Authority directs the promoter to submit an affidavit clearly indicating the number of unsold plots and the present status of the migration application. The promoter shall also submit the latest status of EDC payment. Till such compliance is made, there is complete ban on sale of plots.

16. Adjourned to 24.12.2025.



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.

CA Shalini
Shalini
13/10/25

STP online