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 24.12.2025.

Item No. 308.35

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.**

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 30.09.2024	40.05
	Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 30.09.2024	30.00

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(14)

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 Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 31.12.2024	42.39 31.00
2	EDC dues in Feb'25- 18.49, already deposited – 13.36, Balance to be deposited in Feb'25	5.13
3	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 crore is anticipated.

6. The promoter (as per DTCP re-schedulement of EDC/SIDC) had to pay ₹ 84.8313/- crore 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		
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 31.03.2025 Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 31.03.2025	46.93 33.15
2	Against EDC Due in Feb'25 already deposited for feb '25 – 4.91	

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	CR (As per latest EDC Statement)	
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	15.41r

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

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

11. Promoter has still not paid the complete amount of EDC which was to be paid upto 01.02.2025 and ₹ 5.5502 crore still outstanding.

12. The matter was heard by the Authority 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."*

13. Vide reply dated 08.07.2025, promoter submitted the updated EDC Payment statement as on 30.06.2025, which is exactly the same as submitted vide letter dated 07.04.2025.

14. Authority on 24.09.2025 directed 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 a NOC regarding the EDC payment. Till such compliance is made, the plots shall remain freeze and there is ban on sale

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15. The promoter vide reply dated 24.09.2025 has again submitted the updated EDC payments which is same as was submitted on 07.04.2025.

16. Today, no one appeared on behalf of the promoter. It is pertinent to mention that till date the promoter has not submitted an affidavit clearly indicating the number of unsold plots. Furthermore, NOC regarding the EDC payment has also not been submitted. The promoter is directed to submit an affidavit clearly indicating the number of unsold plots and the present status of the migration application. The promoter shall also submit a NOC regarding the EDC payment. Authority also observed that the registration was valid till 11.08.2025 and the promoter should apply for further extension. Status of renewal of license be also intimated. Till such compliance is made, the plots shall remain freeze and there is ban on sale. Adjourned to 11.03.2026.

Haryana Real Estate Regulatory Authority
Despatche No 176
Date 21/1/26
PANCHKULA

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.

STP

31/01

LA

21.01.2026