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 16.09.2026.

Item No. 332.25

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: **Mr. Sanjay Malhota, Authorised Representative on behalf of promoter**

1. M/s AMD Estates Pvt. Ltd. vide letter dated 13.10.2023 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
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. 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	46.93
	Amount deposited as EDC with DTCP Haryana from 01.04.2024 to 31.03.2025	33.15
2	Against EDC Due in Feb'25 already deposited for feb ' 25 – 4.91 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

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	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-Huda are submitted at the 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 Cr 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 cr. 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.

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.

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16. On the last date of hearing i.e. 24.12.2025, 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.

17. No reply has been received from the promoter yet.

18. On 11.03.2026, the Authority was of the view that the promoter is intentionally violating the orders of the Authority and therefore directed the office to issue show cause notice U/s 35 as to why registration granted may not be revoked as per the provisions of Section 7 of the Act?

19. The notice was issued to the promoter through registered post and e-mail on 07.05.2026 and was delivered via e-mail on 07.05.2026.

20. Vide reply dated 08.05.2026, the promoter has submitted the following:-

> *This is with reference to your Extracts of meeting dated 11.03.2026 (Agenda Item number 315.29)*
> *1. At the outset, we sincerely apologize for the delay in our response. We had not received copies of the extracts of the meetings and regret not proactively following up with the department regarding their status.*
> *2. We wish to inform you that, with regard to the outstanding EDC, We had applied for migration of the Group Housing Scheme to the DDJAY Scheme. As per our assessment, such migration would have resulted in a reduction of approximately ₹25 crore in the outstanding EDC.*
> *3. However, the migration was delayed as a portion of the land proposed for migration, was under the sector road as per the existing layout and it had to be transferred to DGTCP to comply with the requirement for obtaining a Partial Completion Certificate from DTP, Rewari. Copies of the land transfer documents and the certificate issued by DTP, Rewari are enclosed.*
> *4. Due to the transfer of this land the land under migration became less than 5 Acres, now we are pursuing alternate route of first surrendering the land under group housing and then taking a fresh license by adding additional land to it..*
> *5. Irrespective of pending sanctions we are meeting our EDC Commitments towards DGTCP.*
> *6. We had applied for renewal of the license prior to the due date in March 2025.*

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7. Due to the delay in migration, we were unable to avail the EDC discount in time and subsequently obtained rescheduling of the EDC from DGTCP after making a part payment.

8. Against the outstanding EDC, we have already furnished a Bank Guarantee amounting to ₹15.41 Crore to the department. We will be able to meet the remaining obligations through existing cash flows without further sale of plots. A copy of the Bank Guarantee has already been provided

9. Thereafter, we applied for a further extension of the license renewal for two years(copy enclosed). The same has been renewed vide Memo No. LC-2500/Asstt./2026/15465. dated 04-05-2026 and is now valid till 2 1-04-2028.

10. We have also applied for extension of RERA registration both online (dated on Ist Aug. 2025) and offline (dated 20" Aug, 2025), along with the requisite payment.

11. We would be grateful if our RERA renewal could be processed at the earliest, as pending renewal results in payments from banks being kept in abeyance. This adversely impacts our cash flows and affects our ability to meet operational expenses, including salaries and other commitments.

12. As per your instructions, we have enclosed an affidavit along with a list of unsold inventories."

21. On 13.05.2026, the Authority after considering the reply of the promoter, directed the promoter to submit the latest status of the licence at least one week before the next date of hearing i.e. 29.07.2026. The Authority also directed the office to examine the Extension application of the project and place it before the Authority for consideration.

22. The extension application was examined and was approved by the Authority in its meeting held on 22.07.2026. However, no reply has been received from the promoter yet regarding the latest status of the licence.

23. The promoter vide reply dated 29.07.2026 has submitted that regarding the issue of partial surrender, the DGTCP had sought some additional clarifications which they have provided and they are hopeful that the process will be completed very soon and they will get a discount on EDC.

24. On 29.07.2026, the Authority after consideration decided that the promoter shall submit the latest status regarding the EDC before the next date of hearing. Till then ban on the sale of plots shall continue.

25. Vide reply dated 09.09.2026, promoter has mentioned that promoter has surrendered only (2 Marla, Khasra number 26//10) part of licensed area and it will result in reduction of EDC. The Land Acquisition Office (LAO) required the promoter to refund the compensation amount received in respect of the acquired road area as a prerequisite for completion of the surrender proceedings. In compliance with the said requirement, the entire compensation

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amount has already been deposited with the LAO. Compliance of the same has been submitted to DTCP on 27th August, 2026 (copy enclosed). Further, upon approval and completion of the surrender (of Group Housing) by the Competent Authority, the licensed area of the project shall stand revised accordingly. The External Development Charges (EDC) shall thereafter be recalculated by the Department on the revised licensed area.

26. The Authority after consideration, directs the promoter to submit the latest status regarding the EDC before 4 November 2026. The ban on the sale of plots shall continue.

27. Adjourned to **11.11.2026.**

Haryana Real Estate Regulatory Authority
Dairy No. 2753
Date 14/10/26
PANCHKULA

True copy

Secretary (Acting),
HRERA, Panchkula

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

LA (Indu)

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