



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 01.07.2026.

Item No. 324.56

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: AMD Estates Private Limited.

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: 1390-2023.

Present:- Sh. Sanjay Malhotra (Authorised Representative) on behalf of the promoter

1. Vide letters dated 20.08.2025 and 19.05.2026, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 for 2 years, i.e., till 11.08.2027.
2. Vide letter dated 27.05.2026, M/s Kant Goyal & Associates were appointed to conduct Audit of the project and they have submitted the Audit Report on 09.06.2026. Point wise observations are as under:-

Findings and Observation

1. Scope of Audit Report

Audit report cover only the project/infrastructure aspects however it doesn't cover the financial aspects of the project.

2. Violation of Section 3

The auditor in its Audit report expressly at Page 9 has highlighted that 100 no. of plots have been sold before the registration of the project.

3. Unconstructed Work

The auditor in its Audit report expressly at Page 9 has highlighted that there are 8 incomplete dwelling units which were to be developed by the promoter and also no construction work has been done on the sites of nursing home, nursing school and primary school.



4. Complaints against the promoter

The auditor in its Audit report expressly at Page 14 has highlighted that there were total 8 complaints against the promoter out of which 7 complaints have been settled and amount has been refunded. However one complaint which is filed by Mr. Satyavart Chauhan against the promoter in State Consumer Forum. The SCDRC has awarded in favour of the allottee/complainant on 30.12.2025, wherein Honorable Forum has directed the company to refund ₹ 4478743 to complainant with 9% per annum interest from the date of respective deposits, but the complainant was not satisfied with the decision and moved to NCDRC Panchkula, which is still pending. The matter is Subjudice with Honourable NCDRC Panchkula.

The Audit report was sent for comments to the promoter on 12.06.2026 and vide reply dated 15.05.2026, they have submitted their comments that agree with the findings and observations recorded in the Audit Report and the report fairly reflects the financial and statutory position of the project.

3. The application dated 20.08.2025, was examined and the following were submitted by the Promoter:

- i. Extension fee of ₹2,90,000/- Via DD no. 895722 dated 01.08.2025 and Via DD no. 960188 dated 21.05.2026.

Particulars	Percentage
Percentage of works completed at the time of last extension	100%
Percentage of Development Works executed as per Architect's Certificate	100%
Percentage of Development Works executed as per Engineer's Certificate	100%
Percentage of Development Works executed as per CA's Certificate	100%
Auditor Fee (₹41,300/-) Payment Details	₹ 41300
Public Notice Fee (₹10,000/-) Payment Details	₹ 10000

- ii. Promoter had applied 9 days after the expiry of RC.
iii. QPRs uploaded upto 31.03.2026.
iv. Architect Certificate showing percentages of work external development works as 100%.
v. A copy of renewal of licence No. 39 of 2012, which is renewed upto 21.04.2028.
vi. CA Certificate showing percentage of completion of construction work till 31.12.2025 as 100%
vii. Engineer Certificate showing percentage of work done with reference to total estimated cost as 100%.
viii. Form REP-V.
ix. Photographs of the project.
x. Promoter in his explanatory note states that due to reduced cash inflows and extended monsoon season in Karnal region, project could not be completed within the originally declared timeline.



4. The present application dated 20.08.2025 has been examined, and the following shortcoming has been noticed: -

- i. Has not submitted an affidavit stating that no unit has been sold/booked after lapse of RERA Registration.
- ii. Extension fee is deficit by ₹ 8,45,043. Late fee of ₹11,35,043/- and penalty of ₹ 56,753/- not paid

5. Vide reply dated 30.06.2026, the promoter has submitted an amount of ₹ 1,50,000/- as extension fee.

6. The Authority after consideration directed the promoter to submit an affidavit stating that no unit has been sold/ booked after lapse of RERA Registration and deposit the Extension fee which is deficit by ₹ 6,95,043. Late fee of ₹11,35,043/- and penalty of ₹ 56,753/- before the next date of hearing.

7. Adjourned to 22.07.2026.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA DHRU

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