

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 216 of 2025

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Amayu Real Estate Developers, Smt. Suman W/o Sh. Rashul in Collaboration with Amayu Real Estate Developers, SCO-303, 2nd floor, Sector-9, District Panchkula for setting up of Industrial Plotted Colony over an area measuring 50.85763 acres in the revenue estate of Village Ashrafgarh, District Jind.

1. The particulars of the land, wherein the aforesaid Industrial Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions: -
 - i. That you shall pay External Development Charges as and when the site comes in urbanizable limits.
 - ii. That you shall pay the State Infrastructure Development Charges amounting to **Rs. 1,08,57,046/-** in two equal installments. First Installment will be due within 60 days of grant of licence and second Installment within six months of grant of licence failing which 18% PA interest will be liable for the delayed period.
 - iii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(2)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv. That you has not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - v. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - vi. That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
 - vii. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - viii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - ix. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
 - x. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months

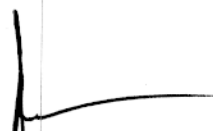
Director
Town & Country Planning
Haryana, Chandigarh

period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

- xi. That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xii. That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xiii. That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xiv. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xv. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xvi. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xvii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xviii. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule
- xix. That no further sale has taken place after submitting application for grant of license.
- xx. That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxi. That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxii. That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- xxiii. That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxiv. That you shall construct service/internal sector roads at your own cost and the entire area under said roads shall be transfer free of cost to the Government.
- xxv. The portion of sector road/green belt if any which shall form part of the licensed area, will be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- xxvi. That you shall comply with the terms and conditions of policy dated 01.10.2015, 09.03.2019 and other direction given by the Director time to time to execute the project.
- xxvii. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974, in case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxviii. Only green category industry shall be allowed in the area of the licenced Industrial Colony which is falling within 2 km from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary. All category of industries will be allowed in the industrial colony outside 2 km belt subject to the condition of obtaining certificate from Haryana State Pollution Control Board and further with the condition that there shall be zero discharge of the Industrial effluents (liquid discharges) in the industrial colony.
- xxix. That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
- xxx. That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- xxxi. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xxxii. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xxxiii. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xxxiv. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxxv. That you shall pay the cost of infrastructure beyond 500 mtr. of urbanizable limit made available by various agencies/Department of the State Government, including infrastructure sought and availed, if any, in future.
3. That you shall get NOC from competent authority of DISCOM before grant of occupation certificate/part completion certificate/completion certificate in compliance of notification dated 03.10.2023 issued by Haryana Electricity Regulatory Commission (HERC).
4. The licence is valid up to 30-10-2030.

Dated: 31-10-2025.
Place:


(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5611/Asstt.(MS)/2025/ 41 987

Dated: 03-11-2025

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Amayu Real Estate Developers, Smt. Suman W/o Sh. Rashul in Collaboration with Amayu Real Estate Developers, SCO-303, 2nd floor, Sector-9, District Panchkula alongwith a copy of agreement, LC-IV C, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Hisar
9. Deputy Commissioner, Jind.
10. Chief Engineer, HSVP, Jind.
11. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
12. Land Acquisition Officer, Hisar.
13. Senior Town Planner, Hisar alongwith layout plan.
14. District Town Planner, Jind along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.



(Surekha Yadav)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

1. Detail of land owned by Amayu Real Estate Developers:-

VILLAGE	RECT.NO	KILLA NO	AREA (K-M-S)	APPLIED
Ashrafgarh, Jind	47	16/2	2-16-0	2-16-0
		23	5-0-0	5-0-0
		24	7-18-0	7-18-0
		25	6-0-0	6-0-0
		26	2-0-0	2-0-0
	48	18	3-14-0	3-14-0
		19	7-0-0	7-0-0
		20	5-16-0	5-16-0
		21	8-0-0	8-0-0
		22	8-0-0	8-0-0
		23/1	4-0-0	4-0-0
	52	1	8-0-0	8-0-0
		2	9-6-0	9-6-0
		9	6-14-0	6-14-0
		10	8-0-0	8-0-0
		11/1	4-4-0	4-4-0
		11/2	3-16-0	3-16-0
		12/1	4-0-0	4-0-0
	53	3	8-0-0	8-0-0
		4	8-0-0	8-0-0
		5	8-0-0	8-0-0
		6	8-0-0	8-0-0
		7	8-0-0	8-0-0
		8	8-0-0	8-0-0
		12/2	6-16-0	6-16-0
		13	8-0-0	8-0-0
		14	8-0-0	8-0-0
		15	8-0-0	8-0-0
		17	8-0-0	8-0-0
		18	8-0-0	8-0-0
		19	7-4-0	7-4-0
		20/1	7-4-0	7-4-0
		21/2	7-12-0	7-12-0
		22/1	4-18-0	4-18-0
		22/2	3-2-0	3-2-0
		23	8-0-0	8-0-0
		24	8-0-0	8-0-0
	63	4/1/2 min	3-9-0	2-3-0
		4/2/2	0-6-0	0-6-0
		5/1	7-4-0	7-4-0
		6/1	3-8-0	3-8-0
		6/2	4-12-0	4-12-0
		7/1/1	1-0-0	1-0-0
		7/2/1	2-8-0	2-8-0
		11/3	0-17-0	0-17-0
		12/2	3-7-0	3-7-0
		13/2	3-7-0	3-7-0
		14	8-0-0	8-0-0
		15	8-0-0	8-0-0
		16	8-0-0	8-0-0
		17/1	5-2-0	5-2-0
		18/1	5-2-0	5-2-0
		19/1	0-18-0	0-18-0
		20/1/1	0-5-0	0-5-0
		25/1	7-7-0	7-7-0
		25/2	0-13-0	0-13-0

Director
Town & Country Planning
Haryana, Chandigarh

AMIT KUMAR, FI

Ashrafgarh, Jind	64	1/2	8-0-0	8-0-0
		2	8-0-0	8-0-0
		8	8-0-0	8-0-0
		9	8-0-0	8-0-0
		10	8-0-0	8-0-0
		11	8-0-0	8-0-0
		12	8-0-0	8-0-0
		13/1	4-0-0	4-0-0
		19	8-0-0	8-0-0
		20	8-0-0	8-0-0
		21/1	2-10-0	2-10-0
		22/1	2-0-0	2-0-0
	67	1/1/1	1-2-0	1-2-0
	68	5/1/2/2	2-9-0	2-9-0
Total				401 Kanal 0 Marla

2. Detail of land owned by Smt. Suman W/o Rashul:-

Village	Rect. No.	Killa No.	Area (K-M-S)	
			TOTAL	APPLIED
Ashrafgarh, Jind	63	2/1/2/1 min	0-19-0	0-14-7
		3/1/1	1-7-0	1-7-0
		3/1/2 min	2-13-0	0-13-6
		4/1/1/1	1-3-0	1-3-0
		4/1/1/2 min	2-5-0	1-12-7
		4/2/1/1	0-2-0	0-2-0
		4/2/1/2	0-4-0	0-4-0
		TOTAL		5 Kanal 17 Marla 2 Sarsai
GRAND TOTAL				406 Kanal 17 Marla 2 Sarsai Or 50.85763 Acres.


Director
Town & Country Planning
Haryana, Chandigarh
 P
 AMIT KUMAR, FI

ORDER

Whereas Licence No. 216 of 2025 dated 31.10.2025 was granted in favour of Amayu Real Estate Developers, Smt. Suman W/o Sh. Rashul in Collaboration with Amayu Real Estate Developers, SCO-303, 2nd floor, Sector-9, District Panchkula for development of Industrial Plotted Colony over an area measuring 50.85763 acres in the revenue estate of Village Ashrafgarh, District Jind under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976.

2. An application was received on 25.11.2025 to grant permission for transfer of part licenced land measuring 0.733 acre from Smt. Suman W/o Sh. Rashul in favour of Amayu Real Estate Developers as per provisions of Rule 17 of Rules 1976. The request was considered and in principle approval for transfer of part licenced land was issued vide this office memo dated 07.01.2026 subject to fulfilment of certain terms and conditions.

3. In pursuance of above said in-principle approval, the developer company has submitted requisite documents on 12.05.2026 & 13.07.2026 which have been examined and found in order Accordingly part licenced land of Licence No. 216 of 2025 dated 31.10.2025 measuring 0.733 acre is hereby transferred in the name of Amayu Real Estate Developers. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by the new entity i.e. Amayu Real Estate Developers. The transferee company will also pay the outstanding amount of EDC.

4. Also the fee and charges i.e. scrutiny fee, licence fee, conversion charges, SIDC are under revision and the same at an advance stage for notification, hence you shall deposit the differential amount of enhanced administrative charges, if any, within 30 days of final notification.

5. The approval of all the plans etc. accorded in favour of original land owners shall now be deemed approved in favour of Amayu Real Estate Developers, SCO-303, 2nd floor, Sector-9, District Panchkula.

6. These orders shall be read together with the Licence No. 216 of 2025 dated 31.10.2025 issued by this office. The copy of land schedule is hereby enclosed.

Dated: 29-07-2026
Place:

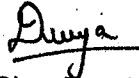
(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

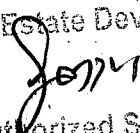
Endst. No. LC-5611/Asstt.(MS)/2026/ 27245

Dated: 30-07-2026

A copy is forwarded to the following for information and necessary action:-

1. Amayu Real Estate Developers, Smt. Suman W/o Sh. Rashul in Collaboration with Amayu Real Estate Developers, SCO-303, 2nd floor, Sector-9, District Panchkula.
2. Amayu Real Estate Developers, SCO-303, 2nd floor, Sector-9, District Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Hisar.
6. Land Acquisition Officer, Hisar.
7. Senior Town Planner, Hisar.
8. District Town Planner, Jind.
9. Accounts Officer of this Directorate.


(Divya Dogra)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

M/s. Amayu Real Estate Developers


Authorized Signatory

To be read with License No.216 of 2025 Dated 31/10/2025

Revised Land Schedule

Detail of land owned by Amayu Real Estate Developers:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Ashrafgarh, Jind	47	16/2	2-16-0
		23	5-0-0
		24	7-18-0
		25	6-0-0
		26	2-0-0
	48	18	3-14-0
		19	7-0-0
		20	5-16-0
		21	8-0-0
		22	8-0-0
		23/1	4-0-0
	52	1	8-0-0
		2	9-6-0
		9	6-14-0
		10	8-0-0
		11/1	4-4-0
		11/2	3-16-0
		12/1	4-0-0
	53	3	8-0-0
		4	8-0-0
		5	8-0-0
		6	8-0-0
		7	8-0-0
		8	8-0-0
		12/2	6-16-0
		13	8-0-0
		14	8-0-0
		15	8-0-0
		17	8-0-0
		18	8-0-0
		19	7-4-0
		20/1	7-4-0
		21/2	7-12-0

M/s. Amayu Real Estate Developers

Authorized Signatory

DTOP (HR)

	53	22/1	4-18-0
		22/2	3-2-0
		23	8-0-0
		24	8-0-0
	63	4/1/2 min	2-3-0
		4/2/2	0-6-0
		5/1	7-4-0
		6/1	3-8-0
		6/2	4-12-0
		7/1/1	1-0-0
		7/2/1	2-8-0
		11/3	0-17-0
		12/2	3-7-0
		13/2	3-7-0
		14	8-0-0
		15	8-0-0
		16	8-0-0
		17/1	5-2-0
		18/1	5-2-0
		19/1	0-18-0
		20/1/1	0-5-0
		25/1	7-7-0
		25/2	0-13-0
	64	1/2	8-0-0
		2	8-0-0
		8	8-0-0
		9	8-0-0
		10	8-0-0
		11	8-0-0
		12	8-0-0
		13/1	4-0-0
		19	8-0-0
		20	8-0-0
		21/1	2-10-0
		22/1	2-0-0
	67	1/1/1	1-2-0
	68	5/1/2/2	2-9-0
	63	2/1/2/1/1	0-14-7
		3/1/1	1-7-0

M/s. Amayu Real Estate Developers

Authorized Signatory

DTOP (HR)

	63	3/1/2/1	0-13-6
		4/1/1/1	1-3-0
		4/1/1/2/1	1-12-7
		4/2/1/1	0-2-0
		4/2/1/2	0-4-0
		Total	406 Kanal 17 marla 2 Sarsai Or 50.85763 acres

M/s. Amayu Real Estate Developers
[Signature]
 Authorized Signatory

[Signature]
 Director
 Town & Country Planning
 Haryana, Chandigarh
 Suman (Ante)