



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 02.09.2026.

Item No. 331.03

- (iii) **Promoter:** Amayu Real Estate Developers
Project Name: "AMAYU CITY", an Industrial Plotted Colony to be developed on land measuring 50.85763 acres situated in the revenue estate of Village Ashrafgarh, District Jind.
Temp Id: RERA-PKL-2118-2026.
Present: Sh. Neeraj Puri (Authorised Representative).

1. This application is for registration of real estate project, "Amayu City", an Industrial Plotted Colony to be developed on land measuring 50.85763 acres bearing License No. 216 of 2025 dated 31.10.2025 valid upto 30.10.2030 situated in the revenue estate of Village Ashrafgarh, District Jind granted in favour of Amayu Real Estate Developers.

2. The application was examined and following observation were conveyed to the promoter on 27.08.2026:

- i. Balance Sheet of firm duly certified by C.A. for the last 3 years be submitted.
- ii. Details of unsecured loans of the LLP and Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
- iii. Non-default Certificate at CP/147 is not in order.
- iv. Profile of Engineer be also submitted duly showing experts engaged and projects executed till date.
- v. Authority to execute conveyance deeds in favour of allottees not submitted.
- vi. Value of Immovable property of Partner Pulkit Mittal and Partner Sonu be certified on the basis of sale deeds or by a registered valuer.
- vii. ITR of the LLP for the A.Y. 23-24 and 24-25 be submitted.
- viii. Brief Note regarding financial capacity and technical capability to develop the project be submitted.
- ix. Location of the proposed colony on the last approved development plan be submitted.



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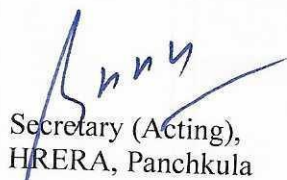
- x. An Affidavit that the promoter has not booked/sold any plot of this project till date be submitted.
3. In response to the deficiencies conveyed, the promoter filed reply dated 01.09.2026 which was examined by the project branch. The project branch has informed/reported that the promoter has removed all the above-mentioned deficiencies. After consideration, the Authority decided to register the project subject to the following special conditions:
- i. The promoter shall maintain 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottees till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 2.5094 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - v. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number along-with validity should be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
 - vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.



- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Sonu, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
4. Further, the promoter vide its reply dated 01.09.2026 also requested for change of name of the project from "Amayu Estate" to "Amayu City". The Authority allows the request of the promoter for change of name of the project.
5. The office is directed to update online Payment Plan of the Project as submitted vide letter dated 14.08.2026 and change the name of the project from "Amayu Estate" to "Amayu City" in form REP-I.
6. File be consigned to record room after issuance of registration certificate.
- Disposed of.**

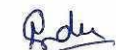


True copy


Secretary (Acting),
HRERA, Panchkula

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

CA-Indu


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