

**A RESOLUTION APPROVING THE MUNICIPAL RIVERFRONT
DEVELOPMENT DOWNTOWN DINING DISTRICT LIQUOR LICENSE**

WHEREAS, the City of Fort Wayne has created the Municipal Riverfront Development Project, known as the Downtown Dining District, to continue the current progress in the redevelopment of downtown; and

WHEREAS, Indiana Code 7.1-3-20, authorizes the issuance of certain, non-transferable permits to sell alcoholic beverages for on-premise consumption in a restaurant located on land or in a historic river vessel within a municipal riverfront development project; and

WHEREAS, to be considered for a recommendation for approval of a 221-3 Riverfront License from the Indiana ATC, an applicant shall submit a Downtown Dining District Liquor License Application and shall enter into a formal written agreement with the municipality; and

WHEREAS, Delhi Heights applied for a Downtown Dining District Liquor License, a copy of which is attached hereto as Exhibit 1 and is prepared to enter into a formal written agreement with the City of Fort Wayne, a copy of which is attached hereto as Exhibit 2; and

WHEREAS, the application and agreement meet the criteria established by Resolution R-106-15 as adopted by Common Council;

NOW, THEREFORE, BE IT RESOLVED, The Common Council of The City of Fort Wayne, Indiana:

Section1. That the City of Fort Wayne Common Council hereby approves the "Downtown Dining District" application and agreement between The City of Fort Wayne and Delhi Heights and hereby provides the required local recommendation to the Indiana Alcohol and Tobacco Commission for a 221-3 Riverfront license to be issued to Delhi Heights; and

1 Section 2. That this resolution shall be in full force and effect from and after its
2 passage and approval by the Mayor, unless rescinded by resolution by this
3 legislative body.

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5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY

8 _____
9 Malak Heiny, City Attorney
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CITY OF FORT WAYNE

SHARON LUCKER MAYOR

Downtown Dining District Liquor License Application

Business Entity Making this Application: DELHI HEIGHTS FORT WAYNE INC.

Applicant's Name: SUKHWINDER SINGH

Applicant's Address: 301 W JEFFERSON BLVD, SUITE 130 City: FORT WAYNE State: IN Zip: 46802

Applicant's Phone (daytime): (574) 292-5068 Email: delhiindian301w@gmail.com

Please include a thorough narrative for each of the items below:

1. Provide description (including renderings) of plans you have to improve the facility in which you will operate
2. The expected timetable for work and business commencement
3. Explain the overall concept and unique features of the proposed establishment
4. Describe the level of control and participation the owners will have in the day-to-day operation of the business.
5. Explain how your operation plans to focus on a dining, entertainment or cultural experience rather than an alcohol consumption experience
6. Describe how your venue/operation will draw people to Downtown Fort Wayne
7. Provide information regarding the proposed permit holder's related experience

Permits are not transferable and any renewal is subject to compliance with the terms of the agreement with the City of Fort Wayne. The permits shall not be pledged as collateral or subject to any lien judgment, property settlement agreement, or third party claim.

Downtown Dining District - Liquor License Application Eligibility Requirements and Evaluation Criteria

The Downtown Dining District is a project district where 3-way liquor licenses are made available to eligible dining, entertainment, and cultural establishments as a way to encourage dining in Downtown Fort Wayne. This District was made possible via state legislation and an Ordinance passed by the City of Fort Wayne Council that designated the District and adopted eligibility requirements.

Eligibility Requirements:

In addition to complying with all building, health, zoning laws, ordinances and all rules and regulations of the Indiana State Alcohol and Tobacco Commission (ATC), and local, state, and federal government's applicants must also meet the following local requirements annually in order to be eligible to apply or renew:

1. Applicant's establishment must be located within the Downtown Dining District boundaries.
2. The focus of operation must be on a dining, entertainment or cultural experience rather than solely an alcohol consumption experience.
3. The establishment cannot be a private club, nightclub, or adult entertainment venue.
4. Fees: Applicant must submit a \$1,000 non-refundable application fee with application.

District Requirements:

Applicants will enter into a formal written agreement with the City of Fort Wayne committing to ongoing compliance with the following district requirements, including annual reporting, and verification of compliance.

1. Establishments receiving Riverfront liquor licenses within the Downtown Dining District are required to maintain an annual ratio of non-liquor sales to total sales of at least 25%.
2. The licensed establishment will be actively open for business and fully operational during a minimum of two hundred ten (210) days per year.
3. The Applicant shall comply with all local and ATC application and renewal procedures.
4. Annual dues in the amount of \$3500 must be paid for membership in the *Downtown Dining Association*, payable through the Downtown Improvement District.

Evaluation Criteria:

The recommendation to support the state permit application will be based on how strongly the applicant meets the following criteria:

1. Granting of the license will benefit the purposes of the district, i.e. to become a cultural and dining destination in Downtown Fort Wayne.
2. Granting of the license and the business activity will not be detrimental to the property values and business interest of others in the district.

The above criteria will be evaluated on the following:

1. The Physical Location
2. The Business Plan
3. Reputation/Experience of Ownership

Attachments to include:

1. A copy of your completed Indiana State form entitled "Application for New or Transfer Permit" along with any attachments. (Please redact any personal Social Security numbers)
2. A signed copy of this Application, including the Applicant's Certification
3. A copy of your business plan
4. A check made payable to the City of Fort Wayne in the amount of \$1,000.

Submit this form and all attachments to: City of Fort Wayne – Community Development, Attention: Andrea Robinson, PhD - Downtown Dining District, 200 E. Berry Street - Suite 320, Fort Wayne, IN 46802.

APPLICANT'S CERTIFICATION

I hereby certify that all information in this application and all information furnished in support of this application are true and complete to the best of the Applicant's knowledge and belief.

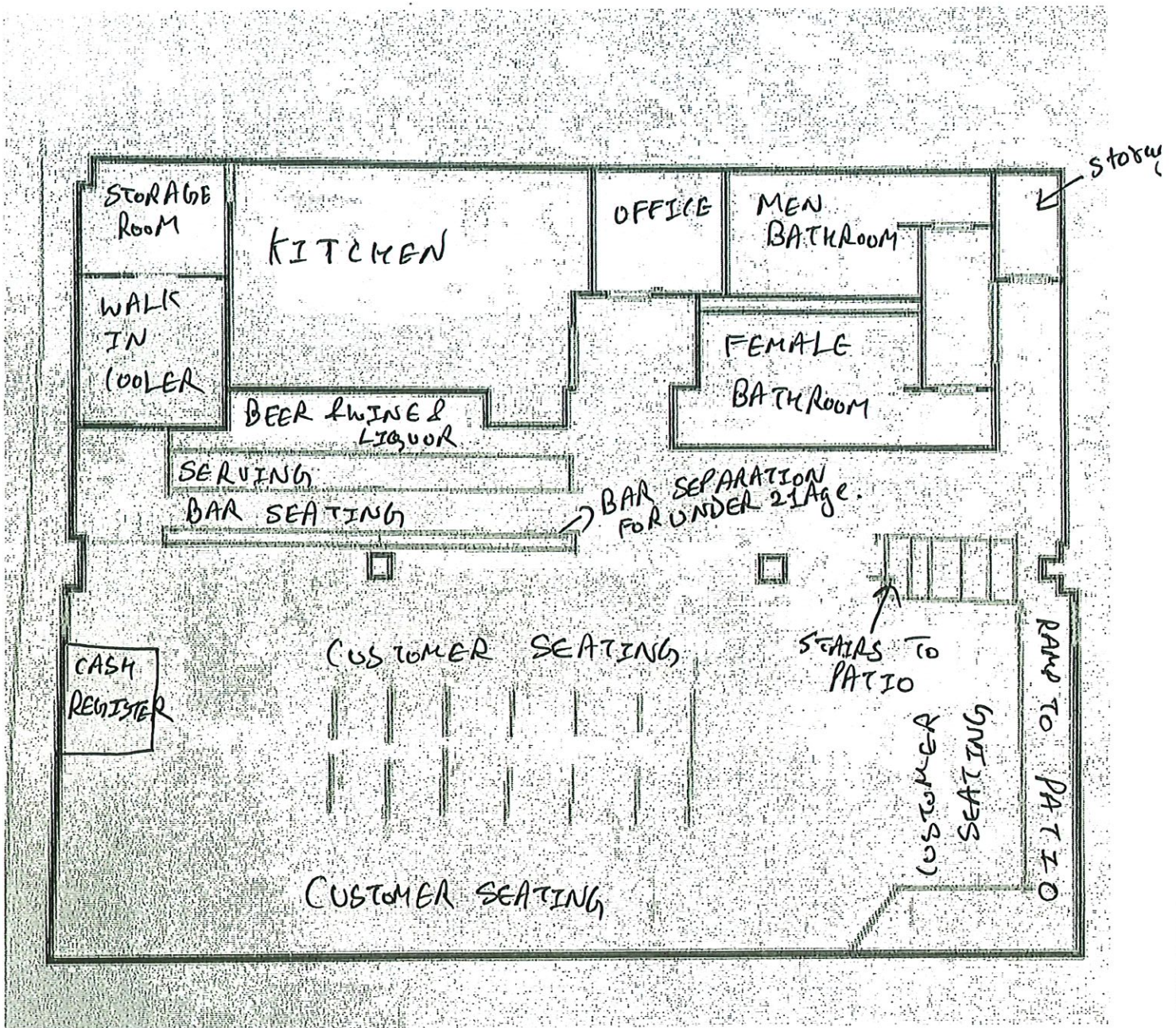
I understand that the project described in this Application may not receive a Downtown Liquor License.

I certify that I have read and understand and agree to the above eligibility requirements and evaluation criteria. I further understand and agree to enter into a formal written agreement regarding the aforementioned district requirements, to be approved by the City of Fort Wayne Common Council and the Mayor.

I hereby release and discharge the City of Fort Wayne, together with their respective subsidiaries, affiliates, employees, agents, directors and other related parties, from any and all rights and obligations, duties, claims, debts, actions, causes of action or liabilities arising out of, or relating to, the seeking or receipt of a Downtown Dining District Liquor License pursuant to this Project Application and related documents.

Applicant's Signature: Sukhwinder Singh Date: 03/24/2026

Printed Name: SUKHWINDER SINGH Title: PRESIDENT



FLOOR PLAN

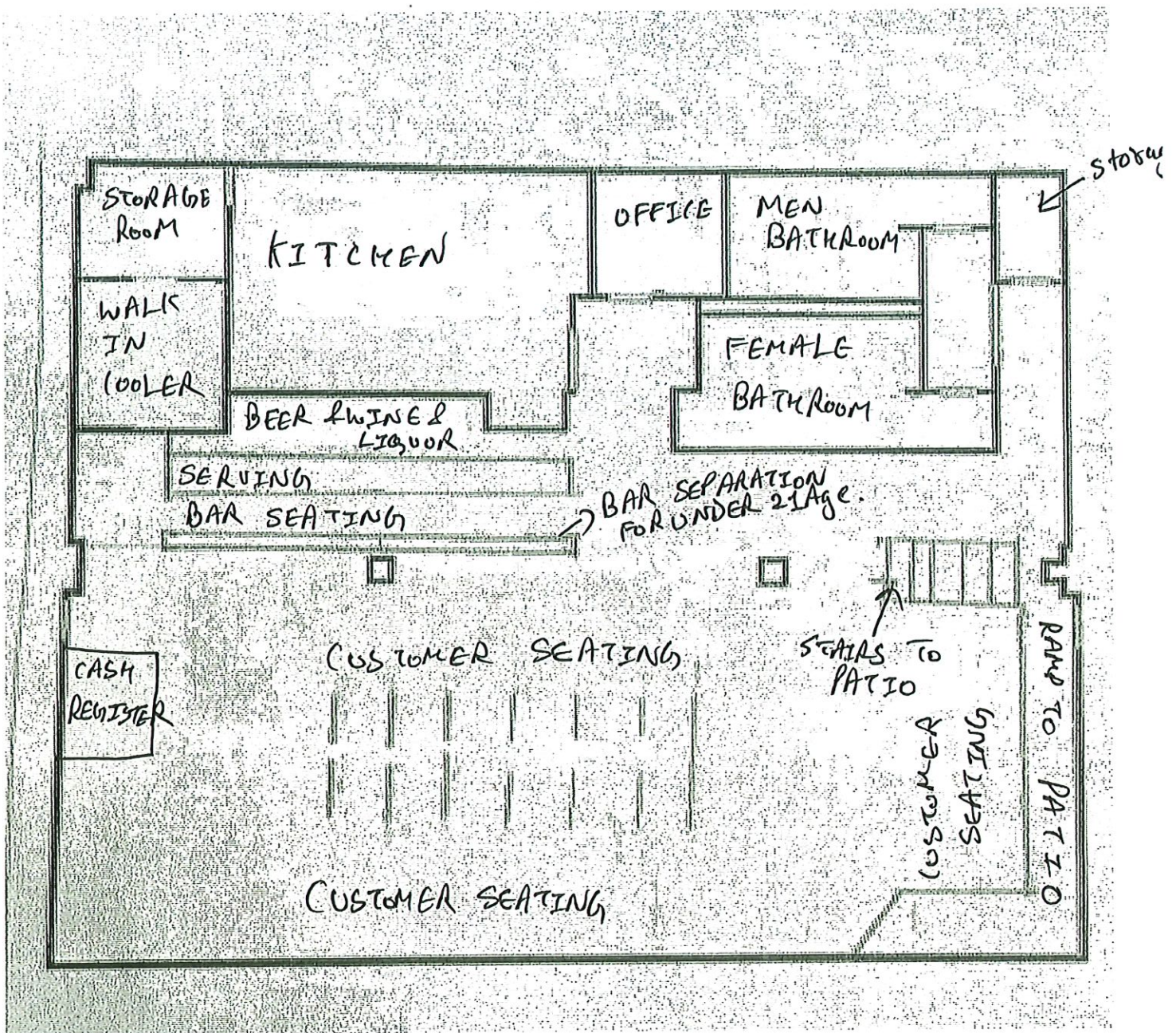
DELHI HEIGHTS FORT WAYNE INC.

DBA: DELHI HEIGHTS

03/24/2026

Sukhwinder Singh

SUKHWINDER SINGH



FLOOR PLAN

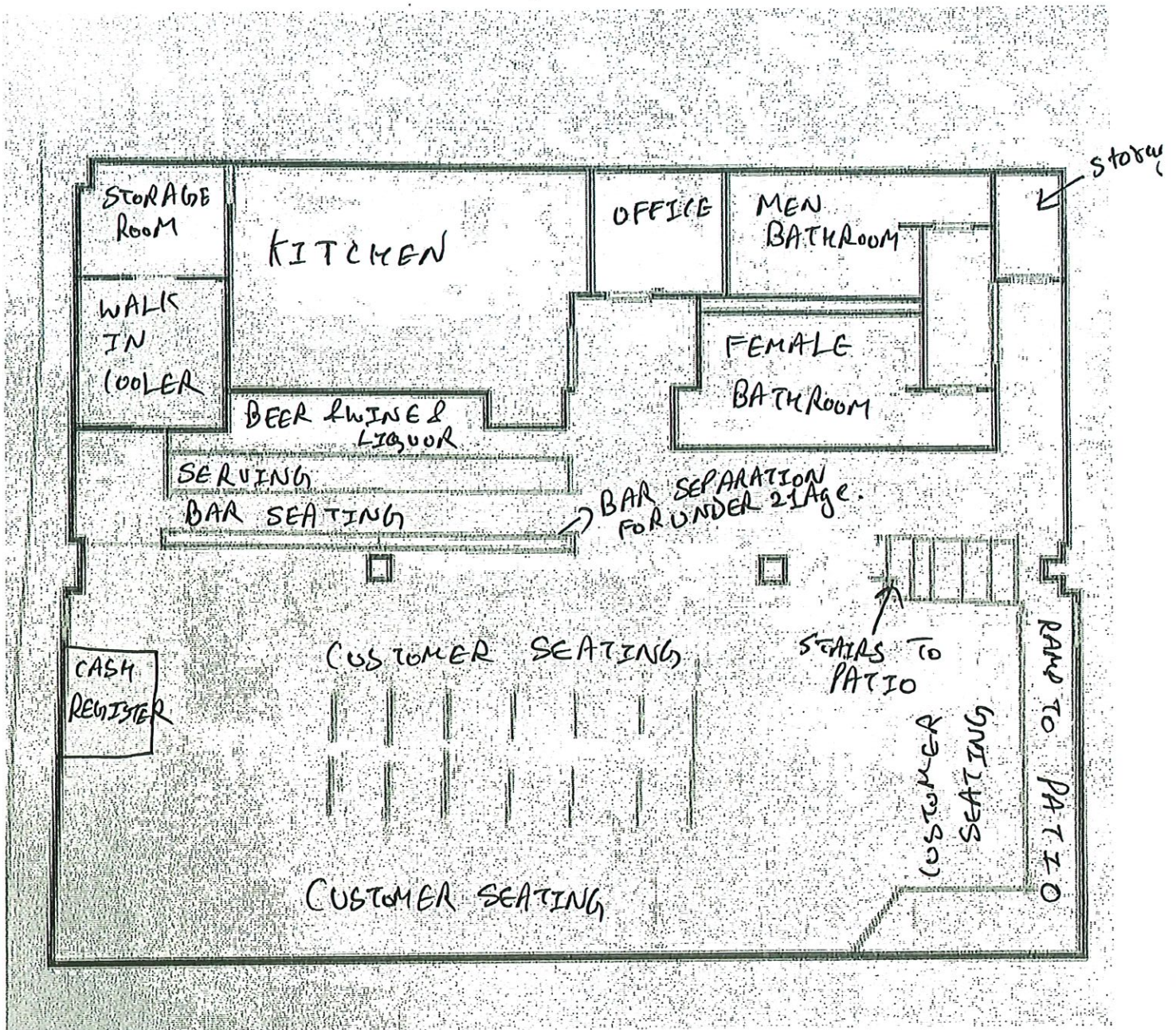
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Sukhwinder Singh

SUKHWINDER SINGH



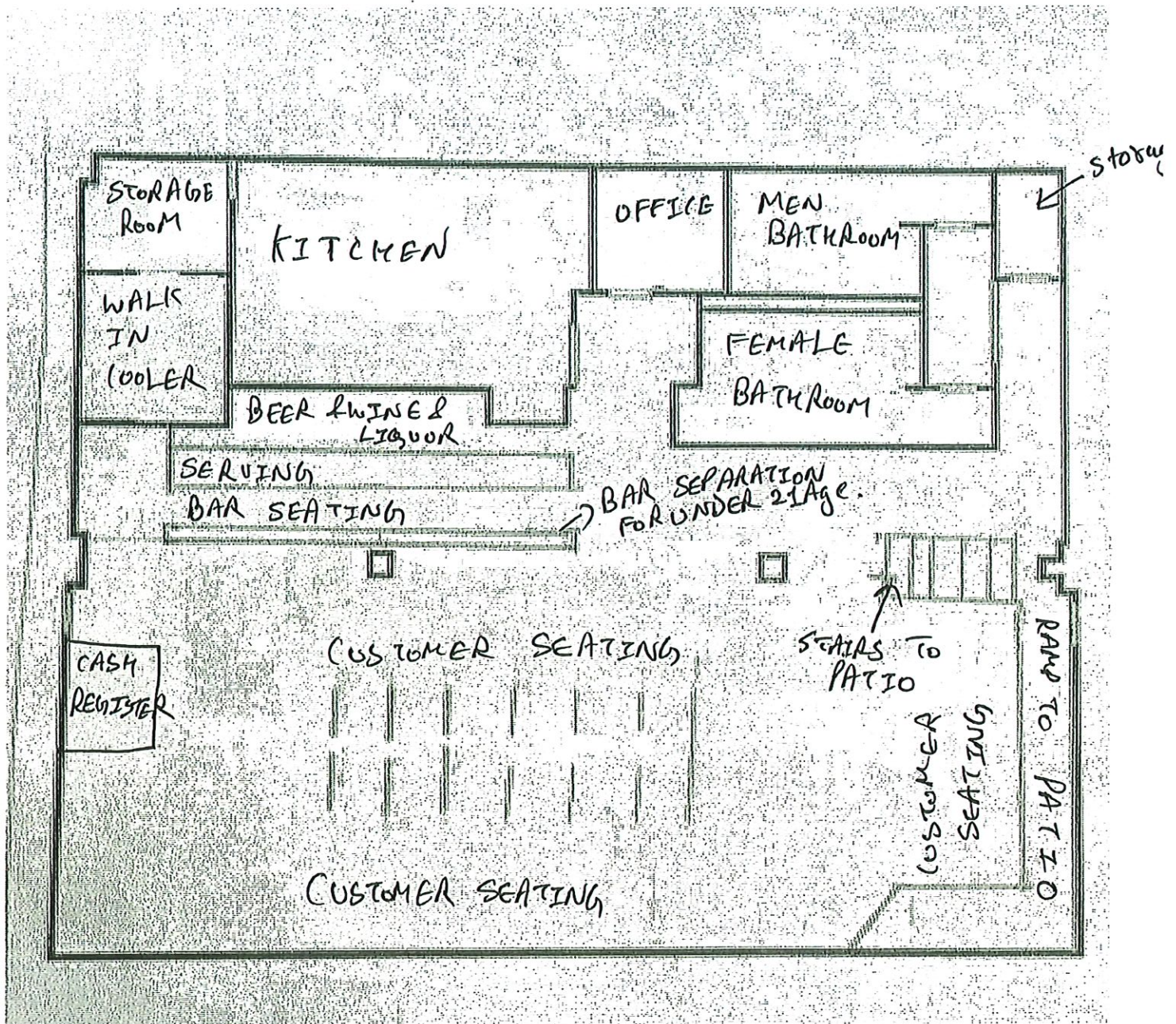
FLOOR PLAN

DELHI HEIGHTS FORT WAYNE INC.

DBA: DELHI HEIGHTS

03/24/2026

Sukhwinder Singh
SUKHWINDER SINGH



FLOOR PLAN

DELHI HEIGHTS FORT WAYNE INC.

DBA: DELHI HEIGHTS

03/24/2026

Sukhwinder Singh

SUKHWINDER SINGH



**APPLICATION FOR NEW OR TRANSFER PERMIT –
RETAILER OR DEALER**
State Form 51189 (R10 / 7-25)

INSTRUCTIONS:

1. Type or print legibly.
2. Include payment.
3. Do not complete shaded areas.
4. If there is no opening for this applied permit or there is an omission, this application will be returned.
5. Please attach a completed Property Tax Clearance – Form 1 (State Form 1462), if applicable.
6. Please attach a completed County Verification of Business Location form (State Form 44184), if applicable.
7. Please attach additional documentation as indicated throughout the application.
8. For a list of permit fees, please visit www.in.gov/atc/files/Complete-ATC-Fee-Schedule.pdf.
9. To apply online, please visit www.in.gov/atc/alcohol-permit-resources/alcohol-permit-applications-and-forms/.

* This agency is requesting your Social Security Number in accordance with IC 4-1-8-1.
Disclosure is mandatory, and this record cannot be processed without it.

FOR OFFICE USE ONLY	
Date received (mm/dd/yyyy)	
Permit number	
Permit type	
Base fee receipt number	
Catering receipt number	
Processor	
Jurisdiction	

SECTION 1: GENERAL INFORMATION

1.1. Application type: ☒ New ☐ Transfer of ownership (\$250 fee) ☐ Transfer of location (\$250 fee) ☐ Transfer of ownership and location (\$500 fee)		
1.2. Permit type for which you are applying: LIQUOR, BEER & WINE RETAILER RESTAURANT (210)		
1.3. Please briefly describe how the applicant qualifies for this permit type: FULL TIME RESTAURANT		1.4. Permit number (Transfers only)
1.5. Name of applicant (individual or business entity) DELHI HEIGHTS FORT WAYNE INC		
1.6. Doing business as (d/b/a) DELHI HEIGHTS		
1.7. The applicant is a: (Check one) ☐ Sole Owner ☐ Limited Partnership ☐ Government Entity ☐ Simple Partnership ☐ Limited Liability Partnership ☐ Club Association ☒ Corporation ☐ Limited Liability Company ☐ Club Corporation		
1.8. Premises address ☐ Location pending		
Street name and number 301 W JEFFERSON BLVD		Suite number (if applicable) 130
City / Town FORT WAYNE	State IN	ZIP code 46802
E-mail address DELHIINDIAN301W@GMAIL.COM		Telephone number of premises (574) 292-5068
1.9. Mailing address ☐ Same as above on 14154 STONEHURST CT. GRANGER IN 46530 DELHIINDIAN301W@GMAIL.COM (574) 292-5068		
NOTE: Notices from the ATC will be sent to the mailing address and/or e-mail address provided this form. It is your responsibility to notify the ATC of any change in mailing address.		
1.10. What county is the proposed permit premises located in?		ALLEN
1.11. Is the proposed permit premises located inside the corporate limits of a city / town?		☒ Yes ☐ No
1.12. If yes, please name the incorporated city / town.		FORT WAYNE
1.13. Is there at least 200 feet between the proposed permit premises and any church or school?		☒ Yes ☐ No

If no, please check the exception that applies:

- ☐ Church or school has provided a written statement pursuant to IC 7.1-3-21-11, and the applicant is applying for a grocery store, drug store, restaurant, hotel, or catering hall permit. *(Must attach a copy of written statement(s) from church and/or school to application.)*
- ☐ Wall of the proposed premises and wall of the church and/or school are separated by at least eighty-five (85) feet, including a two-lane road of at least thirty (30) feet in width.
- ☐ The applicant is applying for a retail restaurant permit located in a facility on the National Register of Historic Places. *(Must include documentation of the historic designation.)*
- ☐ The applicant is applying for a retail restaurant permit located within the boundaries of an historic district established in accordance with IC 36-7-11-7. *(Must include documentation of the historic designation and a map of the historic district which indicates the location of the proposed permit premises within the historic district.)*
- ☐ The applicant is applying for one of the following permit types:
- a) Mall (IC 7.1-3-20-24.4);
 - b) City market (IC 7.1-3-20-25);
 - c) Historic railway station (IC 7.1-3-20-16(e)(1));
 - d) Renovation (IC 7.1-3-20-16(e)(2)); or
 - e) Food hall master (IC 7.1-3-20-29) or food hall vendor (IC 7.1-3-20-30).
- ☐ An alcoholic beverage permit premises has continuously operated at the location since prior to the opening of the church and/or school.

1.14.	Do any individuals, corporations, limited liability companies, limited liability partnerships, or stock owners, members, or partners of any such entities have any interest, either directly or indirectly, in any distiller, vintner, farm winery, rectifier, brewer, primary source of supply, or wholesaler permit?	☐ Yes ☒ No
1.15.	If issued a permit, will you manage the licensed premises? <i>If no, please complete Section 7, Manager's Questionnaire.</i>	☒ Yes ☐ No
1.16.	Do you sell tobacco products? <i>If yes, please provide the Tobacco Sales Certificate number.</i>	☐ Yes ☒ No
1.17.	Do you consent for the duration of the permit to inspection and search by an enforcement officer, without a warrant or other process, of your licensed premises and vehicles to determine compliance with the provisions of Indiana Code 7.1? <i>Answering "No" to this question will result in the denial of this application.</i>	☒ Yes ☐ No
1.18.	Do you have a legal right to possess the permit premises for the term of the permit (ownership or a bona fide lease)?	☒ Yes ☐ No

SECTION 2: QUALIFICATIONS

THE FOLLOWING QUESTIONS PERTAIN TO ALL INDIVIDUALS WITH AN INTEREST IN THE PERMIT BEING APPLIED FOR.

NOTE: "Individuals" referred to in all questions in the below section include limited liability companies (LLCs), limited liability partnerships (LLPs), corporations, partnerships, and all other business entities recognized under Indiana law, as well as a natural person where applicable.

2.1.	Do all individuals with an interest in this application have lawful status in the United States as defined by IC 9-13-2-92.3?	☒ Yes ☐ No
2.2.	Are all individuals with an interest in this application of sound mind and good repute in the community in which they reside?	☒ Yes ☐ No
2.3.	Have any individuals with an interest in this permit been convicted of a felony or a misdemeanor? <i>(If yes, please attach a letter with conviction, court, date, and sentence information.)</i>	☐ Yes ☒ No
2.4.	Have any individuals with an interest in this application ever been convicted of and/or found to have committed a violation of the Indiana Alcoholic Beverage laws, rules, regulations, or orders of the ATC? <i>(If yes, please attach a letter detailing the conviction and/or violation, including permit number.)</i>	☐ Yes ☒ No
2.5.	Are any individuals with an interest in this application a law enforcement officer, a non-elected officer of a municipal corporation or government subdivision, or an officer of the state of Indiana, charged with any duty or function in the enforcement of Title 7.1 of the Indiana Code?	☐ Yes ☒ No
2.6.	Have any individuals with an interest in this application held a permit under Title 7.1 of the Indiana Code and had the permit revoked within one (1) year prior to the date of this application? <i>(If yes, please provide the permit number(s) and an explanation.)</i>	☐ Yes ☒ No
2.7.	Have any individuals with an interest in this application made an application for an alcoholic beverage permit of any type which was denied less than one (1) year prior to this application for a permit (unless the application was denied by reason of a procedural or technical defect)?	☐ Yes ☒ No
2.8.	Do any individuals, corporations, limited liability companies, limited liability partnerships, partnerships, or stock owners, members, or partners of such entities have any interest, either directly or indirectly, in any other permits or registrations of any kind issued under Title 7.1 of the Indiana Code connected with, but not limited to, the production, distribution, transportation, or sale of alcoholic beverages? <i>If yes, list permits below. (Attach additional sheet if necessary.)</i>	☐ Yes ☒ No

Permit number(s)

2.9. Are you indebted to a person (or an officer or agent of that person) who holds a brewer's permit or wholesale permit, for a debt secured by a lien, mortgage, or otherwise, upon the premises for which the beer retailers permit is to be applicable or upon any of the property or fixtures on the premises or used in connection with the premises?

☐ Yes ☒ No

SECTION 3: OWNERSHIP INFORMATION

IC 7.1-3-21-8 requires the disclosure of each person or entity that holds (directly or indirectly) at least a five percent (5%) interest in the permit or the business conducted under it. When disclosing a publicly traded corporation, please provide the name and address of the corporate officers and members of the board of directors.

3.1. Complete name **SUKHWINDER SINGH** Social Security number * Date of birth (mm/dd/yyyy) **10/26/1985** Lawful Status in United States ☒ Yes ☐ No

Address (number and street, city, state, and ZIP code)

14154 STONEHURST CT., GRANGER, IN 46530

Title

MEMBER

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☒ Corporate Officer

Ownership percent (%)
100

3.2. Complete name Social Security number * Date of birth (mm/dd/yyyy) Lawful Status in United States ☐ Yes ☐ No

Address (number and street, city, state, and ZIP code)

Title

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer

Ownership percent (%)

3.3. Complete name Social Security number * Date of birth (mm/dd/yyyy) Lawful Status in United States ☐ Yes ☐ No

Address (number and street, city, state, and ZIP code)

Title

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer

Ownership percent (%)

3.4. Complete name Social Security number * Date of birth (mm/dd/yyyy) Lawful Status in United States ☐ Yes ☐ No

Address (number and street, city, state, and ZIP code)

Title

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer

Ownership percent (%)

3.5 Complete name Social Security number * Date of birth (mm/dd/yyyy) Lawful Status in United States ☐ Yes ☐ No

Address (number and street, city, state, and ZIP code)

Title

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer

Ownership percent (%)

3.6 Complete name Social Security number * Date of birth (mm/dd/yyyy) Lawful Status in United States ☐ Yes ☐ No

Address (number and street, city, state, and ZIP code)

Title

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer

Ownership percent (%)

3.7 Complete name Social Security number * Date of birth (mm/dd/yyyy) Lawful Status in United States ☐ Yes ☐ No

Address (number and street, city, state, and ZIP code)

Title

☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer

Ownership percent (%)

☐ Check here if you have disclosed less than 100% of the permit ownership and the remaining undisclosed owners hold less than a 5% ownership interest.

SECTION 4: ESCROW REQUEST

The permit application and issuance process can take up to ninety (90) days or more, including application review, newspaper publication notice, orange sign posting, local alcoholic beverage board hearing, commission approval, and final floor plan approval by the Indiana State Excise Police. If your application is approved and you will not be immediately ready to open to the public upon issuance of the permit, the permit will need to be placed in escrow, (i.e., a non-operational status) pursuant to IC 7.1-3-1.1. All applicants must answer the following questions:

4.1.1. When will the permit premises for which you are applying be ready to open for business?

04/27/2026

(mm/dd/yyyy)

4.1.2. If you will not be ready to open to the public within ninety (90) days of permit issuance, please explain the steps you are taking to make the proposed permit operational and provide an estimated timeframe for when the permit will be operational. (Please attach additional sheets as needed).

SECTION 5: RETAILER PERMIT QUESTIONS

(Skip to next section if you are not applying for a retailer permit.)

5.1. LIQUOR LIABILITY INSURANCE

Retail permit holders, other than those completing and qualifying under the exception below, must maintain during the permit term a liquor liability insurance policy or a liquor liability endorsement to a general liability insurance policy. Evidence of compliant insurance coverage should include the legal entity name and address of the insured party where the permit is or will be issued, coverage amount, policy effective date, and policy expiration date. Acceptable evidence includes certificate of liability insurance, policy declaration page, or any other official documentation provided by the insurance provider containing the name of the insured, coverage amount, policy term, and statement that the policy includes liquor liability endorsement. Evidence of insurance coverage must originate from the insurance provider; an affidavit or other self-certified statement of compliance is not acceptable.

(NOTE: For permits that are or will be deposited in escrow, proof of liquor liability insurance must be provided prior to the permit being made active.)

5.1.1. Is the establishment operating at this location expected to have less than \$25,000 in gross sales from alcoholic beverages annually?

If yes, you qualify for an exception to the liquor liability insurance requirement. If your gross sales of alcoholic beverages exceed \$25,000, you must obtain the required liquor liability insurance. If you answer no, you must attach proof of required liquor liability insurance.

☐ Yes ☒ No

5.2. MINORS

5.2.1. Will minors be present on the permit premises? (If no, skip to next applicable section.)

☒ Yes ☐ No

5.2.2. Please select the exception below that allows minors on the permit premises: (See IC 7.1-5-7-11 for additional information.)

- | | |
|---|--|
| ☐ Civic center | ☐ Convention center |
| ☐ Sports arena | ☐ Fraternal club (IC 7.1-3-20-7) |
| ☐ Social club (IC 7.1-3-20-1) | ☐ Boat |
| ☐ Dining car | ☐ Horse racetrack facility (IC 4-31-5) |
| ☐ Satellite facility (IC 4-31-2-20.5) | ☐ Private catering hall that is not open to the public (IC 7.1-3-20-24) |
| ☐ Entertainment complex (IC 7.1-1-3-16.5) | ☐ Indoor golf facility |
| ☐ Automobile racetrack | ☐ Licensed premises owned or operated by a postsecondary educational institution (IC 21-17-6-1) |
| ☐ Indoor theater (IC 7.1-3-20-26) | ☐ Food hall master permit (IC 7.1-3-20-29) or food hall vendor permit (IC 7.1-3-20-30) |
| ☐ Senior residence facility campus (IC 7.1-3-1-29) | ☐ A hotel (other than a part of the hotel that is in a room of a restaurant in which a bar ¹ is located) (IC 7.1-3-20-18) |
| ☐ Recreational facility (i.e., a golf course, bowling center, or similar facility whose principal business is recreational activity and not the sale of food and beverages) | ☐ A restaurant with full separation** between the barroom and family dining room |
| ☐ No alcoholic beverages are served across a bar ¹ and service is accomplished by an employee | ☐ A restaurant operated by the holder of an artisan distiller, small brewer, and/or farm winery permit with limited separation*** between the barroom and family dining room that is not subject to the minimum food sales requirement set forth in 905 IAC 1-41-2. |
| ☒ A restaurant with limited separation*** between the barroom and family dining room that is subject to the minimum food sales requirement set forth in 905 IAC 1-41-2. | |

¹ For purposes of this section, a "bar" refers to a counter over which alcoholic beverages are sold or dispensed by the drink to consumers. Full^{**} or limited^{***} separation is required for any bar located in a restaurant if minors are allowed on the restaurant premises and no applicable exception applies.

^{**} Full separation is a nontransparent wall at least seventy-two (72) inches in height with a doorway or open archway of no more than five (5) feet in width which separates the barroom and the family dining room.

^{***} Limited separation is a structure or barrier that reasonably deters free access and egress without requirement for doors or gates which separates the barroom and the family dining room. Under 905 IAC 1-41-2, in order to qualify for limited separation, a permittee or applicant must have minimum food sales or projected food sales of at least \$200,000 per year or 60% of gross food and alcoholic beverage sales (not including carryout or catering sales) must be in the sale of food.

5.4. BEER, WINE, AND LIQUOR RETAILER RESTAURANT (209) IN UNINCORPORATED AREA

5.4.1. If you are seeking a beer, wine, and liquor retailer permit in an unincorporated area (type 209 permit), do you project that annual gross food sales at the location will reach \$200,000 by the end of the first two (2) years and that annual gross food sales will be at least \$100,000 each year thereafter?	☐ Yes ☐ No
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5.5. LIQUOR RETAILER IN INCORPORATED AREA (Does not include beer only, wine only, or beer and wine retailers.)

5.5.1. Is the proposed permit premises located in an incorporated city having a population of less than 5,000?	☐ Yes ☐ No
5.5.2. If the answer is yes, have you attached to the application the enabling ordinance from the city consenting to the issuance of liquor retailer's permits?	☐ Yes ☐ No

5.6. CARRYOUT OF ALCOHOLIC BEVERAGES

5.6.1. Do you wish to sell alcoholic beverages for carryout? (If yes, please attach State Form 56312, Carry-out Supplement.)	☐ Yes ☐ No
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5.7. CATERING HALL

5.7.1. Are you applying for a catering hall permit to sell alcoholic beverages for consumption on the licensed premises with accommodations for at least 250 people which may only be used for private catered events?	☐ Yes ☐ No
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5.8. CLUBS

5.8.1. If you are applying for a club permit, please select the appropriate club type:	☐ Fraternal Club ☐ Social Club
5.8.2. If a social club, does your association or organization meet the general requirements of IC 7.1-3-20-1?	☐ Yes ☐ No
5.8.3. If a fraternal club, does your association or corporation meet the general requirements of IC 7.1-3-20-1 and the specific requirements of IC 7.1-3-20-7?	☐ Yes ☐ No
5.8.4. If the club premises is outside corporate limits, do you meet the requirements of IC 7.1-3-20-3?	☐ Yes ☐ No

5.9. HOTEL / RESORT HOTEL

5.9.1. If you are seeking a hotel permit, do you meet the general requirements of IC 7.1-3-20-18?	☐ Yes ☐ No
5.9.2. If you are seeking a resort hotel permit, do you meet the requirements of IC 7.1-3-20-21?	☐ Yes ☐ No

5.10. HISTORIC DISTRICT

5.10.1. If you are seeking a historic district permit, is the premises a restaurant located in a district that is on the National Register of Historic Places which includes a county courthouse, historic opera house, and historic jail and sheriff's house in accordance with IC 7.1-3-20-16(g)? If yes, you must submit the appropriate documentation, including a district map identifying the location of your restaurant, an approval letter from a city or town representative that indicates whether the city or town adopted an ordinance that requires a written commitment pursuant to IC 7.1-3-19-17, and a copy of the ordinance creating the district. If the city or town ordinance requires a written commitment, you must also submit a copy of the written commitment.	☐ Yes ☐ No
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5.11. AIRPORT, ECONOMIC DEVELOPMENT AREA, MOTOR SPORTS DISTRICT, RAILWAY STATION, REDEVELOPMENT DISTRICT, RENOVATION PROJECT, RIVERFRONT DISTRICT

5.11.1. Please specify the type of permit for which you are applying: 5.11.1. Do you meet the statutory requirements for the designated permit identified above? <i>If you are applying for a municipal riverfront/lakefront development permit (IC 7.1-3-20-16(d) and IC 7.1-3-20-16.1) or a lakefront development permit, motorsports development permit IC 7.1-3-20-16(k) or (l), redevelopment permit (IC 7.1-3-20-16.8), or renovation project (IC 7.1-3-20-16(e)(2)), you must also submit a letter indicating that the statutory requirements have been met and the mayor's approval of the permit, a map of the district identifying the premises location, and a copy of the ordinance creating the district.</i> <i>If you are applying for a permit in a publicly owned airport (IC 7.1-3-20-16(b)), union railway station (IC 7.1-3-20-16(c)), railway station (IC 7.1-3-20-16(e)), cultural center (IC 7.1-3-20-16(f)), or redevelopment district (IC 7.1-3-20-16(h) and (i)), please submit supporting documentation showing that your premises is located in a district that meets the qualification of the section authorizing the permit.</i> <i>If you are applying for a lakefront district permit pursuant to IC 7.1-3-20-16(j) and IC 7.1-3-20-16.2, please submit a map of the district identifying the location of your restaurant, detailed information concerning the expenditures of the state, local, and federal funds on the municipal lakefront development project, and a copy of the local ordinance or resolution authorizing the municipal lakefront development project.</i>	☐ Yes ☐ No	
5.12. EXCURSION BOAT		
5.12.1. If you are applying for an excursion boat permit, do you engage in regular passenger service which makes regular runs in seasonal weather between established locations? 5.12.2. Are you requesting a Jumbo boat designation? (If yes, please attach a copy of the United States Coast Guard certification) 5.12.3. If yes, is the boat at least 135 feet long and 35 feet wide? 5.12.4. If yes, will the boat dock in more than one county? <i>If yes, please list each county:</i> _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
5.13. HORSE TRACK FACILITY / SATELLITE		
5.13.1. If you are applying for a horse track permit, do you currently hold a valid recognized meeting permit issued by the Indiana Gaming Commission?	☐ Yes ☐ No	
Permit number of recognized meeting	Date of issuance (mm/dd/yyyy)	Date of expiration (mm/dd/yyyy)
5.13.2. Are you applying for a satellite permit?	☐ Yes ☐ No	
License number of satellite facility	Date of issuance (mm/dd/yyyy)	Date of expiration (mm/dd/yyyy)
5.14. CIVIC CENTER, MALL, MARKET		
5.14.1. Please check the permit type for which you are applying: ☐ Public facility of a stadium, exhibition hall, auditorium, theater, convention center, or civic center that qualifies for a permit under IC 7.1-3-1-25. ☐ An entertainment complex that qualifies for a permit under IC 7.1-3-1-25(e). ☐ Retail space in a mall pursuant to IC 7.1-3-20-24.4. ☐ Retail space in a city market pursuant to IC 7.1-3-20-25.		
5.15 INDOOR THEATER		
5.15.1. Do you meet the requirements set forth in IC 7.1-3-20-26(b)?	☐ Yes ☐ No	
5.16. FOOD HALL MASTER		
5.16.1. Do you meet the requirements set forth in IC 7.1-3-20-29?	☐ Yes ☐ No	

5.17. FOOD HALL VENDOR		
5.17.1. Are you applying for a one-way, two-way, or three-way permit? ☐ One-way ☐ Two-way ☐ Three-way		
5.17.2. List the permit number for the master food hall permit where the premises is located: _____		
5.17.3. What is the size of your vending space? ☐ Less than 1,000 square feet ☐ At least 1,000 square feet		
5.18. GAMING SITE		
5.18.1. If you are applying for a gaming site permit, do you hold a valid riverboat license under IC 4-33-6, an operating agent contract under IC 4-33-6.5, or a gambling game license under IC 7.1-25?		☐ Yes ☐ No
License number of gaming site	Date of issuance (mm/dd/yyyy)	Date of expiration (mm/dd/yyyy)
5.19. DINING CAR		
5.19.1. Do you own a railroad as a public carrier or cars which are operated as part of railroad train?		☐ Yes ☐ No
5.20. RACE TRACK		
5.20.1. Do you operate an outdoor facility with the main purpose and function being organized sporting competition that does not include a facility to which IC 7.1-3-1-25(a) applies or a tract located in a county containing a consolidated city that contains a premises used in connection with the operation of a paved track more than two (2) miles in length that is used primarily in the sport of auto racing?		☐ Yes ☐ No
SECTION 6: DEALER PERMIT QUESTIONS <i>(Skip to next section if you are not applying for a dealer permit.)</i>		
6.1. GROCERY STORE		
6.1.1. If you are applying for a beer and/or wine grocery store permit, please select the appropriate category below: <i>(Please refer to IC 7.1-1-3-18.5 for more information on what qualifies as a grocery store.)</i>		
☐ A supermarket, grocery store, or delicatessen that is primarily engaged in the retail sale of a general food line, including: (a) canned and frozen foods; (b) fresh fruits and vegetables; and (c) fresh and prepared meats, fish, and poultry.		
☐ A convenience store or food mart primarily engaged in: (a) the retail sale of a line of goods, including milk, bread, soda, and snacks; or (b) the retail sale of automotive fuels and the retail sale of a line of goods including milk, bread, soda, and snacks; and (c) the sale of alcoholic beverages represents 25% or less of annual gross sales (excluding gasoline and automotive oil products).		
☐ A warehouse club, superstore, supercenter, or general merchandise store that is primarily engaged in the retail sale of a general line of groceries or gourmet foods in combination with general lines of new merchandise, which may include apparel, furniture, and appliances.		
☐ A specialty or gourmet food store primarily engaged in the retail sale of miscellaneous specialty foods not for immediate consumption and not made on the premises, not including: (a) meat, fish, and seafood; (b) fruits and vegetables; (c) confections, nuts, and popcorn; and (d) baked goods.		
6.2. PACKAGE LIQUOR STORE		
6.2.1. Does your business meet the definition of a package liquor store under IC 7.1-1-3-28?		☐ Yes ☐ No
6.3. BEER, WINE, AND LIQUOR DRUG STORE PERMITS		
6.3.1. If you are applying for a beer, wine, and liquor drug store permit, do you hold a valid permit issued by the State Board of Pharmacy?		☐ Yes ☐ No
Permit number of pharmacy	Date of issuance (mm/dd/yyyy)	Date of expiration (mm/dd/yyyy)
SECTION 7: MANAGER QUESTIONNAIRE		
7.1. Name of manager (last, first, middle initial)		7.2. Social Security number *
7.3. Date of birth (mm/dd/yyyy)	7.4. Employee permit number	7.5. Date of expiration (mm/dd/yyyy)
7.6. Home address (number and street, city, state, and ZIP code)		

7.7.	Do you have lawful status in the United States as defined by IC 9-13-2-92.3?	☐ Yes ☐ No
7.8.	Are you at least twenty-one (21) years old?	☐ Yes ☐ No
7.9.	Are you an officer or employee of a non-resident of the state of Indiana that is engaged in the alcoholic beverage traffic or engaged in carrying on any phase of the manufacture of, traffic in, or transportation of alcoholic beverages without a permit under Title 7.1 of the Indiana Code?	☐ Yes ☐ No
7.10.	Are you a law enforcement officer, a non-elected officer of a municipal corporation or governmental subdivision, or an officer of the state of Indiana charged with any duty or function in the enforcement of Title 7.1 of the Indiana Code?	☐ Yes ☐ No
7.11.	Have you ever been convicted of a felony or misdemeanor? If yes, please attach a letter with conviction, court, date, and sentence information. Do not include convictions that have been expunged under IC 35-38-9.	☐ Yes ☐ No
7.12.	Have you ever been found to have committed a violation of the Indiana alcoholic beverage laws, rules, regulations, or orders of the Commission? If yes, please attach a letter detailing the conviction(s) and/or violation(s), including any permit number(s).	☐ Yes ☐ No
7.13.	Have you held an alcoholic beverage permit under Title 7.1 of the Indiana Code and had the permit revoked within one (1) year prior to the date of this application? If yes, please provide the permit number(s) and an explanation.	☐ Yes ☐ No
7.14.	Have you made an application for an alcoholic beverage permit of any type which was denied less than one (1) year to the date of this application (unless the application was denied by reason of a procedural or technical defect)? If yes, please attach an explanation.	☐ Yes ☐ No
7.15.	Do you have an interest, either directly or indirectly, in any other permits or registrations of any kind issued under Title 7.1 of the Indiana Code connected with, but not limited to, the production, distribution, transportation, or sale of alcoholic beverages? If yes, please list the permit number(s) below.	☐ Yes ☐ No
Permit number(s)		
Signature of manager		Date (mm/dd/yyyy)

SECTION 8: FLOOR PLAN

All applicants must submit a floor plan drawing on letter size (8½" x 11") paper attached to this application. The drawing must show dimensions and identifications of any existing family room(s), seating arrangement(s), ballroom(s), bar(s), dance floor area(s), kitchen area(s), restrooms, storage and office areas, entrances/exits, patios, beer gardens, service windows, and alcoholic beverage display areas for all types of permits. Please sign and date the drawing.

NOTE: A floor plan of the licensed premises must be approved before a permit is issued. If you have any questions regarding floor plans, please contact the appropriate Indiana State Excise Police district office: www.in.gov/atc/isepl/contact-us/.

SECTION 9: CERTIFICATION OF APPLICANT

I certify that this application was completed by myself or by the preparer identified below. I certify that I have read this completed document and that all information provided herein and on any attachments is true and correct. I UNDERSTAND THAT IT IS A FELONY UNDER LAW TO MISREPRESENT OR FALSIFY ANY PORTION OF THIS APPLICATION OR ATTACHED DOCUMENTS.

I hereby consent for the duration of the permit term to inspection and search by an enforcement officer, without a warrant or other process, of my licensed premises, any approved satellite facility, approved storage facility, and vehicles to determine compliance with the provision of Indiana Code 7.1.

NOTE: The applicant MUST sign this application unless the proper Power of Attorney forms are attached to this application.

Signature of applicant 	Date signed (mm/dd/yyyy) 03/24/2026
Printed name of applicant SUKHWINDER SINGH	Title of applicant PRESIDENT

SECTION 10: CERTIFICATION OF PREPARER (if applicable)

I certify that I have examined this application and the accompanying documents, and to the best of my knowledge and belief, they are true, correct, and complete. I certify that the applicant reviewed the completed form prior to signing.

Signature of preparer	Date signed (mm/dd/yyyy)
Printed name of preparer	Telephone number

SECTION 11: PAYMENT AND CONTACT INFORMATION

Payment must be in the form of a business check, certified check, or money order made payable to the Indiana Alcohol and Tobacco Commission.

Applications without payment will be returned.

Indiana Alcohol and Tobacco Commission
302 West Washington Street, Room E-114
Indianapolis, IN 46204
(317) 232-2430
www.in.gov/alc



SUPPLEMENT TO APPLICATION FOR RETAIL PERMIT (CARRY-OUT INITIAL REQUEST)
State Form 56312 (R / 4-18)
ALCOHOL AND TOBACCO COMMISSION

INSTRUCTIONS:

1. Only complete this form if you are requesting carry-out privileges for a retail permit.
2. Do not complete this form if your retail permit does not qualify for carry-out. See list at the end of the form to determine if your permit type is eligible for carry-out privileges.
3. Type or print legibly.
4. Any omission in this form or attachments will result in application being returned.
5. Include all required financial statements or affidavit of compliance.

STEP 1. GENERAL INFORMATION		FOR OFFICE USE ONLY
Business entity making this application DELHI HEIGHTS FORT WAYNE INC.	Contact E-mail delhiindian301w@gmail.com	Date received (mm/dd/yy)
Doing business as (DBA) DELHI HEIGHTS	Application type: ☒ New application ☐ Renewal application ☐ Transfer application	Processor reviewing
Business address (number and street, city, state, and ZIP code) 301 W JEFFERSON BLVD, SUITE 130. FORT WAYNE, IN 46802		Reviewer
Mailing address (number and street, city, state, and ZIP code) 14154 STONEHURST CT. GRANGER, IN 46530		Permit type
Business Telephone number (574) 292-5068	Permit number (for renewal and transfer applications only)	Permit Number
		Original issue date (mm/dd/yy)
		Subtype: ☐ Gross Retail Income Req. ☐ GF/Exempt ☐ Affidavit of Compliance ☐ No carryout
		Due Date for Initial Report (mm/dd/yy)
		☐ Approved ☐ Denied
		Date (mm/dd/yy)
STEP 2. CHARACTER OF BUSINESS		
1) Please describe in detail the nature of your business at the permit premises, including all business functions at the premises. (Attach additional sheets if necessary. Forms that do not fully describe the business operations will be returned.) FULL TIME RESTAURANT AND SERVING FOOD, BEVERAGES INCLUDING BEER, WINE & DEALER ON PREMISES.		
2) Is the permit location a supermarket, grocery store, or delicatessen that is primarily engaged in the retail sale of a general food line, which may include: a) canned and frozen foods; b) fresh fruits and vegetables; and c) fresh and prepared meats, fish, and poultry? ☐ Yes ☒ No		
3) Is the permit location a convenience store or food mart that is primarily engaged in: a) the retail sale of a line of goods that may include milk, bread, soda, and snacks; or b) the retail sale of automotive fuels and the retail sale of a line of goods that may include milk, bread, soda, and snacks? ☐ Yes ☒ No		
4) Is the permit location a warehouse club, superstore, supercenter, or general merchandise store that is primarily engaged in the retail sale of a general line of groceries or gourmet foods in combination with general lines of new merchandise, which may include apparel, furniture, and appliances? ☐ Yes ☒ No		
5) Is the permit location a specialty or gourmet food store primarily engaged in the retail sale of miscellaneous specialty foods not for immediate consumption and not made on the premises, not including: a) meal, fish, and seafood; b) fruits and vegetables; c) confections, nuts, and popcorn; and d) baked goods? ☐ Yes ☒ No		
6) Is a license issued by the State Board of Pharmacy held at the permit location? ☐ Yes ☒ No		
If you answered yes to any question in #2 through #6 in Step 2 and you are applying for a new permit or transferring a permit to a new location, you <u>do not</u> qualify for carry-out privileges pursuant to IC 7.1-3-1-1.6.		

STEP 3. REQUEST FOR CARRYOUT PRIVILEGES

(Carry-out privileges may not be requested for permit types that limit sales to on-premises consumption only.)

1) Is this request for carry-out privileges for one of the following permit types: (If you answer yes to any of these, skip to Affidavit of Applicant - Step 4.)

- | | | |
|--|---|--|
| a) City market licensed under IC 7.1-3-20-25? | ☐ Yes | ☒ No |
| b) Marina licensed under IC 7.1-3-1-25? | ☐ Yes | ☒ No |
| c) State park IC 7.1-3-17.8? | ☐ Yes | ☒ No |
| d) Golf course? as described in IC 7.1-3-20-13.5 (A)? | ☐ Yes | ☒ No |
| e) Hotel as described in IC 7.1-3-20-18 or resort hotel as described in IC 7.1-3-20-21? | ☐ Yes | ☒ No |
| f) Restaurant that holds a brewer's permit under IC 7.1-3-2-7(5)? Brewery permit number: _____ | ☒ Yes | ☐ No |

2) Was the permit originally issued or transferred as to location or ownership before November 1, 2016? (If yes, skip to Affidavit of Applicant - Step 4.) ☐ Yes ☐ No

3) Complete this question for renewal applications (not including renewal applications that checked yes to question #1 or #2 in Step 3):

Do you understand that you may not sell alcoholic beverages for carry-out unless at least sixty percent (60%) of your gross retail income from the sale of alcoholic beverages is derived from the sale of alcoholic beverages for consumption on the licensed premises? (Please complete the financial statement below.)

☐ Yes ☐ No

Instructions for completing financial statement:

1. Enter the date range for the financial statement. Date range should be the one hundred eighty (180) days or six (6) months preceding the date of the application.

2. Provide both the dollar amount and percentage of:

- a. Gross retail income from alcoholic beverages for on-premises consumption;
- b. Gross retail income for alcoholic beverages for off-premises consumption (carry-out) (If you are not currently offering carry-out sales or have no carryout sales please list \$0 under dollar amount and 0 as percentage); and
- c. Total retail sales for on-premises and off-premises alcoholic beverages sold. (Catering alcohol sales should not be included.)

3. Incomplete financial statements will be returned.

4. Financial statements may be audited by a certified public accountant or verified by the Indiana Department of Revenue.

Financial statement for renewals (not including renewals that checked yes to question #1 or #2 in Step #3)		
Date Range (mm/dd/yy): _____ to _____		
	Total dollar amount	Percentage
Gross retail income from alcoholic beverages for on-premises consumption		0.00%
Gross retail income from alcoholic beverages for off-premises consumption		0.00%
Total retail sales for alcoholic beverages	0.00	100%

4) Complete this question for the following:

- a. new applications;
- b. transfer applications; or
- c. renewal applications requesting *reinstatement* of carryout privileges.

a) Do you swear or affirm under penalties of perjury that during the first two (2) years of operations with carry-out privileges at least sixty percent (60%) of your projected gross retail income from the sale of alcoholic beverages will be derived from the sale of alcoholic beverages for consumption on the licensed premises?

☐ Yes ☐ No

b) Do you understand that not more than one hundred eighty (180) days after the date the applicant begins or resumes alcoholic beverage sales with carry-out privileges, you shall provide a financial statement with sufficient information to show that during the first one hundred twenty (120) days of business operations with carry-out privileges, at least sixty percent (60%) of gross retail income from all alcoholic beverage sales was derived from sales of alcohol beverages for consumption on the premises?

☐ Yes ☐ No

STEP 4. AFFIDAVIT OF APPLICANT

I certify under penalties of perjury that I have reviewed this completed application and that the information contained herein and in any required attachment(s) is true and accurate.

Printed name of applicant SUKHWINDER SINGH	Signature of applicant 	Date (mm/dd/yy) 03/24/2026
--	----------------------------	--------------------------------------

STEP 5. CONTACT INFORMATION

MAIL COMPLETED FORM:

INDIANA ALCOHOL & TOBACCO COMMISSION
302 West Washington Street, Room E114
Indianapolis, Indiana 46204

ADDITIONAL CONTACT INFORMATION

Telephone: 317-232-2430

Website: www.in.gov/atc/

Unless specifically authorized by statute, no permittee may sell alcohol for carry-out on Sundays.

Wine may be removed from a wine retailer's licensed premises that does not request or does not qualify for carry-out under IC 7.1-3-20-9.5 if:

1. The wine meets the requirements of IC 7.1-3-20-9.6; and
2. The permittee holds a permit type that allows for carry-out.

Retail permit type	Carryout eligible?
Beer retailer	Yes
Wine retailer	Yes
Beer and wine retailer	Yes
Beer, wine, and liquor retailer (210)	Yes
Beer, wine, and liquor retailer (210-1)	No
Beer, wine, and liquor retailer (209)	Yes
Resort hotel	Yes
Hotel	Yes
Dining car	No
Racetrack	No
Social club	No
Fraternal club	No
Temporary beer and wine	No
Municipal Stadium	No
Civic center (other than a marina)	No
Civic center - marina	Yes
Supplemental catering	No
Catering hall	No
Excursion boat	No
Horse track	No
Horse track satellite facility	No
Gaming boat	No
Gaming boat adjacent landsite	No
Gaming site	No
City Market	Beer and wine only
Indiana state fair	No
Airport	No*
Railroad	No*
Riverfront/Historic river vessel	No*
Cultural center	No*
Historic district	No*
Economic redevelopment	No*
Lakefront	No*
Motor sports district	No*
Development district	No
State park permit	Yes
Temporary beer permit for brewer	Yes**

*If the holder of a permit holds both a permit issued under IC 7.1-3-20-16(c) through (l) and a permit for a brewery described in IC 7.1-3-2-7(5) and the permit premises are located on or adjacent one another, the permit holder may sell for carry-out beer manufactured at the brewery.

** Beer may only be carried out in sealed, unopened containers.

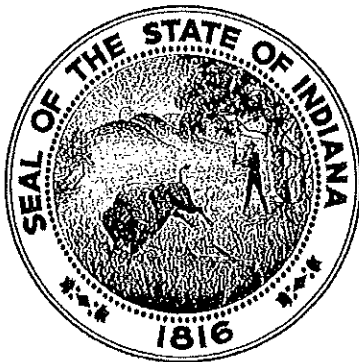
State of Indiana
Office of the Secretary of State
Certificate of Assumed Business Name
of
DELHI HEIGHTS FORT WAYNE INC

I, DIEGO MORALES, Secretary of State, hereby certify that a Certificate of Assumed Business Name of the above Domestic For-Profit Corporation has been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

Following said transaction, the above named entity will transact business under the assumed business name(s) of:

DELHI HEIGHTS

NOW, THEREFORE, with this document I certify that said transaction will become effective Thursday, February 19, 2026.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, February 20, 2026.

Diego Morales

DIEGO MORALES
SECRETARY OF STATE

202602181971710 / 11222237

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
02/20/2026 12:57 PM

CERTIFICATE OF ASSUMED BUSINESS NAME

NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 202602181971710
BUSINESS TYPE Domestic For-Profit Corporation
BUSINESS NAME DELHI HEIGHTS FORT WAYNE INC
PRINCIPAL OFFICE ADDRESS 301 W JEFFERSON BLVD, SUITE 130, Fort Wayne, IN, 46802, USA

EFFECTIVE DATE

EFFECTIVE DATE 02/19/2026
EFFECTIVE TIME 04:25PM

ASSUMED NAME AND ADDRESS

DELHI HEIGHTS 301 W JEFFERSON BLVD, SUITE 130, Fort Wayne, IN, 46802, USA

SIGNATURE

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY February 19, 2026.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

SIGNATURE SUKHWINDER SINGH
TITLE President

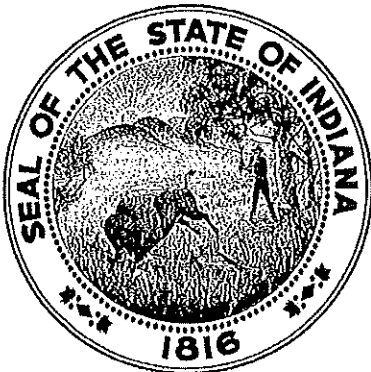
Business ID : 202602181971710
Filing No. : 11222237

State of Indiana
Office of the Secretary of State

Certificate of Incorporation
of
DELHI HEIGHTS FORT WAYNE INC

I, DIEGO MORALES, Secretary of State, hereby certify that Articles of Incorporation of the above Domestic For-Profit Corporation have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

NOW, THEREFORE, with this document I certify that said transaction will become effective
Wednesday, February 18, 2026.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, February 19, 2026.

Diego Morales

DIEGO MORALES
SECRETARY OF STATE

202602181971710 / 11220704

To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
02/19/2026 12:11 PM

ARTICLES OF INCORPORATION

Formed pursuant to the provisions of the Indiana Code.

ARTICLE I - NAME AND PRINCIPAL OFFICE ADDRESS

BUSINESS ID 202602181971710
BUSINESS TYPE Domestic For-Profit Corporation
BUSINESS NAME DELHI HEIGHTS FORT WAYNE INC
PRINCIPAL OFFICE ADDRESS 301 W JEFFERSON BLVD, SUITE 130, Fort Wayne, IN, 46802, USA

ARTICLE II - REGISTERED OFFICE AND ADDRESS

REGISTERED AGENT TYPE Individual
NAME SUKHWINDER SINGH
ADDRESS 14154 STONEHURST CT., Granger, IN, 46530, USA
SERVICE OF PROCESS EMAIL delhiindian301w@gmail.com

I acknowledge that the Service of Process email provided above is the email address at which electronic service of process may be accepted.

ARTICLE III - PERIOD OF DURATION AND EFFECTIVE DATE

PERIOD OF DURATION Perpetual
EFFECTIVE DATE 02/18/2026
EFFECTIVE TIME 02:44PM

ARTICLE IV - GOVERNING PERSON INFORMATION

TITLE President
NAME SUKHWINDER SINGH
ADDRESS 14154 STONEHURST CT., Granger, IN, 46530, USA

ARTICLE V - INCORPORATOR(S)

NAME SUKHWINDER SINGH
ADDRESS 14154 STONEHURST CT., Granger, IN, 46530, USA

APPROVED AND FILED
DIEGO MORALES
INDIANA SECRETARY OF STATE
02/19/2026 12:11 PM

ARTICLE VI - GENERAL INFORMATION

AUTHORIZED SHARES

1000

SIGNATURE

THE SIGNATOR(S) REPRESENTS THAT THE REGISTERED AGENT NAMED IN THE APPLICATION HAS CONSENTED TO THE APPOINTMENT OF REGISTERED AGENT.

THE UNDERSIGNED, DESIRING TO FORM A CORPORATION PURSUANT TO THE PROVISIONS OF THE INDIANA BUSINESS CORPORATION LAW AS AMENDED, EXECUTES THESE ARTICLES OF INCORPORATION.

IN WITNESS WHEREOF, THE UNDERSIGNED HEREBY VERIFIES, SUBJECT TO THE PENALTIES OF PERJURY, THAT THE STATEMENTS CONTAINED HEREIN ARE TRUE, THIS DAY February 18, 2026.

THE UNDERSIGNED ACKNOWLEDGES THAT A PERSON COMMITS A CLASS A MISDEMEANOR BY SIGNING A DOCUMENT THAT THE PERSON KNOWS IS FALSE IN A MATERIAL RESPECT WITH THE INTENT THAT THE DOCUMENT BE DELIVERED TO THE SECRETARY OF STATE FOR FILING.

SIGNATURE

SUKHWINDER SINGH

TITLE

Incorporator

Business ID : 202602181971710
Filing No : 11220704

**COUNTY VERIFICATION OF BUSINESS LOCATION**

State Form 44184 (R4/10-10)

ALCOHOL & TOBACCO COMMISSION

302 W. Washington Street, Room E114

Indianapolis, IN 46204

<http://www.IN.gov/atc>

TO THE INDIANA ALCOHOL AND TOBACCO COMMISSION:

I verify that 301 W. Jefferson Blvd, Suite 130, Fort Wayne, In 46802

(Address)

ALL COUNTIES EXCEPT MARION COUNTY

- ☒ is within the corporate limits of city or town of Fort Wayne.
- ☐ is outside the corporate limits of city or town of _____.
- ☐ the premises is located outside the corporate limits of an incorporated city or town and the premises are within, or in immediate proximity to an unincorporated town, which unincorporated town meets these qualifications:

- (1) which has been a settlement or a group of residences for more than ten (10) years;
- (2) to which the inhabitants of the surrounding countryside resort for purchases or public
- (3) which has borne a name and has been known by that name for more than ten (10) years.

The county surveyor of the county in which the premises is located shall certify the information set forth below:

_____ are within or are in immediate
(Address)
proximity to the unincorporated town known as _____

_____, which has borne this name and has been known by this name for more than ten (10) years and has been a settlement or a group of residences for more than ten (10) years to which the inhabitants of the surrounding countryside resort for purchases, public meetings, or as a community or neighborhood center.

MARION COUNTY ONLY

- ☐ Is within the corporate limits of a consolidated city and
- ☐ is within the corporate limits of the excluded city or town of _____.
- ☐ is within the corporate limits of the included city or town of _____.
- ☐ is within the special fire district.
- ☐ is outside the corporate limits of all the special service fire district and all excluded or included cities or towns.

Signature of County Surveyor

Date (month, date, year)

3/25/26



PROPERTY TAX CLEARANCE SCHEDULE - FORM NO. 1
(For a ☐ Person ☒ Business ☐ Corporation)
State Form 1462 (R6 / 7-10)
Approved by State Board of Accounts, 2011
INDIANA ALCOHOL AND TOBACCO COMMISSION

ATC permit number
Expiration date (month, day, year)

Name of individual or company DELHI HEIGHTS FORT WAYNE INC		
If transfer, give former name of business		
Mailing Address (street and number of rural route) 14154 STONEHURST CT.		
City GRANGER	State IN	ZIP Code 46530
Doing business as (DBA) DELHI HEIGHTS		
Permit location (street address) 301 W JEFFERSON BLVD, SUITE 130		
City FORT WAYNE	State IN	ZIP Code 46802
I, Treasurer of <u>Allen</u> County, hereby certify that the person or company named above has paid all property taxes in 20 <u>not yet assessed</u> (for 20 <u>not yet assessed</u> assessment) and property taxes for all prior years, or is exempt from property tax by reason of <u>not yet assessed</u>		
Signature of County Treasurer <u>Shirley D. Gray</u> KB		

TYPE (Check all that apply)	
☒ New	
☐ Renewal	
☐ Transfer (Check all that apply)	
☐ Ownership	
☐ Location	
☐ Stock	
☐ Permit escrow	
☐ DBA change	
Date (month, day, year) <u>3/25/2016</u>	

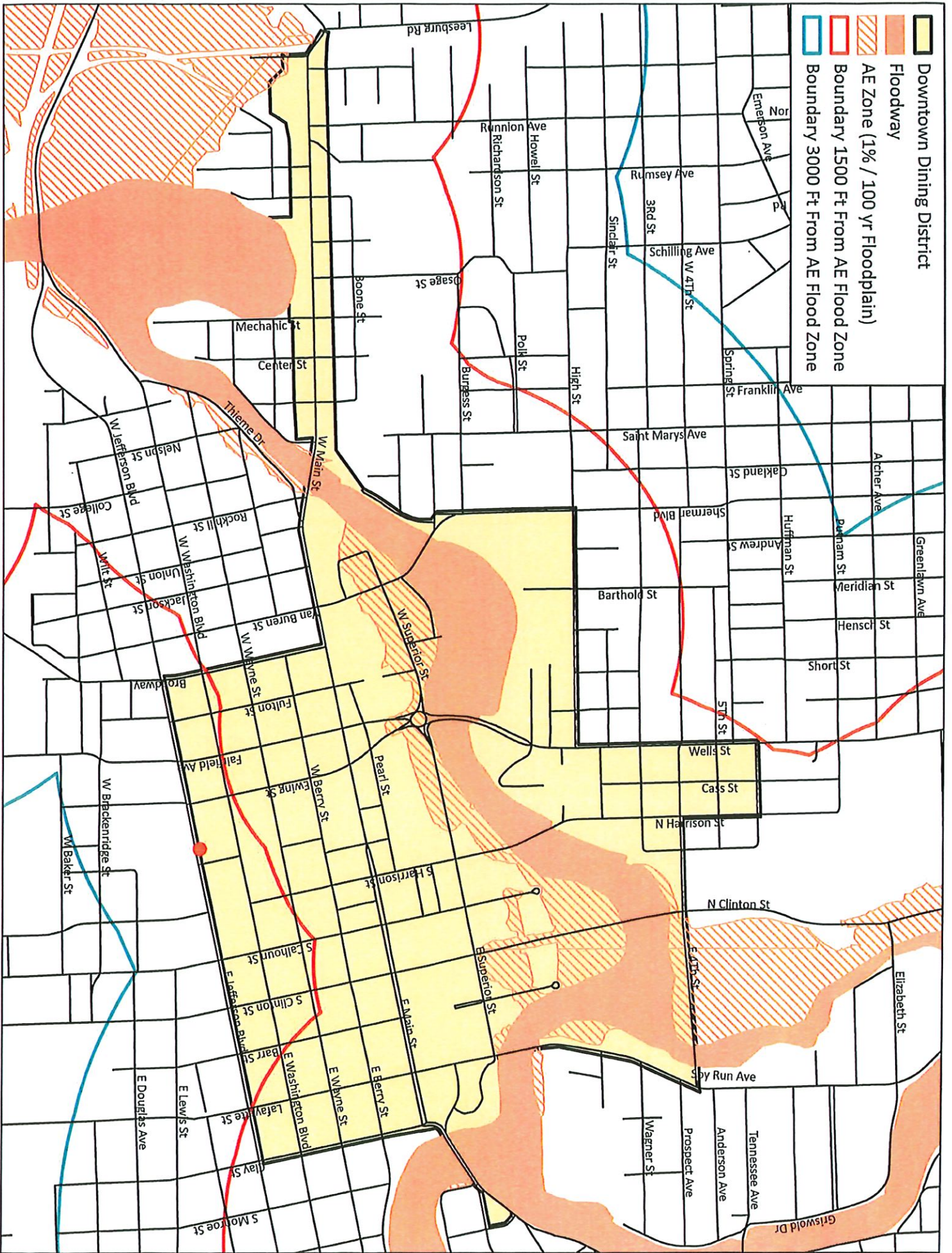


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**CITY OF FORT WAYNE
AGREEMENT
WITH DELHI HEIGHTS
REGARDING AN APPLICATION FOR A RIVERFRONT LIQUOR LICENSE**

This Agreement (the "Agreement") is entered as of the Effective Date (as hereinafter defined) by the City of Fort Wayne, Indiana (the "City") and, Delhi Heights ("Applicant") (the City and Applicant being collectively referred to herein as the "Parties"), regarding the establishment proposed at 301 West Jefferson Blvd, Fort Wayne, IN 46802. The Parties, in consideration of the mutual covenants, obligations and agreements set forth herein, agree as follows:

WHEREAS, Fort Wayne Common Council Ordinance R-105-15 (the "Ordinance") provides that all applicants seeking a Riverfront liquor license as described in Ind. Code 7.1-3-20-16 shall enter into a formal agreement with the City; and

WHEREAS, the Parties desire to enter into this Agreement to encourage: (a) downtown revitalization; (b) expansion and strengthening of the downtown dining landscape; and (c) riverfront development; and

WHEREAS, the Applicant will be investing in the development and construction of a dining establishment within the boundaries of the municipal riverfront development area;

NOW, THEREFORE, for and in consideration of the mutual considerations hereinafter set forth, the parties hereto agree as follows:

1. **Purpose of the Agreement.** The purpose of this Agreement is to establish the mutually contemplated and agreed upon requirements for initial and annual renewal recommendations for the Applicant's Riverfront liquor license.

2. **Definitions.**

a. The "Application" means the Downtown Dining District Liquor License Application, dated December 5, 2025, a copy of which is attached hereto as Exhibit A and incorporated hereby by reference.

b. "Permit" means the Applicant/Permit Holder's type 221-3 Riverfront Liquor License as issued by the Indiana Alcohol and Tobacco Commission.

c. "Effective Date" means the date on which the second of the Parties executes the Agreement.

3. **Term of the Agreement.** This Agreement shall commence on the Effective Date and shall continue until such time as the permit is lost, revoked, or not renewed.

4. **Responsibilities of Applicant.** Applicant has made certain representations and covenants to the City in the Application regarding the planned Permit premises, including the amount of private sector investment, and the type of establishment planned. Applicant represents and covenants that it will use its best efforts to continuously maintain in all material respects the following Eligibility Requirements and District Requirements:

Eligibility criteria:

- a. The focus of operation will be on a dining, entertainment or cultural experience rather than solely an alcohol consumption experience.
- b. The establishment is not and will not convert to be a private club, nightclub, or adult entertainment venue.

District Requirements:

- a. Establishments receiving permits within the Downtown Dining District are required to achieve within thirty-six (36) calendar months following the date on which applicant's business is open to the public, and thereafter maintain, an annual ratio of non-liquor sales to total sales of at least 25%.
- b. The licensed establishment will be actively open for business and fully operational a minimum of 210 days per year.
- c. The Applicant shall comply with all local and ATC application and renewal procedures.
- d. The Applicant shall contribute to the Economic Improvement District for the Downtown Area of the City of Fort Wayne ("Downtown Improvement District"), annual dues in the amount of Three Thousand Five Hundred Dollars (\$3500.00).

5. Reporting Obligations of Applicant.

- a. The Applicant shall submit to the City documentation of compliance including the following reports:
 - i. A revenue report indicating the total annual non-liquor and liquor sales.
 - ii. A report indicating the total number of days open during the last year, along with a schedule of current operating hours.
 - iii. Proof of payment to the Downtown Improvement District for the annual Downtown Dining Association dues.
- b. Annual compliance reports will be submitted to the City during the term of the agreement, no later than 90 days prior to the annual renewal date of the establishment's permit.
- c. Applicant agrees to provide supplemental and/or clarifying information and data which the City may request in writing after reviewing the information submitted by Applicant pursuant to sub paragraph a. of this Section 5, within fifteen (15) days following City's request.

Applicant shall certify under oath the accuracy of all information submitted to the City under this Section 5.

6. Non-Compliance: If the City determines in its sole discretion that the Applicant is not in compliance with the requirements of this Agreement in any material respect, the City may, following thirty (30) days written notice to Applicant which shall provide the Applicant an opportunity to explain the reasons for the noncompliance and the opportunity to cure, take any action the City deems appropriate, including the following steps:

- a. Termination of this Agreement

- b. Notice to the Indiana Alcohol and Tobacco Commission of non-compliance with the agreement, including a request for non-renewal of the Applicant's permit.
- c. A copy of the notice in Section 6 item b., above provided to the local ATC board and Excise office, requesting a recommendation to the state ATC office for non-renewal of the Applicant's permit.

Applicant hereby forever releases the City and the Downtown Improvement District, their directors, officers, employees, agents, representatives, departments and divisions, from any and all claims, demands, liabilities or causes of action of every kind and nature, whether now existing or hereafter arising, both known and unknown, which Applicant has or may have against the City or the Downtown Improvement District which is in any manner related to the termination of this Agreement by the City or the Applicant for any reason.

7. **Notice to Parties.** Any notice, statement or other communications sent to the City or the Applicant shall be sent to the following addresses, unless otherwise specifically advised.

To the City of Fort Wayne:

Malak Heiny – City of Fort Wayne
200 East Berry St., Suite 430
Fort Wayne, IN 46802
PH: (260) 427-1124
e-mail: Malak.Heiny@cityoffortwayne.org

To Delhi Heights:

301 West Jefferson Blvd
Fort Wayne, IN 46808
PH: 574-292-5068
e-mail: delhiindian301w@gmail.com

8. **Authority to Bind.** Notwithstanding anything in this Agreement to the contrary, the signatory for the Applicant represents that he/she has been duly authorized by the Applicant to execute this Agreement and to bind the Applicant to each of the representations, covenants, and obligations of Applicant contained herein.

9. **Amendment of this Agreement.** This Agreement or any portion hereof may only be amended by a writing executed by the Parties.

10. **Assignability.** The Applicant shall not assign this Agreement or any portion thereof without the prior written consent of the City, which consent may be withheld at the City's discretion.

11. **Remedies not impaired.** No delay or omission of any party in exercising any right or remedy available under this Agreement shall impair any such right or remedy, or constitute a waiver of any default or acquiescence thereto.

12. **Compliance with Laws.** The Applicant agrees to comply with all applicable federal, state and local laws, rules, regulations and ordinances and all provisions required thereby, whether now existing or hereafter enacted, which are included and incorporated by reference herein, in Applicant's performance under this Agreement.

Pursuant to I.C. 22-9-1-10 and the Civil Rights Act of 1964, Applicant shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to the hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of such person's race, color, religion, sex, disability, national origin, handicap or ancestry. Breach of this covenant may be regarded as a material breach of this Agreement.

The Applicant affirms under the penalties of perjury that the Applicant does not knowingly employ an unauthorized alien. The Applicant affirms under the penalties of perjury that the Applicant has enrolled and is participating in the E-Verify program as defined in IC 22-5-1.7-3. The Applicant agrees to provide documentation to the State of Indiana that the Applicant has enrolled and is participating in the E-Verify program. Additionally, the Applicant is not required to participate if the Applicant is self-employed and does not employ any employees. The City may terminate for default if the Applicant fails to cure a breach of this provision no later than thirty (30) days after being notified by the City.

13. **Governing Laws.** This Agreement shall be construed in accordance with and governed by the laws of the State of Indiana, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules. Suit, if any, shall be brought in a court of applicable jurisdiction situated in Allen County, Indiana.

14. **Entire Agreement.** This Agreement, entered into of even date herewith, and any attachments hereto, contain the entire understanding of the Parties and this Agreement supersedes all prior agreements and understandings, oral or written, with respect to the subject matter enclosed herein and contemplated hereby.

15. **Indemnification and Release.** The Applicant shall indemnify, defend and hold harmless the City and the Downtown Improvement District and their divisions, department, directors, officers, employees, representatives and agents (collectively, the "Indemnitees") from and against all claims, demands, charges, lawsuits, costs and expenses (including legal costs and attorney's fees) caused by or associated with any act or omission of the Applicant and/or any of its contractors, subcontractors, vendors, suppliers, employees, representatives, licensees, invitees and/or authorized agents in connection with (a) the design, development, construction, operation, management and control of the Facility and (b) any and all activities of every kind and nature which occur in, on or about the Facility. Neither the City nor the Downtown Improvement District shall provide any indemnification hereunder to the Applicant. The Applicant hereby forever releases Indemnitees and each of them from any and all claims, demands

and charges, of every kind and nature, both known and unknown, whether now existing or hereafter arising, that Applicant has or may at any time in the future have against Indemnitees, or any of them, under this Agreement. In no event shall the City or the Downtown Improvement District be liable for any direct, indirect, special, incidental, consequential or punitive damages, costs or expenses arising from any act or omission to act by any party relating in any manner to this Agreement, the Application "as amended" or the activities described herein or therein or contemplated hereby or thereby. The covenants contained in this Section 18 shall survive the expiration or termination of the Agreement for any reason.

16. Severability. The invalidity of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses, or provisions of this Agreement.

IN WITNESS WHEREOF, the Parties, by their respective duly authorized representatives, have executed this Agreement on the dates entered below.

The City of Fort Wayne

By: _____ Date: _____, 20____
Sharon Tucker - Mayor

Delhi Heights

By: _____ Date: _____, 20____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

March 31, 2026

Indiana Alcohol Beverage Commission
Indianapolis, Indiana

Dear Indiana Alcohol Beverage Commission:

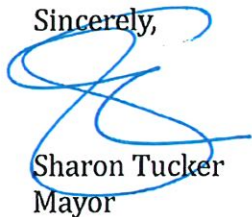
The City of Fort Wayne approved the establishment of a Riverfront Dining District, as outlined in the included map and Resolution S-17-16.

The Municipal Riverfront Development Project was funded in part with state and city money.

I am writing to recommend Delhi Heights, located at 01 W. Jefferson Blvd., Fort Wayne, Indiana 46802 receive a Riverfront Liquor license from the Indiana Alcohol and Tobacco Commission.

Should you have any questions, please feel free to contact me at 260-427-1111.

Sincerely,

A handwritten signature in blue ink, appearing to be "S. Tucker", is written over the printed name and title.

Sharon Tucker
Mayor

ENHANCED QUALITY OF LIFE FOR ALL

CITIZENS SQUARE

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DIGEST SHEET

TITLE OF RESOLUTION: A Resolution Approving a Downtown Dining District Liquor License and Formal Written Commitment for **Delhi Heights**.

DEPARTMENT REQUESTING RESOLUTION: Economic Development

SYNOPSIS OF RESOLUTION: This resolution requests approval of a Downtown Dining District Liquor License and associated Formal Written Commitment for Delhi Heights, located within the boundaries of the Downtown Dining District. The license will allow the service and consumption of alcoholic beverages in accordance with Downtown Dining District regulations and applicable state and local laws, supporting programming, events, and visitor experience at the venue.

EFFECT OF PASSAGE: Approval will authorize Delhi Heights to operate under a Downtown Dining District Liquor License, subject to the terms of the Formal Written Commitment and all applicable Downtown Dining District rules, enabling expanded beverage service during approved events and operating hours.

EFFECT OF NON-PASSAGE: Delhi Heights will not be authorized to operate under a Downtown Dining District Liquor License and will remain subject to existing alcohol service limitations and thus limiting their plans to launch a second location at the newly renovated Schaab Building.

ASSIGNED TO COMMITTEE:

MEMORANDUM

TO: Fort Wayne City Council

FROM: Andrea R Robinson, PhD; Economic Development

DATE: April 6, 2026

RE: Request for Approval of a Downtown Dining District Liquor License and Formal Written Commitment – Delhi Heights

BACKGROUND

Project Description

Delhi Heights proposes to operate as a neighborhood-oriented dining and gathering space offering:

- Full-service food and beverage operations
- Indoor dining and bar service
- Televised sporting events and community gathering space
- Extended evening hours consistent with downtown hospitality uses

The business model is designed to complement existing downtown amenities while contributing to increased activity along the riverfront and surrounding commercial corridors.

The applicant has indicated an intent to operate as a neighborhood-focused establishment emphasizing food service alongside beverage sales. Standard regulatory requirements related to alcohol service, safety, and occupancy will remain under the jurisdiction of the Indiana Alcohol & Tobacco Commission and local enforcement agencies.

REQUEST

The request seeks City Council approval to authorize Delhi Heights to operate under a Downtown Dining District Liquor License. Approval would allow for the service and consumption of alcoholic beverages in accordance with Downtown Dining District regulations, the terms of the Formal Written Commitment, and all applicable state and local laws.

The license would be limited to approved times, events, and areas, consistent with Downtown Dining District standards.

COMPLIANCE AND OVERSIGHT

Delhi Heights will be required to comply with:

- All Downtown Dining District rules and regulations
- The approved Formal Written Commitment
- Applicable Indiana Alcohol and Tobacco Commission requirements
- All local ordinances governing alcohol service and public safety

Failure to comply with these requirements may result in enforcement action or revocation of authorization, consistent with City policy.

RECOMMENDATION: Approval of the resolution authorizing a Downtown Dining District Liquor License and Formal Written Commitment for Delhi Heights, finding the request to be consistent with Downtown Dining District goals, existing policy, and public benefit considerations.