

Bond



**Indian-Non Judicial Stamp
Haryana Government**



Date : 06/04/2026

Certificate No. G0F2026D469



Stamp Duty Paid : ₹ 101

(Rs. Only)

GRN No. 149663419



Penalty : ₹ 0

(Rs. Zero Only)

Deponent

Name : Dreamways Infra projects Pvt ltd

H.No/Floor : Na

Sector/Ward : Na

Landmark : Na

City/Village : Gurugram

District : Gurugram

State : Haryana

Phone : 80*****30



Purpose : AFFIDAVIT CUM DECLARATION to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode-Through smart phone or on the website <https://egrashry.nic.in>

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

I, Ravi Yadav son of Housila Prasad Yadav resident of F-23, Chattarpur Extension, Chattarpur, South Delhi, Delhi 110074, being the Authorized Signatory of Dreamways Infra Projects Pvt. Ltd [(CIN No. U45500HR2020PTC088466) (PAN No. AAHCD9203A)], a company existing under the Companies Act, 2013 and having its registered office at A-802, 8th Floor, Pioneer Urban Square, Sector-62, Golf Course Extension Road, Gurugram, -122001 Haryana, do hereby solemnly declare, undertake and state as under:-

That I am the Authorized Signatory of Dreamways Infra Projects Pvt. Ltd [(CIN No. U45500HR2020PTC088466) (PAN No. AAHCD9203A)], a company existing under the Companies Act, 2013 and having its registered office at A-802, 8th Floor, Pioneer Urban Square, Sector-62, Golf Course Extension Road, Gurugram, -122001 Haryana, who has been duly authorized vide Board Resolution dated 02/04/2026.



That Dreamways Infra Projects Pvt. Ltd is the promoter and developer of the Proposed Affordable Residential Plotted Colony Under DDJAY – “AQVA THE RESERVE”, situated at Revenue Estate of Village Sohna, Sector-5, District Gurugram, Haryana, area Admeasuring 5.06875 Acres under License no. 05 of 2026.

I, Ravi Yadav duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Confirming Parties, namely M/S AVRIL DEVELOPERS LLP (PAN: ABXFA5000C), having its registered office at D-56, 3rd Floor (Rear Side), 100 Foota Road, Chattarpur Enclave, New Delhi – 110074; M/S CITADELIS INFRA PVT. LTD. (PAN: AALCC7835R), having its office at A-609, Pioneer Urban Square, Sector-62, Gurugram, Haryana – 122001; and M/S INAYA REALTY (PAN: DCRPA2883K), having its registered office at Plot No. 54, Khasra No. 54/10/11/1//9, Jonapur, South Delhi, New Delhi – 110047, are the lawful owners and hold valid legal title to the land upon which the development of the project is proposed. That the Promoter, M/S DREAMWAYS INFRA PROJECTS PVT. LTD., has entered into a Collaboration Agreement with the aforesaid landowners for the development of the said project, which Collaboration Agreement bearing Registration No. 14580 has been duly registered with the Office of the Sub-Registrar, Sohna, District Gurugram, Haryana, on 24.01.2025.

That the said land is free from all encumbrances.

2. That the time period within which the project shall be completed by [me/promoter] is 30/09/2029 and completion certificate will receive on and before 31/12/2029.
3. That seventy per cent of the amounts realized by [me/promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.



6. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
8. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 06/04/2026.



ATTESTED

RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA

