



I, Mr. Abhisekh Kundu, being the Director of M/s Citadelis Infra Pvt. Ltd. (PAN: AALCC7835R), having its office at A-609, Pioneer Urban Square, Sector-62, Gurugram, Haryana – 122001, do hereby solemnly affirm, declare, and state as under:

1. That I am the Director of M/s Citadelis Infra Pvt. Ltd. (PAN: AALCC7835R), having its office at A-609, Pioneer Urban Square, Sector-62, Gurugram, Haryana – 122001
2. 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 and subsisting legal title to the land upon which the development of the project is proposed, and 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.
3. That, in terms of Clause 3 of the aforesaid Collaboration Agreement, we have been allocated units as per Annexure-A, along with the duly approved and marked zoning/layout plan, and that we, being the landowners of the aforesaid land, hereby confirm and undertake to abide by and comply with all the provisions, terms, and conditions of the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder, to the extent applicable.
4. That we undertake that we shall not independently advertise, market, book, sell, or offer for sale any unit or part thereof in the proposed real estate project, or any portion thereof within the planning area, prior to the completion of the project. In case the same is required to be done, it shall be carried out through the promoter/developer and all sale proceeds shall be processed in accordance with Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 or after obtaining separate RERA registration in our name for the Allocated



CITADELIS INFRA PRIVATE LIMITED

Abhisekh Kundu
Authorised Signatory

Units/Area. The present undertaking is being given out of free will and volition and without any force, fraud, coercion or under the influence of any person whatsoever.

CITADELIS INFRA PRIVATE LIMITED

5. That we request that the RERA registration be issued at the earliest.

Abhishek
Authorised Signatory

Deponent

Verification

I, the above-named deponent, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.

CITADELIS INFRA PRIVATE LIMITED

Verified at Gurugram on this 28/04/2026

Abhishek
Authorised Signatory

Deponent



ATTESTED
RAM NIWAS, ADVOCATE
GURUGRAM, HARYANA, INDIA

ANNEXURE-A
PLOT ALLOCATED TO CITADELIS INFRA PVT. LTD

Sr.No.	Block	Plot no	Size (Sq mts)	Size (Sq Yds)
1	D	D-48	148.85	178.0246
2	D	D-49	148.85	178.0246
3	D	D-50	148.85	178.0246
4	D	D-51	148.85	178.0246
5	D	D-52	148.85	178.0246
6	D	D-53	148.85	178.0246
7	D	D-54	148.85	178.0246
8	D	D-55	148.85	178.0246
9	D	D-56	148.85	178.0246
10	D	D-57	148.85	178.0246
11	A	A-06	144.01	172.23596
12	B	B-25	144.54	172.86984
13	B	B-26	144.54	172.86984
14	B	B-27	144.54	172.86984
15	B	B-28	144.54	172.86984
16	B	B-29	144.54	172.86984
17	E	E-69	144.07	172.30772
18	E	E-70	144.07	172.30772
19	E	E-71	144.07	172.30772
20	E	E-72	144.07	172.30772
			2931.49	3506.06204

CITADELIS INFRA PRIVATE LIMITED
Abhishek
Authorised Signatory

CITADELIS INFRA PVT. LTD
(DIRECTOR)





I/We, Mr. Ravi Yadav, duly authorized by M/s Avril Developers LLP (LLPIN: ABA-5466), having its registered office at D-56, 3rd Floor (Rear Side), 100 Foota Road, Chhatarpur Enclave, New Delhi – 110074, vide authorization dated 23.01.2025, do hereby solemnly affirm, declare, and state as under:

1. That I am the Authorized Signatory of M/s Avril Developers LLP (LLPIN: ABA-5466), having its registered office at D-56, 3rd Floor (Rear Side), 100 Foota Road, Chhatarpur Enclave, New Delhi – 110074, and am duly authorized to depose this affidavit on behalf of the said entity.
2. 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, Chhatarpur 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 and subsisting legal title to the land upon which the development of the project is proposed, and 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. In terms of aforesaid Collaboration Agreement clause no. 3, we have been allocated Units as per Annexure-A Along with Duly marked zoning plan/layout plan .
3. That we, being the landowners of the aforesaid land, hereby confirm and undertake to abide by and comply with all the provisions, terms, and conditions of the Real Estate (Regulation and Development) Act, 2016 and the rules made thereunder, to the extent applicable.
4. That we undertake that we shall not independently advertise, market, book, sell, or offer for sale any unit or part thereof in the proposed real estate project, or any portion thereof within the planning area, prior to completion of the project.



For Avril Developers LLP

Authorised Signatory

5. That in the event the same is required to be undertaken, it shall be carried out only through the promoter/developer, and all sale proceeds shall be dealt with in accordance with Section 4(2)(1)(d) of the Real Estate (Regulation and Development) Act, 2016, or after obtaining separate RERA registration in our name for the allocated units/area.
6. We request that RERA Registration be issued at the earliest.

For Avril Developers LLP

Authorised Signatory

Deponent

Verification

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

Verified by me at Gurugram on 28/04/2026.

For Avril Developers LLP

Authorised Signatory

Deponent



ATTESTED
RAM NIWAS, ADVOCATE
NOTARY, GURUGRAM (H.R.) INDIA

ANNEXURE-A

PLOT ALLOCATED TO AVRIL DEVELOPERS LLP

S:N	Block	Plot no	Size (Sq mts)	Size (Sq Yds)
1	A	A-10	144.01	172.23596
2	A	A-11	144.01	172.23596
3	A	A-12	144.01	172.23596
4	A	A-13	144.01	172.23596
5	A	A-14	144.01	172.23596
6	C	C-17	122.89	146.97644
7	C	C-18	122.89	146.97644
8	C	C-19	122.89	146.97644
9	B	B-20	144.54	172.86984
10	B	B-21	144.54	172.86984
11	B	B-22	144.54	172.86984
12	B	B-23	144.54	172.86984
13	B	B-24	144.54	172.86984
14	D	D-44	148.85	178.0246
15	D	D-45	148.85	178.0246
16	D	D-46	148.85	178.0246
17	D	D-47	148.85	178.0246
18	E	E-65	144.07	172.30772
19	E	E-66	144.07	172.30772
20	E	E-67	144.07	172.30772
21	E	E-68	144.07	172.30772
			2983.1	3567.7876

For Avril Developers LLP


 Authorised Signatory

AVRIL DEVELOPERS LLP

(Authorized Signatory)





I/We Mr Kamal Ambawta Solo proprietor of 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. do hereby solemnly declare, undertake and state as under:-

1. That I am the sole proprietor of 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, and am duly authorized to make this declaration.
2. 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, Chhatarpur 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 and subsisting legal title to the land upon which the development of the project is proposed, and 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..
3. In terms of aforesaid Collaboration Agreement clause no. 3, we have been allocated Units as per Annexure-A Along with Duly marked zoning plan/layout plan.
4. We, being the landowner under the above-said land, hereby confirm and undertake that we shall abide by and comply with all the terms and conditions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder to the extent applicable.
5. We undertake that we shall not separately advertise, market, book, sell, or offer for sale any Unit or part thereof in the proposed real estate project or any part of it, located within the planning area, prior to the completion of the project.
6. In case the same is required to be done, it shall be carried out through the promoter/developer and all sale proceeds shall be processed in accordance with Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016



For INAYA REALTY

Proprietor

or after obtaining separate RERA registration in our name for the Allocated Units/Area. The present undertaking is being given out of free will and volition and without any force, fraud, coercion or under the influence of any person whatsoever.

7. We request that RERA Registration be issued at the earliest.

For INAYA REALTY


Proprietor

Deponent

Verification

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

Verified by me at Gurugram on 28/04/2026.

For INAYA REALTY


Proprietor

Deponent



ATTESTED
RAM NIWAS, ADVOCATE
NOTED BY: RAM NIWAS (H.P. 1) INRIA

ANNEXURE-A
PLOT ALLOCATED TO INAYA REALTY

S:N	Block	Plot no	Size (Sq mts)	Size (Sq Yds)
1	D	D-36	148.85	178.0246
2	D	D-37	148.85	178.0246
3	D	D-38	148.85	178.0246
4	D	D-39	148.85	178.0246
5	E	E-77	144.07	172.30772
6	E	E-78	144.07	172.30772
7	A	A-01	144.01	172.23596
8	A	A-02	144.01	172.23596
9	A	A-03	144.01	172.23596
10	A	A-04	144.01	172.23596
11	A	A-05	144.01	172.23596
12	D	D-40	148.85	178.0246
13	D	D-41	148.85	178.0246
14	D	D-42	148.85	178.0246
15	D	D-43	148.85	178.0246
16	E	E-62	144.07	172.30772
17	E	E-63	144.07	172.30772
18	E	E-64	144.07	172.30772
			2631.2	3146.9152

For INAYA REALTY
INAYA REALTY
(Proprietor)
Proprietor



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SHYAM DASS
STAMP VENDOR
GURGAON
29 APR 2026
12585

AFFIDAVIT

I, Kamal Ambawta, Son of Mr. Jagbir Singh, Resident of 448/1, Jonapur, P.O.: Jona Pur, District South Delhi, Delhi – 110047, being the Director of Dreamways Infra Projects Pvt. Ltd. [(CIN No. U45500HR2020PTC088466) (PAN No. AAHCD9203A)], a company incorporated 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 affirm and declare as under:

1. That I am the Director 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.
2. That Dreamways Infra Projects Pvt. Ltd is the promoter and developer of an affordable Residential Plotted Colony under DDJAY Policy 2016 – “AQVA THE RESERVE”, situated at Revenue Estate of Village Sohna, Sector-5, District Gurugram, Haryana.
3. 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.
4. That I, being the promoter of the said project, hereby confirm and undertake to abide by and comply with all the provisions, terms, and conditions of the Real Estate (Regulation



and Development) Act, 2016 and the rules made thereunder, to the extent applicable. The Promoter stated the total Estimated land cost which was taken on Estimates Sale proceed of Plots which is allotted to landowners.

5. That I undertake that the land cost payable to the landowners shall be paid from the 30% account or from funds other than the RERA-designated 70% account, in compliance with applicable provisions.
6. That I further undertake that the sale proceeds shall be utilized strictly in accordance with Section 4(2)(l)(d) of the RERA Act.



Deponent

Verification

I, the above-named deponent, do hereby verify that the contents of the above affidavit are true and correct to my knowledge and belief, and nothing material has been concealed therefrom.

Verified at Gurugram on this 28th day of April, 2026.



Deponent



ATTESTED
RAM NIWAS, ADVOCATE
NOTARY GURUGRAM (HR.) INDIA