

INAYA REALTY

To,

Date: 17/04/2026

The Chairman,

Haryana Real Estate Regulatory Authority

PWD Rest House, Civil Lines, Gurugram.

From: - 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.

Subject: RERA Registration Application dated 06/04/2026 for Affordable Residential Plotted Colony namely 'AQVA THE RESERVE', proposed to be developed on a land parcel admeasuring 5.06875 acres (20512.30 sq. mtrs.), situated in the revenue estate of Village Sohna, Sector-5, District Gurugram, Haryana. License no 05 of 2026 dated 08/01/2026.

Dear Sir,

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.



For INAYA REALTY


Proprietor

Plot No.54. Khasra No. 54/10/11/1/9, Jonapur. South Delhi, 110047
:- 07DCRPA2883K1Z5, Email id : Inayarealtyindia@gmail.com



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INAYA REALTY

2. 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. 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.
4. 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.
5. 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)(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. 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.
6. We request that RERA Registration be issued at the earliest.

Thanking You

INAYA REALTY

For INAYA REALTY

(Proprietor)


Proprietor



ATTESTED

SANDEEP KUMAR, ADVOCATE
NOTARY: GURUGRAM, HR. (INDIA)

23 APR 2026

Plot No.54, Khasra No. 54/10/11/1/9, Jonapur, South Delhi, 110047
GST :- 07DCRPA2883K1Z5, Email id : Inayarealtyindia@gmail.com



INAYA REALTY

ANNEXURE-A

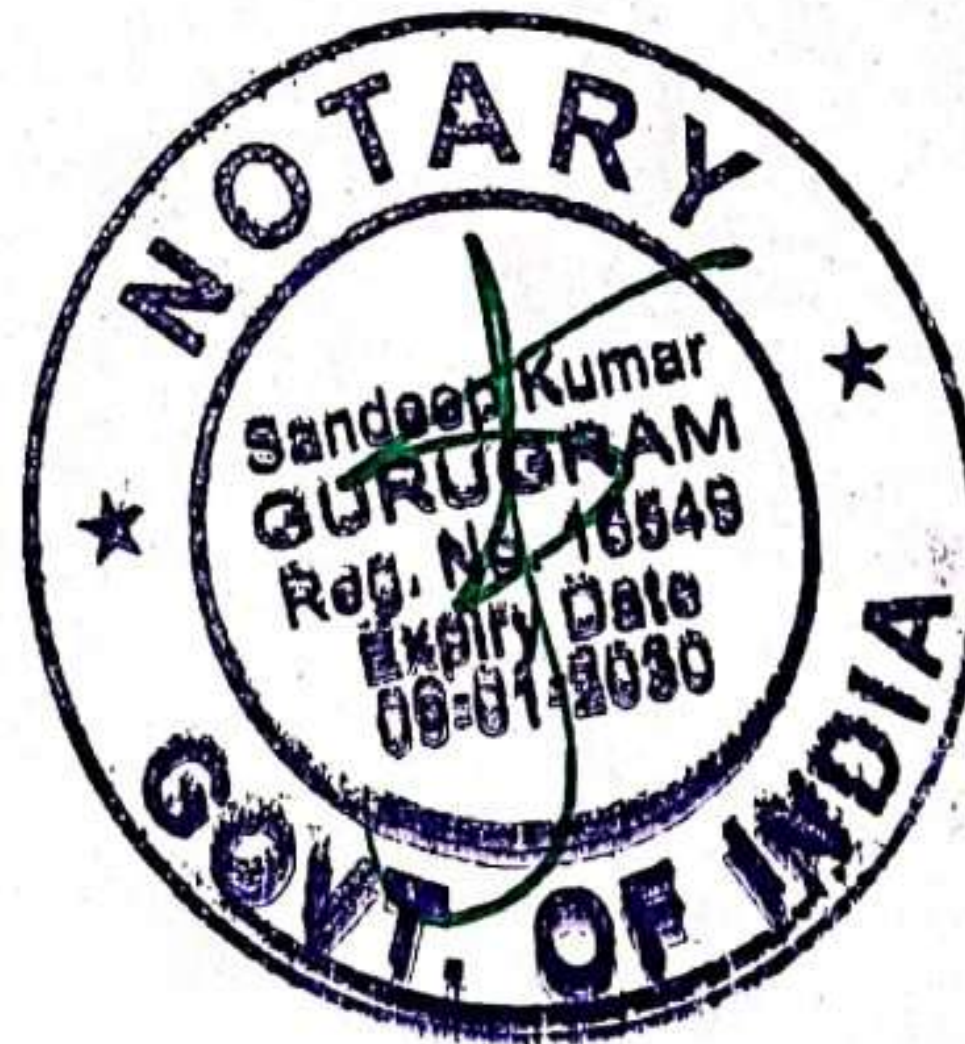
PLOT ALLOCATED TO INAYA REALTY

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

INAYA REALTY

For INAYA REALTY

(Proprietor) Proprietor



ATTESTED

SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, HR. (INDIA)

23 APR 2026

Plot No.54, Khasra No. 54/10/11/1/9, Jonapur, South Delhi, 110047
GST :- 07DCRPA2883K1Z5, Email id : Inayarealtyindia@gmail.com



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CITADELIS INFRA PRIVATE LIMITED

57

To,

Date: 17/04/2026

The Chairman,

Haryana Real Estate Regulatory Authority

PWD Rest House, Civil Lines, Gurugram.

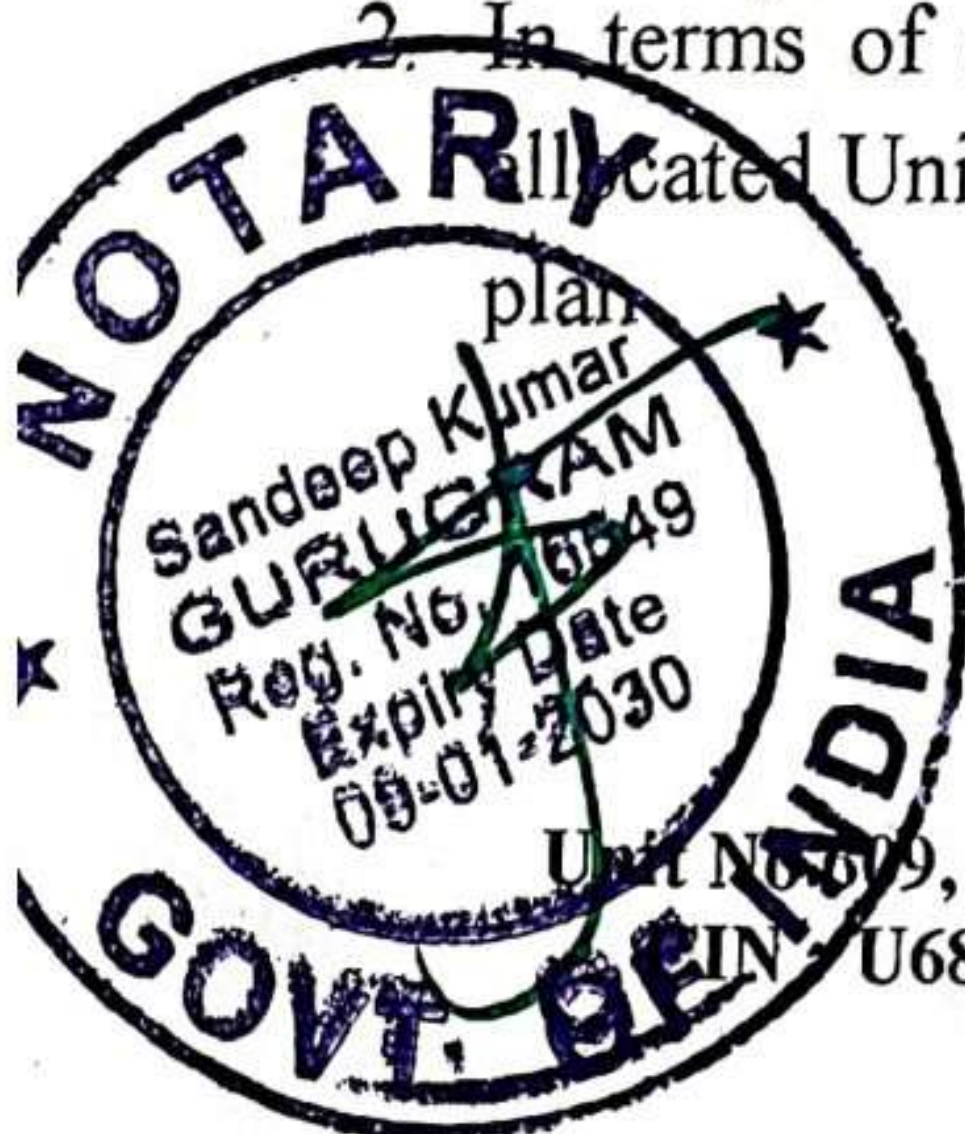
From: - Mr Abhisekh Kundu Authorized by /S CITADELIS INFRA PVT. LTD. (PAN: AALCC7835R), having its office at A-609, Pioneer Urban Square, Sector-62, Gurugram, Haryana – 122001 on dated 21/01/2025.

Subject: RERA Registration Application dated 06/04/2026 for Affordable Residential Plotted Colony namely 'AQVA THE RESERVE', proposed to be developed on a land parcel admeasuring 5.06875 acres (20512.30 sq. mtrs.), situated in the revenue estate of Village Sohna, Sector-5, District Gurugram, Haryana. License no 05 of 2026 dated 08/01/2026.

Dear Sir,

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.

2. 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



CITADELIS INFRA PRIVATE LIMITED

Abhisekh Kundu
Authorized Signatory

Unit No. 609, Tower A, 6th Floor, Pioneer Urban Square, Gurugram Haryana-122001
U68100HR2024PTC120643, Email id: citadelisinfra@gmail.com



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CITADELIS INFRA PRIVATE LIMITED

To,

Date: 17/04/2026

The Chairman,

Haryana Real Estate Regulatory Authority

PWD Rest House, Civil Lines, Gurugram.

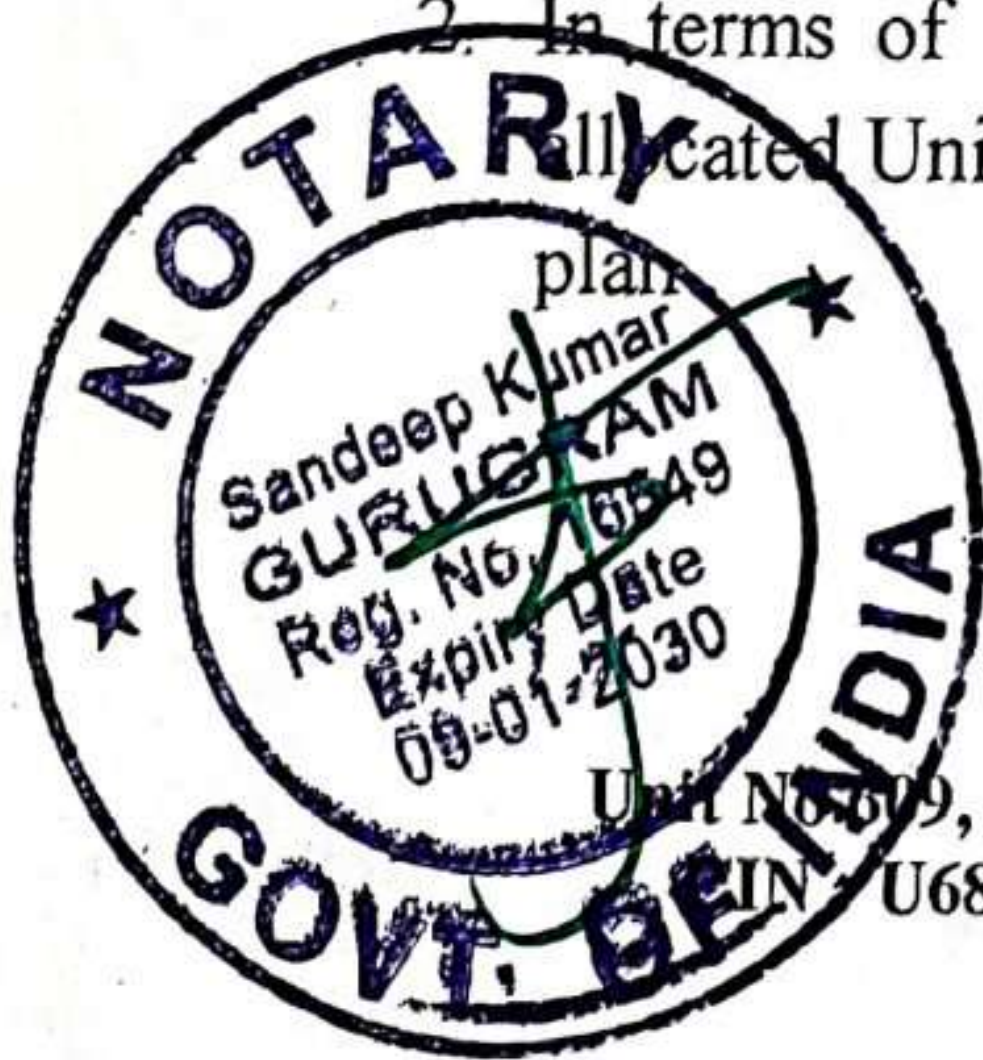
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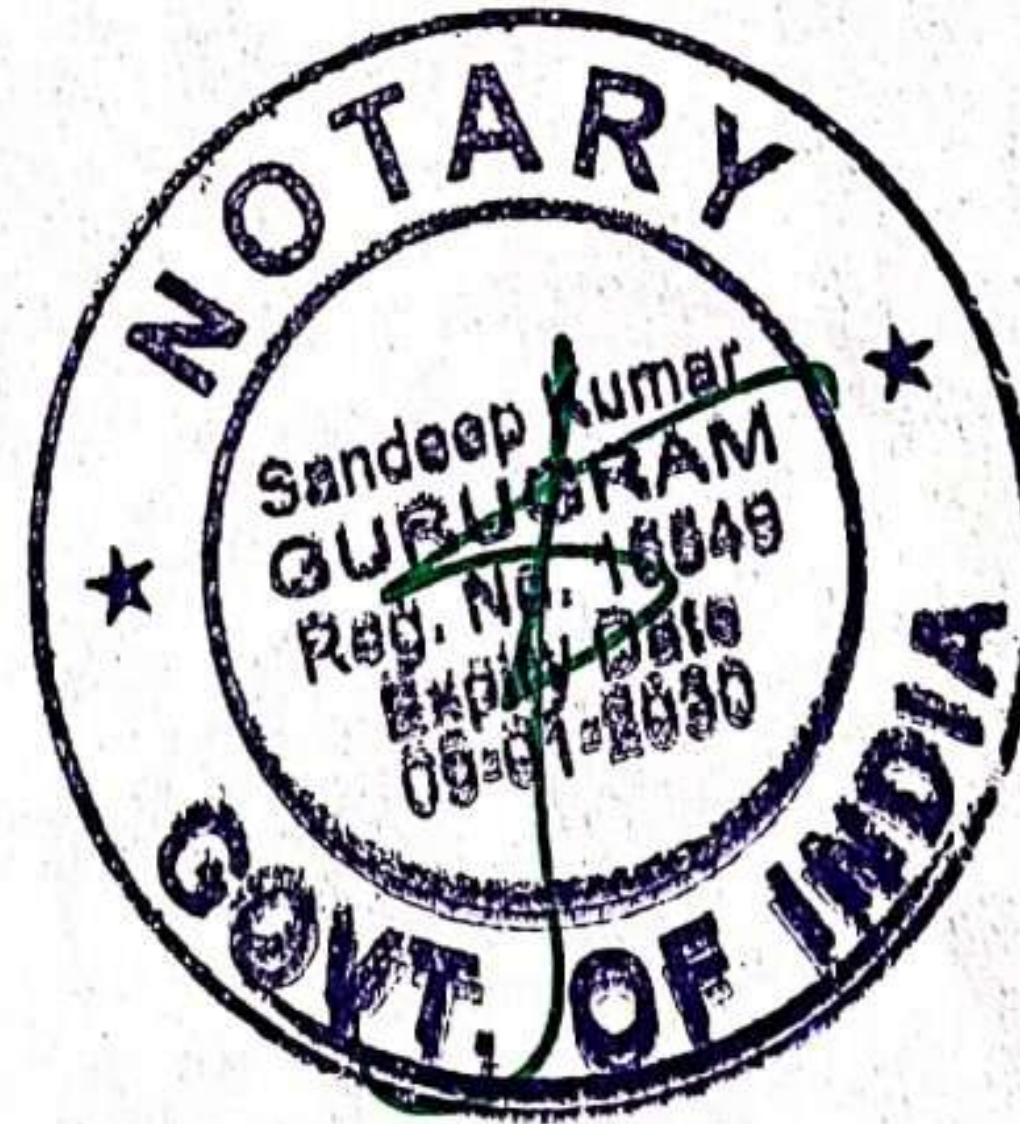
CITADELIS INFRA PRIVATE LIMITED

3. 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.
4. 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.
5. 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 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.
6. We request that RERA Registration be issued at the earliest.

Thanking You

CITADELIS INFRA PVT. LTD
CITADELIS INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory
(Authorized Signatory)



ATTESTED
[Signature] 23/04/2024
SANDEEP KUMAR, ADVOCATE
NOTARY: GURUGRAM, HR. (INDIA)
23 APR 2026

Unit No 609, Tower A, 6th Floor, Pioneer Urban Square, Gurugram Haryana-122001
CIN : U68100HR2024PTC120643, Email id: citadelisinfra@gmail.com



CITADELIS INFRA PRIVATE LIMITED

ANNEXURE-A

PLOT ALLOCATED TO CITADELIS INFRA PVT. LTD

S:N	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 PVT. LTD
CITADELIS INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory
(Authorized Signatory)



ATTESTED
[Signature]
SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, NR. (INDIA)
23 APR 2026

Unit No 609, Tower A, 6th Floor, Pioneer Urban Square, Gurugram Haryana-122001
CIN : U68100HR2024PTC120643, Email id: citadelisinfra@gmail.com

AVRIL DEVELOPERS LLP

Reg. Add: D-56, 03rd Floor, 100 Foota Road, Chattarpur Enclave, South Delhi - 110074
Branch Off: 233, 1st Floor, Paras Trade Centre, Gurugram-Faridabad Road, Gwal Pahari - 122003
CIN: ABA-5466 PAN: ABXFA5000C GSTIN: 06ABXFA5000C1ZT

Dated:- 17/04/2026

To,
The Chairman,
Haryana Real Estate Regulatory Authority
PWD Rest House, Civil Lines, Gurugram.

From: - Mr Ravi Yadav Authorized by AVRIL DEVELOPERS LLP, having its registered office at D-56, 3rd Floor (Rear Side), 100 Foota Road, Chhatarpur Enclave, New Delhi - 110074 on dated 23/01/2025.

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Thanking You

AVRIL DEVELOPERS LLP
For AVRIL DEVELOPERS LLP

(Authorized Signatory)
Authorised Signatory



ATTESTED

SANDEEP KUMAR, ADVOCATE
NOTARY, GURUGRAM, HRI (INDIA)

23 APR 2026



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AVRIL DEVELOPERS LLP

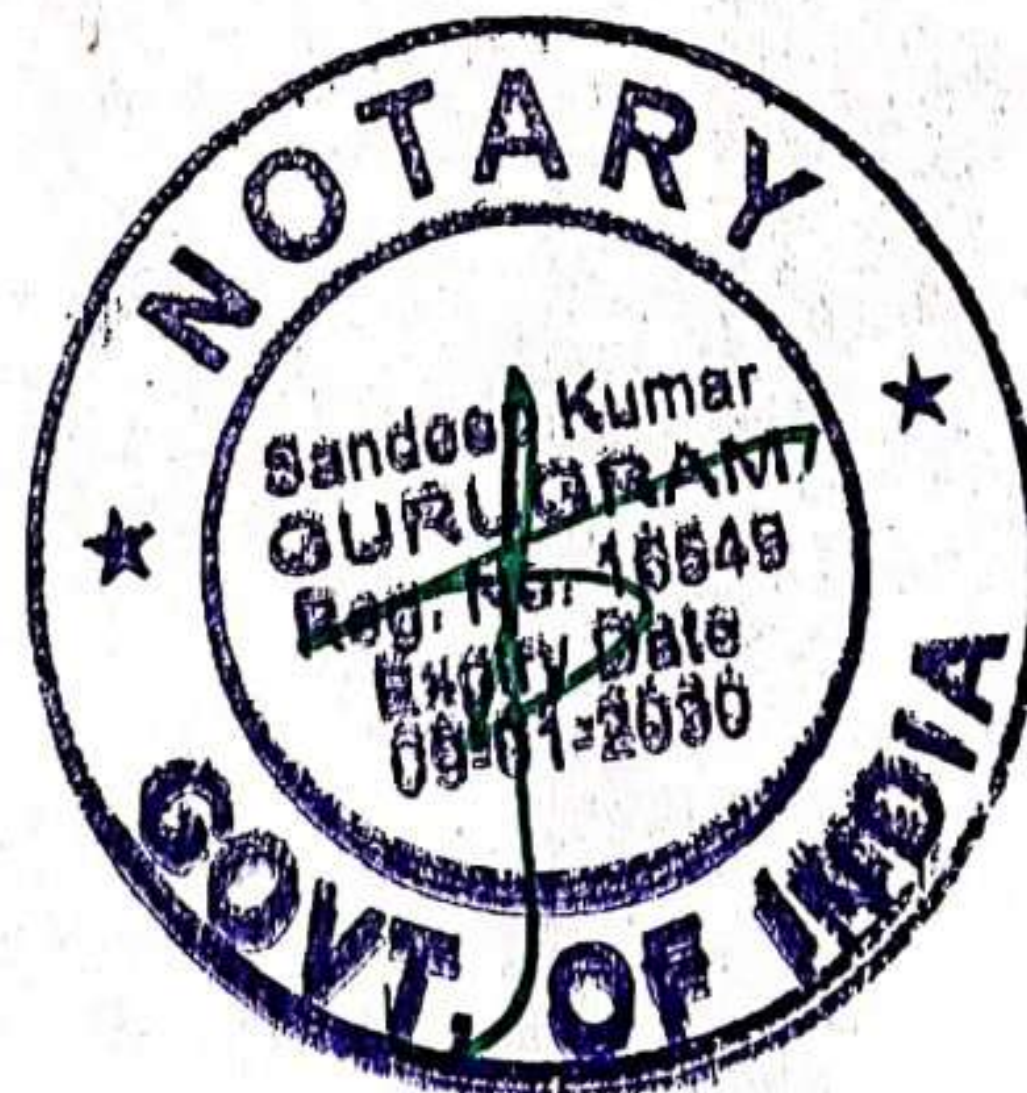
Reg. Add: D-56, 03rd Floor, 100 Foota Road, Chattarpur Enclave, South Delhi - 110074
Branch Off: 233, 1st Floor, Paras Trade Centre, Gurugram-Faridabad Road, Gwal Pahari -122003
CIN: ABA-5466 PAN: ABXFA5000C GSTIN: 06ABXFA5000C1ZT

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

AVRIL DEVELOPERS LLP
For AVRIL DEVELOPERS LLP

(Authorized Signatory)
Authorized Signatory



ATTESTED

SANDEEP KUMAR, ADVOCATE
NOTARY: BHARHAR, HR: (INDIA)

23 APR 2026



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