



தமிழ்நாடு தமில்நாடு TAMILNADU

09 AUG 2025

L&T Realty Properties Limited

DG 664079

A.S. SIVASUNDARAN

STAMP VENDOR

L.No.12144/M1/96, Dt.30.9.97
No.159, Arcot Road, Porur, Ch-116

FORM 'B'

[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum
Declaration

Affidavit cum Declaration of **M/s. L&T Realty Properties Limited** promoter of the proposed project "**L & T REALTY AVINYA ENCLAVE**" - Group Development Consisting of 6 Residential cum Commercial Towers with Combined & Extended Double Basement Floor and 3rd Basement Floor part (for Pump room) over & above in Tower - 1: Ground Floor + 1st floor + Service floor + 2nd to 15th Floor with 56 dwelling units and Shops, Health care, Super Market, Day care units @ G.Floor Floor & 1st Floor level, Tower - 2 & 3 (Combined): Ground Floor + 16 Floors with 156 dwelling units and Party Hall, Indoor Games, Mini Theatre, Association room, Yoga room & Health Club.

For L&T Realty Properties Limited

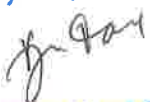
[Signature]
Authorised Signatory

@ G.Floor, 1st Floor & 2nd Floor level, Tower – 4: Ground Floor + 16 Floors with 263 dwelling units, Tower – 5: Ground Floor + 16 Floors with 229 dwelling units with swimming pool at Ground Floor and Tower – 6: Ground Floor + 16 Floors with 98 dwelling units, **Totally 802 dwelling units** in Mount-Poonamallee Road, Comprised in S.No.115/16 & 117 of Ramapuram Village, Maduravoyal Taluk, Zone-XI, Division-154 and S.No.22/1, 23 of Manapakkam Village, Alandur Taluk, Zone-XII, Division-157 within the limits of Greater Chennai Corporation, Tamil Nadu State;

We, **M/s. L&T Realty Properties Limited** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **September 2029, Validity of Building Permit is from 19-12-2025 to 18.12.2030.**
4. That seventy per cent of the amounts realised 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

For L&T Realty Properties Limited


Authorised Signatory

6. That I / 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

-or L&T Realty Properties Limited


Authorised Signatory

Deponent

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 CHENNAI on this 22nd day of December 2025.

For L&T Realty Properties Limited


Authorised Signatory

Deponent