



Your trusted partner for buying, selling, and managing property,  
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

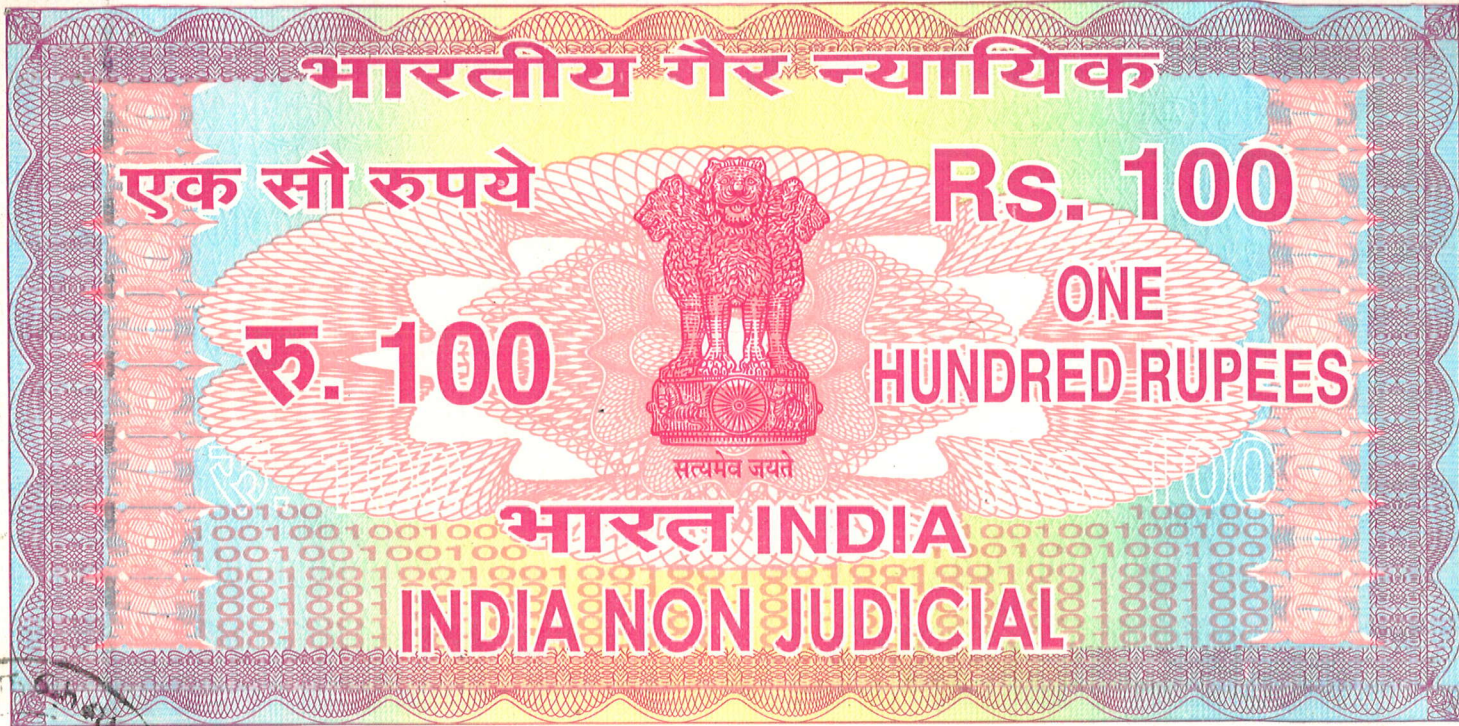
[hello@verified.realestate](mailto:hello@verified.realestate)

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





தமிழ்நாடு தமில்நாடு TAMILNADU

M/s. STEPSSTONE PROMOTERS PVT. LTD.

DB 555601

M. PRABAKARAN  
Stamp Vendor  
No. 32 / 5440/ஆ - 3/2000  
No. 78, Thiruvengadapuram,  
Choolaimedu, Chennai - 600 094

### AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration M/s StepsStone Promoters Private Limited promoter of the proposed project "VATSA AMAZE "Apartment.

I, **Mr. K. Mothish Kumar** (Managing Director of **M/s. STEPSSTONE PROMOTERS PVT.LTD.**, promoter of the proposed project of the Proposed Project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

Have entered into Sale Agreement / joint development agreement /collaboration agreement /development agreement or any other agreement with Mr.K.Mothish Kumar as a possess a legal title to the land on which the development of the proposed project is to be carried out in Apartment

For STEPSSTONE PROMOTERS PVT. LTD.,

*[Signature]*

Managing Director



at " **Vatsa Amaze** " Proposed Construction of Group Housing Development Consisting 2 Blocks; Block A Stilt Floor + 5 Floors (Height- 18.30m) Residential Building 20 Dwelling units; Block B- Stilt Floor +4 Floors + 5th Floor (Part - Ladies Gym , Gents Gym & Association Room ) (Height- 18.30m) Residential Building with 87 Dwelling Units Totally 107 Dwelling Units (Affordable Housing) at Vasanthapuram Main Road, Mangadu, Chennai Comprised in S.No.475/1part (as per Document) and 475/1B (as per Patta) of Mangadu-B Village Within the Limits of Mangadu Municipality.

Approved CMDA P.P.No. OL-PP/NHRB/0099/2024 & B.P.No.OL-00797

Dated: 13/03/2024.

Approval Local body Vide No. B.P.NO: 180/BL/2024/00084 & P.P No. 0085/2024  
Dated 23.3.2024

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.

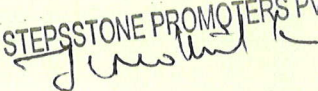
2. That the said land is free from all encumbrances.

OR

Possess such encumbrances as \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **March' 2032**.

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

For STEPSSTONE PROMOTERS PVT. LTD.,  
  
Managing Director



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.

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.

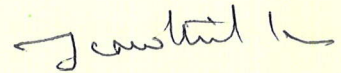
  
For STEPSSTONE PROMOTERS PVT. LTD.,  
**DEPONENT**

Managing Director

**VERIFICATION**

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

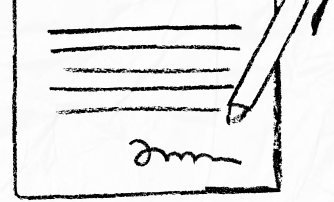
Verified by me at CHENNAI on this the 01day of April 2024.



For STEPS DEVELOPERS PVT. LTD.,

Managing Director





our services doesn't just end there



### **Buying & Selling Services**

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



### **Legal & Documentation Services**

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



### **Property Development & Approvals**

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



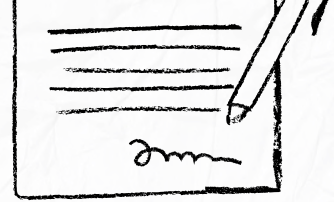
### **NRI & Investment Services**

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



### **Compliance & Special Services**

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**  
with smart tools



### **Property Valuation & Cost Estimation**

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



### **Ownership, Compliance & Legal Verification**

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



### **Zoning & Land Use Analysis**

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



### **Property Documentation & Workflow Tools**

Forms & Templates, Document Generator, Document Translation, Dictionary



### **Vastu & Property Management Tools**

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your  
real estate journey

3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai, India

[hello@verified.realestate](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)