भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FG 273360

11 JUN 2026

R.LAKSHMANAN
STAMP VENDOR
L.C.No: 6/772/B3/96
No:261, E.V.R. ROAD
AMINJIKARAI, CHENNAI-29

For M/s. STEPSSTONE PROMOTERS PVT LTD.

For SMART IDEAL INFRA LLP

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration 1.**M/s.STEPSSTONE PROMOTERS PVT LTD**, 2. **M/s. SMART IDEAL INFRA LLP** of the proposed project "**STEPSSTONE VISTA**" Layout at Madhavaram Village.

We,**1) M/s. STEPSSTONE PROMOTERS PVT LTD,** *[PAN: AAQCS0133B]*, a company incorporated under the Companies Act 1956, having its, registered office at No.1/1, Sakthi Nagar, 2nd Street,Choolaimedu, Chennai – 600 094; represented by its Managing Director **Mr. K. MOTHISH KUMAR.**

For M/S. STEPSSTONE PROMOTERS PVT LTD

Managing Director

For M/s. SMART IDEAL INFRA LLP

Designated Partner

NOTARY S. DHANASEKARAN CHENNAI TAMILNADU REGD. No. 3362 Expiry Dt: 05.02.2023 GOVERNMENT OF INDIA

2) M/s. SMART IDEAL INFRA LLP, *[PAN: AEUFS3492J],* a company incorporated under the provisions of the Companies Act 1956 having its office at No : 13/12 , State Bank Street, Anna Salai , Chennai -600029. represented by its Partner **Mr.K.SHARFUDDEN.** do hereby solemnly declare, undertake andstate as under:

1. That We / 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

1. **M/s. STEPSSTONE PROMOTER PVT LTD, and 2. M/s. SMART IDEAL INFRA LLP** as a possess a legal title to the land on which the development of the proposed project is to be carried out in ***"STEPSSTONE VISTA "*** Layout at at Sastri Nagar Annex, Madhavaram, Chennai- 600 110. Comprised in T.S.No : 50/2 & 50/3 of Madhavaram Village, Madhavaram Taluk, Greater Chennai Corporation. Division: 030, Zone: 03, Approved by Greater Chennai Corporation Layout No: SD/WDCN03/00078/2026 Dated 09.06.2026.
   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 is completed

M/S. STEPSSTONE PROMOTERS PVT LTD

Managing Director

For M/s. SMART IDEAL INFRA LLP

Designated Partner

NOTARY S. DHANASEKARAN GOVERNMENT OF INDIA

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.

6. That We / 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 We / promoter shall take all the pending approvals on time, from the competent authorities.

8. That We/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We / 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 M/s. SMART IDEAL INFRA LLP

Designated Partner

DEPONENT

For M/S. STEPSSTONE PROMOTERS PVT LTD

Managing Director

NOTARY S. DHANASEKARAN GOVERNMENT OF INDIA

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 day of 16th June, 2026.

For M/S. STEPSSTONE PROMOTERS PVT LTD

Managing Director

For M/s. SMART IDEAL INFRA LLP

DEPONENT

Designated Partner

NOTARY S. DHANASEKARAN CHENNAI TAMIL NADU REGD. No. 3582 Expiry Dt : 05.02.2026 GOVERNMENT OF INDIA

S.DHANASEKARAN, M.A.,B.L.,
ADVOCATE & NOTARY
No.292-A, P.H. ROAD, AMINJIKARAI,
CHENNAI-600029. TAMILNADU
Cell: 98400 5818