


தமிழ்நாடு तमिलनाडु TAMILNADU

EG 185421

21/1/2026

M/s. Maansarovar Automobile Pvt Ltd

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 **1)M/s.MAANSAROVAR AUTOMOBILE PRIVATE LIMITED** represented by its Director **M.Pankaj Kankaria** s/o S.Mahaveer Chand Jain having its office at "SHIV MISHRI MANSION", No.4-A, C.S.I. Church Street, Porur, Chennai – 600 116.

**2)M/s.STEPSSTONE PROMOTERS PRIVATE LIMITED** represented by its Director **K.Mothish Kumar** s/o C.Koteeswaran having its registered office at No.1/1, Sakthi Nagar, 2nd Street, Choolaimedu, Chennai – 600 094.

Hereunder the proposed project named **"AERO SQUARE"** the property comprised in Survey no's.321/1B, 321/2B, 321/4B, 321/6B, 322/1, 322/2, 322/3A, 322/3B, 322/3C, 322/3D, 322/4, 322/5, 322/6B, 322/7, 323/1, 323/2, 323/3, 323/4, 323/5, 323/6A, 323/6B, 323/6C, 323/6D2 of Keeranallur village, Sriperumbudur Taluk, Kanchipuram District.

For MAANSAROVAR AUTOMOBILE PVT. LTD.

DIRECTOR

For StepsStone Promoters Pvt. Ltd.

Managing Director

We, **1)M/s.MAANSAROVAR AUTOMOBILE PRIVATE LIMITED** represented by its Director **M.Pankaj Kankaria 2)M/s.STEPSSTONE PROMOTERS PRIVATE LIMITED** represented by its Director **K.Mothish Kumar** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We promoter / GPA Holder have 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 project is **completed.**

4. That seventy per cent of the amounts realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

For MAANSAROVAR AUTOMOBILE PVT. LTD.

DIRECTOR

For StepsStone Promoters Pvt. Ltd.

Managing Director

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That we shall not discriminate against and allottee at the time of allotment of any apartment, **plot** or building, as the case may be, on any grounds.

For MAANSAROVAR AUTOMOBILE PVT. LTD.

DIRECTOR

For StepsStone Promoters Pvt. Ltd.

Managing Director

**Deponent**

**Verification**

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

Verified by me at Chennai on this 3rd day of January 2026.

For MAANSAROVAR AUTOMOBILE PVT. LTD.

DIRECTOR

For StepsStone Promoters Pvt. Ltd.

Managing Director

**Deponent**