भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

M/s. STEPSSTONE PROMOTERS PVT. LTD.

04.09.2024

DH 178058

V. SARASWATHI
S.V.L.No.34/1652/3/96
94, Bajanai Koil Street,
Choolaimedu, Chennai-94.

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration M/s StepsStone Promoters Private Limited promoter of the proposed project" ***VATSA VIVID*** " Layout at Mangadu, Chennai.

We, **Mr K. Mothish Kumar,** Managing Director of **M/s.STEPSSTONE PROMOTERS PVT.LTD., & Mr. K. Shaurfeen & Mr S.Abdulrahman** Designated Partner of **M/s. SMART IDEAL INFRA LLP**

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

For StepsStone Promoters Pvt. Ltd.,

Managing Director

For SMART IDEAL INFRA LLP

Designated Partner

भारतीय गैर न्यायिक

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V. SARASWATHI
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94, Bajanai Koil Street,
Choolaimedu, Chennai-94.

promoter 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

" *VATSA VIVID* " Layout @ Mangadu, Chennai.Comprised in S.Nos.475/1A2, 477/2, 482/6B & 482/7A4B of Mangadu Village, Kundrathur Taluk,

N. RAJENDIRAN, M.A.,M.Ed.,B.L. CHENNAI Reg. No: 8117/2010 Expiry Dt. 05.07.2025 GOVERNMENT OF INDIA

For SMART IDEAL INFRA LLP

Designated Partner

For StepsStone Promoters Pvt. Ltd.,

Managing Director

Kancheepuram district. Mangadu Municipality,Approved by CMDA Layout No : 146/2024 Dated 9/7/2024.Approved by Local body vide No: 02/2024-2025 Dated: 30.08.2024,

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.

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.

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For StepsStone Promoters Pvt. Ltd.,

Managing Director

For SMART IDEAL INFRA LLP

Designated Partner

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 SMART IDEAL INFRA LLP

Designated Partner

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 therefrom.

Verified by me at CHENNAI on this the 6th day of Sep, 2024.

NOTARY
N. RAJENDIRAN,
M.A.,M.Ed.,B.L.
CHENNAI
Reg. No: 8117/2010
Expiry Dt.
05.07.2025
GOVERNMENT OF INDIA

N. RAJENDIRAN, M.A.,M.Ed.,B.L.,
MS No. 1293/1991
ADVOCATE & NOTARY PUBLIC
GOVERNMENT OF INDIA
No. 1, Jothiramalingam II Cross Street,
West Mambalam, Chennai - 600 033
Mobile : 98411 22650

For StepsStone Promoters Pvt. Ltd.

Managing Director

DEPONENT

For SMART IDEAL INFRA LLP

Designated Partner