

 **UNGA INVESTMENT**  
**DOUBLE**  
**AAGUM**



## EVER WONDER WHAT BUILDS A TRUSTED DEVELOPER?

For over two decades, Stepsstone Promoters has been shaping communities with one clear belief land and homes should feel secure, simple, and rewarding. *With 21+ years of experience, 101 landmark projects, and 5,000+ happy families across 4 million sq.ft. of developed space*, we've grown into a trusted name in residential development. From villa plots and lifestyle apartments to retirement villas, luxury homes, and retreat spaces, every project is crafted with thoughtful planning, clear titles, and long-term value in mind. Rooted in trust and guided by transparency, we handpick locations that grow with the city near highways, airports, metros, edu-zones, and fast-evolving neighbourhoods. What sets us apart is our commitment to elegant design, meticulous craftsmanship, and a dedicated team that brings every home to life with purpose. With each project, we build more than layouts and structures.

At Stepsstone, we don't just build homes – *we build legacies.*



## FROM THE MD'S DESK...

In his effort to empower minds, shape first-time home buyers, **Mr. Mothish Kumar authored the book "Unlocking Home Buying Secrets" in english and "Veedu vangalam vanga" in Tamil**, a practical guide to navigating the property market with confidence. He also shares expert insights through his YouTube channel, which now boasts over 39,000 subscribers, making him a well-recognized property coach and voice of trust in the real estate space. At Stepsstone, we believe in building not just structures, but relationships that last a lifetime.

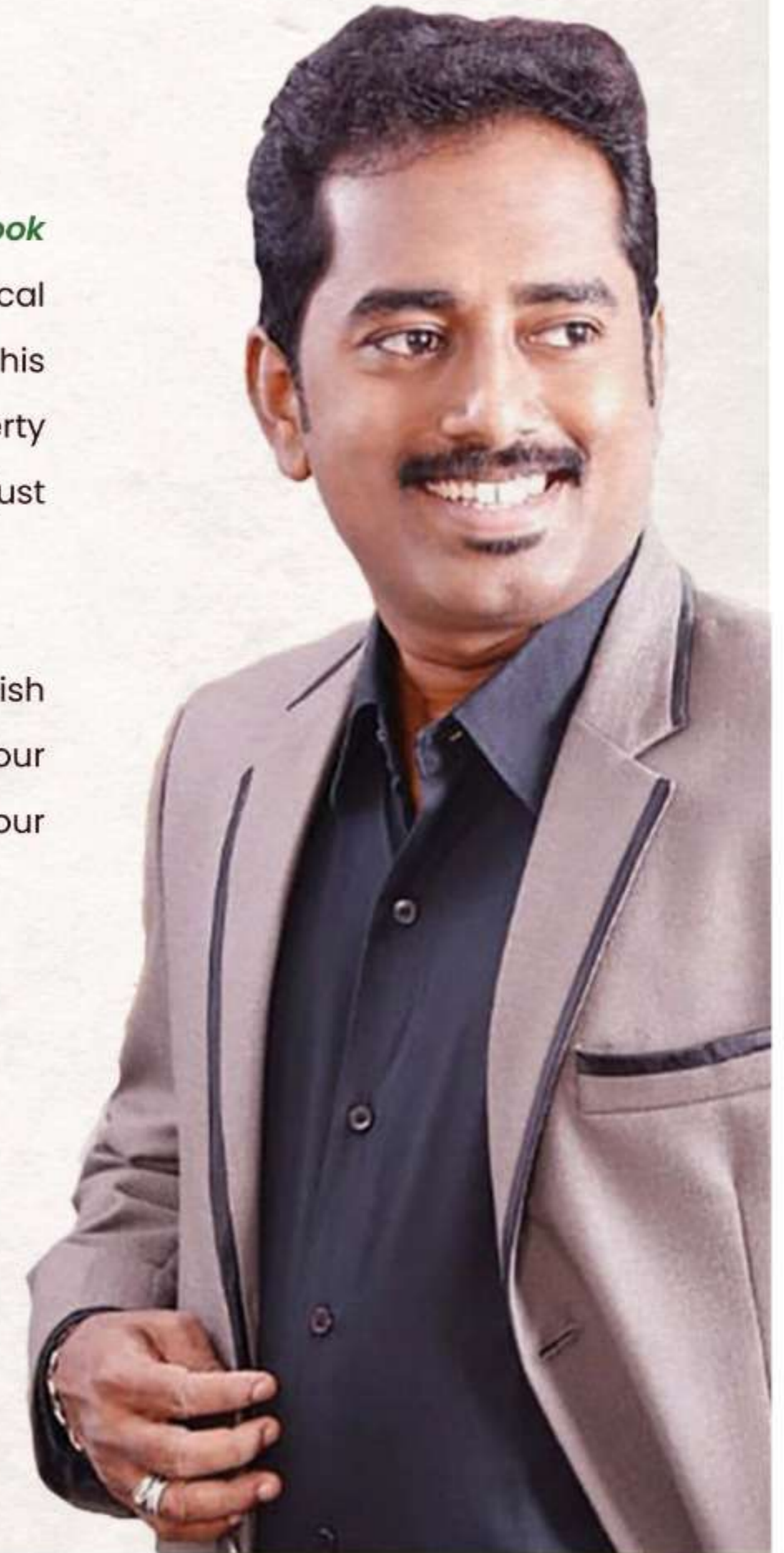
Our journey of growth and excellence is guided by our Founder and Managing Director, Rtn. K. Mothish Kumar, whose visionary leadership and deep industry insight have been instrumental in shaping our success. His belief in combining transparency, innovation, and tradition ensures that each of our projects become a timeless landmark.



RTN. MOTHISH KUMAR K

Founder & Managing Director  
Stepsstone Promoters Pvt. Ltd

<https://www.youtube.com/@mothishkumarpropertycoach6571>



# AWARDS & RECOGNITIONS



Emerging builders Award



Real Estate Award



Construction Industry Award



Builders Association of India



Affordable Housing Project Award



Pride of Chennai Award

# OUR BRAND FIDELITY

**21+**

YEARS &  
COUNTING

**101**

RESIDENTIAL &  
COMMERCIAL PROJECTS

**4M+**

SQUARE FEET OF  
CONSTRUCTION

**5000+**

TRUSTED  
FAMILIES



# STEP INTO A REALM OF RISING OPPORTUNITY

Keeranallur is emerging at the heart of Chennai's fastest-growing corridor location shaped by the upcoming airport, the Bangalore Highway, and the wave of development that follows. This thoughtfully planned community offers buyers an early advantage in a neighbourhood where connectivity, growth, and long-term value converge. Every plot is curated for those who recognise potential before it becomes obvious the seekers of appreciation, accessibility, and a future-ready lifestyle.

Own the advantage | Grow with the corridor | Secure your tomorrow





PLOT TODAY. PROSPER TOMORROW. LIVE ANYTIME.



**ENTRANCE ARCH**



PARANDUR AIRPORT

8 LANE EXPRESSWAY

- LIST OF AMENITIES:**
- ENTRANCE ARCH
  - SECURITY ROOM
  - BTRAD
  - 40 FEET ROAD PAVED BLOCK
  - KERB STONE
  - PLOT STONE
  - AVENUE TREES
  - PLANT TREES
  - 40 FEET ROAD BOTH SIDE
  - MEXICAN GRASS
  - SOLAR STREET LIGHT
  - EB STREET LIGHT
  - CLUB HOUSE
  - KID POOL
  - CAFFETARIAN
  - HOME THEATRE
  - MULTI PURPOSE HALL
  - GUEST ROOM
  - GYM
  - INDOOR GAMES
  - OSR PARK
  - ZEN GARDEN
  - GRASS MOUND
  - PAVER PATHWAY IN PARK
  - LAWN
  - FOUNTAIN
  - RAISED SEATER
  - CLUSTER GARDEN
  - FLIGHT GAME
  - FRP TOWER MERRY
  - GOROUND HORSE/ DUCK
  - SEESAW 4 SEATER
  - HORIZONTAL LADDER
  - MULTIPLAY STATION 06
  - SWING FRP
  - OPENGYM PARK
  - HIP DOUBLE TWISTER
  - "DOUBLE PERSON
  - SHOULDER WHEEL"
  - AIR WALKER DOUBLE PERSON
  - PARK BENCH
  - FAMILY SWING
  - BADMINTON COURT

**AERO SQUARE**  
PLOTS NEAR NEW AIRPORT

PLOTS  
CLOSE TO  
NEW AIRPORT  
CLOSE TO  
YOUR HEART



- APPROVED BANKS**
- LIC HFL
  - TATA CAPITAL
  - IIFL
  - HDFC BANK

**PAYMENT SCHEDULE**  
10% At the time of booking  
40% at the time of agreement  
50% 15 Days from booking for registration

- PLATINUM PLOTS
- GOLDEN PLOTS
- DIAMOND PLOTS
- ELITE PLOTS

Plot No	Area in Sqft	Plot No	Area in Sqft
1	1718	121	1198
2	1031	122	1198
3	1099	123	1209
4	1234	124	789
5	1234	125	801
6	1234	126	801
7	1234	127	801
8	1234	128	801
9	1234	129	801
10	1234	130	801
11	1234	131	801
12	1234	132	801
13	1117	133	801
14	1103	134	801
15	1078	135	801
16	1234	136	801
17	1234	137	801
18	1234	138	801
19	1234	139	801
20	1234	140	801
21	1234	141	975
22	1234	142	533
23	1234	143	564
24	1234	144	564
25	1099	145	564
26	1901	146	564
27	2803	147	564
28	1252	148	564
29	1252	149	604
30	1252	150	604
31	1252	151	604
32	1252	152	604
33	1252	153	604
34	1252	154	604
35	1123	155	604
36	1121	156	604
37	1121	157	604
38	1109	158	604
39	1252	159	604
40	1252	160	592
41	1252	161	592
42	1252	162	604
43	1252	163	604
44	2856	164	604
45	2346	165	604
46	1170	166	604
47	1170	167	604
48	1158	168	604
49	3436	169	604
50	1525	170	604
51	1537	171	604
52	1244	172	604
53	1244	173	604
54	1244	174	604
55	1244	175	604
56	1244	176	604
57	1244	177	604
58	1244	178	604
59	1244	179	546
60	1032	180	941
61	1244	181	801
62	1244	182	801
63	1244	183	801
64	1042	184	801
65	1054	185	801
66	1032	186	801
67	1244	187	801
68	1244	188	801
69	1244	189	801
70	1244	190	801
71	1244	191	801
72	1244	192	801
73	1244	193	801
74	1244	194	801
75	1244	195	801
76	1244	196	801
77	1244	197	801
78	1244	198	789
79	1510	199	300
80	1524	200	667
81	1536	201	667
82	1357	202	667
83	1357	203	667
84	1357	204	655
85	1357	205	1231
86	1357	206	1244
87	1357	207	1244
88	1357	208	1244
89	1357	209	1244
90	1660	210	1244
91	1737	211	1244
92	1208	212	1244
93	1208	213	1244
94	1208	214	1244
95	1208	215	1244
96	1208	216	2267
97	1208	217	1966
98	1208	218	1244
99	1208	219	1244
100	1488	220	1244
101	1209	221	1244
102	1221	222	1244
103	1208	223	1244
104	1208	224	1244
105	1208	225	1244
106	1208	226	1244
107	1208	227	1231
108	1208	228	935
109	1208	229	896
110	1208	230	1016
111	1208	231	1954
112	1235		
113	1482		
114	1198		
115	1198		
116	1198		
117	1198		
118	1198		
119	1198		
120	1198		

CHENNAI - BANGALORE HIGHWAY

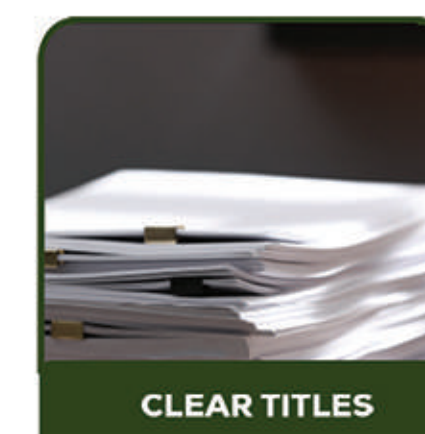
METRO STATION



JAIN SHWETAMBAR TIRTH TEMPLE

**PROJECT HIGHLIGHTS**

Discover the key highlights of our project at a glance! From prime location benefits near the new airport to modern amenities like a serene park and traditionally designed club house, this infographic offers a snapshot of why this investment is the perfect blend of convenience, growth potential, and superior living. Explore the standout features that make this development a must-see opportunity.



# AMENITIES THAT ENRICH A LIFESTYLE THAT EVOLVES.



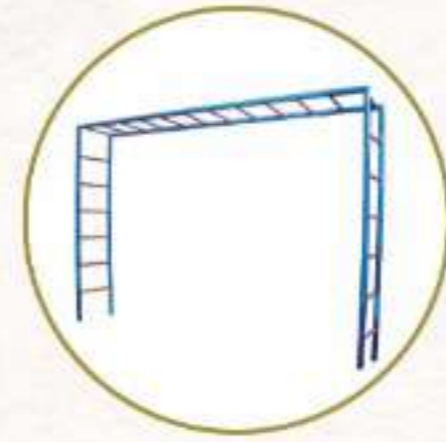
FLIGHT GAME



MERRY GO ROUND HORSE



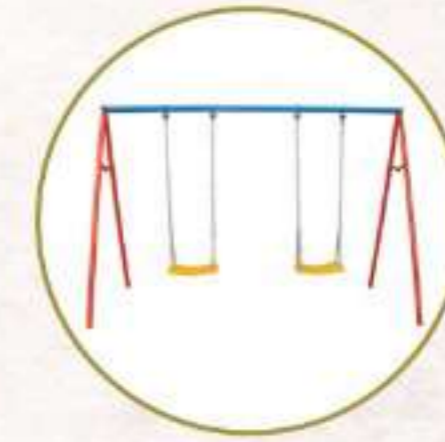
SEESAW 4 SEATER



HORIZONTAL LADDER



MULTIPLAY STATION



SWING FRP



HIP DOUBLE TWISTER



CLUSTER GARDEN



DOUBLE PERSON  
SHOULDER WHEEL



AIR WALKER DOUBLE PERSON



PARK BENCH



FAMILY SWING



RASIED SEATER



BADMINTON COURT



FOUNTAIN



LAWN



PAVER PATHWAY IN PARK



GRASS MOUND



ZEN GARDEN

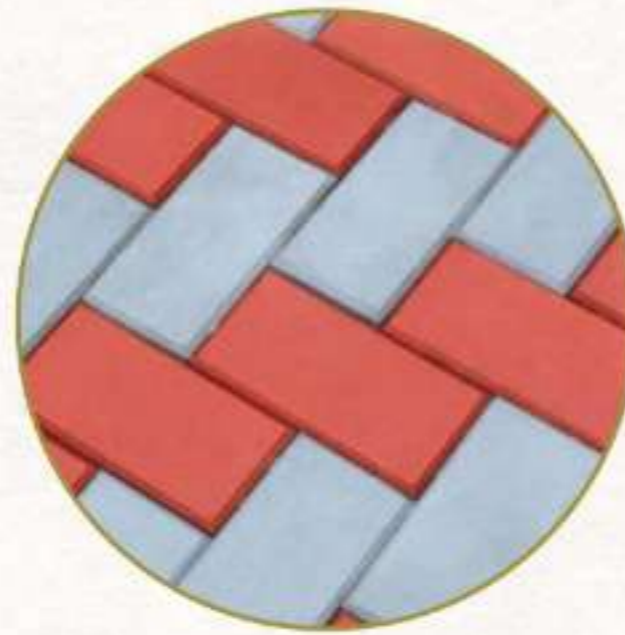
# ELEVATE YOUR LIVING WITH THESE SALIENT FEATURES



**SECURITY ROOM**



**BLACK TOP ROAD**



**40 FEET ROAD  
PAVER BLOCK**



**KERB STONE**



**PLOT STONE**



**PALM TREES**



**40 FEET ROAD BOTH  
SIDE MEXICAN GRASS**



**SOLAR STREET LIGHT**



**EB STREET LIGHT**



**AVENUE TREES**



**CLUBHOUSE - ELEVATION**

**A THOUGHTFULLY DESIGNED CLUBHOUSE THAT BRINGS LEISURE,  
WELLNESS, AND COMMUNITY TOGETHER UNDER ONE ROOF.**



**KIDS POOL**



**CAFFETARIA**



**HOME THEATRE**



**MULTI PURPOSE HALL**



**GUEST ROOM**



**GYM**



**INDOOR GAMES**

MORE SECURE THAN

# SIP

At Stepsstone, land appreciation has consistently outperformed traditional investments. It's not just growth, it's a secure, risk-free investment for your future.



AVERAGE RETURNS  
IN PAST 5 - 10 YRS

**12-15%**

# PARANDUR

# RAISING RETURNS

# 40-45%

MORE SECURE THAN

# GOLD

At Stepsstone, land investments deliver 20-25% steady appreciation. Choose growth beyond gold - your wealth deserves more.



AVERAGE RETURNS  
IN PAST 5 - 10 YRS

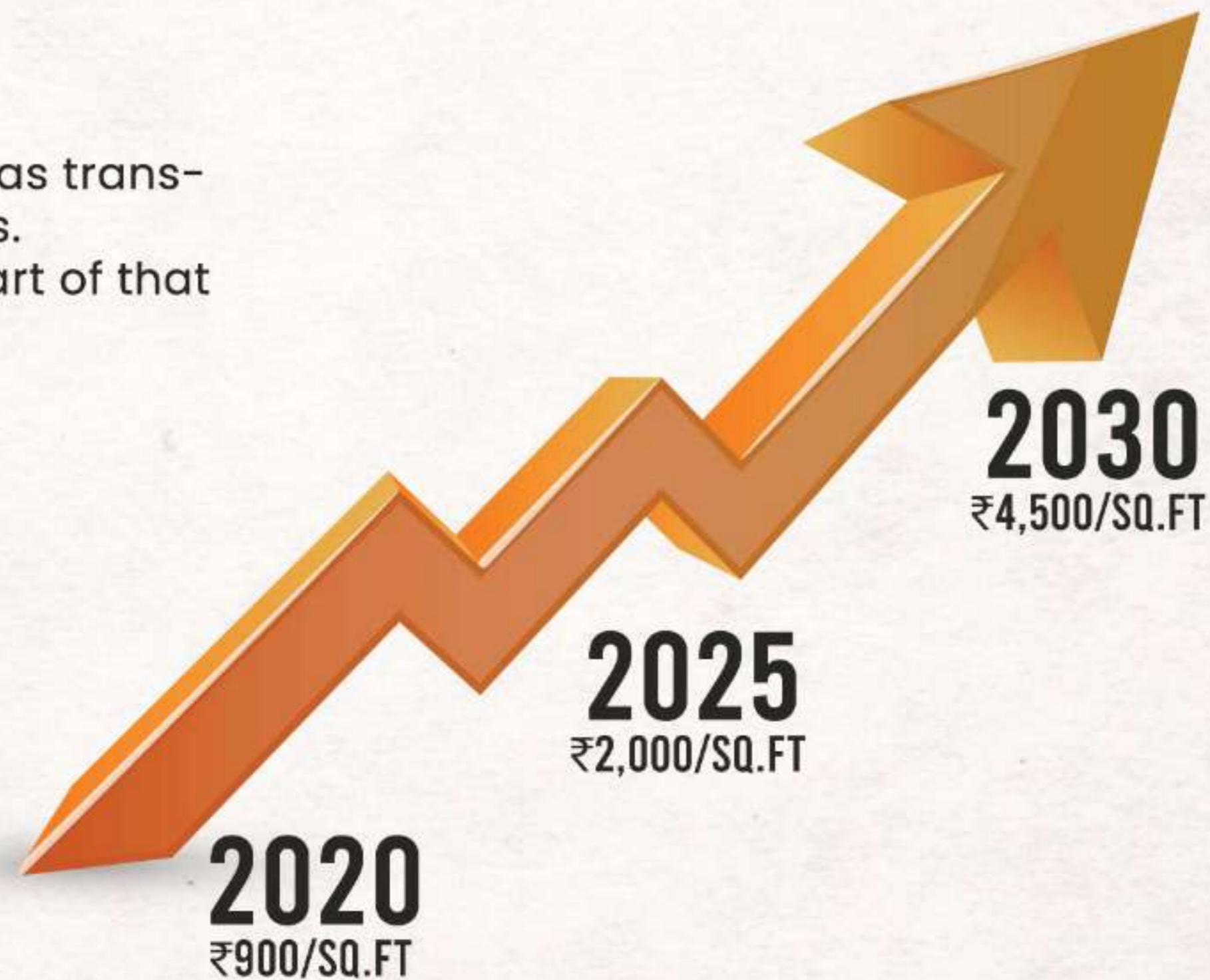
**8-10%**

EVERY YEAR FOR THE PAST 10 -15 YEARS STEPSSTONE PROMISES  
LAND THAT OUTPERFORMS EVERY OTHER INVESTMENT



# THE AIRPORT EFFECT: PROVEN. POWERFUL. PREDICTABLE.

Every major international airport has transformed its surrounding land values. Aero Square stands right at the start of that upward curve.



**CONNECTIVITY OUTSIDE | CONVENIENCE INSIDE**

*The perfect blend for long-term value*

# TOP 5 REASONS TO CHOOSE



## PRIME GROWTH CORRIDOR

Located near the upcoming airport and Bangalore Highway, offering unbeatable connectivity and future appreciation.

## WELL-PLANNED LAYOUT & WIDE ROADS

Thoughtfully designed plotted community with wide internal roads for convenience, access, and premium living.

## ELEVATED, FUTURE-READY NEIGHBOURHOOD

A rising residential pocket surrounded by fast developing zones, edu-hubs, and infrastructure upgrades.

## SPACIOUS PLOTS WITH HIGH VISIBILITY

Well-shaped, vastu-aligned plots with excellent frontage ideal for building or for asset appreciation.

# WHY BUY AERO SQUARE?

With seamless access to the Bangalore Highway, upcoming Metro connectivity, and fast-developing residential clusters nearby, Aero Square becomes a hotspot for both personal and investment growth.



NEAR SUNGUVACHATRAM  
JUNCTION



NEAR 8LANE  
EXPRESS HIGHWAY



2MINS FROM  
PARANDUR AIRPORT



500 MTRS FROM  
PILLAI CHITRAM  
METRO STATION



BEHIND L&T  
DATA CENTRE



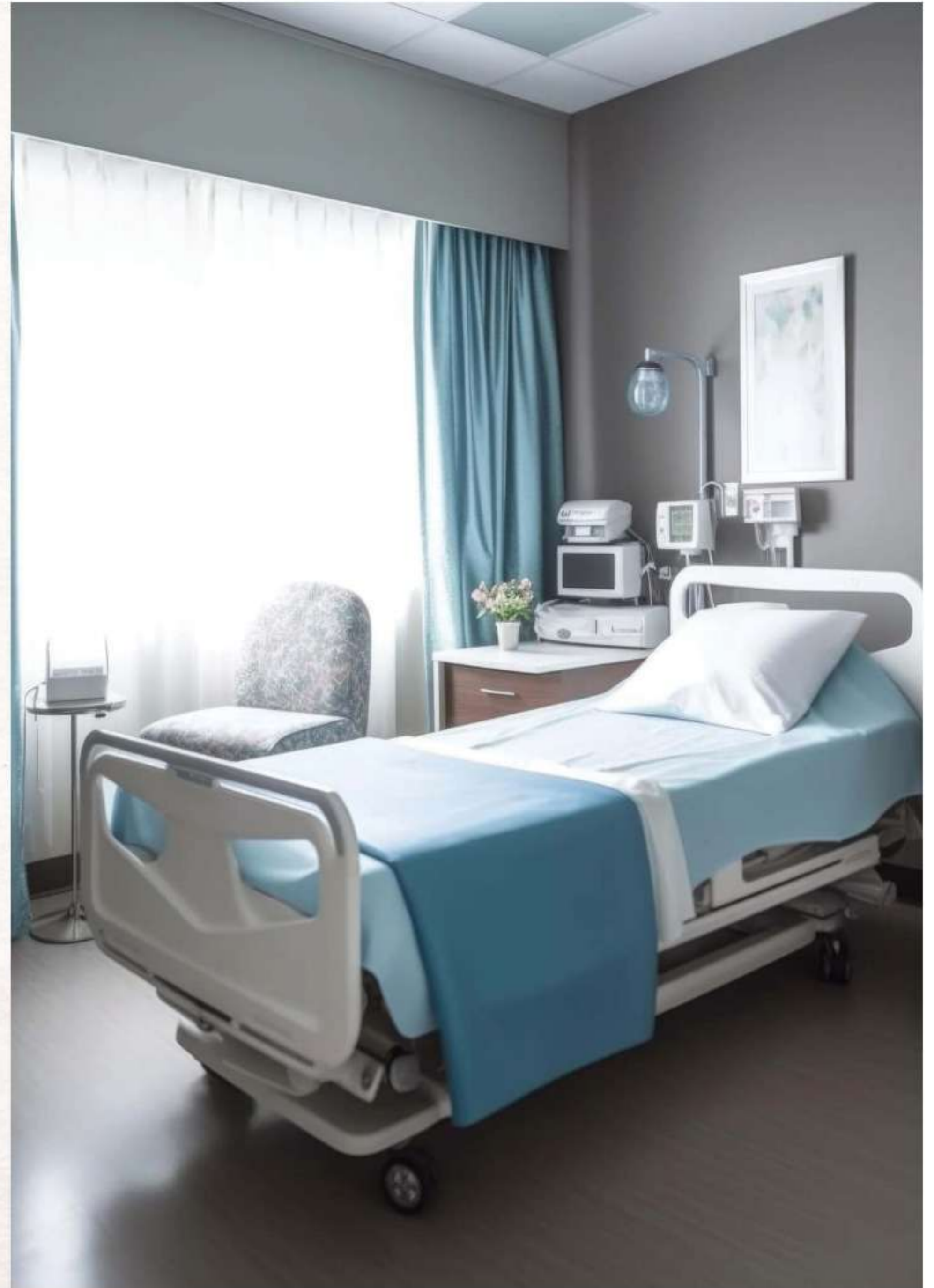
# SCHOOLS & COLLEGES

MAHARISHI VIDYA MANDIR (RESIDENTIAL SCHOOL)	20 MIN
VELAMMAL BODHI CAMPUS	15 MIN
MEENAKSHI MEDICAL COLLEGE	20 MIN
RAJALAKSHMI ENGINEERING COLLEGE	25 MIN
SRI KRISHNA ENGINEERING COLLEGE	25 MIN
JEPPIAAR INSTITUTE OF TECHNOLOGY	25 MIN
SRM PUBLIC SCHOOL (PROPOSED/NEAREST)	30 MIN
CHENNAI PUBLIC SCHOOL (THIRUMAZHISAI)	30 MIN
PALLAVAN ENGINEERING COLLEGE	30 MIN
S.A. ENGINEERING COLLEGE	35 MIN



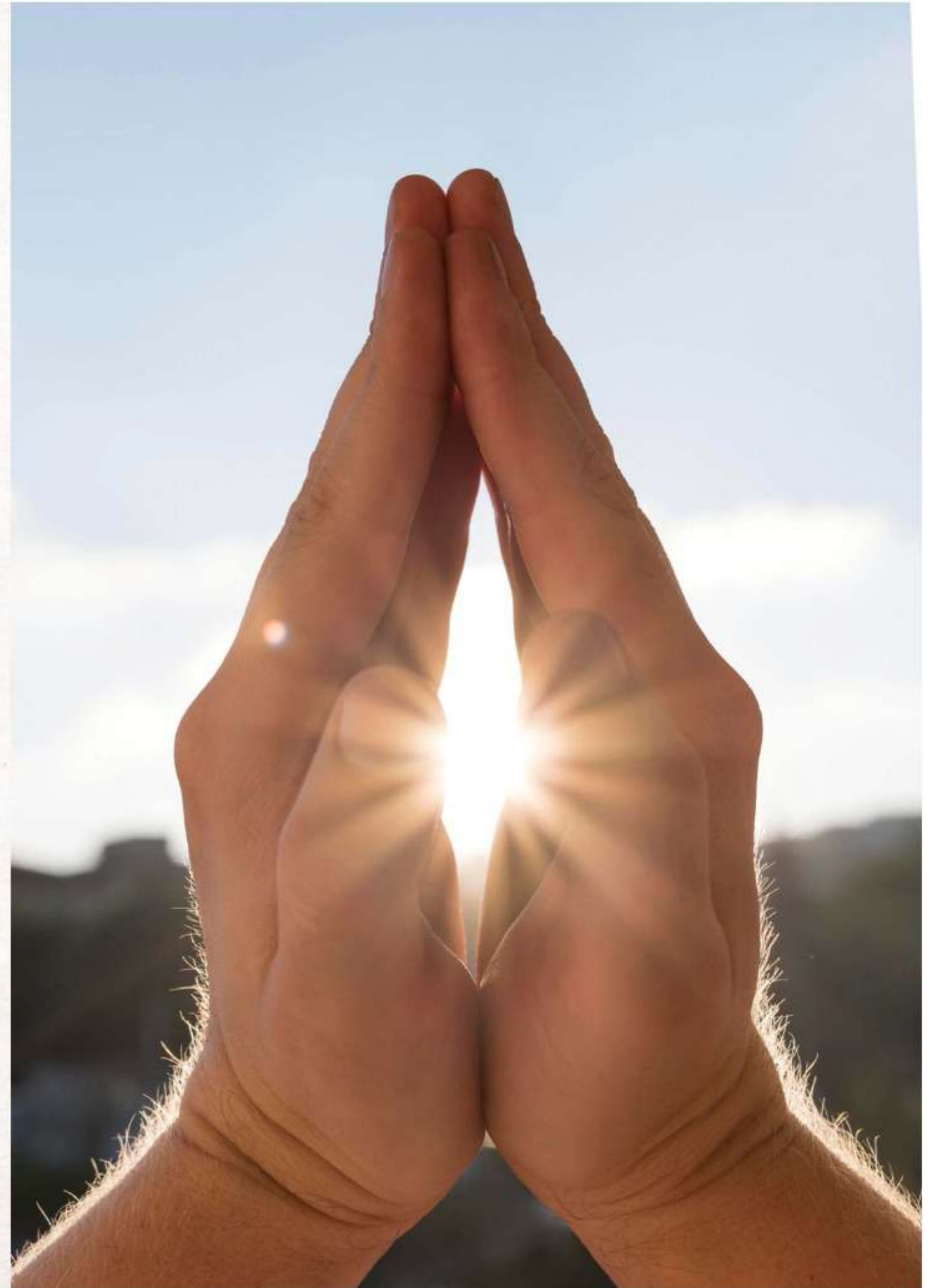
# HOSPITALS

MEENAKSHI MEDICAL COLLEGE & RESEARCH INSTITUTE	20 MIN
RAJIV GANDHI MEMORIAL HOSPITAL, SRIPERUMBUDUR	20 MIN
SAVEETHA MEDICAL COLLEGE HOSPITAL	30 MIN
ARAVIND EYE HOSPITAL (KANCHIPURAM)	25 MIN
APOLLO HOSPITALS (THIRUVALLUR REGION)	25 MIN
GOVERNMENT HOSPITAL, SRIPERUMBUDUR	25 MIN
RELA HOSPITAL (PROPOSED CORRIDOR)	30 MIN
HINDU MISSION HOSPITAL (TAMBARAM)	40 MIN
KAMAKSHI HOSPITAL (MEDAVAKKAM-VELACHERY ZONE)	45 MIN
ST. JOSEPH'S HOSPITAL (POONAMALLEE)	35 MIN



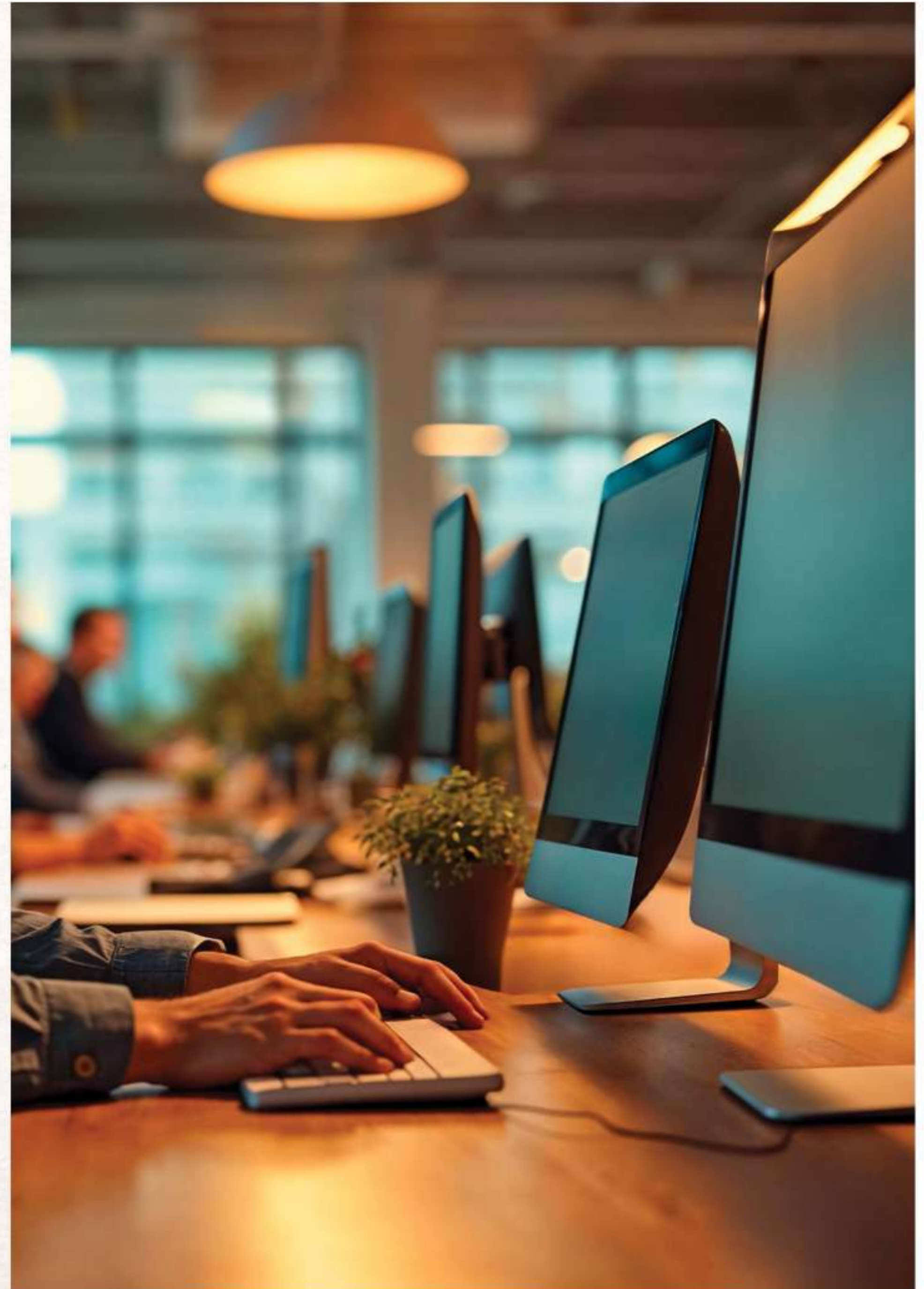
# WORSHIP PLACES

THIRU CHITRAMBALANATHAR TEMPLE	8 MIN
CSI THODUR CHURCH	6 MIN
JAIN TEMPLE	10 MIN
KANCHIPURAM TEMPLE TOWN	30 MIN
VARADARAJA PERUMAL TEMPLE	30 MIN
EKAMBARESWARAR TEMPLE	25 MIN
THIRUPULIVANAM MURUGAN TEMPLE	25 MIN
THENNANGUR PANDURANGA TEMPLE	35 MIN
ST. THOMAS CHURCH, POONAMALLEE	30 MIN
SRI KAMAKSHI AMMAN TEMPLE	30 MIN



# INDUSTRIES / IT HUBS

L&T DATA CENTER	8 MIN
SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR	20 MIN
TATA MOTORS / JLR PLANT	45 MIN
HYUNDAI MOTOR INDIA	35 MIN
DELL GLOBAL MANUFACTURING UNIT	30 MIN
APOLLO TYRES	30 MIN
NOKIA & FOXCONN INDUSTRIAL UNITS	35 MIN
YAMAHA MOTOR	35 MIN
SAMSUNG PLANT (NEAR SRIPERUMBUDUR BELT)	35 MIN
DLF IT PARK, PORUR	45 MIN







**2MINS FROM PROPOSED  
GREENFIELD AIRPORT**



**NEAR L&T  
DATA CENTER**



**NR.PROPOSED  
PILLAICHATHIRAM METRO STATION**



**JUST 300 MTRS FROM  
BANGALORE HIGHWAY ROAD**



**JUST 500 MTRS FROM  
8 LANE EXPRESS HIGHWAY**



**JUST 300 MTRS FROM  
PARSHWANATH JAIN SHWETAMBAR**



**BEST INVESTMENT  
LOCATION**



**NR.MEENAKSHI  
MEDICAL COLLEGE**



**WELL CONNECTED ROADS  
WITH TRANSPORTATION**

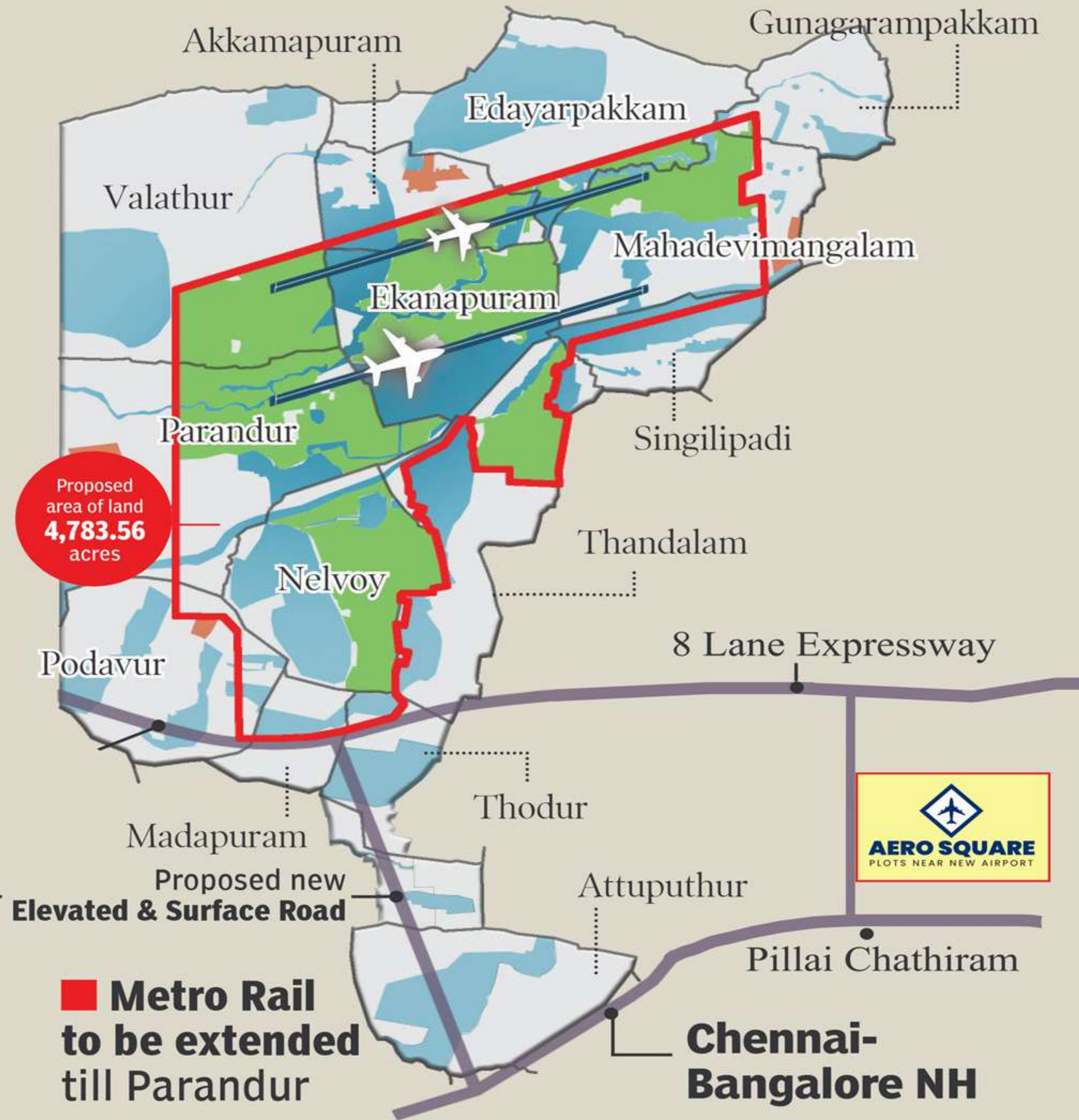
# NEXT GROWTH ZONE

Invest in Plots Before Price Takeoff

NR. PARANDUR NEW AIRPORT

**PLOTS** / ₹ **10L**  
STARTING FROM JUST  
Onwards







**CALL: 85250 85750 | 044-4354 0080**

Corporate Office : 1/1, Sakthi Nagar 2nd St, Choolaimedu, Chennai 600094

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