

Srinivasa Palms

# GOLDEN

OPPORTUNITY FOR READY-TO-LIVE





## About Us

StepsStone Promoters is one of the leading flat builders in Chennai. Stepsstone builders offer 1BHK, 2BHK, 3BHK apartments and plots in Chennai. Stepsstone Promoters is into developing Independent Houses, Bungalows, Flats, Apartments, Villas, Plot Layouts, Engineered Layouts with uncompromising Quality. With proud expertise of completing 99+ landmarks, 4000+ happy families of around 3million sq.ft. Exquisitely designed with enhanced practical usage of space, our eminent architects and expert craftsmen make every Stepsstone home, a pride to possess.



## MISSION

To provide our clients with exceptional real estate services by delivering value, reliability, and expertise. We strive to make every transaction a seamless and stress-free experience for our clients, and we are committed to helping them achieve their real estate goals with integrity and professionalism.

## VISION

At our esteemed real estate firm, we blend expertise with innovation, delivering unparalleled service and forging lasting relationships. We aim to continuously innovate and adopt the latest technology and techniques to enhance the experience for clients looking for expert advice, exceptional service, and outstanding results.

## AWARDS



Construction Industry  
Award 2013



Construction Industry  
Award 2015



Real Estate Development  
Company Award



Global Quality Awards



An ISO 9001:2015  
Certified Company

FROM THE

# *MD's Desk*

Dear Customer,

As the Managing Director of StepsStone Promoters, my journey has been one fueled by passion, perseverance, and a relentless pursuit of excellence. From our humble beginnings, we embarked on a mission to redefine the landscape of real estate, one innovative project at a time. Each step of this journey has been guided by a vision to not only meet but exceed the expectations of our valued customers, delivering homes that inspire and elevate lifestyles.

Through years of dedication and unwavering commitment to quality, we have transformed challenges into opportunities, setbacks into milestones, and aspirations into achievements. Our journey is a testament to the collective effort of a team driven by a shared vision and fueled by the trust and confidence bestowed upon us by our customers.

As we continue to evolve and grow, our commitment remains unchanged—to create living spaces that resonate with warmth, comfort, and the promise of a brighter tomorrow

## *Epilogue*

Join Mr. K. Mothish Kumar, a seasoned property coach and acclaimed author of "REALITY OF REAL ESTATE," as he shares invaluable insights on navigating the real estate market. With a dedicated YouTube channel boasting over 37,600 subscribers, Mr. Kumar is committed to empowering individuals with expert advice, debunking myths, and unraveling the intricacies of real estate investment. Let Chabroo be your gateway to informed decision-making and a fulfilling homeownership journey.



[www.youtube.com  
/@mothishkumarpropertycoach6571/videos](https://www.youtube.com/@mothishkumarpropertycoach6571/videos)

**Rtn. Mothish Kumar K**

Founder & Managing Director  
StepsStone Promoters Pvt. Ltd.





## *Brand Fidelity*

Our company was founded with a vision to provide spacious, secure, and beautiful homes not only to the affluent but also to the economically middle and lower-middle classes, ensuring comfort and opportunities for all. To achieve this, we offer projects at exceptionally low prices, making them affordable for everyone.

Our diverse portfolio includes villas, apartments, affordable plots and flats, luxurious beach-side villas, and resorts. Moreover, we prioritize the welfare of all age groups, including the elderly, by constructing retirement villas alongside homes suitable for the young and middle-aged. Operating not just in Chennai but also in districts like Coimbatore and Madurai, our reach extends far beyond the metropolitan area, catering to diverse needs and preferences across regions.

Our dedication to excellence has earned us numerous awards, reflecting our hard work, integrity, and commitment to sustainability. However, our greatest reward lies in having provided homes to countless families, offering not just shelter but also security and livelihood. Through our plots and houses, we have left an indelible mark on generations to come. For us, a house is more than just bricks and mortar; it's a symbol of progress and prosperity, a legacy for future generations to cherish.



**20**

Years &  
counting

**99+**

Residential &  
commercial projects

**3M**

Square feet of  
construction

**4000+**

Families'  
trust

## A transition from traditional .....*to modern*

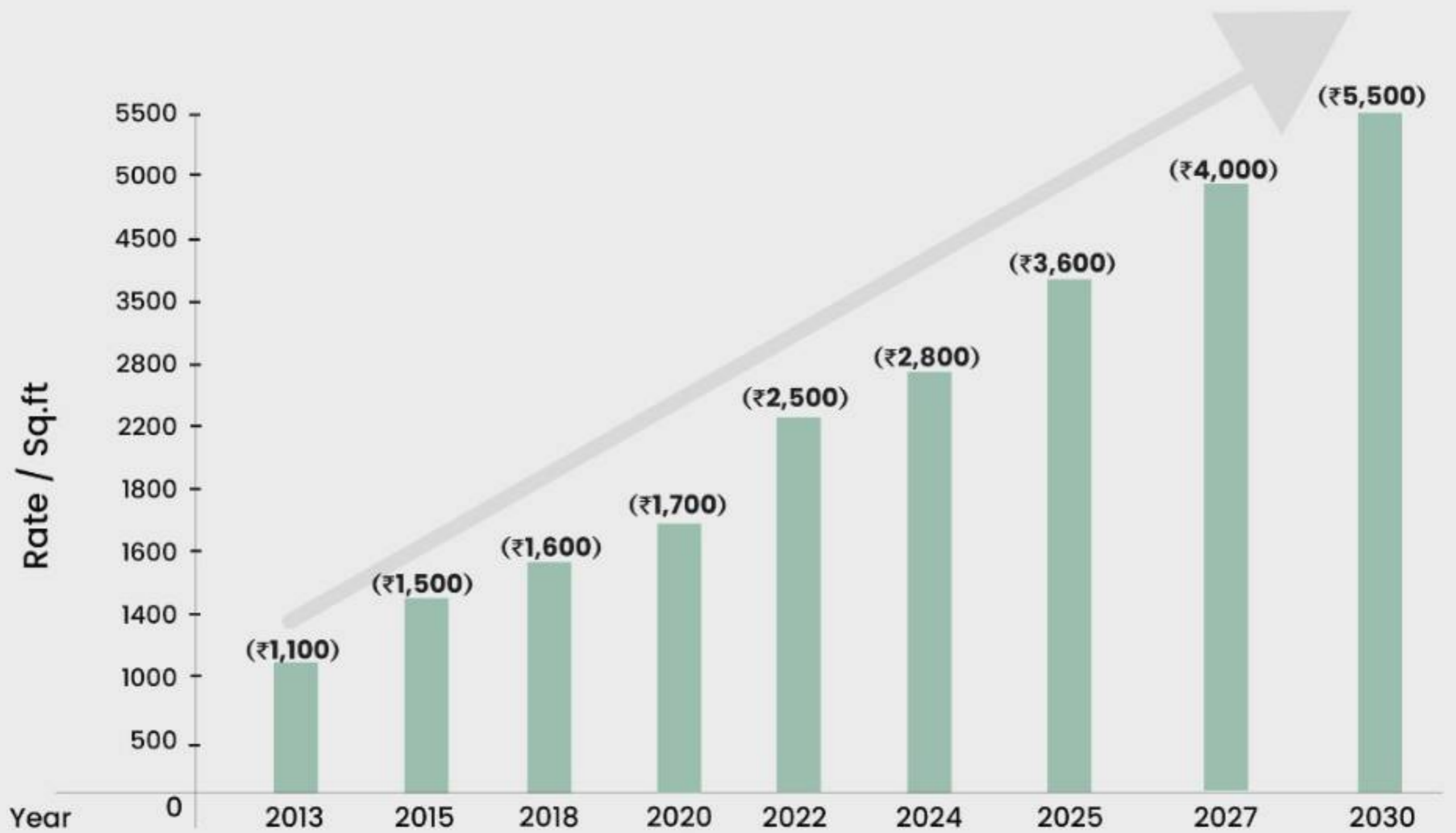
SP Koil stands as a bastion of traditional values deeply ingrained in its historical heritage and spiritual significance, drawing devotees for centuries to seek blessings and partake in age-old rituals. The site's economic importance, rooted in offerings and artisanal craftsmanship, has fostered a sense of social cohesion among visitors. However, with urbanization and increasing tourism, the landscape has gradually shifted towards modernity, marked by the construction of contemporary buildings and upgraded infrastructure to accommodate the growing influx of pilgrims.

While these changes embrace architectural innovation and offer improved amenities, efforts to preserve the temple's traditional values and cultural practices remain paramount. SP Koil thus represents a harmonious blend of tradition and modernity, where the essence of spirituality and community endures amidst the evolving architectural landscape.

SP Koil exemplifies the harmonious coexistence of tradition and modernity, where the timeless values of heritage and spirituality converge with the aspirations of progress and development. The transition from traditional to modern buildings reflects not only architectural evolution but also the dynamic interplay between cultural continuity and societal change. As SP Koil continues to evolve, it remains a beacon of spirituality, culture, and community for generations to come.







### Tracking the Evolution:

Price Chart of Plots at SP Koil from Inception to Future Projections

## About Singaperumal Koil

Nestled amidst the rich tapestry of Tamil Nadu's cultural heritage, Singaperumal Koil stands as a testament to centuries of spiritual reverence and architectural marvels. Home to the iconic Narasimha temple, perched atop a serene hillock off the bustling GST road, this historic town beckons with tales of divine grace and timeless charm. Venture further, and you'll discover the revered twin temples of Marundeswarar and Kachabeswarar in Thirukachur, adding to the mystical allure of the region.

Embraced by the tranquil embrace of Chengalpet and Maraimalai Napar, Singaperumal Koil promises more than just spiritual sanctity—it offers a gateway to a vibrant community steeped in tradition and progress. With its strategic location between Chennai and Chengalpat, this town pulsates with the rhythm of modernity while preserving the essence of its storied past.

Investors and enthusiasts alike are invited to partake in this timeless legacy, where history meets opportunity. From the picturesque landscapes to the thriving railway network connecting it all, Singaperumal Koil beckons with promises of prosperity and cultural immersion. Don't miss your chance to be part of a living legacy—invest in Singaperumal Koil today.



# GOLDEN

OPPORTUNITY FOR READY-TO-LIVE

## Golden Plots : Your prime investment opportunity

Srinivasa palms under the project name, Golden plots redefine opulence, blending premium amenities with strategic locations. With breathtaking views and exclusive features, they offer unparalleled value and investment potential. These developments provide a prestigious community and lifestyle opportunities, making every moment a testament to luxury living.

Discover the prime investment opportunity for Plots at SP Koil, where future development meets unmatched potential. With plot sizes ranging from 650 sqft to 1800 sqft, our diverse range caters to every investor's needs. Nestled within the community are two sprawling green parks spanning 21,259 sqft, adorned with picturesque avenue trees and complemented by well-laid blacktop roads. Enhanced with kerb walls, a tranquil walking track, and illuminating street lights, these parks offer an idyllic retreat for residents while elevating the property's allure for savvy investors.

Don't miss the buzz, your right time to multiply money.

Crafting dreams into reality, one brick at a time.

## Location Advantages

Location is paramount in real estate, influencing everything from property values to quality of life. A strategically positioned property offers unparalleled accessibility to essential amenities such as schools, hospitals, shopping centers, and transportation hubs, streamlining daily routines and reducing commute times. Moreover, a prime location often signifies desirable surroundings, whether it's a scenic neighborhood with breathtaking views or a prestigious area known for its exclusivity, both of which contribute to a higher standard of living and potential for property appreciation.

Investors are keenly aware of the impact of location on property value. Areas experiencing robust economic growth, infrastructure development, and urban revitalization projects present attractive investment opportunities. Additionally, safety and security are paramount considerations when selecting a location. Opting for a neighborhood with low crime rates, reliable emergency services, and well-maintained infrastructure ensures peace of mind for residents and fosters a secure living environment conducive to family life and community engagement.



**MAHINDRA  
WORLD CITY**



**RAILWAY  
STATION**



**400 FT ROAD**

## Location Advantages

Beyond the practicalities, the appeal of a location extends to its community amenities and natural environment. Proximity to parks, recreational facilities, cultural attractions, and entertainment venues enriches residents' lifestyles, promoting social interaction, leisure activities, and overall well-being. Furthermore, properties surrounded by natural beauty, such as parks, lakes, or green spaces, offer a serene and tranquil living environment, promoting health, relaxation, and a deeper connection with nature. In essence, the location of a property is not merely a geographical factor; it's a reflection of lifestyle, security, and investment potential, making it a critical consideration for homebuyers, investors, and developers alike.

Golden Plots at SP Koil offer unparalleled location advantages, situated in close proximity to key landmarks such as Mahindra World City, SP Koil Railway Station, the 400ft Road, and Kilambakkam Bus Terminus. Residents enjoy seamless connectivity with enhanced transportation facilities, while also benefiting from easy access to SRM Hospital for medical needs. With strategic positioning amidst these vital hubs, investing in Golden Plots at SP Koil ensures a lifestyle of convenience and accessibility.



**KILAMBAKKAM  
BUS TERMINUS**



**TRANSPORTATION  
FACILITIES**



**SRM  
HOSPITAL**

# WHY LAND IS A GOOD INVESTMENT

All your dreams and desires can be fulfilled when you invest in the right developer, property, location.



Enjoy multifold returns as a secure investment.



Build customized homes based on your tastes and preferences



An investment for your child's future.



Become a proud landowner.



Land is a tangible asset.



An investment to secure your family's future.



An investment for your future retirement.



Healthy returns on investment compared to apartment buildings.



# 25<sup>+</sup> Amenities



Ready to Build Homes



Landscape



Black Top Roads



Compound Wall



Portable Water



Street Lights Solar



Avenue Trees



Fast Appreciation Location



Badminton Court



Volleyball Court



Gazebo



Open Gym



8 Walk track



Pedestrian Walk



Plot stone



Bitumen Road



Clear Titles



RERA Approved



DTCP Approved



Security Cabin



**KERB WALL**



**CHILDREN'S PARK**



**ENTRANCE ARCH & GATE**



**RED SOIL**



**PARK WITH BENCH**



**SENIOR CITIZEN PARK**

## APPROVED BANKS







Guindy

Bengaluru Highway



Vallam

Tambaram

Perungalathur

vandalur

Arokia Annai Hospital

Aringnar Anna Zoo

Padapai

Danish Ahamed Eng. College

Guduvancheri

Vallakottai Murugan Temple

Royal Enfield showroom

Oragadam Junction

Sri Krishna Engg. college

Kilambakkam Bus Terminus

Walajabad Road

Renault Nissan

kattankulathur

ZOHO Corp

GST ROAD

Apollo Polytechnic College

GOLDEN

Maramalai Ngr Rly station

SRM UNIVERSITY



SP Kovil

J.S Hospital, Sargai Hospital, Madhav Prasad (1921 Madhav)

Singaperumal Koil

Mahindra World City

• Zoho • Ford • BMW • Infoys • Wipro • Ascendas

Chengalpattu

Key



Corporates

Train line



Temple



School/college/univ



Hospital

**Secure your plot, Ignite your future.  
Act Now**

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**No.1/1, Sakthi Nagar, 2nd street choolaimedu, Chennai Tamil Nadu 600094**

**For Enquiry, Call us : +91 86820 89820**

[www.stepsstone.in](http://www.stepsstone.in)