

# A Township of Dreams

Magnum Opus Property Private Limited seeks to create a township that elegantly balances modernization and harmony with nature. The proposed project is located off OMR (Rajiv Gandhi Marg) on Kelambakkam Vandalur Highway (11/2 Km South). The OMR is India's fastest growing IT corridor. The township will be located in an expanse of 200 to 250 acres which will be developed in phases.

Surrounded by greenery on three sides and a natural lake on the fourth, this township will enjoy all the serenity of living in nature and all the facilities of modern living. Within a 10 km radius of the property, there are several universities, engineering colleges, arts and science colleges, international residential schools, reputed business schools, five star hotels, health city, leading IT companies including TCS, Infosys, Ascendas, Wipro etc. and recreational

attractions including beaches, amusement parks, boat house and zoo.

Furthermore, Tambaram Railway Station and Chennai International Airport are just 20 minutes away. This is also connected to ORR (Outer Ring Road) which has direct access to the industrial hubs of Padappai, Oragadam and Sriperumbudur.

The township itself will be constructed with a discerning sense of taste for luxury and quality. The residences will be a range of independent villas, catering to different budgets. The Township proposes to ultimately include attractions and amenities like golf course, international university, a commercial complex with facilities including hotels, malls, club houses and spa, as well as studio apartments.

## Investment Option

The following investment options are available,

Assurance Area in Cents upto project completion	WHAT INVESTOR GETS	
	Plot area in sft	Built-up area in sft
100	6000	3600
75	4800	2900
65	3600	2400
50	3000	1900
40	2400	1400

The above villas are available at a very attractive price and promise great returns. While we expect to complete the project well before the stipulated date, the stipulated date for completion is 4 years. As per the present trend, the probable appreciation of the 3600 sft villa property will be amounting to Rs. 3 Cr (approx) when it is completed.

Owing to Chennai's growing status as an IT hub, with all leading IT/ITeS companies already operating from main offices on the OMR Corridor, the demand for townships in this area continues to increase.

The city's present transport facilities extend to the township but there are further proposals for the implementation of mass rapid transport systems and trains up to Mahabalipuram, close to the area. Additionally, the township has easy access to 3 main national highways: OMR, GST and ORR.

Magnum Opus Property Private Limited comes with a legacy of success. Our founders have successfully completed land transactions involving more than 1400 acres with a turnover exceeding Rs. 750 crores.

Our long-term vision is to ultimately become a public limited (listed) company. We are confident that this venture will become a huge success, beneficial to all the stake holders.

We respect every customer and maintain strict confidentiality in all matters except wherein required by law.



# Schematic Plan



The above plan is indicative only

Corporate Office:



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