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தமிழ்நாடு தமிலநாடு TAMILNADU 15/03/2025 EC 629868

23-2025

OPERA HOUSING PRIVATE LIMITED

M. C. Anusuya
M.C. ANUSUYA
STAMP VENDOR L.No. 21/2000
No.51/2, Soundarya Colony
Anna Nagar (W) Extn, Chennai-600 101
PAN: AAMPA3461D

AGREEMENT FOR JOINT VENTURE AND DEVELOPMENT

THIS AGREEMENT FOR JOINT VENTURE AND DEVELOPMENT entered into at Chennai on this 17 day of March 2025 between

(1) **Mrs. JANSIRANII DHANACHANDRADASS** (ID: PAN: ACHPD0719J ; AADHAR: 7172 5716 2619) Wife of Mr. DHANACHANDRADASS , aged about 72 years, residing at 30,Arasu Nagar, Orikkai, Kancheepuram, Tamil Nadu 631501

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

S. Azhagumani

(2) **Mrs. LAKSHMI . R** (ID: PAN: APFPL0689E ; AADHAR: 3209 6120 2137) Wife of Mr. RAJAKUMAR , aged about 63 years, residing at 49, Bharathiyar Street Maruthi Nagar Phase 1, Thiruverkadu, Chennai 600077,

(3) **Mrs. S. AZHAGUMANI** (ID: PAN: BYKPA1333H ; AADHAR: 9896 8071 9833) Wife of Mr. SANTHAKUMAR , aged about 61 years, residing at 54/224, Choolaimedu High Road, Choolaimedu, Chennai 600094,

(4) **Mrs. R. SELVAMANI** (ID: PAN: BOVPS0894C; AADHAR: 6652 1156 2822) Wife of Mr. Ravi .Y , aged about 59 years, residing at AK 102, 10th Main Road, Santhi Colony, Anna Nagar, Chennai 600040

hereinafter referred to as the Party of the First Part/Owners which term shall wherever the context so permits or admits mean and include their respective heirs, legal representatives, executors, administrators and assigns of the First Part.

AND

OPERA HOUSING PRIVATE LIMITED (**PAN: AABCO6524H**), a registered Private limited company, represented by its Director **Mr. RIKIN DILIP GANDHI** (**PAN: ALJPG7667F, AADHAR : 5336 5945 9470**), son of Dilip .S. Gandhi, aged about 37 years, having its office at No.20, Parthasarathypuram Extn, T.Nagar, Chennai – 600 017, hereinafter referred to as the Party of the Second Part/Promoter which term shall mean and include wherever the context so permits or admits their successors-in-interest and assigns of the other Part.

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

WHEREAS the Owners have represented that they are the absolute owner of all that piece and parcel of the land measuring about **5918 square feet or thereabouts** (as per document) at Door No 54/224, Choolaimedu High Road, Choolaimedu, Chennai 600 094 bearing T.S.No 138, Block No 20 in Puliyur Village, Egmore Taluk, Chennai District, and more fully described in the Schedule A hereunder, hereinafter called the **SCHEDULE A PROPERTY**, having been settled to them herein by under a Settlement deed registered as document Nos. **631/1983 in SRO Cheyyar and 1999/2022 in SRO Kodambakkam**.

WHEREAS the Owners have further represented that accordingly the Owners herein are the absolute owner of the above said property and have been in peaceful possession and enjoyment of the same without any interruption or interference from any person(s) whatsoever enjoying their own right and paying the taxes and other public charges, thus having absolute right and marketable title over the same.

WHEREAS the Party of the First Part/Owners hereby declare that the said Schedule Property hereby transferred or intended to be transferred or intended to be developed and transferred is free from all mortgages, charges, claims or demands and the Party of the First Part/Owner has not done any acts ,deeds or things whereby the Property may be subject to any attachment or lien of any Court or persons whatsoever nor is the Property is subject to the Doctrine of Lispendens.

WHEREAS the Party of the First Part/Owners decided to construct and complete the Residential complex in the Schedule land and sell portion of undivided shares of land in the Schedule land .

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

WHEREAS the Party of the Second Part/Promoter have undertaken the promotion of a scheme of Ownership Flats/villas in Schedule land.

WHEREAS the Party of the First Part/Owners decided to construct and entrust the entire construction to the Party of the Second Part/Promoter and to exchange with the Promoter, the Undivided share in the Schedule land more fully described in Schedule 'C' for the cost of construction of built up area to be allotted to the Party of the First Part/Owner.

WHEREAS the Parties decided to develop the scheme as a Joint Venture on basis of the terms and conditions set out hereunder.

WHEREAS the Owner have represented to the Promoter that they shall pay up to date taxes in the respect of the Schedule Property

The Promoter has entered into this Agreement on the basis of the aforesaid representations of the Owner. The Owner agree and undertake to indemnify and keep indemnified the Promoter against any encumbrances or demands or claims if, found to be existing or made in respect of the Schedule Property, and the Owner agree also to clear and/or remove the same at their own costs and expenses and Promoter's rights to carry on development of the Schedule Property and to sell the apartments/villas to be constructed by them on the Schedule Property.

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

NOW IT IS MUTUALLY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. **THE** Party the First Part hereby authorizes the Party of the Second Part/Promoter or his authorized representatives to take all steps for erecting the residential Apartments at their own cost being the building in and over the Schedule property. The Party of the First Part agrees to execute and register a General Power of Attorney in favor of the Party of the Second Part/Promoter or their representatives for this purpose.

2. **IN** consideration for the Party of the Second Part/Promoter agreeing to construct and complete the same in all respects and deliver to the Party of the First Part/Owner and or their nominees, self contained flats / residential units with with proportionate undivided share of Schedule land to be retained by the Party of the First Part/Owner which is described in Schedule 'B' subject to the terms and conditions contained in this Agreement and the Party of the First Part/Owner herein hereby agree to transfer, sell or convey the undivided share in the Schedule land which is fully described in Schedule 'C' to the Promoter/Party of the Second Part and/or transfer, sell or convey the same to their nominee or nominees either in parts or fully under one or more sale deeds with the right to construct flats thereon.

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

3. It is also agreed that the proposed residential apartment building complex will consist of Stilt + five floors with the following Super Built-Up Areas:

S.No	Floor	Flat No	Plinth Area	Common Area	SALEABLE AREA	UDS	ALLOTTEE
1	1	A	920	258	1,178	408	Mrs. R. SELVAMANI
2	1	B	870	244	1,114	388	Mrs. R. SELVAMANI
3	1	C	870	244	1,114	388	Mrs. JANSIRANII
4	2	A	920	258	1,178	408	Mrs. LAKSHMI . R
5	2	B	870	244	1,114	388	Mrs. LAKSHMI . R
6	2	C	870	244	1,114	388	Mrs. R. SELVAMANI
7	3	A	920	258	1,178	408	Mrs. S. AZHAGUMANI
8	3	B	870	244	1,114	388	OPERA HOUSING PVT LTD
9	3	C	870	244	1,114	388	OPERA HOUSING PVT LTD
10	4	A	920	258	1,178	408	Mrs. S. AZHAGUMANI
11	4	B	870	244	1,114	388	OPERA HOUSING PVT LTD
12	4	C	870	244	1,114	388	Mrs. JANSIRANII
13	5	A	920	258	1,178	408	OPERA HOUSING PVT LTD
14	5	B	870	244	1,114	387	OPERA HOUSING PVT LTD
15	5	C	870	244	1,114	387	OPERA HOUSING PVT LTD
				TOTAL	**17,024**	**5,918**	

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

4. The Details of flats and Super Built-up Areas to be allotted to and UDS to be retained by the Landowners:

S.No	Floor	Flat No	Plinth Area	Common Area	SALEABLE AREA	UDS	ALLOTTEE
1	1	A	920	258	1,178	408	Mrs. R. SELVAMANI
2	1	B	870	244	1,114	388	Mrs. R. SELVAMANI
3	1	C	870	244	1,114	388	Mrs. JANSIRANII
4	2	A	920	258	1,178	408	Mrs. LAKSHMI . R
5	2	B	870	244	1,114	388	Mrs. LAKSHMI . R
6	2	C	870	244	1,114	388	Mrs. R. SELVAMANI
7	3	A	920	258	1,178	408	Mrs. S. AZHAGUMANI
8	4	A	920	258	1,178	408	Mrs. S . AZHAGUMANI
9	4	C	870	244	1,114	388	Mrs. JANSIRANII
				TOTAL	**10,278**	**3,572**	

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

5. The details of the UDS held an retained by the Landowners , flats to be allotted to them, and UDS to be conveyed to the Promoter:

OWNER	Undivided share of land held by the Landowner before JV	Flats Allocated to the Landowners and their Super Built-Up Areas		UDS to be reatined by the Landowners after transfer	UDS to be Conveyed to the Developer/ Nominees
		Flat No	Sq.Ft	Sq.Ft	Sq.Ft
Mrs. JANSIRANII	1,479.50	1 C	1,114	388	703.50
		4 C	1,114	388	
Mrs. LAKSHMI . R	1,479.50	2 A	1,178	408	683.50
		2 B	1,114	388	
Mrs. S. AZHAGUMANI	1,479.50	3 A	1,178	408	663.50
		4 A	1,178	408	
Mrs. R. SELVAMANI	1,479.50	1 A	1,178	408	295.50
		1 B	1,114	388	
		2 C	1,114	388	

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

6. The Allocation of Built-Up Area and UDS to the Promoter:

Floor	Flat Number	Super Built Up Area	UDS
3	3 B	1,114	388
3	3 C	1,114	388
4	4 B	1,114	388
5	5 A	1,178	408
5	5 B	1,114	387
5	5 C	1,114	387
	TOTALS	**6,748**	**2,346**

7. **THE** cost of construction of the built up area shall be treated as the cost of the undivided share of Schedule land more fully described in Schedule 'C' to be transferred in favour of the Party of the Second Part.

8. **THE** Party of the First Part hereby authorises the Party of the Second Part to sell all the flats etc., (other than the flats allotted to the Owner, specified in Schedule 'B' hereunder) to be constructed in the Schedule property along with undivided share described in the Schedule 'C' hereunder for

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

any consideration and terms and conditions to be determined by the Party of the Second Part/Promoter and authorises them to receive and Appropriate for themselves all such considerations or moneys from the buyers of such flats etc.,

9. **THE** Party of the First Part undertakes to co-operate with the Party of the Second Part /Promoter in this connection by executing and/or registering or joining in the execution and/or registration of necessary applications agreements, deeds, forms etc., and to sign all the papers, connected with the Schedule Property like applications, documents, drawings etc., and also execute a Specific Power of Attorney in respect of the Schedule Property to apply to CMDA, Corporation/Water Supply/Sewerage/ Electricity and other departments and also from various authorities to procure various construction materials like Cement, Steel etc., to complete the constructions in and over the Schedule land.

10. **THE** Party of the First Part/Owner further agrees to execute a General Power of Attorney in favour of the nominee of the Party of the Second Part/Promoter, authorising such Attorney to sell, transfer, convey, assign and execute necessary documents of Sale, present them for Registration, admit execution thereof, receive the sale consideration, and issue valid receipt thereof, sign and execute all such deeds, forms, and applications or documents as required in connection with such sales.

11. **THE** Party of the Second Part/Promoter shall incur all the fees and levies payable to the Corporation of Chennai and CMDA and other

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

incidental expenses for obtaining sanction plan for construction of building in and over the Schedule Property.

12. **THE** Party of the Second Part/Promoter agrees to complete construction of the residential flats described in Schedule 'B' and handover vacant procession of the same to the Party of the First Part, approximately within 18 months with grace period of 4 months from the date of getting the approval from CMDA / Corporation / Relevant authority. Such approvals shall be obtained within a period of 6 months from this date.

13. **THE** Party of the First Part/Owner shall co-operate with the Party of the Second Part in getting fresh approval if any from the CMDA and other Competent Authority and shall furnish all the papers required for the same.

14. **ON execution** of this Agreement the Party of the Second Part/Promoter is permitted to advertise in newspapers about the proposed housing scheme at their own cost.

15. The Party of the Second Part shall be allowed to carry all the necessary preliminary activities related to projects such as site cleaning, site measurement, construction of compound wall, construction of labor shed, erection of temporary electricity connection, watch man / security shed, carrying out soil test and all other activities related to development of the project.

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

16. **THE** Party of the First Part/Owner agrees not to create any mortgage, charge, lien or otherwise encumbrance over the Schedule property till the sale deeds covering the undivided share in Schedule 'A' land of the Party of the Second Part/Promoter duly registered in favour of the nominees of the Party of the Second Part/Promoter.

17. **THE** Party of the First Part/Owner undertakes to co-operate with the Party of the Second Part/Promoter in obtaining all certificates and/or other documents for the purpose of completing the registration of sale deeds or other deeds and/or for transferring his title of the undivided share set out in the Schedule 'C' hereunder in favour of the Party of the Second Part/Promoter and/or their nominees.

18. **IT** shall be open to the Party of the Second Part/Promoter to enter into agreements for sale of part or parts of the Undivided share of Schedule C Property or undivided shares, rights or interest therein (other than the flats allotted to the Party of the First Part/Owner) with third parties and also construct for and on their behalf, buildings, apartments, flats or other constructed areas, provided however that all responsibilities, liabilities or undertakings in respect of such agreements shall be executed and fulfilled by the Promoter and the Party of the First Part/Owner shall not be subject to any loss, claim, or liability pursuant to such agreements.

19. **EACH** of the Parties herein agree to indemnify the other and his/her nominees against any loss, claims or damages that may occur to them by reason of breach of any conditions covenants terms and

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

assurances contained herein and the affected party can enforce for specific performance of this agreement against the Party who had committed breach of the Agreement.

20. **THE** Party of the First Part/Owner agrees and undertakes to execute and register or cause to be executed and registered at the cost of the Party of the Second Part/Promoter all or any other deed, instrument, document, letters, affidavits, etc., as they may be required for better assuring the title for their respective shares set out in Schedule 'C' hereunder and peaceful and effective possession of their respective flats to be constructed for such share by the Party of the Second Part/Promoter.

21. **THE** Party of the Second Part/Promoter paid on account of the Party of the First Part/Owner the Security Deposit to the CMDA / Corporation / Relevant authority for the sanction of the building plan. The Party of the First Part/Owner agree to reimburse such amount of security deposit as refunded by the CMDA / Corporation / Relevant authority at the time when the said Security Deposit was refunded by the CMDA / Corporation / Relevant authority to the Party of the First Part/Owner.

22. **UPTO** the date of approval of plan from CMDA/ Local Body, the Party of the First Part/Owner shall pay all taxes, charges, and fees etc., levied by Corporation/Metro water or other statutory bodies.

23. Neither party shall be held to be in breach of terms of this agreement, if it is prevented from performing their obligations by reasons

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

of force majeure including but not limited to fire, flood, earthquakes, storms, typhoons, explosions, actions of the elements, acts of God, governmental restrictions, accidents, epidemics, strikes, lockouts or other labour disputes or storage, inability to obtain or shortage of material equipment or transportation, insurrections, riots or other civil commotion, war, enemy action, acts, demands or requirement of the governments or military authorities in any states or by other causes beyond its control, provided that notice is given to the other party, as soon as possible of the occurrence of the aforesaid events;

24. Though every effort will be made to obtain electrical and water connections within the stipulated time for the residential complex, no responsibility will be accepted by the PROMOTER for delay in obtaining such connections, clearance or certificate from the statutory authorities and the OWNER shall not be entitled to claim any damage / losses against the PROMOTER for the same

25. The Least area of Document / Patta / Physical will be considered for development purposes and the Super built up area will be based on approved plan and divided mutually in the above ratio.

26. The Party of the Second Part/ Promoter shall pay rent of Rs.20,000 per month to each of the Owners herein from the date of Bhoomi Pooja till receiving Completion Certificate from CMDA/Competent Authority

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

SCHEDULE – A

All that piece and parcel of land measuring **5918 square feet or thereabouts** (as per document) at Door No 54/224, Choolaimedu High Road, Choolaimedu, Chennai 600 094 bearing T.S.No 138, Block No 20 in Puliyur Village, Egmore Taluk, Chennai District and being bounded

ON THE NORTH BY : **Wahab Sahib Street,**

ON THE SOUTH BY : **Land Belonging to Kanagaraj and others,**

ON THE EAST BY : **Choolaimedu High Road,**

ON THE WEST BY : **House and Ground belonging to P. Ranganathan,**

AND MEASURING

EAST TO WEST	**84.5 Feet**	ON THE NORTHERN SIDE
EAST TO WEST	**84.5 Feet**	ON THE SOUTHERN SIDE
NORTH TO SOUTH	**70 Feet**	ON THE EASTERN SIDE
NORTH TO SOUTH	**70 Feet**	ON THE WESTERN SIDE

In the Registration District of **Chennai Central** and Registration Sub District of **Kodambakkam**.

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

SCHEDULE - 'B'

(Share of land to be retained & flats to be constructed for the Party of the First Part/Owner)

S.No	Floor	Flat No	Plinth Area	Common Area	SALEABLE AREA	UDS	ALLOTTEE
1	1	A	920	258	1,178	408	Mrs. R. SELVAMANI
2	1	B	870	244	1,114	388	Mrs. R. SELVAMANI
3	1	C	870	244	1,114	388	Mrs. JANSIRANII
4	2	A	920	258	1,178	408	Mrs. LAKSHMI . R
5	2	B	870	244	1,114	388	Mrs. LAKSHMI . R
6	2	C	870	244	1,114	388	Mrs. R. SELVAMANI
7	3	A	920	258	1,178	408	Mrs. S. AZHAGUMANI
8	4	A	920	258	1,178	408	Mrs. S. AZHAGUMANI
9	4	C	870	244	1,114	388	Mrs. JANSIRANII
				TOTAL	**10,278**	**3572**	

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

S. Azhagumani

SCHEDULE - 'C'

(Undivided share of land to be conveyed to the Party of the Second Part/Promoter or their nominees)

Floor	Flat Number	Super Built Up Area	UDS
3	3 B	1,114	388
3	3 C	1,114	388
4	4 B	1,114	388
5	5 A	1,178	408
5	5 B	1,114	387
5	5 C	1,114	387
	TOTALS	**6,748**	**2,346**

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SET THEIR HANDS THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF

D. [illegible]

R. Lakshmi

S. Azhagumani

R. [illegible]

OWNER/PARTY OF THE FIRST PART

For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533

PROMOTER/PARTY OF THE SECOND PART

WITNESSES :

1. [illegible]
(K. HEMANTH)
S/O M. KULLHALRAJ
NO, 22 SANNATHI STREET
VADAPALANI CHENNAI - 600026

2. M/s M. Sundara Pandiyan
S/o M. Murugaiya
8/5. Ganga Avenue, Valasaravakkam
Chennai - 87

SPECIFICATIONS

FOUNDATION

Isolated/ combined/strip type/pile foundation of as per design of the structural engineer & Geo consultants. The foundation type will be as per the relevant IS Code & approved by the Structural Engineer.

Brickwork in foundation as per the isolated/combined footing structural drawing plan with Fly ash bricks of 1:5 cement mortar mix and size.

Plinth beam as per drawings of R.C.C M25 at breadth & depths as per recommended by structural Engineer.

Filling of excess earth without any rubbish or brought from outside in Foundation & Basement level the same with quarry dust up to 6" with well compacted using Mechanical earth rammer & laying of Flooring PCC using 1:3:6.

BRICK WORK, PLASTERING AND LINTEL:

Brickwork in super structure will be carried out by either chamber burnt clay bricks/fly ash bricks / AAC blocks as per the advice of Structural consultant.

All outer brickwork will be with chamber burnt clay bricks / fly ash bricks / AAC blocks for a width of 9" with CM 1:5 and all the inner partitions will be 4/ 4 1/2" thick same material with CM of 1:4 mix. For 4/4 1/2" Block work, the perforated steel punch plate will be laid and screed concrete of 1.5" thick over the above for every 1' depth.

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DIN: 05262533

Plastering of ceiling with cement mortar 1:3, walls of 9" thickness will be with 1:5 CM and 4/4.5" thickness shall be 1:4 CM of finish ready for putty.

All lintel, sunshade, FACIA and lofts are RCC with M25 with 20 mm Blue metal.

DOORS:

Main door of size(3 1/2 'x7') will be of Burma teak frame and multi panel shutter (32mm) with varnish finish attached with an brass eye piece, Godrej lock. The main door frame will be of 150 mm x 75mm thick of First quality of Burma Teak.

French door will be UPVC.

All bed room doors will be of skin type / Flush door HDF Membrane SAKTHI MAKE with standard Godrej locks additionally fitted with SS tower bolts in the centre and the top with door stopper in the bottom and door magnets in the rear bottom.

Bathroom doors will be of flush type with ABS is also Flame Retardant, Water Proof and Heat Resistant KASSA DOOR. Other SS door accessories remain the same as given above. (2'6"x7')

All doors frames, apart from main door is I St class Gana Teak wood, paint finish with 100x60mm frame thickness.

All hardware to be brass materials for MD & FD, other doors to be SS.

For Opera Housing Pvt Ltd

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WEATHERING COURSE WITH FLAT ROOF TILES:

Traditional weathering with shell lime (calcinations of lime @ site only) and brick jelly with 1:2 1/2 and forming of slope. External surface finished with White color REFLECTAA Heat Resistant Terrace Tiles or RED TERRACOTA TILES.

ELECTRICAL POINTS:

Entrance : Bell+Light-2 Way for inside Light

Drawing-Living : 3-Wall Lights, 1- Chandelier + Dimmer 2-Fan + Step Reg Dish + 1 set of 5 Amps Socket - A.C.Point.1No. 32 A DPModular Switch plug TP-RJ 11 Jack - 1 x 5 Amps

Dining : 2-Wall Lights, 1-Fan + Step Regulator 15 A Plug for Fridge

Pooja : 1-Wall Light, 5 Amps Socket

Kitchen : 2-Wall Lights, 1-Fan, 5 Amps Sockets For Mixie &Aqua Guard, 5A+15A Sockets for Grinder- Ovan-.5A for Exhaust fan-or 15AFor Chimney

Service Area : 1- Wall Light - No 2 Way, 15 A for W.M/c.

Master Bed : 2 Wall Lights, 1-Fan + Step Regulator (1 Light & Fan with Two Way Control) 1-Foot Lamp, TV+ 2 sets of 5 Amps Socket 1.Telephone-5APlug.(Cordless-.Charger) 2No5 Amps Socket, in Switch Boards- (General Purpose) A.C.Point with 32 A DP Switch-16A Socket and Stabilizer(Either inside or Common Area) at the discretion of Owners.

Toilets (Attached) : 1-Wall Light, 1-Mirror Light, 5 Amps Socket:15A Sw.(SB) & Socket for Geyser-Exhaust Fan with 5 amps socket

Other Bed Rooms : 2-Wall Light, 1-Fan + Step Regulator. Light & Fan with Two Way Control)1-Telephone+5 A Plug (Cordless- Mobile Charger) 2 No 5A

For Opera Housing Pvt Ltd

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Socket in Switch Board, 1No. A.C.Point with 32 A DP Switch & 16 A Socket and Stabilizer (Eitherinside or Comn) at the discretion of Owners Foot Lamp

Common Toilet : 1-Wall Light, 1-Mirror Light, 5 Amps Socket 1-Exhasut Fan & 5 amps socket, 15A Sw (SB) Socket for Geyser

Lobby – Passage : 1 Light

COMMON POINTS : Common light points in stairs, Terrace 2 Nos in compound walls, points for pump motor etc., all as per Company's design

LIFT : 8 passenger lift with rescue device -Make- Johnson

BACK UP POWER SUPPLY: GENERATOR of required capacity

Electrical points required over and above the standard provisions will be provided at extra cost.

PLUMBING:

All concealed water lines inside the bathroom will be of CPVC (Aashirvad make), all PVC pipes of Finolex/Ashirwad make are applicable.(For PVC 6 Kgf /Sq Cm @ Dia for soil line:4 "waste line 2 1/2"Dia,)

All concealed lines are CPVC materials & Ring main & Outer vertical lines are UPVC materials.

Provision for rain water harvesting as per CMDA / corporation Norms.

Standard make sanitary fittings viz EWC/Wash Basin – Parryware/Jaquar

One tap each for corporation water and well water in the kitchen.

Prince or Nirali or SS 304 SS bowl sink inside the kitchen.

For Opera Housing Pvt Ltd

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DIN: 05262533

UNDERGROUND SUMP AND OVERHEAD WATER TANK:

Underground sump of adequate capacity with double matt R.C.C floor and walls will be constructed. Pre-cast RCC inspection cover, PVC steps will be provided. Meter chamber, water meter are fixed.

Overhead water tank of adequate capacity along with two parts with RCC base slab and RCC top with inspection cover;

Staircase leading to the water tank and head room will be constructed along with MS ladder.

Bore well – as required.

MISCELLANEOUS SPECIFICATIONS:

The staircase hand rails will consist of SS Hand railing.

Anti-termite treatment will be done as per IS 6313- Part 2 at the Foundation as well as the Plinth level of the new building.

All electrical fittings in respective flats will be supplied by the Owners and it will be fixed by the Builder as extra cost.

SPECIAL AMENITIES :

A) Ornamental entrance gates, Compound walls as per Architects design.

B) Beautiful Landscaping and front elevation

C) Name Plates

D)Video door phone

E) Solar Water Heater/Solar photo voltaic panels as per CMDA Norms.

F) C.C.T.V.

WINDOWS:

For Opera Housing Pvt Ltd

Director
DIN: 05262533

All windows (as per plan) frame and shutters will be of KOMMERLING/VEKA/ ASTRIX or other UPVC type. Grill of flat/square bars MS will be provided. All windows will be openable/sliding type

All bathrooms ventilators will be of KOMMERLING /LG / ASTRIX or other UPVC type with two top hung /lowver type shutters with frosted glass panes with MS grill rod/flat type design.

All windows & ventilators will have grill fixed in wall using 12 mm Sq Bar & 12x 5 mm Flat as per our standard pattern.

PAINTING:

All interior walls inside the flats/staircase will be finished with cement-based putty of two coats, followed with a coat of inner primer and finished with two coats of premium acrylic emulsion paints of standard make (Asian/Berger/ICI) except for balconies and service verandah where the surface will be completed with outer plastic emulsion.

Outer painting including car park will be done starting with exterior primer/quality cement-based paint and followed with two coats of Dulux Weather Shield/ Asian Paints.

Exterior of water tank, head room etc. will have a similar finish as above.

The interior of head room will be painted with plastic emulsion of two coats of standard color.

Bathrooms will be completed with plastic emulsion paint of two coats for the ceiling.

TILES AND FLOOR FINISHES:

Living, dining, Bedroom, kitchen, hall, pooja etc.- vitrified tiles flooring - Basic cost tiles is Rs 60/-

For Opera Housing Pvt Ltd

Director
DIN: 05262533

Bathrooms, Service area and balconies - Anti skid tiles flooring -Basic cost of tiles Rs 40/-.

The walls of the bathrooms to have designer tiles with a horizontal/vertical concept design with highlighters up to ceiling height. Standard makes at the basic cost of Rs 40/-.

The car parking area finished with designer tiles with provisions of slopes.

The chambers covered with pre-cast covers (HD) with a frame to the level of the flooring outside and will be finished with plastering on the inside and the outside.

The common area specifically stair case will be done with granite.

Polished Granite Counter with jet black half round edge will be done in the kitchen and above the counter slab up to 2 feet height wall dadoing with tiles & Service area wall tiles upto 3' height of wall tiles.

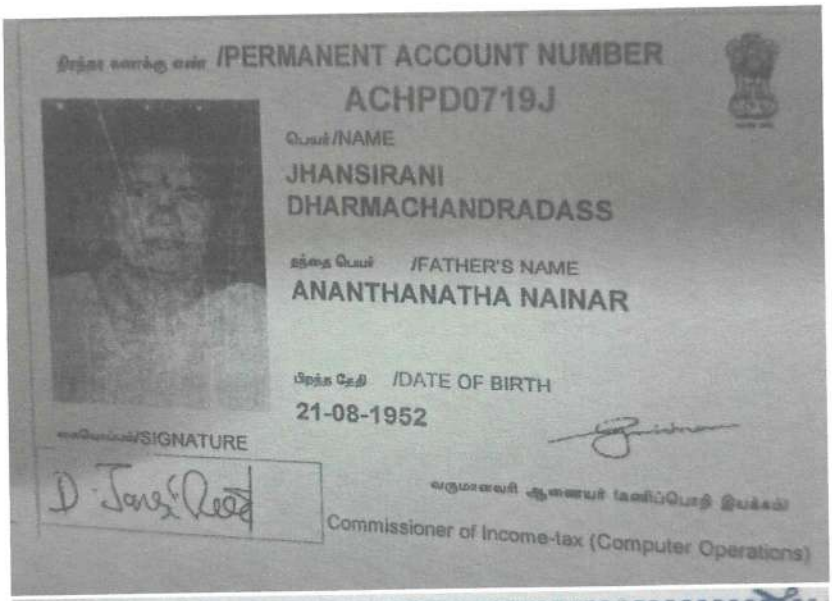
WATER PROOFING:

All bathrooms sunken portion will be water proofed with two coats of FOSROC chemicals. There will be a five-year warranty for the new construction on this aspect. Alternatively, spout system is adopted.

The inside surface of the water tanks and sump will be coated with 2 coats of epoxy coating for effective water proofing on the inside and the outer of the water tanks will be plastered with cement mortar mixed with Dr Fixit water proofing chemicals. Alternatively, the inside surface will be grouted with cement slurry and finished.

For Opera Housing Pvt Ltd

Director
DIN: 05262533



/PERMANENT ACCOUNT NUMBER

ACHPD0719J

/NAME

JHANSIRANI
DHARMACHANDRADASS

/FATHER'S NAME

ANANTHANATHA NAINAR

/DATE OF BIRTH

21-08-1952

/SIGNATURE

D. Jansi Rani

Commissioner of Income-tax (Computer Operations)



இந்திய அரசாங்கம்

Government of India

ஜான்சிராணி தனசந்திரதாஸ்

Jansiranii Dhanachandradass

தந்தை : அனந்தநாத நயினார்

Father : Anathanatha Nainar

பிறந்தவருடம் / Year of Birth : 1952

பெண்பால் / Female

7172 5716 2619

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



Unique Identification Authority of India

முகவரி:

W/O: தனசந்திரதாஸ், 30, அரசு நகர், ஓரிக்கை, காஞ்சிபுரம், காஞ்சிபுரம், தமிழ் நாடு, 631501

Address:

W/O: Dhanachandradass, 30, ARASU NAGAR, ORIKKAI, Kancheepuram, Kanchipuram, Tamil Nadu, 631501

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For Opera Housing Pvt Ltd

Director
DIN: 05262533

D. Jansi Rani

S. Narayanan
R.





D. Lakshmi
R. Lakshmi

S. Arumugam
R. Yuvaraj

For Opera Housing Pvt Ltd

Director
DIN: 05262533


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYKPA1333H
नाम / Name
AZHAGUMANI
पिता का नाम / Father's Name
ANANTHANATHA NAINAR
जन्म की तारीख / Date of Birth
03/04/1963
हस्ताक्षर / Signature
14012017


இந்திய அரசாங்கம்
Government of India
சா அழகுமணி
S Azhagumani
பிறந்த நாள் / DOB : 03/04/1963
பெண்பால் / Female
9896 8071 9833
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


ஆதார்
Unique Identification Authority of India
முகவரி:
W/O: சாந்தகுமார், 54/224,
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சென்னை, சூளைமேடு, தமிழ்
நாடு, 600094
Address:
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CHOOLAIMEDU HIGH ROAD,
CHOOLAIMEDU, Choolaimedu,
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For Opera Housing Pvt Ltd

Director
DIN: 05262533

S. Azhagumani





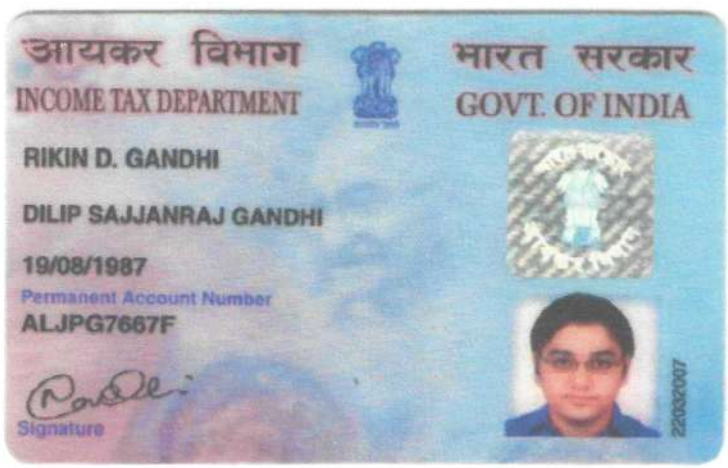


For Opera Housing Pvt Ltd

Director
DIN: 05262533

S. Angumani







For Opera Housing Pvt Ltd

Director
DIN: 05262533



भारत सरकार
Government of India

आधार

கு ஹேமந்த்
K Hemanth
பிறந்த நாள் / DOB : 01/07/1992
ஆண் / Male

Issue Date : 30/10/2013

आधार पहचान का प्रमाण है, नागरिकता का नहीं।
Aadhaar is a proof of identity, not of citizenship.

3986 2697 2643

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

முகவரி: S/O: குஷல்ராஜ், 24/22,
சன்னதி தெரு, வடபழனி, வடபழனி,
சென்னை, தமிழ் நாடு, 600026

Print Date : 25/05/2023

Address: S/O: Kushalraj, 24/22,
SANNATHI STREET, VADAPALANI,
Vadapalani, Chennai, Tamil Nadu,
600026

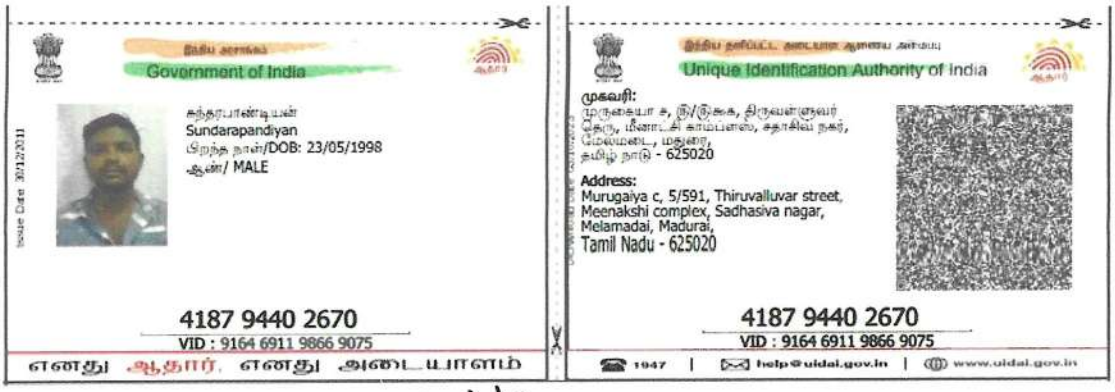
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For Opera Housing Pvt Ltd

OPERA

Director
DIN: 05262533



இந்திய அரசு
Government of India

சுந்தரபாண்டியன்
Sundarapandiyan
பிறந்த நாள்/DOB: 23/05/1998
ஆண்/ MALE

4187 9440 2670
VID : 9164 6911 9866 9075

எனது ஆதார், எனது அடையாளம்

Issue Date: 30/12/2011

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி:
முருகையா க, 5/591/திருவள்ளுவர் தெரு, மீனாட்சி காம்பளஸ், சதாசிவ நகர், மேலமடை, மதுரை, தமிழ் நாடு - 625020

Address:
Murugaiya c, 5/591, Thiruvalluvar street, Meenakshi complex, Sadhasiva nagar, Melamadai, Madurai, Tamil Nadu - 625020

4187 9440 2670
VID : 9164 6911 9866 9075

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MH

For Opera Housing Pvt Ltd

Director
DIN: 05262533

D. Sangeetha

R. Lakshmi

S. Azhagumani

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.