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# Project - Quarterly Progress Report

| | | |
|---|---|---|
| **Promoter's Name** | : | **ADROIT URBAN DEVELOPERS PVT LTD** |
| **Project Name** | : | **ADROIT FORTUNE** |
| **Project Registration No** | : | **TN/01/Building/0092/2019 Dated 28.06.2019** |
| **Quarter Ending** | : | **June 2022 ( April, May & June 2022 )** |

**A. Sales**

| Sl. No. | Description | Cumulative No. of Units upto the Quarter | Total Area |
|---|---|---|---|
| 1. | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | **61 No's of Flats Booked** | **7111.27 Sq.m** |
| 2. | Parking Lots | **64 No's of Parking Booked** | **800.00 Sq.m** |
| 3. | UDS Registered in Sq.m | **52 No's of Flat Registered** | **2751.79 Sq.m** |

**B. Construction**

| Sl. No. | Description | Block / Tower No. | Status |
|---|---|---|---|
| 1. | Stage of construction of each Block/Tower, Floor wise | Single Block | **100% work completed** |
| 2. | Status of common Amenities for each Block/Tower, Item wise | Single Block (Clubhouse) | **100% work completed** |

| Sl.No. | Description | Percentage |
|---|---|---|
| 1. | Percentage of Completion | |
| | i) Physical | **100.00%** |
| | ii) Financial (Enter Anticipated Project Cost in Lakhs) | **100.00%** |

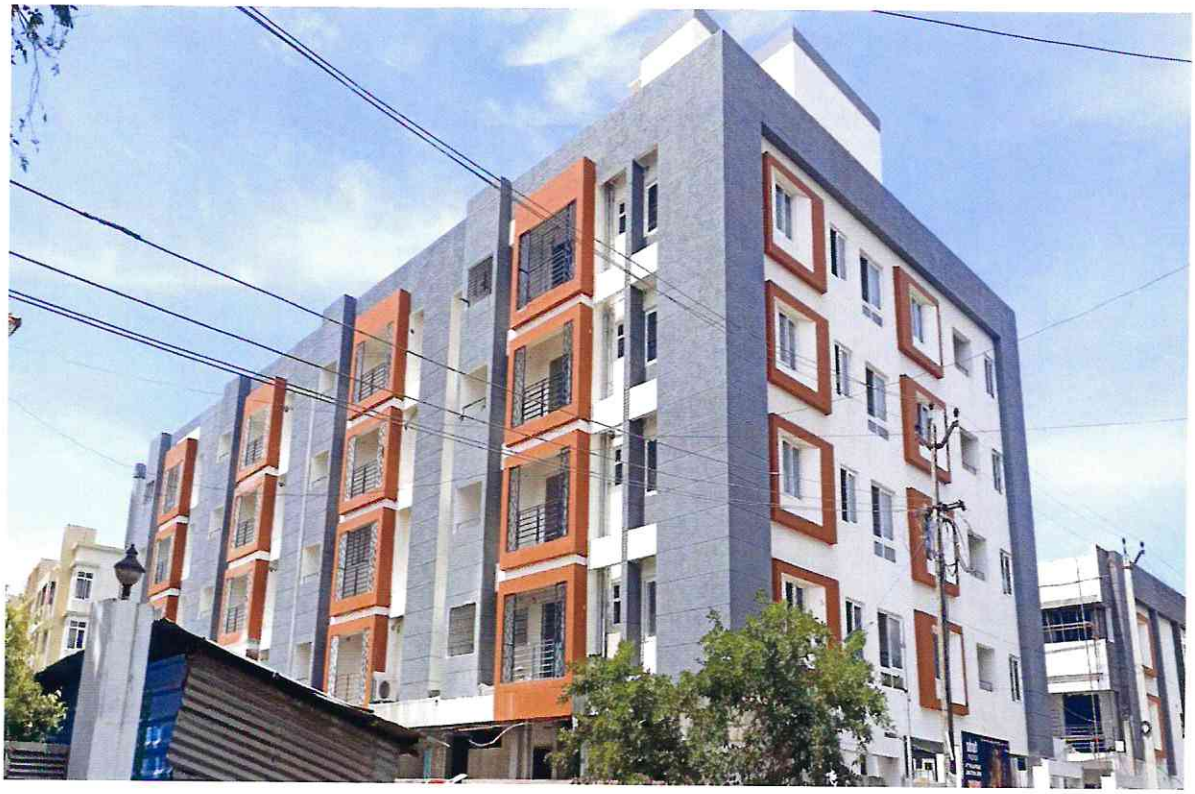
For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

## C. Details of Clearances

1. CMDA Completion Certificate No. – **EC/South-I/174/2022 dated 21.06.2022**
2. Compliance Report, if any (Kindly Specify) - **NA**
3. Annual Audit Report of Special Account in Form 7 - **Already submitted for the year ended March 2022.**

## D. Latest Photo with Date



**South West View**

For ADROIT URBAN DEVELOPERS PVT. LTD.

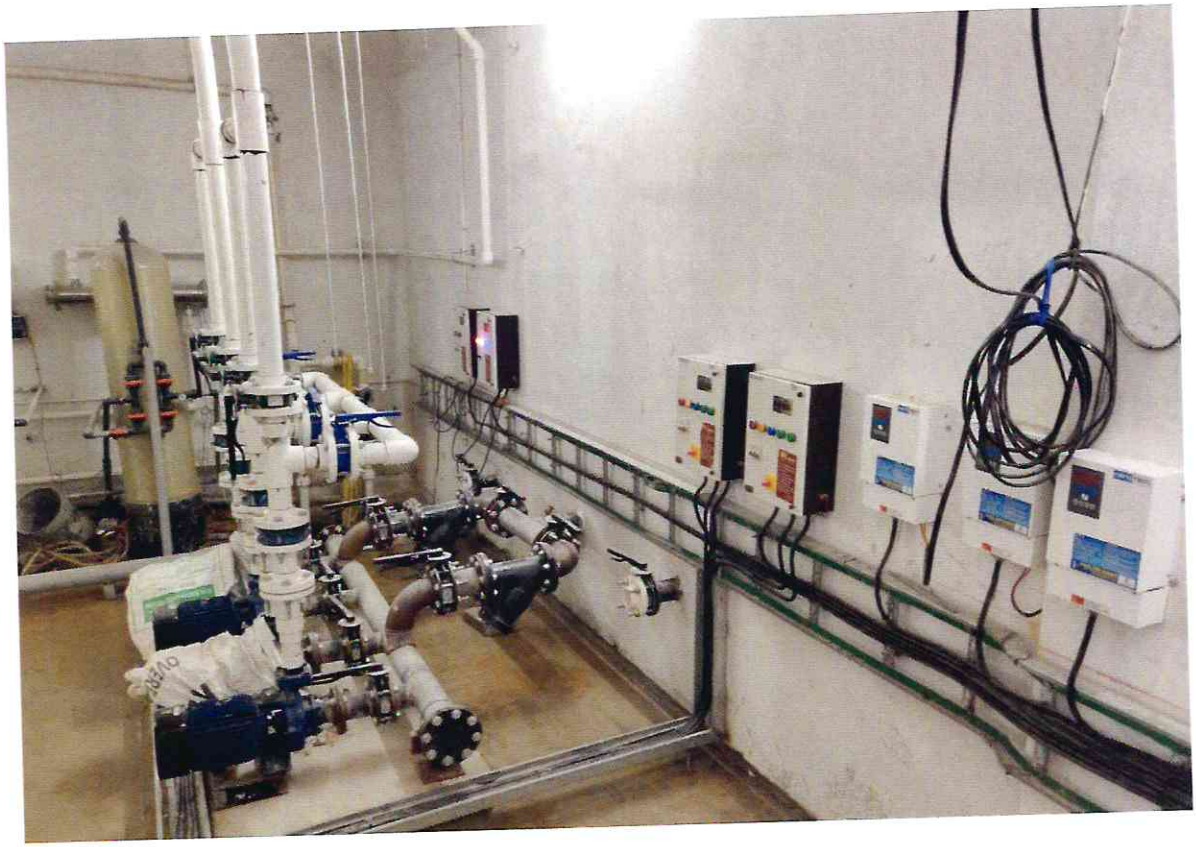
AUTHORISED SIGNATORY

**West View**

**Stilt Floor Driveway**

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY



**Water Treatment Plant (WTP)**

**Electrical Room**

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

**Staircase Handrail**

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

**Internal Flat View**

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

**Internal Flat View**

**Terrace Floor**

For ADROIT URBAN DEVELOPERS PVT. LTD.

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**Solar Panel**

**Over Head Tank (OHT)**

For ADROIT URBAN DEVELOPERS PVT. LTD.

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**Internal Corridor**

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

DESIGN WORKS

Architects | Interior Designers | Planners

**FORM - 4**

**ARCHITECT'S CERTIFICATE**

**Date: 01.08.2022**

**To:**

**Adroit Urban Developers Private Limited**

**No.1, Bheemanna Garden Street,**

**Alwarpet,**

**Chennai – 600 018.**

Subject: Certificate of Completion of Construction Work of Project of **Adroit Fortune** for Construction of **Residential** (With club house) building(s), with Stilt Floor(Pt) + Ground floor (Pt) + 2 Floors + 3rd floor (Pt) + 4th floor (Pt) (TNRERA Registration Number **TN/01/Building/0092/2019 Dated 28.06.2019**) situated on the Survey no. **444/2A&2B**, demarcated by its boundaries (latitude and longitude of the end points **12°54'34.7"N 80°13'52.6"E** to the North **12°54'32.1"N 80°13'54.7"E** to the South **12°54'34.4"N 80°13'55.1"E** to the East **12°54'32.4"N 80°13'52.7"E** to the West of Division Nehru Nagar Main Road, Shollinganallur, Shollinganallur Village, Shollinganallur Taulk, Kanchipuram District, Division NO.197, Zone NO.15, Chennai District **600 097** PIN measuring **4776.06** sq.mts. land area being developed by **Adroit Urban Developers Private Limited.**

Sir,

I **G. Rajesh Kumar, B.Arch , CA/2004/34394 (Consultancy firm – Design Works)** have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the **Residential** (With club house) building(s), with Stilt Floor(Pt) + Ground floor (Pt) + 2 Floors + 3rd floor (Pt) + 4th floor (Pt) situated on the Survey no. **444/2A&2B** of Nehru Nagar Main Road, Shollinganallur, Shollinganallur Village, Shollinganallur Taulk, Kanchipuram District, Division NO.197, Zone NO.15, Chennai District PIN **600 097** measuring **4776.06** sq.mts. land area being developed by **Adroit Urban Developers Private Limited** as per the approved plan.

2. Following technical professionals are appointed by Owner/Promoter :

(i) Thiru. **Murali. K- B.E, M.E, Approved Valuer (Fellow no. F: 27167)** as Engineer

(ii) M/s. **BURO ENGINEERS (I) PRIVATE LTD** as Structural Consultant

(iii) M/s. **OPTIMAL MEP CONSULTANTS** as MEP Consultant

(iv) Thiru. **Ponnusamy** as Site Supervisor/Clerk of Works

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor and to the best of my knowledge, I hereby certify that **Entire** Block of the Building has been completed in all aspects. The **Entire** Block of the Building is granted Completion Certificate bearing number **EC/South - I/174/ 2022** dated **21-06-2022** by **Chennai Metropolitan Development Authority.**

Yours Faithfully,

RAJESH KUMAR G . B.ARCH
CA/2004/34394

Signature

**G. Rajesh Kumar B.Arch ( Consultancy name - Design Works )**

Council of Architects (CoA) Registration No. **CA/2004/34394**

Council of Architects (CoA) Registration valid till (Date) **31.12.2025**

DESIGN WORKS

II Floor, #25, 6th Main Road,

Ph : +91-44-42303731/32/33, Fax : +91-44-423037

e-mail : mail@designworks.in

FORM 1
ARCHITECT'S CERTIFICATE

Date: **01.08.2022**

To:

**Adroit Urban Developers Private Limited**

**No.1, Bheemanna Garden Street,**

**Alwarpet,**

**Chennai – 600 018.**

Subject: Certificate of percentage of Completion of Project of **Adroit Fortune** for Construction of **Residential** (With club house) building(s), with Stilt Floor(Pt) + Ground floor (Pt) + 2 Floors + 3rd floor (Pt) + 4th floor (Pt) (TNRERA Registration Number **TN/01/Building/0092/2019 Dated 28.06.2019**) situated on the Survey no. **444/2A&2B**, demarcated by its boundaries (latitude and longitude of the end points **12°54'34.7"N 80°13'52.6"E** to the North **12°54'32.1"N 80°13'54.7"E** to the South **12°54'34.4"N 80°13'55.1"E** to the East **12°54'32.4"N 80°13'52.7"E** to the West of Division Nehru Nagar Main Road, Shollinganallur, Shollinganallur Village, Shollinganallur Taulk, Kanchipuram District, Division NO.197, Zone NO.15, Chennai District **600 097** PIN measuring **4776.06** sq.mts. land area being developed by **Adroit Urban Developers Private Limited.**

Sir,

I **G. Rajesh Kumar, B.Arch , CA/2004/34394 (Consultancy firm – Design Works)** have undertaken assignment as Architect of certifying percentage of Completion of Construction Work of the **Residential** (With club house) building(s), with Stilt Floor(Pt) + Ground floor (Pt) + 2 Floors + 3rd floor (Pt) + 4th floor (Pt) situated on the Survey no. **444/2A&2B** of Nehru Nagar Main Road, Shollinganallur, Shollinganallur Village, Shollinganallur Taulk, Kanchipuram District, Division NO.197, Zone NO.15, Chennai District **600 097** PIN measuring **4776.06** sq.mts. land area being developed by **Adroit Urban Developers Private Limited** as per the approved plan.

1. Following technical professionals are appointed by Owner/Promoter:
   (i) Thiru. **Murali. K- B.E, M.E, Approved Valuer (Fellow no. F: 27167)** as Engineer
   (ii) M/s. **BURO ENGINEERS (I) PRIVATE LTD** as Structural Consultant
   (iii) M/s. **OPTIMAL MEP CONSULTANTS** as MEP Consultant
   (iv) Thiru. **Ponnusamy** as Site Supervisor/Clerk of Works

Based on site inspection by undersigned on **30.06.2022** date and with respect to each of the Building/Block or of the plots as the case may be of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the percentage of work done for each of the building/Block of the Real Estate Project as registered vide number **TN/01/Building/0092/2019 Dated 28.06.2019** under TNRERA is as per table A herein below. The **100 %** percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table A and B.

RAJESH KUMAR G . B.ARCH
CA/2004/34394

Table – A

**Building/Block Number: Stilt Floor (Pt) Ground floor (Pt) + 2 Floors+3rd floor (Pt) + 4th floor (Pt)**

| SL. No. | Tasks/Activity | Percentage of work done |
|---|---|---|
| 1 | Excavation | 100% Completed |
| 2 | Single number of Plinth | 100% Completed |
| 3 | Number of Podiums | NIL |
| 4 | Stilt Floor | 100% Completed |
| 5 | **Five** number of Slabs of Super Structure | 100% Completed |
| 6 | Internal walls, Internal Plaster, Floorings within Flats/ Premises, Doors and Windows to each of the Flat/ Premises | 100% Completed |
| 7 | Sanitary Fittings within the Flat/Premises | 100 % Completed |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks | 100% completed |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Block/Tower. | 100 % Completed |
| 10 | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other requirements as may be required to obtain Completion Certificate. | 100 % Completed |

RAJESH KUMAR G . B.ARCH
CA/2004/34394

## TABLE- B

### Internal & External Development Works in respect of the entire Registered Phase

| Sl. No. | Common areas and Facilities Amenities | Proposed (Yes/No) | Percentage of Work Done | Remarks |
|---|---|---|---|---|
| 1 | Internal Roads & Footpaths | Yes | 100% | Completed |
| 2 | Water Supply & UG sump | Yes | 100% | Completed |
| 3 | Sewerage (chamber, lines, Septic Tank) | Yes | 100% | Completed |
| 4 | Storm Water Drains | Yes | 100% | Completed |
| 5 | Landscaping & Tree Planting | Yes | 100% | Completed |
| 6 | Street Lighting | No | 0% | Not Applicable |
| 7 | Community Buildings | No | 0% | Not Applicable |
| 8 | Treatment and disposal of sewage and Sullage water /STP | Yes | 100% | Completed |
| 9 | Solid Waste Management & Disposal | No | 0% | Not applicable |
| 10 | Water Conservation, Rain Water Harvesting, Percolating Well/Pit | Yes | 100% | Completed |
| 11 | Energy Management | Yes | 100% | Completed |
| 12 | Fire Protection and Fire Safety Requirements | No | 0% | Not applicable |
| 13 | Electrical Meter Room, Sub-station, Receiving Station | Yes | 100% | Completed |
| 14 | Others (Option to Add more) | | | |

Yours Faithfully

RAJESH KUMAR G . B.ARCH
CA/2004/34394

Signature

**G. Rajesh Kumar B.Arch ( Consultancy name - Design Works )**

Council of Architects (CoA) Registration No. **CA/2004/34394**

Council of Architects (CoA) Registration valid till (Date) **31.12.2025**

**Er. K. MURALI,** B.E. (Civil), M.E. (Structural), NDT (Civil), C.Engg (I), MIE, FIV, Dip-in-Arch., M.Sc. (Real Estate Valuation)
Registered Structural Engineer (CMDA, GCC, DTCP) Grade-1, Registered Engineer (GCC) Grade-1, Approved Income Tax Valuer Under Section 34AB,
Approved Valuer Reg No : F27167, Chartered Engineer Reg No : M-1590140, Consultant Engineer (Civil & Structural), Builder & Promoter

**OFFICE :**
**No. 14, (Old No. 34), Damodaran Street,**
**(Opp. T.Nagar Bus Terminus)**
**T.Nagar, Chennai - 600 017.**

**RESIDENCE :**
**New No. 51, Old No. 22A, Siddhi Vinayakar Koil Street,**
**(Behind T. Nagar, Bus Terminus)**
**T.Nagar, Chennai - 17.**

**Off : 2434 00 48**
**Cell : 9789018902**
**E-mail : muralirasi1971@gmail.com**

FORM – 2

ENGINEER'S CERTIFICATE

Date: 01.08.2022

To:

Adroit Urban Developers Private Limited
No.1, Bheemanna garden street,
Alwarpet,
Chennai – 600 018.

Subject: Certificate of Cost Incurred for Development of **Adroit Fortune** for Construction of **Residential** (With club house) building(s) with Stilt Floor(Pt) + Ground floor (Pt)+ 2 Floors+ 3rd floor (Pt)+ 4th floor (Pt) (TNRERA Registration Number **TN/01/Building/0092/2019 Dated 28.06.2019** situated on the Survey no. **444/2A&2B**, demarcated by its boundaries (latitude and longitude of the end points **12°54'34.7"N 80°13'52.6"E** to the North **12°54'32.1"N 80°13'54.7"E** to the South **12°54'34.4"N 80°13'55.1"E** to the East **12°54'32.4"N 80°13'52.7"E** to the West of Division Nehru Nagar Main Road, Shollinganallur, Shollinganallur Village, Shollinganallur Taulk, Kanchipuram District, Division NO.197, Zone NO.15, Chennai District **600 097** PIN measuring **4776.06** sq.mts. land area being developed by **Adroit Urban Developers Private Limited.**

Ref: TNRERA Registration Number: **TN/01/Building/0092/2019 Dated 28.06.2019**

Sir,

I **Murali. K - B.E, M.E, Approved Valuer (Fellow no. F : 27167)** have undertaken assignment of certifying Estimated Cost for the **Adroit Fortune** Project registered under TNRERA, being **Residential** (With club house) building(s) with Stilt Floor(Pt) + Ground floor (Pt )+ 2 Floors + 3rd floor (Pt) + 4th floor (Pt)), situated on the Survey no. **444/2A&2B** Nehru Nagar Main Road, Shollinganallur,. Shollinganallur Village, Shollinganallur Taulk, Kanchipuram District, Division NO.197, Zone NO.15, Chennai District **600 097** PIN measuring **4776.06** sq.mts. land area being developed by (Owner/Promoter).

1. Following technical professionals are appointed by Owner/Promoter: (as applicable)
   (i) M/s. **Design Works** as Architect
   (ii) M/s. **BURO ENGINEERS (I) PRIVATE LTD** as Structural Consultant
   (iii) M/s. **OPTIMAL MEP CONSULTANTS** as MEP Consultant
   (iv) Mrs. **Sugitha H** as Quantity Surveyor (In house)*

Er. K. MURALI, B.E, M.E (Struct), MIE, FIV
Structural Engineer & Class-I
Licensed Surveyor No:2079
Approved Valuer Reg No: F-27167
Chartered Engineer Reg No: M-1590140
New No.14, Old No.34, Damodaran Street,
T.Nagar, Chennai-17.
Mobile: 9789018902, Off: 24340048
Email id: muralirasi1971@gmail.com

2. We have estimated the cost of the completion to obtain Occupation Certificate/Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawing/Plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mrs. Sugitha H** quantity Surveyor* appointed by Developer/Engineer and the site inspection carried out by us.

3. We estimate total Estimated Cost of completion including project overheads & finance cost of the building(s) of the aforesaid project under reference as Rs. **44,17,55,115** (Total of Table A, B and C). The estimated total Cost of Project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining completion certificate for the building(s) from the CMDA as Competent Authority under whose jurisdiction the aforesaid project is being implemented.

4. Based on site inspection by undersigned on **30.06.2022** date, the Total Cost Incurred including project overheads & finance cost till date is calculated at **Rs. 41,53,11,099** (Total of Table A, B & C). The amount of Estimated Cost Incurred is calculated on the base of amount of total Estimated Cost.

5. The Balance Cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Completion Certificate from CMDA (Competent Authority) is estimated at **Rs. 0.00** (Total of Table A, B &C).

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below;

**TABLE – A**

Building/Block bearing Number **One** or called **Adroit Fortune**

| Sl. No. | Particulars | Amounts (in Rs.) |
|---|---|---|
| 1 | Total Estimated Cost of the building/block including project overheads & finance cost as on **30.06.2022** (Date of RERA Registration is **28.06.2019**) | **38,32,25,429** |
| 2 | Cost incurred including project overheads & finance cost as on **30.06.2022** | **36,02,85,074** |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | **94.01 %** |
| 4 | Balance Cost to be Incurred (Based on Estimated Cost) | **0.00** |

Dr. K. MURALI, B.E, M.E (Struct), MIE, MIV
Structural Engineer & Class-I
Licensed Surveyor No:2079
Approved Valuer Reg No: F-27167
Chartered Engineer Reg No: M-1590140
New No.14, Old No.34, Damodaran Street,
T.Nagar, Chennai-17.
Mobile: 9789018902, Off: 24340048
Email id: muralirasi1971@gmail.com

| | | |
|---|---|---|
| 5 | Cost Incurred on Additional/Extra Items as on **30.06.2022** not included in the Estimated Cost (Table –C) | Nil |

TABLE – B

Internal & External Development Works in Respect of the entire Registered Phase

| Sl. No. | Particulars | Amounts (in Rs.) |
|---|---|---|
| 1 | Total Estimated Cost including project overheads & finance cost of the Internal and External Development Works including amenities and Facilities in the layout as on **30.06.2022** (Date of RERA Registration is **28.06.2019**) | 5,85,29,686 |
| 2 | Cost incurred including project overheads & finance cost as on **30.06.2022** | 5,50,26,025 |
| 3 | Work done in Percentage (as Percentage of the estimated cost) | 94.01% |
| 4 | Balance Cost to be incurred (Based on Estimated Cost) | 0.00 |
| 5 | Cost incurred on Additional/Extra Items as on **30.06.2022** not included in the Estimated Cost (Table - C) | Nil |

Table – C

List of Extra/Additional Items to be executed with Additional Cost

(Which was not part of the original Budget Estimate and now added as below)

NIL

Yours Faithfully,

Signature & Name of Engineer

Local Body license no. **Institution of approved Valuer (Fellow no. F: 27167)**

Local Body License no. valid till (Date)

Dr. K. MURALI, B.E, M.E (Struct), MIE, FIV
Structural Engineer & Class-I
Licensed Surveyor No:2079
Approved Valuer Reg No: F-27167
Chartered Engineer Reg No: M-1590140
New No.14, Old No.3 1, Damodaran Street,
T.Nagar, Chennai-17.
Mobile: 9789018902, Off: 24840948
Email id: muralirasi1971@gmail.com

*Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Completion Certificate.

2. (*) Quantity Survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.

5. All components of work with specifications are indicative and not exhaustive.

Er. K. MURALI, B.E, M.E (Struct), MIE, FIV
Structural Engineer & Class-I
Licensed Surveyor No:2079
Approved Valuer Reg No: F-27167
Chartered Engineer Reg No: M-1590140
New No.14, Old No.34, Damodaran Street,
T.Nagar, Chennai-17.
Mobile: 9789018902, Off: 24340048
Email id: muralirasi1971@gmail.com

# COMPLETION CERTIFICATE

From
The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To
1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.75, Santhome High Road
MRC Nagar, R.A.Puram,
Chennai-600 028.

**Letter No. CMDA/CC/NHRB/S/063/2022** **Dated: 21.06.2022**

Sir / Madam,

Sub: CMDA – Enforcement Cell (South-I) – Completed construction of Stilt Floor (part)/Ground floor (part) + 2floors + 3rd floor (part) + 4th floor (part) Residential cum Commercial (Club house) building with 77 dwelling units at Nehru Nagar Main Road, Sholinganallur, Chennai comprised in S.No.444/2A & 2B of Sholinganallur village within the limit of Greater Chennai Corporation – Completion Certificate– Issued – Reg.

Ref:
1. CMDA Planning Permission No. B/Spl.Bldg/59 A to G/2019, Permit No.12442 in letter No. B1/16476/2018 dated 05.04.2019.
2. Completion Certificate Application received from M/s. Adroit Urban Developers Pvt.Ltd., on 11.02.2022.
3. This office D.C. Letter even No.dated.18.05.2022.
4. Additional Development Charges & Infrastructure and Amenities Charges remitted vide CMDA Receipt No.B0021476, dt. 30.05.2022.

*****

This is to certify that M/s. Adroit Urban Developers Pvt.Ltd., has completed the construction of Stilt Floor (part)/Ground floor (part) + 2floors + 3rd floor (part) + 4th floor (part) Residential cum Commercial (Club house) building with 77 dwelling units at Nehru Nagar Main Road, Sholinganallur, Chennai comprised in S.No.444/2A & 2B of Sholinganallur village within the limit of Greater Chennai Corporation vide CMDA Planning Permission issued in the reference 1st cited. It was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate approved by the Monitoring Committee.

*Contd.,*

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/South-I/ 174 /2022 dated 21.06.2022.**

3. In accordance with the Provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Development Regulations 4(5) does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who has signed in the Plan to ensure the safety after construction and also for its continued Structural Stability of the buildings.

Yours faithfully,

21/06/2022

for MEMBER-SECRETARY

21/6/2022

**Copy to:**

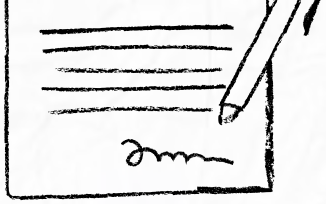
1. M/s. Adroit Urban Developers Pvt.Ltd., Door No.1, Bheemanna Garden Street, Alwarpet, Chennai- 600 018.
2. The Chairperson, TNRERA, CMDA Tower-II, 1st Floor, Egmore, Chennai – 600 008. (TNRERA Registration No. TN/01/Building/0092/2019 dated 28.06.2019 in Letter No. TNRERA/2511/2019 valid upto 23.02.2024)
3. The Deputy Financial Analyst Finance Division, CMDA. (For Refund of Security Deposit for Building, Display Board and STP )
4. The System Analyst, Computer Cell, CMDA (to update Webpage).

Note:

i) The Original Cash Receipt No.B008915, dated 31.01.2019 for the Security Deposit shall be surrendered for refund by the applicant.

ii) If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

iii) Swimming pool closed and not in use and the same shall be utilized only after obtaining NOC from the competent Authority as per G.O.Ms. No. 97, MAWS Dept. dated 07.07.2015 for which under taking given by the applicant.



# our services doesn't just end there

## Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

## Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

## Property Development & Approvals

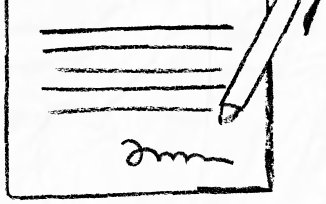
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

## NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

## Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



# empowering your real estate decisions with smart tools

## Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

## Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

## Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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