

RE

REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Promoter Details

Name of the Firm / Company*	Adroit Urban Developers Private Limited
Address*	No.1,Bheemanna garden street, Alwarpet, Chennai.
Mobile No*	9941421541
Telephone No	044 46000909
FAX Number	NA
E Mail	thulasingham@adroiturban.com
State*	Tamilnadu
Pin code*	600018

Copy of the Registration Certificate*
Name and Photograph and address of Chairman or the Governing Body / Partner / Director etc.,*

Main objects*

Attached
Attached
Flat promoters

Previous Project Details (Last 5 Years only)

Project Name*	Adroit Districts
Current Status	Finishing work in progress. Handing over of flats under progress.
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	Survey Number.80/8, Thalambur main road, Thalambur village, Tiruppur taluk.

Project Description
(Max 500 Characters)

State

District*

Pincode

Construction of residential apartments with blocks A1,A2,B1,B2,B3,D,C1,C2,C3,C4 & Clubhouse – Totally 394 Dwelling units
Tamilnadu
Kanchipuram
600130

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

Project Name*	Adroit Artistica
Current Status	Finishing work in progress
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	Survey Number.439/4A1&4A2, Rajiv Gandhi Salai, OMR, Sholinganallur, Chennai.

Project Description (Max 500 Characters)	Construction of residential apartments with blocks A,B,C - Totally 124 Dwelling units
State	Tamilnadu
District*	Kanchipuram
Pincode	600119

Project Name*	Adroit Sculptra
Current Status	100% work completed. One flat handed over to customer
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	No.61(21), Musiri subramaniyam salai, Mylapore, Chennai.

Project Description (Max 500 Characters)	Construction of residential apartments with 6 Dwelling units
State	Tamilnadu
District*	Chennai
Pincode	600004

Project Name*	Adroit Sirius
Current Status	100% work completed. 2 flats handed over to customer and 4 flats handed over to landowner and balance 1 flat yet to be sold.
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	No.24(11), Balaji Avenue First Street, (Thirumalai Pillai First Street), T Nagar, Chennai.

Project Description (Max 500 Characters)	Construction of residential apartments with 7 Dwelling units
State	Tamilnadu
District*	Chennai
Pincode	600017

For ADROIT URBAN DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

Project Name*	Adroit Imperia
Current Status	100% work completed. 2 flats handed over to customer and 1 flat handed over to landowner and balance 1 flat yet to be sold.
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	No.4, Mohan kumaramangalam Street, Nungambakkam, Chennai.

Project Description (Max 500 Characters)	Construction of residential apartments with 4 Dwelling units
State	Tamilnadu
District*	Chennai
Pincode	600034

Project Name*	Adroit Ivory
Current Status	100% work completed. 9 flats handed over to customer and 10 flats handed over to landowner.
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	No.178, Ramalingam road, R.S. Puram, Coimbatore.

Project Description (Max 500 Characters)	Construction of residential apartments with 19 Dwelling units
State	Tamilnadu
District*	Coimbatore
Pincode	641002

Project Name*	Adroit Altius
Current Status	100% work completed. 39 flats handed over to customer and 4 flats yet to be sold.
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	No.335 & 336, Chinnasamy Road, Siddhapudur, Coimbatore.

Project Description (Max 500 Characters)	Construction of residential apartments with 43 Dwelling units
State	Tamilnadu
District*	Coimbatore
Pincode	641044

For ADROIT URBAN DEVELOPERS PVT. LTD.


AUTHORISED SIGNATORY

Project Name*	Adroit Aria
Current Status	100% work completed. 2 flats handed over to customer and 3 handed over to landowner.
Category of Building	Residential apartments
Is there any Case Pending	NA
Address	No.12, Ramanathan street, Mahalingapuram, Nungambakkam

Project Description (Max 500 Characters)	Construction of residential apartments with 5 Dwelling units
State	Tamilnadu
District*	Chennai
Pincode	600034

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](#)



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



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
3/350/2 Mettukuppam,
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Chennai 600 097, India
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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.

