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### Project – Quarterly Progress Report

|                          |   |                                        |
|--------------------------|---|----------------------------------------|
| Promoter's Name          | : | SWITZER INSTRUMENT PVT LTD             |
| Project Name             | : | MELODY APARTMENTS                      |
| Project Registration No. | : | TN/29/Building/0066/2019 dt.23.04.2019 |
| Quarter Ending           | : | September 2019                         |

#### **A. Sales**

| Sl.No. | Description                                                                        | Cumulative No. of Units up to the Quarter | Total Area       |
|--------|------------------------------------------------------------------------------------|-------------------------------------------|------------------|
| 1      | Plots/Flats Booked size wise (As given in Carpet Area Statement while registering) | A5 & B7                                   | 94 & 94.91 Sq.m. |
| 2      | Parking lots                                                                       | ONE EACH                                  |                  |
| 3      | UDS Registered in sq.m.                                                            | 48.08+50.22                               | 98.30 SQ.M.      |

#### **B. Construction**

| Sl.No. | Description                                                | Block/Tower No. | Status          |
|--------|------------------------------------------------------------|-----------------|-----------------|
| 1      | Stage of construction of each Block/Tower, Floor wise      | A,B,C,D         | FULLY COMPLETED |
| 2      | Status of common amenities for each Block/Tower, item wise | A,B,C,D         | FULLY COMPLETED |

| Sl.No. | Description                                             | Percentage |
|--------|---------------------------------------------------------|------------|
| 1      | Percentage of completion                                |            |
|        | i) Physical                                             | 100%       |
|        | ii) Financial (Enter anticipated project cost in Lakhs) | 100%       |

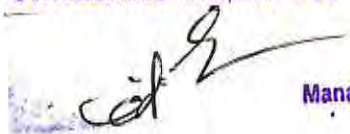
#### **C. Details of clearances**

1. Completion certificate No.EC/C-II/018/2019 dt.09.02.2019 (only CC in Text Format)
2. Compliance Report, if any (kindly specify) – Not applicable
3. Annual Audit Report of Special Account in Form 7 ... (in PDF format) – Will be furnished at the end of financial year

#### **D. Latest photo with Date (Atleast from 2 angles ... (in PDF format)**

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

**SWITZER INSTRUMENT PVT LTD**

  
**Manager**



## CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu - Natarajan Building,  
1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

## COMPLETION CERTIFICATE

| From                                                                                                                                                                                   | To                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Principal Secretary/<br>Member-Secretary<br>Chennai Metropolitan<br>Development Authority<br>"Thalamuthu-Natarajan Building"<br>No.1, Gandhi-Irwin Road<br>Egmore, Chennai-600 008 | 1) The Chairman, TANGEDCO,<br>Anna Salai, Chennai-600 002.<br>2) The Managing Director,<br>CMWSSB, No.1, Pumping Station Road<br>Chintadripet, Chennai-600 002 |

Letter No.EC/C-II/018/2019

Dated: 09-02-2019

Sir,

Sub: CMDA - Enforcement Cell (Central-II) - Completed construction of Stilt + 3 floors + 4<sup>th</sup> floor part residential building with 25 dwelling units at Plot No.35, Old Door No.8, New Door No.13, Melony Road, T. Nagar, Chennai comprised in Old S.No.135, T.S. No.6699, Block No.143 of T. Nagar village, within the limit of Greater Chennai Corporation - Completion Certificate - Issued - Reg.

Ref: 1. Planning Permission issued in No. B/Spl.Bldg./06 A-B/2017, in Letter No.BC1/8781/2016 dated 06.01.2017, Planning Permit No.11250.  
2. Completion Certificate Application letter dated 2.1.2019  
3. This office letter even no. dated 31.1.2019  
4. Additional Development Charges and I&A charges remitted in CMDA Receipt No.B-008932 dated 06.02.2019.

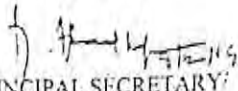
\*\*\*\*

This is to certify that M/s. Switzer Instrument Pvt. Ltd. have constructed Stilt + 3 floors + 4<sup>th</sup> floor part residential building with 25 dwelling units at Plot No.35, Old Door No.8, New Door No.13, Melony Road, T. Nagar, Chennai comprised in Old S.No.135, T.S. No.6699, Block No.143 of T. Nagar village, within the limit of Greater Chennai Corporation sanctioned in Planning Permission No. B/Spl.Bldg./06 A-B/2017, in Letter No.BC1/8781/2016 dated 06.01.2017, Planning Permit No.11250. The building 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.

2. Accordingly Completion Certificate is issued for the above construction in C.C.No.EC/Central-II/ 49 / 2019 dated: 09-02-2019.

3. The Completion Certificate is issued 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 415) 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,

  
for PRINCIPAL SECRETARY/  
MEMBER-SECRETARY

8/12/19

Copy to:

- ✓ M/s. Switzer Instrument Pvt. Ltd.  
No 9, South Boag Road  
T. Nagar  
Chennai 600 017
- 2 The Principal Secretary to Govt.,  
Housing & Urban Dev. Dept.  
& Chairman, TNRERA  
CMDA - Tower-II(1<sup>st</sup> Floor),  
No.1-A Gandhi-Irwin Bridge Road,  
Egmore, Chennai-8.
3. The Deputy Financial Analyst  
Finance Division, CMDA (For Refund of Security Deposit for Building & Display Board)
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

- (i) The Original Cash Receipt 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.





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.



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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



We're honored to be part of your  
real estate journey

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