

# MANOJ KALA & ASSOCIATES

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## Annexure A

### FORM 1

[See Regulation 3]

### ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project & for Withdrawal of Money from Designated Account)

Date: 20-10-2024

To,  
The SWIFT Engineering Company Private Limited,  
Plot No. E-32/A-2, Chikalthana MIDC, Aurangabad.

Subject: Certificate of Percentage of Completion of Construction Work of Fortune Prospera having MahaRERA Registration Number P51500077300 being developed by SWIFT Engineering Company Private Limited.

Sir,

I / We have undertaken assignment as Architect / Licensed Surveyor of Certifying Percentage of Completion of Construction Work of Fortune Prospera having MahaRERA Registration Number P51500077300 being developed by SWIFT Engineering Company Private Limited.

Based on the Site Inspection, with respect to the Layout / each Building/Wing of the aforesaid Real Estate Project, I certify that as on date of this Certificate, the Percentage of Work Done for each of the Building/Wing of the Real Estate Project under MahaRERA is as per Table-A herein below. The percentage of work executed with respect to each of the activity of entire Phase is detailed in Table-B.

**TABLE-A**

Building A of Project Fortune Prospera

| Sr. No. | Tasks / Activity                                                                                                  | Percentage of Actual Work Done<br>(As on date of the Certificate) |
|---------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| (1)     | (2)                                                                                                               | (3)                                                               |
| 1       | Excavation                                                                                                        | 100                                                               |
| 2       | X number of Basement(s) and Plinth                                                                                | 50                                                                |
| 3       | X number of Podiums                                                                                               | 0                                                                 |
| 4       | Stilt Floor                                                                                                       | 0                                                                 |
| 5       | X number of Slabs of Super Structure                                                                              | 0                                                                 |
| 6       | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises | 0                                                                 |
| 7       | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                          | 0                                                                 |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                         |   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 8  | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.                                                                                                                                                                                                                                                                                          | 0 |
| 9  | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing                                                                                                                                                                                                                                                                                                   | 0 |
| 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/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate | 0 |

**TABLE-B**

Common Areas (Internal & External Development Works)  
Building A of Project Fortune Prospera

| S. No. | Common Areas & Facilities                               | Proposed (Yes / NO) | Percentage of actual Work Done (As on date of Certificate) | Details                              |
|--------|---------------------------------------------------------|---------------------|------------------------------------------------------------|--------------------------------------|
| (1)    | (2)                                                     | (3)                 | (4)                                                        | (5)                                  |
| 1.     | Internal Roads & Footpaths :                            | Yes                 | 0                                                          | INTERNAL PROJECT TAR OR CEMENT ROADS |
| 2.     | Water Conservation, Rain water Harvesting :             | YES                 | 0                                                          | RAIN WATER HARVESTING AS PER NORMS   |
| 3.     | Energy management :                                     | NO                  | 0                                                          | NA                                   |
| 4.     | Fire Protection And Fire Safety Requirements :          | YES                 | 0                                                          | AS PER FIRE NORMS                    |
| 5.     | Electrical Meter Room, Sub-Station, Receiving Station : | YES                 | 0                                                          | AS PER MSEB NORMS                    |
| 6.     | Aggregate area of recreational Open Space :             | NO                  | 0                                                          | NA                                   |
| 7.     | Open Parking :                                          | YES                 | 0                                                          | AS PER DRAWING                       |
| 8.     | Water Supply :                                          | YES                 | 50%                                                        | FROM BORE-WELL AND                   |

|     |                                                      |     |   |                                  |
|-----|------------------------------------------------------|-----|---|----------------------------------|
|     |                                                      |     |   | FROM MIDC                        |
| 9.  | Sewerage (Chamber, Lines, Septic Tank , STP) :       | YES | 0 | DRAINAGE LINE TILL MIDC LINE     |
| 10. | Storm Water Drains :                                 | NO  | 0 | NA                               |
| 11. | Landscaping & Tree Planting :                        | YES | 0 | INTERNAL PROJECT TREE PLANTATION |
| 12. | Street Lighting :                                    | YES | 0 | INTERNAL PROJECT STRET LIGHTS    |
| 13. | Community Buildings :                                | NO  | 0 | NA                               |
| 14. | Treatment And Disposal Of Sewage And Sullage Water : | NO  | 0 | NA                               |
| 15  | Solid Waste Management And Disposal :                | NO  | 0 | NA                               |

Yours faithfully,

  
  
 Signature & Name (Ar. Manoj K. Kala) Architect  
 License Number CA/96/19597

Agreed & Accepted by:

**Swift Engineering Co. Pvt. Ltd.**

  
 Director

Signature of Promoter  
 Name: SWIFT Engineering Company Private Limited  
 Date: **20-10-2024**