

MANOJ KALA & ASSOCIATES

B 301, 302 Space Olympia, Sutgirni Chowk,
Garkheda, Chh. Sambhaji Nagar 431005
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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: 13-10-2025

To,
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.

Date: 13/10/2025

Yours Faithfully,


 **MANOJ KALA**
Architect
Reg. No. CA/96/19597
Architect
Manoj Kala
Reg No: CA/96/19597

FOR SWIFT ENGINEERING CO. PVT LTD.

DIRECTOR

MANOJ KALA & ASSOCIATES

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TABLE-A
Layout / Building / Wing Number of **FORTUNE PROSPERA**

S. No.	Tasks / Activity	Percentage of Actual Work Done (As on date of the Certificate)
(1)	(2)	(3)
1.	Excavation	100%
2.	Basements (if any)	100%
3.	Podiums (if any)	-----
4.	Plinth	50%
5.	Stilt Floor	10%
6.	Slab of Super Structure	0%
7.	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	0%
8.	Sanitary Fittings within Flats / Premises	0%
9.	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	0%
10.	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	0%
11.	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, 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 complete Project as per specifications to Agreement of Sale, Any other Activity	0%

Date: 13/10/2025

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597



MANOJ KALA
Architect
Reg. No. CA/96/19597

FOR SWIFT ENGINEERING CO. PVT LTD.


DIRECTOR

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TABLE-B

Common Areas (Internal & External Development Works) in respect of **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 ROAD
2.	Water Supply	YES	60%	FROM BORE-WELL & FROM MIDC
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	0%	DRAINAGE LINE TILL MIDC LINE
4.	Storm Water Drains	NO	----	N.A.
5.	Landscaping & Tree Planting	YES	0%	INTERNAL PROJECT TREE PLANTATION
6.	Street Lighting	YES	0%	INTERNAL PROJECT STREET LIGHTS
7.	Community Buildings	NO	----	N.A.
8.	Treatment & Disposal of Sewage and Sullage Water	NO	----	N.A.
9.	Solid Waste Management & Disposal	NO	----	N.A.
10.	Water Conservation / Rain Water Harvesting	YES	0%	RAIN WATER HARVESTING AS PER NORMS
11.	Energy Management	NO	----	N.A.
12.	Fire Protection & Fire Safety requirements	YES	0%	AS PER FIRE NORMS
13.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	AS PER MSEB NORMS
14.	Open Parking	YES	0%	AS PER DRAWING
14.	Others (Option to Add more)	NO	----	N.A.

Date: 13/10/2025

Yours Faithfully,


Architect
Manoj Kala
Reg No: CA/96/19597

MANOJ KALA
Architect
Reg. No. CA/96/19597

FOR SWIFT ENGINEERING CO. PVT LTD.
Agreed & Accepted by:


Signature of Promoter
Name: SWIFT ENGINEERING CO. PVT. LTD
Date: 13/10/2025

DIRECTOR