

# FORM 1

## ARCHITECT'S CERTIFICATE

Date: 30th June, 2025.

To  
M/s. K.M. Developers,  
Thane.

**Subject:** Certificate of Percentage of Completion of Construction Work of Project '**Horizon Pearl' Bldg. 1 Tahitian (Comm.) & Bldg. 1 Akoya (Resi.)** on land bearing Old S. no. 70/1 New S.no. 94/1 (CTS no. 268/A, 269/A) Old S. no. 70/3 New S.no. 94/3 (CTS no. 362/A, 363/A, 364/A) of Village Owale, Tal. & Dist. Thane, Sector VI **Maha RERA registration No. P51700050797** being developed by **M/s. K.M. Developers.**

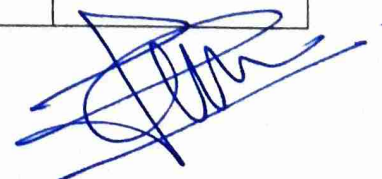
Sir,

I/We Scapes have undertaken assignment as Architect/~~Licensed Surveyor~~ of certifying Percentage of Completion of Construction Work of **Project 'Horizon Pearl' Bldg. 1 Tahitian (Comm.) & Bldg. 1 Akoya (Resi.)** on land bearing Old S. no. 70/1 New S.no. 94/1 (CTS no. 268/A, 269/A) Old S. no. 70/3 New S.no. 94/3 (CTS no. 362/A, 363/A, 364/A) of Village Owale, Tal. & Dist. Thane, Sector VI **Maha RERA registration No. - P51700050797** being developed by **M/s. K.M. Developers.**

Based on Site Inspection, with respect to Layout / each of the Building/Wing 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/Wing of the Real Estate Project as registered vide number **P51700050797** under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the larger layout is detailed in Table B.

**Table A – Bldg. 1 Tahitian (Comm.)**

Sr. No	Description of Task Activity of Said Project	Percentage of Work done as on 30/06/2025
1	Excavation	0%
2	0 number of basement (s)	0%
3	0 number of Podiums (Non-Tower)	0%
4	Plinth	0%
5	Stilt	0%
6	2 number of slabs of Superstructure	0%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises	0%
8	Sanitary Fittings within the Flat/Premises	0%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	0%

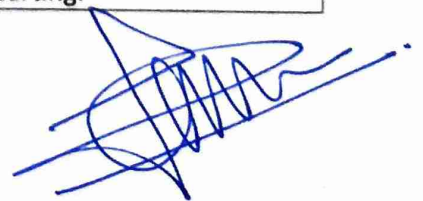


**Table A – Bldg. 1 Akoya (Resi.)**

Sr. No	Description of Task Activity of Said Project	Percentage of Work done as on 30/06/2025
1	Excavation	100%
2	0 number of basement(s)	0%
3	0 number of Podiums (Non-Tower)	0%
4	Plinth	100%
5	Stilt	100%
6	35 number of slabs of Superstructure	88%
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/ Premises	45%
8	Sanitary Fittings within the Flat/Premises	35%
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	40%
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	40%
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, 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 complete project as per specifications in agreement of sale. Any other activities.	0%

**Table B**

Sr. No.	Common areas and Facilities/Amenities	Proposed (Yes/No)	Percentage of actual work done as on 30/06/2025	Details
1	Internal roads and footpaths	Yes	0%	As part of larger layout; footpaths shall also formulate as sidewalks, walkways etc.
2	Water supply	Yes	0%	As per statutory requirements
3	Sewage (chamber, lines, STP)	Yes	0%	STP – shall be a common facility as part of larger layout
4	Storm water drains	Yes	0%	As per statutory requirements
5	Landscaping and tree planting	Yes	0%	As per statutory requirements
6	Street lighting	Yes	0%	As per statutory requirements
7	Community Buildings	Yes (As part of larger layout)	0%	<ul style="list-style-type: none"> <li>• Library Room</li> <li>• Indoor Games room</li> <li>• Day care / crèche room</li> <li>• Hobby area</li> </ul>
8	Treatment and disposal of sewage and sullage water	Yes	0%	STP – shall be a common facility as part of larger layout
9	solid waste management and disposal	Yes	0%	Collection, segregation & disposal by local body carting.



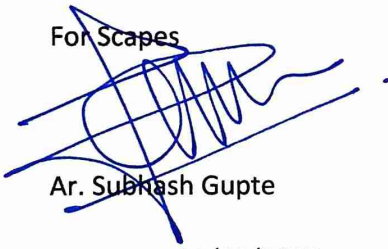


10	water conservation, rain water harvesting	Yes	0%	As per statutory requirements
11	energy management	No	N.A.	
12	fire protection & Fire safety requirements	Yes	0%	As per statutory requirements
13	electrical meter room, sub-station, receiving station	Yes	0%	Receiving Station – shall be a common facility as part of larger layout & managed by MSEDCL
14	Others aggregate area of recreational open space and open parking	Yes	0%	As per statutory requirements

Thanking you.

Yours faithfully.

For Scapes



Ar. Subhash Gupte

**Regn. no. CA/80/5667**

Agreed and Accepted by:

Signature of Promoter

Name: