



## FORM-2

[See Regulation 3]

### ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account Project wise)

ASC/2512/L079/06/2025

Date: 30/06/2025

To,

M/s. K.M.Developers,

Office No. 1 to 5, Horizon Heights,

2<sup>nd</sup> Floor, Kasarwadavali, G. B. Road,

Thane (W) – 400 615.

**Sub:** Certificate of Percentage of Completion of Construction Work of Project '**Horizon Pearl' Bldg. 1 Tahitian (Comm.) & Bldg. 2 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.**

Dear Sir,

1. I Mr. Vikas Gokhale, have undertaken assignment of certifying estimated Cost for the subject real estate project proposed Building '**Horizon Pearl' Bldg. 1 Tahitian (Comm.) & Bldg. 2 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.**



2. We have estimated the cost of the completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under references by Developer/ Consultants. The Schedule of items and quantity required for the entire work as calculated by **Mr. Swapnil Sawant** quantity surveyor\*appointed by Developer / Engineer, the assumption of the cost of material, labor and other inputs made by developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the building(s) aforesaid project under reference as **Rs. 48,12,28,773/-** (Total of Table A and B) **at the time of Registration**. The estimated total Cost of project is with reference to the Civil, MEP and allied works required for completion of apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of Sale for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Thane Municipal Corporation** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4 The Estimated Cost Incurred till date is calculated at **Rs. 22,70,63,370/-** (Total of Table A and B) for. The amount of Estimated Cost Incurred is calculated on the basis of input materials / services used and unit cost of these items.

5 The Balance cost of Completion of the Civil, MEP and Allied works for completion of apartments and proportionate completion of internal & external works, as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs. 25,41,65,403/-** (Total of Table A and B).

6 I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

**TABLE A**  
**“Horizon Pearl' Bldg. 1 Tahitian (Comm.)”**

| Sr. No (1) | Particulars (2)   | Amounts (3)       |
|------------|---|-------------------|
| 1          | Total Estimated cost of the Building / Wing / Layout/ Plotted Development as on date of Registration is _____ | Rs.2,50,00,000/-  |
| 2          | Cost incurred as on date of certificate.  | Rs. NIL           |
| 3          | Work done in Percentage as on date of certificate.<br>(as Percentage of the estimated cost)                   | 0.00%             |
| 4          | Balance Cost to be Incurred as on the date of the certificate<br>(Based on Estimated Cost)                    | Rs. 2,50,00,000/- |
| 5          | Cost Incurred on Additional / Extra Items not included.<br>in the Estimated Cost (Table – C)                  | Rs. Nil           |

**TABLE A**  
**“Horizon Pearl’ Bldg. 2 Akoya (Resi.)”.**

| Sr. No (1) | Particulars (2)   | Amounts (3)        |
|------------|---|--------------------|
| 1          | Total Estimated cost of the Building / Wing / Layout/ Plotted Development as on date of Registration is _____ (consider the estimated amount for A wing is given upto Ground + Mezzanine +1 <sup>st</sup> upper floor and B wing Stilt + 1st /Pod+2nd To 21st + Recreation Floor + 22nd to 34th floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1 <sup>st</sup> upper floor, & Wing -B - Stilt + 1st /Pod+2 <sup>nd</sup> To 21st + Recreation Floor + 22nd To 42nd Floor) | Rs.39,87,28,773/-  |
| 2          | Cost incurred as on date of certificate.(based on the Estimated cost) (consider the estimated amount for A wing is given upto Ground + Mezzanine +1 <sup>st</sup> upper floor and B wing Stilt + 1st /Pod+2nd To 21st + Recreation Floor + 22nd to 34th floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1 <sup>st</sup> upper floor, & Wing -B - Stilt + 1st /Pod+2 <sup>nd</sup> To 21st + Recreation Floor + 22nd To 42nd Floor).  | Rs. 19,49,78,370/- |
| 3          | Work done in Percentage as on date of certificate. (consider the estimated amount for A wing is given upto Ground + Mezzanine +1 <sup>st</sup> upper floor and B wing Stilt + 1st /Pod+2nd To 21st + Recreation Floor + 22nd to 34th floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1 <sup>st</sup> upper floor, & Wing -B - Stilt + 1st /Pod+2 <sup>nd</sup> To 21st + Recreation Floor + 22nd To 42nd Floor).   | 48.90%             |
| 4          | Balance Cost to be Incurred as on date of certificate. (Based on Estimated Cost) (consider the estimated amount for A wing is given upto Ground + Mezzanine +1 <sup>st</sup> upper floor and B wing Stilt + 1st /Pod+2nd To 21st + Recreation Floor + 22nd to 34th floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1 <sup>st</sup> upper floor, & Wing -B - Stilt + 1st /Pod+2 <sup>nd</sup> To 21st + Recreation Floor + 22nd To 42nd Floor)                              | Rs. 20,37,50,403/- |
| 5          | Cost Incurred on Additional / Extra Items not included. in the Estimated Cost (Table – C)   | Rs. Nil            |

**TABLE B**  
**“Horizon Pearl' Bldg. 1 Tahitian (Comm.) & Bldg. 1 Akoya (Resi.)”.**

(Internal & external Development Works in Respect of the Registered Phase)

| Sr. No<br>(1) | Particulars<br>(2)   | Amounts<br>(3)    |
|---------------|--|-------------------|
| 1             | <p>Total Estimated cost of the Internal and External Development works including amenities and Facilities in the Layout as Date of Registration is _____<br/>           (Consider the estimated amount for A wing is given up to Ground + Mezzanine +1<sup>st</sup> upper floor and B wing Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> to 34<sup>th</sup> floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1<sup>st</sup> upper floor, &amp; Wing -B - Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> To 42<sup>nd</sup> Floor)</p> | Rs. 5,75,00,000/- |
| 2             | <p>Cost incurred as on the date of certificate.<br/>           (based on the Estimated cost)<br/>           (Consider the estimated amount for A wing is given upto Ground + Mezzanine +1<sup>st</sup> upper floor and B wing Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> to 34<sup>th</sup> floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1<sup>st</sup> upper floor, &amp; Wing -B - Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> To 42<sup>nd</sup> Floor)</p>  | 3,20,85,000/-     |
| 3             | <p>Work done in Percentage as on date of certificate. (as percentage of the estimated cost) (consider the estimated amount for A wing is given upto Ground + Mezzanine +1<sup>st</sup> upper floor and B wing Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> to 34 th floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1<sup>st</sup> upper floor, &amp; Wing -B - Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> To 42<sup>nd</sup> Floor)</p>  | 55.80%            |
| 4             | <p>Balance Cost to be Incurred as on date of certificate. (consider the estimated amount for A wing is given upto Ground + Mezzanine +1<sup>st</sup> upper floor and B wing Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> to 34 th floor, <b>as the building goes</b> to Building 1, Wing- A Gr. + Mezzanine +1<sup>st</sup> upper floor, &amp; Wing -B - Stilt + 1<sup>st</sup> /Pod+2<sup>nd</sup> To 21<sup>st</sup> + Recreation Floor + 22<sup>nd</sup> To 42<sup>nd</sup> Floor)</p>  | 2,54,15,000/-     |
| 5             | Cost Incurred on Additional / Extra Items not in the Estimated Cost (Table – C)  | Nil               |



## TABLE C

List of Extra / Additional / Deleted Items considered in cost(which were not part of the original Estimated of Total cost)

| Sr. No | List of Extra / Additional / Deleted Items | Amounts  |
|--------|--|----------|
| 1      | _____                                      | Rs. 0.00 |
| 2      | _____                                      | Rs. 0.00 |

**Yours Faithfully,**

**Mr. Vikas V Gokhale,  
Registration No. STATE/R/2024/APL/10968**

**Agreed & Accepted By:**

**Signature of the Promoters,**

**Date:**

**Note:**

1 The scope of work is to complete Registered Real Estate Project as per drawings approved from timeto time and as per specification mentioned in a agreement of sale.

2 (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).

3 (\*\*) Balance Cost to be incurred (4) may very from Difference between Total estimated Cost (1) and Actual Cost incurred (2) due to deviation in quantity required / escalation of cost etc. As this is an estimate cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.

4 All components of work with specifications are indicative and not exhaustive.

5 Please specify if there are any deviations / qualifications. Example: Any deviations in input materials used from specifications in agreement of sale.

