Ar. MANDAR KATALKAR

1103, A Wing, 11th floor, Shramik CHSL, Gadhavnaka,
opp. Shivsena Shakha, Bhandup West, Mumbai 400078.

FORM 1

[*See* Regulation 3]

ARCHITECT'S CERTIFICATE

To,
M/s STAR RISE,
Star Heights ,office no 04,
Bharat Cinema Compound ,
New Mill Road, Kurla West Mumbai 400070

Date: 31/03/2025

Subject: Certificate of Percentage of Completion of Construction Work for proposed redevelopment of existing building no. 76 known as Nehru Nagar Anand CHSL, on plot bearing C.T.S. No. 12(pt) of village, Kurla-3, Nehru Nagar, Kurla East, Mumbai 400024.
Named as "SAYBA ORCHID" having MahaRERA Registration Number P 51800054279 being developed by M/s. STAR RISE.

Sir,

I/We, **Shri. Ar. Mandar Katalkar** have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Work of **redevelopment of existing building no. 76 known as Nehru Nagar Anand CHSL, on plot bearing C.T.S. No. 12(pt) of village, Kurla-3, Nehru Nagar, Kurla East, Mumbai 400024 named as "SAYBA ORCHID"** having MahaRERA Registration Number **P 51800054279** being developed by **M/s. STAR RISE.**

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 per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

TABLE - A

Proposed redevelopment of existing building no. 76 known as Nehru Nagar Anand CHSL, on plot bearing C.T.S. No. 12(pt) of village, Kurla-3, Nehru Nagar, Kurla East, Mumbai 400024.
Named as "SAYBA ORCHID"having MahaRERA Registration Number P 51800054279 being developed by M/s. STAR RISE.

Sr.No. (1)	**Tasks /Activity** (2)	**Percentage of Actual work done** (as on 31/03/2025) (3)
1.	Excavation	100%
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	100%
5.	Stilt Floor	100%
6.	Slabs of Super Structure	100%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flat/Premises	100%
8.	Sanitary Fittings within Flat/Premises	0%
9.	Staircases, Lift Wells and Lobbies at each Floor Level, Overhead and Underground Water Tanks	100%
10.	External Plumbing and External Plaster, Elevation, Completion of Terraces with Waterproofing of the Building/Wing	100%
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 for Sale. Any other activities.	100%

TABLE - B

Common Areas (Internal & External Developments Works) in respect of the Registered Phase for Proposed redevelopment of existing building no. 76 known as Nehru Nagar Anand CHSL, on plot bearing C.T.S. No. 12(pt) of village, Kurla-3, Nehru Nagar, Kurla East, Mumbai 400024. Named as "SAYBA ORCHID"having MahaRERA Registration Number P 51800054279 being developed by M/s. STAR RISE.

Sr.No. (1)	**Common Areas & Facilities** (2)	**Proposed (Yes/No)** (3)	**Percentage of Actual Work Done** (as on 31/03/2025) (4)	**Details** (5)
1.	Internal Roads & Footpaths	NA	NA	
2.	Water Supply	Yes	0%	Municipal water
3.	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes	100%	Direct connection to Municipal Sewer line as per MCGM laws
4.	Storm Water Drains	Yes	100%	R.C.C. Pipes
5.	Landscaping & Tree Planting	Yes	80%	Tree planting as per tree NOC
6.	Street Lighting	NA	NA	On electric supply
7.	Community Buildings	NA	NA	NA
8.	Treatment & Disposal of Sewage & Sullage Water	NA	NA	Direct connection to Municipal drain
9.	Solid Waste management & Disposal	Yes	90%	Segregated and disposed by Agency

10.	Water Conservation/ Rain Water Harvesting	Yes	80%	RWH pits for Rainwater harvesting.
11.	Energy Management	NA	NA	
12.	Fire Protection & Fire Safety Requirements	Yes	100%	Fire fighting tank, Wet Risers, Hose Reels and Fire Alarms.
13.	Electrical Meter Room, Sub-Station, Receiving Station	Yes	90%	Meter room proposed at ground floor.
14.	Others (Option to add more)	NA	NA	

Yours Faithfully,

Mandar Chandramohan Katalkar

Digitally signed by Mandar Chandramohan Katalkar
Date: 2025.04.15 17:55:58 +05'30'

(**Arch. Mandar C. Katalkar**)
(Reg. No. CA/2005/37066)

Agreed and Accepted by:

Star Rise

Signature of Promoter: **M/s Star Rise**
Name: **Mr. Naushad Ali Habib Ali Hashmi**
Date: 16/04/2025