



Ar. MANDAR KATALKAR

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

Annexure A

FORM 1

[see Regulation 3]

ARCHITECT'S CERTIFICATE

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

Date 09.09.2025

To,
STAR RISE
MUMBAI SUBURBAN, MAHARASHTRA, 400070

Subject : Certificate of percentage of Work of completion of construction work of **SAYBA ORCHID** having
MahaRERA Registration Number **P51800054279** (Only Applicable after project Registration) being developed by
STAR RISE

Sir,

I/We **MANDAR KATALKAR** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of
completion of Construction Work of **SAYBA ORCHID** having MahaRERA Registration Number **P51800054279** (Only
Applicable after project Registration, being developed by **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 under MahaRERA is 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

Layout/Building/Wing Number: SAYBA ORCHID/NA

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on 30.06.2025)
(1)	(2)	(3)
1	Excavation	100.00
2	Basements (if any)	100.00
3	Podiums (if any)	0.00
4	Plinth	100.00
5	Stilt Floor	100.00
6	Slabs of Super Structure	100.00

7	Internal walls, Internal plaster, Floorings, Floors and windows within Flats/Premises	100.00
8	Sanitary Fitting within the Flat/Premises	100.00
9	Staircases, lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	100.00
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/wing.	100.00
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.	100.00

Table B - Common Areas (Internal and External Development Works) in respect of Registered Phase / Project Number)

Sr.No	Common areas and facilities	Is Available (Yes / No)	Percentage of Actual Work Done (As on 30.06.2025)	Details
(1)	(2)	(3)	(4)	(5)
1	Internal Roads & Footpaths	No	0.00	NA
2	Water Supply	Yes	100.00	Municipal water
3	Sewerage (Chamber, Lines, Septic Tank , STP)	Yes	100.00	Direct connection to Municipal Sewer line as per MCGM laws
4	Storm Water Drains	Yes	100.00	R.C.C. Pipes
5	Landscaping & Tree Planting	Yes	100.00	Tree planning as per tree NOC
6	Street Lighting	No	0.00	NA
7	Community Buildings	No	0.00	NA
8	Treatment And Disposal Of Sewage And Sullage Water	No	0.00	NA
9	Solid Waste Management And Disposal	Yes	100.00	Segregated and disposed by Agency
10	Water conservation /Rain water harvesting	Yes	100.00	RWH pits for Rain water harvesting
11	Energy managemcnt	No	0.00	NA
12	Fire protection and fire safety requirements	Yes	100.00	Fire fighting tank wet Risers Hose Reels and Fire Alarms
13	Electrical meter room, sub-station, receiving station	Yes	100.00	Meter room proposed at ground floor
14	Aggregate area of recreational Open Space	No	0.00	NA
15	Open Parking	No	0.00	NA

Yours Faithfully

MANDAR
CHANDRAMOHAN
KATALKAR

Digitally signed by MANDAR
CHANDRAMOHAN KATALKAR
Date: 2025.09.09 12:39:34
+05'30'

MANDAR KATALKAR

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect
(License No: CA/2005/37066)

Date of Certificate:

Agreed and accepted by:

For Star Rise
 Partners

Signature of Promoter

Name: STAR RISE

Date 09.09.2025