

# Ar. Anuja Joshi

Architect | Urban Designer  
Yashwin Society, Teerth Tower Road,  
Sus, Pune. 411021

## FORM 1

### ARCHITECT'S CERTIFICATE

Date: July 03, 2023

To,

Vilas Javdekar Eco Shelters Pvt. Ltd.,  
306, Siddharth Towers, Sangam Press Road,  
Kothrud, Pune- 411038.

**Subject: Certificate of Percentage of Completion of Construction Work of Project YASHWIN HINJAWADI (MahaRERA registration no. P52100000037 situated on the Plot bearing New Survey No.286/4/1/A, 286/4/1/B, 286/4/1/C, 286/4/1/D (Old S. No. 286/4, 286/5, 286/6) village Mann, Taluka Mulshi, District Pune, PIN – 411057. being developed by Vilas Javdekar Eco Shelters Pvt. Ltd.**

Sir, I Ar. Anuja Joshi has undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of the above project.

Based on Site Inspection, with respect to 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 (RERA Registration applied for) under RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the Building /Wing and overall percentage of work done with respect to each of the major activity is detailed in Table B.

Table A

**Building /Wing Number- YASHWIN HINJAWADI - A**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | Number of Basement(s) and number of Plinth                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 3      | Number of Podium                                                                                                                                                                                                                                                                                                                                                                                                        | 100%                    |
| 4      | Stilt floor/ 1 <sup>st</sup> slab                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5      | 21 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 100%                    |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 100%                    |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 100%                    |
| 10     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 100%                    |



**Building /Wing Number- YASHWIN HINJAWADI - B**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | 0 number of Basement(s) and 1 number of Plinth                                                                                                                                                                                                                                                                                                                                                                          | 100%                    |
| 3      | 1 number of Podium                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 4      | Stilt floor/ 1 <sup>st</sup> slab                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5      | 21 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 100%                    |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 100%                    |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 100%                    |
| 10     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 100%                    |

**Building /Wing Number- YASHWIN HINJAWADI - C**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | 0 number of Basement(s) and 1 number of Plinth                                                                                                                                                                                                                                                                                                                                                                          | 100%                    |
| 3      | 1 number of Podium                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 4      | Stilt floor/ 1 <sup>st</sup> slab                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5      | 21 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 100%                    |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 100%                    |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 100%                    |
| 10     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 100%                    |



**Building /Wing Number- YASHWIN HINJAWADI – D**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | 0 number of Basement(s) and 1 number of Plinth                                                                                                                                                                                                                                                                                                                                                                          | 100%                    |
| 3      | 1 number of Podium                                                                                                                                                                                                                                                                                                                                                                                                      | 100%                    |
| 4      | Stilt floor/ 1 <sup>st</sup> slab                                                                                                                                                                                                                                                                                                                                                                                       | 100%                    |
| 5      | 21 number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                   | 100%                    |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 100%                    |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 100%                    |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 100%                    |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 100%                    |
| 10     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 100%                    |

**Building /Wing Number- VJ Happiness Street**

| Sr. No | Tasks /Activity                                                                                                                                                                                                                                                                                                                                                                                                         | Percentage of work done |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1      | Excavation                                                                                                                                                                                                                                                                                                                                                                                                              | 100%                    |
| 2      | Number of Basement(s) and number of Plinth                                                                                                                                                                                                                                                                                                                                                                              | 95%                     |
| 3      | Number of Podiums                                                                                                                                                                                                                                                                                                                                                                                                       | NA                      |
| 4      | Stilt floor/ 1 <sup>st</sup> floor                                                                                                                                                                                                                                                                                                                                                                                      | NA                      |
| 5      | number of Slabs of Super Structure                                                                                                                                                                                                                                                                                                                                                                                      | 80%                     |
| 6      | Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises                                                                                                                                                                                                                                                                                                       | 60%                     |
| 7      | Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises                                                                                                                                                                                                                                                                                                                                | 55%                     |
| 8      | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks                                                                                                                                                                                                                                                                                           | 60%                     |
| 9      | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,                                                                                                                                                                                                                                                                                                  | 35%                     |
| 10     | Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, 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 Obtain Occupation /Completion Certificate | 30%                     |



TABLE-B

Internal &amp; External Development Works in Respect of the entire Registered Phase

| Sr. No | Common areas and Facilities, Amenities                | Proposed (Yes/No) | Percentage of Work done | Details                                                                                                                                        |
|--------|-------------------------------------------------------|-------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Internal Roads & Footpaths                            | YES               | 85%                     | Internal Roads in Tremix concrete.                                                                                                             |
| 2.     | Water Supply                                          | YES               | 80%                     | Water supply provision through borewell, tanker & recycling of waste water                                                                     |
| 3.     | Sewerage (chamber, lines, Septic Tank , STP)          | YES               | 90%                     | STP capacity Residential- 430 m <sup>3</sup> /day & Commercial- 110 m <sup>3</sup> /day<br>Estimated Power Consumption: Rs. 2,00,000 Per month |
| 4.     | Storm Water Drains                                    | YES               | 80%                     | As per drawings obtained from Consultant                                                                                                       |
| 5.     | Landscaping & Tree Planting                           | YES               | 80%                     | As per drawings obtained from Consultant                                                                                                       |
| 6.     | Street Lighting                                       | YES               | 80%                     | As per drawings obtained from Consultant                                                                                                       |
| 7.     | Community Buildings                                   | YES               | 100%                    | Club House (G+1 structure) on 1 <sup>st</sup> slab/ stilt floor/ podium 2                                                                      |
| 8.     | Treatment and disposal of sewage and Sullage water    | YES               | 80%                     | As above                                                                                                                                       |
| 9.     | Solid Waste management & Disposal                     | YES               | 80%                     | OWC capacity: Residential- 1008 kg/day & Commercial- 167.3 kg/day & Monthly cost for operation & maintenance: Rs. 25,000/- approx.             |
| 10.    | Water conservation, Rain water harvesting             | YES               | 80%                     | As per drawings obtained from Consultant                                                                                                       |
| 11.    | Energy management                                     | YES               | 85%                     | As per drawings obtained from Consultant                                                                                                       |
| 12.    | Fire protection and fire safety requirements          | YES               | 80%                     | As per drawings obtained from Consultant & Fire Department of Competent Authority                                                              |
| 13.    | Electrical meter room, sub-station, receiving station | YES               | 90%                     | As per drawings obtained from Consultant                                                                                                       |
| 14.    | Aggregate area of recreational open space             | YES               | 90%                     | Recreational Open Space Area 3911.32 sq.m. (as per sanctioned plans by Competent Authority)                                                    |
| 15.    | Swimming pool                                         | NO                | NA                      | No swimming pool is provided                                                                                                                   |
| 16.    | Open parking                                          | YES               | 80%                     | Provision for Open/ Visitor Parkings have been made. Parking plan & Allotment to be made by Society's decision.                                |

Yours Faithfully,  
Signature & name of Architect



Name: Ar. Anuja Joshi  
Reg. No. CA/2019/108026

Agreed and Accepted by:  
For Vilas Javdekar Eco Shelters Pvt. Ltd.



Signature of Promoter  
Name: Mr. Aditya Vilas Javdekar  
Date: 03/07/2023