Ar. Anuja Joshi

Architect | Interior | Urban Designer

Yashwin Society, Teerth Tower Road,
Sus, Pune. 411021

FORM 1

ARCHITECT'S CERTIFICATE

Date: March 31, 2024

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/ 1st 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%

AR. ANUJA JOSHI
CA/2019/
108026

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/ 1st 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/ 1st 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/ 1st 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	100%
3	Number of Podiums	NA
4	Stilt floor/ 1st floor	NA
5	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	90%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	75%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	85%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	50%
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	50%



TABLE-B

Internal & 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	90%	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^3/day & Commercial- 110 m^3/day 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 1st 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

AR. ANUJA JOSHI CA/2019/108026

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

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

ADITYA VILAS JAVDEKAR

Digitally signed by ADITYA VILAS JAVDEKAR
DN: c=IN, postalCode=411052, st=MAHARASHTRA, street=PUNE, l=PUNE, o=Personal, serialNumber=1ab0275bea0861bc012a0b9fdfc237b6cde843ebba59283ccd76436d0207575c2, pseudonym=e9b2213456034569907074b1d989ddbfc, 2.5.4.20=b4e78ccab605b9f12532744b8af32c2eb733d76fed7f972d317b685d46cbd1710, email=ADITYA.JAVDEKAR@JAVDEKARS.COM, cn=ADITYA VILAS JAVDEKAR
Date: 2024.04.11 15:50:11 +05'30'

Signature of Promoter
Name: Mr. Aditya Vilas Javdekar

VILAS JAVDEKAR ECO SHELTERS PVT. LTD.