Ar. Anuja Joshi

Architect | Interior | Urban Designer

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

**FORM 1**

**ARCHITECT'S CERTIFICATE**

Date: June 30, 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 | 80% |
| 8 | Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks | 95% |
| 9 | The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing, | 65% |
| 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 | 70% |



**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 | 95% | 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<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 | 90% | 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 | 90% | As above |
| 9. | Solid Waste management & Disposal | YES | 90% | 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 | 90% | 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 | 95% | 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 | 90% | 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**

AR. ANUJA JOSHI 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=1ab0275bea0861bc012a0b9fdfc2376ec6d36bba59283cd76436d02f7575c2, pseudonym=e9b2213456034 5e9907074b1d988dibd, 2.5.4.20=b4e78ccceb605b9f125327d4b8af32c2eb753d746fe0f7f7d317b685d46e3e1718, email=ADITYA.JAVDEKAR@JAVDEKARS.COM, cn=ADITYA VILAS JAVDEKAR
Date: 2024.07.03 15:30:09 +05'30'

Signature of Promoter
Name: Mr. Aditya Vilas Javdekar

VILAS JAVDEKAR ECO SHELTERS PRIVATE LIMITED ★ PUNE