YashONE – Phase 1

(Building A & B)

Grading Assigned: Pune 6 Star out of 7 Star (Upgraded in November 2018)

Earlier Grading: Pune 5 Star out of 7 Star (Assigned in January 2018)

Valid till November 29, 2019

Project Profile

Type of project	Residential & Commercial
Location of project	Pirangut, Pune
Type of development	Joint development
Land Area	3.68 acre
Total saleable area	Residential: 1, 76, 787 square feet (sq ft), Commercial : 5,151 sq ft
No. of blocks	2 blocks
No. of units	Residential : 263, Shops: 13, **Total : 276**
Unit configuration	**Residential:** 1 BHK (372 sq.ft. - 594 sq.ft.), 2 BHK (825 sq.ft - 829 sq.ft.), 3 BHK (1086 sq.ft. – 1196 sq.ft.) **Shops:** (322 sq.ft. – 470 sq.ft.)
No. of floors	Building A - P1 + 11 floors, Building B – P1 + 11 floors
RERA No.	P52100014585

Location: The project is situated in Pirangut, which is behind Aditya Nisarga Society, Off Pune-Paud, Road, in Pune. It is located near the industrial development hub and is well-connected by road and rail. Pune airport is around 34 kilometers (km) and Pune city and Chandni Chowk are around 10 km from the site.

For the location map, please refer to http://www.javdekars.com/projects/ongoing-projects/yashone.html

Pricing Table

Loading on carpet area	35 % on residential
Base price	Rs 1.56 – 5.02 million
Stamp duty	6 % of the agreement value
Registration charge	1 % of the agreement value or Rs 30,000 whichever is higher
GST	12 % of the agreement value
Approx. estimated monthly maintenance charges	Rs 2 per sq ft

** The ticket range is calculated on base price of the project*

Sponsor Profile

Name of the project	**YashONE - Phase 1** ***(Building A & B)***
Name & address of the company developing the project	**Vilas Javdekar Eco Homes** 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038.
Name of the developer group	Vilas Javdekar Developers
Chairman	Mr Vilas Javdekar
Developer website	http://javdekars.com/
Project website	http://www.javdekars.com/projects/ongoing-projects/yashone.html
Track record in years	26 years

Reasons for upgrade

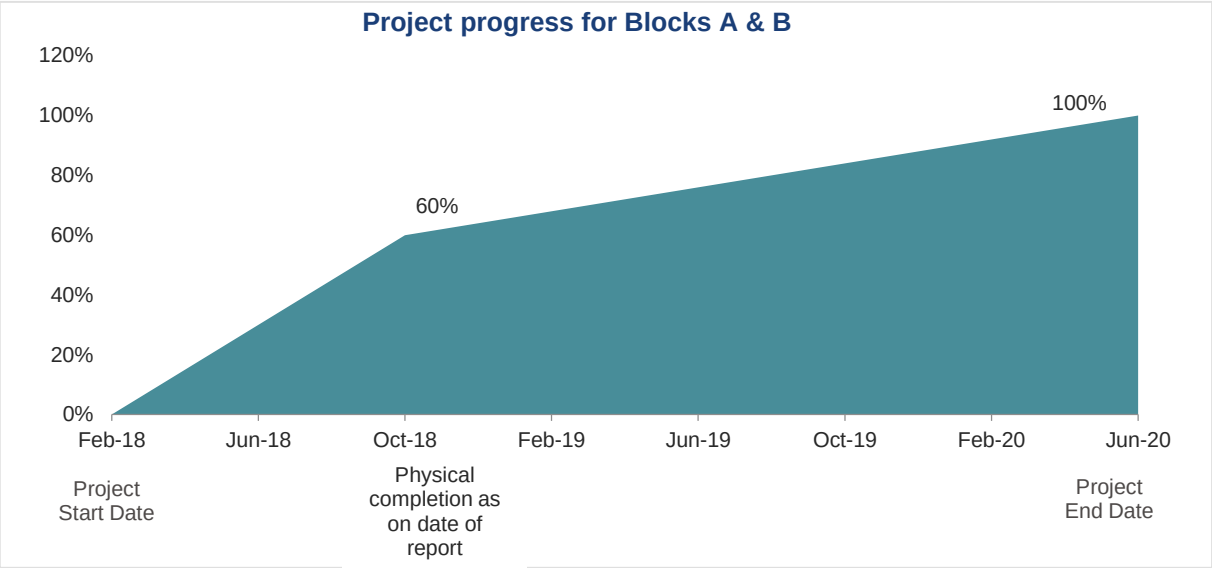
The grading upgrade reflects the developer's ability to deliver project with minimum delay on the committed timelines.

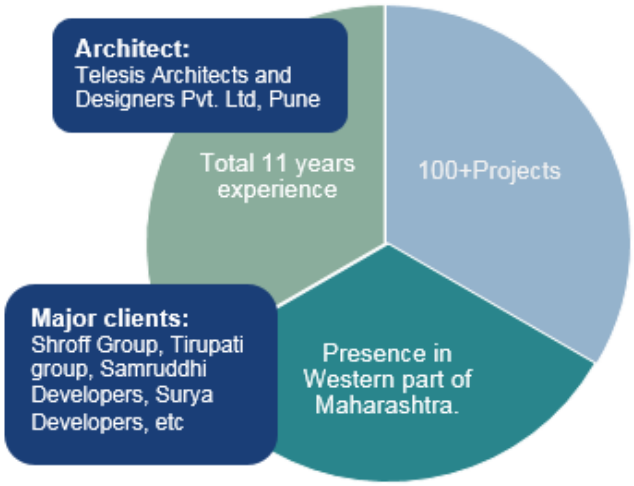
Project Grading Drivers

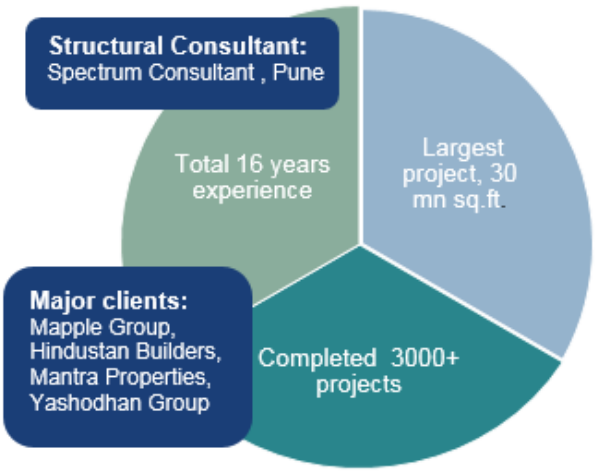
Project construction quality and amenities

Construction quality:

Structural quality of the project is backed by the sound track record of the architect (Telesis Architects and Designers Pvt Ltd), and structural consultant (Spectrum Consultants, Pune). Both consultants have established track records in the city. Civil work is being undertaken by local contractors and managed by in-house teams.







Quality measures	
Onsite testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per seismic zone requirements	✓

Amenities: Major amenities include outdoor play area, puddle pool, chess play area, urban katas, pet friendly zone, cycling area, kids play area, TT room, sports TV room,, library, yoga and meditation room, fuss ball area, temple, jogging track, landscaped garden, rainwater harvesting, sewage treatment plant, common area diesel generator back-up, and solar water heating system.

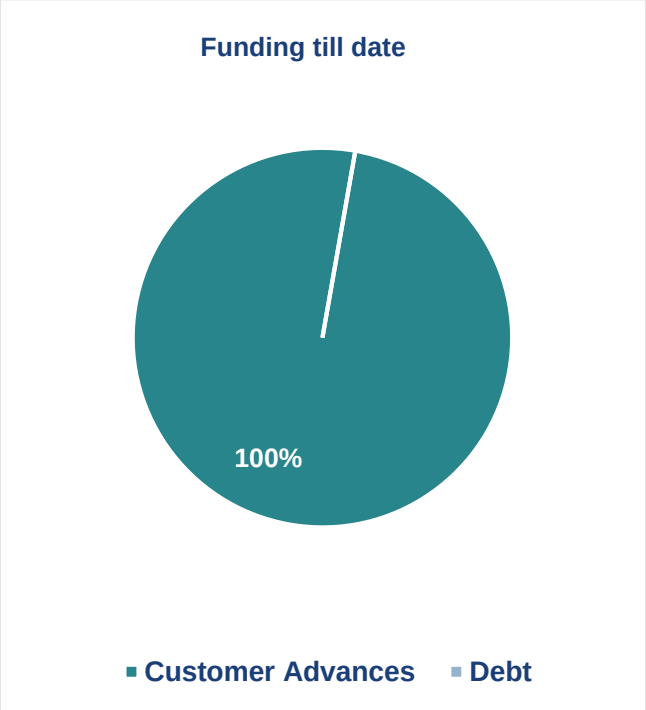
Project legal quality

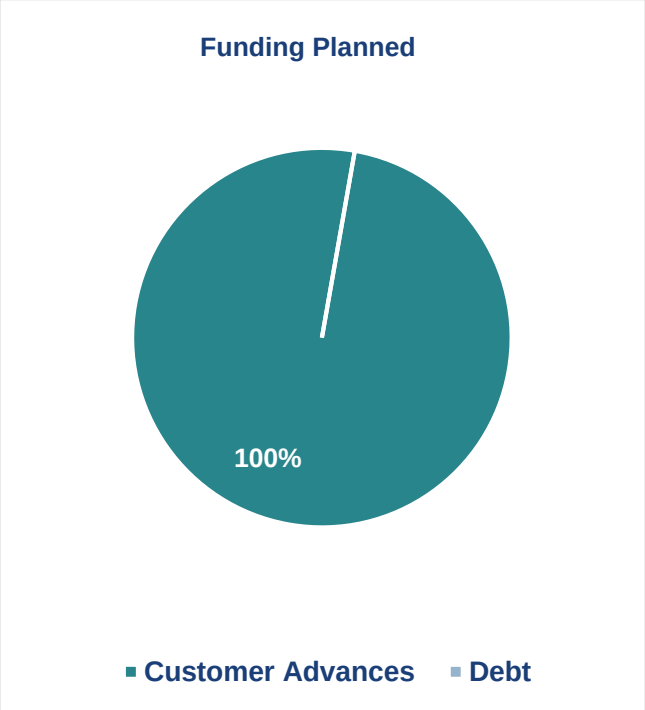
Legal quality of the project is backed by a clear and marketable land title and receipt of required pre-construction approvals. Agreement for sale includes clauses such as possession date, default implication, delay compensation, and project specifications. All major pre-construction approvals and no-objection certificates have been obtained.

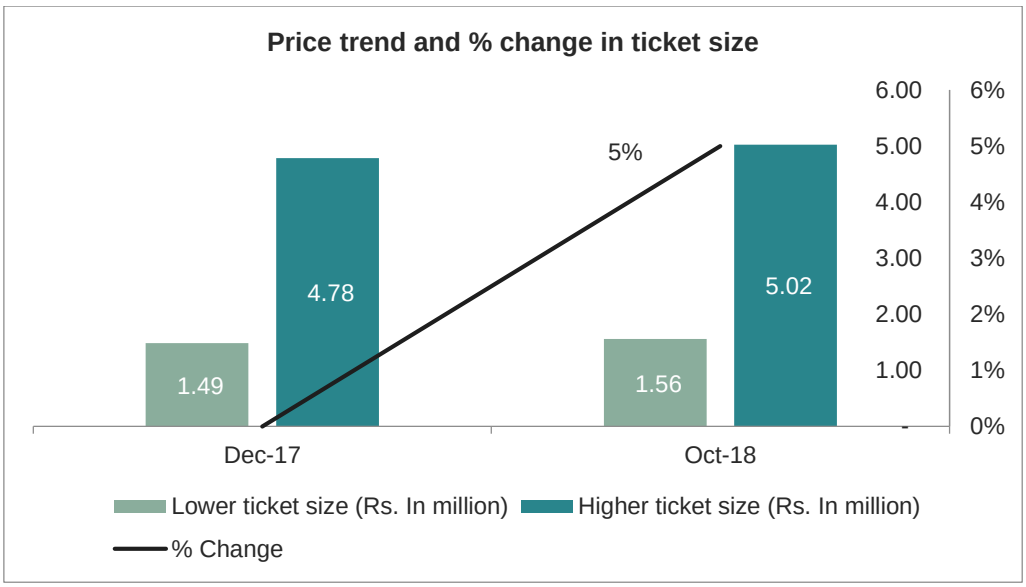
Checklist of clauses included in construction agreement	
Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet area
Default implication	✓
Delay compensation	✓
Defect liability period (no. of years)	✓
Payment schedule	Construction linked
Maintenance clause	✓
Holding clause	×
Escalation clause	×
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	✓
Parking space allotment details	✓
Title search certificate annexed	✓
Approvals	✓
Applied approval details	✓

Project financial quality

The project financial quality is sound, backed by healthy sales. Construction cost will be funded with customer advances.



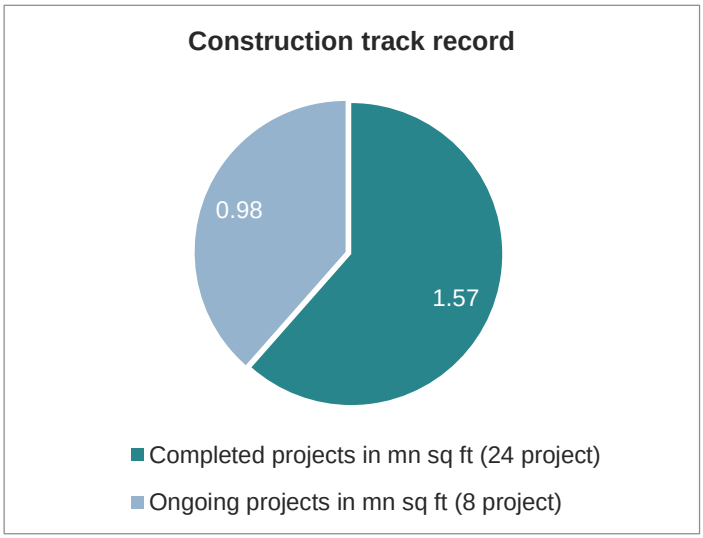




Project sponsor quality

Set up in 1972, the Vilas Javdekar group is promoted by Mr Vilas Javdekar. It began by undertaking government contracts across Maharashtra and has successfully completed several projects in the areas of eco-friendly real estate, infrastructure, water and effluent treatment, and marine engineering. The group has executed projects for Public Works Department, CIDCO, and MIDC.

During 1982-2000, the group undertook real estate projects both in its individual capacity and in partnership with other developers. Vilas Javdekar Eco Homes was set up in 2003. Mr Javdekar's sons, Mr Aditya Javdekar (BE Mech) and Mr Sarvesh Javdekar (B.E Civil), joined the business to take care of respective departments. The group has successfully completed 24 projects comprising 1.5+ million sq ft.



Project Photographs (As on October 2018)

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Last updated: April 2016

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