



# YashONE – Phase 1

## *(Building A & B)*

**Rating Assigned: Pune 5 Star**

January 2018



## 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, 72,994 square feet (sq ft), Commercial : 5,151 sq ft
No. of blocks	2 blocks
No. of units	Residential : 285 (approved 231), Commercial : 13 Total : 298
Unit configuration	1 BHK (358 sq.ft. - 570 sq.ft.), 2 BHK (825 sq.ft - 829 sq.ft.), Shops (322 sq.ft. – 470 sq.ft.)
No. of floors	Building A - P1 + 11 floors (Approved P+8)  Building B - P + 11 floors
RERA No.	P52100014585



**CRISIL**  
An S&P Global Company

**Location:** The project is situated in Pirangut, which is close to Hinjawadi and 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 2.0 - 3.0 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	<b>YashONE - Phase 1</b> <b>(Building A &amp; B)</b>
Name & address of the company developing the project	<b>Vilas Javdekar Eco Homes</b> 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038.
Name of the developer group	Vilas Javdekar Group
Chairman	Mr Vilas Javdekar
Developer website	<a href="http://javdekars.com/">http://javdekars.com/</a>
Project website	<a href="http://www.javdekars.com/projects/ongoing-projects/yashone.html">http://www.javdekars.com/projects/ongoing-projects/yashone.html</a>
Track record in years	26 years

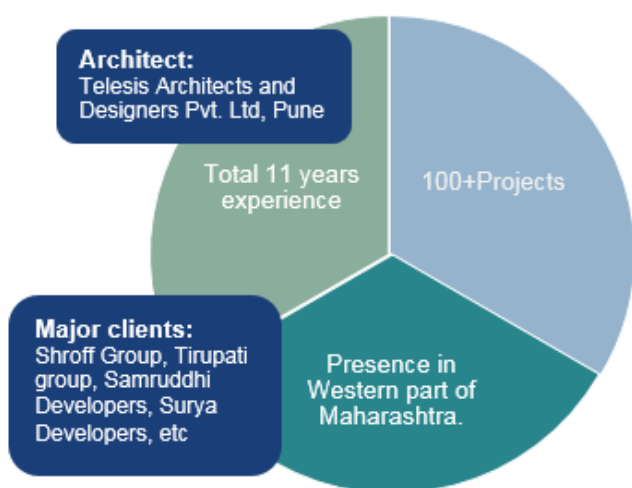
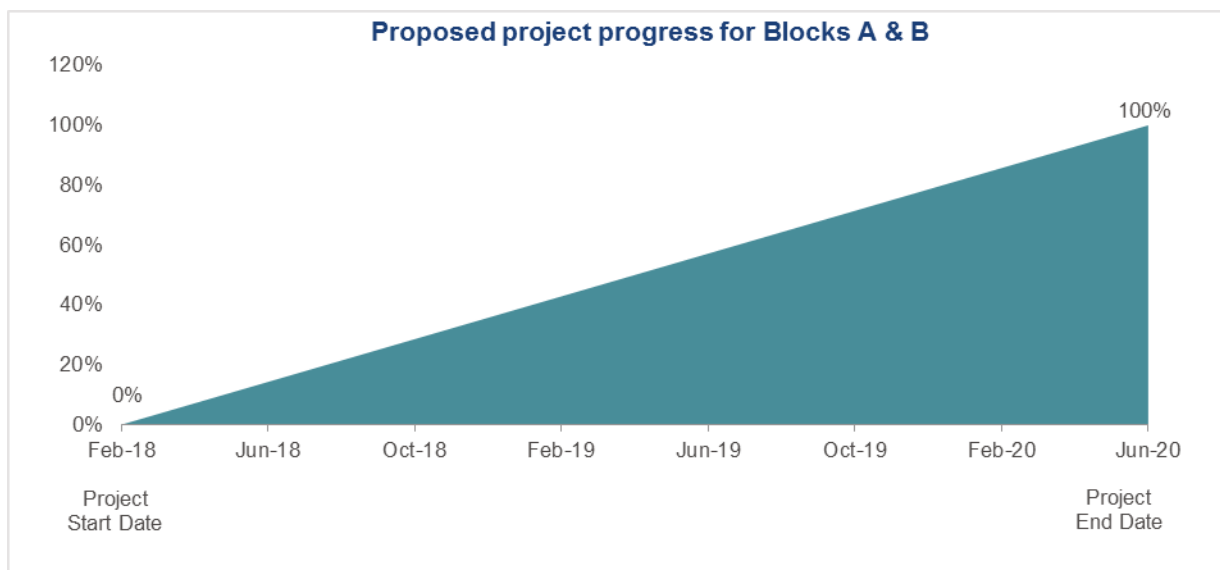


## Project Rating Drivers

### 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	✓ (proposed)
External testing	✓ (proposed)
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. Draft 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. The developer has applied for MPCB approval.

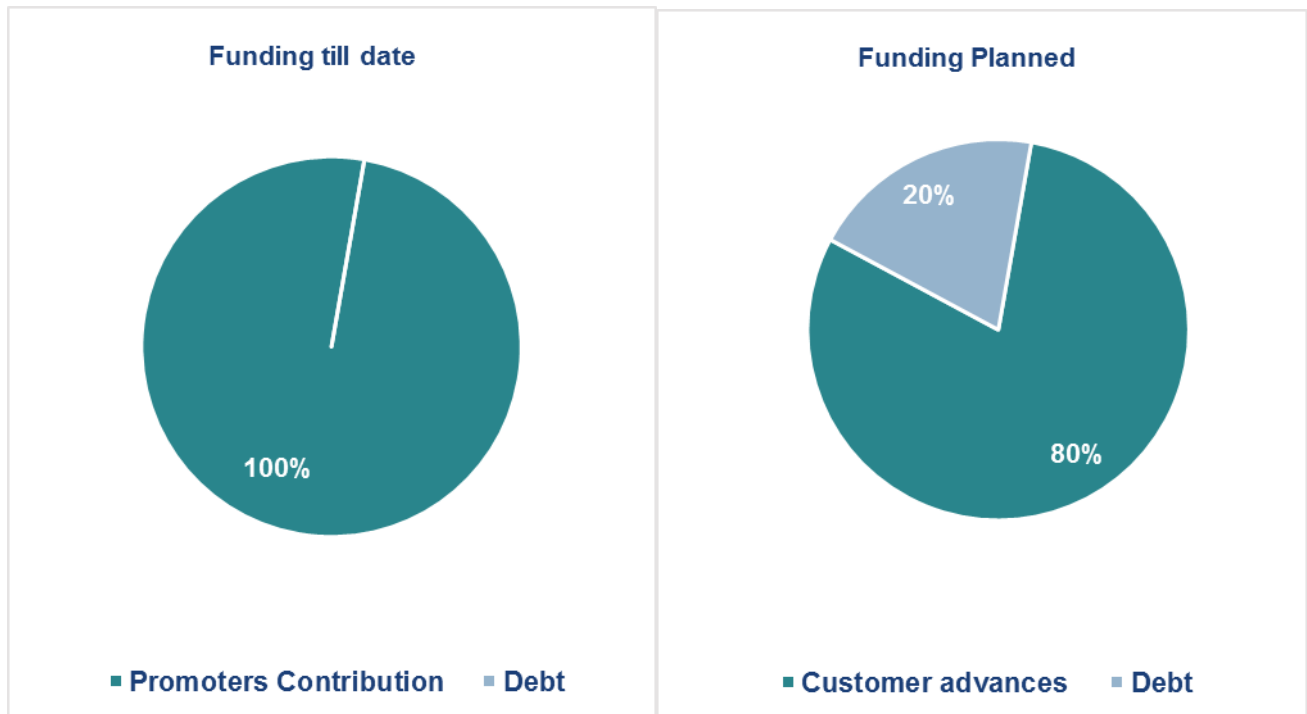
### Checklist of clauses included in draft construction agreement

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

Construction cost will be funded with customer advances and proposed bank limits. Developer is in the final stages of getting loan of Rs 9 crore sanctioned from HDFC. The project is planned to be launched in February 2018.

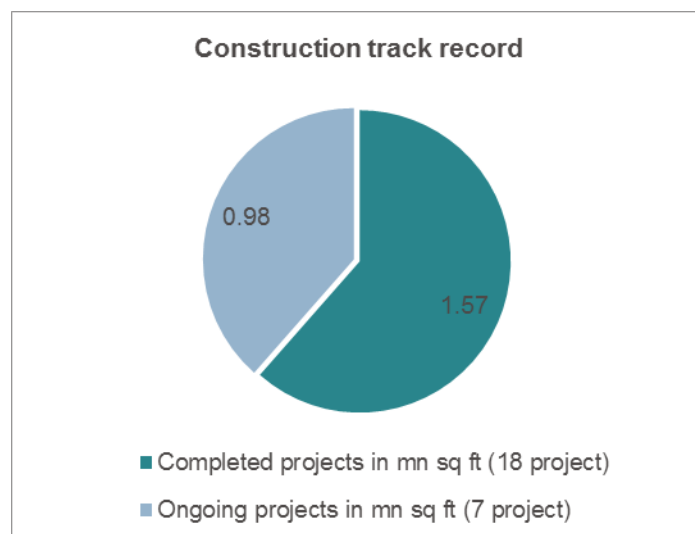




## Project sponsor quality

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 18 projects comprising 1.5 million sq ft.







**CRISIL**  
An S&P Global Company

## Project Photographs (As on December 2017)





## About CRISIL Limited

CRISIL is a global analytical company providing ratings, research, and risk and policy advisory services. We are India's leading ratings agency. We are also the foremost provider of high-end research to the world's largest banks and leading corporations.

CRISIL is majority owned by S&P Global Inc., a leading provider of transparent and independent ratings, benchmarks, analytics and data to the capital and commodity markets worldwide.

## About CRISIL Ratings

CRISIL Ratings is India's leading rating agency. We pioneered the concept of credit rating in India in 1987. With a tradition of independence, analytical rigour and innovation, we have a leadership position. We have rated/assessed over 100,000 entities, by far the largest number in India. We are a full-service rating agency. We rate the entire range of debt instruments: bank loans, certificates of deposit, commercial paper, non-convertible debentures, bank hybrid capital instruments, asset-backed securities, mortgage-backed securities, perpetual bonds, and partial guarantees. CRISIL sets the standards in every aspect of the credit rating business. We have instituted several innovations in India including rating municipal bonds, partially guaranteed instruments, microfinance institutions and voluntary organizations. We pioneered a globally unique and affordable rating service for Small and Medium Enterprises (SMEs). This has significantly expanded the market for ratings and is improving SMEs' access to affordable finance. We have an active outreach programme with issuers, investors and regulators to maintain a high level of transparency regarding our rating criteria and to disseminate our analytical insights and knowledge.

## CRISIL Privacy Notice

CRISIL respects your privacy. We use your contact information, such as your name, address, and email id, to fulfil your request and service your account and to provide you with additional information from CRISIL and other parts of S&P Global Inc. and its subsidiaries (collectively, the "Company") you may find of interest.

For further information, or to let us know your preferences with respect to receiving marketing materials, please visit [www.crisil.com/privacy](http://www.crisil.com/privacy). You can view the Company's Customer Privacy at <https://www.spglobal.com/privacy>

**Last updated: April 2016**

## Disclaimer

This report ("Report") is prepared by CRISIL Limited (CRISIL). By accessing and using the Report the user acknowledges and accepts such use is subject to this disclaimer. This Report comprising CRISIL's Real Estate Project Assessment is an analytical review based on, substantially, information and material provided or arranged for by the developer concerned to whose project the Report relates ("Project"). Relying on such information and material (including those of third party experts engaged by the developer) and based on an analytical review of such information and material, and assessing it based on CRISIL's experience of reviewing other projects CRISIL arrives at the assessment and a rating of the Project. CRISIL cannot and does not independently verify land records, conduct title search, conduct searches in various court or dispute resolution forums to find out if the project or any of the parties concerned is subject to any disputes, provide a technical assessment of the Project or provide assessments as to the structure or other technical parameters of the Project. CRISIL's assessment contained in the Report or a rating is not: (a) an assurance that all necessary legal, regulatory, financial, technical or other requirements in respect of the Project have been fulfilled; (b) a recommendation or advice to invest in, divest from or otherwise deal in any part of the Project; (c) investment or financial advice with respect to lending to, subscribing to, or investing in the developer or any other party associated with the Project or any instrument or security issued or floated by them; (d) an audit of the Project whether technical, financial or otherwise; (e) a guarantee that the Project will be delivered by the developer or any other party concerned as promised. While CRISIL takes reasonable care in preparing the Report, CRISIL does not warrant the accuracy, adequacy or completeness of any information or material contained in the Report and/or the suitability of the Report for any specific purpose. CRISIL does not accept responsibility or liability for the user's use of the Report, including those for any decisions made or the results obtained from relying on or using the Report. CRISIL expressly states that neither it nor its directors, employees and representatives accept any liability with regard to any access, use of or reliance on, the Report and that CRISIL expressly disclaims all such liability. No part of this Report may be published/reproduced in any form without CRISIL's prior written approval.

Argentina | China | Hong Kong | **India** | Poland | Singapore | UK | USA

**CRISIL Limited:** CRISIL House, Central Avenue, Hiranandani Business Park, Powai, Mumbai – 400076. India

Phone: + 91 22 3342 3000 | Fax: + 91 22 3342 3001 | [www.crisil.com](http://www.crisil.com)

[in/company/crisil](https://www.crisil.com) [t@CRISILLimited](https://twitter.com/CRISILLimited) [f/CRISILLimited](https://www.facebook.com/CRISILLimited) [y/user/CRISILLimited](https://www.youtube.com/user/CRISILLimited)

**CRISIL**

An S&P Global Company