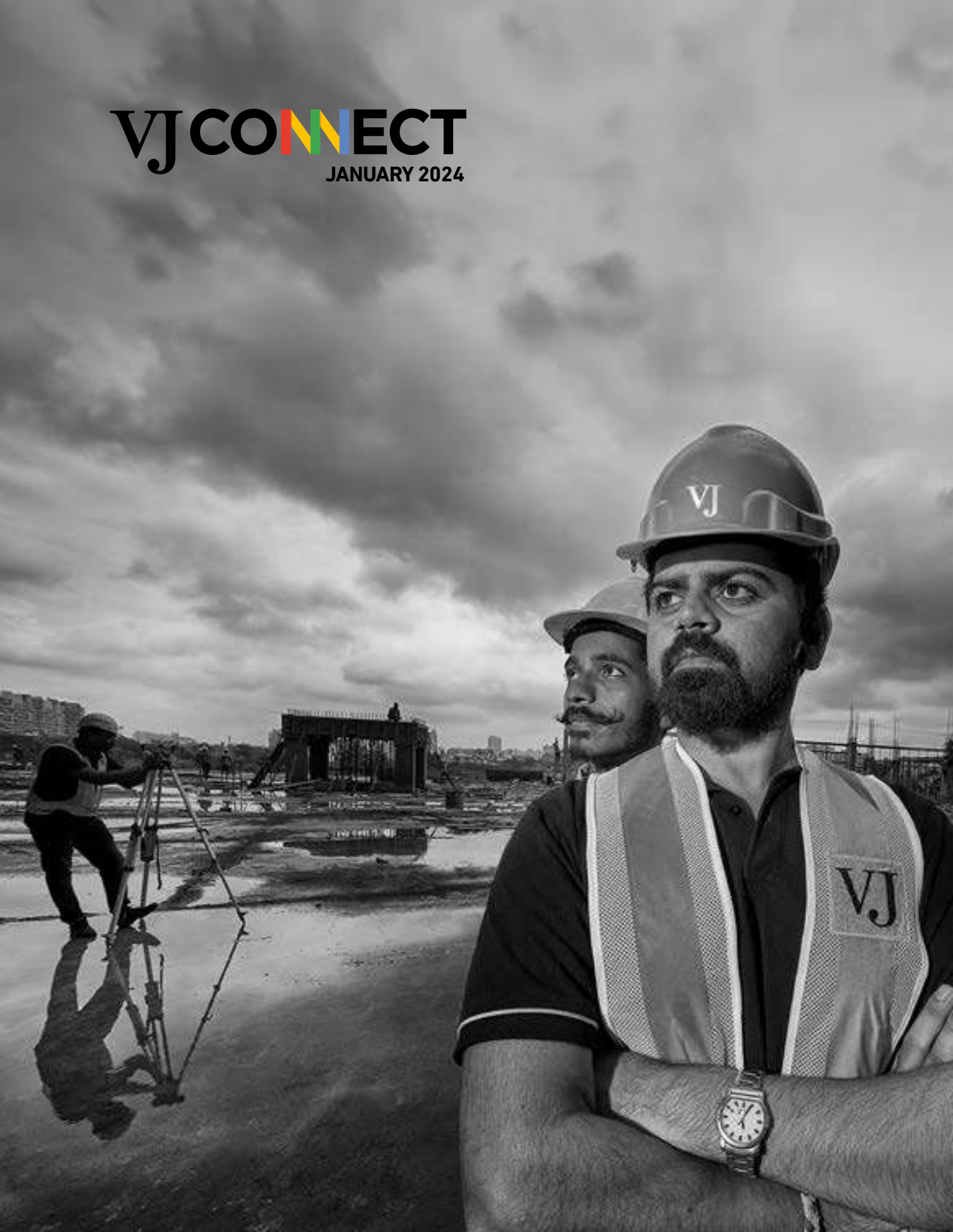






VJCONNECT

JANUARY 2024



HEAD OFFICE: Vilas Javdekar Developers, 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune, Maharashtra 411038. Contact No.: +91-20-6764-8000

WAKAD OFFICE: Vilas Javdekar Developers, Centro, 5th Floor, Next to Palash Plus Apartments Opp. Euro School, Wakad, Pune, Maharashtra 411057. Contact No.: +91-20-6764-8080

-  Email: vjparivaar@javdekars.com
-  Facebook: [VilasJavdekarDevelopers](https://www.facebook.com/VilasJavdekarDevelopers)
-  Twitter: [@vilasjavdekar](https://twitter.com/vilasjavdekar)
-  Instagram: [vilasjavdekardevelopers](https://www.instagram.com/vilasjavdekardevelopers)
-  Youtube: [vilasjavdekar](https://www.youtube.com/vilasjavdekar)

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EDITOR'S NOTE



VJ consistently upholds environmental compliances, ensuring sustainable practices and minimizing the ecological impact in its operations.



NISHANK PRAKASH

YashONE, Maan-Hinjawadi | E 304

Masters in Environmental Science & Engineering - IIT Bombay
Manager (Environment), Coal India Ltd.

Being an Environmental Science Engineer by profession, some things come to me naturally whenever I visit any building, project or a construction site. One such thing is the following of environmental compliances & norms or a 'Green Building' / 'Environment Friendly' project design.

I booked a home in YashONE Maan-Hinjewadi in January 2022, when the project was just launched. What I really liked about this project at the time was that the VJ team had acquired all the clearance certificates which require a lot of tests, surveys & analysis, which they were open to share information about as well. After speaking to the team, I got to know about their plans of incorporating a 'Sewage Treatment Plant (STP)' & a 'Wastewater Treatment Plant (WTP)' in the vicinity of the project.

At first I was a little concerned as I know how hard these plants are to maintain, but now that the project has been completed, there's a lot more things that I really like & would like to talk about.

Undoubtedly, the maintenance of the 'Sewage Treatment Plant', 'Waste Water Treatment Plant' & the Waste Collection System are some of the highlights. Other than this, what I really like is due to the 'Sun Path Analysis' & 'Wind Analysis', there is no need for external lights & air conditioning most of the time, which in turn helps in energy conservation.

The use of 'Solar Panels' is another such example. The entire vicinity of the project is lush & green due to the plantation, due to which the oxygen is rich & the wind is fresh. YashONE Hinjawadi has also recently received their final green building certification award from GEM, which is a great example of their commitment.

In today's day, due to a lot of construction & development going on around us, the environment faces a lot of backlash. Clearing of land, transportation of material, dust due to construction are just some of these negative impacts. In all of this, if a developer makes an effort to make sure that a project is Environment friendly, it is a very nice & proud feeling.

YashONE Hinjawadi

Oct 2022

'GREEN CHAMPION AWARD' BY IGBC UNDER 'DEVELOPER LEADING THE GREEN HOMES MOVEMENT IN INDIA'

YashONE Hinjawadi

FEB 2019

AWARDED MOST ENVIRONMENT-FRIENDLY RESIDENTIAL SPACE BY REALTY PLUS



PODIUM



KIDS' PLAY AREA

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HIGHLIGHTS OF THE MONTH

A month of Growth,
Recognition, Progress
& Much More.

VJ



5700+
Construction Workers
Made A Living With VJ



**1100
METRIC
TONN**
Steel Used In Construction



35
Slabs Casted
Across All Projects



04
Awards
Received



3000+
VJ Parivaar
Members
Engaged in events.



607
Homes
Delivered



**WE ENGINEER.
WE ENRICH.**

THE ROOTS OF OUR ENGINEERING EXCELLENCE

MR. VILAS YASHWANT JAVDEKAR

FOUNDER & CHAIRMAN OF VILAS JAVDEKAR DEVELOPERS



Do what you say, say what you mean.



Mr. Vilas Yashwant Javdekar (VYJ as we lovingly call him here at VJ) comes from a middle class family where education was considered very important. Many people in & around his family were notable academicians. How was a person from such a humble background able to build an empire like VJ?

VYJ's father, Mr. Yashwant Javdekar was a government employee. Around 1962, he was transferred to Amravati. After having lived there, he decided that he wanted to move to Pune & make it a permanent place for his family.

VYJ along with his family of 6 lived very happily in a small space of just 280 sq. ft. in an 'Inclusive Housing' unit. Ten years later, Mr. Yashwant Javdekar built a 6 Room bungalow at 'Paud Phata', of which they used only three rooms while the other three were rented out.

VYJ was in the 9th grade at the time when his family moved to Pune. He further decided to pursue Civil Engineering in Pune itself. After completing his engineering, he joined a company in 1972 & got the opportunity to work in the 'Town Planning' department. While learning a lot of new things, he also got to work



Vilas is very simple. He doesn't complain about anything. He is happy even if I just cook something different on his birthday! But he is also strict about certain things. When he says 'no' to something, it's forever.

I think accepting the situation is very important in life. If you accept it, you can overcome it in difficult times. This is what I have been doing till now and have always supported Vilas.

Mrs. KALPANA JAVDEKAR

in different states apart from Maharashtra.

Construction of 'Water Treatment Plants' was relatively new at the time. VYJ worked on one such project in Aurangabad (Now SambhajiNagar). Not only did he take full responsibility for the project, but also delivered it swiftly. He handled the project from inception to completion & learned about all the processes involved, along with the difficulties faced by construction workers on site. This made VYJ well versed with the construction process & boosted his confidence, it also helped him in the future when he started his own business.

Later, he joined another company where he proposed to work on 3 projects at the same time. One of the projects was in Srirampur, the other in Rahuri & the third project was in Roha. Mr. Yashwant Javdekar used to attend every site as and when required so VYJ worked on all three projects from start to finish & completed them all

successfully which benefited the company he was working with a lot.

VYJ got married in 1977 to Kalpana (KVJ here onwards), a woman from a middle class family, from Chitali village near



We have grown almost 5 times in the last 10 years. And our greatest asset is our human capital whom we fondly call "VJ Parivaar".

Mr. SARVESH JAVDEKAR
TECHNICAL DIRECTOR,
VILAS JAVDEKAR DEVELOPERS

Shirdi, who became his companion for life. At the time they were earning a small amount of Rs 1,000 a month. This was soon going to be insufficient due to the increasing family responsibilities.

At the time, the owner of his company, who had seen VYJ working so hard, suggested that he start his own business while also introducing him to some people in the industry. This was the beginning of his own business. He named the company 'VY Javdekar



& company' where he initially worked as a contractor. He received his first work order from the state government of value Rs 13,000 to complete a job left halfway by another contractor. VYJ earned his first profit of Rs 3,000 from this job.

The beginning was full of smaller projects like building compound walls, but this took a turn when a gentleman saw his work, & asked if he could construct his 2-room house, for Rs 20,000. VYJ took up this job & with the help of a carpenter & a mason he completed this work in just 2 months. Through this job he made a profit of Rs 4,000. VYJ was handling everything related to the business on his own, he was also confident about his work. KVJ stood by him & supported him through this journey.

VYJ took up a contract to build a water filtration plant which he finished in mere two months, this job otherwise would have taken two years to complete. Soon he became famous for taking up jobs that the other contractors feared. Convinced with his hard work, Mr. YV Deshpande, a high ranking official in MIDC, gave him an opportunity to handle a big project, which VYJ accepted happily. This helped Mr. Deshpande save a lot of money, while also benefiting MIDC, Mr. Deshpande was pleased with VYJ's work. After this job was completed, VYJ started getting bigger contracts. He registered the company under the name 'Vilas Javdekar Contractors'. The company saw many ups & downs but it kept growing steadily. VYJ had very hard working & honest people with

him. Dhondiba, who worked with him for many years, was a mason by profession but used to work like a Chief Engineer. Dhondiba & his other colleagues always delivered beyond expectation. This journey was not smooth at all, there were a lot of rough patches but VYJ did not give up & kept going. Around 1999, for the first time his company got a contract worth Rs 13 crores. So far, the company was getting jobs only up to Rs 5 crores. In a span of just 18 years the company grew from Rs 13,000 to Rs 13 crores. The business was growing & so were 'Adiya & Sarvesh Javdekar' VYJ & KVJ's two sons.

Due to the nature of his work, VYJ used to be away from home a lot but KVJ did not

let the kids feel his absence. VYJ used to spare Sundays to spend time with his family. VYJ & KVJ together brought them up well & instilled good values in them, taught them to be honest, to nurture bonds with people & the bond of brotherhood. The Javdekar's have always been religious & hence their kids imbibed that culture as well as they grew up. They could see the immense toil their father was putting in managing the business.

VYJ's older son who we all know as 'Aditya Javdekar' (AVJ) graduated to be a 'Mechanical Engineer', while his younger son 'Sarvesh Javdekar' (SVJ) became a 'Civil Engineer' & both the sons later decided to join their father's company. When AVJ joined the company in 2000, it was operating only in the field of infrastructural projects. The company was strong in engineering however the customer facing team was not strong enough to cater to residential projects.

Initially AVJ worked as a trainee on his first project & learnt everything on site that goes into the construction process. When the company entered the residential sector, AVJ took charge of the marketing & the business development departments, while SVJ who joined the company later, took care

of the technical aspect. The experiences of the older generation, coupled with the new ideas of the young generation made the company escalate to new heights of success. AVJ very humbly accepts that in his initial days, he could not understand how to sell a home. He also shared that "Selling a house was the most difficult thing for me. I later

“

Our personal and professional lives are completely intertwined. My father and I, we both discuss the business in the morning. At times, my mother comes to me before going to bed to reveal the location of Temple in our new project. As a result, we are always working for our company. But I disagree with this term 'family-run businesses'. At VJ, there are 1000+ employees working for this business.

Mr. ADITYA JAVDEKAR
CEO, VILAS JAVDEKAR
DEVELOPERS

learnt that one does not have to focus on selling. One needs to earn the customers' trust in order to sell". According to him, building a house is a business for builders & developers but buying a home

is an emotional affair for the customers. Today we witness at least one temple in every VJ project, one can easily trace the roots of this thought & the religious culture which comes from Mrs. Kalpana Javdekar. She is devotedly involved in the planning of every temple in every society, starting from deciding the location, its establishment to the rituals to be performed there. These temples are believed to echo the serenity in the surroundings.

AVJ & SVJ not only learnt business from their father but also absorbed his values of honesty, transparency, commitment & non compromised quality. These are just some of the values that were given to them by their parents.

This business belongs to not only the Javdekar family, but everyone part of the 'VJ Parivaar'. A company of 100 to 200 people has grown to more than 1000 people & today the company has made its mark in the residential, commercial as well as other innovative product sectors. Even with this substantial growth, the core values & the culture of the company remain unhinged due to Mr. Vilas Javdekar and the entire family.





My journey with 'Vilas Javdekar Developers' from three floors to thirty floors has been an incredible adventure, witnessing rapid technological advancements and the determination of engineers. The future-oriented field of technology, such as Artificial Intelligence (AI), further propels this journey, and I have no doubts about it.

MR. VILAS JAVDEKAR
FOUNDER-CHAIRMAN,
VILAS JAVDEKAR DEVELOPERS

Over the past five years, the real estate landscape in Pune has undergone a significant transformation. In 2018 and 2019, there were height constraints imposed on buildings, typically ranging from 60 to 70 meters. During this period, real estate developers aimed to maximize vertical reach, with a common objective of reaching the upper limit of 70 meters.

However, the present real estate scenario reflects a different narrative, shaped by substantial amendments in Maharashtra's 'Unified Development Control and Promotion Regulations (UDCPR).' These regulatory changes have ushered in a new era, liberating developers from the constraints of previous years. A key modification involves providing developers with the flexibility to utilize more Floor Space Index (FSI) within smaller land parcels. This innovative approach, coupled with increasing demands, has led to the construction of structures ranging from 100 to 120 meters tall, becoming a standard feature that defines Pune's skyline.



Constructing buildings of such heights, whether residential or commercial, within the same given time frame and maintaining consistent quality posed a considerable challenge. At Vilas Javdekar Developers, our strength lies in our in-house capabilities, where we rely on internal resources for most aspects of construction. This approach enables us to achieve high-quality, rapid construction, providing a competitive edge in the market. Let us delve into an understanding of these in-house capabilities.

ALUMINIUM FORMWORK

Aluminium formwork refers to a construction system that utilizes lightweight Aluminium panels for casting-in-place concrete structures. This versatile and efficient solution is widely embraced in the construction industry due to its durability, flexibility, and user-friendly nature. The primary advantage of Aluminium formwork lies in its ability to cast both vertical and horizontal members of a structure in a single operation, accelerating the construction process with minimal errors. Additionally, the reusable nature of Aluminium formwork contributes to its cost efficiency. In 2017, at a time when this technology was not as prevalent and conventional methods were the norm, Vilas Javdekar Developers procured three sets of Aluminium formwork, equating to 12,000 sq. m. Subsequently, our commitment to advancing construction methodologies led to the



VJ'S ALUMINIUM FORMWORK YARD



MANUFACTURERS & SUPPLIERS



acquisition of an extensive 65,000 sq. m. of Aluminium formwork. This capacity enables the simultaneous construction of 15 buildings using this advanced formwork technology.

Recognizing the time-consuming nature of producing Aluminium formwork sets, VJ implemented a strategic solution by establishing its own 'Aluminium Formwork Yard.' This facility serves to clean, refurbish, reshape, and store the Aluminium formwork, ensuring efficient use whenever required. This aluform yard is managed by Mr. Mahesh Rajapure & Ganesh Godbharle (Assistant General



Managers-Centralised Construction Assets), both civil engineers with more than 10 years of experience. The adoption of Aluminium formwork has empowered VJ to undertake concurrent construction projects at various locations across Pune. While Aluminium formwork is the preferred choice, other formwork types such as tunnel formwork, table formwork, or conventional formwork are employed based on project requirements. In instances involving 'Inclusive Housing' buildings, table or tunnel formwork is specifically utilized to expedite construction timelines.

Understanding that the construction process's time-consuming aspect lies in formwork creation/remaking, our engineering team collaborates with the design team during the project's design stage. This proactive engagement allows for suggestions to be incorporated into the designs, optimizing them for the reuse of existing formwork sets and minimizing any potential delays.



CONSTRUCTION ASSETS

The construction process is streamlined and efficient, thanks to the presence of in-house construction assets, categorized into three types: Machinery, Equipment and Tools.



RMC PLANT

Machinery, our most substantial asset, comprises large-scale construction equipment such as Ready Mix Concrete (RMC) plants, RMC Pumps, Tower Cranes, Weighbridges, Man Material Hoists, and others. These assets significantly contribute to the acceleration of construction processes, ensuring a smooth, safe, and theft-free operation. The strategic decision to house these substantial assets internally is driven by the goal of minimizing external dependencies,

enhancing safety measures, and preventing malfunctions. Given that Reinforced Concrete Construction (RCC) is a pivotal activity in any construction project, having our own RMC plants and pumps allows us to conduct tests on-site and within our labs, ensuring impeccable quality. Additionally, tower cranes facilitate rapid vertical movement during the construction phase.

Equipment and tools, though smaller compared to machinery, play a crucial role and encompass items such as scaffolding, material lifts, drill machines, chippers, breakers, and more. The timely availability of this equipment provides a significant boost to the finishing activities during the latter stages of structure completion. This comprehensive suite of construction assets contributes to our ability to execute projects efficiently, maintain quality standards, and meet project timelines.



POWER TOOLS

ON!Track ASSETS MONITORING APPLICATION



TOWER CRANES



CEMENT SILOS





Instead of giving orders to colleagues to work in a specific way, my belief lies in making them capable of doing the best work possible. I trust that by empowering them to be competent, providing a transparent experience to every stakeholder such as customers, suppliers, bankers, and vendors, and maintaining a genuine conduct from the engineer's perspective, this approach will lead to true professionalism.

MR. SARVESH JAVDEKAR
TECHNICAL DIRECTOR,
VILAS JAVDEKAR DEVELOPERS

PLANNING

Following the conceptualization, design, and visualization phases of a project, the subsequent crucial step is planning. In civil engineering, planning stands as the foundational process intricately shaping the entire project lifecycle. It involves a systematic approach to envision, organize, and strategize the project from conception to completion. At

The second mile involves the entire RCC casting of the building and is noted for its swiftness in construction. The final mile encompasses finishing touches, amenities, and development work. Each of the three miles is assigned a specific time frame in months – 6, 8, and 6, respectively, which are deemed ideal for a 60-meter tall building. However, for taller structures ranging from 100 to 120 meters, the time frame may vary to 6, 8, 10, or 6, 8, 12 months.

within the company, including management and the CRM team. The planning team vigilantly monitors the schedule and on-site activities every 15 days to ensure that all tasks are on track.

In instances of delays, the planning team promptly collaborates with Project Managers and General Managers on-site to identify the reasons behind the delay. Essentially, the team is responsible for ensuring



EPCP TEAM @VJ

Vilas Javdekar Developers, our proactive planning team oversees the entire planning process.

Within VJ, we adhere to the '3-mile construction theory,' introduced by our Technical Director, Mr. Sarvesh Javdekar. This theory divides the project into three miles. The first mile encompasses the beginning of excavation up to the initiation of Aluform.

The planning team utilizes 'Microsoft Schedule' software for the planning process, allowing meticulous tracking of each step in the construction of every building across all projects. This software incorporates predecessors and successors for each step, with any delays or expedited completions affecting subsequent and preceding steps in terms of time. This information is communicated to various stakeholders

adherence to timelines for every project, building, and activity, functioning as the forecasters for any ongoing construction project.

ESTIMATION & PURCHASE

Following the planning phase in the engineering process, the next integral steps involve estimation and purchase. In the realm of civil engineering,

the practice of estimation is a noteworthy prelude wherein engineers pre-determine the quantity of materials required for construction, offering a comprehensive understanding from both a material and budgetary perspective. Estimation serves a dual purpose-it not only provides insights into the required material quantities but also aids in effective budgeting. The task of procuring materials in the necessary quantities for all planned constructions at cost-efficient rates is efficiently managed by the estimation and purchase team. Given the extensive construction activities undertaken by Vilas Javdekar Developers across various locations in Pune, meticulous material procurement without compromising on quality or quantity becomes imperative. Estimation also plays a pivotal role in forecasting for future projects. A key advantage of estimation lies in its ability to monitor budgeted amounts against the actual expenditure and material usage.



To streamline these processes, each estimated quantity and corresponding cost are meticulously recorded in the organization's Enterprise Resource Planning (ERP) software, mapped to their respective projects. Once budgets are approved, they are securely locked, ensuring steadfast adherence to estimations and preventing any unwarranted expenditure.

This approach not only facilitates efficient resource management but also contributes to the overall

financial discipline by maintaining a close check on the allocated budgets and the corresponding utilization of resources.

CONTRACTS

Following the phases of estimation and planning, the subsequent critical step is contracting. Securing reputable and reliable contractors is a paramount yet challenging task, given its direct correlation to the quality of materials employed in the construction process. The contracting team plays a pivotal role in ensuring the selection of contractors who adhere to stringent quality standards, overseeing both on-site material tests and those conducted in closed laboratories.

To ascertain compliance, the contracting team verifies that all necessary tests are diligently performed by the



contractors before onboarding them. This diligence is crucial in maintaining the integrity of the construction materials and ensuring the overall quality of the project.

For organizational transparency and efficient record-keeping, each contractor is meticulously documented in the Enterprise Resource Planning (ERP) system. The ERP system contains comprehensive details, including the quantity and cost of materials supplied by each contractor, along with the specific projects and locations where these materials have been utilized. This meticulous recording proves valuable in instances where contractors need to be credited or debited a certain amount, or when rectifications are necessary.

By maintaining a detailed record of contractor activities and material usage, the contracting team contributes to effective project management, financial accountability, and the overall quality assurance of the construction projects.

PLUMBING, ELECTRICAL & FIRE

In the culmination of our discussion, we acknowledge the pivotal role played by the dedicated team at Vilas Javdekar Developers (VJ), who have been instrumental in realizing these endeavors over the years. Five years ago, amid a construction worker crisis, VJ's team took proactive measures to address challenges. A team comprising one supervisor and eight workers initiated in-house electrical works within the construction process.

Today, the team handling Plumbing, Electrical, and Fire-related works alone consists of 200+ engineers, along with supervisors, and 400 construction workers – all part of the in-house workforce. This entire workforce is licensed. This strategic approach not only saves a time span of 6 to 8 months but also helps us to avail all required 'No Objection Certificates (NOCs)' with minimal dependency on external parties, while also

ensuring highest quality of work.

In addition to the Quality, Plumbing, Electrical, Fire, and other specialized teams, VJ boasts a 'Quick Response Team' designed for emergency situations. This team is available 24x7 at any site where construction work is in progress, providing immediate response and support during unforeseen events.



PLUMBING WORK



ELETRICAL CONDUCING



FIRE PUMPROOM



ELETRICAL WORK



In the construction business, my commitment is to uphold 'professionalism,' and adhering to the pledge of maintaining the highest quality ensures that you become a successful and trustworthy professional.

This commitment to quality has always been the cornerstone of our engineers' contributions, and it will continue to be so in the future.

MR. ADITYA JAVDEKAR
CEO, VILAS JAVDEKAR DEVELOPERS

QUALITY CHECKS

As previously emphasized, constructing tall buildings without compromising on quality is not only a formidable task but also a profound responsibility. At Vilas Javdekar Developers, guided by the 'people first' philosophy, our commitment to safety and quality extends not only to our customers but also to our on-site teams.

Quality checks within the project lifecycle encompass various dimensions. The first involves material quality checks, where certain tests are conducted on-site before material usage, while others are performed in accredited laboratories. VJ has established partnerships with numerous NABL-accredited laboratories in Pune to conduct

material quality tests. On-site testing equipment is deployed at all project sites, and a comprehensive quality log book is maintained. This log captures details such as the name, date, and time of the test, the person conducting the test, and the specific location within the building where the material has been utilized. Each site team is responsible for managing both on-site and lab-based quality tests.

The second type of quality check involves on-site inspections throughout the construction process. The site team follows a standardized 'Quality Testing Plan Manual,' providing quality inspectors with a checklist covering every construction activity, from RCC and blockwork to finishing stages such as tiling and door fitting. This checklist is structured into three parts – 'Pre' for prerequisites,

'During' for observations during the activity, and 'Post' for checks after completion. The subsequent activity only commences once all checklist points are duly verified by the quality inspector.

The third and final aspect is the finishing quality check. Vilas Javdekar Developers employs a dedicated 'Home Quality Inspection' team composed of engineers. This team meticulously visits every unit, noting points for correction and promptly communicating them to the site engineers for immediate rectification. Additionally, an independent third-party quality inspector from 'CQRA' is present on-site throughout the entire project construction as an external auditor, ensuring an added layer of quality assurance.



LAB TESTING



HOME QUALITY INSPECTION

Post completion of any project, for 5 years from possession, our 'Facility Maintenance & Management Team' is deployed on each project site. We fix manufacturing defects, free of cost, if any & resolve maintenance related issues. Additionally, we partner with the society in lifelong management of its assets & premises.



FACILITY MANAGEMENT



SECURITY SOLUTIONS

SCRAP WASTAGE CONTROL

Vilas Javdekar Developers has effectively mastered the art of scrap wastage control. Approximately 10 to 11 months into the construction process, when the Reinforced Cement Concrete (RCC) phase is nearing completion, the engineering team dedicates one floor to be entirely finished and brought to a 'lockable condition.' This stage, known as the 'Mock Floor,' holds great significance for both customers and the engineering team.

Firstly, it offers customers the opportunity to visualize the quality and aesthetic aspects

of their future homes. Additionally, it allows them to assess the positioning of their home, considering factors such as wind and light. Simultaneously, for the engineering team at VJ, the Mock Floor serves as a crucial stage to estimate the material required for finishing the entire building.

Upon completion of the Mock Floor stage, the estimation team meticulously calculates and procures all finishing materials, including tiles, gypsum, plaster, paint, sanitary fittings, etc. Budgets are then finalized, and this process is carried out separately for each building or tower. This meticulous planning is essential, especially considering the 10 to 11-month timeframe, allowing for adjustments in case a product is discontinued in the market. This foresight provides ample time for research and development before



MOCK FLOOR

incorporating a new product into the final finish.

In addition to this, the planning and estimation team conducts regular checks and receives reports every 15 days for each project. This proactive approach enables the identification of any potential wastage issues, facilitating timely corrective measures and ensuring optimal resource utilization.

In essence, the engineering field is a multifaceted domain that encompasses various critical components. Meticulous planning, strategic contracting, precise estimating, vigilant supervision & thorough quality

checking. It represents a dynamic interplay of diverse factors working harmoniously behind the scenes, shaping the foundation of innovative projects. Beyond visible structures & designs,

engineering embodies a comprehensive process where precision & expertise converge. It entails seamless orchestration of various disciplines, each playing a vital role in the realization of intricate & impactful projects.



MOCK FLOOR



In the year 2023, at any given point of time throughout the 365 days, there is one slab being casted at any of VJ's sites. This highlights the scale of concrete procurement and casting we undertake.

MR. SAGAR KALE
VICE PRESIDENT
(ESTIMATION, PURCHASE, CONTRACTS & PLANNING)



**WE LOOK AHEAD.
WE SHAPE THE FUTURE.**

Meet the Visionary

General Managers driving Engineering Excellence at Vilas Javdekar Developers



MR. NITIN TARANGE
GENERAL MANAGER
WAKAD CLUSTER
7 YEARS AT VJ
TEAM SIZE: 70+



MR. SUBHASH BELGAONKAR
GENERAL MANAGER
MAAN HINJAWADI CLUSTER
7 YEARS AT VJ
TEAM SIZE: 80+

In the dynamic world of real estate, success hinges on visionary leadership, exemplified by six exceptional General Managers at Vilas Javdekar Developers. Five oversee specific project clusters, while one heads the entire In-house Plumbing, Electrical & Fire department.

With diverse backgrounds spanning residential, commercial, and infrastructure projects, these managers bring a wealth of experience to the table, navigating the complexities of civil engineering with finesse.

A MESSAGE FROM MR. SARVESH JAVDEKAR FOR OUR MANAGERS.



The engineering team's accomplishments under your guidance have not gone un-noticed, and I am truly grateful for your hard work. Your ability to navigate challenges, implement best practices, and maintain a high level of professionalism has been commendable.

As we continue to strive for excellence, I look forward to your continued leadership and collaborative efforts in driving the success of our engineering strength.



MR. RANJEET GAIKWAD
GENERAL MANAGER
EAST PUNE CLUSTER
16 YEARS AT VJ
TEAM SIZE: 92+



MR. PRAVIN SHINDE
GENERAL MANAGER
BALEWADI BANER-BALEWADI CLUSTER
8 YEARS AT VJ
TEAM SIZE: 80+



MR. MAHESH ANBHULE
GENERAL MANAGER
MAAN HINJAWADI CLUSTER
24 YEARS AT VJ
TEAM SIZE: 40+



MR. SALIL KUMAR
GENERAL MANAGER
PLUMBING, ELECTRICAL & FIRE
7 YEARS AT VJ
TEAM SIZE: 200+



MR. SUBHASH BELGAONKAR
Leading the Charge in the Maan-Hinjawadi Cluster

Subhash Belgaonkar stands at the helm of the Maan-Hinjewadi cluster of projects at Vilas Javdekar Developers, embodying resilience, leadership, and a commitment to perfection. His journey, rooted in a steadfast pursuit of knowledge and strong determination, epitomizes the ethos of Vilas Javdekar Developers.

Subhash's educational journey commenced in Belgaum, where he completed his schooling in 2004 before embarking on a diploma in civil engineering at Maratha Mandal Polytechnic in 2007. A bright student, he secured merit seats throughout his academic journey, laying the foundation for a stellar career ahead.

His professional journey commenced with Unity Infra & BG Shirke Group, where he honed his skills for five years. Subsequently, he pursued further education, earning a degree in Civil Engineering from SGBIT College in Belgaum. In 2017, Subhash joined Vilas Javdekar Developers as a Senior Engineer at the Yashwin Hinjawadi Project. His meteoric rise within the company saw him ascend to the role of General Manager, leading a team of 80+ engineers.

Despite facing challenges in his childhood, Subhash's resilience became his greatest asset, shaping his decision-making skills and fortitude. He went on to become one of the youngest project managers at VJ, thanks to his expertise and dedication. He emphasizes the importance of embracing challenges, learning from failures, and celebrating victories, embodying a spirit of continuous growth.



Beyond the realm of civil engineering, Subhash finds solace in cricket and farming, nurturing both his passions with equal fervor. Subhash's personal and professional spheres intertwine, reflecting a holistic approach to life.

Subhash Belgaonkar's journey exemplifies the essence of leadership. His ascent from humble beginnings to leading a crucial cluster of projects at VJ serves as an inspiration to aspiring professionals. Under his exemplary leadership, Subhash continues to steer the Maan-Hinjewadi cluster towards new heights of success, embodying the values of Vilas Javdekar Developers.





MR. PRAVIN SHINDE
Architecting Success in the
Baner-Balewadi Cluster

Pravin Shinde, Head of the Baner-Balewadi Cluster at Vilas Javdekar Developers, emerges as a towering figure, blending professional acumen with personal passions. His journey, from educational foundations to professional milestones, unveils a narrative of dedication and growth.

Educationally, Pravin's path began at Blossom English School, Sanghvi, in 2001, followed by his completion of 12th standard at Shivaji Vidya Mandir, Aundh, in 2003. His pursuit of civil engineering at DY Patil College, Akurdi, culminated in graduation in 2007, laying the groundwork for his future endeavors.

Professionally, Pravin's journey navigated through various opportunities, starting with a pivotal role at Naiknavare Developers, where he contributed significantly to the Dwarka township project from 2007 to 2010. Subsequently, his expertise extended to Paranjape Schemes, where he played a crucial role in the Blue Ridge township project in Hinjewadi for seven years before joining Vilas Javdekar Developers in 2016.

At Vilas Javdekar Developers, his leadership catalyzed remarkable growth. Initially overseeing



a small team, he now commands a formidable force of 60-70 engineers within the Baner-Balewadi Cluster, a testament to his impactful leadership and the company's exponential expansion.

Beyond his professional pursuits, he finds solace in exploring the architectural and historical marvels of Maharashtra. His passion drives him to meticulously plan visits to these monuments, aiming to immerse himself in their rich heritage over the next two years. Family remains a cornerstone of his life, with his parents providing a solid foundation, complemented by the love and support of his wife and two daughters, Anjani and Anandi. Together, they weave a tapestry of familial bonds that enrich his journey.

Embracing a healthy lifestyle, he prioritizes nutritious, home-cooked meals, steering clear of packaged foods. This commitment to wellness reflects his holistic approach to life and work.

In Pravin, the Baner-Balewadi Cluster finds not just a leader, but an embodiment of excellence, passion, and familial values. As he continues to shape the future of real estate with Vilas Javdekar Developers, his journey serves as an inspiration, resonating with aspiring professionals and echoing the ethos of the company.



MR. RANJEET GAIKWAD
Guiding the East-Pune Cluster

Meet Ranjeet Gaikwad who stands as a beacon of dedication, resilience, and passion leading the East Pune Cluster at Vilas Javdekar Developers. His journey epitomizes a remarkable rise from humble beginnings to driving monumental projects.

Hailing from Sangli, Ranjeet Gaikwad's formative years were spent in the scenic landscapes of Konkan. Graduating in Civil Engineering from the Government Polytechnic College, his career began in Malvan, where he honed his skills on diverse projects, from development of residential bungalows to hospitals.

In 2007, Ranjeet's career trajectory led him to Pune, where he contributed to the Force Motors project at Creative Constructions. A pivotal shift occurred in 2008 when he joined Vilas Javdekar Developers, initiating a transformative chapter in his career.



At Vilas Javdekar Developers, Ranjeet found more than a workplace; he found a family. The unique work culture emphasizes shared vision and dedication, propelling employees beyond mere professional obligations.

Immersing himself in various construction techniques, Ranjeet



embraces VJ's commitment to innovation. From conventional methods to advanced technologies, the company's ethos encourages continuous learning and optimization.

Ranjeet's philosophy revolves around perpetual learning, steering clear of complacency. Challenging oneself and embracing new technologies are fundamental to professional growth and fulfillment. Currently overseeing a team of 92 engineers, Ranjeet's leadership style blends strictness with cooperation, fostering a culture of excellence and achievement. Outside the construction work, Ranjeet finds joy in cricket and drawing, showcasing a balanced lifestyle. His future aspirations include nurturing his passion for farming alongside professional pursuits.

A connoisseur of food, Ranjeet delights in exploring culinary pleasures, with mutton dishes and traditional breakfast favorites topping his list. His proudest achievement at VJ includes significantly reducing slab cycle times, a testament to his dedication and strategic acumen.

In summary, Ranjeet Gaikwad's journey symbolizes the triumph of dedication and continuous learning in the realm of real estate development. His story not only epitomizes Vilas Javdekar Developers' success but also inspires aspiring professionals to strive for excellence in their endeavors.



MR. NITIN TARANGE
Crafting Excellence in the Wakad Cluster



In the dynamic world of construction, Nitin Tarange emerges as a pivotal figure, leading the Wakad Cluster at Vilas Javdekar Developers. Through an illuminating interview, we unravel the layers of his academic and professional journey, discovering the essence of his expertise and passions.

Nitin Tarange's educational voyage began in 1996 at Nutan Vidyalay, progressing to Mahatma Jyotiba Phule Vidyalay in Kurduwadi, Solapur, in 1998. His pursuit of knowledge culminated in a Bachelor's degree in Civil Engineering from Walchand College, Solapur, in 2003, laying the groundwork for a distinguished career.

Nitin embarked on his civil engineering career with an internship at New Dutta Builders in Kolhapur, contributing to the development of a sugar factory before transitioning to the iconic Sinhgad College project in Pune. His expertise further flourished at Madhav Limaye Consulting

from 2004 to 2017, reflecting his dedication to excellence before joining Vilas Javdekar Developers.

At VJ, Nitin's journey began with a team of 25 engineers, expanding today to oversee a robust team of 60-70 engineers in the dynamic Wakad Cluster. His adept leadership navigates deadlines and quality standards, shaping the real estate landscape while upholding the company's commitment to excellence.

While a stalwart in construction, Nitin finds solace in nature, embarking on treks with his family to local forts and mountains, fostering enduring memories and shared adventures.

Nitin loves the aromatic flavors of Hyderabad dum biryani, indulging in the finer tastes of culinary delights beyond his professional pursuits.

With familial bonds at the heart of his journey, Nitin's family, including his wife, a lecturer, and his son, forms the foundation of shared joys and support.

In conclusion, Nitin Tarange's journey epitomizes academic rigor, professional brilliance, and a harmonious integration of personal passions. As he continues to shape Wakad's landscape, his story inspires aspiring professionals and reflects Vilas Javdekar Developers' dynamic spirit.



MR. MAHESH ANBHULE
Supervising Maan-Hinjawadi Cluster

Mahesh Anbhule, is the torchbearer of the Hinjawadi Cluster at Vilas Javdekar Developers. With a rich educational background and a wealth of professional experience, Mahesh's journey is characterized by dedication, innovation, and a commitment to delivering quality projects.

Mahesh's educational journey began at GTS High School in Srirampur in 1987, laying the foundation for his academic pursuits. He



furthered his studies in Civil Engineering at Government Polytechnic College in Jalna in 1992, augmenting his expertise with a diploma in mechanical engineering as well.

Joining a construction firm in Ahmednagar marked Mahesh's entry into the world of real estate, before he embarked on his journey with Vilas Javdekar Developers in the year 2000. Over the years, Mahesh has witnessed significant transformations in construction techniques, from manual labor-intensive processes to the adoption of specialized machinery, resulting in a quadrupled pace of construction.

Currently, Mahesh heads a team of over 40 engineers, overseeing various projects within the Hinjawadi Cluster of VJ. He emphasizes the importance of dedication in the workplace, attributing professional growth to a commitment to excellence and hard work.

Beyond his professional endeavors, Mahesh finds joy in his personal life, with his family playing a central role. His wife and a son who is pursuing computer engineering at JSPM College, form the nucleus of his support system. Mahesh's hobbies include listening to old Hindi songs, classical music, and indulging in Marathi novels. A sports enthusiast, he enjoys cricket & swimming.

Mahesh's most rewarding experiences at Vilas Javdekar Developers come during project possessions, witnessing the fulfillment of customers' dreams as they step into their new homes. This sense of satisfaction drives his dedication to excellence in every endeavor.

In essence, Mahesh Anbhule's journey exemplifies the fusion of academic rigor, professional dedication, and personal passion. As he continues to lead the Hinjawadi Cluster with a great commitment, his story serves as an inspiration to aspiring professionals who aspire to start a career in real estate development.





MR. SALIL KUMAR
GUIDING THE PLUMBING DEPARTMENT,
ELECTRICAL & FIRE

Salil Kumar, originally from Ramdiri Begusarai, Bihar, embarked on a humble journey starting in a rural school. Excelling in electronics, he secured a diploma in 1992, earning the top spot in his class despite his mischievous side.



Coming from a joint family, he holds cherished memories of working on the farm with his parents. A standout moment for him was the day he learned to drive a tractor, an experience etched in his memory.

In 1996, Salil Kumar completed his engineering degree in Bihar. While his journey began in Delhi, financial constraints led him back to Bihar before eventually exploring job opportunities in Daman.

The pivotal moment arrived in 2017 when Salil Kumar joined VJ as an Assistant Project Manager in Plumbing, Electrical & Fire. Witnessing the growth of VJ from the early days of Mivan construction to establishing their own aluform factory left a lasting impression on Salil.

His wife is an electronics engineer and also happens to be the daughter of his university's chemistry professor. His son earned a MS in Mechanical Engineering from Columbia University and is now settled in New York.



Beyond work, Salil Kumar finds joy in watching TV and driving cars. His belief in God is reflected in his daily Puja. Salil Kumar's life philosophy is straightforward: take action, and whether you succeed or fail, at least you tried. Facing life with a positive mind-set, Salil Kumar tackles challenges with great strength and determination.



**WE
CONSTRUCT
SPACES.
WE SHAPE
STORIES.**

VJ'S ENGINEERING HIGHLIGHTS 2023



18
Man & Material Hoists
Moving People/Tools/Materials Vertically with Supreme Safety



7
Weighbridge
Avoiding Theft and Increasing Transparency



20,000sq.ft
Conventional Formwork



7
Total Station Machine



1300+
Construction Tools
Equipments & Machinery



9
RMC Plants
Producing 1500 CUM Per Day



25,000 Sq.Ft
Tunnel Formwork



10
Tower Cranes
2X Faster Construction of Multiple High-rise Towers at the Same Time



7000 Sq.Ft
Table Formwork



6,50,000 Sq.Ft
Aluminium Formwork



16
Silos
Stacking 32 Lakh Cement Bags



30,000 Sq.ft
Aluminium Deck Formwork

**WE DESIGN.
WE DELIVER.**



LABOUR NEIGHBOUR NATURE INITIATIVES @VJ

The 'Labour, Neighbour, Nature' initiative, conceptualized by Mr. Sarvesh Javdekar, the technical director of Vilas Javdekar Developers, embodies a comprehensive approach to responsible and sustainable construction practices. This initiative underscores the company's profound sense of responsibility towards society, focusing on the well-being of the labor force, fostering positive relationships with Neighbouring communities, and ensuring the preservation of the environment.

Labour:

The past month witnessed the establishment of a 'Labor Safety Park' at Palladio Balewadi Central. This unique space served as an educational hub, displaying various safety equipment and creating awareness among laborers about the critical importance of safety measures in the construction industry. The project hosted awareness and motivational training sessions,

enlightening the labor force on the significance of maintaining good safety practices, adhering to safety protocols, and obtaining necessary permits.

In addition to safety measures, Portia Grandé Baner collaborated with the Agastya Foundation to conduct awareness training on superstition and addiction prevention. The foundation shed light on superstitions, provided examples, and explained the disadvantages of addiction, fostering not just physical but also mental well-being among the laborers. The 'Road Safety Week' conducted at the project site further emphasized the importance of safe practices on the roads, promoting awareness and precautions among the labor force.

Neighbour:

Throughout January 2024, the engineers at 'Palladio Balewadi Central' actively engaged with Neighbouring communities. A weekly cleaning drive was initiated at the PBC site and the nearby road area, designated

as 'Mass Housekeeping Day' every Saturday. This regular initiative not only contributed to a cleaner environment but also strengthened the project's ties with its Neighbours.

To mitigate the impact of construction activities on Neighbouring societies, Vilas Javdekar Developers installed a 'Green Net' around 20 feet of the compound wall. This strategic measure effectively prevented dust from spreading to adjacent areas, contributing to a cleaner and more pleasant living environment for residents in the adjoining societies of PBC.

Similarly, Portia Grandé Baner initiated a regular cleanliness drive to minimize the impact of construction activities on neighbouring communities. This initiative extended beyond the project site, reaching the adjoining Vascon Willows Society. The commitment to cleanliness not only contributed to a healthier environment but also reinforced positive relations between the project and its Neighbours.



Labour. Neighbour. Nature A Philosophy of Holistic Development & Sustainable Harmony



SAFETY PARK AT PORTIA GRANDÉ



SAFETY PARK AT PALLADIO BALEWADI CENTRAL

Nature:

In the realm of environmental sustainability, Palladio Balewadi Central & Portia Grandé have consistently maintained a dust-free area. The internal roads were regularly sprinkled with water, and sprinklers around raw materials played a crucial role in preventing dust from spreading. The use of Sewage Treatment Plant (STP) Tanker Water further exemplified a commitment to controlling road dust and minimizing the ecological impact of construction activities while reducing wastage of water.

In essence, the 'Labour, Neighbour, Nature' initiative by Vilas Javdekar Developers stands as a testament to the company's dedication to responsible development. By integrating the well-being of laborers, fostering positive community relationships, and prioritizing environmental sustainability, the initiative sets a commendable standard for the construction industry, demonstrating that growth and progress can be achieved without compromising the welfare of people and the planet.



WILLOWS SOCIETY



VJ HAPPY NEIGHBOURS WEEK

Yashwin Orizzonte Kharadi recently witnessed an extraordinary celebration, as residents came together for a week-long, homecoming celebration called the "Happy Neighbours' Week" from 3 to 9 January, hosted by 'Vilas Javdekar Developers'. The atmosphere was charged with excitement as the community embraced a diverse range of activities, fostering unity & togetherness among its members.

The week commenced with a spirited cricket tournament called the 'Yashwin Orizzonte Premier League (YOPL)' from 3 Jan to 5 Jan where 12 teams [YO Thunder Strikers, YO Wicket Warriors, YO Blazing Bouncers, YO Mighty Mavericks, YO Stellar Smashers, YO Champion Challengers, YO Epic Eagles, YO Sultan Strikers, YO Pinnacle Panthers, YO Titan Tornadoes, YO Phoenix Flyers & YO Boundary Bashers] played against each other, where YO Thunder Strikers

& YO Sultan Strikers made it to the finals! The main days of grand celebration were 6 Jan - Sports Day & 7 Jan - Mega Celebration Day. The sports day started with the 'YO Fun Marathon', a fitness challenge that resonated with residents of all ages. Promoting a healthy and active lifestyle, the marathon set a positive tone for the entire community. Complementing this, a Surya Namaskar challenge and a rejuvenating yoga & meditation session emphasized the holistic well-being of the residents, aligning with the current trend towards a balanced lifestyle.

The Mega Celebration day on 7 Jan was filled with many more activities which started by making a splash of colors at the 'Golden Hour Sunrise Painting' along with a filling breakfast of 'Bun Maska & Chai'. The other events that took place on this day were the waste segregation session, zumba session, magic show, dog show, drum circle sessions, treasure hunt, canvas painting & ended with a fun and enthusiasm filled DJ Night.

The 'Happy Neighbors Week' successfully created a platform for residents to connect, share experiences, and build meaningful relationships. Vilas Javdekar Developers' commitment to community-building was evident throughout the week, as the event not only focused on physical activities but also on nurturing a strong sense of community spirit.

In conclusion, the 'Happy Neighbors Week' at Yashwin Orizzonte by Vilas Javdekar Developers was a resounding success, leaving a lasting impact on the residents. This thoughtful initiative not only enriched the living experience but also strengthened the bonds of friendship and community within the development.

Simultaneously, the Mhasoba Mandir Sthapana was a highlight of the event, which set a spiritual tone for the residents who will continue living in this vibrant society. The amenities were inaugurated by the hands of the residents in a very fun manner. Every inaugurated amenity had a small activity in which the residents participated enthusiastically.

Some of the events were, aqua zumba, Aqua volleyball, fitness challenge, laughter club, slow cycling competition, snakes & ladders game, chess tournament & many more. The fun filled 'Sports Day' day ended with the YOPL Finals, in which the 'YO Sultan Strikers' team emerged as the winners!



Aree Rani Toh Gaye..!







yashwin
ORIZZONTE



SCAN THE QR CODE
TO WATCH
THE EVENT FILM



VJ
HAPPY
NEIGHBOURS
WEEK

AQUA ZUMBA YOGA SESSION SLOW CYCLING COMPETITION
CHESS TOURNAMENT YO FUN MARATHON
 MHASOBA MANDIR STHAPANA **YOPREMIERLEAGUE**
 CANVAS PAINTING TUG OF WAR & LIMBU CHAMCHA
 PANI PURI EATING COMPETITION GRUHA PRAVESH
WEEK LONG CELEBRATION

MHASOBA MAHA AARTI
 WASTE SEGREGATION SESSION
 AQUA VOLLEY BALL
 DRUM CIRCLE SESSIONS
DJ NIGHT
 ZUMBA SESSION
 LAUGHTER CLUB **DOG SHOW**
 INSTAGRAM REEL MAKING WORKSHOP
 CARROM, LUDO, CARDS TOURNAMENTS
 SURYA NAMASKAR CHALLENGE

SNAKES & LADDERS GAME
FUN GAMES
 MAGIC SHOW
 FITNESS CHALLENGE
MARBLE TOSS GAME
 BLIND FOLD PENALTY KICKS
 PS 5 FIFA TOURNAMENT
TREASURE HUNT
 SUNRISE PAINTING SESSION
 PARKING PILLAR PAINTING
DALGONA CANDY SQUID GAME
 MEDITATION SESSION

PUNE PUBLIC POLICY FESTIVAL 2024 STANDS AS A TESTAMENT TO PUNE'S HISTORIC ROLE IN CHARTING THE COURSE TOWARDS A BRAVE NEW WORLD.

There was a time when Pune earned the moniker 'Oxford of the East,' serving as a vibrant center for social movements, educational institutions, and intellectual ferment. However, with the seat of government situated in Delhi, much of the policy-making has been centralized there. Now, Pune is reclaiming its prominence.

The Pune Public Policy Festival marked a significant stride in re-establishing the city at the forefront of intellectual discourse. On the 19th and 20th of January 2024, this event brought together Pune's foremost experts in business and policy to engage with some of the nation's eminent economists and thinkers. The festival focused on exploring the tradeoffs India will encounter in the next decade—choices between growth and equality, development and environment, technology and privacy.

Dr. Shamika Ravi, a distinguished speaker at the Pune Public Policy Festival (PPPF), brought a wealth of expertise as a member of the Economic Advisory Council to the Prime Minister and Secretary to the Government of India. Her address on "Catalyzing Impactful Governance through Evidence-based Public Policy" highlighted the importance of data-driven decision-making in shaping policies that have a meaningful impact on governance. Dr. Ravi's insights contributed significantly to the festival's discourse on critical issues and the intersection of evidence-based approaches with public policy for effective governance.

Professionals, bureaucrats, academics, students, insiders, and external experts convened to discuss and shape the trajectory of the country. Shri Hardeep Singh Puri, served as a key speaker at the Pune Public Policy Festival (PPPF). Having been sworn in as Union Minister



in July 2021, he held the portfolios of Minister of Housing and Urban Affairs and Minister of Petroleum and Natural Gas at that time. During his session, he addressed "The Challenge of Energy Transition & The Cities of Tomorrow," shedding light on critical aspects related to the evolving energy landscape and its implications for the cities of the future. Shri Hardeep Singh Puri's insights added significant value to the festival's discussions, providing a comprehensive understanding of the challenges and opportunities associated with energy transition in urban development.

Vilas Javdekar Developers takes pride in being a key donor for this significant event, poised to contribute to Pune's historic role in shaping the path towards a brave new world. The company's support underscores a commitment to fostering intellectual discourse and contributing to the city's transformative journey.





Tarangini
SANSKRUTIK PRATISHTHAN

तारांगिणी मासिक मेहफिल

पारंपारिक सतारवादन व गायकीने भरलेली सायंकाळ

'तारांगिणी' आणि 'व्ही.जे. परिवारतर्फे' नुकत्याच आयोजित झालेल्या मासिक संगीत सभेमध्ये शास्त्रीय गायन व सतारवादन रसिक श्रोत्यांना अनुभवता आली.

डिसेंबर महिन्यामध्ये आयोजित केल्या गेलेल्या "तारांगिणी मासिक मेहफिली" मध्ये युवा सतार वादक मेहताब अली नियाझी व पुण्यातील अभ्यासू तरुण गायक डॉ. पुष्कर लेले यांच्या प्रस्तुतीने रंग भरले.

पहिल्या सत्रामध्ये भेंडी बाजार मोरादाबाद घराण्याचे प्रसिद्ध सतारवादक मोहसीन अली खान यांचा मुलगा व शिष्य असलेल्या

मेहताब यांनी पुरिया कल्याण हा राग सतारीवर आळवला आणि रसिकांना मोहवून टाकले. या तरुण कलाकाराने रागभाव अधीरखित करणारी लयकारी तयारीने पेश केली. कार्तिक स्वामी यांनी मेहताब यांना तबल्यावर साथ केली.

या मेहफिलीच्या दुसऱ्या सत्रामध्ये डॉ. पुष्कर लेले यांनी मारुबिहाग राग पेश केला. विलंबित लयीमध्ये 'रसिया हो ना जाओ' आणि द्रुतमध्ये 'मैं पतियाँ लिख भेजी' या विजा दमदारपणे सादर केल्या. डॉ. पुष्कर लेले यांना गौतम टेंभेकर (तबला), लीलाधर चक्रदेव (हार्मोनियम), करण देवगावकर व शार्दूल काणे (तानपुरा) यांनी साथ केली.

या कार्यक्रमाचे निवेदन अभेद शौनक अभिषेकी यांनी केले.



SwaraZankar

PUNEKARS SOAK IN SOULFUL CLASSICAL MELODIES



The 15th edition of 'SwaraZankar', hosted by the Violin Academy, in association with Vilas Javdekar Developers took place from 4 to 7 January 2024, at MIT World Peace University (School of Liberal Arts).

The opening performances on the first day (4 January) were as follows: Vocal performances by Manjusha Patil and Anand Bhate, Sitar Solo by Shakir



Khan and vocals by Shounak Abhisheki set the pace for this musical extravaganza.

The festival's second day (5 January), avid PuneKars experienced vibrant and distinctive performances by Rajasthani folk artist Mame Khan showcasing different colors of folk music. In the second session, there was a performance by Pandit Sanjeev Abhyankar and a mesmerizing



sitar performance by Purbayan Chatterjee. This day concluded with a duet between Mame Khan and Purbayan Chatterjee.

The third day was filled with the enchanting ghazals and light music by Suresh Wadkar complemented by the soulful resonance of Vishwa Mohan Bhatt's mohan veena along with Atharva Bhatt and the enthralling vocals of Saniya Patankar.

The last day of this year's festival (7 January), featured a violin duet by Tejas & Rajas Upadhaye and a captivating flute performance by Rakesh Chaurasia. Closing with classical and natya sangeet renditions by Rahul Deshpande, the event reached its pinnacle with a mesmerizing collaboration between Rahul Deshpande and Rakesh Chaurasia on the flute. The Swar Zankar festival, as always, was a huge success & was loved by all those who attended.

RAM MANDIR A HISTORIC MILESTONE



In the historic city of Ayodhya, the construction of the 'Ram Mandir' stands as a monumental testament to cultural and religious significance. While much attention has rightfully been devoted to the religious aspects surrounding the temple, the intricacies of its construction, beautification, carpentry & the work that has gone in the making by several architects, visualisers, designers & engineers, has often been overshadowed.

The 'Ram Mandir', as we know, is also one of the biggest hindu temples in India, this temple is bound to be crowded beyond its capacity by devotees today as well as in the coming future. An area this big needs the magic of 'WayFinding Signages' to help devotees navigate to the different parts of this massive & beautiful temple.

'Graphics Beyond,' a design studio based in Mumbai, has been a valued associate of VJ for the last several years. They excel in the field of visualizing and designing 'Wayfinding Signages' and have been actively involved in creating the graphic elements for all of VJ's Sales Offices and societies.

We are proud to announce that Graphics Beyond has played a crucial role in the historical Ram Mandir project, contributing to the design and implementation of Wayfinding signages. Their involvement in the project spans from its inception to completion, showcasing their dedication and expertise in enhancing the visual and navigational aspects of this significant landmark.

“

AS THERE ARE A NUMBER OF MONKEYS (VANAR) PRESENT IN & AROUND THE TEMPLE, THE SIGNAGES ARE DESIGNED SUCH THAT THE MONKEYS CAN REST ON THEM, WITHOUT BEING HURT.

“आता राम मंदिरात कौणी हरवणार नाही”

graphics beyond®

Baarish Vasant Date
Graphics Beyond



ABOUT 'GRAPHICS BEYOND':

Widely recognized as a leading design studio in the field of Wayfinding & Branded Environments 'Graphics Beyond' was founded by 'Mr. Baarish Date' & 'Ms. Priyanka Date' in the year 2002, they are both architects & have done their Masters from IIT Bombay, specializing in WayFinding & Signage design. Always adding tangible value to the projects they engage with, they help brands in defining exclusive experiences for their users and assist visitors in navigating spaces - simply. The art of WayFinding & Signages is not just visualization & design, but also involves the science of understanding human psychology, location geography, material science & a lot more.

THE THOUGHT BEHIND THE RAM MANDIR

SIGNAGES:

The 'Ram Mandir' is spread across an area of 60 acres, with 22 acres of core area & hence faces the need of communication with the visitors to help them navigate. The structure of the mandir is made out of a light pink stone called 'Bansi Paharpur'. To make sure that the entire focus is on the Mandir, the signages are designed in a simple off-white color, with the use of black typography called 'Mukta' which is designed by an Indian design studio. The typography used is bilingual, Dev Nagri being given the first preference, and English the second since there will be a lot of international visitors as well. The material used is such that it does not hurt any passerby in case of heavy crowded days.

The Graphics Beyond team believes that while they were working on this project, there has been a lot of self learning & development. They also stated that there has been a lot of thought put into the development by the Ram Mandir association. One such thing that really struck them is that the washrooms have been designed not just for two genders, but also for transgender people. Mr Baarish Date states that "Working on this historical project has not only been a privilege but also a huge responsibility".



Team VJ extends heartfelt congratulations to Team Graphics Beyond (GB) for their outstanding contributions to the Ram Mandir project.

We appreciate your efforts and look forward to continuing our collaborative journey on future projects.

Well done, Team GB!

**WE CRAFT SPACES.
WE SPREAD SMILES.**



In an effort to contribute to the promotion of road safety, the 'Environmental Health Compliance & Safety' team of Vilas Javdekar Developers took center stage during the 35th National Road Safety Week in Pune. This significant initiative aimed to raise awareness and instill a sense of responsibility among citizens regarding safe and responsible road behavior.

The safety team strategically targeted various traffic signals across Pune, recognizing them as crucial points for disseminating information and engaging with the community. With a focus on educating and reminding commuters about the importance of following traffic rules, the team employed innovative and interactive methods to grab attention and convey their messages effectively.

One notable aspect of Vilas Javdekar Developers' approach was the utilization of visually appealing and informative banners and posters at these traffic signals. These materials were designed to highlight key road safety measures, such as the importance of wearing seat belts, avoiding mobile phone usage while driving, usage of



35TH NATIONAL ROAD SAFETY WEEK



12,000+

PASSERS BY IMPACTED AT 4 MAJOR LOCATIONS.

200+

RULE ABIDING CITIZENS APPRECIATED

100+

PASSERS BY ASKED QUESTIONS & INTERACTED WITH TEAM VJ

VJ NATIONAL ROAD SAFETY WEEK 2024



#SAFETYFIRST

helmets and adhering to speed limits. By incorporating vibrant graphics and concise messages, the team aimed to capture the attention of both drivers and pedestrians, ensuring that the road safety messages are memorable. The highlight of this event was that the messages were given out by a man dressed as 'Yamraj' to showcase the extreme risk of death in case of not adhering to the traffic rules, this activity in turn ensured that the messages were impactful.

To further engage the community, the safety team organized interactive sessions at select traffic signals. Trained personnel facilitated discussions on safe

driving practices, answered queries from the public, and distributed keychains as a token of appreciation to those who were seen adhering to the traffic rules. Real-life scenarios and success stories were shared to underscore the positive impact of responsible road behavior on overall road safety.

Moreover, Vilas Javdekar Developers collaborated with local authorities to implement temporary traffic calming measures, such as speed bumps and reflective signage, in identified high-risk zones. This collaborative effort aimed to create an immediate visual impact and encourage motorists to exercise caution while navigating these

areas. The team received tremendous support from the Pune Traffic Police department which helped them make this initiative a huge success.

In conclusion, Vilas Javdekar Developers' Environmental Health Compliance & Safety team made a significant contribution to the 35th National Road Safety Week by actively promoting road safety. By combining visual communication, interactive sessions, and collaboration with local authorities, the initiative succeeded in fostering a safer road environment and encouraging a culture of responsible driving within the community.



राममंदिर राष्ट्रमंदिर

राम रामेति रामेति रामे रामे मनोरमे।

न भविष्यती अशा अभूतपूर्व सोहळ्यात पंतप्रधान मोदींच्या हस्ते प्रभू श्रीरामाचा विधीवत अभिषेक सोहळा पार पडला. प्राणप्रतिष्ठापना सोहळ्यानंतर प्रभू श्रीरामाचं तेजस्वी रूप समोर आलं आहे. प्रत्येक देशवासीयाने प्रभू श्रीरामाचं लोभसवाणं रूप डोळ्यांत साठवले. डोळ्यांचं पारणं फेडणारा अयोध्येतील सोहळा अनुभवताना प्रत्येक भारतीयाच्या डोळ्यांत आनंदाश्रू तराळले.

हा अभूतपूर्व सोहळा जरी अयोध्येमध्ये संपन्न झाला असला तरी पूर्ण देशामध्ये आनंदाचे आणि उत्साहाचे वातावरण होते. देशभरातील गल्ल्या, रस्ते भगव्या पताकांनी सजल्या होत्या. मंदिरे, घरे, कार्यालये, सोसायटी विद्युत रोषणाईने सजवली गेली. ज्या प्रकारे श्रीराम वनवासातून परतल्यानंतर दिवाळी साजरी केली गेली त्याप्रमाणेच प्रत्येक देशवासीयांनी आपल्या घरी दिवाळी साजरी करून आनंद व्यक्त केला.

आपल्या ही अनेक सोसायटी मध्ये हा दिवस अतिशय उत्साहामध्ये साजरा केला गेला तसेच विलास जावडेकर डेव्हलपर्स च्या सर्व कार्यालयामध्ये सुंदर सजावट केली गेली आणि ह्या सोहळ्याच्या निमित्ताने सर्व कर्मचारी भगव्या रंगाचे पोशाख परिधान करून आले होते.

'यशवन हिंजवडी' मध्ये अयोध्या राम मंदिर प्राण प्रतिष्ठापना दिवस उत्साहामध्ये साजरा

दिनांक २२ जानेवारी २०२४ ला संपूर्ण भारताने पुन्हा एकदा दिवाळी साजरी केली. हिंजवडी स्थित 'यशवन हिंजवडी' सोसायटी याला अपवाद नव्हती. त्या दिवशी प्रत्येक घराबाहेर भगवा ध्वज लावला गेला आणि प्रत्येक घरी दिव्यांच्या माळा लावून, पणत्या लावून दिवाळी साजरी केली गेली. प्रत्येक घराबाहेर सुंदर रांगोळी काढली गेली. सकाळी ८:०० वाजता यशवन हिंजवडी



'राम' ही केवळ दोन 'अक्षरे नाहीत तर राष्ट्रमंत्र आहे, 'जय श्रीराम' हा केवळ एक जयघोष नाही तर समस्त भारतीयांची प्रेरणा आणि अस्मिता आहे. भारतीयांचे अवघे जीवन श्रीरामांनी व्यापलेले आहे, अयोध्येत नुकताच श्रीरामांचा प्राणप्रतिष्ठापना सोहळा संपन्न झाला. ५०० हून अधिक वर्षांनंतर श्रीरामांचे अयोध्येत राम मंदिर बनले आणि केवळ भारतातच नव्हे तर जगभरात हा सोहळा अतिशय उत्साहामध्ये साजरा केला गेला.

तब्बल ५०० वर्षांची प्रतिकक्षा फळाला आली अन् अवघ्या देशवासियांच्या मनातील इच्छा पूर्ण झाली. अयोध्येतील भव्य दिव्य राम मंदिरात प्रभू श्रीराम विधीवत विराजमान झाले. अयोध्येसह संपूर्ण देशभरात राम नामाचा जयघोष पाहायला मिळाला. न भूतो

मधील रहिवाशांनी शोभायात्रा काढली आणि यशवन मंदिरामध्ये घंटानाद केला तसेच भूपाळी गायली. त्यानंतर ११:०० वाजता अयोध्येतील सोहळ्याचे थेट प्रक्षेपण दाखविण्यात आले. या प्रक्षेपणानंतर रामरक्षा पठण, हनुमान चालीसा पठण, विजय पताका श्रीराम गीत गायले गेले. दुपारी आरती आणि पसायदान झाले. सायंकाळी पुन्हा शोभायात्रा काढली गेली आणि यशवन मंदिर परिसरात अनेक दिवे लावून दीपोत्सव केला आणि सगळं परिसर उजळून निघाला. या कार्यक्रमाची सांगता महाप्रसादाने झाली.

'पलाश' सोसायटीमध्ये श्रीराम प्राणप्रतिष्ठा महोत्सव

श्रीरामाच्या प्रेरणेने, स्फूर्तीने पलाश मधील घराघरात एक वेगळाच उत्साह संचारला होता, अर्थात सुरवातच प्रत्येक घरी पारंपारिक वेशात अक्षता देऊन झाली, पलाश मधील मंदिरात सोहळा संपन्न करायचे ठरवले.

"एक पताका राम के नाम" या धर्तीवर पलाश मधील लहानथोर सगळ्याच रहिवास्यांनी जो सहभाग दर्शवला तो खरोखरीच वाखणण्याजोगा होता आणि मग आलेख चढतच गेला...जणु काही प्रत्येकात राम भिनला... राममय वातावरण निर्माण झाले. त्यानंतर प्रत्येक बिल्डींग व गेट समोर भगवा झेंडा, रांगोळी आणि दिव्यांनी सजावट केली..यावर कळस म्हणजे ३० बाय ५६ फुटांची पलाश मध्ये काढलेली रांगोळी, अतिशय हरहुन्नरी कलाकार, सर्वात आधी जागा मोजुन आलेख पेपरवर मंदिराचे चित्र काढले, रंगसंगती ठरवली आणि

सगळे जोमाने कामाला लागले... प्रथम खडुने चित्र काढायला एक दिवस गेला. दुसऱ्या दिवशी वेगवेगळ्या गटाने जबाबदारी घेऊन फुलांच्या माळा बनवणे व संपुर्ण पलाशमध्ये रांगोळी काढली, मोठ्या रांगोळी मध्ये तर जवळपास सगळ्यांचेच हाथ लागले... जवळपास दोन दिवस लागले रांगोळी पुर्ण करायला...सगळेच तहानभुक विसरुन, रंग भरण्यात मग्न होते... पण पुरूषमंडळीही कुठे कमी पडली नाही...सगळ्यांसाठी अल्पोपहार, सरबत आणणे ..सगळ्यामध्ये उर्जा वाढवण्याची जबाबदारी त्यांनी उचलली होती. १०० किलो रंग आणुनही तो कमी पडला... परत एकदा रंग मागवावा लागला..आणि हळुहळु मंदिर साकारायला लागले... मंदिर पुर्ण झाल्यावर जो आनंद झाला तो खरोखरीच अवर्णनीय होता, जणु काही अयोध्या नगरीच झाली होती **"पलाश"**.

प्राणप्रतिष्ठेचा दिवस उजाडला, मंदिर सजले होतेच शिवाय अयोध्येतील लाईव प्रक्षेपणाचेही पलाश मध्ये आयोजन केले होते. संध्याकाळी सोसायटी मधील लहान मुलांना राम, सीतेचे वेश करून मिरवणुक काढली, मंदिरात रामरक्षा स्तोत्राची १३ आर्वतने केली, आरती करून प्रसाद वितरण केले.प्रसादासाठी शिरा व मसालेभात केला होता... जवळपास २५० माणसांचा अंदाज होता पण एकुण आले ३५० ते ४०० रहिवासी . श्रीरामकृपेने प्रसाद कमी न पडता ऊलट उरलाच..शिवाय प्रसादासाठी स्टीलच्या प्लेटस झिरोवेअर मधुन आणल्यामुळे कचरा पण कमी करण्यात यशस्वी झालो.



REPUBLIC DAY CELEBRATIONS AT VJ SOCIETIES



PALASH PLUS



PRUDENTIA TOWER



PALASH



YASHWIN HINJAWADI



YASHWIN ENCORE IHP



YASHWIN ORIZZONTE



On January 14, 2024, the vibrant community of 'Yashwin Orizzonté - Inclusive Housing' joyously embraced their new abode during an exuberant 'Happy Neighbours Day' celebration. The event, marked by lively games, activities, and cherished family moments for all age groups, also witnessed the heartfelt performance of Gruha Pravesh ceremonies by the residents.

Following a reassuring 'Pre Possession site visit' on December 24, 2023, where the Home Quality Inspection team noted down all the quality queries pointed out by the customers, they were delighted to see the same rectified upon entering their new home. The day unfolded seamlessly, leaving residents delighted as they witnessed their home transformed into a haven of happiness and fulfillment.



HAPPY HOMECOMING



REWARDS & RECOGNITIONS



A green building is an environmentally responsible and resource-efficient structure designed to minimize its impact on nature. It incorporates sustainable materials, energy-efficient systems, and eco-friendly practices. From construction to operation, green buildings prioritize energy conservation, water efficiency, and indoor air quality. Features like solar panels, rainwater harvesting, and water savings contribute to reduced carbon footprints. By promoting eco-conscious design and utilizing renewable resources, green buildings aim to create healthier living spaces while conserving the environment. These structures embody a commitment to sustainable practices, addressing the global need for responsible

and resilient urban development. In the realm of green building certifications, four notable frameworks—IGBC (Silver, Gold & Platinum), ASSOCHAM (GEM 1, GEM 2, GEM 3, GEM 4 & GEM 5), GRIHA (1 Star, 2 Star, 3 Star, 4 Star & 5 Star), and LEED (Silver, Gold & Platinum)—act as benchmarks for sustainable construction practices, each employing a maximum point system to evaluate environmental performance. The certification happens in two stages, pre & post construction of any project.

Applying for a pre certification says a lot about a developer as it shows commitment & confidence while also benefiting the customer / consumer by minimizing the operation & maintenance cost of the overall project by 30-40%.

It also allows an exemption on the property tax up to 10%. Some of the VJ Projects that you may know, which have received the final certification awards are 'YashONE Wakad Central', 'Yashwin Hinjawadi' & 'Palladio - Wakad Tathawade'.

We are proud to let you know that, on 19 January 2024, Vilas Javdekar Developers received 'GEM 5' awards for four upcoming/ under construction projects. The awards were presented by the 'ASSOCHAM GEM' association to Vilas Javdekar Developers, at an event held at 'The Lalit' hotel in Delhi. This is a testament to our commitment & we pledge to keep doing the best we can to promote sustainable development.

EXPERIENCE GRANDÉ

Navigo, a cutting-edge technology, is reshaping how we showcase Portia Grandé. It's akin to possessing a superpower for property visualization! One can effortlessly navigate through 3D models of Portia Grandé, delve into project specifics, and immerse themselves in its environment, in real-time.

A game-changing addition for our sales team, elevating property presentations into interactive, engaging, and easily comprehensible experiences. We're thrilled to introduce Navigo as a powerful marketing tool for Portia Grandé, enhancing our ability to captivate audiences and redefine how we connect with potential buyers.



Navigo isn't just about making presentations interactive for our sales team; it's also an amazing way for people interested in Portia Grandé to really get into it. It's not your regular exploration – it's like being inside your future home. This technology turns the whole thing into an interactive adventure, making the journey to your dream place much more exciting and immersive!

FEATURES

- UI/UX design process for Navigo is centred around delivering an engaging and user-friendly experience.
- The 'Home' Tab in Navigo offers a tailored high-resolution location map for a realistic project exploration. With dynamic 3D contour data and precise 3D placement, users experience accurate perspectives.
- Navigo's smart sun system, realistic views powered by AI, and careful lighting design make for a super cool and immersive visual experience.
- The Ultra Experience Tab brings the project to life with a 360-degree view, dynamic sun system, and realistic details like human figures and vibrant cars, making the exploration much more immersive.





#PEOPLEOFVJ

NARENDRA TILE

SENIOR MANAGER-FACILITY MAINTENANCE & MANAGEMENT

A BEACON OF HOPE IN THE FACE OF ADVERSITY

In the bustling city of Pune, amidst the towering structures and the ceaseless hum of progress, there resides a man whose life embodies resilience, compassion, and resolute dedication to helping those in need. Narendra Manohar Tile's journey from humble beginnings to a champion of social service is an example of the transformative power of empathy and perseverance.

Narendra's early years in his hometown in Latur district were defined by hardship. Born into a family of limited means, he learned the value of hard work from a tender age. Accompanying his father on daily journeys of more than 20 kilometers on a bicycle to deliver milk and work in the farms, Narendra experienced firsthand the realities of financial strain and the importance of perseverance in the face of adversity. Despite the challenges, he harbored aspirations for education in order to bring his family out of these hardships.

The seeds of philanthropy were sown in Narendra's heart by the compassionate example set forth by his father. Witnessing his father's selfless acts of

kindness towards those in need left an indelible impression on Narendra, instilling within him a deep-seated empathy and a desire to make a positive impact on society. His own struggles with accessing education further fueled his determination to alleviate the plight of the less fortunate, inspiring him to embark on a lifelong journey of service and compassion. Narendra's commitment to social welfare manifests in practical initiatives aimed at empowering the marginalized and fostering community cohesion. Recognizing the barriers faced by underprivileged students, he embarked on a mission to alleviate their financial burdens by personally funding the school fees of two students of his school each year. Every year he transfers the school fee amount to the schools bank account without having to remind him.

Additionally, every year on his birthday, instead of having lavish celebrations, Narendra extends a hand of solidarity to the construction workers toiling tirelessly to build VJ projects across Pune, offering them lunch through the amount from his savings. These gestures of kindness, though seemingly

modest, serve as poignant reminders of the transformative impact of empathy and solidarity in building a more equitable society. This year Narendra's dream is to donate lunch to the entire labor community at Yashwin Orizzonte project located in Kharadi.

Having weathered his own share of hardships, Narendra intimately understands the struggles faced by the underprivileged and the transformative power of compassion in alleviating illiteracy and hunger. His commitment to social welfare is not driven by a desire for accolades or recognition but rather by a deep-seated conviction that true fulfillment lies in service to others and in the collective pursuit of a more just and equitable world.

All of us here at VJ are proud to have someone like Narendra working alongside us. Its people like him who contribute to our story and this human touch is in turn translated into the love that is reflected in each VJ home.



SWAPNALI SAWANT

Yashwin Urbo Centro, Wakad
C2 - 3201

Hi, I'm Swapnali Sawant, and I want to share my exciting journey of becoming a homeowner in Pune, with Vilas Javdekar Developers. I recently bought a 2 BHK flat at Yashwin Urbo Centro in Wakad. Originally from Satara, I've been on the lookout for my own place in Pune, but never found the right place. Being part of the 'Home Loan' department at 'Bank of India', I have good knowledge about developers and projects in Pune.

While searching for a home, I discovered Vilas Javdekar Developers' new project, Yashwin UrboCentro in Wak. After a visit to Hotel Tip Top International, I immediately decided to make it my home & booked a festive token. VJ's strong reputation and the project's great location made the choice easy. It's more than just a home; it's my first home in Pune, and I'm a proud VJ homeowner.

I, along with my two colleagues, made a group booking at Yashwin UrboCentro, and we're eagerly awaiting the next phase launch, as I have referred this project to a few of my friends and family.

VJ makes dreams come true in Pune's real estate, and I'm excited about my new home!

“



The moment I stepped into the Palladio Balewadi Central office, I got a warm welcome and I experienced a very comfortable environment. The channelisation of everyone's energy showed me that this is the right place and the right people to go forward with. The way we were welcomed and the family-like atmosphere encouraged us more to book our home at VJ.

ASHISH AGGARWAL

“



The reason why we liked this project is that all the flats are designed as per Vaastu and they are very well ventilated. Our happiness grew even more due to the celebration ceremony and the photo session during the booking event.

LOLGE FAMILY

“



This is our first property with VJ and the reason we decided to go with VJ only, is because of their reputation and rich legacy. The location of Palladio Balewadi Central is near Balewadi High Street and its a very exciting and the 'most-wanted' location. The connectivity is very good and even the upcoming metro is nearby. The Jupiter hospital is very close to the project and there are many good schools in the vicinity. Anyone who is looking for a house in Pune should visit this dream home project being built by VJ.

PRIYANKA

“



People trust VJ not only because they start the projects on time but also finish them on time and that is why people keep coming back to VJ. We really like the floor plans of this project, as the layout helps in proper ventilation in each apartment. The room sizes of this project are very spacious, especially the kitchen as most of the projects that we saw have a very small kitchen. We are happy that we are getting a 4BHK in 1450 sqft. Many developers are not able to give that much usable area even in a 3BHK.

VEER & MEGHA

LIVE YOUR STORY



“



It is a booming location as it comes under Pune Smart City and there are many IT companies in the location. This is our first property and we booked a 3BHK in this project because in our experience, VJ is the best in the market when it comes to timely delivery, good amenities and affordable pricing. Now we are just waiting with excitement to get our dream home delivered to us by VJ.

MAHIP & LEKHI

“



Its a win-win location from all sides as it has a beautiful riverfront development on one side and on the other side it has the best schools, hospitals and IT companies. Being a 35 storied building, you get a lot of free space, sunlight, air and ventilation in the flat and in today's world that is what we want for our children and our families. It's a north-east open flat with ample sunlight coming in exactly as I wanted. The staff is extremely courteous and they answer all your questions in one go. The moment the price was revealed, I was surprised that it was well within my budget and my mom and I had tears in our eyes that finally our dream home is coming true.

NEHA JOSHI

TO ENQUIRE VISIT: WWW.JAVDEKARS.COM



**SURESH
RANGARAJAN
KIDAMBI**

Co-Living The Future Of Living

Embark on a journey with Colive, founded by Mr. Suresh Rangarajan, Bangalore's largest and India's foremost coliving maestro, as it paints a vision of the "Future of Living." Colive stands as a transformative force, reshaping the living experience for working professionals and students in bustling urban landscapes. In a dance of innovation, it introduces smart, furnished, and managed flexible units strategically positioned near workplaces and colleges—an urban haven for the city's dynamic migrant population.

Adding a new chapter to its narrative, Colive engaged in a groundbreaking collaboration with Vilas Javdekar Developers.

This partnership isn't just a merger of names; it's a fusion of visions, a harmonious blend set to redefine the landscape of modern living. Vilas Javdekar Developers, known for their commitment to excellence, join forces with Colive, marking the dawn of a new era for both entities.

This collaboration isn't just about structures; it's about weaving dreams, crafting spaces that resonate with the pulse of contemporary life. As this partnership unfolds, it promises not just homes but an experience—a promise of a future where living transcends boundaries and becomes an art form.



WHY COLIVE?





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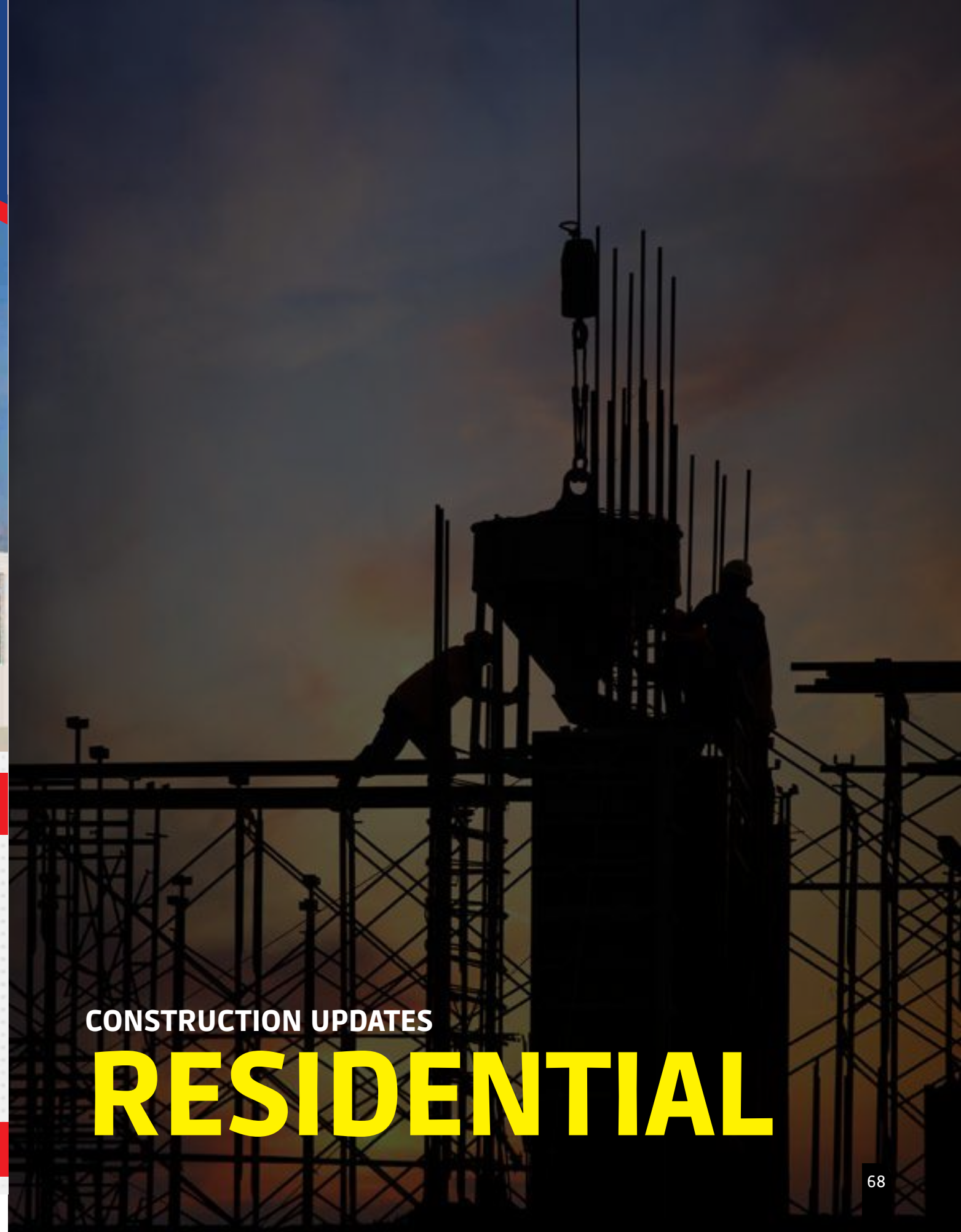
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ADMISSION OPEN
2024-2025

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CONSTRUCTION UPDATES

RESIDENTIAL

YASHWIN ENCHANTÉ

UPPER KHARADI

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

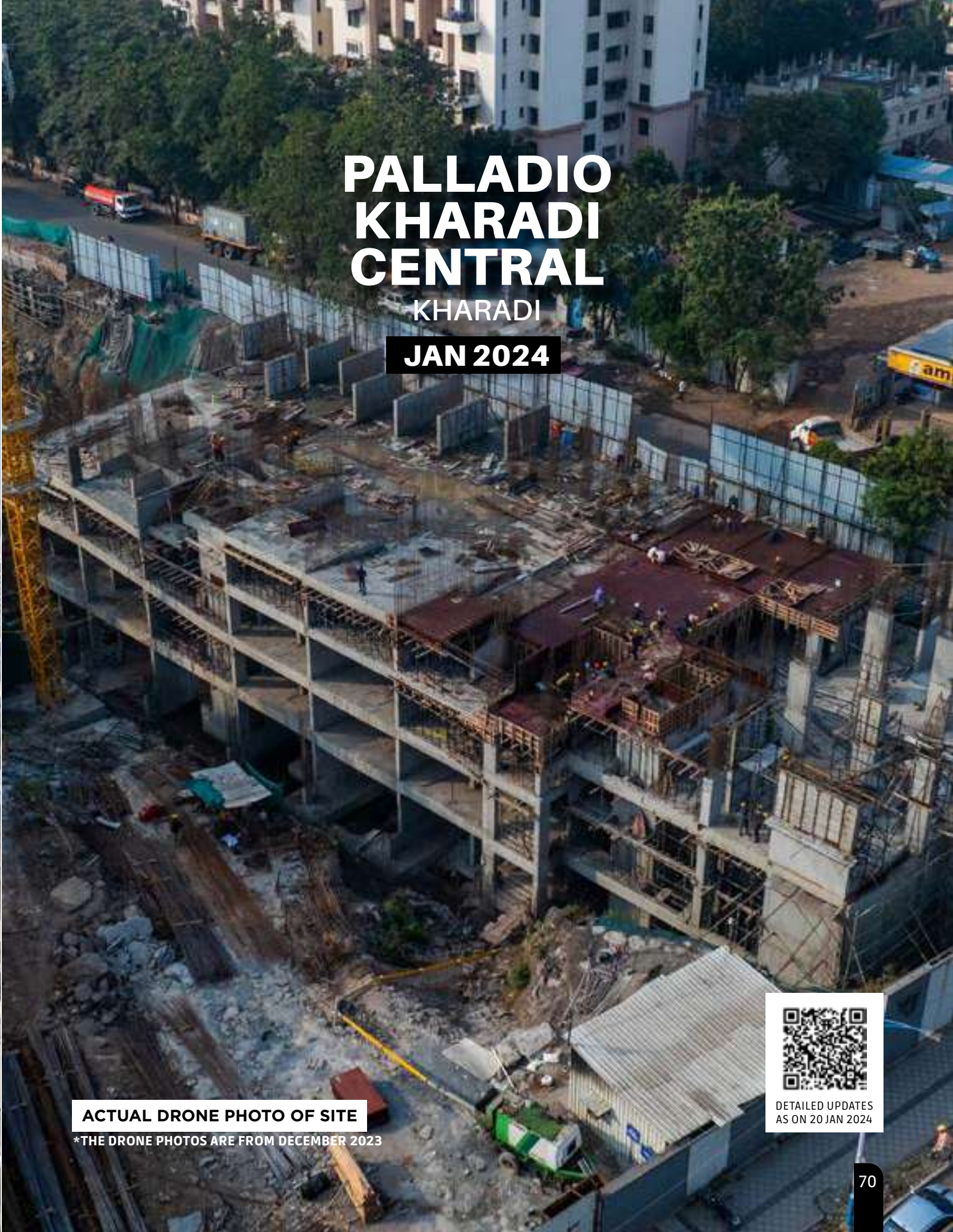
ACTUAL DRONE PHOTO OF SITE

*THE DRONE PHOTOS ARE FROM DECEMBER 2023

PALLADIO KHARADI CENTRAL

KHARADI

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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YASHWIN ORIZZONTE

KHARADI

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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YASHONE INFINITEE

PUNAWALE

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

*THE DRONE PHOTOS ARE FROM DECEMBER 2023

PALLADIO BALEWADI CENTRAL

BALEWADI

JAN 2024

YASHWIN NUOVO CENTRO

WAKAD

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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DETAILED UPDATES
AS ON 20 JAN 2024

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YASHWIN URBOCENTRO

WAKAD

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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YASHONE ETERNITEE

MAAN-HINJAWADI

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

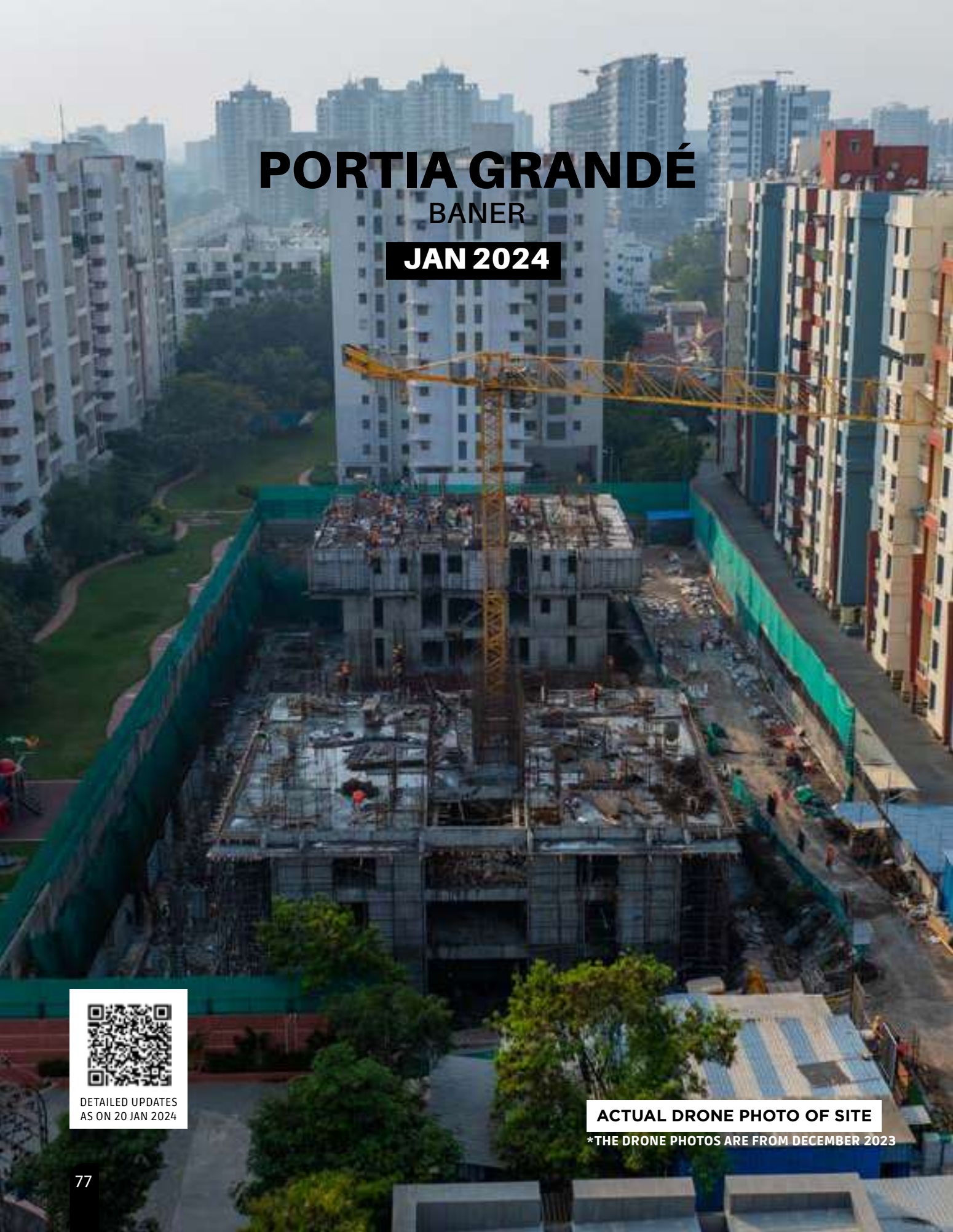
ACTUAL DRONE PHOTO OF SITE

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PORTIA GRANDÉ

BANER

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

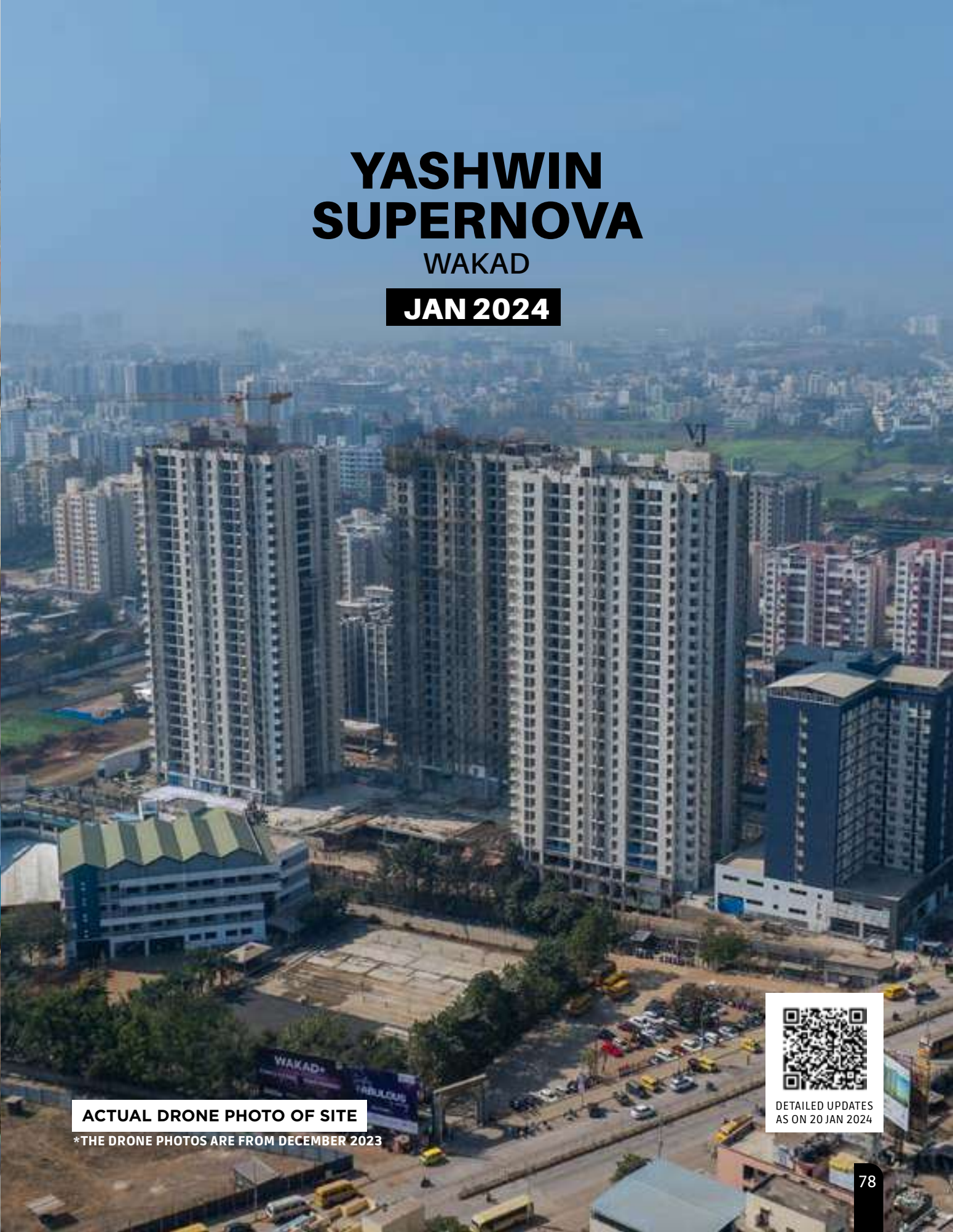
ACTUAL DRONE PHOTO OF SITE

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YASHWIN SUPERNOVA

WAKAD

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

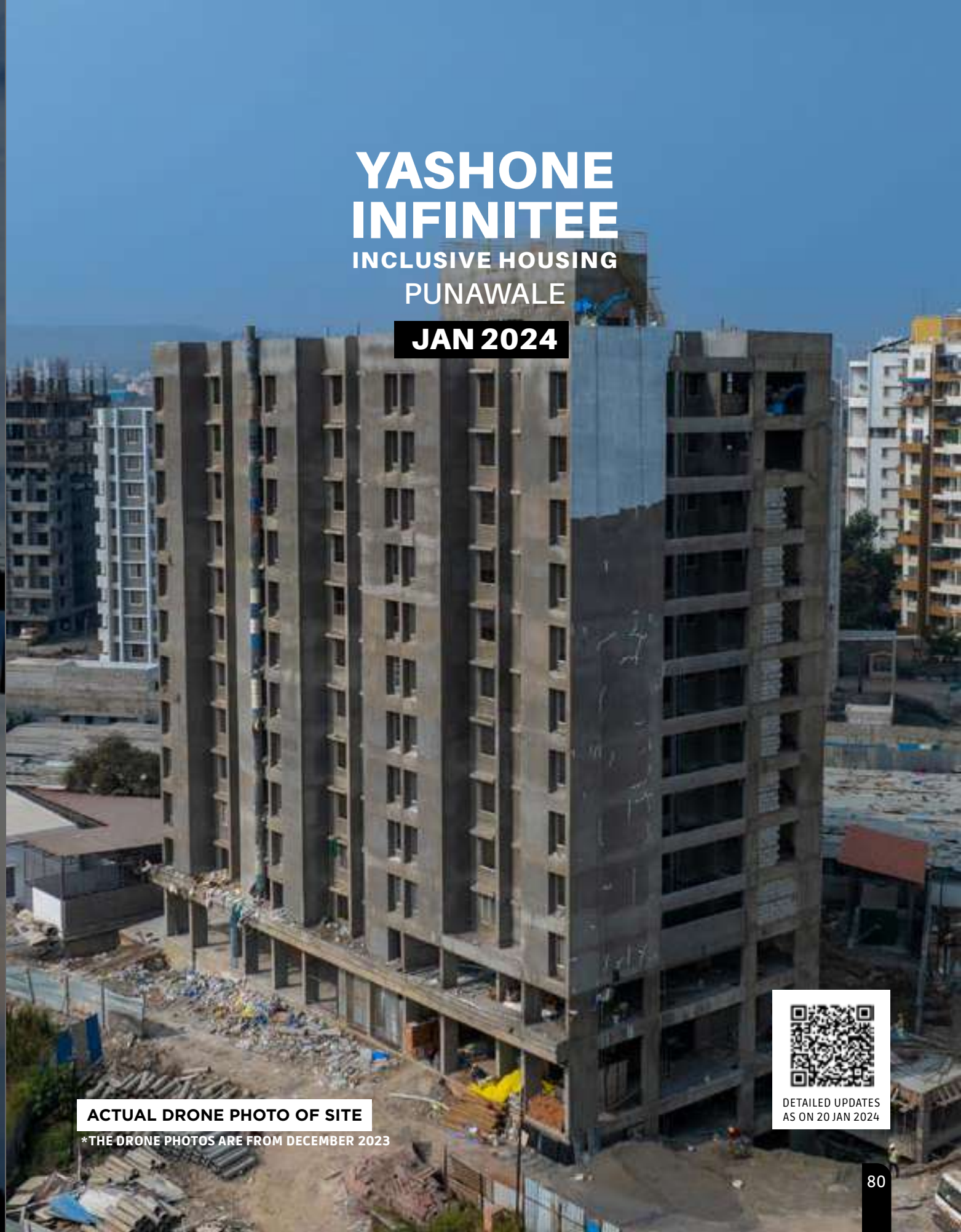
ACTUAL DRONE PHOTO OF SITE

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CONSTRUCTION UPDATES

INCLUSIVE HOUSING PROJECTS



YASHONE INFINITEE

INCLUSIVE HOUSING
PUNAWALE

JAN 2024

ACTUAL DRONE PHOTO OF SITE

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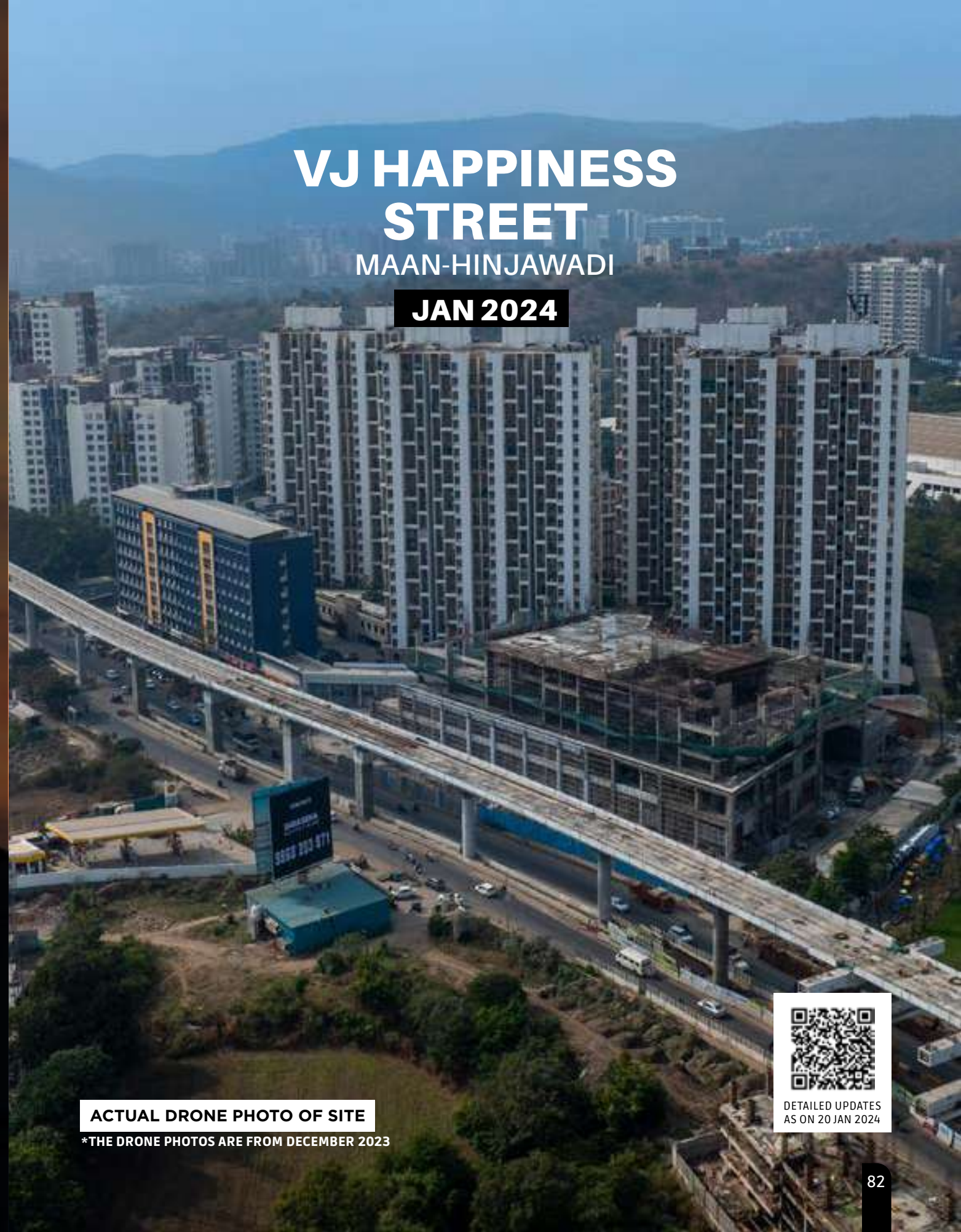


DETAILED UPDATES
AS ON 20 JAN 2024



CONSTRUCTION UPDATES

RETAIL



VJ HAPPINESS STREET

MAAN-HINJAWADI

JAN 2024

ACTUAL DRONE PHOTO OF SITE

*THE DRONE PHOTOS ARE FROM DECEMBER 2023



DETAILED UPDATES
AS ON 20 JAN 2024

VJ ONE AVENUE

MAAN-HINJAWADI

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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VJ YASHONE INFINITEE AVENUE

PUNAWALE

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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CONSTRUCTION UPDATES

SOHO S.U.R.E INDILIFE

VJ TOWN CENTRE

WAKAD

JAN 2024

ACTUAL DRONE PHOTO OF SITE

*THE DRONE PHOTOS ARE FROM DECEMBER 2023



DETAILED UPDATES
AS ON 20 JAN 2024

VJ GRAND CENTRAL

WAKAD

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

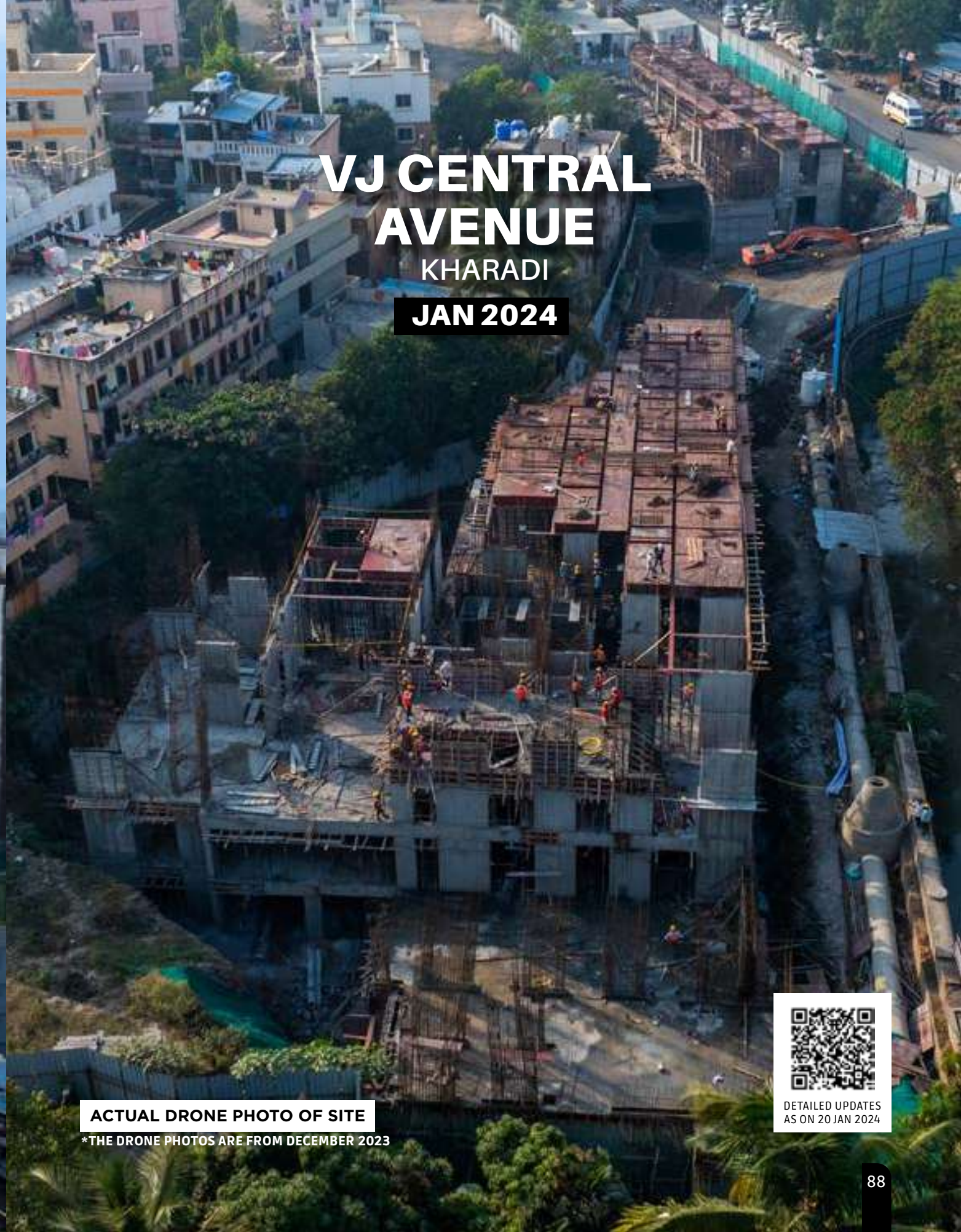
ACTUAL DRONE PHOTO OF SITE

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VJ CENTRAL AVENUE

KHARADI

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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VJ INDILIFE

PASHAN

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

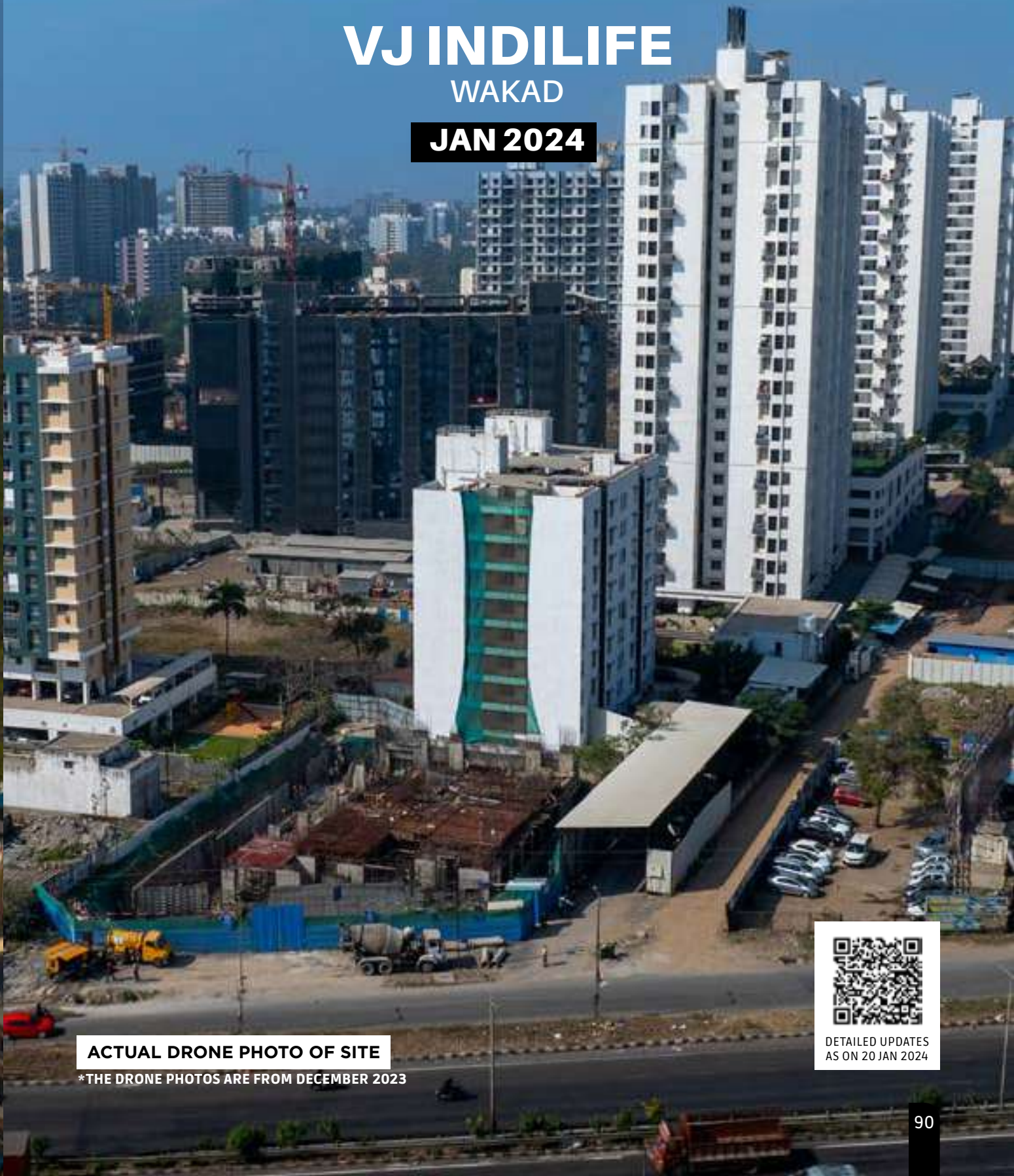
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VJ INDILIFE

WAKAD

JAN 2024



DETAILED UPDATES
AS ON 20 JAN 2024

ACTUAL DRONE PHOTO OF SITE

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VJ

VILAS
JAVDEKAR
DEVELOPERS