



VJCONNECT

NOV & DEC 2022


HAPPY
NEW
YEAR!


VJCONNECT

NOV & DEC 2022

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editorial

MARKETING'S JOB IS NEVER DONE. WE MUST INNOVATE EVERY DAY.

The more you understand about your customers, the more accurately you can predict what they want. Understanding your audience and their needs is a pre requisite of any business.

Businesses must engage customers, and herein, marketing proves to be an effective tool. Customers can be engaged by telling them what they do not know and creating good content around our products and services.

The reputation of our business depends on how we grow and what its lifespan is. This is where marketing comes across

as a way to build the brand equity of businesses. And this happens when the expectations of the customers are met.

What's also important in this domain is, Keeping up with industry trends and standards. Your Network is Your Net Worth. One of the most effective ways of remaining well informed about latest trends in business is to stay connected with the right set of people.

Studying the consumer behaviour patterns from varied fields and observing the dynamic market nature should become a habit, an everyday task. In the world



**ASHITA
MALHOTRA**
DGM-MARKETING

of marketing, Upgrades are constant, and that's what keeps us going, It is one such domain where innovations happen every day.

The key is to Listen more, observe more (peers, competitors, market & everything) and speak only when necessary.

CONTENTS



21 #PEOPLEOFVJ
SHREYAS KULKARNI
22 VJ FINSERV



13 INAUGURATION OF DOMINOS
AT OUR NEWLY LAUNCHED
COMMERCIAL PROJECT
'HAPPINESS STREET'



05 ENGINEERING VISION
MEET-2022



07 ABOUT REAL ESTATE

17 ONLINE PARKING SELECTION
MECHANISM



18 VJ संवाद

19  HAPPY
streets

32 HIDDEN TALENT
ATIK MURSHID



31



33



41

43 #PRIDEOFVJ

44 FUNATVJ



50



51

52 YOU MUST KNOW ABOUT REAL ESTATE



53

54 COLOUR ME

55 WILDANIMALS CROSSWORD

56 PROJECT CONSTRUCTION UPDATES



35

37 पोलीस अधिकाऱ्यांनी साधला व्हीजेआईट्स बरोबर संवाद



38

39 DREAM HOME EXPO 2022



45



47



48



40



49



C.O.R.E

COMMERCIAL & OFFICE REAL ESTATE

THERE'S NOTHING LIKE THE FEELING OF STARTING SOMETHING NEW WHEN IT'S A CHANGE YOU CHOOSE TO PURSUE. YOU'RE CONFIDENT ABOUT A NEW DIRECTION AND THE NEW BEGINNINGS BECOME MORE EMPOWERING.



WHAT IS SPECIAL ABOUT C.O.R.E

Serving many retail and office needs in today's time, C.O.R.E. is of a great utility to the end users and of greater value to the investors. Here are 8 important features that make C.O.R.E. an unmissable investment option.



- **Super Utility Features:** Future- ready with CCTV & e-charging stations
 - **Thoughtfully planned spaces:** Right- sized & well designed spaces for diverse utilities
 - **Excellent Location:** Strategically chosen locations, well connected in more ways than one
 - **E-commerce friendly:** dedicated zones to support e-commerce business requirements
 - **Huge Demand:** Rising demand for retail and workspaces from surrounding residential communities
 - **Promising Ecosystem:** The offering perfectly serves the growing needs of India's rising start up community
 - **Portfolio Diversification:** Serves the current needs of investors moving ahead of the residential portfolio
 - **Perfectly Priced:** An investment that meets the need of every individual
- The multiple space benefits and investment delights make C.O.R.E. a real estate destination that has something for all business professionals and market segments.





PUNE EAST OFFICE OPENING CEREMONY VJ SPREADING ITS WINGS

VJ has come a long way with its humble beginnings. Our expedition of 41 Years gave us new projects, new families and a lot of memories. Our presence in the Western part of Pune was gradually coming to a prominent note. And this was paving our way to make our presence even more strong across Pune's Real Estate Sector.

We have more than 10,000 happy families in this legacy with us. And the numbers are increasing

rapidly with each passing day. This has motivated us for expansion in full strength. And so we are increasing our teams as well.

With Yashwin Orizzonte we took our first steps in the Eastern side of Pune. And with the recent launch of Yashwin Enchanté we have ensured that we are here to stay. And with the overwhelming response received by both the projects we wanted to make sure that the service & convenience of

the homebuyers should not go for a toss.

We are therefore, happy to announce our new office in the East. Yes..! We are growing and expanding. And so does the need arise for a new set up to specially cater to the requirements of the Eastern part of the city.

On 17th October 2022, we stepped into our new office at YASHWIN ORRIZONTE, Kharadi. We begin all good things by invoking God's

choicest blessings. Our new beginning's too, started with the Satyanarayan Pooja and prayers to the almighty.

The august gathering witnessed the esteemed presence of Mr Vilas Javdekar & Mr Sarvesh Javdekar along with all group heads at VJ. Lip-smacking lunch was organized as we started our celebrations for our new beginnings.

We are all set to keep pushing boundaries of possibilities, challenging the norms & breaking barriers.

Let's Rock!



ENGINEERING VISION MEET - 2022

VISION TELLS YOU WHERE YOU ARE AND WHERE YOU WANT TO GO,
WHEREAS YOUR STRATEGY IS A PATH TO GET THERE.



At the highest level, the goal of the engineering team is to enable the company's vision. The engineering leadership team plays a key role in defining this as well.

It is important to understand the key strengths and weaknesses of engineering. We do this by talking to the team. It is important to understand where we've made a large amount of progress and where we've been struggling.

During the Vision Meet organized on 23rd Sept, Mr. Sarvesh Javdekar spoke about his vision

for the Engineering team.

He took them through VI's journey so far. Where we were 10 years back and where do we stand now. What are we known for and what we would like to be in the coming time. He also informed that we will have 2 separate teams for New Projects and Gruha Pravesh for the West & East Pune. One has to be specialized in his work area, which is the need of the hour.

Further he spoke about the focus areas for the New Project Teams and Gruha Pravesh Teams and how their work will be measured.

He also shared what is expected from each team member for achieving our projections.

Last but not the least, he spoke and stressed about the importance to follow certain work ethics and how those will be beneficial to all.

This was not all for the day. After Mr Sarvesh Javdekar, Mr. Jayant Inamdar also shared his enriching experience in the program which was attended by more than 100 team mates.



EXCLUSIVE PREVIEW

portia

GRANDÉ

TRUST THE MAGIC OF NEW BEGINNINGS

The new beginnings bring with them the joy of a new start. We are super excited as we are coming up with one of our very esteemed projects - Portia Grandé in Balewadi.

It is always a moment of great pride to showcase the distinction of your craft. And we were very delighted to host an exclusive preview of the sample flat of our project for our neighbors from the Willows society.



WHY IT'S THE PERFECT TIME TO INVEST IN REAL ESTATE IN INDIA AS AN NRI

The last few years have not been kind to the Indian Rupee. Factors as wide-ranging as the COVID-19 outbreak, an uncertain global geopolitical landscape, and a worldwide increasing interest rates and high inflation have led to a dramatic fall in the currency's valuation against the US dollar, with the exchange rate falling from INR 68.374 in July 2019 to INR 80.03 on July 18, 2022.

But, as the adage goes, there is an opportunity in every crisis – and NRI investors have been quick to spot one in India's real estate sector. According to data, between January and June 2022, search traffic from NRI customers looking to purchase a

property in India increased by 117.7% over the corresponding period in 2020.

Prima facie, the fall of the Rupee feels like motivation enough for NRI investors. Real estate purchase has always been a popular avenue for NRI investors. With the currency's depreciation offering more value for their capital, they are flexing this increased spending power with property investments.

On the other hand, real estate in India has grown robustly, despite witnessing several relatively lean years within the past decade. As per industry indices, property prices in the country increased by about

70% in absolute terms in the five-year period between June 2012 and June 2017. After the blip caused by the pandemic, a recent Reuters poll projects this momentum to continue for the coming few years with prices of residential units expected to increase by 7.5% in 2022, and by around 6% in 2023 and 2024.

As an investor, these numbers should excite you because adding a property in India to your portfolio gets you a tangible asset that is safer, appreciates in value over time, and recoups a portion of your original investment via monthly rent payments. Little wonder, then, that investors from countries with healthy migrant Indian populations

such as the United Arab Emirates, Singapore, Australia, the UK, France, and Saudi Arabia are driving queries about purchasing real estate in India.

Leveraging technology: How to identify the right property for your needs, and where to look. If the data above has piqued your interest in a real estate investment in India, you may want to join your fellow NRI investors in using cutting-edge proptech platforms to streamline the entire journey, from discovery and research to final sale and documentation. Operating at the intersection of technology, digitisation, and human expertise, these platforms can help you research the most relevant projects in multiple cities to find the property that best meets your specific objectives.

Key information such as regional pricing trends, current project status, developer history, RERA certification status, etc. is mapped to inform your decision-making, while dedicated

experts can also be hired to reduce the hassle, time, and risk associated with researching and purchasing a property. Doing so also eliminates the involvement of multiple parties traditionally entrenched in such deals, such as local relatives, brokers, and acquaintances, to further simplify the process.

Logically, the next question is about the best market to buy a property in, as an NRI – and what kind of property to purchase. At present, NRI investors are most keen on prominent business hubs such as Bengaluru, Mumbai, Chennai, Delhi-NCR, and Hyderabad, as the return to physical workspaces represents an opportunity to secure immediate returns via monthly rental incomes. NRI buyers are also looking at buying larger properties, favouring pricier 3BHK and 4BHK units over more affordable options. This shift is in line with the growing demand for more spacious living spaces in India, where urban residents are more willing to pay a higher premium for greater comfort.

However, if you prefer a slightly longer-term value appreciation over immediate returns, you might also consider exploring projects and properties in tier-2 markets such as Nagpur, Pune, Ahmedabad, Kochi, and Jaipur. Poised to emerge as the next top urban destinations in India, these markets have properties that are more affordable than those situated in tier-1 cities and are poised to offer better value for money over the next 5 to 10 years.

For an NRI, buying a property in India has never been easier – or more fruitful. With other investment options currently experiencing significant turbulence, the Indian Rupee's depreciation has unlocked a unique, unexpected opportunity to maximise wealth in both the short and long run with few risks. As a smart investor, it is an opportunity for you that you should not miss out on.



सं सजा चांद

A MOONLIGHT DANCE STORY

BY 30 RENOWNED DANCERS, SINGERS AND MUSICIANS



Yun Sajaa Chaand was a musical night that gave an ode to the beauty of the moon. A sublime time of celebrations that witnessed elegance with the beauty of dance.

People came together and cherished this soulful evening under the

mesmerizing site of the moon. And we witnessed an amphitheatre that got filled with the sounds of appreciations, ovations & accolades that the audience poured with love for the artists. It was surely an evening that will stay in our hearts and minds for a very long time.





“

I CAN'T DESCRIBE MY EXPERIENCE IN WORDS. IT WAS A BEAUTIFUL EVENING WITH SUCH GREAT PERFORMANCES. I AM COMPLETELY MESMERIZED WITH WHAT I WITNESSED TODAY. THIS HAS LEFT AN EVERLASTING IMPRESSION ON US TODAY.

MR. SHRAVAN HARDIKAR

INSPECTOR GENERAL OF REGISTRATIONS - PUNE

DIWALI WAS HERE...!!

WHILE SOME CALL IT THE FESTIVAL OF LIGHTS, WE AT VJ, BELIEVE THAT DIWALI IS A FESTIVAL OF DELIGHTS.



Diwali celebrations get even more special if we get an opportunity to celebrate it with our VJ Families.

Constructing or building a fort is a ritual followed during Diwali. It symbolizes generation of radiance of divine energy in our mind and intellect.

Special Killa making workshops were organised in our societies. And the kids could be seen having a gala time while taking pride on the rich heritage of our country. The anchors also conducted a lot of fun games and activities for the kids. And taught them how important it is to be accountable for the completion of a task in a team, to encourage

others, find solutions for problems, think of alternatives and mode of execution.

We are always happy to be a part of the celebrations with our VJ Families.

This year, as we come out of the shadows of darkness and fear, we embraced each other and the happiness that Diwali brings with it.



SCAN QR CODE TO VIEW VIDEO



दिवाळीमध्ये मुलं शिकली किल्ला बनवायला

रंगोळी, कंदील, फटाके, फराळ अशा सर्व गोष्टींप्रमाणेच दिवाळीचे आणखी एक वैशिष्ट्य म्हणजे किल्ले. जसे फराळ, फटाके, पणत्या, आकाशकंदील डोळ्यांपुढे येतात, तसेच अंगणातील किल्लाही आठवतो. पण, दिवाळीच्या सुद्धीत घराच्या आवारात महाराष्ट्रातील विविध किल्ल्यांची प्रतिकृती उभारण्याच्या जुन्या परंपरेकडे सध्याच्या 'स्मार्टफोन' युगात ओढ कमी झाली आहे. लहानांच्या विश्वातला आणि मोठ्यांच्या आठवणीतला असा हा दिवाळीचा किल्ला!

दिवाळीतील किल्ले बनवण्याची परंपरा ही आपल्या पूर्वजांनी आपल्या गौरवशाली इतिहासाच्या जवळ जाण्यासाठी निर्माण

केलेली एक संधी आहे. खरेतर कुठल्याही किल्ले उभारणीतून आधी आम्ही भूगोलाच्या जवळ जातो आणि मग इतिहासाशी गट्टी जमते. या परंपरेतूनच आमचे गडकोटांविषयी प्रेम वाढते. पुढे दुर्गभ्रमंतीची आवड जडते.

हाच धागा पकडून, आम्ही या वर्षी दिवाळीच्या आधी आपल्या सगळ्या सोसायटींमध्ये किल्ला बनविण्याचे प्रशिक्षण आयोजित केले होते जे फक्त मुलांसाठी मर्यादित नव्हते तर मुलांचे पालक, आजी-आजोबा सहभागी झाले होते. आपल्या जवळपास १९ सोसायटींमध्ये २१ आणि २२ ऑक्टोबर रोजी हे प्रशिक्षण आयोजित केले होते. सगळीकडे चांगला

प्रतिसाद मिळाला. किल्ला बनवायला लागणारे साहित्य, बनविण्याची पद्धत मुलं शिकली. किल्ला बनविताना मुलं मस्त मातीमध्ये खेळत होती आणि त्यांच्या चेहऱ्यावरील आनंद बघून त्यांचे पालक ही खूष दिसत होते.

दिवाळी च्या निमित्तानी आपण सगळ्या सोसायटींमध्ये दिव्यांची सजावट सुद्धा केली होती. छान दिव्यांच्या माळांनी परिसर उजळून निघाला होता. सोसायटीच्या गेटमध्ये मोठा कंदील आणि क्लब हाऊस मध्ये छोट्या कंदिलांनी सजावट केली होती.



INAUGURATION OF DOMINOS AT OUR NEWLY LAUNCHED COMMERCIAL PROJECT 'HAPPINESS STREET'



The real estate properties in Pune have seen an upward graph in the past few years. Several suburbs have become the hotspot for commercial properties in Pune. From the IT sector, to renowned educational institutions and smart city initiatives, Pune has become a preferred destination for commercial enterprises.

Areas like Pimpri Chinchwad, Baner, Kharadi, Wakad, Hinjawadi and Mundhwa are major spots for commercial properties in Pune. In recent years, the infrastructural size and availability in these

commercial areas have attracted plenty of businesses and workforce.

We at VJ are also coming up with many commercial ventures in Hinjawadi, Kharadi, Baner, Wakad and Balewadi in the near future.

We are coming up with 'Happiness Street' – commercial spaces; near Yashwin at Hinjawadi Phase II. And recently started an outlet of Dominos there. It was inaugurated by Mr. Nitin Tarange, GM-Engineering & Construction Team (VJ) in the presence of the Senior Officials from Dominos. As

soon as it got opened, customers started coming in as they were super excited with the store's grand opening.

We are sure, it is going to be a profitable location for Dominos as it is surrounded by IT companies, societies and young crowd staying in commercial properties like Stanza.

We would be coming up with more brands like McDonalds at the 'Happiness Street' in the coming times.

THERE ARE NO TRAFFIC JAMS ON THE EXTRA MILE!!



Relationships don't break by going far, neither does it grow by staying close. It's pretty complex to understand yet so simple when we keep in touch.

DHANASHREE SHINDE
General Manager HR & Marketing

Our Senior Leader Mrs Dhanashree Shinde is known for her super active & spontaneous attitude. She is one person who has got solutions for everything. She heads Marketing & HR and hardly takes an off from work. She was finally able to carve out a small vacation for herself from her busy schedule. But as rightly said, A Soldier is never off duty.

So is DS (as we fondly call her). Even while being on her vacation in South Africa, she did not want to miss on the opportunity to meet a VJ Parivaar member who was staying far away from his home in our project Yashwin Encore B1B2 -2108.

Staying away from his roots, Mr Yogesh Umranikar used to miss being at home. And we at VJ always want to stay connected to our home buyers.



Mr. Yogesh Umranikar
Yashwin Encore B1B2 -2108

DUSSEHRA

AN AUSPICIOUS DAY TO BUY A PERFECT HOME

D1D2 LAUNCH



Dussehra fulfils many dreams of new homes every year and creates aspirations for future ventures and goals. Purchase on a prosperous day boosts up the faith for a favourable or positive outcome. Similarly initiating a new task on a holy day enhances the chances of both success and prosperity. The sentiment behind the purchase is the positivity linked to the rejoice.

We Indians always want to start our important works on auspicious days. And

when it is about buying your new home, it gets even more important. Buying a house is always an emotional decision. And people tend to have certain beliefs and prefer auspicious times, when buying or shifting to a new house.

On the auspicious day of Dussehra, we launched Buildings D1 & D2 of our Project Yashwin Enchanté with fervour. Dussehra is known as one of the best muhurats to purchase anything. And buying a home is one of the biggest purchase!



This time the launch format was different. Home buyers had a "Golden hour" to book their homes and rates would change after that hour! People were excited and happy to get their dream home. When we announced the costings, reaction of the people was astonishing! They could not believe if the offerings at these rates were even real.

The contented token holders were given a warm welcome post their entry and offered pagadi & shawl as per the Maharashtrian traditions.

Many families shared their happiness and feelings of getting their dream homes with us. What it meant for them and how special was it to happen on the auspicious day.

We are all set to welcome the new members to the VJ Family and look forward to a great journey ahead.



ONLINE PARKING SELECTION MECHANISM

CREATIVITY ALLOWS US TO VIEW AND SOLVE PROBLEMS MORE OPENLY AND WITH INNOVATION.

Creativity is seeing what others see and thinking what no one else ever thought. And Vaibhav who is one of our senior resources from the CRM team was quick enough to notice a gap in the process and quickly came up with a solution for it. One of the most critical and time consuming part in the process of Registration is the PARKING ALLOCATION. And he wanted to make this process and experience more simple and convenient for our home buyers.

At the time of booking many people struggle to get units with us. But for parking selections he wanted to make the process hassle free.

Post completion of the formalities of the payments and documents, customers can now select their parking's while being in the comfort of their homes. They don't

need to come to our office from far off places and take out time from their busy schedules.

This initiative has made the entire process very smooth. No need to take out time and visit our office. No queues, no waiting time; the new process saves time and travel money too. And you get multiple options as per choice like EV, extra scooter parking etc also.

We thank Vaibhav for this new initiative. And believe that he will keep surprising us with his new ideas in future too.

“

CUSTOMER DELIGHT MEANS TO EXCEED EXPECTATIONS AND MAKE A LASTING IMPRESSION.

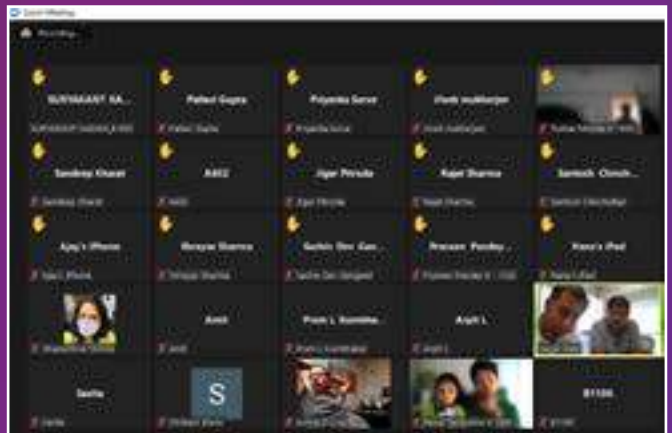


Never be afraid to try something new because life gets boring when you stay within the limits.

And as soon as you truly commit to making something happen, the “how” will reveal itself.

Mr. Vaibhav Kothmire
DGM Registrations

VJ संवाद



VJ Samvad has always been a great platform to address all the queries and concerns of our new home buyers. We believe in Transparent Communication with all our stakeholders. So when someone buys a new home with us we try our best to make his journey from booking an apartment to the stage of possession: joyful & hassle free.

There are various phases in this journey when they sometimes are worried about the progress of the projects as they can't visit the project site frequently.

We organised an Open House Session for our Project YashOne Hinjawadi D Building on 24th September and was addressed by Mr Sagar Kale & Mr Subhash Belgaonkar.

Another session was organised for our Project Yashwin Orizzonte on 8th Oct. This session was addressed by Mr Sagar Kale & Mr Pravin Shinde.

VJ Samvad gives the people an opportunity to directly interact with the management of VJ and talk about their apprehensions and concerns.



POWERED BY
VJ | VILAS
 JAVDEKAR
 DEVELOPERS

SAY HELLO TO HAPPY STREETS, ONCE AGAIN!

KHARADI | BALEWADI



Happy Streets have now become synonymous to splendid Sunday mornings.

The name 'Happy Streets' itself means fun and frolic. Where roads are vehicle free. And you can walk, jog, play on a drum circle or enjoy the live music with Zumba, dancing, singing and what not. Where there is no limit on fun and everyone is invited!

And as our Happy Streets were back, people were overjoyed to participate in a fun filled session of amazing activities. A couple of hours of traffic free roads where people could enjoy the activities and recollect their childhood memories.

This time too there are a lot of goodies and surprises awaiting our VJ Parivaar people. We also have a separate drum circle dedicated only for you.

Come along with your Friends and Family to enjoy a fun Sunday morning!

KHARADI 20, 27 NOV | 4 DEC

BALEWADI 11, 18 DEC | 8 JAN





#PEOPLEOFVJ

SHREYAS KULKARNI
DGM- SALES

YESTERDAY I DARED TO STRUGGLE, TODAY I DARE TO WIN!!

Shreyas Kulkarni is one of our celebrated employees. He is the one who is surely going to impress you with his sales pitch. But things have not been this easy for him.

He comes from a very humble background and lost his father when he was just 8 months old. His grandparents were his backbone who nurtured him in his growth years. Unfortunately, he lost them too a few months back.

Grief can serve a higher purpose, if you shape it into something more meaningful over time.

His life struggles made him a strong headed person. He started working from a very early age. From newspaper distribution to working in restaurants he did it all to support his family. There were times when he saw his friends having times of leisure, watching movies and having fun in life. While he was trying to support his family financially.

He says, "need, want, demand and status for me are indirect motivators. And I feel, we get that kick only by working hard".

WHAT KEEPS HIM GOING?

- The never give up attitude.
- When I decide I want it, I do it at any cost



BE THANKFUL FOR ALL THE STRUGGLES YOU GO THROUGH. THEY MAKE YOU STRONGER, WISER AND HUMBLE. DON'T LET IT BREAK YOU. LET IT MAKE YOU.

He also believes in having targets & goals in life. When you have a target, you strive to achieve it. He has been working in the Real Estate Sector from last 7 years and in VJ from 4.5 years. He is also one of the most influencing sales person in VJ who is always full of energy and self-motivation.

"We sales people normally don't get a perfect square. Either design is not good or price is not affordable or location is not suitable, in some cases, admin department is not supportive or sometimes brand values are so bad that it becomes difficult to sell. But at VJ, we get a perfect square. Our admin department is strong. Builder positioning is respectable. Price brackets are upright, product is designed nicely and possessions are given timely. So for us it's a red carpet at VJ...!!"



DID YOU KNOW?

Shreyas did a video in Marathi for the sample flat of our project YashOne Infinitee. And the same has more than 7.7 lakh views!!

Check the video in the link below:
<https://youtu.be/01hzbmqOMT4>

NEW FACILITY FOR VJ CUSTOMERS

We at VJ always strive hard to put our customers first, their convenience is our priority during their journey with us!

And in this journey, our homebuyers have to visit various places to complete different formalities involved in the process which is cumbersome. To facilitate

the whole process and to ease out convenience, we started providing required services under one roof of 'VJ Finserv'.

Lets Check what we have to offer you!

At VJ, with our philosophy of putting people-first, we strive to make every aspect of home buying easier and hassle-free. With VJ Finserv, we offer expert assistance that cater to different needs at different stages.

SERVICES

VJ FINSERV SERVICES	RATE (In Rupees) (Inclusive of GST)
Power of Attorney assistant	4,000
E-registration Home service-within Pune	18,000
E-registration Home service-within India	35,000
Agreement Certified Copy	2,500
TDS filling Assist (Nil, if Loan with VJ Preferred Banker)	1,500
Master File print copy for personal record	8,000
Home loan Balance Transfer Assist through VJ Preferred Bank	No charges

Did You Know we can also help you get the following too!!

- You can have a **Master File** for your own unit with you. Needless to say how important it is to have this document for resale & record purpose.
- In case of a loan, you have to submit your original Agreement Copy with the bank. So you do not have any substantial document left with you. **Certified copy** is the Govt. certified true copy of your original agreement.
- **Home Loan & Balance Transfer** facility which can save up to 5% of total loan amount and get top up loans at the lowest rates.

No need to rush anywhere to complete these formalities. We are all set to provide the complete set of facilities under one roof.

*Note, these services are not mandatory and will be offered after validation of factors like location, bank, Govt. Rules, VJ Policies etc. These services are at an extra cost and not part of the final package cost agreed at the time of booking. All rights are reserved and rates are subject to change as per prevailing rates. Contact your Customer Relationship Manager for more details.

#ONTIME POSSESSIONS



Key Handovers & Gruha Pravesh Ceremonies



Hope your new nest be the strongest and the cosiest one..!!

The most awaited time was here. It was the time when our YashONE Hinjawadi E Building & Yashwin Sukhniwas C&D Building home owners were getting the keys of their dream homes.

And we at VJ feel proud and elated to welcome our new VJ Parivaar members to their new nest. The

Key Handovers were followed by a VJ style Gruha Pravesh which makes the new journey even more memorable.

We wish all the new neighbours the best of times ahead. May your days be filled with countless moments of happiness in your NEW ABODE.



WE ARE SUPER EXCITED TO START OUR NEW BEGINNINGS FROM OUR NEW HOUSE. WE ARE VERY THANKFUL TO VJ WHO ALWAYS MADE US REALIZE THAT WE ARE AN IMPORTANT PART OF THE VJ FAMILY. WE WISH THEM ALL THE VERY BEST FOR THE FUTURE AND HOPE THAT THEY CONTINUE DOING THE GOOD WORK.

AUDHUT SHINDE & PRATIKSHA CHOUDHARI
YASHWIN SUKHNIWAS – C 702

#HAPPINESSIS...



पायाभरणी समारंभ

ENRICHING THE EXPERIENCE OF BUYING A HOME



Buying a home is a big step in anyone's life. And at VJ we want to make it even more special for you. After booking the new abodes, future neighbour's come together for the first time to celebrate their new beginnings together. And what better way then participating in laying the foundations of their new homes.

When the construction reaches the 'plinth level' we ask the home buyers to participate in the Foot laying activity. The new neighbour's come together and relish the new journey that's about to begin.

On 19th November, a Payabharni event was organized for the home owners of Yashwin Nuovo Centro A & B Building.

When our elated home owners arrived at the site, they were greeted and guided about the flow of the event. Every family then dug plots using shovels and participated in the construction of their new homes. Women were greeted with Oti's and each family was given a box of sweets. We believe that cultures grow on the vine of traditions. And we at VJ have been following this tradition of calling our customers at the site for the foot laying activity, so that they get memories attached

not only with their flats but also with the place and its soil from its plinth level.

It was a memorable day for all who took memories wrapped in the photographs along with them.







IF EVERYONE IS MOVING FORWARD TOGETHER, THEN SUCCESS TAKES CARE OF ITSELF.

People work for money but give their best effort for recognition. That feeling of accomplishment is uplifting, but it's multiplied exponentially when others take notice.

The simple act of acknowledging achievement is a major boost for employee morale and performance. And that's why employee recognition is so critical.

When employees are rewarded for their contributions, they feel ownership and pride and are willing to work just as hard on their next project. Recognition connects them to the organization and elevates their performance.

Appreciation is a great way to recognize the hard work and efforts put by your employees while at work. It is very important to acknowledge, recognize and

appreciate the efforts of your team members — it boosts their confidence and morale.

Appreciation has a rippling impact throughout the workplace. An individual who feels valued is more likely to express their gratitude to their peers.

People want to get recognized for their contributions and achievements to stay motivated.

Our management comprehend that the corporate culture is incredibly important for the success of any organisation. That's because when employees feel like they're part of a true community – and their company exhibits the same values and mission – they work harder, smarter, happier, and safer!

Recently in the month of October, we had a wonderful event called, 'VJ Rising Stars' for recognising the efforts of our Sales, Marketing and CRM teams. It was not a typical award ceremony where only the best ones get recognized or get awards! Our management recognized each and everyone's contribution in the teams. Each member of the team was called upon in the front and their mentors spoke about the work they do and the qualities they have. Also all the colleagues from these 3 teams got an opportunity to learn about each other's work during this event.

Mr. Nilesh Gore, VP-Sales, Mr. Anand Pitre, Head-CRM and Mrs. Dhanashree Shinde, Head-Marketing greeted everyone from their teams. And the teams were cheering out their colleague's name at the time of his/her turn.

Overall the event was well organized and enjoyed by everyone.



A PLAYER WHO MAKES A TEAM GREAT IS MORE VALUABLE THAN A GREAT PLAYER. LOOSING YOURSELF IN THE GROUP FOR THE GOOD OF THE GROUP, THAT'S TEAMWORK.

NILESH GORE, VP - SALES



MAY GODDESS DURGA ILLUMINATE YOUR LIFE WITH COUNTLESS BLESSINGS OF JOY & PROSPERITY

या देवी सर्वभूतेषु शक्ति-रूपेण संस्थिता।
नमस्तस्यै नमस्तस्यै नमस्तस्यै नमो नमः॥



ANY INDIVIDUAL, CANNOT BE NURTURED WELL WITHOUT A MOTHER. NAVRATRI IS A FESTIVAL TO WORSHIP MAA DURGA AND PRESENT OUR LOVE AND RESPECT TO THE ENTIRE MOTHERHOOD IN THIS WORLD.



Maa Durga also symbolises the divine energy that destroys evil forces within us like arrogance, jealousy, anger and lust. Maa Durga on tiger means mastery over power and determination. People relish these nine days with various cultural activities; performing Dandiya & Garba being the prominent ones.

The Dandiya dance is a beautiful way of re-creating the battle that took place between the Devi and the demon. It signifies the victory of good over evil. And the colourful sticks used during

Dandiya represent the sword of Goddess Durga.

To play Garba signifies that we should live such that our central point of focus is God. Instead, what do we do? We keep our ego as our centre point and build our world around our ego.

When one walks in this world with God in focus, one does not get attached in the worldly illusions and remains detached from this world, thus resulting in a blissful life. Look at the wonderful spirituality shown via this festival.

We at VJ believe in celebrations that manifest building a community of people who stay and celebrate together. This is what led us to host our VJ Families this Navratri. There were professional choreographers arranged in various societies to help you work on your dance moves as you get ready for the grand celebrations on the Dandiya Nights that happened on 1st & 2nd of October. All the Mandir's in the Societies were decorated and the grounds were adorned with the beautiful décor and lightening's done. There was

fun, entertainment, dance, games, prizes and what not!

The real crux lies in the warmth and togetherness we feel when we gather around our family and friends for nine days, a time filled with joy, love and devotion.

The devotion is directed to the Goddess and is also a manifestation of the gratitude we feel in being alive and blessed with so much abundance. Navratri would be incomplete without these dazzling dances and this art form!





KANJAK POOJA CELEBRATIONS WITH DOORSTEP SCHOOL KIDS

TO MAKE ONE HEART HAPPY CAN BE GREATER THAN MAKING A THOUSAND SACRED JOURNEYS

Navaratri festival is celebrated in majority of India with great devotion and enthusiasm. It brings a sense of divinity, celebration and connection with the Devi – the Feminine Divine! All over the vast Indian subcontinent and in many of its surrounding regions, people celebrate the Feminine Divine as Devi or Shakti in different forms and with gaiety—for nine nights running.

Kanya Puja or Kanjak Puja, is a Hindu holy ritual, carried out especially on the Ashtami (eighth day) and Navami (ninth day) of the Navaratri festival. The ceremony primarily involves the worship of nine girls, representing the nine forms of Goddess Durga (Navadurga). As per the Hindu philosophy, these girls are considered as the manifestation of the natural force of creation. Legend has it that it was on the ninth day of Navaratri that Shakti had taken the form of Goddess Durga, on the request of the devas to kill the demon Mahishasur.

It is a custom to wash and clean the feet of these nine young girls as a mark of respect for the Goddess and then offer food and gifts by the

devotee. Kanya puja as a part of Devi worship is to recognise the feminine power vested in the girl child.

This time we decided to celebrate Kanjak Puja with all our doorstep school kids. Irrespective of their genders, boys and girls all alike. We were joined in by some of our homebuyers from different projects who volunteered to be a part of our small celebrations.

The feet of the kids were washed and cleaned. And we applied tilak on their foreheads after tying kalawa's on their wrist. The kids were excited with something new happening around them. And so were we while doing it for them. These little children are always a source of happiness and motivation for us. And we were delighted to serve the traditional halwa – puri - chana prasad to them.



Atik Murshid – an upcoming You Tuber

Work hard in silence, let success be your noise

Atik is working with VJ from last 7 months. He belongs to Usmanabad and has done BSc from Aurangabad. He came to Pune after completing his graduation and joined VJ's Sus office as an Office attendant. During Covid time when he had no job, he started exploring YouTube as he loved experimenting and assessing the technical parts of a cell phone. His inclination now became his motivation & he discovered that he could solve many technical problems faced in different applications. And after a while he wondered why not to have his own You Tube channel..!!

Initially there was very less response to his videos. But this could not shake his confidence. And then he started working more on his content and strategy to make people view his videos. He used to upload 5-6 videos per day in the starting phase and kept a check on reviewing different applications and improving his content.

He got very excited when his video on the coupons of Dhanbarse Company received a good response. That boosted his confidence and there was no looking back from then. Gradually, subscribers for his channel started increasing as people felt the need for such videos. Till now Atik has made around 294 videos.

After joining VJ, he doesn't get much time, but still manages to make 1-2 videos on a Sunday.

He was little aware that you can even earn some money from YouTube after reaching a point but he did not have much insights on the same. When his channel got 1000+ subscribers and had 4000+ views, he received an email from Google about the monetary reward coming in his bank account in some days. And that was a turning point in this young boy's life..!

He is now very cautious about his work and takes a lot of effort to improve his content. Now he knows what should be the title of the video, what should be the content, how to bring a video on the search list and so on. He learnt all this by his experience which he got by exploring and studying.

Till now, his most viewed video is about the 'Total Digi Scan Registration' which has received around 32,0000 views!

We wish Atik all the very best for his future.

Rightly said, "Don't wish it were easier, wish you were better"

Channel name:
'Technical Support'



Atik Murshid

Admin Assistant



मला Technical problem सोडवण्यामध्ये इंटरेस्ट होता. सुरुवातीला मी मोबाइलला मधले Technical Problem सोडवायचो. ते करत असताना मी ठरवलं की आपण आपलं यूट्यूब चॅनेल सुरु करू शकतो. मी माझा यूट्यूब चॅनेल, 'Technical Support' या नावाने सुरु केला आणि सुरुवातीला मी खूप active होतो. खूप मेहनत करून मी माझा यूट्यूब चॅनेल Monetize केलं आणि आज त्यातून मी एक चांगलं इनकम जनरेट करतो. पण मी हे सगळे पैसे कमावण्याच्या उद्देशाने केलं नव्हत तर केवळ एक आवड म्हणून सुरु केला होता. यापुढेही हे चालू ठेवणार आहे आणि माझा चॅनेल successful बनवणार आहे.

#PEOPLEOFVJ

SWARPARVA



VJ has always been an avid supporter of Arts and Culture. Arts bring different people together and culture helps to appreciate each other with their diversity. We believe that Arts and Culture play a key role in protecting our heritage and in inspiring new ideas along with social cohesion.

'Swarparva' was one such musical evening which was organized on the 7th October 2022.

It was started as an initiative to give platform to young promising artists from the next generation of Indian Classical Music. And has featured various rising stars like Ankita Joshi (Vocal), Abhishek Borkar (Sarod), Viraj Joshi (Vocal), Mehtab Ali Niazi (Sitar), Ishaan Ghosh (Tabla

Solo), Ninad Daithankar (Santoor), Meher Paralikar (Vocal) and Saurabh Vartak (Flute).

Recently, the 4th program under the 'Swarparva' initiative was organized by the Taalanubhuti Foundation, Parimal and Pramod Chaudhari Foundation and Vilas Javdekar Developers in the MES Auditorium, Kothrud.

Mr. Vilas Javdekar and renowned classical singer, Shounak Abhisheki were also present for this program.

Connoisseurs of Indian Classical Music in the city thoroughly enjoyed performances by Santoor player, Dr. Shantanu Gokhale and Mr. Yadnesh Raikar, who played violine during this event.

'Swarparva' started off with the performance by Dr. Shantanu Gokhale who is a disciple of Padma Vibhushan Pandit Shiv Kumar Sharma. He presented two compositions from raga Puriyakalyan and won the heart of the audience.

The second half of the event witnessed a mesmerizing violin performance by Yadnesh Raikar who presented two compositions from raga Yaman and ended his performance with a famous bhajan, 'Mharo pranam'. He is a disciple of Sewarpradnya Pandit Milind Raikar.

The melodious evening was well spent with a soulful celebration of the musical era to exhilarate these young budding artists.

'स्वरपर्व' च्या चौथ्या पुष्पाचे आयोजन

संतूरचे सुरेल स्वर आणि व्हायोलिनच्या दमदार वादनामध्ये मंत्रमुग्ध झालेले रसिक, कलाकारांना मिळालेला टाळ्यांचा उत्स्फूर्त प्रतिसाद अशा बहारदार वातावरणामध्ये 'स्वरपर्व' हा विशेष सांगीतिक कार्यक्रम नुकताच पार पडला.

'विलास जावडेकर डेव्हलपर्स' नेहमीच कला आणि संस्कृतीचे उत्कट समर्थक राहिले आहेत. कला वेगवेगळ्या लोकांना एकत्र आणते आणि संस्कृती त्यांच्या विविधतेसह एकमेकांचे कौतुक करण्यास मदत करते. आमचा असा विश्वास आहे की कला आणि संस्कृती आपल्या वारशाचे रक्षण करण्यात आणि सामाजिक समन्वयासह नवीन कल्पनांना प्रेरणा देण्यात महत्त्वाची भूमिका बजावतात.

विलास जावडेकर डेव्हलपर्स, परिमल व प्रमोद चौधरी फाऊंडेशन आणि तालानुभूती फाऊंडेशन यांच्या वतीने 'स्वरपर्व' - पर्व नव्या दमाच्या आश्वासक स्वरांचे हा विशेष सांगीतिक कार्यक्रम कोथरूड मध्ये बालशिक्षण शाळेच्या सभागृहामध्ये आयोजित केला गेला होता. श्री विलास जावडेकर, ख्यातनाम गायक, श्री. शौनक अभिषेकी या वेळी उपस्थित होते.

कार्यक्रमाच्या पहिल्या पर्वांमध्ये डॉ. शंतनू गोखले यांचे संतूर वंदन झाले. डॉ. शंतनू यांनी पुरियाकल्याणमध्ये रूपक आणि धृत तीन तालातील दोन रचना सादर केल्या. तालयोगी पंडित सुरेश तळवलकर यांचे शिष्य रोहित मुजुमदार यांनी त्यांना तबल्यावर साथ केली. वयाच्या तिसऱ्या वर्षापासून संगीताचे धडे घ्यायला सुरुवात केलेल्या डॉ.शंतनू यांना वयाच्या १४ व्या वर्षी पंडित शिवकुमार शर्मा यांच्या संतूर वादनाने आकर्षित केले. त्यांनंतर पंडित शिवकुमार शर्मा यांचे ज्येष्ठ शिष्य डॉ धनंजय दैठणकर यांच्याकडे ७ वर्षे संतूर वादनाचे शिक्षण घेतल्यावर २०१४ साली स्वतः पद्म विभूषण पंडित शिव कुमार शर्मा यांनी डॉ शंतनू यांना शिष्य म्हणून स्वीकारले आणि पुढील सुमारे ७ ते ८ वर्षे त्यांना संतूरचे शिक्षण दिले.

स्वरपर्व च्या दुसऱ्या भागामध्ये स्वरप्रज्ञ पंडित मिलिंद रायकर यांचे शिष्य व सुपुत्र असलेले श्री. यज्ञेश रायकर यांचे व्हायोलिन वादन झाले. त्यांनी यमन रागातील दोन रचना अतिशय सुंदररित्या सादर केल्या आणि ' म्हारो प्रणाम' या भजनाच्या सादरीकरणानी कार्यक्रमाची

सांगता केली. श्री. प्रणव गुरव यांनी त्यांना तबल्यावर त्यांना साथ संगत केली. श्री. यज्ञेश यांनी अगदी वयाच्या दुसऱ्या वर्षापासून व्हायोलिन शिकायला सुरुवात केली आणि ५०० ते ६०० रसिक श्रोत्यांसमोर वयाच्या ४ थ्या वर्षी आपला पहिला public performance दिला. गानसरस्वती किशोरी अमोणकर यांचे मार्गदर्शन मिळण्याचे भाग्य यज्ञेश यांना लाभले आहे. सुप्रसिद्ध सवाई गंधर्व भीमसेन महोत्सवात आपली कला सादर करण्याची संधी मिळालेल्या यज्ञेश रायकर यांनी देशविदेशातील अनेक नावाजेल्या संगीत महोत्सवांमध्ये आपल्या व्हायोलिन वादनाने श्रोत्यांना मुग्ध केले आहे. विविध प्रतिष्ठित पुरस्कारांचे मानकरी असलेले यज्ञेश रायकर यांना भारत रत्न डॉ एम. एस. सुब्बुलक्ष्मी फेलोशिप देखील मिळाली आहे.

दोन्ही कलाकारांना प्रेक्षकांचा टाळ्यांच्या कडकडाटामध्ये भरभरून प्रतिसाद मिळाला.





यशवन वाकड सेंटर मध्ये तुळशी विवाह आणि मंदिर लोकार्पण सोहळा संपन्न

दिवाळी संपली की, सर्वांना वेध लागतात ते तुळशी च्या लग्नाचे. प्रत्येकाची जगण्यासाठी रोजची धावपळ सुरूच असते. मग त्यात चिंता, व्यथा या तर नेहमीच्याच असतात. दिनक्रमामधील धावपळ, दगदग, ताणतणाव यांनी व्यापलेल्या आयुष्यात हे सण मनाला उभारी देतात. त्यात दिवाळी म्हणजे दिव्यांचा उत्सव. मनातील अंधार दूर करून प्रकाशाकडे वाटचाल करा, असा संदेश देणारी. दिवाळी संपली की लगबग सुरू होते ती तुळशी विवाहाची. कार्तिक शुद्ध एकादशीपासून तुळशी विवाह प्रारंभ होऊन कार्तिक पौर्णिमेपर्यंत हा विधी चालतो.

आमच्या यशवन वाकड सेंटर या प्रकल्पामध्ये तुळशी लग्नाचा सोहळा दिनांक ५ नोव्हेंबर, २०२२ रोजी थाटामाटात पार पडला. या प्रसंगी यशवन वाकड सेंटर मधील रहिवासी, या जागेचे मालक श्री. सचिन कळमकर व त्यांच्या कुटुंबातील सदस्य, तसेच

श्री. विलास जावडेकर, सौ कल्पना जावडेकर आणि श्री आदित्य जावडेकर हे उपस्थित होते. या लग्न सोहळ्यासाठी प्रकल्पाचा परिसर छान सजविला होता. अतिशय उत्साही वातावरणामध्ये हा सोहळा संपन्न झाला आणि त्यानंतर स्वादिष्ट जेवणाचा सर्वांनी आस्वाद घेतला.

दुसऱ्या दिवशी या प्रकल्पामध्ये बांधल्या गेलेल्या मंदिराचा लोकार्पण सोहळा आयोजित केला गेला होता. या मंदिरामध्ये विधिवत कृष्ण, गणेश आणि विठ्ठल-रुक्मिणीच्या मूर्तीची स्थापना केली गेली. अतिशय मंगलमय आणि प्रसन्न वातावरणामध्ये हा सोहळा रंगला. पूजेनंतर कळमकर कुटुंबातर्फे सर्व उपस्थितांसाठी महाप्रसादाचे आयोजन केले होते. या निमित्ताने सावतामाळी महिला भजनी मंडळाचा भजन कीर्तनाचा कार्यक्रम पार पडला.





पोलीस अधिकाऱ्यांनी साधला व्हीजेआईट्स बरोबर संवाद

आपण सामान्य लोक नेहमी पोलीसांपासून अंतर राखून असतो. एक प्रकारची भीती आपल्या मनामध्ये असते. कायद्याची भाषा आपल्याला फारशी कळत नाही आणि अनेक कायद्यांबद्दल आपल्याला पुरेशी माहिती नसते. खूप वेळा अर्धवट माहितीमुळे आपला तोटाही होतो. परंतु समाजाचे कामकाज व्यवस्थित चालण्यासाठी कायदा आवश्यक आहे.

व्हीजेमध्ये डी.जी.एम. पदावर रुजू झालेले श्री. दयानंद ढोमे आणि के.जी.हंडोरे हे दोघे पोलीस खात्यातून निवृत्त झाले असून दोघांनाही पोलीस खात्यात तगडा अनुभव आहे. या दोघांनी व्हीजेच्या तिन्ही ऑफिसमध्ये व्हीजेईट्स बरोबर संवाद साधला.

कायदा म्हणजे काय, त्याचे परिणाम काय, एखादा गुन्हा कसा घडतो, त्यामागे मानसिकता कशी असते, पोलिसाची भूमिका काय असते, या आणि अशा अनेक गोष्टींबद्दल या दोघांनीही

मनमोकळा संवाद साधला आणि आणि अतिशय उपयुक्त माहिती सर्वांना दिली. अनेक कर्मचाऱ्यांनी त्यांना आपले प्रश्न विचारले ज्याची त्यांनी समाधानकारक उत्तरे दिली.

श्री. दयानंद ढोमे आणि श्री. के.जी.हंडोरे हे दोघेही व्हीजेच्या इएचसीएस (Environment Health Compliance Safety) विभागामध्ये रुजू झाले आहेत, आम्ही त्यांचे व्हीजे परिवारातर्फे स्वागत करतो आणि आम्हाला खात्री आहे त्यांच्या अनुभवाचा आम्हाला चांगला उपयोग होईल.

॥ स्वरमंगेश ॥



'कलांगण चॅरिटेबल ट्रस्ट' आयोजित 'दिवाळी पहाट' या संकल्पने अंतर्गत 'स्वरमंगेश' या कार्यक्रमाचे दिनांक 23 ऑक्टोबर रोजी यशवंत राव चव्हाण नाट्यगृह येथे आयोजन करण्यात आले होते. मंगेशकर भावंडांनी सांगितबद्ध केलेल्या गीतावर आधारित कार्यक्रमाची संकल्पना निर्मिती चैत्राली अभ्यंकर यांची असून संहिता प्रवीण जोशी यांची होती. यात अंजली मराठे, संजीव मेहेंदळे, शशांक दिवेकर आणि चैत्राली अभ्यंकर यानी गीते सादर केली. अक्षय वाटवे यानी अभिवाचन केले. या कार्यक्रमाला रसिक प्रेक्षकांचा भरभरून प्रतिसाद मिळाला.

This Diwali after a gap of almost 2 years, Pune-kars got a chance to enjoy many cultural programs & live musical shows. One of them was 'Svar Mangesh' organized by the Kalangan Trust on 23rd October at Yashwantrao Chavan Natyagruha, Kothrud. This program was presented as a Diwali Pahat based on the songs composed by the Mangeshkar siblings (Pandit Hridaynath Mangeshkar ji, Lata Mangeshkar ji and Asha Bhosale ji).

The program was conceptualized by Mrs Chaitrali Abhyankar and anchored by Mr Akshay Watve.

Renowned artists like Mrs Anjali Marathe Mr Sanjeev Mehendale, Mr Shashank Divekar and Mrs Chitrali Abhyankar presented various songs during this program and it was thoroughly enjoyed by the audience.

DREAM HOME EXPO 2022



Property exhibitions have now emerged as one the emerging marketing techniques to educate people about the upcoming trends and are a regular feature in the real estate sector today. These have now become a regular event in many cities such as Mumbai, Pune, Bangalore and Delhi NCR.

Apart from being an opportunity to showcase upcoming projects, property exhibitions allow developers to connect directly with the people who are looking for their dream homes.

Recently we had participated in the DREAM HOME EXPO 2022 organised by the State Bank of India at The Westin Hotel in Koregaon Park on 19th & 20th November.

Such events help in creating an opportunity for the Real Estate Industry to connect within and have a finest experience.

WE CAN'T HELP EVERYONE, BUT EVERYONE CAN HELP SOMEONE



Construction labours play a significant role in building a project. They work restlessly, day and night on site to complete the construction on time. But many a times they are neglected, their efforts don't get acknowledged.

We at VJ makes it a point to celebrate most of

the festivals with our construction labours. We understand, they are staying away from their loved ones and family members. So, they should not feel left out during the festival time.

Our team members from SPS & Engineering department came forward and contributed for the

Diwali sweets and some useful household items for the labourers of Yashwin Enchantè & Yashwin Orizzonte in Kharadi. We also got Diwali faral for all our labours at Yashone Infinitee site.

DID YOU KNOW?

One evening while sipping a cup of coffee in CCD he and his 2 other friends decided to have the next morning breakfast in Goa. As crazy as it sounds, they drove the whole night and came back to Pune just after having the special breakfast.

HAS HIS HEART SET ON..!

Currently, he is staying in his 13th home on rent and wishes to make one for his own family soon.

“My family sacrificed a lot for the upbringing of me and my brother. It’s our turn now to give them all the comforts in life.” He also wishes to take his family out for holidays more frequently.



MR.

ANKITT GOLCHA

GENERAL MANAGER, HOUSE TO HOME & PRODUCT EXPERIENCE

WORKING WITH VJ SINCE: 6 YEARS

TOTAL WORK EXPERIENCE: 8 YEARS

TEAM SIZE: 45+

KNOW OUR VJ SENIOR LEADERSHIP

An Architect by profession, Ankitt always wanted to enter a creative field.

His family belongs to Rajasthan, Mother belongs to Pune and his father has worked as an International Tea Tester in Coimbatore.

From the tender age of 11, he started learning the importance of being self-dependent and disciplined in life. He gives the credit for the same to his stay in the boarding school in Shimla. He stayed away from his family for a very long time due to his education and so he decided to unite the family post his father's retirement and his marriage.

He got married to Nikita just before the first Covid Lockdown. This gave

the entire family some quality time to understand each other.

A free spirited person at heart Ankitt is always found cracking jokes and having light hearted conversations with his peers. According to him joining VJ was a turning point in his career. Currently he is handling a team of 45+ people.



He is a family man with very less family time due to the work commitments. But he makes it a point that whenever possible he spends some quality time with his family. While he is the creative head in the family, his wife Nikita (who is pursuing CA) is the finance head of the house. She is very adaptable and always motivates Ankitt to spend less and save money.



THE HOUSE FULL OF EXPERTS!

The one things that excite their entire family is when Ankitt & Nikita reshuffle the furniture of the house in every 15-20 days. New ideas, new thoughts & new energies float in and the results are eye-catching.

FUN TIME IN FAMILY

In their vegetarian household, Pav bhaji is the go to dish of everyone. And it is a mandate that it comes out of his father's culinary skills. Fondly known as the pav bhaji day in the house, it requires everyone in the family to back the chef with cutting, chopping, cleaning etc.

Hobbies - He loves biking. And he makes it a point that he enjoys a road trip on clean green roads once in every 3-4 months. He likes to be in nature. Peaceful greenery excites him a lot. So more than the destination, it is the journey what matters to him.

HIS MANTRA IN LIFE:
**FOCUSSED
HARD WORK
IS THE REAL
KEY TO
SUCCESS**

DID YOU KNOW?

He loves playing Badminton in his free time and has played the sport at district level too.



#PRIDEOFVJ

Heritage and culture always play a critical role in shaping the overall personality and character of an individual.



Aaradhya
Deshmukh



Samarth
Deshmukh

Every culture or tradition teaches kids strong ethical values and morals. Teaching your kids about values and morals will be more effective if they connect it to something, like their rich cultural heritage. Instead of enforcing values on your kids, educate them about their culture and the morals that it preaches. This will help them take a moral path as they grow up.

Here is a sneak peek from the interaction we had with the kids Samarth Deshmukh who studies in VIIth Standard and Aaradhya Deshmukh of IIInd Standard from our Project Yashwin Encore B1B2.

Question: What inspired you to start your own YouTube Channel?

Answer: Our rich history inspired me and my sister to start our YouTube channel. During the COVID-19 pandemic, we were under strict house detention due to the lockdown. Me and my sister went to our parents for their consent. It was difficult to convince them as they got worried about our studies and

what kind of content we will be using in the channel. We kids are huge fans of Chhatrapati Shivaji Maharaj and our rich history. So we agreed to the condition, that whatever content we will make should have a positive impact on the children or whosoever watches the video.

Question: In your age, when children are not fond of history and don't read much, how do you know about Shivcharitra book?

Answer: Both of us have grown up listening to the wonderful tales about Shivaji Raj, Shahji Raj, Jijamata, and other historical legends. In particular, my mother has been a constant source of these tales and cultural lessons, which has sparked our interest in all of these legendary figures. Shivcharitra and the Bhagwad Gita the two books that my mother has read, and has always inspired us to get familiar with their tales.

Question: Tell us about the content of your YouTube Channel?

Answer: Our content is always based on the learnings from

history, legendary characters, music and dance which cultivates interest in our culture.

Question: Do you think reading books other than School books helps you to grow?

Answer: Yes, definitely...!! Reading is important. Learning is important. And Knowing your culture & its beauty is even more important.

Question: Tell us about your family and who inspires you?

Answer: Our family of six consists of my sister, my parents, and my grandparents. Along with my grandparents, my mother is our inspiration. Of course, my father encourages us to keep going by acknowledging our efforts. It is obvious that he always seeks to improve us in all spheres, including academics and extracurricular activities.



@Samnadikidsvlog



#FUNATVJ

CREATING HAPPIER AND MORE PRODUCTIVE TEAMS..!!

Employees are a company's greatest asset- they're your competitive advantage. You want to attract and retain the best; provide them with encouragement, stimulus and make them feel that they are an integral part of the company's mission.

It is very important for any organisation to contribute in

making the office a happier place to be in. An employee spends most of his time with his colleagues discussing only work. Some games & fun activities at regular intervals act as an energy booster for all.

We keep on working day on day tirelessly to serve our best to our respective stakeholders. But the hectic schedule faced by

an individual directly affects the efficiency of the organisation he or she is employed with. As this pressure increases, so does the need for its release. No special occasion no special purpose. Just a bunch of people who want to be with their colleagues without discussing work.



HARD WORK CALLS FOR A CELEBRATION AND AN AWARDS NIGHT...!!

IT WAS TIME TO RECOGNISE THE RISING STARS OF VJ.



Our channel partners work relentlessly with us. And it was time to acknowledge all the hard work and integrity they put to work. On 2nd November we made an attempt to acknowledge the untiring spirit and undisputed dynamics they show at work. We had an awards night to recognise their achievements and contributions to the business.

A night filled with celebrations & achievements with lip smacking food was an energy



booster for all. There were fun activities, games, award night and a musical concert by our very famous Neha Bhasin performing live on stage.

We could witness the energy & enthusiasm as people came on stage to take their awards. It was a moment of pride to be cherished for your own hard work.

Rightly said, when you work hard, party harder...!!





PALLADIO CUSTOMERS VISITING THE DOOR STEP SCHOOL

**IT'S NOT HOW MUCH
WE GIVE BUT HOW
MUCH LOVE WE PUT
INTO GIVING.**

There is a joy and satisfaction when you give away. Recently the kind residents of one of our projects PALLADIO came forward and conducted a donation drive for our Doorstep School Children and their parents during Diwali. They announced the donation drive in their society and kept big boxes to collect old clothes and toys.

The volunteering society members received an overwhelming response

from their society and were able to gather a lot of stuff. We then planned their visit to the Doorstep School in Punavale and donated all the clothes and toys to the children and the construction labours.

We could feel the happiness on their faces which gave us the real satisfaction.

Rightly said, No act of kindness, however small, is ever wasted...!!

PRACTICE IS THE HARDEST PART OF LEARNING AND TRAINING IS THE ESSENCE OF TRANSFORMATION

portia
• GRANDÉ

YASHWIN
enchanted

UPPER KHARADI, PUNE



Continuous learning is the minimum requirement for success in any field. Training sessions organised by an entity always act as the greatest tools to infuse the spark of motivation to its employees. A productive work environment exists only if the individuals in that environment are trained and motivated.

Knowing about your project and knowing what are the specifications of your product are of utmost importance to instil that confidence in you. We at VJ acknowledge this fact and give a lot of importance to train our team for all our upcoming ventures.



Recently, we conducted 2 sessions of Sales Trainings; one for Portia Grandè and another one for Yashwin Enchantè.

Looking forward to many such sessions ahead.



CELEBRATIONS AT DOORSTEP SCHOOL

CHILDREN'S DAY CELEBRATIONS

Life may be a Race
Let them follow their Pace

Every child has a right to enjoy his childhood. While we try to teach our children all about life, our children teach us what life is all about.

It was 14th of November and we decided to celebrate Children's Day at all our sites having Doorstep Schools. We

decorated the schools with balloons and our children were super excited to burst them.

We enjoyed spending some quality time with our little munchkins with cakes and snacks.



DIWALI CELEBRATIONS

When you come together, celebrate any festival, it gives you happiness.

We celebrate all the festivals at our door step schools to make them aware about our traditions. Recently they celebrated Diwali by making

Killa's with their own hands. They were educated about this tradition and the value of team work derived from it. And the beautiful thing about learning is that no one can take it away from you.



PUNE PROPERTY EXPO IN KOLHAPUR



Having your own home is a dream of many. People from various cities come and settle in Pune and have a desire to build their own nest here. We have many families from different parts of the State who had a desire to have a home in Pune and now finally have one.

But at times it gets difficult for many to travel from one city to another city to get all the information. At times they want

suggestions from their elders and friends but can't bring everyone along to another city for that. We understand this concern and therefore participated in the PUNE PROPERTY EXPO IN KOLHAPUR. Where the people of Kolhapur could explore the emerging and new projects in Pune.

It was organized by Aquarius Ventures on 1st & 2nd Oct 2022 at Dhairyaprasad Hall

in the Tarabai Park. We were fortunate to meet many of our old homebuyers from Kolhapur visiting us at the Expo to learn more about our upcoming projects.

The expo was very successful in drawing many property buyers who were looking forward to purchasing a property in accordance to their budget, needs, convenience and comfort.



First Aid & Fire Fighting Training Sessions by the Fire Department

Fire safety reduces the risk of injury and building damage that fires can cause. Developing and implementing fire safety protocols in the workplace is not only required by law but it is crucial to everyone's safety that may be in the building during a fire emergency.

It is very crucial to have this awareness amongst school children as well. Considering this, our Fire Department conducted first aid and firefighting training sessions in the schools of PCMC and received a very good response from the school management.

Schools covered were PCMC's Kailasvasi Maruti Genu Kaspate High School Wakad, Secondary School Wakad and Secondary School, Thergaon.

Topics covered were standard operating procedure to use fire extinguisher and fire triangle. Soft Training was organized for the students and staff along with a practice session. Fire Extinguishers were also given to each school on behalf of VJ.



WHEN DID REAL ESTATE START IN INDIA?

Real estate start in India during 1991 which opened doors for the multinational companies entering India and many foreign investors and stakeholders to investing in the Indian market.

WHY REAL ESTATE IS BETTER THAN STOCKS?

Real estate can give high return on investment it has the ability to gain purchase on capital and take lead of substantial tax benefits.

WHY REAL ESTATE IS IMPORTANT FOR INDIAN ECONOMY?

Real estate sector is the creates the second the greatest number of jobs, after

agriculture, that's why it is important for Indian economy.

HOW MANY HOUSES ONE CAN OWN IN INDIA?

There is no restriction according to the income tax laws and rules about how many houses one can own or how many houses one can take a home loan benefit for.

WHICH CITY IN INDIA HAS HIGHEST PROPERTY PRICES?

Mumbai has highest property prices in India.

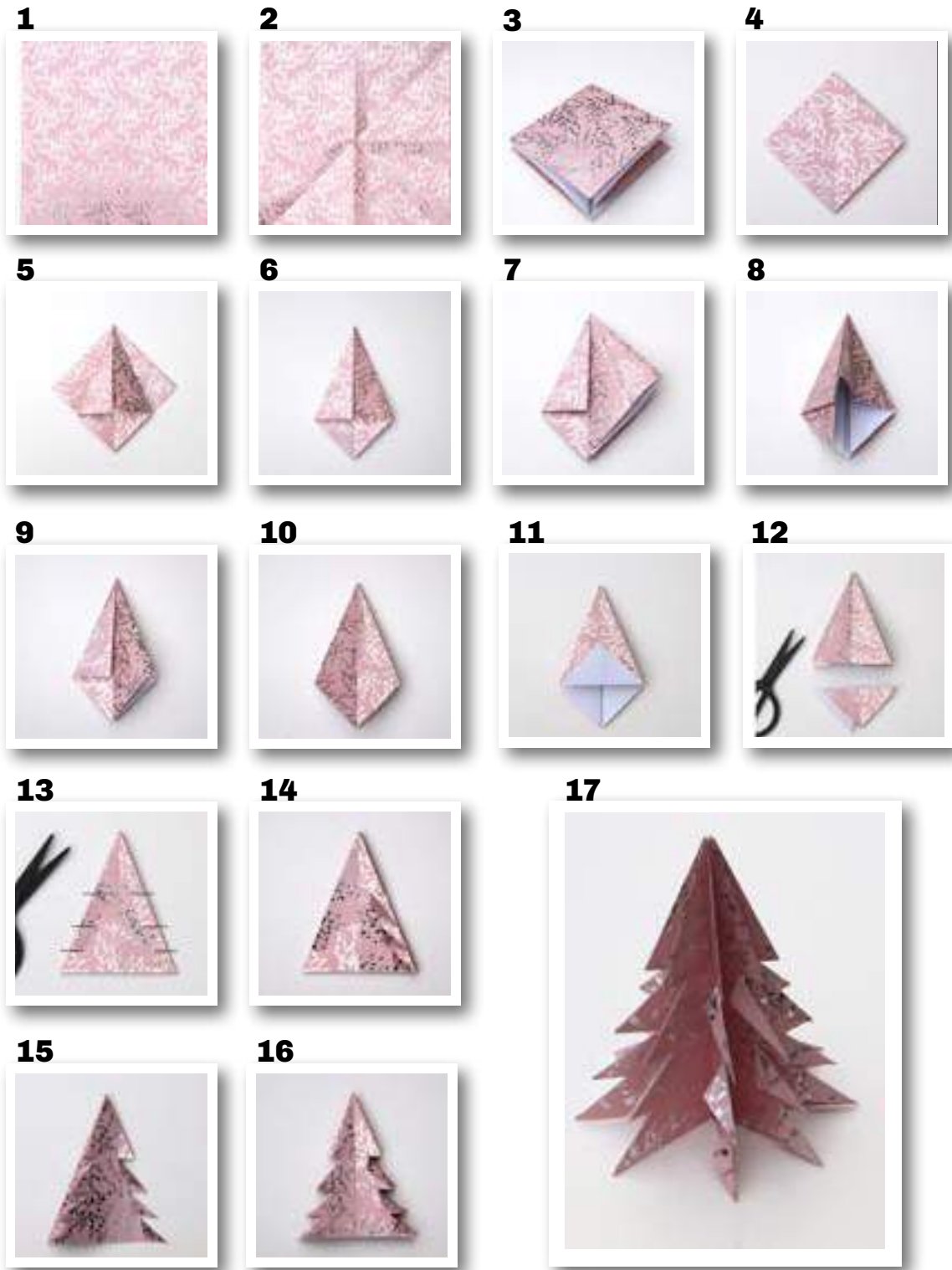
WHAT IS THE FUTURE OF REAL ESTATE IN INDIA ?

By 2040, real estate market will grow to Rs. 65,000 crore (US\$ 9.30 billion) from Rs. 12,000 crore (US\$ 1.72 billion) in 2019. Real estate

sector in India is expected to reach US\$ 1 trillion in market size by 2030, up from US\$ 200 billion in 2021 and contribute 13% to the country's GDP by 2025. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

YOU MUST KNOW ABOUT REAL ESTATE





Let's make your own Christmas Tree
 For this coming Christmas & send your
 christmas decorates. By scanning this QR code.
 Best Decoration will feature in next VJ Connect.



Merry Christmas



WILD ANIMALS CROSSWORD

1

2

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10

A construction site at sunset. The sky is a mix of orange, yellow, and purple. Several tower cranes are visible, their silhouettes against the bright light. In the foreground, there are rebar structures for a building, some covered with green safety netting. The overall scene is busy and industrial.

PROJECT CONSTRUCTION UPDATES

NOV & DEC 2022



Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHONE HINJAWADI - 'D'

ALUMINIUM WINDOWS FRAME FIXING WORK IS IN PROGRESS AT 9TH FLOOR. FLAT FLOORING WORK IS IN PROGRESS AT 16TH FLOOR. EXTERNAL TEXTURE WORK IS 85% COMPLETED.



YASHONE HINJAWADI - 'E'
READY FOR POSSESSION.



YASHONE HINJAWADI - 'CLUBHOUSE'
GYM AREA- RUBBER FLOORING FIXING WORK IS IN PROGRESS.



YASHONE HINJAWADI - 'CLUBHOUSE'
1ST COAT EXTERNAL PAINTING WORK IS COMPLETED.



Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHONE WAKAD CENTRAL - 'C'

EXTERNAL PAINTING WORK IS ALMOST COMPLETED.
ALUMINIUM WINDOWS FIXING WORK IS IN PROGRESS.
PLUMBING WORK IS IN PROGRESS.



YASHONE WAKAD CENTRAL -
MURTHI PRANPRATHISTAPNA DONE.



YASHONE WAKAD CENTRAL - 'D'
ALUMINIUM WINDOWS FIXING WORK IS ALMOST
COMPLETED. LIFT INSTALLATION WORK IS IN PROGRESS.
FALSE CEILING AND GLASS DOOR FIXING WORK IS
COMPLETED IN PARKING LOBBY.



UPPER KHARADI, PUNE

Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHWIN ENCHANTÉ - 'B1-B2'
EXCAVATION WORK IS IN PROGRESS.

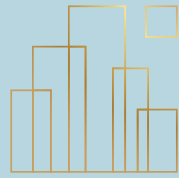


YASHWIN ENCHANTÉ - 'D1-D2'
SOFT MURUM REMOVING WORK IS IN PROGRESS.



YASHWIN ENCHANTÉ - 'F1-F2'
FOOTING PCC WORK IS IN PROGRESS.





yashwin
ORIZZONTE
- KHARADI -

Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHWIN ORIZZONTE - 'B'
ALUMINIUM WINDOWS AND DOOR FRAME FIXING WORK IS IN PROGRESS AT 12TH FLOOR. LOBBY FLOORING WORK IS IN PROGRESS AT 10TH FLOOR.



YASHWIN ORIZZONTE - 'A'
FLAT FLOORING WORK IS IN PROGRESS AT 18TH FLOOR. INTERNAL WIRING WORK IS IN PROGRESS AT 12TH FLOOR. PLUMBING DUCT- EXTERNAL TEXTURE WORK IS IN PROGRESS.



YASHWIN ORIZZONTE - 'D'
SLAB WORK IS IN PROGRESS AT 10TH FLOOR.



YASHWIN ORIZZONTE - 'C'
SLAB WORK IS IN PROGRESS AT 6TH FLOOR.



YASHWIN ORIZZONTE - 'E'
SLAB WORK OF MOCK FLOOR IS IN PROGRESS.



Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHONE INFINITEE - 'D1D2'

INTERNAL PAINT- 1ST COAT PAINT APPLICATION WORK IS COMPLETED TILL 4TH FLOOR.
EXTERNAL PAINT- TEXTURE APPLICATION WORK IS 72% COMPLETED.



YASHONE INFINITEE - 'C1C2'

INTERNAL PAINT- 1ST COAT PAINT APPLICATION IS COMPLETED TILL 4TH FLOOR. EXTERNAL PAINT- TEXTURE APPLICATION WORK IS 45% COMPLETED.

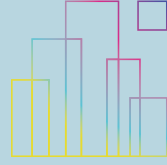


YASHONE INFINITEE - 'B1B2'

17TH FLOOR SLAB SHUTTERING AND REINFORCEMENT WORK IS IN PROGRESS.
KITCHEN PLATFORM WORK IS COMPLETED TILL 4TH FLOOR.

YASHONE INFINITEE - 'A1A2'

7TH FLOOR SLAB CASTING WORK IS IN PROGRESS.



yashwin
SUPERNOVA

Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHWIN SUPERNOVA - 'A'

RCC - 7TH FLOOR SLAB SHUTTERING AND REINFORCEMENT BINDING WORK IS IN PROGRESS.



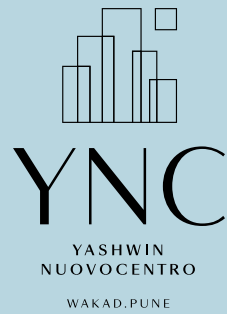
YASHWIN SUPERNOVA - 'B'

RCC - 4TH FLOOR SLAB SHUTTERING AND REINFORCEMENT BINDING WORK IS IN PROGRESS.



YASHWIN SUPERNOVA - 'C'

RCC - 17TH FLOOR SLAB SHUTTERING AND REINFORCEMENT BINDING WORK IS IN PROGRESS.
BLOCK WORK IS IN PROGRESS AT 8TH FLOOR.



Ongoing Site Construction Status

Please visit www.javdekars.com for more updates and photographs about construction.

YASHWIN NUOVOCENTRO - 'A'
80% COLUMNS COMPLETED IN BASEMENT 2 LEVEL.



YASHWIN NUOVOCENTRO - 'B'
RAFT COMPLETED BY 100%, COLUMN REINFORCEMENT IN PROGRESS.





Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

YASHONE ETERNITEE - 'C'
FOOTINGS WORK AND SHEAR WALL WORK IS IN PROGRESS.



YASHONE ETERNITEE - 'D'
FOOTINGS WORK IS IN PROGRESS.





Retail & Commercial Spaces
at Wakad Central

Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.



VJ GRAND CENTRAL

RCC WORK- TERRACE FLOOR SLAB CASTING WORK IS COMPLETED. INTERNAL FLAT FLOORING WORK IS COMPLETED. WATERPROOFING WORK IS COMPLETED FROM 6TH FLOOR TO 11TH FLOOR.



Retail & Commercial Spaces
near EON Wakad

Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

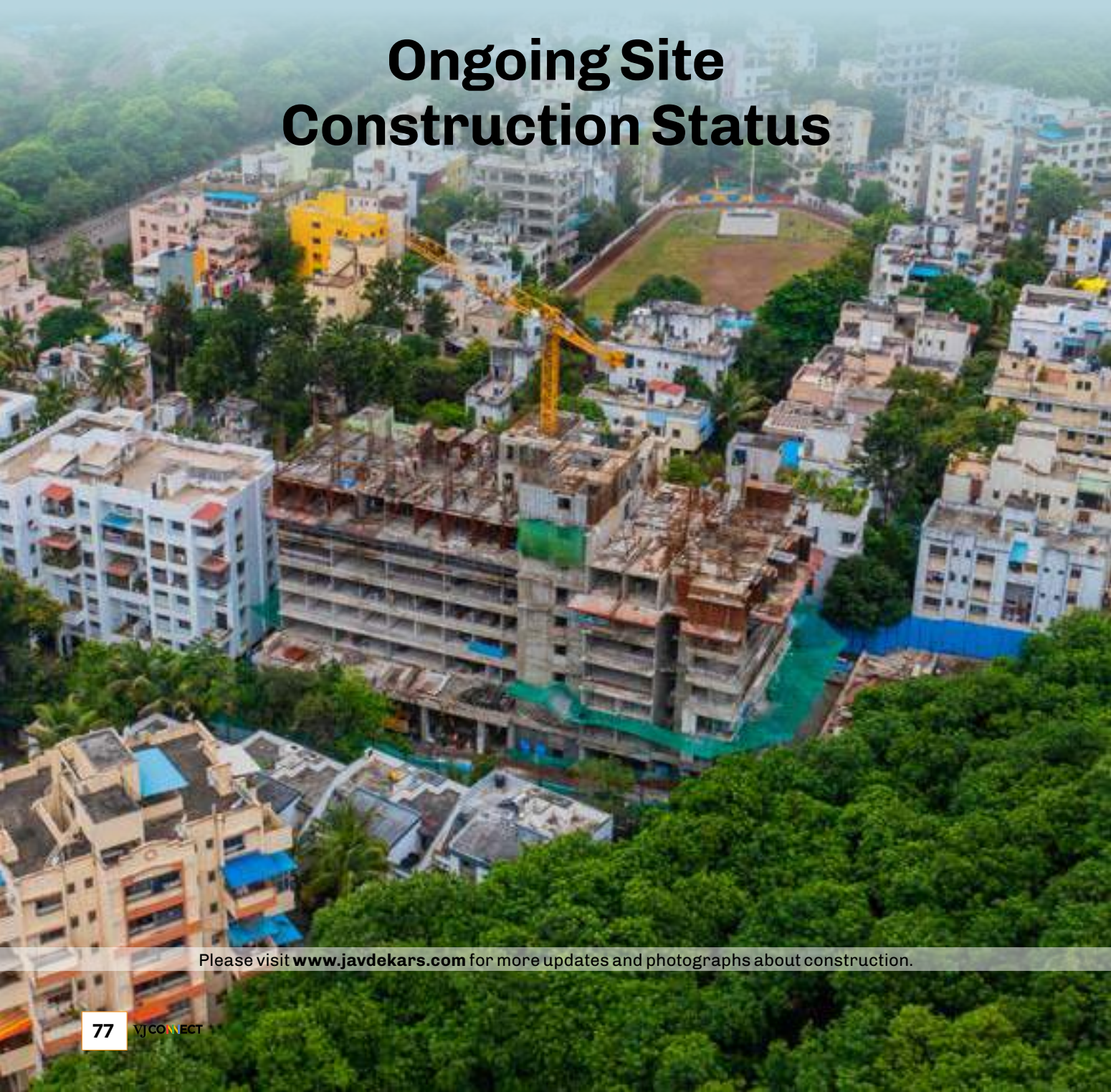


VJ TOWN CENTRE

RCC - OHWT WORK IS IN PROGRESS. BLOCK WORK IS COMPLETED TILL 12TH FLOOR. PLUMBING WORK IS IN PROGRESS AT 5TH FLOOR.



Ongoing Site Construction Status



Please visit www.javdekars.com for more updates and photographs about construction.

VJ INDILIFE
AAC BLOCKWORK IS IN PROGRESS AT 4TH FLOOR.



VJ INDILIFE
SLAB SHUTTERING & REINFORCEMENT WORK IS IN PROGRESS 10TH FLOOR.




VJ INDILIFE
GYPSUM WORK IS IN PROGRESS AT 3RD FLOOR.



The logo consists of the letters 'V' and 'J' in a white, serif font, positioned inside a red square.

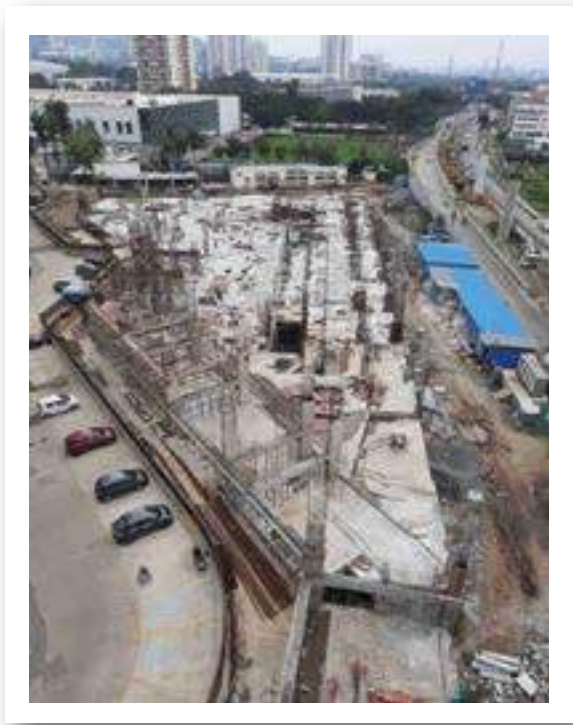
**HAPPINESS
STREET**

Ongoing Site Construction Status

An aerial photograph showing a large-scale construction project. In the foreground, there are several tall, modern apartment buildings with light-colored facades. One building has a distinctive blue and yellow facade. To the right, a large area is under construction, with visible earth, rebar, and construction equipment. In the background, there are more residential buildings and green hills under a blue sky with scattered clouds.

Please visit www.javdekars.com for more updates and photographs about construction.

VJ HAPPINESS STREET - RHS
1ST SLAB CASTING WORK IS COMPLETED. MEZZANINE
SLAB BEAM CASTING WORK IS COMPLETED.



VJ HAPPINESS STREET- LHS
FRONT SIDE DEVELOPMENT WORK IS IN PROGRESS.





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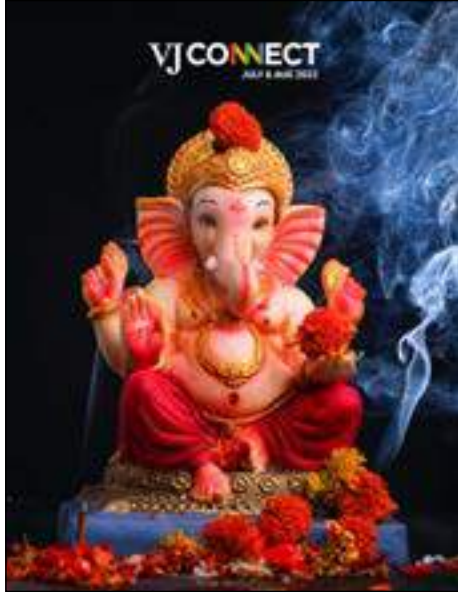
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The background of the entire image consists of a series of horizontal, wavy lines in various shades of dark gray and black, creating a sense of depth and movement.

VJ

VILAS
JAVDEKAR
DEVELOPERS