




VJCONNECT
JAN - MAR 2021


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At VJ, when we say people-first,
we mean it. And to ensure that your
voice is heard, we present



Send in your queries and worries,
and our team will connect with you
in 48 hours, to fix it.

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म्हसोबा मंदीर पूजा आणि पायाभरणी समारंभ

Following their tradition of welcoming home-buyers for carrying out a Paya Bharni or Foot Laying activity at their projects, Vilas Javdekar Developers invited about 215 residents at their Yashwin Orizzonte project at Kharadi on January 26, 2021.

Launched in October 2020, the project however is a special one as it has been blessed by the presence of God Mhasoba. It happened so that when the developers while acquiring the land for the project

were cleaning it for the construction work; they came across an idol of the God which was buried in the ground. Thrilled by the discovery, the developer built a small temple in the project itself and invited all customers to come and seek its blessings.

“ We are building an emotional product. A home is never bought in a scientific manner; one has to feel it. Many of our home buyers are first time buyers and we follow a tradition that once you have bought an apartment with us you are the owner. The customers and VJ will build this project together, ”
said Aditya Javdekar, CEO of VJ.

“ Said a customer,
The paya bharni was a thrilling
experience and it was unique,
which we'd never done before. ”

“ Involving people initially in the
foundation is first-of-its-kind thing
in Pune. One is very possessive
about their first home so when
you lay the foundation with your
hands, it's very peaceful, ”
said another.



Visit our Youtube channel to see the event video.
www.youtube.com/vilasjavdekar

**WHEN WORK IS LOVED,
IT SHOWS**

portia
QUINTESSENTIAL
One Pallod Farms, Baner



Art has always been a prominent part of every civilisation. We, at Vilas Jaudekar, respect not just outcome - the result that endures for centuries - but also the process that goes into achieving it. The tools for creating stunning art are intelligent design and flawless execution. And yet, in every work of art, one thing is impossible to miss. Passion.





INTERACTION WITH MR. SARVESH JAVDEKAR AT PALLADIO, WAKAD

With the news of another lockdown looming around, there were concerns regarding another halt in the construction activity and over possession of the flats for the new residents of the upcoming E wing at Vilas Javdekar's Palladio project at Wakad. However, the fears of flat-owners were allayed by Sarvesh Javdekar, technical director of VJ, who during an open house interaction with homeowners at the site apprised them of the positive developments of the on-going project.

The Palladio project comprises of 5 buildings with 4 buildings already completed and handed over to the residents. However, the completion of the final wing (E Tower) is on the way and the possession of the wing will be handed over soon. The concerned customers were reassured about the project's construction progress and its financial well-being. All the queries were answered positively and with complete transparency by Sarvesh.

The interaction with E Wing residents was based on several topics including updates on the possession timeline, fear regarding COVID and labour management, about entry gate and maintenance charges among others.

All concerns regarding the project work were addressed meticulously by Sarvesh who assured them that despite certain setbacks related to labour migration, the possession of the flats will be given on time.

As per the records, the formation of the society of the said Wing is under way with about 51 signatures taken along with the OC and Society Registration Certificate being received. The queries regarding the Society's Maintenance amount were addressed.

As there has been given an extension of almost 9 months due to the pandemic, the new possession date is September



2022. However, Sarvesh assured the customers that the keys will be handed over to the residents by October 2021, as promised. He said that the interior work of the flats shall be completed by July 2021 and the Soft possession (OC) will be given. The home-buyers were also given information about the parking plan and the entrance lobby.





PAYABHARNI AND BRICK LAYING ACTIVITY AT YASHWIN SUKHNIWAS MAAN-HINJAWADI

For Vilas Javdekar Developers, the home-buyers are the principal designers and architects of their own flats and they are the ones who bring good fortunes at the site. So with that belief, the developers, continuing with their tradition of inviting home-buyers for carrying out a Paya Bharni or Foot Laying activity at their projects recently held this unique event at its launched project-Yashwin SukhNiwas at Maan, Hinjawadi on February 6, 2021. The Paya Bharni activity was

conducted at the 4th tower of the project, which is under construction, during which the customer couples were called at the site and were asked to put sand and water in their respective flats for a new beginning. According to some, Paya Bharni is a very auspicious activity before the construction of the building and buying of a home. According to a resident, who had come from a far-off place, he did not imagine that he'd be able to do a brick-laying activity at his own flat.



“ Laying a brick at our own flat was an opportunity. It is, something which we have never done before, he said. ”

“ It is first-of-its-kind activity and will remain in our memory. We had never heard of such an activity before. Everyone is emotional about their first home and how it will be constructed, said another couple. ”

The home-buyers (future residents) were also called for a Brick-Laying Activity. With this, the customers who came along with their family members were allowed to put a brick and cement in their respective flats before the start of the construction activity.



“ We at VJ group has been following this tradition of calling our customers at the site for a Foot-Laying and Brick-Laying activity. We believe such actions can bring good fortune at the site, ” said Mr. Sarvesh Javdekar.

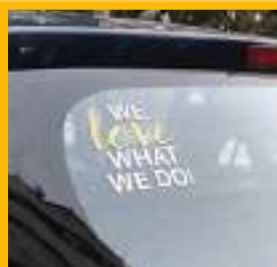


Visit our Youtube channel to see the event video.
www.youtube.com/vilasjavdekar



VJ is a brand created by people who believe in us. These branded merchandise are a result of some demands by our customers who like to flaunt the brand they are associated with.

Write to us at vjparivaar@javdekars.com if you want to get your hands on a few of these!





ZERO WASTE MANAGEMENT PROGRAM AT PORTIA, BANER

We are living through a critical moment in the history of environmental change and undeniably, every small action of ours has an impact on our planet. While not all of us can become full-time environmental activists and turn our businesses into earth-friendly establishments overnight, what we can do is make small changes.

And this small change can start from inside our homes - in our kitchens, bathrooms and at our work desks.

It is with this belief that VJ mandates waste segregation at source for all VJ-housing societies. As part of VJ's waste-segregation program, VJ in collaboration with MyEcoSocial Planet and Recharka conducts capacity building training sessions on waste segregation, recycling and upcycling for residents (children and adults), domestic help, and building house-keeping and maintenance staff. Through

simple demonstrations, these training sessions are VJ's way of bringing home-owners together, to collectively help our planet breathe better.

- Mrs. Shruti Javdekar





CHANNEL PARTNERS MEET AT YASHONE INFINITEE

While home buyers delight is what we have our focus on, we also believe in empowering our growth partners who take us closer to our home buyers. Our channel partners form the strongest link that connects us with our prospective home buyers. Their commitment and contribution to our success, keeps us to do things differently every time.

This meet was organised to kick-

start the launch of VJ's upcoming project at a very new location in West Pune. While it is imperative for us at VJ, to train and upskill the sales experts about the newest projects, VJ lays a lot emphasis on extending this training and upskilling to our growth partners, which ensures a seamless communication to all our home buyers and helps them make an informed decision.

This meet was conducted in the open, making sure that all necessary safety protocols as per the government norms, were being followed, ensuring everyone's safety. About 650 CPs from across Pune had gathered

for this meet, to be thoroughly updated on what's trending at VJ.

Aditya Javdekar, CEO, Vilas Javdekar Developers addressed our partners with a detailed presentation covering facts and figures, challenges, targets etc, followed by networking, fun activities and early dinner.





A VISIT TO THE MOCK APARTMENT AND AN ENGINEERING EXPO AT VJ PROJECTS

Every customer before taking possession & moving in into their dream home would want to know about its appearance and its structure and the materials it would be made up of. Considering such needs of the home-buyers, Vilas Javdekar Developers carried out a 'Mock Apartment' visit for the customers to have a look at the flat they would be residing in.

The event was organized at two of its site- Yashwin Encore at Wakad

and YashONE Hinjawadi at Mann-Hinjawadi, where customers visited the site.

“ We cannot keep the sample flat at the site office forever, so we click photos and videos of the sample flat for documentation to show it to the customers. About 6-8 months before giving possession to the home-buyers, we create a 2BHK and a 3BHK mock apartments in the building itself, which is the exact replica of the sales apartment for the customers to see and tell them about the kind of materials, or sanitary wares or doors and even electrical switches that would be used in the flat, ” says Sarvesh Javdekar, Technical Director at VJ.

Besides that, the developer also conducted an 'Engineering Expo' on the same day where stalls were put up to explain all the information the home-buyers would require. The expo accordingly is like a review for the customers who are notified about the entire project and the amenities all over again and what to expect after they get possession.

“ There are about 3000 materials used in constructing one home. We show them most of the materials ranging from the cement and even bricks, which are used for making their homes. We also notify them about the possession timelines and regarding the maintenance charges and how it will be deposited and used for the maintenance of the society, ” says Sarvesh.





NEW PROJECT
YASHONE
INFINITEE
BY VJ HAS IT ALL

The journey of home buying is never an easy one, but we at VJ, ensure that we are in this together. Many factors like budget, location, delivery timelines, just to name a few make up for us to make this big decision.

Located at one of the finest locations of Punawale-Tathawade, VJ launched it's yet another most awaited project - YashONE Infinitee, on the 27th February 2021, which comprises of 1 bhk of 469 sqft (carpet) and 2bhks of 663, 689 sqft (carpet) and 710 sqft (carpet).

This launch witnessed a unique pattern, wherein we had organised a dual presentation for our customers with access to both Online and Offline session, presented by Mr. Aditya Javdekar, CEO of Vilas Javdekar Developers.

The launch event for YashONE Infinitee witnessed hundreds of home buyers participating in the daylong event, with all required and necessary safety protocols to be followed as per the government norms. The launch was highly successful and continued the tradition of overwhelming response and bookings, which we take pride in at VJ.

Sharing some of the highlights, which convinced our buyers to call YashOne Infinitee their home:

- 1) A Clubhouse of 8500 sq ft with a banquet hall for 300 people, a 25-seater Work-From-Home lounge, 10 guest suites for visiting relatives of families.
- 2) A full fledged Kids play area of 8,000 sqft, which will have cycling tracks, variety of floor games and much more. In addition, we

also introduced 'Sky Gardens' at YashOne Infinitee which consists of some cozy and relaxing rooftop amenities.

- 3) The next interesting feature is an 18,000 sqft, Club VJ with a Swimming pool, sport coaching centre and a gym, with a complimentary membership for 10 years to residents.
- 4) The project holds 640 KW electricity generation, 900L underground water tanks, rainwater harvesting system, 1-2 tonnes of organic waste composter, lightning arrestors and electric vehicles charging points.
- 5) Additionally, some of the interesting features within the apartment are fire sprinklers, cross ventilation, provision for MNGL gas supply pipeline in the future and much more. These apartments have been thoughtfully designed incorporating zero wastage, which ensure maximum usage of the space inside the apartment.
- 6) 7 acres of the land, YashOne Infinitee project will be one of the biggest gated communities and one of the talked about projects in Punawale.
- 7) The Project will connect several roads including an 18 metre DP road from Mumbai-Pune Highway which will elevate the face of Punawale more in the coming years.

YOU ARE ELIGIBLE FOR REFERRAL OFFERS

Refer this project to your Friends and Family to earn attractive Referral Benefits.

To know more, write to us as vjparivaar@javdekar.com and we will connect you to the right Sales Person.





MR. ADITYA JAVDEKAR
(CEO of Vilas Javdekar Developers)



MR. ANINDYA DUTTA
(MD & CO-FOUNDER - Stanza Living)



MR. SATISH NENE
(V.P-SALES COMMERCIAL
Vilas Javdekar Developers)



MR. MAYANK SHARAN
(DIRECTOR-Pune Anarock
Property Consultants)

MANAGED RENTAL ACCOMMODATION IS A NEW TREND AMONG MILLENNIALS

As a managed rental accommodation and amenitized living is becoming the need of the hour, Vilas Javdekar Developers has tied up with Stanza Living, a managed accommodation company to provide professional living alternatives to a local PG, hostel or apartment for students and working class.

To put more emphasis on the relationship, Aditya Javdekar, CEO, Vilas Javdekar Developers along with Anindya Dutta, CEO of Stanza Living hosted a webinar to understand the need of the investors and tenants who'd want to get involved in the tradable commodity and invest. Tying up with Stanza Living,

Vilas Javdekar Developers had introduced investment units through S.U.R.E- Super Utility Real Estate project last year. S.U.R.E., is a profit-making investment opportunity, in the form of pre-leased commercial properties involving 180 sq.ft. rooms ranging between Rs 22 lakh to Rs 25 lakh. The units are for investors who'd then give it on lease for 10 years through Stanza Living, which has to pay rent for the said 10 years. The first SURE project was started in Mann-Hinjawadi called VJ One Avenue and was followed by another project called VJ Happiness Street in Hinjawadi, where all units were sold out, like hot cakes.

Addressing SURE unit holders, Aditya Javdekar spoke about the future of rental housing and managed living and the impact of COVID on rental accommodation.

“Managed accommodation provides better use of space as compared to traditional 1 or 2 BHK and has emerged as a sought-after option for students and working class. In Pune, which is seeing influx of migrants, there's been a significant shift in consumer preferences for branded, high-quality accommodation over traditional, local rental housing options,” said Javdekar.

The S.U.R.E unit investors are given the ownership rights and they do not have to pay maintenance charges till the unit is leased by Stanza Living for 10 years.

“Anindya Dutta said, “Managed accommodation or amenitized living is a life-style choice people are making around the world and in India it's the need of the hour. The concept of PG hostel is not new but the design and its quality of living is different and unique. VJ is thinking about it in a better and significant way and we are happy to partner with them.”

S.U.R.E UNITS IN

VJ GRAND CENTRAL

(WAKAD) &

VJ TOWN CENTRE

(NEAR INDIRA COLLEGE, WAKAD)

ARE AVAILABLE FOR SALE.

To know more, write to us at vjparivaar@javdekars.com.

Referral benefits applicable to all existing VJ Customers.



VJ DEVELOPERS FELICITATES ITS CHANNEL PARTNERS

Over the years, the success story of Vilas Javdekar Developers has been crafted by the sustained efforts of two forces. One - the very philosophy which drives our team. And two - our growth partners. We continually strive hard to deliver the best. While we infuse our every endeavour with the qualities that set us apart, it is their prowess that drives our product into motion. We see them as our partners in growth.

And we consider it an honour to be growing synergistically with them.

We at VJ, ensure that, every effort put in is appreciated and rewarded in the best interest of encouragement to our extended teams. In one such event hosted at Yashone Infinitee, we felicitated about 75+ partners, for their outstanding contribution for their unwavering support, by the hands of Mr. Nilesh Gore, VP Sales. Such events are conducted every quarter to recognize new talents, appreciate their remarkable efforts and strengthen our bond with our partners.





BANK LOAN TRAINING SESSION FOR VJ SALES TEAM

In order to encourage home-buyers to buy apartments of their choice, without much hassle, the banks nowadays have streamlined the loan procuring processes and have been offering credits with better options. However, an inquisitive customer eager to buy a home might have several doubts over procuring a loan from the bank and may not be aware of the offers. So in order to make the customers understand the banking process and answer their ifs and buts, Vilas Javedekar Developers as a regular practice holds training sessions for its sales team to make them well-equipped to answer all the queries

that the customers may want to know before dealing with the banks.

In a way, such training sessions are organized for the benefit of the customers. One such Bank Loan Training Session for the sales team was conducted at VJ's YashONE Infinitee project at Punawale to make the team understand all offers the banks can give to the customers. The training was organized by VJ's CRM head, Anand Pitre who gave information about the offers. The developer for the same has tie-ups with all leading banks including HDFC, ICICI, AXIS, SBI etc for home loans.



**LIVE ZOOM
'PROJECT
LAUNCH' FOR
THE 1ST TIME
IN REAL ESTATE**

This was a first-of-its-kind Launch that happened in the Real Estate industry.

On 27th Feb 2021, VJ launched YashONE Infinitee in a very unique way. An offline presentation was made to all the Token Holders on site after following all the Covid Safety Protocols. But since there were more than expected Token Holders for the launch, an Online Zoom Webinar was also made available so that all can get engaged in Mr. Aditya Javdekar's Launch Presentation. Live feed of the event was given to all those who attended this event from the safety of their homes. Also, token holders from across the globe could also attend the Launch Presentation event. With full technology support from the IT and Marketing team at the console on the event day, the Online Launch Format was a big hit. Token Holders who attended the online launch, could then book their choice of Home ONLINE which showcased REAL TIME inventory to all on the website.

“The online booking platform was a boon for us as we were in the United States on the day of launch and we could still book our dream home with VJ. Our parents were going to visit the on ground launch event but since everything was made available on the internet, we asked them to stay at home.” said one of the home buyers.





SATYANARAYAN POOJA AT YASHONE INFINITEE AT PUNAWALE

It's a belief at Vilas Javdekar Developers that if a divine and spiritual touch is offered to any project before its commencement, everything turns out well and it brings good luck in the future. Considering that, Vilas Javdekar Developers conduct a Satyanarayan Pooja at every new site, which is about to be constructed and before the opening of the sample flat at the sales office. Vilas Javdekar Developers on performed a

Satyanarayan pooja at its YashONE Infinitee project at Punawale, a month before its launch. Besides the land owners and the sales team, Mrs Kalpana Javdekar and Mr Vilas Javdekar himself were present along with other family members including Aditya Javdekar, CEO and Sarvesh Javdekar, Technical Director of the VJ.

Kalpana Javdekar said,

“ I am a staunch believer of spiritual activities and I believe conducting a pooja before the start of the project is auspicious. It is something we do from the bottom of our hearts for the well-being of the project and the future residents. ”





NEHA RATHI

YASHWIN ENCORE | A2-2204

WHEN I MET AMITABH BACHCHAN...

“ No matter where you are from,
your dreams are valid ”

This quote is doing rounds on the internet and I find it very relatable. Otherwise, how can a girl from a family - who was trying hard for the last 20 years - reach a Hot-Seat in front of none-other-than the great Amitabh Bachchan! This is my brief story of the journey to the dream.

My Mom and Dad both are die-hard fans of 'Kaun Banega Crorepati' and, obviously, Amitabh Bachchan. They are such a loyal fan, that they both have been trying to register themselves as a contestant every time the registration lines were open in the last 20 years. My Mom's dream was to reach the KBC set and see Amitabh Bachchan in real. There was not much luck for them in these 20

years. But the fortunes changed in 2020.

Because of the national lockdown, I was in my hometown in April 2020. The online registrations for KBC started somewhere around that time. Mom insisted you should also try to register. So, me and my younger brother both registered. Luckily, my name was shortlisted. Someday in the second half of April 2020, I got a call from KBC. This was just the beginning of an exciting journey.

The actual process was quite lengthy. It all started in April and ended in December last year. The very first round was of general knowledge. There were 10 seconds to answer the question with no lifeline. Then in the second round, the team asked me to record a video about myself. Then there were a few more rounds of general knowledge and some HR-kind of rounds. After every round, they used to say 'We will get back to you with the result'. And they would revert in 20-25 days.

In the first week of December 2020, team KBC called to inform me I was selected as a contestant. They asked me to fly down to Mumbai on December 5. I took my Mom with me as a companion and landed in Mumbai. As per the safety norms, we were quarantined for three days. After the quarantine period, we shot for the episode on December 8, 10 and 11. The episode was aired on December 29 and 30.

As expected, my experience was pretty much awesome. It was a 'dream-come-true moment for me. Seeing Amitabh Bachchan in real is an experience beyond the words. He has a unique aura. When you sit on a Hot-Seat in front of Amitabh Bachchan and he asks you something, he is looking directly at you. Amitabh Bachchan is directly looking into your eyes. And you can just imagine the condition of any contestant here. He is absolutely amazing and a humble person.

It was a day to remember for my Mom as well. She had been registering for the last 20 years and now she finally had this chance to go to the KBC sets, even though as a companion. When we were getting ready for the shooting on the first day, Mom was so excited and she was preparing her lines, she was going to say to Amitabh Bachchan. When we reached the set and she saw Amitabh for the first time in real, she was awestruck; she went blank and was just continuously staring at him. I played the KBC till the 11th question. I was not sure about the answer to the 12th question and I opted out.

We came back from the shooting and were informed later that the episode would be telecasted in the last week of December. When the episode was



aired on December 29 and I was on national television, my entire family and friends just went crazy. Of course, our near and dear ones were aware of the episode well in advance. Still, when I appeared on the screen for the first time, everyone started calling me. Let me tell you how crazy it was! The time slot for KBC was 9 pm to 10.30 pm. And me, Mom and Dad were on the continuous calls till 3 am. It was a completely crazy scene. This went on for the next few days as well. One of my friends recently got married and this year, it was her first Sankrant. I went to the function. A girl recognized me there and came to me saying 'I saw you on TV'. It was such an amazing feeling to handle such recognition.

Meeting the great Amitabh Bachchan was once in a lifetime moment. Me, Mom, Dad, and the entire family will cherish this moment forever.

Neha Rathi is a VJ Parivaar member. She owns a home in Yashwin Encore. We at VJ were thrilled to see her on National Television and we decided to take her interview to share her experience.



READY TO ROAR...! VISION MEET 2021

They say a vision is a mental picture of the future you decide. In any business, having a clear vision is absolutely critical. This helps us achieve the results we desire. That is why a vision meeting is extremely important. We, at Vilas Javdekar Developers, have a vision meet every quarter, where all the department heads are invited. Almost 45 colleagues - including team leaders as well - from various departments collaborate and brainstorm together for the collective goals of the company. We look back at what we have done in the previous quarter and what we

should do in the next quarter.

Sustainable growth that puts people first is the vision of our CEO, Mr Aditya Javdekar and we all move in accordance with that. This vision meet was an important one because it was the first meeting of the year 2021. Mr Aditya Javdekar and Mr Sarvesh Javdekar were the hosts for this meeting.

One highlight that Aditya and Sarvesh mentioned, that even during the coronavirus pandemic, 'VJ' closed the deals for over 1,800 apartments. They both explained the humongous efforts behind this success and the team members who relentlessly worked hard to make this happen. This was an important update. Because of the pandemic

situation, many of our colleagues are working remotely. So many of them were not aware of all the developments in the company and hence such meet was necessary to apprise all the colleagues about the direction we are heading towards.

Apart from this, Aditya and Sarvesh gave a detailed overview of upcoming projects. Then we set the targets for the next few months. We named this mission '#JFM2021'. As soon as Aditya and Sarvesh finished with their overview, our sales team began their preparations. They are planning a few innovative concepts to reach out to the customers. We had introduced a special project - SURE - during the COVID-19 pandemic. Our sales team calculated the number of apartments that will be available in the 'SURE' project within the next few months and prepared a detailed campaign plan for that.

Another highlight of the Vision Meet 2021 was all the department heads discussed qualitative and quantitative targets for their respective teams. Everyone was so excited about the challenge, that during the period of this vision, we were aiming to sell almost 1,000 units.

One peak of this meet was the report presented by the recovery team. They informed all of us that in-between June 2020 to December 2020, 'VJ' has completed almost 900 agreements. And out of those, over 400 agreements were done online with the e-registration facility. That's an enormous achievement. Counting on the experience, we have decided that we will use e-registration for all the agreements going forward.

We all are charged up for the challenge and are ready to roar...!





**MARCH
OUTDOOR
CAMPAIGN**





ADITYA JAVDEKAR FEATURED ON ABP MAJHA OVER INCREASING CEMENT AND STEEL RATES

As the state government had increased the prices of Cement and Steel and other construction raw materials, Aditya Javdekar, CEO of Vilas Javdekar Developers was interviewed by ABP Majha on the subject and its impact on real estate.

With the Steel and Cement manufacturers imposing a sudden increase in their selling price across the state, the developers feel that the action would lead to the increase in the construction cost and overall project cost. With thin margins, many developers may be forced to halt construction work, thereby impacting the delivery of

the projects, leading to penalty under RERA and other authorities.

The price of Cement (50 kg) in the last two years from January 2019 to December 2020 increased from Rs 360 to Rs 430, whereas Steel price (per tonne) increased from Rs 40,000 to Rs 58,000 from January 2019 to December 2020.

“ Commenting on the issue, Javdekar said, **If the increasing rates of Cement and particularly steel are not checked then the housing rates too will increase and there will be no affordable housing for anyone. In India, the infrastructure needs a boost and there is a demand for these two commodities. We appeal to the government to classify the products under essential commodity and to stop its price rise, which otherwise will impact home-buyers.** ”



SARVESH JAVDEKAR CELEBRATES HIS BIRTHDAY IN A UNIQUE WAY

Every year, Sarvesh Javdekar, Technical director of VJ Developers celebrates his birthday, which falls on February 19 in a unique and humanitarian manner. This year too he celebrated his birthday in a similar fashion. As his birthday coincided with Shivaji Maharaj Jayanti this year, Sarvesh distributed lunch to labourers at all Vilas Javdekar's on-going project sites. About 1,700 - 1,800 labourers at VJ's 7-8 sites across Pune received lunch over Sarvesh's birthday celebrations.

“ Labourers, who work hard day and night, to create homes, are extremely dear to us. We consider them to be an important part of the VJ Parivaar. Offering them lunch on my birthday was one way to thank them, ” said Sarvesh.







ALL PROJECT MANAGERS' MEET AT YASHWIN ORIZZONTE

Taking cognizance of the chaotic and tight-spot the Real Estate industry is into since past two years and to find constructive way ahead, the Vilas Javdekar Developers held an All Project Managers' meet at its Yashwin Orizzonte site at Kharadi, where number of queries were discussed

and resolved through one on one discussion. About 10 Project Managers for 10 ongoing projects gathered at the site to discuss number of issues related to the construction work. However, the main attendees were the two Cluster Heads - Nitin Tarange and Mahesh Anbhule who guided the team of Project Managers over various issues to take note of number of activities to be carried out at each construction site

in next 6 months or a year. Nitin and Mahesh both head 5 projects each in Pune under whom several site engineers, supervisors and engineers work for different activities at a site.

The main focus of the meet was the discussion on COVID related problems, which are impacting the Real Estate industry including labour management, supply chain management, procuring of material and transportation, which according to the developers

was getting disturbed. In presence of Sarvesh Javdekar, Technical Director and other Purchase Heads, Nitin Tarange and Mahesh Anbhule guided the entire team of managers over what was needed to be done and to find a way forward toward better prospects without causing trouble to the customers. The discussion ranged from the status of each project to water conservation at the site to all the other resolved or unresolved issues.





WOMEN'S DAY CELEBRATION AT VJ

Vilas Javdekar Developers believe in celebrating all special days with pleasure and gusto. So to acknowledge the presence and worth of its women staff, the developers, on the occasion of International Women's Day on March 8, celebrated the day by inviting its women staff at YashONE in Hinjawadi over training, games and entertainment. The day was filled with activities and games including Treasure Hunt

and Gift a Friend, training sessions like team building activity and group discussion spearheaded by Natasha Bhatawdekar, Learning and Development Manager at VJ. The theme for the day was 'pop of colour' where participants had to wear a t-shirt of any solid colour with no print.







NATIONAL SAFETY WEEK AT VJ DEVELOPERS

It is a known fact that some labourers at a construction site do not care much about their safety and even though they are given safety kits, accidents still occur at sites due to their negligence. So in order to create awareness on safety and enforce implementation of safety rules at construction sites, Vilas Javdekar Developers organized safety awareness programs during the National Safety Week in the first

week of March at its several sites including Yashwin Hinjawadi, YashONE Hinjawadi, YashONE Wakad Central, Yashwin Encore and Palladio for its labourers.

During the week, certain demonstrations, training and awareness programs were organized by dedicated safety managers and site supervisors for the labourers to make them aware of the safety rules. This being a custom at VJ, it is followed meticulously every year during the National Safety Week and the labourers are urged to implement all guidelines set up by the government including installation of safety nets, use of helmets and harnesses.

With all the safety measures in place, VJ's Yashwin Hinjawadi project has been reported as a 100 percent safe site as not a single accident had been reported at the site during the construction and before the possession of the flats.





YASHWIN SUPERNOVA LAUNCH AT WAKAD

Considered as one of their prime projects in Wakad area - a fast growing location, Yashwin SuperNova by Vilas Javdekar Developers has it all. The 3-high rise towers project with 2BHK and 3BHK homes with more than 60 design features was launched in March. The project with urban amenities and services including kids play area, multi-purpose court, swimming pool and sky gardens with unique

landscaping and architecture have been designed and laid out in a manner that everyone gets maximum access to them easily. Some of the features in the project includes arrival plaza, prop tech



and security, CCTV coverage and hotspots, Visitor management mobile app, VJ Parivaar society mobile app, Integrated fire safety system and sports and fitness zone. The project also is in close proximity to schools and colleges, hospitals and malls.

YOU ARE ELIGIBLE FOR REFERRAL OFFERS

Refer this project to your Friends and Family to earn attractive Referral Benefits.

To know more, write to us as vjparivaar@javdekars.com and we will connect you to the right Sales Person.



RANGMANCH

- POWERED BY -



Children have an unfiltered imagination. And when their innocence gets a canvas, they paint a better and brighter world, than most of us can imagine. While the last year shackled them indoors, we thought of giving their expression the freedom it deserved.

VJ's calendar for the year 2021 is a compilation of these free expressions of how children of VJ Parivaar see this world of ours. We are sure it will decorate your space with positivity and hope for a better tomorrow.

VJ

VILAS
JAVDEKAR
DEVELOPERS



Avaneesh Suradkar (7 Years) | D- 206, Yashwin Anand, Sus

JAN 2021

F	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	

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VJ

VILAS
JAVDEKAR
ARTIST

www.vjconnect.com



AVANEESH SURADKAR
(7 YEARS) | D- 206
YASHWIN ANAND, SUS



RUTUJA KULKARNI
(11 YEARS) | A-103
YASHWIN ANAND, SUS



FEB 2021

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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VJ

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JAVDEKAR
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Ruqayya Kausar (12 Years) | C-102, Yashwin Hinjawadi



RUQAYYA KAUSAR
(12 YEARS) | C-102
YASHWIN HINJAWADI

MAR 2021

S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	30	21												

*** Maharashtra 11 March 11, Maharashtra

VJ | VILAS JAVDEKAR
ARTS COLLEGE

www.vjartscoll.edu.in



Ekta Kundojwar (5 Years) | 1107 Prudentia Towers



EKTA KUNDOJWAR
(5 YEARS) | 1107
PRUDENTIA TOWERS

APR 2021

T	F	S	S	M	T	W	T	F	S	S	M	T	W
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30												

*** Good Friday 11 Daily Prudentia 11 Prudentia Towers 11 Prudentia Towers 11 Prudentia Towers 11 Prudentia Towers

VJ | VILAS JAVDEKAR
ARTS COLLEGE



ANIKA MANE
(7 YEARS) | D-205
YASHWIN HINJAWADI

MAY 2021

S	M	T	W	T	F	S	M	T	W	T	F	S	M	T	W	T	F
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27	28	29	30	31					

VJ | VILAS JAVDEKAR
SOLICITORS

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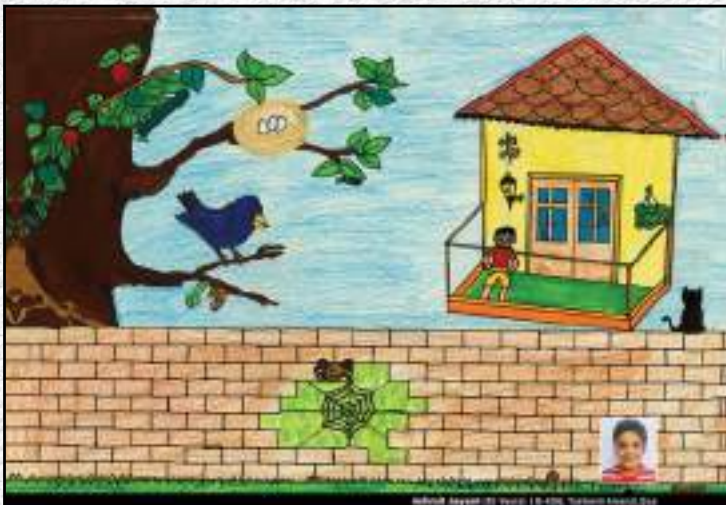
AKSHAT AGARWAL
(6 YEARS) | A-608
YASHWIN HINJAWADI

JUN 2021

T	M	T	W	T	F	S	M	T	W	T	F	S	M
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28

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ASHMIT JAYANT
(10 YEARS) | B-408
YASHWIN ANAND, SUS

JUL 2021

T	F	S	S	M	T	W	T	F	S	S	M	T	W
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31											

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HRITISHA KALITA
(9 YEARS) | C-501
YASHWIN ANAND, SUS



AUG 2021

S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31											

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ARTS COUNCIL

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KAVYA DOSHI
(5 YEARS) | B-604
YASHONE WAKAD CENTRAL

SEP 2021

W	T	F	S	S	M	T	W	T	F	S	S	M	T
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30												

VJ | VILAS JAVDEKAR
SCHOOL

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**TANISHKA
KALAMKAR**
(11 YEARS) | 1002
PRUDENTIA TOWERS

OCT 2021

F	S	S	M	T	W	T	F	S	S	M	T	W	T
1	2	3	4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25	26	27	28
29	30	31											

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SCHOOL

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**RAGHAV
BANKAR**
(8 YEARS) | B-302
YASHWIN HINJAWADI



**SAANVI
INGOLIKAR**
(8 YEARS) | A-801
PALLADIO

FUN TEAM PHOTO SHOOTS AT VJ

In order to know and get acquainted with different teams working at Vilas Javdekar Developers, the company called for all team members to dress in specific attire for a photo shoot, held on 19th & 20th March 2021.

The shoot, during which the staff was asked to hold placards with funny and humorous quotes, was a sort of documentation and acknowledgment of various teams working at VJ, which would make them differentiate from the one another.





CRM TEAM



PRODUCT EXPERIENCE TEAM



H2H TEAM



PURCHASE & ESTIMATION TEAM



BILLING TEAM



AUDITORS TEAM



ERP TEAM



BRAND & MARKETING TEAM



YASHWIN HINJAWADI TEAM



IT TEAM



PALLADIO TEAM



YASHWIN ORIZZONTE TEAM



YASHONE INFINITEE TEAM



YASHWIN SUKHWI WAS TEAM



YASH 101 TEAM



YASHWIN SUPERNOVA TEAM



SALES TEAM



YASHONE HINJAWADI TEAM



YASHWIN ENCORE TEAM



YASHONE WAKAD CENTRAL TEAM



RESHMA SOMAN
Manager Admin

#COVID MESS-UPS

As someone somewhere quoted, “One Wrong Move & It came all Crashing Down” is so relevant in this COVID-19 pandemic where one wrong report can lead you to collapse.

This is what happened recently when I got myself tested for COVID-19 only because it was made a mandatory at work. Now I had been chasing away from the test as I was well aware of my biological system which has always been rock solid.

The test results which were to be shared within 24-36 hours made me extremely anxious and disturbed

for no reason. Having total faith in myself, yet knowing somewhere there is so much uncertainty in the reports generated, made it difficult to sustain through the wait period.

The wait period was finally over and to my horror I got tested POSITIVE...! That moment was the most horrific and unexpected for me. I was dumbfounded for a while, somehow after gathering myself together and after taking advice from my family I decided to go in for a second opinion.

The other concerns that kept my mind constantly occupied were the duties & responsibilities entrusted to me at work. Being an active and one of the most important members of the Admin Team, which is the backbone of all the day to day activities, how would I be able to manage this while in quarantine? Being as stubborn as a mule, I set off for a re-test as I wasn't going to accept the fact that without even the slightest of symptoms, a piece of paper (the report) would dictate my life. The test was once again conducted, only this time from another renowned diagnostic centre. The result arrived after 8 hours. While I read it, my eyes filled with tears of joy and tricked slowly down my cheeks, “Yes I knew it I was NEGATIVE”.

Covid/Safety protocols being followed on each site and office





PROJECT CONSTRUCTION UPDATES

PALLADIO - E - EAST SIDE PRIMER APPLICATION
WORK IS IN PROGRESS.



PALLADIO

WAKAD-TATHAWADE



PALLADIO - E - RCC WORK FOR
ENTRY GATE IS IN PROGRESS.



PALLADIO - E - COMMON PASSAGE FLOORING HAS
BEEN COMPLETED TILL 21ST FLOOR.



PALLADIO - E - WEST SIDE PLASTER
WORK IS IN PROGRESS.

ONGOING SITES



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

YASHONE MAAN-HINJAWADI - 'A' GYPSUM PLASTER & WATERPROOFING WORK IS IN PROGRESS ON 22ND FLOOR, WOODEN DOOR FIXING WORK IS IN PROGRESS ON 14TH FLOOR.



YASHONE MAAN-HINJAWADI - 'C' BLOCKWORK IS IN PROGRESS ON 21ST FLOOR, GYPSUM PLASTER WORK IS IN PROGRESS ON 15TH FLOOR.



YASHONE MAAN-HINJAWADI - 'B' GYPSUM PLASTER & WATERPROOFING WORK IS IN PROGRESS ON 21ST FLOOR, KITCHEN OTTA FIXING WORK IS IN PROGRESS ON 16TH FLOOR.



YASHONE MAAN-HINJAWADI - 'E' RCC WORK IS IN PROGRESS ON 18TH FLOOR, BLOCKWORK IS IN PROGRESS ON 12TH FLOOR, GYPSUM PLASTER WORK IS IN PROGRESS ON 6TH FLOOR.

ONGOING SITES



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

ONGOING SITES

YASHWIN ENCORE - 'A1' GRANITE CLADDING WORK FOR GROUND FLOOR SERVICE LIFT IS IN PROGRESS.



YASHWIN ENCORE - 'B1B2'
PLASTER WORK IS IN PROGRESS IN DUCT AREA.



YASHWIN ENCORE - 'A2'
PASSAGE FLOORING WORK IS IN PROGRESS ON 8TH
& 12TH FLOOR.



YASHWIN ENCORE - 'B1B2'
WALL GYPSUM WORK IS IN PROGRESS ON 18TH FLOOR.



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

YASHONE WAKAD CENTRAL - 'A'
SLAB SHUTTERING & REINFORCEMENT WORK IS IN
PROGRESS ON 21ST FLOOR.



YASHONE WAKAD CENTRAL - 'B'
SHUTTERING & REINFORCEMENT WORK IS IN
PROGRESS ON 23RD FLOOR.



YASHONE WAKAD CENTRAL - 'C'
EXTERNAL PLASTER WORK IS IN PROGRESS.



YASHONE WAKAD CENTRAL - 'D'
BLOCKWORK IS IN PROGRESS ON 8TH FLOOR.

ONGOING SITES



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

YASHWIN SUKHNIWAS - 'A'
8TH FLOOR SLAB SHUTTERING & REINFORCEMENT
WORK IS IN PROGRESS.



YASHWIN SUKHNIWAS - 'B'
SHEARWALL FOR 8TH FLOOR SLAB SHUTTERING &
CONCRETING WORK IS IN PROGRESS.



YASHWIN SUKHNIWAS - 'D'
1ST FLOOR SLAB SHUTTERING & REINFORCEMENT
WORK IS IN PROGRESS.



YASHWIN SUKHNIWAS - 'C'
SHEARWALL FOR 4TH FLOOR SLAB SHUTTERING &
CONCRETING WORK IS IN PROGRESS.

ONGOING SITES



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

VJ HAPPINESS STREET- RETAINING WALL RAFT CASTING HAS BEEN COMPLETED.
RETAINING WALL RAFT WATERPROOFING WORK IS IN PROGRESS.



VJ HAPPINESS STREET- 4TH SLAB SHUTTERING & REINFORCEMENT WORK IS IN PROGRESS.

ONGOING SITES



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

VJ ONE AVENUE - COLUMN SHUTTERING & STEEL FIXING WORK IS IN PROGRESS FOR TERRACE SLAB, BLOCKWORK IS IN PROGRESS ON 2ND & 3RD FLOOR.



VJ GRAND CENTRAL - BASEMENT FLOOR SLAB POUR 1 CASTING WORK IS IN PROGRESS & POUR 2 SHUTTERING & REINFORCEMENT WORK IS IN PROGRESS.

ONGOING SITES



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

RYAN INTERNATIONAL SCHOOL AT YASHWIN HINJAWADI

CONSTRUCTION UPDATES



YH-RYAN SCHOOL- A-BLOCK- 7TH SLAB CASTING WORK IS IN PROGRESS, OHWT- REINFORCEMENT & SHUTTERING WORK OF STAIRCASE BELOW WATER TANK IS IN PROGRESS.



YH-RYAN SCHOOL- EXTERNAL PLASTER WORK OF A, B & C BLOCK HAS BEEN COMPLETED TILL 3RD FLOOR.



YASHWIN ORIZZONTE - 'A'
2ND SLAB SHUTTERING WORK IS IN PROGRESS.



YASHWIN ORIZZONTE - 'B'
NORTH SIDE SHUTTERING WORK IS IN PROGRESS FOR 1ST SLAB.

ONGOING SITES



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WE BELIEVE
WE SUPPORT WE UNDERSTAND
WE LEARN **WE EMPOWER**
WE LOVE
WHAT WE DO
WE DREAM WE BUILD WE EXPRESS
WE ACT WE EXPLORE
WE CHALLENGE **WE THINK**
WE CREATE WE CELEBRATE
WE INNOVATE WE CONNECT

TRENDING
ATVJ



NATASHA BHATAWADEKAR
Manager Learning and Development

LEARNING & DEVELOPMENT AT VJ DEVELOPERS

success. The other drivers would be Leader, Meaningful Work, Organization, and People. Training across all industries can be divided into various focal areas.

Coaching: One to one learning and or counseling where Guiding and Mentoring helps people succeed in their work by developing skills which help overcome problem areas without removing responsibility. Listening and Responding with Empathy is vital here.

Class Room Trainings (Now adapted to Virtual Classrooms): An Opportunity to Learn which gives one access to that which is relevant to success in the current job and also for future opportunities. The bringing together people from various departments allows for brilliant exchange of best practices, issues or actions which affect other departments, the default cross departmental training which occurs even helps us appreciate our colleagues profiles and off course the opportunity to stretch the mind and think out of the box during activities, case studies and role plays. Encouraging Involvement goes a long way in this form of Learning and the facilitator should also be able to mitigate blocks to the same.

“*The only thing worse than Training your employees and having them leave, is not training your employees and having them stay!* – Henry Ford.”

VJ has always focused on developing a happy environment where their VJites can thrive. We truly believe in our motto 'We Love What We Do' because that is the only way to produce great results and lead a quality life! So introducing the opportunity for Learning and Development in February this year was only a matter of time. Various Trainings, Motivational and Technical have been conducted before by external resources. However, the Management felt very strongly about adding to the growth of every VJite's education on a consistent and regular basis.

One of the 5 Motivational Drivers for a person, 'Development' plays an extremely important role in personal and professional





Feedback: One of the most critical aspects of training, feedback can change the way one understands themselves and their competencies. It is crucial for the person giving feedback to highlight either what is being done well so the practice can continue or what needs to be improved so the result does not repeat. Ideal feedback should include description of the situation, the required action and expected result which helps the person receiving the feedback stay aligned and/or to restructure. Another key aspect here for the feedback giver is maintaining and enhancing self Esteem of the receiver; also sharing their thoughts and ideas to encourage 2 way communication.

Based on the above, various Trainings have been planned for the year 2021. Below are a few we have started with.

Being Accountable: When a person accepts responsibility, that person is committed to generating positive results, what some people call ‘taking ownership’. When individuals are accountable, they understand and accept the consequences of their actions. When roles are clear and people are held accountable, work gets done efficiently and effectively. Furthermore, constructive change and learning is possible when accountability is the standard. When roles are not clear and people are not held accountable, work does not get done properly, and learning is not possible.

The Program Content is:

1. The Accountability Ladder – Self awareness is the solution to improvement. An

assessment to understand where we stand by identifying various behaviors employees portray.

2. Benefits of being Accountable
3. Accountability and Team Health – Promotes Trust with the Team
4. Case Studies to understand Do’s and Don’ts from both the Senior and Junior Managements end and perception to facilitate Accountability.

Interpersonal Skills: An extensive topic that is divided into various subjects which improve and elevate Relations, and facilitate vertical, horizontal and diagonal communication. The programs being taught as a part of this are:

1. Communication
 - Verbal
 - Non Verbal
 - Listening Skills
2. Conflict Management
3. Emotional Quotient
4. Being Assertive
5. Presentation Skills
6. Public Speaking
7. Email Etiquette

Leadership Programs: Grooming the future Leaders and Introducing Current ones with the required techniques for Leadership in the changing times. These programs are a comprehensive approach to Leadership methods as they cover skills and competencies needed to address the practical and personal needs of every kind of team member. The programs in the Leader’s suitcase are:

1. Leadership Fundamentals

2. The Right way to Coach
3. Creating a Motivating Environment
4. Leadership during Crises

Team Building: the focus is on building teams which have a high Trust quotient among them and Trust other teams as well. This alone can build the oneness which yields High Performance.

1. Success Factors of High Performing Teams
2. Stages of Team Development
3. Building Trusting Teams

Sales Trainings: How you sell matters, your Process matters, however how you make your Customer feel when they engage with you is most important. We like to ask ourselves whether we are providing value when we build a relationship with our customer; as Bob Hooley said, "If you don't take care of your Customer, your Competitor will!"

However are you able to meet your targets and sell relentlessly while doing the above? Finding this Golden mean and more are what you will take back from the Sales Trainings, which are:

1. What makes you a Rainmaker? - The importance of Communication and Perception in Sales
2. Conducting Professional Site Viewings and a Sample Flat Show-around
3. Sales Techniques and Objection Handling
4. Features, Benefits & Advantages

Motivation, Creating a Work Life Balance and Holistic Well Being: A work place filled with and driven by employees with positive attitudes vibrates continually to the tune of

Service Excellence, and passionate team success. If the fast pace, work pressure and cut throat competition is affecting this positivity, realigning with it is imperative. For this striking a balance on all fronts is important.

1. Motivational Videos and debriefing the same
2. Use of the Virtual Suitcase
3. Practices to ensure a quality Lifestyle
4. Dealing with Stress

Few Highlights:

- ✓ Learning should not stop because of any barrier, self created or circumstantial. Hence these programs are taught in Hindi, Marathi and English to cater to everyone who has the desire to learn and grow.
- ✓ It does get more difficult to stretch our attention spans as we grow older and have so much more clouding our minds. Hence all the trainings are fixed at shorter durations and involve self or group activities, case studies, and role plays.
- ✓ The trainings are Auditory, Visual and Kinesthetic in nature, making them ideal for any kind of learner.

We hope to build an environment where VJites look forward to gaining knowledge and feel comfortable expressing it... because an investment in knowledge pays the best interest.

Happy Learning!





www.javdekars.com

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