

VJCONNECT

NOV - DEC 2020

Forget the worries and embrace

Smiles first.

Say no to loneliness and choose

Community first.

Defeat the sadness and select

Happiness first.

Reject the negativity and pick

Celebrations first.

As we step into a new year
full of hope and positivity,
let's make sure that in everything
we think and do, we put

people
first™

**TEAM VJ WISHES YOU
A VERY HAPPY NEW YEAR!**

2021



NOV - DEC 2020

VJCONNECT

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

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

Email: enquiry@javdekars.com

Facebook: [VilasJavdekarDevelopers](https://www.facebook.com/VilasJavdekarDevelopers)

Twitter: [@vilasjavdekar](https://twitter.com/vilasjavdekar)

Instagram: [vilasjavdekardevelopers](https://www.instagram.com/vilasjavdekardevelopers)

Youtube: [vilasjavdekar](https://www.youtube.com/vilasjavdekar)

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“EDITOR’S NOTE

Hello there,

Greetings of the day!

I wish you and your family a very happy new year. As we step into 2021 full of hope, I’m sure this year will be kind to all of us and give us new reasons to be happy.

As you can sense from your surroundings, the real estate sector is evolving and we at VJ are doing everything to stay ahead of the trends. And as we are quickly growing, in team size, number of projects and ambitions, we are making sure that we are ready



to deliver on everything that our customers expect us to.

To ensure this, we are fine-tuning our already streamlined internal processes, so that every stakeholder who interacts with VJ has an enriching experience with us, at every step.

And yet, amidst all this growth and expansion, we have to remember something very simple yet meaningful. We are committed to stay true to the values that have got us here. Trust and design are our pillars and people-first is our philosophy that helps us stay ahead of people’s expectations. Honestly, I believe that even the sky is not the limit for us, if we stay true to these three things.

As we step into 2021, team VJ has rolled up its sleeves to go out and achieve smiles and success. With so many learnings that 2020 gave us, we are ready to leave our mark on Pune and 2021.

Cheers!

Warm Regards,
ADITYA JAVDEKAR
CEO-Vilas Javdekar Developers

CONTENTS 08

01 WHEN WE COMMIT,
WE DON'T JUST
DELIVER,
WE DELIVER
BETTER!



09 RAISING THE BAR
IN PEOPLE-FIRST
PRACTICES WITH A
PRE-POSSESSION
INSPECTION

11 AN AUSPICIOUS
BEGINNING OF OUR
NEXT ADDRESS
AT TATHAWADE-
PUNAWALE

05 ENSURING A
RENDEZVOUS
OF HOME AND
HOME BUYERS AT
YASHWIN ENCORE
AND PALLADIO



07 INTRODUCING
OUR CHANNEL
PARTNERS TO THE
NEXT OPPORTUNITY
IN WAKAD



19 PROJECT
CONSTRUCTION
UPDATES

20 
PALLADIO
WAKAD-TATHAWADE

21 
YASHONE
MAAN-HINJAWADI

22 
yashwin
ENCORE

23 
YASHONE
WAKAD CENTRAL

25 RYAN SCHOOL
CONSTRUCTION
UPDATES

26 
yashwin
MAAN-HINJAWADI

27 
YASH 101
COMMERCIAL HUB. BANER- SUS

28 
ONE AVENUE
Retail & Commercial Spaces
at Maan Hinjawadi


HAPPINESS
STREET

29 
GRAND
CENTRAL
Retail & Commercial Spaces
at Wakad Central


yashwin
ORIZZONTE
- KHARADI -

30 
yashwin
SUKHNIWAS

32 TRENDING AT VJ

33 CELEBRATING
THE FESTIVAL OF
LIGHTS TO DEFEAT
THE NEGATIVITY
AND GLOOM

35 LAYING OUT THE
ROADMAP OF
GROWTH FOR THE
NEXT YEAR

36 a new
PERSPECTIVE
TO COCREATION
WITH NEW
STAKEHOLDERS



37

39 TAKING A STEP
TO IMPROVE THE
FUTURES OF
JUVENILE
OFFENDERS

WHEN WE COMMIT, WE DON'T JUST DELIVER, WE DELIVER BETTER!



At VJ, customers always come first, and we are up for a heart-to-heart conversation whenever needed. A few days back a few customers at Yashwin Encore raised queries about the materials used in their homes. As promised, we tried our best to ensure we use the same specifications that we used in the sample flat that we showcased. However, due to multiple reasons, we made a conscious decision to use better quality materials for the tiles and fittings at Yashwin Encore.

While we were striving to

get the best materials in the Lockdown and stick to the possession timeline, we missed to communicate this conscious decision to our customers. We owned up to our oversight, and arranged for an 'Open House' for our Customers to address this issue.

This event was organised at Centro Office at Wakad on 19th December 2020 to address the doubts & queries of Yashwin Encore customers. The event commenced with Mr. Sarvesh Javdekar addressing the customers. He also resolved

key queries about material specifications and assured the customers that this decision was in the best interest for the community.

Approximately 100 home owners attended the event & others who weren't able to attend at the office, were able to participate online through youtube live session. The event was very well organised and followed all the norms of social distancing strictly, to make sure that every member of VJ Parivaar was cared for and looked after.

Going forward, as a standard practice, we will further set up a mock apartment in each project for customer's to visit and check before we handover their home to them.



KICKSTARTING a new CHAPTER OF LIVING IN WAKAD



At VJ, we have always been committed to taking our thoughtful homes to different parts of Pune so that more and more people can own and enjoy the VJ way of life.

On 5th November 2020, we performed the Bhoomipujan ceremony of our two upcoming projects at Wakad. While Yashwin Supernova is set to be a residential landmark, VJ Town Centre will take S.U.R.E units to Wakad.

The Bhoomipujan ceremony was done by Mr. Aditya Javdekar and Mrs. Asmita Javdekar. The holy puja was performed by the Sukhwani family. All the members of the Sales, Marketing, Architecture, Engineering,



Admin and CRM teams of Yashwin Supernova were present at the auspicious occasion.

Our strong bond with our associates once again came to the fore when many of our Channel Partners joined in the puja and then proceeded to attend the CP meet at the Sales Office.

All in all, the project got the most auspicious and prosperous blessings.



ENSURING A RENDEZVOUS OF HOME AND HOME BUYERS AT YASHWIN ENCORE AND PALLADIO



At VJ, we make sure that our home buyers are continuously updated about the status of their under construction home. Through regular interactions and construction updates, our dedicated CRMs ensure complete transparency with all our customers. But, we understand that the joy of witnessing your home shaping in front of you is something else.

With this understanding, we decided to give this joy to the home buyers of Yashwin Encore

and Palladio, two projects approaching completion. On 21st and 22nd November 2020, we invited respective customers to the project sites in pre-booked slots, as per their convenience.

The Engineering team, CRM team and Customisation team were present on both sites and led by Mr. Anand Pitre, handled all the queries and concerns of customers, at the project sites.

While the Engineering team and Customisation team solved

all the technical problems of customers, the Marketing team ensured that the site experience was hassle-free for everyone. Every customer left with a smile on their face and a happy memory in their heart.



INTRODUCING OUR CHANNEL PARTNERS TO THE NEXT OPPORTUNITY IN WAKAD



On 5th November 2020, team VJ organised a CP Meet for our extensive network of channel partners at VJ Town Centre at Wakad. Mr. Nilesh Gore, VP (Sales), welcomed and interacted with 120 channel partners.

The meet began on a positive note with Mr. Nilesh Gore informing the CPs about the successful 'SOLD OUT' moment of the recently launched project in Kharadi - Yashwin Orizzonte. It set the tone for a fruitful and positive interaction.

After underlining VJ's recent success in entirely selling out 3 projects of co-living in Hinjawadi and Wakad, Mr. Nilesh Gore proceeded to explain the multiple USPs of VJ Town Centre. The project's proximity to the upcoming infrastructure and lifestyle growth in the vicinity (EON IT Park and Phoenix Marketcity) was also discussed.

The meeting was followed by breakfast, which led to further conversations between the attendees.

THE MOST AWAITED LAST BUILDING OF YASHONE HINJAWADI LAUNCHED!

While YashONE Hinjawadi has been an extremely successful project for us, we recently launched its D building, in a relatively low market scenario.

But that's when we realised the value of trust in a name. Having launched the D building on 28th October 2020, the first home was booked on 29th October itself. It was a reflection of the trust shown by people in brand VJ and the homes built by us.

Mr. Manish Choubey was the



first customer who fulfilled his dream of a home with YashONE Hinjawadi D Building.

Mr. Shreyash Kulkarni & Ms. Shweta Uplap, our Sales Managers, guided him through the sales process and helped him to book his dream home.



RAISING THE BAR IN PEOPLE-FIRST PRACTICES WITH A PRE-POSSESSION INSPECTION

At VJ, we always try to make sure that everything we do put people-first. With the interests of our home buyers in our mind, we decided to implement a unique quality audit before handing over the possession of homes at Yashwin Hinjawadi 'B' Building.

On 1st and 8th December 2020, we formed a Critics Team, which checked for each and every aspect in detail, of homes that were about to be handed over to their proud residents. The team had members other than the Engineering team members of the project.

The Critics team had members from CRM, Marketing, Accounts, Billing and Design departments. Ms. Dhanashree Shinde from



Marketing & Branding and Mr. Nitish Patil from CRM made the checklist for the project visit with details of even the single unit.

On 1st December, the team carried out inspection till the 10th floor and on 8th December, floors 11 to 21 were inspected.

The detailed checklist was then handed over to the Engineering Team at Yashwin Hinjawadi, who proceeded to oversee and resolve all the issues.



While this activity raises the bar which we have set for maintaining quality checks and standards, it also reassures our customers that everything VJ delivers is committed to the idea of putting people-first.



an AUSPICIOUS BEGINNING OF OUR NEXT address AT TATHAWADE-PUNAWALE



Expanding our footprint in west Pune, we at VJ, decided to start the Launch preparations for our next project at the upcoming location of Tathawade-Punawale.

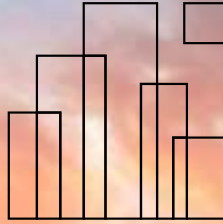
Mrs. Kalpana Javdekar, Mr. Aditya Javdekar, Mr. Sarvesh Javdekar and Ms. Shruthi Javdekar attended the bhoomipujan ceremony with the other landowners. Mr. Aditya Javdekar, Mr. Sarvesh Javdekar and Ms. Shruthi Javdekar initiated the puja, which was attended by all the HODs who were

present at the site.

Following the ceremony, Mr. Aditya Javdekar interacted with all the HODs regarding the Launch preparations for this project.







yashwin
ORIZZONTE

KHARADI'S NEXT

IS ALL SET FOR A NEW CHAPTER

**Stay tuned for a chance to be a part of
the most loved address in Kharadi.**

VJ

**VILAS
JAVDEKAR**
DEVELOPERS

Missed out last time and
want another chance?
We say...

**Why
Not!**

YASHONE

MAAN-HINJAWADI

**1, 2 & 3 BHK HOMES
STARTING**

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HANDING OVER THE POSSESSION OF YASHWIN HINJAWADI, LAST BUILDING. THE MOST LOVED ADDRESS



Yashwin Hinjawadi has by far been the most loved project by VJ at Hinjawadi. Having delivered different buildings at this address previously, it was time to hand over the possession of the last building of Yashwin Hinjawadi.

With the current situation in mind, we spread out the handover across 3 weekends- 19/20 December, 25/26/27 December and 2/3 January. At the same time, we made sure that all the safety norms are being followed at the project site, during the handover. Slots were created and the

homeowners were asked to choose a lot as per their convenience.

A Guruji performed the Gruhpravesh puja for the happy families. Team VJ ensured the presence of a respected Maulana to bless the homecoming of 1 Muslim family to the Yashwin Hinjawadi family. To add to the delight, a Christmas tree was set up in the home of the Catholic family.

As people were faced with queries, the Engineering team and the Customisation team were present at the site to

solve all of them. Additionally, a Quick Response Team was put in place to instantly solve the minor finishing issues of the customers.

The homeowners enjoyed the ceremony and the arrangements done by the VJ Parivaar team. Their smiles gave every member of team VJ a reason to be happier.



a BLESSING OF WARMTH and PROSPERITY AT YASHWIN SUPERNOVA-WAKAD



On 17th December 2020, a Satyanarayan puja was held at our new sales office of Town Centre & Yashwin SuperNova, our upcoming commercial & residential projects at Wakad.

The satyanarayan puja was performed by Mr. Nilesh Gore & Mr. Raj Kewlani, along with our beloved channel partners who were among the attendees. Mr. Aditya Javdekar addressed the event & also interacted with the channel partners regarding the new projects.

The event witnessed a positive exchange of thoughts between the attendees and concluded with snacks.







PROJECT CONSTRUCTION UPDATES

PALLADIO - E - BASEMENT NALA WORK EXCAVATION & PCC WORK IS IN PROGRESS.



PALLADIO - E - KITCHEN DADO TILE WORK HAS BEEN COMPLETED UPTO 21ST FLOOR.



PALLADIO - E - TOILET DADO TILE WORK HAS BEEN COMPLETED UPTO 21ST FLOOR.



PALLADIO - E - DOOR FRAME FIXING WORK IS IN PROGRESS ON 21ST FLOOR.

ONGOING SITES



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

YASHONE MAAN-HINJAWADI - 'B' BLOCKWORK IS IN PROGRESS ON 19TH FLOOR, GYPSUM PLASTER WORK IS IN PROGRESS ON 15TH FLOOR, KITCHEN OTTA WORK IS IN PROGRESS ON 11TH FLOOR.



YASHONE MAAN-HINJAWADI - 'E'
10TH FLOOR SLAB PART-1 CASTING COMPLETED,
PART-2 WORK IS IN PROGRESS



YASHONE MAAN-HINJAWADI - 'C'
STP EXCAVATION WORK IS IN PROGRESS.



YASHONE MAAN-HINJAWADI -
MULTIPURPOSE HALL - TERRACE SLAB
COLOUMN SHUTTERING WORK IS IN PROGRESS.

ONGOING SITES



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

YASHWIN ENCORE - 'A1'
TOP TERRACE PLUMBING LOOPING WORK IS IN PROGRESS.



YASHWIN ENCORE - 'B1B2'
TOILET DOOR FRAME FIXING WORK IS IN
PROGRESS ON 7TH FLOOR.



YASHWIN ENCORE - 'A2'
LIFT SHAFT WHITE WASH WORK IS IN PROGRESS.



YASHWIN ENCORE - 'B1B2'
CPVC WORK IS IN PROGRESS ON 12TH FLOOR.

ONGOING SITES



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

YASHONE WAKAD CENTRAL - 'A'
20TH FLOOR SLAB SHUTTERING, REINFORCEMENT.



YASHONE WAKAD CENTRAL - 'B'
17TH FLOOR SLAB CASTING COMPLETED
& ABOVE FLOOR SHEARWALL CASTING
WORK IS IN PROGRESS.



YASHONE WAKAD CENTRAL - 'C'
18TH FLOOR SLAB SHUTTERING,
REINFORCEMENT WORK IS IN PROGRESS.



YASHONE WAKAD CENTRAL - 'D' - 8TH FLOOR SLAB
CASTING HAS BEEN COMPLETED & ABOVE FLOOR SHEAR
WALL CASTING WORK IS IN PROGRESS.

ONGOING SITES



Please visit www.javdekar.com for more updates
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**IT'S TIME TO CHOOSE
FROM SELECT FEW AT
WAKAD'S FINEST.**



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choose from 2 BHK homes.**

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INTRODUCING RYAN INTERNATIONAL SCHOOL AT YASHWIN HINJAWADI

CONSTRUCTION UPDATE



RYAN SCHOOL - 1ST FLOOR BLOCKWORK IS IN PROGRESS.



RYAN SCHOOL - ABOVE 5TH SLAB COLOUMN SHUTTERING WORK IS IN PROGRESS.

YASHWIN HINJAWADI - 'B'
EXTERNAL PAINT WORK, CP FITTINGS & TESTING
WORK HAS BEEN COMPLETED, TILE SNAG
REPAIRING WORK IS IN PROGRESS.



YASHWIN HINJAWADI - 'B'
READY FOR POSSESSION.

YASHWIN HINJAWADI - 'B'
READY FOR POSSESSION.

YASHWIN HINJAWADI - 'B'
READY FOR POSSESSION.

ONGOING SITES



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

YASH 101 - GYPSUM WORK AT 2ND FLOOR.



YASH 101

COMMERCIAL HUB.BANER-SUS

ONGOING SITES



YASH 101 - WING 2
AAC BLOCK WORK AT 3RD FLOOR WIP.



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

VJ ONE AVENUE
3RD FLOOR SLAB WORK IS IN PROGRESS.



VJ HAPPINESS STREET
1ST TO 2ND SLAB RAMP CASTING COMPLETED.

ONGOING SITES



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

VJ GRAND CENTRAL - UGWT PARDI (1ST LIFT) CASTING WORK HAS BEEN COMPLETED & 2ND LIFT READY FOR CASTING.



YASHWIN ORIZZONTE - 'A'
PART 2 FOOTING CASTING WORK IS IN PROGRESS.

ONGOING SITES



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

YASHWIN SUKHWIYAS - 'A' - 2ND FLOOR SLAB SHUTTERING & REINFORCEMENT WORK IS IN PROGRESS.



ONGOING SITES



YASHWIN SUKHWIYAS - 'B' - SHEARWALL FOR SECOND FLOOR HAS BEEN 50% COMPLETED.



YASHWIN SUKHWIYAS - 'C' - FOOTING WORK HAS BEEN COMPLETED, SHEARWALL UPTO PLINTH HAS BEEN 70% COMPLETED, BACKFILLING WORK IS IN PROGRESS.



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COMING SOON AT

TATHAWADE | BANER | WAKAD
VIMAN NAGAR | MAAN-HINJAWADI



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THE BEST INVESTMENT TODAY.

VJ

VILAS
JAVDEKAR
DEVELOPERS

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
at vj

CELEBRATING THE FESTIVAL OF LIGHTS TO DEFEAT THE NEGATIVITY AND GLOOM



With a year that witnessed a lot of negativity and challenges, Diwali had a different appeal in 2020. Everyone wanted a sense of relief, smiles and light in a gloomy environment.

On 11th November 2020, team VJ celebrated Diwali at the Head Office and all the project site offices with all the team members participating in it. Everyone was dressed in traditional wear to bring in some festive cheer. There were photographs galore as everyone tried to capture a piece of this festive memory. In fact, everyone also decorated

their desks to add to the positive vibes of the ambience.

Going a step ahead, all the completed VJ projects like Yashwin Hinjawadi, YashONE Pirangut, Yashwin Sus, Prime



Heights, Portia, Yashwin Jeevan, Yashwin Anand, Prudentia, Prudentia MHADA, Palash Boulevard, Palash Plus, Yashwin Royal and Palladio were lit up with beautiful lights. It also gave the neighbourhood a sense of positivity and happiness.



On the day of Lakshmipoojan, our founder Mr. Vilas Javdekar and his wife Mrs. Kalpana Javdekar performed the evening pooja at the head office. It brought warmth to the premises and gave us belief and blessings.



The project managers at VJ distributed faraal and gifts among the labourers to add cheer to their Diwali celebrations too.



LAYING OUT THE ROADMAP OF GROWTH FOR THE next YEAR

In a year full of unexpected challenges, team VJ came together to review the learnings and set the path for year 2021. On 7 November 2020, HODs of the various departments at VJ participated in VISION MEET 2021, a program that combined review and preview.

Hosted on Zoom by Ms. Dhanashree Shinde and led by Mr. Aditya Javdekar and Mr. Sarvesh Javdekar, VISION MEET 2021 witnessed sharing of achievements and learnings of year 2020 by all the HODs, for their respective departments. They also spoke about what they plan to achieve in the year 2021. More

than 30 departments HOD participated in this knowledge sharing session.

Mr. Aditya Javdekar, CEO and Mr. Sarvesh Javdekar, Technical Director, shared their views on presentations given by various HODs and gave them guidance about how to go about achieving their departmental targets.

The duo shared their expectations and ambitions for 2021 and concluded by expressing their gratitude towards the HODs and all members of team VJ.

a new PERSPECTIVE TO CO-CREATION WITH new STAKEHOLDERS



While Co-creation is often done with customers, this month we also conducted it with our Channel Partners. On 14th and 15th December 2020, a Co-Creation event for Channel Partners was held at VJ Town Centre. It was an interactive session held to understand Channel Partners' views on the current state of real estate market in Pune in-depth.

Around 20 Channel Partners shared their views. This activity enabled team VJ to understand

CP's queries and challenges & take necessary efforts to resolve and work towards them.

This event helped team VJ strengthen their relationship with CPs even more, and set a vision for a better future in real estate together.



SMILES COME TO VJ DRESSED AS SECRET SANTA



Every year on 25th December on the occasion of Christmas eve, we at VJ celebrate 'Secret Santa' held by our own HR team. This activity was performed not only at our Head Office but also at our corporate branch office in Wakad & all other sites in progress.

This year has been full of challenges & difficult times, this special occasion helped us create moments full of excitement & smiles at the workplace. Everyone



contributed to this activity in a joyful spirit & enjoyed it. It helped the people feel refreshed and relaxed as we welcome the next year.



TAKING a STEP TO IMPROVE THE FUTURES OF JUVENILE OFFENDERS



At VJ, we believe in a better future for everyone and we strive to fulfill our social responsibilities for the betterment of society & its people.

As part of this initiative, on 16th December 2020, the team VJ facilitated a counselling session for more than 180 juvenile offenders with the help of an NGO named Revanshi Gramvikas Bahuudeshiy Sanstha & Pimpri Chinchwad Police Commissioner.

Mr. Krushna Prakash (IPS) attended the opening ceremony & helped us guide the juvenile offenders. Mr. Sarvesh Javdekar, the Technical Director at VJ also contributed to this event by giving a few valuable life lessons to juvenile offenders, in an attempt to help them become better people. We hope this activity will imbibe a behavioural change in these children.





www.javdekars.com

Corporate Office: 306, Siddharth Towers, Sangam Press Road,
Kothrud, Pune 411 038 INDIA | T: +91-20-6764-8000

Branch Office: Centro Mall, 5th Floor, Next to Palash Plus Apartments,
Opposite Euro School, Wakad, Pune 411057 | T: +91-20-6764-8080