

# VJCONNECT

SEPT & OCT 2022





# VJCONNECT

SEPT & OCT 2022

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


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

 Email: [vjparivaar@javdekars.com](mailto:vjparivaar@javdekars.com)

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

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

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

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

The views expressed by authors are solely their own and the publisher may not subscribe to the same.

For private circulation only. All rights reserved.

# EDITOR'S NOTE



## MR. JOHN MARIAN

GENERAL MANAGER – LABOUR MANAGEMENT

**L**abour is defined as a task that requires the exertion of body and mind or both.

It is an important resource in construction because it is the one that combines all the other resources namely materials, plant, equipment and finance in order to produce the various construction products. Labour management is therefore the process of channelizing human energy and skills into achieving business objectives. Hence, concerned with both the efficiency and the effectiveness of the labour.

Clearly in an industry like ours that is labour intensive, sound labour management cannot be ignored for it is the only vehicle available in our efforts to improve our industry.

In the construction of any project, construction labour plays a vital role. Like we care for our employees, we care for our labours as well. It is like taking care of our own family. They come far away

from their native places for livelihood. Their emotional health along with physical health should also be taken into consideration to minimize the chances of accidents on sites. In case any mishap takes place on our site, our safety team is the one to reach on the spot and do the needful.

Currently, more than 3500 people are working on our on-going projects who are a part of our family and we make sure that we provide the best facilities to them in all aspects. We have opened bank accounts for them which have made them tech savvy and now they transact & shop through online sites. To upgrade them, we provide job specific trainings to them along with Kushal training.

Most of our labours are registered with 'Maharashtra Building & Other Construction Worker's Welfare Board' under which they get many facilities like access to health camps, financial assistance for purchasing equipment's, etc. They also become eligible for many welfare schemes like mid-day meal, Pradhan Mantri Suraksha Bima Yojana, assistance for education of their children and many more.

We have also done hospital tie-ups for labours. We provided them with 2 covid vaccinations which was need of an hour and recently we also organized booster dose on all our sites. Not a single labour was found COVID Positive since the Pandemic March 2020 till date.

We celebrate 'National Safety Week' every year and spread safety awareness amongst our labours and their families.

As far as our female labours are concerned, we conduct The Prevention of Sexual Harassment (POSH) awareness sessions for them. This is not all. We run Doorstep School (Day care cum School) for children of our construction labours which makes female labours work hassle-free and need not worry about their children. Our safety & labour management team organizes lunch for these labours once in every month.



**Our vision is to make VJ the 'Best place to work for construction labours where there is Trust, Cooperation Safety, Health & Hygiene'.**

# CONTENTS



01



11



13

06 VJ FINSERV



07



15



21

09 'विलास जावडेकर डेव्हलपर्स मध्ये  
इ-रजिस्ट्रेशन सुरु



17



10

19 CP MEET

20 MEGA PROPERTY  
EXHIBITION

23 WHEN WE HIRE  
SPECIALISTS, WHY  
NOT TRULY USE  
THEIR EXPERTISE?

24 BLOOD DONATION  
CAMP

25 SALES TRAINING

26 JANMASHTAMI  
CELEBRATION  
AT SOCIETIES

27 JOURNEY OF  
A HELPER TO A  
SKILLED LABOURER

30 LUCKY DRAW  
WINNERS

31 HAPPY  
DIWALI

16 UPCOMING  
POSSESSIONS  
ATVJ





37 KNOW OUR VJ SENIOR LEADERSHIP

43 YASH ONE SITE VISITS  
MAAN-HINJAWADI



45 ऍडमिन असिस्टन्ट रोहन गायकवाडमध्ये दडला आहे एक कलाकार...

50 VJ HAPPINESS STREET

SHOPS OPENING SOON



51 ORIGAMI LANTERN MAKING

52 COLOUR ME CONTEST

54 PROJECT CONSTRUCTION UPDATES

## AN EXCLUSIVE INTERVIEW WITH

# MR. SHRAVAN HARDIKAR

INSPECTOR GENERAL OF REGISTRATIONS, PUNE



In Maharashtra, annually we are doing six lakhs documents which are registered online, sitting at home, people don't have to visit our registration offices for the registration of their leave and license documents.

We are giving a wonderful experience to buyers coming at their own luxurious time and execute the document and this whole process is being transparently recorded by the digital footprint of that process. I think this is a transformational experience for the home buyers and property buyers.



29th July was a big day for us. We were starting the E-Registration process for our homebuyers from our Centro- Wakad Office. And we were honoured to have Mr Shraavan Hardikar Sir, Inspector General of Registrations for its inauguration. We were entering a new era of Convenience. And we were equally excited along with our homebuyers to relish this new experience of digitalisation.

Here we present Mr Shraavan Hardikar in an exclusive interview with our CEO, Mr. Aditya Javdekar.

**Question:** Sir, welcome to the platform of VJ Parivartan. You are an architect of one of the biggest digital transformation project that Government of Maharashtra is embarking on.

We are very happy that you have come to our platform to share your views on this remarkable, innovative concept of 'E-registration'. Can you please tell us what is e-registration?

**Answer:** E-registration as a process started in Maharashtra in 2013 and that was the time when we actually started the

e-registration of leave and license documents and now it has become so streamlined that we tend to forget. In Maharashtra, annually we are doing six lakhs documents which are registered online, sitting at home, people don't have to visit our registration offices for registration of their leave and license documents. But the idea



**MR. SHRAVAN HARDIKAR IN AN EXCLUSIVE INTERVIEW WITH OUR CEO, MR. ADITYA JAVDEKAR**

was to take this entire experience further, can we do registration of agreement of the sale of the first sale of flat of a constructed property. Also similarly, can we push this entire process to the site of the developer or the house of a buyer. Now that thought went on and on.

The idea was getting curated and developed. But actually the push came when the covid situation arose. During covid, everything was under lock down. People were stuck in their homes, but the business has to go on and the developer sector was also keen and eager to push for sale transactions and there was the pressure that we should open our offices. But then there was a fear that the offices the way they are, they are all crowded, they keep on waiting for their turns to come. There was always a worry of spreading the infection. So as a solution, to reduce or decongest registration offices, like in many other sectors, our technological intervention also got pushed. Thanks to covid, our e-registration of agreement of sale of the first sale of the flat also came into existence. I am happy to state that this entire process has entered the second phase and it is happening very interestingly. Because, initially we started off with a hard coded e-registration document. So developer had to submit the template

of a document which had to be put on to software, then we would provide them with a login and they would proceed ahead with the registration. But now we have developed a self-help portal for the developers to login. So the developer sitting in their offices can create a system, they can create their own projects, schemes, they can create their own logins, they can assign people who can enter the information. They can start uploading their own template of agreement of sale which once gets approved online by the JDR and collector of stamps once the valuation is determined, whether the value zones have been selected properly. Once that initial process of sanction is done, subsequently all the documents will be done

sitting in developer's office or the determined place and no buyer will have to come to our office for registration.

Now this is a self-help portal because you yourself can access this portal, you can create your own template. There is no need for hardcoding the document into the process and you can keep on changing document as there is edit document facility also now being provided.

The process of registration is remaining the same. It starts by identifying the person. We are using aadhar authentication which is also a revolution per say in the entire digital domain. It is voluntary. So those people who are voluntarily allowing aadhar authentication of their identities only are coming for





e-registration. They are executing the document digitally so they are getting the digital sign pad, their thumbprints are taken and they are put on the document, photographs are also captured and put onto the document.

Since you are aadhar authenticated, the witnesses are no longer required. The digital document is executed by your digital sign and your thumbprint. It is locked by using a digital signature which is provided to the developers and then the registration process is also completed online. You have to use the ESPTR for this which will give you the first copy of the document which you can utilize for the entire banking transaction which is going to follow. And then it is going to go online immediately as soon as it gets approved by the e-registrar who is sitting in our head office. So this is purely a faceless process. You are giving a wonderful experience to buyers coming at their own luxurious time and execute the document and this whole process is being transparently recorded by the digital footprint of that process. I think this is a transformational

experience for the home buyers and property buyers. Right now, we are restricting only for leave and license agreements and the next step is agreement of sale for the first sale of the flat of a constructed property. I think this is going to transform the whole process and as the technology evolves, this is going to be a much better experience for the people.

**Question:** How easy do you think it will be for the stakeholders to believe in this because we are used to signing of the document. What have you done considering the psychological aspect of the traditional v/s the digital?

**Answer:** This transformation is always going to take some time. If you compare the generations, our parents' generation was never exposed to digitalization. But the next generation, the younger generation for that matter are much more digitally savvy. They are born in this digital era. We are the migrants into the digital area but they are the original recipients and habitants of the digital eco-system. The acceptability of this entire process is much easier for the

new home buyer or the first home buyer who is already on the digital platform. I think this is going to be a wonderful digital experience. As it is a transformational journey, it is going to take little bit of time to convince people of its security, of its merit of the system, how easily you can access your documents which are protected by the government servers, how to access them and so on. Once this system is accepted, the way What's App, facebook got accepted, may be some day IGR website online will also get acceptance and then it will be much smoother.





**Question:** As per your information and data, how many registration documents do you think will move out of sub-registration office and go into developer's office-for the first sale home buyers?

**Answer:** Today, roughly, around 20% of our documents are now of agreement of sale of first sale of flat. We are still not going for the resale of flat. So the first sale constitutes to about 15 to 20% of the entire document load. That means we are speaking about 5 lakhs documents per year in entire Maharashtra. All the urban regions of Maharashtra like Mumbai, Pune, Nashik, Nagpur which are pre-dominant sectors where the growth is higher but outside MMR, PMR regions, there are new growth centres which are also being looked at by the citizens and residents.

**Question:** As far as the registration charges are concerned, will there be any change?

**Answer:** The charges are going to be the same. Right now, we are not distinguishing between any charges for registration fee or the stamp fee. But definitely this is

going to be a value added service. So one has to be looking at it in a positive way that this value change added service would be coming their way.

**Question:** Sir, I must also tell you that we did this experiment and we are very proud to be associated with IGR team to be one of the early adaptors. Our experience is that the entire process does not require a highly



qualified staff. It means that even regular people with some computer knowledge will be able to do this. Was this by design and did you imagine it that this is going to be that way?

**Answer:** My observation over the transactions that used to happen in the offices were very enlightening. It gave me lot of insights on the way the business of registrations was handled by the entire eco-system. So when I saw that agreement of sale of the first sale of flat, normally the sub-registrar or JDR, he is only examining the nature of document

strictly for the first set. Subsequently, it is only a repeat procedure and then there are multiple documents happening of the similar nature of the similar property. They hardly vary apart from the parties to the sale.

But to my surprise, I found that the agents or the lawyers or the employees of the developer who were doing the entire process of e-registration, they were also not following due diligence because it was largely a manual process. Since they had to change the same document, edit every time, they were missing out some edits and they kept on coming to our office again and again for petty corrections. So again you are adding 30% transaction time on my office and I am not getting any additional revenue for it. So basically, all the stakeholders of this process are going to get benefitted. The lawyers continued to make the first original document, so their lawyer knowledge is not going to go away, the agents are going to continue to do the same drafting, editing but they are going to make it more diligently because it is going to only form edition and they are not





going to do the correction on each and every time on document because it is going to get tempered. So their errors are going to reduce. My office anyways does not have to spend too much of time talking to so many people, repeating the process. So I think it is going to be win-win situation for all, not just for the registration department but also for the buyers. It is going to be beneficial for each and every stakeholder involved in the process.

**Question:** Where do you see the e-registration process maturing over the next 3 to 6 years? Do you see the use of developing technologies like AI, ML or may be even data analytics into predicting what will happen in terms of property prices, do you see all of that being used through this process?

**Answer:** So basically, we have just started the e-registration process. How this entire registration eco-system will move on is yet to be predicted because it involves the trust of all the parties involved in the transaction and when the two parties are transacting, there is

always a mutual distrust and for such mutual distrust in transaction, impartial custodian is the government. In whose presence both the parties feel secured that this entire process is being documented and witnessed by a third party that is the government. Hence, entirely shifting the e-registration process on the online platform, is going to take some more time.

It involves a larger change of our own mind sets and in the way we transact our businesses. But definitely on the data that we collect, we are going to make much more value-added data available to the various stakeholders. Right now, we are making available Indexes that to on search portal but there is no analytics coming out of it. Now we have developed our data policy which is under process of implementation. Once the data policy starts, we will be able to provide value-added inputs the way you said that how the development market is happening in particular area. That could act like an indicator of growth or stagnation in that particular area.

**Question:** People say that we are moving towards strata title or vertical title, land title, property title. Is e-registration being one of the important stepping stones towards going into a digital PRC for every apartment?

**Answer:** So vertical property card or vertical title is being looked at by the state government already and the work is in progress. I think we should have that rolled out very soon. But in that process, registration is going to play a key role because it is going to be the connector between creation of vertical property and filling it by the appropriate user. The registration process is the one which creates that occupancy documentation for the first time. Definitely, e-registration is the link between RERA and land records. And the only factor which will connect the two is the e-registration.



**SCAN QR CODE TO VIEW FULL INTERACTION VIDEO**

# VJ FINSERV

## NEW FACILITY FOR VJ CUSTOMERS

**W**e 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 Finserve'.

Now, our Home Buyers can avail financial services like Power of Attorney Registration, E-registration facility from VJ office, E-registration home service within Pune and within India, TDS facility, Balance transfer NOC, Referral & Loyalty and so on under the umbrella of 'VJ Finserve'.

Now you do not need to rush anywhere to complete these formalities. We are all set to provide the complete set of facilities under one roof.

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.

VJ FINSERV SERVICES	RATE (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	2,000
TDS filling Assist (Nil, if Loan with VJ Preferred Banker)	1,500
Master File print copy for personal record	4,000
Home loan Balance Transfer Assist through VJ Preferred Bank	No charges

\*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.

**SERVICES**





# LAUNCHED SUCCESSFULLY

## PHASE 1 - C & D BUILDING



**WE HUMANS ARE PRETTY SIMPLE WHEN IT COMES TO A PERFECT DREAM. JUST A LOVING FAMILY AND THE DREAM HOME FILLED WITH LAUGHTER AND PROSPERITY!**

**A**nd here we were to play a crucial part in structuring somebody's dream home.

Amidst the heart of Hinjawadi, we have come up with the assurance of a life with "NO FULL STOPS". It's a perfect opportunity to endless possibilities that you would never want to miss out on. Strategically located at the heart of Hinjawadi, it is surrounded by well-developed social amenities like education and healthcare centres, malls, multiplexes, banks, ATMs, restaurants, market place etc that can fulfil most of your requirements at the very doorstep.

In addition to a community of like-minded families, YashONE Eternitee Hinjawadi is an

invitation to enjoy downtown living with easy access to all popular urban destinations.

On 7th August 2022 we witnessed close to 1500+ people full of enthusiasm waiting for their turns. People started gathering from a night before, despite all our efforts to refrain this practice. They were apprehensive of the fact that if they are not able to get the tokens, they will lose the opportunity to build their new abode with VJ.

Seeing the anxiety of the increasing crowd the Registrations started as early as 7 am with the breakfast arrangements.

The Project presentation was given by Mr Nilesh Gore- Vice President Sales. Post

which people could proceed for the bookings. The proud owners of new bookings were then taken to the Delight Studio where they were welcomed by the Dhol Wala's and got felicitated with a Pagdi & a Shawl. The instant photo booth could capture their emotions and share it with them instantly.



# #NOFULLSTOPS

The new VJ Parivaar members were then greeted with sweets and goodies as they took their victory walks.

Those who were accompanied by young kids got a sigh of relief seeing the feeding room and an elaborated play area with volunteers to take care of them while they are busy taking their decisive calls.

There were also some customers who did not see the sample flat before

booking an actual flat with us. While there were a few families who were trying to get a home with us from last 2-3 projects and were finally able to get one with YashONE Eternitee. There were also a few families who somehow couldn't get associated with us and we lost the opportunity to serve them. We at VJ are overjoyed to welcome our new families and look forward to meeting them in our further events.







# 'विलास जावडेकर डेव्हलपर्स' मध्ये इ-रजिस्ट्रेशन सुरु

आजच्या काळामध्ये आधुनिक तंत्रज्ञान सगळ्या क्षेत्रामध्ये क्रांती घडवून आणत आहे आणि बांधकाम क्षेत्रामधील अनेक पारंपरिक पद्धती ज्या काळाप्रमाणे बदलण्याची आवश्यकता होती, त्याही आधुनिक तंत्रज्ञानाच्या साहाय्याने अधिकाधिक सुकर करण्याचा प्रयत्न सुरु आहे. नुकतीच महाराष्ट्र सरकारने इ-रजिस्ट्रेशन पद्धत अमलात आणली आणि ज्याला बांधकाम क्षेत्राकडून चांगला प्रतिसाद मिळाला. पुण्यातील 'विलास जावडेकर डेव्हलपर्स' तर्फे इ-रजिस्ट्रेशन सुविधा सुरु केली असून यावेळी पुण्याचे आयजीआर, श्री. श्रवण हर्डीकर आणि त्यांची इ-रजिस्ट्रेशनसाठी काम करणारी टीम उपस्थित होती ज्यांनी 'विलास जावडेकर डेव्हलपर्स' मध्ये सुरु केलेली इ-रजिस्ट्रेशन सुविधा प्रत्यक्ष अनुभवली आणि समाधान व्यक्त केले.

इ-रजिस्ट्रेशन सुविधा अमलात आणण्याचे अनेक फायदे आहेत. सगळ्यात महत्वाचे म्हणजे वेळेची आणि कागदाची बचत. ग्राहकाला रजिस्ट्रेशन ऑफिस ला जाण्याची गरज भासत नाही, त्याच्या सोयीनुसार तो बांधकाम व्यावसायिकाच्या ऑफिस मध्ये जाऊन रजिस्ट्रेशन करू शकतो. तसेच जागेच्या कागदपत्रांवर त्याला सह्या कराव्या लागत नाही.

यावेळी बोलताना श्री. श्रवण हर्डीकर म्हणाले, "इ-रजिस्ट्रेशन" ची सुविधा इथे सुरु झाल्यापासून पार पडत आहे, ही आमच्यासाठी आनंदाची बाब आहे. 'विलास जावडेकर डेव्हलपर्स' ची टीम ही सुविधा अतिशय सहजरित्या आणि चोख पद्धतीने पूर्ण करीत आहे. अशा पद्धतीचा सकारात्मक बदल हा भविष्यामध्ये क्रांती घडवून आणेल." त्यांनी या प्रसंगी व्हीजे टीमला शुभेच्छा दिल्या आणि उपस्थित ग्राहकांचे अभिनंदन केले.



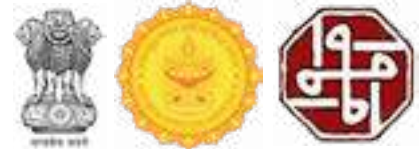


VJ FINSERV



Mr. Nilesh Rade & Family with Mr. Bharat Bade from the CRM team at Bangalore

## E-REGISTRATION SERVICE *at your Door Step*



**D**id you know that with VJ you have entered a new era of convenience? Yes...!! Now the E registrations of your new abodes can also happen at your door steps. In these busy days when life has become a race, we struggle to even choose between our priorities. More so, it becomes even more difficult if you are located at a different part of the country and have to be compile Two things together. Look what we got for you..!

Mr Rade & Family were based out in Bangalore and were struggling to compile their Registration Formalities between work Commitments. Mr Bharat Bade from the CRM team flew from Pune to Bangalore and made the on boarding process much easier & smooth for the Family.

We totally comprehend and try to multiply the joy of our new home buyers when they buy a home with us. Our team at every stage gives 100% to make this journey a very pleasant experience.

It is what empowers us and inspires us to keep challenging our peak potential.



**THE KEY IS TO SET REALISTIC CUSTOMER EXPECTATIONS. AND THEN NOT TO JUST MEET THEM BUT EXCEED THEM, PREFERABLY IN UNEXPECTED & HELPFUL WAYS.**

**MR. BHARAT BADE**



## eco-FRIENDLY GANESH IDOL MAKING WORKSHOPS ORGANIZED IN VJ SOCIETIES



### MRS. SAVITA MARKANDE

Savita is an Architect & Interior Designer by profession with 15 plus years of experience and runs her own firm by the name of 'Sukriti Designers'. Coming from a Business family the seeds of entrepreneurship were sowed at a very early age. After completing her education, her first couple of projects were to design & execute the construction of a bungalow and converting a residential building into a hotel in Nashik, Maharashtra.



**W**e always speak about how we can have less damage to our environment while celebrating any festival. We at VJ not just speak about it but also relish on it.

Recently when Ganesh festival was approaching, we thought of conducting workshops of Ganesh idol making from Shadu clay in our societies. Shadu clay leaves lesser impact on environment and is eco-friendly. We organised these workshops in our societies and received an overwhelming response in no time!

We got associated with Mrs Savita Markande who is an architect by profession and conducts such workshops out of passion.

We kept the workshop open for all the age groups and not much to our surprise we got enthusiastic participants from 4 years of age to 75 years of age.

Some grandparents were seen accompanying their grandchildren. While some parents were enjoying the quality time spent with their children, helping them out and also learning from them!



# #PeopleFirst

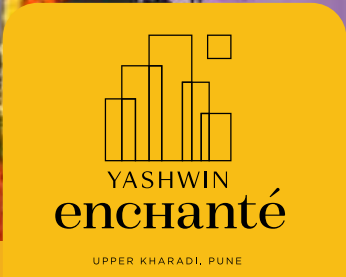


In this mobile era, when communication between generations is fading, we owe a lot to such workshops which gave parents and children a common platform to spend some quality time together!

Savita had conducted all these workshops at ease and she was guiding the participants to make the Ganesh idol step wise. Some of the participants even mentioned that they will be worshipping the same idol during the festivities. People were seen enjoying the whole process and carving out something new with their own hands and creativity.







SELF-BELIEF AND HARD WORK WILL ALWAYS EARN YOU SUCCESS

Our projects are admirable & always hold a special place in our heart as it gives us the opportunity to welcome a new member in the family. And the launch of Yashwin Enchanté was even more special. Till now most of our projects have been in the west side of Pune. With our previous project Yashwin Orizzonte we gradually started exploring the east Pune as well. And now, Yashwin Enchanté at Upper Kharadi is all set to show that we are here to serve happiness to many more families across the city in the times ahead.

On the auspicious day of Ganesh Chaturthi on 31st August 2022 we launched our new project Yashwin Enchanté with great pomp & show. People were excited to start their new beginnings with

the blessings of Ganpati Bappa. The excited token holders were given a warm welcome post their entry. They took Bappa's aashirwad and were offered prasad before they proceeded for the Project Presentation. And the reaction of the people to the price announcements was amazing. They could not believe if the offerings at these rates were even real. For the first time we also included the reel's section inside the delight studio to elevate the happiness of the new home buyers.

There was a special passage for them to take a victory walk as they proceeded to capture the memories created for a life time. 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 of Ganesh Chaturthi.

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





# BIRTHDAY BOY!

## MR. ADITYA JAVDEKAR

CEO, Vilas Javdekar Developers

WE'♥WHAT WE DO™

AND IT SHOWS IN  
THE WORK WE DO..!!

**M**r Aditya Javdekar & Mr Sarvesh Javdekar are the pillars of strength to VJ. They have always believed in developing a culture that respects all and gives equal opportunity to everyone to learn and grow while being a part of the VJ Family. This is the reason why WE LOVE WHAT WE DO.

30th July is a big day for us. Not only because it is the birthday of our Big Boss & the CEO of the Company. But mainly because it is when we get the opportunity to celebrate the special day of a person who has been everybody's

favourite. And it was Dada's birthday (as fondly addressed by Mr Sarvesh Javdekar).

Mr Aditya Javdekar is somebody who is not so fond of celebrating birthdays and keeps it very private to himself. But this time we made a point that he visits most of us at our sites and offices and cuts a cake with us. And we were glad that he spent the entire day travelling from one part of the city to the other to be with his VJ Family.

It was a fun filled moment for all and we wish AVJ to have the best of times ahead.







## UPCOMING POSSESSIONS AT VJ Welcoming the new members of VJ Parivaar!



Having a house is a matter of great happiness for everyone. The new house is a source of new hopes and spirits for the owner. It is one of the most valued moments in one's life.

**P**erforming Gruha Pravesh Muhurat puja protects the house from evil eyes and brings in the home's positive energy. It bestows the family living in the house with prosperity, good health and good fortune; purifies and spiritualizes the surrounding and environment of the home with holy vibes and a divine ambience.

Gruha means house, Pravesh means an entry in Sanskrit. Gruha Pravesh Puja is a house-entry puja. Once the resident is ready to move into the new house, the family performs this puja on an auspicious day.

We are happy to see our 'VJ Parivaar' extending. In coming months, we would be welcoming people from

various projects through their Gruha Pravesh.

Starting with Yashwin Sukhniwas (C & D building), YashONE Hinjawadi (E building) and the home owners from C & D building of YashONE Wakad Central. We are all set to welcome 500 + new members and have their VJ style Gruha Pravesh planned already.

# #ONTIMEPOSSESSIONS



## सामाजिक जाणीव असलेले व्हीजेआईट्स....



'स्वच्छ भारत अभियान' हा भारत सरकारचा स्तुत्य उपक्रम आहे. आजूबाजूचा परिसर स्वच्छ ठेवणे, ही प्रत्येकाची नैतिक जबाबदारी आहे. या जबाबदारीच्या जाणिवेतूनच व्हीजेच्या इंजिनियरिंग आणि कंस्ट्रक्शन विभागाचे काही सहकाऱ्यांनी एक स्वच्छता मोहीम राबविली आणि वृक्षारोपणही केले.

काही दिवसांपूर्वी या विभागातील 8/10 सहकारी सिंगडावर गेले होते. पण तिथे ते नुसतेच फिरायला गेले नाहीत तर तिथे जाऊन तेथील काही परिसराची स्वच्छता केली, गडावर फिरायला आलेल्या लोकांनी केलेला कचरा गोळा केला. त्याप्रमाणे त्यांनी एका जागेमध्ये काही रोपेही लावली. हे सगळे केल्यावर त्यांना वेगळाच आनंद आणि समाधान मिळाले.



# CLEANLINESS DRIVE & TREE PLANTATION BY VJites

**W**e at VJ feel, Individual Social Responsibility (ISR) is a moral belief where we as individuals, have a responsibility toward society and towards the environment.

Some of our colleagues from Engineering & Construction department undertook a cleanliness drive and tree plantation during their visit to Sinhgad fort on a rainy day. Kudos to the team for undertaking this activity which is inspiring!

Keep it up!



#PEOPLEOFVJ





VJ believes in transparency, righteousness and integrity in communication & transactions with our stakeholders. Communication can build or break a relation. Therefore, upholding the flourishing legacy of last 41 Years without a trough is a responsibility towards our Corporate Communication.

We always organise a Channel Partners meet at the sites of our new projects before their launch. This time we organised it for Yashwin Enchanté & C.O.R.E. It was a must to educate and communicate all the details associated with our new projects to our partners.



# CHANNEL PARTNERS MEET

Since our Channel Partners collaborate with the new home buyers very frequently, it is of utmost importance that the prospective buyers are updated with immaculate particulars & pre requisite information. The intent is very straight forward- Trust & Clarity.







# CREDAI

## MEGA PROPERTY EXHIBITION



**C**REDAI Pune had organized the '21st Mega Property Exhibition' at the Agricultural College Ground near Range Hills from 16th to 18th September, 2022. We were super excited as we were finally going to be a part of the first in-person exhibition post the COVID-19 pandemic.

The exhibition was inaugurated by the PMC Commissioner IAS Vikram Kumar, on 16th September in the presence of CREDAI National Chairman Shri Satish Magar and Vice President Shri Shantilal Kataria besides the Maharashtra State President Shri Sunil Furde.

Potential home buyers from Pune got a chance to explore 1,000 projects of 60 RERA registered well-known real estate developers during the three-day Expo. This expo featured real estate projects

of Pune, Pimpri-Chinchwad and Pune Metropolitan region ranging from affordable to luxury segments, catering to a wide spectrum of home buyers.

Apart from the leading real estate developers, 13 bankers were also a part of this expo. In addition, there was active presence of other esteemed associations namely the Builders Association of India (BAI), Indian Green Building Council (IGBC) and Pune Construction Engineering Research Foundation(PCERF).

Our newly launched projects like Indilife, YashONE Eternitee, Yashwin Enchanté and Happiness Streets received an overwhelming response from the visitors. Different teams had put in a lot of efforts to make it a successful one. Thanks to all of them!



MEET THE IRON MAN OF KAZAKHSTAN

# MR. RAM GOMARE

Assistant Police Inspector, Hinjawadi



**M**r Ram Gomare, who is working as an Assistant Police Inspector in Hinjawadi Police Station, has won the title of THE IRONMAN OF KAZAKHSTAN by completing the distances of running (marathon), cycling and swimming in 11 hours and 50 minutes in a competition held in Kazakhstan. In this very tough competition, Mr Gomare completed swimming 3.8 km in 1 hour 36 minutes, 180 km cycling in 5 hours 40 minutes and 42 km marathon running in 4 hours 15 minutes in a total of 11 hours 50 minutes. There were participants from various countries offering competition to each other. But Ram came out with flying colors.

IPS Krishna Prakash is Gomare's inspiration and he has said that it was because of him that he dreamed of becoming an Ironman. He

has achieved this success by preparing for it in just one year.

After winning the competition, Ram wore the medal around his mother's neck, he says that his wife and friends also gave valuable support. By winning the competition, he has given the message of fitness to one all.

Our YashONE Hinjawadi resident recalls how he trained his mind to stay awake and fresh even if his body gets tired. And that's what worked as magic for him.

This competition was to be completed in 16 hours and 30 minutes. In it, Mr Gomare has won in just 11 hours and 50 minutes. He insists that the youth should take time and exercise for at least one hour a day.





## RAM GOMARE, YOU ARE AN IRONMAN!

### फिनिश लाईनला हे शब्द कानावर येताच डोळे पाणावले

#### Ironman स्पर्धा म्हणजे नक्की काय असते ?

3.8 Km swimming (वेळ मर्यादा 2 तास 20 मि)  
नंतर 180 km cycling (वेळ मर्यादा 8 तास 10 मि)  
आणि मग 42.2 km चे running (6 तास 30 मि.) असे  
एका पाठोपाठ तीन प्रकार (Triathlon) एकूण 17  
तासांच्या cut off time च्या आत पूर्ण करायचे असते.

आयर्न मॅन राम गोमारे, सहायक पोलिस निरीक्षक, हिंजवडी पोलीस स्टेशन, पिंपरी चिंचवड

14 ऑगस्ट 2022 रोजी दिवस, कडाकटान मधील नूर सुलतान शहरातील इशिम नदीच्या च्या थंडगार पाण्यात 3.8 किलोमीटर पोहण्यासाठी पाण्यात उडी मारली खरी पण 200 मीटर अंतर कापतो न कापतो तोच श्वास घेताना त्रास होऊ लागला, श्वास कमी पडू लागला, स्पर्धेचं मनावर ओझ वाटू लागलं, हात वर करून पाण्यातून बाहेर पडावं, असं वाटत होतं, पण तरीही स्वतःच स्वतःला समजावून सांगून स्वतःला नॉर्मल करण्याचा प्रयत्न करीत होतो, पोहण्याची माझी गती कमी होऊ लागली त्यामुळे बाजूने जाणाऱ्यांच्या लाथा व हात लागायला सुरुवात झाली तरीही स्वतःला नॉर्मल करून स्विमिंग चालू केलं, 3.8 कि मी स्विमिंग चे टप्पे केले आणि ते 1 तास 36 मी मध्ये पूर्ण केले.

आता मात्र मनात आत्मविश्वास तयार झाला, tranjection time घेऊन लागलीच सायकलिंग चालू केली, मागावरील वाहनांना सर्व रस्ते बंद केले होते, त्यामुळे रस्त्यावर फक्त सायकलिस्टच दिसत होते, अफलातून रस्ते. संपूर्ण स्पर्धेदरम्यान रस्त्यावर एकही खड्डा व गतिरोधक आला नाही, माझी धव्णो सुसाट पाळायला लागली, जवळपास 15 किमी अंतर झाल्यानंतर शहराबाहेर सपाट पठार लागले, रस्त्याच्या कडेला एक ही मोठे झाड नाही, त्यामुळे वारा डायरेक्ट येऊन सायकल वर आदळू लागला, कधी हेड विंड, कधी टेल विंड, कधी कॉस विंड त्यामुळे एकसारखी गती ठेवता येत नव्हती, elite catagory चे सायकलिस्ट त्यांच्या गतीने सुसाट जात होते, त्यांना पाहून मी पण माझा गिअर मोड चेंज केला आणि स्पीड घ्यायला लागलो. काही सायकलिस्ट रस्त्याच्या कडेला पंक्चर काढताना दिसले, आपली सायकल पंक्चर होऊ नये म्हणून

देवाला साकडे घातले, कारण पंक्चर झाली की ते स्वतःलाच काढणं भाग होतं, यासाठी कोणाचाही सपोर्ट घेता येत नाही, त्यात जवळपास 20 मि. जातात. 180 किमी अंतराचे मी छोटे छोटे टारगेंट सेट केले. 3 तासात 100 किमी पूर्ण करणे हे माझे पहिले टारगेंट आणि ते मी 2 तास 58 मि. मध्ये पूर्ण केले.

त्याप्रमाणे पुढचे 50 आणि 30 किमी चे टारगेंट सेट करून 180 किमी अंतर सायकल वरून एकदाही खाली न उतरता 5 तास 42 मि. मध्ये पूर्ण केले, सायकल स्टॅंडला लावली आणि तिला मिठी मारून तिचे आभार व्यक्त केले, कारण इतक्या वाऱ्याच्या रस्त्याला ठरल्या टारगेंट प्रमाणे कुठेही दगाफटका न होता वेळेत अंतर पूर्ण केले होते. आता मात्र रेस पूर्ण हातात आली होती कारण रनिंग बाबतीत इतकी जास्त काही अडचण नव्हती, भीती नव्हती.

Astana Triathlon Park मध्ये दुपारी दोन वाजण्याच्या सुमारास भर उन्हात माझी रनिंग चालू झाली, यात पण मी टारगेंट सेट केले होते. 42 किमी अंतर मी 21, 11, 5, 5 असे टप्पे केले, 21 किमी चा पहिला टप्पा मला 2 तासात पूर्ण करायचा होता, त्या हिशोबाने रनिंग चालू होती पेस 5/30 होता, हार्ट रेट 140 ठेऊन ठरल्या प्रमाणे 2 तासात 21 किमी अंतर पूर्ण केले, ऊन वाढले होते त्यामुळे बॉडी टॅम्परेचर वाढत होते, न्युरिशन पॉइंटला थंडगार पाण्याचा स्पंच डोक्याला, मानेला, छातीला लावून पुढील रनिंग चालू केली. पुढच्या 1 तासात मला 11 किमी अंतर पूर्ण करायचे होते परंतु 10 किमी च पूर्ण झाले, परंतु हार्ट रेट 140 च्या खाली होता त्यामुळे एखाद किमी अंतर कमी झाले तरी चिंता नव्हती. अतिशय सुंदर अशा पार्क मध्ये 10

किमी चे 4 लूप रनिंग करायची होती, प्रत्येक 100-200 मी अंतरावर शाळा, कॉलेजची मुल-मुली रनर्स चा आत्मविश्वास वाढवून त्यांना प्रोत्साहित करीत होती, कुठे म्युझिक स्टॉल होते तर कुठे स्थानिक लोक टाळ्या वाजवत प्रतिसाद देत होते तसेच बऱ्याच ठिकाणी आपले भारतीय लोक हातात तिरंगा घेऊन 'कमॉन इंडिया' अशा शब्दात घोषणा देऊन प्रोत्साहित करीत होते, त्यामुळे अचानक अंगावर थारारे येऊन आपोआप पेस वाढत होता आणि शेवटी तिरंगा हातात घेऊन 42 किमी अंतर 4 तास 15 मी मध्ये पूर्ण केले.

“राम गोमारे यु आर एन आयर्न मॅन” हे शब्द कानावर पडल्यानंतर आपोआप डोळे पाणावले, गेली वर्षभरामध्ये ठेवलेल्या संयमाला वाट मोकळी केली...दिवसभरातील हा सर्व प्रवास 11 तास 50 मी मध्ये पूर्ण केला... जो की हा टायमिंग बऱ्याच ट्रायथलीट चा ड्रीम टायमिंग असतो. त्या एका क्षणासाठी गेली वर्षभर जे काही कष्ट घेतले ते तर सार्थकी लागले होतेच, पण Ironman Race च्या त्या दिवसभरात माझी माझ्याशीच असलेली ही एक लढाई मी जिंकल्याची भावना झाली होती. रेसच्या दिवशी शरीर थकले तरी चालेल पण मन थकले नाही तर रेस आपण पूर्ण करू शकतो.

ट्रायथलॉन प्रवासाची खरी सुरुवात मा. कृष्ण प्रकाश सर (IPS) यांच्या प्रेरणेतून झाली, आदरणीय सरांनी मला वेळोवेळी केलेले मार्गदर्शन आणि दाखवलेली योग्य दिशा यामुळेच माझे आयर्न मॅन होण्याचे स्वप्न सत्यात उतरले आहे.





**MR. AKSHAY DHANE**

Senior Manager, IT

## WHEN WE HIRE SPECIALISTS, WHY NOT TRULY USE THEIR EXPERTISE?

**CONTENT IS KING!**

**A**nd it is certainly the most important factor when one is trying to build a successful internal training program. However, it is not just the content. The person who delivers that training plays a big part too. Someone who has credibility, who can make the topic engaging, and who understands how that program would benefit the organization.

As it turns out, the best trainers may already be among your colleagues. Turning your

employees into trainers can lead to a better learning experience and may even drive stronger knowledge transfer within your teams. They are already experts in their field, they know the company culture and internal training can prove to be cost-effective. It helps the employees to realise their potential and allow others to get inspired. Training schedules can be flexible and it provides a boost to cross-team collaboration.

We had our first internal trainer - Akshay Dhane, Senior Manager IT share his knowledge with our VJites last month. Data management, the subject of his first training, is the practice of collecting and storing data while using it securely, efficiently and cost-effectively. The goal of data management is to help people and organizations optimize the use of data within the bounds of policy and regulation while maximizing it's benefit to the organization.

Managing digital data in an organization involves a broad range of tasks, policies, procedures, and practices. Trainings which covered the below mentioned factors under this topic were conducted for various teams.

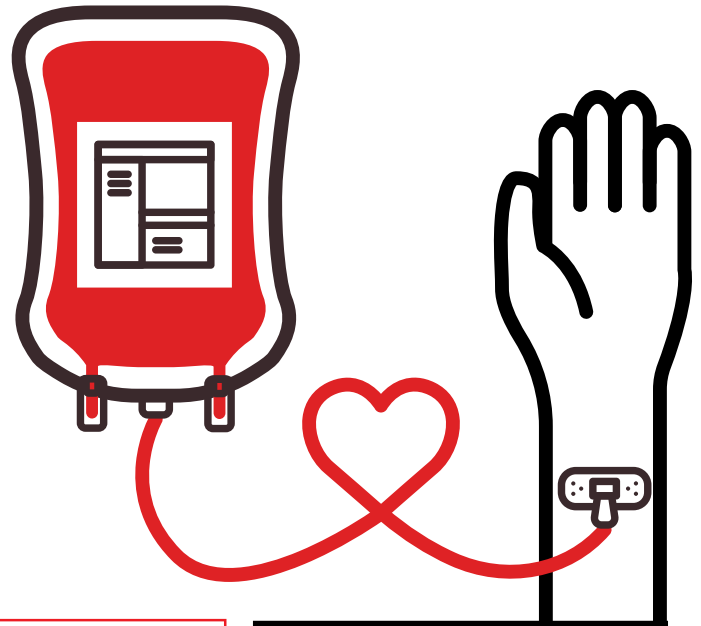
How to:

- Create, access, and update data across a diverse data tie
- Store data across multiple clouds and on premises
- Provide high availability and disaster recovery
- Use data in a growing variety of apps, analytics, and algorithms
- Ensure data privacy and security
- Archive and destroy data in accordance with retention schedules and compliance requirements

To sum it up, a formal data management strategy addresses the activity of users and administrators, the capabilities of data management technologies, the demands of regulatory requirements and the needs of the organization to obtain value from its data.

Learning in any form and of any skill is always an investment in self. Be it technical, functional or behavioural trainings, they help one upgrade themselves leading to better careers.

# BLOOD DONATION CAMP



## BE THE REASON FOR SOMEONES HEARTBEAT

Each day, thousands of people need donated blood and blood products to keep them in good health or allow them to stay alive.

Blood donation is considered as the gift of life as there is no substitute present for human blood. At every 2 second someone somewhere needs the blood. And every day more than 38,000 blood donations are needed.

YashOne Wakad Central residents recently organized a Blood Donation camp in their society which received a great support from all.

### 5 REASONS TO DONATE BLOOD

- One blood donation can save up to three lives.
- There is no substitute for human blood.
- Donating blood is a volunteer activity that's actually good for you.
- There's always a need for blood donors.
- You'll learn about your blood type and more!



### DO YOU KNOW?

**DONATING BLOOD IS BENEFICIAL AS IT REDUCES THE RISK OF HEART AND LIVER AILMENTS WHICH ARE CAUSED DUE TO IRON OVERLOAD IN THE BODY.**

**BE A BLOOD DONOR, BE A HERO A REAL ONE.**





# CORE

COMMERCIAL & OFFICE REAL ESTATE

## SALES TRAINING

**S**uccess in Management requires learning as fast as the world is changing. And it's not just learning that is important. It's learning what to do with what you learn and learning why you learn things that's important.

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 & motivated.

We at VJ keep organising such sessions to bring out the best from our people. One such session was organised at the site of our new Project YashONE Eternitee for our new Product C.O.R.E. which stands for Commercial & Office Real Estate. Knowing about your Project and knowing what are the specifications of your product are of extreme importance to

instil that confidence in you. Knowledge is power. The power of winning the hearts and minds of many through your proficiency.

Mr. Aditya Javdekar gave insights about the new concept, product, project and prospective locations.

Everyone who attended this training session was acquainted with this new concept and are all set to move forward.



# CELEBRATIONS ON THE BIRTH OF LORD KRISHNA WHO ENCHANTED EVERYONE WITH HIS PLAYFUL MISCHIEFS.

Our devotional residents across societies celebrated Jamshtami with great zeal. Some societies organized dahi handi as well which was enjoyed by one and all. People dressed up in traditional attires for the celebrations. Many kids became the look a likes of Radha & Krishna with their attires & mudras.

The lord dwells in the hearts of all the creatures and whirls them round upon the wheels of maya. Run to him for refuge with all your strength and peace profound will be yours through his grace.



# JOURNEY OF A HELPER TO A SKILLED LABOURER

MANGAL MALHAR



RESPECT IS EARNED.  
HONESTY IS APPRECIATED.  
TRUST IS GAINED.  
LOYALTY IS RETURNED.

**A**round 8-9 years back, Mangal came to Pune from his native place in Jharkhand in search of some work. He could not continue his education further as he had to start earning for his family. A well-wisher got him to the VJ Yashwin 2.0 site. And that's how a new life started for Mangal.

He joined as a temporary helper on that site; learnt his work quickly and started earning. Due to his soft-spoken and helping nature, he got supported by his co-workers and supervisors.

Since the launch of Yashwin 2.0, Mangal has worked for Yashwin

Anand, Yashwin Jeevan and is currently working at Yash101. His senior colleague, Mr. Rahul Dhadge mentioned that Mangal has been very sincere, diligent and virtuous in all these years.

He can take up any work when it comes to construction. That's the only reason, he has become a skilled labour today. And he is a very good observer! He has acquired the skills, be it painting, electrical work, maintenance related work just by observing his co-workers.

When asked about his survival in COVID times, he expressed his gratitude towards the company

for standing by him during those difficult days and that's the reason he could survive!

It's been more than 3-4 years; he has not visited his family in Jharkhand. He stays in the labour camp along with his wife and 2 kids. Mangal seems to be contented and comfortable being a part of the VJ team and wants to stay here for long.

Mr. Rahul proudly mentions how other teams too want him to be a part of their team.

We wish Mangal the best of times ahead.



# #PeopleFirst

## 'खराखुरा यशवीन योद्धा' - मंगल मल्हार

साधारण 8/9 वर्षापूर्वी झारखंडमधल्या एका छोट्या गावातून मंगल नावाचा एक मुलगा काम मिळविण्यासाठी पुण्यामध्ये आला. घरच्या हालाखीच्या परिस्थितीमुळे त्याला शिक्षण अर्धवट सोडून उपजीविका चालविण्यासाठी आपल्या कुटुंबापासून दूर यावे लागले. ओळखीचा एक माणूस त्याला 'व्हीजे यशवीन 2.0' च्या साईटवर घेऊन आला आणि मंगलच्या आयुष्याचे वळण बदलले. मंगलला बांधकामामधील सगळ्या गोष्टी नवीन होत्या. सुरुवातीला त्याने साईटवर हेलपर म्हणून काम सुरु केले. पण नुसते काम सुरु नाही केले तर तो करीत असलेल्या छोट्या कामामधील बारकावे पण शिकला. आपल्या मनमिळावू व कष्टाळू स्वभावामुळे तो साईटवरील सहकार्यांमध्ये लोकप्रिय झाला.

हळूहळू मंगल आपल्या कामामध्ये चांगला रुळला. आपले सहकारी, वरिष्ठ करीत असलेल्या कामाचे बारकाईने निरीक्षण करायचा. हळूहळू त्याने साईटवरील सगळी कामे शिकून घेतली आणि ती उत्तमरित्या करू लागला. त्यामुळे तो आता एक कुशल कामगार बनला आहे. विशेष म्हणजे कुठलेही प्रशिक्षण न घेता! फक्त अभ्यासपूर्वक निरीक्षणातून! मंगल आज 'व्हीजे' बरोबर 8/9 वर्षे आहे. 'यशवीन 2.0' च्या लॉच पासून ते 'यश 101' पर्यंत.

त्याने यशवीन आनंद आणि यशवीन जीवन या साईट्सवर पण काम केले आहे.

त्याचे वरिष्ठ, श्री राहुल धाडगे त्यांच्याबद्दल अतिशय कौतुकाने बोलताना म्हणाले की मंगल अतिशय प्रामाणिक, कष्टाळू आणि सगळ्यात महत्वाचे विश्वासू आहे. आज तो आपल्या साईटवरील सगळी कामे अतिशय चोख पार पाडतो. ही कामे शिकण्याचे त्याने कुठलेही प्रशिक्षण घेतलेले नाही. केवळ स्वयंशिक्षणातून आणि निरीक्षणातून मंगलने हे सर्व आत्मसात केले आहे मग ते पेन्टिंग असो, इलेक्ट्रिकल काम असो किंवा मेंटेनन्स चे एखादे काम. या त्याच्या गुणामुळेच त्याने आज हेलपर ते कुशल कामगार हा टप्पा अतिशय कमी वेळामध्ये आणि यशस्वीपणे पार केला आहे.

मंगलला कोव्हीड काळामधील अनुभवाबद्दल विचारले असता त्याने कंपनीप्रती मनापासून कृतज्ञता व्यक्त केली. त्या काळामध्ये सगळ्या साईटवरील कामे ठप्प असता सुद्धा आपल्या कामगारांच्या काळजीतून कंपनीने त्या काळामध्ये मदत केल्यामुळे आपण आज जिवंत आहोत असे त्याने सांगितले. त्या काळामध्ये मंगल लेबर कॅम्प वर आपली पत्नी आणि दोन मुलांसह राहत होता आणि

आजही आहे. त्याला त्यांच्या भविष्याबद्दल विचारले असता 'व्हीजे' मध्ये काम करण्यामुळे आनंद आणि समाधान मिळते त्यामुळे 'व्हीजे' बरोबरच दीर्घकाळ काम करण्याची इच्छा त्याने व्यक्त केली.

श्री राहुल यांनी अभिमानाने सांगितले की मंगलला त्याच्या या कष्टाळू स्वभावामुळे, चांगल्या वृत्तीमुळे आपल्या कंपनीमधल्या इतर विभागाकडून ही मागणी आहे.

आज मंगल ने फारसे शालेय शिक्षण घेतलेले नाही पण प्रत्यक्ष शिक्षणामुळे त्याच्या आयुष्याला चांगले वळण मिळाले आहे, हे नक्की. त्याचबरोबर आई-वडिलांनी केलेले संस्कार ही त्याची पुंजी आहे.

अतिशय साधा, सरळमार्गी मंगल आपल्या सगळ्या साईट्सवर मांगल्य घेऊन आला आहे जणू, असे अनेक 'मंगल' 'व्हीजे' ला लाभत!

कंपनीप्रती आणि कामाप्रती निष्ठा असलेल्या मंगलला व्हीजेकडून सलाम आणि आणि अनेक शुभेच्छा!

## WHEN HE COULDN'T GO HOME THIS GANPATI FESTIVAL BAPPA CAME HIMSELF TO SHOWER HIS BLESSINGS!!

There are times when our work commitments make us land to a sceptical situation. It becomes even more stressful if it's a festive time and you can't spend some quality time with your family. Something similar happened with Mr Shrikant Parsewar a resident of Yashwin Jeevan Society.

Shrikant hails from Latur, Maharashtra. And for the first time ever he was going to be alone in the Ganapati Festival. His Family was in Latur and he couldn't join them due to his work commitments. Plus, his family traditions restrained him to have another idol of Bappa at his place. An Architect by

profession, Shrikant worked out a plan to cater to this situation and rendered a sketch of Ganpati Bappa with only a blue ball pen.

No fancy stuff, no glitters. Just a heart to heart connect with his Bappa. And he worshiped his portrait throughout the festive days.



## YOUR FESTIVAL YOUR WAY



“

**THIS YEAR  
I AM AWAY  
FROM MY  
FAMILY  
GANPATI  
IDOL SO I  
WORSHIPED  
THIS HAND  
DRAWN  
GANESHA.**

**AR. SHRIKANT PARSEWAR**  
Yashwin Jeevan B-1005



# LUCKY DRAW WINNERS

New home brings new beginnings & new memories for all of us. It marks the start of a new journey and a new fortune. While people were delighted post booking their new abodes with us, we wanted to make it even more exciting. We had a lucky draw organised for our new VJ Parivaar members from YashONE Eternitee & Yashwin Enchanté on their Launch days. And they were very excited to see how lucky they get with their new ventures.

Some pictures of the happy faces receiving their prizes...!!







# Happy Diwali

THIS DIWALI, LET'S BURN  
THE IGNORANCE IN THE  
GRAND FIRE OF CRACKERS  
AND LIGHT THE LAMP OF  
HOPE IN YOUR HEART

**D**iwali is celebrated all over India and in various parts of the world. Diyas and lamps light up the entire country and the sight is truly magical and brilliant. According to the Hindu calendar, Diwali falls on the 15th day in the month of Kartik. This year, Diwali is starting from 22nd October 2022 with Dhanteras.

The lighting of diyas signifies the triumph of good over evil, and with all the prayers and people meeting with love in their hearts overall there is a bright and cheerful

atmosphere. People from all religions, castes and backgrounds are united during the occasion of Diwali and there are celebrations happening all around.

During the festival of Diwali, it is imperative that we start the journey to end the darkness within our lives and fill it with love and light. Whether it is changing our lifestyle into a healthier one or becoming a better person, this is an auspicious occasion to start on these life changes.

**WE AT VJ ARE PLANNING TO MAKE THIS DIWALI MORE EXCITING FOR YOU ALL! DURING THIS DIWALI, WE WOULD BE ORGANIZING MANY EVENTS, COMPETITIONS AND ACTIVITIES. DO PARTICIPATE IN LARGE NUMBERS AND ENJOY THIS BEAUTIFUL FESTIVAL.**

**YOU CAN ALSO COME UP WITH SUGGESTIONS ABOUT HOW YOU WOULD LIKE TO CELEBRATE THIS DIWALI WITH VJ.**

**Wishing all Vj Parivaar residents an abundance of love and riches this Diwali!!**

# SOME UNKNOWN FACTS ABOUT DIWALI

## A FESTIVAL ACROSS RELIGIOUS LINES

While Diwali is considered predominantly to be a Hindu festivity, the reality is that it is an occasion that is celebrated by several other religions including Jainism, Sikhism and numerous folk religions.

## THE DAY LAKSHMI ROAMS AROUND THE EARTH

The prime reason why Diwali is marked by flamboyant decorations, new clothes and flashy displays of colours and lights is because it is widely believed that Diwali is the day on which the Hindu goddess of prosperity, Lakshmi supposedly roams the Earth and blesses people with wealth and happiness.

## THE NIRVANA OF MAHAVIRA

Another popular belief that signifies the occasion of Diwali for Jainism, India's sixth largest religion, is that this is the day on which the last of the 24 Thirthankaras (Great Teachers), Lord Mahavira attained 'Nirvana'.

## GURU GOBIND JI'S ESCAPE FROM GWALIOR

While most traditions surrounding Diwali go back thousands of years, one of the most recent traditions

associated with it is the one in Sikhism. Sikhs celebrate Diwali as the occasion on which their teacher Guru Hargobind Ji was released from the captivity of Mughal ruler Jahangir in Gwalior along with several Hindu kings.

## A FIVE-DAY EXTRAVAGANZA

While South India celebrates Diwali as a one day festival, most parts of north and north-west India observe it as a five-day festivity, each area with its own significance and each dedicated to a different deity.

## RETURN OF RAM TO AYODHYA

The most popular tradition behind Diwali dictates that it marks the day on which the Hindu Deity Lord Ram returned to his home city of Ayodhya after vanquishing the demon king Raavan. According to mythology, lights were lit all across the country to celebrate his return to rule.

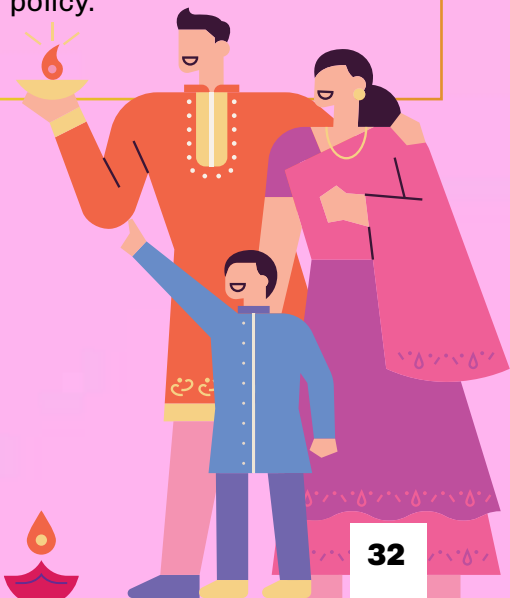
## TRIUMPH OF GOOD OVER EVIL

In southern parts of India however, Diwali (or Deepavali) is celebrated as the day on which Lord Krishna killed the demon Narakasura

and brought peace to the lands. According to legends, Narakasura repented in his last moments and requested Mother Earth that his death be celebrated with lights and colours across the lands every year. A wish that was gladly granted.

## THE HUMAN COST OF FIRECRACKERS

While it is popular as India's firecracker-hub, the less flattering thing the town of Sivvakasi is known for is its record levels of child labor. With increasing demand, most small enterprises in the town employ children to handle the dangerous chemicals associated with making firecrackers. So the next time you think of buying firecrackers, make sure they are responsibly sourced from brands with a no child-labour policy.



# GANESH FESTIVAL 2022 PACKED WITH



**T**his year, when Ganesh Festival was round the corner, we thought of celebrating it with our extended VJ families.

Prior to the festival, we had organized Ganesh Idol making workshops in our societies which received an overwhelming response. It was open for all age groups so that anybody interested could participate.

Every society had Ganesh festival scheduled with a lot of activities like different competitions, Antakshari, home minster, talent shows and so on. So we thought why not to add something which is not planned yet.

And so we added Anchor and Orchestra based activities for the people of all age groups. There were games, participation, prizes and

enjoyment ensured for all. We also placed Photo booths to ensure that the residents could click pictures and create memories with us.

And how can any festival be complete without relishing on the sweets. We therefore made sure that all our societies received our evening Aarti Prasad on the 3rd Sep.

Our Senior Leadership Team Members also came forward to be a part of the celebrations with our VJ Families. And took part in the Aarti's of the societies. Our Technical Director Mr Sarvesh Javdekar was also seen connecting to our VJ Families and taking part in their celebrations.

We always feel that connecting with our societies is very important in building



**THANK YOU SO MUCH FOR ORGANIZING THIS "GANPATI MAKING WORKSHOP" IN OUR SOCIETY. WE ALL WERE VERY HAPPY AND EXCITED FOR THE WORKSHOP AND ENJOYED A LOT IN MAKING THE GANESH IDOL BY HAND. NOW THE RESIDENTS ARE EVEN MORE EXCITED AND LOOK FORWARD TO SUCH WORKSHOPS FROM THE VJ PARIVAAR IN FUTURE ALSO.**

**MRS. SNEHAL SOLLAPURE**  
YASHWIN ENCORE (B1B2-206)



# VARIOUS ACTIVITIES IN VJ SOCIETIES

a community. We as a part of one big happy family aim to be with each other on special occasions.

The activities organized by VJ were appreciated and enjoyed by all the residents. And that's what made us feel that the hard work got paid off.





# Let your spirits fly high with the Indian flag!

The Nation is as perfect or imperfect as its people. Let's make India great by doing our duties and fighting for our rights.

One of the most memorable days in Indian history is 15th of August. It's the day which makes us revisit and recount the struggles & sacrifices of our Indian Freedom Fighters. We born in free India should always embrace the struggle of our forefathers who sacrificed their lives to make the future generations liberated.



Our Societies also celebrated this day with its residents. People gathered in big numbers to rejoice the victory for our long awaited freedom.

On this day every heart echoes with festive feeling and pride in the diversity and unity of people. It's not only a celebration of Independence but also of the unity in diversity of the country.

Let's keep the memories of all the people who sacrificed their lives for our country alive.

INDEPENDANCE DAY CELEBRATION AT VJ SOCIETIES



## **RESIDENTS WITNESSED BEAUTIFICATION OF SHREE MORYA - MAHADEV MANDIR, MAAN GAOTHAN DURING THE SHRAVAN MONTH**

---

**PEACE IS A JOURNEY OF A THOUSAND MILES AND IT  
MUST BE TAKEN ONE STEP AT A TIME.**

---

**I**n our everyday life, we are always in search for peace. And most of the times we find this serenity & contentment in a divine place. Visiting a holy place and praying to the almighty is always very comforting. You could feel the positive energy and you feel relaxed. For some time, you tend to forget all your worries.

One such experience was of Mrs. Smita Doshi, a YIH resident who finds tranquillity at Shree Morya – Mahadev Mandir located in Maan, Hinjawadi. She has shared some beautiful photos of the decorations done at this Mandir during the Shravan month.





# KNOW OUR VJ SENIOR LEADERSHIP



## MR. SATISH NENE

VICE PRESIDENT  
COMMERCIAL LEASING

WORKING WITH VJ SINCE: 3 YEARS  
TOTAL WORK EXPERIENCE: 36 YEARS

### DID U KNOW?

He came to Pune in 1989 and enrolled himself in a marketing course in Symbiosis just to make more friends!



**I DON'T DO  
GREAT THINGS.  
I BELIEVE IN  
DOING SMALL  
THINGS WITH  
GREAT LOVE.**

## LEADERS BECOME GREAT, NOT BECAUSE OF THEIR POWER, BUT BECAUSE OF THEIR ABILITIES TO EMPOWER OTHERS.

**H**e heads the Commercial Sales and leasing transactions of VJ. And has 28 Years of Experience from Real Estate alone.

Mr Nene joined VJ in September 2019 and within a span of 3 months he was able to crack a deal worth 600 crores for the company. It was a deal with the co-living spaces for 1500 rooms.

Which was a first of its kind deal in the real estate market in Pune. He does small gestures for his clients to make them feel special. And has connected us to some renowned brands like Star Bazaar, Zudio, Croma, Mr. DIY, Subway, McDonalds and many more.

He comes from a defence background as his father has been in Airforce. Which made the family travel a lot in various parts of the country before they settled in Nashik and finally in Pune. A jovial and fun loving person by nature, Mr Nene is a travel bug.

His working style is simple; he is a hard-core socialite. He loves to be with people and hates to be alone.

He is strong in building relations, be it on personal or professional level.

Coming from a traditional Maharashtrian household, they are all pure vegetarians. He stays with his wife, Deepa and daughter Tanvi. Deepa is an architect by profession and a baker by choice. She currently enjoys making customized cakes in which she is a specialist.

His daughter has done her graduation in Bio-engineering and is currently in Boston to pursue her Masters. Mr & Mrs Nene miss Tanvi a lot when she is not around. And that makes him crave even more to have guests at home to fill the void created in her absence.

He adores Deepa's simplicity and focussed nature like him. She is a perfect home-maker and loves serving delicious food to her family. She also makes it a point to keep their home clean and neat. The best part of their relationship is their opposite natures, he exclaims...!! When it comes to socialising; while Mr. Satish loves hosting friends and family every weekend to his place, Deepa is the one who

has to ask for a breather. While Mr Nene is garrulous & tale telling. Mrs Nene is a little introvert and self-contained.

He loves to travel and explore new places. A sports lover at heart, he loves to play various sports like hockey, Tennis, Football, Kabbadi and Cricket.

He is very cautious about his diet and relishes to have home-made, simple food and hates junk. Home-made Dahi Bhaat is his favourite and is crazy for sweets.

He is a perfect combination of a traditional man with modern values.



*Mr. Satish Nene with his family*

— And the one with the celebrities —



**A doting father who never drinks or smokes, but makes it a point to take her daughter out for a booze. “There is nothing wrong in understanding your kids and let them grow”, he exclaims..!!**

**HIS SUCCESS MANTRA**

**While others are doing ONLY, what is expected, or taking shortcuts, if you want to succeed in life, in love, or in anything that is important to you, then you have “to go the extra mile”.**

# FIRE MOCK DRILL

## AUGUST MONTH WAS FULL OF ACTIVITIES



All our societies celebrate various festivals in a very traditional manner. They also keep organizing various activities for the residents from time to time. Some societies go beyond that and conduct activities keeping in mind the safety of their residents. One such activity was witnessed at our YashOne Hinjawadi project recently. They organized a fire mock drill in the society. This event saw good attendance from all age groups. Fire department officials trained the YIH residents and made them aware of what is to be done in case of emergency along with some safety tips.

It's vital that everyone in the building knows and understands the evacuation plan, so in the event of a real emergency, they know which staircase to take, where the fire exits are located, where the assembly point is and most importantly – that there is no need to panic.

A fire drill presents the perfect opportunity to tighten up on rules and amend your risk assessment to ensure nothing like this happens in the event of a real fire outbreak. Whatever your fire drill uncovers, it allows you the chance to correct it quickly in case of a real emergency.

The first, and most important reason for a fire drill is the experience it gives.



# ORIGAMI WORKSHOP



Children should have the freedom to creativity. A freedom to express what they think and to commit themselves completely to the effort and make whatever their mind says. What's important in any creative act is the process of self-expression.

Children love origami as evidenced by how they are enamoured with their first paper airplane, paper hat, or paper boat. And while we might not always think about it, origami surrounds us. From envelopes, paper fans and shirt folds to brochures and fancy towels. Origami envelops us. Origami has been found to improve not only 3D perception & logical thinking but also focus and concentration.

Origami excites other modalities of learning. It has been shown to improve spatial visualization skills using hands-on learning. Such skills allow

children to comprehend, characterize, and construct their own vernacular for the world around them.

An Origami workshop was organized a day prior to the Independence day by the Y1H residents. In this workshop, children got to learn different origami arts and all were looking delighted. Drawing competition was also organized for children which received a great response. Children from different age groups participated. It was open to all and was open to any subject for the competition. Judges for the Drawing Competition were invited from the Maan secondary school. A day dedicated to the creativities was spent well.

# मुलांना आनंद देणारी 'डोअर स्टेप स्कूल'

विविध कारणांनी शिक्षणापासून वंचित राहिलेल्या मुलांना पुन्हा शिक्षणाच्या प्रवाहात आणण्यासाठी प्रयत्नशील असणाऱ्या 'डोअर स्टेप स्कूल'तर्फे आजवर हजारो मुलांना शिक्षणाचा हक्क मिळवणे शक्य झाले आहे. संस्थेच्या प्रयत्नांमुळे प्रामुख्याने स्थलांतरित वाड्या-वस्त्यांमधील मुलांना शिक्षणाची वाट सापडली आहे.

बांधकाम कामगारांच्या मुलांसाठी चालवली जाणारी डोअर स्टेप स्कूल आपल्या सगळ्या प्रकल्पांच्या इथे चालविली जाते. या शाळेमध्ये छोट्या बाळापासून मोठ्या मुलांपर्यंत सगळी मुले असतात. अनेक ठिकाणी भावंडे ही येतात. त्यांना सांभाळायला, शिकवायला प्रत्येक शाळेमध्ये दोन शिक्षिका असतात. या मुलांना अगदी साध्या आणि सोप्या पद्धतीने शिकवले जाते. पेपर ग्लास चा मनोरा बनविणे, विविध आकार बनवणे अशा उपक्रमांमधून मुलांना शिकवले जाते. या व्यतिरिक्त शाळेमध्ये सगळे सण साजरे केले जातात.

डोअर स्टेप स्कूल मध्ये स्वातंत्र दिन साजरा केला गेला. शिक्षिकांनी या दिवशीचे महत्व मुलांना सांगितले. एका शाळेमध्ये शिक्षिकांनी फव्व्यावर छान ध्वज काढून स्वातंत्र दिनाच्या शुभेच्छा दिल्या होत्या. सगळ्या मुलांच्या चेहऱ्यावर तिरंगा रंगवला होता, मुलांच्या हातामध्ये ध्वज दिले होते आणि सगळ्यांनी सामूहिक राष्ट्रगीत गायले. हे सर्व करत असताना त्या मुलांच्या चेहऱ्यावर एक वेगळाच आनंद दिसत होता.

जन्माष्टमीच्या दिवशी काही मुलं कृष्णाची वेशभूषा करून आली होती तर काही राधा बनून आलेल्या मुली सुंदर दिसत होत्या.. मुलांनी दही हंडी पण मजेत साजरी केली.



या शाळांमधील मोठी मुले गणेश उत्सवाआधी शाडू मातीपासून गणेश मूर्ती बनवायला शिकली. ते बनविताना त्यांच्या चेहऱ्यावर एक वेगळाच आनंद होता. साधी पण सुंदर सजावट करून बाप्पा ला त्यामध्ये बसविले आणि गणेश उत्सव साजरा केला.

शाळेमध्ये मुलांबरोबर त्यांच्या पालकांसाठीही काही साधे खेळ, उपक्रम घेतले जातात, त्यामध्ये पालक ही आनंदाने भाग घेतात.





# DIFFERENT FESTIVALS CELEBRATED AT DOORSTEP SCHOOL

Children at Doorstep school are always joyful as they get to have fun while learning. Learning is never boring for them. They are taught various educational concepts through activities which are easy to understand.

Every festival is celebrated at our Door Step Schools to make them aware about our traditions. Recently, they celebrated 75th Independence Day with all the enthusiasm. Their faces were painted in tricolours and were overjoyed. They were given flags and were taught to sing our National Anthem too.

On the day of Janmashtami, many children were dressed like Radha and Krishna and they were looking lovely and excited in their different and traditional attire! They played Dahi handi as well on that day.

When the Ganesh festival was approaching, elder children from the Doorstep Schools were taught how to make Ganesh idol from shadu maati. They enjoyed the process and worshipped those murtis during the Ganesh Utsav.

One unique thing about the celebrations at the Doorstep Schools is that they celebrate everything with so much heart into it that it comes out very beautifully. And the real satisfaction comes after seeing the happy faces and those chirpy smiles.





# SITE VISITS



**I**t is always a feeling of great joy to see your house at every level of its construction. Especially when it is nearing the possession time. We organized a site visit program for the home owners of YashOne Hinjawadi E Building on 24th September. The event started around 10 am with the VJ Home Owners coming together with their families to visit their flats and see

the updates of its construction.

There were volunteers and Engineers with each family to guide them about the activities in the event followed by their site visits. A help desk was also available to resolve the queries and concerns of the VJ Home Buyers. We also arranged a refreshing breakfast for everyone to enjoy.



## WE DON'T STOP PLAYING BECAUSE WE GROW OLD BUT WE GROW OLD BECAUSE WE STOP PLAYING

**M** meet our Yashwin Sukhniwas resident, the young and energetic Mustak Ali, who has been a National Badminton Coach and has represented India at various platforms.

Founder & Director of Mustak Badminton Academy (MBA), Mr. Mustak Ali belongs to Nagaon village of Assam. He did his Diploma from National Institute of Sports and then Masters in Sports Coaching Badminton from Indonesia. He now holds a 15+ years of experience in Badminton Coaching.

He started playing badminton from the age of 8. Slowly and steadily his game improved and he got groomed under the guidance of his coaches, Mr M S Sultan and Mr Ganguli Prashad.

In this journey he was also a part of Pullela Gopichand Academy, where he got a chance to play with the top Indian Badminton players like Saina Nehwal, P V Sindhu, Kadambi Srikant, P Kashyap and many more. Mustak always dreamt of establishing his own academy

which finally came true in 2021. He established 'Mustak Badminton Academy' with an aim to groom world class players. His passion is to help upcoming Badminton players in India in fulfilling their potential/dream. He considers Mr Tafiq Hidayat (Indonesian football player) as his idol.

He proudly shares the achievements of his students who have won medals at State Level, National, International level and also in Asian Badminton Championships.

Few of his students/players have National and World rankings across several age categories.

Mustak Ali also provides well-structured and tailored programs to nurture the new talent in the Pune-based Sunny's World (Sunny Sports Kingdom) located on Pashan Sus Road, Pune which has a world class infrastructure for Badminton.

He is grateful to his parents for always supporting and encouraging him.



**MR. MUSTAK ALI**  
YASHWIN SUKHNIWAS RESIDENT  
Founder & Director of  
Mustak Badminton Academy (MBA)



My passion is to help Badminton players in India rediscover their peak potential and represent our country on international platforms. He says, "If u don't believe in yourself, then no one else will. So believe in yourself and work hard."

## MUSTAK BADMINTON ACADEMY (MBA) WE MAKE CHAMPIONS

- Open for Age group 5yrs and above.
- World class Badminton Training & Coaching centre.
- Systematic Coaching Module.
- Coaching Based on Categories.
- Beginners to Advance & Corporate (Adult) Coaching programs.
- Special attention on fitness & diet.

For more information, contact on the details below:  
Ph- +918983805446  
Email: mba.sw18@gmail.com



# ऍडमिन असिस्टन्ट रोहन गायकवाडमध्ये दडला आहे एक कलाकार...

**MR. ROHAN GAIKWAD** Admin Assistant



'यशवीन 101' मध्ये ऍडमिन विभागामध्ये करणारा रोहन... सदा हसतमुख, स्वभावाने शांत आणि कष्टाळू मुलगा.. सगळ्याशी अतिशय आदराने बोलणारा...

गेल्या 6 महिन्यांपासून रोहन 'व्हीजे' मध्ये आहे. त्यांच्या घरी मम्मी, मिलिटरी सव्हिसमधून निवृत्त झालेले पप्पा, मोठा भाऊ आणि बहीण असा परिवार आहे. त्याने 'व्हीजे' मध्ये येण्याआधी दोन ठिकाणी नोकरी केली आहे आणि तो अनुभव त्याच्या गाठीशी आहे.

लहानपणापासून रोहनला चित्रकलेची आवड आहे पण त्याने त्याचे कुठलेही प्रशिक्षण घेतलेले नाही. त्यामुळे आता

जेव्हा रिकामा वेळ मिळेल तेव्हा तो निरनिराळी चित्रे काढत असतो, कधी मनानी तर कधी बघून. त्याला पेन्सिल स्केचिंग करायला आवडते. तो खूप सुंदर सुंदर स्केचिंग बनवीत असतो. ते करीत असताना त्यात तो तल्लीन होऊन जातो. तो म्हणतो, त्यावेळी थोडा वेळ त्याला सगळ्याचा विसर पडतो पण त्यावेळी कोणी त्याला काही काम सांगितलं तर ते ही तत्परतेने तो करतो. आपलं काम, मग ते कोणताही असो, आपण ते व्यवस्थितच केले पाहिजे असे रोहन सांगतो आणि तसं तो स्वतः करतोही!

रोहन 'यशवीन 101' मध्ये सगळ्याच्या जिवाळ्याचा असलेल्या चहाची सोय अतिशय चोखपणे पार पडतो. सकाळी

11:00 वाजता आणि दुपारी 4:00 वाजता रोहन सगळ्यांना कडक चहा देतो आणि कितीतरी लोकांचे दुवे मिळवतो! या शिवाय तो ऑफिस स्टेशनरी आणि ऑफिस विलेनिंगच्या कामाची देखरेख करतो.

रोहन तू असाच हसतमुख रहा आणि खूप मोठा हो, तुला 'व्हीजे' टीम तर्फे अनेक शुभेच्छा!



# #PEOPLEOF VJ



**HIDDEN ARTIST  
MR. ROHAN GAIKWAD,  
ADMIN ASSISTANT**

## A true talent delights the possessor first



**R**ohan GaiKWad, works as an Admin Assistant for VJ at Yash 101. He is very sincere and hardworking. Anybody who looks at him, meets him, could feel his dedication towards his work. He speaks very respectfully with all and does every task assigned to him very promptly and neatly.

There is an artist hidden in Rohan who keeps motivating him to make beautiful sketches when he has some time in spare. When he is making any sketch, he gets so engrossed that he tends

to forget all his stress during that time. He makes it a point to complete it in one stretch and if it remains incomplete, he starts feeling restless and tries to complete it as early as possible. He sometimes makes sketches by looking at YouTube videos and other times on his own.

He stays with his father who is retired from Military services, his mother and his elder brother and sister.

Rohan takes care of tea-coffee arrangements for all, two times a

day and follows the timings very precisely. He serves tea exactly around 11:00am and 4:00pm to everyone in the office. He also takes care of office stationary and office cleaning.

We all wish him all the best for his future and wish he retains the same smile & zeal in the times ahead.

## #PEOPLEOFVJ

## TRUE HAPPINESS INVOLVES THE FULL USE OF ONE'S POWERS AND TALENTS

**G**anesh Chaturthi is my favourite among all the festivities in India as its a festival of happiness and prosperity. I like celebrating festivals carrying its essence and causing minimum or no harm to the environment. Nowadays, eco-friendly Ganpati idol is gaining love from devotees due to the intention of minimizing water pollution & to save flora & fauna. To spare and secure our nature, I decided to do my part and go for an eco-friendly Ganesh idol.

Since my childhood, I have always loved sketching and painting, but never thought of carving or sculpting before.

I tried sculpting the idol for the first time last year during lockdown rather than buying one, and I found the entire process of sculpting a Ganesh idol to be contemplative and therapeutic; it takes me to a different realm altogether. Knowing the process from last year, I prepared the idol with few variations this year. Sculpting took me two days.

It all depends on the structure and size. I gave depth to the entire idol using some random items like toothpicks, spatula as tools to add certain details. The shadu clay takes some time to settle and dry if the idol is large. Once the idol dried out, I painted the white coat first and then used the other colours on it.

The eyes are the single most important feature in any portrait or sculpture. To portray that emotional authenticity through the eyes is the toughest part I felt.

Sculpting a Ganpati idol, worshipping it and then immersing it, depicts the Karmic cycle of life. I believe in attaching and detaching. Immersing this year's Ganesh Idol gave me a chance and the positive energy to create a new one.

The satisfaction of sculpting the Ganesh idol is entirely deep, devotional and emotional. I consider the craft of sculpture as a medium of artistic expression and devotion to deities.

## SAIPRABHA WANI

Saiprabha Wani is a post graduate student currently working as a trainee in the Estimation department.





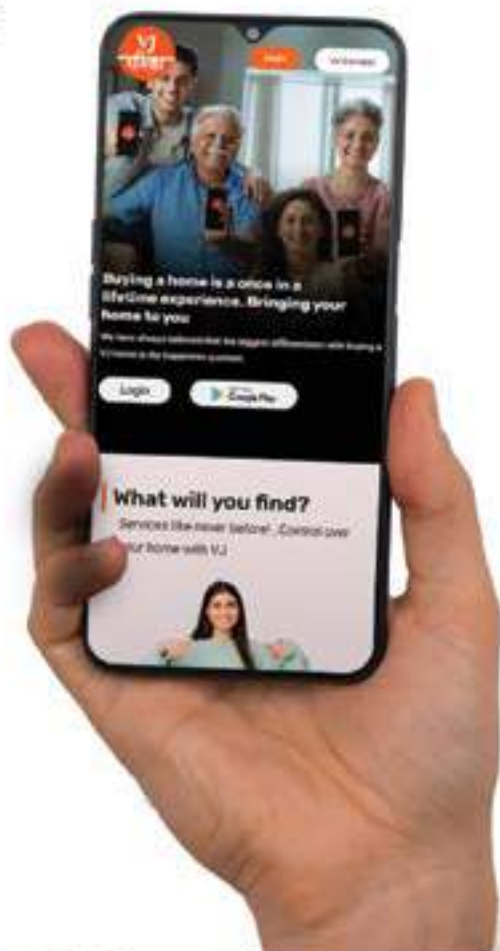
## THE NEW ERA OF CONVENIENCE IS HERE WITH THE NEW VJ PARIVAAR APP



- Home inspection by experts before possession
- Pre-order online home customisation
- Easy renting of your VJ home
- Hassle-free shifting into your new VJ home
- Click to book plumber/carpenter/electrician
- 24x7 Home assistance by home experts
- Construction updates of VJ home anytime
- Preferential admission to renowned schools
- New project launch details before others
- Valuation of the VJ home done by experts



SCAN THIS QR CODE  
TO BROWSE THE APP







## MEMORABLE VISIT OF DOORSTEP CHILDREN TO YASHONE HINJAWADI



**W**hat a beautiful evening it was! It was drizzling when we reached the Hinjawadi School. All the children at doorstep school were dressed up and waiting for us. After all we had planned an evening out for those little ones that day. And the best part was that, they were not aware what is being planned, not even their teachers. When we told them we would be visiting YashOne Hinjawadi project where you will get to play in the children's play area and also they will get to watch a movie, they were thrilled!

We reached the YashONE Hinjawadi project with happy faces. When we entered children play area, all of them jogged and started playing on the slide, swing, jumping area and see saw. All of them were screaming with joy and we could feel their happiness. We all felt so contented seeing them enjoy there. Thanks to our YashOne Hinjewadi committee who gave us the permission to conduct this activity. They must have received so many blessings!

After this, we took them to the movie theatre at YashOne Hinjawadi. It was like a dream come true not only for kids and their teachers but for all of us. We played 'Bal Ganesh' movie for them which was enjoyed by all of them including their teachers and mothers of small babies. They were given ice-cream cones and balloons by YIH committee members. It was a very kind gesture by them.

This was followed by giving them food packets which had chocolates, apple, biscuits, chips and maggie. All yummy and favourite things! All the little ones were overjoyed to get those packets... we clicked pictures with those smiling faces and it was time to say good bye to them as it was late evening.

We all were very much contented that day and nothing can beat that. After all there is no greater joy than giving joy to others!



VJ  
**HAPPINESS  
STREET**

# OPENING SOON

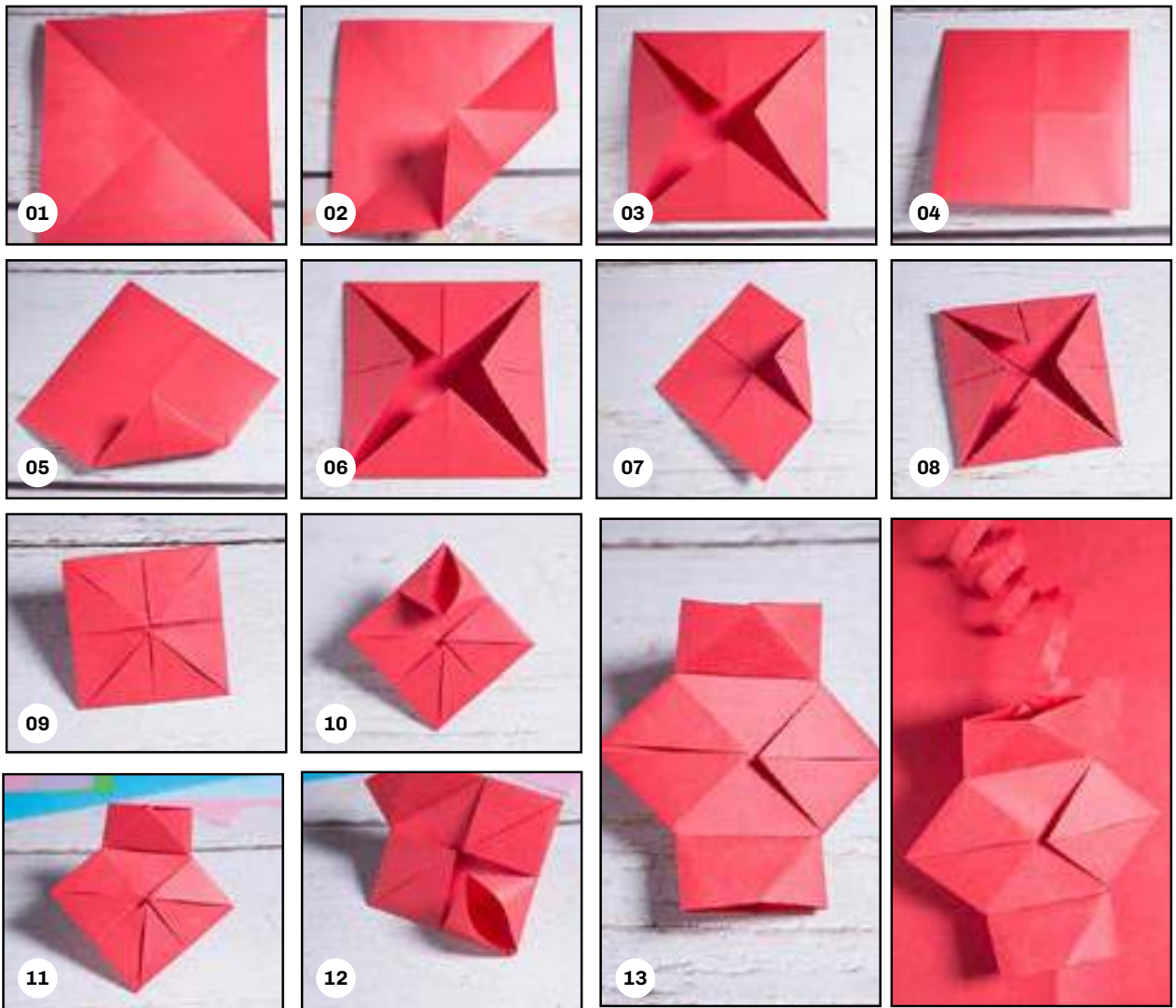






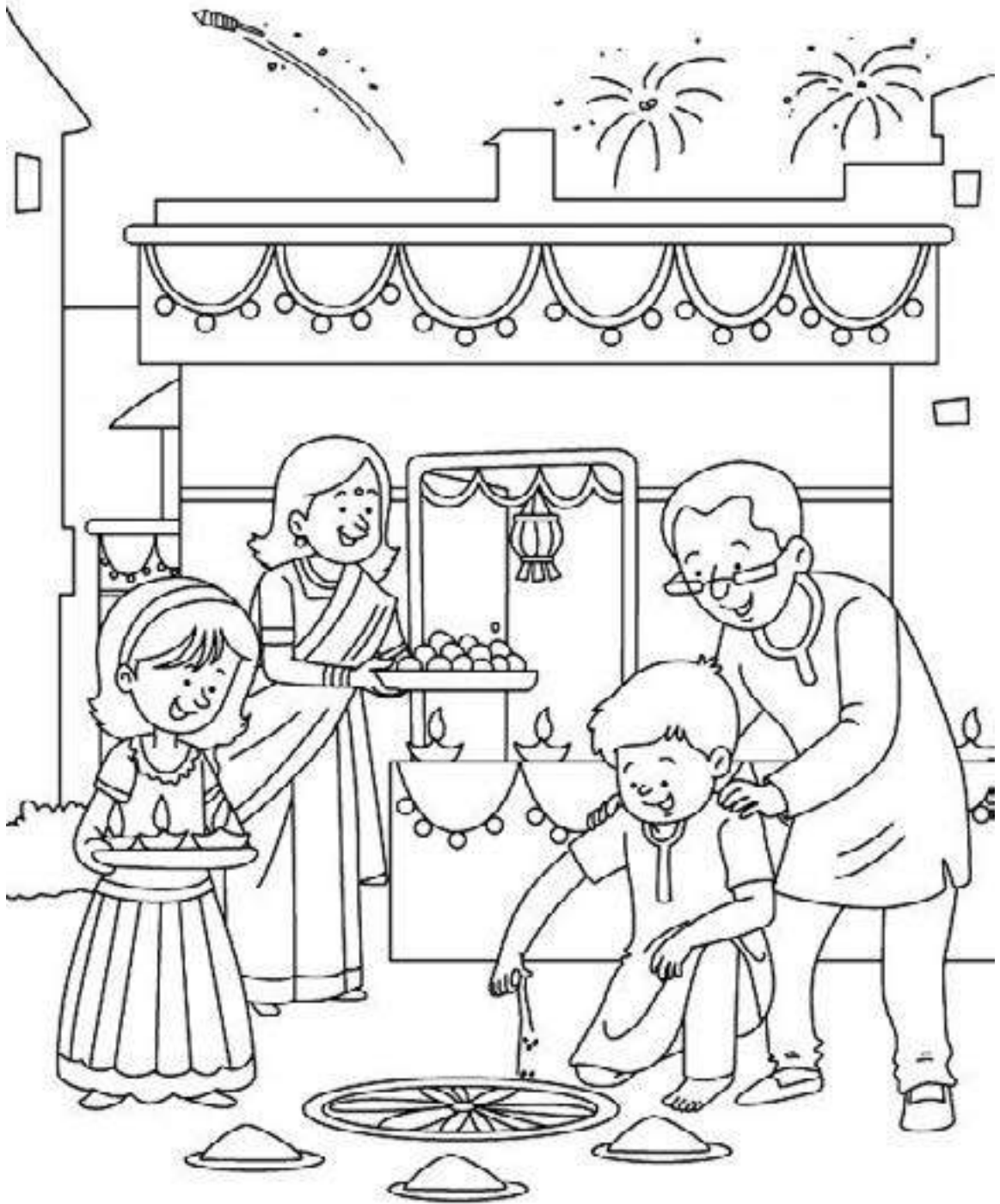
# ORIGAMI LANTERN MAKING

## STEPS



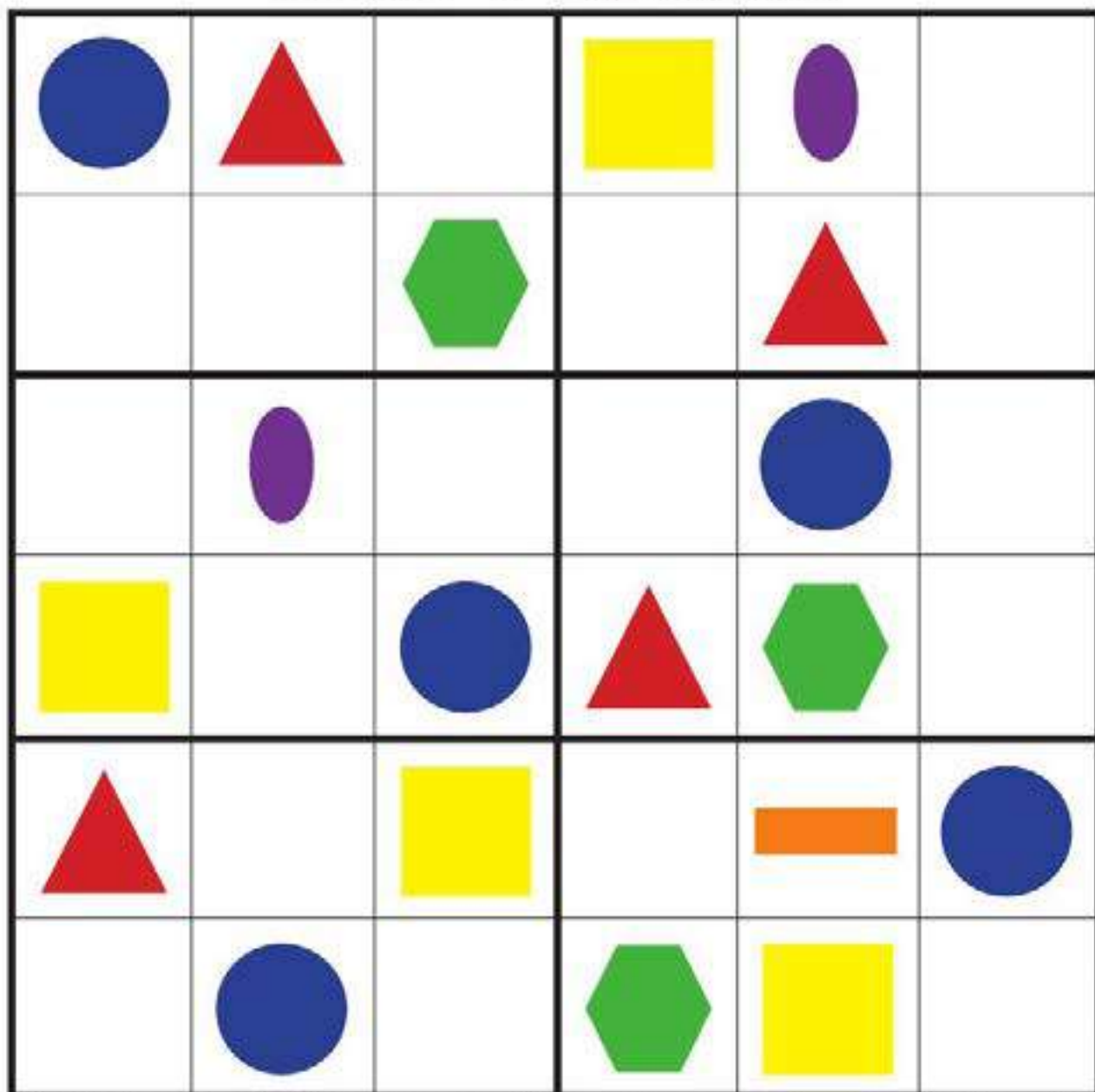


# Happy Diwali



**COLOUR ME CONTEST**

# Level 2 Sudoku



© 2013 by The McGraw-Hill Companies. All rights reserved. This is a free sample of a paid product.

Cut out the shapes below. Place the shape in a square so that no row, column or group of any 6 squares has the same shape more than once. When finished, glue in place or you can laminate the extra shapes and the board above to last longer.



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

SEPT & OCT 2022





# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



**YASHONE HINJAWADI - 'D'**  
WATERPROOFING WORK TILL 18TH FLOOR COMPLETED AND  
FLAT FLOORING TILL 10TH FLOOR COMPLETED. ALUMINIUM  
WINDOW FRAMES- 3RD FLOOR- WORK IN PROGRESS.



**YASHONE HINJAWADI - 'E'**  
INTERNAL PAINTING - FLATS- 2ND COAT AND CP  
SANITARY WORK IS IN PROGRESS.



**YASHONE HINJAWADI - 'E'**  
GROUND FLOOR PARKING- 2ND COAT  
PAINTING WORK IS IN PROGRESS.



**YASHONE HINJAWADI**  
PODIUM C BLOCK-FLOORING TILES FIXING  
WORK IN PROGRESS.



# Ongoing Site Construction Status



Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.



**YASHONE WAKAD CENTRAL - 'C'**

EXTERNAL PAINTING- FIRST COAT PAINTING COMPLETED AND 2ND COAT PAINTING WORK IS IN PROGRESS. ALUMINIUM WINDOW- 1ST TO 22ND FLOOR ALUMINIUM WINDOW FRAME FIXING WORK IS COMPLETED.



**YASHONE WAKAD CENTRAL** - GRASS PAVER BLOCK FIXING WORK IS COMPLETED.



**YASHONE WAKAD CENTRAL - 'D'**  
EXTERNAL PAINTING- FIRST COAT PAINTING WORK IS IN PROGRESS. ALUMINIUM WINDOWS- 1ST TO 22ND FLOOR ALUMINIUM WINDOW FRAME FIXING WORK IS IN PROGRESS.



**yashwin**  
SUKHNIWAS

# Ongoing Site Construction Status



Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.



**YASHWIN SUKHNIWAS - 'C'**

EXTERNAL PAINTING 2ND COAT & PARKING FLOORING WORK IS IN PROGRESS. CP SANITARY FIXING WORK 85% COMPLETED.



**YASHWIN SUKHNIWAS - 'D'**  
PARKING FLOORING WORK IS IN PROGRESS.

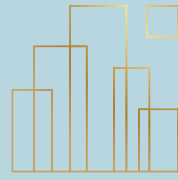


**YASHWIN SUKHNIWAS - PODIUM**

EXTERNAL & INTERNAL PAINTING 1ST COAT WORK IS IN PROGRESS. OPEN GYM INSTALLATION WORK IS COMPLETED.



**YASHWIN SUKHNIWAS**  
PAVER BLOCK FIXING WORK IS IN PROGRESS.  
TRIMIX WORK IS COMPLETED.



yashwin  
**ORIZZONTE**  
- KHARADI -

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



**YASHWIN ORIZZONTE - 'A'**  
FLAT FLOORING- 11TH FLOOR- WORK IS IN PROGRESS.



**YASHWIN ORIZZONTE - 'B'**  
FLOORING - 11TH FLOOR- WORK IS IN PROGRESS AND  
LOBBY FLOORING - 5TH FLOOR- WORK IS IN PROGRESS.



**YASHWIN ORIZZONTE - 'C'**  
4TH FLOOR SLAB SHUTTERING  
WORK IS IN PROGRESS.



**YASHWIN ORIZZONTE - 'D'**  
5TH FLOOR SLAB SHUTTERING WORK IS IN PROGRESS.



**YASHWIN ORIZZONTE - 'E'**  
2ND FLOOR SLAB SHUTTERING WORK IS IN PROGRESS.





## Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



**YASHONE INFINITEE - 'D1D2'**  
INTERNAL PAINT- 2ND COAT PUTTY APPLICATION,  
09TH FLOOR SLAB WORK IS IN PROGRESS.



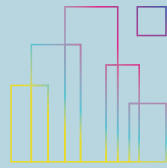
**YASHONE INFINITEE - 'C1C2'**  
INTERNAL PAINT- 2ND COAT PUTTY  
APPLICATION WORK IS IN PROGRESS.



**YASHONE INFINITEE - 'B1B2'**  
13TH FLOOR SLAB SHUTTERING AND  
REINFORCEMENT ALONG WITH MOCK FLOOR  
FINISHING WORK IS IN PROGRESS.



**YASHONE INFINITEE - 'A1A2'**  
5TH FLOOR SLAB ALUFORM ERECTION  
WORK IS IN PROGRESS.



yashwin  
SUPERNOVA

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



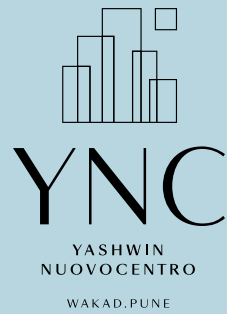
**YASHWIN SUPERNOVA - 'A'**  
3RD FLOOR'S SLAB SHUTTERING AND  
REINFORCEMENT BINDING WORK IS IN PROGRESS.



**YASHWIN SUPERNOVA - 'B'**  
1ST FLOOR'S SLAB SHUTTERING AND  
REINFORCEMENT BINDING WORK IS IN PROGRESS.



**YASHWIN SUPERNOVA - 'C'**  
12TH FLOOR'S SLAB SHUTTERING AND  
REINFORCEMENT BINDING WORK IS IN PROGRESS.



# Ongoing Site Construction Status

Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.





UPPER KHARADI. PUNE

# Ongoing Site Construction Status



Please visit [www.javdekar.com](http://www.javdekar.com) for more updates and photographs about construction.





# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.



**YASHWIN ETERNITEE - 'C'**  
LIFT PIT EXCAVATION WORK IS IN PROGRESS.



**YASHWIN ETERNITEE - 'D'**  
EXCAVATION IN HARD STRATA IS IN PROGRESS.





Retail & Commercial Spaces  
at Wakad Central

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.





**VJ GRAND CENTRAL**

RCC WORK- 20TH FLOOR SLAB CASTING COMPLETED & TERRACE FLOOR SLAB SHUTTERING, REINFORCEMENT & PT WORK IS IN PROGRESS.



Retail & Commercial Spaces  
at Maan Hinjawadi

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.





**VJ ONE AVENUE**  
Z BLOCK (SHOP AREA) MEZZANINE FLOOR SLAB  
SHUTTERING AND REINFORCEMENT WORK IN PROGRESS.



Retail & Commercial Spaces  
near EON Wakad

# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.





**VJ TOWN CENTRE**

13TH FLOOR SLAB SHUTTERING AND REINFORCEMENT BINDING  
WORK IS IN PROGRESS. TERRACE FLOOR SLAB, COLUMN  
REINFORCEMENT AND SHUTTERING WORK IS IN PROGRESS.





# Ongoing Site Construction Status



Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.





**VJ INDILIFE**  
BASEMENT FINE PUTTY WORK IS IN PROGRESS..



**VJ INDILIFE**  
7TH FLOOR 2ND POUR SHUTTERING &  
STEELWORK IS IN PROGRESS.




**VJ INDILIFE**  
BASEMENT TREMIX WORK IS IN PROGRESS.

The logo consists of the letters 'V' and 'J' in a white, serif font, positioned on a red rectangular background.

**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 in the lower-left has a distinctive blue and yellow facade. To the right, a large area is under construction, with visible earth, rebar, and some structures. In the background, there are green hills and other residential buildings under a blue sky with scattered clouds.

Please visit [www.javdekars.com](http://www.javdekars.com) for more updates and photographs about construction.





**VJ HAPPINESS STREET - RHS**  
MEZZANINE BEAM GRID CASTED COLUMN WORK IS IN PROGRESS.



**VJ HAPPINESS STREET - RHS**  
1ST SLAB SHUTTERING AND REINFORCEMENT  
WORK IS IN PROGRESS.



**VJ HAPPINESS STREET - LHS**  
ALL INTERNAL WORK FROM 2ND-7TH FLOOR IS COMPLETED.  
COMMON LOBBY WORK IS IN PROGRESS.



# IT'S YOUR HOME. MAKE IT YOUR WAY.

While brick and mortar and the walls are common to every space, it's an individual's touch that makes it a home; that too a unique one. But, how do you add this touch to your home? Well, that's what we are here for.

Welcome to House to Home or H2H as it is fondly called, a service that lets you customise your indoors to suit your tastes, driven by expert advice.

## **H2H SERVICES**

**Designing | Smart Furniture | Home Automation  
Soft Furnishing | Macro Landscaping**

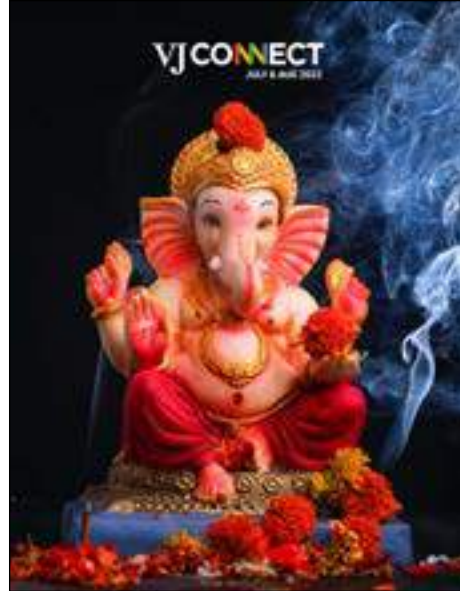
---

**Visit the H2H Experience Centre  
at One Avenue Hinjawadi today!**

**🏠 85301 15542**







FOR PREVIOUS MONTHS  
VJCONNECT CLICK TO  
DOWNLOAD OR SCAN QR CODE



VJ

VILAS  
JAVDEKAR  
DEVELOPERS