

VJ CONNECT

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APRIL 2024



VJ PARIVAAR TURNS 3 YEARS OLD!

VJ Parivaar, founded on 1 April 2021 turned 3 years old this year. It has been a journey of love, warmth, passion and inclusion, so many memories, stories & much more.

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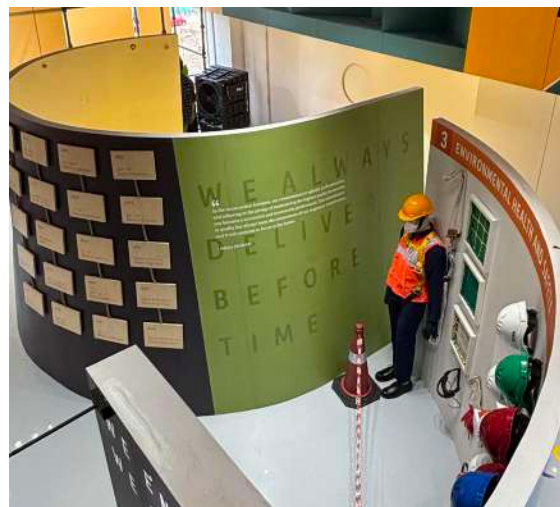


LABOUR. NEIGHBOUR. NATURE. INITIATIVES AT VJ

The 'Labour, Neighbour, Nature' initiative, conceptualized by Sarvesh Javdekar, the technical director of Vilas Javdekar Developers, underscores the company's profound sense of responsibility towards society, focusing on the well-being of the labor force, fostering positive relationships with neighboring communities, and ensuring the preservation of the environment.

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VJ'S CENTRE OF ENGINEERING & EXCELLENCE



Vilas Javdekar Developers has once again set a benchmark in the real estate industry. The Centre Of Engineering & Excellence in Wakad not only showcases the engineering strengths of the organization but is also the learning & development center of VJ.

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VJ INDILIFE

Product details & highlights

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PARIVAAR CONNECT

Job openings, Rent, Sell, Re-sale & much more.

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NO Compromise On Road Safety an initiative by Vilas Javdekar Developers

Vilas Javdekar Developers along with Pune Times Mirror has taken the initiative of promoting road safety. This month-long activity was flagged off on the 12th of April 2024 by the Commissioner Of Police Mr. Amitesh Kumar.

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MOCK FLOOR & ENGINEERING EXPO

Mock floor & Engineering expo is one of the milestones in the life cycle of any project. This usually takes place when the RCC of a particular building is complete. In the mock floor and engineering expo, an entire floor gets done up in a finished / Like condition. This helps the customers see their unit series in a finished manner which helps them analyze how their future home will look like.

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Construction Updates

Latest construction updates of all the ongoing projects at Vilas Javdekar Developers.

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GUDHI PADWA 2024

On the auspicious occasion of Gudhi Padwa, VJ has launched 2 of its projects, Palladio Balewadi Central in the West and VJ IndiLife Kharadi in the East of Pune.

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CREDAI PUNE PROPERTY EXPO

VJ stands out at the 22nd edition of the CREDAI Pune Property Expo which unfolded with grandeur at the Agriculture College Grounds, captivating visitors with a showcase of over 500 projects from more than 60 esteemed real estate developers. With the theme "Puneri Forever" echoing the endearing spirit of Pune's real estate landscape.

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SOCIETY LAWS & REGULATIONS

In this section, each month, we'll explore the various rules and regulations surrounding Housing Societies. It is vital for homebuyers to be aware of these fundamentals, as they become integral members upon taking possession of their homes.

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Palladio Balewadi Central

The month of April has been very happening for the Palladio Balewadi Central project by Vilas Javdekar Developers. Sales training, CP meets, Amenities showcase, new tower launches and much more.

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YashONE Infinitee Shubham Bhavatu

YashOne Infinitee Punawale, buzzed with joy and festivity on April 9, 2024, as residents came together to celebrate Gudhi Padwa, a day of new beginnings.

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MAHARERA Explained

A series that explores MAHARERA -Maharashtra's Real Estate Regulatory Authority. MAHARERA, ensures transparency and consumer protection in real estate.

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Resident's Editors Note

Mrs. Smita Abhijeet Deshmukh of Yashwin Encore narrates her journey with VJ Parivaar.

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Know Your Customer Relationship Manager

Get to know the proactive CRM team at Vilas Javdekar Developers, who interacts with all our beloved VJ Parivaar members.

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Amidst a downpour in 2020, near VJ's YashONE Pirangut project, a touching incident unfolded. A VJ team member, driving past, noticed an elderly lady struggling to ascend the slope on the road after celebrating 'Happy Neighbour's Day'. Moved by compassion, the team member offered her a ride to the main road. In gratitude, the elderly lady expressed, "देव खरे परिवार." (This is real family).

This heartfelt moment spurred the birth of VJ Parivaar on April 1, 2021. Initially coined to address customers, it soon evolved

to embrace all within the VJ community.

Recognizing the intrinsic value of each member, be it customers, VJ employees, vendors & associates, or channel partners, VJ Parivaar became a symbol of unity and inclusivity. It embodies the essence of familial bonds and mutual respect that permeates every aspect of VJ's ethos. This realization reflects our commitment to fostering a culture where everyone feels valued and cherished, truly making VJ Parivaar an embodiment of our collective spirit and shared journey.

THE VJ परिवार ETHOS

Vendors and associates across every department, who collaborate closely with Team VJ in our daily operations, constitute an integral segment of the VJ Parivaar. Despite working behind the scenes, their contributions are invaluable to the seamless functioning of Team VJ and the overall success of our endeavors.

Our channel partners serve as an extension of our sales team, acting as the initial point of contact for customers engaging with VJ. Their pivotal role in representing our brand and facilitating customer interactions makes them an integral part of the VJ Parivaar.

Following our customers, the team at VJ forms a significant pillar of the VJ Parivaar. This includes both past and present employees, along with their families & our construction workforce who collectively contribute to the essence of our community.

Our VJ Parivaar is foremost composed of our customers, extending beyond active ones to include those from completed and ongoing projects, as well as prospective ones. Furthermore, it embraces not only customers but also their friends and families, fostering a sense of community and belonging.



EMPLOYEES OF VJ PARIVAAR

Working at VJ feels like being embraced by one large, harmonious family. Across every team, there's an unwavering alignment with VJ's culture, fostering a collaborative environment where everyone works synergistically and with integrity. No one is left behind, and no one feels isolated; each individual is valued and acknowledged. Through frequent interactions, whether through team events, training sessions, or engaging activities, we cultivate strong bonds, bridging gaps and ensuring connectivity among all groups across all locations. Apart from the employees who sit in the offices and work on site, our construction / labour workforce is also an integral part of the VJ Parivaar as

they are the real hands behind the VJ homes.

VJ's 'open door' policy embodies transparency and support, empowering every team member to approach senior leadership without hesitation. Here, concerns are met with genuine understanding and addressed without judgment. The ethos of 'Parivaar' (family) is deeply woven into the fabric of VJ, instilling a sense of unity and shared purpose. Together, we stride forward, propelled by a collective vision and driven by a common goal. In this environment, collaboration flourishes, innovation thrives, and every individual feels valued, contributing their unique strengths to the collective success of the VJ Parivaar.



VENDORS & ASSOCIATES OF VJ PARIVAAR



Our esteemed vendors and associates, who work tirelessly alongside our VJ team members, are indispensable members of our VJ Parivaar. Each year, we come together to honor their dedication, expressing gratitude and rewarding their steadfast contributions. While they may not always take center stage, their impact is profound, reflecting the dedication of our entire VJ team. Through these gatherings and acknowledgments, we strengthen the bonds

of unity and appreciation within our parivaar, recognizing that their efforts are foundational to our collective success.

"When I step into VJ's office, I'm warmly greeted as 'HDFC's representative,' but upon returning to my office, I'm proudly referred to as 'VJ's representative.' This, to me, epitomizes the essence of a true parivaar."

MR. AMOL POTNIS
Senior Banking Professional



CHANNEL PARTNERS OF VJ PARIVAAR

Our channel partners are integral to our sales team, serving as the frontline connection to our customers. Among them, some of them are exceptionally aligned with VJ's culture and values, making them want to exclusively sell VJ products. Their deep resonance with our ethos goes beyond mere appreciation for our designs; it reflects a profound sense of belonging within the VJ parivaar. We recognize and celebrate the tireless efforts of our channel partners annually,

acknowledging their contributions and rewarding their dedication throughout the year. As valued members of our Parivaar, they not only foster a sense of community within our ecosystem but also play a crucial role in expanding our family by introducing new members. Their commitment and passion exemplify the spirit of collaboration and shared purpose that defines our relationship with our channel partners, reaffirming our collective mission to deliver quality and value to our customers.



CUSTOMERS OF VJ PARIVAAR

Our customers are the heart of our VJ Parivaar, integral to every facet of our ethos. From the inception of their journey with us, be it from project launch to possession, we ensure their experience is nothing short of exceptional.

Throughout this journey, the VJ Parivaar team remains dedicated to keeping our customers informed and engaged. Whether through monthly construction updates, personalized site visits, interactive sessions like VJ Samvaad, or on-site events, we prioritize maintaining an open line of communication. Recently, we've further enhanced

this connection by establishing project-specific communication groups, allowing customers to receive updates directly from our team.

In the VJ Parivaar, our customers are not just clients; they are cherished members whose satisfaction is paramount. Everything we do, from design to delivery, revolves around their needs and preferences. Their journey with us is not just about acquiring a property but becoming part of a community—a community that values transparency, inclusivity, and unwavering support.



Payabharni Ceremony



Payabharni Ceremony



Launch / Booking



Launch / Booking



Happy Neighbours' Day



Mandir Sthapana



VJ Samvaad



Vastu Puja Ceremony



Vastu Puja Ceremony



Gruha Pravesh Ceremony



Happy Neighbours' Day



Happy Streets



Possession Ceremony



Possession Ceremony



Navratri Celebrations



Navratri Celebrations



VJ Parivaar ReUnion



YASHONE *infinitee*

Shubham Bhavatu

YashOne Infinitee, Punawale buzzed with joy and festivity on April 9, 2024, as residents came together to celebrate Gudhi Padwa, a day of new beginnings. Hosted by VJ, the event was a harmonious blend of tradition, community, and modern amenities. The highlight of the day was the Satyanarayan Puja, a sacred ritual performed by homeowners from buildings C1C2 and D1D2. Mr. Vivek Jadhav and his family from D1D2 and Mr. Rahul Nikam & family from C1C2 led the ceremony under the guidance of Guruji, arranged by VJ.

This spiritual endeavor fostered a sense of unity and devotion among the residents, marking the auspicious occasion with reverence and joy. Adding to the festivities, VJ helped inaugurate the amenities, further enhancing the residents' living experience.

The clubhouse, a hub of leisure and recreation, emerged as a focal point for the community. Equipped with modern facilities, including work-from-home spaces and guest suites, the clubhouse caters to the diverse needs of the residents, promoting convenience and connectivity. As the day unfolded, residents gathered for Sneh Bhojan, a heartwarming feast promoting togetherness.

VJ's thoughtful gesture of organizing Sneh Bhojan further strengthened the bonds within the community, fostering a spirit of compassion and Sharing. Shubham Bhavatu encapsulated the essence of YashOne Infinitee – a harmonious blend of tradition

and modernity, where residents came together to celebrate life's moments with joy and gratitude. With events like these, VJ continues to foster a sense of belonging and community spirit, making YashOne Infinitee not just a place to live, but true home.



RESIDENTS EDITORS NOTE



Mrs. Smita Abhijeet Deshmukh
Yashwin Encore - B1B2

A Symphony of Tradition and Togetherness: The VJ Parivaar experience

Moving into a new home is a significant milestone, but VJ Parivaar goes far beyond simply handing over keys. They create a delightful experience by weaving the rich tapestry of Indian tradition into the very core of community life.

From the very beginning, the warm and welcoming VJ Parivaar team embraces you. They are more than just developers, they are the custodians of our heritage. Witnessing their meticulous arrangement of the "Gruha Pravesh" ceremony on the day of possession instilled a sense of peace and auspicious beginnings. It wasn't just a ritual; it was a heartfelt gesture that grounded us in our roots.

VJ Parivaar's generosity extends far beyond the initial handover. They thoughtfully organized "Happy Neighbours' Day" and "Gruha Pravesh" ceremonies at no additional cost. These beautiful occasions fostered a spirit of togetherness amongst residents, forging connections that transcended mere apartment walls, making us a true

community, not just a collection of neighbors. It provided the opportunity to build lasting friendships with people who will become like family.

VJ Parivaar's commitment to fostering cultural engagement goes beyond one-time ceremonies. Throughout the year, they consistently arrange vibrant festivities. The Navratri celebrations come alive with electrifying Dandiya nights, while the joyous spirit of Ganesh Chaturthi resonates across all project sites. These events are more than just entertainment; they are opportunities to celebrate our heritage together, strengthening the bonds within our community of friends and families.

Living with VJ Parivaar isn't just about having a place to live; it's about embracing a sense of belonging. It's about experiencing the joy of togetherness, nurtured by the values and traditions that define us. It's a symphony of culture, curated with care and a deep understanding of what truly makes a house a home.

Know your CUSTOMER RELATIONSHIP MANAGER



ANAND PITRE
Vice President
18 years at VJ
Team Size: 50+



VAIBHAV KOTHAMIRE
General Manager
08 years at VJ
Team Size: 18



SHEKHAR VERMA
Deputy General Manager
02 years at VJ
Team Size: 08



ABHIJEET MOHITE
General Manager
10 years at VJ
Team Size: 18

ANAND PITRE Vice President

In today's real estate landscape, customer satisfaction stands paramount, and individuals like Anand Pitre, Vice President CRM at VJ, embody this ethos with unwavering dedication. Anand's journey, from Pune to Sangli and back to Pune, epitomizes not only professional growth but also personal resilience and commitment to prioritizing people's needs.

Initially joining Vilas Javdekar Developers in the accounts department, Anand's charisma and exceptional communication skills swiftly led him to transition to the CRM domain in 2007. Under his astute leadership, the CRM team has expanded from a handful of members to over 50, overseeing the customer relationship management of more than 17 ongoing projects.

At the core of Anand's leadership philosophy lie values of trust, active listening, and motivation. He understands that trust is cultivated through consistent actions and reliability, while actively listening to customer feedback guides their endeavors. Anand fosters a positive work culture where innovation and initiative thrive, to craft exceptional customer experiences as he leads the CRM department to greater heights.

VAIBHAV KOTHAMIRE General Manager, Registrations

Since joining VJ in 2016, Vaibhav Kothamire has not only earned the trust of his colleagues and seniors but also garnered immense faith from clients. Over the past eight years, he has achieved numerous milestones with the support and guidance of his colleagues, many of whom have flourished as departmental entrepreneurs under his leadership.

As a Group Head and General Manager of the CRM-registrations team, Vaibhav's focus remains on cultivating a customer-centric mindset and fostering team development. He believes in leading by

example and strives to create a culture where every team member is empowered to innovate and excel.

Under Vaibhav's guidance, the CRM-registration team diligently resolves client issues, provides legal guidance, and ensures a seamless experience throughout the agreement registration and house loan approval procedures. They prioritize customer convenience and have introduced innovative solutions such as online parking space allocation and e-registration facilities, earning recognition from the central government. Despite the challenges, Vaibhav finds joy in his work environment, fueled by a culture of togetherness, innovation, and respect. Every day at VJ brings new opportunities for him to connect with people from diverse backgrounds, fostering enriching conversations and professional growth.

SHEKHAR VERMA Deputy General Manager, 1st Disbursement

Shekhar Verma's tenure of two years as Deputy General Manager-CRM with Vilas Javdekar Developers has been immensely gratifying. At VJ, transparency reigns supreme; the organization openly shares its challenges, successes, and daily operations, fostering trust and commitment among its employees. In his current role, he oversees all facets of the customer relationship management process.

During his tenure, he has also spearheaded initiatives ranging from monitoring planning and after-sales service to devising strategies for recovery and collection management. He has also played a pivotal role in developing effective sales processes and maintaining strong relationships with leading bankers to meet targets.

For him, what sets VJ apart is its unwavering dedication to employee growth and development. Through

various training programs, mentorship opportunities, and challenges, VJ empowers its employees to take on new responsibilities and expand their horizons. Working alongside seasoned professionals at VJ not only enriches his skills but also motivates him to embrace new opportunities for personal and professional advancement.

ABHIJEET MOHITE General Manager, Subsequent Disbursement

Abhijeet Mohite, a seasoned professional with a decade of expertise, embodies the spirit of collaboration and advancement within VJ. Having joined the VJ family on May 19, 2014, Abhijeet has seamlessly integrated into the team, poised to commemorate his remarkable ten-year journey next month.

Within VJ, Abhijeet assumes a pivotal role in leading the CRM subsequent Disbursement (CRM - SD) team, overseeing a proficient team of 19 members with meticulous attention and commitment. His duties entail ensuring prompt disbursement while upholding utmost customer satisfaction, a reflection of VJ's customer-centric ethos.

Reflecting on his path, Abhijeet underscores the wealth of real estate knowledge he has acquired during his tenure at VJ. Beyond professional growth, he cherishes the unity within the VJ team, considering his colleagues not merely as coworkers but as an extended family.

What distinguishes VJ for Abhijeet is its steadfast dedication to timely delivery and customer-centric principles. This dedication resonates deeply with him, igniting his enthusiasm for his role and instilling a sense of pride in being associated with an organization that prioritizes customer contentment above all else.

As Abhijeet prepares to mark his ten-year milestone at VJ, his journey serves as a testament to the values of unity, progress, and customer-centricity that epitomize both him and the esteemed organization he represents.

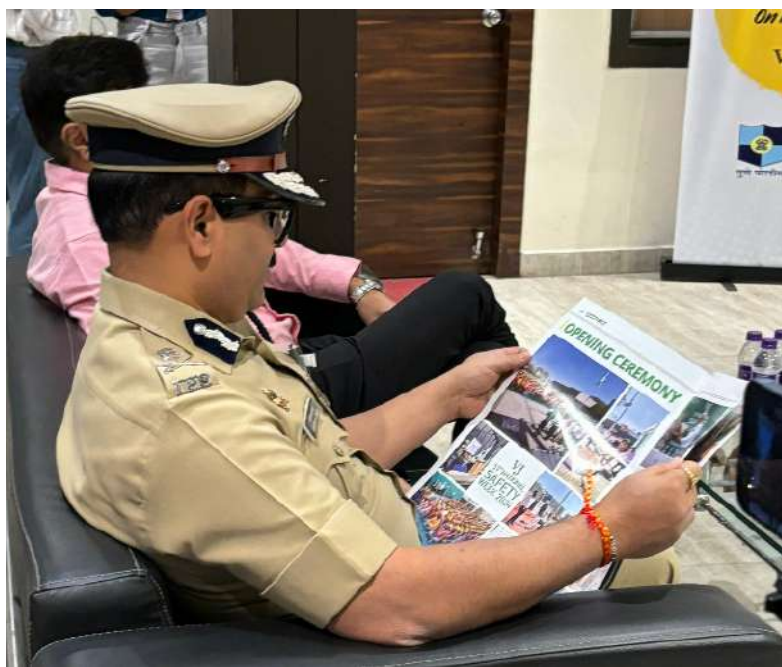
NO COMPROMISE ON ROAD SAFETY

Vilas Javdekar Developers, in collaboration with Pune Times Mirror, launched the 'NO Compromise on Road Safety' initiative to tackle traffic and road safety issues in Pune City. The month-long campaign focuses on raising awareness at 10 different locations in East Pune.

The kickoff event took place on April 12, 2024, at Lexicon School in Kalyani Nagar, inaugurated by Commissioner of Police, Mr. Amiteshkumar Singh. Local residents, especially women from Kalyani Nagar and Koregaon Park women's club, actively participated in the ceremony.

The event saw the presence of local traffic police officers, VJ's safety team, and students from Lexicon School. Commissioner Singh addressed the audience, highlighting measures taken to improve traffic conditions in Pune. A Q&A session followed, allowing residents & students to voice concerns, which were addressed promptly.

The event concluded with an interactive session with the Commissioner, fostering meaningful discussions over refreshments. This initiative aims to engage the community in promoting road safety and fostering a safer environment for all.



PUNE MIRROR COVERAGE

Stakeholders join hands, drive for safe city streets revs up

Police chief promises zero tolerance for violations, clears residents' doubts; citizens laud joint initiative of Pune Times Mirror and Vilas Javdekar Developers



Shreyas Vange and Anamukh Shaikh
Feedback@punemirror.com

TWEET @ThePuneMirror

Pune has become increasingly congested, with citizens encountering numerous daily traffic challenges such as signal violations, wrong-way driving, driving on footpaths, lane-cutting, and more. In order to voice these concerns and educate the public on potential solutions, the #NOCompromiseOnRoadSafety campaign - a joint initiative by the Pune Times Mirror and Vilas Javdekar Developers kicked started on April 12 at Lexicon School, Kalyani Nagar.

The campaign will be active at various locations in eastern Pune backed by Viman Nagar Women's Club, Kharadi Women's Club and Sri Shakti. Awareness workshops will also be conducted in several schools and societies.

The event was graced by the presence of many honourable dignitaries such as the commissioner of Pune police Rohidas Pawar, chairman of Lexicon Group & CMD of Pune Times Mirror Pankaj Sharma, vice-chairman of Pune Times Mirror Neeraj Sharma, CEO of Pune Times Mirror Rakesh Malhotra, Sanket Bhor from Vilas Javdekar Developers, Shital Bivani from Sri Shakti, Seema Tanwar from Viman Nagar Women's Club, Anjali Turare from Vimanagar and other police persons of Kalyani Nagar and other areas and students.



The event was flagged off by felicitation of the chief guests. Police commissioner Amitesh Kumar was felicitated by Pankaj Sharma. Pune DCP (traffic) Rohidas Pawar was felicitated by Neeraj Sharma.

Rakesh Malhotra felicitated Sanket Bhor of Vilas Javdekar Developers, Shital Bivani from Sri Shakti, Seema Tanwar from Kharadi Women's Club, and Anjali Turare from Vimanagar Women's Club.

The event advanced with the address of Neeraj Sharma. He stated that one of the most serious ailments in the city is the road accident. The role of the police is to help people facilitate the issues and streamline the processes. However, it is for the people to improve themselves first. He explained this with a story of a mother who used to tell her children and her husband to clean their own rooms. In this way, the entire house used to get cleaned. So, everyone should improve themselves first for a better city and country. He congratulated Pune Times Mirror and thanked the Pune police commissioner for his relentless efforts for Pune's betterment.

Pankaj Sharma spoke about the building of a city on five strong pillars - civic, water, transportation, law and order, and traffic. Law and order invites people to a city. Several years ago, Pune was given the name 'Oxford of the East' by Jawaharlal



Nehru because of the education system and law and order of the city were great. Movements are started when the administration, citizens, and the media come together and changes are seen. Pankaj Sharma addressed the students and told them to learn two things from the personality of the police commissioner, one being that the base is to study and develop oneself, only then people can deliver. The second is learning humility.

Aditya Vilas Javdekar, CEO, Vilas Javdekar Developers said, "At VJ, safety is not just our responsibility and our top priority, but it is also ingrained in our culture. So when we finalized on this activity with Pune Times Mirror, we were thrilled to be a part of it as it resonates with our core value of 'People First'. This month-long activity along with the help of Pune police will help in spreading awareness about road safety among the citizens in Pune. It will inspire them to follow road safety rules not only for their own safety but also for the safety of others and their family. We are glad that we will get an opportunity to bring a positive change in the lives of Pune-kars."

Police chief Amitesh Kumar said that collaboration with print and electronic media is crucial for conducting awareness campaigns to instill discipline and confidence among the public. He assured that the Pune city police and traffic police are towards ensuring compliance with rules and regulations, addressing safety concerns, traffic congestion in identified areas, and ongoing infrastructure projects in



the city are expected to contribute to easing traffic in the next five to six months and the ultimate goal is to minimize commuting time, promote discipline, and improve the overall traffic situation through a combination of infrastructure developments, educational initiatives, and enforcement measures. The Pune city police and traffic branch are dedicated to effective intervention and creating a more organized and efficient traffic system in Pune. Enforcement efforts are prioritized to deter rule violations and encourage voluntary compliance with motor vehicle regulations. The commissioner promised zero tolerance towards violations.

DCP Rohidas Pawar said, "Everyone is seeing how Pune is rapidly developing and expanding as a city. Hence, there is a significant increase in traffic issues and violations. For ensuring smooth traffic flow and to curb the violations, someone has to take the initiative. Hence, Pune Times Mirror has taken it upon themselves to come forward, involving other agencies and groups, to begin this good initiative. In future, this initiative will be spread across the entire city and surely help in significantly reducing traffic violations and problems. The entire police department wishes Pune Times Mirror all the best and whenever citizens need our help, they can immediately reach out to us."

In a constructive Q&A session with the commissioner of Police, the attendees touched on critical aspects of road safety, enforcement strategies, and the role of community participation. Participants highlighted specific traffic woes in different parts of the city. They expressed the need for proactive measures to tackle issues such as under-age driving, illegal parking, and pedestrian and student safety.

The commissioner offered insights into the strategies and initiatives undertaken by the police to improve road safety. He emphasized the importance of community engagement in fostering a culture of compliance with traffic rules and regulations. He provided clarity on enforcement measures and assured action against illegalities. He highlighted the role of education and awareness campaigns in promoting responsible driving behaviour among citizens and especially parents.

The event concluded with a commitment from both the police department and the community to continue working together towards achieving the shared goal of uncompromised road safety in Pune.

"#NOCompromiseOnRoadSafety organised by Pune Times Mirror, turned out to be an exceptional event where residents could connect directly with police commissioner Amitesh Kumarji. Such initiatives play a vital role in fostering dialogue between authorities and citizens, ultimately contributing to improved public safety. Through collaborative efforts like these, we create stronger bonds within society and pave the way for collective growth. Bravo to Pune Mirror!"

— Monica Sharma, Kalyani Nagar resident and a member of Team Swachh Kalyani Nagar (TSKN)

"It is a wonderful initiative taken up by Pune Times Mirror in the utmost need of the hour. The increasing traffic congestion in the city needs attention. The Q & A round was engaging. It was a pleasure to witness children, torchbearers of a brighter future, having the direct opportunity to raise their question to the commissioner."

— Rachna Agarwal, Kalyani Nagar resident and chairperson of Team Swachh Kalyani Nagar (TSKN)

"It was a very promising event from traffic authorities including CP. As residents we are hopeful to expect some positive actions soon and gradually working together we will achieve our goal of a healthy and livable environment."

— Munir Vastani, Kalyani Nagar resident and member of TSKN



Pankaj sharma, Neeraj Sharma, CP Amitesh Kumar



Sanket Bhor from Vilas Javdekar Developers, The Lexicon International School Kalyani Nagar

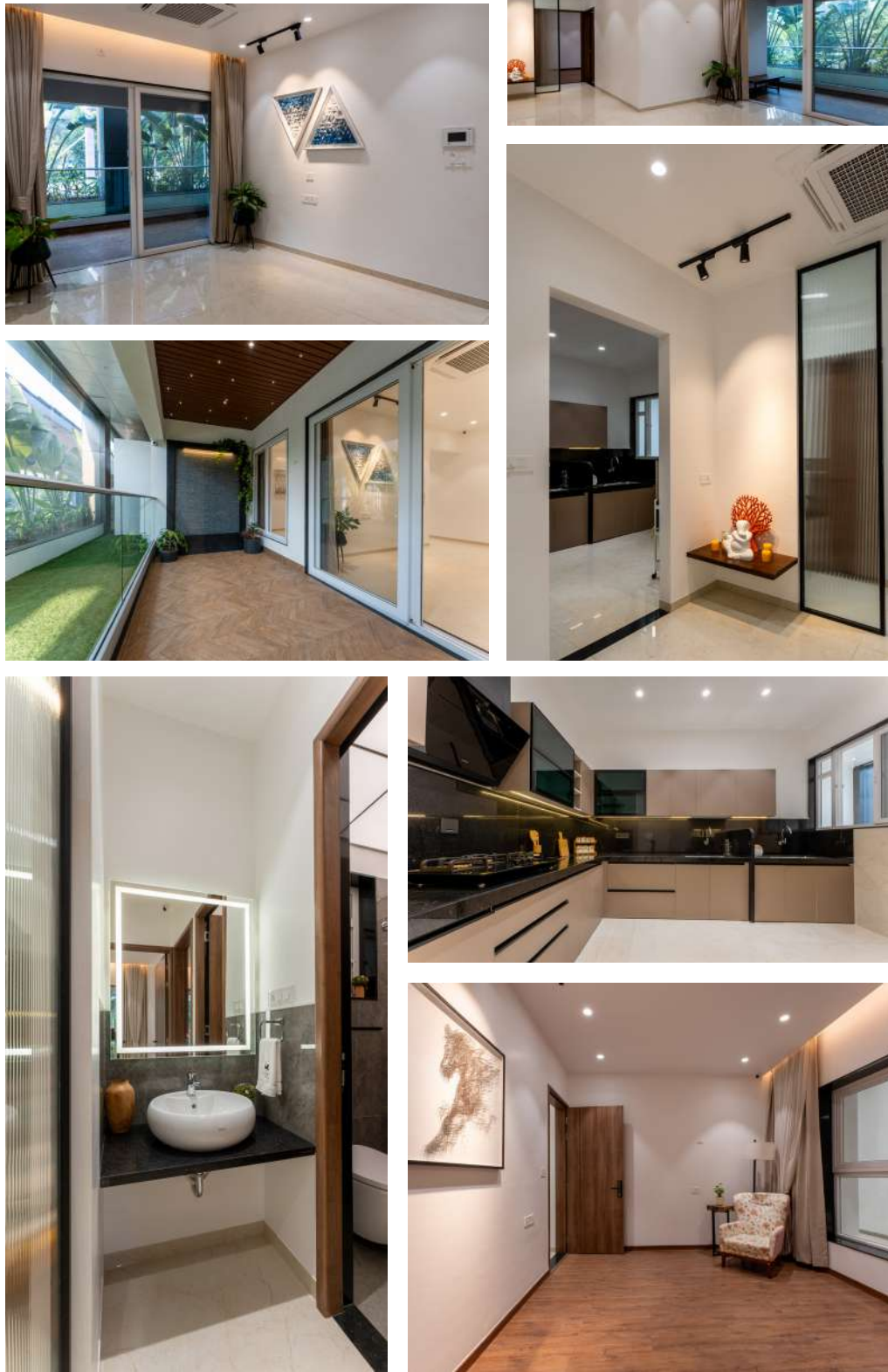
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— Aditya Vilas Javdekar, CEO, Vilas Javdekar Developers

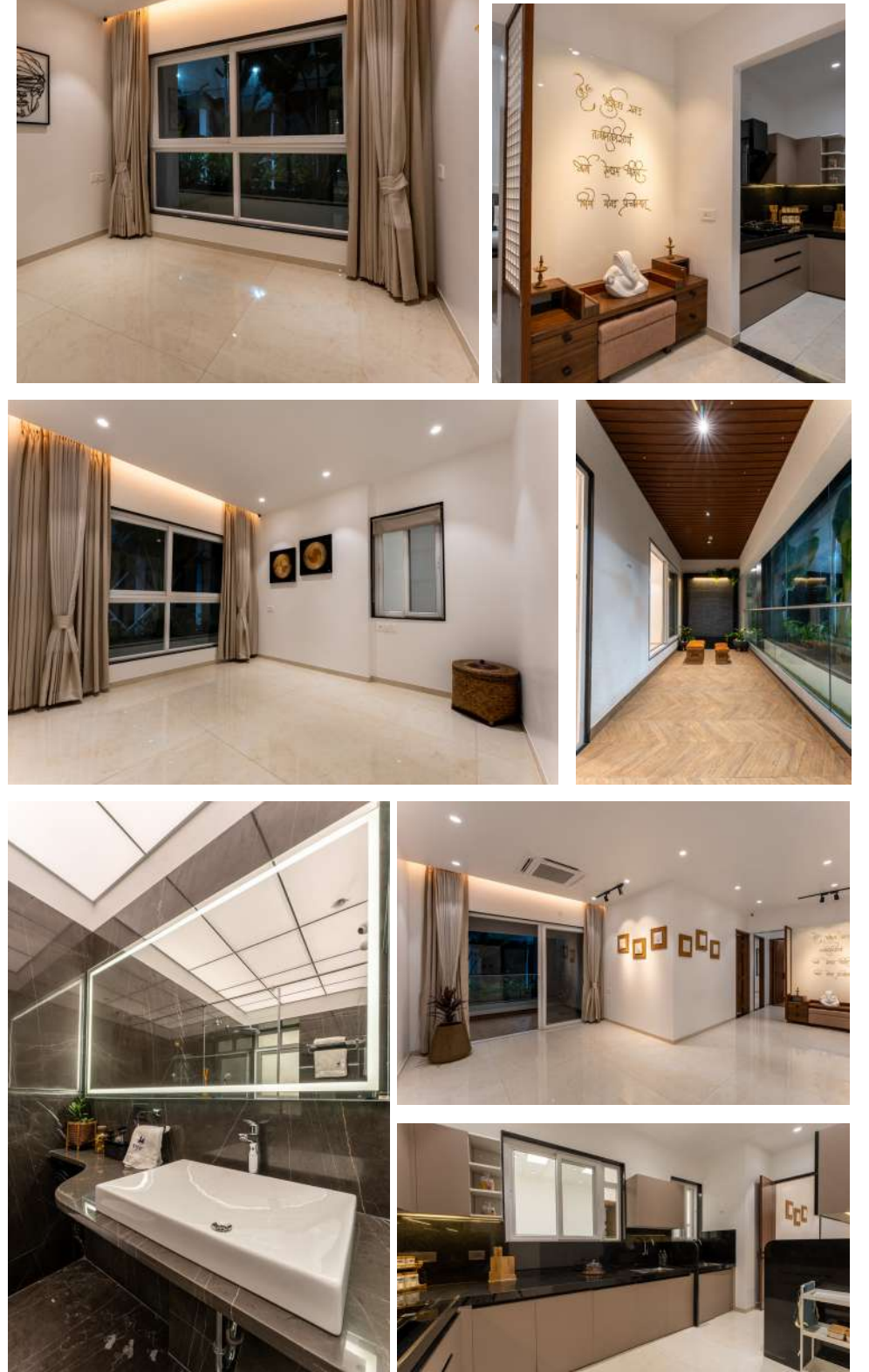
PALLADIO BALEWADI CENTRAL PROJECT HIGHLIGHTS



3 BHK Sample Residence



4 BHK XL Sample Residence



Palladio Balewadi Central Sales Training



On April 7, 2024, a Training was conducted at the sales office of Palladio Balewadi Central, setting the stage for a day filled with learning and collaboration.

Raj Kewlani, the Sales team lead at PBC, addressed the team and shared valuable insights of Palladio Balewadi Central. With a master layout preview, the sales team gained a comprehensive understanding of the upcoming phase, equipping them with the knowledge to excel in their roles.

Engagement was key as team members actively participated, raising queries and seeking clarification from the team leaders.

This interactive exchange ensured that everyone was aligned and prepared to represent Palladio Balewadi Central with confidence and expertise. Post the sales training, a similar training session was conducted for the channel partners who will be working on Palladio Balewadi Central.

The event concluded on a high note with snacks, providing an opportunity for networking

amongst the team members. This informal setting fostered connections and strengthened team dynamics, reinforcing the collaborative spirit of VJ.

VJ Sales Training at Palladio Balewadi Central was not just about imparting information; it was about empowering the sales team to drive success and deliver exceptional service to their clients. With a shared vision and a deep understanding of the project, the team is poised to achieve new heights of excellence in their endeavors.



MAKE A CHOICE THAT WILL SHAPE A STORY FULL OF URBAN PROSPERITY FOR YOU, FOR A LIFETIME!

7.76

ACRES OF TOTAL PROJECT AREA

700+

RESIDENCES WITH 3BHK, 4BHK & 4BHK XL

05

ELEGANT TOWERS ACROSS ALL PHASES

35

STOREYS WITH GREAT VIEWS

30+

AMENITIES SPREAD ACROSS MULTIPLE LEVELS

06

LEVELS OF PARKING ACROSS 5 RESIDENTIAL TOWERS

Tokens Start

On April 9, 2024, Palladio Balewadi Central began accepting tokens for marking an exciting beginning for the project. The interest shown by potential buyers reflected the community's strong enthusiasm for this esteemed development.



At the same time, the customers of Towers 3 and 4, known as VJ Parivaar members, were invited to an exclusive preview event. Here, they got to see firsthand the improvements and additions to the project layout, gaining a better understanding of their future homes & the overall development.

Accompanied by their families, the Parivaar members visited the site and received a warm welcome from the VJ sales team. They were thrilled to discuss the details of their upcoming homes and the project's broader vision.

Throughout the day, amidst anticipation and a sense of togetherness, meaningful interactions took place, strengthening the bonds within the community. The event concluded with a delightful selection of snacks, symbolizing not just a business transaction but a shared celebration of dreams and unity.



3BHK, 4BHK, 4BHK-XL RESIDENCES IN BALEWADI, PUNE.



Scan the QR Code for Project Overview & Sample Residences Tour Films



VJ Stands Out at CREDAI Pune Property Expo 2024



VJ IndiLife Festival



The 22nd edition of the highly anticipated CREDAI Pune Property Expo unfolded with grandeur at the Agriculture College Grounds, captivating visitors with a showcase of over 500 projects from more than 60 esteemed real estate developers. With the theme "Puneri Forever" echoing the enduring spirit of Pune's real estate landscape, the expo, held from April 4th to 7th, 2024, offered attendees a glimpse into the city's vibrant property market.

The expo was inaugurated by the chief guest, Dr. Suresh Gosavi, Vice Chancellor of Savitribai Phule Pune University, in the presence of Mr. Aditya Javdekar, CEO of Vilas Javdekar Developers and Vice President of CREDAI Maharashtra and other distinguished dignitaries. VJ, seized the spotlight at the expo

with a showcase of our ongoing projects. From the luxurious Portia Grande to the contemporary Palladio Balewadi Central and the innovative VJ Indilife, our portfolio left attendees impressed with its diversity and quality.

The expo's first day was dedicated to fostering connections with channel partners, who showed keen interest in collaborating with VJ. This exclusive session paved the way for fruitful discussions and potential future ventures.

Subsequently, the expo opened its doors to home buyers and investors, drawing crowds eager to explore Pune's hottest properties. At the VJ kiosk, visitors engaged with the enthusiastic sales team, eager to learn more about the projects and investment prospects available.



The vibrant atmosphere surrounding VJ'S Developers' booth underscored the company's standing as a trusted name in Pune's real estate market. Attendees left the expo with a renewed sense of excitement and anticipation for the future of Pune's real estate landscape. As the curtains closed on another



successful CREDAI Pune Property Expo, VJ expressed gratitude for the overwhelming support and enthusiasm from all attendees.

The expo saw attendance of more than 10,000 property buyers and channel partners making this event a resounding success.



Society Laws & Regulations

In this section, each month, we'll explore the various rules and regulations surrounding Housing Societies. It's vital for homebuyers to be aware of these fundamentals, as they become integral members upon taking possession of their homes.

This month's topic will be about what exactly is a housing society, its brief history and the types of housing societies.

What is a housing society and how is it formed?

Introduction: A cooperative housing society is a membership-based legal entity comprised of one or more residential buildings. Becoming a member involves purchasing shares in the housing cooperative. In return, members gain the right to occupy a housing unit within the society, whether it's an apartment or a house.

A widely accepted definition describes a housing cooperative as a place where members collectively strive to meet the common need for housing or its improvement through mutual assistance. In other words, it operates as a democratically governed enterprise characterized by voluntary management, shared expenses, and a sense of community living.

It is obligatory on the part of the Promoter to form a Cooperative Society or company or any other legal entity within three months

from the date of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project.

Types of Cooperative Housing Societies:

Housing societies are categorized into the following kinds:

1. Tenant Ownership Housing Society:

Where the land is held either on freehold or leasehold basis by the societies and apartments/units are owned by the members. The members are considered to be as owners of apartment/unit.

2. Tenant Co-Partnership Housing Society:

The Society which hold both land and building either on leasehold or freehold and allots them to its members. The individuals first contribute by purchase the shares and pay rents for occupying the tenements allotted to them.

The only difference between Tenant Ownership Society and Tenant Co-Partnership Society is that in Tenant Co-Partnership Society, the members has only share in the property as whole and no claim to particular house or tenements.

In the next edition of VJ Connect, we will have look at the various right and duties of the members and the management committee of housing societies. Stay tuned and stay informed!

MAHARERA Explained: Deciphering Maharashtra's Real Estate Laws



"MAHARERA Explained," a series that explores MAHARERA - Maharashtra's Real Estate Regulatory Authority. MAHARERA, ensures transparency and consumer protection in real estate. From dissecting key provisions to navigating compliance, each installment offers insights for homebuyers, and other industry stakeholders, fostering a fair and informed market.

(This section will remain constant in all editions)

Welcome to the inaugural article of our series, "MAHARERA Explained," where we aim to unravel the intricacies of Maharashtra's Real Estate Regulatory Authority (MAHARERA) and its pivotal role in shaping the state's real estate landscape in Maharashtra. In this edition, we provide an introduction to MAHARERA and discuss its key provisions aimed at fostering transparency, accountability, and consumer protection in the real estate sector.

What is MAHARERA?

MAHARERA, or Maharashtra Real Estate Regulatory Authority, is a regulatory body established under the Real Estate (Regulation and Development) Act, 2016 (RERA). Enacted with the primary objective of regulating the real estate sector and

protecting the interests of homebuyers, MAHARERA serves as a watchdog overseeing real estate transactions, projects, and developers across the state of Maharashtra.

Key Provisions of MAHARERA:

1. Mandatory Project Registration:

One of the fundamental provisions of MAHARERA is the mandatory registration of real estate projects with the authority. Developers are required to register their projects with MAHARERA before commencing any marketing or sale activities. This ensures that projects are scrutinized for compliance with regulatory norms and specifications before being offered to buyers.

2. Disclosure of Project Details:

MAHARERA mandates developers to provide comprehensive details of their projects on the MAHARERA portal. This includes information such as project plans, layout, approvals, timelines, and legal documents. By making this information readily accessible to prospective buyers, MAHARERA promotes transparency and empowers buyers to make informed decisions.

3. Escrow of Funds: To prevent diversion of funds and ensure financial discipline, MAHARERA requires developers to deposit a significant portion of the project's revenue into a designated escrow account. These funds can only be utilized for the specific project's development and are subject to periodic audits by MAHARERA authorities.

4. Timely Project Completion:

MAHARERA imposes strict guidelines on developers to adhere to project timelines and deliver properties to buyers within the stipulated timeframe. Failure to comply with these timelines can result in penalties and sanctions, highlighting MAHARERA's commitment to promoting timely project completion and mitigating delays.

5. Dispute Resolution Mechanism:

MAHARERA provides for the establishment of adjudicating officers and appellate tribunals to address disputes between developers and buyers in a fair and efficient manner. This mechanism serves as a forum for resolving grievances, enforcing compliance with RERA regulations, and upholding the rights of both parties.

In essence, MAHARERA represents a paradigm shift in the regulation of Maharashtra's real estate sector, ushering in an era of transparency, accountability, and consumer empowerment. By enforcing stringent provisions and mechanisms, MAHARERA aims to instill confidence among homebuyers, promote ethical practices among developers, and foster sustainable growth in the real estate market. Stay tuned for future articles in our series, where we will dive deeper into specific aspects of MAHARERA, explore its impact on various stakeholders, and offer practical insights for navigating the dynamic landscape of Maharashtra's real estate regulations.

VJ's Centre Of Engineering & Excellence

Vilas Javdekar Developers has long been synonymous with setting industry benchmarks, leading the charge in innovation within the real estate sector. True to its legacy, VJ has recently unveiled its very own Centre of Excellence in Wakad, embodying a dual-purpose facility comprising a Learning and Development Center alongside an Experience Center.

The Learning and Development Center serves as a hub for growth, equipped with classrooms and dedicated consultation rooms. This dynamic space will facilitate the VJ learning and development team in conducting comprehensive training sessions, fostering continuous skill enhancement and knowledge dissemination among staff members.

Complementing this is the Experience Center, a veritable expo showcasing the engineering prowess of Vilas Javdekar Developers.

Delving deep into the intricacies of engineering, the center showcases immersive installations offering a visual journey into the meticulous construction processes behind every VJ project. Its aim is threefold: to enlighten customers on VJ's engineering excellence, to provide civil engineers with an understanding of VJ's best engineering practices, and to offer

aspiring engineers and architects invaluable hands-on experience and insight.

On the auspicious occasion of Ram Navmi, April 17, 2024, the Centre of Excellence was inaugurated, graced by the presence of Sarvesh Javdekar. Internal teams, particularly those in engineering expertise, were treated to an exclusive walkthrough and demonstration of the Experience Center, showcasing the culmination of VJ's dedication to precision and innovation.

Subsequently, the Learning Center was inaugurated by Aditya Javdekar, indicating a new era of professional development within the organization. The unveiling was accompanied by the release of a comprehensive training calendar outlining the learning journey for the next three months, underscoring VJ's commitment to nurturing talent and fostering growth opportunities.

The highlight of the day was undoubtedly the Satyanarayan Puja, symbolizing the auspicious commencement of this hub of learning, development, and experiential discovery. Through this Center of Excellence, Vilas Javdekar Developers reaffirms its unwavering dedication to innovation, ensuring that every endeavor reflects the pinnacle of excellence and sets new standards within the industry.



104 UNIQUE TRAINING TOPICS OFFERED IN THE TRAINING CATALOGUE.

34

DOMAIN SKILLS

12

CUSTOMER CENTRIC SKILLS

13

LEADERSHIP & MANAGEMENT SKILLS

07

SYSTEM BASED SKILLS

21

SOFT SKILLS

17

BEHAVIOURAL SKILLS

Every Space has the capacity to change and transform the lives of people who enter it, and so, to breathe life into it, requires a certain energy transfer. Every VJite who puts in endless hours and immense thought into building this space, deserves to be replenished. We built a space where they can come to learn, to grow, to envision, to create, to think, to laugh, to find more ways to love what they do.

At the VJ Centre of Engineering & Excellence, the Training Catalogue for 2024 – 25 has been devised keeping in mind Operational and Managerial Needs, Feedback received during probation, Customer Requirements, the need to groom first time managers, enhance skills of those who are

already leading teams, adapting to newer technology, and the benefits of building an Emotionally Intelligent Workforce.

In addition to the pre-defined catalogue VJ COEE has planned for the year, workshops, focus group discussions, on job trainings, and Innovative L&D initiatives for members of the VJ Parivaar, including customers and families of VJites. It will also be the platform for other internal and external collaborations.

Our Pool of trainers consists of our in-house L&D team, senior leaders, subject matter experts at VJ, academicians & esteemed members of the fraternity as guest lecturers, acclaimed freelance trainers and training institutes.

Training nominations from our engineering and allied teams have poured in and we are extremely glad to share a few insights:

8422 trainings nominations received for 533 VJites. Out of which, Domain Skills – 1884, Customer Centric Trainings – 756, Leadership & Management Skills – 1244, System Based Trainings – 1223, Soft Skills – 1753, Behavioural Skills & Working on Thought Processes – 1562 Training nominations for Non Engineering teams are in Process. We are extremely excited about the year ahead and eagerly waiting to see you all at the VJ Centre of Engineering and Excellence

Labour. Neighbor. Nature.

The 'Labour, Neighbor, Nature' initiative, crafted by Sarvesh Javdekar, Technical Director at Vilas Javdekar Developers, embodies a comprehensive ethos of responsible and sustainable construction.

Prioritizing the well-being of laborers, fostering community bonds, and championing environmental stewardship, it has evolved from a mere concept to a pervasive culture at VJ. Embraced by engineers and construction

teams alike, it symbolizes VJ's unwavering commitment to holistic development and eco-conscious practices. Stay tuned to this section for updates on the impactful strides made under this initiative at VJ.

Health Checkup Camp



Among other activities, YashONE Infinitree, in collaboration with the Apollo Foundation, hosted a women's empowerment and awareness session. Designed to promote health awareness among female construction workers, the initiative also empowered them to voice any challenges they encounter on-site. The session was supplemented by health checkups, ensuring comprehensive support for the attendees.



Door- Step School Activities



Doorstep schools cater specifically to the children of VJ's diligent construction workers, offering them free education as their parents labor on site. These schools are strategically positioned near the labor camps of each project to minimize travel distance, hence the name 'Door-Step School'. They serve as nurturing hubs where various enriching activities unfold regularly. Recently, the 'Tara Mobile Creche' foundation contributed snacks and toys, enhancing the learning environment at the YashONE Infinitree Doorstep School.



Furthermore, on April 17, 2024, the auspicious occasion of Ram Navmi was joyously celebrated at these doorstep schools. Children donned vibrant costumes, portraying diverse characters in a delightful skit, which became the highlight of the festivities. Immersed in tales of old and imbued with the spirit of celebration, the children continued their day with customary routines, embodying the essence of community and learning in these special educational settings.



National Fire Service Day

National Fire Service (NFS) Day, observed annually on April 14, honors the courageous firefighters who sacrificed their lives during a tragic ship explosion at the Mumbai dockyard in 1944. This solemn occasion serves as a platform to raise awareness about fire safety and prevention measures. At VJ, we



commemorated this day by conducting informative fire safety awareness sessions across multiple construction sites. These sessions not only disseminated vital knowledge about fire hazards but also instilled a sense of bravery among the construction workers, empowering them to confront and combat potential fire emergencies.

By honoring the memory of those who perished and equipping our workforce with essential skills, we reinforce our commitment to ensuring the safety and well-being of all individuals within our communities.



In April 2024, VJ organized a comprehensive health checkup camp in collaboration with Tata Foundation Pune, catering to the multitude of construction workers at the expansive Yashwin Enchanté project. The camp targeted vital health parameters including ocular, nasal, blood pressure, and blood sugar assessments. With Yashwin

Enchanté being among our biggest projects, the camp's success resonated in the enthusiastic participation of over 500 construction workers, each undergoing thorough examinations. This initiative not only prioritized the well-being of our workforce but also underscored VJ's commitment to fostering a healthy and supportive environment within our projects.



Job Specific Trainings



VJ's health and safety team recently engaged in productive discussions with Pune Police Commissioner, Mr. Amitesh Kumar Singh, and Mr. Abhay Gite, Deputy Commissioner of Labour, Maharashtra Government. Their exchanges centered on safety and labor compliance, yielding valuable insights and fostering meaningful connections. This proactive initiative underscores VJ's commitment to nurturing relationships with pivotal stakeholders in the realms of safety and labor regulation. By facilitating collaboration, VJ aims to enhance workplace safety standards and ensure compliance with regulatory requirements. Such engagements reflect VJ's dedication to fostering a culture of safety and responsibility within its operations, ultimately contributing to the well-being and welfare of its workforce and the broader community.



Labour Ayushman Card

In April 2024, VJ organized a comprehensive health checkup camp in collaboration with Tata Foundation Pune, catering to the multitude of construction workers at the expansive Yashwin Enchanté project. The camp targeted vital health parameters including ocular, nasal, blood pressure, and blood sugar assessments. With Yashwin Enchanté being among our biggest projects, the camp's success resonated in the enthusiastic participation of over 500 construction workers, each undergoing thorough examinations. This initiative not only prioritized the well-being of our workforce but also underscored VJ's commitment to fostering a healthy and supportive environment within our projects.



In commemoration of World Health and Safety Day at Work, a rally was organized at MITCON School, Maan Hinjawadi, to address global challenges concerning health and safety. The event aimed to raise public awareness and garner community involvement in prioritizing environmental, health, and safety protocols. Participants were urged to adhere strictly to regulations, ensuring the preservation of social and personal safety in their workplaces. Emphasizing the significance of proactive measures,

the rally underscored the collective responsibility to maintain a safe and healthy working environment. Through advocacy and engagement, the event sought to foster a culture of vigilance and accountability, promoting the well-being of individuals and communities alike. By reinforcing these principles, MITCON School and its stakeholders demonstrated their commitment to advancing workplace safety standards and contributing to a healthier, safer world for all.



परिवार Connect

JOBS

QUALITY

Assistant General Manager

Minimum Educational Requirements:
BE - Civil / Diploma - Civil

Experience: 2 - 3 Years

PROPTECH

Data Analyst

Minimum Educational Requirements:
Bachelor's degree in Data Science / Computer Science / Statistics / B Com with certification in Power BI

Experience: 2-5 years

EPCP

Manager

Minimum Educational Requirements:
BE Civil

Experience: 0 - N.A.

DESIGN, DRAWING, SANCTION, LIASONING & RERA

Senior Manager

Minimum Educational Requirements:
M.Arch / B.Arch + MBA

Experience: 7-10 years

HUMAN RESOURCE

Senior Manager

Minimum Educational Requirements:
MBA - HR

Experience: 7+ years

DESIGN, DRAWING, SANCTION, LIASONING & RERA

Senior Architect

Minimum Educational Requirements:
M.Arch / B.Arch+ MBA
Experience: 10+ years

MARKETING

Manager (Events)

Minimum Educational Requirements:
MBA - Marketing

Experience: 3+ years

ACCOUNTS & TAXATION

Assistant General Manager

Minimum Educational Requirements:
MBA Finance + CFA / MBA Finance + CA

Experience: 10+ years



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LABOUR MANAGEMENT & COMPLIANCE

Manager

Minimum Educational Requirements:
MBA - Facility Management

Experience: 5-7 years

CUSTOMER RELATIONSHIP MANAGEMENT

Senior Manager

Minimum Educational Requirements:
B.Com + CA / MBA

Experience: 3-5 years

ELECTRICAL

Assistant Senior Engineer

Minimum Educational Requirements:
BE - Mechanical/ Electrical, Diploma - Mechanical/ Electrical / ITI

Experience: 5-7 years

SALES

Assistant General Manager

Minimum Educational Requirements:
MBA - Marketing / Executive MBA

Experience: 10-15 years

PLANNING

Senior Manager

Minimum Educational Requirements:
ME - Civil / BE Civil + MBA / BE Civil + PMP

Experience: 10-15 years

MARKETING

Deputy General Manager

Minimum Educational Requirements:
MBA - Marketing / Executive MBA

Experience: 10-18 years

ENGINEERING & CONSTRUCTION

Senior Engineer

Minimum Educational Requirements:
ME - Civil / BE Civil + MBA / BE Civil + PMP

Experience: 5-7 years

ENGINEERING & CONSTRUCTION

Senior Supervisor

Minimum Educational Requirements:
BE Civil / Diploma Civil / ITI

Experience: 5-9 years

CONSTRUCTION-GRUH PRAVESH

Manager

Minimum Educational Requirements:
BE Civil / Diploma - Civil / ITI

Experience: 2-7 years

PURCHASE

Senior Manager

Minimum Educational Requirements:
ME + MBA

Experience: 10-15 years

DESIGN & DRAWING

Senior Manager

Minimum Educational Requirements:
M.Arch / B.Arch + MBA

Experience: 10-15 years

MARKETING

Manager (Branding)

Minimum Educational Requirements:
MBA- Marketing

Experience: 3-5 years

MARKETING

Manager

Minimum Educational Requirements:
MBA- Marketing

Experience: 3-5 years

PLANNING

Senior Manager

Minimum Educational Requirements :
ME - Civil / BE - Civil + MBA / BE Civil + PMP

Experience: 10-15 years

HUMAN RESOURCE

Senior Manager

Minimum Educational Requirements :
MBA - HR, MBA + PHR / SPHR / SHRM / BA (Psychology) + MBA / Executive MBA

Experience: 7-15 years

HR- L&D + KRA

Senior Manager

Minimum Educational Requirements :
MBA - HR / MBA + PHR / SPHR / SHRM / BA (Psychology) + MBA / Executive MBA

Experience: 4-10 years

HR- L&D + KRA

Senior Manager

Minimum Educational Requirements :
MBA - HR / MBA + PHR / SPHR / SHRM / BA (Psychology) + MBA / Executive MBA

Experience: 4-10 years

HR- L&D + KRA

Senior Manager

Minimum Educational Requirements :
MBA - HR / MBA + PHR / SPHR / SHRM / BA (Psychology) + MBA / Executive MBA

Experience: 4-10 years

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Contact Owner
8806444477/
8806222244

RENT

Yashwin Orrizonte

2 BHK available on rent
Location: Kharadi

Expected Rent: Rs. 27,000,
Expected Deposit Rs. 75,000.

Contact Owner
9970051462/
9970051514

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SUNDAY, 19 MAY 2024



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In the sweltering heat or pouring rain, they toil tirelessly, one member of the परिवार, crafting the home for another.

The true hands behind VJ homes, and the cornerstone of our quality construction.

No amount of gratitude can suffice for their dedication.

Today, we honor them and their craftsmanship.

MAY 1ST, LABOUR DAY



Mock Floor & Engineering Expo

Mock floor & Engineering expo is one of the milestones in the life cycle of any project. This usually takes place when the RCC of a particular building is complete. In the mock floor and engineering expo, an entire floor gets done up in a finished / lockable condition. This helps the customers see their unit series in a finished manner which helps them analyze how their future home will look.

The mock floor is important in the home buying journey of a customer because, at the time of buying the home, they do not get to visualize the orientation of their home due to the constraints of a sample flat. Hence, this is one of the most awaited events by the customers. In this, they also get the chance to see the finished product both internally & externally, i.e. the lobby spaces, the location of the lifts, etc.

“The mock floor: a cornerstone in the construction journey, where engineers sculpt dreams into reality, and customers glimpse the promise of their future space.”

This month, the Mock Floor & Engineering expo event took place at Yashwin Nuovo Centro and Yashwin Enchanté on 6th April & 13th April respectively. This catered to the residents of A & B buildings of Yashwin Nuovo Centro, as well as A1A2, B1B2 & F1F2 of Yashwin Enchanté.

The floors of these buildings were meticulously prepared to offer homebuyers a first-hand look at their future dwellings.

From the layout to the materials used, every aspect was thoughtfully presented to provide buyers with comprehensive insights into their investments.

At the expo, representatives from VJ's Management team engaged with customers of Yashwin Nuovo Centro, while Mr. Sarvesh Javdekar, the Technical Director, interacted with homebuyers of Yashwin Enchanté. This personalized approach exemplified VJ's dedication to fostering transparent and meaningful relationships with their customers.

In addition to gaining valuable information about their respective projects, homebuyers also had the opportunity to connect with their future neighbors. This interaction not only enriched their experience but also laid the groundwork for a vibrant and harmonious community.



IGBC Certification



A green building stands as a beacon of environmentally responsible construction, meticulously designed to minimize its ecological footprint. It integrates sustainable materials, energy-efficient systems, and eco-friendly practices, prioritizing energy conservation, water efficiency, and indoor air quality from inception to operation. With features like solar panels, rainwater harvesting, and water-saving mechanisms, green buildings significantly reduce

carbon emissions and promote healthier living environments. In the realm of green building certifications, four notable frameworks-IGBC (Silver, Gold & Platinum), ASSOCHAM (GEM 1, GEM 2, GEM 3, GEM 4 & GEM 5), GRIHA (1 Star, 2 Star, 3 Star, 4 Star & 5 Star), and LEED (Silver, Gold & Platinum) - act as benchmarks for sustainable construction practices, each employing a maximum point system to evaluate environmental performance.

VJ INDILIFE: A NEW-AGE ASSET WITH NEXT-GEN UTILITY



As cities evolve and urban lifestyle gets more and more layers, the need for spaces that cater to specific, yet diverse requirements is growing rapidly. VJ IndiLife by Vilas Javdekar Developers, Pune's most trusted real estate developer, offers multi-utility studios that perfectly deliver these new-age space needs.

While a home will always remain our most cherished space, there are certain needs that it can't fulfill. And that's because our lifestyles have created new expectations from urban spaces. Hosting a house party without having to get into the hosting duties is a new way of life. So is the desire to have a weekend getaway without having to drive outside city limits. And so, to address all such new-age requirements, Vilas Javdekar Developers came up with the idea of multi-utility studios. Why? Well, because a home cannot do everything for you! VJ IndiLife offers these multi-utility studios at some of the most loved, modern locations across Pune. The first IndiLife came up at Pashan in 2021 and was a success with all units being sold out in a matter of days. Both end users and investors flocked for this new-age product, which offers immense utility in the present and profitability in the future. Since then, VJ has launched two more IndiLife landmarks at Wakad and Kharadi – again, locations that are new-age landmarks in Pune and have a bright future.

WHAT'S INSIDE INDILIFE?

VJ IndiLife offers multi-utility studios that can be used by people with diverse needs. From writers who need a space to clear their writer's block to GFX artists who need a studio space without interruptions – an Indisuite offers tremendous flexibility of usage. In fact, with a lot of concierge facilities available, an Indisuite is also an ideal space for a relaxed, stress-free weekend and also hosting a house party without having to do any chores. At the same time, VJ IndiLife is ideal for living – both self-usage and renting out. Its cosy space makes it a comfort zone for those living away from home and the amenities, facilities and services add a sense of pampering in multiple ways. With thoughtful planning that perfectly understands and serves the future needs of urban residents, multi-utility studios at IndiLife are set to redefine the functionality of real estate spaces and more importantly, what people choose them for.

EVERYTHING THAT A HOME CAN'T DO FOR YOU



A HOME CANNOT DO EVERYTHING FOR YOU.
THANK GOD THERE'S INDILIFE!

VJ IndiLife

From pursuing your hobbies to utilising it for leisure and returns, VJ IndiLife lets you choose the use. And with so much on offer, you'll agree - Thank God There's IndiLife!





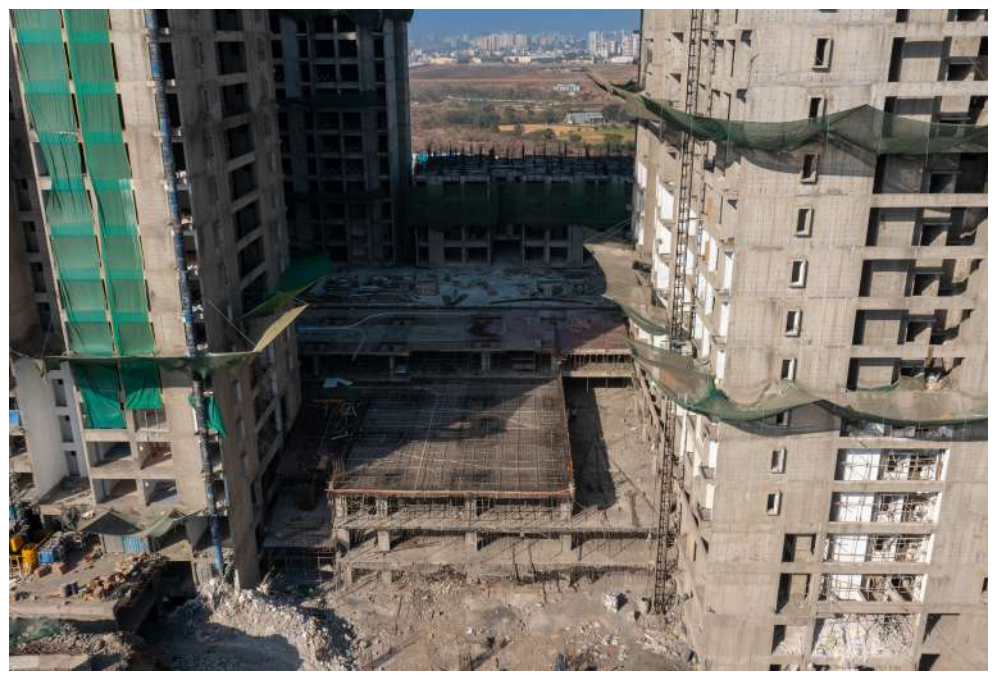
ACTUAL DRONE PHOTO OF SITE

YASHWIN ENCHANTÉ

UPPER KHARADI
APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



YASHWIN ORIZZONTE

KHARADI
APRIL 2024

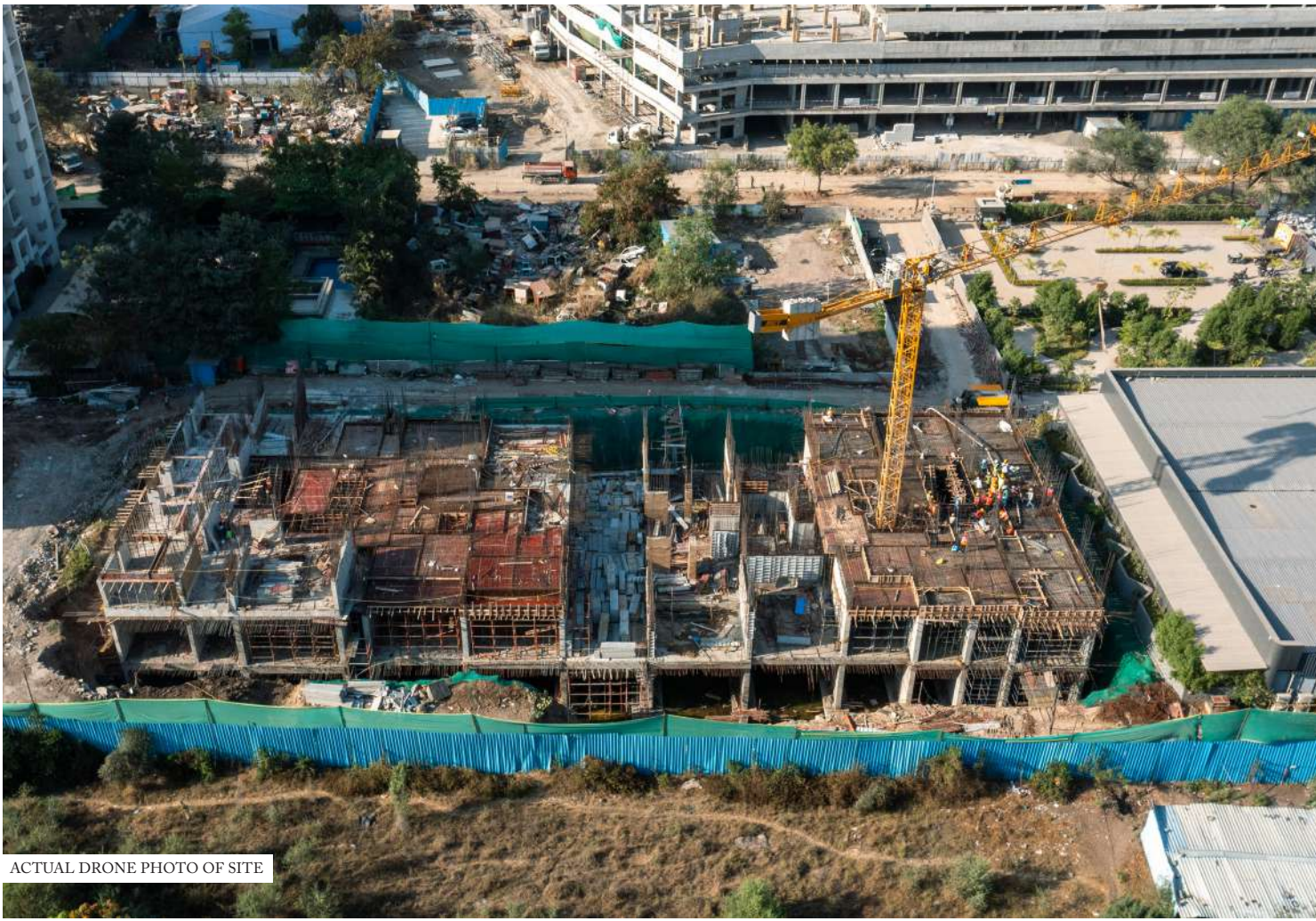


DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE





ACTUAL DRONE PHOTO OF SITE

PALLADIO BALEWADI CENTRAL

BALEWADI
APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024

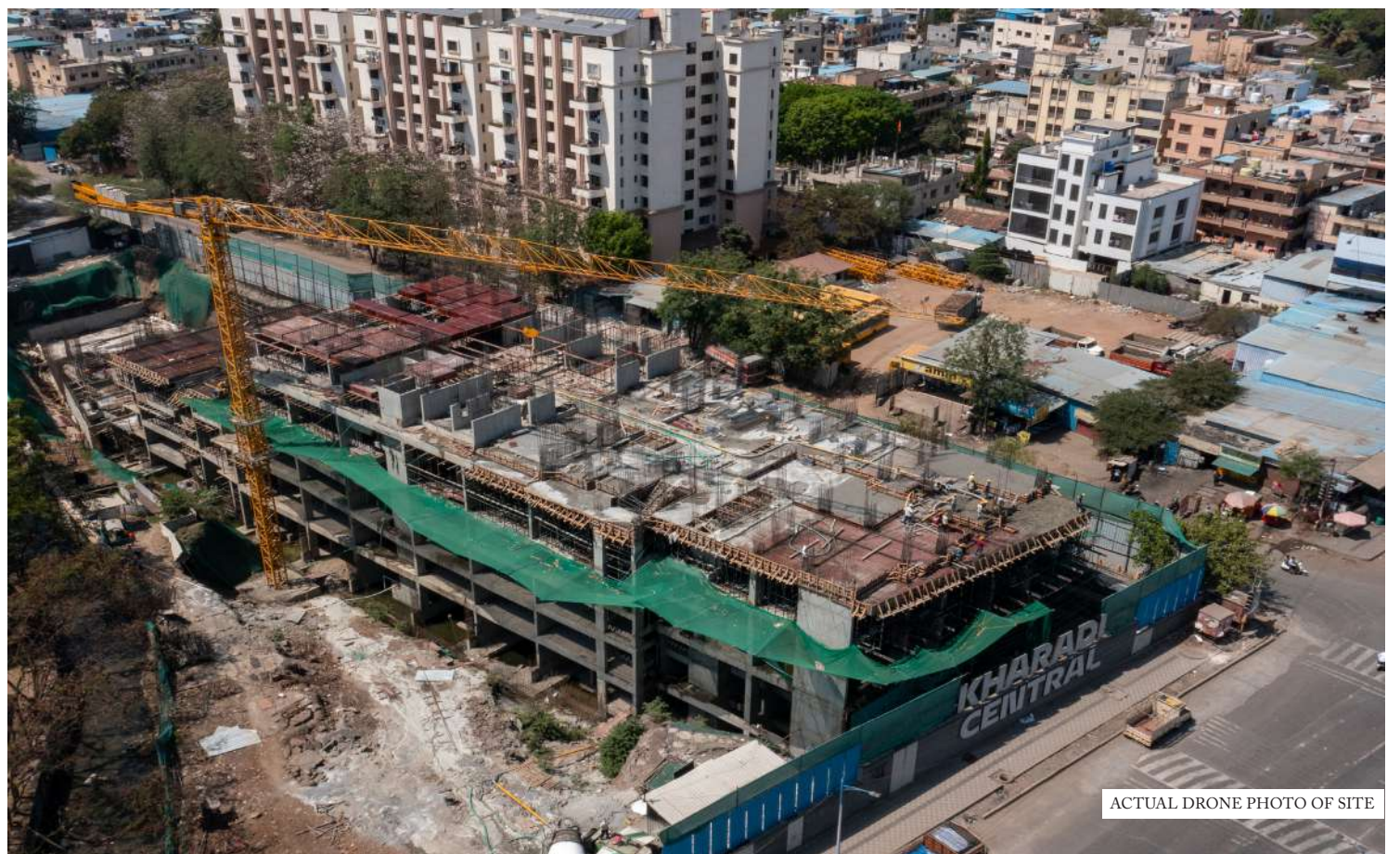


PALLADIO KHARADI CENTRAL

KHARADI
APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE





ACTUAL DRONE PHOTO OF SITE

YASHWIN URBO CENTRO WAKAD APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



YASHONE INFINITEE PUNAWALE APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE





YASHWIN NUOVO CENTRO WAKAD APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024

ACTUAL DRONE PHOTO OF SITE



YASHONE ETERNITEE HINJAWADI APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE





YASHWIN SUPERNOVA WAKAD APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024

ACTUAL DRONE PHOTO OF SITE



YASHONE INFINITEE INCLUSIVE HOUSING

PUNAWALE
APRIL 2024

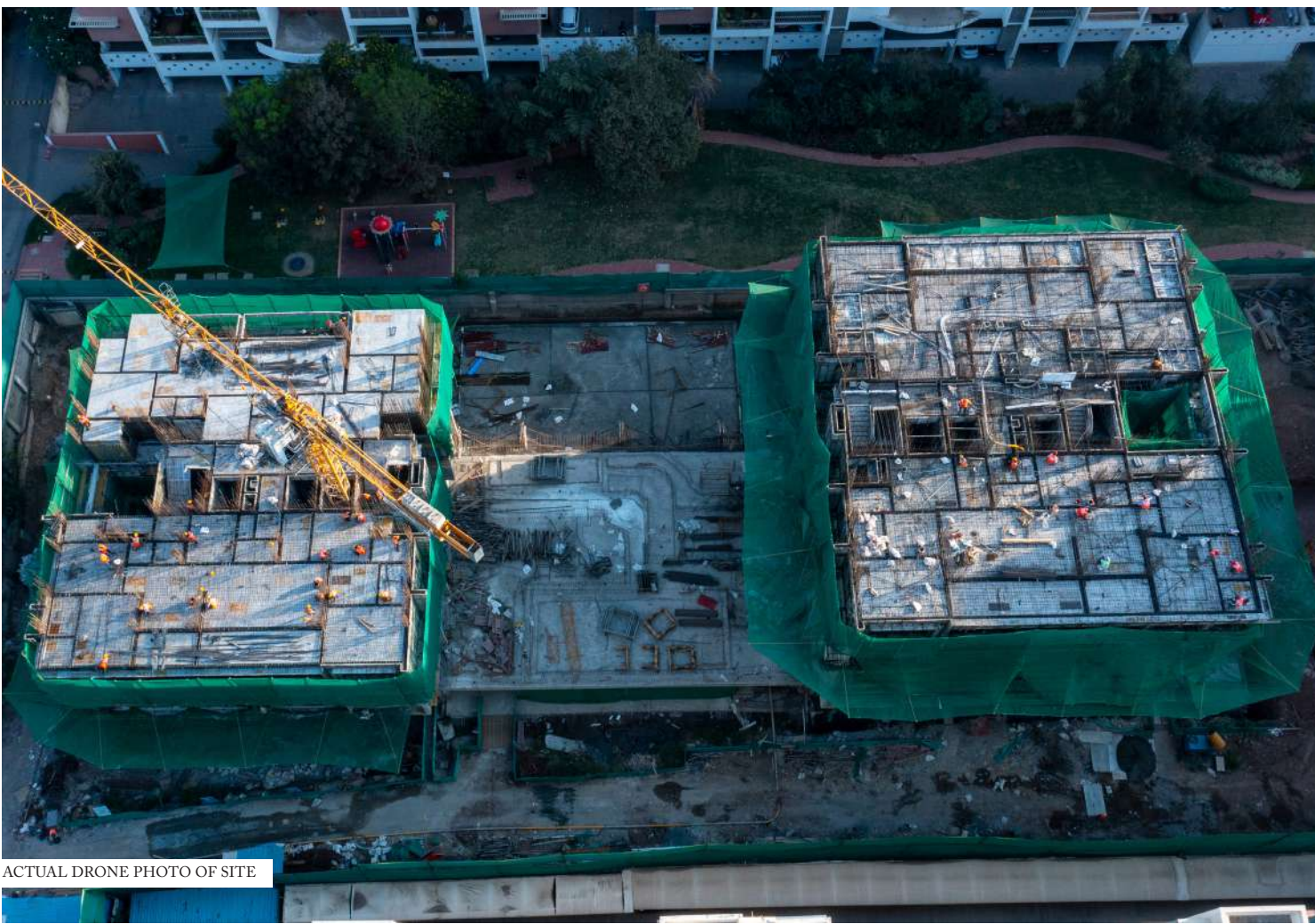


DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE





ACTUAL DRONE PHOTO OF SITE

PORTIA GRANDÉ BANER APRIL 2024



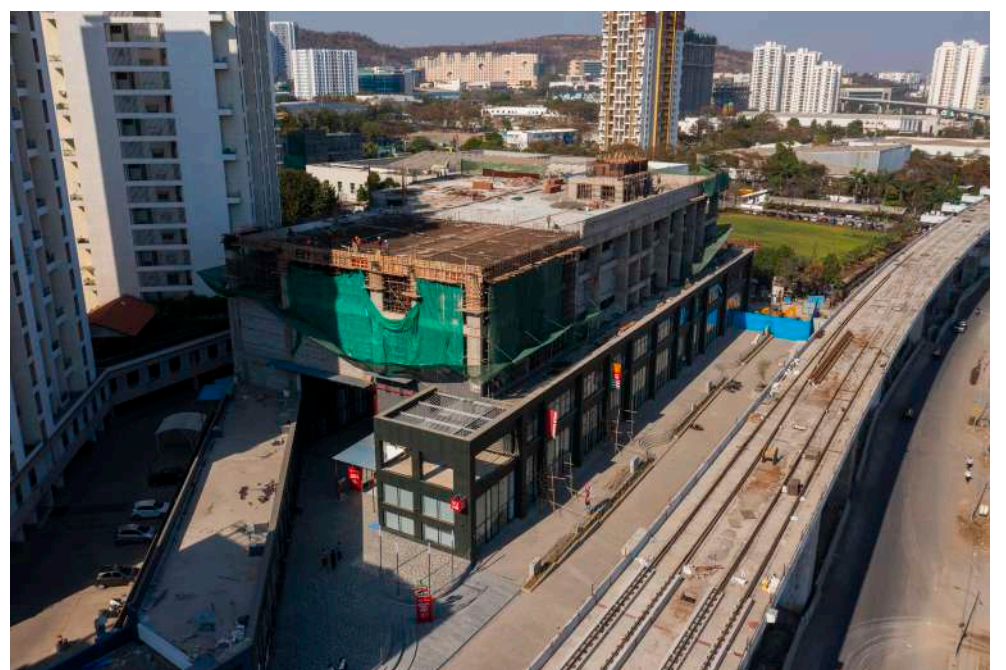
DETAILED UPDATES
AS ON 15 APRIL 2024

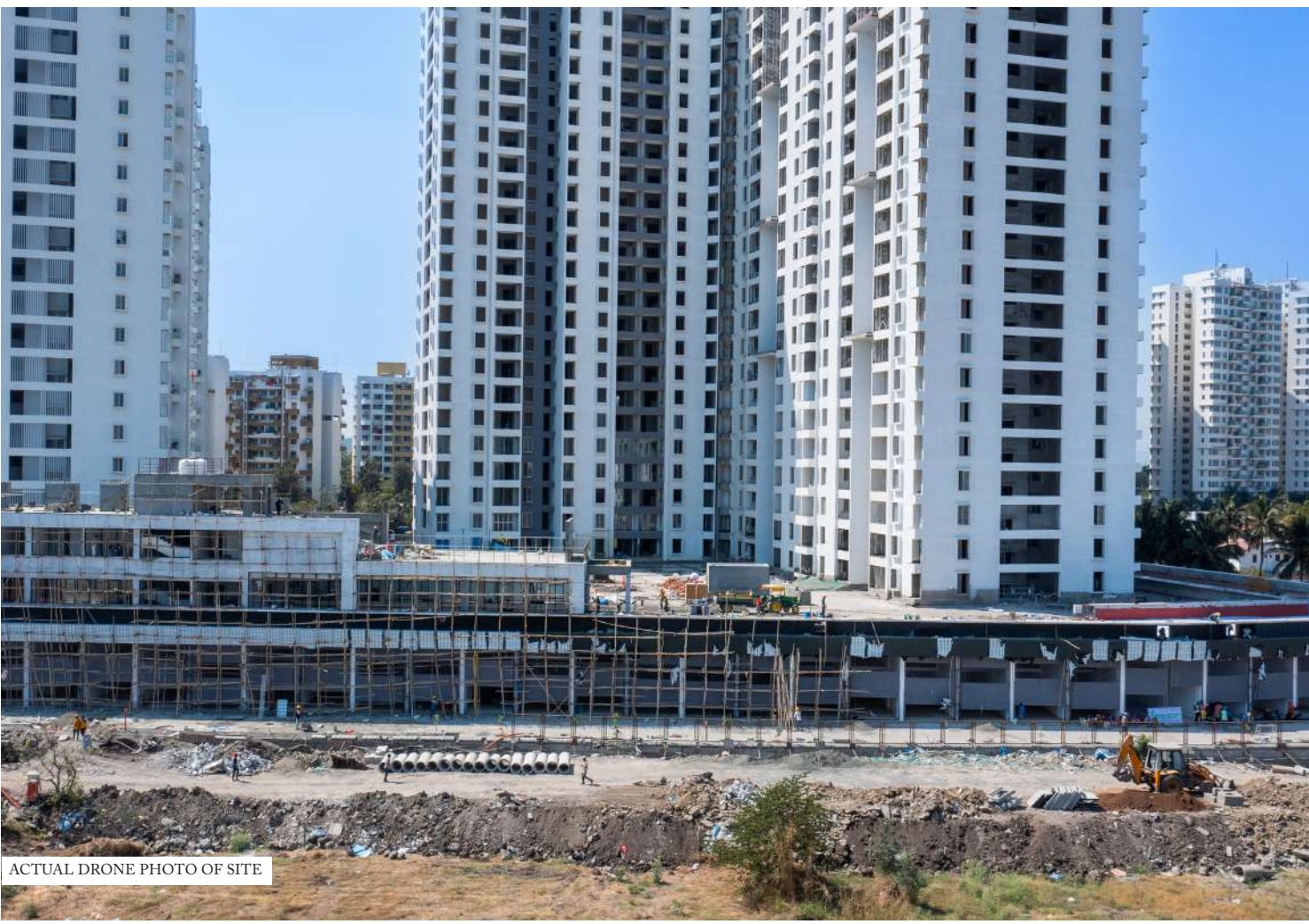


VJ HAPPINESS STREET HINJAWADI APRIL 2024



ACTUAL DRONE PHOTO OF SITE



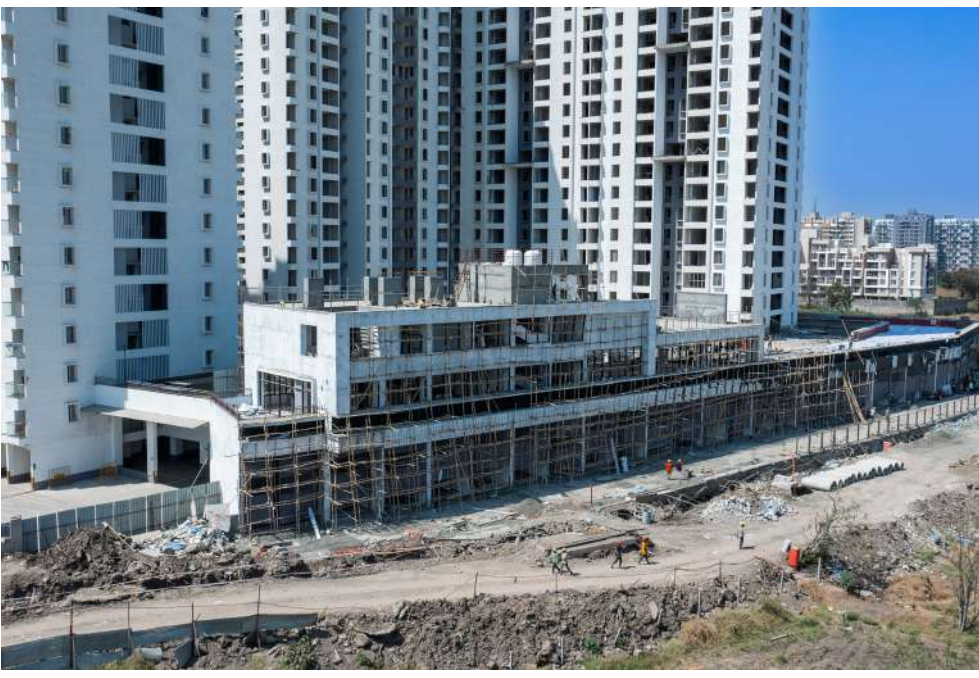


ACTUAL DRONE PHOTO OF SITE

VJ INFINITEE AVENUE PUNAWALE APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



VJ CENTRAL AVENUE KHARADI APRIL 2024

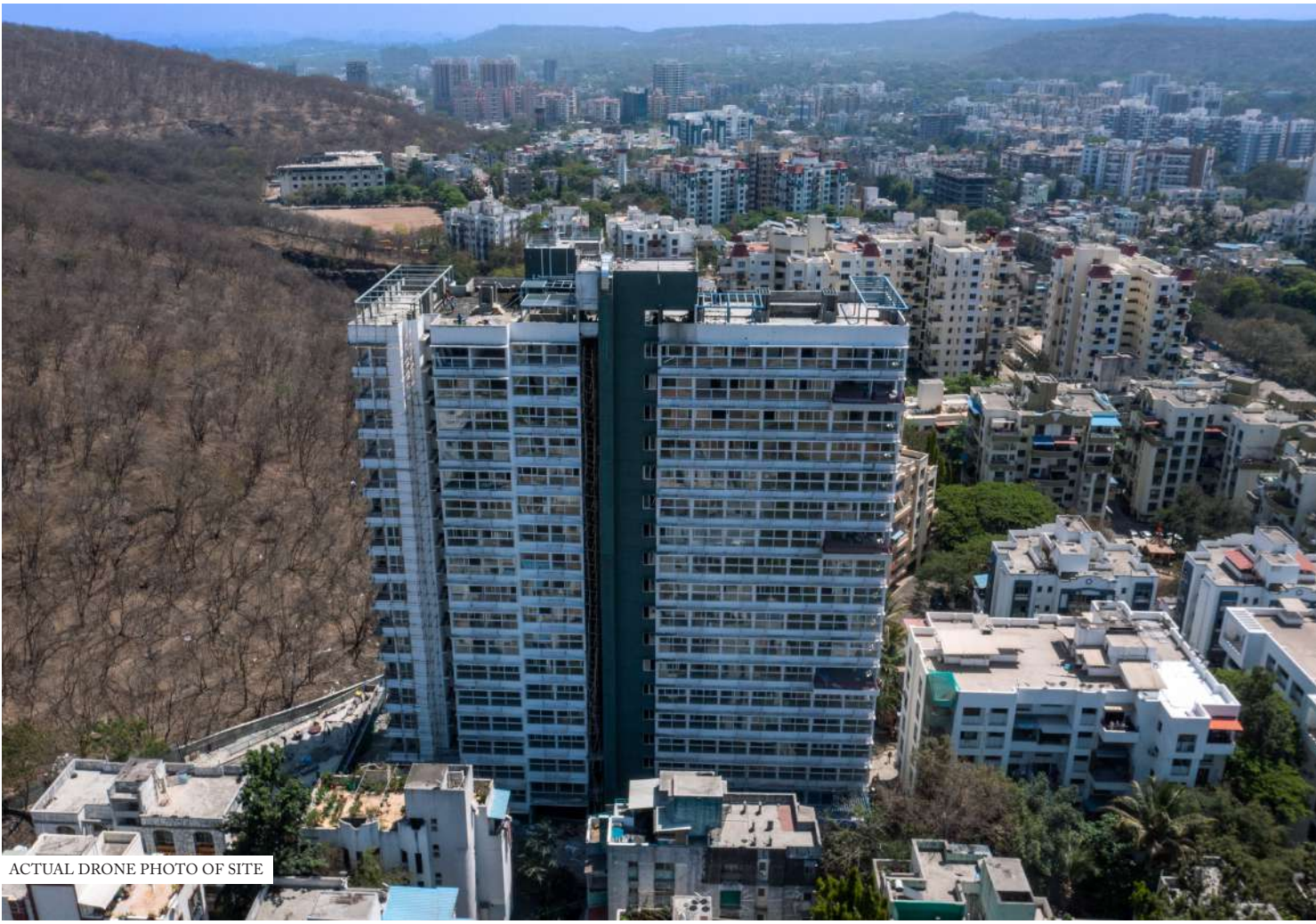


DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE





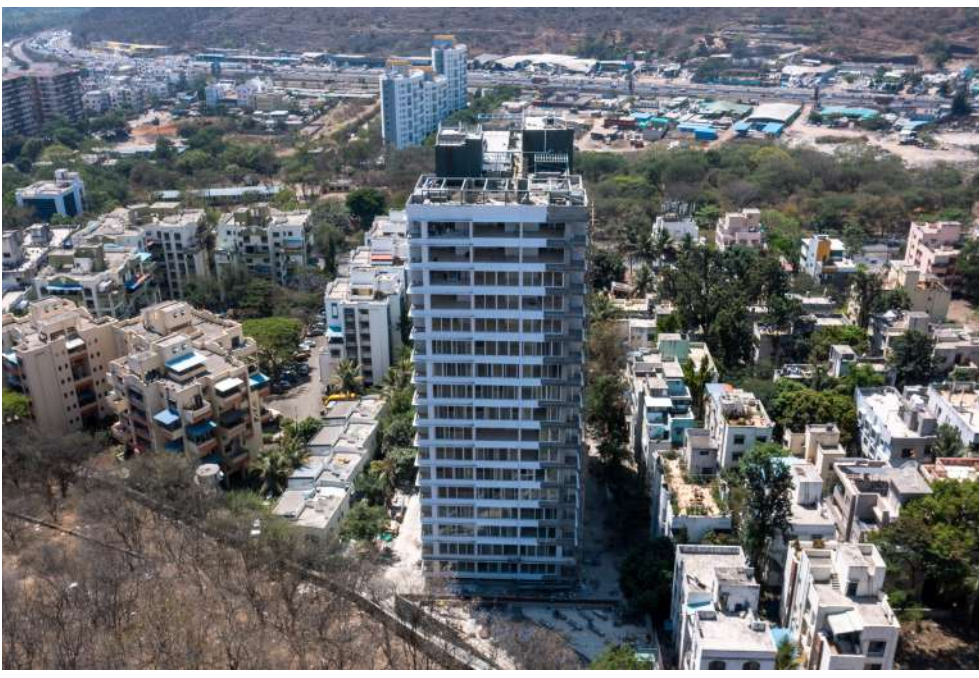
ACTUAL DRONE PHOTO OF SITE

VJ INDILIFE

PASHAN
APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



VJ INDILIFE

WAKAD
APRIL 2024



DETAILED UPDATES
AS ON 15 APRIL 2024



ACTUAL DRONE PHOTO OF SITE

