

# VJ CONNECT

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MAY 2024



Our beloved project VJ IndiLife, which is also the first of its kind in Pashan, has begun possessions for our VJ Parivaar members along with

the Kalash Pujan for their respective units. Along with this, many more festivities surrounded VJ IndiLife Pashan in the month of May 2024.

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## MAY 1, LABOUR DAY.



### 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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### NO COMPROMISE ON ROAD SAFETY

This month-long activity, in association with Pune Times mirror, promoting road safety, came to a conclusion on 12 May 2024. The activity saw participation from various stakeholders such as the Pune Police department along with the traffic police department. VJ Parivaar members & volunteers from the Kalyani Nagar & Koregaon Park women's association.

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### YASHWIN URBOCENTRO

Project details & highlights

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### CONSTRUCTION UPDATES

Latest Construction updates of all ongoing projects at Vilas Javdekar Developers.

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### PUNAWALE SHOPS KALASH PUJAN

The unit owners of YashONE Infinitree Avenue, got the keys to their commercial units. They performed the Kalash Pujan ceremony for their respective units with their families. Those who were not able to come on site, attended the Kalash Pujan ceremony online.



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### SOCIETY LAWS & REGULATIONS

In this section each month we will explore the various rules and regulations surrounding housing societies. It is vital for home buyers to be aware of these fundamentals, as they become integral members upon taking possession of their homes.

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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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### STARBUCKS @ VJ HAPPINESS STREET

Vilas Javdekar Developers welcomes Starbucks Coffee to our beloved VJ Happiness Street & wishes them all the very best for their future endeavours.



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### LEARNING & DEVELOPMENT@ VJ

Trainings, learnings & other happenings at VJ's Centre Of Engineering & Excellence.

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### PARIVAAR CONNECT

Job Openings, Rent, Sell, Resale & much more.

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### PUNE INFRA NEWS

This section is dedicated to keep our customers up to date with the latest happenings & developments in Pune's Infrastructure.

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A HOME CANNOT DO EVERYTHING FOR YOU.

THANK GOD THERE'S INDILIFE!

PUNE'S BEST MULTI-UTILITY STUDIOS AT KHARADI



# NO compromise on Road Safety



warnings to pedestrians and drivers who were found not abiding to the traffic rules such as, not wearing helmets or seat belts. Employing eye-catching placards, the activity not only engaged the community but also effectively spread crucial safety messages.

Commencing on April 12, 2024, the initiative witnessed robust involvement from all stakeholders, accompanied by positive responses from the public. On May 17, 2024, a closing ceremony was hosted at the Pune Traffic Police branch in Yerwada, the event was graced by the esteemed presence of Joint Commissioner of Police, Mr. Manoj Patil.

The event's impact was palpable, reaching over 1000 individuals across 10 strategically chosen locations. Through collaborative efforts and innovative outreach, the campaign successfully instilled a culture of responsible road behavior, leaving a lasting imprint on the community.

Central to the campaign was the presence of Mr. Yamraj, VJ's safety mascot, who, alongside volunteers and customers, issued



# Kalash Pujan @ Punawale Shops

Online Kalash Pujan for customers out of India at VJ Infinitee Avenue

On May 4, 2024, VJ Infinitee Avenue was thriving with an air of spirituality and anticipation as the community had gathered for the Kalash Pujan ceremony of their respective units. This traditional ritual, performed for new beginnings, marked the inauguration of these commercial spaces, ensuring prosperity and success for the businesses that will soon thrive there.

This ritual is believed to invoke divine blessings and positive energy, which are essentials for any new venture. This event at VJ Infinitee Avenue Shops was a significant step towards fostering a prosperous business

environment. Shop owners, dressed in traditional attire, reflected the cultural significance of the occasion. The event began in the morning, with the chanting of Vedic mantras by Guruji, creating an atmosphere of reverence and devotion. An online Kalash Pujan ceremony was arranged for those who were not able to come to the venue.

Guruji led the Puja, meticulously following all the customs. The Kalash, symbolizing life's divine essence and abundance, was placed prominently in the central area of the shops. Collective prayers ensured that the space was imbued with positive energy and divine protection.

Concluding the ceremony prasad, was distributed to all attendees, symbolizing the sharing of divine grace. This event was more than a religious observance, it was a moment of unity and shared optimism for the future. Shop owners and community members mingled, building relationships and a supportive network.

The Kalash Pujan at VJ Infinitee Avenue, set a hopeful and auspicious tone for the new commercial spaces. It signaled a prosperous beginning, promising success, harmony, and a thriving business environment for all who will be a part of this vibrant community.



# When 1500+ customers come together to strengthen the foundation of love & community @ Yashwin UrboCentro: Payabharni Ceremony

On May 18, 2024, Yashwin UrboCentro embarked on a momentous journey with its residents, hosting a grand Payabharani ceremony onsite. From 8:00 AM to 4:00 PM, the community, particularly the customers of B1B2, C1C2, and D1D2 buildings, immersed themselves in a celebration of shared aspirations and newfound beginnings.

architectural brilliance and meticulous design of their future homes. As curtains parted to unveil these masterpieces, a wave of excitement filled the crowd.

With over 1500 attendees, including homeowners and their families, the event showcased the vibrant community spirit at Yashwin UrboCentro. From dawn till dusk, residents indulged in a series of activities and ceremonies curated to create lasting memories.

The day unfolded with the eagerly awaited reveal of the building elevations, a testament to the

Central to the festivities was the Payabharani ceremony, a deeply spiritual experience symbolizing the transition from house to home. With heartfelt devotion, residents sought blessings for their upcoming journey. As part of the ceremony, the women were greeted with Otis, while each family received a box of sweets. Through collective efforts, families came together to contribute to the construction of their homes, forging bonds of unity and purpose.

Capturing the essence of this transformative moment, VJ Parivaar members captured memories through photographs. The presence of Aditya Jawdekar added a personal touch to the event, as he engaged with customers, offering reassurance and resolutions to queries.

The Payabharani ceremony not only marked a significant milestone in the development of Yashwin UrboCentro but also served as a catalyst for strengthening the community.



# Overwhelming response for Palladio Balewadi Central

On May 5, 2024, Palladio Balewadi Central Phase 2 embarked on its journey amid great anticipation. A lot of eager homebuyers congregated outside, the sales office brimming with excitement to secure their dream homes. Each person was assigned a band number upon registration, ensuring a smooth flow as they awaited their turn.

Then came the moment of revelation—the prices were announced, met with a collective gasp of pleasant surprise. The prices surpassed their expectations, which made all the members present excited with joy. Families joined in, reveling in the newfound prospects with enthusiasm, as the rhythmic beats of the Dhol infused the air.

After everybody had a filling breakfast, Mr. Nilesh Gore, Vice President of Sales, took the stage, delivering a captivating presentation elaborating the project's offerings and amenities. Attendees absorbed every detail, their anticipation peaking with each word.

The vibrant scene painted a vivid picture of success—a testament to the community's embrace of the opportunities awaiting at Palladio Balewadi Central.



# Musical Conversations with Mr. Rahul Deshpande & Shree Hariharan

On May 18, 2024, Portia Grandé, located at the Aundh Baner Link Road, welcomed esteemed guests Mr. Rahul Deshpande and Shree Hariharan for a special shoot. Director Mr. Suhas, who was captivated by the project's beauty during his visit to the sales office the previous day, chose it as the backdrop for Mr. Deshpande's podcast recording.

At VJ, we were delighted to host them. Over a delightful breakfast, Mr. Deshpande, Shri Hariharan ji, and their team engaged in a conversation with team VJ. The shoot, packed with musical enchantment, concluded with shared moments over warm cups of tea and coffee. Portia Grandé became not just a setting but a stage for creativity and togetherness.



# VJ Welcomes 'Starbucks Coffee'

Vilas Jawdekar Developers proudly announces the latest addition to the VJ Happiness Street: Starbucks Coffee. Among other renowned brands like McDonald's, Subway, Dominos, and Pizza Hut, Starbucks brings its unique flavor

to our vibrant community hub. We extend a warm welcome to Starbucks, embracing them into the VJ Parivaar. With their arrival, VJ Happiness Street continues to flourish as a bustling epicenter of social connection at Hinjawadi. We wish Starbucks all the success

in their endeavors at VJHS, confident that their presence will further enrich the experience of residents and visitors alike. Cheers to a new chapter of happiness and indulgence on VJ Happiness Street!



## RERA Compliance Training for VJ's Sales Team

At Vilas Javdekar Developers, we believe in the ethos of perpetual learning as an integral part of personal and professional growth. Along with staying up to date about the latest developments and trends, we prioritize sharing the information throughout our team.

In line with this philosophy, we recently conducted a comprehensive training session on MahaRERA compliance for our sales team members across both east and west Pune. Conducted by Mr. Dipesh Lad, a seasoned legal professional and integral member of our RERA compliance team, the training proved to be immensely insightful.

The session tapped into various

crucial aspects of RERA compliance, equipping our sales team with invaluable knowledge essential for navigating the intricacies of the real estate landscape. Key topics covered included elucidation on the significance of MahaRERA and its inherent benefits for customers, alongside an overview of the circulars and amendments regularly updated on the MahaRERA website.

Particular emphasis was placed on the significance of allotment letters and common terminologies that are used in the real estate industry, as defined by MahaRERA. The interactive nature of the session facilitated an open exchange of ideas, with Mr. Lad addressing frequently asked questions from the sales team, enriching their understanding and enhancing their ability to engage

with customers. The conclusion of the session featured a comprehensive assessment, wherein each participant demonstrated a commendable understanding of the material, with scores exceeding 90%. This not only underscored the efficacy of the training but also bolstered the confidence of our team members.

Encouraged by the success of the initiative, we are extending similar training opportunities to other crucial teams within VJ, including the CRM and marketing teams. These sessions are held at our training center at the Centre of Engineering & Excellence and serve as pivotal forums for continuous learning.



## VJ's HR Head speaks her thoughts at #TalentInTalks organized by The Economic Times HR World

#TalentInTalks - Guide to a Future-ready Talent Organization in Real Estate. The Economic Times HR World in collaboration with LinkedIn, held a closed-door conversation touching upon pivotal themes like talent retention, showing growth path and purpose, brand building to attract the right talent, diversity and what it means, empathy & brand ambassadorship among many other themes that resonated through the evening on Pune's real estate landscape.

Ms. Dhanashree Shinde, the Vice President of HR & Marketing at VJ, was invited as one of the speakers in this event. Overall, the entire event was very informative. Some of the key takeaways that emerged were:

- Real estate, as a major job creator, must leverage data to make informed talent decisions.

- Developing a clear Employer Value Proposition (EVP) that highlights the company's mission,

values, culture, and benefits is crucial.

- Integrate Technology and Innovation. Real estate is on the verge of real change - from a business point of view and is backed by powerful new age technology. But, for tech to succeed, people have to be aligned to the larger vision of the business.

- Fostering a learning culture positively impacts financial performance.

- Investment in learning, including green skills, is key to bridging skill gaps and helping create a more sustainable and innovative workforce.

- Building and upskilling internal talent is vital.

- Emphasizing 'skills-first' hiring increases the candidate pool, enhances diversity, and reduces unconscious bias, potentially increasing talent pools.



## Stay Informed to Stay Ahead!

At VJ we understand that all the knowledge in the world is not as effective if not updated and relevant to current happenings. Hence, we ensure that our Leaders keep themselves informed so that they can build educated teams.

On the 24th of May 2024, CREDAI Pune Metro organized sessions on 2 important subjects - Performance Management & The New Labour Code. These were attended by Mr. John Marian (AVP, Site HR - Labour Management & Labour Compliance) & Ms. Natasha Bhatwadekar, (GM, Learning & Development & Performance Management).

In the first session on Performance Management, Mr Advait Kurlekar spoke about:

- A Holistic view on Performance Management.
- Measuring Performance (KRAs and KPIs).
- Managing Performance (The PMS lifecycle).
- Rewarding Performance (how to decide increments and variable pay).
- Consistency in performance, long term potential & behaviour should be measured.
- Focus should be on Alignment and communication of goals, consequence management, focus on people development and a culture of performance and transparency.

- In the second session on the New Labour Code, experts from 'Shardul Amarchand Mangaldas' - lawyers Pooja Ramchandani & Suruchi Kumar covered:
  - An Overview of the proposed

- new labour code.
  - Understanding the specific labour laws related to real estate
  - Action points for developers to ensure compliance and welfare of our labours
  - Impact of Remuneration - Present regimes and Labour codes- what is included, what is excluded, conditional inclusions etc.

- Laws as of today and how they will pan out once they get subsumed moving forward.
- Inclusion and diversity, emphasis on women representation on the safety committee.

In addition to the educational afternoon, the team also got an opportunity to network and interact with industry contemporaries understand best practices and share notes.



## Navigating New Laws IPC Training By

DAYANAND DHOME  
Deputy General Manager  
Security & Safety  
Vilas Javdekar Developers



Mr. Dayanand Dhome who has worked with the Pune Police Department, prior to joining VJ provided crucial training to the Pune police force on the upcoming amendments of the Indian Penal Code (IPC) sections. During his tenure with the Pune Police, he gained valuable experience and deep insights into law enforcement. His extensive career with the Pune Police equipped him with a thorough understanding of legal procedures and crime prevention strategies.

At VJ, Mr. Dhome is responsible for the security and safety of all VJ Parivaar members, ensuring a safe working environment for employees & a reliable source for VJ Parivaar. His role involves implementing comprehensive safety protocols and overseeing the security operations.

He was invited by Pune's Commissioner of Police, Mr. Amitesh Kumar Singh, to provide training and guidance to the police team. The session focused on the upcoming amendments to the Indian Penal Code (IPC) sections, which will see the old sections phased out by the end of June 2024, with the amended sections coming into effect from July

1, 2024. This training, held at the Police Headquarters in Shivaji Nagar, Pune on May 23, was designed to ensure that officers are well-versed in selecting the correct IPC sections for various crimes. Mr. Dhome elaborated on the procedures to follow if an incorrect section is applied and introduced the new definitions of crimes under the amended IPC. He provided a detailed comparison between the old IPC sections and the new amendments, highlighting the significant changes.

The session was attended by Deputy Commissioners of Police, Police Sub-Inspectors (PSIs), Assistant Commissioners of Police, Senior Inspectors, Inspectors, and Constables from various police stations across Pune. This wide participation highlighted the importance of the training for the entire police force, ensuring that officers at all levels are prepared for the implementation of the amended IPC sections.

This training is a key step in making sure Pune's police are ready to implement the new IPC sections correctly, which will improve the effectiveness and fairness of law.

## VJ'S CENTER OF EXCELLENCE CALENDAR - JUNE 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 RERA Compliance Training	4 HR Induction	5 CP Induction Basics Of Communication	6 Basics of Excel Basics Of Communication	7 Basics of Communication	8
9 Basics of Excel Basics Of Communication	10 Email Etiquette	11 Email Etiquette	12 CP Induction	13 Basics Of Communication	14 Email Etiquette Basics of Excel	15 Consturction Management
16 Building an Agile Organization Accountability & Responsibility Training	17 Accountability & Responsibility Training	18 Accountability & Responsibility Training Customer Centricity	19 CP Induction	20 Customer Centricity Building an Agile Organization	21 Building an Agile Organization Accountability & Responsibility Training	22 Fundamentals of Leadership
23	24 Basics of Excel Accountability & Responsibility Training	25 Basics of Excel Accountability & Responsibility Training	26 CP Induction Customer Centricity	27 Emotional Quotient Training Customer Centricity Training	28 Building an Agile Organization Tamperment in Leadership	29 Fundamentals of Leadership
30						

### PRIYA DUBEY Assistant General Manager

I am Priya Dubey, a relationship manager in the registrations team, currently overseeing crucial legal contracts for our project Portia Grandé. My role encompasses ensuring successful agreement, registrations and facilitating the initial disbursement process. As the primary point of contact post-booking, I address customer concerns until possession, assisting with home loans and bridging sales-customer interactions. With two years of experience at VJ, I anticipate continued growth and learning.

Thriving in a collaborative environment, I find fulfillment in contributing to a greater purpose while embracing challenges for professional advancement. Strong adherence to women's concerns, regulatory standards, and principles fosters a safe and rewarding workplace. In our unique registrations group structure, I balance independent tasks and collaborative efforts, guiding junior members for efficient outcomes. Previously, I've managed projects namely Yashwin SuperNova, Palladio Kharadi Central, and VJ Happiness Street, receiving positive customer feedback for our professional services. Proud to be part of a motivated team, I look forward to further success at VJ.

### SHARADA PATIL Assistant General Manager

I am Sharada Patil, I have been working with VJ for over three years. Currently my focus lies in overseeing the VJ Town Centre project, renowned for its pre-leased studio apartments. Within VJ, I have experienced remarkable personal and professional growth, finding deep satisfaction in my responsibilities.

Beyond customer relations, I have actively engaged in sales referral programs and on-site events, fostering immense joy and fulfillment.

VJ's dedication to innovation, exemplified by initiatives like E-Registrations and token systems for sales, sets us apart in the industry.

While primarily managing the Town Centre project, I have also briefly supervised other ventures, broadening my client base. Positive client feedback, especially during possessions, underscores our commitment to exceptional service and responsiveness. My robust client relationships reflect our enduring commitment to customer satisfaction.

In essence, my journey at VJ has been enriching, offering abundant opportunities for professional advancement and personal fulfillment. I take pride in being part of a team that prioritizes innovation and excellence in all endeavors.

### AVINASH PUNJABI Assistant General Manager

I am Avinash Panjabi, a proud member of VJ Parivaar since October 2020. Working at VJ is more than just employment; it feels like being part of a supportive family, fostering a nurturing and collaborative environment. Each day presents new challenges and learning opportunities, ensuring dynamic and engaging work experiences. As part of the Customer Relationship department, I feel immense satisfaction from impacting lives positively daily. VJ's culture, is also like a supportive family & encourages excellence along with continuous learning, fostering both professional growth and top-notch client service.

My passion lies in forging endearing client relationships, prioritizing personalized service and transparent communication. Guiding clients through real estate intricacies and witnessing their joy upon finding their dream home is extremely rewarding. VJ's emphasis on community and customer care aligns perfectly with my

values, providing an ideal environment for personal and professional growth.

I have handled projects including Yashwin Orizzonte, VJ Town Centre, and Portia Grandé. Building rapport and trust with clients enhances their experience and strengthens our relationship, reflecting their confidence in our solutions.

### ATUL SHINDE Assistant General Manager

I am Atul Shinde, privileged to be a part of the VJ Parivaar for the last four years, currently serving as an Assistant General Manager (CRM). Reflecting on my journey, I derive immense satisfaction from the challenges, learnings, and opportunities encountered. In this dynamic industry, I prioritize continuous learning and unlearning to maintain agility and competitiveness.

Within the registrations team, I manage diverse tasks. As the primary CRM for commercial and residential projects, entrusted with significant responsibilities, I ensure smooth daily operations, foster team development, and handle customer escalations effectively.

One of my most memorable experiences was assisting Ms. Shefali Atrey of Yashone Infinitree. When she approached me in February 2021 with urgent documentation needs due to travel plans, I expedited the process to meet her timeframe. Her gratitude and swift cooperation reaffirmed my dedication. Witnessing Ms. Atrey's return three years later to collect her new home's keys was deeply touching. Her words of appreciation underscored the importance of forging meaningful customer relationships.

At VJ, we prioritize feedback and celebrate customer experiences, fostering a culture of openness and innovation that fuels personal and professional growth. I'm proud to be part of a company where individual development seamlessly aligns with our collective progress.

## Know your CUSTOMER RELATIONSHIP MANAGER



**PRIYA DUBEY**  
Assistant General Manager



**SHARADA PATIL**  
Assistant General Manager



**AVINASH PUNJABI**  
Assistant General Manager



**ATUL SHINDE**  
Assistant General Manager

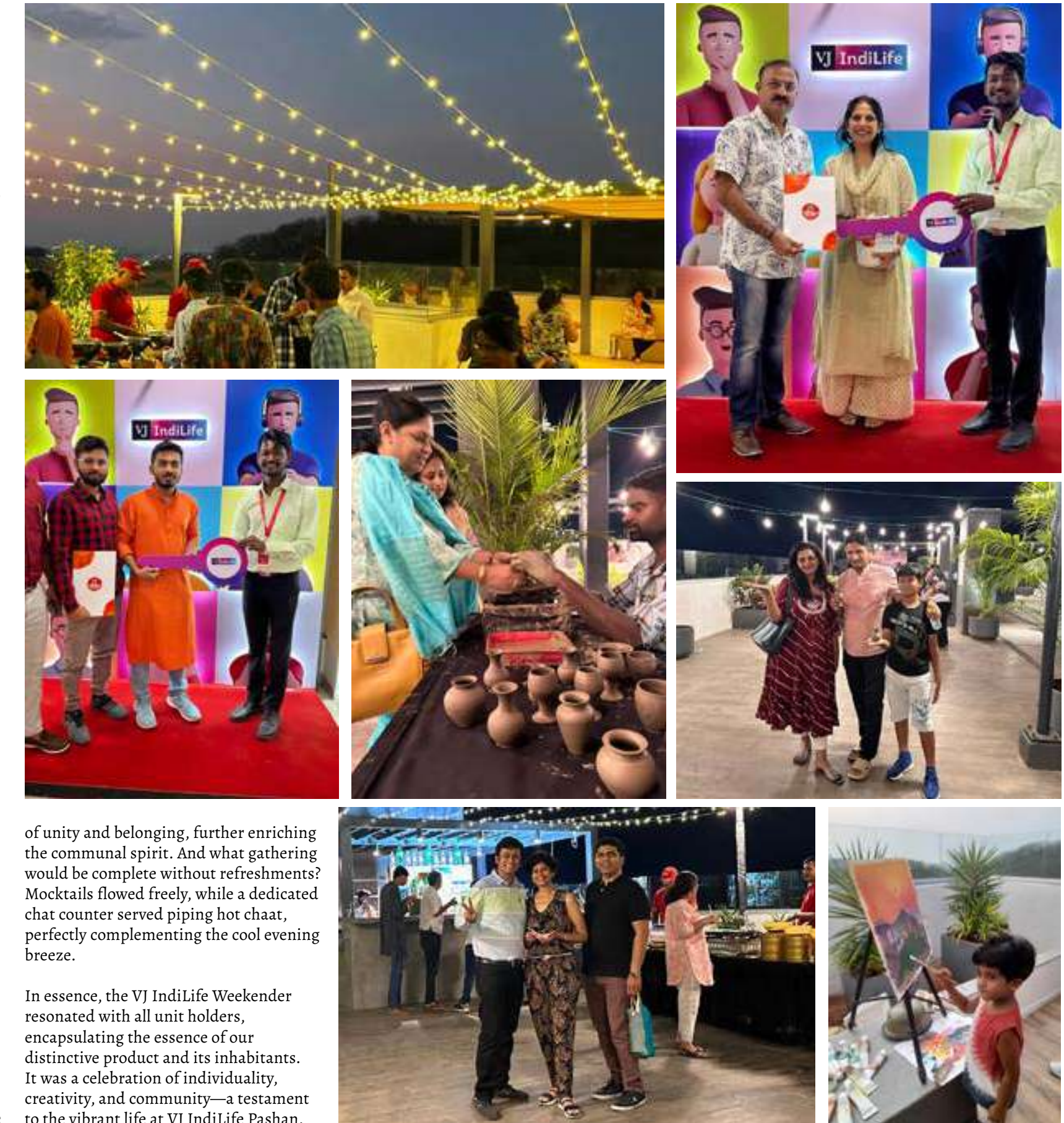
# First of its kind, the VJ IndiLife Weekender

**A**midst the expanse of the Pashan Hill, VJ IndiLife Pashan isn't just a residence; it's a sanctuary for those who cherish their individuality. The essence of VJ IndiLife lies in its design, tailored for those who enjoy their personal space and seek a blend of modernity and spirituality in their lifestyle. In keeping with this ethos, instead of a Happy Neighbours' Day, we curated an extraordinary celebration: the VJ IndiLife Weekender, a testament to the uniqueness of this product and its community.

From the outset, as residents stepped into their studio apartments, they were enveloped in a sense of warmth and tradition. A serene Kalash Pujan ceremony orchestrated by VJ marked the commencement of their journey in their new studio apartments. But the festivities didn't end there; every weekend brought forth experiences designed to create unforgettable memories.

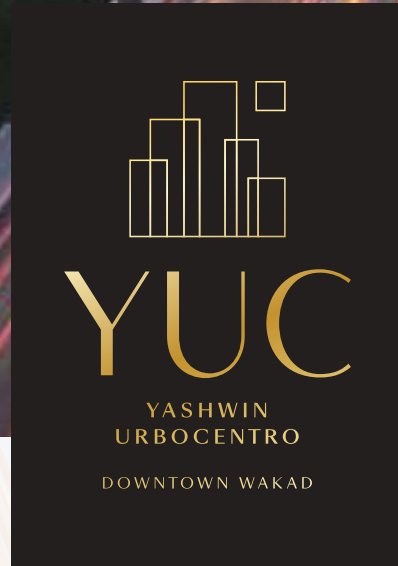
In the evening, as the sun descended, casting its golden light, the terrace of VJ IndiLife Pashan transformed into a haven of celebration and togetherness. A live band serenaded the gathering, with melodious tunes setting the ambience for the evening. For those inclined towards artistic expression, sunset painting sessions were organized. Simultaneously, pottery workshops offered the opportunity to sculpt clay into masterpieces under expert guidance.

Yet, the allure of the Weekender extended beyond art and music. Anchor activities fostered a sense



of unity and belonging, further enriching the communal spirit. And what gathering would be complete without refreshments? Mocktails flowed freely, while a dedicated chat counter served piping hot chaat, perfectly complementing the cool evening breeze.

In essence, the VJ IndiLife Weekender resonated with all unit holders, encapsulating the essence of our distinctive product and its inhabitants. It was a celebration of individuality, creativity, and community—a testament to the vibrant life at VJ IndiLife Pashan.



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# Honoring the 'Real Hands' behind VJ Homes

## 1 May, Labour Day

On May 1st, the world commemorates Labour Day, also known as International Workers' Day or May Day, a tribute to the invaluable contributions of the global working class and the advocacy for workers' rights.

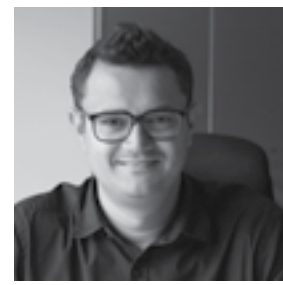
Within the real estate industry, the diligent hands of skilled workers breathe life into our visions of home. At VJ, we recognize that it's these very hands that craft the foundations of our communities, erect the structures that shelter our dreams, and infuse our homes with warmth and security.

Our commitment to honoring the labor force extends far beyond a single day of recognition. Every day, we strive to acknowledge and appreciate the dedication, skill, and perseverance of the construction workers who toil tirelessly. Their unwavering dedication forms the bedrock of our endeavors, reminding us that behind every VJ home stands a testament to their hard work and craftsmanship. Today and every day, we stand to expressing gratitude for their essential contributions to our shared prosperity and well-being.



Who makes the homes we proudly handover to our homeowners? Well, hundreds of hardworking hands come together behind the scenes, to do the smallest of things every day, so that every home is made perfectly. At VJ, we salute and celebrate these hands behind every home. We are full of gratitude towards them, for what they help us achieve.

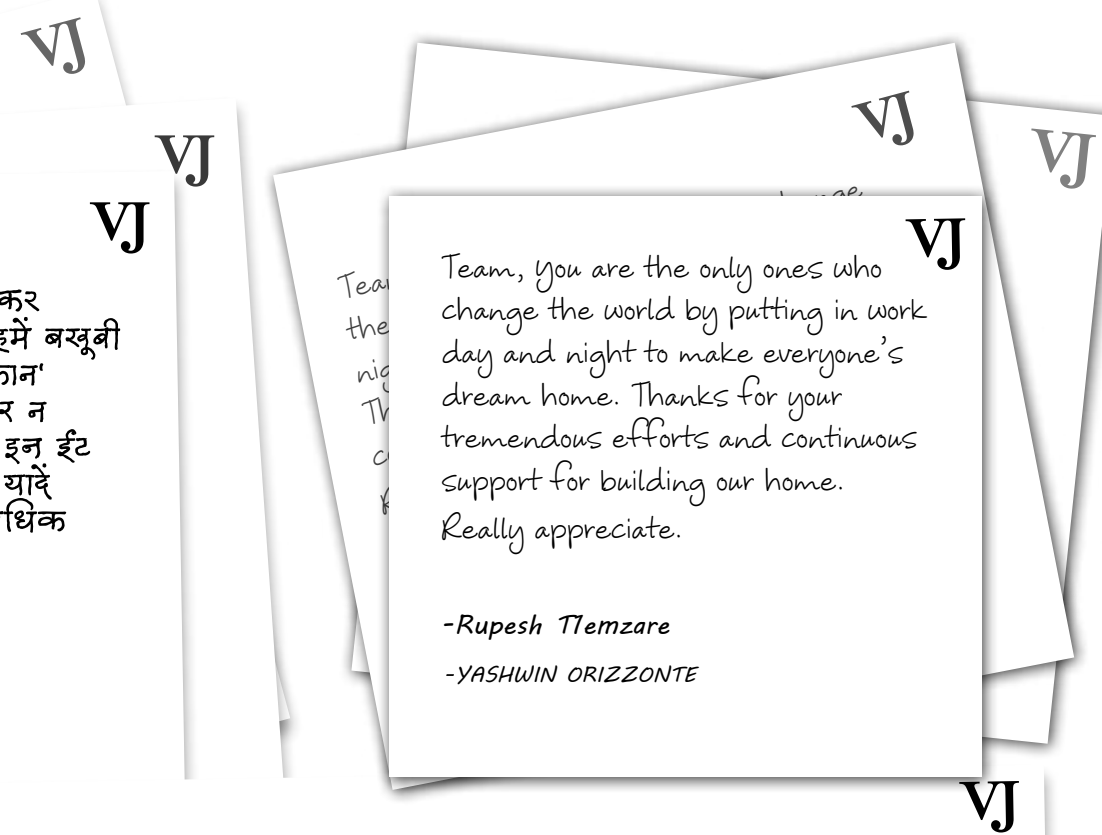
**ADITYA JAVDEKAR**  
CEO, Vilas Javdekar Developers



A structure is only as strong as the foundation it stands upon. At VJ, we have always believed that the construction workers are the foundation of our success. It is what they do that defines how high we can rise. While we make sure that we take care of their smallest needs to empower them, we are simply inspired by what they do and how they do it, every single day.

**SARVESH JAVDEKAR**  
Technical Director, Vilas Javdekar Developers

- National skill development programme for 6000 workers under Kushal
- Ozonator to ensure non-contaminated drinking water on all sites
- Safety registration by VJ for 15700 workers for safety kits & home loan till date
- Bank accounts for 1100 workers to encourage digital payments & savings
- Pre-fabricated modular labour camps to suit workers' family needs, for 4000 families
- 10 monthly training masterclasses by CQRA for workers
- Atal Ahaar Yojana with free meals for 4000 workers every day
- Daily mosquito and insect fogging on site & labour camps
- Well-equipped creche facility on-site for workers' infants and kids
- Door Step School and scholarships for workers' kids at majority ongoing sites
- Accident Insurance for all workers under 'Contractors All Risk Policy'
- Priority treatment at hospitals for VJ's construction workers during emergencies



वो कहते हैं मैंने इस 'मकान' को 'घर' बनाया है मैं कहनी हूँ मिलकर बनाया है हम दोनों ने इसे 'घर' मकान से घर तक का वो सफर हमें बखूबी है याद पर बात करें उसकी जिसने कभी न की फरियाद बात 'मकान' बनाने वाले उन कई जोड़ी हाथों की जिन्होंने देखीं न तपती रौपहर न बरसना आसमान सख्त हो चले हाथों पर शायद ही गथा हो ध्यान इन ईट सीमेंट पत्थरों को बदल डाले इमारतों में 'घर' बना सके जिसे हम यारें सहेज सके जिसमें जी लें हर पल समेट लें खुशियां अधिक से अधिक आओ धन्यवाद करें उनका जो कहलाने हैं श्रमिक "श्रमिक दिवस की हार्दिक शुभकामनाएं"

- निधि पंचोली  
- Palladio Balewadi Central

Team, you are the only ones who change the world by putting in work day and night to make everyone's dream home. Thanks for your tremendous efforts and continuous support for building our home. Really appreciate.

-Rupesh Temzare  
-YASHWIN ORIZZONTE

प्रिय VJ बांधकाम कामगारानो,

तुमच्या सवधि मनःपूर्वक आभार मानतो. तुमच्या मेहनतीमुळे आणि समर्पणामुळेच माझे घर सुंदर, सुरक्षित आणि स्वप्नातील घरासारखे झाले आहे. तुमच्या अथक प्रयत्नांमुळे आम्हाला उत्कृष्ट गुणवत्तेचे घर वेळेवर मिळाले आहे.

तुमच्या कठोर परिश्रम आणि कौशल्यामुळेच आम्हाला आमचे स्वप्न साकार करता आले आहे. तुम्ही केलेले काम अत्यंत प्रशंसनीय आहे आणि तुमचे योगदान अमूल्य आहे. तुमच्या अथक परिश्रमांबद्दल मी मनापासून आभारी आहे.

मनःपूर्वक आभार,  
- वैभव आंबडकर  
- Yashone Infinitree, Punavale

"THANKS FOR MAKING  
My HOME"

-NAVEEN KUMAR GURJAR  
-YASHWIN ORIZZONTE



**DULARI GIRDHARI KUMBHKAR**  
BBM WORK  
3 YEARS AT VJ

My name is Dulari Girdhari Kumbhkar, and I come from the serene village of Thanakhamria in Chhattisgarh. Since 2021, I have had the privilege of working with Vilas Javdekar Developers helping with BBM work, an experience that has transformed my life. This company is not just an employer to me; it is a Parivaar that has embraced me with open arms, ensuring my well-being and happiness every step of the way.

From the moment I joined, VJ

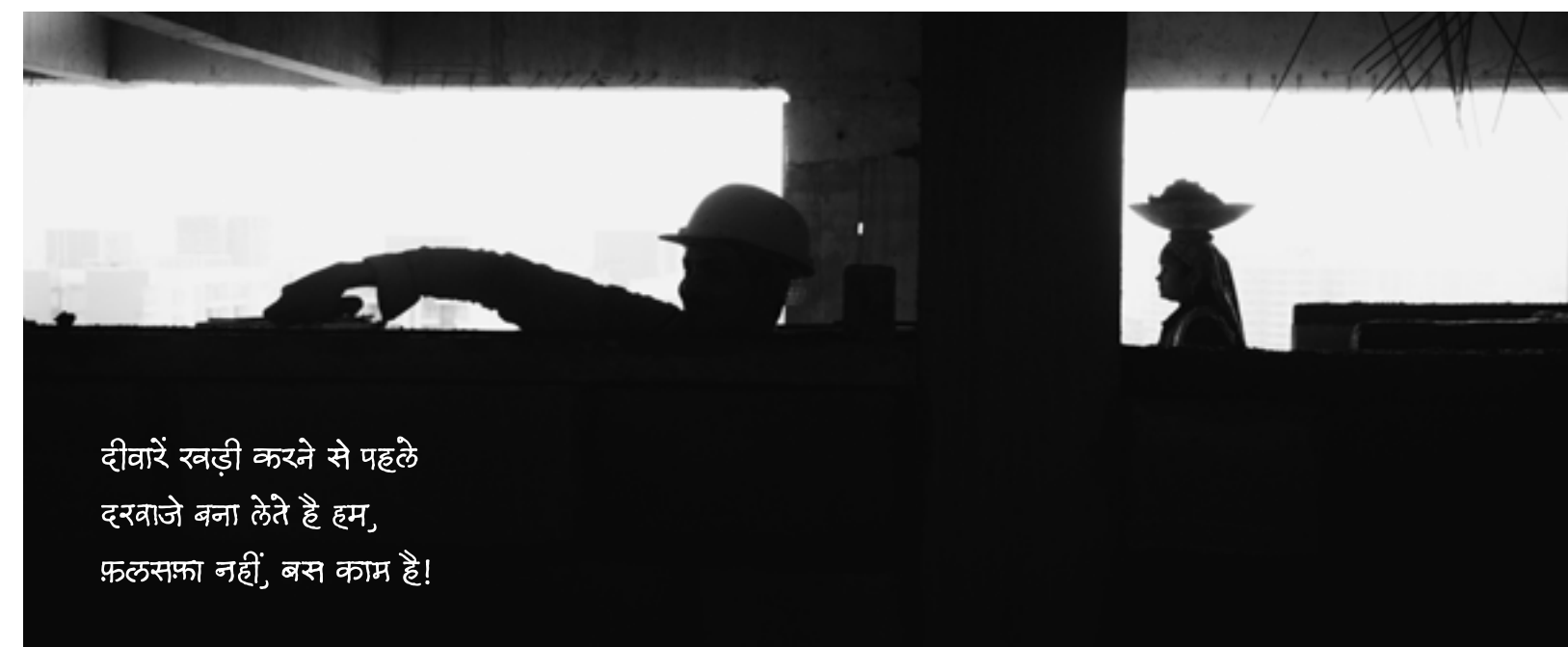
has taken care of all my essential needs. They provide comfortable accommodation and delicious meals that make me feel at home, even when I am miles away from my village. This support allows me to focus entirely on my work, knowing that I am being looked after.

One of the greatest blessings has been the educational facilities they offer for our children. As a mother, my children's future is always at the forefront of my mind. The company's commitment

to providing quality schooling ensures that my kids are receiving the education they deserve, filling me with immense pride and relief. It is a comfort that I cannot express.

Our managers and staff are more than just colleagues; they are our guides and mentors. In times of trouble, they stand by us, offering solutions and support that help us navigate through difficulties. Their kindness and dedication foster a work environment that is both nurturing and motivating.

Every day, I wake up with a sense of purpose and excitement, knowing that I am part of a community that values me. The work I do here is fulfilling, not just because of the tasks I complete, but because of the respect and care I receive. This job is more than a means to earn a living; it is a source of pride, happiness, and security. I am deeply grateful to Vilas Javdekar Developers for this incredible journey and for making me feel truly valued and loved.



दीवारें खड़ी करने से पहले  
दरवाजे बना लेते हैं हम,  
फ़लसफ़ा नहीं, बस काम है!



**SHAILENDRA PRADHAN**  
WELDING WORK  
3 YEARS AT VJ

I am Shailendra Pradhan, and my journey with Vilas Javdekar Developers (VJ) has been nothing short of a blessing. From the beautiful land of Jharkhand, I found my calling to Pune & at VJ seven years ago, and since then, every moment has been filled with warmth and belonging.

When I stepped into VJ on my first day, I was greeted with more than just a job offer. They took the time to ensure I had everything I needed, even setting up a bank account for my salary. This gesture meant the world to me; it wasn't just about the money, but about the care and respect they showed for their employees.

Being part of VJ's safety department fills me with immense pride. Every day, I work knowing that I am contributing to something meaningful, something that matters. And when I talk about my role to my family and friends, their eyes light up with pride, mirroring my own.

But my dreams don't end there. I aspire to further my education with a diploma, and I know VJ will be there to support me every step of the way. The accommodation they provide is more than just a place to stay; it's a sanctuary of cleanliness and comfort, where I can recharge after a long day's work.

And if ever I face challenges or difficulties, I take comfort in knowing that my managers' doors are always open. Their support and guidance has been invaluable to me, and I am grateful for the sense of security they provide.

Working at VJ isn't just about the job; it's like being part of a big family, the support, and the care that make it feel like home. In the bustling city of Pune, VJ is my sanctuary, my haven of peace and purpose. And for that, I am forever grateful.



सपना तो एक ही होता है  
एक ही खिड़की और  
अंदर-बाहर आसमान!



इतनी ज्यादा हो गयी थी  
कि रोकना पड़ा उसे,  
'धूप हो, धूप ही रहे,  
धूल ना बनो!'



'तुम्हारी उँगलियाँ तो  
कलाकार सी दिखती हैं',  
'कलाकार ही हूँ,  
उसने कहा!

**M**y name is Bhagwan Pasawan, I am 47 years old and from Rohtas, Bihar. For the past eight years, I have proudly been a part of Vilas Javdekar Developers, having joined the company in 2016. The culture here is more than just good; it is nurturing, supportive, and has given me the opportunity to grow beyond my expectations. I am deeply grateful for this journey and look forward to many more years with Vilas Javdekar Developers.

When I first joined the company, I started as a construction worker. My financial situation was difficult, and I was uncertain about my future. However, the guidance and encouragement from my reporting manager changed everything. Through hard work and dedication, and with their support, I climbed the ranks to become a supervisor. This achievement would not have been possible without the continuous mentoring and the belief they had in me.

One of the most significant aspects of my growth here has been the emphasis on safety and education. My managers didn't just stop at teaching me safety protocols; they went a step further by encouraging me to pursue a diploma. They even provided financial assistance for my education, easing the burden and allowing me to focus on my studies and work.

Timely salary payments have been a crucial factor for me. Knowing that I can consistently provide

for my family without worry has been a source of immense relief and happiness. The stability and reliability on Vilas Javdekar Developers have been a cornerstone in my life, helping me overcome personal financial challenges.

I am happy and proud to be a part of Vilas Javdekar Developers. This company is not just a workplace for me; it is a family that has empowered me to rise and build a better life for myself and my loved ones.



**BHAGWAN PASAWAN**  
RCC WORK 8  
YEARS AT VJ



**SATENDRA CHAUHAN**  
WELDING WORK  
3 YEARS AT VJ

My name is Satendra Chauhan, and I come from Ardauna, Uttar Pradesh. In 2021, I joined Vilas Javdekar Developers as a Welder, and it has been a transformative journey. One of the most significant aspects of my employment here is the consistent and timely payment of my salary. This reliability, without the constant worry of financial instability, brings immense relief and happiness to our lives.

Working at VJ, I have found not just a job, but a supportive

community. My managers are always there, offering emotional support whenever needed. This level of care and understanding makes a world of difference.

Additionally, VJ's initiative of providing a doorstep school facility for our children is a great help and shows the company's commitment to not just our well-being, but also of our families. It shows that they genuinely care about our future generations and their education.

Safety is an important aspect at

Vilas Javdekar Developers. On the field, we follow stringent safety protocols, ensuring that we can work without fear of accidents. Knowing that my safety is also a priority allows me to have peace of mind. The company's dedication to creating a safe working environment is also something I deeply appreciate.

I genuinely love working here. The combination of financial stability, emotional support, educational facilities for our children, and a strong emphasis on safety creates

a fulfilling and rewarding work environment. It's not just about building structures; it's about building a community where every member feels valued and supported. I'm proud to be a part of Vilas Javdekar Developers.



**SONU KUMAR**  
RO Plant Operator  
4 YEARS AT VJ

**O**riginating from the serene village of Kaimur in Bihar, my journey with VJ commenced in 2020 when I joined as a humble helper. Through relentless dedication and perseverance, I steadily climbed the ranks to take on the role of an RO Plant Operator.

To me, VJ is more than just a mere workplace; it embodies the essence of my passion. What sets VJ apart is their genuine concern for our well-being. Beyond the provision of accommodation, they extend invaluable emotional support, particularly during challenging periods like the COVID-19 pandemic. The timely disbursement of salaries amid such crises not only ensured financial stability but also provided a sense of security, enabling me to continue supporting my family back home.

The accessibility of our managers at VJ is truly commendable. They are not just supervisors; they are empathetic listeners who offer unwavering support, whether it pertains to work-related matters or personal challenges. This culture of support fosters a profound sense of security and appreciation for my role within the organization.

Each day at VJ unfolds with purpose and fulfillment. It's more than just completing tasks; it's about nurturing the connections I've cultivated and found solace in the sense of belonging that permeates every interaction.

In Pune, VJ transcends its status as a workplace; it has evolved into a second home where colleagues have transformed into family. This profound sense of companionship is a treasure I hold dear, enriching both my personal and professional life.

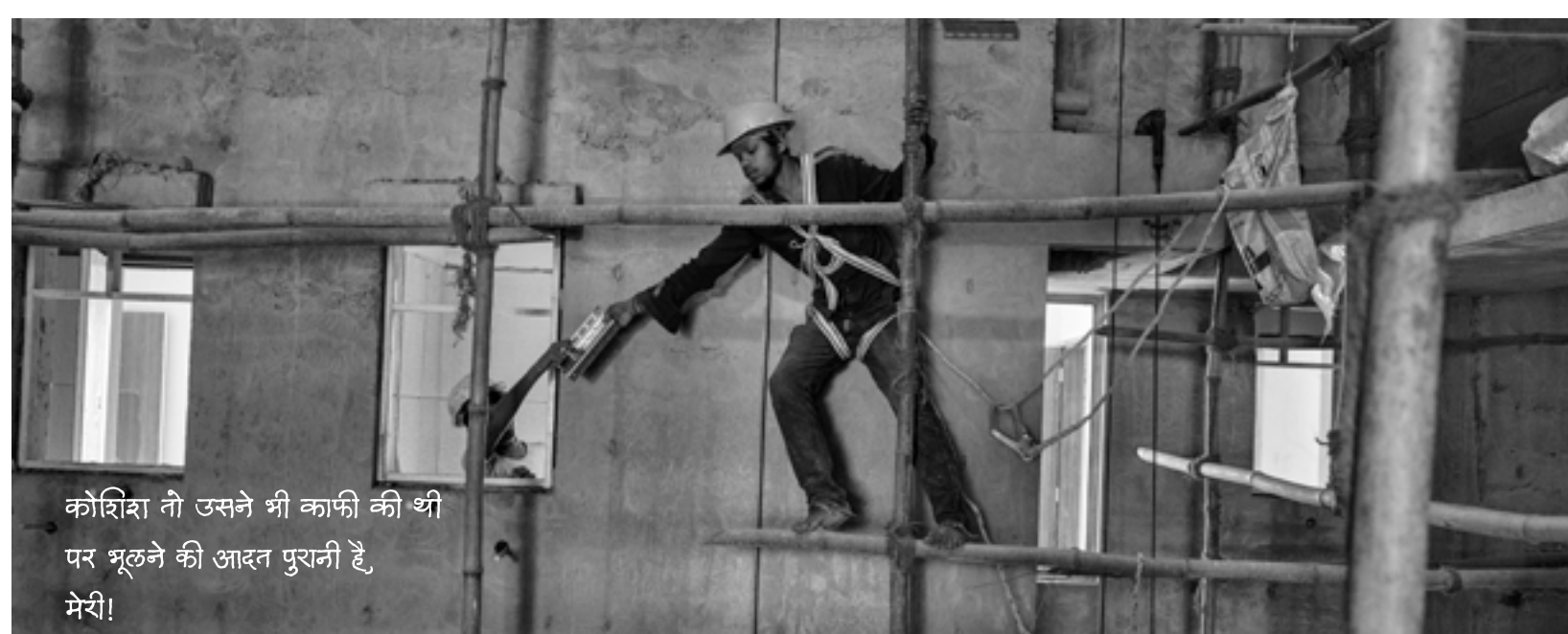
Reflecting on my journey with VJ, I am filled with gratitude for the opportunities it has presented and the unwavering support it has provided. VJ isn't just an organization; it's a community—a sanctuary where passion thrives, relationships flourish, and dreams are nurtured.



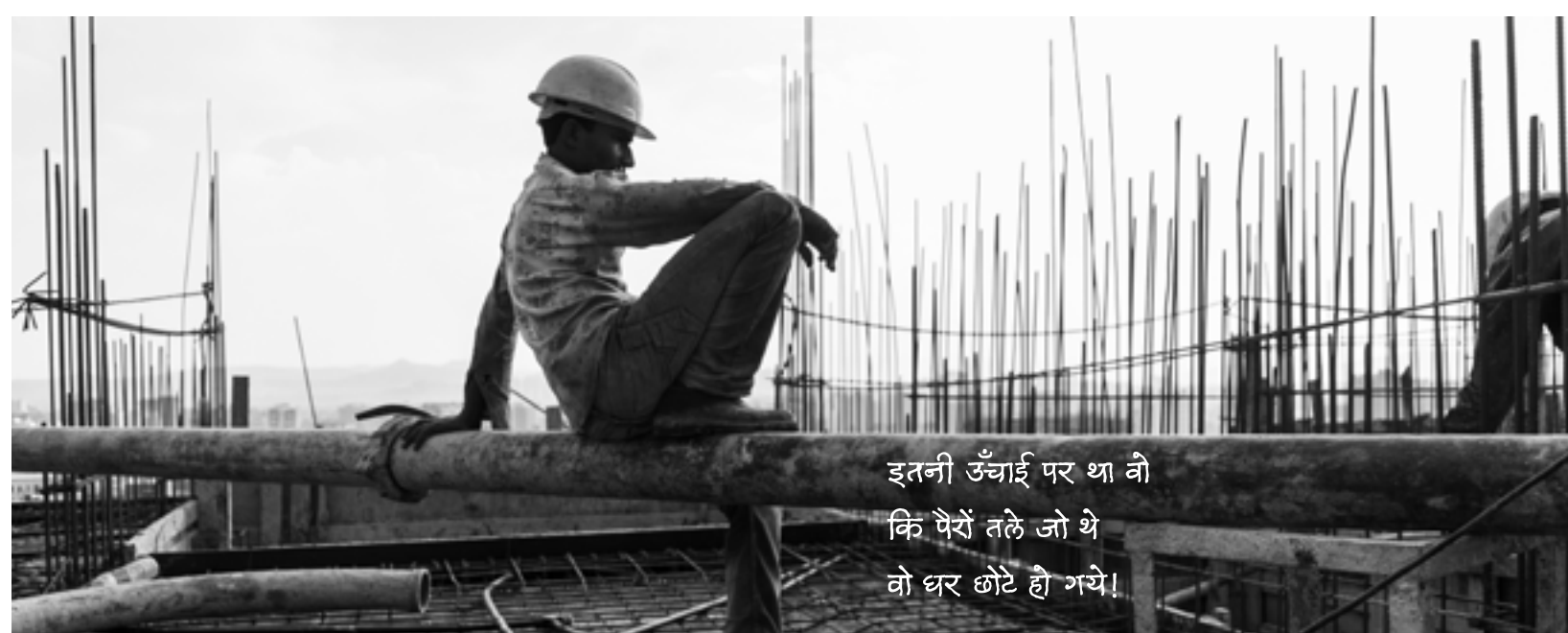
जिन के पास सोचने का समय होता है,  
वो नहीं समझेंगे; असल में  
दिल और दिमाग एक होते हैं।



बच्ची हँसने लगी  
मुझे देख के; पुछा,  
'मिस्त्र से आयी हो क्या?'



कौशिरा तो उसने भी काफी की थी  
पर झूलने की आदत पुरानी है,  
मेरी!



इतनी उँचाई पर था वो  
कि पैरों नले जो थे  
वो धर छोटे हो गये।



पीछे कोई सुराग न छूटे  
ये उसकी थी कोशिरा;  
एक दीवार रह गयी!



बचपन से उसने सुनी थी कहानी,  
पत्थर से भगवान बनाने में  
तब से लगी हुई है!



रंगों के पीछे छुपी दीवार  
थोड़ी कुरेद कर तो देखो,  
कहानी सुनाई देगी!



आपको पता भी नहीं  
बया क्या होता है,  
सुपरमैन स्लिडकी में आता है!



**Ravi Roshan Bansingh**  
ELECTRICIAN  
6 YEARS AT VJ

**M**y name is Ravi Roshan Bansingh, Hailing from the serene village of Burigira in Jharkhand, my journey took a transformative turn in 2018 when I became part of Vilas Javdekar Developers as an electrician. What began as mere employment quickly evolved into a lifeline, shaping my perspective and offering more than just a source of income.

The consistent and timely salary payments have granted me the stability I yearned for, providing a sense of relief and happiness as I fulfill my family's needs without worry. Yet, Vilas Javdekar Developers has gone beyond financial security, offering an unexpected but cherished source of emotional support. The open-hearted assistance from my managers during challenging times has made me feel valued and respected, fostering a profound sense of belonging within the workplace.

Safety is not just a priority but a cornerstone of our work culture. Regular medical check-ups ensure our well-being both on and off the job site, instilling a deep sense of security and care. This commitment to our safety underscores the company's dedication to its employees' welfare.

What truly makes Vilas Javdekar Developers feel like home is our shared celebration of festivals. These joyous occasions, marked by laughter, dance, and communal meals, evoke fond memories of my family in Jharkhand, strengthening the bond of togetherness among us.

My job here is more than just work; it's about the people, the support, and the profound sense of belonging it offers. Vilas Javdekar Developers has become my second family, for which I am eternally grateful. With unwavering dedication, I strive to give my best and work my hardest for the betterment of this company, ensuring its continued success and fostering a nurturing environment for all its members.

# Schools for the children of our Construction Workers

At Vilas Javdekar Developers, our commitment to community extends beyond constructing homes; it encompasses nurturing the well-being and futures of the families integral to our projects. Understanding the parallel concerns for education and welfare among our construction workers' families, we embarked on a transformative initiative: establishing schools specifically for their children.

While our dedicated workers labor tirelessly on-site, we ensure their children are in nurturing environments, making the

most of their formative years. Catering to ages 2 to 5, our schools provide foundational education similar to mainstream institutions. Collaborating with esteemed partners like Doorstep School, Sanjeevan School, and Ghe Bharari School, we furnish everything essential for a conducive learning environment, from caregivers and educators to blackboards and whiteboards.

Strategically located within labor camps at various VJ projects, including Yashwin SuperNova, YashONE Infinitee, Yashwin NuovoCentro, Yashwin UrboCentro, YashONE Eternitee,

Yashwin Orizzonte, and Yashwin Enchanté, these schools offer convenient access for workers to drop off and pick up their children seamlessly.

To alleviate financial burdens, we've forged partnerships with organizations such as Viraj Foundation. This collaboration ensures children receive essentials like books, stationery, bags, and clothing, empowering them to pursue learning without any hindrances. Additionally, the Tata Foundation extends crucial support by providing food materials—5 kg per child—comprising rice, lentils, peanuts,

and oil, nurturing healthy growth and development. Whereas Amazon foundation ensures that they are provided with the right set of board games, indoor games such as chess, carrom etc. to nurture their mental growth.

Recognizing the importance of holistic healthcare, we've teamed up with Apollo Hospital to offer regular check-ups and polio vaccinations, safeguarding the well-being of every child under our care. As children reach the age of 5, we facilitate their admission into reputable government schools,

laying the groundwork for a promising future. Through these partnerships and initiatives, we aim not only to provide education and essentials but also to foster a supportive ecosystem that nurtures growth, resilience, and prosperity for generations to come. By investing in the education and well-being of our workers' children, we sow the seeds of hope and empowerment, shaping a brighter tomorrow for all. Together, we're not just constructing homes; we're constructing futures filled with promise and opportunity.



# Labour. Neighbor. Nature.

The 'Labour, Neighbour, Nature' initiative by Mr. Sarvesh Javdekar, Vilas Javdekar Developers' esteemed Technical Director, epitomizes the company's commitment to social well-being, community harmony, and environmental awareness. This approach aims to uplift the labor force, nurture positive relationships with neighboring communities, and ensure the preservation of our natural surroundings.

In May 2024, under this initiative, VJ conducted a series of impactful training and initiatives aimed at empowering our construction

workforce. One such event, held on May 6, 2024, at the Yashwin UrboCentro site, focused on enlightening workers about the manifold advantages of registering for the Building and Other Construction Workers (BOCW) organization.

During this enlightening session, workers were meticulously educated on the diverse benefits awaiting them upon registration. Emphasizing key provisions such as the Ayushman Bharat Yojana, which ensures access to healthcare, to benefits covering school fees, pregnancy support, marriage and bachelor funds, as well as

provisions for workers over 50 years of age, the session aimed to empower workers with essential knowledge to enhance their quality of life.

The training session didn't just stop at education; it extended practical assistance by facilitating the registration process, ensuring that every worker could seamlessly access these benefits. By actively engaging with workers and facilitating their enrollment in vital programs, VJ demonstrates its unwavering commitment to the welfare and empowerment of its workforce.



On May 16, 2024, Vilas Javdekar Developers, in collaboration with the esteemed World Health Organization (WHO), conducted a health awareness training session. This event witnessed the esteemed presence of health advisors Mr. Ambadas Ingle, Mr. Pandurang Parbhane, and Mrs. Rupali Pandurang Parbhane. Their collective expertise illuminated the audience on various facets of health, encompassing pivotal topics such as lifestyle choices, dietary habits, and the detrimental effects of addictions. The trio delivered insightful addresses, emphasizing the paramount importance of prioritizing health and wellness in every aspect of life.

In addition to the esteemed health advisors, the session also welcomed the esteemed presence of Mr. Vikas Panchmukh (PSI). With eloquence and conviction, Mr. Panchmukh underscored the significance of maintaining a robust physical condition, urging the audience to embrace regular exercise and healthy lifestyle choices.

The event served as a poignant reminder of the invaluable role that health plays in shaping our lives and livelihoods. Through collaborative efforts and informed discourse, Vilas Javdekar Developers and the World Health Organization reaffirmed their commitment to promoting a culture of wellness and vitality within the community.



# #PEOPLE OFVJ



**RAMESHWAR SUBHASH MHASKE,**  
Assistant Manager

I am Rameshwar Subhash Mhaske, from Paithan, Aurangabad. My journey with Vilas Javdekar Developers (VJ) began on 10 March 2013, when I joined as an office boy at the age of 21. My initial responsibilities included making tea and performing daily puja. It was a modest beginning, but I was determined to make the most of every opportunity.

In 2015, my hard work and dedication was recognized, and I was promoted to an Admin Assistant. This new role involved handling electricity payments and managing document storage.

I embraced the additional responsibilities and aimed to learn and grow in every way possible.

Two years later, in 2017, I was promoted again, this time to an Admin Executive. This role expanded my horizons further as I began visiting sites to take asset details and manage stock. I also handled admin purchases and was responsible for housekeeping and stationery distribution. During events, I provided admin back support, which taught me the importance of teamwork and efficiency. Additionally, I took on the role of maintenance in-charge for VJ societies, ensuring smooth operations and resident satisfaction.

In 2018, I transitioned into labour management, maintaining data for construction workers and learning the intricacies of how various departments operate on site. This experience was

invaluable and paved the way for my next big leap.

By 2021, I became an Assistant Manager, a role in which I initially managed over 300 construction workers. Today, I handle the responsibilities for more than 1,400 workers, overseeing their wages and managing operations for both the east and west Pune.

My journey with VJ has been nothing short of transformative. One of my most cherished experiences is celebrating my birthday on July 9th with Vilas Javdekar sir, every year. Sharing this special day with him and cutting the cake together multiple times is a moment I hold dear.

I love working with VJ and am grateful for the opportunities and growth I have experienced. My journey is a testament to perseverance, hard work, and the endless possibilities that arise when you are committed to your goals.



# New look for the VJ Head Office in Kothrud

The head office of Vilas Javdekar Developers, nestled within Siddharth Towers in Kothrud, has stood as a cornerstone of our operations for an extensive period. As our team continues to expand, the head office recently underwent a comprehensive renovation to accommodate our growing workforce. This overhaul not only enhanced the aesthetics but also increased the seating capacity, ensuring a conducive

environment for collaboration and innovation. With its rejuvenated appearance, our head office is set for its grand reopening. On the auspicious day of 23 May 2024, a Satyanarayan Pooja ceremony graced the premises, attended by esteemed senior leaders and the management. This sacred ritual marked a momentous occasion, symbolizing the beginning of a new chapter in our journey of excellence.



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- Daycare facility available

## LOCATION ADVANTAGES

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- Just 350 m from Metro Station simplifies travel for everyone
- Easily accessible for kids from Marunji, Wakad & Hinjawadi Phase 1

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Exclusively For VJ Parivaar Members



"My experience with VJ Parivaar and Yashwin UrboCentro was truly awesome! Thanks to Mr. Ashish Pahad's referral, I got the opportunity for unit selection right from the start. After trying for a year to secure a home with VJ, I was thrilled to finally succeed. The preselection process was seamless, and I'm grateful for the chance to be a part of the VJ Parivaar. Special thanks to the entire VJ team.

SWAPNIL NARAYANRAO GULHANE - YASHWIN URBOCENTRO



"My experience with the preselection at Yashwin UrboCentro was super! Referred by Mr. Imtiaz Ali from Yashone Infinitree, I was thrilled to get an early chance for unit selection. The VJ staff guided and supported me exceptionally well throughout the process. The highlight was choosing a flat that perfectly matched our preferences. Thanks to the VJ team for making this an enjoyable and smooth experience!

PANKAJ KUMAR - YASHWIN URBOCENTRO



Thanks to my brother, Mr. Singh from Yashwin Orizzonte, who referred me to Yashwin UrboCentro.

When I heard about the pre-selection, I booked a ticket from Gurgaon, spending Rs. 16,000/-, just to come here and select my dream home at YUC.

My experience was fantastic, the VJ staff provided excellent guidance and support throughout. Choosing a flat that perfectly suited our preferences was the highlight of the preselection process. Kudos to the entire VJ team for their professionalism and assistance. I highly recommend VJ to anyone looking for a seamless and enjoyable preselection experience.

SIDDHARTH GUPTA - YASHWIN URBOCENTRO



"My overall experience for preselection at Yashwin UrboCentro was much better than last time because we got the chance to preselect the project. My friend Mr. Rajesh Patil referred Yashwin UrboCentro to me, he is a VJ Parivaar member. Last time YUC was launched, I did not get a chance to book my home due to the high demand, hence I was delighted to have an early opportunity for unit selection this time. The VJ staff guided and supported me exceptionally well.

- MITALI RAMESH PATIL - YASHWIN URBOCENTRO

## OPEN NEW DELIGHTS & POSSIBILITIES WITH



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### WHY JOIN THE LOYALTY CLUB?



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REFERRALS



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BEFORE OTHERS



LOYALTY  
PRE-SELECTION  
OF UNITS

TO JOIN THE  
LOYALTY CLUB,  
SCAN THE  
CODE!



## 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)

Article title: MahaRERA Compliance Checklist for Real Estate Projects  
Welcome to the second 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 the last edition, we got a glimpse of what MahaRERA is and what its key provisions are.

In this edition, we present a comprehensive MAHARERA compliance checklist for real estate projects, outlining key requirements and guidelines that developers must fulfill to ensure regulatory compliance and transparency.

### 1. Project Registration:

The first step in MAHARERA compliance is to register the real estate project with the authority. Developers must provide detailed information about the project, including project plans, layout, approvals, timelines, and legal documents. Failure to register the project with MAHARERA before commencing any marketing or sale activities may result in penalties.

**2. Disclosure of Project Details:** Developers are required to disclose all relevant details of the project on the MAHARERA portal for the benefit of prospective buyers. This includes information such as project specifications, amenities, pricing, construction progress, and legal documentation. Providing accurate and up-to-date information fosters transparency and empowers buyers to make informed decisions.

### 3. Escrow Account Management:

To ensure financial discipline and prevent diversion of funds, developers are mandated 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. Proper management of escrow accounts is essential for maintaining transparency and accountability in financial transactions.

### 4. Adherence to Project Timelines:

Developers must adhere to the project timelines specified during registration and ensure timely completion of construction activities. MAHARERA imposes strict guidelines on project timelines to prevent delays and ensure timely delivery of properties to buyers. Failure to meet project deadlines can result in penalties, highlighting the importance of effective project management and execution.

### 5. Compliance with Regulatory Norms:

Developers must comply with all regulatory norms and guidelines prescribed by MAHARERA, as well as other relevant authorities. This includes adherence to building

codes, environmental regulations, fire safety standards, and other statutory requirements. Non-compliance with regulatory norms can lead to project delays, legal complications, and reputational damage for developers.

### 6. Documentation and Records Management:

Maintaining accurate and comprehensive documentation is crucial for MAHARERA compliance. Developers must keep records of all project-related documents, approvals, agreements, and correspondence with stakeholders. Proper documentation ensures transparency, facilitates audit processes, and provides a legal framework for resolving disputes or grievances.

### 7. Customer Engagement and Grievance Redressal:

Developers are required to engage with customers transparently and address their grievances in a timely manner. MAHARERA provides mechanisms for customer engagement and grievance redressal, including online portals, helplines, and dispute resolution forums. Effective communication and proactive resolution of customer concerns are essential for maintaining trust and credibility in the real estate market.

In conclusion, adherence to MAHARERA compliance requirements is essential for developers seeking to operate in the real estate sector in Maharashtra. By following this comprehensive compliance checklist, developers can ensure transparency, accountability, and regulatory compliance throughout the project lifecycle.

## Society Laws & Regulations

Understanding the Rights and Duties of Cooperative Housing Society Members  
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.

As part of our ongoing series on housing society rules and regulations, in the last edition, we saw a brief overview what is the meaning of Housing Societies and how they are formed. This month's focus is on the Right & Duties of Members of Cooperative Housing Societies.

### RIGHTS OF THE MEMBERS:

**1. Access to Model Bye-laws:** Every member has the right to receive a copy of the model bye-laws followed by the society. It's essential for members to familiarize themselves with these bye-laws for better understanding.

### 2. Nomination of Associate and Nominal Members:

Members can nominate associate members who hold rights and interests in the apartment or unit individually or jointly with others.

### 3. Right to Inspect Records:

Members are entitled to inspect various society records, including financial statements, meeting minutes, and membership registers. The society must provide copies of these documents upon request within a reasonable timeframe.

### 4. Attendance at Society Meetings:

Active members have the right to attend annual general meetings, where crucial developments such as the annual budget and audit reports are discussed. Additionally, members are allowed to review meeting minutes if unable to attend.

### 5. Contest Elections and Voting Rights:

Members have the right

to contest elections within the society. However, defaulting on dues payment within three months of notice disqualifies a member from contesting. Every member also holds the right to vote in society elections.

### DUTIES OF THE MEMBERS:

**1. Attendance at General Body Meetings:** Members are obligated to attend all general body meetings of the society to contribute to decision-making processes.

**2. Regular Payment of Dues:** Timely payment of maintenance charges and other dues is essential to ensure the smooth functioning of the society.

**3. Adherence to Bye-laws:** Members must comply with society bye-laws to maintain order and harmony within the community.

### 4. Acting in the Interest of the Society:

Members should refrain from any actions contrary to the interests of the society and respect fellow members as part of a family-like community.

**5. Observance of Rules:** Members are required to follow rules established by the annual general body meeting regarding the use of society facilities.

### 6. Permissions for Subletting and Alterations:

Subletting or making alterations to apartments requires prior permission from the society's managing committee.

### 7. Regulations Regarding Pets and Vehicles:

Keeping pets or vehicles within the society premises must adhere to the rules and regulations set by the society. By understanding and fulfilling these rights and duties, members contribute to the efficient functioning and harmonious existence of cooperative housing societies, fostering a sense of community and collective responsibility.

## PUNE INFRA PULSE: Building Tomorrow, Today PUNE METRO LINE 3 UPDATES MAY 2024

Welcome to the inaugural edition of Pune Infra Pulse, your dedicated source for the latest updates on infrastructure development in Pune city. In this edition, we focus on one of the most transformative projects underway—Pune Metro Line 3. This ambitious project is set to revolutionize urban transportation, enhancing connectivity and reducing travel time across the city.

### PROJECT OVERVIEW:

Pune Metro Line 3, also known as the Hinjewadi-Shivajinagar Metro Corridor, spans approximately 23 kilometers and includes 23 stations. This line is a crucial addition to Pune's burgeoning public transport network, aiming to connect the IT hub of Hinjewadi with the central business district of Shivajinagar. The project is a public-private partnership (PPP) between the Pune Metropolitan Region Development Authority (PMRDA) and Tata-Siemens, reflecting a significant collaborative effort to boost urban mobility.

### RECENT UPDATES:

1. Construction Milestones: The construction of Pune Metro Line 3 has been progressing at a steady pace. As of the latest updates, significant milestones have been achieved, including the completion of major civil works such as viaducts and station structures. The first

phase of construction, covering the Hinjewadi to Balewadi segment, is nearing completion, with track-laying operations well underway.

**2. ROLLING STOCK ARRIVAL:** The first set of metro coaches arrived in Pune recently, marking a critical step towards operational readiness. These modern, air-conditioned trains are designed for comfort and efficiency, with advanced safety features and passenger amenities.

### 3. ELECTRIFICATION AND SIGNALING:

Electrification work along the route is in full swing, ensuring a seamless and energy-efficient operation. Additionally, the installation of state-of-the-art signaling systems is progressing as planned, which will enhance the safety and reliability of the metro service.

### 4. TRIAL RUNS AND TESTING:

Trial runs are scheduled to commence in the coming months, a crucial phase that involves rigorous testing of all systems, including track alignment, signaling, and train operations. These trials will ensure that the metro line meets all safety and performance standards before it becomes fully operational.

### BENEFITS TO THE CITY:

Pune Metro Line 3 is poised to offer numerous benefits to Pune's residents and the city at large:



- Reduced Traffic Congestion: By providing a reliable alternative to road transport, the metro line is expected to significantly reduce traffic congestion, especially along the heavily traveled Hinjewadi-Shivajinagar corridor.
- Economic Boost: Enhanced connectivity will stimulate economic activity, making it easier for professionals to commute to IT parks and business centers, thereby attracting more investments.
- Environmental Impact: The metro system promotes sustainable urban mobility, helping to lower carbon emissions and reduce the city's overall environmental footprint.

### LOOKING AHEAD:

The successful implementation of Pune Metro Line 3 will be a game-changer for the city's transportation landscape. The project is slated for completion by the end of 2024, with full passenger operations expected to commence shortly thereafter. This new metro line is not just an infrastructure upgrade; it is a step towards a more connected, efficient, and sustainable Pune.

Stay tuned to Pune Infra Pulse for more updates on this and other pivotal infrastructure projects shaping the future of our city. As we witness these developments, let's celebrate the progress and look forward to a more vibrant and accessible Pune.

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**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**

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**Minimum Educational Requirements:**

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**Experience:** 10+ years



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**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

**MARKETING**

Manager

**Minimum Educational Requirements:**  
MBA- Marketing

**Experience:** 3-5 years

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# Congratulations

To all young members of VJ Parivaar on clearing your 10th & 12th exams. Your dedication over the past months is truly commendable, and we recognize the effort you've exerted.

Remember, success isn't solely defined by outcomes but by the commitment you've shown. Whether the results were in your favor or not, know that your best efforts are what truly matter.

Wishing you all the very best for your bright & beautiful future. We extend our heartfelt congratulations and best wishes for the journey ahead.

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# 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 to 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



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**YASHWIN ENCHANTÉ**  
UPPER KHARADI  
MAY 2024



DETAILED UPDATES AS ON 15 MAY 2024



**YASHWIN ORIZZONTE**  
KHARADI  
MAY 2024



DETAILED UPDATES AS ON 15 MAY 2024



ACTUAL DRONE PHOTO OF SITE



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!



PUNE'S BEST MULTI-UTILITY STUDIOS AT WAKAD / PASHAN / KHARADI **BUY RENT RE-SELL**



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# PALLADIO BALEWADI CENTRAL

BALEWADI  
MAY 2024



DETAILED UPDATES AS  
ON 15 MAY 2024



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# YASHWIN URBO CENTRO

WAKAD  
MAY 2024



DETAILED UPDATES AS  
ON 15 MAY 2024



# PALLADIO KHARADI CENTRAL

KHARADI  
MAY 2024



DETAILED UPDATES AS  
ON 15 MAY 2024



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# YASHONE INFINITEE

PUNAWALE  
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# YASHWIN NUOVO CENTRO WAKAD MAY 2024



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# YASHWIN SUPERNOVA WAKAD MAY 2024



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# YASHONE INFINITEE INCLUSIVE HOUSING PUNAWALE MAY 2024



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# PORTIA GRANDÉ BANER MAY 2024



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# VJ INFINITEE AVENUE PUNAWALE MAY 2024



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# VJ HAPPINESS STREET HINJAWADI MAY 2024



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# VJ CENTRAL AVENUE KHARADI MAY 2024



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ON 15 MAY 2024



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# VJ INDILIFE

PASHAN  
MAY 2024



DETAILED UPDATES AS  
ON 15 MAY 2024



# VJ INDILIFE

WAKAD  
MAY 2024



DETAILED UPDATES AS  
ON 15 MAY 2024



ACTUAL DRONE PHOTO OF SITE

