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VJ RISING STARS 2025: CELEBRATING SUCCESS, FAMILY & TOGETHERNESS



COCHLEA SWARNAAD: GIVING SOUND, STRENGTH, AND A FUTURE TO CHILDREN

Cochlea Swarnaad, a non-profit organisation dedicated to empowering children with hearing impairments, continues to make remarkable strides in enabling every child to find their voice. Through their focused programs in early detection, intervention, speech therapy, cochlear implant rehabilitation, and mainstream education support, they work tirelessly to ensure that hearing-challenged children lead confident, independent, and fulfilling lives.

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NURTURING FUTURE ARCHITECTS: THE BRICKS SCHOOL OF ARCHITECTURE INTERNSHIP EXPERIENCE AT VJ

At VJ, real-world learning meets architectural ambition. Through our continued collaboration with Bricks School of Architecture, architects embarked on a hands-on internship across our sites & departments. From expert-led sessions & site walk through to fire safety drills and digital tools.

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BEYOND THE RESUME: VJ OPENS REAL ESTATE TO NEW TALENT STREAMS

VJ successfully concluded its Talent Connect 2025, a dynamic hiring initiative aimed at supporting its Sales, Marketing, and Customer Relationship Management (CRM) departments. Held on the 9th and 10th of April 2025 at one of VJ's projects, PBC in Balewadi, Pune, the event drew keen interest from professionals across industries.

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THE PORTIA GRANDÉ MOCK RESIDENCE SHOWCASE & ENGINEERING WALKTHROUGH REDEFINES HOMEBUYING CONFIDENCE

At VJ, every project is envisioned not just as a home, but as a complete living experience. Our premium residential offering, Portia Grandé, is a reflection of this very philosophy combining refined aesthetics with thoughtful functionality. In line with our core values of transparency and customer experience, we recently hosted an exclusive event: the Portia Grandé Mock Residence Showcase & Engineering Walk through.

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PROUD MOMENT FOR YASHWIN 2.0 SOCIETY, SUS: THREE YOUNG ATHLETES SELECTED FOR PRESTIGIOUS AUSTRIA TRAINING CAMP

Yashwin 2.0 Society in Sus, is celebrating a remarkable achievement as three of its young residents, Aarnaa Sindhav, Shreenidhi Kulkarni, and Sharvari Mane have been selected to participate in an elite football training camp in Austria. This opportunity comes as part of the 'Indian Tigers & Tigresses' initiative, a nationwide talent hunt organized by TV9 Network in collaboration with Sports For All (SFA) and esteemed European football institutions.

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MORE THAN BRICKS: BUILDING BONDS AT VJ परिवार श्रमसेवा

Yashwin Nuovo Centro witnessed a heartwarming event as VJ Parivaar came together for VJ परिवार श्रमसेवा, a unique initiative where customers express gratitude to the construction workers building their homes.

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Pune Neighbourhoods

Balewadi: The Neighborhood That Writes Its Own Rules



The sun hasn't quite decided whether to rise or surrender to the clouds as I walk along Balewadi's western edge. A group of seniors performs laughably coordinated yoga in a pocket park that didn't exist six months ago. Nearby, two college students sketch building designs on tablet screens while perched on a centuries-old stone wall. A food delivery rider zips past, balancing what smells like freshly made poha on his scooter. This is Balewadi at 6:30am—stubborn, evolving, and defiantly awake.

- By Arjun Mehta

THE INFRASTRUCTURE THAT ENABLES EVERYTHING—AND WHAT'S COMING NEXT

Beneath Balewadi's visible appeal lies the critical infrastructure that makes its lifestyle possible. Roads designed with multiple transport modes in mind. Water management systems that look toward future sustainability. Educational institutions from preschools to professional training centers. Healthcare facilities ranging from preventive wellness to specialized care.

"Good planning creates possibilities," explains urban designer Shikha Murthy, who has consulted on several Balewadi projects. "When basic needs are addressed elegantly, communities can focus on higher aspirations—culture, connection, innovation."

This foundation explains why

Balewadi weathers challenges that have stalled development in other areas. The transportation network has adapted to increased density. Green spaces have been preserved and enhanced rather than sacrificed to construction. Commercial development has complemented residential growth rather than overwhelming it.

What has residents truly excited, however, are the transformative projects currently underway. The much-anticipated Balewadi Central—a 300,000 square foot retail and entertainment destination—promises to elevate the shopping experience with international brands, a premium multiplex, and family entertainment zones all under one roof. Construction has already begun, with completion expected by next year.

THE PLACE THAT PLAYS BY ITS OWN RULES

"We've stopped trying to compare Balewadi to other neighborhoods," says Meera Deshpande, 67, who's witnessed the area transform from agricultural outskirts to vibrant urban hub. "It's like trying to describe a color someone's never seen."

She's right. In a city filled with areas that cling to single identities—IT corridors, student zones, old-money enclaves—Balewadi refuses categorization. It's precisely this resistance to definition that makes it both fascinating and increasingly

valuable to diverse groups seeking their place in Pune's expanding story.

The iconic Shree Shiv Chhatrapati Sports Complex stands as both metaphor and catalyst—a structure that quite literally changed the game for this once-sleepy outpost. Built for the 1994 National Games, its presence sparked a transformation that rippled outward, creating concentric circles of development that somehow managed to enhance rather than erase the area's original character.

FOR FAMILIES: ROOTS WITH ROOM TO GROW

Prashant and Nandita Gaikwad moved to Balewadi four years ago with their twin 8-year-olds. Their decision raised eyebrows among friends settled in more established neighborhoods. "Everyone asked why we'd choose an 'up-and-coming' area with young children," Nandita recalls as we watch her now-12-year-olds kick a football with neighborhood friends in a community garden. "Now those same friends ask about available properties nearby."

What changed? The Gaikwads point to the unexpected balance they've found—connectivity

without chaos. Their children walk to a school that integrates global teaching methods with local heritage.

Weekends offer choices between traditional cultural programs and contemporary entertainment. Family walks include both tree-lined streets and bustling market areas.

"Our children get to experience old and new India simultaneously," Prashant explains. "They play cricket in the dirt with neighborhood kids, then take robotics classes in ultra-modern facilities. That's a education in itself."

FOR YOUNG PROFESSIONALS: WHERE AMBITION MEETS BALANCE

Walk into any café along Balewadi High Street around midday and you'll find tables occupied by twenty-somethings typing furiously on laptops, engaged in animated discussions, or sketching ideas on digital tablets.

"I could work from my apartment or go to my company's office in Hinjewadi," says Aditya Sharma, a 26-year-old UX designer, "but here I'm surrounded by other creative people. There's an energy that helps me think differently."

This generation values Balewadi for entirely different reasons than families or investors. They speak of the "vibe"—that intangible quality created by the mix of ambitious professionals, innovative food concepts, cultural programming, and living spaces designed for collaboration rather than isolation.



FOR SENIOR CITIZENS: COMMUNITY BEYOND CONVENIENCE

Perhaps most surprising is Balewadi's growing appeal to senior residents, both long-term locals and newcomers.

Dharmendra and Lakshmi Patel, both in their seventies, recently moved from their family

home in central Pune to a new apartment complex in Balewadi. Their children worried the move would isolate them from their established social network.

"Actually, we're more connected now," Lakshmi laughs. "Our

building has a wonderful seniors' club. The neighborhood has multiple parks where we meet other people our age each morning. Medical facilities are excellent and within walking distance."

WHERE POSSIBILITY FINDS HOME

What makes Balewadi exceptional isn't any single feature but how it creates space for multiple visions of good living to coexist and cross-pollinate. It's a neighborhood that somehow accommodates different speeds—the thoughtful pace of tradition alongside the quick rhythm of innovation.

For families, it offers stability with growth opportunities. For young professionals, connection without conformity. For investors, value with character. For seniors, modern conveniences without sacrificing community bonds.

As development continues under the guidance of visionary firms like Vilas Javdekar Developers, Balewadi's future seems likely to enhance rather than dilute this distinctive character—creating spaces that respect the area's evolution while raising standards for what thoughtful urban living can become.

FOR INVESTORS AND ENTREPRENEURS: POTENTIAL WRITTEN IN CONCRETE

Deepak Soni has developed properties across Pune for three decades. His eyes scan Balewadi's horizon with a practiced squint, seeing beyond current structures to future possibilities.

"What makes Balewadi unique from an investment perspective is its organic growth pattern," he explains. "Other areas followed predictable trajectories—first residential, then retail, then entertainment. Balewadi developed all these simultaneously, creating immediate lifestyle value that attracted diverse buyers."



BALEWADI



Celebrating the Magic of Childhood: Lokmat Bachaa Party Comes Alive for VJ Parivaar!

There are few sights more joyful than children immersed in stories, colour, laughter, and performance and Lokmat Bachaa Party is a tribute to just that. After the immense love and enthusiasm received during its first edition in 2024, this heartwarming celebration of childhood is back with its second edition on May 24th and 25th, 2025 and this time, the magic is even more special for the VJ Parivaar of Vilas Javdekar Developers.

In a digital age where screens often overshadow play, this festival brings back the real joys of childhood, the messy creativity of art, the wonder of stories, the thrill of theatre, and the simple joy of shared laughter. Lokmat Bachaa Party is not just an event. It's a movement to give every child a space to imagine, express, and thrive.

Children attending the event will experience a wide range of activities designed to spark creativity and build confidence from storytelling corners and puppet shows to hands-on art workshops, mimicry, clowning,



ventriloquism, and engaging theatre performances. Every zone is crafted to make learning fun and joyful, and every child gets a chance to shine in their own special way.

The first edition saw enthusiastic participation from families across Pune, including many from Vilas Javdekar Developers Projects,

known for their strong community bonds. This year, that bond is set to grow even deeper. Residents are not just visitors at the Bachaa Party, they are co-celebrants. Parents, grandparents, and even older siblings often find themselves swept into the spirit of the event, dancing, drawing, cheering, and rediscovering their own inner child.

"This festival reminded me of my own childhood," shared a VJ Parivaar member and parent from last year's event. "It was amazing to watch my daughter perform on stage but equally beautiful was seeing my parents laugh and participate. It's a family memory we'll always cherish."

Lokmat, Maharashtra's and Pune's No.1 newspaper and a name synonymous with trust and connection, created Bachaa Party to do more than entertain. With a readership of over 2.18 crore and a growing digital and television presence, Lokmat continues to use its powerful platform to build real-life experiences that bring families and communities together.

This year's edition promises new experiences, more interactive workshops, and thoughtful surprises, all wrapped in the spirit of fun and learning. Whether it's a child discovering the magic of storytelling or a grandparent sketching beside their grandchild, Bachaa Party 2025 promises moments that go far beyond a weekend event.

For the VJ Parivaar members, it's not just about attending a kids' event, it's about being part of a larger celebration of creativity, connection, and community. As the countdown to May 24th begins, one thing is certain Lokmat Bachaa Party is more than just a festival. It's a memory in the making.

Lokmat.com

Presents

Experience the fun of the 'Baccha Party' with your family!!!

- Pool Party
- Foam Party
- Storytelling
- Superhero Show
- Bubble Show
- Live Shows
- Pop-up Shops
- Art & Craft
- Flea Maket

Passes available exclusively for

in association with

Day: Saturday & Sunday

Date: May 24-25, 2025

Time: 4 PM onwards

Venue: **Cricket Ground**
Opp. Amanora Adreno Tower
Amanora Park Town, Pune

Please scan the QR code to register for passes

Building for People First

Are our homes aspirational?

Real homes are messy, warm, and personal. Like human beings, they age and transform over time based on our shifting needs, routines, and life stages. A home designed to be lived in invites you to notice how it changes with light, feels with touch, and how it holds memories.

The homes we see in architecture magazines and Instagram posts rarely give us the full picture. They give us a curated impression of a home - the made bed, the bare countertops, and the perfectly fluffed pillows. The aspirational home, as we are shown, is super manicured and untouched. There are no unkempt beds, no sticky countertops, and no flattened pillows, i.e., no signs of life.

This idea of an aspirational home is well-showcased but does not fully capture the idea of a home.

In the digital age, this "idealized" image is consumed visually and rapidly, resulting in two things:

- (1) It makes people internalize a standard where the appearance of a home comes first and



- (2) Much like fast fashion, it allows housing design trends to come and go quickly.

As consumers of social media, we collectively reinforce this design lens that focuses on the visual more than the use and feel of a space, through the 'like', 'share', and 'save' buttons. Design, then, starts responding to the curated image rather than the users, prioritizing how good a home looks and how well it photographs rather than how it feels to live in over time.

Real homes are messy, warm, and personal. Like human beings, they age and transform over time based on our shifting needs, routines, and life stages. They have furniture that gets moved around, balconies with drying clothes, and materials

that must hold up against people's habits, climate, and time. In real homes, the materiality of objects plays a critical role in adding value to how the space feels.

For example, the drawings on walls, photographs on shelves, trinkets collected during travels and the everyday wear and tear showcase a lived experience tied to people's memories of a home.

So, look around you, and experience the spaces you live, work and play in. It is about developing a long-term relationship with the spaces that surround you. The solid wood that deepens in tone, coffee tabletops that collect drink rings, and stone that preserves marks. A home designed to be lived in invites you to notice how it changes with light, feels with touch, and how it holds memories.

The more we tune into this, the further we can move away from short-term trends and start building homes that are truly aspirational - ones that are filled with meaning, purpose and value.



Sruthi Atmakur-Javdekar, PhD

Architect, Landscape Architect & Environmental Psychologist

GRIT: environmental design + research studio

Urban Development

Elevated Flyover From Viman Nagar to Kharadi Gets Green Light

Pune residents to benefit from smoother, faster travel across one of the city's busiest stretches.

The Maharashtra government has approved the construction of an elevated flyover connecting Viman Nagar to Kharadi in Pune, aiming to alleviate persistent traffic congestion along the Pune-Ahmednagar Road. This strategic infrastructure project is expected to significantly enhance connectivity between key commercial and residential hubs in the city.



In a significant step to resolve Pune's persistent traffic issues, the Maharashtra Government has approved the construction of an elevated flyover from Viman Nagar to Kharadi.

of a broader initiative by the Maharashtra State Road Development Corporation (MSRDC) to improve traffic flow along the Pune-Ahmednagar Highway. The state government has approved a ₹7,515 crore plan to construct a six-tier flyover along the 53-kilometer stretch from Yerawada to Shirur. This ambitious project aims to transform the corridor into a signal-free route, enhancing connectivity and reducing travel time.

Additionally, Deputy Chief Minister Ajit Pawar has directed the preparation of a comprehensive feasibility study and detailed project report (DPR) for an integrated flyover and metro link connecting Phoenix



Artist impressions



Mall to Kharadi-Wagholi on Nagar Road. This integrated approach aims to provide a holistic solution to the traffic congestion issues plaguing the region. The approval of the Viman

Nagar to Kharadi flyover marks a significant step towards addressing Pune's traffic challenges. By integrating this project with broader infrastructure initiatives, the

Maharashtra government aims to create a more efficient and connected urban environment, fostering sustainable growth and improved quality of life for its residents.

Project Overview

The proposed flyover will commence near the Hyatt Hotel in Viman Nagar and extend to the Kharadi Check Post. This corridor encompasses several critical junctions, including the CTR Company intersection in Viman Nagar, Tata Guard Room, Kharadi Bypass, and the intersection near Janak Baba Dargah leading to EON IT Park. These areas are notorious for severe traffic bottlenecks, especially during peak hours.

Local MLA Bapusaheb Pathare has emphasized the importance of retaining the full length of the proposed flyover to effectively address the traffic woes in these areas. He has submitted a representation to Union Transport Minister Nitin Gadkari, advocating against any reduction in the flyover's length, which could compromise its effectiveness in easing congestion.

Integration with Broader Infrastructure Plans

This flyover project is part

Sound Of Hope

Cochlea Pune: Giving Sound, Strength, and a Future to Children

Cochlea Swarnaad, a non-profit organisation dedicated to empowering children with hearing impairments, continues to make remarkable strides in enabling every child to find their voice. Through their focused programs in early detection, intervention, speech therapy, cochlear implant rehabilitation, and mainstream education support, they work tirelessly to ensure that hearing-challenged children lead confident, independent, and fulfilling lives.

Cochlea Swarnaad, hosted a touching photography exhibition at the prestigious Balgandharva Art Gallery in Pune. The exhibition showcased a powerful collection of images that documented the journey of children and families associated with Cochlea Pune. From the earliest stages of diagnosis to the milestones of communication, each frame captured not just a moment in time, but the courage, effort, and transformation that defined it.

The stories behind the lens reflected the impact of the organisation's interventions, children learning their first words, families adapting to new hope, and professionals working hand-in-hand to build a world of sound for those born into silence. Visitors moved through the gallery with a sense of awe and empathy, learning about the importance of early auditory care and the profound role



Named after the cochlea, the spiral-shaped organ in the inner ear that makes hearing possible. Cochlea Swarnaad is a non-profit committed to ensuring that children born with hearing loss are not left behind. Their recent photography exhibition at Balgandharva Art Gallery offered numerous photos of birds, flowers, caves, nature and culture.

community support plays in the rehabilitation journey.

More than an artistic showcase, the exhibition was a platform for advocacy, raising awareness about hearing loss in children, the benefits of cochlear implants, and the importance of timely intervention. It encouraged dialogue, understanding, and collective responsibility towards inclusivity in education and society.

At VJ, we believe in nurturing a society where every individual,

regardless of their physical abilities, gets equal opportunity to thrive. VJ has always stood for initiatives that empower people and create lasting social impact. We are proud to support and amplify the work of organisations like Cochlea Swarnaad. Celebrating their mission aligns with our core values of building not just homes, but a better world for everyone.

The exhibition remains a gentle yet powerful reminder: when communities come together, no voice goes unheard.



VJ Talent Connect

Beyond the Resume: VJ Opens Real Estate to New Talent Streams

We welcome talent not for where they come from, but for the passion, perspective, and potential they bring

VJ successfully concluded its Talent Connect 2025, a dynamic hiring initiative aimed at supporting its Sales, Marketing, and Customer Relationship Management (CRM) departments. Held on the 9th and 10th of April 2025 at one of VJ's projects, PBC in Balewadi, Pune, the event drew keen interest from professionals across industries.

The drive became a focal point for job seekers in Pune, signalling a notable shift in the hiring landscape of the city's real estate sector. This year's recruitment drive stood out for its inclusive approach. Unlike traditional hiring events in the real estate domain, VJ Talent Connect welcomed applicants from a wide range of industries including FMCG, banking, insurance, retail, IT, and hospitality redefining career opportunities in the sector.

The selection process was meticulous, involving resume screening, virtual interviews, panel discussions, skill assessments, and scenario-based evaluations, all designed to gauge both technical expertise and cultural alignment. Emphasis was placed on qualities such as adaptability, communication, and innovation key traits in today's evolving real estate environment.

Selected candidates were offered roles across functions such as Sales, Marketing, CRM, and mid-level management, many of them entering the real estate industry for the first time, bringing diverse perspectives and fresh energy. The drive also



VJ Talent Connect 2025 wasn't a typical recruitment drive, it was an invitation to reimagine careers, break industry boundaries, and bring new energy into real estate. By opening doors to professionals from diverse fields, VJ has sparked a movement toward more inclusive, future-ready hiring proving that talent knows no industry, only potential.



served as a catalyst in the Pune job market, attracting attention from professionals who had not previously considered careers in real estate. This has the potential to significantly broaden the talent

base and infuse new thinking into an industry rapidly transforming through customer expectations, digitalization, and increased competition. With the success of this initiative, VJ plans to



make Talent Connect a recurring event further strengthening its commitment to employment generation, industry diversity, and innovation. The VJ Talent Connect Recruitment Drive 2025

has not only filled important roles but also opened new possibilities for professionals envisioning a future in real estate, marking a progressive shift in Pune's employment landscape.

Infrastructure Development

Mumbai–Pune Expressway: ‘Missing Link’ 95% Complete, Launch by August 2025 to Transform Ghat Commute With Safer, Faster Travel

The new 13.3-km stretch promises faster, safer travel with state-of-the-art tunnels, viaducts, and cable-stayed bridges.

The Mumbai–Pune Expressway’s long-awaited “Missing Link” project is nearing completion, with 95% of the work finalized as of late April 2025. Maharashtra Deputy Chief Minister Eknath Shinde announced that the project is on track for an August 2025 opening, aiming to significantly improve travel between Mumbai and Pune.

Safety and Efficiency

The “Missing Link” is designed to enhance safety by eliminating accident-prone spots and allowing vehicles to cruise at speeds up to 120 km/h. The project aims to transform the expressway into a “zero-fatality corridor.”

Timeline and Delays

Initially slated for completion in March 2024, the project faced multiple delays due to challenging terrain and complex engineering requirements. The current target for completion is August 2025.

Upon completion, the “Missing Link” is expected to significantly improve the commuting experience between Mumbai and Pune, reducing congestion and enhancing safety.



The picture is AI generated

Project Overview

- **Length:** 13.3 kilometers
- **Route:** Connects Khopoli to the Sinhgad Institute near Lonavala, bypassing the congested ghat section
- **Time Savings:** Expected to reduce travel time by approximately 30 minutes
- **Distance Reduction:** Shortens the journey by about 5.7 kilometers
- **Estimated Cost:** ₹6,600 crore

Engineering Highlights

- **Tunnel:** 1.75 kilometers long
- **Viaduct:** 840 meters
- **Cable-Stayed Bridge:** 650 meters, soaring 100 meters above Tiger Valley in the Lonavala-Khandala section

VJ Happiness Street

Reel Meets Real: E-Square Multiplex Joins VJ Happiness Street in Hinjawadi

A shared vision for seamless entertainment leads to a marquee collaboration between Vilas Javdekar Developers and E-Square Multiplex.

Vilas Javdekar Developers is proud to announce a strategic partnership with E-Square Multiplex, one of India’s most trusted cinema chains. This collaboration marks the arrival of a new entertainment anchor at VJ Happiness Street, Hinjawadi, and strengthens our vision of creating integrated spaces that deliver value to every stakeholder — consumers, tenants, and partners.

While the finer details of the multiplex will be shared in due course, what we’re excited to share today is why this partnership happened — and why E-Square chose VJ Happiness Street as its next destination.

“When we look for new multiplex locations, our first priority is the people we’re dealing with. With VJ, we were completely comfortable — they understand our business very well and have gone above and beyond to accommodate our operational requirements.” Mr. Hemant Panchamiya, E-Square Multiplex

Why VJ Happiness Street?

- Mr. Panchamiya cited several reasons for choosing Happiness Street over other commercial destinations:
- Strong existing relationship with the VJ management, based on mutual trust and respect.
 - Rapidly growing catchment of residential and commercial consumers in Hinjawadi.
 - A rare high street format that’s both vibrant and consumer-



VJ teams up with E-Square Multiplex to bring a premium cinema experience to VJ Happiness Street, Hinjawadi. With Dolby Atmos sound, large-format screens, and seamless convenience, E-Square will anchor entertainment at this future-ready high street destination.

- friendly — something not often found in traditional malls.
 - Easy access from parking to cinema — unlike many malls where patrons traverse multiple levels, here the convenience is built in.
 - Even post late-night shows, patrons exit directly onto the main road, ensuring safety and a smooth experience.
 - The space design allows for large-format screens with Dolby and Dolby Atmos audio,
 - enhancing the movie-watching experience.
 - Multiple food and QSR options are available right at the doorstep of the cinema, enriching the overall outing for customers.
 - VJ’s team showed unmatched flexibility in accommodating customization requests that make E-Square’s operations more viable.
- “The floor plate offered to us is ideal for our business. With the

E-Square Multiplex: Quick Facts	
Category	Details
Founder & Owner	Mr. Hemant Panchamiya
Headquarters	Pune, Maharashtra
Established In	2003
Core Business	Cinema exhibition, multiplex operations, leisure & entertainment spaces
Current Presence	20+ properties across Maharashtra and North India
Flagship Multiplex	E-Square, University Road, Pune
Differentiators	Dolby/Dolby Atmos sound, luxury seating, diverse F&B, viewer-centric design
Annual Footfall	Over 8 million visitors
Vision	To redefine cinema experiences through comfort, technology, and innovation

way Happiness Street is built, we’re confident our patrons will keep coming back for more.”

A Shared Vision for Excellence

At VJ, we believe that a commercial destination must be more than just a collection of outlets — it must offer a seamless experience. Our collaboration with E-Square reinforces that commitment. This partnership is not just about adding a cinema — it’s about building an ecosystem of value, vibrancy, and ease. As we look forward to the grand opening, we invite our community and patrons to stay tuned for what’s coming next.

This partnership is more than a

milestone — it’s a signal that VJ Happiness Street is becoming the address of choice for entertainment, lifestyle, and urban convenience.

With E-Square Multiplex setting the tone for world-class entertainment at VJ Happiness Street, this collaboration signals just the beginning of many such impactful additions. As the destination evolves, we remain committed to curating experiences that bring people together — where lifestyle, leisure, and legacy come together in one thoughtfully designed space. Stay tuned, because the story of VJ Happiness Street is just getting started.

Homebuyers Experience

The Portia Grandé Mock Residence Showcase & Engineering Walkthrough Redefines Homebuying Confidence

From finishing details to behind-the-wall engineering—Portia Grandé customers experience it all

Every VJ project is envisioned not just as a home, but as a complete living experience. Our premium residential offering, Portia Grandé, is a reflection of this very philosophy combining refined aesthetics with thoughtful functionality. In line with our core values of transparency and customer delight, we recently hosted an exclusive event: the Portia Grandé Mock Residence Showcase & Engineering Walkthrough.



Hear It from the Homeowners



"We chose Portia Grandé primarily because of its excellent location and great connectivity. We also trust the VJ brand name, which has always stood for quality. As an interior designer myself, I truly appreciate the transparency shown at this event. It's so valuable for customers to know details like the type of plumbing systems being used, the clear ceiling height, and the design of the false ceiling. These insights help us visualize and plan better for our future home."

- **Utkarsha Garud**

Bringing the Dream to Life

Homebuyers often rely on sample apartments, floor plans, renders, and brochures to imagine their future home. At Portia Grandé, we wanted to go beyond imagination and give our customers a chance to witness a mock of their actual home before it's built. The event allowed them to walk through a fully finished mock residence, created with all the specifications, finishes, and detailing that their actual apartments will have. The objective was to provide a real, tangible experience that replaces assumptions with confidence. By experiencing the exact dimensions, materials, and ambiance of their future homes, our customers could truly envision life at Portia Grandé.

A Showcase of Transparency

VJ has always believed in transparent communication with homeowners. This event was not just about displaying a space, but about building trust. One of the key highlights was a unique Engineering walk through, where a bare-shell apartment was transformed into an interactive educational experience. Through this walk through, our engineering team demonstrated the unseen elements of an apartment, right from structural details, plumbing layouts, electrical systems, to insulation and waterproofing. This rarely visible side of construction was on full display, helping customers appreciate the quality and thoughtfulness that go into creating a VJ home.



"We've witnessed remarkable progress in the project since the time of booking — the construction is literally happening at 'the speed of light'! Getting to see the mock residence almost a year before possession was an incredible moment for us. It truly felt like a 'wow' and a dream come true. The detailed showcase of the flooring, wall finishes, and all other specifications gave us confidence and clarity about what we can expect in our final home."

- **Girish & Rohini**

Face-to-Face With the Makers

The event also served as a platform for direct interaction between our customers and the core teams behind Portia Grande. Representatives from Engineering & Execution, Customisations, Design, Facility Management, Quality Inspection, and CRM were present to clarify doubts, explain processes, and reassure customers. This open dialogue allowed customers to feel heard, understood, and supported. It reinforced the message that at VJ, we don't just build homes we build lasting relationships.



A Celebration of Community

The event wasn't just informative, it was warm, welcoming, and celebratory. With a grand setup, refreshments, and snacks, customers enjoyed the atmosphere of comfort and togetherness. They also had the opportunity to interact with fellow buyers, fostering early connections that will soon bloom into neighborhood friendships. This reflects VJ's larger vision: building communities even before our customers move into their homes.



One Step Closer to Home

As the event concluded, smiles, selfies, and meaningful conversations filled the air. For many, it was a defining moment, a first real step inside the future they had invested in. With clear insights into apartment specifications, amenities, and the overall project vision, the Mock Residence Showcase at Portia Grande brought our customers one step closer to their dream home.



"This event helped us build immense trust. Being able to touch, feel, and actually see what goes into building our home makes us feel much more confident. It's not just a house we are building our home, and we are proud to be doing that with VJ. The transparency and effort put into showing the behind-the-scenes details really reinforces our decision to choose Portia Grandé."

- **The Ajmera Family**

Sacred Start. Stronger Bonds.

The First Step Towards Home, Filled with Blessings and Belonging

A heartfelt ceremony rooted in tradition, marking the first connection to a dream home, where hopes, happiness, and new beginnings unite

We believe that building a home is as much about emotions as it is about bricks and beams. One such emotion-filled moment recently unfolded at Yashwin Urbo Centro, as we celebrated the Payabharani Ceremony for the A1A2 and F1F2 buildings, marking a sacred milestone in our homeowners' journey.

Rooted deeply in Maharashtrian tradition, Payabharani is a symbolic ritual performed during the soil-filling phase of home construction. Historically, it was a heartfelt prayer offered to the land before building one's own home. Today, even as homes rise high into the sky and house many families, the essence of seeking blessings before beginning this new chapter remains unchanged.

To honor this sentiment, we invited the homeowners of A1A2 and F1F2 buildings to be part of this auspicious occasion. Dressed in beautiful traditional attire, they came together with enthusiasm and devotion. Guided by the Guruji, the ceremony included heartfelt



At VJ, every milestone is built on emotion and meaning. The recent Payabharani Ceremony at Yashwin Urbo Centro was a heartfelt celebration of tradition and community.

prayers and rituals, invoking divine blessings for happiness, harmony, and prosperity in their future homes.

The celebration didn't end with the pooja. After the rituals, homeowners enjoyed delicious refreshments, captured memories through selfies, and mingled with their future neighbors, turning the

event into a joyful social gathering.

For many, it was the first tangible connection to their new home. For us, it was a reminder of why we build to create spaces where families can dream, grow, and celebrate life. Here's to many more such heartfelt beginnings at Yashwin Urbo Centro. शुभारंभ झाला!



VJ Shabbaski: Honouring Our People, Strengthening Our Culture



A Culture That Appreciates and Uplifts

- Every individual feels seen, heard, and valued
- Growth is nurtured, both professionally and personally
- Team effort and individual excellence are equally applauded

For us, progress is driven not just by what we build, but by who builds it. It's the people behind the process, their effort, ideas, and unwavering spirit, that truly define our journey. VJ Shabbaski is our monthly celebration dedicated to recognizing these very individuals, the ones who make every plan, project, and promise come alive.

More than just a recognition platform, VJ Shabbaski is our way of saying thank you, to the people who give their best every day, whether on construction sites, in design studios, or at our corporate desks. It's where we bring their stories to light and celebrate the silent strength behind every visible success.



Anjali Behrani, HR Team
Managed a recruitment drive for 300 candidates from planning to closure



Ankita Patani, CFC Team
Seamlessly managed disbursements with calm, timely coordination.



Atul Shinde, CRM Team
Best team leader known for seamless coordination



Avinash Panjabi, CRM Team
Best team leader known for seamless coordination



Rohan Patil, Prop Tech Team
For successfully creating and launching the employee dashboard



Prakhar Diwakar, Prop Tech Team
For Darwinbox support and reimplementation



Pranita Chindhe, Accounts Team
Took charge of critical GST documents and resolved them with clarity and composure



Priya Dubey, CRM Team
Outstanding team leader known for smooth and effortless coordination with all



Priyanka Upadhyay, Brand Experience Team
For consistently improving her skills and showing a positive attitude towards work



Sheetal Gawali, CRM
Outstanding contributor to East R1D in March 2025



Rutuja Pundale, HR Team
Managed a recruitment drive for 300 candidates from planning to closure



Saurav Kumar, Sales Team
For being diligent, focused, and consistently punctual



Pavan Patil, CRM Team
Fast learner, highly adaptable, and consistently on time



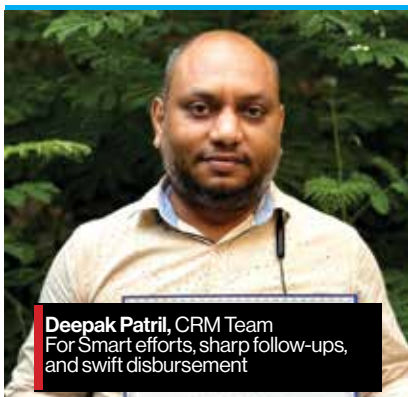
Vishal Awasthi, CRM Team
Outstanding team leader known for smooth and effortless coordination with all



Vaibhav Dhapse, CRM Team
For coordinating with SRO and executing maximum agreements



Vaibhav Patil, Prop Tech Team
For developing the Labour App



Deepak Patil, CRM Team
For Smart efforts, sharp follow-ups, and swift disbursement



Siddharth Jambhulkar, Accounts Team
Closed labour wages on time, ensuring a smooth start to FY 2024-25

VJ Community Celebration

Proud Moment for Yashwin 2.0 Society, Sus: Three Young Local Athletes Selected for Prestigious International Austria Training Camp in 2025

VJ Society's Young Athletes Shine on National Stage, Selected for International Football Camp

Yashwin 2.0 Society in Sus, Pune, is celebrating a remarkable achievement as three of its young residents, Aarna Sindhav, Shreenidhi Kulkarni, and Sharvari Mane have been selected to participate in an elite football training camp in Austria. This opportunity comes as part of the 'Indian Tigers & Tigresses' initiative, a nationwide talent hunt organized by TV9 Network in collaboration with Sports For All (SFA) and esteemed European football institutions.

A Rigorous Selection Process

The 'Indian Tigers & Tigresses' program is recognized as the world's largest football talent hunt for youth aged 12 to 17. Launched in April 2024, the initiative saw an overwhelming response, with approximately 50,000 registrations from across India. Through a series of regional trials held in cities like Mumbai and Delhi, the pool was narrowed down to 10,000 participants. Following further evaluations, only 28 young footballers were ultimately selected for the international training program in Austria and Germany. Training with the Best in Europe

The selected athletes underwent intensive training under the guidance of top European coaches. The program includes data-driven performance analysis and friendly matches against local academies, providing the participants



From the quiet lanes of Sus to the fields of Austria, the journey of these three young footballers from Yashwin 2.0 is an inspiring story of dreams, determination, and a supportive community cheering them on.

with invaluable international exposure. The training sessions are conducted in collaboration with the India Football Centre and the Gmunden Academy, ensuring a comprehensive development experience for the young talents.

Community Pride and Support
The selection of Aarna, Shreenidhi, and Sharvari has

brought immense pride to the Yashwin 2.0 community. Their achievement is a testament to their dedication, hard work, and the unwavering support of their families and mentors. The society's residents have expressed their heartfelt congratulations and are rallying behind the trio as they embark on this exciting journey.

Inspiring Future Generations

This accomplishment serves as an inspiration to young athletes in the community and beyond. It highlights the importance of grassroots sports programs and the potential they hold in nurturing future sports stars. The success of these young girls underscores the impact of providing opportunities and support to budding talents.

The journey of Aarna Sindhav, Shreenidhi Kulkarni, and Sharvari Mane from Yashwin 2.0 Society to the international football stage exemplifies the power of dreams, determination, and community support. As they represented India in Austria, their story stands as a beacon of hope and motivation for aspiring athletes nationwide.

Festive Vibes At VJ

Festive Spirit in Full Bloom: Ram Navami & Hanuman Jayanti at VJ Societies

A Beautiful Blend of Rituals, Culture, Timeless Traditions, and Deep Community Bonding That Brings People Together in Celebration

VJ Parivaar came alive with devotion and joy as Ram Navami and Hanuman Jayanti were celebrated across Yashwin Jeevan, Sus, YashONE Hinjawadi, and Palladio, Wakad. Residents gathered for aartis, bhajans, and prasad distribution, creating a vibrant atmosphere of unity and celebration. Children took part in storytelling and cultural performances, while the décor reflected the spirit of these auspicious occasions. These festivities were not just about rituals, they brought families together, strengthened community bonds, and turned our societies into homes filled with shared joy, devotion, and the true essence of togetherness.



Together We Serve

More Than Bricks: Building Bonds, Sharing Smiles at VJ परिवार श्रमसेवा

At Yashwin Nuovo Centro, meals were shared, stories exchanged, and respect celebrated



Yashwin Nuovo Centro witnessed a heartwarming event as VJ Parivaar came together for VJ परिवार श्रमसेवा, a unique initiative where customers express gratitude to the construction workers building their homes.

VJ Parivaar came together at Yashwin Nuovo Centro for VJ परिवार श्रमसेवा, a heartfelt initiative where homeowners honoured construction workers by sharing meals and conversations. A simple yet powerful celebration of gratitude, empathy, and human connection.

What made this edition truly memorable was the active participation of homeowners. With warmth and enthusiasm, they served meals to the workers, appreciating the hard work that goes into building each home. The atmosphere was filled with smiles, heartfelt conversations, and a deep sense of respect.

simple act of sharing a meal became a powerful gesture of equality and community. It wasn't just about thanking the workers, it was about connecting with them as individuals.

customers and workers connect beyond roles on a human level."

The event was a reminder that while homes are built with materials, communities are built on gratitude, empathy, and respect. At VJ, the focus has always been on building more than just spaces on building bonds. As the event wrapped up, the site felt transformed, not just as a construction zone, but as a place of shared stories, care, and purpose.

Many customers also offered to donate daily essentials & grocery items. Their spontaneous generosity highlighted the spirit of care that defines the VJ Parivaar. One homeowner reflected, "VJ परिवार श्रमसेवा, is more than just a gesture. It's a moment where

A standout moment was when many customers chose to sit and eat alongside the workers. This

PMC Initiative

Pune Moves Towards Smarter Water Use with New Metering Policy

With rising urban water challenges, Pune's shift to metered billing signals a new wave of sustainable urban living

In a significant move that aligns with growing concerns over water scarcity and resource management, the Pune Municipal Corporation (PMC) has announced the implementation of metered water usage across the city. As per a recent news, PMC will soon introduce water meters for residential, commercial, and institutional properties, marking a major policy shift where citizens will pay based on actual consumption rather than a flat rate. This decision has far-reaching implications, not just for civic administration but also for real estate developers, housing societies, and conscious citizens.



Moreover, this system empowers residents by giving them control over their monthly water bills, similar to how electricity is billed. It creates a sense of ownership and responsibility towards this precious resource.

Bridging Civic Vision with Developer Responsibility

The PMC's move to introduce water meters citywide is not just a regulatory shift but a cultural one. It emphasizes a collective commitment to sustainability, a value deeply embedded in our philosophy at VJ. As Pune transitions into a more environmentally conscious urban hub, developers have a crucial role to play in supporting this transformation. By adopting practices like water metering, rainwater harvesting, and greywater recycling, we can build communities that are resilient and future-ready.

At VJ, we welcome this development and are proud to share that in select VJ projects, we have already taken proactive steps by installing water meters for individual homes. This aligns perfectly with our long-term vision of promoting sustainable urban living and responsible resource usage.

Pune's shift to metered water usage marks a crucial step toward sustainable urban living, encouraging citizens to conserve resources and pay based on actual consumption.

Why Metered Water Usage Matters?

Water is one of the most critical resources for urban life. With increasing urbanization and erratic rainfall patterns, managing water efficiently has become a pressing need. The current flat-rate water billing system does not incentivize conservation. Regardless of how much water a household consumes, the payment remains the same. This often leads to excessive

and unchecked usage, putting immense stress on municipal water resources.

responsible usage but also ensures that those who conserve are not subsidizing the over-consumption of others. It's a progressive step towards making Pune a more water-conscious city.

VJ's Early Adoption of Water Meters

Understanding the growing need

Metered usage, on the other hand, introduces a fair and transparent system where users are charged based on actual consumption. This approach not only encourages

for sustainable practices, we at VJ began integrating water metering systems in some of our newer projects. These meters help homeowners track their water usage in real-time, encouraging conservation and efficiency. For example, in our residential communities where water meters are already operational, we've seen greater awareness among residents and a noticeable drop in overall water consumption.

The Road Ahead

As the city begins rolling out this metering initiative, we believe it's an opportunity for all stakeholders, citizens, housing societies, and developers to come together and redefine how we use and value water. At VJ, we are committed to not just building homes, but building habits that nurture the environment. Metered water usage is a small yet powerful step in that direction.

Cultural Celebrations

Nurturing Dreams Through Education, Cultural Values, and Empowerment for the Children of VJ's Dedicated Construction Workforce

At VJ, we extend our commitment to community beyond construction, ensuring a bright future for the children of our hardworking construction workers through education, support, and cultural engagement

We believe in fostering not just the growth of our projects, but also the growth of our extended family, including the children of our hardworking construction workers. We recognize that their families are an integral part of our success, and we make sure to support them in meaningful ways. Through initiatives like providing educational aids and extra-curricular activities, we ensure that the children of our workers have access to opportunities that can help them thrive.

Our commitment to their education and well-being goes beyond just academics. We encourage creativity and growth by organizing workshops, art programs, and festivals that include the workers' children. These events give them a chance to express themselves, learn new skills, and celebrate their culture in a nurturing environment. By offering a holistic support system, VJ not only builds homes but also builds futures, helping these young ones aspire to achieve their dreams and contribute to society.



Learning With VJ

Nurturing Future Architects: The Enriching Bricks School of Architecture Internship Experience at VJ, Where Learning Meets Real-World Impact

From Classrooms to Construction Sites – A Hands-On Internship That Built Skills, Confidence, and Real-World Insight

At VJ, real-world learning meets architectural ambition. Through our continued collaboration with Bricks School of Architecture, architects embarked on a hands-on internship across our sites and departments. From expert-led sessions and site walkthroughs to fire safety drills and digital tools, this internship was more than a program, it was a launchpad into the practical world of design, execution, and confidence-building.

At VJ, we believe that shaping the future begins with shaping future professionals. Our collaboration with Bricks School of Architecture (BSOA) continues to reflect this commitment. In October 2024, we welcomed dynamic architecture interns who embarked on an immersive, real-world learning journey across our sites and corporate spaces. This internship wasn't just about observation, it was about active learning, application. Spread over several months, the program exposed the interns to various dimensions of real estate execution, planning, and compliance, empowering them with practical knowledge beyond textbooks.

Learning from the Ground Up: Expert-led Sessions

The internship kicked off with a series of structured learning modules, conducted by VJ's in-house experts across departments. Each session offered interns an insider's look into the real-time challenges and innovations in architecture, construction, and real estate.

- **Sustainability & Material Analysis** with Prajakta Khamkar and Akhilesh Singh introduced them to conscious design and resource efficiency.
- **Planning, Electrical, Plumbing & Fire Systems sessions** by Hemant Sonawane, Anand



At Vilas Javdekar Developers, learning goes beyond the classroom. Our internship program with Bricks School of Architecture gave young architecture students a first-hand experience of site realities, construction systems, safety practices, and digital tools. With guidance from in-house experts and on-ground walkthroughs, the program was designed to transform architectural knowledge into applied understanding equipping interns with confidence, curiosity, and career-readiness.



Sajjan, and Dinkar Dhimdhome offered a practical view into core technical services.

- **Labour Management, Procurement, and Plumbing Systems** – These sessions provided valuable insights into the coordination and planning required for efficient on-site execution and project flow
- **Fire & Safety infrastructure maintenance & management** – Conducted by Swapnil Chavan, these sessions covered modules on fire

system design, emergency protocols, safety audits, and documentation, enhancing interns' understanding of regulatory and real-world safety standards.

- **Farvision** - The Farvision session introduced interns to real-time project tracking and management tools used across the industry. Great architecture is more than design, it's execution. That's why the interns visited real sites, where plans become tangible.

At the Aluform Factory, in a session conducted by Mahesh Rajapure, they witnessed industrialized construction in action, how speed, efficiency, and precision merge in modern building methods. At Yashwin Supernova, they learned how fire safety is integrated into building design through drills, sustainable practices, and emergency response systems. These real-time experiences helped interns connect theory to application,

sharpening their design thinking and problem-solving skills.

From resumes to real-world readiness

The concluding HR session, conducted by Abraham Barik, provided interns with vital career preparation—guiding them in crafting impactful CVs, building interview confidence, and understanding industry expectations to step confidently into professional opportunities.

Training Calendar May 2025

These trainings are for VJ employees only

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
			01 • Holiday	02 • Induction	03 • Induction	04
05 • Recharge & Reconnect • Email Etiquettes	06 • Farvision & ERP Training	07 • Stress to Flow to Greater Goals	08 • Recharge & Reconnect	09 • Work Ethics	10 • Budgeting & Forecasting	11
12 • Recharge & Reconnect • Conflict Resolution	13 • Email Etiquette • Stress to Flow to Greater Goals	14 • EPCP Workshop	15 • Induction • Recharge & Reconnect	16 • Induction	17 • Public Speaking & Presentation Skills	18
19 • Feedback Essentials	20 • Advanced STP • Stress to Flow to Greater Goals	21 • Advanced Personality Development	22 • Recharge & Reconnect • Building Trust and Rapport with Homebuyers	23 • Building an Agile Organization	24 • Team building activity	25
26 • Building high performing teams • Recharge & Reconnect	27 • Post Checking & Finishing training for GP & DP	28 • Types of Safety Net - Usage and Types • Stress to Flow to Greater Goals	29 • Recharge & Reconnect	30 • Personality Development • Audit and Inspection Strategy	31	

Shift from Busy to Balanced

Recharge & Reconnect – A 360° Wellness Initiative by Learning & Development

A Mind-Body Wellness Journey to Help You Pause, Refocus & Perform Better.

In the rhythm of our daily work and responsibilities, it's easy to stay on autopilot—always moving, always doing. Recharge & Reconnect is our gentle pause button. A space to breathe, realign, and shift from surviving to truly thriving—so you not only feel better, but think clearer, work smarter, and lead stronger in everything you do.

A 360° Approach: Mind, Body & Nourishment

Our journey begins with the grounded wisdom of Mr. Anand Bapat, a global voice in preventive health and the science of well-being. His approach is simple yet profound: "When the body is balanced, the mind follows."

Through daily habits like mindful breathing, intentional movement, and conscious eating, Anand teaches us how to preserve and strengthen our energy, calm the gut, and increase clarity. It's not about adding hours to your day; it's about adding life to your hours.

From how we chew our food to how deeply we breathe, Anand reminds us: wellness is built one small habit at a time.

Turning Intention into Habit: With Heena Vaze

The journey continues each week with Heena Vaze, our Yoga & Wellness Coach, who brings these principles into practice through two grounding rituals:

- **Mindful Mondays:** Start your week with intention. Heena



In the fast pace of deadlines and deliverables, Recharge & Reconnect invites you to take a mindful pause. This 360° wellness initiative, curated by Learning & Development, introduces simple daily habits that nurture your body, calm your mind, and energize the work.

guides you through calming breathwork and goal-setting, so you begin with clarity, not chaos. This short pause sets the tone for a purposeful, productive week ahead.

- **Wellness Wednesdays:** Midweek can feel heavy—tight shoulders, tired backs, busy minds. These short, restorative sessions combine light stretching and desk yoga to release tension, improve



posture, and refill your energy tank. Just a few mindful moves can make a big difference in how you feel, focus, and function throughout the day.

Together, these practices become a rhythm, a way to tune in to yourself, even in the busiest moments. And when you stay connected to your body and breath, you're more focused, calm, and effective in your work.

The Science Behind Simplicity

The initiative doesn't demand big lifestyle overhauls. Instead, it focuses on realistic, high-impact micro-practices:

- Chewing your food slowly to ease digestion and reduce fatigue
- Avoiding water during meals to protect gut health
- Sleeping early to recharge both brain and body

Practicing breath control to shift from stress to clarity "We cannot heal unless we pause." And in that pause lies your power—to think better, feel better, and perform better.

Why It Matters at Work

When you take care of your body and mind, everything else improves—your focus, your decisions, your energy. A calm gut, a rested mind, and a few deep breaths can be the difference between just working... and truly performing. These small wellness habits don't take time away, they give you back clarity, calm, and consistent energy to lead and deliver at your best.

Let the Change Begin

Recharge & Reconnect isn't just a wellness program. It's a reminder to pause, realign, and return to yourself, so you can show up fully, every day.

VJ

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YOUR DESTINY'S **NEXT CHAPTER** AWAITS.



PKC II PALLADIO KHARADI CENTRAL

2 BHK, 3 BHK & 4 BHK RESIDENCES AT KHARADI



02 ELEGANT TOWERS | **23** STOREY BUILDING | **25+** LIFESTYLE AMENITIES | **15,000** SQ. FT. CLUB PALLADIO | **360+** LIKE-MINDED FAMILIES | **03** LEVELS OF PARKING

FOR MORE DETAILS VISIT US AT VJ SALES OFFICE, PALLADIO KHARADI CENTRAL, KHARADI.

85549 90500

Rising Together

VJ Rising Stars 2025: An Evening of Awards, Applause, and Appreciation

For the first time, VJ Rising Stars awards night welcomed families, blending recognition with celebration.

VJ hosted an unforgettable evening, VJ Rising Stars 2025, an annual awards celebration to honour its channel partners and their families. Held at Hotel Tip Top International, the event beautifully blended recognition, celebration, and heartfelt gratitude.

This year's edition marked a special milestone: for the first time, partners were invited along with their families, acknowledging the invaluable support they provide behind the scenes.

The evening buzzed with warmth and joy. From vibrant décor and interactive photo booths to fun activities like box cricket and indoor games, every element was thoughtfully curated to engage all age groups. A "Snap & Share" contest added a fun twist, encouraging attendees to capture memories and win exciting prizes.

The event began with an electrifying live band performance, setting the tone for a night full of energy and connection. This was followed by inspiring addresses from Mr. Nilesh Gore, Vice President – Sales at Vilas Javdekar Developers, and special guest Mr. Shishu Singh, Founder & CEO of SaudaGhar.com. Their talks reflected themes of resilience, innovation, and the power of long-term collaboration in the real estate industry.

The highlight of the evening was the Rising Stars Awards Ceremony, a heartfelt tribute to the outstanding efforts of VJ's top-performing channel partners. Awards were presented across multiple categories, celebrating excellence in sales, service, reliability, and emerging talent.

Adding a personal and emotional touch to the evening was the presence of Mr. Vilas Javdekar himself. His warm congratulations and words of encouragement left a lasting impact on everyone present, reminding all of the shared values that bind the VJ Parivaar together.

With a strong turnout of channel partners and their families, VJ Rising Stars 2025 at Hotel Tip Top International was more than just an awards night, it was a celebration of relationships, teamwork, and the collective journey toward a brighter future.



Highest Site Visits Award
Prop Times Consultancy Services Pvt. Ltd.



Highest Conversions Award
Yash Agarwal



Highest Site Visits Award
Pankaj Pardeshi



Highest Agreements Award
Proprise Property Consulting Pvt. Ltd.



Least Cancellations Award
Prop Hunter Property Solutions

VJ Rising Stars 2025 was more than an awards night, it was a celebration of people, partnerships, and the families who make success possible. With heartfelt recognition, joyous moments, and genuine connections, the evening captured the spirit of gratitude and togetherness that defines the VJ Parivaar.



Mr. Shishu Singh
Founder & CEO of SaudaGhar.com.



Highest Agreements Award
Ajinkya Joshi & Anmol Giri



Highest Sales in Portia Grande Award
Sangram Gaikwad



Highest Sales in Palladio Balewadi Central Award
Suraj Suresh Singh



Promising Stars Award
Hemant Junawane



Best Collaborator Award
KPRBSK Realtors Pvt. Ltd.



Promising Stars Award
Hemant Junawane



Women In Real Estate Award
Priyanka Lohar



Fair Play Award
Abhishek Ojha & Dev Upadhyay



Promising Stars Award
Marathi Bana Realty



One Man Army Award
Kapil Anand



Trust Transparency Togetherness

Intent. Integrity. Impact. New Financial Year Begins with Purpose.

Beyond sales, we are building a culture of collaboration, care, and shared purpose—where every effort contributes to a stronger, more connected community.

The event was the moment we flipped the calendar from planning to performance. Over these three high-energy days, we launched our Annual Operating Plan (AOP) for FY 2025–26 — not through a PDE, but through presence, purpose, and powerful conversations. This wasn't a policy briefing. It was a mindset shift. The beginning of a new chapter, built on trust, transparency, and togetherness.

Why It Mattered

At VJ, we don't wait for the year to "settle in." We kick things off with clarity. With people. With energy. The AOP meet wasn't just about sharing numbers or rolling out terms, it was about co-owning the year ahead. Every Channel Partner who walked in was treated like an extended part of Team VJ. Because we're not here to transact — we're here to build.

The Crowd That Brought The Charge

Across three days, we saw the entire VJ Channel Partner ecosystem come alive. Seasoned names, new teams, top performers all showing up not just to listen, but to align. What we witnessed wasn't attendance it was accountability. The energy in the room? Electric. Not just because of what was being said, but because of who was listening with intent, with questions, with commitment.

The Moment That Gave Us Goosebumps

One of the most beautiful parts of the event was a small yet deeply meaningful ritual we added — a simple welcome and oath-taking gesture that turned the atmosphere into something more than business. Each Channel Partner was greeted with a tilak on the forehead, a mark of respect and honour. They were invited to pick up a supari, a



traditional symbol of intent and promise, and take an oath — not just to sell homes, but to uphold fairness, ethics, and the shared values we stand for. It felt personal. It felt purposeful. And for many, it was the

emotional anchor that reminded us all: what we do affects real lives, and how we do it matters even more. **The Real Headlines** Without diving deep into details, here's what made everyone sit up

VJ turned the page on planning and launched into performance mode with trust, transparency, and togetherness at the core.

and take notice:

- New and rewarding brokerage slabs.
- A simplified and transparent process.
- Clear dos and don'ts around customer handling and brand integrity.

It was sharp, straightforward, and strong. No grey zones. No last-minute curveballs. Just a clean, solid launch of the rules of engagement.

The VJ Way

There was no corporate stiffness. Just authentic conversations, open ears, and an open-door spirit. We listened. We shared. We even laughed — because when the intention is aligned, the energy flows naturally. Many CPs said the same thing in different ways: "This wasn't a meeting. It was a

moment." And that's exactly what we hoped for.

And Now?

Now, it's time to move. The AOP is live. The terms are clear. The roadmap is ready. And the people, our incredible Channel Partners are geared up. In the next few weeks, you'll see dedicated teams aligned, communication running smoother, and systems clicking into place. Because this wasn't a one-off. It was the starting line for what we believe will be one of our best years yet.

Final Word

So what really happened on 28th, 29th, and 30th April? We didn't just set targets. We set the tone. We didn't just talk payouts. We talked partnership. We didn't just begin a business cycle. We built momentum emotional, cultural, and commercial. FY 2025–26, you've got our full attention. And we're coming for you with our strongest team ever. Let's do this — together.

Together Forward

Stronger Together: VJ's New Chapter with Channel Partners

Beyond sales, we are building a culture of collaboration, care, and trust — where growth is shared, relationships matter, and every success is rooted in working together

7 New Lanes We're Opening for Our Channel Partners This Year

At VJ, we've always known that our channel partners are more than just part of the sales process; they're part of our story. From the first hello to the final handshake, they're the ones carrying our brand forward, and this year, we're taking it up a notch. FY 25–26 isn't about just raising the bar; it's about rebuilding the playground. This year, we're redefining the way we engage, empower, and elevate every partner. Here's a sneak peek into the rhythm we're setting for the year:

1. Awards & Recognition Events

This year, recognition isn't just about numbers. It's about celebrating progress, potential, and the power of partnership. From the partner who bounced back after challenges to those who brought fresh insights with no immediate closures; every contribution matters. Think of this as our version of the Tata Innovista awards, where we honor not just "top closers," but also the ones

who shape our culture and inspire greatness in others. Your efforts will be amplified, louder than ever.

2. Environmental Impact Events

At VJ, we believe real estate can give back to the environment. That's why we're introducing channel partner-led green campaigns: drive-in plantation events, e-waste collections, and local community greening initiatives. Just like Infosys made every stakeholder part of their carbon-neutral journey, we're rallying our partners to be champions of sustainability. Green isn't just a badge of honor; it's a commitment to a better future. Together, we'll make every square foot count.

3. Cultural Events

True connection happens when we come together. This year, every major festival from Gudi Padwa to Christmas will be an opportunity to celebrate in style. Think food pop-ups, dhol-tasha days, and even a Saree & Safa day. You're not just partners; you're family,

What This All Means

This is more than a plan. It's a mindset shift. If last year was about performance, this year is about people. Trust is built when you show up — not just during the pitch, but throughout the journey. That's the mantra we're living by, and it's shaping the year ahead. To our channel partners: welcome to a year of real connection, thoughtful growth, and well-deserved celebrations. Not just on the stage, but every single step of the way. Let's make this year unforgettable. Together.

More than just targets and numbers, we're building something you'll feel proud to be a part of every step of the way.

and we'll celebrate every moment together.

4. Learning & Development Events

In the fast-paced world of sales, the future belongs to the partner who learns quickly and adapts. This year, we're introducing bite-sized programs that are practical, real-time, and tailored to the industry. Inspired by HDFC Bank's Future Bankers Program,

we're launching Field Labs where partners can tackle real-world scenarios — from rejection handling to pricing psychology. It's not just training — it's transformation in action.

5. Sports Events

Whether it's cricket, carrom, or even a fitness steps challenge, this year, we're bringing the adrenaline. When partners play together, they connect better and work better. Persistent Systems saw a 40% boost in collaboration after introducing inter-departmental sports leagues, and we're channeling that same energy. It's all about friendly

competition, high camaraderie, and a whole lot of fun.

6. Wellbeing & Fun Events

Sales is demanding, but we believe there should always be room to release the pressure. This year, expect a range of lighthearted activities: Zumba sessions, laughter therapy, surprise 'Break Hours,' and even a dedicated Chill Room at major events. Inspired by Marico's people-first approach, we're making mental wellness a key part of our performance metrics. Because we know: a calm mind closes better and celebrates deeper.

7. Business Impact Events

Data drives decisions. This year, our most engaged channel partners will gain early access to unit-level insights, customer profiling data, marketing creatives, and pre-launch information. Think of it like the way Maruti Suzuki empowers its dealers with monthly market maps. When partners are aligned, performance skyrockets. This isn't just about giving you tools — it's about handing you the master key to success.

VJ Shabbaski: A Salute to the Spirit of Our Channel Partners

Because behind every milestone, there's a partner who believed in us first.

At Vilas Javdekar Developers, we often say people come first — and when we say people, it includes everyone who walks with us, builds with us, and celebrates each step forward with us. Among the most valued members of our journey are our channel partners — the ever-passionate, ever-committed faces of VJ for so many of our customers. VJ Shabbaski is our heartfelt applause, created to honour you — our extended

family, our driving force, and our trusted ambassadors. You are not just professionals closing deals.

You are believers who share our vision. You are partners who put their energy behind our dreams. You are family who celebrates every success like it's your own. From the first site walk-in to the final agreement signed, your involvement

is not just transactional — it's transformational. Your persistence in every challenge, your energy in every pitch, and your faith in every project keep pushing us all to do better, be better.

This Shabbaski is not just a recognition. It's a thank you wrapped in applause. It's a hug in the form of a trophy. It's a celebration of the deep connection we share.



Congratulations!



Archana Chhetri
Anarock Property Consultants Pvt. Ltd.



Chaitanya Jagadale
Future Spaces



Pratima Vishwakarma
Square space



Swapnil Bhosale
Avenue venture



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Prop-times Consultancy Services

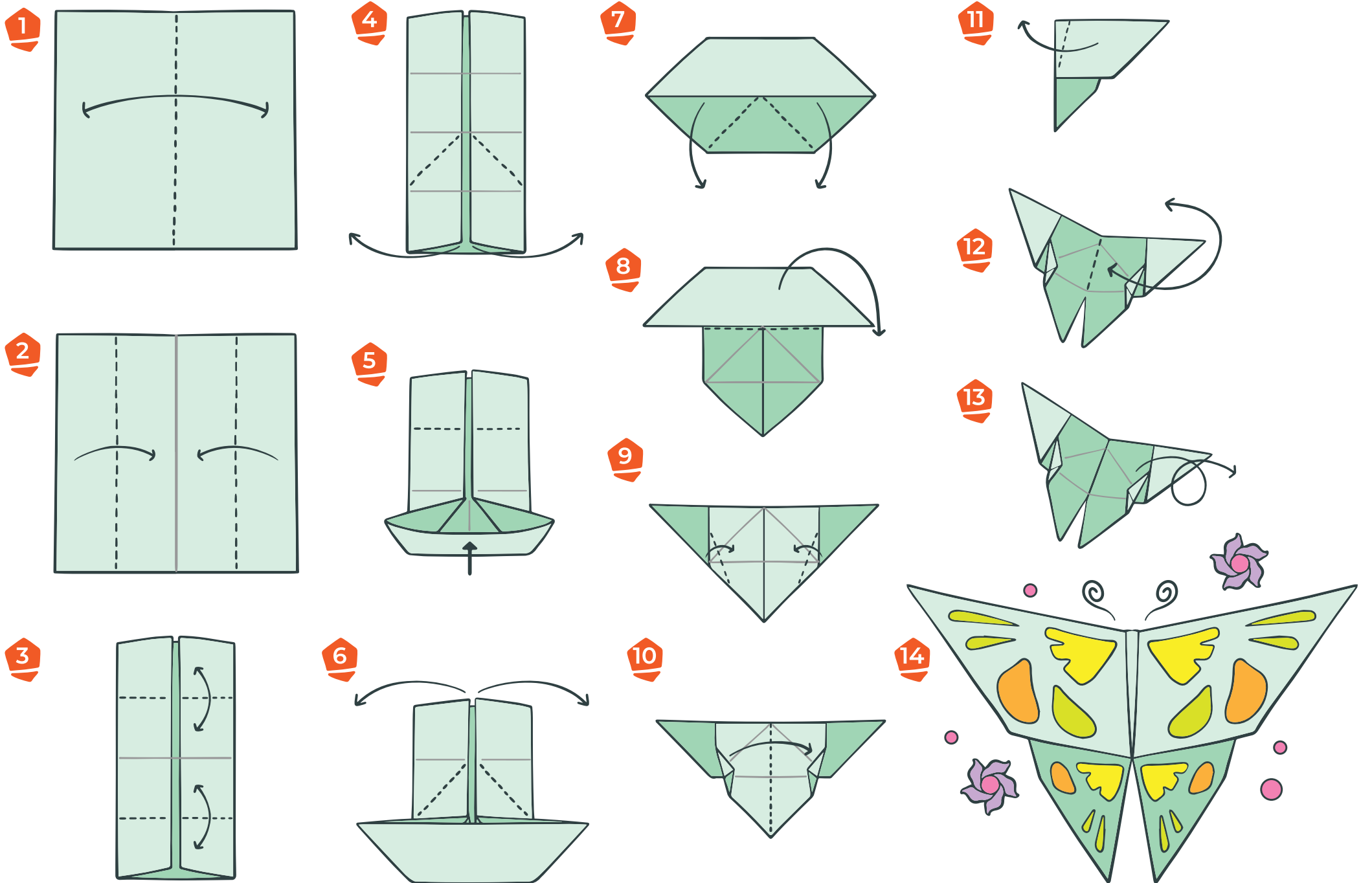
Let's Make a Paper Butterfly!

Ready to try something fun with just a square piece of paper? Let's make a colourful origami butterfly — it's easy, creative, and perfect for decorating your room or gifting to a friend!

Follow the step-by-step instructions shown in the images. As you fold, watch your butterfly come to life!

Don't forget to click a photo with your butterfly and share it with your loved ones.

Happy folding, little creators!



Did You Know?

Nature is Full of Surprises!

Get ready to explore the wild, wonderful, and totally amazing world around you! From super-speedy plants to talking trees and butterflies that taste with their feet, nature is full of cool facts that sound like magic. Swipe through and discover some mind-blowing wonders of our planet...



Bamboo holds the record as the fastest-growing plant on Earth. Some species can grow up to 91 cm (3 feet) in just one day, you could almost watch it grow!



Trees "talk" to each other underground using a network of fungi. This "Wood Wide Web" helps them share nutrients and warn nearby trees about pests or diseases.



Snow isn't actually white. Snowflakes are made of tiny clear ice crystals. They reflect all colors of light, which makes them look white to our eyes.



Mount Everest grows a tiny bit taller every year—about 4 millimeters—because of tectonic plates slowly pushing upward. Earth's surface is always on the move!



Over 80% of the ocean is still unexplored. Scientists are constantly discovering new sea creatures, some of which look like aliens from another world!



Bees are responsible for pollinating about one-third of everything we eat—like fruits, vegetables, and nuts. Without them, our food supply would shrink dramatically.



A single large, healthy tree can produce enough oxygen in one day for four people to breathe. Trees are nature's own air purifiers.



Butterflies taste with their feet. When they land on a plant, special sensors on their legs help them "taste" if it's good to lay eggs on or feed from!



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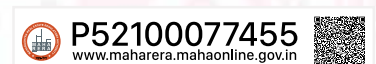
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Experience: 5-8 years

Assistant General Manager

Minimum Educational Requirements:
MBA / PGDM

Experience: 8-10 years



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Graduate + MBA
No. of Positions : 6

Experience: 5-8 years

Assistant General Manager

Minimum Educational Requirements:
Graduate + MBA
No. of Positions : 3

Experience: 8-10 years

MARKETING

Manager Brands (Design)

Minimum Educational Requirements:
Graduate MBA

Experience: 3-5 years

Senior Executive (Helpdesk)

Minimum Educational Requirements:
Graduate

Experience: 1-3 years

Assistant Manager GRE

Minimum Educational Requirements:
Graduate + MBA

Experience: 2-4 years

Senior Manager (Projects)

Minimum Educational Requirements:
Graduate + MBA

Experience: 5-8 years

Senior Manager (Digital)

Minimum Educational Requirements:
MBA- Marketing

Experience: 5-8 years

Manager(Content)

Minimum Educational Requirements:
MBA- Marketing

Experience: 3-5 years

MARKETING

Senior Manager (Content Marketer)

Minimum Educational Requirements:
Graduate + MBA

Experience: 5-8 years

Senior Manager (Mkt. Research analyst)

Minimum Educational Requirements:
Graduate + MBA

Experience: 5-8 years

CONTRACT

Senior Manager

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

No. of Positions : 2

Experience: 5-8 years

Manager

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

No. of Positions : 2

Experience: 3-5 years

Assistant Manager

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

No. of Positions : 2

Experience: 1-3 years

PLANNING

Manager

Minimum Educational Requirements:
BE / B.Tech in Civil
No. of Positions : 3

Experience: 5-8 years

Assistant Manager

Minimum Educational Requirements:
DCE / BE / B.Tech
No. of Positions : 3

Experience: 3-5 years

BILLING

Manager

Minimum Educational Requirements:
Graduate + MBA
No. of Positions : 2

Experience: 3-5 years

ENGINEERING & CONSTRUCTION

Senior Supervisor

Minimum Educational Requirements:
BE Civil / Diploma Civil / ITI

Experience: 5-9 years

ESTIMATION

Manager

Minimum Educational Requirements:
DCE / BE / B.Tech in Civil
No. of Positions : 2

Experience: 3-5 years

Senior Manager

Minimum Educational Requirements:
BE / B.Tech in Civil
No. of Positions : 2

Experience: 4-8 years

Purchase

Manager

Minimum Educational Requirements:
ME / BE-Civil

Experience: 5-8 years

MEP

Senior Engineer (Plumbing)

Minimum Educational Requirements:
BE (Mech/Civil)
No. of Positions : 15

Experience: 5-10 years

FACILITY

Manager

Minimum Educational Requirements:
Graduate
No. of Positions : 8

Experience: 3-6 years

ACCOUNTS

Senior Manager

Minimum Educational Requirements:
Graduate + MBA

Experience: 5-8 years

MARKETING

Relationship Manager

Minimum Educational Requirements:
Graduate MBA
No. of Positions : 5

Experience: 3-5 years

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

Experience: 8-10 years

Assistant General Manager (Learning & Development)

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

Experience: 8-10 years



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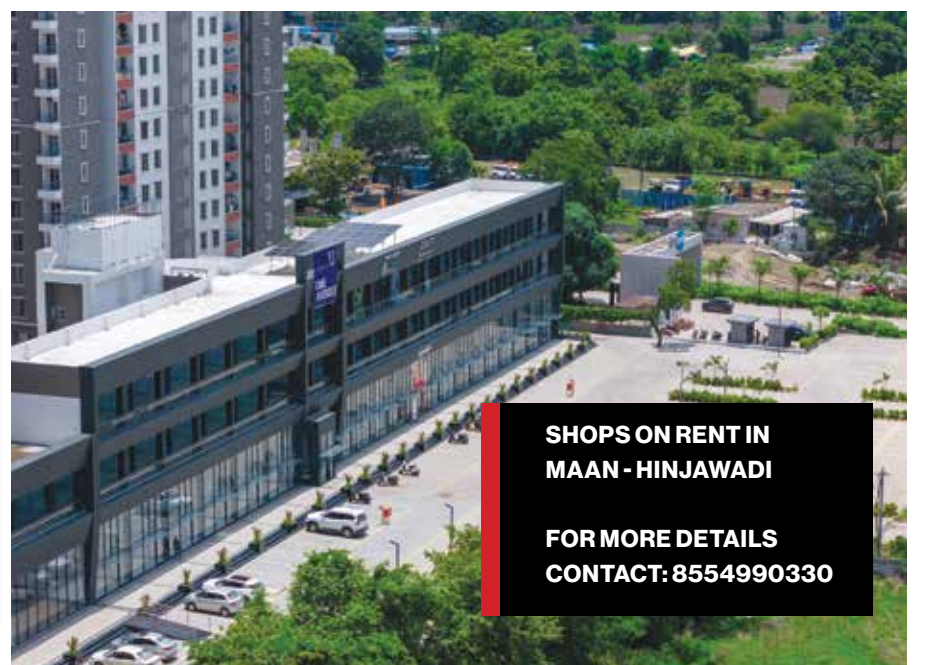
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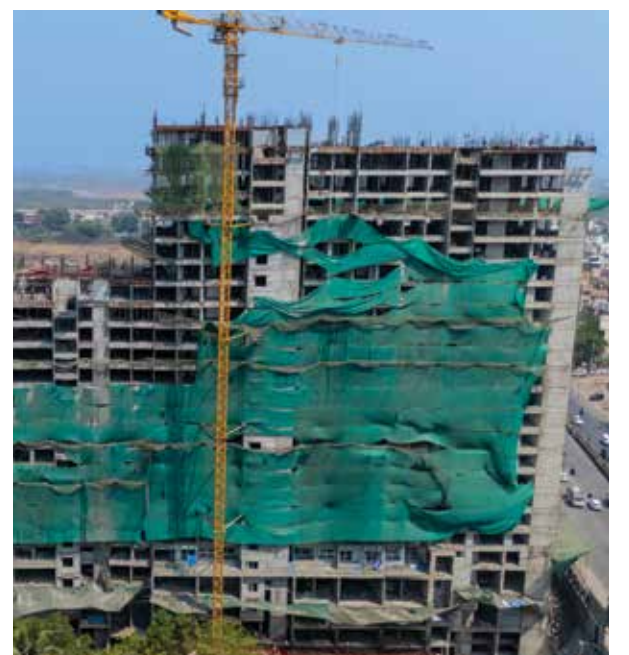
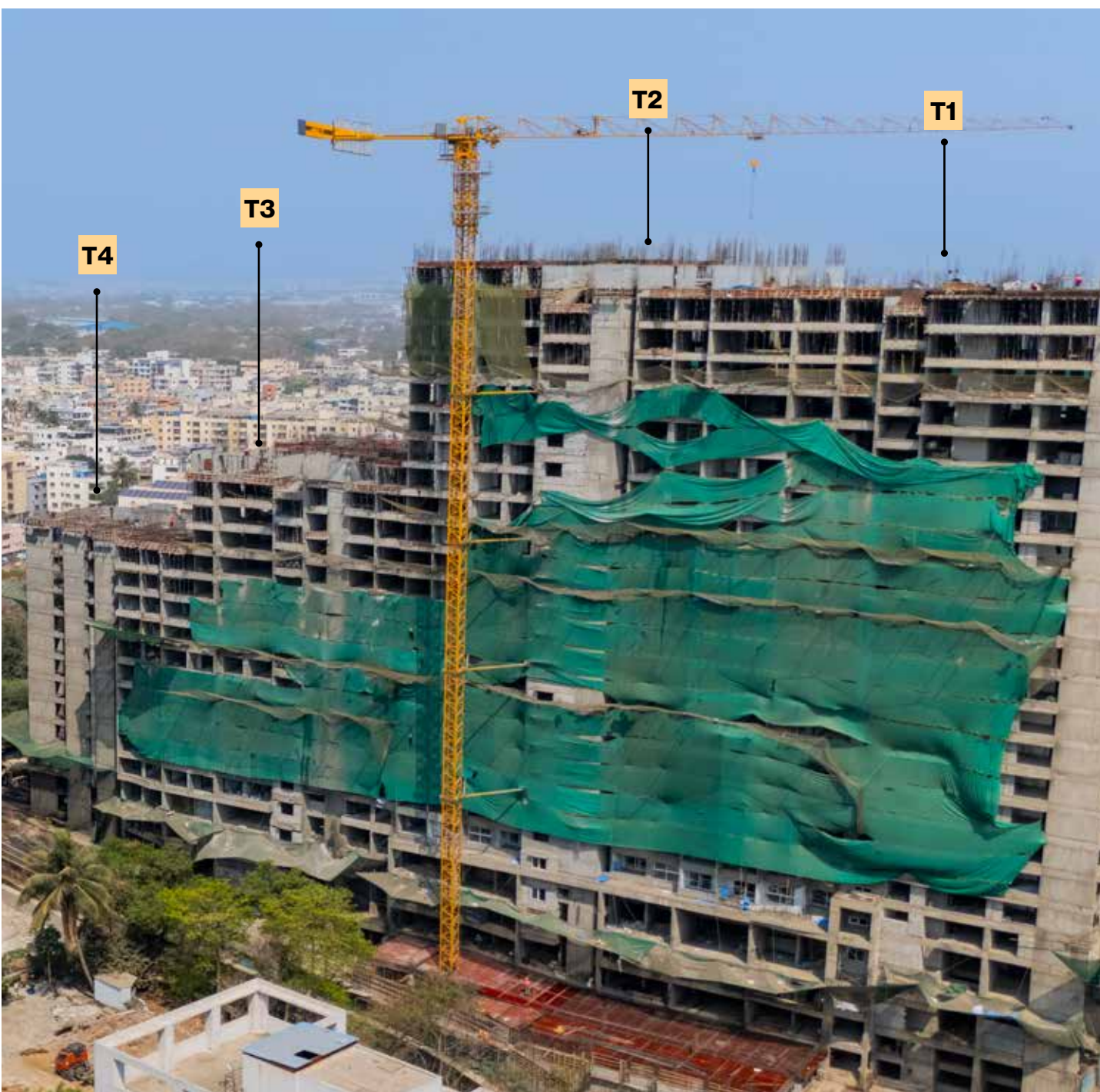
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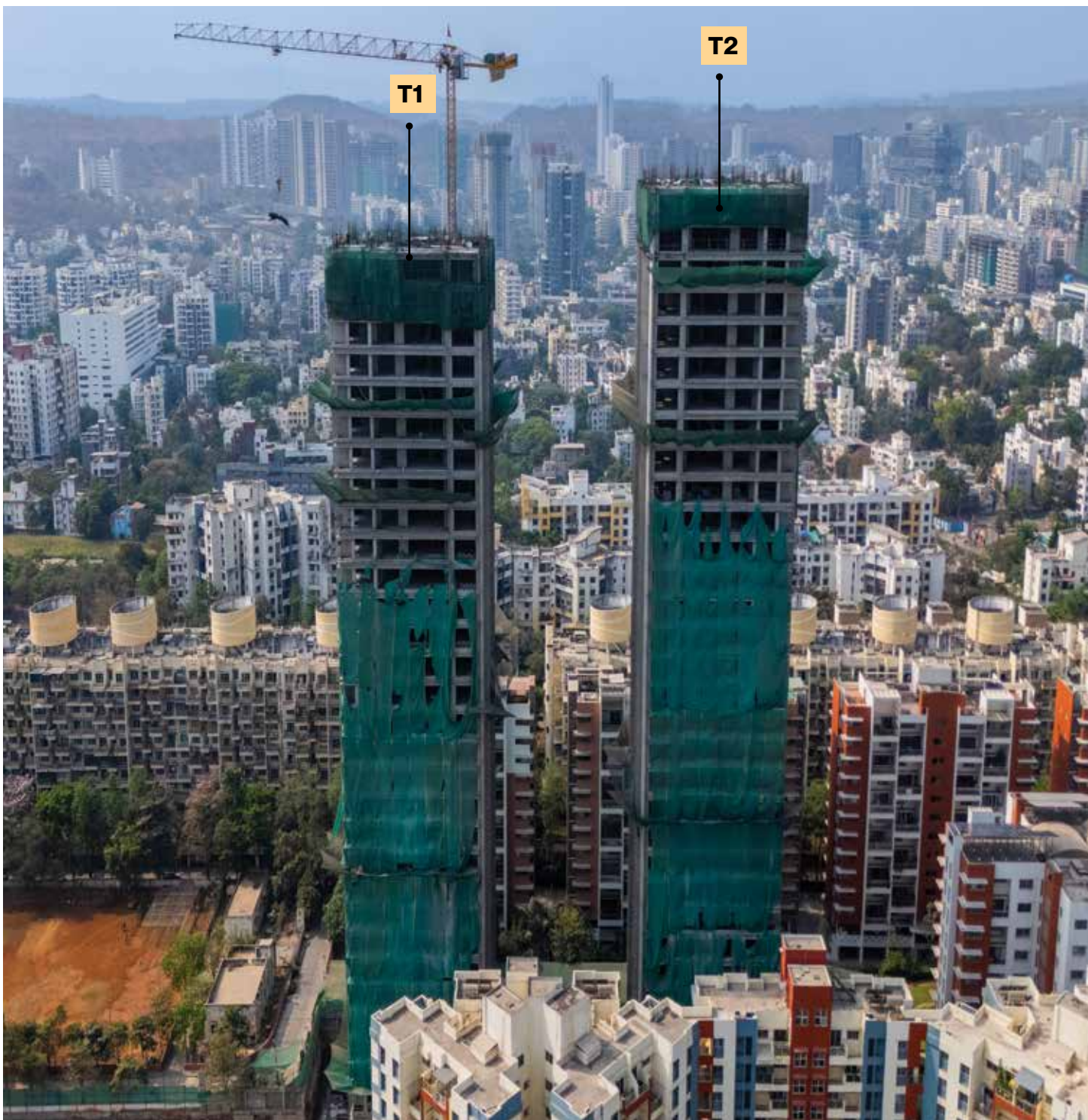
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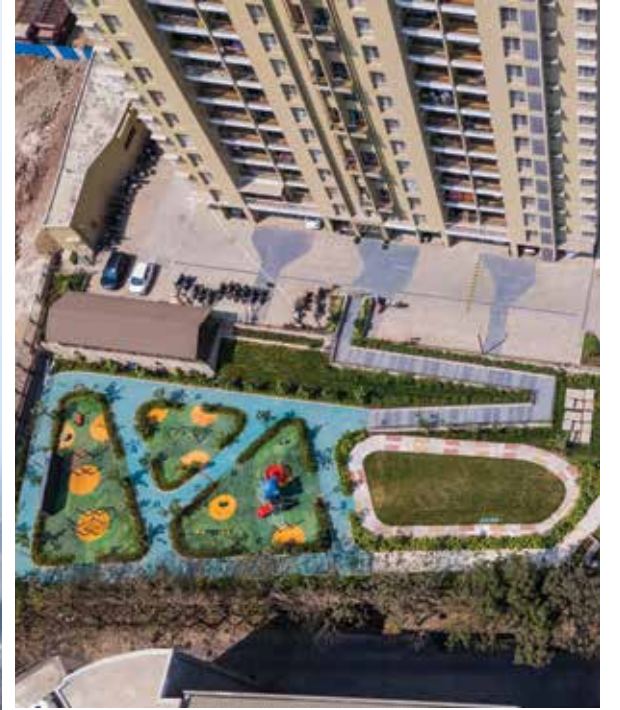
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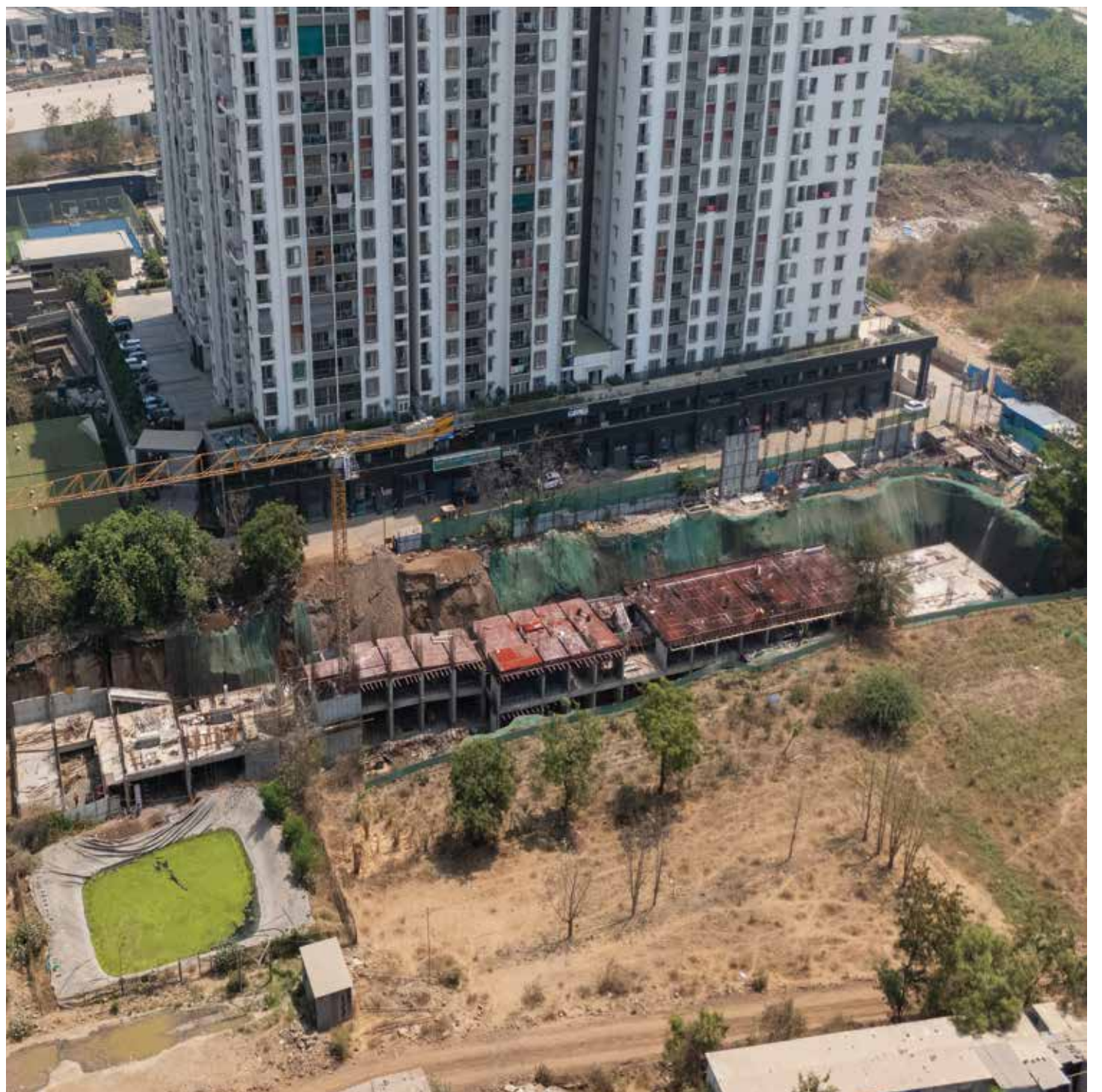
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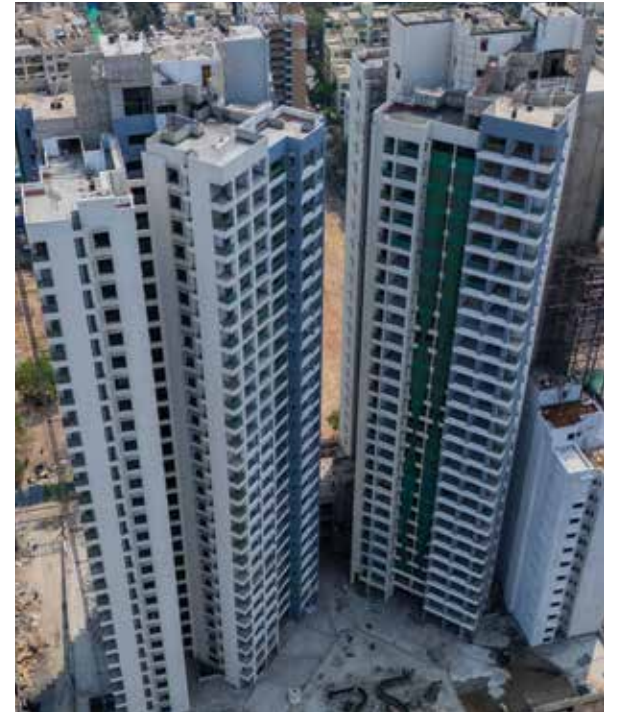
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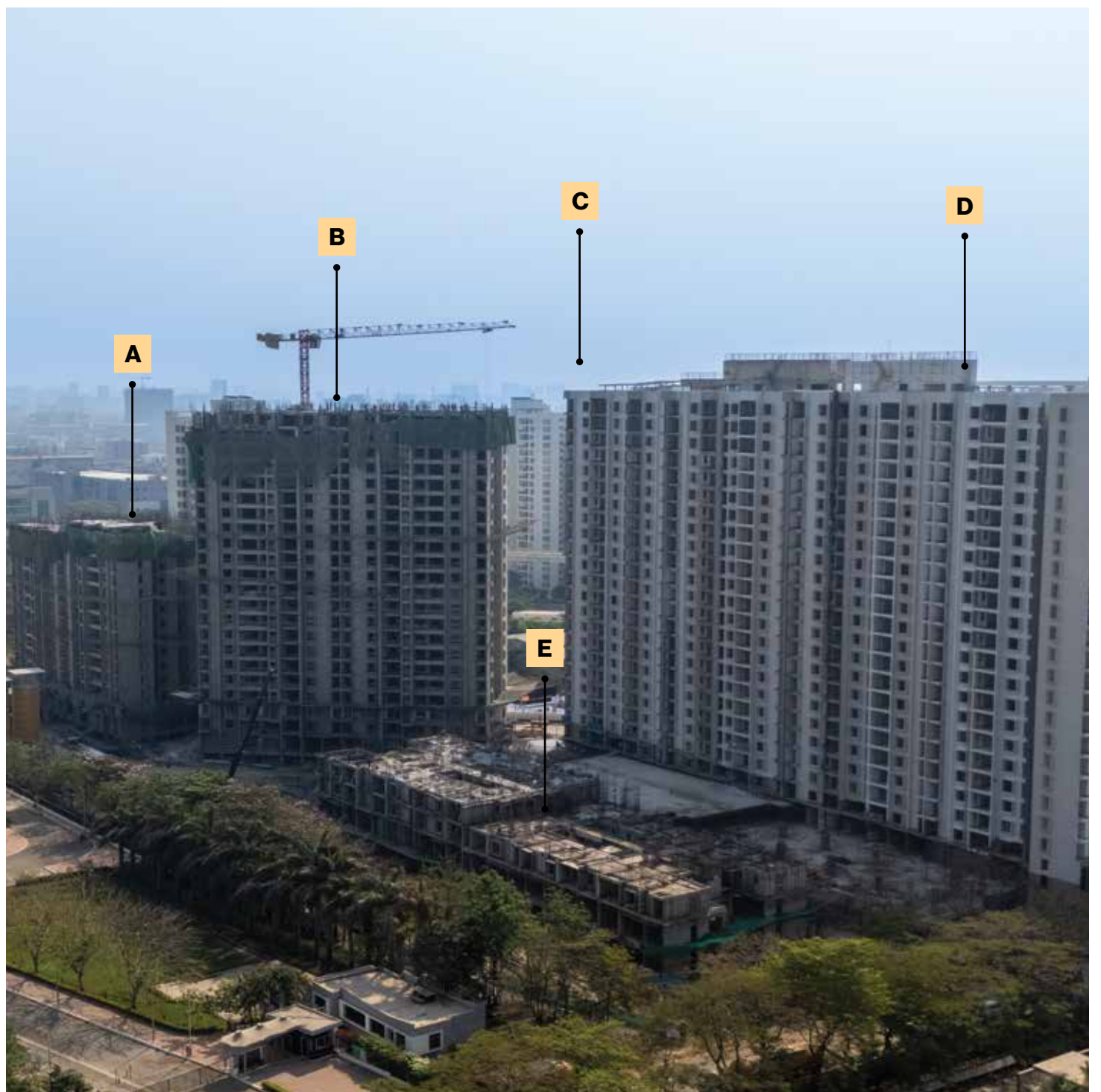
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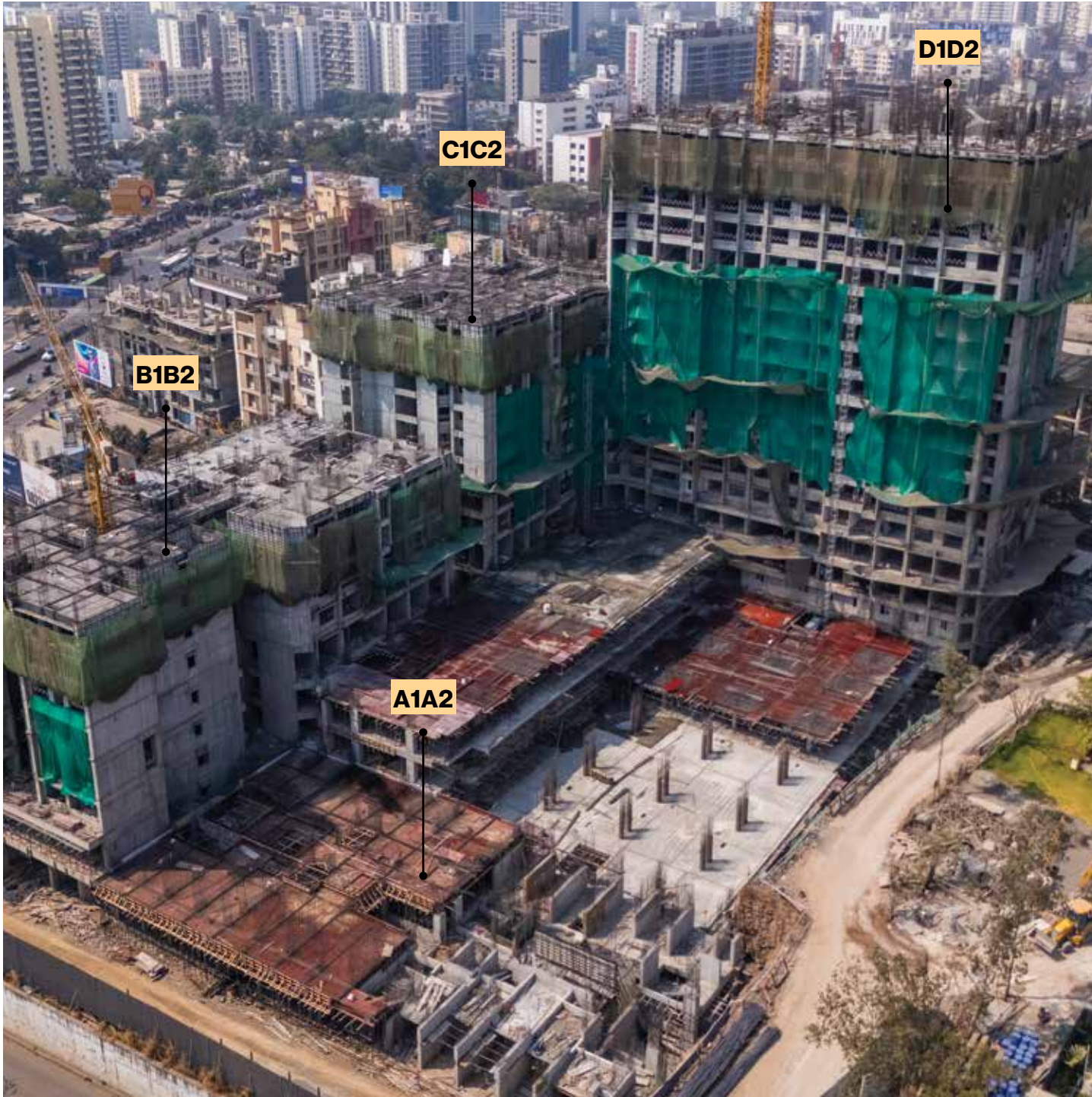
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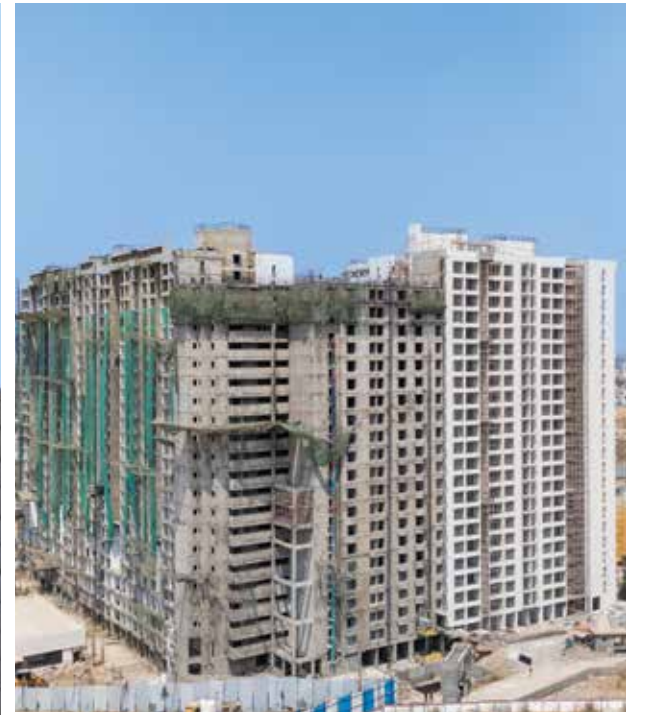
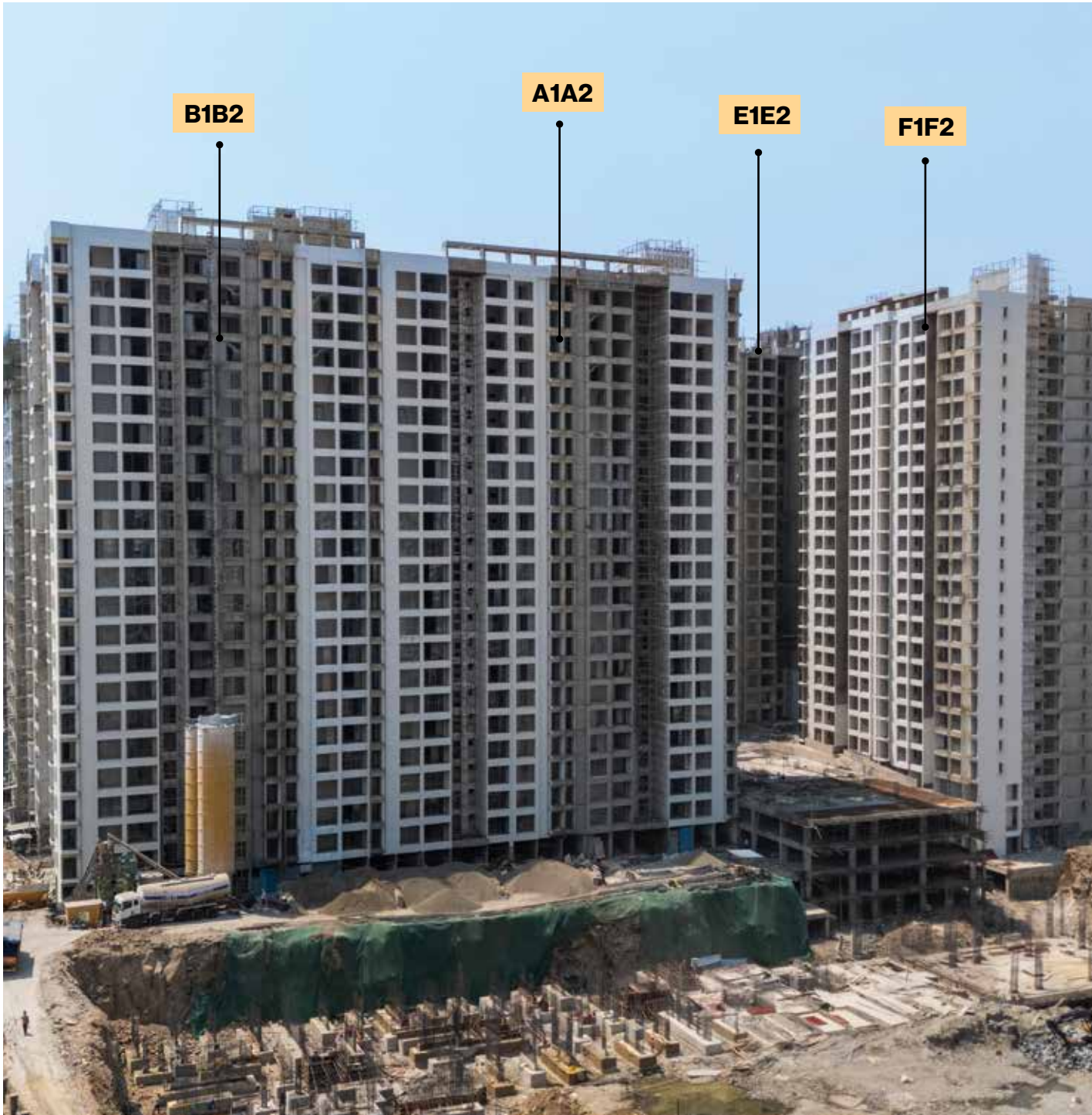
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