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## VJ & LOKMAT MEDIA SET A NEW GUINNESS WORLD RECORD

A new Guinness World Record for 'The most number of people in a double sided drum relay' was achieved by Vilas Javdekar Developers and Lokmat Media Pvt. Ltd.



पुण्याच्या ढोल-ताशा संस्कृतीची

# विश्वगर्जना !!!

शोकडो वादकांच्या गगनभेदी गरजेने देश दुमदुमला ! पुन्हा एकदा पुण्याची मान उंचावली !!!



**VILAS JAVDEKAR DEVELOPERS & LOKMAT MEDIA PVT. LTD. ORCHESTRATE HISTORY!**

**PUNE'S DHOL-TASHA RESONATES IN THE GUINNESS WORLD RECORDS!**

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## PUNE FESTIVAL 2024: WHERE OUR CITY'S HEART BEATS WITH CULTURE

The 36th Pune Festival, held from September 7 to 17, 2024, once again proved why it's the crown jewel of our city's cultural calendar. This year's celebration was extra special, with Vilas Javdekar Developers (VJ) joining in to ensure our VJ Parivaar didn't miss a beat of the festivities.



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## 'YASHWIN URBO CENTRO - WAKAD' PROJECT BAGS THE 'CREDAI BEST FACILITY GOLD AWARD' FOR THE LABOUR CAMP!



**SITE PROJECT TEAM, EHS TEAM AND LMC TEAM RECEIVING THE AWARD**



CLICK THE ICON TO SEE THE FACILITIES AT YUC LABOR CAMP

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## YASHONE INFINITEE WOWS FUTURE RESIDENTS WITH PRE-POSSESSION EXTRAVAGANZA

The YashONE Infinitee B1B2 Pre-Possession Site Visit on September 21-22, 2024, wasn't just a routine inspection – it was a celebration of dreams coming to life.



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## SWEET TRADITIONS UNITE: VJ'S GANESH UTSAV CELEBRATION BRINGS SMILES ALL AROUND

The air was filled with joy and excitement on September 9th, 2024, as all of us came together to celebrate the beloved Ganesh Utsav. Our offices and sites were a sight to behold, with team members dressed in vibrant traditional attire, creating a warm and welcoming atmosphere.



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## ONE HEART, MANY HOMES: VJ'S BAPPA MORYA 2024 UNITES COMMUNITIES IN JOY

At Vilas Javdekar Developers, our passion for creating vibrant communities shines brightest during festivals. This year's "Bappa Morya 2024" celebration across all 22 VJ Societies was a joyous affirmation of this love. The festival touched the lives of over 8500 families, creating a tapestry of shared experiences and cherished memories.



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## VJ'S HOME VISITS: BRINGING TRUST TO DOORSTEPS

At Vilas Javdekar Developers, we're taking customer relationship management to new heights with our innovative home visit initiative.



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## Wakad's Skyline Upgraded with the 'Start of Possessions' of Yashwin Supernova

The landmark project in Wakad stands as a symbol of modern urban living. Yashwin Supernova is set to elevate the lifestyle and community experience in one of Pune's most sought-after locations.

We at VJ recently experienced an incredible surge of excitement as we welcomed our future residents for their first glimpse of Yashwin Supernova in Wakad. Over four bustling days in August and September, our team had the pleasure of hosting an impressive 207 families, totaling 975 individuals, for pre-possession site visits of Building A. We're overjoyed to report a remarkable 97% turnout of invited families, a testament to the eager anticipation surrounding our nearing possession project.

These visits were more than just a preview of living spaces; they were a celebration of the upcoming lifestyle changes and the birth of a new community. We watched with delight as families explored every corner of their future homes, noting particular enthusiasm for the basement areas and designated parking spots. Many were so captivated that they made

repeat visits across the four days, eager to absorb every detail of their new abodes.

A highlight of our event was the Home Expo, where we partnered with premium brands like LivSpace and Surya Electronics to offer exclusive deals. This addition allowed our future residents to envision and plan their interiors, adding an extra layer of excitement to their homeownership journey.

Our 'Express Yourself' installation board became an unexpected star of the show. It warmed our hearts to see not just adults sharing their thoughts, but children eagerly expressing their excitement about their new bedrooms. These moments of joy and anticipation were palpable, with several families sharing their emotions with our team.

Looking ahead, we're preparing for

our scheduled VJ Samvaad (Open House) session focused on the possession process. We're pleased to see that this proactive approach has already boosted confidence among our buyers, who appreciate the

**From basement explorations to children's excited chatter about their new rooms, we're thrilled to see Yashwin Supernova already feeling like home.**

opportunity to have their concerns addressed directly.

In response to the valuable feedback we received during these visits, we're

organizing an internal alignment session at our Center of Engineering Excellence (COEE).

This initiative aims to ensure clear, accurate communication with our customers during the possession phase, underlining our commitment to their satisfaction.

The overwhelming positive response to our VJ Parivaar experience and the anticipation for our signature VJ-style possessions truly humbles us. It underscores the strong relationship we've built with our customers. As one of our team members noted,

"Our responsibility as developers increases fourfold to deliver their homes with utmost care and dedication."

As we prepare Yashwin Supernova to welcome its residents, we're filled with pride knowing that we're not just delivering a housing project – we're nurturing the birth of a vibrant, excited community. The successful pre-possession visits have set a positive tone for what we promise will be a thrilling next chapter for both our residents and our entire team at VJ.



## Pune Festival 2024: Where Our City's Heart Beats with Culture

VJ joins the celebration, bringing the magic of theater, comedy, and tradition to our VJ Parivaar

The 36th Pune Festival, held from September 7-17, 2024, once again proved why it's the crown jewel of our city's cultural calendar. This year's celebration was extra special, with Vilas Javdekar Developers (VJ) joining in to ensure our VJ Parivaar didn't miss a beat of the festivities.

The festival kicked off with a bang on September 13th, with Deputy Chief Minister Ajit Pawar as the Chief Guest, and Shri Shahu Chhatrapati Maharaj, MP from Kolhapur, presiding over the ceremony.

Talk about starting on a high note! For 36 years, the Pune Festival has been painting our city with colors of culture, art, and heritage. It's not just an event; it's a celebration of everything that makes Pune, well, Pune! From the legacy of freedom fighters like Lokmanya Tilak to the groundbreaking work of social reformers like Mahatma Jyotiba Phule and Savitribai Phule, the festival honors the spirits that have shaped our beloved city.

This year, we at VJ were thrilled to be part of this cultural extravaganza. We made sure our VJ Parivaar had front-row seats to some of the most exciting events:

**1. Jau Devachiya Gava:** A spectacular theatrical tribute to Sant Tukaram Maharaj. Who said history lessons can't be entertaining?

**2. Hasyakallol:** The Maharashtrachi Hasyajatra team had us in stitches with their comedy show. Laughter is the best medicine, after all!

**3. Rotary che Indradhanu:** A colorful mix of drama, music, and comedy by Rotarians and professional artists. Talk about a variety of entertainment!

**4. Miss Pune Festival:** The grand finale beauty pageant. We made sure all our society chairmen got to witness the glamour firsthand.

By being part of the Pune Festival, we're not just having fun (though there's plenty of that!). We're connecting with our roots, celebrating our heritage, and strengthening our community bonds. It's about remembering where we come from while looking forward to where we're going. As the curtains close on the 36th Pune Festival, we can't help but feel proud of our city and excited for what's to come. Here's to many more years of celebrating the heart and soul of Pune together!



"At VJ, we believe in building more than just homes; we're building communities. Being part of the Pune Festival allows us to connect our VJ Parivaar with the vibrant culture of our city. It's about creating memories, fostering unity, and celebrating what makes Pune special."

So, dear VJ Parivaar, did you catch any of the festival action? We'd love to hear your favorite moments! Here's to keeping the festival spirit alive in our hearts until next year!

**From theatrical tributes to comedy extravaganzas, the 36th Pune Festival brought our city's rich culture to life. This year, VJ ensured our Parivaar had a front-row seat to the magic, reminding us all why Pune's heart beats with art, heritage, and community spirit.**



LOKMAT GUINNESS WORLD RECORD

# VJ and Lokmat Orchestrate History: Pune's Dhol Tasha Resonates in Guinness World Records

351 artists from 6 pathaks create rhythmic magic, setting a new world record for largest Dhol Tasha relay and marking Lokmat's silver jubilee with an unprecedented cultural feat.



# 314

**PARTICIPANTS**

World Record: Largest Dhol Tasha relay

# 05

**HOURS**

Duration: Over 5 hours of continuous play

# 06

**PATHAKS**

renowned Pune Dhol Tasha pathaks



At Vilas Javdekar Developers, we're still reverberating with the energy of our recent monumental achievement. In a groundbreaking collaboration with Lokmat Media, we've etched our names in the Guinness Book of World Records by orchestrating the largest Dhol Tasha relay ever recorded!

The grand event, a fitting tribute to Lokmat's 25 years of journalistic excellence, transformed Mahalaxmi Lawns into a pulsating hub of Maharashtrian culture. An astounding 314 participants from 6 of Pune's most esteemed Dhol Tasha pathaks came together, their synchronized beats creating a symphony that not only echoed through Pune but now resonates on a global stage.

This wasn't merely a performance; it was a meticulously choreographed relay of epic proportions. Each participant contributed a precise one-minute performance, weaving together a continuous tapestry of rhythm that lasted for over 5 hours. The level of coordination, stamina, and sheer passion required to maintain this unbroken chain of music is a testament to the skill and dedication of Pune's Dhol Tasha community. Our own Asmita Javdekar, deeply moved by the event, shared her thoughts: "Participating

in this world record attempt was truly special. The energy of 314 participants playing together created an atmosphere that was indescribable - you had to be there to feel it. This achievement is a matter of pride not just for Lokmat and VJ, but for all of Pune. Maharashtra's rich culture has now marked its place on the world map!"

The significance of this achievement extends far beyond the realm of music. It stands as a powerful symbol of our rich cultural heritage and the unifying force of community spirit. By elevating a traditional art form to global recognition, we've showcased how deeply rooted cultural practices can captivate and inspire on an international platform. The event drew attention from various quarters, with notable figures from the worlds of media, culture, and governance in attendance. The presence of Mr. Swapnil Dangrikar, the official adjudicator from Guinness World Records, added gravitas to the occasion. The moment when he handed over the official certificate to Mr. Rishi Darda, Joint Managing Director of Lokmat Media Group, and our own Asmita Javdekar, was one of immense pride for all involved. As we bask in the afterglow of this historic feat, we're filled with profound gratitude.

Our heartfelt thanks go out to every participant who poured their energy into this performance, to the organizers who meticulously planned every detail, and to every supporter who believed in this vision. This world record is not just an accolade; it's a reflection of what we can achieve when we come together with shared purpose and passion.

At VJ, our philosophy has always been about creating more than just physical structures; we aim to build experiences that resonate with the very heart of our community. This world record stands as a shining example of that ethos - a perfect harmony of tradition, innovation, and community spirit.

As we move forward, this achievement will serve as a constant reminder of our capacity to create magic when we work in unison. It strengthens our resolve to continue fostering such initiatives that celebrate our cultural roots while pushing the boundaries of what's possible.

Here's to the rhythmic beat of progress, to the harmony of community, and to many more milestones that make our cultural heritage proud. At VJ, we're not just building homes; we're creating a legacy, one beat at a time!



## Festive season 2024 is resonating Positive vibes across the VJ Parivaar!

The festive season kick started with heartfelt conversations with our VJ Parivaar, thrilling announcements with our partners in growth and continuous engagement with all stakeholders.

On August 29, 2024, VJ hosted its highly anticipated Channel Partner Meet, drawing an impressive turnout of 800 attendees. The event marked the grand unveiling of VJ Festive Season 2024, setting the stage for an exciting nine-month sales extravaganza featuring new and attractive inventories in Pune's most sought-after locations.

The meet provided a platform to introduce our channel partners to a lineup of promising projects slated for launch over the next six months in Balewadi, Sus, Kharadi, Kharadi Central and Wakad. To further empower our channel partners and equip them for the festive season sales, VJ conducted a series of thorough training

sessions post the Channel Partner Meet. These sessions, attended by around 500 partners, delved deep into the specifics of each upcoming project, highlighting key features, unique selling points, and effective sales strategies. Our goal was to ensure that partners had a complete understanding of the offerings, enabling them to confidently and accurately represent VJ's projects to their clients.

Through this comprehensive training, our partners gained not only product knowledge but also insights into market trends, customer engagement techniques, and the evolving preferences of buyers in Pune's real estate market.

This approach has prepared them to be highly effective advocates for VJ's diverse portfolio and to maximize opportunities during the festive season.

Since September 7th, when we launched our unique festive season setup for customers, partners have

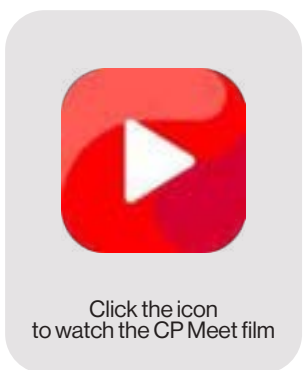
been actively engaging the potential buyers. As we embark on this seven-month journey, we're confident that the synergy between VJ's innovative offerings and our dedicated channel partners will create unprecedented opportunities in Pune's real estate market. Stay tuned for more updates as we continue to redefine the festive season in real estate!

### A TRULY SPECIAL CELEBRATION

The CP Meet was made even more memorable with a touching surprise celebration. As the event coincided with the birthday of our Vice President of Sales, Nilesh Gore, Team VJ seized the opportunity to express their appreciation. With

around 800 Channel Partners present, we orchestrated a surprise birthday celebration that left Nilesh visibly moved.

Known for his role as a mentor and 'big brother' to our entire sales team and partners network, Nilesh was overwhelmed by this gesture of affection. The spontaneous outpouring of heartfelt wishes from his peers and team members exemplified the strong bonds within the VJ family. This celebration not only added a personal touch to the professional gathering but also highlighted the warm, familial culture that defines VJ's relationships with its team and partners.





**VJ PARIVAAR UNITES: SOCIETY CHAIRMEN ZOOM CALL UNVEILS EXCITING YEAR AHEAD**

On September 5th, the virtual corridors of VJ buzzed with excitement as over 40 society leaders from 22 VJ Societies across Pune gathered for a landmark Zoom call. This interaction by Aditya Javdekar and Sarvesh Javdekar, alongside the VJ FMM and VJ Parivaar Team, marked a significant step in fostering a sense of community across all VJ Parivaar Societies.

The interaction kicked off with a concise yet comprehensive presentation by Team VJ, outlining an ambitious calendar of activities and celebrations planned for the next nine months. From the vibrant festivities of Ganpati and Navratri to the warmth of Diwali and Christmas, and from the cultural significance of Shiv Jayanti to the joy of Sankranti, VJ unveiled its

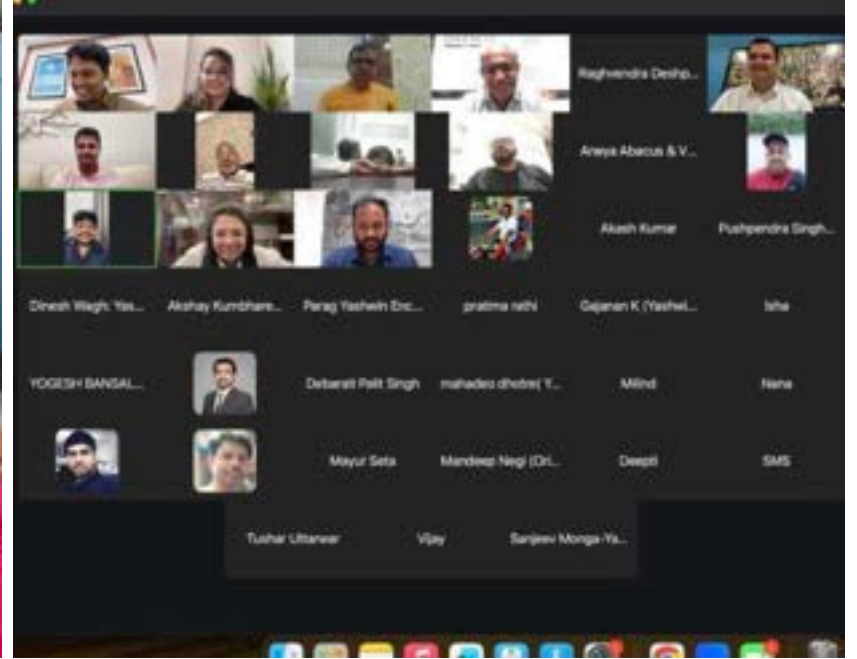
vision of bringing the entire VJ Parivaar together as one big, unified community. However, the Festive Season 2024 promises to be more than just celebrations. It's set to be a time of growth and expansion for VJ, with new project launches on the horizon, emphasizing that while sales are important, the true focus remains on building and nurturing happy communities.

Our, CEO, Mr. Aditya Javdekar introduced several exciting initiatives to strengthen the VJ Parivaar community. all designed to foster healthy competition, showcase talent, and celebrate community excellence.

The meeting also served as a platform to acknowledge the tireless efforts of society leaders in nurturing positive environments within their communities. Importantly, it established a clear, open channel for regular communication between society leaders and Team VJ, ensuring that

the community's voice remains at the heart of VJ's initiatives. As the meeting drew to a close, it transformed into a vibrant forum of ideas and experiences. Society members enthusiastically shared their thoughts and suggestions, contributing to a rich dialogue that underscored the inclusive and collaborative spirit of the VJ Parivaar. This interaction was a powerful demonstration of the unity and shared vision that defines the ethos of VJ, promising a future where every resident is not just a homeowner, but an integral part of a thriving, supportive ecosystem.

The message was clear: at VJ, the Festive Season 2024 is not just about sales and new launches, but about celebrating with the VJ Parivaar and continuously building and nurturing happy communities.



# One Heart, Many Homes: VJ's Bappa Morya 2024 Unites Communities In Joy

VJ Parivaar's Multi-Day Celebration Blends Tradition And Culture, Creating Unforgettable Moments For Every Resident.

At Vilas Javdekar Developers, our passion for creating vibrant communities shines brightest during festivals. This year's "Bappa Morya 2024" celebration across all 22 VJ Societies was a joyous affirmation of this love. The festival touched the lives of over 8500 families, creating a tapestry of shared experiences and cherished memories.

We kicked off the celebrations with a heartfelt touch - customized Sthapana Kits for each society's Bappa, ensuring a warm welcome for our beloved deity. The air reverberated with the energetic beats of Dhol Tasha Pathaks as Bappa arrived in each society, filling every heart with enthusiasm.

The Samuhik AtharvaShirsha Pathan on September 9th was a moment of collective devotion. As the clock

struck 5 PM, all 22 societies united in divine chants, creating a symphony that echoed our shared values. The preparation for this event, with online Pathan sessions days in advance, reflected our dedication to inclusive participation.

Our community leaders received exclusively curated kits, a gesture that underscored the importance we place on those who nurture our VJ Parivaar daily. A highlight of our celebration was the MahaAbhishek at the revered Shrimant Dagdusheth Ganpati Temple on September 13th.

Watching over 50 couples from across our VJ Parivaar perform this sacred ritual filled us with a sense of unity and spiritual fulfillment. It was a powerful reminder of why we love what we do - creating not just homes, but a community that shares in life's most precious moments.

The festival spirit continued with our evening game nights, bringing laughter and excitement to every corner of our community. These events, designed for all ages, strengthened bonds and created lasting memories. Moreover, each society took the initiative to organize their own events, including fancy dress competitions, cooking contests, rangoli making, and drawing competitions. This burst of creativity and participation truly brought the festival to life in every home.

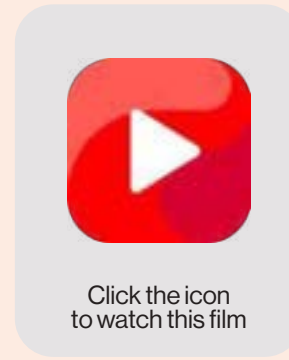
As we reflect on Bappa Morya 2024, we're filled with warmth seeing the smiles on our residents' faces.

From the devotional fervor of the AtharvaShirsha Pathan to the excitement of the Games Night, from the personalized touches for each society to the grand



MahaAbhishek, every aspect of this celebration reinforced what we at VJ strive for - creating communities where every day feels like a celebration.

We're not just building projects; we're nurturing ONE big family - the VJ Parivaar. Here's to many more celebrations, shared joys, and the continued flourishing of our vibrant community!



## VJ Parivaar's Artistic Tribute To Bappa

Drawing Competition Unveils Hidden Talents!

This Ganesh Chaturthi, our VJ Parivaar picked up their art supplies to celebrate Bappa in a unique way. As part of our "Bappa Morya 2024" festivities, we hosted a drawing competition that saw enthusiastic participation from across our societies and offices. The response was overwhelming, with entries pouring in from artists of all ages.

The resulting artworks were a feast for the eyes, showcasing not just artistic talent but also deep devotion. From traditional depictions to modern interpretations, each piece told its own story of what Bappa means to the artist. We're proud to share some of these masterpieces with you, each one a colorful prayer to creativity and our beloved Bappa.



Aahan Damle, Yashwin 2.0



Anisha, YashONE Hinjawadi



Tejas Khalokhe, Yashwin Encore



Siddhi Parsewar, YashONE Hinjawadi



Hetvi Archarya, Yashwin Orizzonte



Ira Kulkarni, West Office



Shriyash Mohankol, Yashwin Encore

Amazing drawing created by our Customer's son at our office. He came with his parents and they were busy with the parking selection.

Being sitting alone and getting bored he was reading our VJ Connect and he saw the page for drawing, then what he started drawing on the blank page on VJ Connect.

Superb Creativity!

Aarav Ohol, Yashwin Supernova



# A Glimpse Of MahaAbhishek at Shrimant Dagdusheth Ganpati

**Our hearts filled with pride when we received a soulful feedback from our VJ Parivaar.**

"We witnessed the moments of joy and emotion during the Ganeshotsav. What makes any festival truly memorable and successful is people's participation. All the residents thoroughly enjoyed the programs and activities. I would like to thank Sahil Kulkarni and the entire VJ Team for making this Ganeshotsav a truly memorable one!

**RAGHVENDRA DESHPANDE - YASHWIN 2.0, SUS**

आज मी आणि माझ्या जीवनासाठी पुण्यातील श्रीमंत दगडूशेठ हलवाई गणपतीला अभिषेक केला. गणपतीच्या दिवसात ही संधी मिळाल्याने आम्हाला खूप आनंद झाला. आम्हाला आमच्या बकेट लिस्ट मध्ये चेकमार्क जोडण्याची संधी दिल्याबद्दल आम्ही VJ परिवाराचे खूप खूप आभारी आहोत. VJ परिवारातील गिरीश हिरेमठ जी, दीपक पाटील जी आणि साहिल यांनी दिलेल्या सर्व सहकार्याबद्दल आम्ही त्यांचे आभारी आहोत. VJ परिवार माझा परिवार

**गजानन खडके, यशवीन सुखनिवास, मान-हिंजवडी**

"Thank you" Team VJ for the divine experience

**DEBHARATI - PALASH BOULEVARD, PIRANGUT**

"A big thank you to Team VJ for the excellent arrangements for Abhishek at Dagdusheth Ganapati temple. It was a great initiative, and your efforts are deeply appreciated."

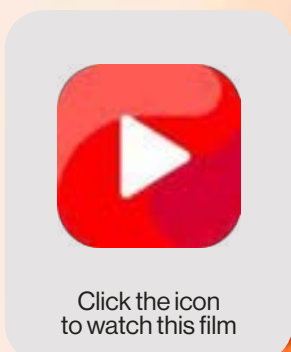
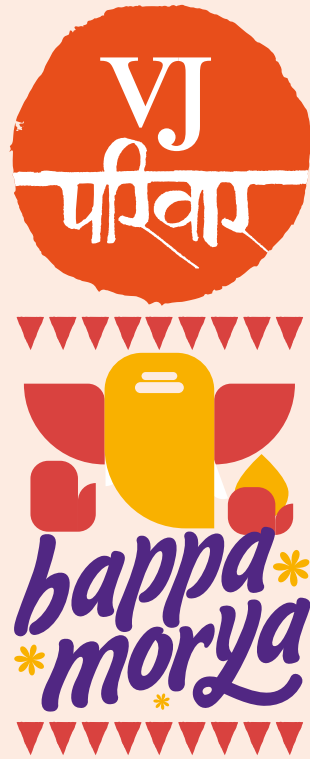
**PUSHPENDRA SINGH - YASHWIN HINJAWADI, HINJAWADI PHASE 2**

"Heartfelt thanks to VJ for providing my first-ever great experience of Abhishek and Ganpati Darshan at Dagdusheth temple. It was truly special and unforgettable."

**SANJEEV MONGA - YASHWIN ORIZZONTE, KHARADI**

"Thank you, VJ and the entire team, for organizing such an incredible and seamless Maha Abhishek at the Dagaduseth Ganapati temple. The level of detail, care, and dedication that went into planning and executing the event is truly commendable. From ensuring a smooth flow of the ceremony to maintaining an atmosphere of devotion and peace, every aspect was handled with great precision."

**RAHUL TAMBAKHE - YASHWIN ORIZZONTE, KHARADI**





PALLADIO TATHAWADE



YASHWIN SUKHWI WAS



YASHWIN ORIZZONTE



YASHONE HINJAWADI



YASHONE HINJAWADI



PALLADIO TATHAWADE



YASHONE HINJAWADI



YASHWANT, KHARADI



YASHONE HINJAWADI

*Togetherness  
of Community*



YASHWIN SUKHWI WAS



YASHWIN SUKHWI WAS



YASHWANT, KHARADI



YASHWIN 2.0



YASHWIN HINJAWADI



YASHWIN ANAND



YASHWIN ENCORE A1-A2



YASHWIN ORIZZONTE



YASHWIN ENCORE A1-A2



YASHWIN 2.0



YASHWIN SUKHWI WAS



YASHWIN ANAND



YASHWIN ENCORE



YASHWIN 2.0

*Traditions  
& Culture*



YASHWIN ORIZZONTE



YASHWIN JEEVAN



YASHWIN ORIZZONTE



YASHWIN 2.0



PALLADIO TATHAWADE



YASHONE HINJAWADI



YASHONE HINJAWADI





EAST OFFICE



EAST OFFICE



CENTRO OFFICE



YASHONE HINJAWADI



YASHWIN ENCORE B1B2



EAST OFFICE



YASHWANT, KHARADI



YASH 101



YASHWIN SUKHWAS



YASHWIN NUOVO CENTRO SITE TEAM



WEST OFFICE



INDILIFE KHARADI



EAST OFFICE



HEAD OFFICE



Festive Vibes



YASHWIN NUOVO CENTRO SITE TEAM



WEST OFFICE



EAST OFFICE



ALUFORM FACTORY



VJ SHABBASKI INITIATIVE

# Monthly 'Shabbaski' Ritual: Fostering a Culture of Appreciation amongst VJ Team

The August edition unites 65 groups across offices and sites, embodying the 'We Love What We Do' spirit.

At Vilas Javdekar Developers, our mantra "We Love What We Do" comes to life through our monthly 'Shabbaski' celebration. Our offices and construction sites once again buzzed with the energy of recognition and team spirit.

The impact of this monthly tradition continues to grow, with 22 office groups and 43 site groups coming together to celebrate their colleagues' achievements. It's an initiative that sets a culture where appreciation is not just an occasional gesture, but a regular practice.

The August edition saw familiar scenes of joy and camaraderie. Senior leaders shared insights and targets, while Project Managers took pride in acknowledging their team's hard work. The excitement was palpable as employees were recognized in front of their peers, with

some even joining via video call to ensure no one missed out on the celebration.

Nominated employees were treated to chocolate boxes and certificates to follow as lasting mementos of their contributions. These moments of recognition, shared on our 'Vibe' module on Darwinbox, continue to inspire long after the event.

What makes 'Shabbaski' truly special is its role in strengthening our community. Employees sharing their stories and experiences created a ripple effect of motivation. The Human Resources team's efforts in organizing these monthly events have not gone unnoticed, with many expressing their appreciation for this regular opportunity to

connect and celebrate. As we wrap up another successful 'Shabbaski', it's clear that this monthly tradition is a reflection of who we are at Vilas Javdekar Developers. It's how we show that we truly love what we do, and that we value the people who make our success possible.

By consistently recognizing excellence, fostering teamwork, and celebrating our shared achievements, we're not just building projects – we're building a stronger, more motivated team of professionals. And as we look forward to next month's 'Shabbaski', we're reminded that in our organization, every day is an opportunity to appreciate and be appreciated.



GANPATI CELEBRATIONS AT VJ

# Sweet Traditions Unite: VJ's Ganesh Utsav Celebration Brings Smiles All Around

Colourful traditional attire, 'Ukadiche Modak', and bonds over heartwarming Ganesh-themed activities

The air was filled with joy and excitement on September 9th, 2024, as all of us came together to celebrate the beloved Ganesh Utsav. Our offices and sites were a sight to behold, with team members dressed in vibrant traditional attire, creating a warm and welcoming atmosphere.

In the spirit of sharing and caring, we distributed 'Ukadiche Modak' - a sweet treat that's close to our hearts - to everyone at VJ, including our invaluable housekeeping and security staff. It was heartwarming to see smiles all around as we indulged in this festive delicacy together.

The highlight of our celebration was a fun and engaging activity where we divided into groups to list unique names of Ganpati. There was a buzz

of excitement as teams put their heads together, sharing knowledge and laughter in equal measure. It wasn't just about winning; it was about coming together and appreciating our rich culture.

Perhaps the most precious gift of the day was the chance to step away from our busy routines and simply enjoy each other's company.

Colleagues became friends, and our VJ team grew closer. We captured these beautiful moments and shared them on our 'Vibe' module, allowing everyone to relive the day's magic. Through this heartfelt celebration, we at VJ reaffirmed what's truly important to us - our shared traditions, our bonds of friendship, and the joy of being part of this wonderful team.



Perhaps the most precious gift of the day was the chance to step away from our busy routines and simply enjoy each other's company. Colleagues became friends, and our VJ team grew closer.

**UPCOMING VJ SAMVAAD DATES**

**04** Oct, Friday  
**YASHONE INFINITEE**

**11** Oct, Friday  
**YASHWIN NUOVO CENTRO**

**18** Oct, Friday  
**YASHWIN URBO CENTRO**

**19** Oct, Saturday  
**YASHWIN SUPERNOVA**

**25** Oct, Friday  
**PALLADIO KHARADI CENTRAL**

## VJ Samvaad: Building Bonds Beyond Bricks and Mortar

### Yashwin Enchanté Homeowners Get the Inside Scoop

On 31st August, Yashwin Enchanté's Wings A, B & F homeowners gathered for an enlightening VJ Samvaad session.

Mr. Sarvesh Javdekar, Technical Director, and Mr. Sagar Kale, VP – Engineering and Construction, led the meeting, offering valuable insights into the project's progress and technical features.

The session addressed queries about nearby infrastructure, demonstrating VJ's commitment to holistic development. As the meeting concluded, attendees fondly recalled past VJ Parivaar events and eagerly anticipated future gatherings, highlighting the strong community spirit fostered by VJ.

### Yashwin Supernova Wing A Gears Up for Possession

16th September marked a crucial VJ Samvaad session for Yashwin Supernova Wing A homeowners as they approached the exciting milestone of possession. Mr. Sagar Kale and Mr. Subhash Belgaonkar from Engineering and Construction provided key technical insights, while Mr. Sanket Bhor, GM of Marketing, detailed possession timelines and processes.

A standout feature was Mr. Girish Hiremath's presentation on Facility Management, equipping homeowners with essential information for a smooth transition into their new homes. This comprehensive approach showcased VJ's dedication to supporting homeowners at every step of their journey.

### YashONE Eternitee Homeowners Get a Glimpse of Their Future Homes

20th September, YashONE Eternitee's Wings A, B & E homeowners gathered for an informative VJ Samvaad session. Mr. Sagar Kale and Mr. Subhash Belgaonkar provided technical updates and clarified utility specifications, giving attendees a clear picture of their future homes.

The session walked homeowners through the construction journey and upcoming timelines leading to possession. True to VJ's people community-centric approach, the meeting also celebrated past VJ Parivaar events and built excitement for future experiences, reinforcing the bonds within the VJ Parivaar.

September sessions at Yashwin Enchanté, Yashwin Supernova, and YashONE Eternitee blend technical insights with community spirit.

VJ Samvaad is a series of interactive Zoom sessions connecting senior management with homeowners across projects. These unique online meetings offer:

- Real-time updates on construction progress
- Insights into technical specifications and utilities
- Previews of upcoming events
- Open forums for questions and feedback

Through VJ Samvaad, homeowners stay informed about their future homes, gain clarity on the journey ahead, and actively engage with the VJ team. This initiative transforms homeowners into active participants in their home-buying journey, fostering trust and community in the VJ Parivaar.



**3 October, Thursday**  
Color - Yellow

**4 October, Friday**  
DAY 2 - Green

**5 October, Saturday**  
DAY 3 - Grey

**6 October, Sunday**  
DAY 4 - Orange

**7 October, Monday**  
DAY 5 - White

**8 October, Tuesday**  
DAY 6 - Red

**9 October, Wednesday**  
DAY 7 - Blue

**10 October, Thursday**  
DAY 8 - Pink

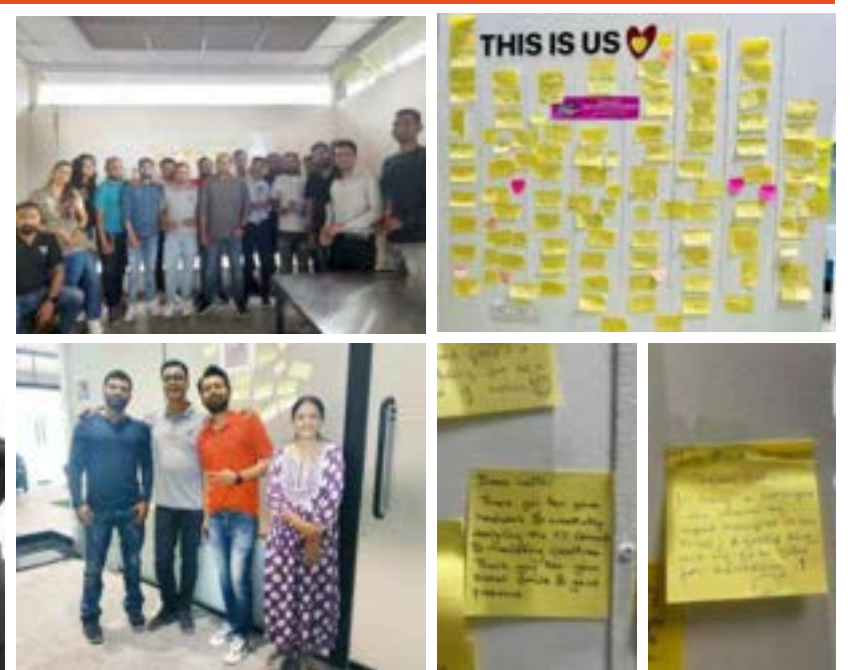
**11 October, Friday**  
DAY 9 - Purple

## #VJkaVibe

### VJ's Gratitude Day: Small Gestures, Big Smiles

A DAY OF APPRECIATION UNITES VJIETS

On September 21, 2024, VJ offices and sites buzzed with heartfelt thanks. Employees shared messages on 'Vibe', gratitude walls, and WhatsApp, appreciating colleagues across teams. This simple event filled the air with joy and warmth, boosting our culture of mutual respect. It proved that a little gratitude goes a long way in strengthening our VJ family bonds.



### VJ Sports Day Countdown Begins - 30 Days To Go!



# YashONE Infinitee Wows Future Residents with Pre-Possession Extravaganza

VJ's innovative blend of site visits and Home Expo delights 221 families, showcasing the true essence of VJ Parivaar.



The YashONE Infinitee B1B2 Pre-Possession Site Visit on September 21-22, 2024, wasn't just a routine event – it was a celebration of dreams coming to life. With an impressive 96.50% of RSVP'd families attending, the event showcased Vilas Javdekar Developers' commitment to creating memorable experiences for our VJ Parivaar.

The "Express Yourself" board became an unexpected star of the show, with both adults and children eagerly sharing their excitement about their future homes. This simple yet effective touch allowed families to connect emotionally with their new living spaces, creating lasting memories even before move-in day.

Our innovative approach of combining the site visit with a Home Expo proved to be a masterstroke. Families appreciated the convenience of exploring

additional services right when they were most required – standing in their soon-to-be homes. This timing perfectly aligned with their needs, truly embodying the VJ Parivaar experience.

The quality of construction left a lasting impression, with

## From express yourself boards to on-site expos, VJ turns pre-possession visits into unforgettable family moments

some visitors handing in blank observation sheets, accompanied by glowing praise for the VJ engineering team. This vote of confidence speaks volumes about our commitment to excellence. Looking ahead, the announcement

of a dedicated VJ Samvaad session focusing on the possession process was met with enthusiasm. This proactive step in addressing concerns and questions has significantly boosted customer confidence during this crucial phase.

While we did encounter a few questions regarding customizations displayed on the HtoH portal, our on-site team swiftly addressed these concerns, demonstrating our responsive customer service.

As we wrap up this successful event, it's clear that the VJ style of engagement – personal, innovative, and family-focused – has once again set us apart. With smiles on their faces and excitement in the air, our future residents are more eager than ever to begin their journey in their new YashONE Infinitee homes.

- 96.50% attendance rate with 899 visitors over two days
- "Express Yourself" board captivates both adults and children
- Home Expo seamlessly integrated, offering timely services
- Customers praise construction quality and VJ engineering team
- Upcoming VJ Samvaad session on possession process highly anticipated



### CRM TEAM FEATURE

## VJ's Home Visits: Bringing Trust to Doorsteps

CRM team elevates customer service with personalized home meetings, turning skeptics into loyal clients

At Vilas Javdekar Developers, we're taking customer relationship management to new heights with our innovative home visit initiative. This personalized approach is transforming how we connect with our clients, bringing our expertise and dedication right to their doorsteps.

evening, concluding at 9:00 PM on a Thursday. The client's words resonated deeply with our team member: "We trust VJ, but we see trust in YOU as a person, and that's why we're booking! You brought that trust to our doorstep." This moment of connection, happening in the client's own space, perfectly encapsulates the essence of our home visit initiative.

**At VJ, we don't just sell homes; we build relationships that last a lifetime**

One such delightful interaction was with Mr. Saurabh Galande, owner of a popular restaurant in Wakad. Meeting him at his home allowed for a comfortable, in-depth discussion about his recent booking at PBC-T2-1704. The relaxed setting enabled us to address all his queries thoroughly, ensuring he had all the information he needed. This personal touch made the interaction truly memorable, embodying our commitment to customer delight. But it's not just about new clients.

Take Gaurav Agarwal, for instance. Initially dissatisfied after his visit three months ago, our team took the initiative to understand and address his concerns. Through dedicated follow-ups and tailored solutions, we not only resolved his issues but also earned his trust. Now, Gaurav is committed to investing in all his future real estate ventures with VJ - a testament to our customer-first approach.

Our commitment knows no time bounds. A recent PBC outbound meeting extended into the late

At VJ, we believe that real estate is not just about properties; it's about people and relationships. By bringing our services to our clients' homes, we're not just selling apartments - we're building trust, understanding unique needs, and creating lasting connections. It's this personal touch that transforms skeptics into loyal clients and makes every interaction a step towards lifelong relationships.

As we continue to innovate in our customer service approach, home visits stand as a shining example of VJ's commitment to going above and beyond for our clients. It's not just about closing deals; it's about opening doors to trust, understanding, and mutual respect.



- CRM team introduces home visits for client convenience
- Personalized meetings address doubts and build trust
- Success stories include a restaurant owner and a previously dissatisfied client
- Late-night commitment showcases dedication to client satisfaction



INNOVATING REAL ESTATE

# VJ Revolutionizes Real Estate with Experiential Showcase and Engineering Expo

Vilas Javdekar is leading a transformation in real estate with its groundbreaking approach to engaging buyers. Recently, VJ hosted an Experiential Showcase at Palladio Balewadi Central (PBC), offering a unique blend of immersive property experiences and an insightful Engineering Expo. This experience provided our esteemed customers with both the emotional connection to the spaces and a clear understanding of the technology and materials behind the construction.

### EXPERIENTIAL SHOWCASE: CONNECTING BEYOND NUMBERS

While real estate traditionally leans on typical jargons, VJ is breaking away from the norm by embracing immersive experiences. At the PBC Experiential Showcase, customers were invited to engage with the essence of luxury living, moving beyond technical metrics to immerse themselves in the lifestyle these homes promise.

Instead of merely touring a project site, potential buyers could feel the atmosphere, design, and thoughtful features that reflect the elevated experience of living in a VJ home.

By creating an environment that highlights the emotional and sensory aspects of owning a luxury home, VJ elevates real estate marketing beyond basic transactions. Buyers are no longer seeing just a house—they're envisioning their future, surrounded by luxury, comfort, and innovation.

This immersive approach speaks to the aspirations of modern buyers, who desire a deeper emotional connection to the space they may one day call home.

### ENGINEERING EXPO: TRANSPARENCY IN CRAFTSMANSHIP

An exceptional addition to the experience was the Engineering Expo, which gave customers a behind-the-scenes look at the engineering mechanisms, construction technology and

material quality that form the backbone of their future homes. This transparent approach allowed potential buyers to explore our advanced construction techniques, high-quality materials, and innovative solutions that ensure long-term durability and safety.

The expo demonstrated VJ's commitment to quality, offering a deeper understanding of the craftsmanship and technical expertise that goes into every home. It reassured customers about the value and reliability of their investment, building trust and confidence in VJ's approach to building homes.

### REDEFINING SALES: SELLING BEYOND SQ. FT.

Real estate aligned with the experiential approach is the need of the hour. During the workshop, the sales team was trained to shift the focus to the experience of living in a multiutility studio. This strategy allows clients to engage in conversations that emphasize the lifestyle, utility, comfort, and design elements, rather than unit plans and dimensions.

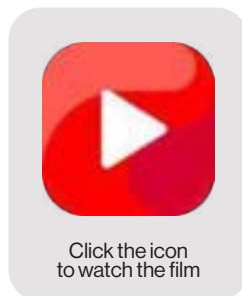
This new approach was further solidified at VJ Indilife Kharadi, a project featuring utility studios. The sales team there underwent a workshop called "Selling Beyond Sq. Ft.", where they were trained to avoid focusing on the size of the studio or floor plans or pricing. Instead, the emphasis was placed on helping potential buyers envision the flexibility, comfort, and modern living that a well-designed studio offers.

### VJ'S VISION: THE FUTURE OF REAL ESTATE

Vilas Javdekar is not just building homes—we are creating experiences and fostering trust. Through our Experiential Showcases, transparent Engineering Expos, and a sales approach that focuses on the value of living, VJ is reshaping how real estate is presented and experienced.

VJ's forward-thinking approach ensures that buyers invest in a lifestyle and a vision, rather than just a property. It's about offering more than a piece of real estate—it's about delivering a complete, high-quality living experience that goes beyond Sq.Ft.

Have you visited your "स्वतःचा घर" yet?



## TRAINING CALENDAR - OCT 2024

These trainings are for VJ employees only

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		01 • VJ Induction	02 • VJ Induction	03 • LIC - Conflict Management • LIC - Time Management	04 • Performance Pulse	05 • LIC - Basics of Communication • Performance Pulse
06	07 • Time Management	08 • LIC - Conflict Management	09 • LIC - Basics of Communication	10 • Performance Pulse	11 • LIC - Basics of Communication • Performance Pulse	12 • Building an agile organisation
13	14 • VJ Induction	15 • VJ Induction	16 • Customer Centricity	17 • Step Up - Importance of Upskilling • Leadership Skills - Empowerment Through Delegation	18 • Customer Centricity	19 • LIC - Basics of Excel
20	21 • LIC - Basics of Excel	22 • LIC - Building an Agile Organization • LIC - Basics of Communication	23 • Step Up - Importance of Upskilling	24 • PC/PP/RR	25 • Giving Feedback in a right way	26 • LIC - Intermediate Excel
27	28	29	30			

## Building Dreams, Empowering Lives: VJ's Construction Workers Shine with CREDAI Kushal Certificates

Over 13,000 labours skilled in last 4 years across 1500 batches.

In a celebration of skill, dedication, and human potential, Vilas Javdekar Developers recently hosted a momentous certificate distribution program for its construction workers who completed the CREDAI Kushal training. The event, held at the YUC Sales Office, was a showcase to VJ's unwavering efforts to its workforce and the broader real estate industry.

The ceremony was graced by esteemed guests including Mr. Nikhil Walke, Assistant Labour Commissioner, and Mr. Kapil Trimal from CREDAI Kushal. Their presence underscored the significance of this achievement for VJ.

At VJ, we take immense pride in referring to our labour as 'construction workers', a title that reflects the respect and dignity they rightfully deserve. This isn't just a change in terminology; it's a shift in perspective that lies at the heart of our people-first philosophy. To date, we have invested in the skill development of over 13,000 construction workers. This initiative goes beyond mere training; it's about empowering individuals, enhancing their earning potential, and elevating the overall quality of

construction. By focusing on our workforce's growth, we ensure that our promise of quality construction is consistently met and exceeded.

The CREDAI Kushal program, a collaborative effort between CREDAI-Pune Metro and the National Skill Development Corporation (NSDC), aims to bridge the gap between the demand and supply of skilled workers in the construction industry. It offers specialized training in six crucial trades: Carpentry/formwork/centering, Fitting and bar bending, Masonry, Plumbing, Tiling, and Painting.

**At VJ, we don't just build structures we build careers and uplift lives.**

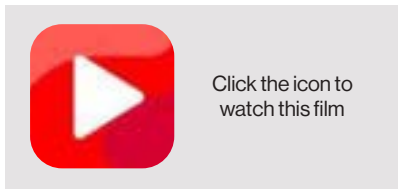
We believe that by investing in our workers, we're not just improving their skills - we're transforming lives. The enhanced skills lead to better wages, improved living standards, and a sense of pride in their craft.

As we congratulate our newly certified 200 construction workers,



we're reminded of the ripple effect of such initiatives. Each skilled worker represents a family uplifted, a community strengthened, and a step towards a more robust and quality-driven construction industry.

At Vilas Javdekar Developers, we remain committed to this path of empowerment and excellence. As we continue to build structures that stand tall, we're equally dedicated to building careers and lives that stand strong. Here's to many more milestones in our journey of building dreams and empowering lives!



## Joyful Echoes at VJ Labour Camps: Dahi Handi Lights Up Young Lives

At Vilas Javdekar Developers, our vision of creating happy communities begins right at our doorstep - quite literally. This year's Dahi Handi celebration at the Door Steps School in our labour camps was a vibrant showcase to this thought process.

The air was filled with laughter and excitement as children, adorably dressed as Radha and Krishna, gathered to participate in the festivities. Their eyes sparkled with anticipation as they formed human pyramids, reaching for the dahi

handi. It was a heartwarming sight that highlighted why we love what we do.

These moments of joy are precious, especially in the context of our labour camps. We believe in fostering a pleasant and nurturing environment not just for our homeowners, but for the hands behind these homes. Seeing the families cherish these celebrations reminds us of the importance of our holistic approach to community building.

It starts here, in these moments of shared joy and celebration, laying the foundation for a brighter, more inclusive future.



## VJ Strikes Gold: Elevating Labour Welfare to New Heights

YUC Labour Camp Clinches Top Honor at CREDAI-Pune Metro's Pride Best Facility Awards 2024



Vilas Javdekar Developers has once again demonstrated its excellence, this time in the crucial area of labour welfare. At the prestigious Pride Best Facility Awards 2024, hosted by CREDAI-Pune Metro on August 31, 2024, our YUC labour camp secured the Gold award, setting a new benchmark in the industry.

The event, held at the CREDAI-Pune Metro Auditorium in Pune, was graced by distinguished guests including Shri. Shailendra Pol, Additional Labour Commissioner of Pune Division, as the Chief Guest. The awards recognize outstanding contributions to labour welfare and excellence in construction practices, areas where VJ has consistently shown leadership.

This remarkable achievement showcases the dedicated efforts of John Marian, Suresh Mahale, Hemant Jadhav, Sagar Kale, and the entire VJ team, working under the visionary leadership of Sarvesh Javdekar. Their drive to create not just a labour camp, but a home away from home for our workers, has set a new standard in the industry.

The victory has sparked enthusiasm and pride across the company, with leaders and team members alike celebrating this significant milestone. Here's what some of our key leaders had to say:

**Vilas Javdekar, Founder Chairman, expressed his joy:** "Congratulations Team VJ! Eagerly awaited and well deserved! Great achievement!"

**Aditya Javdekar, CEO, shared his vision for the future:** "Well done TeamVJ Proud of you. Let's set this standard for all projects across VJ"

**Sarvesh Javdekar, Technical Director, reflected on the journey:** "Amazing work by team VJ!! So proud of what you have achieved at YUC camp. I remember last year when John sir set the target of achieving Gold this year and he kept his promise with the support of Nitin, Hemant, Sagar and EHS team. Keep it up team."

**Ketakee Devdhar, Vice President (DDSLR Team), praised the team's efforts:** "Awesome work, Team VJ! This indeed sets such good standards for our future



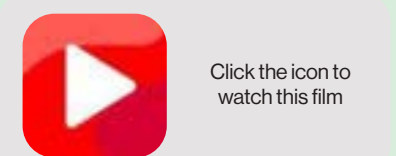
projects also! Well done and Many Congratulations on winning the Gold award!"

**Anuja Sathe, Finance Head, painted a vivid picture of the camp:** "It actually felt like watching a film of a movie set...that's how good it looks!! Very pleasant, vibrant and positive!! Really better living conditions for those building our homes! Congratulations to all those involved and the entire Team VJ! Super proud of All!! Well deserved Award!!"

This Gold award is more than just a recognition of our efforts; it's a reflection of VJ's core values and our dedication to those who work tirelessly to bring our projects to life. The YUC labor camp stands as a shining example of what can be achieved when a company truly cares for its workforce.

As we celebrate this achievement, we're also looking to the future. This award sets a new baseline for VJ, challenging us to maintain and even exceed these standards across all our projects. It's a pledge to continuous improvement, to always striving for better living and working conditions for our labor force.

In winning this award, VJ has not only reinforced its position as a leader in responsible and innovative development practices but has also set a new benchmark for the entire industry. We're proud to be at the forefront of positive change, creating spaces that truly care for every individual involved in bringing our vision to life. Here's to the incredible team that made this possible, and to many more milestones on our journey to excellence!



# Microsoft Says 'Yes' to Pune: What This Means for Our Home



## What the tech giant's new land buy means for Pune, Jobs, growth and a brighter future

In a significant development that reaffirms Pune's standing as a growing hub for technology and innovation, Microsoft has acquired two substantial parcels of land in Hinjawadi. This move signals the tech giant's continued interest in expanding its presence in India, tapping into the talent pool and infrastructure that Pune has to offer. The acquisition is expected to have far-reaching impacts on Pune's economy, particularly its tech and real estate sectors, as Microsoft plans to establish a state-of-the-art campus here.

India has long been a key market for Microsoft, both in terms of revenue generation and talent acquisition. With its rapidly growing digital economy, favorable government policies, and a strong focus on innovation, India has become a strategic location for global tech giants. Microsoft's decision to expand its footprint in Pune is a part of this broader strategy, as the city has emerged as a technology-driven hub, particularly in sectors like IT services, software development, and data analytics. This new land acquisition points towards the company's intent to leverage Pune's ecosystem to develop cutting-edge solutions in fields like cloud computing, artificial intelligence (AI), and digital transformation.



### WHY PUNE?

Pune's rapid transformation from a quiet, educational city to a bustling technology and business hub has made it an attractive destination for global corporations. The city offers a unique blend of a highly skilled workforce, excellent educational institutions, and modern infrastructure, making it a top choice for multinational companies looking to expand their operations in India.

The presence of top-tier engineering colleges and universities in Pune ensures a steady pipeline of talent in fields like computer science, engineering, and information technology. This educational prowess, combined with Pune's lower cost of living compared to cities like Mumbai or Bengaluru, gives it a competitive edge.

Additionally, Pune's proximity to Mumbai and its well-developed transportation network—including a growing metro system and a soon-to-be expanded international airport—makes it even more appealing for companies like Microsoft.

### EXPECTED IMPACT ON PUNE'S ECONOMY

Firstly, the establishment of a large Microsoft campus will create direct and indirect employment opportunities for thousands of people. The tech sector in Pune, which is already thriving with the presence of companies like Infosys, TCS, and Cognizant, is expected to benefit significantly from the expertise and resources that Microsoft brings.

The real estate market in Pune is also likely to experience a surge in demand as a result of this acquisition. The influx of employees and associated businesses will drive up demand for commercial and residential properties in the city, especially in areas close to the upcoming Microsoft campus. This is expected to boost the value of real estate in Pune, contributing to the overall growth of the local economy.

### A FUTURE TECH HUB

With Microsoft joining the ranks of global corporations investing in Pune, the city is set to solidify its reputation as a major technology hub in India. The presence of Microsoft will not only enhance Pune's global visibility but will also contribute to its growing status as a center for innovation, research, and development in cutting-edge technologies.

This move reinforces Pune's position as a rising star in India's tech landscape and sets the stage for continued growth and investment in the coming years.



# MahaRERA Explained



## MahaRERA To Revamp Its Official Website To Enhance User Experience

Maharashtra Real Estate Regulatory Authority (MahaRERA) is on the cusp of launching a significant overhaul of its digital platform. The upcoming launch of Maha-Complaint and Regulatory Integrated Technology Implementation (Maha-CRITI) on August 31 marks a pivotal shift towards streamlining operations and improving transparency.

The existing MahaRERA website, which has been operational for over seven years, served as a crucial tool for registering projects, filing complaints, and managing regulatory compliance. However, with increasing traffic—rising from 5,000 daily visitors to over 34,000—the need for a comprehensive website became apparent. The surge in user interactions strained the existing system, highlighting the need for enhanced functionality, faster processing times, and better user experience.

As Ajoy Mehta, Chairman of MahaRERA, noted, the interactions on the website have multiplied, requiring the platform to adapt to increased traffic and provide reliable information swiftly.

### KEY FEATURES OF THE MAHA-CRITI SYSTEM

**Enhanced User Experience:** One of the primary objectives of the revamped platform is to create a more intuitive and streamlined user interface. The goal is to allow stakeholders, such as homebuyers, developers, and real estate agents, to access critical information with ease. Improved navigation, search functionalities, and personalized dashboards will make it simpler to manage projects, file complaints, and track progress.

**Data Analytics and Business Intelligence:** The new system integrates advanced data analytics and business intelligence features.

These tools will help stakeholders generate insightful reports on project statuses, regulatory compliance, and timelines. For MahaRERA officials, this means a better overview of project progress.

**Personalized Dashboards:** Developers, agents, and homebuyers will each have customized dashboards that display relevant information at a glance. For example, developers can view reminders for upcoming deadlines, submit quarterly reports, and monitor project milestones. Similarly, homebuyers can track the status of their complaints and view project progress, ensuring greater transparency.

**Mobile Application and AI-Driven Chatbots:** A new mobile application will make it easier for users to access the platform on the go, while AI-driven chatbots will provide real-time assistance for common queries. This feature will be especially useful for homebuyers seeking quick answers to questions about project details, complaint statuses, or regulatory requirements.

**Complaint Management:** The revamped system promises to simplify the grievance redressal process for homebuyers. Filing complaints will become more straightforward, with clear guidelines and real-time tracking of complaint statuses. This feature aims to expedite the resolution of grievances, promoting fairness and accountability within the real estate sector. MahaRERA has urged all stakeholders to complete any necessary tasks before the August 13 deadline to avoid disruptions. The new system is scheduled to go live on the midnight of August 31, fully operational with all its enhanced features.

# 6 Crucial Reasons Why Bye-Law Compliance Makes or Breaks Your Housing Society

From smooth operations to legal safeguards: Discover how following the rules elevates community living.

Cooperative housing societies are governed by a set of rules and regulations called bye-laws. These bye-laws serve as the foundation for managing the society's affairs, ensuring transparency, accountability, and smooth operations. The importance of compliance with these bye-laws cannot be overstated, as it directly impacts the efficiency of the society and the harmony among its members. Here are 6 reasons why bye-law compliance is important to understand and follow.

## 1. Ensures Smooth Functioning

Bye-laws establish a framework for the society's day-to-day functioning. They provide clear guidelines for everything from how maintenance funds are collected and utilized to how disputes between members should be resolved. Compliance with these regulations ensures the society functions smoothly.

## 2. Promotes Transparency

One of the key principles of cooperative housing societies is transparency in management. Bye-laws dictate the roles and responsibilities of both the management committee and the members, ensuring that no one can act outside the framework of rules. For instance, all financial

transactions are required to be transparent, and the management committee must keep members informed about the society's financial health through regular audits.

## 3. Protects Members' Rights

Bye-laws safeguard the rights of individual members. These rights include the ability to participate in general body meetings, vote on important matters, and contest elections for the management committee. Additionally, they outline procedures for addressing grievances and resolving conflicts within the society. This fosters a sense of fairness and inclusion.

## 4. Reduces Disputes

Housing societies often face conflicts between members or between members and the

management committee. Many of these disputes arise when there is non-compliance with the bye-laws. For example, issues related to property usage, non-payment of maintenance charges, or unauthorized alterations to apartments can create friction. When everyone follows the set rules, disputes are minimized as the guidelines provide a clear pathway for resolving issues.

## 5. Legal Safeguards

Cooperative housing societies are legal entities, and non-compliance with bye-laws can have serious legal implications. For instance, members or management committee members who fail to follow the bye-laws may be subject to penalties or legal action on the society. Adhering to the bye-laws not only protects the society from legal troubles but also ensures its long-term sustainability.

## 6. Efficient Decision-Making

Bye-laws lay down the procedures for decision-making within the society, whether it's about financial



decisions, infrastructural changes, or electing new committee members. Compliance with these procedures allows for orderly decision-making, where the voices of all members are heard, and consensus is reached in an organized manner.

Compliance with bye-laws is essential for the smooth and harmonious functioning of any cooperative housing society. These rules are designed to maintain transparency, protect members' rights, minimize disputes, and ensure legal compliance. By adhering to the bye-laws, both the management committee and the members can create a cooperative environment that promotes the well-being and satisfaction of all residents.

## JOBS

### SALES

#### Senior Manager

**Minimum Educational Requirement:**  
BBA, PGD- Marketing  
MBA

**Experience:** 2 - 7 Years  
in Real Estate

#### Manager

**Minimum Educational Requirements:**  
MBA - Marketing /  
Executive MBA

**Experience:** 10-15 years

### HUMAN RESOURCE

#### Senior Manager

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

**Experience:** 7 - 15 Years

#### Senior Manager

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

**Experience:** 7-15 years

#### Assistant Manager

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

**Experience:** 5-7 years

### L&D+ KRA

#### Senior Manager

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

**Experience:** 4-10 years

#### Assistant General Manager

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

**Experience:** 4-10 years

### PLANNING

#### Senior Manager

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

**Experience:** 10-15 years

### DESIGN & DRAWING

#### Senior Manager

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

**Experience:** 10-15 years



**Multi-utility studios on rent @**

**VJ INDILIFE PASHAN**

**15,000-30,000 per month**

**Contact: Aniruddha: 8554990330**

### CUSTOMER RELATIONSHIP MANAGEMENT

#### Manager

**Minimum Educational Requirements:**  
B.Com + CA /  
MBA

**Experience:** 3-5 years

#### Assistant Manager

**Minimum Educational Requirements:**  
B.Com + CA /  
MBA

**Experience:** 3-5 years

### MIS & REPORTING

#### Manager

**Minimum Educational Requirements:**  
MBA Finance + CFA  
MBA Finance + CA  
Executive  
MBA

**Experience:** 10+ Years

### PURCHASE

#### Senior Manager

**Minimum Educational Requirements:**  
ME + MBA

**Experience:** 10-15 years

### MARKETING

#### Senior Manager (Projects)

**Minimum Educational Requirements:**  
MBA - Marketing /  
Executive MBA

**Experience:** 10-18 years

#### Manager (EVENTS)

**Minimum Educational Requirements:**  
MBA- Marketing

**Experience:** 3-5 years

#### Manager

**Minimum Educational Requirements:**  
MBA- Marketing

**Experience:** 3-5 years

### MARKETING

#### Manager (Brand)

**Minimum Educational Requirements:**  
MBA - Marketing

**Experience:** 3+ years

### ENGINEERING & CONSTRUCTION

#### Senior Supervisor

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

**Experience:** 5-9 years

### MAINTENANCE & REPAIR TEAM

#### JUNIOR ENGINEER

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

**Experience:** 2-7 years

### PROPTech

#### Assistant Manager

**Minimum Educational Requirements:**  
Data Analytics, power bi

**Experience:** 2 years

### ACCOUNTS

#### Manager - Taxation & Accounts

**Minimum Educational Requirements:**  
3-4 years of relevant experience.  
Proficiency in Microsoft Excel and Tally Prime

**Experience:** 2 years

#### Assistant General Manager

**Minimum Educational Requirements:**  
MBA Finance + CFA  
MBA Finance + CA  
Executive MBA  
BE- MBA Finance

**Experience:** 2 years

#### Intern

**Minimum Educational Requirements:**  
Bachelor's degree in finance or related field  
0-2 years of experience in financial administration

**Experience:** 0-2 years

### ENVIRONMENTAL HEALTH & SAFETY MANAGEMENT

#### Senior Supervisor

**Minimum Educational Requirements:**  
ADIS/ ADEE/ NEBOSH  
Certification

**Experience:** 3+ years

### QUALITY

#### Assistant Manager

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

**Experience:** 1 - 3 Years

#### Assistant Manager

**Minimum Educational Requirements:**  
BE-Civil  
Diploma - Civil

**Experience:** 0 - 3 Years

### SANCTION & LIASONING

#### Senior Manager

**Minimum Educational Requirements:**  
B.Arch/ m.Arch + MBA

**Experience:** 1 - 3 Years

#### Assistant Manager

**Minimum Educational Requirements:**  
B.Arch/ m.Arch + MBA

**Experience:** 0 - 3 Years



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KHARADI

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BALEWADI

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# PALLADIO KHARADI CENTRAL

KHARADI

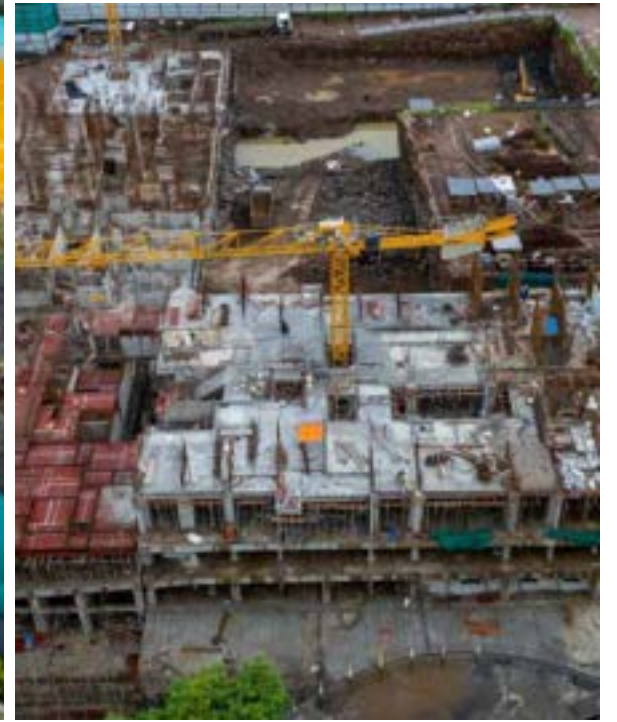
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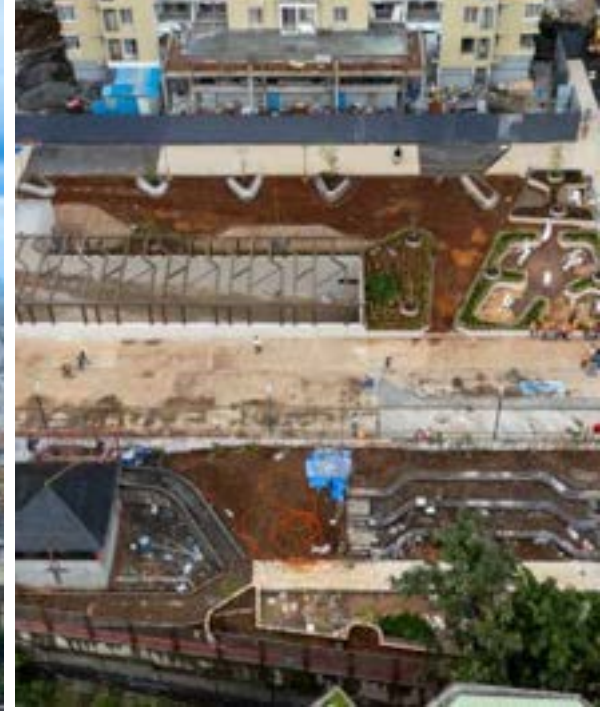
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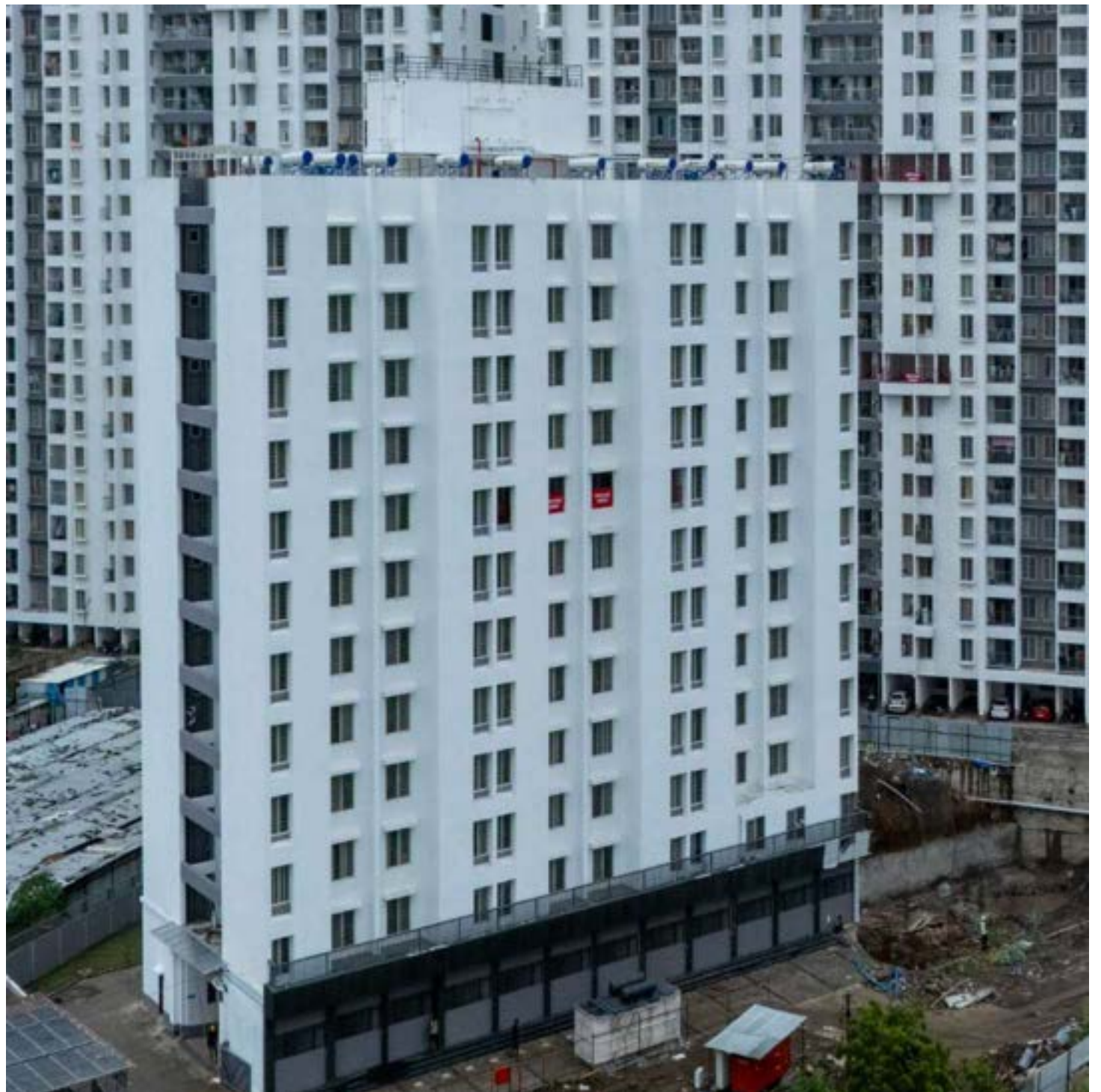
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