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SWARA MALHAR: A MUSICAL PRAYER TO THE GOD

'Swara Malhar', sponsored by Vilas Javdekar Developers, is a divine blend of music and devotion. Featuring performances by renowned artists and a captivating Kathak dance, this celebration highlights a deep connection between musical artistry and spirituality.



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CONSTRUCTION UPDATES

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



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CHANNEL PARTNERS ENHANCE THEIR JOURNEY WITH VJ



VJ's 'Channel Partner Induction program' aligns our growth partners with VJ's values, offering insights into the organisation's unique approach. With site visits, presentations, and interactive sessions, this program fosters strong, value-driven partnerships.

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A KIND GESTURE ENHANCES WORKPLACE PRODUCTIVITY AT VJ

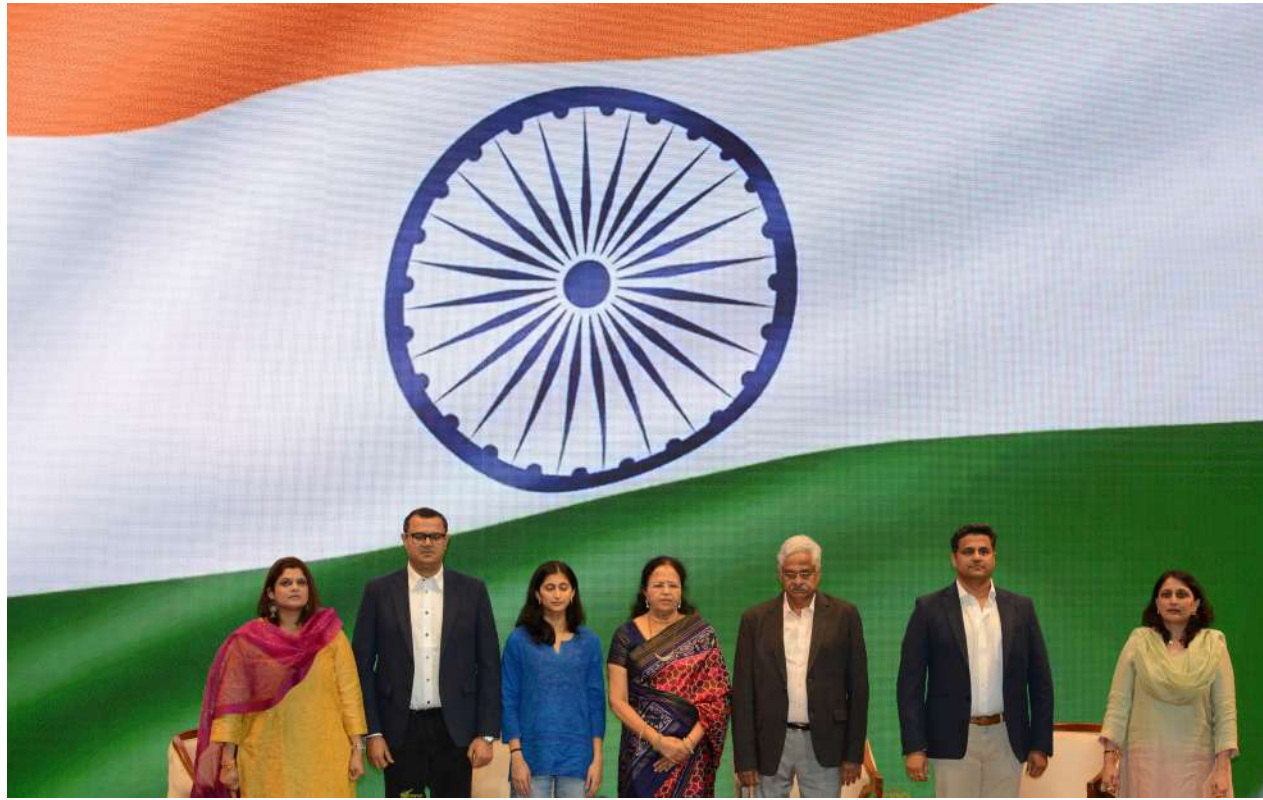
A thoughtful initiative by Kshitij Chavan, who shared chocolates labeled with emotions, inspired joy and positivity at VJ. This simple act was replicated by Anjali Behrani, contributing to a happier workplace environment.

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TWO MORE RENOWNED BRANDS NOW AT VJ HAPPINESS STREET

VJ Happiness Street in Hinjawadi Phase 2, welcomes Dry Fruit House offering a premium selection of dry fruits, and Theobroma, known for its exquisite desserts. Visit today to experience the taste of quality and indulgence.

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FOUNDATION DAY SPECIAL EDITION

We at VJ celebrated our 44th foundation day along with our director, Vilas Javdekar sir's birthday on 9 July 2024. The event was memorable as we gave away excellence & Team Performance awards.

Among other highlights, VJ's 2024 Annual Corporate Profile was also launched. This profile showcases the year's milestones across Engineering Strength, VJ Parivaar, and Projects. This new annual tradition offers a comprehensive overview of VJ's growth, successes, and future aspirations.

To read more about the foundation day, check out the 'Foundation Day Special Supplement' received along with this VJ Connect.



CELEBRATING THE YOUNG ACHIEVERS OF VJ PARIVAAR

VJ felicitated students of customers & employees, who cleared their 10th & 12th board exams with eco-friendly Tulsi seedlings, symbolizing growth and sustainability.

The gifts were home delivered to our customers' children at their current residences.

Children of team VJ were invited to the office & got a chance to see where their parents work & were addressed by a motivational talk by Sarvesh Javdekar.

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SOCIETY LAWS & REGULATIONS: LEGAL FRAMEWORK FOR GENERAL MEETINGS

Overview of General Meetings, including First General Meeting, Annual General Meeting, and Special General Meeting, with emphasis on notice requirements, quorum rules, conduct, minute recording, and compliance penalties for co-operative housing societies.

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LABOUR. NEIGHBOR. NATURE

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

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KHWAHISHEIN: AN ENCHANTING NIGHT OF MELODIES

A glimpse into 'Khwahishein', a musical event, held on July 26 led by Rashmi Moghe & sponsored by Vilas Javdekar Developers.

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DEAR VJ PARIVAAR MEMBERS,

We invite you to share your stories and advertisements for inclusion in the next VJ Connect newsletter. Whether it's personal achievements, community contributions, or memorable moments, we'd love to feature your experiences.

Click the following link to submit your stories and reach our vibrant community!



Celebrating the Young Achievers of VJ Parivaar

Sustainable Gifts and Heartfelt Appreciation

At VJ, we recently celebrated a heartwarming milestone by honoring the students of VJ Parivaar who successfully completed their 10th and 12th board exams this year. This recognition extended beyond just the children of our customers; it also included the children of our valued VJ team members.

In line with our commitment to sustainability and community well-being, we chose to present each student with a gift that reflects these values. The gifts comprised Tuli seedlings, planted in eco-friendly coco peat pots, accompanied by water droppers. This thoughtful gesture not only aligns with our environmental efforts but also promotes a hopeful and bright future for these young achievers, as they nurture this seedling.

Our initiative was designed to be more than just a congratulatory token. It showcases VJ's dedication to promoting environmental consciousness while celebrating the role of family support in educational success. Each gift was paired with a

personalized letter addressed to the parents, expressing our gratitude for their support throughout their children's educational journey.

While these gifts were delivered to the children of our customers at their homes, the children of our VJ team members were handed over the gifts in person. This allowed them a unique opportunity to visit their parents' workplace and witness the environment in which their parents contribute daily. The gifts were presented by Sarvesh Javdekar, our Technical Director, who not only handed over the gifts but also spoke to the students, filling them with immense pride and motivation.

To capture the essence of this special occasion, we documented a few moments. Watch a short film that highlights moments of joy and pride as students, surrounded by their families, received their gifts. It showcases the supportive and close-knit environment fostered by VJ, reinforcing the trust and connection within the VJ Parivaar.



VJ Town Centre @ Wakad

Introducing VJ Town Center in Wakad, where business meets opportunity! The token collection for this remarkable project, featuring ready possession shops and showrooms, began on July 6, 2024. On July 27, we hosted an exclusive on-site launch event for token holders, who arrived with their families to

make a momentous decision. The day started with a delightful breakfast, setting a warm and welcoming tone. At 10:22 a.m., the auspicious 'Shubh Muhurta,' the eagerly awaited price announcement was made, bringing visible joy and excitement to all attendees. Customers were then guided to the

booking lounge, where they selected their preferred shops. The event concluded with families leaving in high spirits, proud of their wise choice at a prime location. This launch marked the beginning of a promising journey for both VJ Town Center and the new VJ Parivaar members



VJ TOWN CENTRE

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Amrut Govind: Musical Event

A night of melody and gratitude

The musical event 'Amrut Govind' held at Balshikshan Mandir, Kothrud on 17 July 2024 was a night to remember, filled with enchanting performances that captivated the audience. The event saw the presence of Vilas Javdekar Sir, who was honored for his unwavering support of cultural events.

renditions by talented artists Vidushi Devaki Pandit, Vidushi Manjusha Patil, Suyog Kundalkar, Prashant Pandav, Prasad Joshi, Apurva David and the event host Shri. Rahul Solapurkar in an engaging interactive segment with the audience. Overall the event held by 'Sangeetacharya Pt. D.V. Kanebua Pratishthan' was an immense success.

Highlights included soulful



Khwahishein: An Enchanting Night of Melodies.

On the night of July 26, 2024, the Yashwantrao Chavan Natyagruha was transformed into a musical haven as Rashmi Moghe graced the stage for her debut solo concert, "Khwahishein."

marked a significant milestone in Rashmi's career. The evening was filled with enchanting melodies and heartfelt gratitude, celebrating the start of many future achievements for Rashmi. "Khwahishein" was a resounding success, leaving a lasting impression on all attendees.

Sponsored by Vilas Javdekar Developers, this landmark event



VJ Inaugurates the Annual Corporate Profile

At VJ, we proudly inaugurated our annual profile for 2024, a comprehensive showcase of our key achievements and milestones over the past year. This year's report is organised into three main sections: Engineering Strength, VJ Parivaar, and VJ Projects, offering a detailed view of our growth and success.

To commemorate our foundation day, July 9, we will now release this annual profile every year,

establishing it as a cherished tradition. The report not only showcases our year's progress but also reaffirms VJ's dedication to excellence and innovation. It highlights significant milestones and provides detailed insights into our projects, offering a holistic view of our journey and future aspirations. This annual profile serves as both a valuable record and a showcase of our commitment to ongoing advancement and impactful achievements.



Foundation Day Special Edition

VJ's 44th Foundation Day: 9 July 2024

We at VJ celebrated our exceptional team at the VJ Annual Awards Night 2024. Performance and Excellence Awards recognized our employees' dedication, with the latter chosen by an impartial jury. The evening was especially memorable as we celebrated the birthday of our Director, Vilas Javdekar. His leadership has shaped Vilas Javdekar Developers into a pioneering force in real estate,

driven by our commitment to quality, sustainability, and customer satisfaction. We honored remarkable achievements and teamwork this year, showcasing not only individual brilliance but also our collective strength in shaping the future of real estate. Do check out the 'Foundation Day Special' supplement received along with the VJ Connect - August 2024.



Swara Malhar: A Musical Prayer to the God

Powered by Vilas Javdekar Developers

On 7th & 13th of July 2024 respectively, "Swara Malhar, A Musical Prayer to the God", an exquisite event powered by Vilas Javdekar Developers took place. This remarkable evening of music and devotion organised by Swarazankar was an immense success.

"Swara Malhar" is a celebration of musical artistry and spirituality, featuring a lineup of renowned artists. Among the vocalists gracing

the event were Samyukta Amarnath, Vidya Desai, Sanjeev Abhyankar, Nisarg Patil, and Rahul Deshpande, each bringing their unique and captivating voices to the stage. Adding to the musical splendor, the talented Atulkumar Upadhye performed on the violin, creating melodies that resonated with all the souls present. Complementing the musical performances was the mesmerizing Kathak dance by Nikita Banawalkar, whose

graceful movements and expressive storytelling enchanted the audience in the realm of tranquility and reverence, celebrating the divine connection between music and the divine.



VJ

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VJ Prioritizes Labour Welfare with Comprehensive Health Check-Ups, Trainings, and Community Events

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

This month, with regards to our construction workers, we achieved a significant milestone in our ongoing health and safety program. Over 5,000 workers underwent comprehensive medical check-ups, ensuring they are in good health. This routine health evaluation ensures a productive work environment. It highlights our concern for the physical well-being of our team, ensuring they can perform their duties effectively and safely.

In addition to the medical check-ups, we are proud to offer trainings for electricians, carpenters, and other skilled workers in related fields. These



trainings are designed to enhance their technical skills, keeping them abreast of the latest industry practices and safety protocols. By investing in their continuous education and professional development, we aim to improve their expertise and efficiency on the job. These training sessions not only benefit the workers but also contribute to the overall quality and safety of our projects.

Furthermore, to celebrate the auspicious occasion of Ashadi

Ekadashi, we organised a special event for the children of our construction workers, in the 'DoorStep Schools'. We hosted a 'Wari', a traditional pilgrimage, providing a unique and joyous experience for the young participants. This event brought a sense of excitement, divinity, and tranquility, enriching the lives of both the children and their parents. The Wari was a beautiful blend of cultural celebration and community bonding, reflecting our commitment to supporting the families

of our workforce.

As they are a part of the VJ Parivaar, our care for workers extends beyond the construction sites, encompassing their health, professional growth, and personal happiness.

Our medical check-ups, trainings, and community events are just a few examples of how we strive to make a positive impact on the lives of our team members and their families.



At VJ, we believe that a healthy, skilled, and happy workforce is the foundation of our success. Our commitment to them & their family's well-being goes beyond the worksite, fostering growth, and community spirit.



International Tiger Day 29 July, 2024

'Global Tiger Day' often called 'International Tiger Day', is an annual celebration to raise awareness for tiger conservation, held annually on 29 July. It was first celebrated in 2010 at the Saint Petersburg Tiger Summit in Russia.

The goal of the day is to promote a global system for protecting the natural habitats of tigers and to raise public awareness and support for tiger conservation issues. International Tiger Day has been shown to be effective in increasing online awareness

on tigers through information search. On this day, the Environmental Health & Safety team at VJ conducted a small activity for the children of our construction workers, in the 'DoorStep Schools'.

In this activity, the children were first educated about why this day is observed & its importance. Post this, they dressed as tigers, created posters & posed for photographs. It was a fun as well as learning activity for the children & they really enjoyed the day.



घर म्हणजे VJ परिवार: जिथे स्वप्नांची पूर्तता होते

घर म्हणजे काय असत...संक्षिप्त स्वरूपात घर म्हणजे VJ परिवार असत...!!
कोणी फ्लॅट म्हणा ..
कोणी बंगला म्हणा..
कोणी वाडा म्हणा..
कोणी म्हणा दरबार..
या सर्व व्याख्येच्या घरांची पूर्तता करणारे राबणारे अनेक हात म्हणजे VJ परिवार !!१!!

कोणी शॉप म्हणा..
कोणी झाल्वा म्हणा..
कोणी मॉल म्हणा..
कोणी म्हणा ईमारती फार..
या नावाच्या प्रत्येक कलाकृती ..
येथे धडवणारे अनेक हात म्हणजे VJ परिवार .. !!२!!

जिथे दूरदृष्टी.. आणि,
आधुनिकतेच्या मिलनातून होते .. सामान्यजनांचे घरांचे स्वप्न साकार ...
त्या स्वप्नांच्या पूर्ततेसाठी झटणारे.. अनेक हात म्हणजे VJ परिवार !!३!!

जुन्या पिढीची आवड ..
आणि नव्या पिढीची निवड ..
करताना न होता तडजोड...
होतो सगळ्या अबाळ वृद्धांचा विचार..
असे गरजा पाहूनच कल्पकतेने घर बांधणारे अनेक हात म्हणजे VJ परिवार ... !!४!!

कोणी कामगार असो ,
कोणी इंजिनिअर असो...
कोणी पदाधिकारी असो ..
वा असो कोणी चौकीदार..
या सर्वांची माळ गुफुन एकत्र .
गुण्यागोविंदाने राबवणारे सुसंस्कृत विचार म्हणजे VJ परिवार.. !!५!!

या पुण्यभूमीचे जसे सुंदर विचार.. अगदी तसेच सर्वांचे आचार..
ज्या ठिकाणी कार्यशैलीतून दिसते ते, मराठमौळे ठिकाण म्हणजे
VJ परिवार.. !!६!!

सर्वसामान्य लोकांपासून ..
ते गर्भश्रीमंत लोकांपर्यंत ...
अशा नानाविध घरांचे शिल्पकार.. जिथे अभिमानाने ...

WE LOVE WHAT WE DO सांगतात ..
असे एकमेव कार्यस्थळ म्हणजे VJ परिवार. !!७!!

आपल्या कल्पनेतील घरांचे ..
स्वप्न करण्या साकार..
इथे राबणारे अनेक हात ..
म्हणजेच VJ परिवार...

विलास जावडेकर उबलपर्स..
स्वप्नातील घरांची पूर्तता हमखास.

गणेश इंगळे



Ganesh Ingale
SENIOR ENGINEER
PLUMBING, ELECTRICAL & FIRE

Celebrating VJ's Uniqueness Through Poetry

At VJ, our commitment to excellence and innovation is a constant source of inspiration. This month, we are delighted to share a special tribute by Ganesh Ingale, a Senior Engineer in the Plumbing, Electrical, and Fire department. Ganesh's heartfelt poem captures the essence of what makes VJ unique.

Ganesh's poem is a beautiful reminder of the passion and dedication that drive our team. It encapsulates the spirit of VJ, where every project is a work of love, and every achievement is a collective triumph of our unwavering commitment to sustainability and community. His words reflect our dedication to creating spaces that enrich lives and foster our VJ Parivaar.

A kind gesture enhances workplace productivity at VJ

Fostering a positive and happy workplace culture is always a priority at VJ. A delightful initiative by Kshitij Chavan, a content writer from the Marketing team, exemplified this commitment. To celebrate his birthday, Kshitij poured a variety of chocolates in five open boxes labeled as Happy, Excited, Proud, Satisfied, and Hopeful, under a sign that asked, "How do you feel today? Take one candy and express how you feel."

This thoughtful gesture saw an overwhelming response, all the candies were enjoyed by employees in just an hour. The initiative not only brought smiles

to faces but also created a space for employees to express their emotions in a light-hearted manner.

Inspired by the joy and positivity generated, Anjali Behrani from the Human Resources team replicated the gesture the following week. This simple act of sharing candies has contributed to a healthier and happier workplace, proving that small actions can have a big impact.

At VJ, it's these small yet meaningful moments that build a strong, connected community proving by the values we stand. People First!



VJ Happiness Street welcomes more renowned brands

VJ Happiness Street is rapidly establishing itself as a premium destination, drawing an impressive array of renowned brands thanks to its strategic location amid thriving residential and commercial complexes. This vibrant area has recently welcomed two notable additions: Pune's highly regarded Dry Fruit House, known for its exceptional selection of premium dry fruits and nuts, and Mumbai's acclaimed bakery, Theobroma, renowned for its mouth-watering desserts and pastries. These esteemed brands join a diverse lineup at VJ Happiness

Street, which includes well-known names such as Starbucks, McDonald's, Domino's, Subway and many more. The dynamic mix of retail and dining options makes VJ Happiness Street a must-visit locale for both locals and visitors alike. Take the opportunity to visit VJ Happiness Street today and experience the best in quality and variety that these top brands have to offer. Explore the bustling atmosphere, and immerse yourself in the exceptional dining experiences that make VJ Happiness Street the heart of the community.



Staying safe in Pune rains

VJ Employees take precautionary measures

Despite Pune's red alert for torrential rains, which has caused significant waterlogging and traffic disruptions, our offices are fully operational. This is thanks to the dedication and precautionary measures taken by our employees.

Here are the steps we've taken to ensure everyone's safety and keep our operations running smoothly:

1. Staying Indoors:

Employees have minimized unnecessary travels and stayed indoors as much as possible. Some of the employees who live far away, opted for 'Work From Home' to not hamper their productivity.

2. Prepared Emergency Kits:

Staff members have kept emergency kits ready, including first aid supplies, flashlights, essential medicines, and other necessities, in case of any required medical assistance or emergency.

3. Staying Informed:

Everyone has continuously monitored weather updates from reliable sources to stay informed about the latest developments &

taken precautionary measures or actions accordingly.

4. Avoiding Flood-Prone Areas: Employees have steered clear of flood-prone areas and waterlogged roads to avoid accidents.

5. Ensuring Communication:

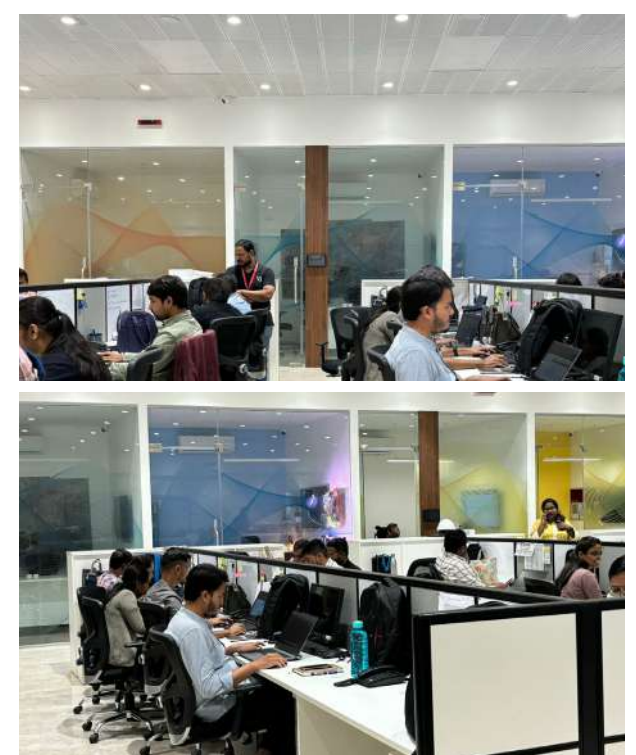
Mobile phones have been kept charged, and emergency contact numbers are readily available. Messages were conveyed regarding the latest updates from the managers to their teams constantly.

6. Following Official Instructions:

Staff have adhered to instructions and advisories issued by local authorities, managers and emergency services.

Thanks to these precautions, we've managed to maintain our operations and keep everyone safe. We suggest to our readers the same let's continue to support one another.

**Stay Safe,
Team VJ**



Meghdoot's Air to Water Machine

A Revolutionary Step Towards Sustainability



In an era where sustainable living is more than a choice but a necessity, Meghdoot's Air to Water Machine emerges as a beacon of innovation. This groundbreaking technology harnesses the power of the atmosphere to provide an abundant, clean, and reliable source of drinking water, directly addressing water scarcity issues that plague many regions around the globe.

Meghdoot's Air to Water Machine operates on a simple yet effective principle: it extracts moisture from the air and converts it into potable water. The machine draws in ambient air through a filter to remove impurities. The air is then cooled to its dew point, causing the water vapor to condense. The condensed water is collected and passed through a series of filters to ensure purity. Essential minerals are added to the purified water, which is

then stored in a tank for dispensing. This Air to Water Machine has diverse applications across various sectors like residential, commercial, educational institutions and even as a disaster relief procedure offering a quick and reliable solution for clean water in disaster-stricken areas. It can generate up to 60 liters of water per day, depending on the moisture content in the air. Benefits of owning this machine are that this is a step towards sustainable water sourcing,

is eco-friendly and easily accessible while being cost effective.

We at VJ decided to try out this Air to Water machine at one of our offices. The machine, though not enough alone to provide water to all, was a good initiative by team VJ. The experiments continue & we will keep trying to take smaller yet effective steps towards sustainability.

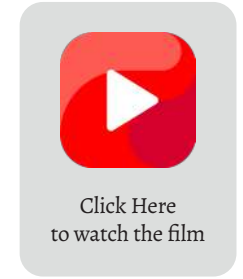
Channel Partners enhance their knowledge: 'VJ Growth Partner Inductions'

Our channel partners are integral to our sales team and an extension of our VJ Parivaar, embodying VJ's values in every interaction. They bridge the gap between us and our customers, making them essential to our success. Since they are the first ones to interact with our customers, it is important that they are not only well educated about the product offerings but also aligned to the VJ culture. The channel partner induction program was held on 10 & 24 July 2024.

at VJ. Led by our experts, this session highlights what sets VJ apart in the real estate industry. Participants are then taken around the 'VJ Centre Of Engineering & Excellence' showcasing our engineering strength. They then enjoy a networking lunch, and are taken to visit select VJ projects, gaining practical insights into on-site work. A lively quiz during bus rides reinforces key learnings, with winners receiving gifts. The day ends with refreshments and takeaway goodies, showing our appreciation for their dedication.

This day-long program, open to all partners, begins with breakfast and continues with a presentation at our Centre of Engineering & Excellence, showcasing the legacy & happenings

With 200+ participants in the month of July, this program underscores our commitment to strong partnerships, ensuring every member of our VJ Parivaar feels valued and empowered.



Eight features to consider before purchasing a home



1. Energy Efficiency and Sustainable Features:

Pune residents value energy-efficient homes that include solar panels, rainwater harvesting systems, and 5 star energy saving electrical appliances. Sustainable practices help reduce utility bills and are environmentally friendly, aligning with the city's green initiatives.

2. Accessibility Features:

Features that enhance accessibility, such as wide doorways, ramps, lever door handles, and bathrooms designed for ease of use, indicate a thoughtful and inclusive design approach.

3. Open and Flexible Floor Plans:

Homes with flexible floor plans that allow for easy modifications are popular. This flexibility supports the diverse needs of families, including space for home offices, children's study areas, or guest rooms.

4. Proper Drainage Systems:

Good quality homes have well-designed drainage systems, including gutters, downspouts, and foundation drainage, to prevent water accumulation and damage.

5. Outdoor and Recreational Spaces:

Given Pune's pleasant climate, outdoor spaces like balconies, terraces, and community gardens are highly desirable. These areas provide a place for relaxation and social gatherings.

6. Quality Flooring and Finishes:

High-quality flooring such as vitrified tiles, marble, or even wooden flooring is favored. These materials are durable and add a touch of elegance to the home.

7. Fire Safety Measures:

The inclusion of fire-resistant materials, properly placed smoke detectors, fire extinguishers, and sprinkler systems, as well as multiple exits, enhance the safety of the home.

8. Proximity to Amenities and Infrastructure:

Proximity to essential amenities such as schools, hospitals, shopping centers, and public transport is crucial. Good connectivity with IT parks and industrial areas is also a key consideration for working professionals in Pune.

TRAINING CALENDAR- AUG 2024

These trainings are for VJ employees only

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				01	02	03 • Time Management • Wallplast Gypsum Training • Email Etiquette
04	05 • Performance Health Check	06 • Time Management - East • Email Etiquette - East	07 • CP Induction • Basics of Personality Development	08 • Customer Centricity • Building An Agile Organization	09 • Young Leaders-Team Dynamics • Conflict Resolution	10 • Basics of Communication • Building an Agile Organization
11	12 • Giving Feedback the Right Way • Building An Agile Organization	13 • Basics of Communication • Giving Feedback the Right Way	14 • High Performing Teams	15 Independence Day	16 • Induction	17 • Induction
18	19 • Time Management • Basics of Personality Development - HO Admin	20 • CP Induction	21 • Conflict Resolution - East • Basics of Communication - East	22 • Time Management • Email Etiquette	23 • Advanced Excel • Email Etiquette	24 • Advanced Excel
25	26 • Young Leaders - Active Coaching • Basics of Personality Development - WO Admin	27 • Giving Feedback the Right Way	28 • High Performing Teams	29 • Time Management • Accountantability & Responsibility	30 • Email Etiquette • Basics of Communication	31 • Advanced Excel

Dear VJ Parivaar Members, If any of you are certified trainers and would like to work with us, please write to us at vjparivaar@javdekars.com

Pune Infra Pulse: Building Tomorrow, Today



Pune's Airport Expansion: How Pune's Real Estate Sector Will Benefit From The Enhanced Capacity Of The Pune Airport

Pune is poised for a significant leap forward with the expansion of its airport, a development set to enhance connectivity and accommodate the city's growing air traffic needs.

The new terminal building, which became operational on 14th July 2024, is a centerpiece of this expansion, promising to transform Pune into a major aviation hub.

Expansion Overview

The new terminal, covering an impressive 52,000 square meters, represents a substantial upgrade from the existing terminal, which spans 22,000 square meters. This expansion will allow the airport to accommodate up to 9 million passengers annually, a significant increase from the current capacity of 7 million.

The new terminal, which was built at a cost of ₹423 crores, is designed to elevate the travel experience with state-of-the-art facilities and streamlined processes, although its inauguration has been delayed due to the necessary deployment of Additional Central Industrial Security Force (CISF) personnel. The expansion also includes extended runways and advanced air traffic control systems, enhancing the airport's ability to handle larger aircraft and more flights. Improvements in airport logistics and amenities, such as upgraded cargo handling facilities, are also part of the project.

Benefits to the Real Estate Sector

1. Increased Property Demand

With enhanced connectivity, Pune will become a more attractive destination for both businesses and travelers. The expanded airport will drive demand for residential and commercial properties in areas near the airport, such as Viman Nagar, Kharadi and Wagholi. This increased accessibility is likely to boost property values and rental rates, offering lucrative opportunities for investors and developers.

2. Boost to Commercial Real Estate

The expanded airport will enhance Pune's appeal as a business hub. Improved connectivity makes Pune a more viable location for companies, leading to increased demand for commercial real estate, including office spaces and business parks. This growth in commercial real estate will likely result in the development of new business districts and mixed-use developments, further boosting the city's economic landscape.

3. Infrastructure Development

The airport expansion will spur further infrastructure development across Pune. Improved connectivity often leads to better road networks, public transport systems, and utility services. As infrastructure develops, surrounding real estate markets benefit from new development opportunities and enhanced property values, with developers and investors focusing on areas that will see growth due to the airport expansion.

4. Enhanced Quality of Life

For residents, the new terminal means greater convenience and more travel options. The increased availability of direct flights will enhance personal and professional travel experiences. The expansion will attract a diverse population, including international professionals and expatriates, driving demand for high-quality residential accommodations and contributing to Pune's cosmopolitan character.

5. Economic Growth and Job Creation

The expansion is expected to create numerous job opportunities, both directly at the airport and indirectly in related sectors. This job creation will boost the local economy and increase disposable incomes, leading to higher demand for housing and retail spaces. The resulting economic growth will stimulate further investment in real estate, contributing to Pune's overall urban development.

The expansion of Pune's airport marks a pivotal moment in the city's growth trajectory. With the new terminal set to enhance connectivity and capacity, Pune is positioned to become a more accessible, business-friendly, and attractive destination.

For the real estate sector, this translates into increased property demand, higher values, and new development opportunities. As Pune's airport prepares for a new chapter, the benefits to the real estate market and the city's overall development are set to be substantial. Stay tuned to Pune Infra Pulse for more updates on the transformative projects shaping Pune's urban landscape.

MAHARERA Explained



Financial Discipline through Escrow Accounts: A Pillar of MAHARERA

In the previous edition of our special knowledge series 'MAHARERA Explained', we discussed about the salient feature of MAHARERA which is mandatory project registration. This article explores how escrow accounts under MAHARERA enforce financial discipline and safeguard the interests of homebuyers.

Understanding Escrow Accounts

An escrow account is a separate bank account where 70% of project funds collected from homebuyers are deposited under MAHARERA. This account is designated solely for the construction and development of the specific project, ensuring the funds are not diverted to other ventures or personal uses by the developer.

Ensuring Financial Accountability

The escrow account system is designed to enforce financial discipline among developers. Here's how escrow accounts contribute to financial accountability:

1. Dedicated Use of Funds:

Funds deposited in the escrow account can only be used for expenses directly related to the construction and development of the registered project. This includes payments for land costs, construction materials, labor, and other project-specific expenditures. By restricting the use of these funds, MAHARERA ensures that developers remain financially committed to completing the project.

2. Regular Audits and Compliance:

Developers are required to submit regular updates and financial audits to MAHARERA, detailing the use of funds from the escrow account. These audits are conducted by certified professionals and help maintain transparency in the financial dealings of the project. Any discrepancies or misuse of funds can lead to penalties and legal action against the developer, further enforcing financial discipline.

3. Timely Project Completion:

One of the primary concerns for homebuyers is the timely completion of projects. Financial discipline through escrow

accounts ensures that developers have the necessary funds available to adhere to the project timelines. This reduces the risk of delays and provides assurance to homebuyers that their investment is being used effectively.

Safeguarding Homebuyers Interests

The escrow account requirement under MAHARERA is a significant step towards protecting the interests of homebuyers. By ensuring that their funds are used appropriately, MAHARERA addresses several issues that have historically plagued the real estate sector:

1. Reduction in Project Delays:

Financial mismanagement and diversion of funds have been major causes of project delays. With escrow accounts, the risk of such delays is minimized as developers are held accountable for using the funds strictly for the project's progress. This provision ensures that projects are completed on time, reducing the financial and emotional stress on homebuyers.

2. Increased Trust and Confidence:

The escrow account system fosters trust between developers and homebuyers. Knowing that their money is protected and used appropriately, buyers can invest in real estate projects with greater confidence. This trust is crucial for the overall health and sustainability of the real estate market.

3. Legal Recourse and Protection:

In case of any disputes or grievances, homebuyers have the legal backing of MAHARERA to address their concerns. The authority can intervene and take necessary actions against developers who violate escrow account regulations, providing an additional layer of protection for buyers.

Conclusion

Financial discipline through escrow accounts is key to MAHARERA. It ensures developers use funds appropriately, protecting homebuyers and promoting a transparent, efficient real estate market in Maharashtra, enhancing credibility and growth for all.

society usually presides over the proceedings. The agenda items are discussed in the order they are listed, and decisions are made through a democratic process of voting. Each member has one vote, irrespective of the size of their property. Proxy voting is generally not allowed unless specified in the bye-laws of the society.

Minutes of the Meeting

It is a legal requirement to maintain accurate and detailed minutes of every General Body Meeting. The minutes should include all resolutions passed, decisions made, and any dissenting opinions. These minutes must be recorded in the minutes book and signed by the Chairperson and the Secretary.

Copies of the minutes should be made available to all members within a stipulated period, typically 30 days from the date of the meeting.

Compliance and Penalties

Non-compliance with the legal requirements for conducting General Body Meetings can lead to penalties for the society and its office bearers. The Registrar of Cooperative Societies has the authority to impose fines, disqualify committee members, or even supersede the management committee if there are serious violations.

Society Laws & Regulations

Legal Framework for General Body Meetings in Cooperative Housing Societies

In the previous article about co-operative societies laws and regulations, we learned about the difference between a co-operative housing society and a condominium of apartments.

In this edition's article, we will learn about the **legal framework for General Body Meetings** that are a crucial aspect of a co-operative housing society.

General Meetings (GBMs) are vital for the smooth operation of cooperative housing societies in India, allowing members to voice opinions, make decisions, and ensure transparency. Understanding the legal framework for these meetings is essential for compliance and effective governance.

Types of General Meetings

There are primarily two types of General Body Meetings in a cooperative housing society:

1. First General Meeting: The First General Body meeting of the Promoters, who have signed the Application for Registration of the Society, shall be held within the period of three months of the date of the registration of the

Society. Constitution of a Provisional Committee until regular elections are held under bye-laws of the Society. The Provisional Committee shall have the all powers and functions as that of the Committee elected in accordance with the Act, Rules & Bye-laws.

2. Annual General Meeting (AGM):

The AG Body Meeting is held once a year and is mandatory for all cooperative housing societies. According to the Maharashtra Cooperative Societies The main agenda of the AGM includes the approval of the annual budget, audit reports, election of the management committee, and discussion of any major issues affecting the society

3. Special General Meeting (SGM):

SGMs can be called at any time to address urgent or specific issues that cannot wait until the next AGM. These meetings can be convened by the management committee, or at the request of at least one-fifth of the societies members.

Notice and Agenda

Legal provisions require that a notice for the AGM or SGM must be sent to all members well in advance. For

AGMs, the notice period is typically 14 days, while for SGMs, a shorter notice period of 7 days may suffice, depending on the urgency of the matter. The notice must include the date, time, venue, and detailed agenda of the meeting. This ensures that all members are informed and can prepare for the discussions.

Quorum Requirement

A quorum is the minimum number of members required to be present at a meeting to make the proceedings valid. As per the Maharashtra Cooperative Societies Act, the quorum for a General Body Meeting is 2/3 rd of the total number of members. If the quorum is not met, it shall be adjourned to a later hour on the same day and at the same place, as may have been specified in the notice, calling the general body meeting of the Society or to a subsequent date, not earlier than 7 days and not later than 30 days and at such adjourned general body meeting, the business on the agenda of the original general body meeting shall be transacted, whether there is requisite quorum or not.

Conduct of Meetings

During the meeting, the President or the Chairperson of the



The Life-changing Joy of Fatherhood: A story of love, responsibility and gratitude.

Rahul Tattod
Yashwin Orizzonte

In March, my life changed in the most incredible way—I became a father to a beautiful baby boy. From the moment I first held him in my arms, a flood of emotions washed over me, a mix of overwhelming joy, awe, and a profound sense of responsibility.

Before his arrival, I tried to prepare myself for what fatherhood would be like. I read books, attended classes, and listened to advice from friends and family. But nothing could have truly prepared me for the reality of seeing my son for the first time. The tiny fingers, the delicate features, and the innocent eyes looking up at me—it was a moment that took my breath away.

The first few weeks were a whirlwind of sleepless nights, endless diaper changes, and learning the nuances of my baby's needs and cries. Despite

the exhaustion, every smile, coo, and milestone made it all worth it. I marveled at how something so small could bring so much love and joy into our lives.

Becoming a father has also deepened my appreciation for my own parents and the sacrifices they made. It has given me a new perspective on life and a renewed sense of purpose. Every day, I strive to be the best version of myself, knowing that my son looks up to me and learns from everything I do.

One of the most surprising aspects of fatherhood has been the strength of the bond I've developed with my boy. The simple act of holding him close, feeling his tiny heartbeat against my chest, has created an unbreakable connection. It's a bond that grows stronger with each passing day, filled with moments of laughter, wonder, and even challenges

that we face together.

Fatherhood has taught me patience, resilience, and the importance of being present. It has shown me that life's greatest joys often come from the simplest moments—like watching my son sleep peacefully, hearing his first laugh, or seeing his eyes light up when he discovers something new.

As I navigate this journey of fatherhood, I am filled with gratitude for the incredible gift of my son. He has brought an immeasurable amount of love and happiness into my life, and I am excited to watch him grow and discover the world. Being a father is the most rewarding and fulfilling experience I have ever known, and I am committed to being there for my son every step of the way, cherishing every moment we share together.



From Homemaker to Honorary Doctorate: An Inspiring Journey of Empowerment and Education

Monika Govil
Yashwin Orizzonte

I am immensely delighted to share my journey of empowerment from a homemaker to an educationist, skill development counselor, entrepreneur, and honorary doctor in Philosophy of Education. My journey began in March 2021 when I ventured into exploring my talent as a franchisee owner of Brain-o-brain Amanora. Little did I know that this decision would become the best of my life, providing me a platform to impact the lives of over 100 children.

My passion and dedication to advanced skill development, including Advanced Abacus, Mental Arithmetic, NLP, and Personality Development, have earned me several recognitions. These include the "Sahyogita" Award by BJP Education Cell, Pune, the "Women of Excellence" Award by WCK Kharadi, the "Best Attitude" Award by Brain-o-brain Maharashtra, and most recently, the "Best Academic Skill Counselor" Award at the 2024 World School Summit in Bangkok. Additionally, my work in children's education was recognized by the University of Maryland, Florida, USA, where I was honored with an honorary doctorate degree in March 2024.

As the center head of Brain-o-brain Amanora, my faculty and I constantly strive to impart successful brain and life skill development through advanced Abacus and Neurolinguistics programs for children aged 4-14 years. Our students have performed exceptionally well, winning several laurels such as championship trophies, gold medals, and silver medals in state, national, and international competitions. They practice the Beliefs of Excellence with ease and enthusiasm, always eager to learn and adapt to new skill sets.

It is a great honor to be associated with the esteemed Brain-o-brain Academy, which has over 1000 centers globally. Brain-o-brain is an ISO-certified organization and a Guinness Book of World Records winner. Last year, we celebrated 20 years of Brain-o-brain, and our academy was awarded the best skill development award in the field of education by the Ministry of Skill Development and Entrepreneurship.

I am immensely pleased to share my life journey with my VJ Parivaar. Thank you, VJ, for giving us this opportunity to connect and contribute.

Honoring Education and Dedication VJ's Annual Day features their employees

On 9 July 2024, Vilas Javdekar Developers celebrated its 44th Foundation Day with great enthusiasm at Buntara Bhavan.

The event also included a segment where the journey of Vilas Javdekar Developers was showcased, making everyone feel nostalgic through its remarkable evolution over the decades.

This milestone event was marked by a special recognition ceremony honoring 16 exemplary employees who demonstrated outstanding dedication by successfully balancing their professional responsibilities at VJ while simultaneously pursuing and completing their graduation or diploma courses.

These 16 employees, through their commitment to both their education and their roles at VJ, have set a remarkable example of perseverance and time management. Their achievements were celebrated by the entire VJ Parivaar, highlighting the value that VJ places on continuous learning and personal development.

Aditya Vilas Javdekar the CEO, in his inspiring address, applauded these individuals for their hard

work and dedication. He emphasized the importance of education and personal growth, not only for individual success but also for the overall advancement of the organisation.

Aditya Javdekar then announced an exciting new initiative aimed at supporting educational pursuits within the VJ team. He stated that henceforth, any team member who undertakes further education and successfully completes their graduation or diploma will receive support from him & the VJ management.

This support could take various forms, including financial assistance or other resources necessary to ensure their educational journey is smooth and successful.

This announcement by Aditya Javdekar regarding the new initiative to support educational pursuits was met with widespread applause and appreciation. This initiative is expected to significantly impact the professional trajectories of many VJ team members, providing them with opportunities to enhance their skills and knowledge.

This initiative underscores VJ's commitment to

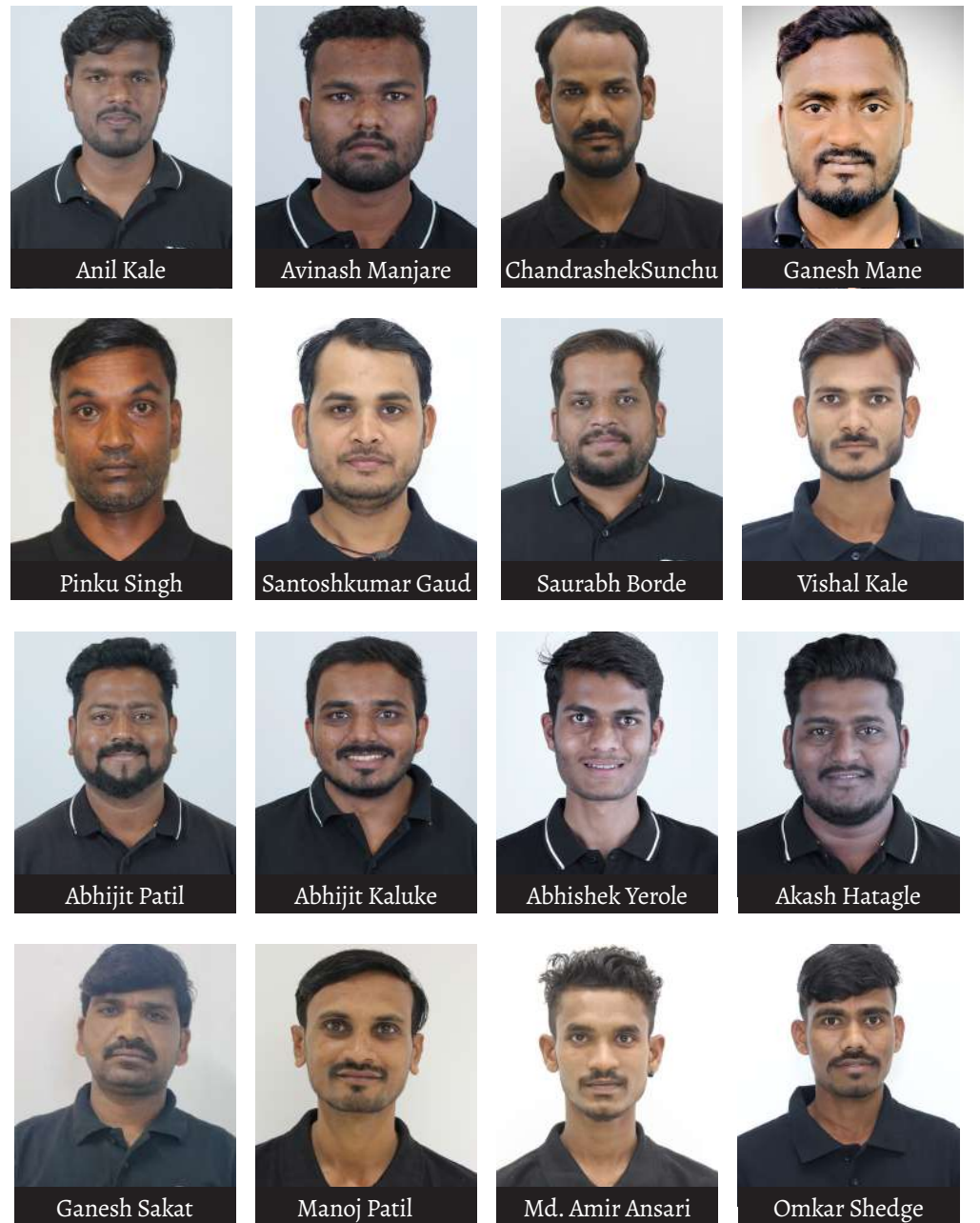
fostering a culture of continuous learning and development, reflecting the organisation's core values of people-first.

By encouraging and supporting further education, AVJ aims to empower the team to achieve their full potential, thereby contributing to the organisation's as well as their personal ongoing success.

The Foundation Day event was not only a celebration of VJ's achievements over the past 44 years but also a reaffirmation of its commitment to the personal and professional growth of its team members.

This blend of tradition and forward-thinking initiatives continues to drive VJ towards new heights of excellence.

The success of the 44th Foundation Day celebration stands as a testament to the endearing spirit of Vilas Javdekar Developers and its unwavering commitment to excellence and community.



“Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful.”
Albert Schweitzer

JOBS

SALES

Senior Manager

Minimum Educational Requirement:
BBA, PGD- Marketing
MBA

Experience: 2 - 7 Years
in Real Estate

Assistant General Manager

Minimum Educational Requirements:
MBA - Marketing /
Executive MBA

Experience: 10-15 years

HUMAN RESOURCE

Deputy General 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



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Senior Manager

Minimum Educational Requirements:
B.Com + CA /
MBA

Experience: 3-5 years

Assistant General 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

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 (Events)

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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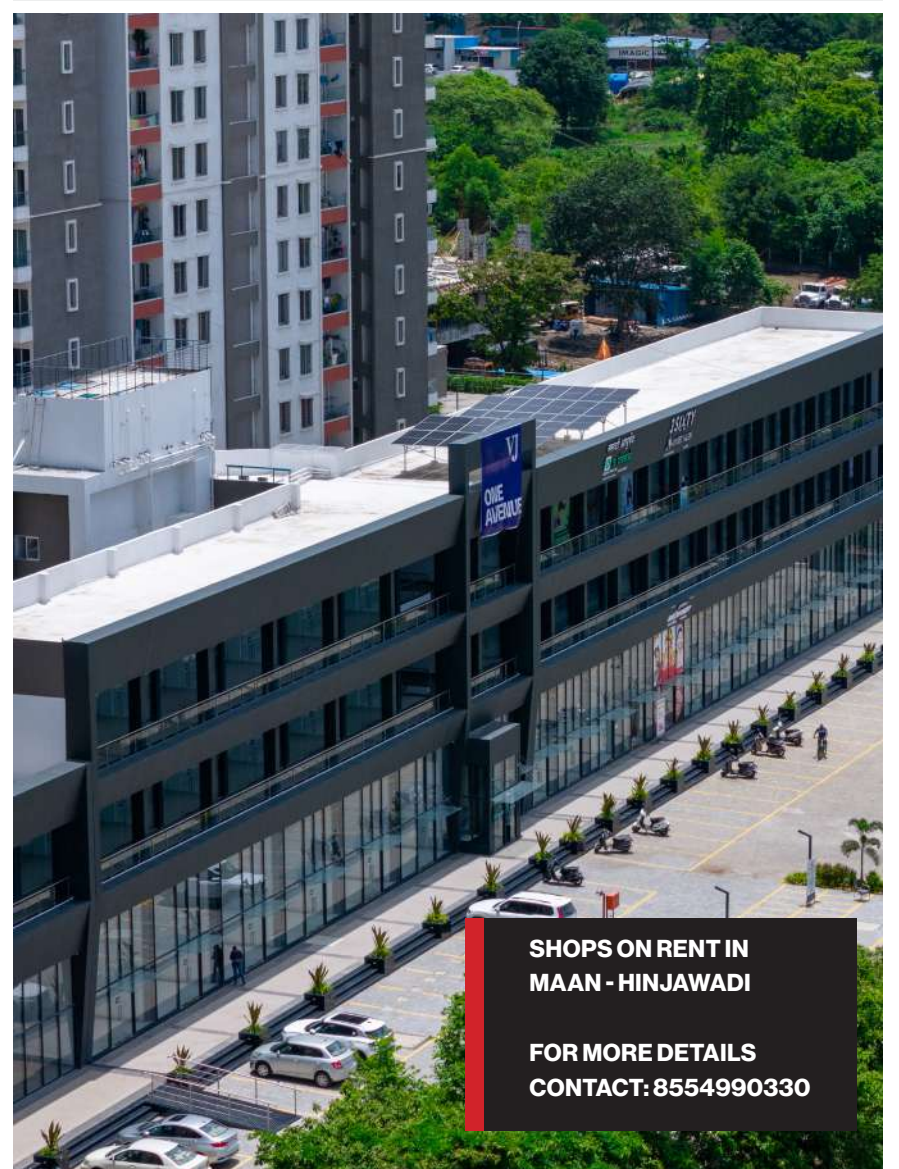
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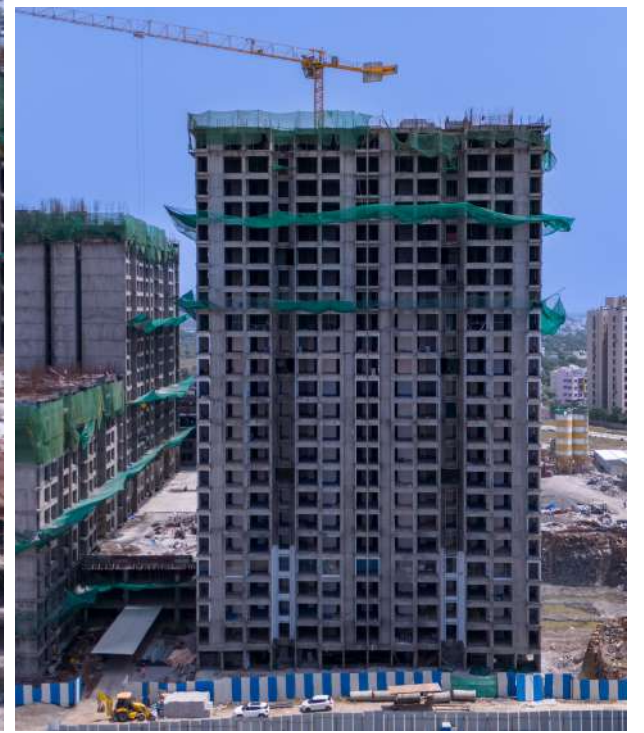
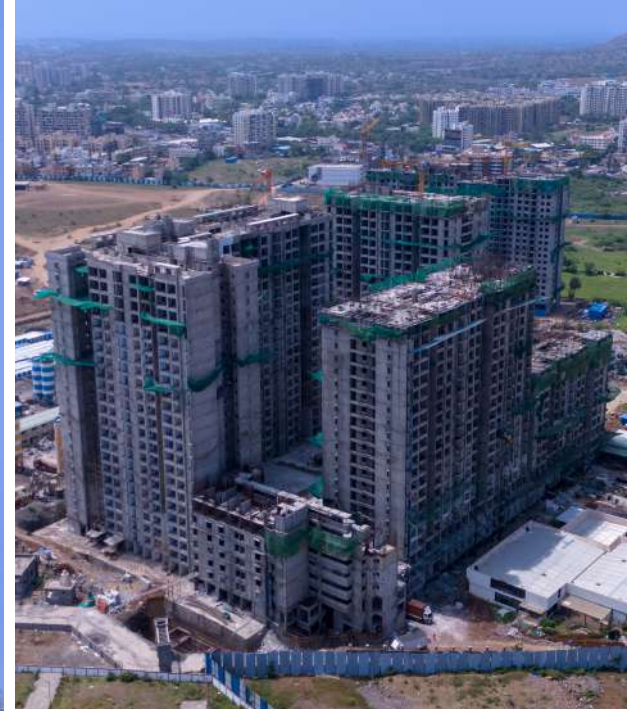
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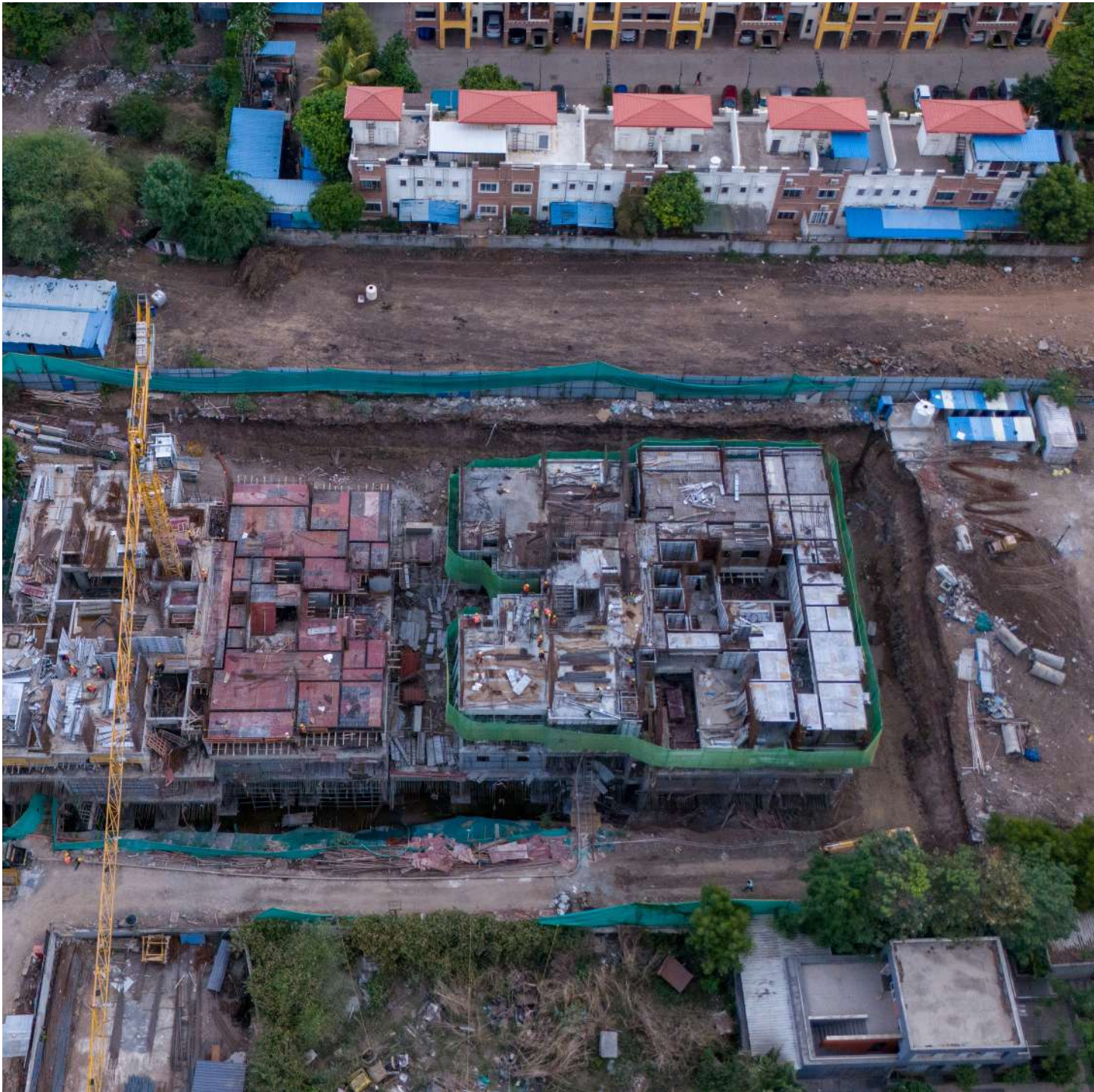
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BALEWADI

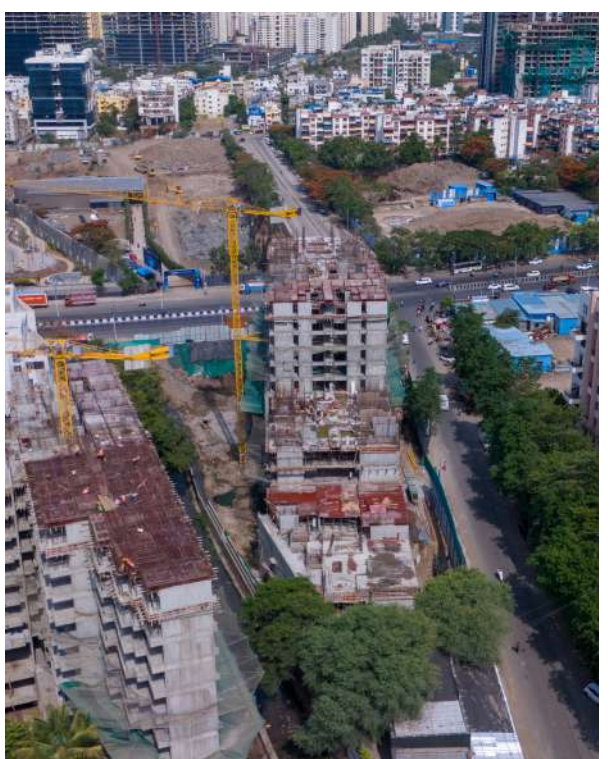
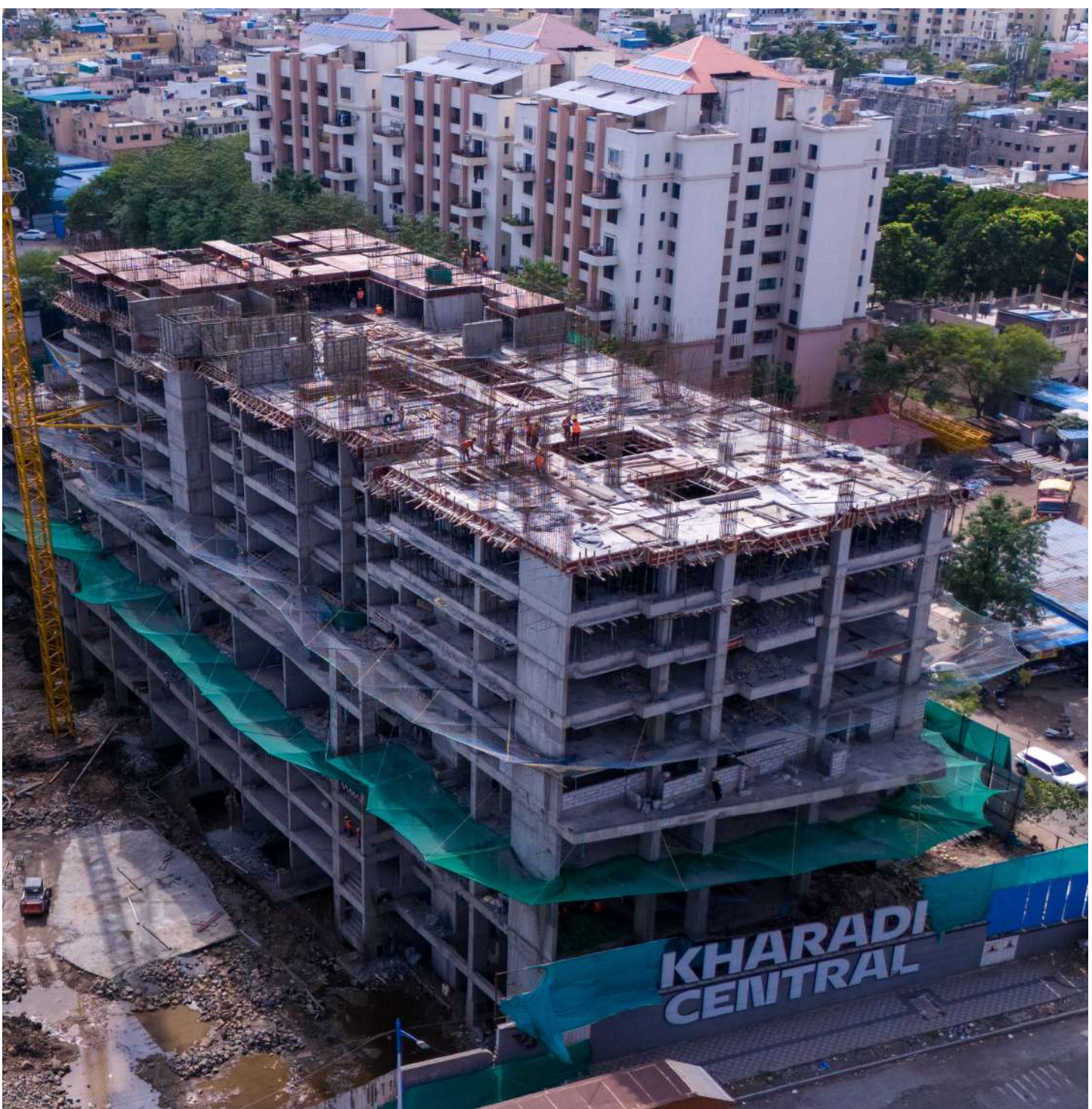
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KHARADI

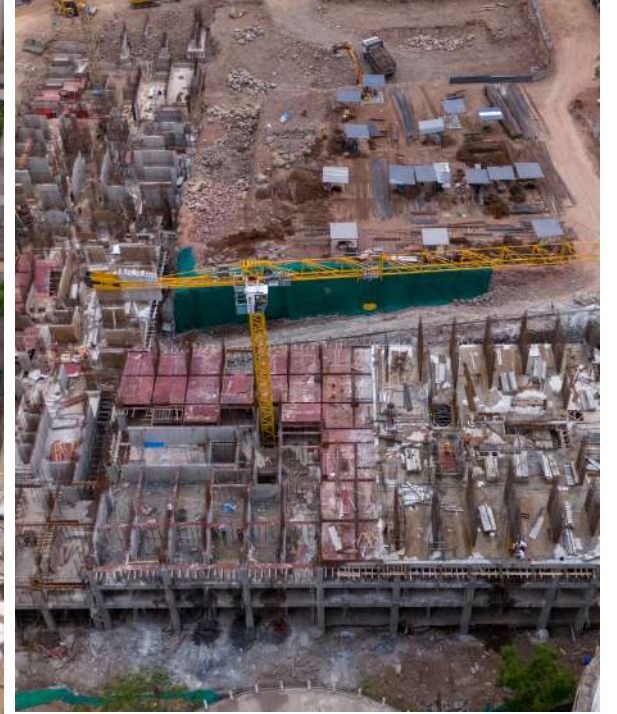
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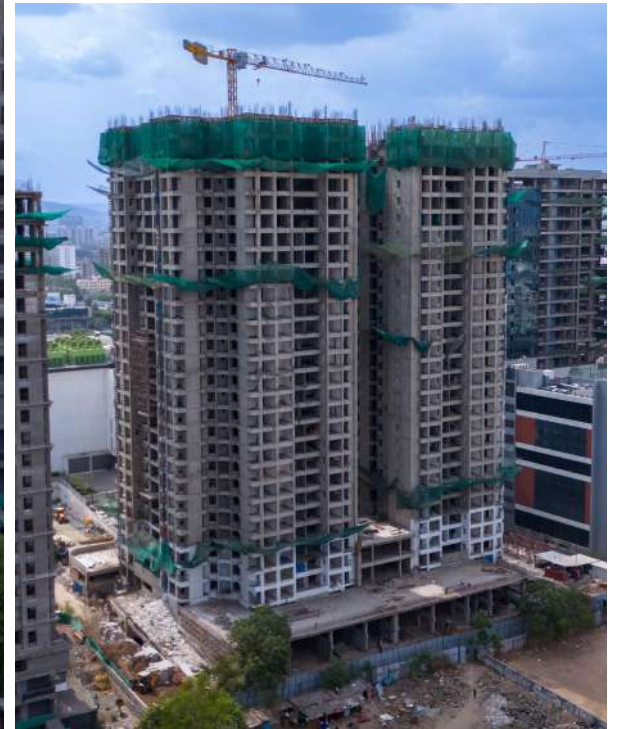
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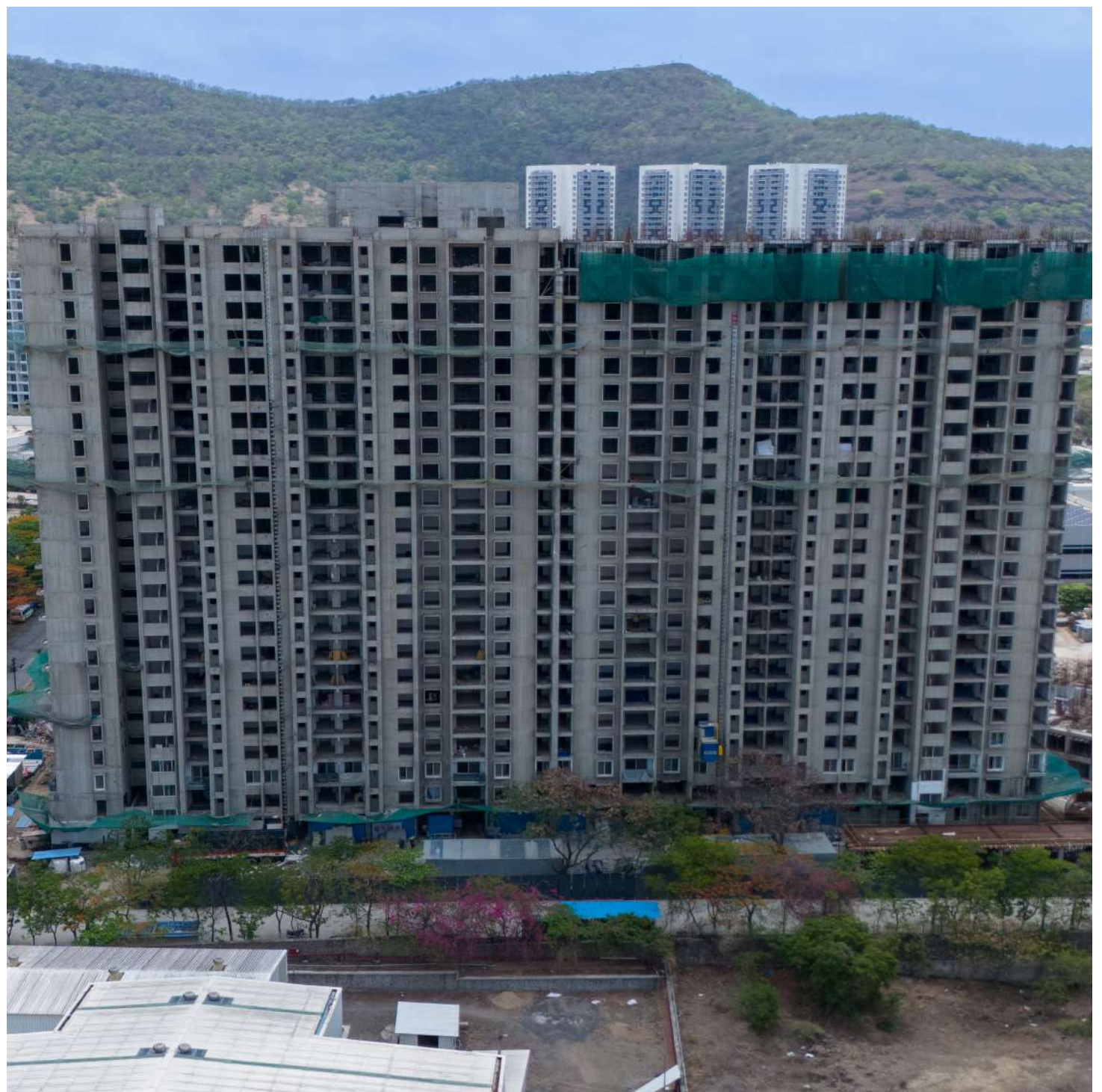
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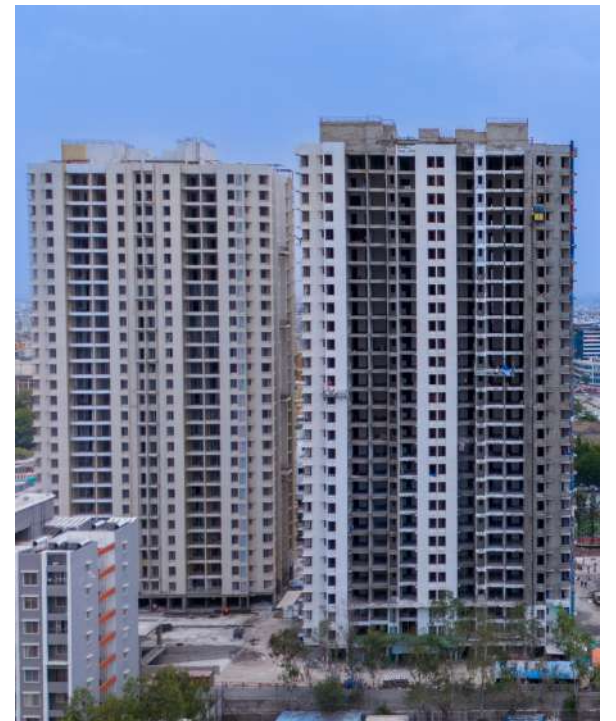
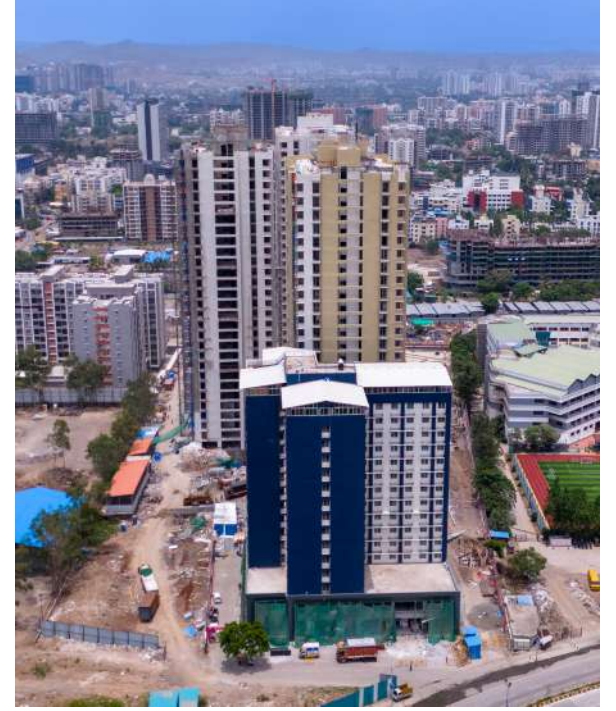
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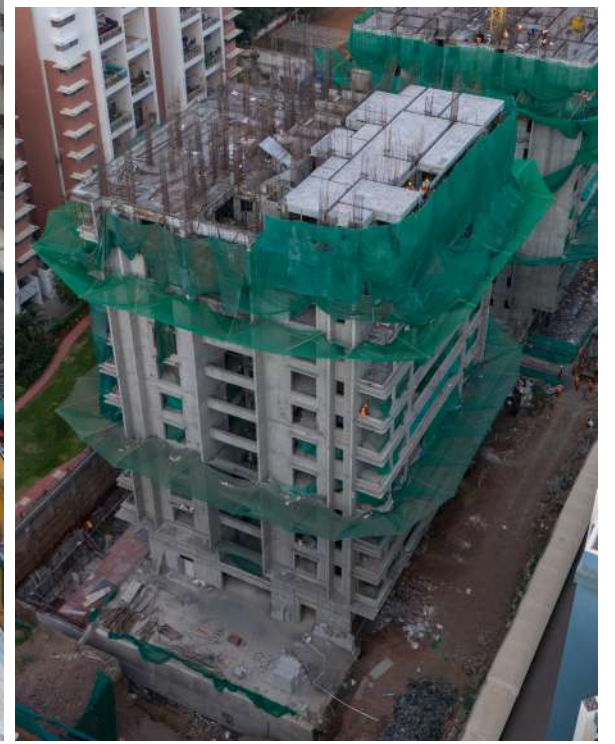
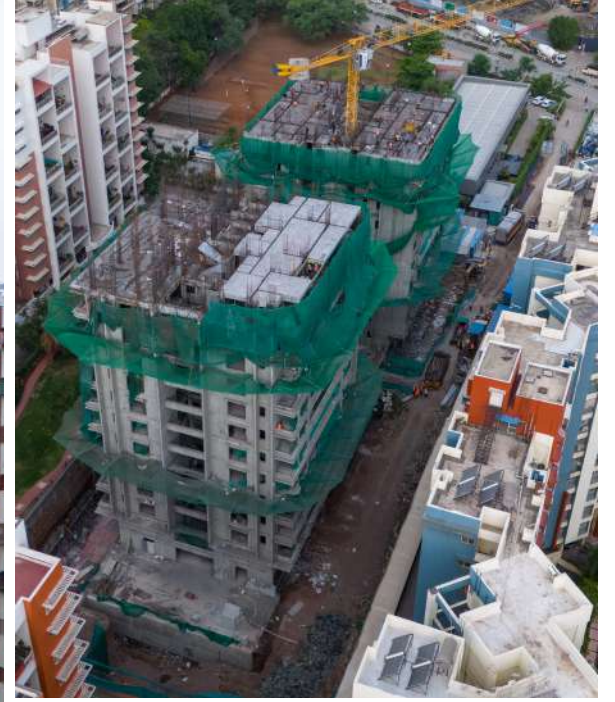
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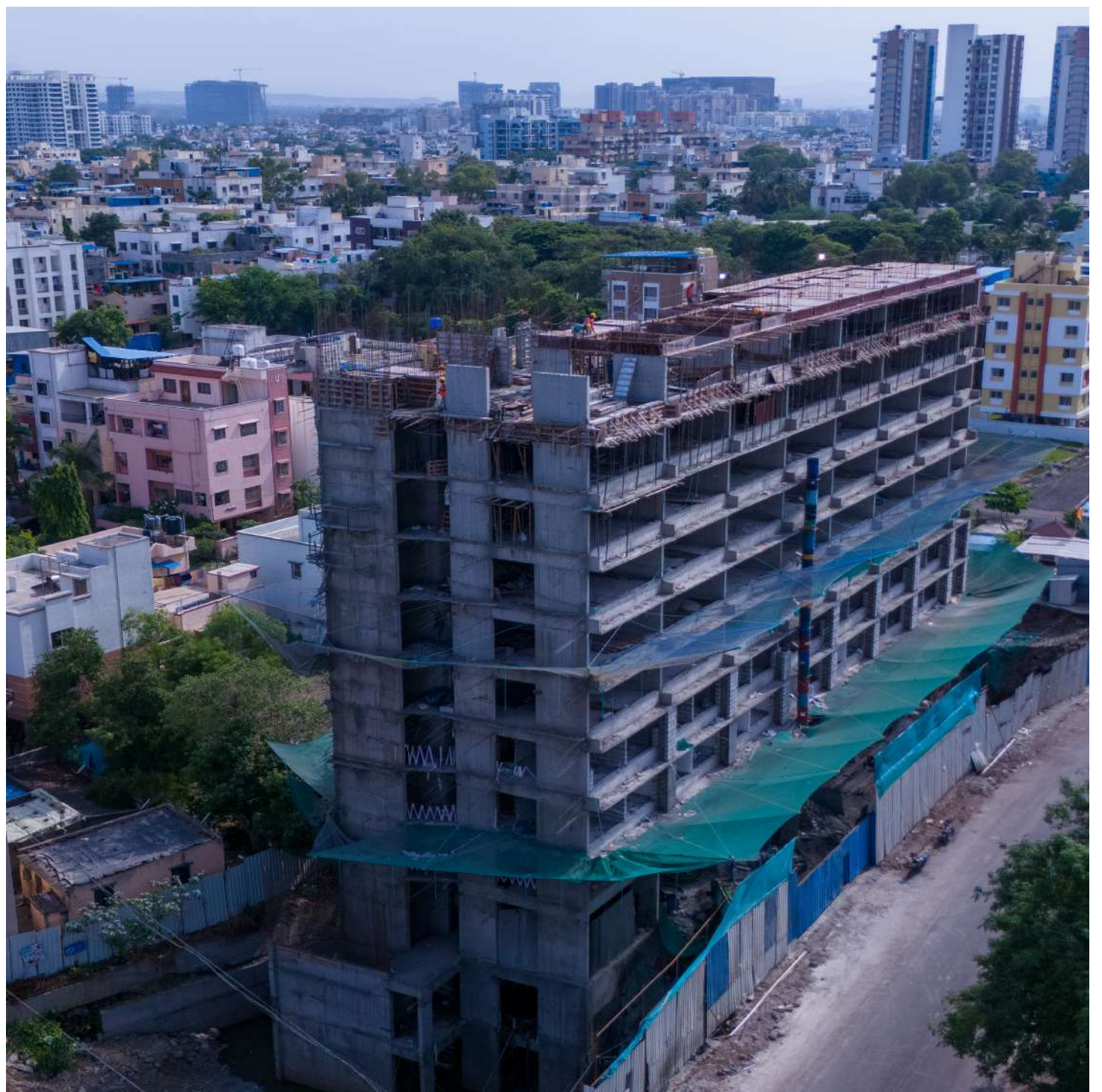
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VJ CENTRAL AVENUE

KHARADI

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VJ IndiLife: नव्या जगाशी जोडली जाणारी, नव्या पिढीची कम्फर्ट स्पेस!



सध्याच्या काळात आजुबाजूला होणाऱ्या वेगवान बदलांसह लोकांच्या एकूणच जीवनशैलीत बहुतांशी बदल होतांना दिसत आहेत. काळानुसार या बदलत्या गरजांची आणि जीवनशैलीची गरज ओळखून 'विलास जावडेकर डेव्हलपर्स' यांनी आणले आहेत मल्टी-युटिलिटी स्टुडिओज!

आपले घर हे कायमच आपल्यासाठी खास हक्काची जागा असते. पण बदलत्या जीवनशैलीनुसार मात्र हेच आपले घर, आपल्या काही गरजांची पूर्तता करू शकत नाही. अशावेळी तुमच्या अपेक्षेनुसार तुम्हाला हवी तशी जागा उपलब्ध करून देणारा, तुम्हाला तुमच्या सोयीनुसार उपलब्ध जागेला हव्या त्या रूपात बदलता येणारा असा आगळावेगळा प्रोजेक्ट म्हणजे VJ IndiLife. आजकाल लॉग वीकेंडला सुट्टी एन्जॉय करण्यासाठी आणि आराम करण्यासाठी घराजवळ जागा बघितली जाते, स्वतःचे छंद जोपासण्यासाठी जागेची गरज असते. बदलत्या काळानुसारची हीच गरज ओळखून विलास जावडेकर डेव्हलपर्सनी तयार केले आहेत, खास मल्टी युटिलिटी स्टुडिओ अपार्टमेंट्स! आता तुम्ही विचार कराल की याची गरज काय? तर आपले घर आपल्या प्रत्येक गरजेची पूर्तता करू शकतेच असे नाही. अशावेळी पुण्यातील ३ प्रीमियम लोकेशन्सवर VJ IndiLife तुमच्यासाठी सादर करत आहे, मल्टी युटिलिटी स्टुडिओज! २०२१ साली पाषाण येथे पहिले VJ IndiLife साकारले, या पहिल्याच प्रोजेक्टला भरभरून प्रतिसाद मिळाला. या यशानंतर विलास जावडेकर डेव्हलपर्सने पुण्यातील दोन प्राइम लोकेशन्सवर, वाकड आणि खराडी येथे VJ IndiLifeचे दोन प्रोजेक्ट्स लॉन्च केले आहेत.

VJ IndiLife म्हणजे नवकी काय?

VJ IndiLife हा असा मल्टी युटिलिटी स्टुडिओ आहे, जिथे तुमच्या गरजेनुसार तुम्ही स्टुडिओचा वापर करू शकता. जसे, एखाद्या लेखकाला लिहिण्यासाठी जागा व एकांत हवा असेल किंवा ग्राफिक आर्टिस्टला सेट-अपसाठी जागा हवी असेल, अशावेळी ही फ्लेक्सिबल स्पेस त्यासाठी उपयोगी ठरते. VJ IndiLife ही अशी जागा आहे, जिथे तुम्ही सिटीपासून दूर न जाता तुमचा वीकेंड निवांत आणि आरामदायी करू शकता. मीटिंग रूम, वर्किंग पॉइंट्स वगैरे सुविधा उपलब्ध असल्यामुळे वर्किंग प्रोफेशनल्समध्येही VJ IndiLife लोकप्रिय आहे. रोजच्या जीवनात लागणाऱ्या फिटनेस सेंटर, इनडोर गेम्स सेंटर, आऊटडोर डेक अँड कम्प्युनिटी किचनही अंभेनीतीजमध्ये सामाविष्ट आहेत. शहरी जीवनशैलीसोबत जुळणारी, तुमच्या कम्फर्ट आणि गरजेनुसार असणारी ही स्पेस, VJ IndiLife तुमच्या अपेक्षेप्रमाणे, तुमच्या गरजांची पूर्तता करणारा तुमच्यासाठीचा एक परफेक्ट प्रोजेक्ट आहे.

घरापेक्षा वेगळी पण घराइतकाच कम्फर्ट देणारी स्पेस!

