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PALLADIO KHARADI CENTRAL II: WHERE INNOVATION MEETS DESIGN EXCELLENCE

Welcome to a new chapter of urban living in the heart of Kharadi. Palladio Kharadi Central II (PKC II) represents VJ's belief of creating more than just homes - we're crafting experiences that transform how you perceive a home.



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BUILDING TRUST, GROWING TOGETHER

At VJ, we believe that true success comes from nurturing meaningful relationships. Recently, our engagement with banking partners took a significant step forward through focused meetings with SBI and ICICI Bank, aiming to create more seamless experiences for our VJ Parivaar. These meetings went beyond traditional business discussions, focusing on understanding each other's perspectives and finding ways to enhance our collaboration.



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PBC'S PAYABHARNI WAS THE FOUNDATION OF STRONG BONDS AND COMMUNITY SPIRIT.

The Payabharni marked a unique celebration at PBC, where homeowners didn't just witness the progress of the construction - they became part of it. The day began with families gathering for the Payabharani pooja, their faces reflecting both reverence for tradition and excitement for their future homes. What made this day truly special was the active participation of homeowners in the ceremony.



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VJ HAPPINESS STREET, HINJAWADI, WINS PRESTIGIOUS WELL BUILT STRUCTURE AWARD 2024, COMMERCIAL CATEGORY.

VJ Happiness Street has been honored with the prestigious Well Built Structure Award 2024 under the Commercial category by the Builders Association of India. This recognition underscores the project's unparalleled design, structural innovation, and engineering excellence.

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VJ BIDS FAREWELL TO THE YEAR IN STYLE WITH THE VIBRANT HAPPINESS FESTIVAL! A CELEBRATION OF JOY, LAUGHTER, AND TOGETHERNESS, MARKING THE PERFECT END TO A MEMORABLE YEAR.

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A DAY OF JOY AT YASHWANT PUNAWALE

The day painted Yashwant Punawale in colours of celebration as families gathered to mark their new beginnings. The air filled with laughter and excitement as homeowners and shop owners came together for VJ's signature Shubham Bhavatu ceremony, Kalash Pujan, and the vibrant Happy Neighbours Day.



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8000 HEARTS, ONE MUSICAL JOURNEY: MITRA MAHOTSAV 2024

Pandit Farms became the epicenter of a soulful celebration, witnessing mesmerizing performances by musical maestros.



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At VJ, our greatest asset isn't our projects or our technology - it's our people. Every month, we celebrate this fundamental truth through Shabbaski Day, a powerful demonstration of the individuals who breathe life into our organization. This isn't just a recognition program; it's a heartfelt celebration of human potential and collective achievement.



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FROM AMENITIES TO ASSETS: THE YASHONE REVOLUTION IN COMMUNITY LIVING

In an era where residential societies often struggle with rising maintenance costs, YashONE Hinjawadi has emerged as a beacon of innovation by transforming its beautiful amenities into sustainable revenue streams. This success story showcases how thoughtful planning and community engagement can create a self-sustaining ecosystem that benefits all residents.



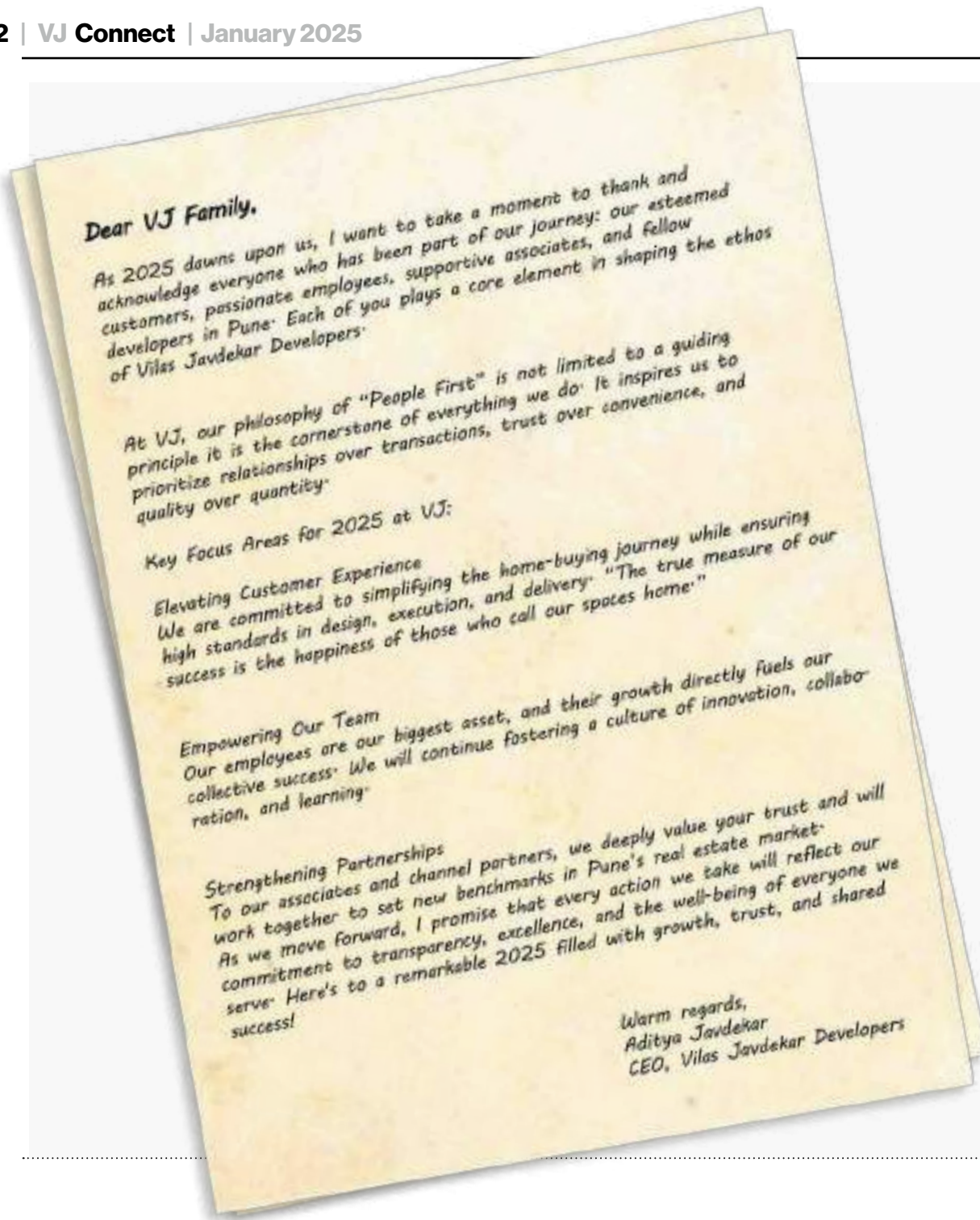
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TRADITIONAL KALASH PUJAN MARKS AUSPICIOUS START FOR THE BUSINESS COMMUNITY

On Saturday, 30th November 2024, VJ Town Center hosted a meaningful Kalash Pujan ceremony that not only honored tradition but also symbolized the future of prosperity. With a high turnout and positive feedback, the event demonstrated the business community's values marking the beginning towards new horizons.



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Happy New Year!

Wishing You A Year Filled With Tremendous Prosperity, Good Health, Wealth, Peace, And Happiness.

May This New Year Bring You All The Success And Joy You Deserve!

Aditya Javdekar
CEO, Vilas Javdekar Developers

RECAP 2024

VJ Team casted 1 slab each day on one or the other project in the year 2024 !!!

VJ achieved the Guinness World Record for the most number of people in a double-sided Dhol relay!

1600
Employees & their family members donated towards 8 different causes

05
Awards bagged by Team VJ

45,000
Meals served with love, nourishing the hands & heart that build a VJ Home

1600
New members added to our VJ Parivaar

Bookings done across **16 VJ Projects!**

1100
Queries, 98% queries resolved through VJ Help Desk

1585
Dreams fulfilled by VJ

256
children of VJ construction labours educated through door step schools on VJ Sites

34,58,253 Sq.ft of construction completed by VJ Engineers

60,40,000
Litres of water recycled ... DAILY!

20,000
Construction labours upskilled and trained by VJ

41,700
VJ Parivaar members enjoyed in the VJ Events

127
VJ Parivaar Events conducted

12,800
Families showed interest in buying their dream home with VJ

1500 KW
Daily clean Energy generation from solar panels across all VJ Projects

VJ Bids Goodbye to 2024 with the VJ Happiness Festival

Hearts, Hands & Hope: When Team VJ reimagined what a festival could be, memories were etched!

1100+ VJites celebrated togetherness with their family members at the VJ Happiness Festival.

The festive season was just around the corner, and while the world outside buzzed with holiday preparations, Team VJ envisioned something bigger, something that could bring warmth to the hearts of the entire community.

Inspired by the resounding success of the October 2024 Sports Day, which had filled the air with energy and sportsmanship, the team felt a deep sense of purpose to continue building on this momentum. Joy of Giving, Cultural Night, and the Christmas Flea Market formed the foundation pillars of the

VJ Happiness Festival, each adding its own unique charm to this vibrant celebration. On 21st December 2024, the festival came to life, bringing together these elements for an unforgettable experience.

The preparations began weeks in advance, with VJites brainstorming ideas to touch hearts. "What if Team VJ created an opportunity for people to give back?" asked one. "And let's showcase everyone's hidden talents!" suggested another and the festival started taking shape.

The energy was infectious. Team members that usually focused on

project deadlines were now debating which songs to perform on The Cultural Night. This change was beautiful to watch. The people that usually stayed in their own corners were now huddled together, sharing laughs while planning their group dance and the usually quiet office buzzed with excitement - like a home where everyone's helping to plan a big festival.

VJites participated wholeheartedly, creating something meaningful while building memories that would last a lifetime.



Joy of Giving: This charitable initiative is a key focus of the festival, providing employees with the opportunity to support various causes, ranging from healthcare to child welfare. It's about creating an inclusive environment where everyone can participate in making a difference.

VJ Cultural Night: The stage came alive with talent from across VJ as employees showcased their artistic abilities. From melodious music to dynamic dance performances, the evening promises to be

a vibrant celebration of our diverse cultural heritage. This isn't just a show; it's a testament to the unity and creativity within the VJ family.

Christmas Flea Market: A festive marketplace designed to bring the holiday spirit to life. Employees and their families shopped for unique gifts, enjoyed delicious treats, and engaged in fun activities like games and photo booths. The market also featured stalls with handmade crafts and holiday decorations, creating a warm and inviting atmosphere.



1000+ Employees pledged to contribute their time, efforts, heart and soul towards making Pune a better place.

VJ Partners with 6 NGOs to work on 8 social causes

As the year drew to a close, the VJ Happiness Festival embraced magic through its cherished 'Joy of Giving' initiative. What started as a simple idea; a collective effort to give back to society, blossomed into something extra ordinary. It was about compassion, care, and the deep-rooted belief that no one in our community should ever feel not cared for.

This initiative focused on making a tangible impact on a wide range of social causes, transforming lives through meaningful actions. It was a movement, a promise to continue making the world a better place, one act of kindness at a time. This is a reflection contributing to building happy communities.



<p>EMPOWER WOMEN Empower 1,000 underprivileged women to rise stronger.</p>	<p>HEAL LIVES Care for 200 TB patients with nutrition and support.</p>
<p>INSPIRE FUTURES Educate 2,000 children on safety, rights, and justice.</p>	<p>FUEL PASSION Back 5 young athletes chasing their dreams.</p>
<p>SHOW LOVE Provide homes, food, and dignity to orphans and seniors.</p>	<p>SUPPORT ELDERLY Help develop homes for senior citizens by providing construction materials.</p>
<p>GO GREEN Nurture 1,000 trees for a healthier tomorrow.</p>	<p>BECOME A CHANGEMAKER!</p>



When VJ Came Alive: A Night of Boundless Talent

The energy from the Joy of Giving seamlessly flowed into the Cultural Night, amplifying the sense of unity and celebration that defined the evening. As VJites took the stage, the atmosphere became electric with creativity, where each song, dance, and performance showcased the immense talent within the team. Together, the VJites united in a beautiful celebration of life, art, and shared happiness.

The Cultural Night opened with a high-energy dance performance by the Admin Team, who presented "Swag Squads" with a Salman Theme, setting an exciting tone for the evening. Following this, the Aluform Yard Team dazzled the audience with their powerful rendition of "Peshwa Boys" featuring the Malhari song. The EPCP Team then took the stage with "Nritya Taal," beautifully blending traditional and modern dance styles. West Office Girls Group continued the momentum with their "Melodious Rhythm," presenting a captivating South Indian Mashup.

As the evening progressed, the Accounts Team lit up the stage

with "Desi Divas," bringing vibrant Bollywood energy to the audience. The Yashwin Nuovo Centro Team maintained this energy with their Bollywood mix performance, followed by EPCP Team returning to perform "Beat Breakers," featuring South Indian hits that had everyone moving to the rhythm. The Marketing Team then presented "Taqdeer ki Topi," adding their own Bollywood fusion touch to the night.

The celebrations continued with East Office Team's "Eastern Rhythm" Bollywood Mix, followed by Head Office Team's "Marathi Zataka," which

From Bollywood to a Live Band: 14 performances that lit up the stage

brought a wonderful traditional flavor to the show. Team HR brought nostalgia to the stage with their "Mirchi Dancers" performance featuring Govinda songs, while the Portia Grande Team did "Marathi Tadka" dance. The night reached its peak with the "VJ Rockstars" live band performance, after Team EHS closed the show with their impressive "Prime Performers" Marathi Mix.

The Cultural Night was a resounding success, with each performance showcasing the diverse talents of the VJ Parivaar.



18 flea stalls transform VJ Happiness Festival into a celebration of entrepreneurial spirit!

As part of the VJ Happiness Festival, the Christmas Flea became a popular highlight, turning festive shopping into a vibrant celebration of creativity, talent, and entrepreneurial spirit. With 18 unique stalls, the flea offered a delightful blend of handmade crafts, festive treats, stylish fashion accessories, and more, creating an unforgettable experience for all who attended.

The Christmas Flea was a standout success, seamlessly blending the holiday spirit with in-house artistry. It brought together an eclectic mix of

offerings; from scented candles to Sangli Bhadang Bhel, Puneri Misal, handcrafted knitted shawls, cozy cropped knit tops, elegant crocheted stoles, and luxurious perfumes. There were also stall games and much more, each stall showcasing the diverse talents of VJites.

As a part of the VJ Happiness Festival, the Christmas Flea Market perfectly embodied the event's spirit bringing people together to celebrate creativity, connect with one another, and spread holiday cheer.

From Puneri Misal to handcrafted shawls
A celebration of VJ's diverse talents



With my family's help, we served our special Mojito and chaat. The highlight was seeing everyone enjoy the Mojito, made with a unique spice mix. It was an unforgettable experience filled with joy and great memories.

Anuja Wadegaonkar (DDSL Team)



Preparing for my soap stall was busy but fun! I made, wrapped, and labeled the soaps, then set up at the lively market. I enjoyed sharing details about the natural ingredients and helping customers pick their favorites

Puja Angre(DDSL Team)



One of the best memories from the event was when AVJ Sir visited our stall and tried a cup of tea. It was truly special to have him enjoy our offerings, making the experience even more memorable.

Akshay Shivale (Aluformwork Factory Team)



A December to Remember

The VJ Happiness Festival left behind memories, smiles, and a sense of togetherness.

As the last stall packed up and the stage lights dimmed, people lingered, cherishing the moments they had created. "This was truly special," someone said softly, and everyone around nodded in agreement.

The festival had transformed engineers into artists, project managers into performers, and colleagues into friends. It left behind a legacy of joy and connection, strengthening the bond within the team.

The VJ Happiness Festival was a cherished memory, a reminder of the joy that comes from giving, creating, and celebrating together.

As the year drew to a close, the VJites carried home the warmth of these moments, ready to begin a new year, a new chapter with renewed hope and stronger bonds.

The VJ Happiness Festival was a celebration of joy, unity, and giving back. Our team showcased incredible talent, and the 'Joy of Giving' initiative highlighted our collective responsibility to make a difference.

A big thank you to everyone, performers and volunteers who made this event a success. Together, we embody the spirit of VJ.

The event was amazing, with a lively atmosphere and great customer connections. I curated unique perfumes and enjoyed helping families find perfect holiday gifts, enhancing their festive spirit.

Rutuja Pundale (HR Team)



Taking The Legacy Forward

8000 Hearts, One Musical Journey: Mitra Mahotsav 2024

Pandit Farm became the epicenter of a soulful celebration, witnessing mesmerizing performances by musical maestros.

The Mahotsav was inaugurated by Shri Vilas Javadekar, along with renowned dignitaries like Pandit Suresh Talwalkar, Pandit Ulhas Kashalkar, Pandit Vikas Kashalkar, and Ustad Shujaat Khan, making it a grand start to the event.

The first evening opened with a mesmerizing Veena-Violin jugalbandi by R. Kumaresh and Jayanthi Kumaresh. Their performance created a seamless dialogue between instruments, where traditional boundaries dissolved into pure musical conversation. The day concluded

with Sawani Shende's vocal recital, her rich classical renditions bringing timeless compositions to life with emotional depth and technical mastery.

Day two began with Raghunandan Panshikar's morning recital, offering a serene start through meditative compositions that showcased traditional gayaki at its finest. The festival reached its pinnacle with Ustad Shujaat Khan's sitar concert, his masterful string work and soul-stirring melodies providing the perfect finale.



Each performance drew over 4,000 rasik-shrotas, who sat spellbound as artists created moments of pure musical magic. The festival celebrated not just performances but the living tradition of Indian classical music, bringing together artists and audiences in a shared experience of musical excellence.

These two days at Pandit Farms were a celebration of our rich musical heritage, where every note played and sung added to the Indian classical tradition.



The much-loved Mitra Mahotsav 2024 was celebrated on 23 & 24 November at Pandit Farms. Over 4,000 'rasik-shrotas' gathered each day to immerse themselves in the soulful magic of Indian classical music.



Celebrating Traditions

Traditional Kalash Pujan marks auspicious start for the business community

VJ Town Center Welcomes Prosperity and Growth



On Saturday, 30th November 2024, VJ Town Center hosted a meaningful Kalash Pujan ceremony that not only honored tradition but also symbolized the future of prosperity. With a high turnout and positive feedback, the event demonstrated the business community's values marking the beginning towards new horizons.

VJ Parivaar gathered to participate in the ceremony, which was conducted in a thoughtful and traditional manner, embracing the richness of Indian customs. The atmosphere was filled with warmth and unity, as customers expressed their happiness

and admiration for the way the Pujan was organized.

From the elegant setup to the spiritual significance of the ceremony, every detail reflected the values that VJ holds of putting people-first. The muhurta of the Pujan was also auspicious. A positive energy filled the air as customers felt connected to the project's journey and the success that awaited them.

Some customers, eager to take the next step, inquired about rent assistance, showing their belief in the growth of the location and its development.



The Kalash Pujan at VJ Town Center blended traditional values with future aspirations, creating a meaningful beginning for the business community.

New Launch

New tower unveiled at Yashwin UrboCentro, Downtown Wakad

With popular demand, 2 BHK Homes are back at the most sought-after project in Wakad!

The success story of Yashwin Urbo Centro enters a new chapter with a tower launched in Wakad Downtown. This launch addresses the area's increasing demand for well-designed 2 BHK homes, offering young professionals and families the perfect blend of urban convenience and comfortable living.

With YUC's previous inventory completely sold, this new inventory continues VJ's vision of creating homes that respond to customer needs. The apartments maximize space utility while ensuring comfort, featuring smart layouts that cater to modern urban lifestyles.

Located in Wakad Downtown,

residents enjoy seamless connectivity to Hinjawadi IT Park, Pune Station, and Kothrud. The neighborhood offers easy access to schools, healthcare facilities, shopping centers, and entertainment hubs, making it ideal for active urban living.

Beyond individual homes, the project offers comprehensive community features including green spaces, fitness centers, and modern facilities. These amenities create an environment where families can thrive, building connections while enjoying the convenience of community living.

As Wakad evolves into Pune's preferred residential destination,



YUC stands ready to welcome families into a community where thoughtful design meets urban convenience.



Responding to Wakad's growing demand for quality urban homes, YUC launches a new tower featuring thoughtfully designed 2 BHK homes.



Building Strong Foundations

PBC's Payabharni was the foundation of strong bonds and community spirit.

Families Come Together for Sacred Puja & get-together at Palladio Balewadi Central



The Payabharni marked a unique celebration at PBC, where homeowners didn't just witness the progress of the construction – they became part of it. The day began with families gathering for the Payabharani pooja, their faces reflecting both reverence for tradition and excitement for their future homes.

as families worked together, strengthening not just the physical foundation but also community bonds. The thoughtfully designed arrangements allowed families to experience their future lifestyle through the immersive sample flat experience while participating in traditional ceremonies. VJ team engaged with homeowners personally, sharing construction updates.

Their enthusiasm wasn't just about buying homes it was about being part of something meaningful.

This celebration demonstrated that every milestone is an opportunity for community building. As families participated in laying the foundation, they weren't just investing in homes they were creating bonds that would last long after the towers are complete. The day ended with satisfied smiles and a deeper sense of belonging.



What made this day truly special was the active participation of homeowners in the ceremony.

The atmosphere buzzed with a unique energy as traditions seamlessly blended with conversations. Homeowners shared their joy with others, many introducing friends and family to the growing PBC community.

Through their participation in this ceremony, these families had truly become a part of PBC's future community.



December 21st saw PBC families coming together to lay the foundation of their future homes, blending sacred traditions with the joy of progress.



MAKE YOUR DESTINY!



- NOW LAUNCHING -



2BHK, 3BHK & 4BHK RESIDENCES

02
Elegant Towers

23
Storey Building

25+
Lifestyle Amenities

15,000
Sq.ft. Club Palladio

368+
Like-Minded Families

03
Levels of Parking



Where Dreams Meet Reality

A Day of Joy at Yashwant Punawale

The day painted Yashwant Punawale in colours of celebration as families gathered to mark their new beginnings. The air filled with laughter and excitement as homeowners and shop owners came together for VJ's signature Shubham Bhavatu ceremony, Kalash Pujan, and the vibrant Happy Neighbours Day.

The gathering showcased unity in diversity through thoughtfully planned events. Families participated enthusiastically in the Best Dressed competitions, their joy evident in

carefully chosen outfits and bright smiles. The VJ team planned the event ensuring everyone felt truly at home.

Sacred traditions blended seamlessly with modern celebrations. The Kalash Pujan and Gruha Pravesh ceremonies created moments of divine connection, while the entertainment program had everyone from toddlers to grandparents dancing together, turning strangers into friends.

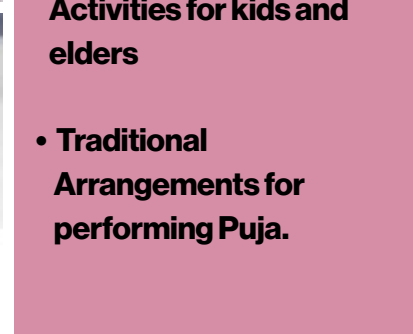
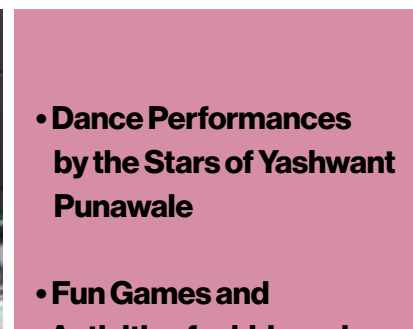
As evening approached, the community spirit was elevated.

Neighbours exchanged phone numbers, children made playdate plans, and families shared stories over refreshments. What began as an event ended as a celebration of belonging, where every resident found their place in the Yashwant Punawale community.

The day embodied VJ's vision of creating not just homes, but communities where lives flourish. As the celebrations concluded, the air was filled with promises of friendship and shared dreams.



One day - Many Celebrations: Shubham Bhavatu, Kalash Pujan, and Happy Neighbours Day



• Dance Performances by the Stars of Yashwant Punawale

• Fun Games and Activities for kids and elders

• Traditional Arrangements for performing Puja.



HAPPY NEIGHBOURS DAY

YASHवंत
INCLUSIVE HOUSING PROJECT BY
VILAS JAVDEKAR DEVELOPERS | PUNAWALE

कलांगण



A Monthly Celebration of Outstanding Efforts

VJ Shabbaski : Recognizing Dedication, Innovation, and Impact.

At VJ, our greatest asset isn't our projects or our technology - it's our people. Every month, we celebrate this fundamental truth through Shabbaski Day, a powerful demonstration of the individuals who breathe life into our organization. This isn't just a recognition program it's a heartfelt celebration of human potential and collective achievement.

Imagine a workplace where every contribution matters. Where the

construction worker who ensures safety, the office assistant who keeps operations smooth, and the innovative team member who solves a complex challenge are all equally valued. This is the essence of VJ Shabbaski is to give a pat on the back for people who transform individual efforts into organizational inspiration.

We Love What They Do: Bringing Human Stories to the Forefront Each Shabbaski is more than an

award ceremony. It's a platform for human stories of perseverance, creativity, and dedication.

We don't just recognize performance we celebrate the efforts people behind the achievements. By sharing these stories, we create a ripple effect of motivation, showing every team member that their work is seen, appreciated, and integral to our collective success.

Celebrating the people that drive long-lasting results, one month at a time.

Our commitment goes beyond monthly celebrations. We're building a culture where:

- Every individual feels valued
- Personal growth is as important as professional achievement
- Teamwork and individual excellence are celebrated equally

Recognition isn't just about boosting morale, it's about acknowledging the human spirit that drives innovation, overcomes



challenges, and transforms possibilities into realities. We're reminded that our success is written not in numbers, but in the passion, commitment, and unique contributions of our incredible team. VJ Shabbaski is a reflection of gratitude to the people who make VJ extraordinary.

Here's to our people, the true architects of our success.



EPCP Team



Marketing Team



YashONE Infinitee Site Team



YashONE Eternitee Site Team



Saiprabha Wani



Sandeep Thakur



Priyanka Nimbekar



FMM Team



Prathamesh Patil



Anuradha Talekar



Prathmesh Padwal



Shubham Bugad



Varadraj Magdum



Nikhil Borole



Nilesh Patil



Chinmay Kumar Swain



Dipak Ghyal



Lalan Singh



Suryaprakash Rajbhar



Samuel Surin



VijayKumar



Vinod Bankar



Amruta Mohite



Ashok Malkar



Nitin Raut



Rupesh Bandal

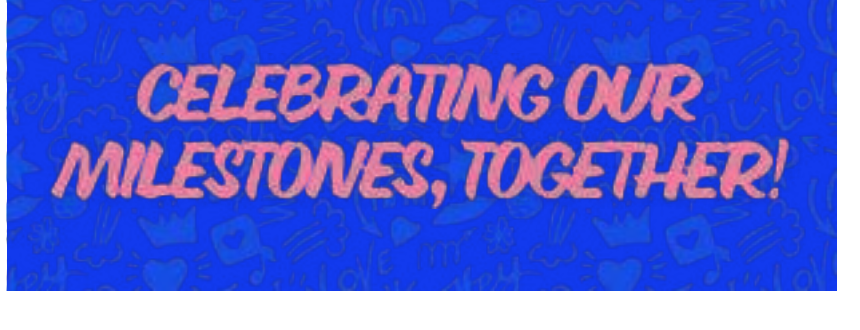


Santosh Sitaprao



Irfan Beg

Events At VJ





Christmas Celebrations with VJ Parivaar

Christmas Magic Sparkles Across VJ Communities.

The spirit of Christmas came alive across VJ's societies gathered to celebrate the season of joy. Club houses sparkled with festive decorations, creating perfect settings for an evening of shared happiness and warm connections.

Young residents' eyes lit up as Santa made his grand entrance, bearing gifts and spreading cheer. The excitement was contagious, drawing not just children but adults into the festivities. As cupcakes were shared and games played, age barriers

melted away, creating moments of pure joy.

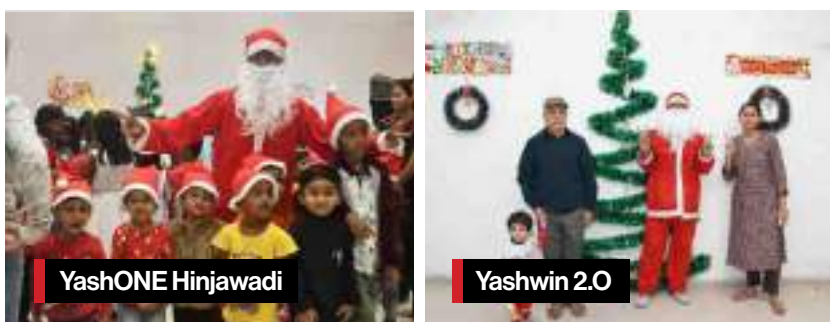
What made these celebrations special wasn't just the activities or decorations, it was seeing residents from diverse backgrounds come together as one Parivaar. Elders played games alongside young adults, grandparents cheered with kids, and children made new friends across buildings.

This Christmas celebration exemplified what makes us unique, the ability to bring people together,

creating spaces where every resident feels valued and included. As laughter echoed through the club houses and smiles were exchanged between neighbors, it reinforced the beautiful bonds that make VJ Parivaar special.

In every society, the evening wasn't just about celebrating Christmas, it was about celebrating the warmth and unity that defines VJ communities, where every festival becomes an opportunity to strengthen the bonds that make us One Big Parivaar.

Santa brings joy and merriment as VJ Parivaar celebrates the festival together!



On December 25th, VJ Societies club houses transformed into magical spaces where age barriers dissolved and community spirits soared high.



- Santa's special appearance with gifts
- Beautifully decorated club houses
- Delicious treats and refreshments
- Interactive games and activities
- Multi-generational participation
- Community bonding moments

Yashwin Sukhniwas

Palash Plus

YashONE Ininitee

Yashwin Sukhniwas

YashONE Hinjawadi

Click This Icon To Watch the film

Yashwin Anand

Palladio

Yashwin Sukhniwas

YashONE Pirangut

Prudentia

Yashwin Orizzonte

YashONE Hinjawadi

Yashwin 2.0

Yashwin Sukhniwas

YashONE Wakad Central

Lobour. Neighbour. Nature.

Children Across 10 Construction Site Schools Celebrate Christmas with Team VJ

It was a special Christmas morning at the Door Step Schools across 10 VJ labour camps. The air was filled with the warmth of togetherness as children gathered to celebrate the season of joy.

Santa Claus, with his bright red coat and twinkling eyes, made a surprise appearance, spreading smiles with

his gentle greetings. The children's faces lit up with happiness as they joined in Christmas-themed games and activities. The day was filled with laughter as they played and created beautiful memories together.

For VJ, this wasn't just about celebrating a holiday, it was about sharing love and building bonds within the community. The

simple joy of seeing the children happy reminded everyone that Christmas is truly about kindness, togetherness, and the little moments that make life beautiful. As the event came to an end, the children left with happy hearts, carrying the joy of the day with them, a Christmas they would remember forever.



Co-creation with VJ Parivaar Kids

A Christmas Wish Comes True at Yashwin Encore B1B2

When children dream big, VJ listens - a story of lunch dates and play dates

During the Ganpati festival's Maha Arti at Yashwin Encore B1B2, while Sarvesh Javdekar our Technical Director mingled with residents, a group of children approached him with a wish - new play equipment for the ground floor area near the club house. Their innocent request sparked what would become a delightful journey of co-creation.

Instead of a straight forward response, Sarvesh made them an interesting proposal-He would help fulfill their wish if they agreed to share a meal with him. The children's eyes sparkled at this unique invitation, unaware they were about

to become the youngest designers of their play area.

Recently, these young dreamers visited the VJ Centro office, turning an ordinary workday into a celebration. Over lunch with Sarvesh, they shared their ideas and hopes for their play space. The Facility Management team joined in, presenting possibilities that had the children bouncing with excitement.

As the children voted for their favorite options, it was clear that this wasn't just about installing play equipment - it was about giving our youngest VJ Parivaar members a voice in shaping their world.

The Facility Management team is now gearing up to bring these chosen designs to life, making this Christmas season magical for these young residents.

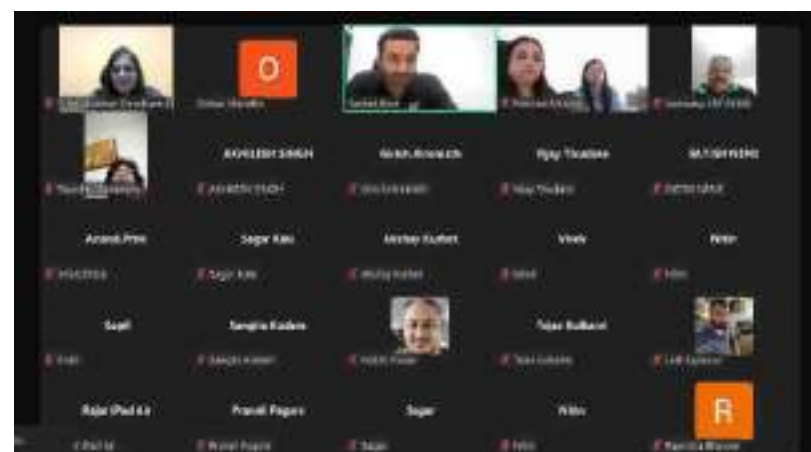
This heartwarming story shows how VJ continues to grow with its communities. Sometimes, Santa doesn't wear a red suit - he wears a developer's hat and makes children's wishes come true over a shared meal! Soon, the play area will ring with more laughter and joy, reminding us that the best ideas often come from the smallest voices, and the most meaningful changes start with simply listening.



VJ Samvaad

A Platform Where Meaningful Conversations Build Lasting Trust.

VJ's Senior Leadership Team Engages Homeowners Across Three Key Projects Through Transparent and Open Dialogues



In December 2024, VJ hosted Samvaad forums across three projects, demonstrating our commitment to transparency and community engagement:

• **VJ Central Avenue (30th November):** T5 and T6 homeowners received construction updates, with senior leadership reaffirming on-time delivery and quality standards.

• **YashONE Eternitee (6th December):** Buildings C and D residents gained insights into construction progress and future timelines, emphasizing customer satisfaction.

• **Yashwin Urbo Centro (13th December):** B1B2, C1C2, and

D1D2 building residents discussed phase one progress and community. Development thought behind the landscape and amenities.

These forums are more than information sessions. They represent VJ's philosophy of building trust and lifelong relationships with homeowners. By creating an open platform for dialogue, we ensure every resident feels valued and heard.

VJ Samvaad reflects our vision of transforming real estate from a transactional experience to a collaborative journey. We don't just build homes; we build communities where residents are true partners in our ongoing development.

New Launch

Baskin-Robbins Now Open at VJ ONE Avenue

A Global Favorite Now in the Heart of Hinjawadi

Baskin-Robbins, the globally renowned ice cream brand, officially opened its doors at VJ ONE Avenue on December 18, 2024. This exciting addition offers a vibrant space for ice cream lovers, featuring an extensive range of premium flavors, milkshakes, and desserts that have delighted patrons worldwide for decades.

From timeless classics like Vanilla and Chocolate to innovative creations, Baskin-Robbins caters to every palate. The outlet provides an inviting setting to enjoy refreshing treats, making it a perfect stop

for casual indulgences or special moments.

Strategically located at VJ One Avenue, the store adds a distinctive charm to the bustling neighbourhood, further elevating its reputation as a destination for amazing experiences. Since its opening, the outlet has seen a steady stream of customers savoring the brand's iconic offerings.

With Baskin-Robbins now part of VJ ONE Avenue, this vibrant space continues to grow as a hub of enjoyment.





Collaboration Goals

Building Trust, Growing Together

VJ Team hosts personalised Partner Connect for Bankers at VJ COEE!

At VJ, we believe that true success comes from nurturing meaningful relationships. Recently, our engagement with banking partners took a significant step forward through focused meetings with SBI and ICICI Bank, aiming to create more seamless experiences for our VJ Parivaar.

These meetings went beyond traditional business discussions, focusing on understanding each other's perspectives and finding ways to enhance our collaboration. The initiative reflects our commitment to the 'People First' philosophy that has always been at the heart of VJ's approach.

"Working with Vilas Javdekar Developers has been a fantastic experience," shares Anand Patkar, AGM, State Bank of India. "What stands out is their genuine commitment to building lasting relationships and their crystal-clear communication. I believe the next ten years will be significant for their growth, and their commitment

to quality and trust will ensure continued success."

This commitment to excellence is further emphasized by Sunil Ram, Housing Loan Manager at SBI: "I've been working with VJ for three years, and their transparency and professionalism have been exceptional. There have been no complaints regarding legal issues or payments, and all files are handled smoothly."

The meetings with both SBI and ICICI Bank focused on optimizing home loan processes and improving collaboration to provide more accessible banking services. As Nilesh Choudhary, Home Loan Sales Team Leader at SBI, notes, "Pune's real estate market is growing rapidly, surpassing cities like Bangalore, Gurugram, and Noida. Looking ahead, the market here will continue to thrive for the next 20-25 years.

VJ's projects consistently meet all necessary standards, giving buyers peace of mind." A special acknowledgment goes to

our dedicated CRM team, whose efforts ensured these meetings were both productive and meaningful.

These meetings mark just the beginning of our enhanced banking partnerships. By aligning our goals and strengthening these relationships, we're creating a foundation for better service delivery and support for our VJ Parivaar.

Together with our banking partners, we're committed to making the home-buying journey smoother and more rewarding for everyone involved.

Through these strengthened partnerships, VJ continues to demonstrate its commitment to excellence, trust, and the well-being of its customers. As we move forward, these relationships will play a crucial role in providing easy financial solutions and remarkable experiences for all VJ Parivaar.



Key Objectives and Outcomes:

- Aligning our vision with banking partners to offer personalized, long-term solutions
- Reinforcing our People First approach through improved financial services
- Sharing market insights to develop innovative financial solutions
- Streamlining processes for superior banking experiences

VJ Leaders

Beyond Boardrooms: VJ Leaders Unite Over Board Games

A day of strategy, laughter, and team bonding sees 30 senior leaders discover new facets of each other



In a refreshing departure from routine, VJ's senior leadership gathered at CC&Co, Aundh, for a day dedicated to play and connection.

Thirty leaders from across the organization set aside their usual responsibilities to engage in something unusual - board games! The day kicked off with 'Trophies,' an ice-breaker that had leaders thinking

on their feet and showcasing their quick wit. Anuja Sathe emerged victorious, setting an energetic tone for the day ahead.

Under the guidance of Piyush and Deepti Athawale from Comics and Bricks, leaders split into smaller groups to explore various strategic games. From the diplomatic intrigue of Secret Hitler to the artistic dealings of Modern Art, each

game revealed different aspects of leadership styles and personalities. "These games brought out a different side of us. We got to know each other beyond work personas, making our bonds stronger and more genuine," reflected Anuja Sathe, capturing the essence of the day.

The impact resonated deeply with the participants. As Ankitt Golcha noted, "Gaming revealed my hidden

strategic thinking abilities. It's exciting to see how these skills can enhance our team dynamics at work."

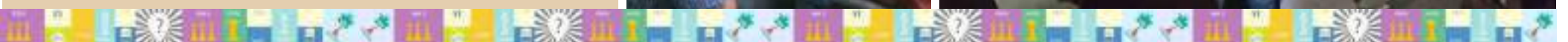
As the day progressed, titles and designations faded away, replaced by genuine connections and shared moments of triumph and laughter. The carefully chosen venue, away from familiar work settings, helped leaders disconnect from routine and

engage with each other in new ways. This innovative approach to team building proved that sometimes, the best way to strengthen professional bonds is to step away from professionalism altogether and simply play. Through board games, VJ's leaders didn't just compete - they connected, strategized, and discovered new dimensions of their colleagues and themselves.



Away from sites and offices, VJ's leadership team traded presentations for playful competition, building stronger bonds through the universal language of games.

- Ice-breaking session with 'Trophies'
- Strategic games like China Town and Modern Art
- Interactive sessions with Codename and Werewolf
- Team-based challenges and competitions
- Professional facilitation by experts



Structural Innovation

VJ Happiness Street, Hinjawadi, Wins Prestigious Well Built Structure Award 2024, Commercial Category.

VJ Happiness Street has been honored with the prestigious Well Built Structure Award 2024 under the Commercial category by the Builders Association of India. This recognition underscores the project's unparalleled design, structural innovation, and engineering excellence.

Designed with a vision to create a dynamic commercial space, VJ Happiness Street faced challenges that were as unique as the project itself. Multiplex projects are a rarity, and in our 41-year journey, this was only our second venture in this domain the first being the renowned Inox Jay Ganesh, executed for Rajushet Siddhivinayak's group.

For the award-winning VJ Happiness Street, a forward-thinking decision

to utilize roof slabs instead of traditional structural steel roofing was instrumental. This innovative approach, suggested by our esteemed structural engineer, Er. Jayant Inamdar, not only elevated the project's utility but also paved the way for future developments.

Despite the design and execution challenges with higher costs, Founder Vilasrao Javdekar supported this vision wholeheartedly.

The project demanded meticulous planning, precision execution, and collaborative efforts. Site engineers, especially Er. Kiran Aswale, deserve commendation for their dedication and hard work in turning this vision into reality.

This challenging yet rewarding journey has also been a learning experience for everyone involved.

From safety measures to innovative engineering techniques, the VJ Happiness Street project serves as a testament to the expertise, determination, and forward-thinking approach of the VJ team and its collaborators.

The Well Built Structure Award 2024 is more than a recognition it's a celebration of teamwork, innovation, and a relentless pursuit of excellence.

VJ Happiness Street stands tall as a beacon of what can be achieved when vision meets expertise. This

Recognizing Innovation and Excellence in Commercial Architecture



Key structural innovations:

- Clear span of 22.0 m without vertical support in-between
- 10.20 m high Double Height Central Plaza
- 11.50 m high Multiplex Screen Larger Span PT Girders/beams span around 22 m
- Mixed used floors Parking basement floors, Shops at ground and first floor and Multiplex floor above
- Large depth beams max depth around 2m
- Non-Grid Column Position



10.20 m high Double Height Central Plaza

Learnings:

- The importance of innovative thinking in overcoming challenges.
- Collaboration between structural engineers, architects, and site teams is key to success.
- Advanced techniques can redefine traditional approaches for better outcomes.
- This recognition reinforces VJ's commitment to delivering iconic projects that blend functionality, aesthetics, and innovation, paving the way for future achievements.



BAI jury visit to VJ Happiness Street

Self Sustaining Ecosystem

From Amenities to Assets: The YashONE Revolution in Community Living

In an era where residential societies often struggle with rising maintenance costs, YashONE Maan, Hinjawadi has emerged as a beacon of innovation by transforming its beautiful amenities into sustainable revenue streams. This success story showcases how thoughtful planning and community engagement can create a self-sustaining ecosystem that benefits all residents.

Innovative Revenue Generation

The society has implemented a multi-faceted approach to revenue generation, carefully balancing resident comfort with business opportunities. Key partnerships include:

Technology-Driven Solutions

- NBH App Integration: A strategic partnership that generated ₹5 lakh in upfront revenue while enhancing security features
- Fiber Internet Providers: Collaborations yielding ₹90,000+ in revenue
- Digital Advertising: Leveraging the NBH app for continuous revenue through targeted advertisements

Community-Centric Services

- Tilt Cycle: An innovative dual-purpose solution providing both grocery delivery and recreational cycling
- Fitness Programs: Ongoing classes including Karate, Basketball, and Dance, with a 10% maintenance share from each admission
- Ziki App Partnership: Facilitating community engagement through various events and workshops

Space Utilization

The society has transformed its common areas into revenue-generating spaces while maintaining their primary purpose:

- Multipurpose Hall: ₹5,000-₹15,000 per day
- Party Lawn: ₹3,000-₹7,000 per day
- Podium: ₹15,000-₹20,000 per day
- Theater: ₹1,500-₹1,800 for 3 hours
- Various advertising spaces including lift noticeboards and main gate flex boards

Strategic Implementation

Success didn't happen by chance. The management team conducted thorough research and implemented several key strategies:

1. Demographic Analysis: Understanding the community of 900+ flats, with approximately 2000+ residents, primarily IT professionals.
2. Event Timing: Scheduling activities after 7 PM on weekdays and focusing on weekends to maximize participation.
3. Vendor Selection: Prioritizing partnerships that align with resident interests and generate significant footfall.
4. Regular Communication: Utilizing AGMs, SGMs, and WhatsApp groups to maintain transparency and engagement

Sustainability Initiatives

Beyond immediate revenue generation, YashOne Maan Hinjawadi has invested in long-term sustainability:

- Solar Power: All wings are solar-enabled, generating

significant cost savings.

- Future Plans: Exploring opportunities to sell excess solar power and harvested rainwater
- Waste Management: Potential partnerships for recycling and composting initiatives

Impact and Future Vision

The society's innovative approach has yielded impressive results:

- 18+ successful events in the last quarter
- Revenue generation exceeding ₹1 lakh
- Reduced maintenance costs for residents
- Enhanced community engagement and satisfaction

Future plans include:

- In-house laundry services
- Convenience stores



Sandeep Pawar



Swapnil Demapure



Abhay Deshmukh



Mayur Seta

- Exclusive partnerships for gym and sports facilities
- Media collaborations for pre-wedding shoots and commercials

Key Success Factors

1. The journey has revealed several crucial insights:
 - Transparent Communication: Regular updates and open dialogue with all stakeholders
2. Strategic Planning: Careful scheduling of events to maintain interest without overwhelming residents
3. Community First: All initiatives are evaluated based on resident comfort and benefit
4. Professional Management: Dedicated teams and clear processes for financial handling.

Looking Ahead

Under the leadership of key team members including Swapnil Demapure, Sandeep Pawar, Abhay Deshmukh, and Mayur Seta, YashOne Maan Hinjawadi continues to explore new opportunities while maintaining its commitment to resident welfare and community development.

This model of self-sustainability demonstrates how residential societies can leverage their existing resources to create value while enhancing the quality of life for all residents. It serves as an inspiration for other communities looking to implement similar initiatives in their own spaces.



Premium Living at Kharadi Central

Palladio Kharadi Central II: Where Innovation Meets Design Excellence

VJ introduces thoughtfully designed 2 & 3 BHK homes with superior engineering standards.

Welcome to a new chapter of urban living in the heart of Kharadi. Palladio Kharadi Central II (PKCII) represents VJ's belief of creating more than just homes - we're crafting experiences that transform how you perceive a home.

Our Unique Approach

PKC II stands as a showcase of user-friendly design and engineering excellence. We've created 2 and 3 BHK sample flats that go beyond traditional residential spaces, focusing on functionality, comfort, and modern living requirements. Each unit is a carefully planned environment designed to enhance your daily life.

The Experience Center: Your Journey Into Future Living

We've developed an immersive exploration space that allows potential homeowners to deeply understand what makes PKC II special. The Engineering Expo provides insights into our advanced construction techniques, while sample flats showcase practical layouts and premium finishes. Our

detailed location model helps you visualize the project's strategic positioning, and the Web VR experience brings everything to life digitally.

Not Just Another Project

PKC II represents a holistic living ecosystem. We've trained 80 channel partners to ensure transparent, accurate information sharing. Our commitment extends beyond construction - we're building eco systems and creating spaces that reflect your aspirations.

Why PKC II is Unique

Located in Kharadi's prime neighborhood, these apartments blend innovative design with precise engineering. We've considered every detail - from spatial efficiency to aesthetic appeal, ensuring that your home is a reflection of modern living standards.

Tokens are now open, offering you the opportunity to be part of this exceptional residential experience. Your future home isn't just a space it's a statement of your lifestyle,

carefully crafted by VJ. Welcome to Palladio Kharadi Central II where innovation meets your dream of perfect living.

PKC II combines innovative design and engineering quality in the heart of Kharadi, offering a new perspective on premium living through meticulously planned spaces.



Premium Living

Christmas and New Year Made Special at VJ Happiness Street, Hinjawadi

The Ultimate Destination for Work and Play



This December, VJ Happiness Street lit up Hinjawadi with beautiful Christmas decorations, making it the most talked-about destination. Come see why everyone's heading to this lively street!

Have you seen VJ Happiness Street lately? This December, it turned into Hinjawadi's brightest spot! The entire street came alive with stunning Christmas lights and decorations, creating the perfect festive atmosphere. Families stopped to take photos, colleagues gathered after work, and everyone found a reason to smile.

Walking down VJ Happiness Street feels special. During the day, it's buzzing with activity, people working from cafes, friends meeting for lunch, and professionals heading to meetings. As evening falls, the street transforms with twinkling lights and the sound of laughter from its restaurants and gathering spaces.

WHY EVERYONE LOVES VJ HAPPINESS STREET:

Great Food Spots: Want to grab a quick coffee or have a nice meal? VJ Happiness Street has plenty of options that'll make you want to come back for more.

Perfect Work Spot: Need a change from your regular office? VJ Happiness Street's cafes and spaces are perfect for getting work done while enjoying a fresh atmosphere.

Meeting Place: Whether it's a business meeting or catching up with friends, you'll find the perfect spot here.

Festive Spirit: Christmas and New Year decorations made everyone stop and stare! The street turned into a beautiful celebration of lights and joy.

This holiday season showed just how special VJ Happiness Street is a place where everyone feels welcome and every visit brings something new.

The beautiful decorations and lively atmosphere made it Hinjawadi's most photographed spot!

There's even more to look forward to. Whether you're working nearby, living in the area, or just looking for a great place to spend time, VJ Happiness Street is ready to welcome you.

Drop by VJ Happiness Street, where every visit feels like a celebration!



Rental Market Growth

Pune Infra Pulse: Pune Tops Rental Price Appreciation Charts Among Tier-1 Cities

The real estate market in Pune is witnessing a historic boom, positioning itself as one of the most dynamic rental markets in India. According to the latest data, Pune recorded the highest year-on-year (Y-o-Y) rental price appreciation among Tier-1 cities, with a staggering 23% growth in Q3 2024. This phenomenal surge has outpaced other major cities like Hyderabad, which stood at a respectable 20% rental appreciation during the same period. Pune's performance highlights its growing prominence as a preferred destination for tenants, homebuyers, and investors. But what are the factors fuelling this exceptional growth?

PUNE'S KEY DRIVERS FOR GROWTH

1. IT and Industrial Growth: Pune's status as a thriving IT hub and manufacturing powerhouse has significantly boosted demand for rental housing. Hinjawadi, Kharadi, and Baner remain hotspots, thanks to the influx of professionals working in tech parks.

2. Improved Connectivity and Infrastructure Development: Massive investments in

infrastructure, such as the Pune Metro, roadwidening projects, and the new airport terminal, have amplified the city's appeal. Improved connectivity within the city and to other economic hubs is attracting working professionals and families alike.

3. Lifestyle and Quality of Living: Pune offers an excellent balance between modern urban living and a slowerpaced lifestyle. Renowned educational institutions, healthcare facilities, and recreational spaces make it a magnet for a diverse demographic, including students, corporate professionals, and NRIs.

4. Emergence of Peripheral Markets: Peripheral areas like Upper Kharadi, Punawale, and Maan-Mahalunge are becoming increasingly popular, driven by relatively affordable rents and robust connectivity. This has contributed to the city's overall rental appreciation.

A BROADER CONTEXT: PUNE VS. OTHER TIER-1 CITIES

While Pune has emerged as the top performer in rental price appreciation, it is essential to understand how it fares against other metros like Hyderabad and

the Mumbai Metropolitan Region (MMR).

Hyderabad, a competitor in the race for toptier rental appreciation, has clocked a 20% Y-o-Y growth. The city has leveraged its tech boom and pro-business policies to remain a sought-after destination for real estate investments.

Meanwhile, the MMR continues to dominate in absolute rental values, with the highest transacted rental price standing at an impressive ₹135/sq. ft in Q3 2024.

However, its rental price appreciation lags at a modest 5% Y-o-Y. This slower growth is attributed to the already steep rental base in the region, coupled with limited incremental demand.

What Pune's Future Holds As Pune continues to attract investment, infrastructure upgrades, and a growing workforce, its rental market is set for sustained growth. Key upcoming projects, such as the Hinjawadi-Shivajinagar Metro corridor and the Ring Road project, will further enhance connectivity, supporting increased demand.



Moreover, Pune's real estate market benefits from its diversity. With options ranging from luxury homes to

affordable housing in emerging suburbs, it caters to varied preferences and budgets.

Cities	Transacted rental (in INR/sft)	Rent Appreciation (in %)	
		Q-o-Q	Y-o-Y
Mumbai	135	2%	5%
Delhi	102	2%	4%
Pune	100	5%	23%
Bengaluru	82	-8%	3%
Chennai	76	3%	8%
Hyderabad	74	-2%	20%



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- 1800+ LIKE-MINDED FAMILIES
- 3 STOREYED CLUBHOUSE
- 2+ ACRES OF CONNECTED VEHICLE-FREE PODIUM

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FOR MORE DETAILS, VISIT THE VJ SALES OFFICE AT YASHWIN ENCHANTÉ, UPPER KHARADI, OR CALL 77679 26260.





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बालमनाचा कानोसा: स्क्रीनटाइमचे आव्हान आणि उपाय

आधुनिक जगात मुलांचे स्क्रीनटाइम व्यवस्थापन: एक शैक्षणिक आणि पालकत्वाचा अनुभव

आजच्या आधुनिक जीवनशैलीत, कामाच्या व्यापामुळे पालकांसाठी मुलांना वेळ देणे आव्हानात्मक बनले आहे. नुकत्याच झालेल्या एका सर्वेक्षणात असं आढळलं की, छोट्या कुटुंब व्यवस्थेत मुलांचा स्क्रीनटाइम लक्षणीय वाढत आहे. मोबाईल, टॅबलेट, आणि आयपॅड ही उपकरणं मुलांच्या हातात सहज दिली जातात, ज्यामुळे पालकांना त्यांच्या कामावर लक्ष केंद्रित करणं सोपं होतं. मात्र, या सहज सवयीमुळे मुलांच्या शारीरिक आणि मानसिक विकासावर नकारात्मक परिणाम होतो, हे आपल्या लक्षात येत नाही.

गेल्या दहा वर्षांपासून प्री-प्रायमरी शिक्षिका म्हणून मी हा बदल अगदी जवळून अनुभवला आहे. अनेक पालक या समस्येवर उपाय शोधण्यासाठी माझ्याशी संवाद साधतात. २ ते ५ वर्षे वयोगटातील मुलांमध्ये भाषा विकास मंदावणे, सामाजिक कौशल्यांचा अभाव, आणि शारीरिक हालचालींची कमतरता हे परिणाम स्पष्ट दिसतात. तर ६ ते १२ वर्षे वयोगटात अभ्यासात लक्ष न लागणे, चिडचिडेपणा वाढणे, आणि झोपेच्या सवयी बिघडणे असे बदल जाणवतात.

माझ्या स्वताच्या अनुभवातून सांगते, माझ्या मुलीचा स्क्रीनटाइम कमी करण्यासाठी आम्ही निसर्गाशी जोडलेले विविध उपक्रम सुरू केले. नियमित ट्रेकिंग, फिल्च्यांवा भेटी, इतिहासाची ओळख, तारे निरीक्षण, नियमित वाचन आणि

रामायण-महाभारत कथाकथन यासारख्या क्रियाशील कार्यक्रमांमध्ये तिला गुंतवले. या उपक्रमांमुळे तिचा स्क्रीनटाइम नैसर्गिकरित्या कमी झाला आणि त्याचबरोबर तिला निसर्गाचा सहवास, ज्ञानाची कवाडे आणि कौटुंबिक बंधांची मजबूती मिळाली.

बाल मानसशास्त्रज्ञ यांच्या मते, "मुलांसाठी प्रत्यक्ष अनुभव हे डिजिटल अनुभवापेक्षा अधिक महत्त्वाचे आहेत. त्यांच्या मेंदूच्या विकासासाठी शारीरिक क्रिया आणि सामाजिक संवाद आवश्यक आहेत." त्यांचे हे मत अनेक पालकांच्या अनुभवांशी जुळते. एका आईने सांगितले की त्यांच्या कुटुंबाने दर रविवारी नैसर्गिक ठिकाणी फिरायला जाण्याचा नियम केला आणि त्यामुळे मुलांना मोबाईलची आठवणच येईनाशी झाली.

आज पालकांसमोर विविध रचनात्मक पर्याय उपलब्ध आहेत. चित्रकला, मातीकाम, कागदी कला यांसारख्या हस्तकला; पारंपारिक खेळ, योगासने, नृत्य, मैदानी खेळ यांसारख्या शारीरिक क्रिया आणि गणित खेळ, विज्ञान प्रयोग, भाषा कौशल्यांचे यांसारखे शैक्षणिक कार्यक्रम मुलांना स्क्रीनपासून दूर ठेवण्यास मदत करू शकतात. प्ले डेड्स, पॉप्टरी वर्कशाप्स, पेंटिंग क्लासेस आणि ओपन गाइड सेशन्स यांसारखे उपक्रम नियमितपणे आयोजित केले जातात. मात्र दुर्दैवाने, बहुतेक पालकांचा कल मॉल्स, प्ले एरिया आणि रेस्टॉरंट्स पुरताच मर्यादित राहतो.

मुलांच्या व्यक्तिमत्व विकासासाठी पालकांचा सक्रिय सहभाग अत्यंत महत्त्वाचा आहे. केवळ हॉबी क्लासेस किंवा स्ट्रक्चर्ड ॲक्टिव्हिटीज पुरेशा नाहीत. मुलांसोबत बसून खेळणे, त्यांच्याशी संवाद साधणे, त्यांच्या छोट्या-छोट्या गोष्टींमध्ये रस घेणे हे खूप महत्त्वाचे आहे. जीवनातले छोटे क्षण मोठे ठरतात. मुलांना बस स्टॉपवर सोडायला जाणे, त्यांच्याशी पाच मिनिटे गप्पा मारणे, त्यांच्या दिवसाबद्दल विचारणे - हे सारे क्षण त्यांच्या आयुष्यात अमूल्य आठवणी बनून राहतात.

शेवटी, मुलांचा स्क्रीनटाइम कमी करण्यासाठी एक व्यापक दृष्टिकोन आवश्यक आहे. नियमित संवाद, कौटुंबिक बंध मजबूत करणे, व्यक्तिमत्व विकासात सक्रिय सहभाग, आणि निसर्ग व संस्कृतीशी जोडणे या गोष्टी महत्त्वाच्या आहेत. जेव्हा मुलांना प्रेमाचा, आपुलकीचा आणि कौटुंबिक बंधांचा अनमोल ठेवा मिळतो, तेव्हा स्क्रीनटाइम आपोआप कमी होतो आणि त्यांचा सर्वांगीण विकास होतो.

स्क्रीनटाइमच्या नकारात्मक परिणामांचे स्वरूप:

- शारीरिक परिणाम: डोळ्यांना ताण, अस्पष्ट दृष्टी, लठ्ठपणा आणि हाडांच्या समस्या.
- मानसिक परिणाम: चिडचिड, झोपेची कमतरता, आणि सर्जनशीलतेवर मर्यादा.

"तंत्रज्ञानाच्या युगात मुलांचा वाढता स्क्रीनटाइम ही चिंतेची बाब ठरत आहे. मात्र पालक-पाल्य संवाद आणि नियोजनबद्ध क्रियाशीलतेतून या आव्हानावर मात करता येते."

शैक्षणिक परिणाम:

- लक्ष केंद्रित करण्यात अडचण, स्मरणशक्ती घट, आणि अभ्यासातील रस कमी होणे.

स्क्रीनटाइम कमी करण्यासाठी उपाय:

- दिवसाचे वेळापत्रक तयार करा.
- निसर्गाशी संबंधित उपक्रमांमध्ये मुलांना गुंतवा.
- पारंपरिक खेळ (सो-खो, लंगोरी) आणि मैदानी खेळांचा सराव करा.
- चित्रकला, वाकूचे खेळ, आणि हस्तकलेत मुलांना सहभागी करा.
- कुटुंबासोबत वेळ घालवण्यासाठी दररोज वेळ राखून ठेवा.

तंत्रज्ञानावर मर्यादा घालण्यासाठी तंत्र:

- स्क्रीन टाईमरचा वापर करा.
- ब्लू लाईट फिल्टर वापरा.

- बेडरूम आणि जेवणाच्या टेबलसाठी नो स्क्रीन झोन ठरवा.

बाल मानसशास्त्रज्ञांचा सल्ला:

- प्रत्यक्ष अनुभव आणि सामाजिक संवाद मुलांच्या मेंदूच्या विकासासाठी आवश्यक.
- मुलांसोबत वेळ घालवल्याने त्यांचा आत्मविश्वास आणि भावनिक बंध मजबूत होतो.

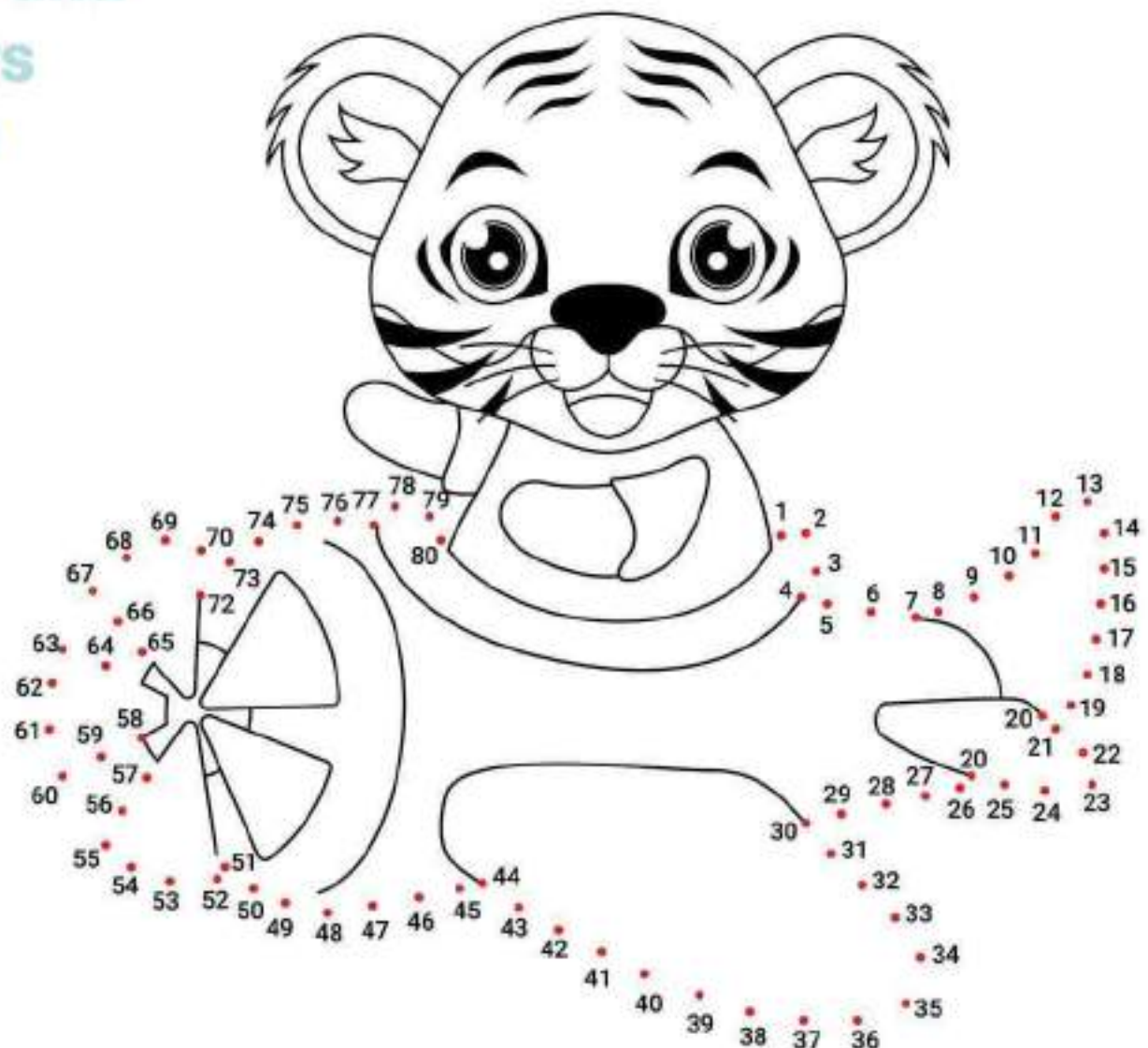
पालकांसाठी मार्गदर्शक तत्त्वे:

- सुरुवात छोट्या टप्प्यांनी - दिवसातील स्क्रीनटाइम १५-२० मिनिटांनी कमी करा.
- मुलांच्या प्रयत्नांचे कौतुक करा आणि त्यांना सकारात्मक बक्षिसे द्या.
- शैक्षणिक खेळ, विज्ञान प्रयोग, आणि रचनात्मक उपक्रमांचा समावेश करा.

प्राजक्ता खुशाल चाटे
Yashwin Encore A1-207



Connect the Dots and Fill the Colours "TIGER"



Step-Up for Success

Evolving Together: VJ's KPI Workshop Charts New Path for Growth

Leaders gather to enhance performance evaluation system, focusing on transparency and engagement

In pursuit of excellence, VJ organized a focused KPI Workshop for Grade Levels 1 to 4 at an offsite location. The session aimed to build upon the learnings from our nine-month-old performance evaluation system, transforming challenges into opportunities for growth. This strategic gathering brought together key leaders to analyze, discuss, and enhance our performance measurement framework.

The workshop began with a comprehensive review of the current system's strengths and areas for improvement. Through collaborative discussions, participants identified that while the basic framework was strong, there were opportunities to enhance visibility in evaluation results and streamline feedback mechanisms. The focus remained on creating a more transparent and user-friendly system that would benefit every VJite.

A significant portion of the discussion centered around making the evaluation process more engaging and meaningful.

Leaders shared insights from their experiences, highlighting the importance of regular feedback and recognition in motivating team members. The proposed quarterly recognition programs emerged as a key initiative to celebrate achievements and maintain momentum throughout the year.

The technical aspects of the system also received careful attention. Discussions about

Darwinbox features led to identifying several potential improvements that could make the platform more intuitive and user-friendly. These enhancements will help ensure that both evaluators and team members can easily navigate and utilize the system effectively.

Training and standardization emerged as crucial elements for success. The workshop emphasized the need for comprehensive evaluator training to ensure consistency and fairness across all departments. This standardization will help create a more equitable evaluation process while maintaining the flexibility to address department-specific needs.

Communication and transparency were identified as key pillars for the enhanced system. The workshop outlined plans for structured feedback meetings and improved reporting mechanisms that will keep team members informed about their progress and growth opportunities. This increased visibility will help VJites better understand their performance metrics and take proactive steps toward their development.

Looking ahead to 2025-26, the workshop produced concrete action plans that will be implemented in phases. These include regular feedback sessions, enhanced system features, standardized training programs, and recognition initiatives.

Each element has been carefully designed to contribute to a

more robust and effective performance evaluation system.

What makes this initiative truly special is its holistic approach to performance management. Rather than focusing solely on metrics and measurements, the new framework emphasizes personal growth, recognition, and continuous improvement. It reflects VJ's commitment to creating an environment where every team member has the opportunity to develop and succeed.

Through collective thinking and focused discussions, the workshop has laid the foundation for a KPI system that aligns perfectly with VJ's values. As we move forward with implementation, these enhancements will help create a more dynamic, fair, and motivating environment

Implementation Focus Areas:

- System Enhancement
- User interface improvements
- Workflow optimization
- Report generation capabilities
- Mobile accessibility
- Training & Development
- Evaluator training programs
- User guidance systems
- Performance dialogue skills

- Feedback mechanisms
- Recognition & Engagement
- Quarterly awards
- Achievement celebrations
- Team recognition events
- Growth opportunities
- Communication Strategy
- Regular updates
- Progress tracking
- Feedback channels

for all VJites, ensuring that our performance management system truly serves its purpose of fostering growth and excellence.

The success of this workshop demonstrates VJ's dedication to continuous improvement and employee development. As we prepare to roll out these enhancements, we're confident that the refined KPI system will not only measure performance more effectively but will also inspire and motivate every VJite to reach their full potential.

On December 14th, VJ took an important step in its journey of continuous improvement, as senior leaders collaborated to refine and strengthen the KPI framework, setting the foundation for ambitious goals and progress in 2025-26.

Moving Forward: Action Plans

- Structured feedback meetings
- Enhanced Darwinbox features
- Standardized evaluator training
- Quarterly recognition programs
- Improved transparency measures
- Regular performance reviews
- Development tracking systems
- Employee growth initiatives
- Communication frameworks
- Recognition mechanisms

Workshop Insights:

- Need for enhanced visibility in evaluation results
- Importance of timely feedback mechanisms
- Opportunities for system workflow improvements
- Potential organizational refinements
- Focus on user-friendly processes
- Regular performance dialogues
- Team engagement strategies
- Recognition program enhancement
- System accessibility improvements
- Training needs assessment

TRAINING CALENDAR - Jan 2025

These trainings are for VJ employees only

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			01	02	03	04
			- Induction	- Induction	- Induction	- Time Management
05	06	07	08	09	10	11
- Basics of Communication - Leadership Training	- Work Ethics	- Time Management	- Email Etiquettes	- Firework/GRF Training - Supply Chain Optimization in Construction - Effective Interviewing Skills	- Accountability & Responsibility	
12	13	14	15	16	17	18
- Giving and Receiving Feedback	- Listening Skills - Work Ethics	- Induction	- Induction	- Induction	- Basics of Communication Skills - Investment Planning and how to NoTF return - Relationship Building & Networking	- Advanced Finishing Activities - Waterproofing
19	20	21	22	23	24	25
- People Analytics - Confidence and Motivation	- Customer Reviews & Communication - Labour Management and Vigilance	- Basic: Personality Development	- Basic: Personality Development	- Conflict Resolution	- Online: Creative Thinking (Six Hats Thinking)	
 26 Republic Day	27	28	29	30	31	
	- Time Management - Advanced Finishing Activities - Tiles and Marbles	- Growth Mindset	- Work Ethics			

JOBS

SALES

Manager(closing)
Minimum Educational Requirement:
 PGD- Marketing
 MBA
Experience: 3-5 Years
 in Real Estate

Senior Manager
Minimum Educational Requirements:
 MBA - Marketing /
 Executive MBA
Experience: 5-8 years

HUMAN RESOURCE

Senior Manager
Minimum Educational Requirements:
 MBA - Human Resources
 MBA + PHR/SPHR/SHRM
 BA (Psychology) + MBA
 Executive MBA
Experience: 7 - 10 Years

Senior Manager
Minimum Educational Requirements :
 MBA - HR,
 MBA + PHR / SPHR /SHRM
 / BA (Psychology) + MBA /
 Executive MBA
Experience: 5-8 years

Assistant Manager
Minimum Educational Requirements:
 MBA - Human Resources
 MBA + PHR/SPHR/SHRM
 BA (Psychology) + MBA
 Executive MBA
Experience: 2-5 years

L&D+ KRA

AGM (Performance)
Minimum Educational Requirements :
 MBA - HR /
 MBA + PHR / SPHR / SHRM
 / BA (Psychology) + MBA /
 Executive MBA
Experience: 7-12 years

AGM (Trainging)
Minimum Educational Requirements :
 MBA - HR / MBA + PHR
 / SPHR / SHRM / BA
 (Psychology) + MBA /
 Executive MBA
Experience: 8-12 years

CONTRACT

Senior Manager
Minimum Educational Requirements:
 ME - Civil / BE Civil + MBA
 / BE Civil + PMP
Experience: 5-8 years

DESIGN & DRAWING

Senior Architech
Minimum Educational Requirements:
 M.Arch / B.Arch + MBA
Experience: 5-7 years



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Contact: Aniruddha: 8554990330

CUSTOMER RELATIONSHIP MANAGEMENT

Manager
Minimum Educational Requirements:
 B.Com, MBA
Experience: 3-5 years

Assistant Manager
Minimum Educational Requirements:
 B.Com
Experience: 1-3 years

PURCHASE

Senior Manager
Minimum Educational Requirements:
 ME / B.E Civil + MBA
Experience: 5-8 years

Manager
Minimum Educational Requirements:
 B.E Civil + MBA
Experience: 3-5 years

Assistant Manager
Minimum Educational Requirements:
 B.E Civil + MBA
Experience: 1-3 years

MARKETING

Senior Manager (Projects)
Minimum Educational Requirements:
 MBA - Marketing /
 Executive MBA
Experience: 5-8 years

Senior Manager (Digital)
Minimum Educational Requirements:
 MBA- Marketing
Experience: 5-8 years

Manager Design
Minimum Educational Requirements:
 MBA- Marketing
Experience: 3-5 years

MARKETING

Manager (Content)
Minimum Educational Requirements:
 MBA - Marketing
Experience: 3-5 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: 2-4 years

L & D

Manager (Technical Trainer)
Minimum Educational Requirements:
 Civil + MBA
Experience: 3-5 years

Manager (Behavioral Trainer)
Minimum Educational Requirements:
 Civil + MBA
Experience: 3-5 years

ACCOUNTS

Manager - Taxation & Accounts
Minimum Educational Requirements:
 3-4 years of relevant experience.
 Proficiency in (Microsoft Excel and Tally Prime)
Experience: 3-5 years

Assistant Manager
Minimum Educational Requirements:
 B.com + MBA
Experience: 1-3 years

ENVIRONMENTAL HEALTH & SAFETY MANAGEMENT

Senior Supervisor
Minimum Educational Requirements:
 ADIS/ ADEE/ NEBOSH
 Certification
Experience: 3+ years

QUALITY

Senior Engineer
Minimum Educational Requirements:
 ME /BE-Civil
Experience: 6-8 years

Assistant Senior Engineer
Minimum Educational Requirements:
 BE-Civil
Experience: 3-5 years

SANCTION & LIASONING


Senior Manager
Minimum Educational Requirements:
 B.Arch/ m.Arch + MBA
Experience: 3-7 years

Assistant Manager
Minimum Educational Requirements:
 B.Arch
Experience: 2-4 years



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Home owners, associates, employees... At VJ, we feel delighted that irrespective of their role, their story finds something special with us.

And a chance to be a part of thousands of such life-changing stories, makes us truly feel that we have built something meaningful.



“

I came to Pune to build my future.

First, I found my home with VJ. Then, I started working with them.

And the way the team helped me during the pandemic, I found a family in them.

Er. Nitish Patil, Yashwin 2.0

“

VJ trusted me to design a crucial project for them.

While working with them, I witnessed their commitment to values & design. So, I decided to make this project, my home.

Arch. Shruti Vaidya, YashONE Infinitee



“

I needed someone to build a project for 300+ families.

No one showed the willingness to understand our needs.

But VJ built and delivered it perfectly.

Vishwas Shastri, Yashwin Jeevan

“

I asked for some improvements in my home at a VJ project.

Instead of questioning me, they implemented my suggestions.

And then, they made me a partner in enriching their future projects.

Sumit Pathak, YashONE Hinjawadi



HENCE, WE ALL RECOMMEND VJ

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and get ready to hit the ground!

26th Jan 2025

We are super excited to host an Inter-Society Cricket League for all the VJ Projects / Society

YASHWIN ENCHANTÉ

UPPER KHARADI

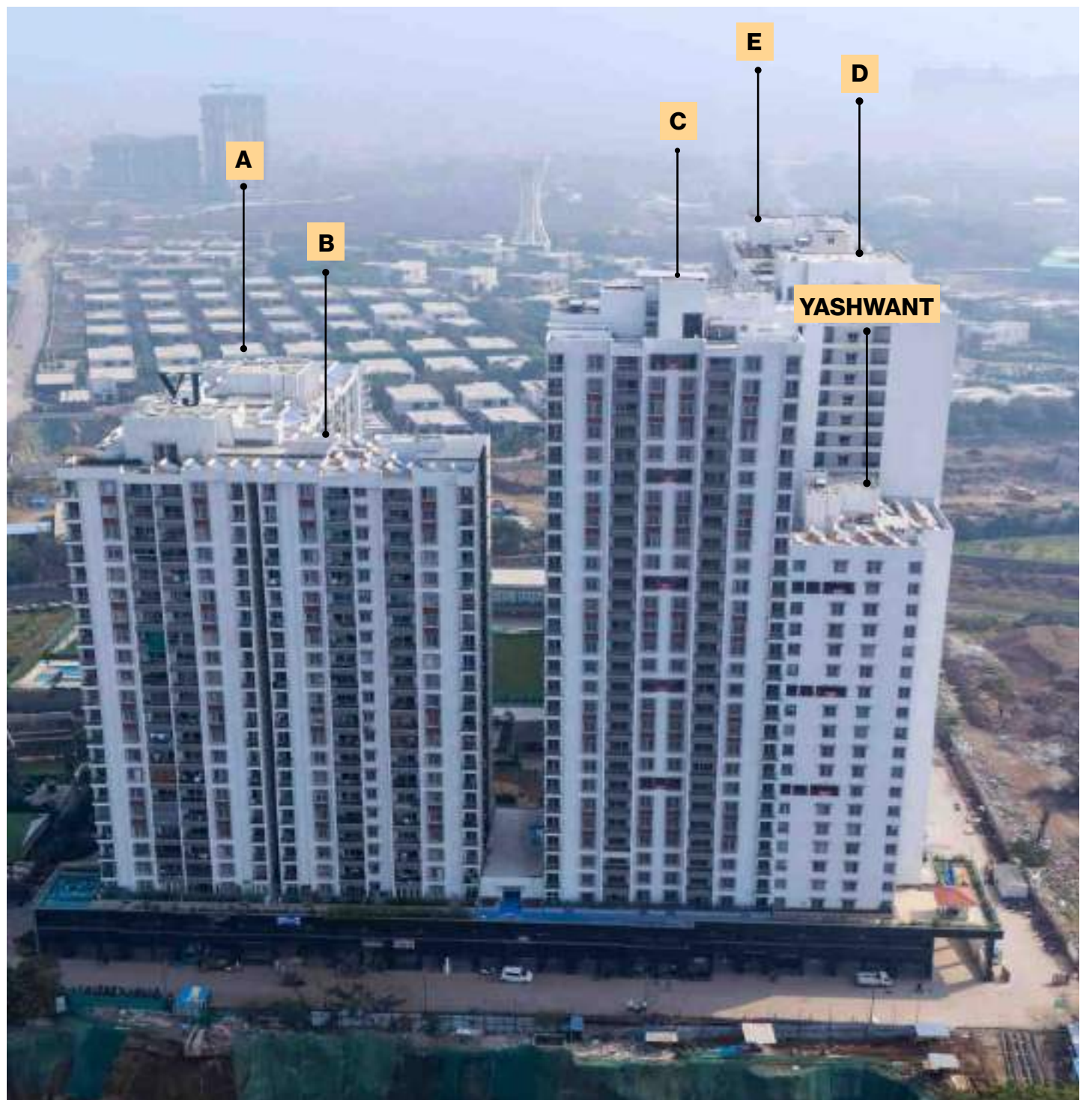
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AS ON 15 DEC 2024



YASHWIN ORIZZONTE

KHARADI

DETAILED UPDATES
AS ON 15 DEC 2024



PALLADIO BALEWADI CENTRAL

BALEWADI

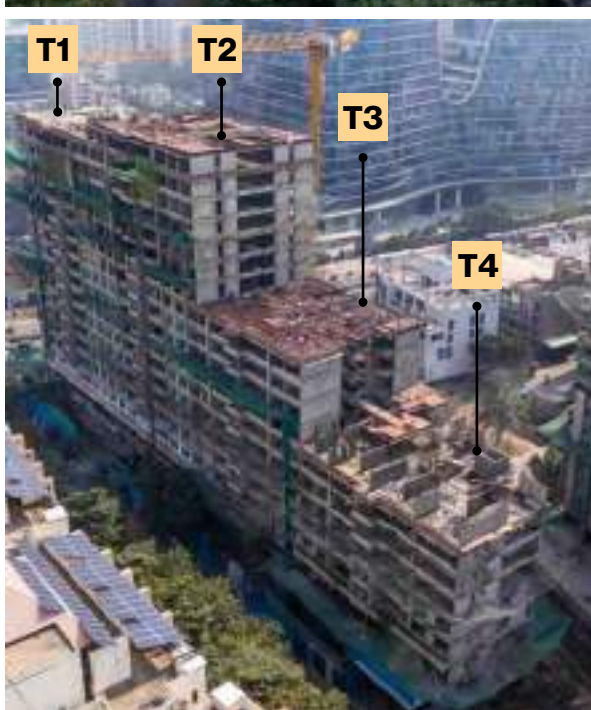
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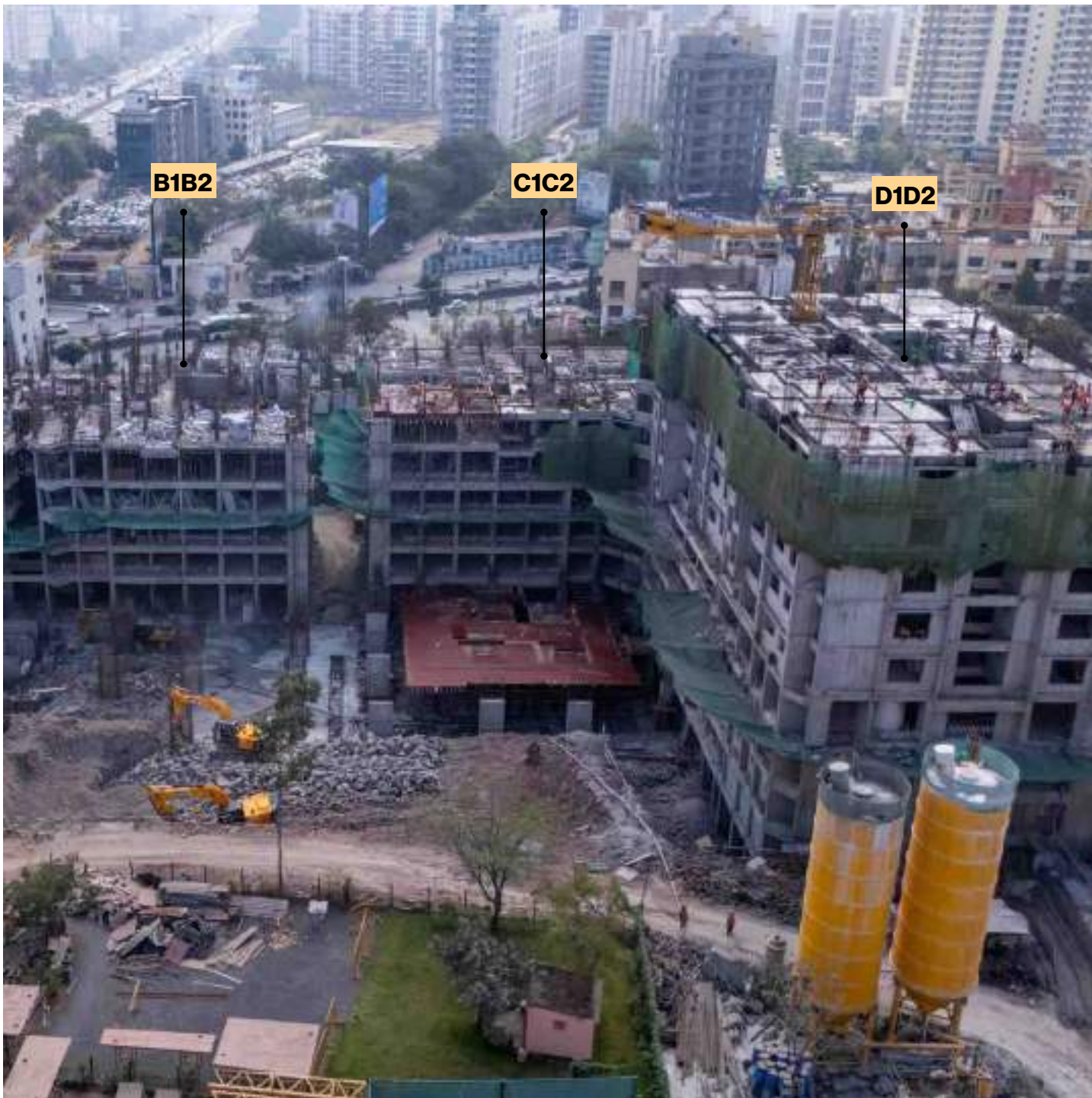
KHARADI

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YASHWIN URBO CENTRO WAKAD

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YASHWANT (YASHONE INFINITEE IHP) PUNAWALE

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YASHWIN NUOVO CENTRO

WAKAD

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YASHONE ETERNITEE

HINJAWADI

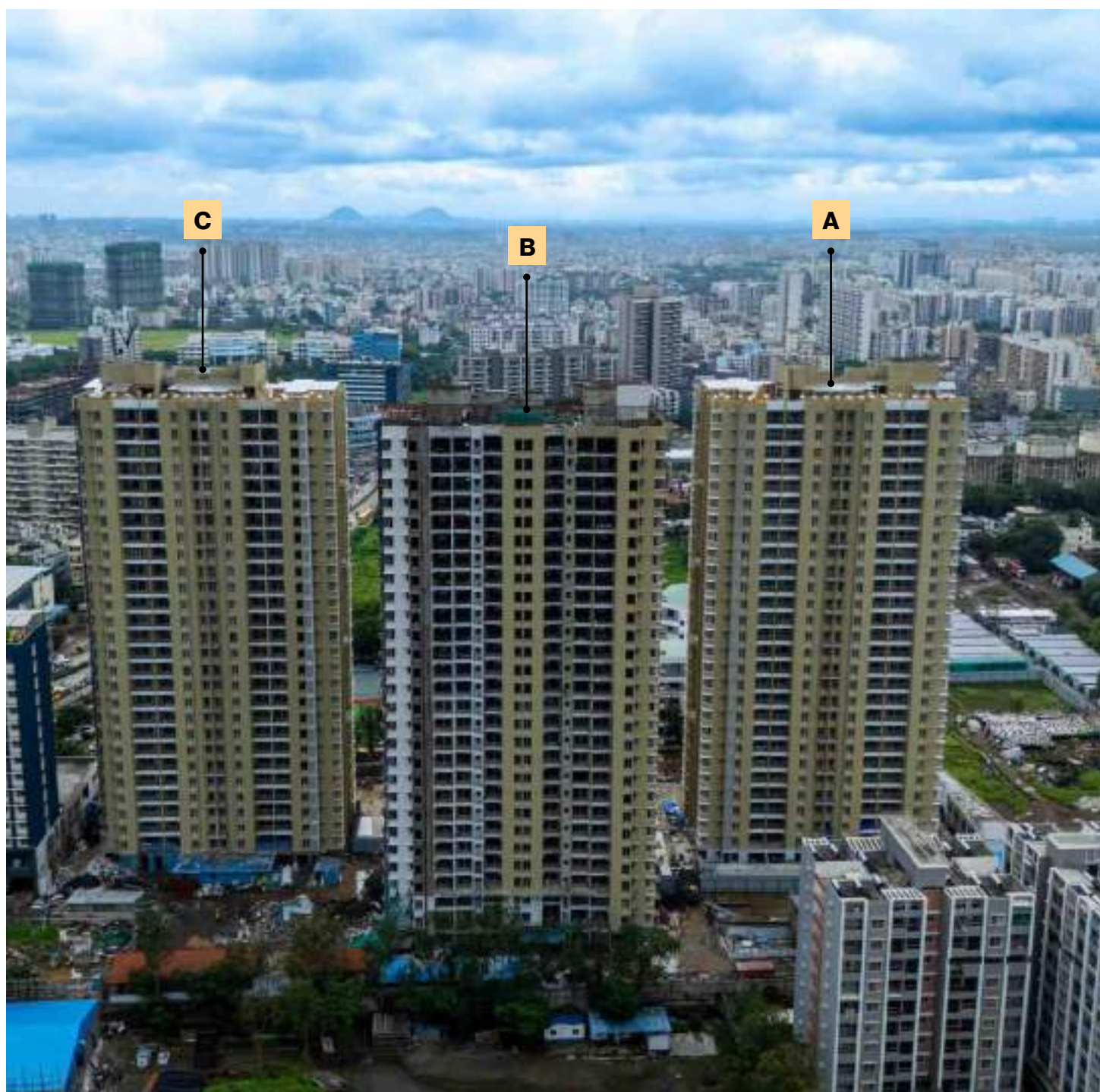
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YASHWIN SUPERNOVA

WAKAD

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YASHONE INFINITEE

INCLUSIVE HOUSING PUNAWALE

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PORTIA GRANDÉ

BANER

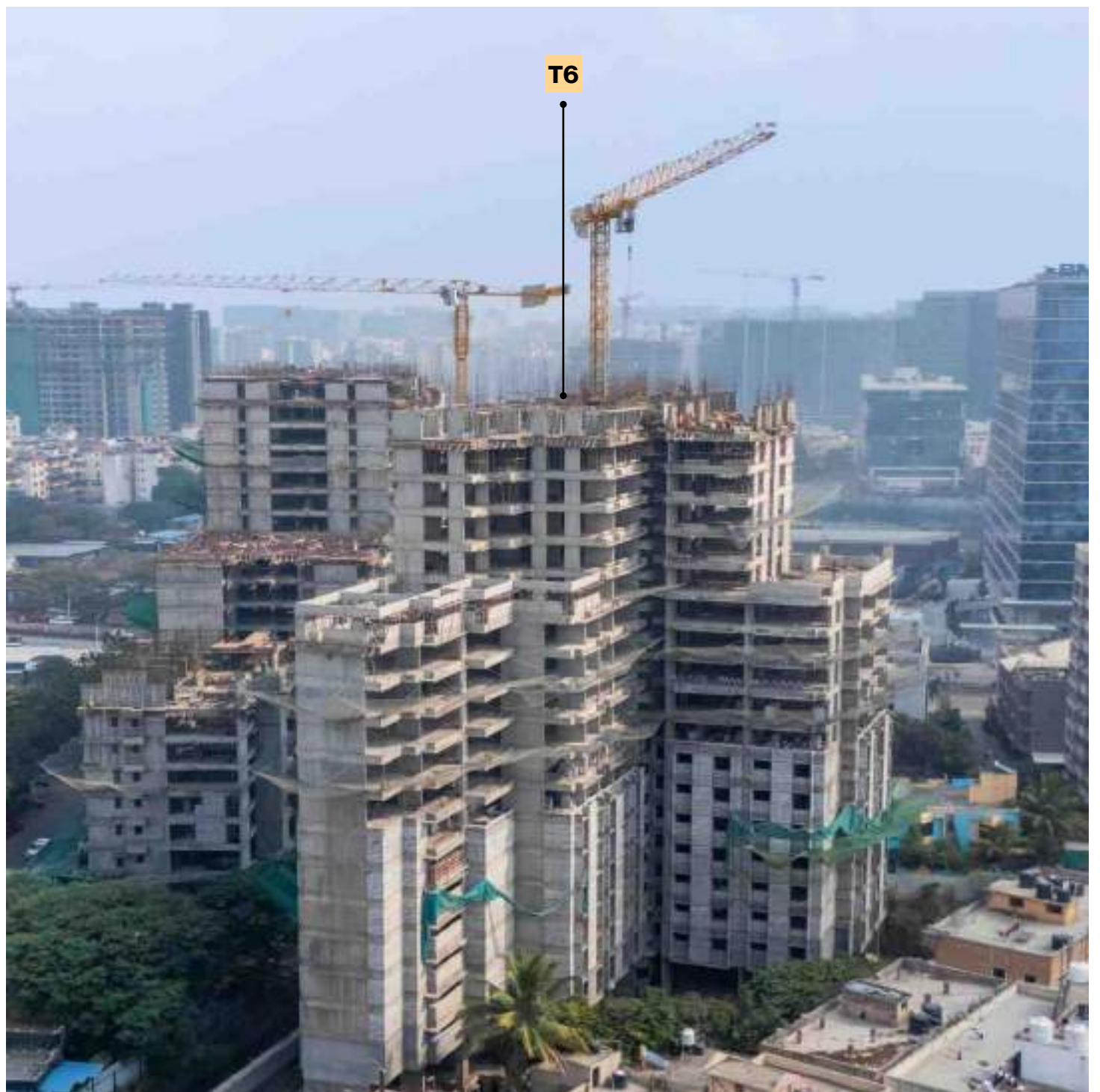
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VJ CENTRAL AVENUE

KHARADI

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VJ INDILIFE WAKAD

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VJ INDILIFE KHARADI

DETAILED UPDATES
AS ON 15 DEC 2024

