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शुभ दिपावली

दसऱ्याच्या शुभमुहूर्तावर घर घेण्याचा शुभारंभ!

On October 12, 2024, coinciding with the auspicious day of Dasra, Palladio Balewadi Central witnessed a new beginning as Tower 1 and Tower 5 were unveiled to an eager audience of prospective homeowners



Page No. 06

VJ INDILIFE, PASHAN: WHERE INDIVIDUALITY MEETS COMMUNITY SPIRIT

On September 28, 2024, VJ Indilife, Pashan pulsed with energy as studio owners and the VJ team gathered for the General Body Meeting (GBM).



Page No. 03

ENGAGEMENT WITH DARSHAN PUJARI

The Annual General Meeting (AGM) held at VJ IndiLife on September 28, 2024, was a significant event for the projects and their future management. Soltider vicepermis re in ta, que in rehem quem fica; intus.



Page No. 02

VJ PARIVAAR STANDS TOGETHER IN TIMES OF NEED...

At VJ, we believe in the power of unity and support. This was beautifully shown when Team VJ came together for their colleague, Amit Tambe, an electrical engineer facing a difficult time. Amit's mother, fighting blood cancer at Bharati Hospital in Katraj, urgently needed platelet donations. What happened next touched everyone's hearts.



Page No. 07

VJ PARIVAAR KI DHAMAKEDAR NAVRATRI: EK DIL, EK DHUN, EK AWAAZ!

This Navratri, the VJ Parivaar showed what it truly means to be a family. Over all residents came together across 22 societies, turning the festival into a beautiful showcase of shared experiences and warm memories.



दसऱ्याच्या मुहूर्तावर नवीन घराचं शुभं भवतु

The eagerly anticipated 'Gruha Pravesh' at Yashwin SuperNova A Building kicked off on Saturday, October 12, coinciding with the auspicious festival of Dasara. This timing added a layer of cultural significance and joy to the occasion, marking a truly special beginning for the new residents.



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GIVING BACK TO THE ROOTS - VJ SUPPORTS SCHOOL RENOVATION AT MES BAL SHIKSHAN MANDIR, BHANDARKAR ROAD

A school isn't just a building; it's where dreams take their first steps. This belief came alive when Vilas Javdekar, Founder Director of VJ and an alumnus of MES's Bhawe High School, extended support for the renovation of Maharashtra Education Society's Bal Shikshan Mandir School on Bhandarkar Road.



Page No. 03

VJ'S STEP FOR CLEANER RIVERS: SHOULDERING RESPONSIBILITY TO CONSERVE NATURAL RESOURCES.

In the heart of Pune, a revolution is quietly unfolding. VJ, known for shaping the city's skyline, is now reshaping its environmental future. On October 1, 2024, VJ's passion for Pune flowed from blueprint to riverbank in a transformative cleanup of the Ram-Mula River. This wasn't just another corporate social responsibility tick-box. It was a rallying cry, answered by VJ's team and citizens alike, united in their love for Pune.



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VJ INDILIFE WAKAD MOCK FLOOR + ENGG EXPO

On Saturday, October 19, 2024, VJ Indilife Wakad hosted its highly anticipated Mock Floor & Engineering Expo, drawing an impressive crowd of 180 attendees. The event offered a unique, immersive experience for potential owners, showcasing VJ's commitment to transparency and customer satisfaction.



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VJ संवाद

UPCOMING DATES

08 Nov, Friday
VJ CENTRAL
AVENUE

22 Nov, Friday
YASHONE
ETERNITEE

29 Nov, Friday
YASHWIN
ENCHANTÉ IHP

OCT 2024

VJ Samvaad: Building Homes and Relationships, One Conversation at a Time

Open dialogues strengthen bonds across YashONE Infinitee, Yashwin Nuovo Centro, Palladio Balewadi Central and Yashwin Enchante communities.

PALLADIO BALEWADI CENTRAL

September 28, 2024, welcomed PBC customers with proactive updates about the project construction timelines. The session highlighted the project's steady progress, giving customers a clear picture of their future homes and community.

Team VJ also shared exciting news about the upcoming Phase 2 launch, sparking interest and discussions among the attendees. We urged customers to visit the sample flat experience along with their friends and family.

YASHONE INFINITEE

On October 4, 2024, YashONE Infinitee customers came together for a heartwarming VJ Samvaad session. This open forum, reflecting VJ's dedication to transparency,

offered valuable updates on the project's journey. Customers engaged in friendly discussions, sharing their thoughts and receiving attentive responses, further strengthening the connection between VJ and its community.

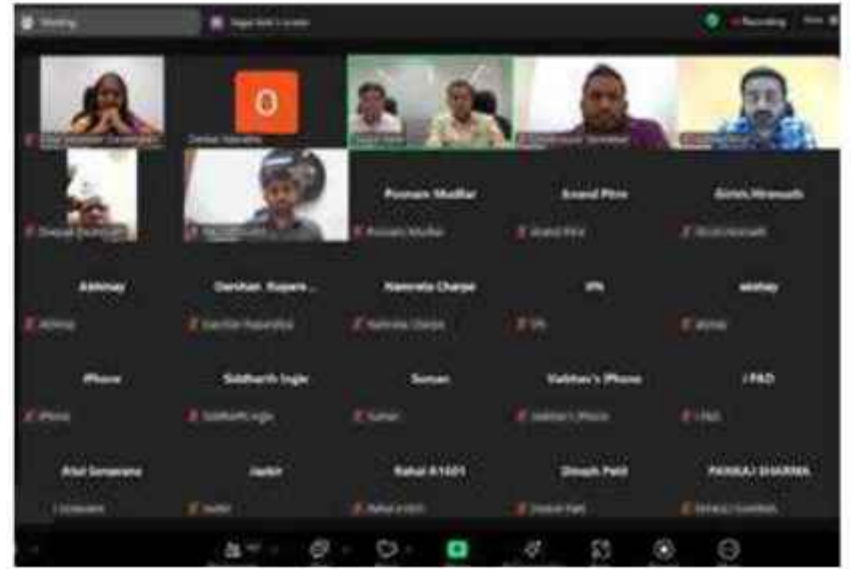
YASHWIN NUOVO CENTRO

The Yashwin Nuovo Centro family gathered on October 11, 2024, for their VJ Samvaad. Participants explored the project's development and construction progress, with many smiles exchanged as they learned about the upcoming possession date announcements.

The room filled with a sense of anticipation as future neighbors began envisioning their new lives in this welcoming development.

YASHWIN ENCHANTE

VJ Samvaad, held on October 19,



2024, brought pleasant surprises and warm discussions. In a thoughtful gesture, the VJ team shared news of upgrades to the existing project, adding value for the homeowners.

The announcement for Yashwin Enchante's Phase 2 created a buzz of excitement, with many attendees eager to share the opportunity with friends and family. The session included a friendly Q&A, where the VJ team addressed queries with care and attention.

Throughout these sessions, Mr. Sagar Kale (Vice President, EPCP team) and Mr. Sanket Bhor (General Manager, Marketing team) guided conversations with warmth and

expertise. They listened carefully to each question, providing clear and helpful information on everything from construction progress to possession processes.

VJ Samvaad sessions are the threads that weave our VJ Parivaar closer together. By encouraging open conversations and addressing concerns with care, we're creating more than just buildings - we're nurturing trust and fostering a sense of belonging. As we continue on this path together, VJ remains dedicated to keeping our customers informed and involved, sharing in the excitement of their future homes across all our communities.

VJ INDILIFE PASHAN - GENERAL BODY MEETING

Where Individuality Meets Community Spirit

The General Body Meeting at VJ IndiLife Pashan unites studio owners and VJ team, shaping a dynamic future for this innovative lifestyle hub.

On September 28, 2024, VJ IndiLife, Pashan pulsed with energy as studio owners and the VJ team gathered for the General Body Meeting (GBM). This wasn't a typical residential meeting; it was a convergence of diverse minds, each representing a unique vision for their versatile space.

VJ Indilife stands apart in Pune's urban landscape - not as homes, but as chameleon-like studios that transform to their owners' needs. From guest rooms to design studios, from libraries to vlogging setups, from jamming pads to party places - each unit is a canvas for individual expression and functionality.

The GBM's cornerstone was the election of a committee to oversee this vibrant community. As votes were cast, it became clear: this wasn't about managing a residential complex, but about curating a dynamic ecosystem of creativity and purpose.

VJ, championing their vision of adaptive spaces, provided the newly elected committee with comprehensive legal documents. This handover symbolized more than a transfer of management; it was the entrusting of a revolutionary concept to its most invested stakeholders.

The open forum buzzed with ideas. Owners exchanged innovative uses for their studios, while the VJ team offered insights on maximizing the

spaces' potential. This wasn't just Q&A; it was a think tank for lifestyle innovation.

As the meeting concluded, the air crackled with possibility. The elected committee stood ready not just to manage, but to foster a community where diversity of use creates unity of purpose. VJ Indilife emerged not as a mere collection of studios, but as an incubator for lifestyles as varied as its owners.

This GBM marked the beginning of a journey where every stakeholder contributes to a greater tapestry of urban living. It proved that when a visionary developer and forward-thinking owners align, the result is more than property management - it's the curation of a dynamic, adaptable community.

As the sun set on this momentous day, one thing was clear: at VJ IndiLife, the future isn't something that happens to you - it's something you create, together. This GBM wasn't an end; it was a bright, promising beginning of a journey where every resident is a crucial part of the VJ IndiLife story.

In the words of an excited studio owner, "Today, we didn't just elect a committee. We became architects of a space that evolves with us." This is the VJ Indilife difference - where every studio is a springboard for passion, and every owner a curator of their unique urban experience.



VJ Indilife isn't just about studios; it's about creating spaces that adapt to every passion and pursuit. These spaces are designed to nurture individuality and bring in like-minded people together.



JOINING HANDS WITH DARSHAN PUJARI

VJ Backs Badminton's Rising Star - Darshan Pujari

Founder Director Vilas Javdekar's passion for sports fuels support for 20-year-old talent training at prestigious Pullela Gopichand Academy.

VJ has taken a significant stride in enhancing India's sporting aspirations by joining hands with Darshan Pujari, a rising star in Indian badminton. At just 20, Darshan has already claimed a World Rank of 151 and a World Tour Rank of 224 in Men's Singles, marking him as a talent with immense potential. Honing his skills at the prestigious Pullela Gopichand Badminton Academy in Hyderabad, Darshan is following the path of Indian badminton legends. VJ's backing extends beyond financial aid; it's an investment in the nation's sporting legacy.

This partnership was cemented through a heartfelt interaction between Darshan, his father Pramod Pujari, and VJ's Founder Director, Vilas Javdekar. A sports enthusiast himself, Vilas Javdekar shared valuable insights, transforming the meeting into a mentorship opportunity.

VJ's support of Darshan Pujari reflects its belief in the power of sports to shape character and national pride. As Darshan aims for greater heights, VJ stands firm in its commitment, embodying the spirit of India rallying behind the country's sporting ambitions.

This collaboration between VJ and Darshan Pujari is about nurturing dreams, empowering talent, and contributing to India's future. The VJ family eagerly anticipates Darshan's journey to bring more accolades to the nation!

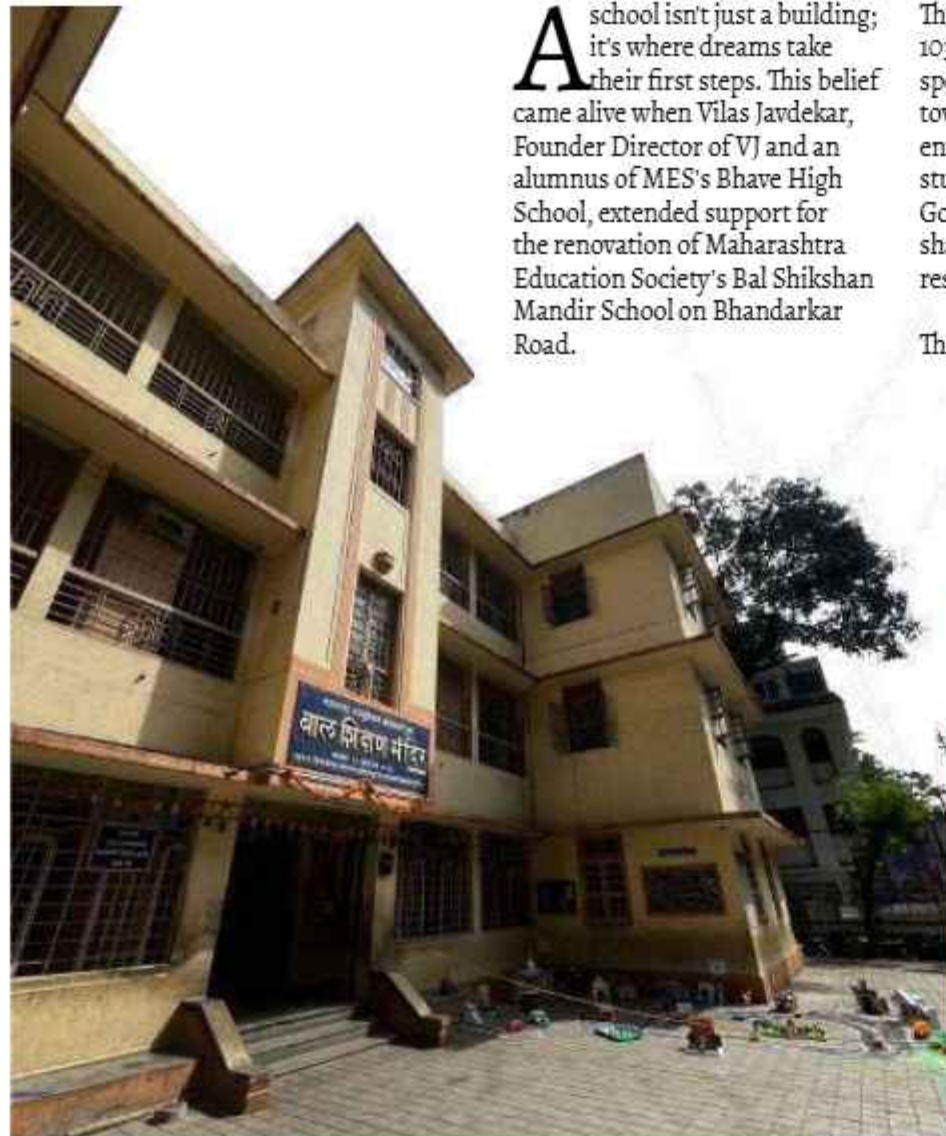
VJ's support to National Badminton star Darshan Pujari exemplifies our commitment to nurturing India's sporting future.



BAL SHIKSHAN MANDIR

Giving Back to the Roots - VJ Supports School Renovation at MES Bal Shikshan Mandir, Bhandarkar Road

Founder Director Vilas Javdekar supports his alma mater on its schools' 103rd birthday celebration



A school isn't just a building; it's where dreams take their first steps. This belief came alive when Vilas Javdekar, Founder Director of VJ and an alumnus of MES's Bhava High School, extended support for the renovation of Maharashtra Education Society's Bal Shikshan Mandir School on Bhandarkar Road.

The celebration of the school's 103rd birthday became extra special with VJ's contribution towards enhancing the learning environment for its young students. Air Marshal Bhushan Gokhale graced the occasion, sharing words of wisdom that resonated with everyone present.

The true stars of the day were

the students from Standards 1 to 4, who lit up the stage with their heartwarming cultural performances. From vibrant dances to engaging skits and martial art demonstrations, these young talents showcased the spirit that makes their school special.

For Vilas Javdekar, this initiative goes beyond mere infrastructure

development. It's about strengthening the foundation where young minds bloom and dreams take shape. His continued connection with his educational roots reflects VJ's commitment to community development and the belief that better infrastructure creates better learning environments for children.



दसऱ्याच्या मुहूर्तावर नवीन घराचं शुभं भवतु

Yashwin Supernova's 'Gruha Pravesh' Experience Combines Tradition with Personal Touches, Delighting New Homeowners.

The eagerly anticipated 'Gruha Pravesh' at Yashwin SuperNova A Building kicked off on Saturday, October 12, coinciding with the auspicious festival of Dasara. This timing added a layer of cultural significance and joy to the occasion, marking a truly special beginning for the new residents. 131 families step into their new homes over the next few days, setting a positive and spiritually uplifting tone for the upcoming possession period stretching till November 2, Diwali Padwa!

VJ's commitment to creating memorable experiences while respecting traditions was evident in every aspect of the event. The 'home unboxing' concept was a particular hit, with customers expressing delight at the thoughtful touches that made their first moments

in their new homes on this auspicious day even more special. The unveiling of personalized nameplates proved to be an emotional highlight, symbolizing the beginning of a new chapter for each family, blessed by the timing of Dasra.

Adding to the charm were the uniquely placed cards in each room, where the spaces 'spoke' to the new owners, fostering an immediate connection between residents and their homes. This innovative approach to welcome residents showcased VJ's attention to detail and understanding of the emotional and cultural significance of home ownership.

The Diwali-themed possession gift hamper was warmly received, adding a festive touch

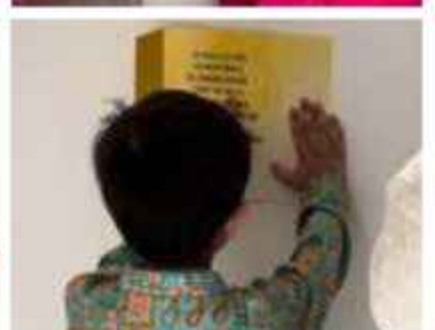
to the occasion and emphasizing VJ's consideration of cultural significance in their customer interactions. The dedicated 'possession lounge' provided a welcoming space for families to complete necessary formalities, ensuring a smooth and pleasant experience on this auspicious day.

A creative addition to the event was the building model where new owners placed heart stickers to mark their homes, creating a visual representation of the growing Yashwin Supernova community. This interactive element added to the sense of belonging and excitement among the new residents.

VJ's people-centric approach was further demonstrated in their handling of inquiries and concerns.

The team skillfully addressed questions from some customers, ensuring clear communication and resolution of queries. Flexibility was also shown in allowing customers to inspect their flats before document signing, reinforcing VJ's commitment to transparency and customer satisfaction.

As more families prepare to move into their new homes in the coming weeks, the success of these possessions showcase VJ's dedication to creating not just homes, but unforgettable, culturally resonant experiences for their customers. By infusing the process with personal touches, celebration, and respect for tradition, VJ has set a new standard in the industry for customer experience.



NAVRATRI 2024 WITH VJ PARIVAAR

Ek Dil, Ek Dhun, Ek Awaaz, Ek Parivaar!

All VJ Parivaar members dance, laugh, and create memories across 22 VJ societies.

This Navratri, the VJ Parivaar showed what it truly means to be a family. Over all residents came together across 22 societies, turning the festival into a beautiful showcase of shared experiences and warm memories.

The heart of our celebration was the Dandiya night. In the weeks leading up to it, our societies buzzed with excitement as choreographers helped everyone, from eager first-timers to seasoned dancers, prepare for the big night. These practice sessions were filled with laughter, encouragement, and the growing anticipation of the celebration to come.

When the Dandiya night finally arrived, it was a sight to behold. VJ Parivaar, dressed in their colourful best, transformed our societies into a stage of vibrant traditions. The music, a delightful mix of classic and contemporary, had everyone's feet tapping and hearts racing. Our event anchor, more like a cherished family member than a host, kept the energy high and smiles wide, ensuring everyone from the youngest to the oldest felt included.

The magic of the night wasn't just in the dance but in the little moments - the proud grandparent watching their grandchild's first Dandiya steps

and neighbors becoming friends over shared snacks and stories.

This Navratri was a reflection of our belief that at VJ, we're not just building communities; we're nurturing a Parivaar. It's a family that celebrates together, supports each other, and finds joy in our shared traditions. As we look back on these beautiful days, we're filled with gratitude for all VJ Parivaar members that beat as one, creating a home in the truest sense of the word.

Here's to the VJ Parivaar - may our bonds continue to grow stronger with each passing celebration, and may our shared joy continue to light up our lives, just as it did this Navratri.

This year's Navratri celebrations at VJ Parivaar brought together vibrant traditions and community spirit, highlighted by engaging Dandiya night practices led by choreographers and a series of themed dress-up days that fostered unity among our team.



YASHONE PIRANGUT



PALASH BOULEVARD



PALASH BOULEVARD



PALASH BOULEVARD



PALASH PLUS



PALLADIO



PALASH



PALASH



PALASH



YASHWIN ORIZZONTE



YASHWIN ENCORE B1B2



YASHWIN ENCORE B1B2



YASHONE INFINITEE



YASHWIN ENCORE IHP



YASHWIN ENCORE A1A2



YASHWIN ENCORE A1A2



YASHONE INFINITEE



YASHWIN ORIZZONTE



YASHWIN ENCORE A1A2



YASHWIN ENCORE A1A2



YASHWIN ORIZZONTE



YASHWIN 2.0

या देवी सर्वभूतेषु..
शक्तिरूपेण संस्थिता:
नमस्तस्यै.. नमस्तस्यै..
नमस्तस्यै नमो नमः ॥

या देवी सर्वभूतेषु
भक्ति रूपेण संस्थिता।
नमस्तस्यै नमस्तस्यै
नमस्तस्यै नमो नमः ॥



YASHWIN HINJAWADI



YASHWINJEEVAN



YASHWIN ANAND



YASHONE PIRANGUT



YASHWIN ORIZZONTE



YASHWIN HINJAWADI



YASHWINJEEVAN



YASHWIN ANAND



YASHWIN ORIZZONTE



YASHWIN 2.0



YASHWINJEEVAN



YASHWIN ENCORE B1B2



YASHONE HINJAWADI



YASHONE HINJAWADI

ॐ सर्वमंगल मांगल्ये
शिवे सर्वार्थ साधिके
शरण्ये त्रयम्बके गौरी
नारायणी नमोस्तुते !!



YASHONE PIRANGUT



YASHWIN ENCORE B1B2



YASHONE PIRANGUT



YASHWIN ORIZZONTE



YASHWIN 2.0



PRUDENTIA TOWERS



PRUDENTIA TOWERS



PRUDENTIA TOWERS



YASHWIN ENCORE A1A2



YASHWIN ORIZZONTE



YASHWIN ENCORE A1A2



Nau Din, Nau Rang: VJ Parivaar Ka Office Mein Rangeen Safar

Nine days of colour & culture transform the VJ workplace into a vibrant celebration of unity

At Vilas Javdekar Developrs, Navratri isn't just a festival—it's a vivid expression of our shared culture and the bonds that make us a true Parivaar. This year, our office transformed into a kaleidoscope of joy, tradition, and togetherness, proving that the VJ spirit thrives both on-site and off. The nine sacred colours of Navratri became the rhythm of our workdays. Each morning, the office bloomed with a new hue as VJiats enthusiastically embraced the themed dress-up challenge. But it wasn't about who wore the best outfit—it was about the warm smiles exchanged, the heartfelt compliments shared, and the palpable sense of unity that coloured our interactions.

Spontaneity was the spice of our celebration. Courtyard corners suddenly burst into life with impromptu Garba circles, while planned performances showcased the hidden talents within our teams. The infectious spirit of the dance floor knew no boundaries of age, position, or background—here, everyone was simply a part of the VJ Parivaar, moving to the same joyous beat.

What truly set this Navratri apart was how it deepened our sense of belonging. In the whirl of festivities, designations melted away, leaving only the warmth

of human connections. Shared laughter over lunch, collaborative decorating sessions, and the simple act of enjoying a cultural moment together—all these seemingly small gestures wove a tapestry of care and community.

As the nine nights came to a close, we found ourselves enriched in ways that can't be measured in traditional terms. Our wealth lay in the strengthened relationships, the shared memories, and the deeper understanding of each other that we gained. Even now, weeks later, a casual mention of a Navratri moment in the break room lights up faces and reignites the warmth of those special days.

This Navratri celebration at VJ was more than just an event—it was a vivid demonstration of who we are. It showed that our commitment to building communities extends far beyond our projects, right into the heart of our own workspace. As we return to our daily routines, we carry with us the colours, the rhythms, and most importantly, the spirit of unity that made this Navratri truly unforgettable. In the end, we're reminded that at VJ, we're not just colleagues working towards common goals—we're a Parivaar, celebrating life's colourful moments together, one festival at a time.



VJ EAST OFFICE



VJ WEST OFFICE



VJ SALES OFFICE



VJ WEST OFFICE



VJ EAST OFFICE



VJ CENTRO OFFICE



VJ HEAD OFFICE



VJ SALES OFFICE

PBC PHASE 2 LAUNCH

दसऱ्याच्या शुभमुहूर्तावर घर घेण्याचा शुभारंभ!

Palladio Balewadi Central: Families Embrace Their Dream Homes as 2 towers get Launched Amidst Festivities and Traditional Blessings

On October 12, 2024, coinciding with the auspicious day of Dasra, Palladio Balewadi Central witnessed a new beginning as Tower 1 and Tower 5 were unveiled to an eager audience of prospective homeowners. This wasn't just a launch event; it was a celebration of new beginnings, dreams, and the timeless traditions of creating a like-minded community.

Dasra, a day of great significance in the Hindu calendar, is considered highly auspicious for new ventures and investments. It symbolizes the triumph of good over evil and is believed to bring prosperity and success. Choosing this day for the launch of Palladio Balewadi Central added a layer of cultural and spiritual significance to the event, resonating deeply with the gathered families during this Festive Season.

The launch event showcased a new energy when Mr. Nilesh Gore, Vice President of Sales, took the stage. His presentation was more than just a list of features and amenities; it was a storytelling session that painted a vivid picture of life at Palladio Balewadi Central.

He spoke of spacious homes designed for modern living, of community spaces that would foster new friendships, and of amenities that would enhance daily life. With each detail, the audience's excitement grew, and many could

already envision their lives in this new community.

Adding depth to the presentation, Sarvesh Javdekar, Technical Director, shared insights on VJ's significant contribution to Balewadi's development. He highlighted how the upcoming riverfront project by PMC would not only add value to the area but also create a refreshing, environmentally friendly space around PBC. This information painted a broader picture of the area's future, exciting attendees about the potential growth and improved quality of life in Balewadi.

Sruthi Atmakur-Javdekar then took the stage to elaborate on the project's landscape story and amenity spaces. Her presentation brought to life the thoughtfully designed outdoor areas and community facilities that would enhance everyday living at PBC. Attendees were captivated by the vision of green spaces, recreational areas, and social hubs that would form an integral part of their future home environment.

As families began the process of selecting their units, the sales office buzzed with activity. Conversations about floor plans, views, and vastu considerations mingled with discussions about the auspiciousness of buying a home on Dasra. Many saw this as not just a property purchase, but as laying the

foundation for their family's future on a day blessed by tradition.

Adding to the festive atmosphere, the rhythmic beats of Dhol filled the air. This traditional drum, often played during celebrations and auspicious occasions, brought a touch of cultural richness to the event. Spontaneous dancing broke out among some attendees, their joy impossible to contain. The music seemed to echo the beating hearts of excited future homeowners, creating a symphony of celebration.

As families left the venue, booking confirmations in hand, there was a palpable sense of new beginnings. They weren't just buying apartments; they were investing in a lifestyle, a community, and a future, all blessed by the auspicious spirit of Dasra. We are looking forward to a new community, bound by dreams, aspirations, and the shared joy of finding a place to call home.



Palladio Balewadi Central's launch on Dasra wasn't just about new homes; it was a celebration of dreams taking shape. The dhol's festive beats and the joy on future residents' faces said it all – this wasn't just a property purchase, but the beginning of a vibrant community, blessed by tradition.

VJ Parivaar Stands Together in Times of Need...

When one of us faces challenges, we all step up: The story of Team VJ's unwavering support system

At VJ, we believe in the power of unity and support. This was beautifully shown when Team VJ came together for their colleague, Amit Tambe, an electrical engineer facing a difficult time. Amit's mother, fighting blood cancer at Bharati Hospital in Katraj, urgently needed platelet donations. What happened next touched everyone's hearts.

It all started with the YNC sites team, who decided to use leftover funds from the Ganpati festival to help. Soon, more colleagues joined in, giving parts of their earnings to support Amit's family. These kind acts weren't just about money; they were messages of hope and togetherness.

When team members visited Amit, they saw how hard it was for him to travel between hospitals for platelet donations. Moved by his struggle, they came up with an idea: organize

a blood donation drive right at VJ's office. This made it easy for everyone in the VJ Parivaar to help.

On the day of the blood donation camp, over 50 employees from different departments came to donate. There was a feeling of warmth and friendship in the air.

The team arranged tea, snacks, and even shared information about the importance of blood donation. This wasn't just about helping a coworker; it was about being there for family. The VJ Parivaar showed that their bond goes beyond work. They proved that when times are tough, they stand together, ready to help and care.

Amit's story and how the VJ family responded shows the strength we find when we come together. It proves that even when life gets really hard, the kindness of people around us can make a big difference.

Setu Advertising च्या तरुण लेखिका रेणुका येवलेकर यांच्या संस्कृत नाटक 'अहमेव ते वहिदा' ला मिळाली राष्ट्रीय प्रशंसा!

पडदा उघडला, रंगमंचावर साधारणतः ७०च्या दशकातलं चाळीतलं घर, साधारण तिथीच्या आतल्या जोडप्याभोवती फिरणारं कथानक, तेच चाळकरी, एकसे एक अवलिया पात्र, तोच सगळा टिपिकल मुंबईचा माहोल पण भाषा, देववाणी संस्कृत!

ही ७०च्या दशकातली एक गाजलेली गोष्ट. लेखक व.पु.काळे यांच्या 'बाई, बायको आणि कॅलेंडर' या पुस्तकातली 'मीच तुमची वहिदा' या कथेवर आधारित ही एकांकिका 'अहमेव ते वहिदा'. दरवर्षी राज्य सरकार तर्फे आयोजित केल्या जाणाऱ्या राज्य नाट्य स्पर्धेतील संस्कृत विभागात या नाटकाचे सादरीकरण झाले. साधारणतः विशी-पंचविशीतल्या तरुण कलाकारांच्या चमूने हे सादरीकरण केले. या संघाचे नाव, 'नाट्यहोत्र'!

OTT, मोबाईलच्या दुनियेतही मराठी माणसाचे नाटकावरचे प्रेम कायमच एक अभिमानाची बाब आहे. या तरुणमंडळींनी मात्र जरा हटके विचार करत, परंपरेच्या संस्कृतीच्या मुळाशी मैत्री करत २०१७मध्ये फक्त संस्कृत नाटकावर काम करणारी 'नाट्यहोत्र' ही संस्था सुरु केली. नाशिकमधून आलेल्या रेणुका येवलेकरची ही मूळ संकल्पना. मुळात तिचे पदवी व पदव्युत्तर शिक्षण संस्कृत साहित्य विषयातले. तिथेच तिची कालिदास, भास,

शुद्रक अशा संस्कृत कवींशी साहित्याद्वारे ओळख झाली. मुळात कलेचे अंग असणाऱ्या रेणुकाला संस्कृत नाटकानं वेड लावलं आणि मग तिच्या वेडात हळूहळू २५-३० नाटकवेडे सहभागी झाले. शुद्रकाचे मृच्छकटिकम्, प्रज्ञाभारती डॉ.श्री.भा.वर्णेकर यांच्या श्रीकृष्ण व श्रीराम संगीतिकेवर आधारित अच्युताख्यान, लोकाभिरामः श्रीरामः, कातकरी समाजजीवनावर आधारित काथोडी अशा विषयांवर गेल्या सात वर्षांत त्यांनी संस्कृत नाटकाचे प्रयोग केले. पण यासगळ्यात त्यांच्या या छोट्याशा, प्रामाणिक व निरपेक्ष प्रयत्नांना खरे यश दिलं ते त्यांच्या 'अहमेव ते वहिदा'. या नाटकाने.

२०२३ च्या संस्कृत राज्य नाट्यस्पर्धेत त्यांनी हे नाटक उतरवायचे ठरवले. दरवेळी निर्माती म्हणून मुख्य भूमिकेत असणाऱ्या रेणुकाला यावेळी दिग्दर्शकाने रंगमंचावर रमा या मुख्य भूमिकेत घेतले. रमाकांतच्या भूमिकेत शौनिक जोशीची निवड झाली. आर्किटेक्चरचे शिक्षण घेतलेल्या हृषिकेश पाटीलच्या कल्पकतेने रमा व रमाकांत लघाटेचे चाळीतले घर उभे केले, थिएटर आर्टिस्ट असणाऱ्या आर्या शिंगणेने त्यांची प्रकाशयोजना सांभाळली. नरेंद्र वीर यांनी सर्व पात्रांची चपखल रंगभूषा केली

रमा-रमाकांतच्या ७-८ शेजाऱ्यांसह ही गोष्ट नव्याने रंगमंचावर आली. १८ जानेवारी रोजी याचा पुण्यात प्रयोग झाला. रसिकांनी

नाटकाला भरभरून प्रतिसाद दिला. 'भाषा समजायला अवघड असली तरी नाटक पूर्ण समजले', 'रमा-रमाकांत आम्हाला आपलेसे वाटले' ही पोचपावतीही कलाकारांना मिळाली. रसिकांना आवडल्याची पावती मिळताच संस्थेसाठी प्रयोग यशस्वी झाला. पण त्याला खरे यश मिळाले ते स्पर्धेच्या निकालानंतर. संपूर्ण राज्यातून सादर झालेल्या साधारण वीस संस्कृत नाटकातून 'अहमेव ते वहिदा' प्रथम आले.

नुकताच या स्पर्धेचा पारितोषिक वितरण सोहळा दादर येथील सावरकर स्मारकात सांस्कृतिक मंत्री, मा.श्री.सुधीर मुनगंटीवार यांच्या हस्ते संपन्न झाला. दिग्दर्शन प्रथम - महिमा ठोंबरे, नेपथ्य प्रथम - हृषिकेश पाटील, प्रकाशयोजना प्रथम आर्या शिंगणे, अभिनय पुरुष प्रथम व रौप्य पदक - शौनिक जोशी, अभिनय विशेष गुणवत्ता - रेणुका येवलेकर, रंगभूषा - नरेंद्र वीर आणि सांघिक प्रथम अशी लाखमोलाची पारितोषिके पटकावत या मुलांनी घवघवीत यश मिळवले.

संस्कृत रंगभूमीसाठी काम करणाऱ्या व अग्रिहोत्रप्रमाणे हा नाटकाचा यज्ञ सतत तेवत ठेवण्याचा निश्चय केलेल्या या तरुण मंडळींमुळे भाषेच्या प्रसाराचे व प्रचाराचे एक हे माध्यम जनमानसात संस्कृत भाषा पोहोचवेल हा विश्वास वाटतो.



ALEX FRANZ

Our former intern from Germany reflects on his memorable journey with VJ, bridging cultures and building connections.

Dear VJ, It's now October and I've already had a little time to settle back into life in Germany. An unforgettable time started for me 6 months ago.

On April 1st I became part of the VJ team. I came to Pune with little idea of what to expect and what would happen. In retrospect, I can say that it was incredible.

In the first few days I was fully integrated into the team and I quickly got into the daily construction routine. Checking contractors, calculating material, dealing with unexpected issues. I think everyone knows what I'm talking about.

As everyone can imagine, Germany is very different from India in many ways and yet I can say that everyday life on the construction site is not very different. As a site manager, you are always responsible for ensuring that the construction site works somehow. I learnt and experienced that in India. One of the biggest differences is probably the incredible number of human resources that Pune can draw on. There are always workers who want to earn money.

This gives a completely different importance to the use of machines and manual labour. I visited the construction sites and was impressed by the speed at

which a tower is built and how much attention is paid on detailing. This is exactly what Team VJ is all about.

However, flexibility of everyone in the team is also required in order to adhere to a strict schedule and yet the quality of the work must not suffer as a result. Of course, some mistakes occur, but it is necessary to address them and change them together without causing problems within the team. As always, communication is the key to success.

After my last day at VJ, I can say that I have worked in a company where I have learnt new things both technically on the construction site and in the

West Office, and where I have also been able to get to know the Indian culture a little. I am eternally grateful for that.

Special thanks go to the team at Portia Grande, who have always supported me, also to the many individual departments in the West Office, who have always explained to me how the large construction sites are organised.

Thank all of you very much. In conclusion, I can only say: We are Team VJ, and



"In retrospect, I can say that it was incredible. I have worked in a company where I have learnt new things both technically on the construction site and in the West Office, and where I have also been able to get to know the Indian culture a little. I am eternally grateful for that."

VJ INDILIFE WAKAD - MOCK FLOOR AND ENGINEERING EXPO

Turning Blueprints into Tangible Spaces.

Customers applaud VJ's forward-thinking approach and commitment to innovate at each step.



On Saturday, October 19, 2024, VJ Indilife Wakad hosted its highly anticipated Mock Floor & Engineering Expo, drawing an impressive crowd of 180 attendees. The event offered a unique, immersive experience for potential owners, showcasing VJ's commitment to transparency and customer satisfaction.

The S.O.H.O. mock floor emerged as the highlight of the expo, captivating visitors and allowing them to visualize their future spaces. IndiSuites customers were particularly enthusiastic, using the model to imagine their own units. This hands-on approach to property viewing was met with widespread approval, demonstrating VJ's understanding of customer needs in the property-buying process.

VJ's dedication to customization and personalization was evident throughout the event. The House-to-Home team engaged with visitors, discussing various

customization options and addressing individual preferences. This personalized attention was highly appreciated by attendees, who valued the opportunity to tailor their future spaces to their specific needs.

Innovation in presentation was another standout feature of the expo. VJ creatively utilized the staircase area to showcase the

The S.O.H.O. mock floor at VJ Indilife Wakad captivated 180 visitors, offering them a glimpse of their future spaces through an innovative blend of physical models and digital presentations.

engineering expo. This created a visually striking display that impressed visitors. Additionally, the use of TV screens to showcase amenity views, rather than

traditional printed panels, was lauded for its modern and dynamic approach. The event fostered a sense of community among attendees, with many engaging in positive discussions about the mock floor concept. Visitors were overheard expressing their appreciation for VJ's initiative in providing this immersive experience, setting a new standard in the real estate industry.

Overall, the Mock Floor & Engineering Expo was a resounding success, with customers leaving satisfied and excited about their future homes. The event not only showcased VJ Indilife Wakad's impressive offerings but also highlighted VJ's innovative approach to property development and customer engagement. The overwhelmingly positive response to this expo reinforces VJ's position as a thought leader in the real estate market.



VJ Launches 'Peak-Flo': A Digital Revolution in Contractor Payments.

One-click solution brings comprehensive payment management to contractors' fingertips, marking a new era in vendor relationships.



On October 15th, VJ unveiled 'Peak-Flo', a groundbreaking digital platform designed to revolutionize billing and payment management for contractors and vendors. The launch event at the PBC Sales Office attracted 150 contractors on-site, with an additional 25-30 participating virtually.

Mr. Sagar Kale led an interactive Q&A session, ensuring contractors were comfortable with the platform's capabilities. The session addressed practical usage questions and highlighted how Peak-Flo simplifies complex payment tracking into a user-friendly experience.

The innovative platform offers contractors unprecedented control and transparency through a range of features:

Ms. Snehal Kasabe concluded the event, emphasizing how this digital initiative strengthens VJ's partnerships with contractors.

Instant access to payment updates across multiple companies with a single login

Feedback from attendees was overwhelmingly positive, with many appreciating the comprehensive nature of the platform and its potential to simplify their financial operations. This collaboration represents another step in VJ's journey toward digital excellence, demonstrating its commitment to employing technology that benefits not just the company, but its entire network of partners and vendors.

Real-time tracking of unbilled Purchase Orders and Work Orders Status updates on completed work and GRN (Goods Received Notes) Complete visibility of invoice processing

Easy access to Statement of Accounts

Up-to-date GST status monitoring Retention money tracking

VJ's new Peak-Flo platform transforms contractor payment management with instant access to billing updates, financial statements, and project status - all through a single login.

Mr. Omkar Kulkarni and Mr. Ganesh Patil opened the session, highlighting VJ's commitment to digital transformation. Mr. Ankit Rathod from the Prop-Tech Team then demonstrated how these features streamline the entire billing process, making financial management more efficient for all stakeholders.



INNOVATING REAL ESTATE

Empowering Future Architects: Brick School Interns Begin their 2nd year Internship with VJ

A two-year internship for fourteen students, providing hands-on experience through mentorship, weekly lectures, and site visits, highlighting VJ's commitment to nurturing future architects.

VJ is thrilled to welcome the second batch of students from the Brick School of Architecture for a two-year internship program. Fourteen enthusiastic students have joined the program, which provides them with a unique opportunity to gain hands-on experience while being mentored by industry professionals.

Every Thursday, the students attend specialized lectures at the Vilas Javdekar Center of Engineering Excellence (VJ COEE), delivered by senior professionals from various groups at VJ. With expert guidance from Ar. Ketakee Devdhar, VP Design Drawing Sanction and Liaison, these lectures are carefully designed to align with the students' current semester and academic focus, ensuring that the theoretical knowledge they acquire is directly applicable to the practical work they undertake during the internship.

After the lectures, four students participate in a site visit, where they

get the opportunity to engage in live projects under the guidance of the project manager (PM). They also receive mentoring from specialists in the same department that conducted the morning lecture, providing a seamless transition from theory to practice. Each student is tasked with weekly assignments that challenge their creativity and problem-solving skills. They are also required to maintain logs of their learning and progress, which are diligently evaluated by respective seniors and monitored by the Learning & Development team. These logs are instrumental in tracking the students' growth and ensuring that they are making meaningful contributions to the projects they are involved in.

They started their intership on 26th September at Yashwin Urbo Centro where the entire team, especially Mr. Nitin Tarange - AVP E&C, and PM Hemant Jadhav inducted them warmly and with a lot of knowledge

sharing. They have now been aligned to Palladio Balewadi Central under the excellent mentoring of PM Shashikant Mohite and Mr. Pravin Shinde - GM, E&C for the rest of their internship.

Prof. Prachi Kurle of BSOA shared her experience with VJ: "VJ places a strong emphasis on education and upholds high-quality standards, which serve as the perfect foundation for every student as they embark on their professional journey."

The collaboration with Brick School of Architecture reflects our ongoing commitment to nurturing the next generation of architects and professionals in the construction industry. Through this program, we aim to provide students with valuable real-world experience that complements their academic journey, helping them emerge as well-rounded professionals ready to make an impact in the industry.



TRAINING CALENDAR - NOV 2024

These trainings are for VJ employees only

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					01 लक्ष्मीपूजन	02 बालिप्रतिपदा (दिवाळी पाडवा)
03 भाऊबीज	04	05 • Farvision/ERP Training	06 • Aulform Production Work (A to Z)	07 • Problem Solving & Decision Making	08 • Basic : Personality Development	09 • Stress --> Flow --> Greater Goals • Step-Up: building a growth mindset & upskilling
10	11 • Workplace Etiquettes	12 • High Performing Team	13 • Basics of Communication Skills	14 • Basics of Excel • Time Management	15 • Induction	16 • Induction
17	18 • Online : Data Analysis & Management • Email Etiquettes	19 • Farvision/ERP Training	20 • Basics of Communication Skills	21 • Accountability & Responsibility	22 • Stake holder & Vendor Management • Aulform Production Work (A to Z)	23 • Stress --> Flow --> Greater Goals • Step-Up: building a growth mindset & upskilling
24	25 • Adaptability & Flexibility	26 • Reading & Understanding Construction Drawings • Online : Data Analysis & Management	27 • Customer Relations & Communication • Stress --> Flow --> Greater Goals	28 • Presentation Skills	29 • Conflict Resolution • POSH Training	30 • Emotional Regulation & Managing Temperament • Presentation Skills
31						

A STEP TOWARDS A CLEANER TOMORROW

VJ's Step for Cleaner Rivers: Shouldering Responsibility to conserve natural resources.

VJ's 'Vasundhara' initiative revitalizes Ram-Mula riverbanks, showcasing Vilas Javdekar's dedication to Pune's holistic growth.



In the heart of Pune, a revolution is quietly unfolding. VJ, known for shaping the city's skyline, is now reshaping its environmental future. On October 1, 2024, VJ's passion for Pune flowed from blueprint to riverbank in a transformative cleanup of the Ram-Mula River.

This wasn't just another corporate social responsibility tick-box. It was a rallying cry, answered by VJ's team and citizens alike, united in their love for Pune. As they cleared years of neglect from the riverbanks, they were clearing the way for a new era of urban development – one where the city's growth nurtures rather than neglects its natural lifelines. But VJ's vision runs deeper than surface-level cleaning. The

innovative "Toxin-Free Lifestyle" program, launched alongside the cleanup, is planting seeds of change in the minds of Puneites. It's a bold statement: true urban development isn't just about building higher, but about living smarter.

At VJ "We love what we do," and it shows. This love extends beyond crafting homes to crafting a sustainable future for all of Pune. The Ram-Mula River cleanup isn't a one-off event; it's the first ripple in a wave of change VJ is committed to leading throughout the year.

As the sun set on the cleanup day, it rose on a new possibility – a Pune where sustainable living isn't an option, but a way of life. Where every resident is a guardian of the

environment, and where the line between urban development and nature conservation blurs into harmony.

VJ is not just talking about change; they're knee-deep in it, quite literally. They're challenging all responsible organisations, citizens, and the city itself to step up, to take ownership of Pune's future. Because at VJ, they understand that building a great city isn't just about the structures we build, but about the legacy we leave behind.

Clean rivers are not a luxury, but a fundamental right. Green spaces are not an afterthought, but the very fabric of urban planning. And developers like VJ don't just build homes; they build hope,

responsibility, and a sustainable future.

As Pune grows and evolves, VJ stands at the forefront, ready to build not just for the present, but for generations to come. This is their promise to Pune – a promise written not in ink, but in the revived flow of the Ram-Mula River, in the chirping of birds returning to its banks, and in the smiles of citizens who can once again take pride in their city's natural beauty.

This is VJ's Pune – where every home built is a step towards a cleaner, greener, more vibrant city. A Pune that doesn't just survive, but thrives. A Pune that we're all proud to call home.

At VJ, we don't just build homes; we nurture neighbourhoods and ecosystems.



- COLLABORATION WITH JEEVIT NADI FOUNDATION ON OCTOBER 1, 2024
- VJ TEAM CLEARED DIVERSE WASTE, FOSTERING NATURAL HABITAT RESTORATION
- PLEDGED "TOXIN-FREE LIFESTYLE" PROGRAM TO PROMOTE SUSTAINABLE LIVING
- INITIATIVE ALIGNS WITH VJ'S VISION OF CONTRIBUTING TO NEIGHBOURHOODS

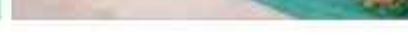
LUNCH WITH HEROS AT YASHWIN SUPERNOVA

VJ Celebrates the unsung heroes - Our Construction workers

Over 500 workers were honored with a special lunch, showcasing gratitude before the project possessions begin.

On October 8th, just before the first residents were set to receive their new homes, VJ organized a special Labour Lunch at Yashwin Supernova. This heartwarming event brought together over 500 workers who have been instrumental in bringing the project to life. The lunch was more than a meal; it was a gesture of appreciation for the skilled hands that transform blueprints into reality. As workers from various trades gathered, the atmosphere was filled with joy, camaraderie, and warm conversations.

What stood out was the pride radiating from the workers. Many expressed feeling valued working with VJ, appreciating the company's recognition of their hard work. This event demonstrated VJ's belief that every person involved in creating a home plays a crucial role. By celebrating these often-unsung heroes, VJ demonstrates its commitment to fostering a culture of respect across all levels. As Yashwin Supernova prepares to welcome its first residents, this Labour lunch serves as a strong reminder of the human effort behind each home.



"As Yashwin Supernova gets ready for new residents, VJ pauses to thank the true hands behind the homes - the construction workers who bring blueprints to life."

MahaRERA's Quarterly Reports: Keeping Developers in Check and Homebuyers Informed

Regular Progress Updates Are Transforming Maharashtra's Real Estate Landscape

MahaRERA, the Maharashtra Real Estate Regulatory Authority, has established a comprehensive regulatory framework to enhance transparency and accountability in the real estate sector. One of the key pillars of this framework is the requirement for developers to submit quarterly progress reports. These reports play a vital role in keeping homebuyers informed and ensuring that projects are completed on time, offering an effective way to monitor developers' compliance with their commitments.

THE IMPORTANCE OF QUARTERLY PROGRESS REPORTING

The quarterly progress reporting requirement mandates that developers submit updates on the status of their projects every three months. These reports include crucial information such as construction milestones, financial updates, sanctions and approvals obtained from regulatory bodies. This ensures that the developers remain transparent about the current state of the project, allowing homebuyers and MahaRERA to track the project's progress and identify any potential delays or concerns early on.

By providing a clear and continuous flow of information, quarterly reporting builds trust between developers and homebuyers. It eliminates the uncertainty that often surrounds project timelines and helps buyers make informed decisions regarding their investments. The process also ensures that developers stay focused on delivering their projects on time, reducing instances of prolonged delays, which have historically plagued the real estate sector.

DEVELOPER ACCOUNTABILITY AND TRANSPARENCY

MahaRERA's focus on quarterly progress reports is a direct effort to hold developers accountable



for their commitments. Failure to submit timely or accurate progress reports can result in penalties or other regulatory actions. This serves as a deterrent against any potential malpractice, such as diverting funds to other projects or withholding critical project information from buyers.

The transparency provided by these reports empowers homebuyers, giving them real-time insights into the project's status. Buyers can monitor whether the construction is in line with the developer's promises, and they have a formal channel to raise grievances if delays or discrepancies arise. This system reduces the power imbalance that once existed between developers and buyers, leveling the playing field by ensuring that buyers are well-informed stakeholders.

ENSURING TIMELY PROJECT COMPLETION

One of the core benefits of MahaRERA's quarterly reporting system is its contribution to timely project completion. By enforcing regular updates, MahaRERA can identify projects that are falling behind schedule and intervene when necessary. The reports enable the authority to assess the reasons for any delays, whether they are due to financial mismanagement, regulatory issues, or construction setbacks, and take appropriate action to rectify the situation.

In conclusion, MahaRERA's quarterly progress reporting requirement plays a crucial role in ensuring accountability, transparency, and the timely completion of real estate projects. It is an essential tool for protecting homebuyers' interests while fostering a more responsible and efficient real estate market.



The City's connectivity is all set to get a major upgrade

Pune is undergoing a significant transformation with the government's focus on improving road networks and expanding the metro rail system. In a bid to tackle traffic congestion and improve connectivity across the city, major projects have been approved, both in the rapidly growing areas of Pimpri-Chinchwad and the expanding metro network, ensuring that Pune's infrastructure keeps pace with its urban and industrial growth.

PCMC ROAD DEVELOPMENT

To address the challenges posed by rapid urbanization in Pimpri-Chinchwad, the Pimpri-Chinchwad Municipal Corporation (PCMC) has rolled out a series of road development projects in key areas such as Punawale, Tathawade, and Wakad. These regions have seen a surge in residential and commercial activity, creating a need for wider, more efficient roads. Key traffic hotspots like Bhumkar Chowk and Bhujbal Chowk in Wakad are set to benefit from these developments. The road projects aim to ease traffic bottlenecks, making daily commutes faster and safer for residents. The upgraded roads will not only reduce travel time but also enhance safety with the addition of pedestrian-friendly footpaths, organized parking spaces, and effective drainage systems to combat waterlogging during the monsoon.

PCMC Municipal Commissioner Shekhar Singh emphasized the importance of these projects in improving the quality of life for residents. "With the rapid urbanization of Pimpri-Chinchwad, particularly in areas like Punawale, it is essential to ensure well-developed roads to ease traffic congestion.

These projects will bring much-needed relief to citizens, ensuring smoother commutes," Singh said. The PCMC is also planning a five-year capital investment plan for other growing areas like Dudulgaon, Dighi, and Charholi to further enhance infrastructure in the region.

PUNE METRO EXPANSION

In parallel with road development, Pune's public transport system is also getting a major upgrade with the approval of the second phase of the Pune Metro. The state government has sanctioned key routes that will

operations. The second phase will further enhance connectivity, particularly in densely populated areas. The 25.5 km Khadakwasla-Kharadi route will include 22 stations, easing traffic along key corridors like Sinhagad Road, Solapur Road, and Nagar Road. The 6 km Nal Stop to Manikbaug route will offer six new stations, improving connectivity for residents in the western parts of Pune.

The second phase is expected to significantly reduce traffic congestion on major roads, enabling faster commutes for residents traveling to and from areas like Pimpri-Chinchwad, Nagar Road, and Karve Road.

Additionally, provisions for metro lines on existing flyovers, such as the one nearing completion on Sinhagad Road, ensure that the infrastructure is future-ready.

A FUTURE OF SEAMLESS CONNECTIVITY

Pune's infrastructure overhaul, from road improvements in Pimpri-Chinchwad to the expansion of the metro network, marks a critical step towards addressing the city's growing traffic and connectivity challenges. These projects promise to provide residents with faster, safer, and more efficient travel options, reducing congestion and improving the overall quality of life in both East and West Pune.

As these developments move forward, Pune is set to become a city with seamless connectivity, preparing it for the demands of the future while making daily commutes more convenient for its residents today.

Pune is witnessing a major infrastructure boost with road expansions in Pimpri-Chinchwad and new metro routes across the city, promising faster commutes, reduced traffic, and improved connectivity for residents.

connect Khadakwasla to Kharadi via Swargate and Hadapsar, and Nal Stop to Manikbaug via Warje. This expansion aims to provide a more efficient and environmentally friendly alternative to road transport.

The first phase of the Pune Metro, which includes routes from Vanaz to Ramwadi and Pimpri-Chinchwad to Swargate, has already begun

SOCIETY LAWS & REGULATIONS

Annual General Meetings (AGM) The Heartbeat of Cooperative Housing Societies

How Annual General Meetings Empower Residents and Shape Communities

The Annual General Meeting of the Society shall be held on or before 30th September each year as provided under Section 75(1) of the Act. Annual General Meetings (AGMs) serve as a cornerstone in the governance of cooperative housing societies, playing a vital role in decision-making, transparency, and fostering collective participation among members. These meetings provide a structured platform for members to engage, discuss, and influence the direction of their society, ensuring that their voices are heard.

DECISION-MAKING POWER

One of the primary functions of an AGM is to facilitate decision-making on critical issues affecting the housing society.

During these meetings, members discuss and vote on various topics, including the annual budget, maintenance charges, and proposed projects or renovations. This democratic process empowers members to have a direct say in matters that impact their living environment and community, ensuring that decisions reflect the collective interests of all residents rather than being dictated by a select few. The outcomes of these discussions shape the society's operational framework, ultimately influencing its overall well-being.

TRANSPARENCY AND ACCOUNTABILITY

AGMs also play a crucial role in promoting transparency and accountability within the cooperative housing society. By mandating the presentation of financial statements, audit reports, and the previous year's minutes, AGMs hold the managing committee accountable for their actions and expenditures. This transparency builds trust among members, as they have the opportunity to scrutinize the society's financial health and governance. Furthermore, the open forum aspect of AGMs encourages questions and discussions, allowing members to seek clarification on any issues, thereby fostering a culture of openness.

COLLECTIVE PARTICIPATION

Another significant aspect of AGMs is the emphasis on collective participation. These meetings serve as an important avenue for residents to come together, share ideas, and engage with one another.

By participating in discussions, members can voice their concerns, suggest improvements, and propose new initiatives. This collective engagement not only strengthens community bonds but also enhances the overall decision-making process, as diverse perspectives lead to more comprehensive and well-rounded solutions.

In addition, the requirement for members to attend AGMs ensures that all voices are considered in the governance of the society. This collective participation cultivates a sense of ownership among residents, encouraging them to take an active role in the upkeep and development of their community.

In addition to that the Annual General Body Meeting, the Society shall transact on the other subject matters such as to read the minutes of the last annual General Body Meeting of the Society and the Special General Body Meeting of the Society, if any, to look and consider any important communications received from the Registering

Authority, the Statutory Auditor, Government, Collector, Local Authority or any other Competent Authority, to declare date and conduct of election of its Committee when due and to consider any other matter, with the permission of the Chair, excepting those requiring proper notice, after the regular agenda is over.

In summary, Annual General Meetings are essential for the effective governance of cooperative housing societies. They provide a platform for decision-making, promote transparency and accountability, and ensure the collective participation of members. By prioritizing AGMs, societies can foster a collaborative environment that empowers residents, strengthens community ties, and ultimately leads to better living conditions for all.



Diwali: The Festival of Light and Prosperity

Diwali, a festival synonymous with joy and prosperity, holds a special place within the Hindu calendar, particularly during the Chaturmas period. Its very mention evokes memories of warmth, happiness and the spirit of togetherness. For generations, Diwali has been a time to recall cherished moments, both personal and communal, linking us to our cultural heritage.

Spiritually, Diwali embodies the victory of light over darkness,

good over evil and knowledge over ignorance. It is celebrated over five or six days according to the Hindu lunar calendar, falling between the months of Ashwin and Kartik, which correspond to October and November. During this time, elaborate rituals are observed, honouring deities such as Vishnu, Lakshmi, Ganesha, Krishna, Durga, Shiva and others, reflecting the festival's deep-rooted significance across various aspects of life.

For farmers, Diwali marks a time

of celebration as fresh crops are harvested after the monsoons, while for traders and families across different walks of life, it signals a season of prosperity and abundance. The festival is known as Deepavali, literally meaning 'a row of lights,' with oil lamps (diyas) lit from the twelfth day of the waning moon in Ashwin until the second day of the waxing moon in Kartik.

The festival also brings with it the tradition of adorning homes with vibrant lanterns and preparing

special sweets and snacks as offerings to the gods. Families and friends gather to share these delicacies, while fireworks light up the sky, adding to the festive cheer. In Maharashtra, a unique tradition of constructing clay forts to commemorate the valour of Chhatrapati Shivaji Maharaj is practised, connecting the festival to local history and pride.

While Diwali is primarily a Hindu festival, it transcends religious boundaries. For the Jains, it marks

the final liberation of Lord Mahavira. Sikhs celebrate the release of Guru Hargobind from Mughal captivity with 'Bandi Chhor Divas'. In Eastern India and Bangladesh, Hindus worship Goddess Kali during this period. Even beyond India's borders, Diwali is celebrated in countries such as the USA, UK, Sri Lanka, Nepal and others, highlighting its universal appeal.

प्रकाशाचे साम्राज्य घेऊन येणारी समृद्धीची दिवाळी

हिंदूंच्या सर्वात पवित्र चातुर्मासातील सर्वात सुंदर आणि आशयघन सण म्हणजे दिवाळी. दिवाळी हा शब्द ऐकला, तरी प्रत्येक भारतीयाच्या चेहऱ्यावर आनंद येतो. आपल्या बालपणीच्या आणि एकूणच जगण्याच्या अनेक सुंदर आठवणी दिवाळीशी जोडलेल्या असतात.

दिवाळीचे आध्यात्मिक अनुष्ठान हे 'अंधारावर प्रकाशाचा विजय, वाईटावर चांगल्याचा आणि अज्ञानावर ज्ञानाचा' यावर बेतलेले आहे. हिंदू चांद्रमासानुसार आश्विन आणि कार्तिक या महिन्यांत तर इंग्रजी

दिनदर्शिकेनुसार ऑक्टोबर आणि नोव्हेंबरदरम्यान पाच किंवा सहा दिवस दिवाळी साजरी केली जाते.

दिवाळीतील विविध धार्मिक अनुष्ठान विष्णू, लक्ष्मी, गणपती, कृष्ण, दुर्गा, शिव, काली, हनुमान, कुबेर, यम, यमी, धन्वंतरी, विश्वकर्मा, राम, सीता यांच्याशी जोडले गेले आहे.

पावसाळा संपून नवी पिके हाती आल्यामुळे शेतकऱ्यांच्या हृष्टीने दिवाळीचा काळ आनंदोत्सवाचा असतो. तर सुख-समृद्धीचा

उत्सव म्हणून व्यापाऱ्यांसह सर्व स्तरांतील लोक या सणाचे हर्षोल्लासाने स्वागत करतात. आश्विन वद्य द्वादशीपासून कार्तिक शुद्ध द्वितीयेपर्यंत प्रत्येक दिवशी दीपमाला लावून हा उत्सव साजरा करतात. म्हणूनच दीपावली किंवा दिवाळी या नावाने हा सण ओळखला जातो.

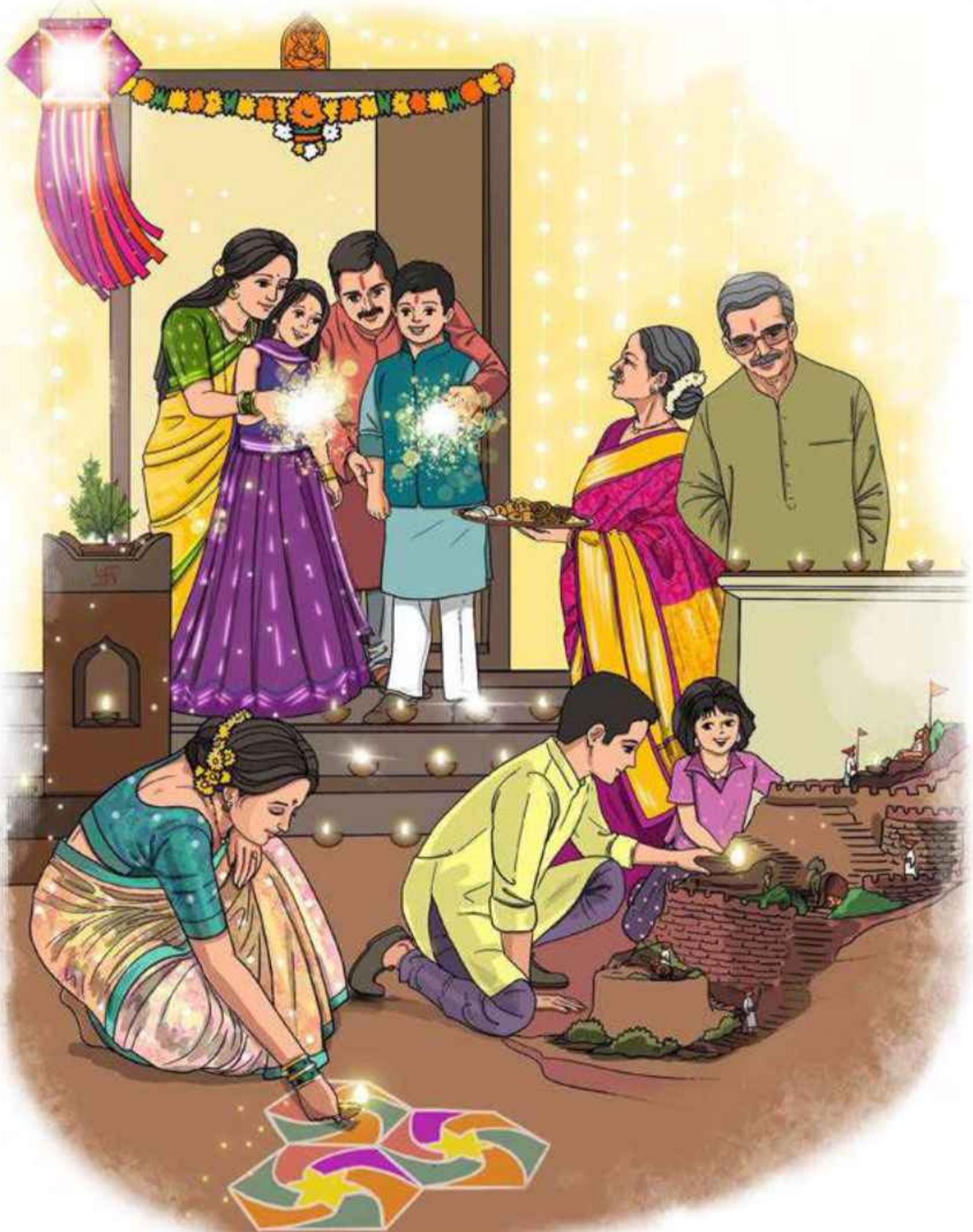
दिवाळीत विविध रंगीत आकाशदिये लावण्याची प्रथा आहे. निरनिराळी मिष्टाने व फराळाचे पदार्थ करून त्यांचा देवांना नैवेद्य दाखवितात व आप्तजन आणि इष्टमित्र यांना फराळासाठी बोलावितात.

फटाके, बाण, भुईनळे उडवून आबालवृद्ध या उत्सवाचा आनंद लुटतात. स्वराज्याचे संस्थापक छत्रपती श्री शिवाजी महाराज यांच्या पराक्रमाची आठवण म्हणून मातीचे किल्ले करण्याची प्रथा महाराष्ट्रात रूढ आहे. दिवाळी हा प्रामुख्याने हिंदू सण असला तरी इतर धर्मातदेखील हा सण साजरा केला जातो.

दिवाळीस महावीरांच्या अंतिम मुक्तीचे प्रतीक मानले गेले असल्याने जैन लोक दिवाळी साजरी करतात. दिवाळीच्याच दिवसांत गुरू हरगोविंद यांची मुघल

तुरुंगातून सुटका झाल्याच्या आनंदाप्रित्यर्थ शिख बांधव दिवाळीत 'बंदी छोर' दिवस साजरा करतात. नेवार बौद्ध लक्ष्मीची पूजा करून दिवाळी साजरी करतात तर पूर्व भारत आणि बांग्लादेशातील हिंदूधर्मीय देवी कालीची पूजा करून दिवाळी साजरी करतात.

अमेरिका, यूके, युरोपसह पाकिस्तान, श्रीलंका, नेपाळ, म्यानमार, सिंगापूर, मलेशिया, फिजी, मॉरिशस, सुरीनाम, गयाना, त्रिनिदाद आणि टोबॅगो या देशांतही दिवाळी साजरी केली जाते.



The Days of Diwali: Tradition and Ritual

VASU BARAS

This day, observed on the twelfth day of the waning moon in Ashwin, is dedicated to the worship of cows and calves, symbolic of nurturing and prosperity. Known as 'Govatsa Dwadashi', it marks

the beginning of Diwali in several parts of India. According to legend, Goddess Lakshmi takes the form of a cow on this day and worshipping cows is believed to bring her blessings.

वसुबारस

आश्विन महिन्याच्या बाराव्या दिवशी साजरा केला जाणारा वसु बारस जातो हा दिवस गायी आणि वासरांचा सन्मान करण्यासाठी ओळखला जातो. 'वसु' म्हणजे गाय आणि 'बारस' म्हणजे बारावा दिवस, म्हणून यास वसुबारस असे म्हणतात. वसुबारसास 'गोवत्स द्वादशी' असेही नाव आहे. महाराष्ट्र, गुजरात आणि दक्षिण भारतातील काही राज्यांत दिवाळीची

सुरुवात वसुबारसने होते. गुजरातमध्ये याला 'बाग बारस' म्हणतात, तर दक्षिणेत 'नंदिनी व्रत' म्हणून हा दिवस साजरा केला जातो. या दिवशी लक्ष्मी माता गाईचे रूप धारण करते, म्हणून देवी लक्ष्मीचा आशीर्वाद घेण्यासाठी गाईची पूजा करतात, अशी आख्यायिका आहे.



DHANTERAS

Observed on the thirteenth day, Dhanteras is dedicated to Lord Dhanvantari, the god of Ayurveda. Lighting lamps on this day is believed to protect against untimely death, while it is

also a day associated with purchasing precious metals, marking the start of a new financial year for many.

धनत्रयोदशी

आश्विन वद्य त्रयोदशीस धनत्रयोदशी असे म्हणतेत. यमराजाने आपल्या दूतांना 'या दिवशी जो दीपदान करेल, त्याला अपमृत्यू येणार नाही'; असे सांगितल्याची कथा आहे. म्हणून या दिवशी दीप लावतात. आयुर्वेदाचे प्रवर्तक भगवान धन्वंतरी यांचा जन्म या दिवशी झाल्याची कथा असल्याने वैद्य

मंडळी त्यांची जयंती साजरी करतात. धनत्रयोदशीच्या आदल्या दिवशी गोवत्सद्वादशी असते. यास 'वसुबारस' असेही म्हणतात. या दिवशी सुवासिनी सवत्स गाईची पूजा करतात. हा दिवसही दिवाळीचाच एक दिवस म्हणून मानला जातो.



NARAK CHATURDASHI

Celebrated on the fourteenth day, this day commemorates Lord Krishna's victory over the demon Narakasura. The early

morning ritual bath and lighting of lamps symbolize the triumph of good over evil.

नरकचतुर्दशी

आश्विन वद्य चतुर्दशीस नरकचतुर्दशी हे नाव आहे. या दिवशी कृष्णाने नरकासुराचा वध केला व त्याच्या बंदिवासात असलेल्या सोळा हजार स्त्रियांना बंधमुक्त केले. नरकासुराच्या रक्ताचा टिळा लावून कृष्ण सूर्योदयापूर्वी परत आला. त्या वेळी त्यास मंगलस्नान

घालून ओवाळण्यात आले. याची स्मृती म्हणून सूर्योदयापूर्वी स्नान करून दिवे लावतात व आनंदोत्सव साजरा करतात. सत्यभामेने श्रीकृष्णाच्या साहाय्याने नरकासुराला मारले, अशीही एक उपकथा या सणाला जोडून येते



LAKSHMI PUJAN

The night of Amavasya is dedicated to worshipping Goddess Lakshmi, the goddess of wealth. It is believed that on this night, she roams the earth, blessing

homes that are clean and well-lit. In some traditions, even the broom, symbolizing cleanliness, is revered.

लक्ष्मीपूजन

आश्विन वद्य अमावास्याच्या रात्री लक्ष्मीपूजन असते. या निमित्ताने अष्टदल कमलावर लक्ष्मीची स्थापना करून तिची पूजा करतात. संयमपूर्वक धन संपादन केले, तर मनुष्याचे कल्याण होते.

कचरा, घाण म्हणजे अलक्ष्मी दूर करणारी केरसुणी हिला लक्ष्मी मानून तिची पूजा करण्याची पद्धत काही ठिकाणी आहे. जैन धर्मातही या दिवसाला महत्त्व आहे. या दिवशी महावीरांचे निर्वाण झाले. म्हणून जैन लोक या दिवशी सर्वत्र दिवे लावून हा दिवस पाळतात.

यासाठी धनलक्ष्मीची या दिवशी पूजा केली जाते. लक्ष्मी या दिवशी सर्वत्र संचार करीत असते. घरातील



BALI PRATIPADA (DIWALI PADWA)

The day following Lakshmi Pujan is celebrated as Bali Pratipada, or Diwali Padwa, marking the start of the Vikram Samvat (Hindu calendar

year). This day also honors the relationship between husband and wife, with wives performing aarti for their husbands.

बालिप्रतिपदा (दिवाळी पाडवा)

आश्विन महिन्यातील अमावास्याला लक्ष्मीपूजन झाल्यानंतर कार्तिक शुद्ध प्रतिपदेला बालिप्रतिपदा हा दिवस दिवाळी पाडवा म्हणून साजरा केला जातो. हिंदू संस्कृतीतील साडेतीन मुहूर्तापैकी एक असा हा दिवस अतिशय शुभ मानला जातो. या दिवशी विष्णूने वामनावतार घेऊन बळिराजाला पाताळात लोटले, अशी कथा आहे. 'या दिवशी जो दीपदान करेल, त्याला यम्यातना भोगाव्या लागणार नाहीत; असा वर वामनाने बळीला दिला होता, म्हणूनच या दिवशी बलिपूजा

करण्याचीही पद्धत आहे. या दिवसापासून विक्रम संवत सुरू होते, म्हणून याला दिवाळी पाडवा म्हणतात. सोने खरेदीस प्राधान्य, सुवासिनींकडून पतीला औक्षण, व्यापाऱ्यांसाठी वर्षाचा प्रारंभ अशा प्रथांनी या दिवसाचे महत्त्व अधोरेखित केले जाते. उत्तर भारतात या दिवशी गोवर्धन पूजा असते. या दिवशी देवाला अनेक पक्वान्नांचा आणि मिठायांचा डोंगर अर्पण केला जातो. म्हणून या सणाला अन्नकूट असेही म्हणतात.



BHAU BEEJ (YAMA DWITIYA)

On the second day of Kartik, Bhau Beej celebrates the bond between brothers and sisters. Sisters perform aarti for their brothers,

symbolizing protection and care, a tradition that has its roots in the story of Yama and his sister.

भाऊबीज (यमद्वितीया)

कार्तिक शुद्ध द्वितीयेस भाऊबीज हे नाव आहे. या दिवशी यम आपल्या बहिणीकडे गेला, तेव्हा तिने त्याला ओवाळले आणि आनंद व्यक्त केला. तेव्हापासून बहिणीने भावाला

ओवाळण्याची चाल रूढ झाली, असे मानतात. दिवाळीतील हा दिवस प्रामुख्याने महाराष्ट्रात साजरा होतो.

A Time to Unite and Celebrate

In today's modern world, where traditions often evolve with time, Diwali remains an example of unity. It is a festival that transcends differences, bringing people together to celebrate the common bonds of humanity. Whether through cultural programmes like 'Diwali Pahar', or simple family gatherings, the festival has become a reminder that, above all, it is about shared joy and collective celebration.

As we come together in our housing society to celebrate this wonderful festival, let us take a moment to reflect on its true meaning. Diwali offers us an opportunity to dispel the darkness of division and spread the light of harmony. May this festival bring us closer as a community and fill our hearts and homes with joy, prosperity and good fortune.

Wishing everyone a bright and prosperous Diwali!

दिवाळीशी निगडित असणाऱ्या अनेक परंपरा कुल स्तरावर किंवा समूहाशी निगडित आहेत, पण आजच्या आधुनिक काळात दिवाळीसारखा सण आपण सगळ्यांनी एकत्र येऊन साजरा करायला हवा. आपल्या सगळ्यांमधील भेदभेदाचा अंधार या सणाच्या दिवशी आपण दूर करून, एकतेचा प्रकाश सगळीकडे पसरवायला हवा. आज समाजात अनेक संस्था

या सणाच्या अनुषंगाने अनेक चांगले कार्यक्रम करत असतात. दिवाळी पहाट सारखे सांस्कृतिक कार्यक्रम समाजातील सर्व घटकांना एकत्र आणत आहेत. आपल्याही सोसायटीत अशा मंगलमय वातावरणात आणि उत्तम विचारांसह आपण ही दिवाळी आनंदाने साजरी करूयात...
शुभ दीपावली...!!



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माहोल काही वेगळा,
मासाच्या अंगणात
बाल-गोपाळांचा मेळा!

शाळेला सुट्टी
तरी पहाटेचं उठणं,
रंगडून काढायला
सुवासिक उदणं!

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जपाव्या आठवणी,
एक एक टिपका जोडत,
काढावी गत्यांची रांगोळी!

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JOBS

SALES

Senior Manager

Minimum Educational Requirement:
BBA, PGD- Marketing
MBA

Experience: 2 - 7 Years
in Real Estate

Manager

Minimum Educational Requirements:
MBA - Marketing /
Executive MBA

Experience: 10-15 years

HUMAN RESOURCE

Senior Manager

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

Experience: 7 - 15 Years

Senior Manager

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

Experience: 7-15 years

Assistant Manager

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

Experience: 5-7 years

L&D+ KRA

Senior Manager

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

Experience: 4-10 years

Assistant General Manager

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

Experience: 4-10 years

PLANNING

Senior Manager

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

Experience: 10-15 years

DESIGN & DRAWING

Senior Manager

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

Experience: 10-15 years



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CUSTOMER RELATIONSHIP MANAGEMENT

Manager

Minimum Educational Requirements:
B.Com + CA /
MBA

Experience: 3-5 years

Assistant Manager

Minimum Educational Requirements:
B.Com + CA /
MBA

Experience: 3-5 years

MIS & REPORTING

Manager

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

Experience: 10+ Years

PURCHASE

Senior Manager

Minimum Educational Requirements:
ME + MBA

Experience: 10-15 years

MARKETING

Senior Manager (Projects)

Minimum Educational Requirements:
MBA - Marketing /
Executive MBA

Experience: 10-18 years

Manager (EVENTS)

Minimum Educational Requirements:
MBA- Marketing

Experience: 3-5 years

Manager

Minimum Educational Requirements:
MBA- Marketing

Experience: 3-5 years

MARKETING

Manager (Brand)

Minimum Educational Requirements:
MBA - Marketing

Experience: 3+ years

ENGINEERING & CONSTRUCTION

Senior Supervisor

Minimum Educational Requirements:
BE Civil /
Diploma Civil /ITI

Experience: 5-9 years

MAINTENANCE & REPAIR TEAM

JUNIOR ENGINEER

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

Experience: 2-7 years

PROPTech

Assistant Manager

Minimum Educational Requirements:
Data Analytics, power bi

Experience: 2 years

ACCOUNTS

Manager - Taxation & Accounts

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

Experience: 2 years

Assistant General Manager

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

Experience: 2 years

Intern

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

Experience: 0-2 years

ENVIRONMENTAL HEALTH & SAFETY MANAGEMENT

Senior Supervisor

Minimum Educational Requirements:
ADIS/ ADEE/ NEBOSH
Certification

Experience: 3+ years

QUALITY

Assistant Manager

Minimum Educational Requirements:
BE-Civil/ Diploma - Civil

Experience: 1 - 3 Years

Assistant Manager

Minimum Educational Requirements:
BE-Civil
Diploma - Civil

Experience: 0 - 3 Years

SANCTION & LIASONING

Senior Manager

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

Experience: 1 - 3 Years

Assistant Manager

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

Experience: 0 - 3 Years



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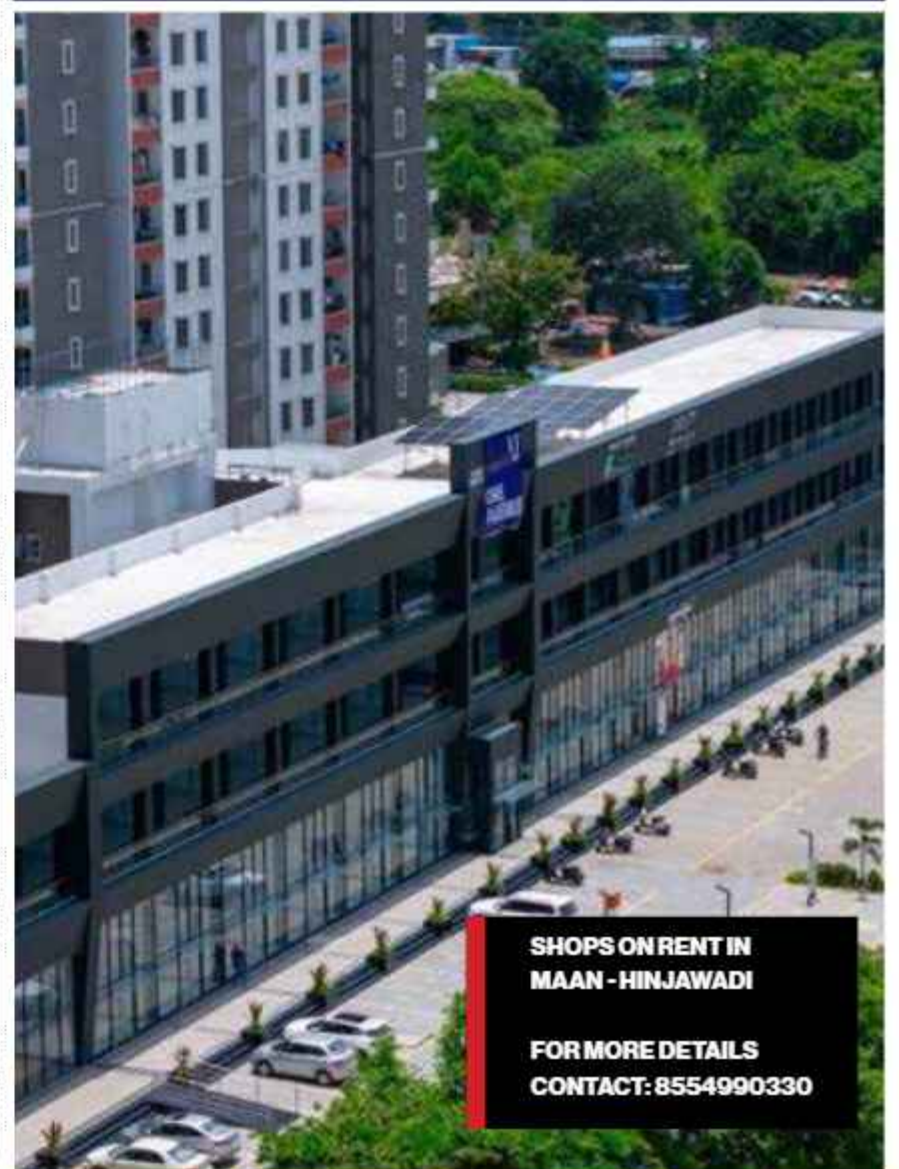
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KHARADI

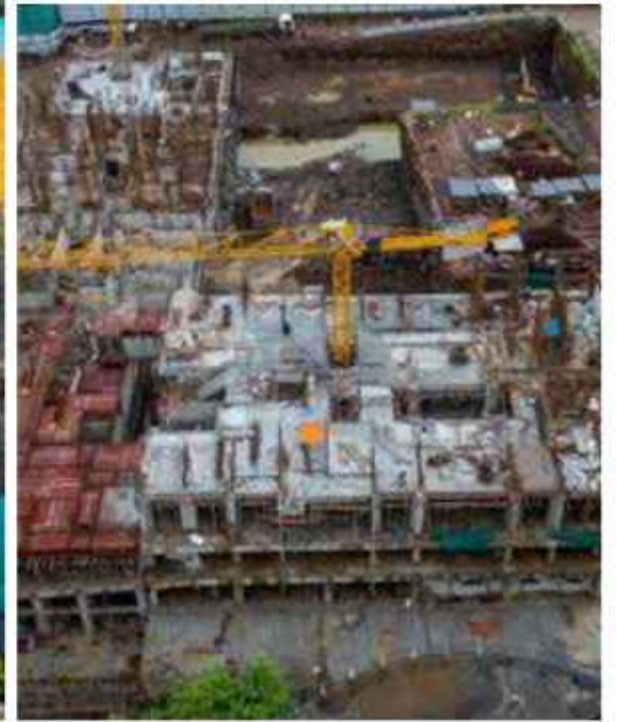
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