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## VJ PARIVAAR HONOURS YASHWIN RESIDENT & OLYMPIAN SWAPNIL KUSALE'S TRIUMPH

The VJ Parivaar unites in a grand celebration as Swapnil Kusale, a resident of VJ Yashwin-Sus secures a Bronze Medal in 50m Rifle Shooting at the Paris Olympics 2024, embodying community's pride and spirit.

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## VJ EMBRACES THE SPIRIT OF UNITY AND PATRIOTISM THIS INDEPENDENCE DAY

VJ celebrates the 78th Independence Day with pride and unity across all projects, sites and offices; reinforcing the spirit of patriotism and devotion to nation-building.

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## LABOUR. NEIGHBOUR. NATURE.

The "Labour, Neighbour, Nature" initiative, designed by Sarvesh Javdekar, the Technical Director of Vilas Javdekar Developers, highlights the company's deep commitment to social responsibility. This initiative emphasizes the importance of supporting the well-being of the workforce, building strong and positive connections with local communities, and actively working to protect and sustain the environment. By addressing these key areas, the initiative aims to create a more harmonious and sustainable future, reflecting the company's dedication to balancing progress with ethical and ecological considerations.

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## SARVESH JAVDEKAR SPEAKS ON BUDGETING & COST OPTIMIZATION AT CREDAI NASHIK CHAPTER

SVJ outlined several strategic approaches to optimize project costs without compromising quality.

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## FAIR ELECTIONS IN COOPERATIVE HOUSING SOCIETIES

Fair elections in cooperative housing societies are essential for maintaining harmony and democratic values. Clear guidelines, open communication, and equal representation build trust among members and ensure collective decisions are respected and upheld.

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## TARANGINI MASIK MEHFIL: A VJ-SPONSORED EVENING OF MUSICAL SPLENDOR

A monthly musical event sponsored by VJ which featured a stellar lineup. Mesmerizing performances by Ninad Daithankar on Santoor, Geet Inamdar and Omkar Todkar on Tabla, Tejas Koparkar on vocals, and Amey Bichu on Harmonium. This available to attend, an exemplification to VJ's pledge to cultural enrichment, continues to captivate the commune and enhance the city's artistic landscape.



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## VJ HAPPINESS STREET: CUSTOMER-CENTRIC SESSIONS THAT ENABLE TRANSPARENT COMMUNICATIONS

A hybrid event led by Sarvesh Javdekar, uniting in-person and online customers, to foster community engagement and proactively share project updates.

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## A UNIQUE BIRTHDAY CELEBRATION AT VJ'S DOORSTEP SCHOOL

VJ team member celebrates her daughter's birthday at VJ's Doorstep School, spreads joy, reflecting VJ's dedication to nurturing community bonds and fostering happiness.



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## GANESHA AND THE GREAT RACE OF WISDOM: CHILDREN'S SPECIAL

The divine story of Ganesha's wisdom and Kartikeya's determination highlighting moral lessons about intelligence over speed.

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## VJ SETS NEW STANDARDS WITH STATE-OF-THE-ART LABOUR CAMP FACILITIES



VJ redefines Labour Camp facilities by prioritizing comfort, safety, and sustainability for a better living environment.

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## BLOOD DONATION CAMP AT YASHWIN ENCHANTÉ

VJ's dedication to employee wellbeing shines through a successful blood donation camp at Yashwin Enchanté, highlighting collective responsibility and compassion.



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Various teams at VJ celebrate a delicious potluck lunch, fostering the joy of sharing and team bonding.

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## CONVERSATIONS WITH PORTIA GRANDÉ'S FUTURE RESIDENTS

Engaging discussions, transparent updates, and heartfelt customer dialogue take center stage at VJ Samvaad, reflecting VJ's dedication for on time delivery.



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## THE ROLE OF MAHARERA IN TIMELY POSSESSION AND COMPENSATION FOR DELAYS

Overview of MahaRERA's impact on ensuring timely project completion, accountability, and providing compensation for delays in Maharashtra's real estate market.

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## DEAR VJ PARIVAAR MEMBERS,

We invite you to share your stories and advertisements for inclusion in the next VJ Connect newsletter.

Whether it's personal achievements, community contributions, or memorable moments, we'd love to feature your experiences.

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





## CREDAI

CREDAI (Confederation of Real Estate Developers' Associations of India) is a prominent national body representing the real estate developers' community in India. Established to address the interests and challenges of the real estate sector, CREDAI advocates for the industry's needs, promotes best practices, and enhances professional standards. It serves as a platform for networking, knowledge exchange, and collaboration among developers, government agencies, and other stakeholders. Through its various regional chapters, CREDAI works to influence policy, foster innovation, and ensure the growth and development of the real estate sector, aiming to improve the overall quality of real estate projects in the country.

## Sarvesh Javdekar Speaks on Budgeting & Cost Optimization at CREDAI Nashik Chapter

SVJ outlined several strategic approaches to optimize project costs without compromising quality.

Sarvesh Javdekar, Technical Director of Vilas Javdekar Developers, was recently invited to speak at the CREDAI Nashik Chapter's conference, where he shared his insights on "Budgeting & Cost Optimization" with fellow builders and real estate professionals. The event saw a notable turnout of industry leaders and experts eager to gain from Sarvesh Javdekar's extensive experience.

In his address, SVJ emphasized the significance of meticulous budgeting and cost control in the current economic segment. He outlined several strategic approaches to optimize project costs

without compromising quality. His presentation included practical advice on leveraging technology to streamline financial planning and enhance efficiency in construction processes.

SVJ also discussed innovative financial models and the importance of risk management in maintaining project profitability. His session was particularly well-received for its focus on real-world applications and actionable strategies. Attendees praised his ability to distill complex financial concepts into clear, practical advice, making the session highly beneficial for both seasoned developers and newcomers to the industry.

The event provided a valuable platform for networking and knowledge sharing among Nashik's real estate community. SVJ's participation pointed out VJ's commitment to industry growth and fostering a culture of continuous improvement. The insights shared are expected to have a lasting impact on the practices of those in attendance, setting new benchmarks for financial management in real estate projects.

CREDAI Nashik Chapter expressed their appreciation for Sarvesh Javdekar's contribution and looks forward to future collaborations that enable healthy knowledge exchange.

## Blood Donation Camp at Yashwin Enchante



VJ recently organized a successful blood donation camp at Yashwin Enchante, reflecting its dedication to employee wellbeing. The event drew active participation from employees, who turned out in large numbers to contribute to this essential cause.

Employees were eager to participate, highlighting the importance of giving back to the community within VJ's culture. Many expressed a deep sense of fulfillment in knowing their contributions could save lives.

The camp was well-organized with VJ ensuring all health and safety measures were in place for a smooth donation

The strong turnout at Yashwin Enchanté spotlighted the collective spirit of the VJ Parivaar, making a positive impact.



## Getting Ready Yashwin Supernova

Revolutionizing urban living in Wakad.

Launched during the COVID era, this project is now nearing completion and is rapidly transforming into a vibrant neighborhood adjacent to VJ Town Center and Yashwin UrboCentro. Prioritizing excellence and environmental responsibility, Yashwin Supernova is set to present a lifestyle that meet the needs of modern households.

The Pre-Possession site visit for A Building is scheduled to begin on August 31, 2024. Stay tuned as we approach the culmination of this remarkable residential community.

VJसंवाद

# VJ Samvaad at Portia Grandé

## Open Dialogue, Transparent Updates, and Customer Connect Highlight the Event

VJ once again took center stage by organizing a VJ Samvaad event at Portia Grande, highlighting the company's steadfast adherence to customer interaction—a fundamental aspect of the VJ Parivaar experience. This event, now a well-established tradition in VJ, showcases how consistently we prioritize clear communication and openness with its customers.

As guests began arriving at the sales office, there was a sense of anticipation for the meaningful discussions that VJ Samvaad is known for. The event was led by Sarvesh Javdekar, whose introduction laid the groundwork for an open

exchange. He was soon joined by key members of the project team—Sagar Kale, Pravin Shinde, Ankit Golcha, Sruthi Javdekar, and Anand Pitre—who shared detailed updates on the ongoing work at Portia Grande. This transparent dialogue provided customers with a thorough understanding of the current progress and exciting plans for their future homes.

Throughout the session, the continuous smiles and approving nods of the customers reflected their gratification. The detailed and reassuring responses from the engineering team addressed all customer queries, further



strengthening the trust VJ has cultivated over the years.

This VJ Samvaad was more than just an informative session; it was a celebration of progress and a platform for valuable feedback. VJ continues to lead in customer engagement, ensuring every member of the VJ Parivaar feels listened to, appreciated, and confident in their decision.

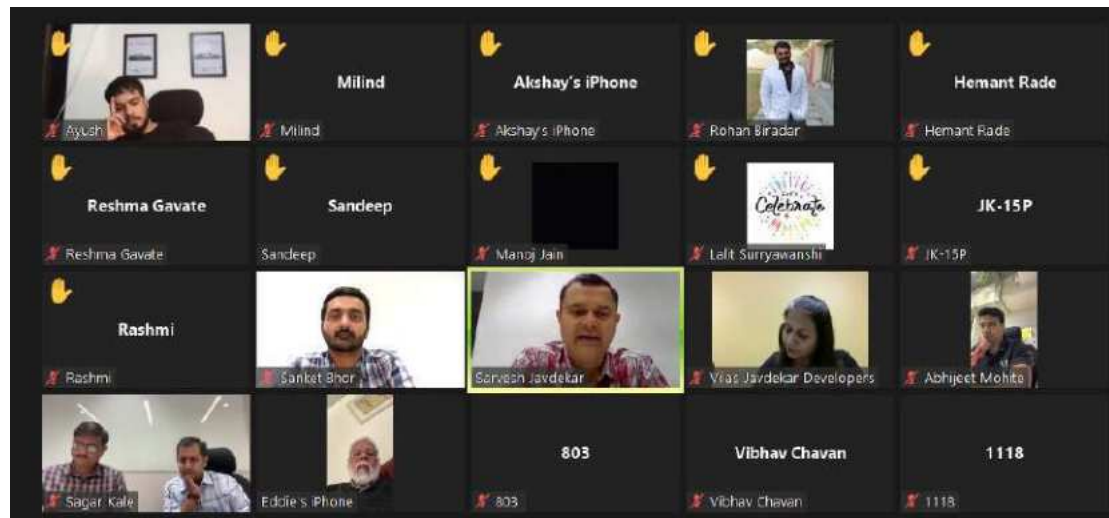


# Virtual Event Enhances Customer Engagement for VJ IndiLife Pashan

Attendees joined from their preferred locations, ready for updates and engagement. SVJ delivered a thorough update on the

project's progress, covering significant milestones and developments. The engineering and project management teams offered detailed insights

into the various stages and timelines while simultaneously addressing questions with valuable answers.



# Hybrid Event Strengthens Customer Bonds at VJ Happiness Street

VJ Samvaad, where connections grow and conversations thrive.



VJ Samvaad advanced its approach by hosting a hybrid event for VJ Happiness Street customers, blending in-person and online participation. Led by Sarvesh Javdekar, the event ensured that all customers, whether attending on-site or virtually, could engage fully and stay informed about the progress of

VJ Happiness Street. The in-person session took place at VJ Centro - Wakad, where attendees were welcomed with refreshments and a warm ambiance. Meanwhile, those who couldn't attend in person joined via Zoom. Both in-person and online participants were actively involved throughout the

session, posing questions and sharing feedback. The hybrid format enabled smooth interaction, with SVJ and the project team addressing concerns while providing satisfactory responses to the same. VJ Samvaad, where connections grow and conversations thrive.

# Tarangini Masik Mehfil

## An Evening of Musical Splendor

The Ashwamedh Hall recently witnessed the Tarangini Masik Mehfil, a monthly musical event powered by VJ. This available to attend program highlights VJ's determination to cultural enrichment and continues to attract music lovers citywide.

This month's Mehfil featured a stellar lineup. Ninad Daithankar mesmerized the audience with his soulful Santoor performance. Tabla artists Geet Inamdar and Omkar Todkar added vibrant rhythms creating a perfect synergy with the Santoor. Tejas Koparkar's evocative

vocals brought emotional depth while Amey Bichu's harmonium's sargam added a dynamic layer to the evening.

VJ's support of Tarangini Masik Mehfil strengthened its dedication to enhancing the Pune's artistic landscape. By providing access to such exceptional performances, VJ not only builds homes but also enriches the cultural fabric of the city.

Tarangini Pratishshan is widely known for its musical programs run throughout the state.



## VJ embraces the spirit of Patriotism across its projects, sites, and offices

78<sup>th</sup> Independence Day celebrated with engaging community activities

As the nation united to celebrate the 78th Independence Day, VJ embraced this spirit of patriotism across its projects, sites, and offices. The day was marked with pride, unity, and a deep reverence for the sacrifices made by our forefathers who fought valiantly for India's independence. The VJ Parivaar came together to honor their legacy, showcasing a blend of patriotism and the responsibility to building a better nation through our daily actions.

The celebrations began early in the morning with flag hoisting ceremonies at all VJ projects, sites and offices. The tricolor was unfurled amidst the recitation of the national anthem, filling the air with a sense of pride and unity. At every location, employees, workers, and resident families gathered to witness the raising of the flag, a moment that symbolized the freedom and sovereignty of our nation.

At the heart of the celebration was a collective reflection on the values that define us as Indians — courage, diversity, and resilience. VJ organized a series of activities aimed at nurturing the sense of patriotism and social responsibility. Another significant aspect of the celebrations was tricolor clothing that everyone wore. While we honor the past, we must also look ahead to

build a future that is inclusive, progressive, and just.

The 78th Independence Day celebrations at VJ were not simply about commemorating a historical event, but about cherishing the freedom we enjoy today. As VJ continues to build homes, workplaces, and neighbourhoods, we do so with the knowledge that every brick laid is a step towards realizing the dreams of those who wish to be and are a part of the VJ Parivaar.

This day, and every day, we stand together as a family proudly cheered as the VJ Parivaar dedicated to the ideals of freedom, equality, and prosperity. As we move forward, let us carry the torch of patriotism in our hearts, honoring the sacrifices of the past by creating a better tomorrow.





YashONE Eternitee

Yashwin Orizzonte



Yashwant, Kharadi



Yashwin Orizzonte



YashONE Hinjawadi



YashONE Hinjawadi



YashONE Hinjawadi



Yashwin Orizzonte



E&C Team



YashONE Hinjawadi



Cultural Performances



YashONE Infinitee



YashONE Infinitee



YashONE Infinitee

## Training Sessions for Teams Mark a Resounding Success



Addressing a broad spectrum of essential skills, competencies and knowledge areas.

The Learning and Development Team at VJ recently concluded a series of successful training sessions, addressing a broad spectrum of essential skills and knowledge areas. These sessions, held over the past

month, focused on topics crucial for both personal and professional growth, aimed at enhancing the organisations development.

- 1 Onboarding Inductions**

New hires were introduced to the organization's culture, processes, and expectations, setting a solid foundation for their journey in VJ.
- 2 Customer Centricity**

This session focuses on enhancing participants' ability to prioritizing customer needs and rooting People First mindset to drive organizational success.
- 3 Accountability and Responsibility**

The importance of taking ownership of tasks and responsibilities was highlighted, promoting a culture of accountability.
- 4 Conflict Resolution**

Practical approaches to resolving conflicts constructively were discussed, promoting a harmonious work environment.
- 5 High Performing Teams**

Strategies for building and maintaining high-performing teams were explored, focusing on collaboration and excellence.
- 6 Walplast Gypsum Training**

This session provided insights into the application and benefits of Walplast gypsum, spotlighting it's role in enhancing construction quality.
- 7 Building an Agile Organisation**

The Session focused on creating a flexible and responsive organizational structure to adapt to changing market demands.
- 8 Basics of Personality Development**

The training covered essential aspects of personal growth, including self-awareness and interpersonal skills.
- 9 Young Leaders – Team Dynamics**

This session addressed the dynamics of leading teams, with a focus on empowering young leaders to manage effectively.
- 9 Giving Feedback the Right Way**

Techniques for providing constructive feedback were shared, aimed at nurturing growth and improvement.

Participants widely appreciated the practical insights and actionable skills they gained, which are expected to significantly boost their individual career growth and enhance overall organizational effectiveness.

This initiative reflects VJ's dedication to nurturing a skilled, agile, and motivated workforce, ultimately driving long-term success and continuous improvement within the organization.



## VJ Introduces Weekly Course of Action to Elevate Team's Excellence

New Training Sessions to Focus on Bridging Gaps and Driving Continuous Improvement Through In-Depth Performance Analysis

### LEARNING IMPLEMENTATION CHECKS

Even the best of Learning, needs to be mapped with regards to the returns it brings the organization to justify the investment the company makes of money, time and trust employees invest. Hence Learning Implementation Checks are being introduced this month onwards to:

**1. Measure Effectiveness:** to determine if the training has achieved its intended outcomes

and if VJites are using the skills and knowledge gained.

**2. Identify Gaps:** Discrepancies between training content and actual workplace practices to refine learning modules

**3. Provide Feedback:** Insights into where VJites might need additional support or resources

**4. Enhance Engagement:** Encourages VJites & fosters a culture of learning and development.

### PERFORMANCE PULSE

Feedback Redressal for Performance tools such as M-KRA, KPIs, Performance issues during probation, is usually reactive to solve what has already gone wrong. Performance Pulse is an initiative to deal with such issues and providing insights and help where required proactively, within or before time. Thus decreasing grievances, eliminating confusion, and increasing awareness among VJites about their performance.

### AUGUST 2024 STATISTICS

**24**

TRAININGS CONDUCTED

**440**

PEOPLE TRAINED

## TRAINING CALENDAR- SEP 2024

These trainings are for VJ employees only

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
01	02 • VJ Induction	03 • VJ Induction	04 • LIC - Basics of Communication • LIC - Time Management • CP Induction	05 • TNA	06 • Excel • LIC - Basics of Communication • LIC - Basics of Excel • Performance Pulse (periodic/ weekly Performance meetings)	07 Ganesh Chaturthi
08	09 • Time Management	10 • LIC - Building an Agile Organization • LIC - Conflict Management	11 • Email Etiquette	12 • Building An Agile Organization	13 • LIC - Basics of Excel • LIC - Building an Agile Organization	14 • Excel • Basics of Personality Development
15	16	17 Ananta Chaturdashi	18 • VJ Induction	19 • Stress Management • Pain Management - Leg Pain	20 • Performance Pulse (periodic/ weekly Performance meetings) • Customer Centricity	21 • Building an Agile Organization
22	23 • Time Management • Basics of Personality Development - HO Admin	24 • LIC - Building an Agile Organization • LIC - Basics of Communication	25 • Step Up - Importance of Upskilling	26 • Performance Pulse (periodic/ weekly Performance meetings)	27 • LIC - Basics of Communication • LIC - Basics of Excel	28 • Advanced Excel
29	30 • VJ Young Leaders - Active Coaching • Customer Centricity					

# VJ Sets New Standards with State-of-the-Art Labour Camp Facilities

Construction Worker's Wellbeing with Unmatched Comfort, Safety, and Sustainability

VJ has once again demonstrated its leadership in the real estate sector by setting a new standard with its state-of-the-art Labour Camp facilities. As the construction industry continues to evolve, VJ's devotion to the well-being of its workers is evident in the thoughtful design and exceptional amenities provided at its Labour Camps—setting a bar that few can match.

## Planned Accommodation with Comfort and Privacy

The Labour Camp at VJ projects is a standing example to the company's philosophy of putting People First! The accommodation is strategically planned, with dedicated sections for families to ensure privacy and comfort. Each room is equipped with essential amenities, including lights powered by both conventional electricity and solar energy, ensuring uninterrupted power supply. This dual-power system enhances reliability and sustainability. The camp is further enhanced by a high-capacity RO plant, ensuring safe drinking water for all residents, and mobile charging points conveniently located throughout the facility.

## Hygiene and Sanitation: A Top Priority

At the heart of VJ's Labour Camp is a strong emphasis on hygiene and sanitation, recognizing the importance of a healthy living. The camp features well-maintained sanitary facilities, including showers, and an efficient waste management system with separate collection points for dry and wet waste. To ensure sanitation standards are consistently met, a sewage suction van is deployed, complemented by regular visits from the local corporation's waste collection van. This comprehensive approach helps in maintaining a clean and safe environment for our construction workers.

## Safety and Sustainability: Leading by Example

VJ has integrated numerous safety measures within the Labour Camp to safeguard its workers. Clear safety signages are displayed throughout the site, guiding workers and minimizing risks. Additionally, the

camp is equipped with a rainwater harvesting system. The inclusion of a Guppy fish tank and an O2 plant within the camp further exemplifies creation of a healthier living space.

## Comfort and Convenience: Enhancing Daily Life

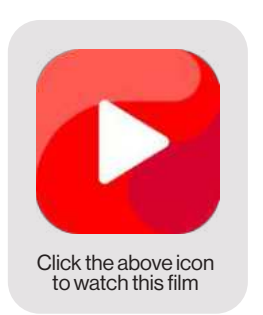
Understanding the significance of comfort in the lives of workers, VJ has thoughtfully provided shoe racks and cloth hangers, allowing residents to keep their belongings organized. An entertainment room with indoor games and activities offers workers a much-needed space to relax and unwind after a hard day's work.

## Support for Families: Ensuring Holistic Approach

VJ extends its responsibility to construction worker wellbeing by also focusing on the well-being of their families. A dedicated section of the Labour Camp is reserved for families, ensuring they have a safe and comfortable space to live. Recognizing the importance of education, VJ has established a Doorstep School within the camp, providing the children of workers with the opportunity to continue their education while staying close to their parents. This initiative not only supports the workers but also contributes to the betterment of their families' futures.

## Setting a New Standard in Worker Welfare Environment

By combining safety, comfort, and sustainability, VJ sets a new standard in the real estate industry, showcasing how developers can create a supportive and enriching environment for those who build the homes of it's residents. VJ's Labour Camps stand as a model of excellence, reflecting the company's core values and its leadership in fostering a better working environment for all.



# A Unique Celebration at VJ's Doorstep School

VJ Team Member Celebrates Her Daughter's Birthday, Brings Smiles and Happiness

Tejashree Ajansondkar, a valued employee at VJ, marked her daughter Advita's birthday with a joyous celebration at VJ's Doorstep School.

The atmosphere of the Doorstep School was transformed into a festive setting, with colorful decorations adding to the excitement. The event began with a cake-cutting ceremony, where Advita, surrounded by her family, cut a beautifully decorated cake. Her radiant joy was infectious, spreading happiness throughout the classroom.

The celebration continued with a range of engaging activities designed to ensure that every child had a memorable experience. The inclusive nature of the event meant that all the children were involved, contributing to a day filled with

fun and enjoyment. Following the activities, the children enjoyed a special treat of Idli Chutney, adding an extra layer of delight to the day. The shared meal fostered a sense of community as the children laughed and exchanged stories.

The Doorstep School initiative is a key part of this providing education and care to the children of VJ's construction workers. Advita's birthday celebration was more than just a festive occasion—it was a reflection of the bright future people at VJ envision for their families.

By organizing such events, people at VJ demonstrate their unwavering faith to not only building homes but also strengthening the bonds within the community. The celebration of Advita's birthday serves as a testament to VJ's rooted values in creating an environment where

compassion, and kindness thrive, positively impacting the lives of people, children and their families.

**The Doorstep School initiative is a key part of this providing education and care to the children of VJ's construction workers.**



# From Visit to Booking: How Portia Grandé Captured Our Hearts Instantly

Mr & Mrs. Sonalkar talk about their journey towards Portia Grande, making it their forever home.



Mr. Pankaj & Mrs. Mrunalini Sonalkar  
Portia Grandé | T1 - 2301

and gas stove all combined to create a kitchen that felt both luxurious and practical. I could already imagine myself cooking there, enjoying the space, and making countless memories with my family.

But it wasn't just the kitchen. The Puja area was another highlight that deeply resonated with me. It was designed as a serene and inviting space, perfect for our daily prayers and rituals. The calm and peaceful ambiance of the Puja area made it clear that this home was not just about physical comfort but also about spiritual fulfillment. It felt like a sanctuary, a place where we could connect with our traditions and find tranquility.

As we continued to explore the apartment, we exchanged glances as we didn't need to say much; the look on each other's faces said it all. We had come to simply witness and visit, but the beauty and craftsmanship of the home were so compelling that we found ourselves considering it seriously.

By the time we were done touring, we knew that we had found something truly special. We decided to make the booking, even though it wasn't part of our original plan. The decision felt right, almost as if the home had

already become a part of us.

Looking back, it's clear that Portia Grandé was more than just a property to us. It was a place where we saw our future unfolding — a home where we could build new memories and embrace the comfort and serenity that we had always dreamed of. We are excited and grateful for this new chapter and can't wait to make Portia Grandé our forever home.

We are thrilled with our decision and are more than happy to recommend Portia Grandé to our circle of friends and family.

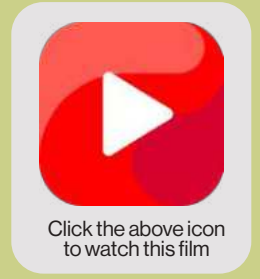
The quality and care evident in every aspect of the property are truly impressive, and we believe others will find the same sense of belonging and delight that we did. Sharing our positive experience is a pleasure, and we hope more people get to experience the joy of finding their perfect home at Portia Grandé.

Since making our booking, we've shared our excitement with friends and family, and the feedback has been overwhelmingly positive.

Many of them have expressed interest in visiting Portia Grandé themselves, drawn by our enthusiastic descriptions and the impressive features we highlighted. It's not just about recommending a property; it's about sharing a truly wonderful experience that we believe will benefit others as much as it has benefited us.

Moreover, the ongoing support and communication from the VJ team have been exemplary. Their responsiveness and dedication have only reinforced our confidence in our choice. We look forward to moving in and becoming part of the vibrant parivaar that Portia Grandé promises to be. For anyone on the fence about finding their dream home, we wholeheartedly suggest considering Portia Grandé. It's a decision we're proud of and excited to share with others.

Customer Stories from Portia Grande



When we decided to visit Portia Grandé, our initial intention was simply to explore our options as a close friend from Mumbai had highly recommended the project and we thought it would be worthwhile to check it out. We had no plans to make any immediate decisions; we were just in the mood for some casual house-hunting.

From the moment we arrived at Portia Grandé, something felt

different. As we walked through the entrance, I was immediately struck by the elegance and thoughtfulness of the design. The entire space grabbed us with a sense of warmth and sophistication.

The kitchen was the first area that truly captured my heart. It was more than just functional; it was a beautifully crafted space that seemed to have been designed with every detail in mind. The modular kitchen trolley, chimney

# VJ's Kick Off New Initiative as 'VJ Majja Masti' Day

Sharing each other 'dabba' on potluck day

In an exciting move aimed at enhancing employee engagement, the new initiative, "VJ Majja Masti". This initiative is designed to improve a sense of bond among employees through a series of fun and interactive activities.

The first event in this series was a vibrant potluck, where employees showcased their culinary talents and shared a variety of delicious homemade dishes with their colleagues. The event was a resounding success, with everyone coming together to enjoy the diverse array of flavors, reflecting the rich cultural tapestry of the team. The potluck not only provided a platform for teams to bond over food but also offered an opportunity for them to relax and unwind in



engaging activities, aimed at strengthening team bonds and making the workplace more enjoyable for all. The potluck has set a high standard, and employees are eagerly looking forward to the next event in the "VJ Majja Masti" lineup.

With this new initiative, VJ reaffirms creating a positive and vibrant work environment for their employees.

a lively and informal setting. The atmosphere was filled with laughter, conversation, and the joyful spirit of sharing, marking a memorable start to the "VJ Majja Masti" initiative.

VJ plans to continue this newly introduced series with more



# #VJkaVibe

## Rare Egyptian Nightjar Spotted at Yashwin Supernova

In an exciting turn of events, a super rare Egyptian Nightjar Bird was recently spotted at Yashwin Supernova. This elusive species, known for its distinctive call and nocturnal habits, has intrigued bird watchers and nature enthusiasts alike. The sighting, which is a rare occurrence in the region, highlights the area's diverse fauna and adds to Yashwin Supernova's appeal as a site of natural beauty. Bird enthusiasts are on the edge to keep an eye out for this remarkable visitor.



## Farewell to Alex: A Memorable Send-Off

Alex, an intern from Germany in the EPCP group at Vilas Javdekar Developers, received a heartfelt farewell upon completing his internship. The event, marked by appreciation and warm sentiments, left Alex in awe of the team's companionship and the memorable experience. His time at VJ was celebrated with gratitude, reflecting the positive impact of his contributions.



# VJ PARIVAAR CELEBRATES OLYMPIAN SWAPNIL KUSALE'S TRIUMPH WITH A GRAND FESTIVITY

## VJ Parivaar Unites in Joy as Resident Swapnil Kusale of Yashwin Shines on the Global Stage

VJ Parivaar came together to honor the extraordinary achievement of Swapnil Kusale, a proud resident of Yashwin, one of VJ's prestigious projects. Swapnil's remarkable victory in the Men's 50m Rifle Shooting at the Paris 2024 Olympics, where he secured a bronze medal, was a moment of immense pride.

The celebration commenced with a grand and heartfelt welcome for Swapnil, as residents greeted him with a vibrant pushpa vrushti (showering of flowers). The joyous atmosphere was further amplified by the electrifying beats of Dhol Tasha, embodying the spirit of festivity and communal pride that VJ is known for.

The event then transitioned to the clubhouse, where Swapnil, accompanied by his family, participated in a traditional Marathi *Aukshan*. The spiritual essence of the celebration was elevated during the Ganpati Maha Aarti, where Swapnil with his family and Vilas Javdekar sir alongside the residents of Yashwin joined together in a moment of collective gratitude and

unity, a hallmark of the community-centric philosophy that VJ holds.

As the celebration continued, Swapnil, along with other distinguished personalities, was invited onto the stage for a patriotic rendition of the national anthem, which resonated deeply with the crowd. Vilas Javdekar sir then delivered an inspiring speech, reflecting on the significance of Swapnil's achievement and how it mirrors the values of perseverance, dedication, and excellence.

The interaction between Swapnil, Vilas Javdekar sir, and the event host, Sanjay Potdar, provided an insightful glimpse into the young Olympian's journey. Swapnil's story of hard work and determination, shared during the event, was not just inspiring for the elders present but also for the younger generation.

The event culminated in a touching felicitation ceremony, where

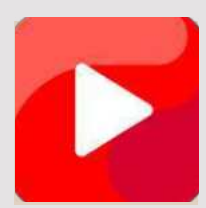
Everybody wants to be **SWAPNIL**

Vilas Javdekar sir honored Swapnil and his family with a shawl, a Puneri Pagdi and an idol of Chhatrapati Shivaji Maharaj, recognizing Swapnil's significant contribution to uplifting the VJ Parivaar's spirit. This celebration, marked by shared pride and gratitude, left a lasting impact on everyone present, highlighting the sense of belonging and collective achievement that defines life within the VJ Parivaar.



A PROJECT BY

**VJ** | VILAS JAVDEKAR DEVELOPERS



Click the above icon to watch this film

# THIS FESTIVE SEASON, ENJOY 3 NEW CELEBRATIONS!

VJ

**SELECT  
SHARE  
SMILE**

VJ is here to make your festivities  
unforgettable with new launches at some  
of Pune's most loved locations.

**08**

LOCATIONS

**08**

PROJECTS

**1660+**

RESIDENCES

**130+**

RETAIL SPACES

**820+**

OFFICES

**350+**

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## Top 3 Infrastructure Developments in Pune

Key developments shaping the city's future.



Pune continues to be a hub of rapid urbanization and economic growth, with significant infrastructure developments in July and August 2024. These projects are poised to boost connectivity, educational facilities, and industrial access, further enhancing Pune's appeal. Here are the top three updates:

### 1. Swargate to Katraj Underground Metro Extension

The Central Government's approval of the Swargate to Katraj underground metro extension marks a key milestone in expanding Pune's public transportation. Serving densely populated southern Pune, this project will reduce travel time and ease surface-level congestion. The extension is expected to significantly improve daily commutes and support sustainable urban growth.

The Swargate to Katraj Underground Metro Extension will not only alleviate traffic but also integrate seamlessly with existing transit systems, providing a crucial link to key commercial zones. This will empower businesses by facilitating smoother employee commutes and opening up new

real estate opportunities along the corridor.

### 2. IIM-Nagpur's New Campus in Moshi

Pune's educational landscape is set to grow with the opening of IIM-Nagpur's new campus in Moshi, Pimpri-Chinchwad. Strategically located in a burgeoning industrial

Pune's skyline is a testament to its dynamic growth, where every new building and road reflects the city's commitment to blending tradition with modern infrastructure, shaping a promising future. The skyline showcases a harmonious blend of historic landmarks and contemporary architectural marvels, symbolizing Pune's evolution into a thriving metropolis while preserving its rich cultural heritage.

and residential area, the campus will enhance industry-academia collaboration and contribute to the local economy, fostering innovation and attracting talent. IIM-Nagpur's Moshi campus, designed with state-of-the-art

facilities, is anticipated to become a hub for cutting-edge research and executive education. This campus will attract leading academics and professionals, thereby establishing Pune as an intellectual powerhouse in management studies.

### 3. Nashik Phata to Chakan High-Speed Corridor

The ₹7,827-crore high-speed corridor from Nashik Phata to Chakan, approved by the Central Government, will revolutionize transportation to Pune's industrial outskirts. Spanning 32 kilometers, the eight-lane elevated corridor will improve logistics efficiency, reduce travel time, and support the growth of Pune's industrial sector.

These infrastructure developments in Pune signal a bright future, enhancing connectivity, education, and industrial growth, and solidifying the city's role as a key urban center in India.

The Nashik Phata to Chakan High-Speed Corridor is expected to reduce carbon emissions by streamlining freight movement and minimizing heavy vehicle traffic on traditional routes, contributing to a greener, more sustainable Pune.

## MahaRERA Explained



### The Role of MahaRERA in Ensuring Timely Possession & Compensation for Delays

MahaRERA (Maharashtra Real Estate Regulatory Authority), established under the Real Estate (Regulation and Development) Act, 2016, has become a crucial body in Maharashtra's real estate sector, driving transparency, accountability, and trust between developers and homebuyers. Its primary mandate is to regulate and promote the real estate industry, focusing particularly on ensuring timely possession of properties and providing fair compensation for any delays.

One of MahaRERA's key functions is enforcing adherence to possession timelines agreed upon in sale agreements. Developers are legally obligated to register their projects with MahaRERA, disclosing vital details, including the expected possession date. This requirement not only ensures transparency but also allows buyers to make informed decisions. If a developer fails to meet the promised possession date, MahaRERA provides a structured grievance redressal mechanism to protect buyers, thereby reducing the frequency of delays that have long troubled the sector.

A significant aspect of MahaRERA's mandate is its provision for compensating buyers in cases of delayed possession. If a developer does not deliver a project on time, they must compensate the buyer, providing financial relief and acting as a deterrent against further delays. This mechanism encourages developers to adhere to project timelines, promoting a culture of professionalism and accountability within the industry.

MahaRERA also plays a vital role in resolving disputes between developers and buyers. It offers a platform for grievances to be addressed swiftly, without the need for prolonged legal battles. This streamlined dispute

resolution process enhances market efficiency and ensures that issues are resolved in a timely manner.

Furthermore, MahaRERA requires developers to regularly update project progress on its portal, allowing buyers to monitor their investments and stay informed. This level of transparency builds trust and reinforces the credibility of the real estate sector.

The impact of MahaRERA's interventions on the real estate market in Maharashtra has been profound. By enforcing strict adherence to timelines and ensuring compensation for delays, the Authority has significantly reduced project delays and increased buyer confidence. This regulatory oversight has led to a more organized, reliable, and transparent real estate market, benefiting both developers and buyers.

To sum up, MahaRERA's role in ensuring timely possession and providing compensation for delays represents a significant advancement in real estate regulation. By holding developers accountable and offering clear avenues for grievance redressal, MahaRERA has transformed Maharashtra's real estate landscape, fostering a fair and transparent market that benefits all stakeholders involved.

MahaRERA has reshaped Maharashtra's real estate sector by mandating project registration, maintaining transparency, and streamlining dispute resolution. This regulatory body's commitment to enforcing possession timelines and compensating buyers for delays has significantly bolstered consumer confidence, promoting a culture of accountability and transforming market dynamics for the better.

## How to Conduct Fair and Transparent Elections in Cooperative Housing Societies

### A necessity in today's political age with social discipline

Cooperative Housing Societies (CHS) in India are fundamental to community living, where residents collectively manage residential properties. Ensuring elections are fair and transparent is crucial for maintaining harmony and trust within these societies. Fair elections lead to a management committee that truly represents the interests of all members, fostering a cooperative environment. This article outlines key steps to conduct fair and transparent elections in Cooperative Housing Societies, adhering to Society Laws and Regulations.

#### Legal Framework

The elections in Cooperative Housing Societies are governed by the Maharashtra Cooperative Societies Act, 1960, and the Maharashtra Cooperative Societies Rules, 1961. Understanding these laws is essential to ensure compliance at every step. This includes knowing the responsibilities of the election

officer, the election timeline, and candidate qualifications.

#### Committee Election Requirement

The election of all Committee members is mandatory every five years, as per Section 73-CB of the Act. The current committee must notify the State Election Authority before the term ends to organize the election. Failure to do so results in the committee members losing their positions, potentially leading to action by the Registrar under Section 77A.

#### Appointment of an Election Officer

Appointing a neutral and unbiased Election Officer is the first step toward a transparent election. The Election Officer oversees the entire process, from preparing the voter list to counting votes. In Maharashtra, the State Cooperative Election Authority (SCEA) typically appoints an Election Officer for larger societies to ensure the proper

conduct of elections.

#### Preparing an Accurate Voter List

A well-prepared voter list is the backbone of any election. It should be created well in advance and include all eligible society members. The Election Officer must ensure that the list reflects recent changes in membership due to sales, transfers, or new admissions. The list should be accessible to all members for verification, allowing for corrections within a specified period.

#### Notification and Nomination Process

Clear communication is essential for a fair election. A notice detailing the election date, open positions, and the nomination process should be sent to all society members. This notice must be posted on the society's notice board and sent to each member's registered address or email. The nomination process should be transparent, with clear guidelines on submission. The

Election Officer should verify all nominations and publish a list of eligible candidates.

#### Conducting the Election

On election day, the process should be conducted fairly and transparently. This includes setting up a secure and confidential voting area, using ballot papers or electronic voting systems, and ensuring members can vote without external influence. The Election Officer, along with independent observers if needed, should closely monitor the process.

#### Counting of Votes and Declaration of Results

The vote count should occur immediately after voting ends, in the presence of candidates or their representatives. The process must be transparent, with procedures in place to handle disputes or objections. After counting, the Election Officer should declare the results, post them on the society's

notice board, and communicate them to all members.

#### Handling Disputes and Grievances

Despite best efforts, disputes may arise. Therefore, a mechanism to address these issues promptly is essential. Members should be informed of their right to appeal to the Cooperative Court or Registrar if they encounter irregularities or unfair practices. The society's by-laws should include clear procedures for dispute resolution.

By following these steps, Cooperative Housing Societies can ensure their elections are conducted fairly and transparently, maintaining trust and cooperation among residents. A fair election process not only upholds the democratic values of the society but also strengthens the community by ensuring that the management committee is truly representative of its members' interests.

## Ganesha and the Great Race For Wisdom

Once upon a time, in the heavenly kingdom of Mount Kailash, Lord Shiva and Goddess Parvati decided to test their two sons, Lord Ganesha and Lord Kartikeya. They wanted to see who was wiser and more resourceful. So, they called both brothers and presented them with a challenge.

"My dear sons," Shiva said, "we have decided to hold a race. Whoever circles the world three times and returns here first will win a special fruit of wisdom and knowledge."

Kartikeya, the god of war, was swift and strong. He immediately hopped onto his magnificent peacock, ready to soar around the world at lightning speed. Ganesha, on the other hand, was wise but knew that his vehicle, the small and humble mouse Mushika, could never match the speed of Kartikeya's peacock.

Kartikeya sped off, flying over mountains, oceans, and forests.

Ganesha watched him go and thought hard. He knew that while he could never outrun his brother, he could use his intelligence to solve the challenge in a different way.

After a moment of contemplation, Ganesha smiled. Instead of setting off around the world, he stood up, walked over to his parents, and respectfully circled them three times.

Shiva and Parvati were surprised. "Ganesha," they asked, "why didn't you race around the world like Kartikeya?"

Ganesha bowed to his parents and replied, "You, dear Mother and Father, are the entire world to me. By circling you, I have circled the world, for you are everything—creation, preservation, and wisdom."

Shiva and Parvati were overjoyed by Ganesha's wisdom. They blessed him and declared him the winner of the race. Just then, Kartikeya returned, tired but confident in his victory.

However, when he saw Ganesha already holding the fruit of wisdom, he was puzzled.

Ganesha explained what had happened, and Kartikeya, though initially disappointed, understood the lesson: wisdom and devotion can sometimes achieve what strength and speed cannot.

From that day on, Ganesha became known as the god of wisdom and learning, and the remover of obstacles. And all the gods in heaven celebrated his victory with great joy, while Ganesha shared the fruit of wisdom with everyone, proving once again that true knowledge is meant to be shared.

And so, Lord Ganesha continued to bless everyone with his intelligence, kindness, and love, helping those who called upon him with a pure heart.



**In a story where the divine undergoes a test of morality, the essence lies in the realization that even the most exalted beings are not exempt from ethical trials. It teaches that true virtue is demonstrated not by inherent power but by the choices made under moral scrutiny, emphasizing the importance of integrity and righteousness regardless of one's status.**

## VJ PARIVAAR DRAWING COMPETITION

We invite children (3 to 16 years) to unleash their imagination and bring their Dearest Ganesha to life through their art. Submit your entries before 20<sup>th</sup> Sep., Friday and stand a chance to get featured in the next edition of VJ Connect!



- 1 Draw / paint / sketch your ganpati celebration memories on the sheet given below
- 2 Tear off the sheet neatly & fill in the details below
- 3 Submit your art by uploading a photo on the given QR code / drop it on the receptions of VJ offices



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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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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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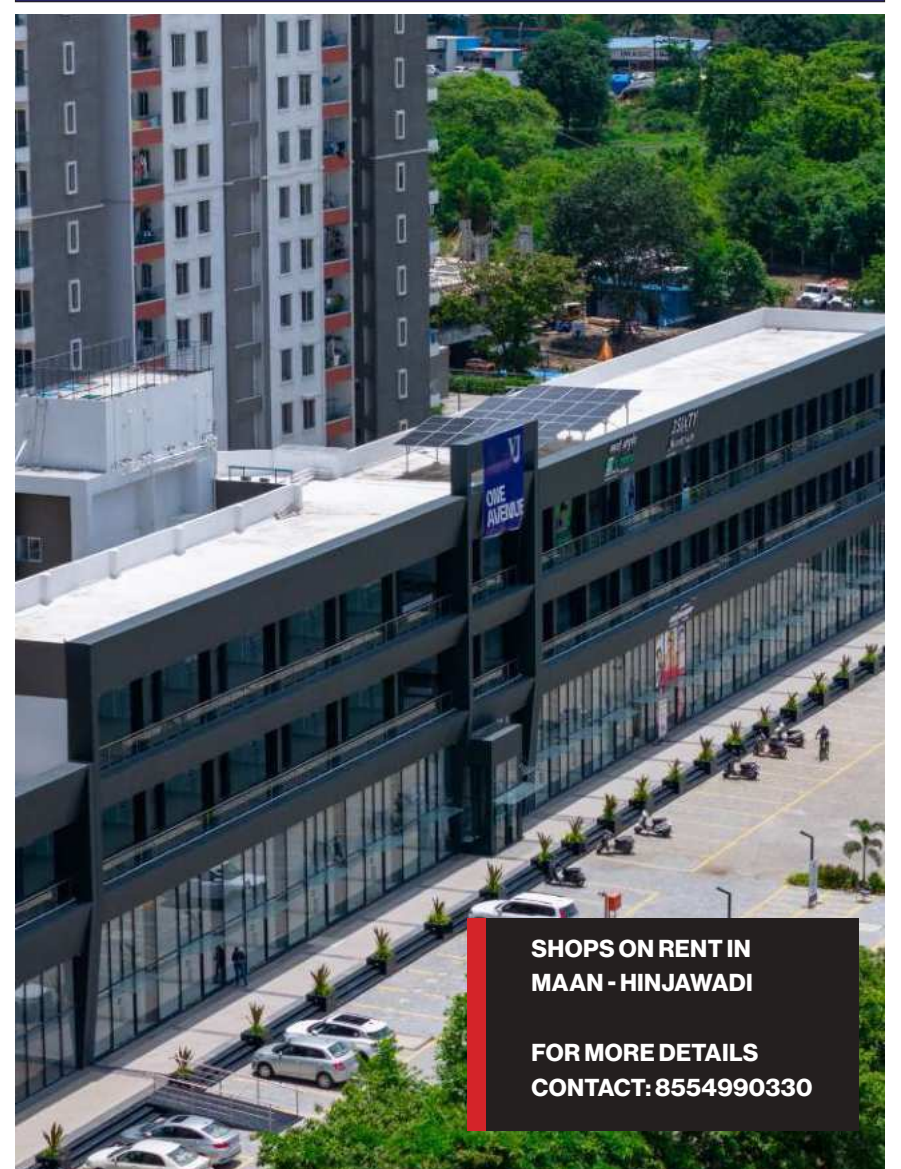
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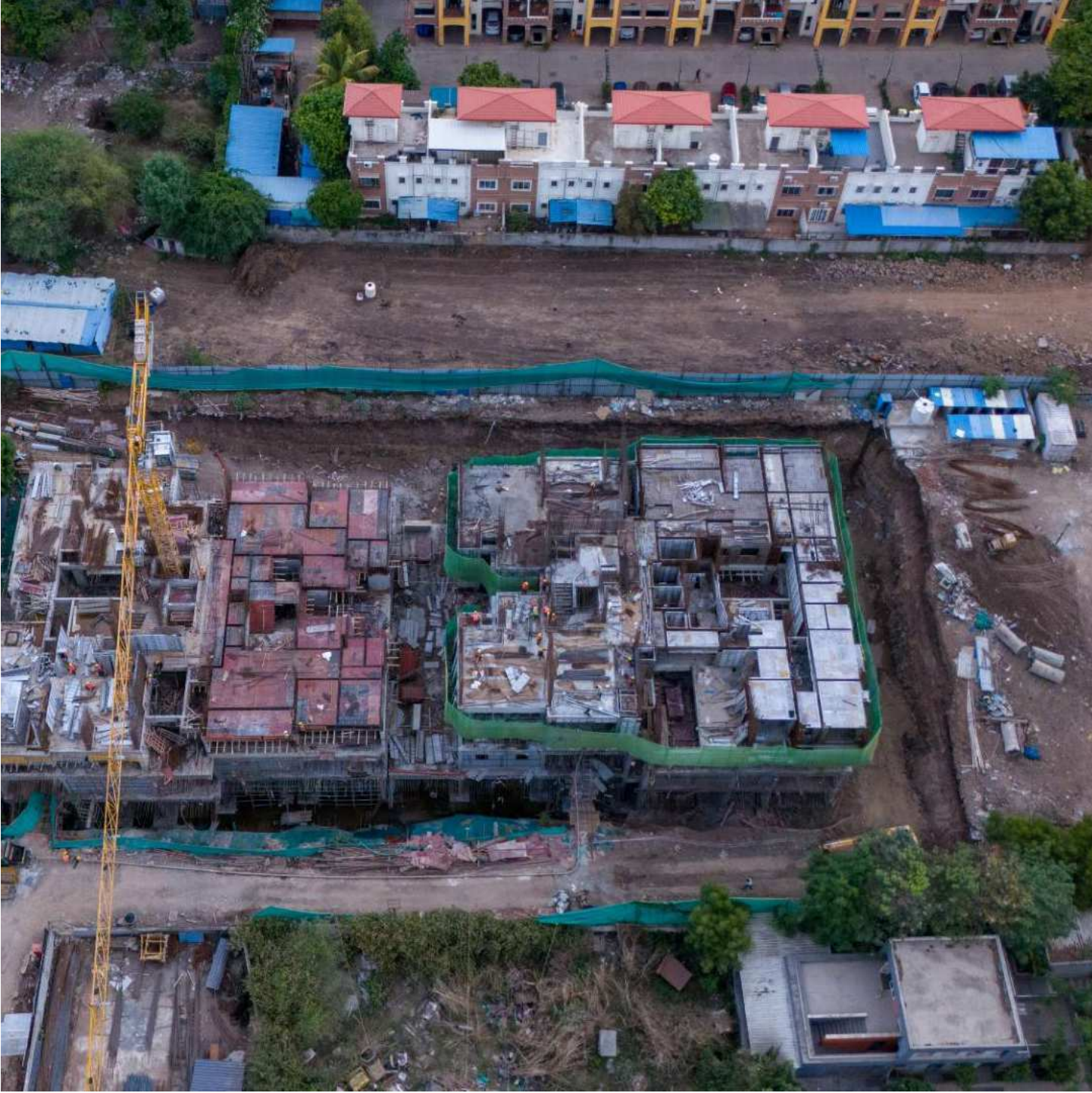
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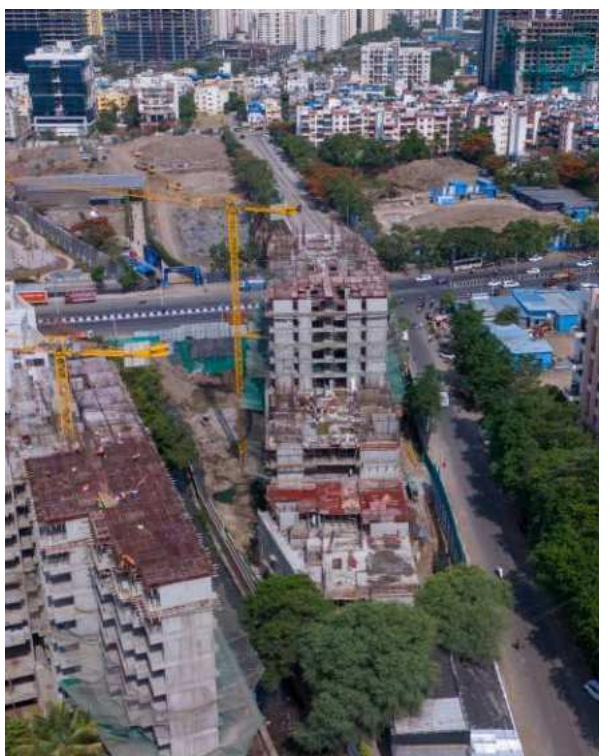
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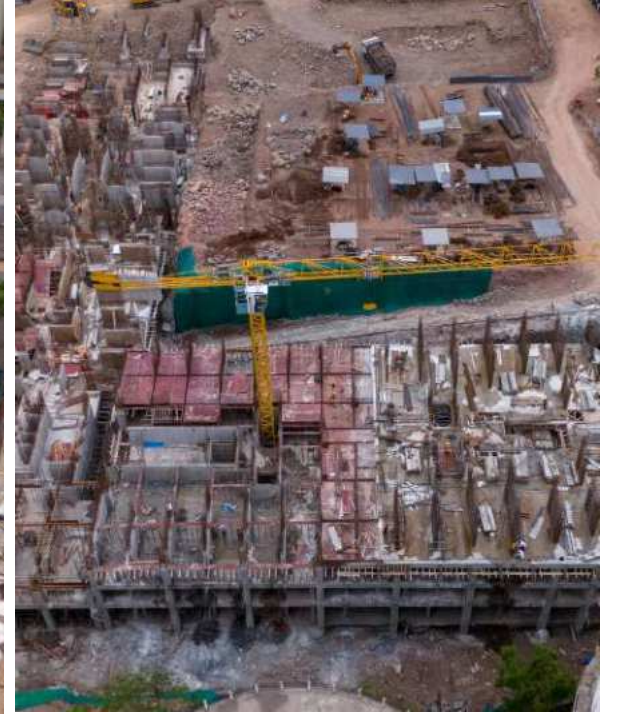
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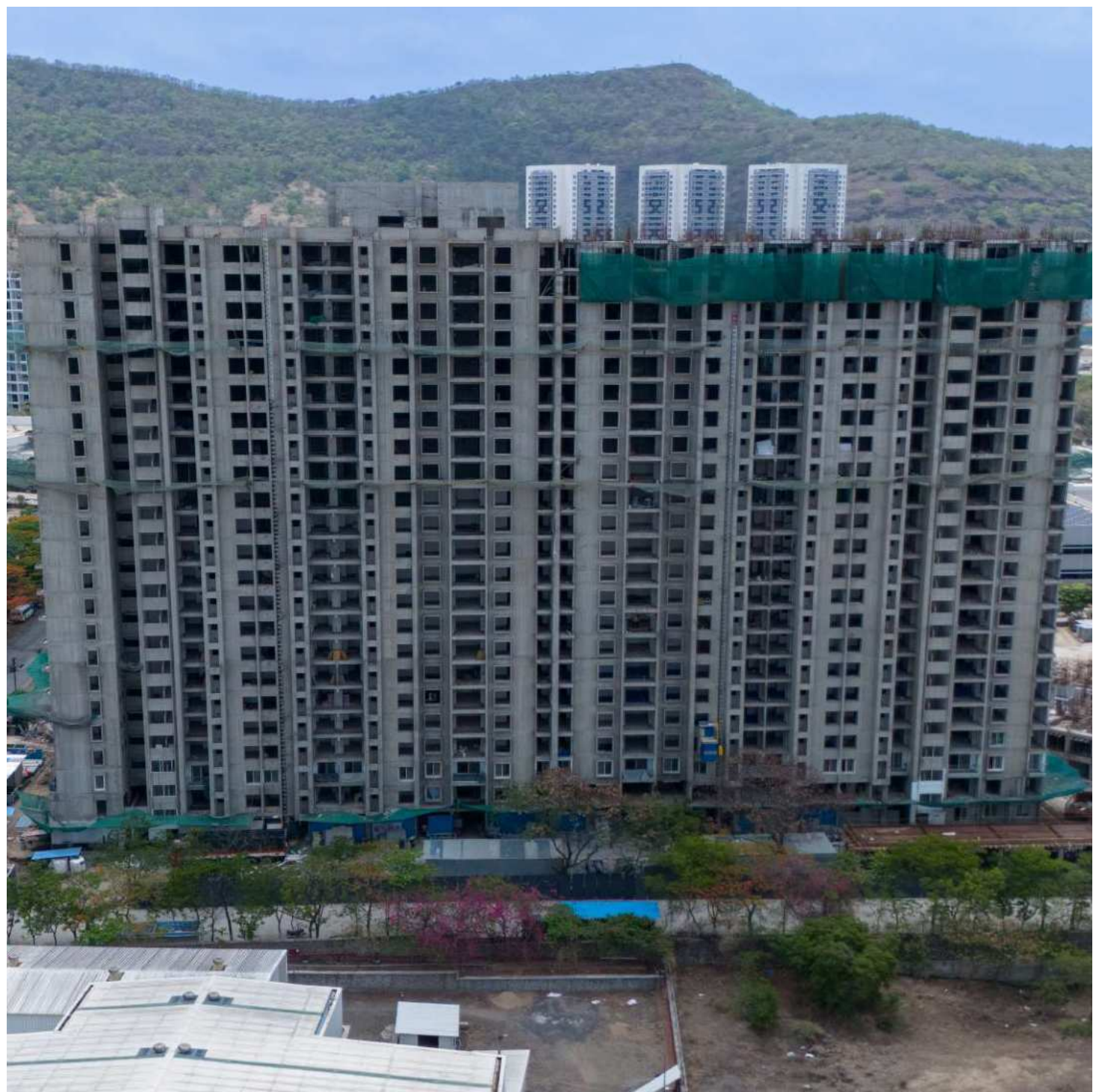
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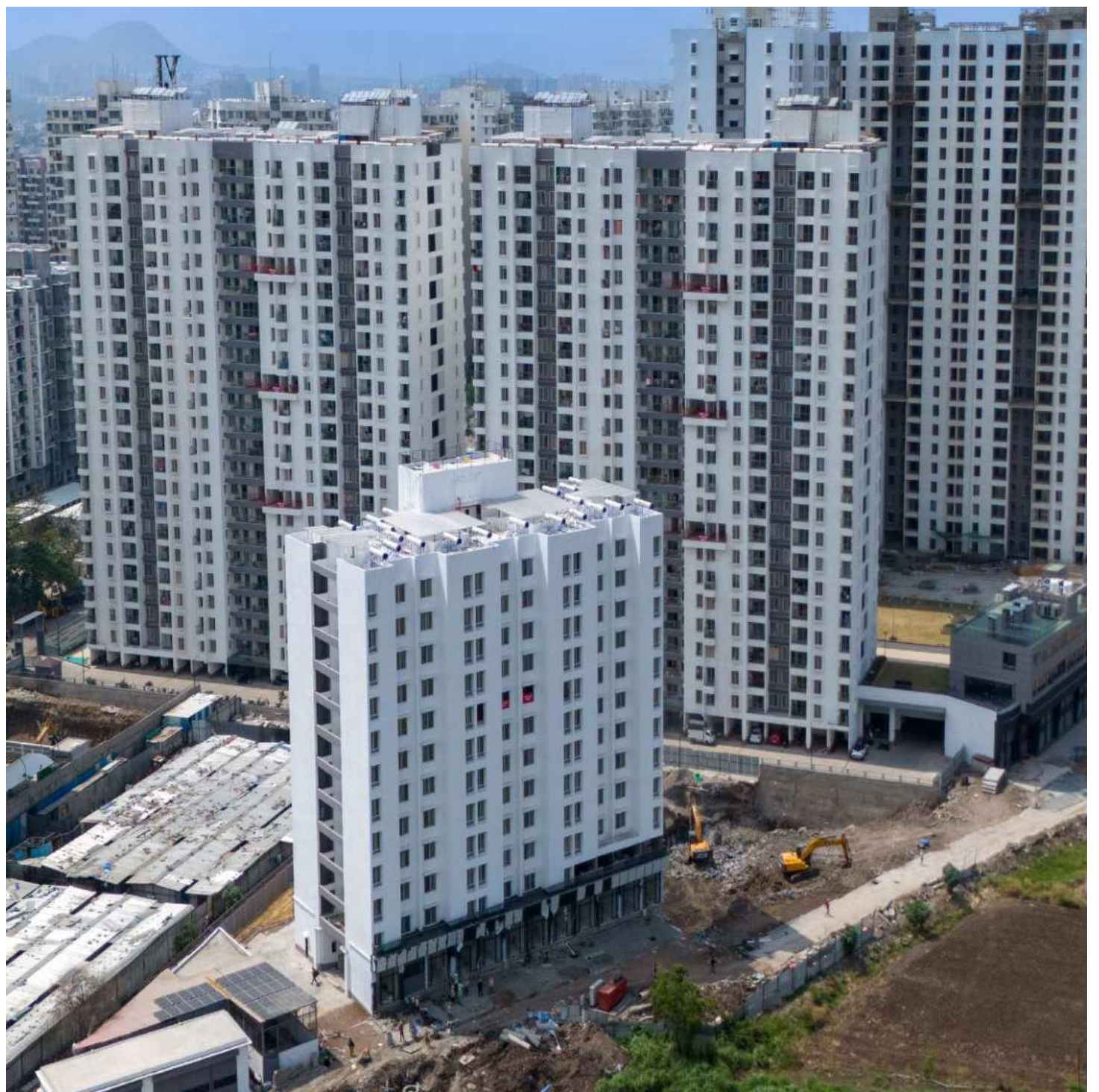
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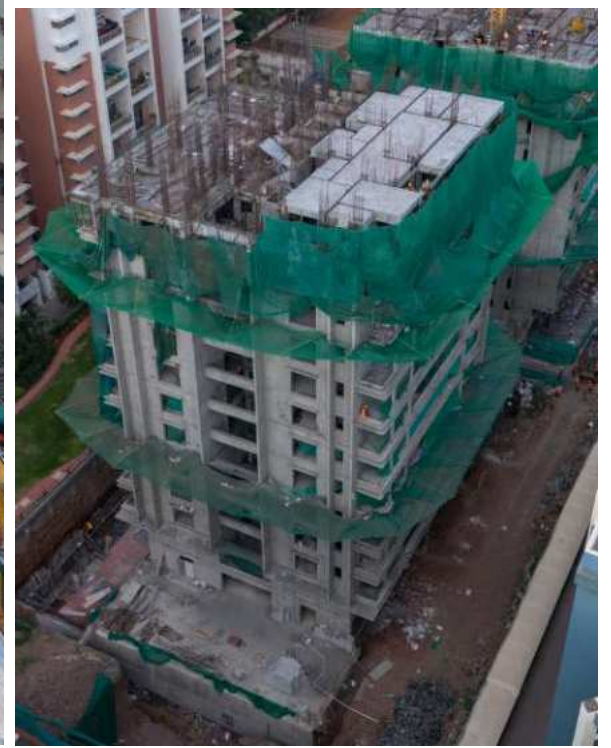
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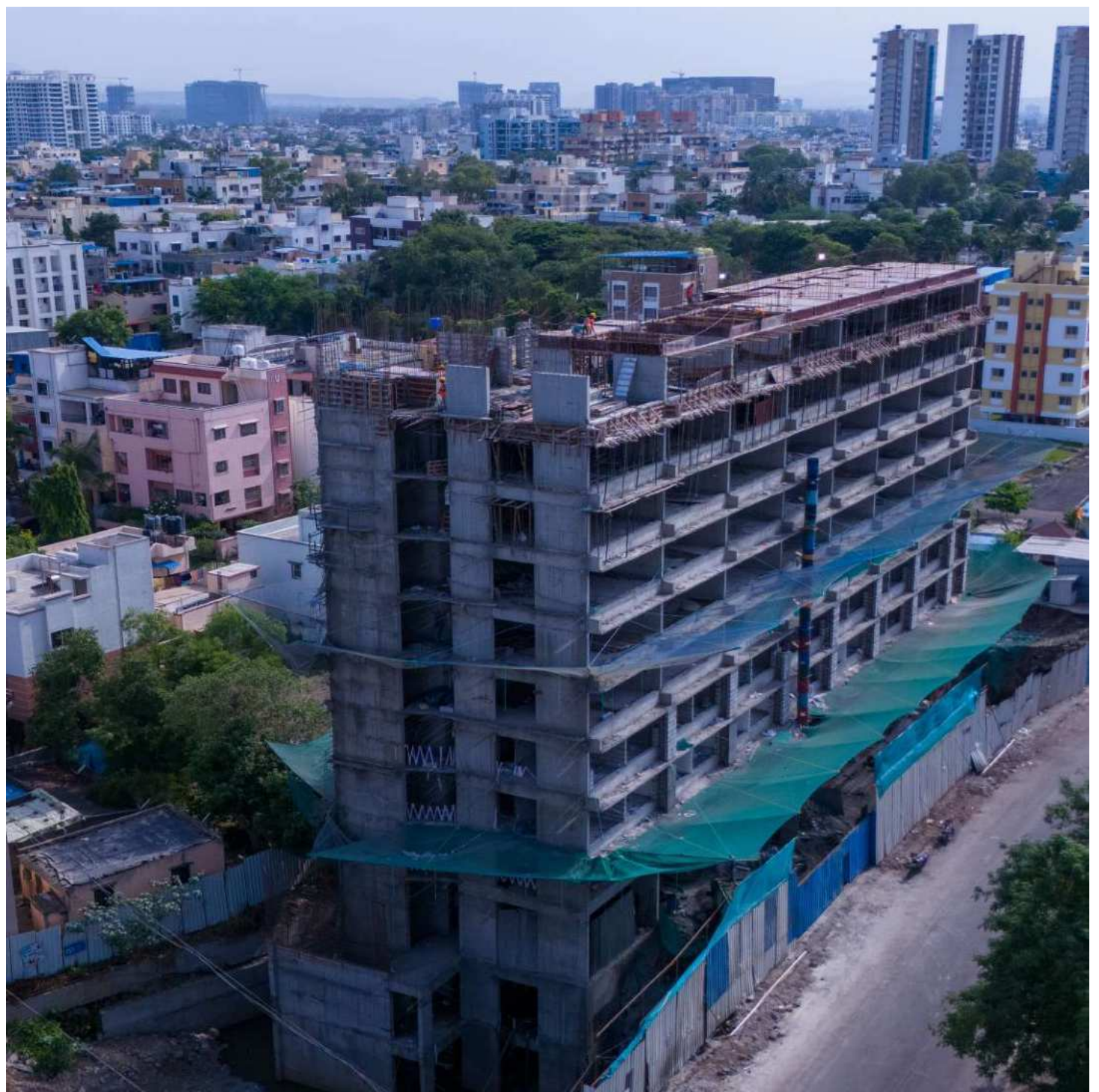
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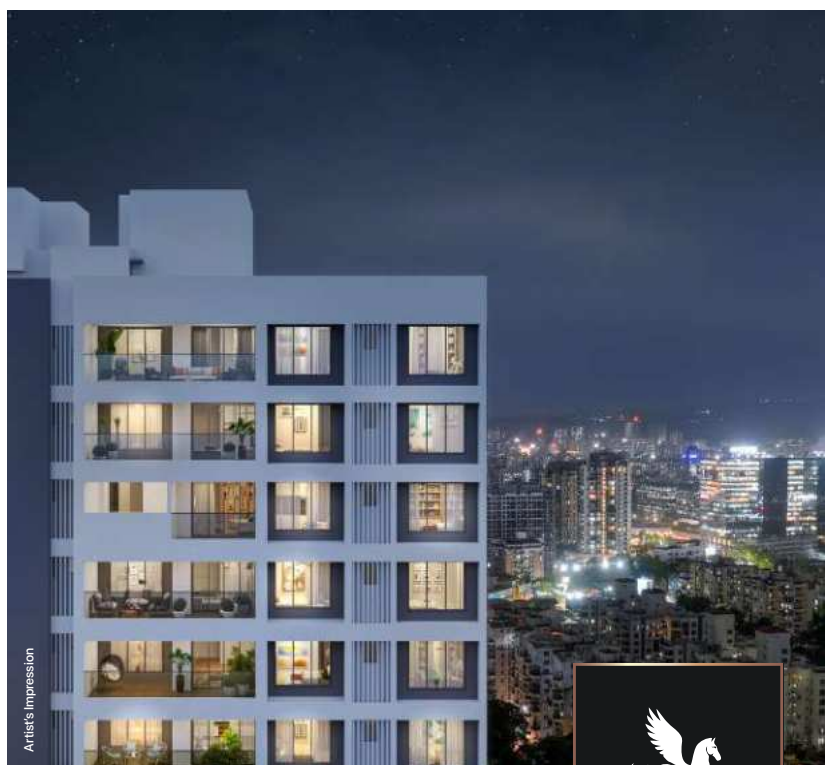




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