

Pune's next Unicorn

BOUTIQUE OFFICES CRAFTED FOR
CONTEMPORARY BUSINESSES

VJ **INDIWORKS**

KOTHRUD CENTRAL



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For a long time, commercial real estate was stuck between two extremes. Oversized corporate spaces required heavy investment, while smaller offices often fell short on planning, identity, and long-term relevance.

What was missing was a thoughtful middle ground for businesses that were starting, evolving, and already thinking ahead.


VJ IndiWorks introduces that balance through intelligently designed boutique offices.


THE GOLDEN MEAN

The sweet spot between
large campuses & scattered offices





 Design-led, efficiency-first boutique offices

 250-350 Sq. ft. independent office spaces

 Contemporary commercial design driven by function

 Lower capital entry with higher utilisation value

 Compact, high-demand office sizes

 Strong rental and self-use potential

VJ | INDIWORKS

DESIGNED FOR THE NEXT UNICORNS

VJ IndiWorks is a boutique office space concept by Vilas Javdekar Developers, designed around intelligent planning, efficient use of space, and strong business fundamentals.

VJ INDIWORKS

KOTHRUD CENTRAL

**NEXT-GEN INTELLIGENT
BOUTIQUE OFFICES**



Artist's impression

Not every business starts big, but the right space can help it grow faster. VJ IndiWorks is built for exactly that. These are compact offices that don't waste space, money, or momentum. Everything here is designed to work harder for you, from size to layout to long-term value. Because the next unicorns won't come from excess. They'll come from smart beginnings.

Smart Offices for Pune's Next Unicorns

28 Floors of an iconic, contemporary commercial tower redefining Kothrud's skyline

03 Levels of professionally managed basement parking

04 Levels of retail, showrooms, gym restaurants & food court activating a vibrant commercial podium

500+ Boutique offices intelligently planned for high utilisation and sustained demand

263-858 Sq. ft. smart, independent office configurations

100% Fully air-conditioned workspaces across all office floors

11,300 Sq. ft. dedicated co-working & collaboration spaces

8,350 Sq. ft. open-to-sky cafeteria designed for workday breaks

6,750 Sq. ft. dedicated food court enhancing daily work-life convenience

KOTHRUD



Business Credibility
Kothrud is perceived as a mature, credible address for professional practices and boutique enterprises, supporting long-term occupancy and retention.



Rental Stability
With controlled supply and consistent end-user demand, office rentals in Kothrud remain stable across cycles, offering predictable income potential.



Established Business Catchment
Kothrud has a long-standing concentration of doctors, architects, chartered accountants, legal firms, design studios, coaching institutes, and owner-driven enterprises, ensuring steady demand for small-format offices.



Talent & Residential Proximity
Dense residential neighbourhoods in and around Kothrud ensure easy talent access, reduced commute times, and strong preference for nearby workspaces.

Good connectivity keeps everything aligned. With the Metro close-by and key roads well connected, access becomes effortless. Teams arrive on time, meetings stay on track, and work flows without pause. Because the right location isn't just convenient, it keeps businesses moving.

WHERE ACCESS MEETS OPPORTUNITY

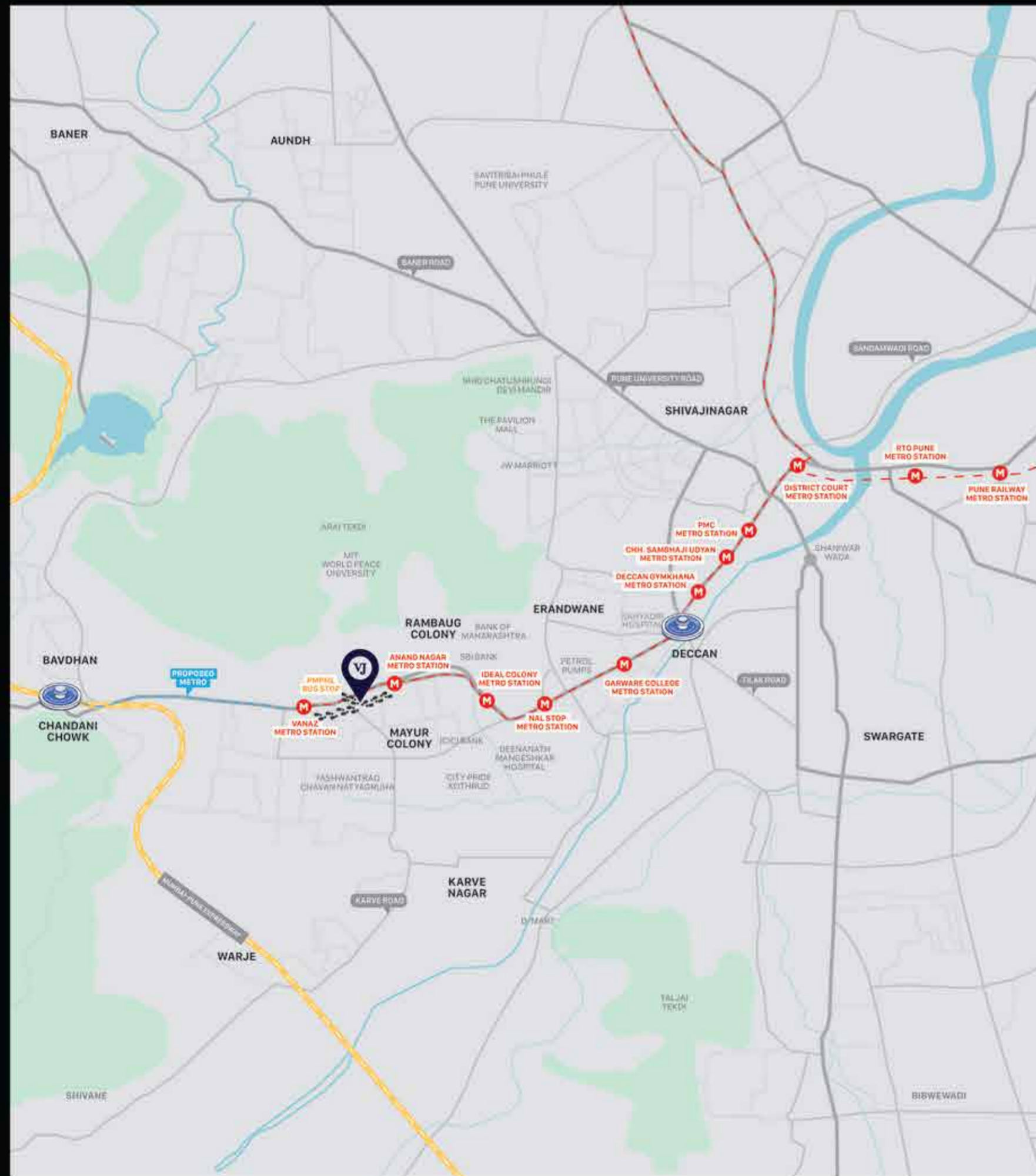
Metro, road, and everyday access that keeps businesses moving.

**METRO & PUBLIC
TRANSPORT CONNECTIVITY**

**Vanaz Metro
Station – 350 Steps 🚶🚶**

**Anand Nagar Metro
Station – 480 Steps 🚶🚶**

**PMPML
Bus Stop – 50 Steps 🚶🚶**



WELL CONNECTED. WELL POSITIONED.

Everything your workday needs, close by.

A good business address should make everyday life easier too. With hospitals, banks, schools, fuel stations, and reliable transport connectivity close-by, VJ IndiWorks Kothrud Central stays connected to everything your workday depends on.

CITY, RAIL & AIRPORT ACCESS

- Pune Railway Station – 8 km
- Pune International Airport – 15 km

MAJOR ROADS & HIGHWAY CONNECTIVITY

- Mumbai-Bengaluru Highway – 4 km
- Chandani Chowk – 4 km

**ESTABLISHED COMMERCIAL
& BUSINESS DISTRICTS**

- Deccan – 4 km
- Shivajinagar – 6.5 km
- Swargate – 7 km

IT & CORPORATE GROWTH CORRIDORS

- Baner – 12 km
- Balewadi – 15 km
- Hinjawadi – 18 km
- Kharadi – 19 km

FUEL & MOBILITY SUPPORT

- Sai Sayaji CNG Pump – 800 m
- Petrol Pumps – Within 2 km

HEALTHCARE INFRASTRUCTURE

- Sahyadri Hospital – 400 m
- Krushna Hospital – 1.1 km
- Deenanath Mangeshkar Hospital – 3.8 km

BANKS & FINANCIAL SERVICES

- HDFC Bank – 200 m
- SBI – 1 km
- Axis Bank – 1.5 km
- Bank of Maharashtra – 1.3 km
- ICICI Bank – 2 km

SCHOOLS, COLLEGES & TALENT CATCHMENT

- New India School – 600 m
- Paranjape School – 1 km
- Bharati Vidyapeeth University – 1.5 km
- MIT World Peace University – 1.6 km
- Karve Institute – 3.5 km



When work is supported by everything around it, it simply feels easier. At VJ IndiWorks, offices are part of a larger, well-planned ecosystem with a gym, restaurants, food court, and retail, all within the same space.

It brings everyday convenience closer for those who work here, while also drawing people in from outside, keeping the place active throughout the day. With a mix of businesses from IT firms and startups to doctors and professionals, the environment stays balanced, relevant, and alive. Over time, that steady movement is what builds real and reliable value.

A COMPLETE ECOSYSTEM FOR SEAMLESS BUSINESS

Where work meets everyday life, effortlessly!

Good planning is about knowing what to separate and what to connect. At VJ IndiWorks, office zones are kept calm and efficient, with controlled entry and seamless circulation for teams. The retail promenade is designed as a high-visibility, walkable space that drives consistent footfall and everyday ease. Together, these zones create a balanced ecosystem, built to support the pace and focus of budding unicorns.

A WELL-ORCHESTRATED COMMERCIAL ECOSYSTEM, POWERED BY EXPERIENCE ENABLERS

EXPERIENCE ENABLERS OF BOUTIQUE OFFICES

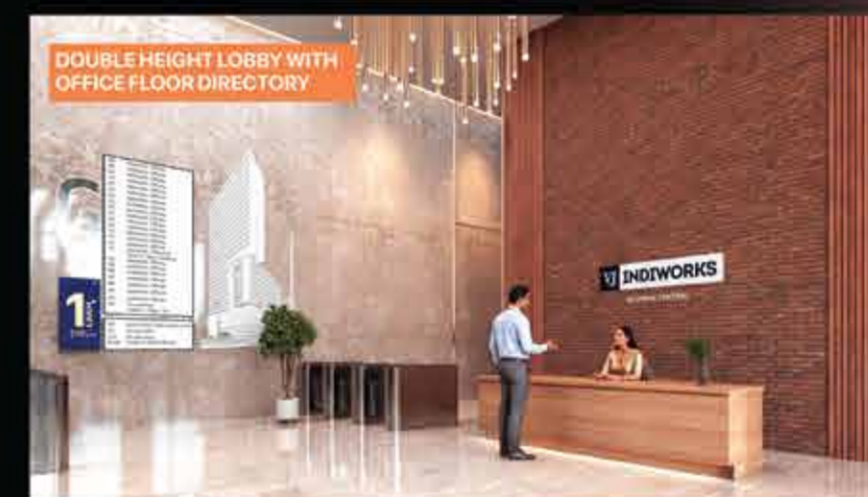
Focused office environments with controlled access, seamless movement and zero retail interference.

- 1 Entry / Exit for boutique offices
- 2 Drop-off zone / arrival porch
- 3 Security cabin
- 4 Quick-commerce desk
- 5 Reception / Concierge desk
- 6 Office floor directory
- 7 Turnstiles
- 8 Four high-speed elevators
- 9 Double height lobby

EXPERIENCE ENABLERS OF RETAIL PROMENADE

A high-visibility, walkable retail zone designed to drive daily engagement, discovery and consistent footfall.

- 1 Entry / Exit for retail promenade of ground floor
- 2 Escalator entry to showrooms, gym, restaurants
- 3 Four high-speed elevators
- 4 Loading / Unloading deck
- 5 Washrooms (Male / Female)
- 6 Signage totem for anchor brands



Note - The key plan provided herein is intended solely for reference and is subject to change. Please refer to the plan sanctioned by MahaRERA authorities, for exact details. The final features are at the discretion of the developer and may differ from those shown here. The images are representative in nature.

STRUCTURED FOR SMARTER WORKFLOWS

- Exclusive office lobbies & lift systems, completely separate from retail circulation
- East, North & West oriented office stack for optimal daylight, thermal comfort and productivity
- Designed for teams upto 10 members, founders and professional practices
- Metro-connected business address ensuring high daily accessibility
- Future-ready infrastructure with EV charging provisions and smart building systems
- Institutional-grade fire & safety compliance across all zones
- Professional facility management & leasing support by VJ
- Separate entrances and circulation advantages for IndiWorks offices and the Retail Promenade
- High-speed elevators engineered for commercial footfall efficiency
- A well-thought commercial ecosystem designed to strengthen business outlook, productivity and long-term value

I BLOCK OFFICES

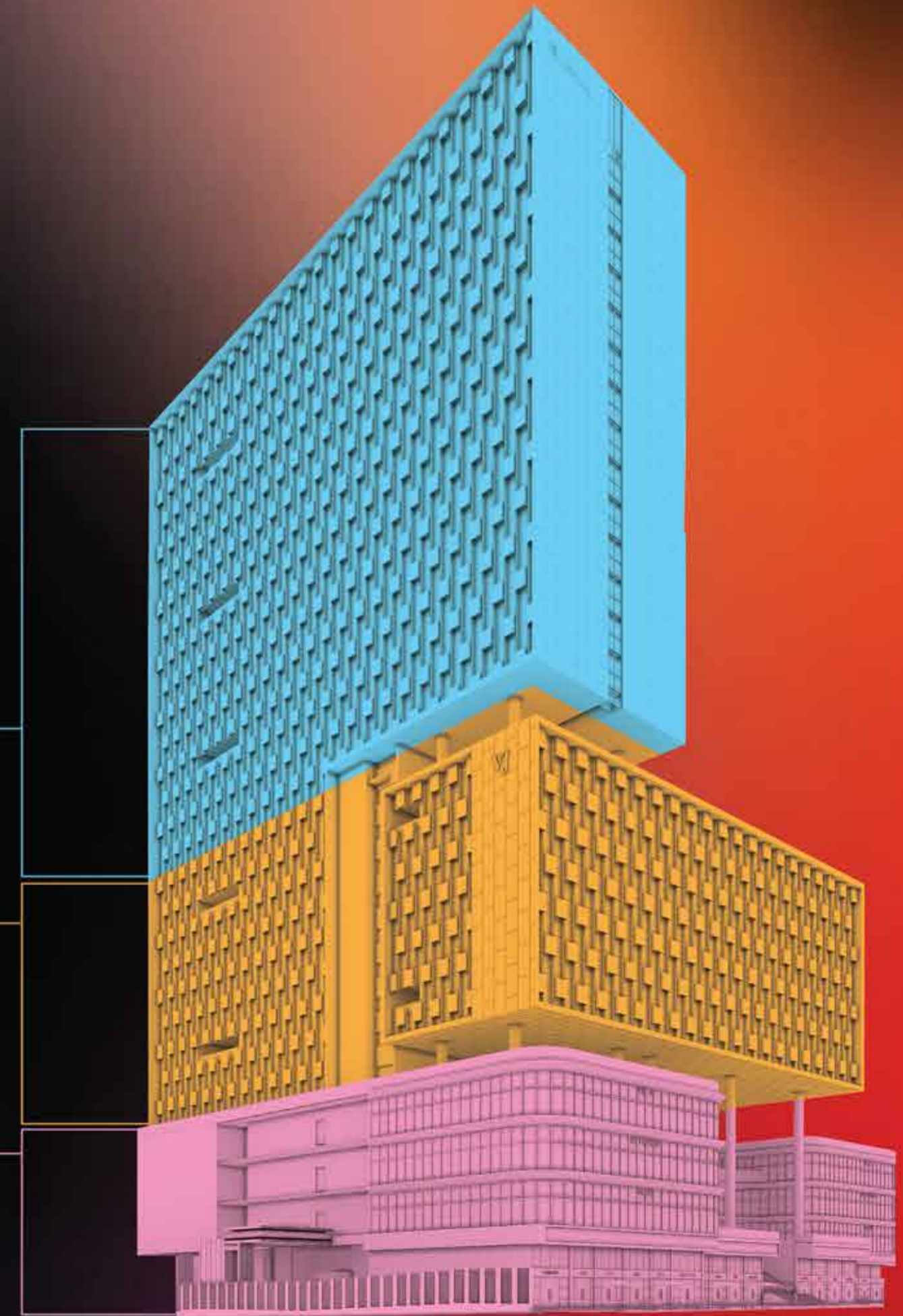
- Floor 12 to Floor 26
- VJ IndiWorks boutique offices

L BLOCK OFFICES

- Floor 4 to Floor 11
- VJ Indiworks boutique offices
- Co-working space on floor 3
- Open-to-sky Cafeteria on Floor 11

RETAIL PROMENADE BLOCK

- Floor G to Floor 2
- Gym, restaurants & food court on Floor 2
- Showrooms & big box retail on floor UG+1
- Lobby for offices on ground floor (east side)
- Retail promenade lobby on ground floor (south side)
- Retail promenade entrances on ground floor (north side)





Artist's Impression

Some buildings are designed to be seen. Others are designed to perform. Here, it's both. Every element, from vertical fins to integrated facade details are shaped by purpose, responding to light, climate, and usability. The result is a structure that feels lighter, sharper, and more considered. With a structural system enabling larger spans and fewer columns, the spaces inside remain open, flexible, and future-ready. Because when design works right, everything else follows.

A FACADE DEFINED BY DESIGN AND FUNCTIONALITY

Where aesthetics meet intent,
and design meets performance.

WHAT MAKES THE FACADE SPECIAL?

- Function-driven facade
- Every design element performs - climate, light, and usability aligned
- Vertical fins help the tower stand out while providing protection from direct sunrays
- AC ledges and bands designed as part of the elevation
- Floating structure engineering
- Elevated office mass creates a bold, lightweight visual form
- Minimal columns, flexible layouts, and design freedom

DOCTOR



CONSULTANT

LEGAL ADVISOR



AGENT



PHOTOGRAPHER



LAWYER



PROFESSOR



BEAUTICIAN

The boutique offices at VJ IndiWorks Kothrud Central come with a distinct advantage. Thoughtfully designed to suit multiple types of businesses and professional establishments, these spaces create the ideal environment for small organisations, consultants, entrepreneurs and growing enterprises to thrive, collaborate and write their own success stories.

Whether it is a doctor's clinic, CA or legal firm, architect's studio, interior design firm, travel agency, digital marketing office, advertising agency, IT services company, software development firm, coaching institute, training centre, wellness clinic, financial advisory firm, insurance consultancy, HR consultancy, startup workspace, BPO or call centre, real estate consultancy, e-commerce support office, media house, boutique corporate office or many other professional businesses, the infrastructure and flexible office spaces here seamlessly support diverse operational needs while enabling smooth business growth for years to come.

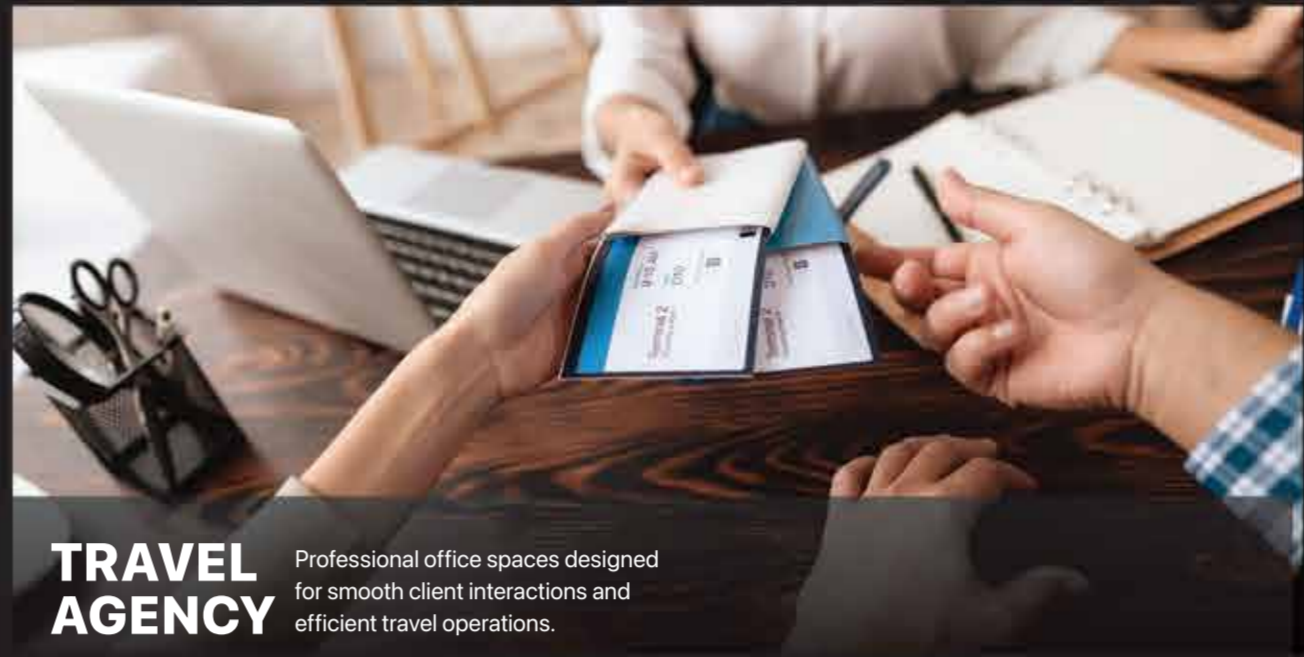
FROM NEW-AGE BUSINESS TO PUNE'S NEXT UNICORN.



YOGA STUDIO Naturally lit, peaceful spaces designed for mindfulness, balance, and focused wellness experiences.



BEAUTY SALON Refined salon spaces designed for premium services, client comfort, and smooth experiences.



TRAVEL AGENCY Professional office spaces designed for smooth client interactions and efficient travel operations.



CA OFFICE Confidential, organised office spaces designed for efficient financial and advisory services.



MENTAL HEALTH CLINIC Quiet, thoughtfully planned spaces designed for confidential consultations and focused care.



LEARNING CENTRE Structured learning spaces designed for focused sessions, discussions, and smooth administration.



DENTIST CLINIC Clean and hygienic clinic spaces designed for comfortable consultations & dental care.



DIAGNOSTICS CENTRE Organised, professional spaces designed for efficient operations, privacy, and patient care.



BRANDING STUDIO Creative, collaborative spaces designed for bold ideas & sharp thinking.



PHOTO STUDIO Naturally lit and flexible studio spaces designed for creative shoots and polished visual production.



ARCHITECTURAL STUDIO Well-planned workspaces crafted for design discussions, detailed planning, and seamless project coordination.



STARTUP SETUP Flexible workspaces designed to support evolving businesses and growing ventures.



THE ELECTRONICS DESTINATION



THE HUB OF LIFESTYLE



A modern business address is incomplete without spaces that can bring in more and more people for diverse reasons. And so, a floor is dedicated to spaces that will be home to modern lifestyle brands that cater to the needs of urban shoppers. This will result in greater footfall at VJ IndiWorks Kothrud Central, every single day.

**DESIGNED
FOR RETAIL &
SHOWROOMS
THAT COMMAND
ATTENTION**



Note - The brands that will actually use these spaces will be decided as and when they are leased out to interested parties by the developer or the respective authority. Please refer to the plan sanctioned by MahaRERA authorities, for exact details. The final features are at the discretion of the developer and may differ from those shown here. The images are representative in nature.



**FOOD & CONVERSATIONS
THAT BRING TEAMS TOGETHER**



**RESTAURANTS FOR EVERYDAY
INDULGENCES NEAR-BY**



**FOR THE FITNESS
REVOLUTION**



**6,750 SQ. FT.
EXCLUSIVE FOOD COURT**

FOOD COURT, RESTAURANTS & GYM FOR WORKDAYS BEYOND THE DESK

The way people work has changed a lot. It is not always about sitting in a cubicle and working. Some people like to step out and have a brainstorming session, while some like to take a break to workout and refocus. At VJ IndiWorks Kothrud Central, the spaces offer employees refreshing breakout avenues, where they can recharge themselves.

The best part, these spaces are open for outside visitors too, which adds to the vibe of these avenues.

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The first step sets the tone for everything that follows. Intelligently designed & maintained, the double height entrance lobby equipped with proper security and drop-off zone reflects the intent of the people who walk through it. It's a space that feels calm, confident, and ready for what's next.

GRAND IN ARRIVAL. REFINED IN EXPERIENCE.

Where each day begins with a quiet confidence

The above visuals are artists' impressions.

Work today isn't one-size-fits-all. Some days demand focus, others thrive on collaboration, and sometimes, all you need is a change of scene.

At VJ IndiWorks, the co-working infrastructure is designed to support that flexibility through a professionally managed, pay-per-use ecosystem built around modern work demands. Whether you're scaling a team, working independently, or simply keeping operations agile, the workspace is designed to encourage versatility while catering to diverse professional needs.

CO-WORKING INFRASTRUCTURE THAT ADAPTS WITH YOU



11,300 SQ. FT.
CO-WORKING SPACE

Indoor workstation seating

A more traditionally designed workspace, these indoor workstations let the professionals sit and do their work in a cosy, office-like seating.

Multiple meeting pods

Some discussions or brainstorming sessions need an exclusive space. These meeting pods are designed to fulfill this growing corporate requirement of small meeting spaces.

Small office spaces

These boutique offices are compact in size, but strong in functionality. They are ideal for growing teams and independent professionals.

Conference rooms

A big client is showing up? An entire team is coming together for a session of brainstorming? Worry not! The conference rooms are designed for exactly such instances.

Outdoor workstation seating

The indoors can get monotonous. And so, for those who like to "work with a view", the outdoor workstations present the perfect solution.



Note - Layouts and facilities are indicative and subject to change based on the final appointed co-working operator at the time of completion. Usage of select facilities and amenities are subject to applicable charges and shall be governed by the terms decided by the developer. The above visuals are a mix of representative images and artist's impressions.

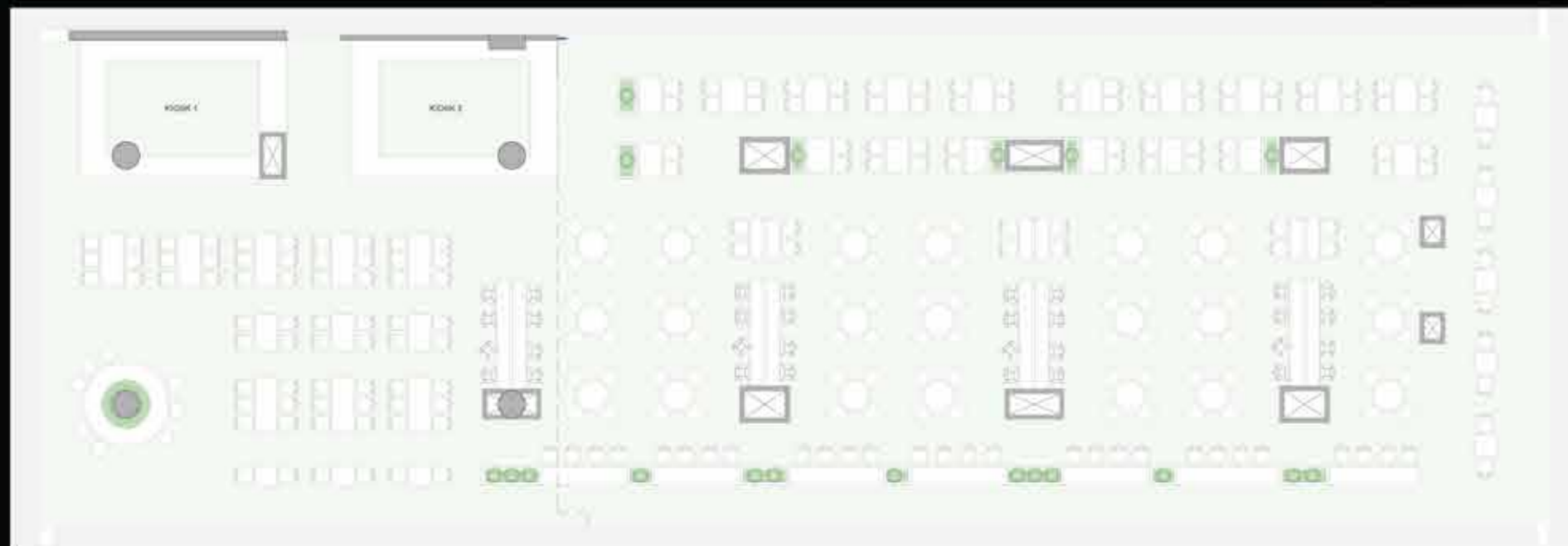


8,350 SQ. FT.
OPEN-TO-SKY CAFETERIA

Not every workday moment belongs indoors. Sometimes, all you need is a little air, a lighter space, and a pause that feels good. At VJ IndiWorks, the open-to-sky cafeteria brings that to life - a shared space for meals, conversations, and quiet resets. Designed to feel easy and open, it encourages connection while giving you room to unwind before stepping back in.

REFRESH YOUR SENSES IN THE OPEN-TO-SKY CAFETERIA

- Open-to-sky seating
- Designed exclusively for office users
- Thoughtfully planned table layouts
- A social pause-point



Note - The furniture layout and arrangements shown here are representative and subject to change. The above visuals are a mix of representative images and the artist's impressions.

THOUGHTFUL FEATURES FOR A PROFITABLE FUTURE

While the area of the office space matters the most for a business to own and thrive in it, the neighbouring ecosystem is equally crucial. At VJ Indiworks Kothrud Central, the entire address is enriched with business features that add value to every office space and make it a truly smart workspace for the future. From multiple spaces that display the name of the organisation to features that add a sense of convenience and positivity to the space, there's a lot of thought and detailing going into every office space here.



SHOWROOMS & RETAIL

Visibility & daily convenience at your doorstep.

Active retail at the lower levels ensures constant footfall, better building vibrancy and everyday convenience for office users. It enhances the business address while allowing professionals to access essentials without stepping out of the ecosystem.

DIGITAL NAME BOARD AT ENTRANCE LOBBY

Professional directory for effortless discoverability.

A central name board in the grand lobby ensures every office gains visibility. It acts as a professional directory, enhancing discoverability for visitors and clients.



100% DG BACKUP

Uninterrupted operations, always.

Power outages won't interrupt productivity here. IndiWorks offers 100% DG backup so that every office, every floor, and every function runs seamlessly. For self-users, it means uninterrupted business. For investors, it means your property always meets tenant expectations.

DEDICATED OFFICE SIGNAGE

Ensures visibility for every brand and practice.

Each office comes with its own signage area outside the unit ensuring visibility and identity for every business, whether you're a doctor, consultant, startup, or SME.



EAST-WEST ENTRANCES (VASTU-FRIENDLY)

Spaces aligned with prosperity & positivity.

Each office is vastu-compliant with East-West entrances, bringing balance, prosperity, and positivity. For many buyers, this isn't just a preference, it's a non-negotiable, making IndiWorks an easy "yes" for investment and self-use alike.

Note - The features shown here are subject to change, and are at the discretion of the developer. The above visuals are a mix of representative images and the artist's impressions.



BREAKOUT SPACE

Social & stress-free zones to recharge and ideate.

The breakout space is a stress-buster and social hub rolled into one. It offers users a place to unwind, ideate, and recharge, essential in today's high-performance work culture.

CO-WORKING HUB ACROSS 11,300 SQ. FT.

Flexibility to scale, network & collaborate.

IndiWorks combines ownership with flexibility. The large co-working hub, complete with a terrace breakout, creates opportunities for collaboration, networking, and scaling businesses. Owners and users alike can enjoy a balance of private office ownership with a dynamic co-working paid service community.



OPEN-TO-SKY CAFETERIA ACROSS 8,350 SQ. FT.

An open space for lunch breaks and conversations.

An open-to-sky cafeteria provides a refreshing space to relax and recharge. Natural light and open surroundings create a pleasant dining experience, helping teams unwind and return to work feeling energised.



RESTAURANTS & GYM

Dedicated spaces for food and fitness.

On-site restaurants and a gym add everyday convenience for occupants. They support better work-life balance by offering dining and fitness options within the premises, reducing travel time and enhancing overall comfort.



Note - Gym, Co-working Spaces, Food Court & Restaurant are subject to applicable charges and shall be governed by the terms and conditions decided by the developer. The above visuals are a mix of representative images and the artist's impressions.



SEMI-UNITISED GLASS FACADE

Thermal efficiency with striking design.

A semi-unitised glass facade enhances natural light while maintaining structural efficiency. It improves energy performance, adds a modern look, and creates brighter interiors that contribute to a comfortable and productive work environment.

MAIN DOOR IN WOOD & GLASS

Elegance in every entrance.

Each office's main door combines wood with glass, striking the perfect balance between privacy and sophistication. It gives your workspace an upscale, professional look from the very first impression.



GRAND ENTRANCE LOBBY

First impressions that impress.

Step into a world of grandeur with a double height entrance lobby, a statement of scale and sophistication. It sets the tone for what lies inside: a workplace designed to impress clients, inspire employees, and reflect your ambition.

FULL-HEIGHT GLASS WALLS IN PASSAGES

Openness and visual connectivity.

Full-height glass walls maximise natural light and create a sense of openness. They enhance visual connectivity while maintaining a modern aesthetic, contributing to brighter, more engaging workspaces.



Note - The above visuals are a mix of representative images and the artist's impressions.

At VJ IndiWorks, security and comfort aren't add-ons. They're built in. From advanced systems to everyday essentials, everything is designed to keep the space safe, efficient, and easy to move through. Because when the environment works right, work moves better.

INTEGRATED SECURITY AND COMFORT FOR ALL



SPRINKLERS, SMOKE DETECTORS & FIRE ALARMS IN EACH OFFICE

Personal fire safety systems built into every office.

Advanced fire safety systems ensure quick detection and response. This enhances everyday safety, protects assets, and offers peace of mind for teams and visitors, meeting modern safety expectations for commercial spaces.

HIGH-SPEED ELEVATORS

4 Passenger + 1 fire evacuation elevators for offices & 4 separate elevators for retail

Multiple high-speed & separate elevators ensure quick movement without any clashes. They reduce waiting time, support efficient circulation, and enhance the daily experience for employees, clients, and visitors within the building.



BOOM BARRIERS AT ENTRY & EXIT

Controlled vehicle flow ensuring safety & exclusivity.

Automated boom barriers help regulate vehicle entry and exit. They improve security, reduce congestion, and ensure smooth traffic movement within the premises, creating a controlled and organised access system for occupants and visitors.

PARKING MANAGEMENT SYSTEM FOR 2 & 4 WHEELERS

Smart allocation for seamless mobility.

Efficient parking management ensures better space utilisation and easy navigation. Clearly marked zones and controlled access reduce confusion, save time, and offer a smoother experience for employees, clients, and service vehicles.



TURNSTILES

Regulated and authorised access.

Turnstile systems regulate entry and exit efficiently. They enhance security by allowing only authorised access, manage footfall during peak hours, and help maintain an organised and controlled movement within the premises.



QUICK-COMMERCE DESK (SWIGGY & ZOMATO)

A dedicated space to receive your food orders.

A dedicated quick-commerce desk simplifies food and parcel deliveries. It helps manage frequent orders efficiently, reduces crowding at entrances, and ensures smooth coordination with delivery partners throughout the day.

WASHROOM FOR EACH OFFICE

Privacy and hygiene for every user.

Dedicated washrooms provide added comfort and convenience for every office. They ensure privacy, better hygiene, and reduce dependency on shared facilities, supporting a more professional and self-sufficient workspace environment.



DEDICATED OUTDOOR UNIT SPACE FOR AC

Organised planning for hassle-free maintenance.

Exclusive outdoor unit space for air conditioning systems ensures efficient installation and maintenance. This keeps office interiors clutter-free while improving performance, airflow management, and long-term equipment durability.



PANTRY SPACE IN EACH OFFICE

Independence and comfort within your space.

A dedicated pantry within each office adds to the everyday convenience. It allows teams to manage refreshments independently, supports hygiene, and creates a comfortable work routine without relying on shared common areas.



ESCALATORS

Making walking convenient and time-saving.

Escalators enable easy and continuous movement across floors. They improve accessibility, reduce waiting time, and enhance overall convenience, especially during peak hours and high footfall periods.

SMART LOCK FOR EACH UNIT

Technology-driven security, giving owners peace of mind.

Smart lock systems offer enhanced access control and security. They allow authorised entry, reduce dependency on physical keys, and add a modern, tech-enabled layer of convenience for business owners and teams.



BABY NURSING AREA

Where working moms can care for their babies.

A thoughtfully designed baby nursing area supports working parents. It offers privacy, comfort, and hygiene, creating an inclusive workplace environment that values employee well-being and everyday needs.



CCTVs IN COMMON AREAS

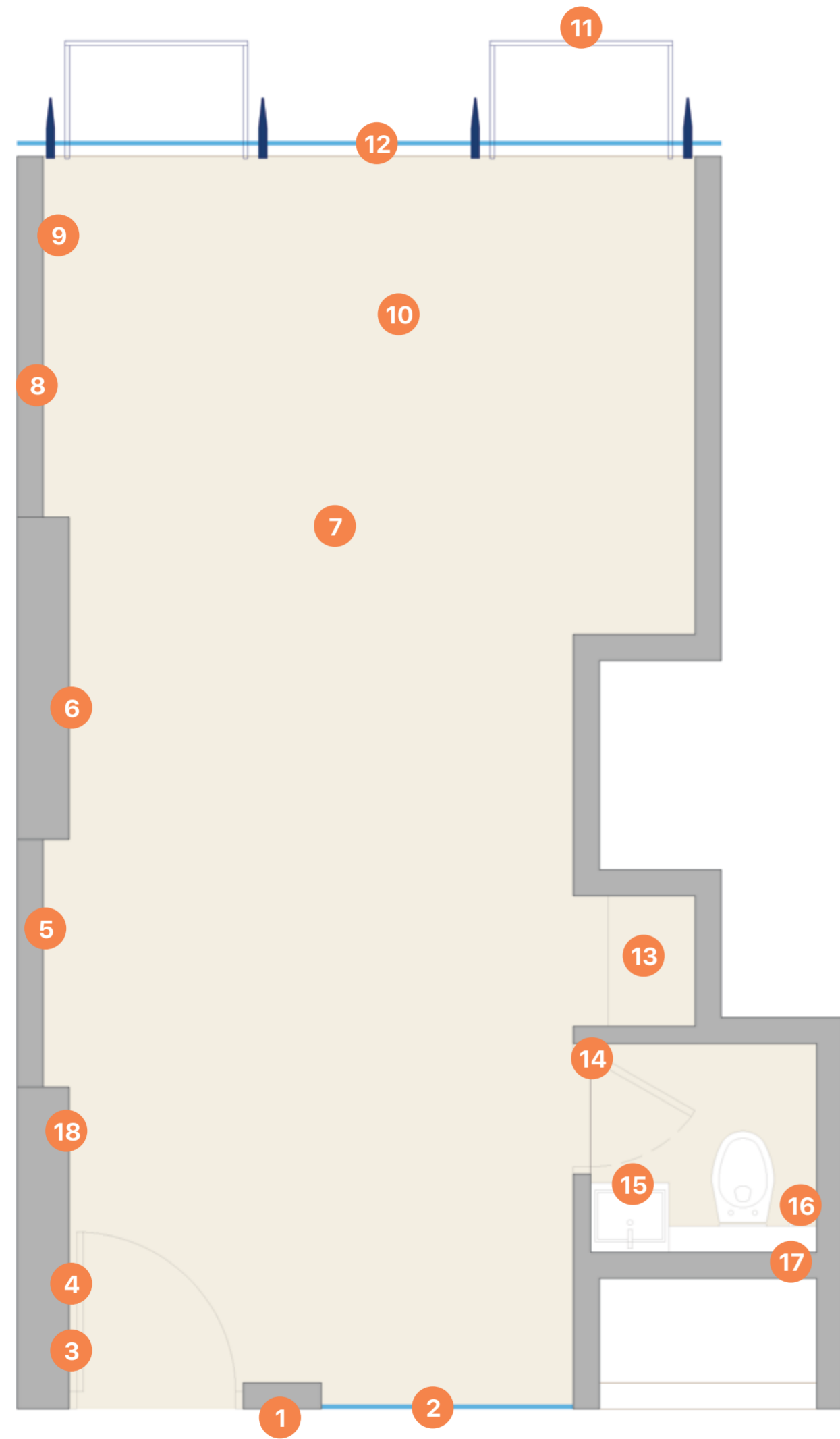
Continuous surveillance for a safe environment.

Comprehensive CCTV surveillance enhances safety across the premises. Continuous monitoring of common areas and entry points helps detect unauthorized activity, supports secure operations, and provides peace of mind for businesses, employees, and visitors throughout the day.



Note - The above visuals are a mix of representative images and the artist's impressions.

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SPECIFICATIONS

- 1 Well designed space for office signage
- 2 Full height glass partition to ensure openness
- 3 Smart digital lock for the office main door
- 4 Main door in combination of wood & glass
- 5 Modular sockets and switches
- 6 Acrylic emulsion/OBD paint to all inside walls
- 7 Glazed vitrified tiles for the flooring with matching 3-inch skirting in the entire office
- 8 Copper wiring with ELCB and MCBs
- 9 Gypsum and plaster finish to inner walls in the entire office/unit
- 10 Pre-installed false ceiling with light fixtures for each unit
- 11 Dedicated space for AC outdoor unit
- 12 Glass facade & Semi unitised glazing facade
- 13 Dedicated space for dry pantry
- 14 Toilet door frames in granite and a flush door for the toilet
- 15 Space for storage in vanity
- 16 Individual water meter
- 17 Exhaust fan provision
- 18 RCC Column beam structure

While VJ IndiWorks Kothrud Central has been planned extensively at the project level, every office has also been crafted with immense detailing. The design features and specifications are handpicked to make every space high on value in the long run.

THE DESIGN FEATURES & SPECIFICATIONS THAT ADD VALUE TO EVERY BUSINESS UNIT

Note: The unit plans provided herein are intended solely for reference purposes only. Please refer to the plans sanctioned by MahaRERA authorities for exact details. Specifications provided may vary in terms of placement, finishes, surfaces and specific units. All units marked as ODU are indicative and shall be finalised based on the final approved elevation design.

MANAGED PARKING AS SMART INFRASTRUCTURE

Planned across three basement levels.
PAY-PER-USE PARKING

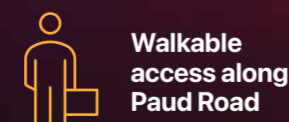
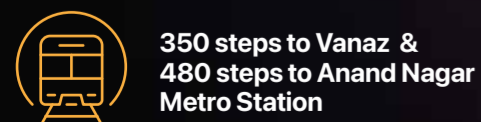
The managed parking is efficiently organised across Basement 1, Basement 2, and Basement 3. Each level is seamlessly integrated with ramps, lift lobbies and services, ensuring balanced distribution and reduced surface congestion.



WHEN CONNECTIVITY BECOMES THE SOLUTION

VJ IndiWorks Kothrud Central enjoys a location that naturally reduces parking pressure.

This connectivity allows daily users to choose smarter commuting options, reducing reliance on parking without compromising convenience.



Level B1 4-WHEELERS

Easy to access parking level with ample space for 4-wheelers. Parking space is maximised with mechanical parking.

Level B2 2-WHEELERS

This parking level is exclusively dedicated to 2-wheeler parking, taking into account the greater use of 2-wheelers in the city.

Level B3 2-WHEELERS

The third basement also offers exclusive parking space for 2-wheelers. Well-lit and well-marked spaces make it a visitor-friendly parking space.



Note: This is a pay & park facility, managed by professional operators.



A well-planned and professionally managed commercial parking system that not only enhances the daily parking experience for residents and visitors, but also optimizes space utilization, streamlines operations, and generates sustainable long-term value for the residential society.

SMART PARKING. SMARTER RETURNS.

HOW THE SOCIETY BENEFITS



Professional Management

Appointed parking agency ensures organised operations for commercial premises.



Revenue Generation Model

Pay & Park and monthly passes generate steady income from commercial users.



Contribution to Society Upkeep

Parking revenue contributes to common area maintenance, security and essential services. A system where commercial activity adds value to the residential ecosystem.

Parking areas are equipped with CCTV surveillance, advanced fire safety systems, proper ventilation, and bright lighting, providing a safe and comfortable experience for every user.

SAFE. SECURE. PROPERLY MAINTAINED.

Together, these features ensure a secure environment you can rely on, anytime of the day.



CCTV Surveillance
24/7 monitoring



Fire Safety Systems
Advanced emergency protection



Bright Lighting & Ventilation
Comfortable and safe spaces



The above visuals are a mix of representative images and the artist's impressions.

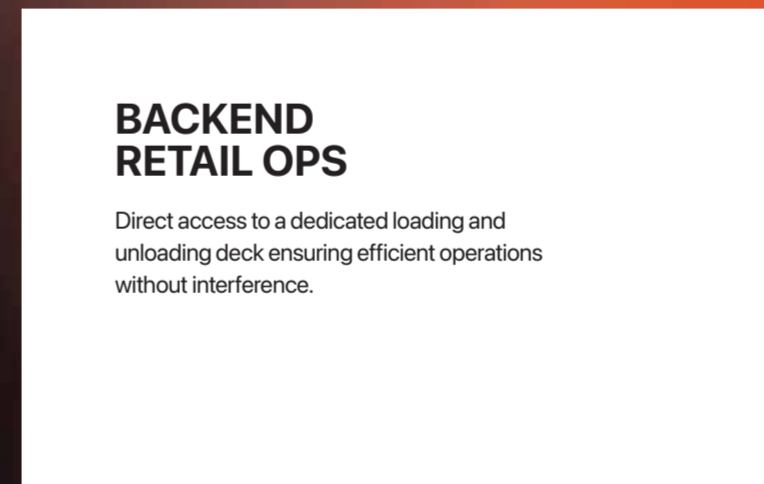
A structured movement plan at VJ IndiWorks Kothrud Central ensures smooth and predictable access by clearly separating office users, retail operations and visitor movement.

MULTIPLE MOVEMENTS. ONE STRUCTURED SMART PLAN.



2 & 4 WHEELERS OF OFFICE USERS

Direct and uninterrupted access to basement parking for smooth daily entry and exit.



BACKEND RETAIL OPS

Direct access to a dedicated loading and unloading deck ensuring efficient operations without interference.



RETAIL VISITORS

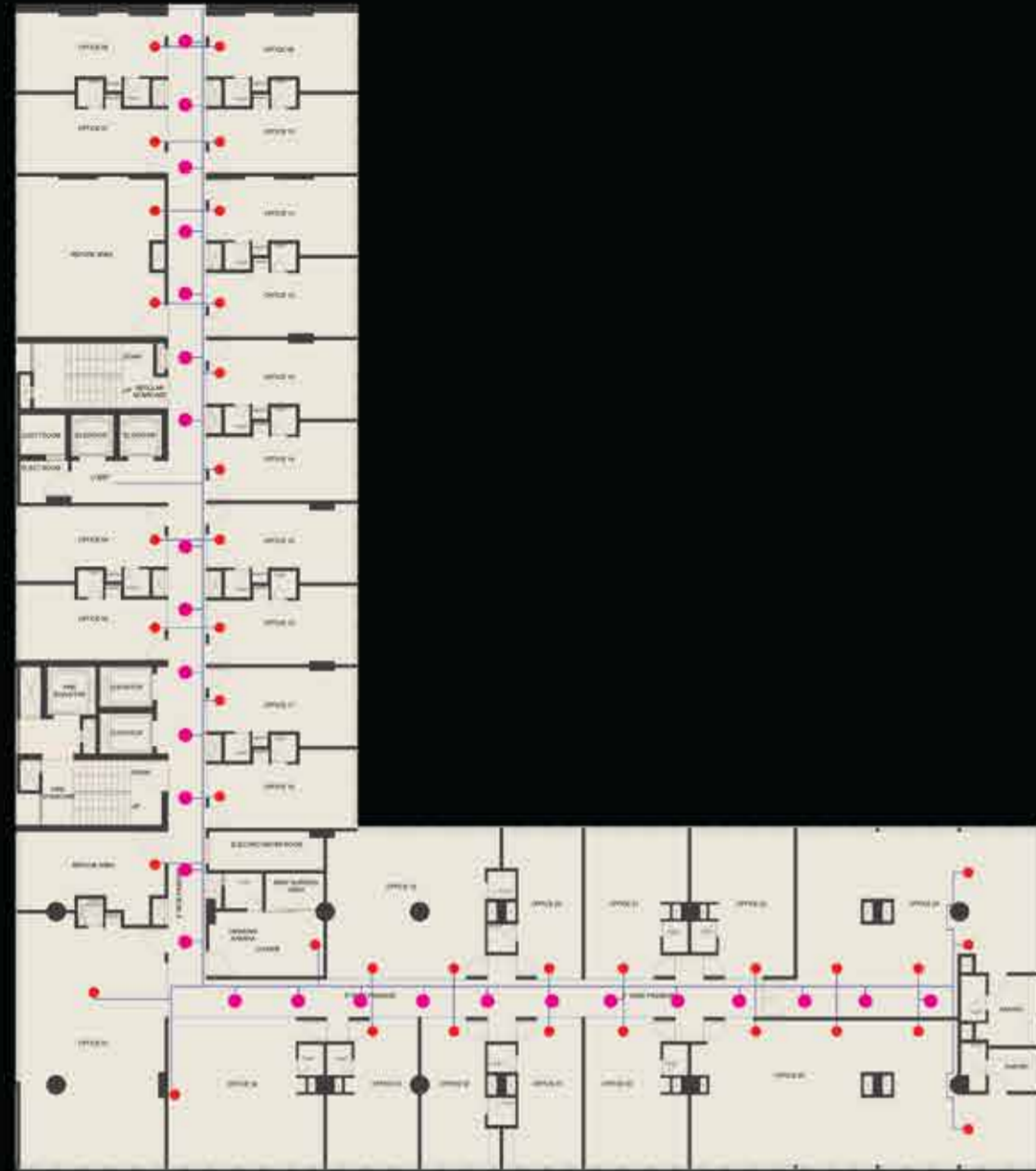
Clearly defined entry and exit routes designed for quick access and easy turnover. Planned movement that reduces congestion and enhances everyday convenience.

Note - The key plan provided herein is intended solely for reference and is subject to change. Please refer to the plan sanctioned by MahaRERA authorities, for exact details. The final features are at the discretion of the developer and may differ from those shown here. The above visuals are a mix of representative images and the artist's impressions.

The above visuals are a mix of representative images and the artist's impressions.

Carefully designed evacuation routes that provide clear direction and ensure fast, efficient movement to safety when every second counts.

FIRE EVACUATION, INTELLIGENTLY MAPPED.



L BLOCK



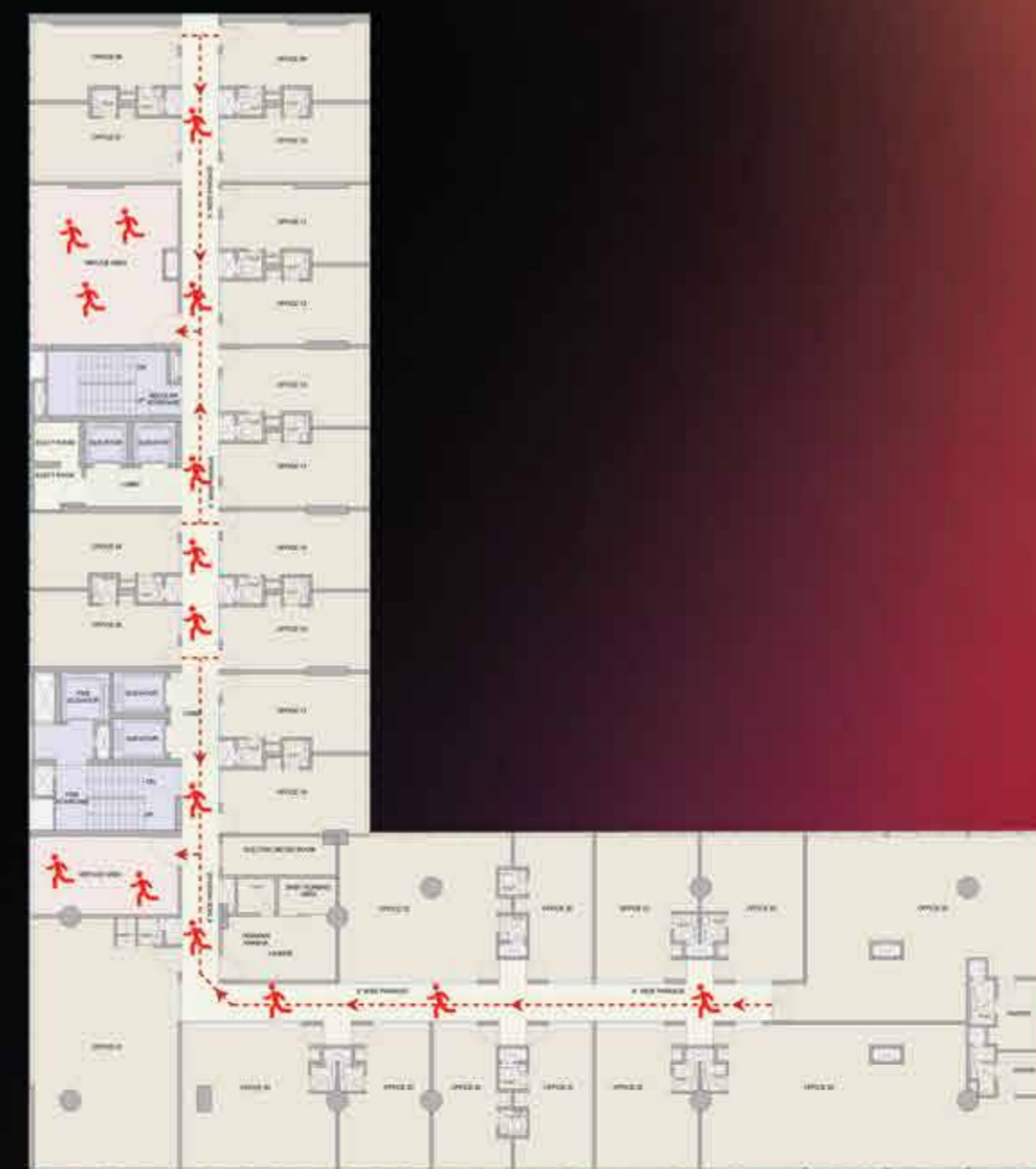
I BLOCK

- LEGENDS**
- Sidewall Sprinkler
 - Pendant Type Sprinkler
 - Sprinkler Pipe

Note: The fire sprinkler layout and positions shown are indicative in nature and intended solely for representational purposes. Final locations, specifications, and arrangements may vary during actual construction and execution as per approved drawings, site conditions, consultant recommendations, and statutory authority requirements.

A detailed layout of fire safety systems, equipment, and critical infrastructure, thoughtfully planned to ensure preparedness and quick response across every level of the building.

FIRE SPRINKLERS, PLANNED FOR ASSURED SAFETY.



L BLOCK



I BLOCK

Note: The fire evacuation layout and related markings shown are indicative in nature and for representational purposes only. Final layouts, exit routes, and positions may vary during actual execution as per approved drawings, site conditions, and statutory authority requirements.

VJ LEASE DESK

SMART, SEAMLESS LEASING SOLUTIONS

end-to-end solutions with full transparency.

MARKET POSITIONING



TENANT SEARCH & VERIFICATION



DOCUMENTATION & LEGAL ASSISTANCE



HANDOVER & COORDINATION



ONGOING SUPPORT



ONLINE NRI SUPPORT



Why VJ lease desk?

Choosing the right tenant and ensuring steady returns can be challenging. VJ Lease Desk takes that worry away with its structured, professional leasing approach.



Peace of Mind

Let our experts handle the entire process on your behalf.



Faster Returns

Reduce downtime and maximise your rental yield with quicker leasing cycles.



Professional Advantage

Market insights, curated tenants, & smooth coordination at every step.



Trust & Legacy

Supported by VJ's 45 years of credibility and commitment to long-term value.

How it works?

3 STEPS. 1 PROMISE. PROFITABLE LEASING.



STEP 1:

Enroll your office/retail unit with the VJ Lease Desk.



STEP 2:

Our team markets your property, identifies and verifies tenants, and finalises documentation.



STEP 3:

You begin earning rental income faster, with confidence and peace of mind.

At Vilas Javdekar Developers, we believe your investment should work as hard as you do. With VJ Lease Desk, you gain the assurance of a professional leasing partner, ensuring your office/retail space stays occupied and productive.



At VJ, we strive to make the experience of owning and enjoying a space smoother and more convenient at every stage. Through a thoughtfully curated range of paid signature services, available exclusively to members of the VJ family, we aim to bring added ease and comfort to everyday living. We fondly refer to these variety of services as a part of VJ Parivaar.



Single point contact for all your queries



Financial services to simplify home buying



Revenue generating spaces to lower society's maintenance cost



Preferential treatment for VJ homeowners



Third party audit of homes at the time of possession



Rent & Sell verified properties



Security & property solutions for every VJ community



Personalising a house into your home

GREAT DELIGHTS. GREATER GROWTH.

A community of VJ space owners with access to exclusive privileges

A FAMILY OF 1,00,000+ MEMBERS

THE TEAM THAT THINKS LIKE THE NEXT UNICORN

1,360+ Team members make it happen

Driven by the idea of putting people-first, everything we do at Vilas Javdekar Developers is made of ambitions that aim to serve the people in the best possible manner. And so, we strive to make the best spaces in terms of user-friendly design, aesthetic brilliance, robust engineering, and sustainability. For us, development is not just a business, it is what we love to do - creating long-term value for everyone. And every single time, the ambition is to be a part of a complete space and a growth-centric lifestyle.



Vilas Javdekar
Founder Chairman



Aditya Javdekar
CEO



Sarvesh Javdekar
Technical Director



THE TEAM SHAPING WHAT COMES NEXT

Behind every VJ space is a team driven by expertise, intent, and a shared commitment to doing things better. From engineering and execution to customer experience and operations, every individual contributes towards creating spaces that are future-ready, thoughtfully built, and designed around people.



Rohit Agarwal
CFO
Leads financial strategy, investment planning, and business governance with discipline, transparency, and long-term value.



Nilesh Gore
VP Sales
Drives sales strategy and market growth, enhancing customer buying experiences.



Sagar Kale
VP Engineering
Leads & ensures quality project execution through innovation, planning, and efficiency.



Dhanashree Shinde
VP Brand Experience
Creates meaningful brand experiences across every customer touchpoint.



John Marian
VP Admin & IT
Enables smooth business operations through secure, future-ready systems.



Ketakee Devdhar
VP Sanction & Liaisoning
Leads strategy & liaison functions, ensuring seamless coordination, approvals, and efficient project progress.



Anuja Sathe
VP Corp. Finance & RERA
Leads corporate finance and RERA compliance, ensuring financial discipline, transparency, and regulatory alignment.



Anand Pitre
VP CRM
Heads customer relationship management focused on smooth ownership experiences and after sales support.



Girish Hiremath
GM Maintenance
Ensures smooth maintenance operations focused on long-term customer satisfaction.



Nitin Tarange
AVP Projects
Drives project planning and on-ground execution with a strong focus on quality and timelines.



Ranjeet Gaikwad
AVP Projects
Handles project planning and execution ensuring consistent & high construction standards.



Subhash Belgaonkar
AVP Projects
Oversees quality-led project execution with focus on safety and timelines.



WE'♥️
WHAT
WE DO™

65+ Completed and ongoing projects

25,000 Families that call a VJ home their home

45 Years of rich legacy

15 Popular locations across Pune

ZERO Customer complaints till date, a proud record

1.55 L Sq. ft. of ongoing construction

CREDITS:

PRINCIPAL ARCHITECT
MIND MANIFESTATION DESIGN

STRUCTURAL CONSULTANT
SMCE - SATISH MARATHE CONSULTING ENGINEERS

MEPF
UNICORN CONSULTING ENGINEERS LTD.

FACADE DESIGN
ENCLOSURE FACADE SOLUTIONS PVT. LTD.

BRAND CONSULTANT
SETU ADVERTISING PVT. LTD.

ARCHITECTURAL RENDERING AND VIRTUAL REALITY
DIGITAL ART INDIA PVT. LTD.



PRATIK NAGAR PALLADIO KOTHRUD CENTRAL, KOTHRUD, PUNE 411038

WWW.JAVDEKARS.COM



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