



1000 Trees Today. Real Impact Tomorrow.

VJ Parivaar comes together to plant 1000 native trees at Taljai Tekdi for a greener tomorrow.

Participate now, read more on Page 8



Free Property Consultation, exclusively for VJ Parivaar.

At VJ's Property Upgrade Fest, discover the smartest next step for your home or investment.

Head to Page 11 to join the fest today



Conversations That Shape A Safer Pune City

A dialogue between Mr. Sarvesh Javdekar and Mr. Devendra Potphode, Chief Fire Officer, PMC & PMRDA.

VJ Parivartan on Page 24



When a Location Becomes a Lifestyle.

At Palladio Presidential Suites, every detail is designed not just to impress, but to belong to your life.

Read more on page 12

स्वरविलास प्रस्तुत स्वरसंगम - सुरांनी भारतेली संध्याकाळ

संगीत मनाला जोडतं, आणि काही संध्याकाळी त्या आठवणी कायमच्या ठरतात. 'स्वरविलास प्रस्तुत स्वरसंगम' ही अशीच एक सुरेल मैफल होती, जिथे परंपरा, साधना आणि आनंद एकत्र अनुभवायला मिळाला. दिग्गज कलाकारांच्या सादरीकरणाने वातावरण भारावून गेले आणि प्रत्येक क्षण खास बनला.

Read more on page 07



Retail works best when it is close to where people live.

In fast-growing Punawale, YashONE Infinitee Avenue is already bringing daily needs, shops, and services right to the neighborhood. With many families living nearby, it creates steady footfall and consistent demand for businesses. Take a closer look at how it is shaping everyday convenience and community living.

Read more on page 05



From BBB+ to A-, What CARE's Upgrade Says About the Homes We've Built and the People Who Chose Them

A credit rating is just a number, until you understand what went into earning it.

Four years ago, when Vilas Javdekar Developers first started working toward a credit rating, the belief within the team was simple: VJ belongs in the A category. Not because of ambition, but because of what was already happening on the ground — homes being completed on schedule, families moving in, and a growing community of homebuyers who kept coming back and bringing their friends.

This April, CARE Ratings made it official. VJ Group has been upgraded from CARE BBB+ to CARE A- (Stable).

It took four years of consistent efforts to get here. And if you're reading this as someone who owns a home with VJ or who's been considering one, this upgrade matters to you more than it may seem at first glance.

What does a CARE A- rating actually mean?

CARE Ratings is one of India's most respected independent credit agencies. When they evaluate real estate developer, they don't rely on claims, they examine the project feasibility, timelines, the debt structure, the governance practices, and whether homes are actually being delivered on time.

A BBB+ rating indicates that a developer has adequate capacity to meet financial obligation and is reasonably reliable. An A- rating signals strong capacity to meet financial commitments, with low vulnerability to economic shifts, low credit risk, strong financial discipline, and a consistent track record that can withstand market pressure. The upgrade from BBB+ to A- isn't automatic or cosmetic. Developers don't get upgraded simply by seeking it, the rating agency upgrades you when the evidence supports it.



For VJ, the evidence has been building for years!

What CARE actually looked at....

CARE recognized several strengths that VJ has been consistently demonstrating over years.

First, the robust booking in the ongoing projects. Nearly all VJ projects have received strong booking response at the time of launch from our customers. It shows the trust of the homebuyers.

Second, a key strength lies in VJ's governance approach. Its financial practices are built on two strong pillars, disciplined management of project finances and a deep commitment to accountability, reflecting the highest standards of ethics, transparency, and integrity.

Third, Consistency is a defining strength. While a single successful project may be incidental, a track record spanning over four decades across multiple developments in Pune reflects sustained credibility and strong operational excellence.

What this means if you're a VJ homebuyer....

Here's the practical takeaway. When you buy a home from a developer with a CARE A- rating, you're choosing someone who's been independently verified as financially stable and operationally reliable. Your home isn't just backed by a promise; it's backed by strong financial fundamentals.

This matters especially in today's real estate market, where delays and stalled projects have made homebuyers cautious. An independent rating is a clear signal that a developer is serious about timely delivery and financial discipline.

“Recognition has never been our goal; it is simply a reflection of what we stand for. Our core values of putting people first, building trust, and delivering thoughtful design have guided every step of our journey. This milestone is a powerful testament to the faith our customers place in us each day. We remain committed to building not just homes, but lasting relationships.”

- Aditya Javdekar, CEO, Vilas Javdekar Developers

This belongs to the VJ Parivaar!

There's a reason the VJ team doesn't view this upgrade as something VJ achieved alone. Every family that chose a VJ home, every person's recommendation shared with a neighbour or a colleague and every homeowner who trusted the process during construction, this collective faith has made this possible.

Ratings agencies analyse sales data track record. Strong and consistent bookings, signals market confidence in a developer. This confidence comes from people making right decisions with their savings. If you're one of them,



you are part of why this rating exists.

What comes next....

This upgrade marks a step forward and not the final destination. The principles that earned the CARE A- rating which are on-time delivery, transparent communication, and financial prudence will continue to guide every ongoing project.

VJ is not in the business for securing ratings, it is driven by a passion to deliver homes that create value, build vibrant communities that prosper and earn the unwavering trust of families by building exactly what is promised. The CARE A- rating stands as a proud affirmation of this commitment and a testament to a journey that continues to move forward with strength and purpose!



If you're looking for a home in Pune, or already a part of the VJ Parivaar — this milestone is yours too. Come visit us and see what trust looks like.

Behind the Rating, There's a Team That Made It Possible



Anuja Sathe
VP, CFC & RERA, Vilas Javdekar Developers



Rucha Gundecha
Senior Manager, CFC & RERA, Vilas Javdekar Developers



CREDAI NCR Delegation Explores Quality and Innovation at Yashwin Urbo Centro

A CREDAI NCR delegation experienced a different side of real estate at Yashwin Urbo Centro, where quality is shaped long before construction reaches scale. From early-stage design validation through mock floor planning to stringent on-site material testing, the visit showcased a systems-led approach built on foresight and precision. Seamless coordination through technology, clearly defined workflows, and strong internal capabilities reflected a discipline that prioritises consistency over correction. An interaction with Mr. Sarvesh Javdekar added depth to the experience, highlighting the importance of building resilient, future-ready processes in an evolving industry. What stood out was a simple but powerful idea, that enduring quality is not achieved at the end, but engineered into every step of the journey.

Read more on page 06



The hands that build our homes deserve care, dignity, and respect; every single day.

Behind every home we build are people whose efforts often go unseen, but never unnoticed. At VJ, caring for our workforce is not just a responsibility, it is a commitment rooted in respect, safety, and wellbeing. From healthcare and education to everyday living and skill-building, every initiative reflects one simple belief, when we take care of our people, we build stronger homes and a stronger community.

Read more on page 15

MSEDCL Meter Upgrade : What Residents Should Know

In Pune, Maharashtra State Electricity Distribution Company Limited is introducing TOD and smart meters to improve efficiency and transparency. They aren't mandatory for all but may be implemented at society level. Residents should verify details, understand tariffs, and note current readings for a smooth transition.

Read more on page 03



VJ IndiWorks Baner Central

VJ IndiWorks Baner Central brings together location, design, and efficiency to create a workspace that supports how modern businesses operate. Positioned in one of Pune's most active commercial corridors, it offers the advantage of visibility as much as connectivity.

Read more on page 10





Curious about what's happening in Pune this month and what's lined up for you and your family? Head to the "Plan Kya Hai" section to see what's coming your way.

Read more on page 02



Introducing a brand new section in VJ Connect — your monthly cheat sheet to what Pune is buzzing with. From music and comedy to workshops, outdoor adventures, and family fun, this is where your next plan begins.

Music & Concerts



- For those who live for rhythm, lyrics, and live energy.
- 1. **DILSE LIVE ft. Sachet : Parampara & Gajendra Verma** - 9 May | Amanora Park Town
 - 2. **Darshan Raval : Sound of Love Live** - 10 May | Kothrud
 - 3. **Candlelight Concert : Tribute to A.R. Rahman** - 23 May | Novotel Pune

Theatre & Comedy



- Where stories unfold and laughter takes centre stage.
- 1. **Pune Comedy Festival** - Multiple Dates (May) Multiple Venues
 - 2. **Azeem Banatwalla : Generational** - Mid May | The Box, Pune
 - 3. **Sangeet Sanshaykallol (Marathi Natak)** - May Weekends | Bharat Natya Mandir

Art & Workshops



- A space to explore, create, and rediscover your artistic side.
- 1. **Sip & Paint Experience** - Weekends | Baner / Koregaon Park Cafes
 - 2. **Pottery & Clay Modelling Workshop** - Weekends | Studio Spaces, Pune
 - 3. **Pune Flea Market Pop-Up** - 18-19 May | Creaticity / Mahalaxmi Lawns

Sports & Outdoors



- For those who like their weekends active, adventurous, and outdoorsy.
- 1. **Sinhagad Sunrise Trek** - Every Weekend | Sinhagad Fort
 - 2. **Pune Cycling Club Weekend Ride** - Sundays | City-wide Routes
 - 3. **5-a-side Turf Football League** - Weeknights | Local Turf Grounds

Kids & Community



- Wholesome experiences designed for families to enjoy together.
- 1. **Summer Kids Activity Camp (Robotics & Art)** - All May | Multiple Centres
 - 2. **Science Activity Expo for Kids** - 24-26 May | Pune Exhibition Centre
 - 3. **Weekend Mall Carnival & Family Fest** - Every Weekend | Phoenix / Seasons Mall



Your Home is Alive. Are You in Sync With It?

When we choose a home, we think about location, views, carpet area, and amenities. Rarely do we pause to ask a more fundamental question: Is this space energetically right for me? That question is at the heart of a new monthly series in VJ Connect — VJ Healthy Homes — where we bring you insights from one of India's most respected voices in building energy science.



Ar. Mayank Barjatya, Founder of Vastuworld, Pune.

Ar. Mayank Barjatya is not your conventional Vastu consultant. A practising architect since 1995 with a Bachelor's degree from Pune University and a Master's in Ecology & Environment from New Delhi, Mayank has spent over 25 years at the intersection of ancient

Indian spatial science and modern building biology. He learned the discipline of Building Biology in Germany — a rigorous science focused on human-space compatibility — and brought it back to India, becoming one of its earliest and most prominent practitioners. His work spans hundreds of projects across Pune, Mumbai, Delhi, Bangalore, Dubai, Singapore, and Bali, including landmark assignments for GMR Airports and the Amaravati Capitol Complex under legendary architect B.V. Doshi. He is based right here in Pune, and has been a trusted energy consultant for Vilas Javdekar Developers for years.

Three Principles. One Healthy Home. Mayank opens every conversation with a simple but powerful framework: "Whenever you are looking at a house, you should understand three basic principles — Health, Happiness, and Harmony. If you are healthy, you are happy, and you have a good relationship with your family members — that is the perfect Vastu place." And that ideal, he explains, can only be achieved when you are energetically resonating with the vibration

of the space you live in. **Energy First. Directions Later.** Most people think of Vastu purely in terms of directions — which room faces north, where the kitchen should be. Mayank reframes this entirely. "Directions are only 5%. 95% is energy." The correct and complete term, he emphasises, is not just "Vastu" but **Vastu Shilpa Shastra** — Vastu meaning the living space, Shilpa meaning form or body, and Shastra meaning science. Together : the science of space and the human body. This science works across three energy layers that every home holds

— the **Earth Layer** (the land energy that shelters and holds the building), the **Environmental Layer** (local influences between the earth and its occupants), and the **Cosmic Layer** (universal energy that guides the space). When all three are in alignment, everything else — including directions — falls into place naturally. **How This Works at Every VJ Project** This is not philosophy. At Vilas Javdekar Developers, this is process. Before a single foundation is laid, Mayank visits the land alongside Aditya Javdekar and the core team. He reads and measures the earth's vibrations,



understands what the land is expressing, and aligns the developer's creative intent with those energies. The orientation of the building, the geometry of spaces, even the placement of rooms — all of it is informed by what the land holds. Mayank describes it as a beautiful hierarchy : **"The land holds the building. The building holds the apartment. The apartment holds your bedroom. The bedroom holds your bed. And then you are in synchrony with the whole system."** That synchrony — invisible but deeply felt — is what makes a VJ home more than a well-built address. It is a space designed to support your wellbeing from the ground up, quite literally. VJ Healthy Homes will return next month with a deeper exploration of earth energies and what happens when a building is truly in tune with its land.

East Pune's Growth Epicentre The Rise of Magarpatta : Amanora Enclave

A micro-market where established townships, steady appreciation, and future infrastructure come together to shape the next decade.

What if your daily life didn't revolve around long commutes, but around proximity and ease? In the Magarpatta-Amanora Enclave, that shift is already underway. Offices, schools, cafés, healthcare, and everyday conveniences sit within a comfortable radius, turning routine into rhythm. What sets this micro-market apart is that its growth story is already in motion. Over the past few years, the area has seen consistent value appreciation, driven by strong demand from the IT workforce and the stability of an established neighbourhood. This is not a location waiting to take off. It has already built momentum, with the next phase of growth unfolding on a solid foundation.

Its biggest advantage lies in where it sits, between two of Pune's most successful integrated townships, Magarpatta City and Amanora Park Town. These are not just residential zones, but complete ecosystems with workplaces, schools, retail, and social infrastructure already in place. For residents, this means stepping into a lifestyle that works from day one.

Malls and Shopping



From everyday essentials to indulgent retail therapy, the enclave is surrounded by some of East Pune's most vibrant shopping destinations, including Amanora Mall and Seasons Mall. Whether it's a quick grocery run or a weekend outing, everything sits just minutes away, making convenience feel effortless.

Schools and Colleges



For families, access to quality education is already in place. Renowned schools and well-established colleges in the vicinity ensure that learning journeys, from early years to higher education, remain close to home and stress-free.

Healthcare



Trusted hospitals and healthcare centres are within easy reach, offering peace of mind for both routine care and emergencies. The presence of established medical infrastructure ensures residents are always well-supported.

Sports Complex



An active lifestyle comes naturally here, with nearby sports complexes, fitness centres, and open grounds encouraging everything from daily workouts to weekend games. It's a neighbourhood that keeps you moving.

Public Parks



Green spaces and landscaped parks add a much-needed pause to urban life. With accessible open areas for walks, play, and quiet time, the enclave balances city energy with pockets of calm.

Workspaces / IT Parks



At the heart of East Pune's growth lies its thriving IT ecosystem. With established hubs like Magarpatta Cybercity and major business districts such as EON IT Park and World Trade Center within easy reach, the enclave sits close to where opportunities are created. For professionals, this means shorter commutes, better work-life balance, and a location that stays closely connected to the city's economic engine.

At the same time, the larger East Pune belt is gearing up for its next wave of infrastructure. With key upgrades across road networks, metro connectivity, and regional planning initiatives, this corridor is becoming faster, better connected, and more efficient with each passing year. And right at the heart of it lies this enclave.

Looking ahead, the promise is simple yet powerful. Shorter commutes, sustained rental demand, and a location that continues to grow in both convenience and value. In a city that is constantly expanding, the Magarpatta-Amanora Enclave stands out as a place that already feels complete, yet is still evolving.

VJ ONE *पुणे*

GETTING **EARLY ACCESS** ALWAYS MAKES THE DIFFERENCE

If you are a VJ Parivaar customer and would like to explore this opportunity further, now is the time to step in early and create an advantage for you, your friends, and your family.

GET IN TOUCH **77679 26260**

Positioned between Magarpatta City and Amanora Park Town, this enclave is fast becoming one of East Pune's most reliable, well-connected, rapidly developing, and future-ready residential destinations.



Talegaon-Chakan-Shikrapur Elevated Corridor Approved : Powering Pune’s Next Growth Belt



53 km elevated highway to ease congestion, boost industrial movement, and enhance connectivity across Pune’s high-potential

In a significant infrastructure push for Pune, the Maharashtra cabinet has approved the Talegaon-Chakan-Shikrapur elevated corridor, a ~53 km long project designed to decongest one of the city’s busiest industrial and residential stretches. Planned as a four-lane elevated highway with parallel service roads, the corridor will run along NH-548D, improving connectivity between key hubs like Talegaon, Chakan, and Shikrapur. This stretch, known for its high industrial activity and heavy commercial traffic, has long required a solution to

address congestion and travel delays. Once completed, estimated around 2030, the corridor is expected to significantly reduce travel time and streamline the movement of both daily commuters and industrial transport. With an estimated investment of over ₹4,000 crore, the project also reflects the scale at which Pune’s infrastructure is evolving to meet its growing demands. For residents and homebuyers, such developments have a direct impact on everyday life. Improved road infrastructure not only enhances accessibility but also contributes to better time efficiency, reduced travel stress, and stronger connectivity to employment hubs. At VJ, our people-first approach has always guided us to identify locations that align with both present convenience and future growth. Infrastructure developments like the Talegaon-Chakan-Shikrapur corridor reinforce the rising

With the Maharashtra cabinet approving a 53 km elevated corridor along the Talegaon-Chakan-Shikrapur stretch, Pune takes a decisive step towards faster connectivity and future-ready infrastructure.

potential of Pune’s expanding corridors, transforming them into well-connected, high-opportunity neighborhoods. As connectivity improves, so does the overall ecosystem, bringing homes, workplaces, and aspirations closer together. The Neighborhood is taking shape. Source: https://timesofindia.indiatimes.com/city/pune/cabinet-clears-talegaonchakan-elevated-highway-to-decongest-industrial-belt/articleshow/129871854.cms?utm_source=chatgpt.com

Pune Strengthens Its Global Academic Footprint with London Business School Visit

International exposure deepens as 80+ global finance students engage with Pune’s innovation, industry, and sustainability ecosystem.

Pune’s emergence as a globally relevant academic destination received a significant boost with a recent visit by students from the prestigious London Business School (LBS), reinforcing the city’s growing role in international education and knowledge exchange. As part of a six-day global immersion programme, 81 postgraduate finance students from LBS, representing 27 nationalities, spent time in Mumbai and Pune exploring India’s evolving climate finance landscape. The visit offered them first-hand exposure to how emerging economies like India are addressing sustainability through a blend

of policy, innovation, and enterprise. In Pune, the students engaged with leaders across industries including automotive, pharmaceuticals, and financial services, gaining insights into how Indian businesses are integrating climate-conscious strategies with scalable growth. Interactions with organisations such as Bajaj Finserv further highlighted the role of digital infrastructure and AI in driving financial inclusion, an area where India is increasingly being seen as a global case study. What makes Pune particularly compelling in such global academic circuits is its unique positioning, where grassroots innovation meets institutional strength. From rooftop solar financing models enabling household adoption to tech-driven solutions aimed at reducing urban fuel consumption, the city provided a living laboratory of ideas for students to study and contextualise. For global institutions like London Business School, ranked among the world’s leading business schools, such

A recent visit by London Business School students highlights Pune’s rising stature as a global learning hub, where academia, industry, and innovation intersect to offer real-world insights.

immersive experiences are integral to developing future-ready leaders with a nuanced understanding of diverse markets. As international academic engagements like these become more frequent, Pune’s identity is clearly shifting, from a student city to a global classroom, where ideas are exchanged, perspectives are broadened, and the future of business and sustainability is actively shaped.

Source: https://timesofindia.indiatimes.com/city/pune/london-business-school-students-study-indias-climate-finance-landscape/articleshow/129853900.cms?utm_source=chatgpt.com



MSEDCL Meter Replacement Drive : What VJ Parivaar Members Need to Know



Across Pune and surrounding regions, the Maharashtra State Electricity Distribution Company Limited (MSEDCL) has initiated a meter replacement drive, introducing TOD (Time of Day) / Smart Meters for residential consumers. Many VJ Parivaar members may have already received intimation from their societies or local MSEDCL offices regarding this upgrade.

This article aims to provide clarity, legal awareness, and practical guidance on the ongoing initiative.

What is the Meter Replacement Drive?

MSEDCL is gradually replacing conventional electricity meters with advanced meters, which may include:

- **TOD (Time of Day) Meters** – Record electricity usage based on time slots (peak / off-peak hours)



- **Smart Meters** – Enable remote reading, better accuracy, and improved billing transparency



This initiative is part of a larger national push toward digital infrastructure in utilities, aiming to create a more responsive and data-driven electricity distribution network. Over time, such systems can help utilities manage demand more efficiently and reduce power outages through better load forecasting.

What Do the New Rules Say?

As per the Central Electricity Authority (Installation and Operation of Meters) (Amendment) Regulations, 2026, notified on 1st April 2026:

- The rules define technical standards and operational guidelines for meters
- They do not explicitly mandate compulsory installation of smart meters for all consumers
- Implementation is phased and dependent on technical feasibility and infrastructure availability

- In areas with limited communication networks, alternative meter types (like prepaid meters) may be used

Additionally, state electricity regulators may issue their own guidelines from time to time, which can influence how and when such drives are carried out locally.

Is It Mandatory for Residents?

This is where clarity is important:

- The regulations themselves do not impose a blanket mandatory requirement on all consumers

- However, state utilities like MSEDCL may implement upgrades as part of system improvements, especially for:

1. New connections
2. Faulty or outdated meters
3. System-wide upgrade drives

In practical terms, when an entire society is covered under a replacement plan, individual opt-outs may not always be feasible due to operational standardization.

What Are the Benefits of TOD / Smart Meters?

- Accurate billing with minimal manual errors
- Transparency in electricity consumption
- Opportunity to optimize usage during lower tariff periods (for TOD meters)
- Reduced need for physical meter reading visits
- Faster detection of faults or irregularities

Over time, these meters may also integrate with mobile apps or online dashboards, allowing residents to track daily consumption patterns and make more informed energy decisions.

Things Residents Should Check

Before installation, VJ Parivaar members are advised to:

- Verify that the personnel are authorized MSEDCL representatives
- Ask for official communication or notice issued to the society
- Understand whether the meter is:

1. TOD meter
2. Smart meter
3. Prepaid meter

- Clarify tariff implications, if any
- Check if there are any charges involved (installation/ replacement is usually free in most drives)

It is also advisable to document the existing meter reading at the time of replacement for future reference.

Your Rights as a Consumer

As a consumer, you are entitled to:

- Seek written clarification from MSEDCL regarding the replacement
 - Ask for the legal or policy basis of the drive
 - Request details on billing changes, if applicable
 - Use the Right to Information (RTI) Act, 2005 for further transparency, if required
- Consumers can also approach the Maharashtra Electricity Regulatory Commission (MERC) in case of unresolved grievances.

We encourage all VJ Parivaar members :

- Stay informed and avoid misinformation
- Coordinate with your society management committee
- Reach out to official MSEDCL channels for any concerns
- Make decisions based on verified information and practical benefits

A well-informed community ensures smoother implementation and avoids unnecessary confusion. As with any infrastructure upgrade, awareness and collective coordination will help VJ Parivaar members navigate this transition confidently and responsibly.



Student Interview : Kiara Kapur, Topper CBSE Class 10, 97.80%



Kiara Kapur, a 15-year-old student from Euro School Wakad, has achieved an outstanding milestone by emerging as the school topper in the CBSE Class 10 examinations with 97.80%. A resident of Yashwin Society, Hinjawadi, Kiara, along with her parents Surmeet Kapur and Komal Kapur, credits this success to discipline, consistency, and the strong support of her family, teachers, and community.



Can you introduce yourself and your achievement?

I am Kiara Kapur, a 15-year-old student of Euro School Wakad, currently in Class 10 CBSE. I am very happy to share that I have secured 97.80% and became the topper of my school in the CBSE board exams.

What motivated you to achieve this success?

My biggest motivation was self-discipline and consistent effort. Along with that, the constant support from my family, teachers, and the society where I live encouraged me to stay focused and achieve my goal.

How do you balance studies, hobbies, and personal time?

I manage my time properly by maintaining discipline and setting priorities. I ensure that I give proper time to studies while also enjoying my hobbies.

What are your hobbies or interests outside academics?

I enjoy knitting, crochet, and playing guitar. These activities help me relax and refresh my mind.

How did your parents support you in this journey?

We supported Kiara by constantly encouraging her, guiding her whenever needed, and ensuring a positive and peaceful environment at home for her studies.

What message would you like to give to other parents?

We believe parents should always stand by their children. Our message is: "Success is yours, and in failure, we are together."

What message would you like to give to other students?

Stay disciplined, manage your time well, stay focused, and most importantly, believe in yourself.

How has your home and community environment supported your growth?

My home environment has been very peaceful and supportive. The well-ventilated rooms and scenic mountain view help me feel refreshed and energetic, which improves my focus.

Do you use any amenities in your society that help your routine?

Yes, I often use the open spaces like the podium, Urban Katta, and the multipurpose ground. These spaces help me relax and rejuvenate, especially during study breaks.

Kiara's journey reflects how discipline, consistent effort, and a supportive environment can help young students achieve academic excellence while maintaining a balanced lifestyle.

Divine Celebrations Mark Hanuman Janmotsav at Yashwin Orizzonte



Senior Citizen Group Organises Soulful Sundar Kand Path, Creating an Atmosphere of Devotion and Positivity

On the auspicious occasion of Hanuman Janmotsav, the Senior Citizen Group of Yashwin Orizzonte came together to celebrate the divine day with great devotion and spiritual fervour. The highlight of the celebration was the soulful organisation of the Sundar Kand Path, which filled the atmosphere with purity, positivity, and devotional energy.

Residents gathered in large numbers, creating a serene and spiritually uplifting environment within the community. The rhythmic chanting of the Sundar Kand verses resonated through the premises, invoking a deep sense of peace and collective faith among all participants. The event served as a

beautiful reminder of the timeless values of devotion, courage, and selfless service associated with Lord Hanuman.

The Senior Citizen Group took the lead in organising the entire gathering, reflecting their active participation in fostering cultural and spiritual harmony within Yashwin Orizzonte. Their enthusiasm and dedication added a special warmth to the celebration, making it a memorable occasion for everyone present.

As the Sundar Kand Path progressed, residents were immersed in the divine narration, experiencing moments of reflection and spiritual connection. The event concluded with prayers and prasad distribution, further strengthening the sense of togetherness within the community.

The Hanuman Jayanti celebration at Yashwin Orizzonte not only honoured the birth of Lord Hanuman but also reinforced the importance of unity,

A spiritually enriching Sundar Kand Path marked Hanuman Janmotsav at Yashwin Orizzonte, where residents came together in devotion under the initiative of the Senior Citizen Group. The gathering reflected collective faith and community bonding through sacred chanting and prayers.



devotion, and positivity in everyday life. It was a truly uplifting experience that left every participant with a renewed sense of faith and inner peace.

The occasion beautifully showcased how community-driven spiritual gatherings can bring people closer, fostering harmony and collective well-being.

Bringing Greater Ease and Accessibility to East Pune

At Yashwin Enchante, Upper Kharadi, VJ teams are closer to you, enabling smoother, more convenient interactions at every step of your journey

Strengthening our commitment to being accessible and people-first, we are delighted to be present at Yashwin Enchante, Upper Kharadi, making it easier for homeowners and customers in East Pune to stay connected with us and access support when needed.

The office began on an auspicious note with a Satyanarayan Pooja, setting the tone for a space that reflects positivity, trust, and new beginnings.

Here, VJ teams are available under one roof to assist customers with their queries, documentation, and overall home-buying journey. Whether it's guidance, clarifications, or support with

processes, customers can experience quicker resolutions and more seamless interactions.

A key convenience offered at this location is the facility for e-registrations, allowing customers to complete important formalities closer to home. This helps simplify processes, saving time and making the experience more efficient and stress-free.

Being present at Upper Kharadi also makes it easier for customers from nearby locations to plan visits at their convenience, have face-to-face interactions, and gain better clarity at every stage of their journey. It encourages more meaningful conversations and ensures that every requirement is addressed with care and attention.

From a customer's point of view, this initiative is all about ease, accessibility, and being closer to their needs.

With our presence at Yashwin Enchante, we continue to build not just homes, but meaningful connections, making every step of the journey simpler, smoother, and truly people-first.

Designed to bring greater ease and accessibility, our presence at Yashwin Enchante, Upper Kharadi ensures that customers in East Pune can now connect with VJ teams more conveniently, making every step of their journey smoother and more efficient.



ABS

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Building with Care : Our Commitment to Every Worker

At VJ-Sankalp, we believe a simple truth, what we build is only as strong as the people who build it. Our workforce is not just a part of our projects; they are at the very core of everything we do. Every milestone we achieve stands on the dedication, resilience, and skill of thousands of workers who bring our vision to life. This belief has shaped how we think, how we act, and how we build; not just structures, but an ecosystem rooted in care, dignity, and responsibility. Over the years, we have consciously strengthened our labour welfare and site management practices, guided by one principle: people first, always. Today, more than 13,000 workers are registered under BOCW, and through our collaborations with NGOs and partners, we have reached over 36,000 beneficiaries. These are not just numbers, they represent lives supported, families strengthened, and communities uplifted.



John Marian
VP – Human Resource
Sankalp Contracts
Private Limited

Our approach begins with health and safety, the foundation of any responsible workplace. From immediate hospitalisation support during emergencies to round-the-clock medical response and strong hospital partnerships across Pune, we ensure that no worker is left unattended in times of need. At the same time, we place equal emphasis on

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The health, safety, and welfare of our workers is our foremost priority and we stand by them in every situation.

preventive care through regular health camps, vaccination drives, and awareness programmes that promote long-term wellbeing. But care goes beyond healthcare. We have consistently worked to improve living conditions across labour camps, ensuring access to clean water, electricity, sanitation, and safe shelter. Seasonal challenges, whether extreme heat or heavy monsoons, are addressed proactively through planned interventions. Even the smallest details, shaded rest areas, water conservation systems, are thoughtfully designed to enhance comfort and dignity. Equally important is the

environment we foster within these communities. Our teams remain actively engaged on the ground, addressing concerns, resolving conflicts, and ensuring a safe, respectful atmosphere. This consistent human engagement builds trust, and trust is what sustains strong communities. One of the initiatives closest to our heart is education for workers’ children. Through our association with Doorstep Schools, we are ensuring that mobility does not become a barrier to learning. Today, over 270 children have access to education within or near their living environments. These efforts are strengthened by active involvement from our teams and leadership, who contribute to creating meaningful and enriching experiences for these young learners. We have also made steady progress in enabling legal awareness and financial inclusion. From BOCW registrations and Aadhaar linking to facilitating bank

accounts and access to government schemes like Ayushman Bharat, we ensure that workers are connected to the systems designed for their support and security. Looking ahead, skill development remains a critical focus. In 2025 alone, over 1,200 workers have undergone training across various trades, enhancing both productivity on site and long-term employability. Safety training, POSH awareness, and structured capability-building programmes will continue to evolve as we move forward. At VJ-Sankalp, these efforts are not standalone initiatives. They are part of a larger commitment; to build responsibly, sustainably, and with purpose. **The Road Ahead** As we grow, so does our responsibility. Our focus for the future is clear:

- Strengthening preventive healthcare systems across all sites
- Expanding access to

continuous education for workers’ families

- Driving structured skill development for long-term career growth
- Enhancing digital inclusion and documentation support
- Creating model labour communities that set new industry benchmarks

 Our vision is to move beyond welfare towards holistic workforce development, where every worker not only feels safe and supported but also sees a clear path to progress. Because construction is not just about buildings. It is about people. And when we take care of our people, they build far more than structures, they build trust.

Where Convenience Meets Community : Retail Finds Its Place in Punawale at YashONE Infinitee Avenue



With a strong residential base and curated retail mix, Punawale’s newest destination is shaping everyday convenience.

In the fast-evolving urban fabric of Punawale, VJ’s commercial development is quietly redefining what neighborhood retail truly means. It is emerging as a vibrant, everyday destination, where convenience meets community. At the heart of this growth lies a simple yet powerful philosophy: bringing essential services closer to where people live. With over 50 retail units, the development caters to a strong captive audience from surrounding residential communities, including YashONE Infinitee, which alone houses more than 1,000 homes. Coupled with the dense network of nearby societies, this creates a thriving ecosystem with consistent footfall and demand. This is where the charm of neighborhood retail shines. Unlike large-format malls, these spaces celebrate the warmth of local stores, daily convenience outlets, and familiar service providers. It’s about knowing your grocer, walking down for a quick coffee, or having a trusted pharmacy just minutes away. The momentum is already visible. Businesses like Tulip Tots International Day Care, Pre-School & Activity Centre; Hotel Shiv Sagar; Perfect Touch Salon Studio and Academy; Wellness Pharmacy; Cafe Storia; Noir Car Detailing Studio; and Mahalaxmi Kitchen have already set up shop, alongside multiple grocery and

Today’s retail success is no longer about scale alone, it’s about relevance and proximity. At YashONE Infinitee Avenue, we’ve designed spaces that integrate seamlessly with everyday life. When retail becomes a part of the community’s daily rhythm, it creates lasting value for both businesses and residents.



convenience stores that support everyday needs. Looking ahead, the potential is expansive. Cafés, specialty clinics, diagnostic centers, banks, co-working spaces, fitness studios, pet care centers, boutique bakeries, stationery stores, and quick-service restaurants can all thrive here. Each addition further strengthens the ecosystem, making the neighborhood increasingly self-sufficient. Beyond convenience, what truly sets this development apart is its ability to foster everyday interactions and a sense of belonging. These retail spaces are not just transactional in nature, they become part of residents’ daily routines and social fabric. A quick visit to a café



can turn into a familiar conversation, and a regular stop at a convenience store builds trust over time. This human-scale engagement is what transforms retail into a community experience. Strategically located within a high-growth corridor, the development also benefits from excellent connectivity to Wakad, Hinjawadi, and the Mumbai-Pune Expressway, making it easily accessible not just for residents but also for professionals working in nearby IT hubs. This expands its catchment beyond immediate neighborhoods, creating opportunities for businesses to tap into a wider, high-potential audience.

Importantly, the thoughtfully planned layout ensures visibility, accessibility, and ease of movement, allowing each retail unit to benefit from natural footfall. Ample parking, pedestrian-friendly design, and a well-curated mix of tenants further enhance the overall experience. As Punawale continues to evolve, developments like this are setting new benchmarks for integrated living, where retail is not an afterthought, but an essential layer that enriches everyday life, supports local entrepreneurship, and builds a truly connected neighborhood. **To explore leasing opportunities, connect with our team at +91 8799918056.**

Building Safer Skylines : Inside CREDAI Pune Metro’s Safety Award

With VJ associating this year, the initiative continues to strengthen a people-first approach to construction safety across Pune



In a rapidly growing real estate market like Pune, where skylines are constantly evolving, construction safety has emerged as a critical priority. Addressing this need, CREDAI Pune Metro’s annual Safety Awards have become a significant platform to recognize and encourage best practices across construction sites in the region. Instituted by CREDAI Pune Metro’s Labour Welfare Committee, the Safety Awards aim to foster a culture where safety is embedded into project planning and execution. The initiative brings together developers, contractors, and on-ground teams to benchmark their practices against evolving industry standards while encouraging continuous improvement. It also creates a valuable platform for knowledge-sharing, where best practices, innovations, and learnings can be exchanged across the industry. What sets these awards apart is their structured and transparent evaluation process. Projects are categorized based on size, ensuring fair assessment across developments of varying scales. An independent panel of experts evaluates entries on key parameters such as on-site safety systems, labour welfare facilities, emergency preparedness, and compliance documentation. This rigorous approach ensures credibility while pushing participants to adopt more robust and proactive safety measures. Additionally, regular site audits and detailed feedback reports help participants identify gaps and implement corrective actions effectively. Over the years, the initiative has seen strong participation

from leading developers, reflecting a growing awareness and commitment within the industry. The awards have also evolved to include specialized recognitions such as Zero Fall initiatives, emergency readiness, safety leadership, and labour welfare excellence, highlighting focused areas of achievement. These categories not only celebrate success but also inspire organizations to go beyond conventional safety practices. The association of VJ with this year’s Safety Awards further strengthens the initiative’s impact, bringing added focus to a people-first approach in construction. For VJ, safety is not viewed as a checklist or a compliance requirement, but as a fundamental philosophy that guides every stage of development. This involvement reflects a larger industry shift, where leading developers are actively taking responsibility to elevate safety standards across projects and stakeholders. Through this association, there is a renewed emphasis on driving awareness and participation at every level, from leadership teams to on-ground workers. It also reinforces the importance of aligning contractors, partners, and vendors to shared safety benchmarks, ensuring consistency in practices across all phases of construction. By supporting such platforms, VJ is contributing to a culture where safety is not only implemented but continuously improved and recognized. Beyond recognition, the Safety Awards serve a larger purpose, improving the everyday lives of construction workers. Emphasis on labour welfare, including better living conditions, healthcare access, and awareness of welfare schemes, underscores the human-centric approach driving the initiative. Training programs, safety drills, and awareness campaigns further empower workers to actively participate in maintaining safe work environments. The platform is helping standardize safety practices across Pune’s construction ecosystem through shared



CREDAI Pune Metro’s Safety Awards are setting new benchmarks in construction by recognizing projects that prioritize worker safety, preparedness, and welfare, transforming safety from compliance into a core industry value.

guidelines and manuals, creating consistency, reducing risks, and strengthening accountability. Over time, this is fostering a more preventive, deeply ingrained safety culture. It is also driving the adoption of technology-led solutions, such as digital monitoring, wearable devices, and real-time reporting tools, improving on-site vigilance, enabling faster decisions, and minimizing risks. Another key impact of the Safety Awards has been the strengthening of leadership accountability. With safety performance becoming a visible and measurable parameter, project leaders and site managers are taking greater ownership of safety outcomes. This shift is cascading down to on-ground teams, creating a more disciplined and aware workforce. Community awareness is becoming an important part of safety. Developers are extending measures beyond site boundaries to minimize disruption and protect nearby residents, through better barricading, traffic control, dust management, and clear communication. As Pune continues its growth trajectory, initiatives like the CREDAI Pune Metro Safety Awards play a vital role in shaping a responsible and future-ready real estate sector. With developers increasingly aligning their philosophies to prioritize people and safety, the industry is steadily moving towards a more conscious and resilient way of building one where progress and protection go hand in hand.

Palladio’s First Pickleball Tournament Serves Up Community Spirit



From a small resident-led idea to a high-energy sporting event, Palladio comes together to create a memorable first, with strong participation, women-led teams, and an unbeatable community vibe.

What started as a simple idea among a few residents has grown into a landmark community event at Palladio. The Palladio Pickleball Tournament, conceptualised just three months ago, brought together residents in a celebration of sport, participation, and togetherness. With over 95% first-time players, the tournament witnessed an overwhelming response. What was initially planned as a friendly competition soon transformed into an engaging and competitive sporting event, with participants displaying impressive passion, precision, and determination on the court. A total of 57 participants, including 8 children and 49 adults, took part in the tournament. The adult players



were grouped into 7 teams, each led by team owners, making the format both structured and exciting. In a proud first for the community, the tournament featured all-women team owners, who led their teams with exceptional coordination and leadership. Their efforts not only ensured smooth execution but also set an inspiring benchmark for future initiatives. Teams such as Palladio Warriors, Paddle Pandas, Paddle Force, Eagles, Ace Avengers, Ninjas, and Spin Masters brought energy and enthusiasm to every match, creating a lively and engaging atmosphere throughout the event. After a series of closely contested games, Ace Avengers emerged as the winners, with Paddle Pandas securing the runner-up position. The event extended beyond the courts, with lunch and dinner arrangements supported by resident sponsors and seamlessly managed by the women of Palladio, highlighting



A first for Palladio, the pickleball tournament brought residents together for a lively, competitive, and community-driven experience.

the strength of community collaboration. From exciting rallies to moments of camaraderie, the tournament captured the true essence of community living, where a small idea, driven by collective effort, turns into an unforgettable experience for all.

Young Mind, Golden Achievements : Shivansh Zarkar Shines on National & International Stage

An 8-year-old from Yashwin Urbo Centro, Wakad, makes his mark in prestigious abacus competitions with back-to-back gold topper titles

Celebrating the spirit of young achievers in our community, we are proud to share the inspiring journey of Shivansh Sameer Zarkar, an 8-year-old resident of Yashwin Urbo Centro, Wakad. A Grade 3 student of World Peace School, Alandi, Shivansh has recently earned remarkable recognition in the field of mental mathematics. In January 2026, Shivansh secured the Gold Topper position in two prestigious competitions. He emerged as a Gold Topper at the 174th Regional Abacus Competition, MAHAFFEST 2026 (Brainobrain), held in Pune on 11th January. Soon after, he went on to achieve another milestone by securing the Gold Topper title at the 16th International Online Abacus Competition, Brainobrainfest 2026, held on 24th January. These accomplishments reflect his dedication and growing expertise at both national and international levels. Beyond academics, Shivansh has a keen interest in playing the Tabla, showcasing his

Balancing studies with passion and curiosity, Grade 3 student Shivansh Zarkar showcases how encouragement and self-driven learning lead to remarkable achievements at a young age.

Sketching. His parents attribute his success to a supportive and flexible approach, encouraging him to explore what he enjoys and grow at his own pace. Their message to fellow parents is simple yet powerful: allow children the freedom to follow their interests and support them wholeheartedly.



inclination towards creative expression as well. His routine reflects a thoughtful balance, weekdays are dedicated to school and studies, while weekends are reserved for nurturing his interests through classes in Tabla, Abacus, and



THE SANKALP SPIRIT

CREDAI NCR Delegation Explores Quality and Innovation at Yashwin Urbo Centro

A 25-member team experiences mock floor planning, on-site material testing, and insights from Sarvesh Javdekar on building beyond construction.

Yashwin Urbo Centro welcomed a CREDAI NCR delegation for an immersive visit showcasing its approach to quality, execution, and innovation. From a detailed walkthrough of the sample flat and mock floor to the on-site material testing lab, the visit highlighted rigorous construction practices.

On 23rd April, Yashwin Urbo Centro hosted a distinguished delegation of 25 members from CREDAI NCR, offering them an immersive experience into Vilas Javdekar Developers’ approach to construction, quality, and future-forward thinking. The visit was thoughtfully curated to showcase not just the finished product, but the philosophy, systems, and processes that drive excellence across every

stage of development. The tour began with a visit to the sample flat, which also serves as a mock floor. This unique setup gave the delegation a firsthand



understanding of how design, functionality, and execution are aligned well before large-scale implementation. Every detail, from layout planning to finishing elements, is tested and refined at this stage. The mock floor concept reflects a proactive approach, identifying potential challenges early, enabling teams to perfect the living experience, and ensuring consistency across all units.



Following this, the CREDAI NCR members were taken to the on-site material testing laboratory, one of the key highlights of the visit. This showcased the rigorous quality control measures adopted at Yashwin Urbo Centro. The delegation gained insights into how raw materials are tested at source to meet stringent standards before being used in construction. From strength testing to consistency checks, each process reinforced a commitment to durability, safety, and long-term reliability. As the visit progressed, members observed how structured planning and technology integration support efficient project execution. Digital tracking systems, defined workflows, and clearly mapped milestones enable seamless coordination between teams. This ensures that progress is monitored closely and quality benchmarks are maintained at every stage. The focus is not just on speed, but on precision and accountability. A key takeaway for the delegation was the clarity in execution philosophy. Instead

of reacting to issues, the approach emphasizes proactive planning and early-stage validation. This reduces rework, improves efficiency, and enhances overall project outcomes. The alignment between design intent and on-ground execution was particularly appreciated, as it minimizes gaps and ensures a consistent experience for homeowners. The visit also highlighted the importance of internal capabilities and team ownership. By strengthening in-house expertise and reducing dependency on external variables, the organization is able to maintain better control over quality, timelines, and innovation. Teams are empowered with clear responsibilities, enabling faster decision-making and smoother execution on site. The experience was further enriched by an engaging session with Mr. Sarvesh Javdekar, who addressed the group, including several second-generation entrepreneurs. His interaction extended beyond construction practices, focusing on the evolving dynamics of the real estate industry. He shared candid insights on challenges faced with external dependencies and how these led to the development of stronger internal systems and processes. He emphasized that the future of real estate lies in building resilient, adaptable systems that



can respond to changing market needs while staying rooted in a people-first approach. His perspective resonated strongly with the audience, sparking meaningful discussions around innovation, scalability, and long-term value creation. The session also encouraged an open exchange of ideas, with members sharing their own experiences and perspectives. Conversations around vendor management, consistency across projects, and maintaining quality at scale added depth to the interaction, making it a two-way learning experience. Another important aspect discussed during the visit was the focus on long-term value. The emphasis is not just on delivering homes, but on creating spaces that stand the test of time in terms of quality, design, and usability. Attention to durability, ease of maintenance, and evolving lifestyle needs is integrated into both planning and execution. Overall, the visit to Yashwin

Urbo Centro offered more than a project walkthrough. It presented a comprehensive view of how thoughtful planning, strong systems, and a commitment to quality come together to create a differentiated approach to development. For the CREDAI NCR delegation, it was an opportunity to witness best practices in action and take back valuable insights that could be adapted within their own organizations. By opening its doors for such knowledge-sharing initiatives, Vilas Javdekar Developers continues to contribute to the larger real estate ecosystem. The visit reinforced the importance of collaboration, continuous learning, and raising industry benchmarks, setting the tone for a more structured, quality-driven, and future-ready approach to real estate development.

स्वरविलास प्रस्तुत ‘स्वरसंगम’ – सुरांचा, साधनेचा आणि आनंदाचा अविस्मरणीय संगम



MES बालशिक्षण, कोथरूड येथे दिग्गज कलाकारांच्या सुमधुर सादरीकरणातून रसिकांनी अनुभवला संगीत, परंपरा आणि आनंदाचा अनोखा मिलाफ

“समाधान आणि आनंद... कलाकारांच्या आयुष्यातील हीच खरी संपत्ती. एखादी मैफल रंगली किंवा एखाद्या रचनेला सुंदर चाल लाभली की जो आनंद मिळतो, तो शब्दात मांडता येत नाही...”

असाच अविस्मरणीय आनंद 4 एप्रिल रोजी MES बालशिक्षण, कोथरूड येथे आयोजित ‘स्वरविलास प्रस्तुत स्वरसंगम’ या कार्यक्रमात सर्व रसिकांना अनुभवायला मिळाला. सुरांनी नटलेली ही संध्याकाळ, नामवंत कलाकारांची उपस्थिती आणि प्रेक्षकांचा उत्साही प्रतिसाद यामुळे अत्यंत खास ठरली. या कार्यक्रमात भारतीय शास्त्रीय संगीत क्षेत्रातील मान्यवर कलाकारांनी आपली कला सादर केली. पंडित रघुनंदन पणशीकर, विदुषी सावनी शेंडे, पंडित हेमंत पेंडसे आणि अभेद अभिषेकी यांनी आपल्या सुरेल सादरीकरणातून संपूर्ण सभागृह भारावून टाकले. पंडित रघुनंदन पणशीकर यांनी आपल्या प्रभावी गायकीने रसिकांना मंत्रमुग्ध केले. त्यांच्या सादरीकरणातून रागसंगीताची खोली आणि सौंदर्य सहजपणे जाणवले. विदुषी सावनी शेंडे यांच्या मधुर आवाजाने वातावरण अधिकच सुरेल झाले. पंडित हेमंत पेंडसे यांनी सादर केलेल्या रचनांनी

या विशेष संध्याकाळी शास्त्रीय संगीताच्या विविध छटा रसिकांना अनुभवायला मिळाल्या. नामवंत कलाकारांच्या सादरीकरणामुळे सभागृहात एक वेगळेच संगीतविश्व उभे राहिले. VJ Parivaar साठी ही संध्याकाळ कला, संस्कृती आणि समुदायभावना यांचा सुंदर संगम ठरली.

कार्यक्रमात वेगळीच रंगत आणली. या संध्याकाळचे विशेष आकर्षण ठरले अभेद अभिषेकी यांचे सादरीकरण. आदरणीय पंडित वसंतराव अभिषेकी बुवांचा वारसा पुढे नेत, शौनक अभिषेकी यांचे सुपुत्र आणि शिष्य असलेल्या अभेद अभिषेकी यांनी आपल्या सुरांनी रसिकांची मने जिंकली. त्यांच्या गायकीत परंपरा आणि नवीनतेचा सुंदर संगम दिसून आला. कार्यक्रमाचे सुंदर निवेदन स्नेहल दामले यांनी केले. त्यांच्या निवेदनाने संपूर्ण कार्यक्रम एक सुंदर प्रवासासारखा वाटला. प्रत्येक कलाकाराची ओळख आणि सादरीकरणामागील भावना त्यांनी सोप्या आणि सुंदर शब्दांत रसिकांपर्यंत पोहोचवली. या कार्यक्रमात VJ Parivaar चा सहभाग विशेष होता. अशा सांस्कृतिक

कार्यक्रमांच्या माध्यमातून VJ नेहमीच आपल्या कुटुंबियांना केवळ घर नाही तर एक समृद्ध अनुभव देण्याचा प्रयत्न करतो. संगीत, कला आणि संस्कृती यांच्याशी जोडणारे असे कार्यक्रम हे VJ च्या “**people first**” या विचारांचे सुंदर उदाहरण आहेत. VJ साठी घर म्हणजे केवळ इमारत नाही, तर ते आनंद, नाती आणि अनुभव यांचे

एक सुंदर विश्व आहे. त्यामुळेच अशा कार्यक्रमांच्या माध्यमातून VJ Parivaar सदस्यांना एकत्र येण्याची, आनंद वाटून घेण्याची आणि संस्कृतीचा अनुभव घेण्याची संधी मिळते. ‘स्वरसंगम’ ही केवळ एक मैफल नव्हती, तर सुरांची, भावनांची आणि आनंदाची एक सुंदर अनुभूती होती. ही संध्याकाळ प्रत्येक रसिकांच्या मनात कायम स्मरणात



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“समाधान आणि आनंद... स्वरविलास – स्वरसंगम हा एक अत्यंत मनाला भिडणारा आणि समृद्ध करणारा संगीत अनुभव ठरला. पं. हेमंत पेंडसे, पं. रघुनंदन पानशिकर, अभेद अभिषेकी आणि विदुषी सावनी शेंडे यांच्या सादरीकरणांनी कार्यक्रमाला एक वेगळी उंची दिली. VJ Parivaar टीमचे अशा सांस्कृतिक उपक्रमासाठी मनःपूर्वक आभार. हा अनुभव खरोखरच अविस्मरणीय ठरला. पुढेही अशाच सुंदर कार्यक्रमांची आतुरतेने वाट पाहत आहोत.

– शिरीष चौधरी, यशविन आनंद

स्वरविलास – स्वरसंगम हा एक अवर्णनीय आणि मनाला स्पर्श करणारा अनुभव ठरला. सुमारे तीन तास संपूर्ण सभागृह स्वरांच्या सुंदर लयीमध्ये हरवून गेले होते. मान्यवर कलाकारांच्या अप्रतिम सादरीकरणाने आणि सुरेल वातावरणाने कार्यक्रमाची उंची अधिकच वाढवली. VJ Parivaar तर्फे आयोजित असे उपक्रम खरोखरच “घरपण” निर्माण करतात—फक्त घरे नव्हे, तर नाती जोडण्याचे काम करतात. संगीतासारख्या प्रभावी माध्यमातून समाजाला एकत्र आणण्याचा हा सुंदर प्रयत्न मनापासून भावला.

– नंदकिशोर गोविंद निरगुडकर, यशवन इन्फिनिटी



PBC T3 & T4 Samvaad : Strengthening Bonds Beyond Homes



An engaging in-person interaction that brought homeowners and VJ leadership together, reinforcing trust, transparency, and community spirit.

A thoughtfully designed initiative that brings homeowners and the VJ team onto a common platform for open dialogue, updates, and meaningful engagement. Curated for VJ Parivaar members, these sessions are aimed at fostering transparency, addressing queries, and strengthening the sense of belonging that defines the VJ community. The recent PBC T3 & T4 Samvaad, conducted as an in-person engagement, truly embodied this philosophy. The session began on a vibrant note with interactive activities that encouraged homeowners to connect with

their neighbours, setting the tone for a warm and welcoming environment. These moments of bonding are an integral part of Samvaad, as they help shape not just residences, but thriving communities. The interaction then moved into insightful updates shared by VJ senior leaders, covering key aspects such as construction progress, possession timelines, amenities, and post-possession services. These updates play a crucial role in providing clarity and reinforcing homeowners’ confidence in their journey with VJ. A highlight of the session was the open Q&A, where homeowners engaged directly with the leadership team, sharing their questions and perspectives. Each query was addressed with transparency and intent, reflecting VJ’s people-first approach and commitment to clear communication.



A Samvaad session that combined meaningful updates, open conversations, and neighbourly bonding, reflecting the true essence of VJ Parivaar.



VJIL Kharadi Mock Floor & Engineering Expo Enhances Customer Trust

An engaging on-site showcase highlights construction quality, thoughtful design, and a customer-first approach

The Mock Floor and Engineering Expo held on 18 April 2026 at VJIL Kharadi brought together VJ Parivaar members for an insightful and engaging on-site experience, reinforcing the brand’s commitment to putting customers first. Designed as a platform for real-time interaction, the event allowed customers to witness the project’s progress and construction quality firsthand. The response was overwhelmingly positive, with attendees expressing strong satisfaction with the finishing standards and the overall pace of development. One of the key highlights of the event was the curiosity and enthusiasm displayed by customers toward understanding the project’s amenities in greater depth. The on-ground team played a pivotal role in addressing queries, guiding customers through the offerings, and showcasing the thoughtfully planned features that contribute to an enhanced living experience. The project’s site hygiene and maintenance standards also stood out, earning

appreciation from attendees. Despite ongoing construction, the well-maintained environment reflected the team’s disciplined execution and attention to detail. A particularly impactful element of the event was the mock floor experience for SOHO and Indisuites customers. This setup enabled owners to better visualize their future spaces, making the journey more tangible and instilling greater confidence in their purchase decisions. Overall, the event at VJIL Kharadi successfully deepened customer engagement and

strengthened trust. It served as yet another reflection of VJIL’s customer-centric philosophy, where transparency, quality, and experience come together to create lasting relationships.



VJIL Kharadi offered an immersive glimpse into their future spaces, reinforcing trust through transparency, quality, and meaningful engagement.



VJ Parivaar Turns Community Spirit into Climate Action with Tree Plantation at Taljai Tekdi

Over 200 members across age groups came together to plant native trees and support a greener Pune.

In the quiet, green expanse of Taljai Tekdi, where the city of Pune pauses to breathe, something meaningful unfolded on the morning of April 18. Just days before Earth Day, over 200 members of VJ Parivaar came together, not just for an activity, but for a shared purpose. Armed with saplings, soil, and a sense of responsibility, they turned a simple tree plantation drive into a powerful expression of collective climate action.

Ahead of Earth Day, VJ Parivaar members gathered at Taljai Tekdi to plant native trees and support a greener future. From children to seniors, the drive showed the power of community action.

BE THE CHANGE



A Hill That Holds Pune's Green Soul
Taljai Tekdi, located in the southern part of Pune, is one of the city's most cherished green lungs. Known for its rich biodiversity, walking trails, and serene environment, the hill is home to a variety of native flora and

fauna. Over the years, it has become a refuge not only for birds and wildlife, but also for Pune-kars seeking calm amidst urban life. Choosing Taljai Tekdi for this plantation drive was both symbolic and strategic. As Pune continues to expand, preserving and enhancing such ecological

zones becomes increasingly important. By focusing on a location that already holds environmental significance, the initiative contributes to strengthening an existing ecosystem rather than creating isolated green pockets.

ROOTED TOGETHER, GROWING GREENER



A Community That Shows Up
What made the morning truly remarkable was the people. From a 2.5 year old child carefully holding a sapling with curious hands, to an 80 year old gentleman gently guiding the planting process

with experience and patience the drive brought together three generations in a shared act of giving back. Families arrived together. Children ran around excitedly, learning by doing. Parents paused their busy routines. Seniors participated with quiet determination. It was a scene that went beyond participation, it reflected belonging. Residents from across Pune, Wagholi, Punawale, Pimple Saudagar, Kothrud, Pirangut, Kharadi, and Hinjawadi, came forward with a common intention. Despite coming from different parts of the city, they stood united by a simple belief: small

actions, when done together, can create lasting change. This is what VJ Parivaar stands for, not just a network of homeowners, but a living, evolving community of responsible citizens.



From Intention to Action
The day began with registrations and a warm welcome from the VJ team, who had meticulously planned the experience.



Participants were guided through a brief orientation, why native trees matter, how to plant correctly, and what role each individual plays in ensuring long-term survival.



Soon after, the hillside came alive with activity. Pits were dug. Saplings were placed carefully into the soil. Hands got muddy. Conversations flowed. Each tree was not just planted, it was nurtured in that very moment, with attention and care.



Volunteers from the VJ team were present throughout, guiding participants, helping children, and ensuring that every sapling was planted correctly. The process was thoughtfully designed to be inclusive, allowing even the youngest and oldest members to participate meaningfully.



One particularly moving moment stood out: a young child and an elderly gentleman planting a tree together. It was more than just a visual—it was a reminder of continuity. One generation beginning its journey, another passing on its wisdom, both contributing to something that will outlive them.



“

We all say we love our planet, but this initiative gives us a real chance to show it. It was wonderful to see people from all age groups come together for such a meaningful cause. Planting six trees in a day was a truly fulfilling experience for me. In today's fast-growing world, efforts like these are the need of the hour.

A great initiative and one everyone should be a part of.



TODAY, I PLANTED 6 TREES!
Jigyasa Badgujar, Yashwin Encore

“

It's our second time participating in a plantation drive like this, the first being during the inauguration of Yashwin Jeevan. While we all understand the importance of trees, opportunities to come together and actively contribute like this are rare. What made it even more special was seeing people across age groups participate with equal enthusiasm. It was a wonderful real-world experience. Initiatives like these truly remind us of our shared responsibility



TREES ARE IMPORTANT
Anand Kharvandikar, Yashwin Jeevan

Your VJ Parivaar Tree Plantation at Taljai Tekadi Moments are all here, Carefully Curated and Easy to Access.

Kwikipic
Join via Ucode SPPVM*

CLICK HERE

Why Native Trees Matter

At the core of the drive was a conscious choice, to plant native species. Unlike ornamental or exotic plants, native trees are naturally suited to the local climate and soil conditions. They require less maintenance, support local biodiversity, and play a critical role in restoring ecological balance. Among the species planted were **Kanchan** and **Tamhan**, both known for their seasonal blooms and environmental value. The Kanchan tree, with its orchid-like flowers in shades of pink, purple, and white,

blooms between January and March, adding vibrant color to the landscape. The Tamhan tree, which flowers from April to June and sometimes again in the monsoon months, holds special significance as the official state flower of Maharashtra. Its striking purple blossoms not only beautify the surroundings but also attract pollinators, supporting the local ecosystem. By choosing such trees, the initiative goes beyond just planting and helps create a healthy, self-sustaining environment.



A Commitment Beyond the Day

What sets the VJ Parivaar Tree Plantation initiative apart is its long-term vision. Planting a tree is only the first step. Ensuring its survival is the real commitment. All saplings planted during the drive will be cared for

over the next three years. This includes regular watering, protection from external damage, and monitoring their growth until they become self-sustaining. This structured approach ensures that the effort invested on a single day translates into lasting environmental impact.

It reflects a deeper philosophy, that responsibility doesn't end with action; it begins there.

NATURE FIRST.
ALWAYS



From 1,000 to 5,000 Trees: A Growing Vision



The plantation drive at Taljai Tekdi marked the beginning of a larger journey. With an ambitious goal of planting 5,000 native trees across Pune, VJ Parivaar has taken a significant step toward building a greener future. The first phase saw the plantation of 1,000 trees, setting the momentum for many more such drives

planned in the coming months. Timed around Earth Day, this initiative is not a one off event but part of an ongoing commitment to environmental responsibility. It brings together scale and sincerity, ensuring that growth is both measurable and meaningful.



CLICK HERE

To Watch VJ Parivaar Tree Plantation at Taljai Tekadi Film

“We often speak about sustainability, but actions like these truly make a difference. It's encouraging to see such enthusiastic participation across all age groups. In today's rapidly developing, concrete-heavy environments, initiatives like these are the need of the hour. I would urge more developers and communities to create such opportunities because real change begins when we step out and take action. For children especially, it was a wonderful real-world experience.



खूप मजा आली
Atul Gulanikar,
Palladio Kothrud Central

Thoughtful Gestures That Carry Forward the Message

A person wearing a yellow shirt and a white hat is holding a small green seed ball in their hand.

At the end of the drive, participants were given seed balls as a takeaway; small, simple spheres containing seeds that can be dispersed in soil to grow into plants over time. Along with this, each participant received a thank-you card highlighting the impact of their contribution. It served as a gentle reminder that the act of planting a tree extends far beyond the moment, it becomes part of a larger environmental story.

These thoughtful gestures ensured that the experience did not end at Taljai Tekdi. Instead, it travelled back with each participant, encouraging continued action in their own spaces.

A seed ball is shown in the top photo, and a group of people holding seed balls is shown in the bottom photo.

VJ Parivaar: Building More Than Homes

For VJ Parivaar, initiatives like these are a natural extension of its belief system. Positioned as a community of responsible citizens, VJ Parivaar goes beyond the idea of housing. It focuses on creating ecosystems where people feel connected, not just to each other, but to their surroundings.

A hand is holding a small green seed ball in the foreground, with a blurred background of trees and a sign that says 'नलजाई बनईमान'.

When Community Becomes Climate Action

Climate change is often spoken about in global terms, rising temperatures, melting glaciers, extreme weather events. But real change begins at a much smaller, more personal level.

It begins when a child plants their first tree. When a family chooses to spend a morning giving back to nature. When a community decides to act, rather than wait. The tree plantation drive at Taljai Tekdi is a reminder of this truth. It shows that climate action does not always require grand gestures. Sometimes, it is as simple as coming together, digging into the soil, and planting hope, one sapling at a time.

A group of people are shown planting a tree in a field.

5,000 TREES.
ONE GREEN CITY.

PLANTED 1000 TREES THIS APRIL.
LET'S PLANT MORE!

Stay tuned!

A close-up photo of hands planting small green saplings into the soil.

#GreenerPune

A Future Rooted in Responsibility
As the sun rose higher over Taljai Tekdi and the morning drew to a close, the hillside stood transformed; not dramatically, but meaningfully. Rows of young saplings marked the effort of many hands. The soil carried footprints, laughter, and intention. And in that quiet transformation lay the promise of what is to come. Years from now, these

saplings will grow into trees and bloom. They will offer shade, support wildlife, improve air quality, and remind us of a community that chose to act. Because when people come together with a shared purpose, even the smallest actions can grow into something far greater. And on that April morning, VJ Parivaar didn't just plant trees, it planted a legacy that will bloom for years to come.



VJ IndiWorks Baner Central : A Strategic Address for Modern Business

Designed for visibility. Built for efficiency. Placed at the centre of opportunity.



Not all office spaces are equal. Some enable business. Some elevate it. In a city that is constantly evolving, location is no longer just about connectivity, it is about presence, visibility, and the ability to stay ahead. VJ IndiWorks Baner Central emerges as a powerful response to this new-age business need, placing enterprises right at the centre of Pune’s most dynamic commercial ecosystem. Baner, once a quaint suburb, has today transformed into a thriving urban hub with a distinctly cosmopolitan fabric. With seamless connectivity

to key destinations like Pune University, Wakad, Shivajinagar, and Hinjawadi, the location offers not just convenience, but strategic advantage. The upcoming and existing metro connectivity further strengthens Baner’s position as a future-ready business address.

At the heart of this transformation stands VJ IndiWorks Baner Central, a thoughtfully designed commercial development that combines architectural finesse with functional excellence. The project features a striking glass façade, ensuring maximum visibility and a commanding presence, making it an address that businesses are proud to associate with.



What truly sets this development apart is its lease-ready office ecosystem. In today’s fast-moving business environment, flexibility is key. IndiWorks offers premium office spaces that are not only designed for ownership but are also ideal for leasing, enabling businesses to move in, scale, and operate with ease.

In Baner’s most decisive commercial stretch, VJ IndiWorks brings together location advantage, high-efficiency workspaces, and a dedicated parking tower, creating an address that works as hard as the businesses within it.

Whether it’s a growing startup, an established IT firm, or a creative studio, the spaces adapt seamlessly to varied business formats.

Each floor offers a generous carpet area of approximately 6,500 sq. ft., paired with a 3.6-metre floor-to-floor height—creating expansive, efficient, and well-lit work environments. The design allows for multiple layout possibilities, from co-working hubs to corporate offices, ensuring that businesses don’t just occupy space, they optimize it.

Adding to this is a strong focus on infrastructure that supports performance. High-speed elevators with RFID-enabled access, 100% DG backup, dedicated HVAC provisions, and advanced fire safety systems ensure that operations run smoothly and securely. Every detail has been carefully considered to meet the expectations of modern enterprises.

One of the most distinctive features of VJ IndiWorks Baner Central is its dedicated parking tower, a rarity in dense urban commercial zones. Designed with mechanically operated systems, the tower accommodates 2 and 4 wheelers, addressing one of the most critical challenges faced by office-goers today. This not only enhances convenience but also elevates the overall business experience for employees and visitors alike.

Beyond functionality, the project also integrates recreational and breakout spaces across two levels, encouraging collaboration, creativity, and informal interactions. These thoughtfully designed zones bring balance to the work environment, making it more engaging and people-centric.

The development is also built with a clear understanding of evolving workplace dynamics. With provisions for co-working setups, creative studios, IT offices, and even split-office configurations, IndiWorks supports diverse business needs under one roof. This flexibility ensures that as businesses grow and transform, their workspace evolves with them.



VJ INDIWORKS
BANER CENTRAL

PRIME BANER LOCATION
Easy access to Hinjawadi, Wakad & Pune University

SPACIOUS FLOOR PLATES
~6,500 sq. ft. designed your way

DEDICATED PARKING TOWER
For both four wheeler and two wheeler parking

FLEXIBLE WORKSPACES
Co-working, corporate, creative & more

GLASS FAÇADE TOWER
Modern, visible, premium

SMOOTH WORKDAYS
DG backup, fast elevators, efficient planning

BREAKOUT SPACES
For collaboration and quick pauses



An Auspicious Beginning at Indiworks, Kharadi Central

A heartfelt Payabharani ceremony brings boutique office owners together, blending tradition with a thoughtfully curated virtual experience.

VJपायाभरणी

Marking a significant milestone in the journey of boutique office ownership, the Payabharani ceremony at Indiworks, Kharadi Central was conducted in a spiritually enriching and deeply personal setting. Hosted as part of the VJ Connect initiative, the ceremony brought owners closer to their future workspaces, both emotionally and symbolically. Led by Guruji, the rituals were performed with traditional reverence, invoking blessings for prosperity and success. The ceremony created an atmosphere of positivity and anticipation, as each step signified the beginning of a new chapter for the owners.

What made the occasion especially meaningful was the presence of customers along with their families. It transformed the ceremony into more than just a construction milestone, it became a shared celebration of aspirations, dreams, and the journeys that lie ahead. The participation of families added warmth and depth, reinforcing the idea that every workspace carries a

personal story. Every element of the event was thoughtfully curated to ensure a seamless and fulfilling experience for those present. From the rituals to the overall flow, the focus remained on creating a sense of connection and belonging among all attendees.

Recognising that some owners may not have been able to attend in person, a special online Payabharani experience was also curated. This ensured that distance did not become a barrier to participation. Through this digital extension, owners could virtually witness the ceremony and be part of the auspicious beginning, staying connected to the moment in real time.

As VJ Indiworks Kharadi Central moves forward, this ceremony marks not just the start of construction, but the beginning of a shared vision. With blessings, participation, and a strong sense of community, the foundation has been laid for a future built on purpose and promise.



VJ INDIWORKS
KHARADI CENTRAL

The foundation of Indiworks, Kharadi Central was marked with a spiritually significant Payabharani ceremony, bringing owners together for a moment of श्रद्धा , celebration, and shared beginnings.



FOR THE MOMENTS YOU'LL REMEMBER
LONG AFTER THEY PASS!

*The first big achievement. A wedding anniversary.
A new beginning worth celebrating.*

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ELEGANZA
KATHA
TRILITE
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At Sakhariya Jewellers, every piece is made to
mark life's most meaningful moments.

401/2, Raviwar Peth, Sonya Maruti Chowk, Pune

VJ Property Upgrade Fest : Extending Relationships Beyond Possession



A people-first initiative by VJ that reconnects with homeowners, offering personalized guidance, financial insights, and upgrade opportunities right where they live.

At VJ, the journey with a homeowner has never been defined by possession alone. In fact, that milestone, so often seen as the finish line in real estate, is where a deeper, more meaningful relationship truly begins. A home is not just a static asset. It is a living space that evolves alongside the people within it. Over time, families grow, lifestyles change, aspirations expand, and priorities shift. What once felt like the perfect home may gradually no longer align with where life is headed. A growing family may need more space. A professional milestone may bring the desire for a better location or upgraded lifestyle. Investment perspectives may change as financial goals mature. Recognizing this dynamic nature of homeownership has always been central to VJ's philosophy. Every homeowner is part of the larger VJ Parivaar, a community built on trust, shared growth, and long-term engagement. This belief has shaped not only how VJ builds homes, but also how it continues to stay connected with homeowners well beyond possession. Today, as the real estate landscape itself undergoes rapid transformation, this continued engagement has become even more relevant.

A MARKET THAT DEMANDS TIMELY DECISIONS

Over the past few years, the real estate sector, particularly in cities like Pune—has witnessed strong momentum.



Demand has remained robust, new developments have raised the bar for lifestyle offerings, and infrastructure growth has significantly influenced property values. However, alongside this growth, the market has also become more complex. Pricing trends are evolving faster than before. Interest rates fluctuate, impacting affordability and loan decisions. Investment dynamics are shifting, influenced by both macroeconomic factors and local developments. For homeowners, this creates an important and often challenging question: **“What is the right next step?”** **Should one upgrade to a larger home now or wait?** **Is this the right time to invest in a second property?** **Would restructuring an existing loan make financial sense?** **Is it better to rent, resell, or hold?** These are not decisions that can be made in isolation. They require the right insights, timely guidance, and a trusted partner who understands both the market and the homeowner's journey.

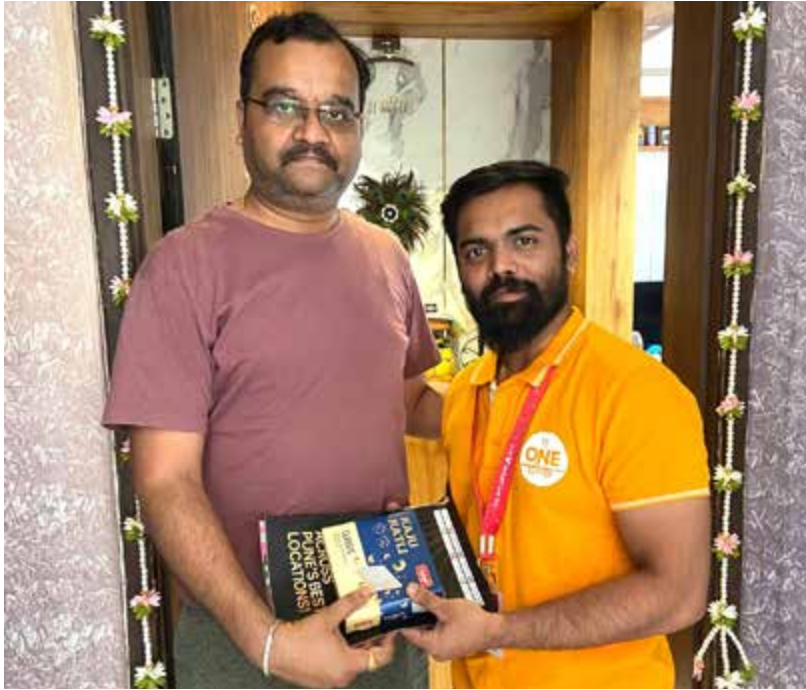
INTRODUCING VJ PROPERTY UPGRADE FEST

It is with this understanding that Vilas Javdekar Developers introduces the VJ Property Upgrade Fest—a thoughtfully curated initiative designed to bring real estate expertise directly to homeowners. More than just an engagement activity, the Property Upgrade Fest is a reflection of VJ's commitment

to staying connected with its community in meaningful ways. It is built around a simple yet powerful idea: to deliver value where it matters most, at the homeowner's doorstep. The initiative is being rolled out across completed VJ societies, reaching out to homeowners within the comfort of their homes and workplaces. Instead of expecting customers to visit an office or attend a large-format event, VJ's team takes the experience to them, creating a more personal, convenient, and relevant interaction.

A PERSONALIZED, VALUE-DRIVEN EXPERIENCE

What makes the VJ Property Upgrade Fest truly distinctive is the depth and relevance of services it offers. Each interaction is designed to address real needs that homeowners experience at different stages of their journey. At the core of the initiative is expert-led consultation. Homeowners get the opportunity to engage directly with VJ's experienced team to understand current real estate trends in Pune, explore upcoming developments, and evaluate opportunities aligned with their goals. For those considering an upgrade, the fest provides insights into new VJ projects that cater to evolving lifestyle aspirations, whether it is larger homes, better amenities, or more strategic locations. Financial guidance forms another critical pillar of the initiative. Homeowners can explore options such as home loan top-ups, balance



transfers, and optimized financing solutions. In a market where interest rate movements can significantly impact long-term financial planning, having access to informed guidance can make a meaningful difference. Beyond buying and upgrading, the fest also supports homeowners in maximizing the value of their existing property. Services such as rental and resale assistance help homeowners make informed decisions based on market demand and pricing trends. Adding another layer of relevance are pre-monsoon home audits, an often-overlooked but highly practical service. By helping homeowners proactively assess and address maintenance needs, VJ reinforces its commitment to not just delivering homes, but ensuring their long-term quality and comfort. The initiative also extends its benefits to homeowners' extended networks. Through guidance for friends and family looking to invest in Pune, VJ strengthens the sense of community within the VJ Parivaar, enabling homeowners to become advocates and enablers for others.

TAKING THE EXPERIENCE TO THE CUSTOMER

One of the most defining aspects of the VJ Property Upgrade Fest is its on-ground approach. In an industry where engagement is often driven by site visits or centralized events, VJ has chosen a more thoughtful path, one that prioritizes convenience and personal connection. By meeting homeowners where they are, the brand removes friction and creates space for genuine conversations. These interactions are not transactional. They are rooted in understanding individual journeys, listening to concerns, and offering solutions that are both practical and future-focused. This approach reflects VJ's broader philosophy of being people-first. It is not about pushing decisions, but about enabling better ones. It is not about immediate conversions, but about building lasting trust.

STRENGTHENING THE VJ PARIVAAR

The VJ Property Upgrade Fest also plays a larger role in reinforcing the identity of the VJ Parivaar. For VJ, homeowners are not just customers, they are long-term stakeholders in the brand's journey. Every initiative is designed to

strengthen this bond, creating a sense of belonging that goes beyond ownership. By actively engaging with homeowners even after possession, VJ ensures that the relationship remains relevant and valuable. It creates opportunities for continued interaction, feedback, and co-creation, elements that are essential for building a truly connected community. The fest also aligns with VJ's broader efforts to create meaningful touchpoints through initiatives like VJ Parivaar engagements, events, and value-added services. Together, these efforts contribute to a holistic homeowner experience that evolves over time.

EARLY RESPONSE AND IMPACT

The response to the VJ Property Upgrade Fest has been encouraging. Homeowners have appreciated the convenience of doorstep engagement and the opportunity to have focused, one-on-one discussions about their property-related decisions. Many have already benefited from financial restructuring options, gained clarity on market trends, and explored upgrade possibilities that they had been considering but not actively pursuing. More importantly, the initiative has helped reinforce trust, reminding homeowners that VJ remains a committed partner in their journey, even years after possession.

A STEP TOWARDS SMARTER OWNERSHIP

In today's fast-changing real estate environment, informed decision-making is more important than ever. Whether it is upgrading, investing, or optimizing an existing asset, the right guidance at the right time can significantly enhance outcomes. The VJ Property Upgrade Fest is a step in that direction. It is not just about facilitating transactions, it is about empowering homeowners with knowledge, options, and support. It is about ensuring that every VJ homeowner feels confident about their next step, whatever that may be.

AN INVITATION TO EVERY VJ HOMEOWNER

If you are a VJ homeowner residing in any completed VJ project, the Property Upgrade Fest is an opportunity worth exploring. It is your chance to gain clarity on your property journey, understand evolving market dynamics, and access tailored solutions designed around your needs.

At VJ, the relationship with homeowners begins after possession. With evolving lifestyles and a dynamic real estate market, the VJ Property Upgrade Fest is designed to help homeowners make smarter property decisions through expert-led, doorstep consultations and tailored services.



More than anything, it is an opportunity to reconnect, with the brand, with the community, and with the possibilities that lie ahead. Because at VJ, building homes is just the beginning. Nurturing relationships, enabling growth, and being part of every homeowner's evolving journey, that is what truly defines the experience.

YOUR HOME HAS GROWN WITH YOU. NOW IT'S TIME TO EXPLORE WHAT'S NEXT.



Over the past few years, Pune's residential real estate market has continued to demonstrate strong resilience and steady appreciation, driven by infrastructure expansion, IT/ITeS growth corridors, and sustained end-user demand. Micro-markets such as Wakad, Hinjewadi, Baner, Kharadi, and Tathawade have seen consistent upward movement in property values, alongside an evolving preference for larger homes, lifestyle-led amenities, and integrated communities. At the same time, home loan interest rate cycles and shifting financial conditions have made timing a critical factor in property decisions. Many homeowners today find themselves at a point where their existing asset has significantly appreciated, opening up opportunities for upgrade, reinvestment, or portfolio restructuring. Within this context, informed decision-making becomes essential, not just to maximize financial value, but also to align with changing lifestyle needs.

Connect with VJ Property Upgrade Fest at your society and explore your upgrade options today.
Get in touch : 77679 26260



Balewadi Has an Edge Now.

Palladio Presidential Suites at Balewadi Riverfront. Five Towers - Six Residences on each Floor. Designed to the standard the name demands.

Beyond Balewadi : A Riverfront of a Different Kind

Balewadi is one of Pune's most accomplished addresses. It has earned that standing honestly — proximity to Hinjewadi's IT corridors, excellent highway connectivity, reputed schools, and a lifestyle infrastructure that few localities in the city can match. But success brings density. The streets that once defined Balewadi's appeal now carry the weight of rapid, relentless growth.

The Balewadi Riverfront is a different proposition altogether. Positioned along the Mula river's edge, it sits at the quieter, greener periphery of this celebrated neighbourhood — separated from the city's pace not by distance, but by the natural boundary of water and open sky. Here, the horizon is not a wall of concrete. It is a walkable, tree-lined promenade sloping gently toward the river, with seating pockets, open viewing decks, and a car-free social edge that invites the kind of stillness that city life rarely offers.

Metro connectivity via Ashok Nagar station, direct Mumbai highway access, and a location equidistant from Hinjewadi, Baner, and Kharadi make this one of Pune's most strategically connected residential addresses. What sets it apart, however, is not its connections to the city — it is its capacity to let you forget the city entirely.



"The Riverfront is not just a location advantage — it is a lifestyle choice. For families who want the best of Pune without surrendering their sense of peace, there is simply no better address right now."
— Nilesh Gore, Vice President, Sales, Vilas Javdekar Developers

A New Category : The Presidential Suites

When Vilas Javdekar Developers studied the aspirations of Pune's next generation of home buyers — established professionals, dual-income families, returning NRIs, and discerning upgraders — a clear gap emerged. The market offered either large-format luxury with compromised layouts, or well-planned homes that stopped short of the premium experience they deserved. The Presidential Suites were conceived to close that gap entirely. Offered in 3 BHK and 4 BHK configurations across Towers T4 and T5, the Presidential Suites are two distinct experiences within a shared design philosophy. The **3 BHK Presidences**, ranging from 1070 sq.ft. to 1145 sq.ft., are conceived for the family that values efficiency of space without compromise on finish — every square foot considered, every

room purposeful. The master bedroom carries its own bathroom styled distinctly from the other two, a detail that speaks to the thought invested in the everyday experience of living here, not just the showroom moment.



The **4 BHK Presidences**, at 1545 sq.ft. and 1590 sq.ft., occupy an entirely different register. The hall opens generously — wide enough to host, airy enough to breathe. These are homes designed for the family that entertains, that has parents visiting, that wants a home study and a guest room without feeling that either has been compromised. The entrance creates a powerful, private arrival before the living space even opens up. A larger family does not simply need more rooms — it needs more considered rooms. The 4 BHK Presidential Suite understands that distinction entirely. Across both configurations, just six residences share each floor. Three dedicated passenger elevators serve each tower, with a fourth solely for fire safety. A segregated service spine ensures that all operational movement remains completely invisible to residents. These are not features listed in a brochure — they are design decisions made in service of a single idea: that true luxury is felt in what you never have to encounter, not just in what you see. The specifications carry that philosophy through to every surface and fitting. Fullhome marble flooring throughout living and common areas. All bedrooms finished in premium wooden flooring. A full-body durable kitchen platform. Jaquar Premium Cloud Series bathroom fittings — with each bedroom styled distinctly, a detail that drew spontaneous, genuine reactions from every family who walked through the sample residences. Full home automation — smart switches, integrated lighting control, and entry systems that make the home feel responsive to the people who live in it.



"The Presidential Suites were born from a very specific understanding — that there is a generation of home buyers in Pune today who have outgrown the standard luxury offering, but who do not want to simply buy square footage. They want a home that reflects who they are. The Presidential Suites are our answer to that aspiration."
— Dhanashree Shinde, Vice President — Brand Experience, Vilas Javdekar Developers

In VJ's product brand hierarchy, the Presidences carry a specific emotional mandate: the Sense of Becoming. Not arrival, not aspiration. Becoming. It is the emotion of a family that has achieved, that knows what it wants, and that refuses to accept a home that does not reflect both the quality of their life and the depth of their values.

Design as a Statement : The Architecture of Palladio Presidential Suites.

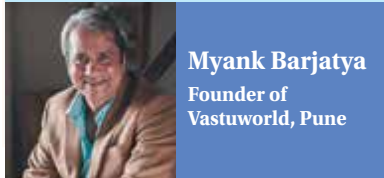
The architectural vision of Palladio Presidential Suites was entrusted to Architect Girish Brahme, one of Pune's most respected architects and the principal design mind behind several of VJ's most celebrated projects. His brief was singular — create a building whose exterior communicates restraint and permanence, and whose interiors prioritise arrival, privacy, and the quality of light. The elevation draws from the organic movement of the Mula river — horizontal fins and layered façade elements that create a living play of light and shadow across the day. Inside, guided floor navigation, intuitive signage, and the complete separation of service from living are not afterthoughts. They are the architecture itself. As Brahme has long maintained, good design is not about adding more — it is about removing everything that should not be there.



The Landscape and Amenity programme at Palladio Presidential Suites reflects the same principle. Organised around four life contexts — those who simplify, those who host, those who compete, and those who seek tranquility — the offerings include a Ballroom, a Culinary Atelier, a Presidential Lap Pool, Cardio and Strength Gym, Sky Yoga Deck, Ice Bath Tubs, Morning Ritual Kiosk, Pet Park, Guest Suites, and a Mandir with Devrai at the community's spiritual heart. The 12-metre Riverfront Promenade, shaded by a layered tree canopy with a dedicated cycling track and open viewing decks, completes the picture — a car-free social edge that belongs as much to the river as it does to the residents.



Energy Over Compliance — The Vastu Shilp Shastra Principle For Vilas Javdekar Developers, Vastu has never been a checkbox item. Across every project the organisation has delivered, Vastu Shilp Shastra — the ancient science of spatial energy — has been a design input from the first drawing, not a correction applied at the end. Architect Mayank Barjatya, VJ's principal Vastu consultant, brings a philosophy that places energy flow at the very centre of spatial planning. "The question is not simply which direction a room faces," he explains. "The question is how the home feels when you are inside it — and that feeling comes from energy, not compliance." At Palladio Presidential Suites, every unit — its entrance orientation, kitchen position, master bedroom placement, and the community temple — has been shaped by this principle. The result is a home that does not merely satisfy a Vastu checklist. It genuinely feels right, from the moment of arrival.



Who Called Palladio Presidential Suites their Home
The families who booked at Palladio Presidential Suites on April 4, 2026 paint a vivid picture of contemporary Pune. IT professionals and senior corporate leaders form the largest segment, drawn by the

location's commute advantage to every major employment corridor in the city. Dual-income couples, many buying their second or third home, represent a significant cohort — buyers who have lived in VJ homes before and returned not because they had to, but because they chose to.



Business owners, NRIs booking for family or as considered investment, and a meaningful number of loyalty buyers from prior VJ projects complete the picture. What united these buyers across their diversity was a shared sensibility : a belief that a home should do more than shelter — it should reflect the life its owners have built and the future they are still building. Several customers, when asked what brought them to Palladio Presidential Suites, spoke not of specifications or pricing but of a feeling. The feeling of walking into the sample residence and knowing. That instinct — that immediate, quiet certainty — is what a welldesigned home produces. And it is what Palladio Presidential Suites was built to deliver.



An Evening to Remember : The Grand Launch, April 4, 2026

The Grand Launch of Palladio Presidential Suites on the evening of April 4, 2026 brought over 800 guests to the Balewadi Riverfront site for an evening designed as a celebration, not a transaction. Families who had placed their trust in VJ months earlier — some waiting through the better part of a year — arrived to see their faith rewarded with the full reveal of a project that exceeded many expectations. The event was designed around the same principles that govern the project itself : thoughtful zoning, intuitive flow, and a hospitality standard consistent with the Presidential name.



A Delight Studio photobooth — where guests queued enthusiastically for oversized keepsake prints — became one of the evening's most remembered moments. Gifts of a Puneri Pagadi, a plant, and occasionappropriate sweets grounded the celebration firmly in the culture and city of Pune. The price reveal, presented through the VJ Customer Portal App, was received with the kind of energy that only months of carefully managed anticipation can produce.



"The customers who trusted us first — who took a token before they had seen a floor plan, before they knew the price — they deserved an evening that honoured that trust. Everything we designed, from the first communication they received to the moment they confirmed their home, was built around that commitment."
— Raj Kewlani, Associate Vice President — Brand VJ, Vilas Javdekar Developers

Project Details : Palladio Presidential Suites, Balewadi Riverfront

3 BHK Presidences : 1070 sq.ft. to 1145 sq.ft. ₹1.51 Cr – ₹1.76 Cr all inclusive

4 BHK Presidences : 1545 sq.ft. and 1590 sq.ft. ₹2.30 Cr – ₹2.45 Cr all inclusive

Possession: December 2032
MahaRERA: PR1260002502961



Building Sustainability Through Team Engagement at Portia Grande



Aligned with World Earth Day through awareness, action, and collaboration.

Why It Matters
World Earth Day reminds us that sustainability is not just a global topic. It starts with small actions at our sites. In construction, where our work directly impacts the environment, it is important to build awareness and encourage teams to act responsibly.

With this intent, the activity was designed to connect teams with sustainable practices while also encouraging collaboration beyond routine work.

What We Did
A sustainability-focused team activity was conducted at the Portia Grande site, bringing teams together in an engaging format.

The activity was planned as a poster-making exercise based on key themes relevant to site execution:

- Water management
- Energy-efficient construction
- Dust and pollution control
- Air quality management
- Waste segregation and recycling
- Clean and green site practices

Teams actively participated and presented their ideas with practical thinking and strong ownership. The discussions helped connect these concepts with real on-ground practices. The winning team will now represent the site at the next level, as the initiative is extended to other locations.

This will create a wider platform for participation and sharing of ideas.

Impact Created
The activity helped bring sustainability into everyday thinking at site level.

- Improved awareness of sustainable practices
- Encouraged practical problem-solving
- Strengthened teamwork and collaboration
- Built ownership towards environmental responsibility
- Supported consistent sustainable actions on-site

What This Means for VJ
This initiative is a step towards making sustainability a part of everyday work, not just a concept.

It reinforces a simple thought: Small actions at site level can create a meaningful impact on the environment.

As VJ continues to build projects, we also build responsibility towards our people, our communities, and the environment.



Learning in Action : Building Capability Where It Matters Most

Turning expert insights into better decisions, safer practices, and stronger execution on the ground.

At VJ, learning is not just an initiative—it's something we actively practice in our day-to-day work. As projects become more complex, the need to strengthen technical knowledge, improve coordination across teams, and take better on-ground decisions becomes even more important.

This month, multiple sessions were conducted by industry experts, focusing on practical learning, real challenges, and approaches that teams can directly apply in their roles.

From Numbers to Control : Strengthening the BOQ to Billing Framework



A focused session for Estimation, Contracts, and Purchase teams, led by **Ajay Kumar Patil**, highlighted the importance of BOQ in managing billing and overall contract control.

With over three decades of experience, he shared practical insights on vendor management, cost tracking, and contractual clarity. One of the key highlights was the open discussion—participants shared real challenges and explored solutions through actual project scenarios.

This helped teams not only understand concepts better but also reflect on how existing processes can be improved for more clarity and efficiency.

Prepared Today, Safer Tomorrow : Reinforcing Fire Safety Awareness



With the expansion at the Aluform factory, strengthening safety preparedness became essential. The session was conducted by **Yuvraj Patil and Ram**, who ensured a very practical and engaging learning experience.

The session covered fire hazards, preventive measures, and correct use of safety equipment. Participants also got clarity on fire layout systems and sprinkler mechanisms within the factory setup.

A live fire drill was a key highlight, giving teams real-time exposure and building confidence to handle emergency situations more effectively.

Thinking Beyond Cost : Embedding a Value Engineering Mindset



Another session led by **Ajay Kumar Patil** brought together Estimation, Purchase, and Contracts teams to focus on value-driven decision-making.

The discussion encouraged teams to look beyond immediate cost and think about the overall impact on time, efficiency, and long-term

project outcomes. Through practical examples, participants understood how small decisions can make a big difference.

The session also reinforced the importance of working together as one team, rather than in silos, to achieve better results.

Anticipating Risks, Strengthening Execution : A Proactive Approach to Site Management



A session on proactive risk management was conducted for site leadership teams by **Hemant Joshi**, who brings over 38 years of experience.

Through real case studies, he explained how risks can be identified early and managed effectively. Concepts like HIRA, better inspection practices, and data-based decision-making were discussed in a very practical way.

The key takeaway was clear—anticipating risks early helps improve safety, reduce issues, and ensure smoother project execution.

What Truly Matters :
What truly matters is not just what we learn, but how we apply it in our day-to-day work—on-site, in decisions, and across teams.

As we continue learning from industry experts, the focus remains clear:

To build teams that are skilled, aligned, and ready to deliver consistently.

85 PARTICIPANTS ENGAGED

EXPERT-LED SESSIONS

PRACTICAL, ON-GROUND LEARNING

BETTER TEAM ALIGNMENT

MORE PROACTIVE DECISION MAKING



Held on the 3rd Saturday of every month, Shramaseva is not just an initiative, it is a feeling. A simple, sincere expression of gratitude. A moment where we

They served meals with their own hands. And in that act, something shifted. What could have been just another activity became deeply personal. Every plate served carried a silent **“thank you.”** Every smile exchanged made the moment more human.

The presence of the workers' children made it even more special. Their innocence, their curiosity, their laughter, it reminded everyone that this initiative is not just about acknowledging work, but about embracing families, stories, and lives.

As VJ Parivaar grows, so does this shared spirit of care and connection, from Payabharni till possessions and beyond. Shramaseva reminds us that homes are not just built with materials.



To Watch VJ Parivaar Shramaseva Film

**Your VJ Parivaar
Shramaseva Moments
are all here, Carefully
Curated and Easy to
Access.**



Join via Ucode **BF*MFM**



The Hands That Build Our Homes

At VJ, every home begins with people and every worker's wellbeing remains at the heart of everything we do.

Walk through any VJ site early in the morning, and you'll notice something before the sound of machines or the pace of work begins; people gathering, sharing tea, exchanging smiles, preparing for the day ahead.



These are the hands that build our homes. They come from different parts of the country, carrying with them aspirations, responsibilities, and quiet determination. And while they may be known as our workforce, to us, they are an integral part of the VJ family. Because at VJ, we believe something very simple, if we are building homes for families, we must first take care of the people who build them.

Behind every wall, every finish, and every milestone are the hands that make it possible. At VJ, caring for our workforce goes beyond responsibility, it is a deeply held commitment to ensure safety, dignity, and opportunity for every worker and their family.



Every worker brings skill to the site. And with the right support, that skill can grow into something even more meaningful. But beyond technical training, there is a focus on safety and confidence. Fire safety drills, equipment handling sessions, and regular safety training ensure that every worker feels prepared and protected.



Beyond Work — A Sense of Belonging
Work is important, but so is the feeling of belonging. Festivals are celebrated together, small gatherings bring people closer, and cultural moments add colour to routine days. Timely wages ensure stability, but these shared experiences build something deeper—trust, connection, and a sense of being valued. Beyond the numbers are real stories: of someone receiving care in time, of a child learning something new, and of a worker feeling seen, heard, and respected. And that is what truly matters.



Care That Shows Up When It Matters Most
There are moments that define what care truly means. Like the night when a worker at one of our sites suffered a sudden paralytic attack. It was late, unexpected, and critical. But within hours, our team had arranged for an ICU bed, coordinated hospital care, and ensured he was not alone at that moment. Or the many instances where pregnant women workers are gently supported, accompanied to hospitals,



Helping Navigate the System
For many workers, access to formal systems, documentation, government benefits, healthcare schemes can be complex and distant. We try to bridge that gap.

For women workers, POSH training creates awareness and reassurance, helping build a more respectful and inclusive environment. These efforts are not just about better work. They are about better futures.

Over the Past Year, **1,221 Workers** have been Trained across Trades like Masonry, Carpentry, Fitting, and Painting.



and cared for with the attention they deserve. Across all our sites, help is never far away. Ambulance contacts are visible, first-aid is readily available, and hospital partnerships ensure that medical care is accessible when needed. Health camps, vaccinations, and awareness sessions on diseases like malaria and HIV are conducted regularly, not just to treat, but to prevent. And when our teams come together to donate blood, contributing nearly **1,200 units**, it reflects a deeper culture. One where care extends beyond obligation, into genuine concern for life.



From Aadhaar linking to bank account support, from E-Shram registrations to Ayushman Bharat cards, every step is guided and supported. More importantly, workers are informed about their rights. Because awareness is the first step towards empowerment.

Through Consistent Efforts, **13,091 Workers** have been Registered under the BOCW Act, Opening Doors to Multiple Government Benefits.

The Power of Coming Together
Our journey is strengthened by partnerships. Through collaborations with NGOs, we have been able to reach communities across health camps, women welfare initiatives, de-addiction programmes, and skill-building efforts. Each partnership adds depth to what we can offer,

A Community That Looks Out for Each Other
Life in a labour camp brings together people from different backgrounds, experiences, and perspectives. Naturally, there are moments of disagreement or tension. What matters is how they are handled. Our teams are present, approachable, and responsive, stepping in to resolve conflicts, sometimes



ensuring that support is not limited, but holistic.

Positively Impacting Over **36,000 workers**



even in the middle of the night, ensuring that situations are addressed with care and understanding.



A Place to Live, Not Just Stay
For many workers, the site is not just a workplace, it is where life happens. That's why we make a conscious effort to ensure that labour camps feel less like temporary shelters and more like spaces of dignity. Clean drinking water, proper sanitation, electricity, and shelter form the basics, but we go further. In the peak of summer, shaded rest areas and cold drinking water become essential. During the monsoon, additional safety measures are quietly put in place. If there is a disruption, water or electricity, it is addressed immediately, even in the middle of the night.

Small changes often make a big difference. Showers help improve hygiene and reduce water wastage. RO water systems encourage mindful consumption. And then there are the spaces that bring a sense of normalcy, a small play area where children laugh, a cricket pitch where workers unwind after a long day. These are not just facilities. They are reminders that life, even away from home, can still hold moments of comfort and joy.

Learning That Doesn't Stop
One of the most heartening sights across our sites is that of children walking into their classrooms, right within the labour colony. For families that move frequently, education often becomes inconsistent. The Doorstep School initiative changes that. These classrooms are filled with more than lessons. They are filled with curiosity,

Today, **273 Children** are Learning, Growing, and Discovering their Potential without having to Leave their Environment.



laughter, and dreams. Sometimes, learning comes in the form of stories of leaders like Chhatrapati Shivaji Maharaj or Dr. B. R. Ambedkar. Sometimes, it comes through simple gestures, notebooks gifted by someone celebrating their birthday, or time spent engaging with the children. For these young minds, education is not just about books. It is about possibility.



Looking Ahead, With the Same Heart
As VJ continues to grow, one thing remains constant, our belief in putting people first. We will continue to strengthen our efforts, expand our initiatives, and find new ways to support the people who make everything possible.

And as Labour Day reminds us each year, it is not just about recognising work but about honouring the dignity, resilience, and contribution of every individual behind it. **Because every home we build carries their effort within it.**

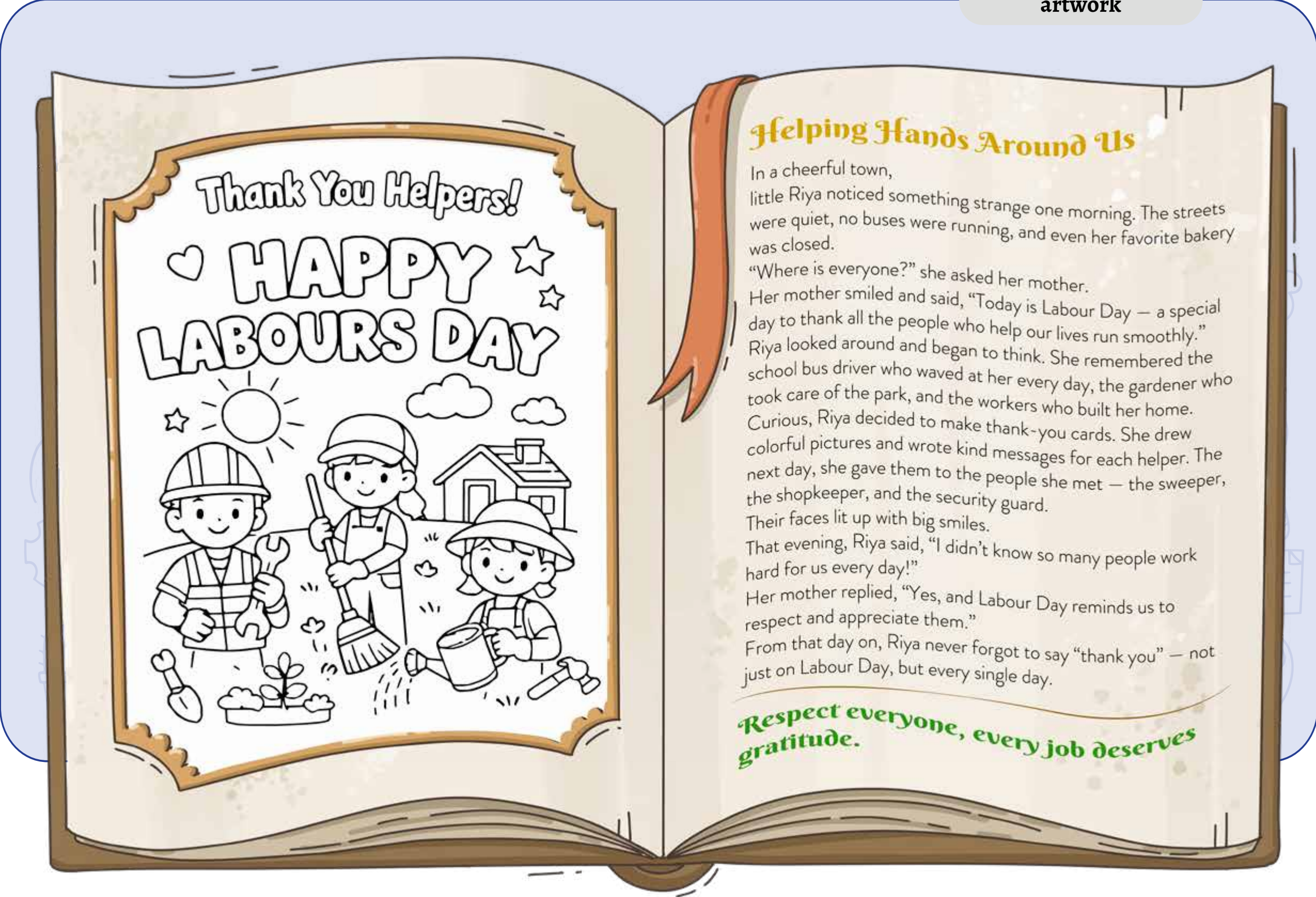


Read. Imagine. Colour.

Bring your favourite stories to life with colours.

CLICK HERE

to upload your artwork



Did you know that Maharashtra has its own special state symbols?

State animal :
Indian Giant Squirrel, also called Shekru, which lives high up in trees!



State bird :
Yellow-footed Green Pigeon, a bright green bird that blends in with leaves.



State tree :
Mango Tree, famous for juicy mangoes



State flower :
Jarul, known for its beautiful purple blooms.



Popular traditional food :
Puran Poli, a sweet and tasty treat!



Maharashtra was formed on 1st May, 1960, this day is celebrated as Maharashtra Day



“Every state has its own special identity—and Maharashtra is full of color, nature, and yummy food!”

A Canvas of Joy, Filled with Bright Colors and Creativity of Our Young Explorers

The entries we received are a burst of creativity, joy, and pure imagination.



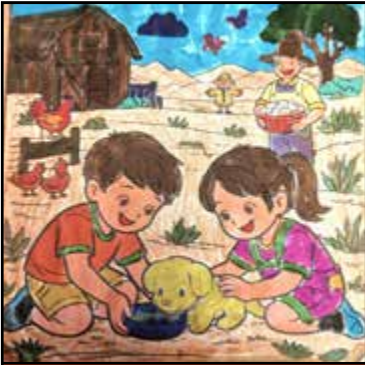
DARSH SANT, 9 YEARS
PALLADIO TATHAWADE



RUSHANK KHOT, 6 YEARS
YASHWIN SUPERNOVA



DEVANSH KADU, 10 YEARS
YASHWIN HINJAWADI



PRISHA ALWE , 5 YEARS
YASHONE INFINITEE



BHAUMIK MAGARDE, 8 YEARS
YASHWIN HINJAWADI



VIHAAN ATRE, 7 YEARS
YASHONE HINJAWADI



ANVESHA HIWASE, 7 YEARS
YASHWIN ORIZZONTE

Life Around Us

Everyday life in your society is filled with little moments, some funny, some heartwarming, and some that make you say “this happens to me too!”

Laugh, relate, and maybe even find your own story hidden in the frames!

Drop your cutest or funniest stories with us at Aishwarya.Todkare@javdekar.com



PALLADIO KOTHRUD CENTRAL
KOTHRUD

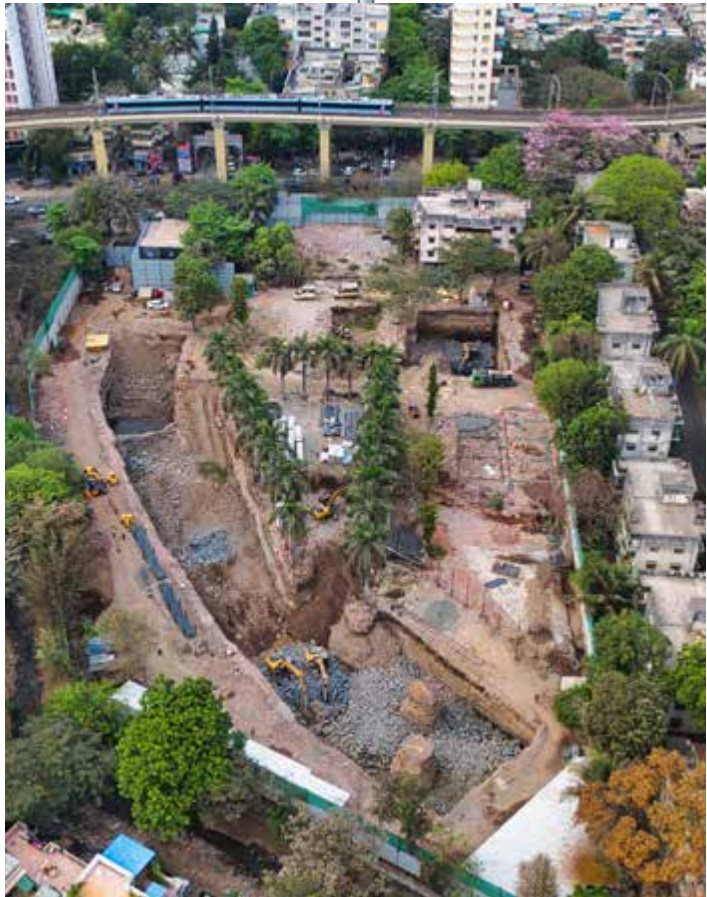
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AS ON 15 APR 2025



Actual site photos taken in Mar 2026.



Excavation work in progress.



PALLADIO BALEWADI CENTRAL
BALEWADI

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Actual site photos taken in Mar 2026.

- TOWER 1**
Shuttering & Reinforcement
24th floor slab work in progress.
19th floor block work, 16th floor gypsum plaster & 12th floor waterproofing work in progress.
- TOWER 2**
30th floor slab casting work completed.
24th floor block work, 23rd floor gypsum plaster & 23rd floor kitchen dado work in progress.
- TOWER 3**
OHWT & LMR shuttering & reinforcement work in progress.
34th floor blockwork & 34th floor kitchen platform work in progress.
23rd floor internal plaster work in progress.
- TOWER 4**
OHWT AND LMR shuttering & reinforcement work in progress.
2nd to 33rd floor blockwork completed, 33rd floor gypsum plaster & 18th floor toilet dado work in progress.
- TOWER 5**
7th floor slab work completed.
8th floor slab work in progress.

PALLADIO LAVIENTO

BANER MHALUNGE

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A1A2 BUILDING

Excavation & PCC Work, Raft casting work, balanced footing completed.

B1B2 BUILDING

Excavation work completed.
PCC work 60% work completed and raft reinforcement work in progress.



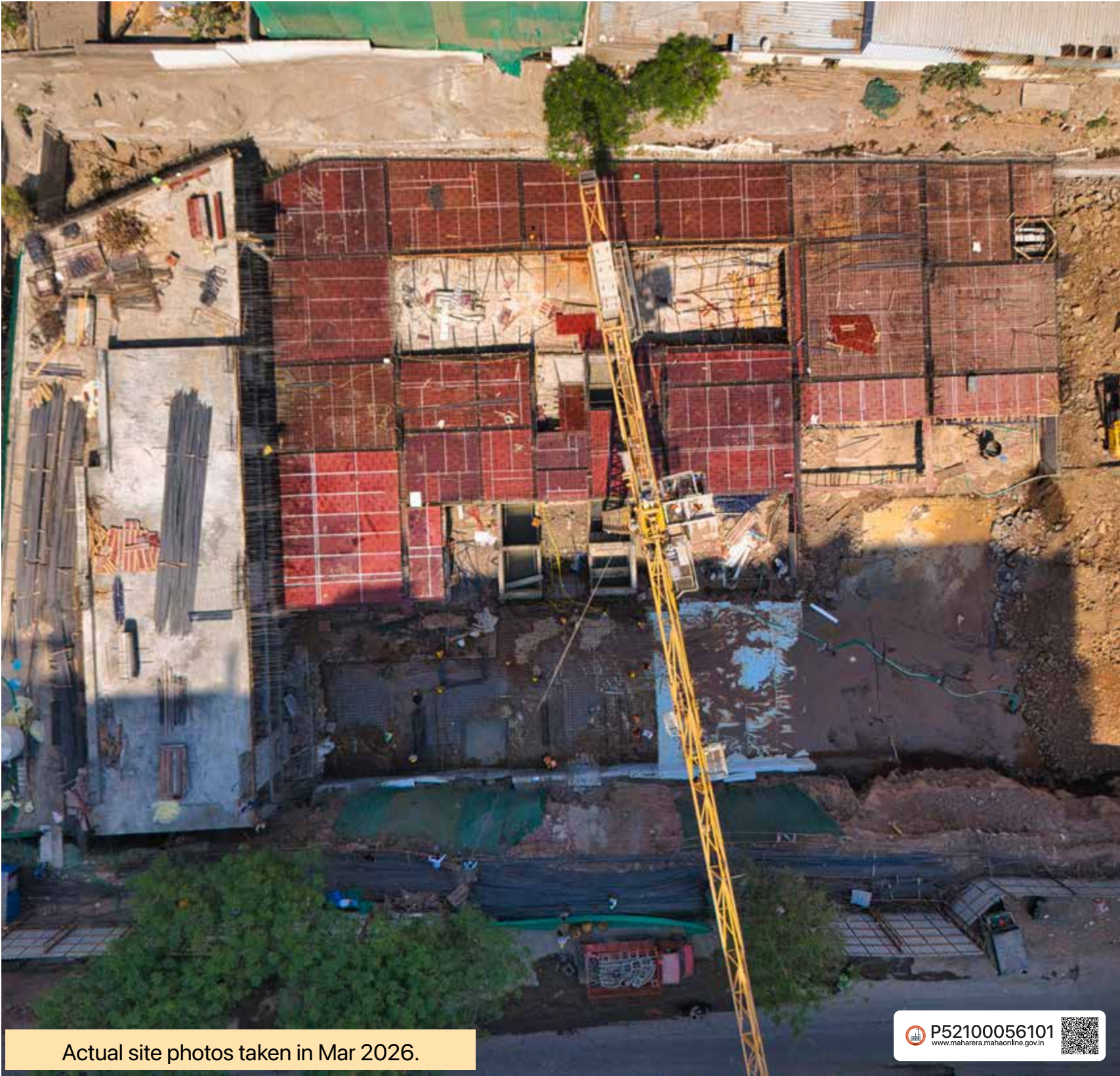
Actual site photos taken in Mar 2026.

VJ INDIWORKS KHARADI CENTRAL

KHARADI

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Basement 1 floor (2nd slab):
Building area and development
70% work completed.

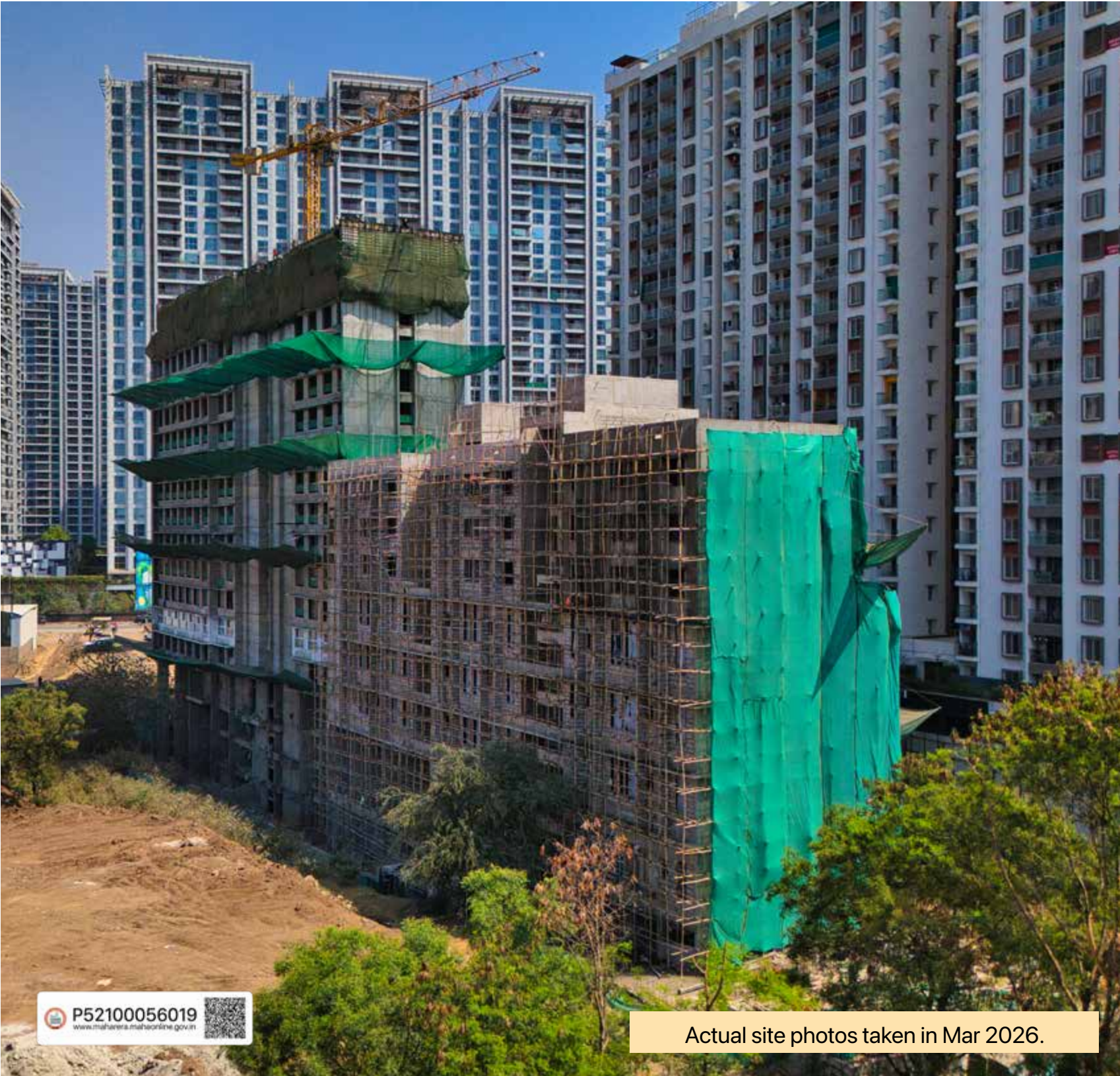


Actual site photos taken in Mar 2026.



VJ INDILIFE
KHARADI

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P52100056019
www.maharera.maharashtra.gov.in

Actual site photos taken in Mar 2026.

WING1
18th Slab work in progress.
9th floor block work in progress
5th floor gypsum plaster work in progress.

WING 2
Terrace floor slab - Completed
OHWT top slab - Completed
Ground & 6th floor Gypsum work in progress.
Ground & 4th floor Block work in progress.

VJ INDIWORKS KOTHRUD CENTRAL
KOTHRUD

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Excavation work in progress.



Actual site photos taken in Mar 2026.

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PALLADIO KHARADI CENTRAL

KHARADI

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TOWER 1

23rd floor blockwork, electrical conducting, gypsum plaster, kitchen otta, internal plaster & staircase railing work completed, 23rd floor concealed plumbing work in progress.

TOWER 2

23rd floor blockwork, electrical conducting, gypsum plaster, kitchen otta, internal plaster and staircase railing, Internal flat flooring & concealed plumbing work completed.

TOWER 3

23rd floor blockwork & electrical conducting & Internal plaster work completed.
23rd floor concealed plumbing work in progress.

TOWER 4

23rd floor blockwork, electrical conducting and Internal plaster work completed. 23rd floor gypsum plaster work in progress. 23rd floor concealed plumbing work in progress.



PORTIA GRANDÉ

BANER

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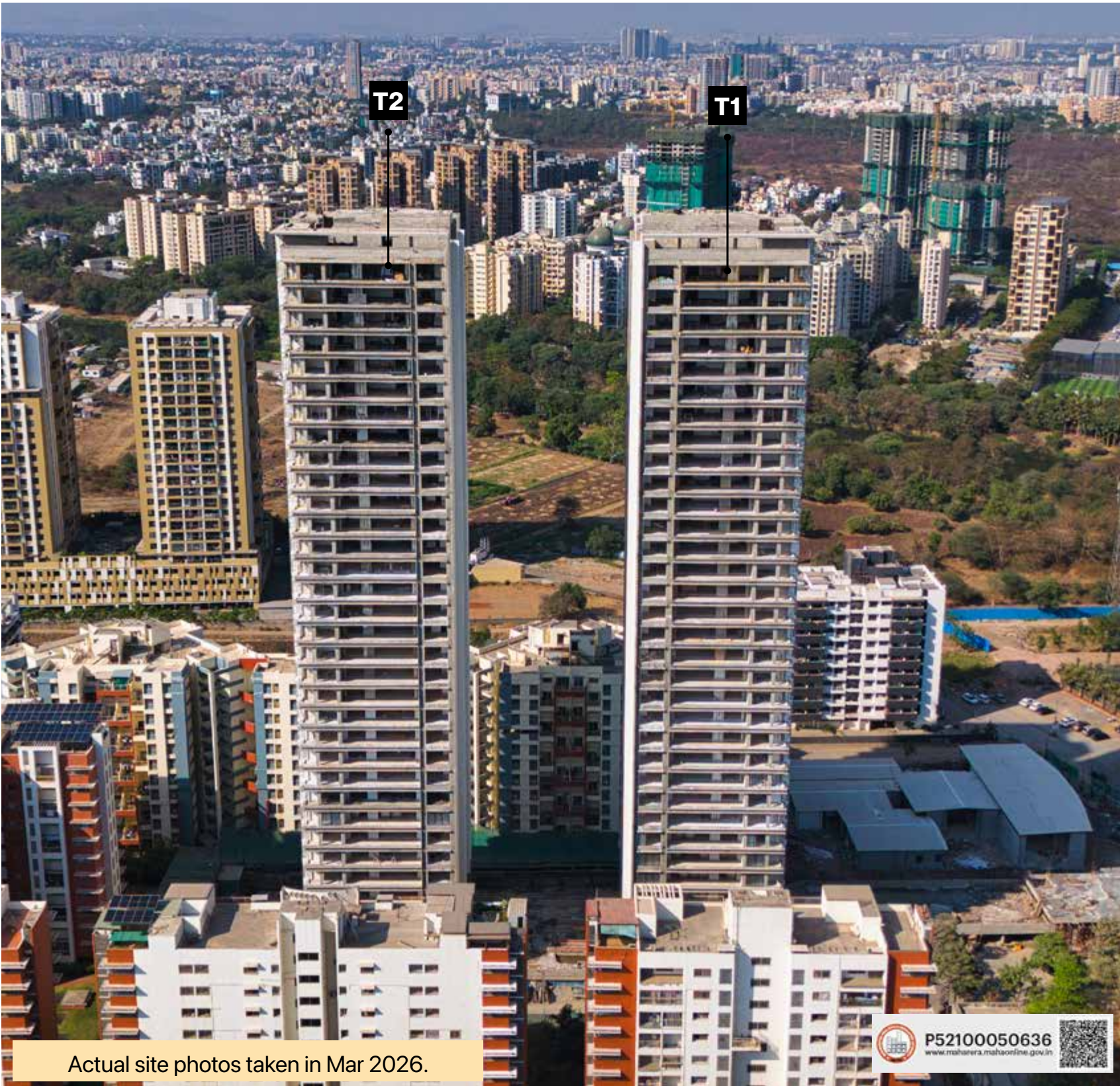
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TOWER 1

25 units 1st coat putty of internal painting work completed. 6 units work in progress.
55 units marble flooring work completed.

TOWER 2

22 units 1st coat putty of internal painting work completed. 2 unit work in progress.
62 units marble flooring work completed.
3 units fixing work progress



VJ CENTRAL AVENUE

KHARADI

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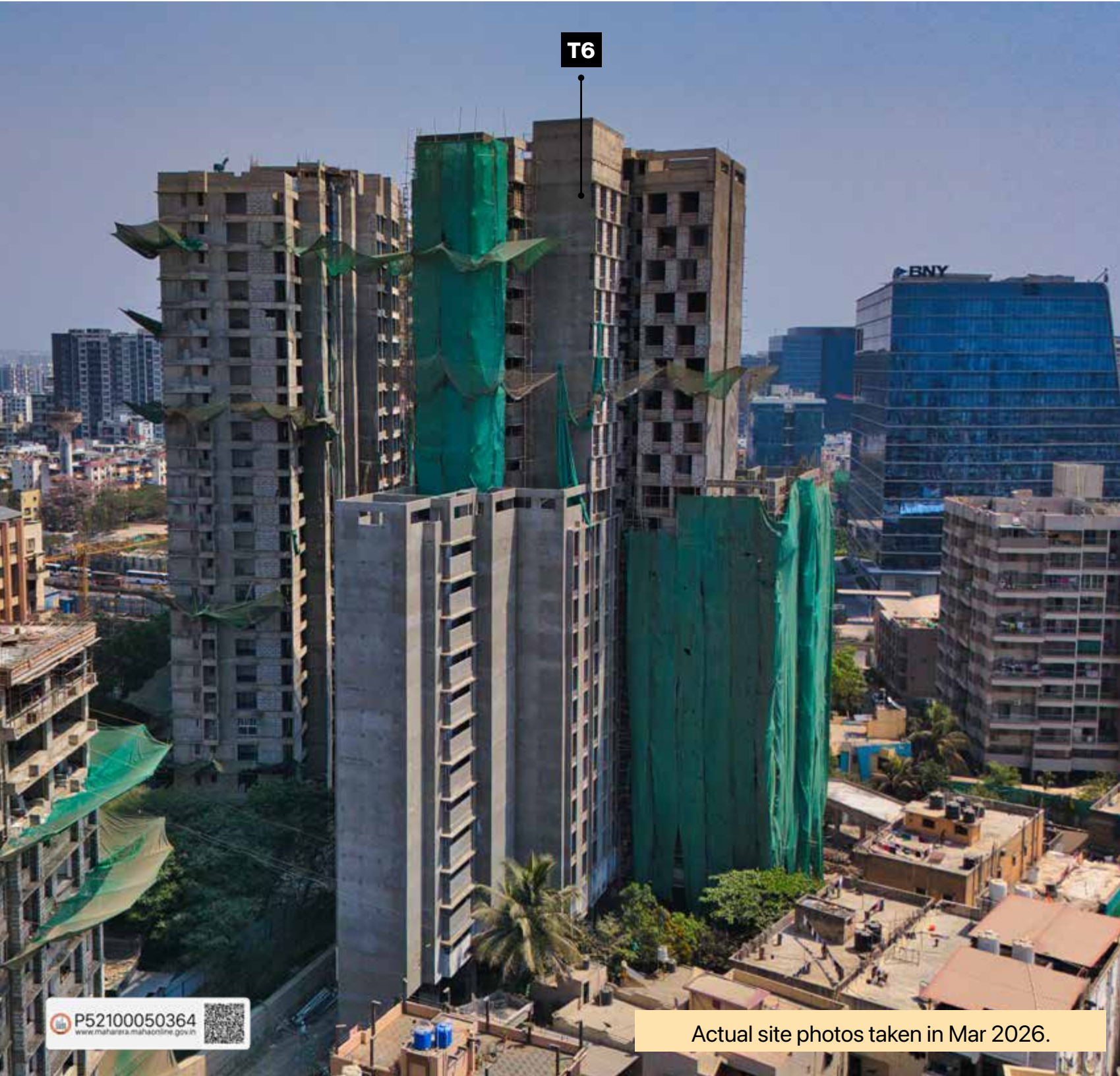
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TOWER 5

11th floor blockwork completed.

TOWER 6

13th floor blockwork in progress.
16th, 17th & 21st floor gypsum work in progress.



Actual site photos taken in Mar 2026.

YASHWIN ENCHANTÉ

UPPER KHARADI

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AS ON 15 APR 2025



Actual site photos taken in Mar 2026.

C1C2 BUILDING

Block Work, internal plaster, gypsum plaster work completed.

D1D2 BUILDING

Door shutter fixing work completed.
Waterproofing work in completed.

E1E2 BUILDING

2nd to 22nd floor blockwork, plaster work, gypsum plaster & waterproofing with plumbing completed.

G1G2 BUILDING

Excavation - Work completed. PCC - 60% work completed. Raft Casting - Work in progress.

H1H2 BUILDING

Excavation, PCC, Footings, Stub Columns, Backfilling & Raft work Completed.
Second Slab - Work in progress.

I1I2 BUILDING

Third Slab (Stilt/Ground Floor) - Completed Fourth Slab (First Floor) - Work in progress.

J1J2 BUILDING

15th Slab(14th floor slab) - Work in progress

K1K2 BUILDING

15th slab (14th floor slab) - Work in progress.



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on 15 April 2026

Scan QR code for
Detailed updates as
on 15 April 2026

YASHONE ETERNITEE

HINJAWADI

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A BUILDING

Block work & Kitchen otta work completed.
Flooring & Dado work completed.

B BUILDING

Block work, plaster work &
flooring work completed.
22nd floor Electrical work completed.

E BUILDING

Pour 1 & 2 OHWT wall & slab casting
work in progress.
23rd floor Block work & kitchen platform
work in progress.
19th to 23rd floor waterproofing work in progress.



Actual site photos taken in Mar 2026.

YASHWIN URBO CENTRO

WAKAD

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Actual site photos taken in Mar 2026.

A1A2 BUILDING

22nd floor slab work completed.
17th floor block work completed.

B1B2 BUILDING

Terrace slab work completed.
34rd floor block work in progress.

C1C2 BUILDING

OHWT work in progress.
34th floor block work in progress.

D1D2 BUILDING

35th floor slab (Terrace slab) work completed.
34th floor block work completed.

E1E2 BUILDING

6th floor slab casting work completed.

F1F2 BUILDING

Basement 1 & ground floor slab work completed.
1st floor slab work in progress.

G1G2 BUILDING

Basement 1 slab (part 1) - Shearwall
reinforcement & shuttering work in progress.
Basement 2 (part 2) - Basement 2 plinth PCC
work completed.



PALLADIO KHARADI CENTRAL - II
KHARADI

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E2 TOWER
12th floor Slab Work in Progress.
6th floor Block Work 4th floor Gypsum work in progress.

E3 TOWER
8th floor slab: Work in Progress.



Actual site photos taken in Mar 2026.

VJ INDILIFE
WAKAD

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Actual site photos taken in Mar 2026.

27th floor plumbing checking work in progress.
Refugee area railing painting work in progress.
25th floor sliding door handle fixing work in progress.



Fire Safety & Disaster Response : Why Every Citizen Must Understand the Forces That Protect Them



A deep conversation with fire safety leadership uncovers how disaster response systems work - and why informed citizens are the first line of defense.

As cities expand and skylines rise, urban life is becoming more sophisticated - and more vulnerable. High-rise living, dense communities, and complex infrastructure bring with them a new layer of responsibility: understanding how safety truly works. Because when it comes to fire safety and disaster response, what we don't know can put us at risk. **In a powerful exchange between Mr. Sarvesh Javdekar and Mr. Devendra Potphode, Chief Fire Officer, PMC & PMRDA, a critical perspective emerges - one shaped by over three decades of frontline experience.**

Behind every emergency response is a system built on speed, coordination, and trust. But its effectiveness depends just as much on citizen awareness as it does on infrastructure.

Disasters rarely begin as large-scale events. They begin as small, overlooked lapses. A blocked staircase. An ignored maintenance check. A disabled sprinkler system. Individually, these may seem insignificant. But in an emergency, they can become the difference between control and catastrophe.

Understanding the Disaster Response Force
Often, citizens see emergency services only in moments of crisis. Fire engines arrive, teams take control, and situations are handled with speed and precision. What remains unseen is the ecosystem behind it. **Fire departments operate as a 24x7 disaster response force, constantly prepared to tackle fires, floods, structural risks, and urban emergencies.** Built on discipline, coordination, and deep technical expertise, this force functions on one powerful foundation - public trust. Today, with unified leadership across PMC and PMRDA regions, response systems have become more agile. The nearest available unit responds first,

reducing delays and improving outcomes for citizens. At the same time, technology is reshaping preparedness. AI-enabled monitoring, real-time control rooms, and IoT-based tracking systems are making fire safety more predictive, accountable, and efficient. Yet, even the most advanced systems have a limit. They respond. They do not replace responsibility.

The Citizen's Role in Safety
One of the most striking insights from the conversation is this: Safety does not end at possession. It begins there. Once a building is handed over, the responsibility shifts to residents and societies. And this is where the biggest gaps often appear.

- Fire systems are not regularly maintained
- Safety infrastructure is altered during interiors
- Escape routes are used for storage

These are not technical failures. They are behavioural ones. For homeowners and societies, safety must become a conscious, ongoing practice:

- Ensure fire systems are intact and functional
- Keep staircases and common passages completely clear
- Prioritise certified agencies and quality installations
- Stay informed about building safety protocols

Because in a critical moment, systems don't fail suddenly - they fail where attention has been missing.

Preparedness in Everyday Situations
Disaster preparedness is not limited to extreme events. Even seasonal conditions, like monsoons, create everyday risks. Waterlogged basements, weak trees, and electrical hazards lead to a surge in emergency situations during heavy rains. Simple precautions - checking drainage, avoiding unsafe parking spots, and staying alert - can significantly reduce these risks. Preparedness, therefore, is not complex. It is consistent.

When Every Second Counts
In moments of emergency, clarity becomes critical. **Dialling 101 connects you to a 24x7 fire control room, which immediately alerts the nearest station for rapid response.** Sharing accurate information, staying calm, and avoiding multiple calls can make the response faster and more effective.

Save these numbers on your phones today - These numbers are not just contacts. They are lifelines:

- 100 - Police
- 101 - Fire
- 108 - Ambulance
- 112 - National Emergency Helpline

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Where Conversations Create Awareness
The VJ Parivartan Series is designed to bring citizens closer to the realities of urban systems - through honest, insightful conversations with the people who manage them. From safety to infrastructure, each dialogue simplifies complex subjects and encourages citizens to engage, question, and act.



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SCAN FOR PROJECT EXPLANATION
BY MR. ADITYA JAVDEKAR
CEO, Vilas Javdekar Developers

Above visuals are a mix of representative images & artist's impression.