



Safety First, Always - VJ's Commitment to Worker Well-being

From National Safety Week flag-off to awareness activities, VJ reinforces that safe behaviour is our instinct, not an afterthought.

[Read more on page 15](#)



The Detailing Is in What You Don't Notice.

Because every detail has already been taken care of. Step into a home that's complete in every sense, unfolding Possessions in 2026.

[Discover more on Page 11](#)



The Voice India's Young Developers Needed to Hear

Aditya Javdekar shared a perspective shaped by experience, urging over 600 young developers to lead with clarity, discipline, and resilience.

[Turn to Page 10](#)

E-Square Redefines Fun and Entertainment at VJ Happiness Street

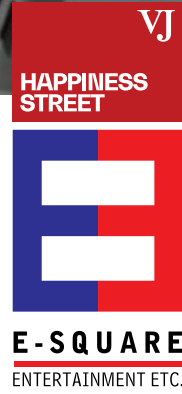


From movies and activities to delicious food, weekends at VJ Happiness Street are now more exciting and enjoyable for everyone.

to full meals, make every visit enjoyable for all ages. Special screenings, weekend events, and interactive experiences add energy and excitement to every outing. With thoughtfully planned seating, modern technology, and a welcoming atmosphere, E-Square makes every visit effortless and memorable, transforming VJ Happiness Street into a lively hub where people gather, celebrate, and create lasting memories together.

E-Square at VJ Happiness Street has turned the neighbourhood into a vibrant destination for entertainment and leisure. More than just a cinema, it features Maharashtra's first EPIC Screen experience, bringing movies to life with immersive visuals and powerful sound. Visitors can enjoy the latest films in comfort while children engage in specially curated activities. Beyond the screen, a variety of food options, from quick bites

Immersive Cinema: EPIC Screen with stunning visuals and sound.
Fun for Everyone: Weekend activities and interactive sessions.
Food & Snacks: Quick bites and meals for all ages.
All-in-One Spot: Movies, food, and leisure under one roof.
Community Hub: A space for neighbours and families to connect.



VJ Happiness Street has become a hub of excitement, where families and neighbours come together to enjoy movies, engaging activities, and a variety of food options.

Special Screenings : Premieres and exclusive shows.
Comfort & Convenience: Thoughtful seating and ambience.
Create Memories : Celebrate, bond, and enjoy together

[Read more on page 12](#)

From Fuel to Flats : Global Changes Driving Pune Property Costs

Global events are impacting Pune's property prices. Rising fuel costs, material shortages, and supply chain issues are increasing construction costs by ₹220-225 per sq.ft, adding around ₹2.5-4.3 lakhs per flat. Steel, cement, electricals, and skilled labour are most

affected. For homebuyers, this isn't a developer decision, it's the result of global changes. Higher costs reflect worldwide challenges, showing that property prices depend on much more than local markets.

[Read more on page 10](#)



A Journey of Insight, Interrupted by Reality, Defined by Resolve

The Sankalp team's study tour to Dubai delivered key insights on global real estate practices and market dynamics. An unexpected airport shutdown tested the team, but strong support ensured everyone's safe return. The experience ultimately highlighted a core truth — leadership is defined by resilience and a people-first approach.



[Read more on page 05](#)

Bringing Classrooms to Construction Sites.

COEP students stepped beyond classrooms to experience live construction at the PBC site. An immersive visit that connected theory with real-world execution and on-ground learning.

[Read more on page 04](#)



VJ परिवारासोबत गीत रामायणाचा प्रवास

राम नवमीच्या दिवशी VJ परिवाराच्या सदस्यांसाठी महालक्ष्मी लॉन्समध्ये संस्कृती, भक्ती आणि संगीताची अविस्मरणीय संध्या उलगडली. VJ प्रस्तुत 'लोकमत गीत रामायण' श्रीधर फडके यांच्या भावपूर्ण सादरीकरणातून जिवंत झाले, ज्यामध्ये श्रीरामांच्या जन्मापासून ते रामराज्यापर्यंतचा प्रवास

गीतांच्या माध्यमातून अनुभवता आला. हा कार्यक्रम फक्त सादरीकरण नव्हता, तर पिढ्यांना संस्कृतीशी जोडणारा आणि VJ परिवारातील सदस्यांना जिद्दाब्याचा समुदाय अनुभवायला देणारा एक अनुभव ठरला.

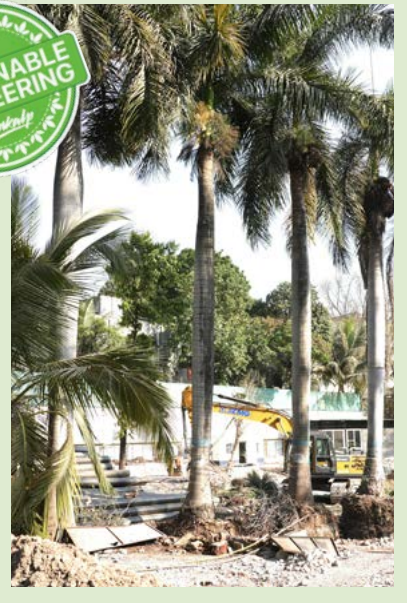
[Read more on page 02](#)

Project Bhoomi in Action: Commitment Backed by Careful, Collective Effort

Turning vision into reality, Project Bhoomi brings VJ's promise to preserve mature trees to life through a scientific, meticulously planned process. Following detailed ecological assessments, carefully selected native, fruit-bearing, shade-giving, and culturally significant trees are being relocated across multiple city locations. Guided by

horticulture expert Pravin Pawar, the transplantation follows a precise protocol, from health evaluation and ceremonial tree pooja to root preparation, careful lifting, replantation, and ongoing monitoring. Landscape architects, engineers, and environmental specialists coordinate each stage to ensure survival and continuity.

[Read more on page 08](#)



A big step towards 24x7 water supply in Pune

PMC is extending 24x7 water supply to 34 merged villages, improving infrastructure across Pune's growing neighbourhoods. This step will bring more reliable and convenient water access to everyday life for thousands of families.



[Read more on page 02](#)



650 Homes, One Heartbeat: Leisure Town Becomes a True VJ Parivaar

On March 21, Leisure Town in Hadapsar came alive as 650 homes began to feel like one VJ Parivaar. The day opened with a peaceful Satyanarayan Pooja, setting a tone of gratitude and togetherness. Later, the inauguration of the swimming pool brought tangible progress to life, while evening conversations gave residents a clear view of what lies ahead. Neighbours met, exchanged

stories, and connected over shared experiences, turning individual houses into a living community. More than an event, it was the start of a neighbourhood built on trust, connection, and the feeling of truly belonging.



[Read more on page 11](#)

Seeing builds believing.

Portia Grandé customers experienced their future homes taking shape through On-Site Samvaad sessions. A transparent, on-ground interaction that turned plans into belief.

[Read more on page 07](#)



महाराष्ट्र केसरीचा अभिमानास्पद सोहळा

महाराष्ट्राच्या मातीचा सुगंध, कुस्तीची परंपरा आणि अभिमानाने भरलेला सोहळा, वाघोलीत रंगलेल्या ६८ व्या महाराष्ट्र केसरी स्पर्धेत VJ परिवार च्या कुटुंबांनी अनुभवले एक वेगळंच जग. पारंपरिक स्वागत, थारारक सामने आणि अविस्मरणीय क्षणांनी भरलेला हा अनुभव प्रत्येकाच्या मनात कायमचा कोरला

गेला. हा केवळ सोहळा नव्हता, तर संस्कृतीशी जोडणारा एक जिवंत अनुभव होता. मातोशी नातं, परंपरेशी जुळलेली ओळख आणि एकत्र साजरे केलेले क्षण यांनी प्रत्येक कुटुंबाला अधिक जवळ आणलं. जल्लोष आणि अभिमानाने भरलेले हे क्षण प्रत्येकासाठी खास ठरले.

[Read more on page 09](#)

Pune's Metro Revolution Is Here and VJ Parivaar Is Right at the Heart of It

The Hinjawadi-Shivajinagar Metro Line is finally arriving, and a direct airport link via Kalyaninagar is now in the works transforming everyday life for Pune's most well-connected communities.

Great cities are built around movement, the ability to get from home to work, from work to the airport, from anywhere to everywhere, without the exhaustion of traffic and the cost of time. Pune has been building toward that future for years. And in 2026, it finally arrives.

The Hinjawadi-Shivajinagar Metro Line 3, Pune's first fully elevated metro corridor developed under a Public-Private Partnership with the Tata Group-led Pune IT City Metro Rail Limited, is officially in its final stretch. With 94% of construction complete and trial runs already underway, the Maharashtra Chief Minister has confirmed a phased inauguration, the first 11-km stretch opening in May 2026, with the remaining 12 km to follow in July 2026. After years of anticipation, Pune's metro moment has arrived.

Across the 23-kilometre corridor, 13 stations are fully ready for passenger services, with 15 to 17 more at over 90% completion. For the tens of thousands of IT professionals, consultants and daily commuters travelling between Hinjawadi and the city centre, this line will fundamentally change how Pune moves.

And the transformation doesn't stop there. In equally significant news, Pune has finalised the route for a direct metro link to Lohegaon International Airport — via Kalyaninagar Metro Station. After evaluating six different alignment options,

Pune's most awaited metro corridor is no longer a promise, it is a reality taking shape station by station. For VJ homeowners in Kharadi and Kothrud, this is infrastructure that works directly for them, every single day.

authorities have identified the Kalyaninagar route as the most technically and logistically sound, with a Detailed Project Report already in preparation. For the thousands of frequent flyers currently navigating last-mile connectivity from Yerawada or Ramwadi, this link will be a genuine turning point in urban convenience.

VJ homeowners at Palladio Kharadi Central and VJCA, Kharadi live in one of Pune's most strategically positioned residential corridors and the Kalyaninagar metro alignment places world-class airport connectivity practically at their doorstep. Heading for a business trip? A family holiday? An early morning flight? What once meant pre-dawn cab rides and traffic anxiety will soon mean a calm, reliable metro journey from the heart of your neighbourhood.

For residents in Kothrud including the growing community at VJ IndiWorks and surrounding projects, the picture is equally bright. The Hinjawadi line connects directly into Pune's professional and tech heartland, and VJ IndiWorks already enjoys the exceptional advantage of dual-metro proximity, sitting steps away from both Vanaz and Anand Nagar Metro Stations.

At VJ, we have always believed that a great home is not just about the space inside, it is about the city that surrounds it. Metro connectivity of this scale enhances daily quality of life, strengthens neighbourhood desirability, and builds lasting value for every homeowner who has chosen to grow with us.

Pune is moving. And the VJ Parivaar is moving with it.

Source: <https://timesofindia.indiatimes.com/city/pune/metro-set-to-link-lohegaon-airport-via-kalyaninagar-13-stations-on-hinjawadi-shivajinagar-line-to-be-ready-by-april-end/articleshow/128986814.cms>



KEY HIGHLIGHTS



6 ROUTES EVALUATED

BEFORE KALYANINAGAR ALIGNMENT WAS SELECTED AS MOST FEASIBLE

23 KM

TOTAL LENGTH OF THE HINJAWADI-SHIVAJINAGAR METRO LINE 3

94%

TOTAL LENGTH OF THE HINJAWADI-SHIVAJINAGAR METRO LINE 3

13 STATIONS

FULLY READY FOR PASSENGER SERVICES

MAY 2026

FIRST 11-KM PHASE INAUGURATION CONFIRMED

JULY 2026

REMAINING 12-KM PHASE TO OPEN

KALYANINAGAR

FINALISED AS THE METRO LINK POINT TO LOHEGAON AIRPORT

No More Waiting: 24x7 Water Supply Reaches Pune's Growing Neighbourhoods



With ₹36 crore in tenders now issued, PMC's 24x7 water supply scheme is extending to 34 newly merged areas and for VJ Parivaar communities across Pune's growing neighbourhoods.

KEY HIGHLIGHTS

₹36 Crore

Tenders issued by PMC to expand 24x7 water supply to merged areas

₹350 Crore

Allocated specifically for water infrastructure in merged villages in Budget 2026-27

1,800 Km

Total new pipeline network being laid under the city-wide water scheme

3.15 Lakh

Water meters to be installed across Pune under the broader project

Priority Areas

Bavdhan, Sus-Mhalunge and Lohegaon-Wagholi among first to receive attention

Water is not a luxury. It is the foundation of a well-functioning home and a well-functioning life. And for the families living across Pune's 34 villages that were merged into the city's municipal limits, the promise of reliable, round-the-clock water supply has been long overdue.

That promise is now becoming action. The Pune Municipal Corporation (PMC) has officially decided to extend its ambitious 24x7 equitable water supply scheme to all 34 merged villages and has floated tenders worth ₹36 crore to set that expansion firmly in motion. This is not a proposal on paper or a plan waiting for approval. Work has already begun in phased areas, and the civic body is moving with focused intent.

The scale of PMC's commitment to water infrastructure is significant. The broader water supply project spanning 1,800 km of new pipelines, 80 storage tanks and 3.15 lakh water meters across the city is already 75% complete, with 1,100 km of pipelines and 68 tanks expected to be delivered by March 2026. The extension to newly merged areas is the natural and essential next step, ensuring that no part

of Pune is left behind.

In the 2026-27 municipal budget, PMC has set aside a dedicated ₹350 crore specifically for water supply infrastructure in newly merged villages, a clear and committed financial signal that this is no longer a long-term aspiration but an immediate priority. A consultant has been appointed, preliminary work has commenced in Bavdhan, Sus-Mhalunge and Lohegaon-Wagholi, and new storage tanks and pipeline networks are being developed area by area.

VJ's growing communities across Pune's expanding residential corridors from Punawale and Kothrud to Kharadi and Wagholi sit within and alongside many of these newly integrated neighbourhoods. Reliable 24x7 water supply in these areas means homeowners can plan their lives with confidence. No more storage anxieties, no dependence on tankers during peak summer months, no uncertainty for families, elderly residents or young children about something as fundamental as access to clean, consistent water.

Great infrastructure does not

That long wait is now officially ending, as PMC takes decisive steps to bring round-the-clock water to every corner of the city.

announce itself loudly but its presence is felt in every household, every morning, every day. As PMC takes this overdue but significant step toward water equity across Pune, it strengthens the foundation of everything that makes a neighbourhood truly liveable.

At VJ, we have always chosen our locations with the long view in mind, places with the civic backbone, the growth momentum and the community spirit to stand the test of time. Pune's investment in its water future is one more reason to feel confident about the addresses we have built, and the communities we continue to grow together.

Source: <https://www.punekarnews.in/pune-pmc-to-roll-out-24x7-water-supply-in-newly-merged-areas-tenders-worth-rs-36-crore-issued/>

राम नवमीच्या दिवशी 'गीत रामायण' मधून उलगडला भक्तिमय रामायण प्रवास

VJ परिवार सदस्यांसाठी संस्कृती, संगीत आणि एकत्रित अनुभवाची अविस्मरणीय संध्या.



श्री राम नवमीच्या पावन आणि मंगलमय निमित्ताने महालक्ष्मी लॉन्स येथे VJ प्रस्तुत 'लोकमत गीत रामायण' या भक्तिमय आणि सांस्कृतिक सोहळ्याचे अत्यंत भावपूर्ण आयोजन करण्यात आले. "रामायण अनुभवण्याची एक अविस्मरणीय संध्या!" या भावनेला साजेसा हा कार्यक्रम VJ परिवारातील सदस्यांसाठी आणि उपस्थित सर्व रसिकांसाठी खऱ्या अर्थाने एक आत्मिक पर्व ठरला.

या विशेष संध्येला सुप्रसिद्ध गायक श्रीधर फडके यांनी आपल्या सहकाऱ्यांसह गीतरामायण सादर केले.

'गीत रामायण' हे मराठी संस्कृतीतील एक अजरामर आणि अद्वळ स्थान असलेले

काव्य-संगीत रूप आहे.

ग. दि. माडगूळकर यांच्या प्रभावी लेखणी आणि सुधीर फडके यांच्या सुरेल संगीताने साकारलेले हे गीतरामायण प्रभू श्रीरामांच्या जीवनप्रवासाचे अत्यंत सुंदर आणि हृदयस्पर्शी चित्रण करते. राम जन्मापासून ते रामराज्यापर्यंतचा प्रवास गीतांच्या माध्यमातून उलगडत नेणारे हे सादरीकरण अनेक पिढ्यांच्या मनात घर करून आहे.

VJ साठी अशा उपक्रमांचे आयोजन हे केवळ कार्यक्रमापुरते मर्यादित नसून, त्यामागे एक व्यापक विचार आहे. घर देण्याबरोबरच एक समृद्ध, संस्कारक्षम आणि एकत्रित जीवनशैली घडवण्याचा VJ चा प्रयत्न आहे.

'VJ परिवार' ही संकल्पना याच भावनेतून उभी राहिली आहे, जिथे प्रत्येक सदस्याला केवळ राहण्याची जागा नाही, तर एक जिवाच्या समृद्धा अनुभवायला मिळतो.

VJ परिवार सदस्यांना अशा दर्जेदार आणि अर्थपूर्ण कार्यक्रमांचा अनुभव देणे, हीच या उपक्रमांमागची मुख्य प्रेरणा आहे. आजच्या धावपळीच्या जीवनात कुटुंबासोबत वेळ घालवण्याचे आणि आपल्या संस्कृतीशी जोडले जाण्याचे प्रसंग कमी होत चालले आहेत. अशा वेळी 'गीत रामायण' सारखा कार्यक्रम केवळ मनोरंजन करत नाही, तर ते मनापासून अनुभवले गेले.

VJ परिवार सदस्यांना एकत्र आणत संस्कृती, भक्ती आणि संगीताचा अनोखा अनुभव दिला. श्रीधर फडके यांच्या सादरीकरणाने गीतरामायण जिवंत झाले आणि एकत्र अनुभवण्याचा हा क्षण प्रत्येकासाठी खास ठरला.

आपल्या मुळांशी पुन्हा जोडतो.

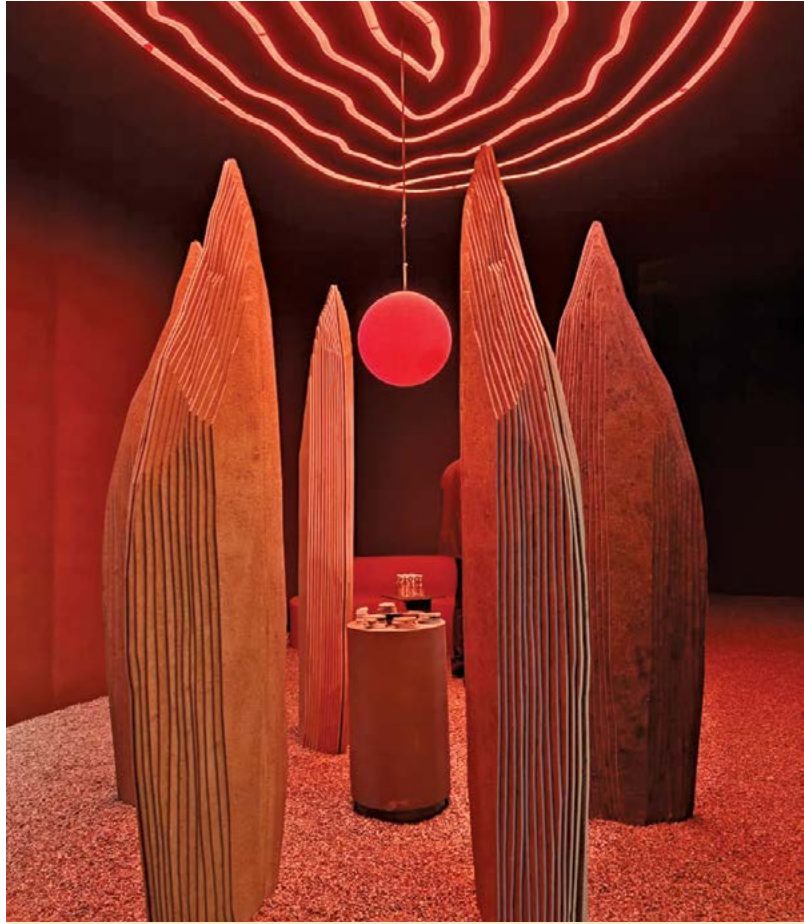
या कार्यक्रमाच्या माध्यमातून नव्या पिढीला आपल्या सांस्कृतिक वारशाची ओळख झाली, तर जुन्या पिढीसाठी हा एक भावनिक पुनःअनुभव ठरला. अशा प्रकारे पिढ्यान् पिढ्या जोडणारा हा सेतू अधिक बळकट झाला. रामायणातील आदर्श, मूल्ये आणि जीवनदृष्टी आजही तितकीच प्रेरणादायी आहे, आणि हेच या सादरीकरणाने अधोरेखित झाले.

'VJ प्रस्तुत लोकमत गीत रामायण' सारख्या उपक्रमांद्वारे VJ पुन्हा एकदा हे सिद्ध करते की, स्वयं 'कम्युनिटी लिफिंग' हे केवळ भौतिक सुविधांमधून नव्हे, तर अशा भावनिक आणि सांस्कृतिक अनुभवांमधून घडते आणि त्या दिवशी महालक्ष्मी लॉन्स येथे उपस्थित असलेल्या प्रत्येकासाठी, रामायण केवळ एकले गेले नाही, तर ते मनापासून अनुभवले गेले.





Design Forward | Signals from IDAC Expo 2026: Shaping the Future of Homes



Design exhibitions often offer a glimpse into where the built environment is headed. During our visit to IDAC Expo 2026, what stood out was not just the diversity of materials and technologies on display, but a deeper shift in the philosophy guiding contemporary architecture and interiors. Across installations, product demonstrations, and material showcases, several emerging patterns revealed how residential environments are evolving—and how these shifts inform the way we think about designing the homes we build at Vilas Javdekar Developers.

One of the strongest themes across the exhibition was the integration of smart technologies into everyday architecture. Lighting systems that respond to user preferences, intelligent automation that optimizes energy consumption, and responsive control systems are increasingly becoming part of the residential ecosystem. Rather than being perceived as luxury additions, these technologies are gradually becoming tools that enhance everyday comfort, efficiency, and ease of living.

For us, this reinforces an important direction: homes today are not just



static spaces, but living environments that support changing lifestyles. When integrated thoughtfully, technology can quietly enhance everyday experiences—from better energy management to improved security and convenience.

Alongside technological advancements, the exhibition also highlighted a strong return to natural materials and textures. Many displays featured stone-inspired surfaces, wood veneers, earthy finishes, and handcrafted furniture. These materials reflect a growing desire for warmth, authenticity, and tactile richness within interior spaces. In contrast to the stark minimalism that once dominated design conversations, contemporary interiors are rediscovering materials that feel grounded, layered, and timeless.

This resonates strongly with the direction we continue to explore in our projects—creating homes that feel calm, natural, and enduring rather than overly stylized or trend-driven. Materials that age gracefully and maintain their character over time contribute significantly to the long-term quality of residential environments.

Another important theme was the growing influence of biophilic design—the idea that meaningful connections with nature are essential for human well-being. Several installations incorporated greenery, natural light, and landscape-inspired spatial concepts, reinforcing the idea that architecture can foster healthier and more restorative environments.

For residential communities, this insight extends beyond interiors. It highlights the importance of thoughtfully designed open spaces, landscapes, and nature-integrated living environments. Access to greenery, daylight, and outdoor spaces plays a crucial role in shaping everyday well-being, particularly within dense urban settings.

The exhibition also revealed innovation in large-format surfaces, seamless finishes, and concealed detailing. These materials enable designers to create visually expansive interiors with fewer joints and interruptions, resulting in spaces that feel calm, uncluttered, and contemporary. In urban

housing, such design approaches can significantly influence how spaces are perceived—making them feel more generous and refined.

Sustainability was another strong thread throughout the expo. From low-VOC coatings and water-efficient sanitary systems to energy-conscious lighting and high-performance glazing, manufacturers are increasingly aligning product innovation with environmental responsibility.

For us, these developments expand the possibilities for creating homes that are not only comfortable and beautiful, but also responsible in their long-term environmental impact.

Perhaps the most meaningful takeaway from IDAC Expo 2026 is that the future of design lies in integration where technology, sustainability, materiality, and human experience work together as a cohesive whole.

At Vilas Javdekar Developers, this aligns closely with how we approach residential design. Our focus continues to remain on creating homes that balance innovation with simplicity, performance with comfort, and design excellence with everyday livability.

Ultimately, good design is not about following trends. It is about understanding how people live—and shaping environments that support a richer, healthier, and more meaningful life at home.



Cleaner Streets, Smarter Waste : PMC sets the Standard for Pune's Green Future

PMC rolls out mandatory 4-way waste segregation and mechanised collection infrastructure in Wadgaonsheri from April 1 and what begins here is a blueprint for a cleaner Pune for all.

A clean neighbourhood is not just about aesthetics. It is about pride, health, property value and the quiet dignity of everyday life. When streets are clean and waste is managed with consistency, it reflects the quality of a community that cares about itself and about the people who live in it.

In a significant civic development, Pune Municipal Corporation (PMC) has announced the rollout of new Solid Waste Management Rules, 2026, coming into force from April 1, introducing mandatory 4-way waste segregation at source for all residents and establishments in Wadgaonsheri and across Pune.

The 4-Way Waste Segregation System - Step by Step

Every household, housing society and commercial establishment in Pune will be required to separate their waste into four distinct categories before handing it

over for collection:

- 1. Wet Waste** - Kitchen waste, food scraps, organic matter to be composted or processed locally within large housing societies
- 2. Dry Waste** - Paper, plastic, glass, metal to be handed over to PMC for recycling and resource recovery
- 3. Sanitary Waste** - Used tissues, diapers, sanitary products to be separately packed and disposed of hygienically
- 4. Special Care / Hazardous Waste** - E-waste medicines, batteries, chemicals requiring dedicated, safe disposal channels

Large housing societies and Bulk Waste Generators (BWGs) will be required to process their wet waste entirely within their own premises through composting or biogas systems. PMC has committed to announcing empanelled consultants for composting and biogas systems by mid-March to help societies comply smoothly.

PMC has backed its policy announcement with concrete, on-ground commitments for Wadgaonsheri:

- At least 5 new Ghanta Gaadis (mechanised waste collection vehicles) deployed to Ward 5 by March 20, 2026, ensuring daily, reliable doorstep collection
- Increased vehicle rounds and improved logistics to eliminate missed pickups a long-standing complaint among residents

PMC has finally answered with new rules, new vehicles and a new vision for how Pune handles its waste.

- Land behind Nyati Meadows Clubhouse is being actively explored for a Resource Recycling Centre (RRC) for the area, which will enable local processing and significantly reduce roadside dumping of bulky waste like mattresses and furniture
- Fines for eateries and commercial establishments that fail to maintain litterbins outside their premises ensuring accountability at every level

For VJ homeowners particularly across Kharadi and surrounding neighbourhoods that fall within or adjacent to Wadgaonsheri's civic ecosystem this is a development worth noting and embracing.

The 4-way segregation system is not a burden. It is an upgrade. Housing societies that adopt it early will benefit from cleaner premises, lower internal waste management costs and for large societies with composting units reduced dependence on external collection. The added benefit of a potential Resource Recycling Centre nearby means bulk waste and hazardous items will have a proper, accessible destination



rather than ending up on internal roads or open plots.

As a community, the VJ Parivaar has always valued clean, well-maintained living spaces. This new framework from PMC gives that value a civic structure to match.

A great neighbourhood is a shared responsibility between builders, residents and local authorities. When all three move in the same direction, the result is a community that is not just well-built, but genuinely well-lived.

Source: <https://www.punekarnews.in/pune-pmc-announces-4-way-waste-segregation-and-new-collection-infrastructure-for-wadgaonsheri/>

KEY HIGHLIGHTS

4 CATEGORIES

Wet, Dry, Sanitary and Special Care / Hazardous waste to be mandatorily segregated at source

5 NEW GHANTA GAADIS

Mechanised collection vehicles deployed to Ward 5 (Wadgaonsheri) by March 20

STRICT PENALTIES

For non-compliance by households, societies and commercial establishments

BWGS MUST PROCESS ON-SITE

Large housing societies required to handle wet waste internally

RESOURCE RECYCLING CENTRE

Land near Nyati Meadows being explored for a dedicated RRC for Wadgaonsheri

This Is Our Moment : Team VJ Steps Into Its Most Ambitious Chapter Yet

Steady targets. New frontiers. A legacy being written in real time – and a team ready to work with consistency.

There are years that pass, and then there are years that define. This is one of the latter.

As someone who works at the intersection of regulatory approvals, sanctioning processes and the systems that keep our projects moving forward, what I see ahead of us right now is something I have not seen in all my years in this industry, a window of opportunity that is as demanding as it is extraordinary.

Numbers alone are not what makes this moment



Ketakee Devdhar,
VP – Liaisoning & Sanctioning,
Vilas Javdekar Developers

significant. What makes it extraordinary is the new ground we are stepping onto. VJ has entered a new territory of redevelopment backed by cutting-edge construction techniques and reimagined liaisoning processes that will fundamentally shape how we build, how we connect

“**Sustainability is not an option; it's a responsibility**”

and how we grow. This is not a continuation of what we know. It is not a refinement of what we have already mastered. This is an evolution, a conscious, courageous leap into what we are becoming.

The processes are changing. The techniques are advancing. The complexity is real. And we are walking into it with our eyes fully open, because that is exactly the kind of team VJ has always been- the one that does not wait for the path to be clear before it moves forward. We build the path as we go.

And yes, there will be steep learning curves. There will be moments of friction,

uncertainty and complexity that we have not encountered before. But that is precisely what makes this moment so alive with possibility. Every challenge ahead is an invitation to grow sharper, move smarter with honesty, integrity towards the society at large and emerge stronger. And I'm sure we will overcome these challenges with the same conviction as always, based on our core values- Trust, Design & People First.

Because what we are truly building here is more than structures. We are building trust with every customer who places their faith in us. We are building sustainable projects which will stand the test of time. We are building systems that will make every project that follows this one more efficient, more seamless and more impactful. And

Forty-five years of building trust, delivering homes and shaping communities. And now, Team VJ is setting its sight on something even greater not just matching the past, but surpassing all of it.

we are building a legacy that will be pointed to, years from now, as the moment Team VJ chose to think bigger than it ever had before, and then went ahead and proved it.

The organizations that set benchmarks are not the ones that play it safe. They are the ones that take the bold step, learn fast, adapt faster and carry their entire team forward with clarity of

purpose and unity of intent. That is who we are. That is who we have always been. So let us be bold in our decisions and curious in our approach. Let us lead by example for each other, for our customers and for every family that will one day call a VJ home their own. Let us move as one because the strength of this team has always been exactly that.

Forty-five years have brought us here. What we do next will define the forty-five that follow.

Team VJ... this is our moment. Let's make it count!

Rang Barse at VJ : Because the Best Teams Also Play Together

Colours, laughter and pure joy the VJ office came alive this Holi as colleagues set aside their desks and celebrated the festival of colours the way it was always meant to be celebrated.

Every once in a while, the office transforms into something else entirely. Deadlines pause, designations dissolve and what remains is simply a group of people laughing, celebrating and being completely, joyfully present together. That is exactly what happened at VJ this Holi.

The colours came out, the music filled the air and the VJ family celebrated the festival of colours together with the kind of energy and warmth that only a close-knit community can create. From senior leaders to newest joiners, everyone stepped into the moment equally because on a day like Holi, the only hierarchy that

matters is who gets the most colour on their face.

What made the celebration special was not just the festivities themselves but what they represented as a team that works hard together and plays harder. The VJ culture has always been about more than productivity and performance. It is about people who genuinely enjoy each other's company, who celebrate each other's milestones and who bring the same energy to a festival as they do to a project deadline. Colleagues who spend their days in meetings and on-site visits became partners in colour and laughter for a morning and in those unscripted, unplanned moments of joy, the bonds that make a workplace truly great were strengthened further.

At VJ, we have always believed that a happy team builds better homes. And a team that celebrates together that takes time to step away from the work and simply be human together is a team that carries something extra into everything it does.

Here is to the colours, the smiles, and the VJ Parivaar inside the office and beyond. Happy Holi from all of us to all of you!



Learning Beyond Walls : COEP students at the Construction Site

COEP students experience real-world construction practices at the PBC site through an immersive learning visit

As part of our ongoing Association with College of Engineering Pune, we recently hosted an insightful site visit at our PBC site, designed to give students meaningful, real-world exposure to construction practices.

A group of 32 students, accompanied by Dr. Ashish Akhre (Faculty, COEP), participated in this immersive experience, where they explored key construction methodologies, including:

- Post-Tensioning (PT) Concrete
- Aluform Shear Wall Systems
- Flat-wise Stacking of Panels
- Floor Design Concepts at PBC

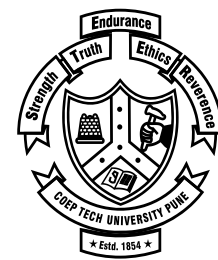
The visit commenced with an informative session by Mr. Ubed Patel and Mr. Shubham Gomare from our Quality team, who walked the students through the nuances of post-tensioning, materials involved, and provided a comprehensive overview of the PBC development.

This was followed by an on-site walkthrough led by Mr. Kiran Asawale and his team, enabling students to witness live execution and understand the finer details of construction practices.

What stood out was the students' curiosity and enthusiasm, they actively engaged, asked insightful questions, and made strong connections between academic

theory and on-ground implementation.

We believe in nurturing future talent by offering real-world experience that goes beyond textbooks, because the neighborhood is truly taking shape not just in spaces, but in minds.



Moments like these shape future engineers. By opening our sites to young minds, we enable them to experience the scale, precision, and thinking that goes into building homes, first-hand.



While Dubai Showed the Global Benchmark, The Journey Back Reflected our People-First Culture.



A study tour designed to learn from global excellence turned into a defining reminder of what truly sets a people-first organisation apart.

Some journeys are planned around learning. The real ones leave you with perspective. The Sankalp Dubai Study Tour, which began on 25th February, was designed with intent - to expose emerging leaders to global standards in construction, technology, and execution. It was about seeing scale up close, understanding precision, and experiencing what it takes to deliver at the highest level. Dubai delivered on that promise from day one.

Raising the Benchmark

Dubai is not a city that invites comparison. It sets the bar. Through interactions with industry leaders, the team gained first-hand insight into how some of the world's most respected developers operate. Conversations with Mr. Mukesh Mohanan and Mr. Mangesh Shetye from Al Wasl Al Jadeed Consultants, along with Mr.

Vikram Datta from Sobha Realty, brought clarity to what drives consistency at scale. Mr. Datta's perspective on reverse engineering stood out. The focus was clear—build strong vendor ecosystems, maintain uncompromising quality, and stay deeply committed to the end-user experience.



The outcome is evident. Sobha Realty, with nearly 50,000 labourers on full-time payroll, stands as a reflection of conviction-led execution at scale.

Another defining insight was Dubai's approach to BIM (Building Information Modelling). Here, BIM is not progressive—it is fundamental. No project moves forward without it. Approvals depend on it. A reminder that what feels like the future in one market is already the baseline in another. The team also observed how value is perceived in the market. Two homes, similar in design and scale, could command



vastly different rents. The difference wasn't just location. It was the brand perception. In Dubai, a developer's reputation carries weight. A strong portfolio builds trust, and that trust commands a premium. Customers are willing to pay more for the assurance of quality, consistency, and delivery that a credible brand represents.



Where Culture Took Over

As the learning phase came to a close, the journey took an unexpected turn. With escalating geopolitical tensions, Dubai International Airport shut down without warning. Flights were cancelled. The team was stranded, away from home, with uncertainty setting in. And then, something shifted.

What could have been a moment of anxiety became a moment of alignment. Within the team, there was calm. People checked in on each other. Conversations carried reassurance. There was a shared understanding - no one was facing this alone.

Back in India, teams mobilised instantly. Through the night, efforts were underway - finding alternative routes, arranging accommodation, coordinating logistics, and securing emergency visas to Muscat. It wasn't one team solving for a

situation. It was an organisation showing up. Every call made, every decision taken, had one focus - bring everyone back safely.

The journey from Dubai to Muscat stretched over ten and a half hours. Long, uncertain, and physically demanding. But what carried the team through was not just planning - it was people.

There was constant coordination. Calls through patchy networks. Messages relayed across time zones. Teammates in India tracking every movement, anticipating every next step, making sure nothing was left to chance. From Muscat, onward flights were secured to Kochi. And from there, the final leg home began. But the journey didn't end at arrival.

At the airport, they weren't just received - they were welcomed. Familiar faces waiting. Quiet smiles. A sense of relief that didn't need words. Teammates who had worked behind the scenes through sleepless nights now stood there in person, closing the loop on a journey they had all been a part of, in different ways. It was a moment of pause. Of gratitude. Of everything settling in at once.

By 3rd March, all 23 team members were back in Pune. Safe. Supported. Surrounded by their families and teams who

23 members of Team Sankalp travelled to Dubai to understand how the world builds. They returned with two clear takeaways - what defines global benchmarks, and what defines who we are.

had ensured they never felt alone - even from thousands of kilometres away.

— SAGAR KALE

Vice President, Engineering & Construction

Dubai showed the team what global benchmarks look like when ambition meets execution. The journey back revealed something more defining - what it means to be part of an organisation where People-First is not a statement, but a way of operating.

In the moments that matter, culture is not what you say. It is what you do. And this time, it showed!



Pratik Pawar from Team L&D shared

"Never had I imagined that the most memorable trip of my life would be a study tour. The management did everything in their power. The support was so strong that we weren't worried even for a second."



The uPVC Windows Factory Opens Its Doors and a New Chapter Begins



With the inauguration of its in-house uPVC Windows Factory, Sankalp takes a bold step toward self-reliance, quality control and a future built entirely on its own terms.

There is something deeply meaningful about the moment a company decides to build from within to own the process, from raw material to finished product, with complete accountability and pride. The inauguration of in-house uPVC Windows Factory was exactly that kind of moment.

True to its culture of beginning with gratitude, a Pooja ceremony was conducted at the factory with individual machines receiving their own blessings. In a space filled with precision engineering and modern machinery, this moment of reverence set the perfect tone for everything that


When a company builds the very windows that go into its homes, something fundamental changes the control, the quality, the pride. In-house uPVC Windows Factory is not just a facility. It is a statement of intent.

followed. Two important MOUs were signed on the day with Veka for premium raw material procurement and with SMM for production support establishing a supply chain that Sankalp now fully owns and stands behind.

From day one, safety and quality were firmly established as non-negotiable. Mr. John Marian, VP - Safety & Admin, introduced a daily safety checklist framework for the factory floor, while Quality Head, advised the maintenance of a daily quality checklist to ensure every product leaving the factory meets Sankalp's exact standards.

The goal is clear, to reduce dependency on external contractors, bring quality fully in-house and expand into serving new clients under Sankalp. This factory is not just an operational upgrade. It is a growth platform.











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One Team, One Cheer : World Cup Fever Hits the VJ Parivaar



Yashwin Hinjawadi

From living rooms to community lawns VJ societies came alive with the spirit of cricket, colour and togetherness as India chased glory on the world stage.

Cricket in India has always been more than a sport, it is a shared emotion. It dissolves differences, sparks conversations, and unites people in a way few things can. And during the World Cup, that emotion finds its most powerful expression.

Across VJ societies, residents didn't just watch the matches, they experienced them together. Community lawns and common amenities transformed into vibrant screening spaces. Clubhouses, open greens, and gathering areas became the heart of the action, filled with cheers, laughter, and the unmistakable buzz of match-day excitement. These weren't just places within a project; they became spaces where memories were created. Chairs were arranged, snacks were passed around, and conversations flowed effortlessly. What might have



taken months in everyday life happened naturally in moments, neighbours became companions, and familiar faces turned into friends, all through the shared language of cricket. Children waved flags and painted their faces in the tricolour. Families gathered under the open sky, celebrating every boundary and holding their breath through every tense over. In those shared spaces, there was a sense of belonging, a feeling that you were part of something larger than just a match.

That is the true power of thoughtfully designed common amenities.

They are not just add-ons, but enablers of connection. They bring people out of their homes and into shared experiences, whether it is a festival, a casual evening, or a high-stakes World Cup match. During these screenings, every cheer echoed louder, every celebration felt bigger, and every moment became more meaningful because it was experienced together.

Each victory wasn't just India's, it felt like a celebration for the entire VJ Parivaar.

This is what defines a VJ community.

What began as match screenings soon turned into something more, a celebration of community, connection, and the simple joy of experiencing cricket together.

Beyond well-planned homes, it is the life within these shared spaces that truly sets it apart. It is in these spontaneous gatherings, shared screenings, and everyday interactions that a real sense of community is built.

At VJ, we design with a people-first approach, creating spaces that invite interaction, encourage togetherness, and turn everyday moments into shared memories. The World Cup celebrations across our societies were a powerful reminder of this vision coming to life.

Because a home is not just where you live, it is who you live it with.

Here's to India.

Here's to cricket.

And here's to the VJ Parivaar, always better together.



YashONE Infinitee



YashONE Wakad Central



Yashwin Encore

Your Home, Fully in Your Hands : YNC Systems Demonstration & Handover Completed

From power backup to water management and secure access the Yashwin Nuovo Centro community is now fully equipped to run their home with confidence and clarity.



works and who to call if it doesn't.

Safe, Smart Access : Access Control & Video Door Phone System

In a modern residential community, security is built into the walls. The Access Control and VDP System handover covered every aspect residents need to manage their home's entry points with confidence :

1. Adding and deactivating access cards in the system

2. Adding and deactivating fingerprints for biometric entry

3. Using the VDP system to call individual flats and confirm visitor entry before granting access

4. Understanding call switches and their usage

5. Clarity on the number of access cards issued to each flat owner

For families, this system means peace of mind knowing exactly who enters the building and when, all from the comfort of their own home.

Water, Managed Well : The Pumping System

Water management in a large residential community is complex and the YNC team left nothing unexplained. The pumping system demonstration covered :

1. Operations across domestic water pumps, drinking water

The successful systems demonstration and handover at Yashwin Nuovo Centro was VJ's way of ensuring exactly that every resident steps into their new life fully informed, fully prepared and fully empowered.

pumps, garden irrigation pumps, tanker pumping station, top terrace booster pumps and all basement sump pumps

2. Panel operations in both auto and manual modes

3. Top terrace motorised valve and float sensor operations

4. Pump capacities and HP details for every system

Understanding these systems ensures that day-to-day water management runs smoothly and that the facility team can respond swiftly and effectively to any situation.

The session concluded with a short feedback video recorded by community members who attended the demonstration, a genuine, heartfelt reflection of how valued and informed they felt after the experience. At VJ, handover is never just about handing over keys. It is about handing over confidence the assurance that every system in your home has been explained, demonstrated and placed fully in your capable hands.

Because a great home is one you truly understand. And the YNC community now does.

Designing a Building That Teaches Beyond the Classroom

Part 2 : Building Belonging, Comfort & Collective Identity

In the March edition, we explored how planning clarity, corridors, vertical transparency, and threshold design shape behavior within MITCON Block B.

As excavation progresses on site and the project moves steadily toward its March 2027 completion, we now look at the deeper layers that make this academic structure a true learning environment.

1. Inclusive Infrastructure as Spatial Equity

Each floor integrates:

- Gender-segregated toilets
- A Universal Design (UD) toilet

- Lift access aligned with core planning.

Inclusion here is not symbolic. It is embedded.

When accessibility is seamless, users do not feel

“accommodated.” They feel expected. That psychological shift matters.

2. Climate-Responsive Envelope

Deep window boxing, controlled sill heights, long horizontal window bands, and ACP jaali parapets contribute to glare control and shading. Daylight is critical in academic environments. Too little reduces alertness. Too much increases fatigue. This façade moderates light, not theatrically, but performatively. Comfort supports attention.

3. Service Core Discipline

Lift, electrical ducts, janitor spaces, and toilet stacks are vertically aligned. This clarity does more than improve efficiency, it reduces acoustic and maintenance disruption. When services are organized, learning remains uninterrupted. Good planning protects focus.

4. Multi-Purpose Hall as Collective Identity

The upper-level multi-purpose hall introduces scale variation within the academic stack. Classrooms support focused learning. The hall supports collective experience.

Environmental psychology tells us that institutions need both, intimacy and congregation. This spatial shift allows the building to expand and contract according to social need.

5. Elevated Campus Connectivity

A 3-meter-wide connecting bridge links the building to the larger campus. Movement between buildings is not merely logistical. It shapes belonging. The bridge reinforces continuity, allowing students to transition safely and fluidly, without fragmentation of campus life.

6. The Roof as Environmental Layer

The terrace integrates OTS zones, service planning, and

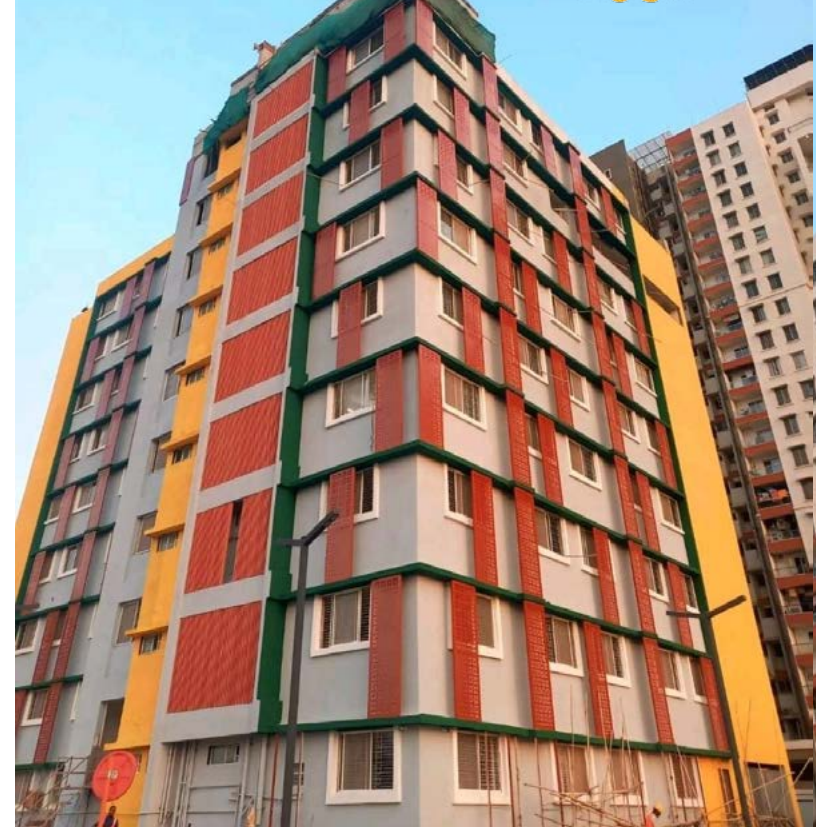
future adaptability.

Even the uppermost level is structured — not leftover. Stack ventilation potential, daylight penetration, and service zoning are considered holistically.

The building breathes. A Learning Environment, Not Just a Structure

MITCON Block B reflects a simple belief:

Academic architecture should reduce friction, not add to it. When spatial clarity supports movement, when daylight supports focus, when corridors support interaction, and when inclusion is embedded rather than appended, the building begins to participate in learning. It teaches quietly. And that is perhaps the most enduring form of design.



Yashwin Nuovo Centro & Yashwant Wakad Celebrate Mandir Sthapana



A home is not just a place to live it is a place to belong. The Mandir Sthapana at Yashwin Nuovo Centro and IHP marked exactly that, the spiritual heart of a community finding its rightful place.

faith and cultural rootedness, a cornerstone around which the shared life of this community will grow and flourish.

Adding to the significance of the gathering, Pimpri Chinchwad Municipal Corporation's Corporator, Mr. Rahul Tanaji Kalate, graced the IHP ceremony with his presence a gesture that uplifted the spirit of the event and reflected the respect this community commands in the larger civic fabric of the city.

We believe that a truly great home offers more than beautiful spaces and quality construction. It offers a life one with traditions to celebrate, neighbours to lean on and moments of grace to look forward to. The Mandir Sthapana is a beautiful reminder of that belief, and a wonderful beginning to the many celebrations this community will share in the years ahead.

Here is to faith. Here is to family. Here is to the VJ Parivaar growing together, always.

The air carried the fragrance of flowers and incense, the chanting filled the space with calm, and for a few sacred hours, neighbours were simply one community present, together and joyful.

What made the occasion especially meaningful was the warmth and sincerity of participation. Families who may still be settling into their homes stepped out as one, reinforcing the quiet but powerful truth that community is not built over years — it begins with moments exactly like this one. The Mandir Sthapana stands as a symbol of



Faith, tradition and community came together in a moment that will be remembered long after the flowers have been offered.

There are milestones that mark construction progress. And then there are milestones that mark something deeper the moment a community truly begins to feel like home. There are milestones that mark construction progress. And then there are milestones that mark something deeper, the moment a community truly begins to feel like home. The Mandir Sthapana ceremony at Yashwin Nuovo Centro and IHP was unmistakably the latter. Residents came together in a serene and devotional atmosphere, united not just by the address they share but by a collective spirit of faith, tradition and belonging.

The First Hello : Payabharani Ceremony at Yashwin Enchanté Brings Future Neighbours Together



A Payabharani ceremony marks the moment a foundation is blessed and a home begins to rise. At Yashwin Enchanté, it also marked something equally precious the moment a community was born.

On 14th March 2026, H1H2 and I1I2 residents didn't just witness a milestone they met the people who will soon share their everyday lives.

Every home has a beginning. Not on the day of possession, not on the day of registration but on a day like 14th March 2026, when future residents of H1H2 and I1I2 at Yashwin Enchanté gathered together for the Payabharani Ceremony and, without quite planning it, met the people who would soon become their neighbours, their familiar faces, their community. The ceremony itself was conducted with warmth, reverence and a beautiful traditional spirit. Customers stepped onto the site, many for the first time understanding the exact location of their respective

buildings, a moment that visibly sparked excitement and a growing emotional connection with the project. Seeing your building, standing where your home will be, changes the feeling from investment to belonging.

For many residents, the Payabharani pooja ritual was a meaningful personal experience a chance to participate in a tradition that carries generations of significance, and to offer their own prayers and hopes into the foundation of their future home. The arrangements were well appreciated, and customers left with warm feedback and even warmer hearts.

But perhaps the most beautiful part of the day was entirely unscripted.

Residents of met each other for the very first time. What began as a sacred gathering slowly, naturally transformed into something more the first smiles exchanged between strangers who are soon to be neighbours. The first conversations. The first

sense of we are in this together. A community, quietly but unmistakably, beginning to take shape.

This is what makes VJ events more than milestones. They are the spaces where relationships begin where a group of individuals first starts to feel like a Parivaar. Long before the keys are handed over, long before the furniture is moved in, the most important thing about a home is that the people have already found its foundation.



Seeing Is Believing : Portia Grandé's On-Site Samvaad Brings Customers Closer to Home



Two powerful sessions in March 2026 gave Porita Grandé customers something no brochure can offer the sight of their own home taking shape, right before their eyes.

There is a moment every homeowner waits for the one where a floor plan stops being a drawing and starts being a real, tangible space. The On-Site Samvaad at Porita Grandé, conducted on 7th and 14th March 2026, was designed to create exactly that moment and it delivered beautifully.

Customers arrived with questions, curiosity and the quiet anticipation that comes with watching a significant investment take shape. What they found was something genuinely reassuring: visible, meaningful progress, a team ready to engage, and a project moving forward with clarity and care.

Across both sessions, customers actively participated in discussions around project updates, construction timelines and ongoing site activities. Many walked through the progress of their individual units an experience that, more than any update or communication, builds the kind of deep, personal confidence that no document

can replicate. Seeing your future home rising floor by floor, in your presence, changes everything.

The response was warm and encouraging. Customers expressed genuine satisfaction with the quality of construction and took the time to appreciate the team for organising a session built entirely on transparency. In an industry where access and openness are not always a given, the On-Site Samvaad stood out as a reflection of VJ's deeply held belief that customers deserve to be partners in the journey, not just recipients of possession.

At VJ, we believe that the relationship with a homeowner does not begin at handover. It is built across every interaction, every site visit, every honest conversation. The Porita Grandé On-Site Samvaad is a living example of that commitment and a reminder that when you show people the truth of what you are building, trust follows naturally.

Trust is built not in boardrooms but on-site, in the honest visibility of progress. The On-Site Samvaad at Porita Grandé gave customers exactly that and the response said everything.



VJ Samvaad : Where Every Question Finds an Answer and Every Homeowner Feels Heard

Open conversations, honest updates and meaningful connections this is what trust looks like in action.



A home is perhaps the most significant investment a person makes in their lifetime. And throughout that journey from booking to possession what every homeowner truly needs, alongside quality construction and timely delivery, is the reassurance that they are never navigating it alone.

That is precisely what VJ Samvaad was built for. More than an initiative, VJ Samvaad is a living commitment to open, honest and meaningful dialogue between VJ and its homeowners. It is the belief, translated into action, that customers deserve to be informed, involved and genuinely heard at every stage of their journey.

This commitment was most recently brought to life through two Open House sessions held on 6th March 2026 for PKC T1, T2, T3 & T4 and on 13th March 2026 for YEn D1D2 & E1E2. Customers stepped in, sat across from the management team and had real conversations about possession timelines, amenities development, project progress and everything in between. No scripted presentations, no vague assurances just clarity, transparency and the

confidence that comes from being treated as a partner in the process rather than simply a buyer.

The response from homeowners reflected exactly what VJ Samvaad sets out to achieve a community that feels connected, informed and genuinely valued.

At VJ, we have always believed that delivering a great home is about far more than bricks and timelines. It is about the relationship built along the way. And VJ Samvaad is where that relationship deepens one honest conversation at a time.

In a world where communication is often reactive, VJ Samvaad is a refreshingly proactive space where homeowners and the VJ team come together to build the kind of trust that lasts well beyond possession day.



Project Bhoomi in Action : Commitment Backed by Careful, Collective Effort

Following the announcement of a long-term preservation commitment, Project Bhoomi moves into execution with the scientific transplantation of 52 mature trees under expert supervision across multiple locations in the city.

In the previous month, Project Bhoomi was introduced as a clear commitment - a shift in thinking where mature trees are preserved, not removed. This phase reflects how that commitment translates into action.

At one of VJ's active sites, a detailed ecological assessment identified 52 mature trees prior to redevelopment. These trees, aged between 15 and 30 years, represented a rich mix of native, fruit-bearing, shade-giving, and culturally significant species.

The decision was not simply to protect greenery in principle. It was to protect these specific trees - responsibly, scientifically, and with long-term intent.

To ensure this was done correctly, VJ appointed an experienced horticulturist as a dedicated consultant for Project Bhoomi. The transplantation process is being guided by Mr. Pravin Pawar, whose expertise in mature tree relocation and ecological management brings scientific discipline and practical experience to every stage of execution.

Executing transplantation at this scale requires careful coordination. Landscape architects, horticulture specialists, site engineers, machinery operators, and environmental consultants are working together to ensure that every step is controlled and measured. This is not routine site activity. It is a precision-led environmental operation.

The trees are being relocated across four different locations within the city where soil conditions, drainage patterns, sunlight exposure, and long-term care systems have been evaluated in advance. Each tree was individually assessed for canopy health, trunk stability, root spread, and transplant tolerance before being approved for relocation.

Tree transplantation follows a structured 10-Step scientific protocol :

1. Tree Evaluation

A detailed health assessment determines transplant viability and survival probability.

2. Tagging & Documentation

Each tree is numbered and recorded to ensure traceability and monitoring.

3. Root Zone Preparation

Soil around the root system is carefully loosened to prepare for excavation.

4. Traditional Tree Pooja

A ceremonial acknowledgement is performed before lifting, recognising ecological significance.

5. Root Ball Formation

A compact soil mass is created to preserve moisture and structural integrity.

6. Careful Mechanical Lifting

Calibrated heavy machinery is used to avoid damage to trunk and roots.

7. Pre-Prepared Destination Pits

Nutrient-rich pits are prepared in advance at relocation sites.

8. Replantation & Alignment

Trees are positioned for correct sunlight orientation and long-term growth balance.

9. Immediate Hydration & Nutrient Feeding

Controlled watering and supplementation reduce transplant shock.

10. Stabilisation & Monitoring Setup

Structural supports are installed, followed by scheduled health observation.

After establishing the intent to treat mature trees as assets, Project Bhoomi now demonstrates how that commitment is implemented. Through meticulous planning, professional consultation, and a structured 10-step transplantation process, 52 mature trees are being carefully relocated to ensure survival, continuity, and eventual return.

Each stage is supervised by the horticulture consultant to maintain scientific accuracy and minimise stress on the trees. Post-transplant care will continue for several months, including watering cycles, nutrient reinforcement, canopy assessment, and stability checks.

However, relocation is not the final milestone.

As outlined earlier, the true success of Project Bhoomi will be realised when these trees return to their original land healthy and thriving once redevelopment progresses. Continuous monitoring, nourishment, and long-term tracking are therefore central to the commitment. This transforms transplantation from displacement into long-term responsibility.

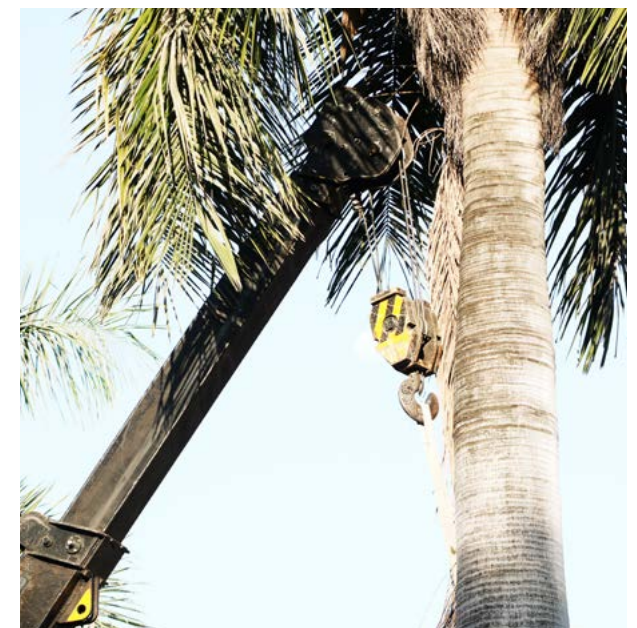
Project Bhoomi now stands on two strong foundations :

- A declared commitment to preserve mature trees across projects.
- A structured operational framework to execute that commitment.

[CLICK HERE](#)

To Watch the film of how Project Bhoomi is being executed.

PROJECT
BHOOMI



Rowing with Legacy : VJ at the 98th COEP Regatta



A second year of association that reflects a deeper connection to tradition, teamwork, and the COEP spirit

The 98th edition of the COEP Regatta is not just another milestone, it's a reminder of a legacy that Pune has grown up with. For decades, the Regatta has stood for discipline, teamwork, and the kind of spirit that stays with you long after you leave campus.

For Vilas Javdekar Developers, this association is deeply rooted in that very journey. Our Founder & Chairman, Vilas Javdekar, is an alumnus of College of Engineering Pune. The Regatta is a part of that lived experience, something that shapes perspectives, builds

resilience, and creates lifelong connections.

This is our second year of being associated with the Regatta, and the connection has only grown stronger. What started as an association has become a meaningful way for us to stay connected with a legacy that continues to inspire generations.

This year's Regatta, themed "Legacy in Motion," brought that spirit alive once again. Over two days, the banks of the Mula River saw a strong turnout, with thousands gathering to witness the event.

The highlights once again reminded everyone why this event holds such a special place in the city. The **Shell Games** displayed sheer strength and coordination, while the **Kayak Ballet** added a sense of rhythm and grace on water. As the evening set in, the **Punt Formation** transformed the river into a canvas of light and patterns. The energy carried forward with **Telematches**, and the grand finale, the **Mashaal Dance** stood out with participants performing with flaming torches, creating a striking visual that stays with you.

VJ believes in supporting platforms that bring people together and build character.



The Regatta does exactly that. It's where competition meets camaraderie, and where effort, not just outcome, is respected. These are values we relate to closely in the way we approach our work and our communities. Our commitment to this legacy continues as we move closer to the 100th edition. Being part of this journey is about staying connected to something larger than ourselves: an institution, a tradition, and a spirit that continues to inspire Pune.



As the 98th COEP Regatta brought Pune together once again, Vilas Javdekar Developers continued its journey with a legacy that goes beyond the event; rooted in alumni pride, shared values, and a commitment to carry this tradition forward to the 100th edition.



98TH
REGATTA
LEGACY IN MOTION



मातीचा गंध, मनाचा ठेवा : VJ Parivaar सोबत महाराष्ट्र केसरीचा अविस्मरणीय सोहळा

वाघोलीच्या मातीत इतिहास रचला गेला आणि

VJ परिवार च्या कुटुंबांनी तो क्षण जवळून अनुभवला, जगला आणि मनात कायमचा साठवला.

काही क्षण असतात जे केवळ डोळ्यांनी नाही, तर मनाने अनुभवले जातात. काही सोहळे असतात जे वर्षानुवर्षे आठवणींमध्ये ताजे राहतात. महाराष्ट्र केसरी कुस्ती स्पर्धा हा असाच एक सोहळा महाराष्ट्राच्या क्रीडा संस्कृतीचा, ग्रामीण जिद्दीचा आणि मातीच्या अटूट प्रेमाचा उत्सव. आणि यंदा, रामकृष्ण सातव यांच्या भव्य आयोजनात, VJ परिवार या सोहळ्याचा एक अभिमानास्पद भाग बनला.

पुण्यातील वाघोली येथे झालेल्या या ऐतिहासिक स्पर्धेसाठी VJ परिवार च्या कुटुंबांना आमंत्रित करण्यात आले होते आणि त्यांनी हा अनुभव मनापासून स्वीकारला आणि आपल्या हृदयात कायमचा जपला.

स्वागत जे मनाला भिडले



सोहळ्याची सुरुवातच एका वेगळ्या उत्साहाने झाली. आममनावेली प्रत्येक कुटुंबाचे पारंपरिक मराठी फेटा बांधून स्वागत करण्यात आले आणि त्या एका क्षणात वातावरण पालटले. फेटा डोक्यावर चढवताना प्रत्येकाच्या चेहऱ्यावर जो आनंद उमटला, ती हास्ये आणि त्या क्षणी काढलेले सेल्फी, हे सारे या दिवसाचे पहिले सुंदर क्षण बनले. मराठी संस्कृतीशी इतक्या जवळून जोडले जाण्याचा हा अनुभव अनेकांसाठी खरोखरच विशेष होता.

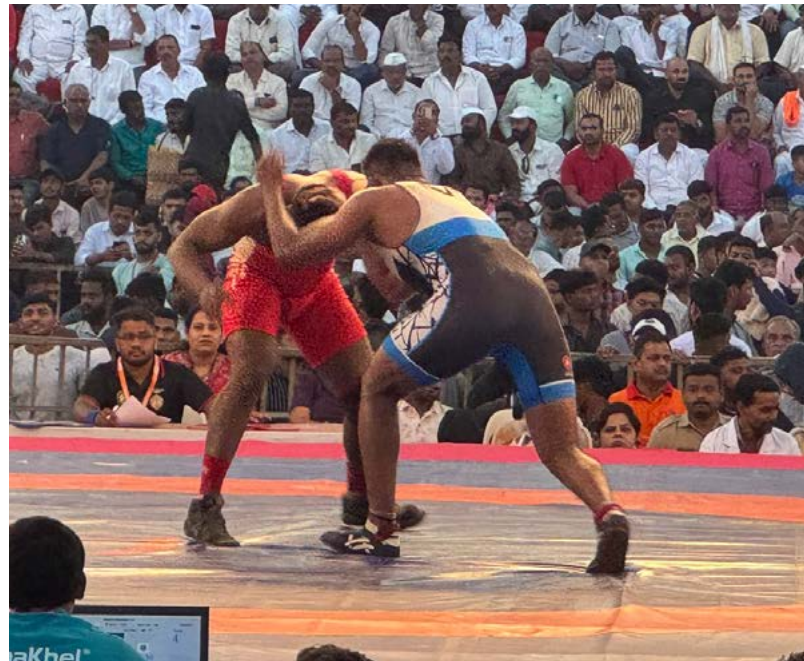
इतिहास घडताना जवळून पाहिला डोळ्यांनी



अंतिम सामन्यात नाशिकच्या हर्षवर्धन सदगीर यांनी सोलापूरच्या महेंद्र गायकवाड यांचा 4-3 अशा गुणफरकाने पराभव करत सातव्यांदा 'डबल महाराष्ट्र केसरी' किताब पटकावला. माती आणि गादी, दोन्ही विभागांत विजय मिळवून ते अंतिम फेरीत पोहोचले आणि तेथेही आपले वर्चस्व सिद्ध केले. सात वेळा हा मानाचा किताब मिळवणे ही केवळ एका पहिलवानाची कामगिरी नाही, ती संपूर्ण महाराष्ट्राची मान उंचावणारी उपलब्धी आहे.

VJ परिवार च्या कुटुंबांनी हा ऐतिहासिक सामना प्रत्यक्ष अनुभवला आतापर्यंत केवळ टी. व्ही. मध्ये पाहिलेली कुस्ती आज त्यांच्या डोळ्यांसमोर, मातीच्या सुगंधासह, जिवंत होती. अनेकांनी नंतर सांगितले की हा अनुभव त्यांनी कधी कल्पनाही केला नव्हता आणि VJ ने तो शक्य करून दिला याबद्दल त्यांनी मनापासून आभार मानले.

एका भाग्यवान कुटुंबाचा अविस्मरणीय क्षण



या सोहळ्यात एका VJ कुटुंबाला VIP मंचावर प्रवेश मिळाला, जिथे ते VJ चे प्रतिनिधी आणि इतर मान्यवरांसोबत बसले आणि एका कुस्ती सामन्याचा विधिवत प्रारंभ त्यांच्या हस्ते करण्यात आला. मंचावर उभे राहून सामन्याचे उद्घाटन करणे हा क्षण त्या कुटुंबासाठी, आणि ते पाहणाऱ्या प्रत्येकासाठी, खरोखरच रोमांचक होता. अशा सोहळ्यात इतका सन्मान मिळणे म्हणजे आयुष्यभराची आठवण.

तात्या विंचू आणि गोरीलाने मैदान दणाणलं!



केवळ कुस्ती नाही या सोहळ्यात मनोरंजनाचीही रेलचेल होती. तात्या विंचू आणि गोरीला या धमाकेदार मस्काॅट्सनी उपस्थित सर्वांना, विशेषतः लहान मुलांना, वेड लावले. त्यांच्या खट्याळ हालचाली, उत्साही उपस्थिती आणि प्रेक्षकांशी केलेल्या मजेशीर संवादांनी संपूर्ण मैदान हास्याने, आनंदाने आणि उत्साहाने भरून गेले. कुटुंबांसाठी हा दिवस केवळ कुस्तीचा नव्हता तो एका संपूर्ण सांस्कृतिक उत्सवाचा होता.

VJ परिवार - संस्कृतीशी जोडलेलं नातं

या सोहळ्यानंतर अनेक कुटुंबांनी एकच भावना व्यक्त केली "VJ केवळ घरं बांधत नाही, ते आयुष्याचे अनुभव देतात." आपल्या प्रकल्पाशी संबंधित कार्यक्रमांच्या पलीकडे जाऊन, महाराष्ट्राच्या क्रीडा परंपरेशी जोडणारा असा एक अनोखा सोहळा अनुभवण्याचे आयोजन करणे हे VJ च्या परिवार संस्कृतीचेच प्रतिबिंब आहे.

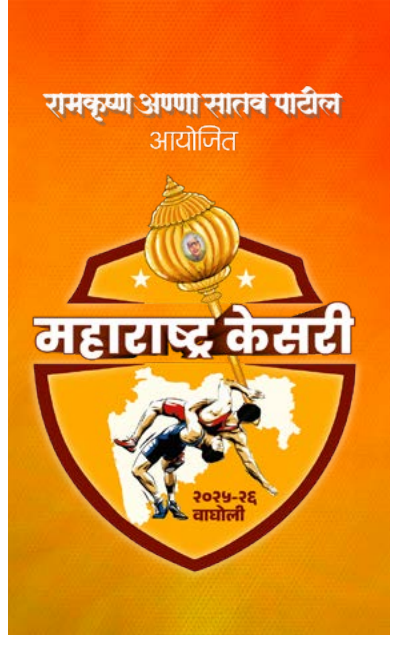
कुस्ती म्हणजे केवळ दोन पहिलवानांमधील लढत नाही ती महाराष्ट्राच्या मातीची भाषा आहे, आपल्या पूर्वजांनी जपलेली परंपरा आहे. या वर्षी VJ परिवार ला या गौरवशाली परंपरेचा जिवंत अनुभव देण्याची संधी मिळाली आणि तो अनुभव खरोखरच हृदयाला स्पर्श करणारा ठरला.



आम्ही विश्वास ठेवतो की एक उत्तम घर म्हणजे केवळ चार भिती नाहीत ते म्हणजे असे अनुभव, अशा आठवणी आणि असे क्षण जे कुटुंबाला एकत्र आणतात, समाजाशी जोडतात.

रामकृष्ण सातव यांनी या स्पर्धेचे जे हृदयस्पर्शी आयोजन केले त्याबद्दल त्यांचे मनःपूर्वक आभार. आणि हर्षवर्धन सदगीर यांना VJ परिवार कडून सप्तमवार महाराष्ट्र केसरी होण्याबद्दल मनापासून अभिनंदन! तुमची जिद्द, तुमची मेहनत आणि तुमचं यश संपूर्ण महाराष्ट्राला अभिमानास्पद आहे.

VJ परिवार माती, माणूस आणि महाराष्ट्राशी जोडलेलं, कायमचं.



CLICK HERE

To Watch the Maharashtra Kesari 2026



“

महाराष्ट्र केसरी स्पर्धा पाहण्याची संधी मिळाली आणि हा अनुभव खूपच शानदार होता. संपूर्ण व्यवस्थापन अतिशय शिस्तबद्ध, नियोजनबद्ध आणि प्रेक्षकांसाठी सोयीस्कर होते. स्पर्धेची मांडणी, सुरक्षा व्यवस्था, बसण्याची सोय, वेळेचे नियोजन आणि एकूणच वातावरण खूप प्रभावी होते. प्रत्येक गोष्टीत बारकाईने लक्ष दिलेले दिसत होते.

अशा दर्जेदार आयोजनासाठी आयोजकांचे (राम कृष्ण अण्णा सातव पाटील) मनःपूर्वक अभिनंदन आणि आभार. पुढील काळातही अशाच उत्कृष्ट स्पर्धा पाहायला मिळव्यात ही अपेक्षा.

Rahul Ramesh Kapurkar
Yashwin Enchanté

अभूतपूर्व आणि सुंदर नियोजन! महाराष्ट्रात प्रथमच इतक्या जंगी कुस्ती स्पर्धेचे आयोजन. धन्यवाद रामकृष्ण अण्णा सातव पाटील आणि धन्यवाद VJ परिवार — तुम्ही दिलेल्या VIP ट्रीटमेंट आणि हॉस्पिटॅलिटीसाठी.

Vaibhav Jagdale
Yashwin Urbo Centro

“

रामकृष्ण (अण्णा) सातव पाटील आयोजित महाराष्ट्र केसरी 2026, वाघोली ही केवळ क्रीडा स्पर्धा नव्हती, तर महाराष्ट्राच्या मातीचा आणि कुस्ती परंपरेचा भव्य उत्सव होता. मैदानातील उत्साह, मातीचा सुगंध आणि पैलवानांची जिद्द पाहून अभिमानाने छाती भरून येत होती.

पहिल्यांदाच इतक्या मोठ्या प्रमाणावर बक्षिसांची उधळण — Fortuner, Scorpio N, Royal Enfield Bullet आणि Splendor बाईक्स — देऊन खेळाडूंचा सन्मान अभूतपूर्व पद्धतीने करण्यात आला. तसेच, संपूर्ण महाराष्ट्रातून माती गोळा करून तयार केलेला आखाडा ही कल्पना खरोखरच हृदयस्पर्शी आणि प्रेरणादायी ठरली.

उत्तम नियोजन, शिस्तबद्ध व्यवस्था आणि खेळाडूंना दिलेला मान पाहून आयोजकांना मनापासून सलाम. वाघोलीने यंदा खरोखर इतिहास घडवला — अशा स्पर्धांमुळे कुस्ती परंपरेला नवी ऊर्जा मिळत राहो हीच सदिच्छा!

Sachin Ingale
VJ Indiworks Kharadi

“

Had an incredible experience attending the Maharashtra Kesari wrestling competition organized by the Satav Group and VJ Parivaar.

From the moment we arrived, everything was thoughtfully planned and beautifully executed. The special seating and warm hospitality made us feel truly valued.

What touched me most was the connection to our Maharashtra culture — the safa (pheta) arrangement felt like an emotion, making us feel proud and deeply connected to our roots.

Events like these are not just competitions; they are celebrations of tradition, strength, and unity.

A big thank you to VJ Parivaar for such a memorable experience. Looking forward to many more amazing events.

Parth Dabi
Yashwin Enchanté

As an VJ Parivaar member at Maharashtra Kesari 2026, I sincerely appreciate the exceptional arrangements and the thoughtful effort invested in organizing this grand event. The way every detail was managed ensured comfort, excitement, and a truly memorable experience for all of us present. Beyond the flawless execution, what stood out most was your vision to glamorize the rural game of kushti. By elevating this traditional sport onto such a vibrant stage, you not only honored its deep cultural roots but also inspired pride and enthusiasm within the community. Your dedication has given this age-old art form the recognition it truly deserves, beautifully bridging tradition with modern celebration. Thank you for your commitment and passion — it made the event unforgettable and left a lasting impact on everyone who attended. Looking forward to many more such initiatives.

Pratik Sonawane
Palladio Baledwadi Central

The Marathon Mindset: How Aditya Javdekar Is Shaping India's Next Generation of Real Estate Developers



At CREDAI YouthCon 2026, AVJ didn't just share a story - he set a blueprint for how young developers across India must think, act and build for the long run.

There are speakers who inform. And then there are those who quietly rewire how an entire generation thinks. When Aditya Javdekar took the stage at the CREDAI YouthCon 2026, he wasn't there to impress. He wasn't there to inspire in the conventional sense either. What unfolded instead was something far more powerful - a recalibration of mindset for India's young developer community. His now-talked-about session - provocatively titled "What Happens When a Bull Makes Love to a Bear?" wasn't just memorable for its honesty. It became a signal. A signal that the next era of real estate leadership in India will not be

built on aggression alone, but on balance, discipline and self-awareness.

At a time when the industry often celebrates scale and speed, AVJ reframed the conversation:

- Not growth at any cost, but **sustainable growth**
- Not expansion, but **intelligent contraction when needed**
- Not bravado, but **measured conviction**

For many in the audience, this wasn't just advice. It was a new operating system.

What AVJ shared as "seven decisions" was, in reality, far more than a turnaround story. It was a playbook for modern real estate leadership.

Each decision mapped out a way of thinking that directly challenges legacy behaviours in the industry. Where earlier generations may have equated leadership with expansion and control, AVJ's framework emphasises: Clarity over complexity, Accountability over opacity, Endurance over short-term wins!

For young developers navigating volatile markets, this framework is quickly becoming a reference approach. He gave

the next generation something rare: A way to think through uncertainty, not just react to it. Traditionally, leadership in real estate has been associated with scale, land banks and financial muscle.

AVJ represented a subtle but significant shift in this leadership for everyone to think about.

He presented a blueprint of a leader who: Speaks openly about failure, Prioritises trust as currency, Treats discipline as strategy and views business as a marathon, not a sprint.

AVJ's influence does not come from volume, but from precision, from choosing honesty over optics, from sharing clear frameworks instead of abstract philosophies, and from making resilience something to aspire to. That is precisely why his voice is resonating across the country, not as noise, but as direction.

In a rapidly evolving real estate landscape, where the next generation is still defining its identity, voices like AVJ's are not just valuable, they are foundational. Industries do not evolve only through projects; they evolve through people who change how others think. And today, across India's young developer community, that shift is already underway.



More than a speech, AVJ's session became a defining moment for over 600 young developers - offering a mindset that is quietly influencing the future of real estate leadership in India.



How does a global conflict affect property prices in Pune?

A simple, data-backed explanation of how global events are increasing construction costs and what it means for home buyers.

"Due to global factors like fuel price rise, war situations and material shortages, construction costs have increased by around ₹220 per sq.ft. This results in an overall increase of approximately ₹2.5 to ₹4.3 lakhs per apartment depending on the configuration."

For many homebuyers, this is the first visible impact of a much larger shift happening behind the scenes. To understand why this is happening, it is important to look at what is driving construction costs today.

In recent times, real estate developers across Pune are experiencing a significant rise in construction costs. This increase is not due to internal project changes, but is largely driven by external global and economic factors beyond the control of developers.

The construction industry depends heavily on raw materials, fuel, logistics and labour. Any disruption in these areas directly impacts project costs. Over the past year, a combination of global conflicts, inflation and supply-side challenges has led to a notable escalation in construction costs. At the centre of this shift are global conflicts, especially in

West Asia, which have disrupted international trade routes and impacted the supply of steel, fuel and key raw materials. At the same time, fuel and energy prices have increased, raising both manufacturing and transportation costs across materials.

There have also been delays and shortages in essential materials such as cement, steel, copper and imported components, along with rising labour costs driven by shortages of skilled workers.

What This Means for Your Home Price

This increase in construction cost translates directly into the overall flat pricing when distributed over the saleable area.

2 BHK (1,175 sq.ft) : ₹2,60,992 (-₹222/sq.ft)

3 BHK (1,537 sq.ft) : ₹3,39,726 (-₹221/sq.ft)

4 BHK (1,900 sq.ft) : ₹4,29,487 (-₹226/sq.ft)

In simple terms, this results in an increase of approximately: **₹220 - 225 per sq.ft.** Larger homes show a slightly higher impact due to increased consumption of structure and services.

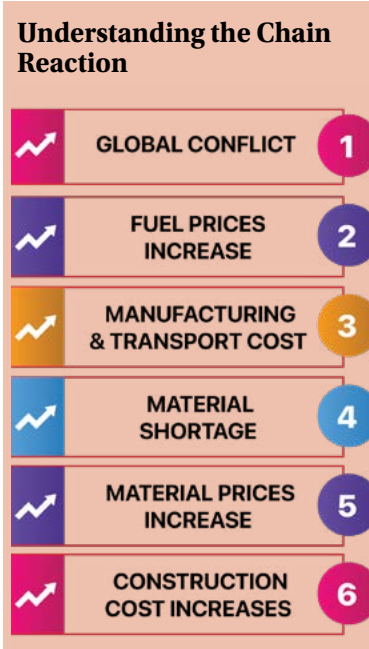
Where Are Developers Facing Cost Increase?

Construction cost escalation is largely driven by global supply disruptions and rising fuel prices, which have increased the cost of key materials such as steel, cement and copper. Import dependencies, shipping delays and currency fluctuations have further impacted components like

timber, lifts and hardware. At the same time, higher energy costs have made manufacturing processes like cement and tile production more expensive, while petrochemical-linked materials such as pipes, waterproofing and paints have also seen price increases. Labour shortages and logistics challenges continue to add to execution costs, making the overall construction process significantly more expensive. **Cost impact varies across activities - here's where the pressure is highest:**

High Impact
<ul style="list-style-type: none"> • RCC (Structure) • Electrical Works • Carpentry (Doors) • Tiling Works
Moderate Impact
<ul style="list-style-type: none"> • Lifts & Equipment • Plumbing Works • Fire Fighting Systems • Masonry & Plaster • UPVC Windows • Painting Works
Low Impact
<ul style="list-style-type: none"> • Waterproofing • Safety Items

The rise in residential property prices today is a direct result of increased construction costs faced by developers, driven by global and economic conditions.



Despite continuous efforts to optimize design and execution, external factors such as global conflicts, inflation and supply chain disruptions have significantly increased the cost of delivering quality homes.

Disclaimer :

This is an indicative analysis prepared to provide a directional understanding of current construction cost trends. The situation remains dynamic and may change based on global developments, market conditions and regulatory factors.

An Expert Analysis by Tahir Khan, Head of Estimation, Sankalp Contracts Pvt Ltd

Construction costs have increased by ₹220-225 per sq.ft	The impact of ₹2.6 to ₹4.3 lakhs per flat
The rise is driven by global factors not developer-led price changes	Major cost pressure comes from steel, fuel & electrical materials

Hadapsar Now Has a Heartbeat. And It Beats as ONE Parivaar.

650 homes. One community. A landmark day at Leisure Town that turned neighbours into a Parivaar.

This Is Where VJ Parivaar Comes Alive

Some days are marked on calendars. Others are marked in memory. March 21st at Leisure Town, Hadapsar, belongs firmly in the second category.

In the weeks leading up to March 21st, VJ teams made their way through every single home in the Leisure Town community. All 650 of them.

These were not routine check-ins or administrative calls. They were genuine conversations, brief ones, detailed ones, and everything in between. Families spoke about their homes, their hopes, and the development taking shape around them. Teams listened, took note, and returned with something more valuable than any registration kit: familiarity.

By the time residents stepped out on 21st March, faces were already recognised. Names were already known. And what could have felt like a formal gathering instead felt like a reunion of people who had already begun to build something together. That is the VJ way. The event is rarely the beginning. It is simply where the preparation becomes visible.

A MORNING ROOTED IN GRATITUDE

The day opened at the Vitthal Rukmini Mandir with a Satyanarayan Pooja, a grounded, unhurried start that set the tone for everything that followed. Families gathered not as attendees at a programme, but as participants in a shared moment. There was no agenda to rush through, no formality to perform. Just people, together, in a setting that felt natural and deeply familiar.



A MILESTONE THAT MADE A SPLASH

The inauguration of the swimming pool brought with it something that no presentation or handout could deliver: visible, tangible progress. Children pressed closer to catch a first look. Parents exchanged glances that said everything. Here was an amenity, promised and now delivered, ready to become part of everyday life at Leisure Town.

For a community that has been watching its neighbourhood take shape, this moment represented far more than a pool. It was proof that commitments made are commitments kept, a milestone in the ongoing story of what Leisure Town is becoming. Through the afternoon, kids enjoyed the Aqua Zumba Sessions and so did the elders!



WHAT THE EVENING REVEALED

When the formal presentation concluded, residents did not leave. They stayed, speaking with the team, asking specific questions, and continuing conversations with their

neighbours. The room held a natural, comfortable energy. Interactions flowed without prompting. Groups formed organically. At that moment, 650 individual homeowners were becoming something more. A community.



ONE DAY. ONE PARIVAAR. ONE BEGINNING.

March 21st brought together the sacred and the practical, the personal and the collective. It combined a morning of shared gratitude, an afternoon of milestone delivery, and an evening of honest dialogue about the future.

But more than any single element, it brought people

together and gave them a reason to see themselves as part of something larger than their own four walls.

As Leisure Town continues to grow and take shape, this sense of connection will be its most enduring foundation. Not just the amenities, not just the architecture, but the relationships formed here, in moments like these.



March 21st at Leisure Town, Hadapsar, was the moment a neighbourhood became a community. From a sacred morning pooja to a landmark pool inauguration, and an evening that brought families face-to-face with their future, the day was a masterclass in what it means to build with intent.

AN EVENING OF CLARITY AND CONNECTION

As the day moved into evening, residents gathered for the VJ Parivaar presentation and came with genuine curiosity. What unfolded was not a corporate briefing. It was a structured, honest conversation about where the project stands and where it is headed. Timelines were shared for key amenities including the children's play area, garden spaces, entrance development, and remaining lobbies. Residents left not with vague reassurances, but with a clear picture of

upcoming milestones and a realistic timeline to anchor their plans.

This kind of transparency matters. A family moving into a new home is also reorganising their life around it. When they know what to expect and when, they can plan better, feel more settled, and trust more completely.

Alongside the project update, residents were introduced to VJ Parivaar as a platform, a long-term engagement system that connects homeowners to a much larger ecosystem. From a dedicated relationship

manager and early access to future developments, to a transparent referral and rewards system, the platform is designed to make belonging to VJ Parivaar feel meaningful well beyond possession day.



HADAPSAR HAS A VJ PARIVAAR NOW. AND IT IS JUST GETTING STARTED!



Built With Precision. Delivered With Intent. This Is What Possessions Look Like at VJ.



Possession at Vilas Javdekar Developers has been reimagined from a transaction into a product experience. Here is what that means, and why it matters.

A home, an office, a studio, a shop. None of these are lifeless structures of concrete and steel. They are living environments, each holding its own rhythm, mood, and memory.

The way morning light falls on a freshly finished wall. The

ease with which a workspace adapts to a long and demanding day. The quiet satisfaction of a well-placed switch, a seamless material transition, a detail so considered it feels effortless.

None of this happens by chance. It is the outcome of design, and it defines how a space is experienced, not just seen.

In the months leading up to possession, there is an unmistakable intensity across VJ project sites and offices. Teams move with purpose. Conversations sharpen. Decisions carry weight. This is the phase where details are not just reviewed. They are interrogated.

Material finishes are revisited. Colour palettes are recalibrated. Textures are evaluated in

A home is not complete when construction ends. It is complete when it begins to feel like it belongs to you. At VJ, possession in 2026 is the result of months of precision, craft, and intention. Spaces are not just built and handed over. The final experience matters as much as the journey that preceded it.



natural light. Functional elements are tested repeatedly. Weekly reviews become a ritual. On-site inspections turn immersive. What makes this process particularly nuanced is the

diversity of perspectives shaping it. An engineer reads a space through precision and performance. A designer views it through proportion, balance, and emotion. A resident experiences it through instinct, through what feels intuitive and what feels effortless. At VJ, all three perspectives are acknowledged and actively invited.

The result is a space that does not demand adjustment. It simply fits.

And while timelines matter, timely delivery at VJ has never been confused with hurried execution. There is a craftsmanship that runs through every project, visible in the alignment of finishes, the consistency of execution, and the quiet confidence of a space that has been resolved, not rushed. Behind this lies the collective effort of construction workers, architects, engineers, and support teams, each contributing to a product that feels considered, almost handmade in its intent.

Ready on Arrival

At the moment of possession, every element is expected to be in harmony. Amenities are operational. Services are active. Systems are responsive. There is no interim phase, no waiting period for the experience to catch up with the promise.



When a customer steps into their space for the first time, there is a pause. A moment of recognition. A family imagining their life unfolding within those walls. An entrepreneur visualising their first day of business. A creator sensing the possibilities within a studio. An investor reassured that quality will extend to every future occupant.

In that moment, what they experience is not just completion. It is confidence.

What Possession Really Means in 2026

Across VJ IndiLife Wakad, VJ Central Avenue, YashONE Eternitee, Yashwin Enchanté, Portia Grandé, and Palladio Kharadi Central, the typologies vary and the audiences differ. But the philosophy holds steady at every address: to create spaces that are functionally intelligent, aesthetically

coherent, and experientially complete.

There is no dramatic declaration in this approach. Just a steadfast belief that the final experience matters as much as everything that came before it.

Possessions are a reflection of what happens when engineering meets empathy, when design meets discipline, and when delivery meets intention. In 2026, at VJ, possession is not about handing over a space. It is about delivering a space that already feels like it belongs.



E-Square Opens at VJ Happiness Street

From an auspicious beginning to exclusive showcases, the inauguration brought together employees, VJ Parivaar, and guests, celebrating entertainment, community, and togetherness.

With a thoughtfully planned inauguration week, E-Square at VJ Happiness Street brings together people, experiences, and entertainment under one roof.

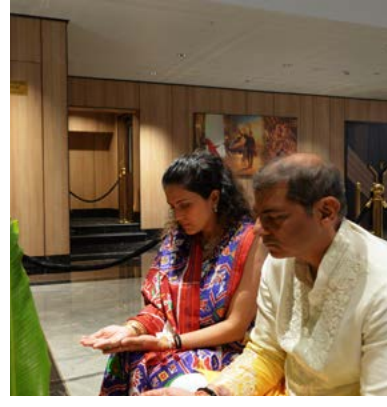


AN AUSPICIOUS BEGINNING

The journey of E-Square began on a positive and peaceful note with a Satyanarayan Pooja performed by Mr. Neerav Panchamiya, Chief Operating Executive - E-Square Leisure Pvt. Ltd., along with Mrs. Panchamiya.

It was a simple yet meaningful ceremony marking the start

with gratitude, blessings, and the right intent. Before the excitement of movies and crowds, there was a quiet moment to seek prosperity and happiness for everything that lies ahead. It set the tone perfectly for a space that is built not just for entertainment, but for togetherness.



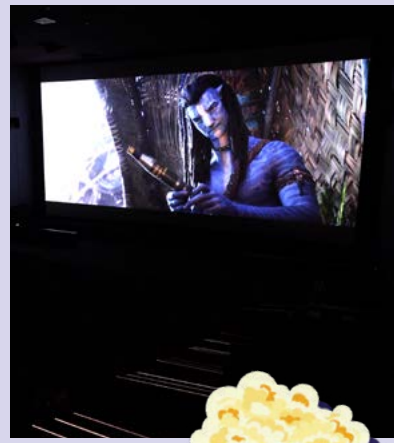
CLICK HERE
To Relive the Highlights from the Inauguration Week.

MAHARASHTRA'S FIRST EPIQ SCREEN EXPERIENCE

Adding to the excitement, E-Square at VJ Happiness Street introduces Maharashtra's first EPIQ Screen experience, taking movie-watching to a whole new level. With a larger-than-life screen, enhanced visuals, and immersive sound, every film feels more real, more intense, and more engaging. It's not just about watching a movie anymore, it's about feeling every scene, every moment. This premium experience sets E-Square at VJ Happiness Street apart, making it a must-visit destination for cinema lovers looking for something truly extraordinary.



BOX OFFICE



EMPLOYEE SHOWCASE : CELEBRATING THE TEAM FIRST

Before opening its doors to the world, E-Square opened exclusively for the people who made it possible, the team. The Employee Showcase was designed as a special first experience, giving employees a chance to enjoy the space they helped create. It was more than just a preview; it was a moment of pride. Walking into E-Square as the first audience created a strong sense of belonging and ownership. This gesture reflects a deeper thought, when people are valued, they feel connected. And when they feel connected, they create experiences that truly stand out.



EXCLUSIVE MOVIE SCREENING!



CUSTOMER SHOWCASE : A CELEBRATION WITH VJ PARIVAAR

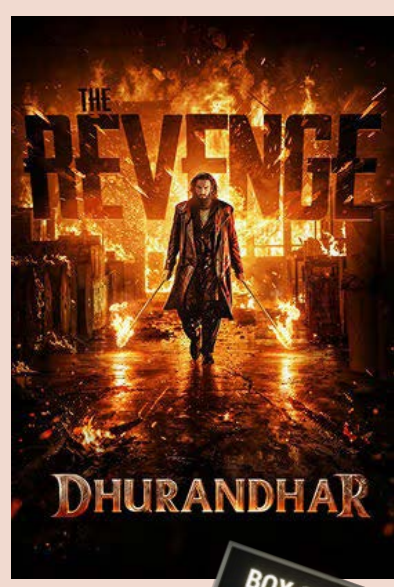
Next came the heart of every VJ development, the residents. The VJ Parivaar Customer Showcase turned into a celebration filled with excitement and warmth. With exclusive screenings of Mardaani 3 and Avatar: Fire and Ash, homeowners were invited to experience E-Square in the most enjoyable way, together. Families, friends, and neighbours came in not just to watch a movie, but to spend quality time and create memories.

Having this kind of experience within their own neighbourhood made it even more special. It's this ease and joy that truly defines life at VJ Happiness Street.



DHURANDHAR 2 SHOWCASE : A PREMIUM FIRST-DAY EXPERIENCE

Adding to the excitement was the exclusive showcase of Dhurandhar 2 for corporate guests. Designed as a "first day, first show" experience, it brought a sense of exclusivity and energy to the launch. Guests got a first-hand feel of the premium cinema experience that E-Square offers, while also witnessing the scale and vision behind VJ Happiness Street. It was an evening that blended entertainment with meaningful engagement.



BOX OFFICE

FUN-FILLED WEEKENDS FOR ALL AGES

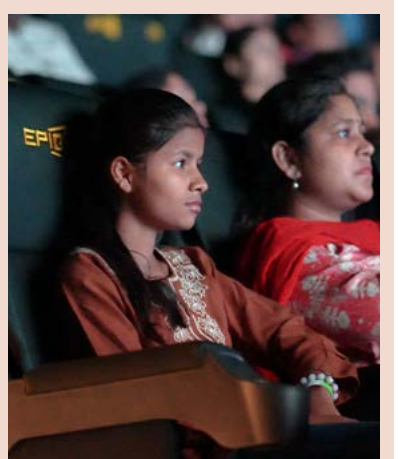
The celebrations didn't stop at movie screenings. Over the weekends, fun activities were organised for all age groups, turning Happiness Street into a lively, festive space. From kids enjoying playful moments to adults soaking in the vibrant atmosphere, there was something for everyone.

It wasn't just about watching a film, it was about stepping out and being part of a larger, joyful experience. These activities added an extra layer of energy, making E-Square not just a destination, but a place where people love to spend time.



WHERE EVERY EXPERIENCE FEELS PERSONAL

What truly stands out about the E-Square launch is the thought behind it. From starting with blessings, to celebrating employees, to creating special moments for residents, and hosting exclusive previews, every step was designed around people. With E-Square now open, VJ Happiness Street becomes more than just a place, it becomes a hub of everyday joy, shared experiences, and lasting memories.



When we celebrate together, every moment feels more meaningful.



VJ KI PAATHSHALA

Building Strong Foundations : Safety, Sustainability and Knowledge at VJ

From fire safety drills to financial literacy four powerful training sessions reflect VJ's commitment to people, planet and continuous learning.

At VJ, growth means more than projects delivered. It means teams that are safer, sharper and more aware of the environment around them, the systems they work within, and the responsibilities they carry. Over the past few weeks, four focused training sessions brought together over 100 colleagues across diverse functions, each walking away with knowledge that will shape how they work every single day.

Training 1: Fire Fighting & Life Safety Systems



The teams that maintain and repair customer homes are among the most critical in VJ's ecosystem and their safety knowledge must match that importance. A hands-on session

At VJ, the strongest foundations are built not just with concrete and steel but with knowledge, awareness and responsibility. Four recent training sessions brought that belief to life.

on Fire Fighting and Life Safety Systems equipped the MRT and FMM teams with a thorough understanding of fire safety infrastructure sprinklers, fire pumps and extinguishers along with the Fire Triangle concept that explains exactly how and why fires occur.

Practical demonstrations on correct extinguisher use and emergency response gave participants real confidence, not just theoretical awareness. Because when it comes to safety in a customer's home, knowing what to do in the first few seconds makes all the difference.

Training 2: Sustainability in Construction Planning and Execution

Led by Dr. Shradhha Mahore Manjrekar



Sustainability at VJ is not a tagline it is built into how we plan, build and deliver. A comprehensive session led by Dr. Shradhha Mahore Manjrekar, with over 19 years of expertise in green building practices, brought together senior leaders from Purchase, Contracts, Facility Maintenance, the Aluform Factory and Site In-Charges for a cross-functional dialogue on responsible construction.

Topics ranged from energy optimisation, water conservation, rainwater harvesting and waste management to internationally recognised frameworks like LEED, GRIHA and IGBC. The session delivered one clear, lasting message: sustainability is not a separate initiative. It is thoughtful planning, practised every day.

Training 3: Understanding Snakes: Truths, Myths and Bite Prevention

Led by Mrs. Nita Garje, Snake Rescuer



When your project sites border natural landscapes, wildlife awareness becomes workplace safety. Following occasional snake sightings at project sites, VJ invited Mrs. Nita Garje, an experienced snake rescuer who has helped VJ teams safely manage such situations before

to lead an engaging and eye-opening session. Participants learned to distinguish poisonous from non-poisonous species, understand snake behaviour, take the right preventive measures, and administer correct first aid after a snake bite. Equally important, Mrs. Garje dismantled the myths and fear that often lead to unnecessary harm reminding everyone that calm, informed action protects both people and wildlife. It was informative, inspiring and quietly unforgettable.

Training 4: How to Read an Annual Report

Led by Mrs. Kshitija Modak, CA & PhD



Financial awareness within a team is an investment that pays compounding returns. VJ's Accounts and CFC teams participated in a focused session on "How to Read an Annual Report" led by Mrs. Kshitija Modak, a Chartered Accountant, PhD in Forensic Accounting, Finance Head for two software companies and trainer for the Pune Police Cyber Team and Aakashwani.

From the Director's Report and MD&A to the Balance Sheet, P&L Statement and Cash Flow

Statement, participants gained clarity on every key component of an annual report. Practical exercises helped them go beyond the numbers and read the larger story that financial documents always tell.

Learning That Never Stops

Four sessions. Four expert voices. Over 111 colleagues across VJ, better equipped and more aware than before. This is what a culture of continuous learning looks like in practice, not an annual event, but an ongoing commitment to building people as thoughtfully as we build homes.



Introducing the Personality Development Learning Playlist

Growth begins with self-awareness and shows in every interaction. Learn, apply, and evolve into a more confident and impactful version of yourself.

This month's curated learning journey helps every VJ team member build a stronger, more confident and impactful personality.

In today's workplace, your personality speaks even before you do.

It reflects in how you enter a room, how you respond under pressure, how you carry conversations, and how people remember you after the interaction.

What truly sets professionals apart is not just their knowledge or skills, but the way they present themselves through confidence, clarity, and consistency in behavior.

Yet, personality is often misunderstood.

Many believe it is something you are born with. In reality, personality is something you build—through awareness, habits, and daily actions.

This month, VJ's Learning Playlist focuses on helping you consciously shape and strengthen your personality with a thoughtfully curated set of expert-led videos.

Why Personality Development, Why Now?

In our day-to-day work, we constantly interact—with customers, teammates, partners, and leaders.

Sometimes, it's not our



capability, but our presence that creates impact.

Missed opportunities, weak impressions, or lack of confidence often come not from lack of skill, but from gaps in personality development.

A strong personality helps you:

Build trust faster

- Communicate with confidence
- Handle challenging situations calmly
- Leave a lasting positive impression

In a fast-moving and competitive environment, these are not "good-to-have" qualities—they are essential.

What This Month's Playlist Covers

The curated videos this month focus on practical, real-world improvements that you can apply immediately:

- Understanding the science of charisma - What makes certain people naturally engaging and how you can develop the same qualities
- Step-by-step personality transformation - Simple, actionable habits that can gradually reshape how you think and behave
- Building an attractive personality - Not about looks, but about confidence, energy, and how you carry yourself

- Creating your personal brand - How people perceive you and how you can intentionally shape that perception
- Daily personality improvement tips - Small changes in behavior that create a big difference over time

Each video is designed to be easy to consume and directly applicable in your daily work life.

After focusing on Communication Mastery last month, this month's theme goes one step deeper—helping you strengthen the foundation behind every interaction: your personality.

Personality development is not about becoming someone else.

It is about becoming a more confident, aware, and effective version of yourself.

When you work on your personality, you don't just improve how you communicate—you improve how you think, respond, and grow.

Because in the end, people may forget what you said, but they will always remember how you made them feel.

Great personalities are not built overnight.

They are built through awareness, practice, and consistent effort.

Watch. Reflect. Apply. Grow.

LEARNING Playlist

Theme for April

PERSONALITY DEVELOPMENT

Sometimes, it's not our capability, but our presence that creates impact.

This curated playlist brings together powerful ideas on ~

- The Science of charisma & how to improve it
- Building a Personal Brand You Feel Good About
- Tips to developing an attractive personality

CLICK HERE

To Begin

Beyond the Classroom : What VJ's Teams Brought Back from the iDAC Expo



Innovation doesn't wait in boardrooms, it lives on expo floors. Here's what VJ's H2H, Factory and Quality teams discovered at one of India's leading architecture and construction exhibitions.

In a rapidly evolving industry, the best learning rarely happens inside a conference room. It happens where products are demonstrated, technologies are debated and design boundaries are pushed in real time. That belief is at the heart of VJ's "Beyond the Classroom" initiative — a commitment to ensuring that teams stay curious, connected and constantly exposed to what is shaping the future of

construction, design and living. The iDAC Expo, one of India's leading platforms for architecture, interior design and construction brought together over 200 brands and 250 renowned speakers under one roof, making it the perfect destination for three of VJ's most product-critical teams to explore, question and learn.

1. Smarter Flooring Choices : Johnson Tiles & the R-Value

One of the most practically relevant learnings came from Johnson Tiles, where the team was introduced to the R-value rating system, a standardised measure of slip resistance in flooring tiles. For residential developments in urban environments, selecting the right R-value for different areas bathrooms, outdoor spaces, children's zones is a critical safety decision. Live demonstration videos at the stall showed exactly how slip resistance is tested under varied conditions, giving the team a clear framework for more informed material selection going forward.

2. Windows That Do More: Indiframe UPVC Systems

Indiframe showcased UPVC window systems that go well beyond standard expectations. Their standout product featured a sandwich glass section with an embedded MS grill between layers combining visual openness with structural safety in a way that neither compromises the other. The brand also demonstrated soundproof window systems, explaining how precision sealing technology can dramatically reduce external noise intrusion, a feature of genuine value for homeowners in Pune's busy urban corridors.

3. Tile Installation, Perfected : MM2MM Products

Precision in tile fixing is one of those details that separates a well-finished home from a great one. MM2MM Products displayed a comprehensive toolkit including tile cutters, vibrators for tile settling, reusable spacers, wedge spacers, levelling tools, suction cups and specialised trowels tools that directly improve alignment accuracy, finishing quality and overall workmanship standards on site.

4. Faster Walls, Stronger Structures: Everest Rapicon

Everest Rapicon presented their ready-made wall systems, a fibre reinforced aerated concrete core sandwiched between fibre cement boards that offer a compelling balance of speed and structural durability. For teams exploring ways to improve construction timelines without compromising performance, this was a genuinely exciting product



When VJ teams step beyond the workplace and into spaces where the industry's future is being shaped, they return with more than ideas; they return with insights that make our homes better.

to engage with firsthand.

5. Smarter Drainage : NuGreen Building Technologies

NuGreen Building Technologies introduced polymer concrete drainage channels, designed for superior water management efficiency and long-term infrastructure durability. A small but meaningful upgrade in construction planning that contributes to the long-term health of any building's drainage ecosystem.

6. Safety That Stays Invisible : Chirag Netting Solutions

Balcony safety in modern apartments often creates visual trade-off grills that protect but also block beautiful views. Chirag Netting Solutions offered



an elegant answer with their invisible grill systems, crafted from SS316 grade nylon-coated material, delivering full safety protection without interrupting sightlines. A solution that homeowners consistently ask about and appreciate.

7. Advanced Waterproofing : Asian Paints

Asian Paints went beyond colour at the expo, showcasing advanced membrane-based and liquid plus spray-applied waterproofing systems that significantly improve long-term structural protection. For VJ's quality team, understanding the latest waterproofing technologies is directly relevant to ensuring that every delivered home stays protected through every season, every year.

8. The Art of Surface : ACESPACE Veneers

The expo's most visually spectacular installation was the "Pavilion of Resonance" a breathtaking creation using

ACESPACE veneers that demonstrated how surfaces can respond to light, sound and touch to create truly immersive design experiences. For the H2H team that works closely with homeowners on interior design and customisation, this was a reminder of how rapidly the world of materials and aesthetics is evolving.

Curiosity Is a Professional Skill Beyond the individual product discoveries, the iDAC Expo visit reinforced something more lasting that staying curious is as important as staying skilled. When VJ teams engage with platforms where the industry's future is taking shape, they bring back insights that quietly but powerfully improve every home we deliver, every system we build and every experience we create for the VJ Parivaar.

Because at VJ, learning never stops and the classroom is everywhere.



Safety Is Not a Rule. It Is a Responsibility: VJ Celebrates 55th National Safety Day at YUC



With the hoisting of the National Safety Flag and a week of awareness ahead, the YUC project site sets the tone for a culture where every worker goes home safe, every single day.

Mr. Rahul Sonawane, Senior Police Inspector, Traffic Police, Hinjawadi Police Station. In a site environment buzzing with the energy of construction, this simple but significant act brought everyone to a moment of shared focus, a collective pause to acknowledge that no deadline, no target and no delivery schedule is ever worth more than a human life.

Mr. Sonawane's presence as Chief Guest carried its own meaningful message. Safety is not just an internal organisational responsibility, it is a civic one. When a senior officer from the Traffic Police stands at a construction site to mark National Safety Day, it signals that the wider community and governance ecosystem recognises and respects organisations that take worker safety seriously. VJ is proud to be one such organisation.

The inauguration was graced by Mr. Sarvesh Vilas Javdekar, Technical Director, VJ, alongside project officials, staff members and workers a gathering that cut across

every level of the organisation. And that, in itself, was a statement. Safety culture does not trickle down from the top, it is built together, from every direction, by everyone present on site. When leadership and labour stand side by side on Safety Day, the message is unmistakable: we are all equally responsible for each other.

At the heart of the ceremony, the core themes of the day were brought to the fore safety awareness, strict adherence to protocols and the collective responsibility of maintaining a workplace where every person is protected. A construction site is one of the most dynamic and demanding work environments imaginable. It demands skill, stamina and precision and it demands, above all else, a culture where safety is instinctive, not instructed. Where a worker does not need to be reminded to wear a helmet because the environment around them makes safe behaviour the natural and expected norm.

This culture does not appear overnight. It is built through consistent reinforcement, leadership by example and initiatives exactly like this one. Throughout the week, a carefully planned series of safety activities and awareness programmes will be conducted across the YUC site engaging workers and employees in sessions, live demonstrations and practical exercises that bring safety concepts from theory into

At VJ's Yashwin Urbo Centro project, that reminder was celebrated with the conviction it deserves.

everyday habit.

At VJ, we hold a belief that is simple but unwavering every home we build is a promise to a family. And behind that promise is an equally sacred commitment to the people who build it. Their skill shapes our projects. Their dedication drives our progress. And their safety is our responsibility, every single day, without exception.

Because the strongest foundation any project can have is not concrete or steel. It is the knowledge that every person on that site will go home safely when the day is done.

55th NATIONAL SAFETY WEEK 2026



सुरक्षा बढ़ाने के लिए लोगों को शामिल करें, शिक्षित करें और सशक्त बनाएं.

Every Drop of Care Counts : EHS & Site Teams Launch Drinking Water Station at Yashwin Urbo Centro & ARP

A small gesture with a powerful message because a team that is cared for builds homes that are cared for.

dedication and craft. The least and the most we can offer in return is the assurance that their most basic needs are met with dignity. Access to clean, safe drinking water on site is not a checkbox. It is a statement of values.

The Paanpoi inauguration is a reflection of VJ's EHS (Environment, Health and Safety) philosophy in its most human form that safety and care extend beyond helmets and harnesses. They live in the water a worker drinks, the shade they rest in and the environment that tells them, quietly but clearly, you matter here.

For the EHS and Site teams who drove this initiative, this is what responsible site management truly looks like. Not just compliance with standards, but genuine concern for the people on the ground, the hands that lay every brick, pour every slab and bring every VJ home to life.

At VJ, we believe that how we

The EHS and Site teams at Yashwin Urbo Centro and ARP made that belief a reality with the inauguration of a new Paanpoi and in doing so, reminded us all what it truly means to lead with humanity.

treat our people, every person, at every level of our ecosystem defines the quality of what we ultimately build. A workforce that feels valued works with pride. And pride, more than any material, is what makes a home truly great.

To the EHS team and the Site team at Yashwin Urbo Centro and ARP thank you for leading with heart.



"प्यासे की सेवा, ईश्वर की सेवा"

To serve the thirsty is to serve the Divine.

There is a certain quiet greatness in the small acts of care that happen away from the spotlight the ones that do not make headlines but make a real difference in someone's day. The inauguration of a Paanpoi (drinking water station) at the Yashwin Urbo Centro and ARP project sites by the EHS and Site teams is exactly one of those acts.

Construction workers are the backbone of everything VJ builds. Through summer heat, long shifts and physically demanding work, they show up every single day with



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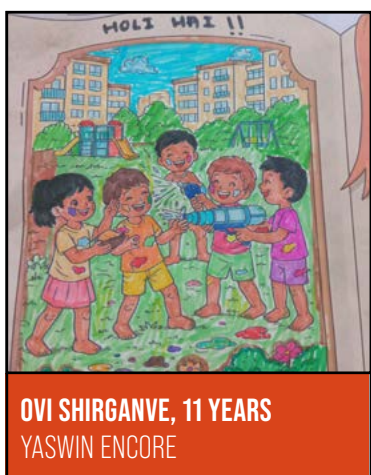
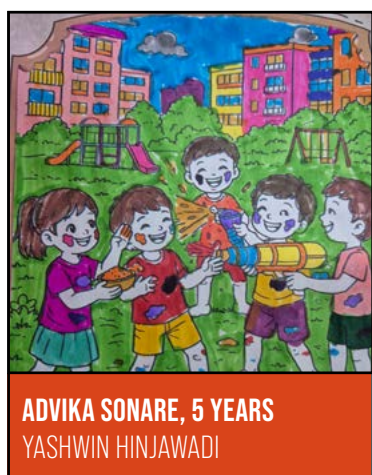
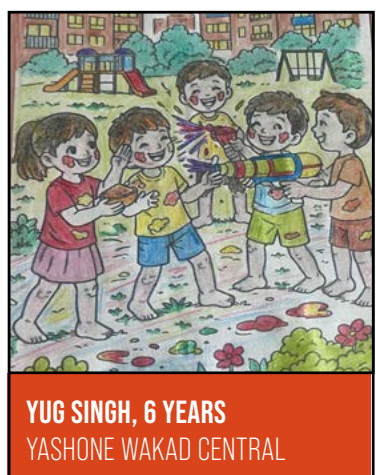
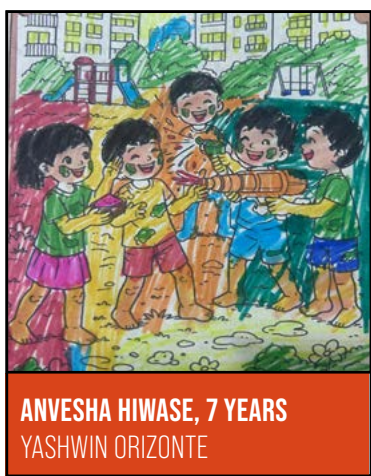
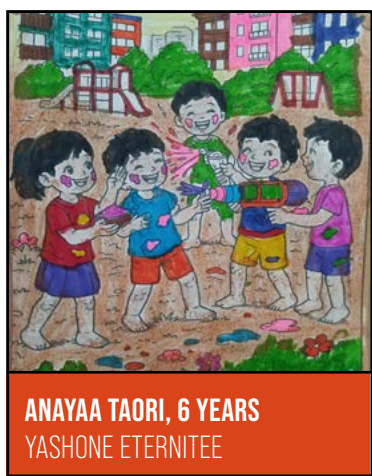
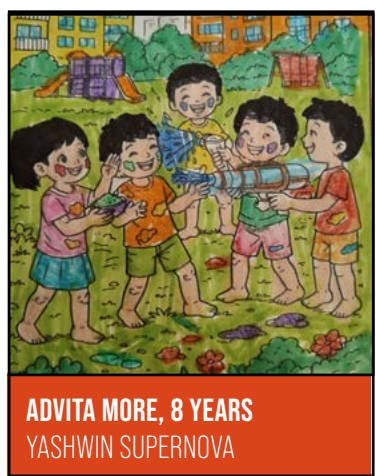
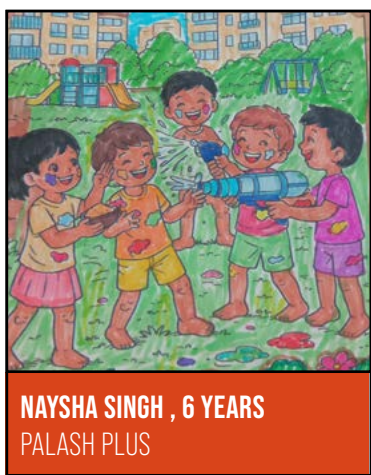
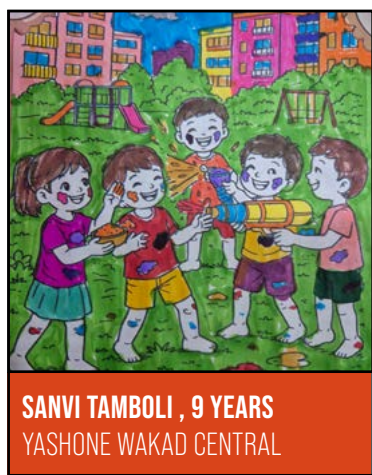
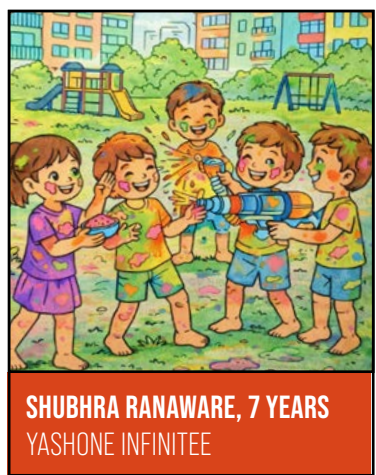
The Cutest Summer Story

Kabir and Meera were super excited, their summer vacation had finally begun! This year, instead of staying home, they visited their uncle's farmhouse. The place was full of green fields, colorful butterflies, and a big pond. Every day was an adventure. They helped water plants, feed chickens, and collect fresh vegetables. One afternoon, they found a tiny lost puppy near the barn. It looked scared and hungry. The siblings gently cared for it, gave it food and water, and named it "Chintu." Soon, Chintu became their best friend, following them everywhere. They made a cozy bed for him and spent hours playing. By the end of the vacation, the puppy was healthy and happy again. When it was time to leave, they felt sad. But their uncle surprised them by letting them take Chintu home. Their hearts filled with joy. As they returned, they realized this summer gave them more than fun—it gave them love and responsibility.

Kindness and caring for others always bring happiness and true friendship.

Our Young Explorers Painting New Beginnings with Joyful Colors!

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



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@javdekars.com

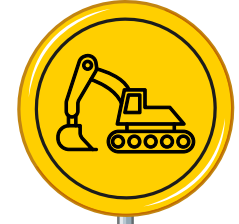


PALLADIO KOTHRUD CENTRAL

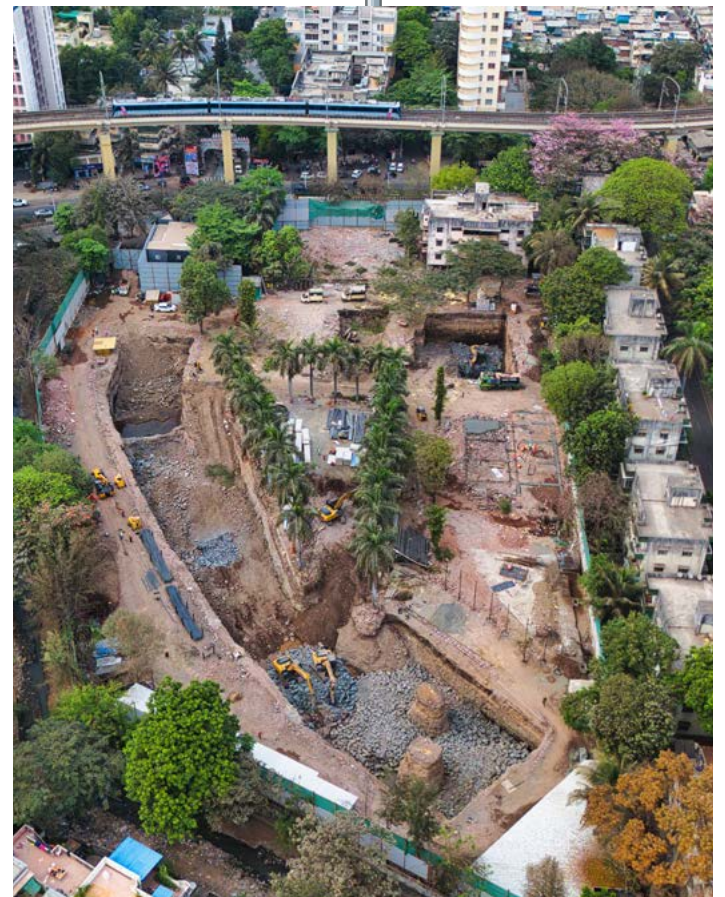
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AS ON 15 MAR 2026



Excavation work in progress.



Actual site photos taken in Mar 2026.

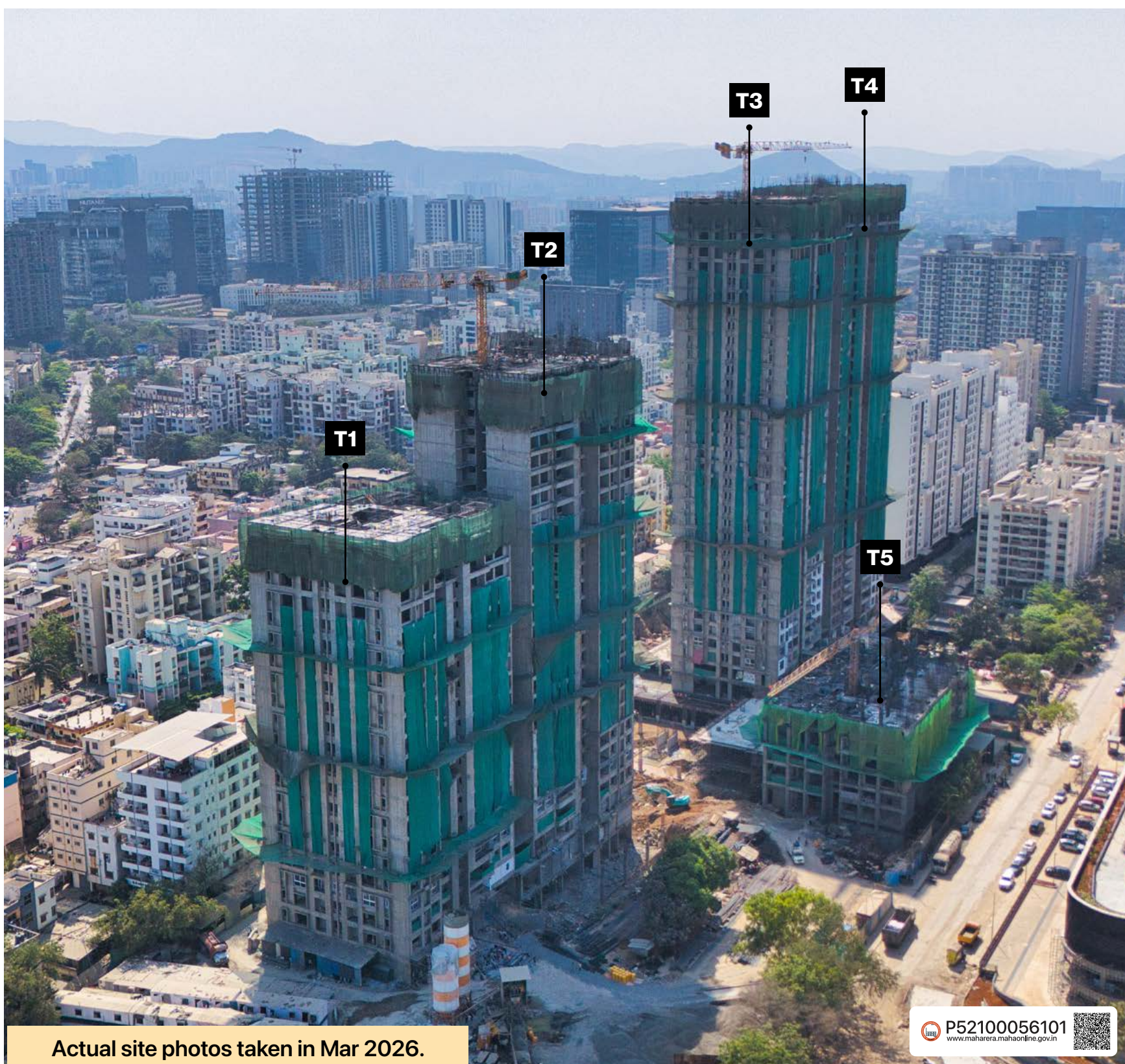
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PALLADIO BALEWADI CENTRAL

BALEWADI

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TOWER 1

Shuttering & Reinforcement
22nd floor slab work in progress.
16th floor block work, 14th floor gypsum plaster & 9th floor waterproofing work in progress.

TOWER 2

27th floor slab casting work completed.
23rd floor block work, 20th floor gypsum plaster & 19th floor kitchen dado work in progress.

TOWER 3

OHWT & LMR shuttering & reinforcement work in progress.
32nd floor blockwork & 29th floor kitchen platform work in progress.
2nd to 21st floor internal plaster work completed.

TOWER 4

OHWT AND LMR shuttering & reinforcement work in progress.
32nd & 33rd floor blockwork, 31st floor gypsum plaster & 17th floor toilet dado work in progress.

TOWER 5

5th floor slab work completed.
6th floor slab work in progress.

Actual site photos taken in Mar 2026.

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PALLADIO LAVIEN TO

BANER MHALUNGE

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A1A2 BUILDING
Excavation & PCC Work completed
raft casting work in progress.

B1B2 BUILDING
Excavation Work in progress.



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VJ INDIWORKS KHARADI CENTRAL

KHARADI

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Basement 2 slab: Work in progress.



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VJ INDILIFE

KHARADI

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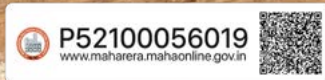


WING 1

16th 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.



Actual site photos taken in Mar 2026.

VJ INDILIFE

WAKAD

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Ground floor gypsum work in progress.
26th floor staircase painting work in progress.
28th & 29th floor mains wiring work in progress.



Actual site photos taken in Mar 2026.



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. 21st 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. 21st floor concealed plumbing work in progress.



Actual site photos taken in Mar 2026.



PORTIA GRANDÉ

BANER

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Actual site photos taken in Mar 2026.

TOWER 1

Blockwork completed. 34th floor Gypsum plaster work in progress. Marble flooring work in progress.

TOWER 2

Blockwork completed. 33rd & 34th floor internal plumbing pressure testing work completed. Marble flooring work in progress.



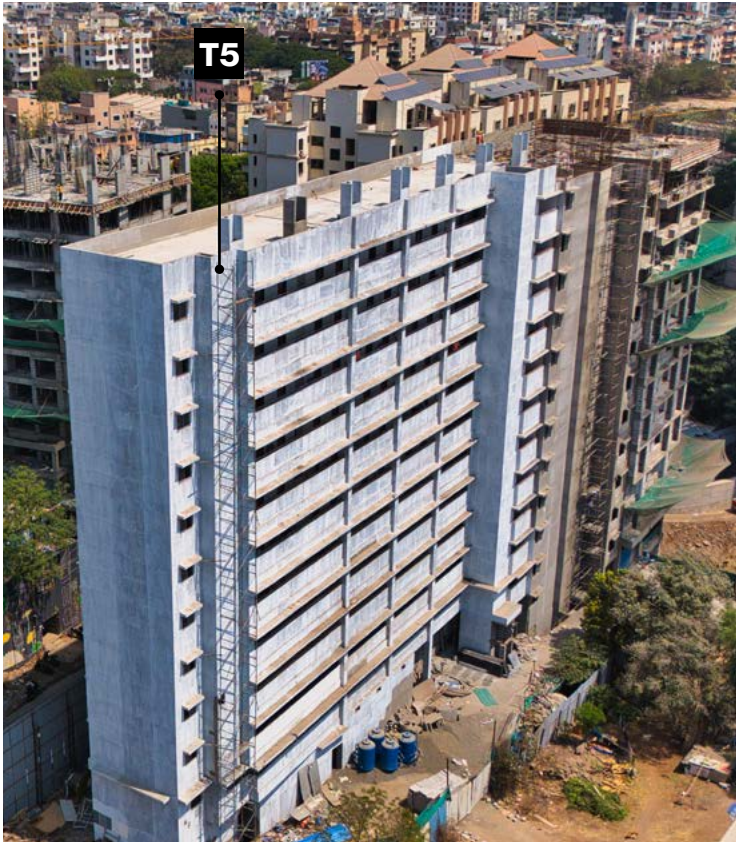
VJ CENTRAL AVENUE

KHARADI

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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.

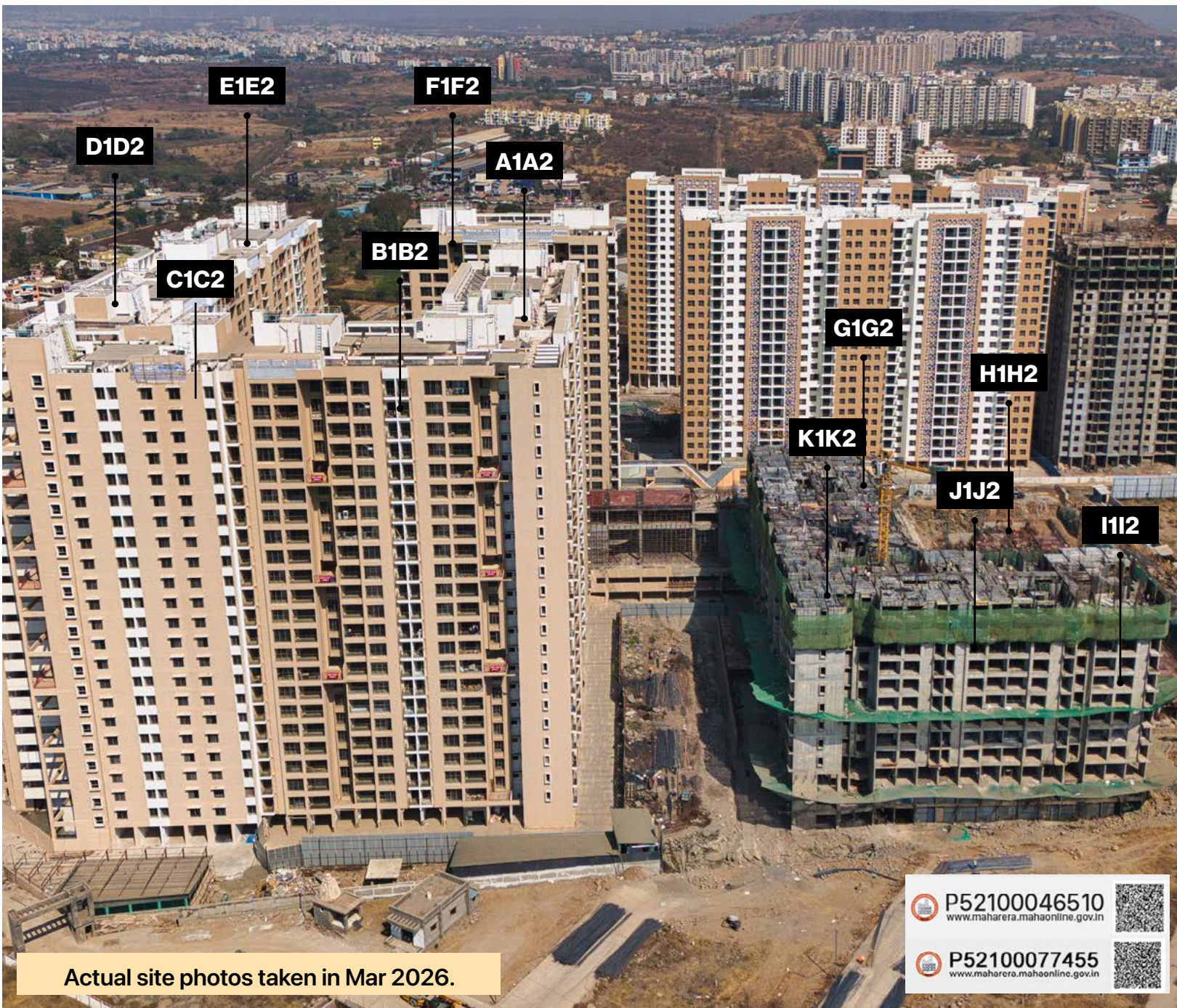


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YASHWIN ENCHANTÉ

UPPER KHARADI

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The road development at Yashwin Enchanté is progressing steadily and enhancing connectivity.



C1C2 BUILDING
Block Work, internal plaster, gypsum plaster work completed.

D1D2 BUILDING
18th floor door shutter fixing work in progress.
22nd floor glass fixing work in progress.

E1E2 BUILDING
2nd to 22nd floor blockwork, plaster work, gypsum plaster & kitchen otta completed.

G1G2 BUILDING
Excavation - 70% work completed
PCC - 60% work completed

H1H2 BUILDING
Excavation and PCC work Completed.
Second Slab - Work in progress.

I1I2 BUILDING
Second Slab (Lower Ground Floor) - Completed.
Third Slab (Stilt Floor) - Work in progress.

J1J2 BUILDING
13th slab (12th floor slab) - Work in progress.

K1K2 BUILDING
13th slab (12th floor slab) - Work in progress.

YASHONE ETERNITEE

HINJAWADI

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A BUILDING

Block work & Kitchen otta work completed.
22nd floor Flooring & Dado work in progress.

B BUILDING

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

E BUILDING

OHWT - Pour 1 & 2 Bottom slab casting work completed.
22nd floor Block work & kitchen platform work in progress.
18th to 22nd floor waterproofing work in progress.



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YASHWIN URBO CENTRO

WAKAD

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A1A2 BUILDING

20th floor slab work completed.
15th floor block work in progress.

B1B2 BUILDING

Terrace slab work completed.
33rd floor block work completed.

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

5th floor slab work completed.

F1F2 BUILDING

Basement 1 slab work completed.
Ground floor slab work in progress.

G1G2 BUILDING

Basement 1 slab (part 1) - Slab shuttering work in progress.
Basement 2 (part 2) - Shear wall & Retaining wall reinforcement work in progress.

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PALLADIO KHARADI CENTRAL - II

KHARADI

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E2 TOWER

11th floor Slab Work in Progress.
5th floor Block Work 3rd floor Gypsum work in progress.

E3 TOWER

7th floor slab: Work in Progress.



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PALLADIO
La Siento

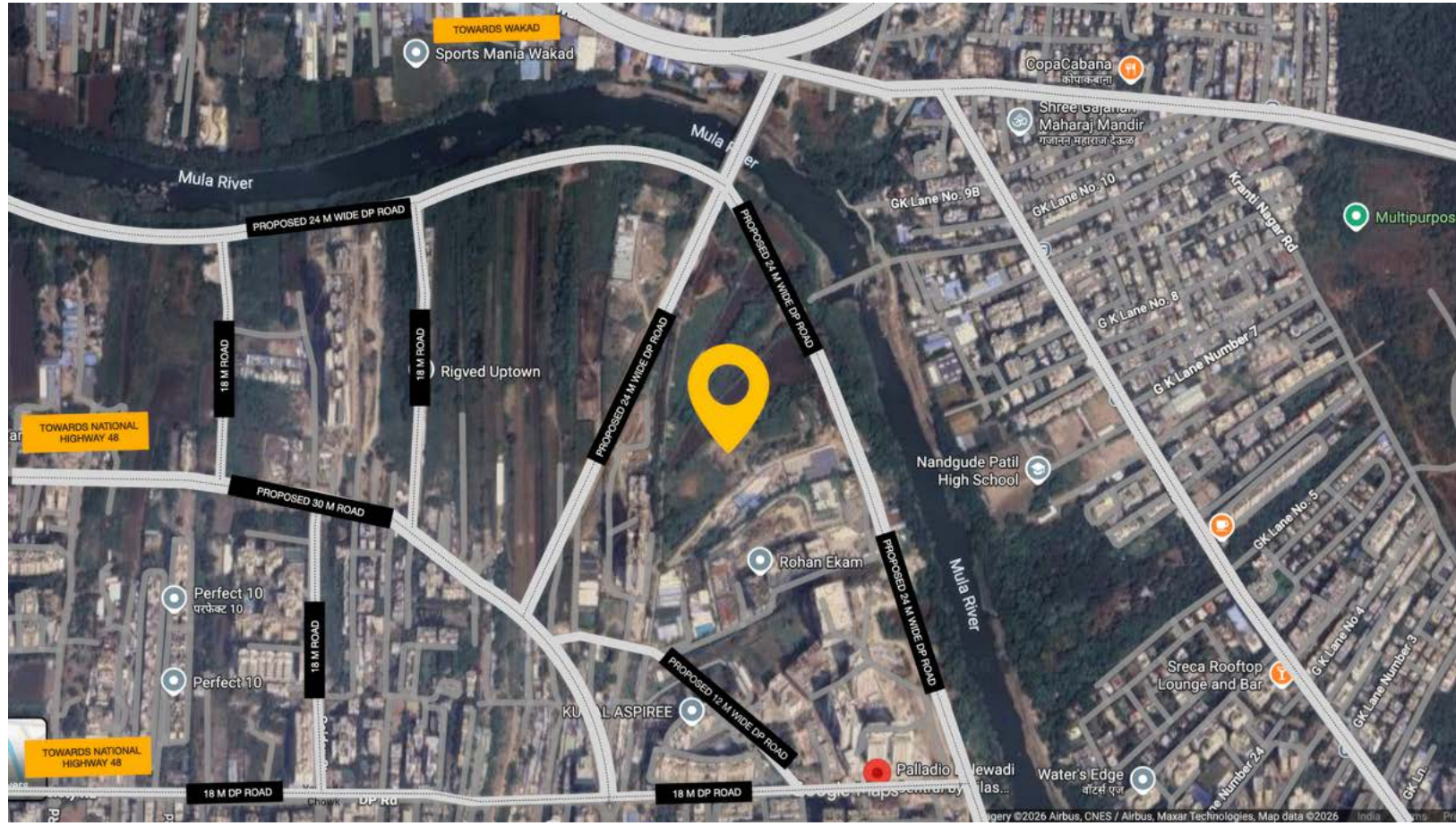
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From Edge to Epicentre : The Rise of Balewadi Riverfront



For years, Balewadi existed in the shadow of more established neighbourhoods in Pune's west. It was known, but not fully understood. Referenced, but rarely chosen as a first preference. Today, that perception has decisively shifted. As Baner, Aundh, and the larger western corridor evolved under Pune's Smart City framework, Balewadi has steadily established itself as a key part of this growth story. Its proximity to Balewadi High Street, the MCA International Stadium, and arterial routes connecting to the Mumbai-Bangalore Highway has firmly positioned it within Pune's urban map. What is visible today is not just transition, but consolidation — where infrastructure, accessibility, and lifestyle are already working in alignment. Balewadi is no longer an extension. It is functioning as an urban spine — connecting key nodes of movement, work, and lifestyle across West Pune. **Balewadi today stands as a central and well-connected urban corridor, with its growth trajectory already firmly established.**

THE MISSING LINK BREAK THROUGH :

Balewadi-Wakad Connectivity
Strengthening an Already Strategic Location Few

infrastructure developments have the ability to significantly enhance an already strong location. In the case of Balewadi, the Balewadi-Wakad link represents exactly that. For over eight years, a bridge connecting these two high-potential zones has stood complete, awaiting its final integration. The missing piece — the approach road — is now moving towards resolution, following the Bombay High Court's directive to complete land acquisition within a defined timeline. The significance of this development lies not in creating value from scratch, but in unlocking efficiency within an already active corridor.

Once operational, the link will:

- Strengthen direct connectivity between Baner, Balewadi, and Wakad
- Enhance access to Hinjawadi's Rajiv Gandhi Infotech Park (800+ companies, 2.4+lakh workforce)
- Reduce congestion pressure on existing routes
- Improve overall network fluidity across West Pune

For a location that is already well-positioned, this acts as an accelerator, not a trigger. It reinforces Balewadi's role - not as a peripheral zone - but as a central connector within Pune's western growth corridor.

The Balewadi-Wakad link is set to enhance connectivity efficiency, further strengthening an already well-established location.

THE RIVERFRONT TRANSFORMATION From Urban Edge to Urban Experience

Across the world, some of the most defining urban transformations have happened along water. Cities like London, Singapore, and Seoul have reimagined their river edges as active public spaces that bring together movement, leisure, and community life. Riverfronts in these cities are not just scenic backdrops; they are defining elements of urban identity. Pune is now stepping into that evolution. The Pune Riverfront Development Project, spanning 44.4 kilometres, is transforming the Mula-Mutha river into a continuous network of walkable promenades, landscaped public spaces, cycling tracks, and ecological buffers. Within this larger vision, the Balewadi Riverfront stretch stands out. Unlike older parts of the city that require retrofitting, Balewadi offers a more integrated and forward-planned environment, allowing the riverfront to seamlessly align with surrounding development. This creates a rare condition. The riverfront here is not an afterthought.

It is becoming an inherent part of the living experience. For residents, this means :

- Direct access to open, usable landscapes
- A continuous visual connection to natural elements
- A sense of spatial openness that extends beyond individual developments

Over time, such environments do more than enhance value. They shape behaviour, lifestyle, and identity. And importantly, they create something that remains constant - a permanent and irreplaceable urban edge. **The Balewadi Riverfront is emerging as one of Pune's most distinctive urban edges, where global riverfront thinking is seamlessly integrating with the city's next phase of growth.**

THE RISE OF A NEW RESIDENTIAL PREFERENCE

Homebuyers today are making more evolved choices.

There is a growing preference for :

- Better ventilation
- Access to open spaces
- A more balanced living environment

Balewadi Riverfront aligns strongly with this shift - offering openness without compromising on connectivity.

Balewadi reflects the evolving preferences of modern homebuyers who prioritise balance, openness, and long-term livability.

THE BALEWADI ADVANTAGE

Balewadi sits at a powerful convergence point between Baner, Wakad, and Hinjawadi. With over 2.4 lakh professionals working in Hinjawadi and more than 800 companies operating there, the location benefits from a strong and consistent demand base. At the same time, it retains a level of spatial openness that is increasingly rare.

Balewadi offers a rare combination of strong employment proximity, connectivity, and spatial balance.

INFRASTRUCTURE MOMENTUM



The area is supported by DP roads, road widening, and metro connectivity. The Shivajinagar-Hinjawadi Metro line will further strengthen its position within Pune's mobility network. **Balewadi is backed by structured infrastructure planning that supports long-term growth and scalability.**

COMMERCIAL & WORK ECOSYSTEM

Hinjawadi's IT ecosystem continues to drive demand in this region. What is now emerging is a more integrated model — where work, retail, and lifestyle are coming closer together. Balewadi is already reflecting this shift through high-street developments and commercial activity. **Balewadi is steadily establishing itself as a self-sustaining ecosystem where living, working, and lifestyle converge.**



THE EMERGING SOCIAL FABRIC

Balewadi is attracting a younger, globally exposed demographic. This is reflected in the rise of lifestyle-driven spaces and community environments.



A refined and evolving social fabric is shaping Balewadi into a more contemporary urban destination.

THE INVESTMENT LENS

Balewadi Riverfront is no longer a speculative location. It is a maturing micro-market where growth is supported by infrastructure, demand, and ecosystem development. **Balewadi represents a stable and credible investment landscape with strong long-term potential.**

THE FUTURE OUTLOOK

Over the next 5-7 years, Balewadi is expected to further strengthen its position as a fully integrated urban corridor. Future developments will build upon an already strong foundation. **Balewadi is on a clear trajectory to become one of Pune's most established and future-ready urban corridors.**

FROM LOCATION TO IDENTITY

Cities evolve through alignment — of infrastructure, environment, and people. Balewadi Riverfront is no longer just evolving. It is defining itself. **Balewadi Riverfront is transitioning from a location into a recognised and established way of urban living.**

BALEWADI

