

VJ CONNECT

OCTOBER 2025

PRINTED ONLY FOR PRIVATE CIRCULATION BY VILAS JAVDEKAR DEVELOPERS, PUNE.

It's the 3rd season of non-stop celebrations! This time, VJ is here to make it even more special, memorable, and rewarding with homes that cater to the requirements of you and your loved ones, along with spaces that are all set to become the next growth hub of Pune! So, go ahead & make it a celebration to remember!

IT'S OFFICIALLY THE SEASON OF SMILES!



VJ
FESTIVE
SEASON
2025

100

DAYS OF
CELEBRATION

06

PRIME
LOCATIONS

2,3&4

BHK HOMES

**SHOPS
& OFFICES**

12

PREMIUM
PROJECTS

ONLINE / OFFLINE BOOKING OPTIONS • FLEXI PAYMENT PLANS FOR ALL • STARTING FROM ₹55L TO ₹6 CR. (ALL INCLUSIVE)

MAKE YOUR SMILE BIGGER WITH VJ FESTIVE SEASON 2025!

FROM FOUNDATION TO FESTIVITY, YOUR HOME JOURNEY CELEBRATED!

NEW

FIRST TIME IN REAL ESTATE

EARLY PAYMENT REWARDS PROGRAM

Unlock special rewards for timely payment of installments against demands raised. Earn upto 5,000 points!

ONE PARIVAAR WEBINARS

Online property care sessions for all under construction customers.

PAYABHARNIS AT VARIOUS PROJECTS

Sacred milestone ceremonies at multiple VJ projects, making every culture a moment of pride.

GRUHAPRAVESH WORKSHOPS

Hands-on sessions to explain how your VJ home will be handed over. Do's and don'ts along with sessions on interior planning & vastu with experts.

PRE-POSSESSION SITE VISITS

Exclusive sneak peeks of your dream home.

VJ SAMVAADS

Interactive forums with our leadership - 10 Samvaads scheduled across Pune.

SHUBHAM BHAVATU (VJ STYLE GRUHAPRAVESH CEREMONIES)

250 Guruji's being trained to give warm possessions across VJ sites.

HAPPY NEIGHBOURS DAY CELEBRATIONS

A get-together with families on sites celebrating homecoming! Nurturing new neighbours during possessions.

MOCK FLOOR & ENGINEERING EXPO

Step into behind the scenes of your home at 5 sites.

MANDIR STHAPANA EVENTS

Auspicious beginnings with temple installations at 3 flagship projects.

SHRAMASEVA EVENTS AT SITES

Customers & VJ teams coming together for serving Lunch to Labour Friends at 6 project sites.

STRONGER PARTNERSHIPS. BIGGER REWARDS.

FESTIVE SEASON CP MEET

High-energy meet-ups across Pune - 1,800+ CPs invited.

RISING STARS EVENT

Spotlighting top performers with trophies & rewards.

MULTIPLE TRAININGS AT COEE

Skill up with 85 specialised sessions at our Centre of Excellence Engineering (COEE).

SPORTS LEAGUE

CP-exclusive tournaments-cricket, futsal, badminton and more.

ANNUAL CULTURAL NIGHT

Annual gala evening with performances from 2000+ Channel Partners.

DEDICATED CP BILLING TEAM WITH LESS THAN 48 HOURS PAYOUTS

A specialised in-house team set up exclusively to handle Channel Partner billing and payouts, ensuring faster processing, transparent statements and seamless support for every transaction during the Festive Season and beyond.



LIFE AFTER POSSESSION IN VJ SOCIETIES - FESTIVALS, FUN & FOREVER BONDS



FOR OWNERS OF UNDER- CONSTRUCTION HOME



FOR CHANNEL PARTNERS



FOR SOCIETY RESIDENTS



NAVRATRI CELEBRATIONS

Colourful garbas across 60+ VJ societies, bringing thousands of families together.

DIWALI CELEBRATIONS

Society-wide light-ups with 10,000+ diyas and cultural evenings.

CHILDREN'S DAY

Special talent showcases for kids; 2,500+ young stars to perform.

CHRISTMAS CELEBRATIONS

Community Christmas carnivals with carols & Santa visits across VJ societies.

SOCIETY AWARDS EVE

Recognising best-managed societies, green initiatives & vibrant communities.

NEW

FIRST TIME IN REAL ESTATE

VJ PARIVAAR CULTURAL NIGHT

Annual gala evening with performances from 75,000 VJ Parivaar members.

SPORTS LEAGUE

Fun competitions for families with 60+ teams in cricket, badminton & more.

TREKS & CYCLING EVENTS

Weekend nature escapes for fitness enthusiasts across all age groups.

Next Big Thing for Real Estate: How GST 2.0 Brings New Hope to Homebuyers

With cement costs dropping and construction becoming more affordable, the dream of owning a home just got closer to reality.

The GST Council's historic decision to streamline tax slabs from four to just three has sent waves of optimism through India's real estate sector. For homebuying families, this is a significant step toward making quality homes more affordable and accessible.

WHAT CHANGED WITH GST 2.0

The new simplified structure eliminates the complex 12% and 28% slabs, moving most goods into cleaner categories of 5%, 18%, and 40% (reserved for luxury items). This rationalization promises to reduce compliance burdens for businesses while making essential goods more affordable for consumers.

DIRECT BENEFITS FOR REAL ESTATE

Cement Gets Cheaper: The most significant impact comes from cement moving from the 28% to 18% GST bracket: a 10% point reduction that directly cuts construction costs. Since cement forms a substantial portion of any construction project, this reduction translates into meaningful savings for developers and, ultimately, homebuyers.

Construction Materials Relief: Beyond cement, numerous construction-related items have received GST relief, including

agricultural equipment, certain chemicals, and various building components that were previously taxed at higher rates.

Enhanced Affordability: With lower input costs, developers can offer more competitive pricing without compromising on quality: a win-win situation that makes homes more accessible to middle-class families.

Increased Demand: Lower GST rates are expected to boost overall consumption and demand across sectors. For real estate, this means more families will find homeownership within their financial reach, potentially spurring increased sales and faster project completions.

Better Cash Flows: Simplified tax structures and faster refund processes under GST 2.0 will improve cash flows for developers, enabling them to maintain project timelines and invest in better amenities and infrastructure.

Economic Momentum: With the government expecting these reforms to reduce inflation by up to 1.1% points, the overall economic environment becomes more conducive to major purchases like homes.

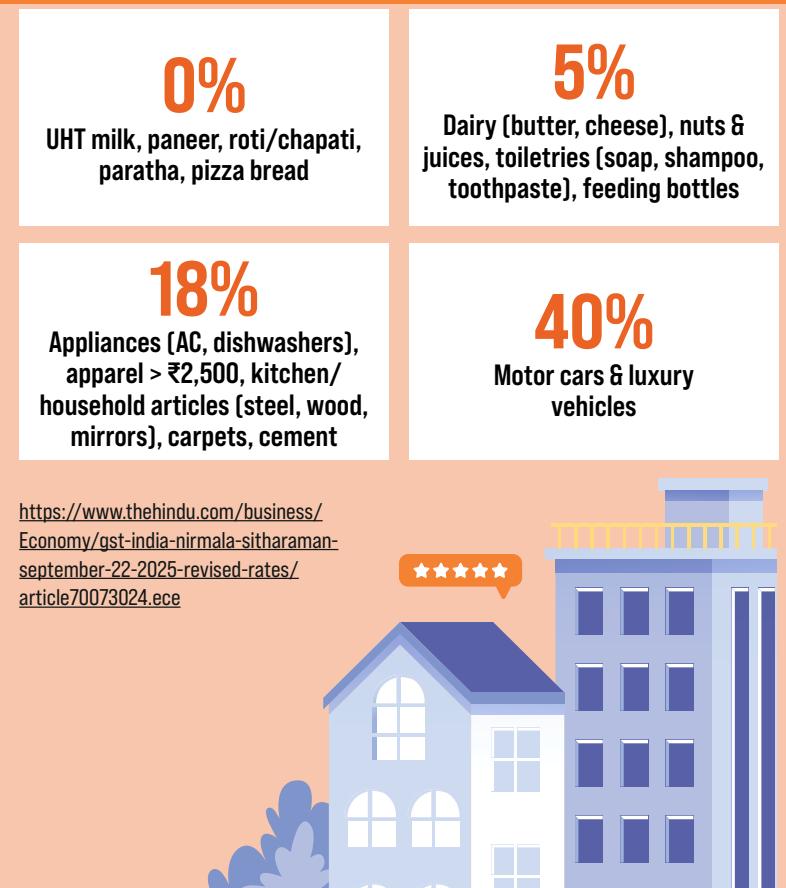
WHAT THIS MEANS FOR VJ PARIVAAR

For families considering a

home, these GST reforms represent a golden opportunity. Lower construction costs can translate into better value propositions, enhanced amenities, or more competitive pricing. The timing is particularly significant as these changes take effect during the festive season, traditionally a peak period for real estate purchases. Combined with the psychological boost of reduced costs, this could mark

the beginning of a new growth phase for both the industry and aspiring homeowners. As India moves toward a simpler, fairer tax system, the real estate sector stands to benefit tremendously. For VJ, GST 2.0 is about making the dream of quality homeownership more achievable for every family. The foundation for a more affordable housing future has been laid. Now it's time to build upon it.

HOME & HOUSEHOLD ITEMS, GST SLABS



<https://www.thehindu.com/business/Economy/gst-india-nirmala-sitharaman-september-22-2025-revised-rates/article70073024.ece>



ढोल-ताशाच्या गिनीज विश्वविक्रमाचा पुण्यातील पथकांचा गौरव

जून २०२४ मध्ये घडविलेल्या विक्रमाचा अलीकडे सन्मान सोहळा.



पुण्यातील १९ ढोल-ताशा पथकांनी जून २०२४ मध्ये मिळून घडविलेल्या ऐतिहासिक विश्वविक्रमाची दखल घेऊन अलीकडे सर्व कलाकारांचा सन्मान करण्यात आला. या सोहळ्यात अस्मिता जावडेकर यांना देखील विशेष सन्मानाचिन्ह प्रदान करण्यात आले.

पुणे शहराची ओळख ही संस्कृती, परंपरा आणि उत्सवप्रियेतेसाठी जगभरात आहे. गणेशोत्सवात

ढोल-ताशांचा गजर म्हणजे पुण्याच्या सण-उत्सवांचा अविभाज्य भाग. या परंपरेने जून २०२४ मध्ये एक नवा इतिहास रचला. तब्बल १९ ढोल-ताशा पथकांनी एकत्र येऊन जागातिक विक्रम नोंदवला आणि त्यांची नोंद 'गिनीज वर्ल्ड रेकॉर्ड्स' मध्ये झाली.

या विक्रमासाठी ताल, शिस्त, समन्वय आणि ऊर्जा यांचा अप्रतिम मेळ साधला गेला. हजारो वादकांनी एकत्रित वादन करून पुण्याच्या गणनभेदी निनाद जगाला एकवला.

अलीकडे या विश्वविक्रमात सहभागी झालेल्या सर्व पथकांचा विशेष सन्मान सोहळा पार पडला.

या सोहळ्यात कलाकार, पथकप्रमुख आणि आयोजकांना सन्मानाचिन्ह दडऱ्या गौरविण्यात आले. या प्रसंगी अस्मिता जावडेकर, संचालिका विलास जावडेकर डेव्हलपर्स यांना विशेष सन्मानाचिन्ह प्रदान करण्यात आले. पुण्याच्या सांस्कृतिक परंपरेला पुढे नेण्याच्या आणि नव्या पिढीला

प्रेरणा देण्याच्या त्यांच्या प्रयत्नांचा गौरव करताना उपस्थित मान्यवरांनी त्यांचे विशेष कौतुक केले.

अस्मिता जावडेकर यांनी आपल्या मनोगतात सांगितले की, "ढोल-ताशा हे केवळ वाद्य नाहीत, तर आपली परंपरा, संस्कृती आणि एकत्रे प्रतीक आहेत. या उपक्रमामुळे पुण्याचे नाव जगभर दुमदुमले, आणि हा सन्मान हा प्रत्येक कलाकाराच्या झालेल्या १९ पथकांतून हजारो युवक-युवतींनी भाग घेतला. त्यांच्या तालबद्ध वादनामुळे पुण्याच्या गणेशोत्सव अधिक वैशिष्ट्यपूर्ण ठरला. आयोजकांच्या मते, या विक्रमामुळे पुढील पिढीलाही ढोल-ताशांची प्रेरणा मिळेल आणि ही परंपरा अधिक बळकट होईल.

ढोल-ताशांचा गणनभेदी निनाद आता केवळ पुण्यापुरता मर्यादित राहिलेला नाही, तर जागातिक स्तरावर पोहोचला आहे. या विक्रमामुळे पुण्याची संस्कृतिक ओळख ठळकणे अधारित झाली असून, शहरातील प्रत्येक नागरिकाचा अभिमान वाढविणारा ठरला आहे.

Pune Metro Breaks All Records: A New Era of Urban Travel

5.9 lakh passengers in a single day signals Pune's smart transport revolution!

The streets of Pune have always pulsed with energy during Ganeshotsav, but this year brought something extraordinary. Beyond the chants of "Ganpati Bappa Morya" and the vibrant processions, Pune Metro scripted history with numbers that left even officials amazed.

Record-Breaking Numbers That Tell a Story

5.9 lakh passengers traveled on Pune Metro on Anant Chaturdashi alone, nearly double last year's 3.46 lakh riders. The metro operated non-stop for 41 hours to handle the unprecedented rush, showing just how much Puneites now trust and depend on their metro system.

Over the last three-days of Ganeshotsav, Pune Metro carried an astounding 13.27 lakh passengers, generating ₹19.44 crore in revenue. This represents a fundamental shift in how our city moves.

Station-Wise Success Stories
Mandai Station emerged as the clear winner, handling 1.69 lakh passengers across three days, with 65,542 riders on immersion day alone. Located at the heart of festival activities,

it became the gateway for thousands of devotees. PCMC Station wasn't far behind with 1.25 lakh+ commuters, while Shivajinagar welcomed over 1.08 lakh riders. Even stations like Dapodi saw dramatic spikes from 14,207 passengers on September 4 to 64,703 on immersion day.

What This Means for Pune
This surge represents far more than festival convenience. It signals Pune's evolution into a modern, sustainable city where:

Traffic Congestion Reduces: With hundreds of thousands choosing metro over private vehicles, roads became more manageable even during the festival rush.

Environmental Impact Decreases: Each metro ride represents fewer cars on roads, cleaner air, and a reduced

Ganeshotsav 2025 became a historic moment for Pune Metro, proving that smart public transport is the future of our growing city.

carbon footprint for our city. **Connectivity Improves:** The newly operational underground route between District Court and Swargate provided direct access to major Ganpati mandals for the first time.

Economic Growth Accelerates: Efficient public transport attracts businesses, supports tourism, and makes Pune more attractive for investment.

A Vision Realized
For VJ Parivaar residents across Pune, these numbers represent something deeply meaningful. Metro connectivity enhances property values, improves daily commutes, and creates communities that are truly connected to the city's pulse.

The fact that outer stations like Bhosari Phata and Khadki saw lower footfall (under 3,000 each) while central stations exploded with activity shows how metro expansion is gradually reshaping Pune's urban landscape.

Looking Ahead
Pune Metro's Ganeshotsav triumph proves that when given reliable, efficient public transport, Puneites embrace it wholeheartedly. As the network expands further, connecting more areas like Kharadi,



Hinjewadi, and beyond, these record numbers are just the beginning. The 41-hour non-stop operation during the festival demonstrated not just technical capability but institutional commitment to serving the city's needs, no matter how demanding. Bappa's blessings seem to be on Pune Metro and on our city's journey toward becoming India's smartest, most connected urban

center. With each passing day, more families discover that the future of city travel is moving smoothly underground and above, on rails that connect dreams to destinations. Ganpati Bappa Morya! Here's to Pune that moves forward and together.



VILAS JAVDEKAR RECEIVES PRESTIGIOUS COEP ABHIMAN AWARD 2025!

VJ's Founder & Chairman Honoured at Historic Engineer's Day Celebration Graced By Chief Minister Devendra Fadnavis!

The 1972 Civil Engineering graduate's four-decade journey from COEP alumnus to leading real estate developer was celebrated by Chief Minister Devendra Fadnavis.

September 14, 2025, became a day of immense pride for VJ as its visionary founder received one of engineering education's highest honours. Mr. Vilas Javdekar was recognized with the COEP Abhiman Award 2025, celebrating his exceptional contributions to real estate development and his role in transforming Pune's urban landscape.

The award ceremony, held during the 33rd edition of the prestigious COEP Abhiman Awards on Engineer's Day, brought together the most distinguished alumni of COEP Technological University. VJ's recognition stands as a belief in his four decades of excellence in real estate development and his commitment to delivering quality spaces that have redefined Pune's skyline.

The ceremony was graced by Hon'ble Shri Devendra Fadnavis, Chief Minister of Maharashtra, and Hon'ble Shri Chandrakant Dada Patil, Minister of Higher & Technical Education, alongside other eminent personalities from industry and academia.

VJ's journey exemplifies the true spirit of engineering innovation applied to creating better communities. His leadership at VJ has consistently focused on delivering projects that combine technical excellence with customer satisfaction.

The ceremony's pinnacle moment was the presentation of the Lifetime Achievement Award 2025 to Mrs. Vasantha Ramaswamy (1967 Mechanical Engineering), Former Scientist at ARDE, recognizing her exceptional contributions to defence research and engineering innovation.

The COEP Abhiman Awards have recognized over 100 distinguished alumni since their inception, with each recipient serving as a role model for the engineering fraternity worldwide. VJ's inclusion in this group highlights his significant impact on the real estate industry.

Mr. Vilas Javdekar (1972 Civil Engineering) was honoured as Founder & Chairman, Vilas Javdekar Developers, Pune alongside other accomplished alumni, including the six distinguished alumni whose contributions have shaped industries and inspired generations.



Dr. Mahantesh Hiremath (1975 Civil Engineering), Ex-President, American Society of Mechanical Engineers (ASME)

Mr. Jayant Inamdar (1975 Civil Engineering), Managing Director, Strudcom Consultants Pvt. Ltd., Pune

Mr. Unmesh Wagh (1993 Mechanical Engineering), Chairman, Jawaharlal Nehru Port Authority (JNPA)

Mr. Tushar Mehendale (1997 Mechanical Engineering), Managing Director, ElectroMech Material Handling Systems (India) Pvt. Ltd., Pune

Mr. Shravan Hardikar (2000 Instrumentation Engineering), Managing Director, Maharashtra Metro Rail Corporation Ltd.

The award ceremony coincided with the inauguration of COEP's new Central Library and Computer Engineering Building, marking a day of dual celebrations that perfectly embodied the institution's rich heritage and future vision.

Hon'ble Chief Minister Devendra Fadnavis emphasized during his keynote address how COEP alumni have become global ambassadors of Maharashtra's excellence. He expressed pride in meeting distinguished COEP graduates across the world, highlighting their contributions to various sectors.

VISIONARY LEADERSHIP PERSPECTIVES
Hon'ble Chief Minister Devendra Fadnavis delivered a powerful keynote that resonated with the institution's global impact.

Emphasizing the transformative potential of Artificial Intelligence and Quantum Computing, the Chief Minister drew parallels to the 1990s IT revolution when Indian engineers established the country's global technology leadership. He expressed confidence that COEP students will similarly lead the AI and quantum era, converting challenges into opportunities.

The Chief Minister assured comprehensive government support, extending beyond funding to include partnerships, sustainability initiatives, and global positioning enhancement.

Hon'ble Minister Chandrakant Patil highlighted India's resurgent position as a global education and innovation hub. He emphasized engineering and technology as foundations of national progress, urging institutions to play pioneering roles in research, patents, and technological advancement. He made a compelling case for strategic CSR utilization, advocating for investments in faculty training, student scholarships, and research sponsorships to elevate institutional rankings and global recognition.

ALUMNI ASSOCIATION'S GROWING IMPACT

President Bharat Gite reflected on the Alumni Association's remarkable evolution since 1993 into a dynamic global network. He highlighted transformative initiatives including mentorship programs, scholarships, internships, and pandemic relief through laptop distribution.

He outlined ambitious plans for research enhancement, increased student intake, and improved NIRF rankings. He extended a special appeal for Hon'ble Prime Minister Narendra Modi's presence at the 175th anniversary celebrations in August 2028 and the 100th Regatta in March 2028.

ACADEMIC EXCELLENCE CONTINUES

Vice Chancellor Prof. Sunil Bhirud showcased COEP's contributions to national projects spanning Telecom, Defence, AI, Quantum Technology, Space, and Semiconductors. He highlighted the proactive implementation of NEP 2020, including multidisciplinary minors, social internships, bridge courses, and the Choice Based Credit System with micro-credits.

COMMITMENT TO EXCELLENCE

The recognition of VJ reflects the values that VJ has championed throughout its journey: technical excellence, innovative design, customer focus, and community development. His achievement demonstrates how engineering education can create a transformative impact in real estate and urban planning. As VJ continues its mission of creating exceptional living spaces, this prestigious recognition reinforces the company's foundation of engineering excellence and visionary leadership. VJ's award serves as inspiration for the entire VJ team to continue pushing boundaries in real estate development while maintaining the highest standards of quality and innovation.

The COEP Abhiman Award 2025 celebrates the broader impact of engineering thinking applied to real estate development, urban planning, and community building that VJ has championed throughout his distinguished career.

This moment of recognition stands as a proud milestone for everyone associated with VJ, affirming the company's position as a leader in Pune's real estate landscape under the guidance of an engineering visionary whose contributions have now received one of the highest honours in technical education.

CLICK HERE 
TO KNOW MORE



From Left to Right: Mr. Tushar Mehendale, Vice Chancellor Prof. Sunil Bhirud, Dr. Mahantesh Hiremath, Mr. Vilas Javdekar, Mrs. Vasantha Ramaswamy, Mr. Jayant Inamdar, Mr. Shravan Hardikar

The Kitchen as the Heart of a Home!



WHERE....
FLAVOR BEGINS
AND LOVE SIMMERS.

The kitchen is often the room everyone visits throughout the day for different reasons. The way a kitchen is designed - its layout, flow, and adjacency - shapes more than just movement, it shapes a family's rhythm.

In Indian homes, the kitchen isn't just where meals are made, it is where life simmers.

The morning choreography in the kitchen is quite layered. A scent trail of mustard seeds crackling in oil follows with the hiss of a pressure cooker, the aroma of filter coffee or adrak chai, and sometimes, the chatter of children trickling in asking, "what's for breakfast and school lunch?". The afternoon is a quiet lull unless there is someone home who restarts the choreography of cooking.

Come evening, the kitchen buzzes again - not just with the layered choreography of dinner, but with the day beginning to unwind. Children linger near the fridge in search of snacks, while adults try to stay aligned with their health goals, reaching for something fresh. Chatter about the day spills in: stories from school, deadlines met or missed, a bit of venting, and a bit of laughter. Slowly, the centre of gravity shifts - from stove to table, from kitchen to dining.

While the kitchen is the heart of the home, the dining space is an extension of the heart - it's where children and adults connect. Where pets wait for a few crumbs.

The kitchen is often the room everyone visits throughout the day for different reasons. The way a kitchen is designed - its layout, flow, and adjacency - shapes more than just movement, it shapes a family's rhythm. For example, a well-planned

kitchen makes space for togetherness without crowding, a corner that fits a stool becomes a space for slow evening chats, an open plan lets a grandparent supervise from the dining table without entering, a window ledge invites a moment of pause while stirring the pot, and a garden ledge allows for an exchange of tips across kitchens.

But of course, not everyone seeks connection in a kitchen. For many, it is a place of retreat - where cooking becomes meditation, an offering to God, a daily ritual, or self-care. A closed kitchen design offers this sanctuary. It holds in aromas, keeps out distractions, and creates a pocket of stillness within an otherwise busy home. Here, one can choose silence or music without competing with conversations in the dining or the TV in the hall. For some, it's me-time. For others, it's a way to stay grounded through familiar ingredients, inherited recipes, and private rhythms. It's a retreat.

A good kitchen design doesn't prescribe one way of being. It allows for many.

At VJ, listening is where design begins. We don't assume what a kitchen should be; we observe how it's used, what it holds, and who it's for. We think of the kitchen not just as a service space, but as the heart of a home - one that carries the relationships, routines, and memories of daily life.



Sruthi Atmakur-Javdekar, PhD
Architect, Landscape Architect & Environmental Psychologist
GRIT



Explores how architectural and landscape design shapes our built environments.

Pune's Connectivity Turning point: Sinhagad Road Flyover Opens

2.6 km of seamless travel transforms daily commutes for VJ Parivaar residents across the city.

The wait is over! Pune's longest flyover on Sinhagad Road opened to traffic on September 1, 2025, bringing a connectivity revolution that directly benefits VJ Parivaar families across the city.

Time is Money and Now You Save Both

The 2.6 km double-decker flyover has transformed what was once a 30-minute ordeal through nine traffic junctions into a smooth 5-6 minute journey. For punekars traveling from Wakad, Hinjawadi, Baner to Kharadi or connecting to the Mumbai-Bengaluru National Highway, this translates to 15-25 minutes saved daily.

Benefits for VJ Parivaar

Enhanced Property Values: Improved connectivity consistently drives up real estate appreciation, making VJ homes even more valuable investments.

Quality of Life: Less time in traffic means more time with family, reduced stress, and lower fuel costs for VJ residents.



Business Advantages: Smoother access to key commercial hubs benefits VJ residents working across Pune's IT corridors.

Environmental Impact: Reduced congestion means cleaner air perfectly complementing Pune's recent top 10 national clean air ranking.

Built at ₹118.37 crore and completed 6 months ahead of schedule, this infrastructure marvel handles over 1.5 lakh vehicles daily. The project includes upgraded three-lane roads, pedestrian facilities, and beautification initiatives maintained through CSR partnerships for five years.

Location Benefits

For VJ Parivaar, this flyover creates seamless connectivity between major residential clusters; Dhayri, Nanded City, Vadgaon Budruk, Khadakwasla, Narhe and commercial destinations, making every VJ address more accessible and desirable.

Pune's infrastructure is evolving rapidly, and VJ Parivaar residents are perfectly

positioned to benefit from every advancement.

Smoother roads, shorter commutes, stronger connectivity that's the VJ advantage amplified.

Excellent news for VJ Parivaar: Better connectivity = Higher property values + Enhanced quality of life!

The much-awaited Sinhagad Road flyover is now open, promising faster commutes and enhanced connectivity across Pune's growing corridors.

Source: <https://www.indianexpress.com/article/cities/pune/sinhagad-road-flyover-traffic-connectivity-pune-10223777/>

6 MONTHS
EARLY
project completed
ahead of schedule

15-25 MINUTES
SAVED
daily time savings for
commuters

30 MIN TO 5-6 MIN
dramatic commute
time reduction

New 24-Meter Road to Transform Balewadi-Wakad Travel

The missing link between two key VJ Parivaar hubs gets a major infrastructure boost.

The long-awaited road connection between Balewadi and Wakad has moved from planning to active construction, marking a transformative moment for VJ Parivaar across these dynamic corridors.

The Missing Link No More

The road connecting Balewadi and Wakad has been officially recognized as one of the most important missing infrastructure links in Pune's western corridor. While the Kaspithe-Vasthi bridge was completed years ago, the crucial approach road from the Balewadi side remained undeveloped due to complex land acquisition challenges.

Recent months have witnessed unprecedented momentum as senior government officials and PMC authorities have prioritized resolving these longstanding issues, driven by increasing traffic congestion at Radha Chowk and the growing demands of the Baner-Balewadi corridor.

Benefits for VJ Parivaar

Direct Highway Access: VJ Parivaar from both Balewadi and Wakad will enjoy immediate connectivity to major highways without navigating through congested junction points.

Decongestion Relief: The new route will significantly reduce pressure on Radha Chowk, creating smoother traffic flow throughout the region.

Enhanced Property Values:

Improved connectivity consistently drives real estate appreciation, benefiting all VJ homeowners in the corridor.

Quality of Life Boost: Reduced travel times, less traffic stress, and better infrastructure access contribute to enhanced daily living experiences.

Business Advantages: Seamless connectivity between two major commercial and residential hubs opens new opportunities for VJ residents working across different zones.



A crucial 1-km stretch connecting Balewadi and Wakad is finally becoming reality, promising seamless travel and enhanced connectivity.

Timeline and Progress

Construction work has commenced with approximately 400 meters of the stretch already under active development. The focus on drainage lines and utility services demonstrates the project's commitment to creating lasting, comprehensive infrastructure rather than quick fixes.

The systematic approach ensures that when completed, this road will serve as a model for urban connectivity projects across Pune.

The project aligns perfectly with Pune's broader infrastructure development goals, including metro expansion, ring road construction, and sustainable urban planning initiatives.

Environmental Integration

The 36-meter riverfront development component ensures that infrastructure progress harmonizes with environmental conservation.

This thoughtful integration creates a development model that enhances rather than compromises the natural landscape.

VJ Parivaar will benefit not only from improved connectivity but also from enhanced green spaces and recreational spaces along the riverfront.



BALEWADI-WAKAD ROAD DEVELOPMENT HIGHLIGHTS

1 KILOMETER
STRETCH ROAD

18 METER
concrete for smooth
vehicle movement

24 METER WIDE
concrete road with
superior durability

2.5 METER
footpaths on both sides
for pedestrian safety

Source: <https://www.hindustantimes.com/cities/pune-news/patil-asks-pmc-to-acquire-land-on-priority-as-balewadi-wakad-bridge-lies-unused-101751741109744.html>

Whether commuting to Mumbai, accessing Hinjawadi IT parks, or traveling to other parts of Pune, VJ Parivaar will experience the convenience of world-class connectivity right at their doorstep.

Because when infrastructure meets innovation, and connectivity meets community, the result is enhanced living that VJ Parivaar deserves.

Pune's Clean Air Revolution: Rising to the Top 10 Nationwide

From 23rd to 10th place; Pune's remarkable 13-position leap proves why it's India's most livable city

Breathe easy, Pune! The city that has captured hearts with its perfect blend of tradition and modernity has now captured national attention for something even more precious: clean, healthy air that makes every breath a celebration.

Pune's transformation in the Swachh Vayu Survekshan 2025 reads like an environmental fairy tale. From languishing at the 23rd position last year to soaring into the coveted top 10 at rank 10 a stunning 13-position leap that places Pune among India's cleanest cities.

The achievement is even more impressive when you consider the competition: Among 130 cities nationwide, including 16 from Maharashtra, Pune secured an outstanding 185 points out of 200, sharing the 10th rank with industrial giants Nagpur and Ahmedabad.

What This Means
For every family calling a VJ home their sanctuary, this ranking translates into something priceless, healthier

tomorrows. When children play in VJ society gardens, they're breathing air that ranks among India's cleanest. When families step onto their balconies for morning tea, they're inhaling the success of a city committed to environmental excellence.

This is about the quality of life that you can literally breathe.

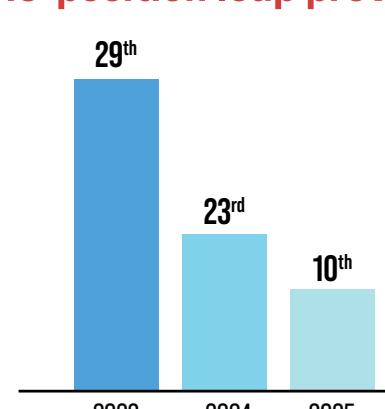
Maharashtra's Crown Jewel

Pune's 3rd position in Maharashtra (after Navi Mumbai and Thane) establishes it as a crown jewel in the state's environmental success story. This ranking places Pune ahead of numerous major cities, including many that were previously considered cleaner alternatives.

For VJ Parivaar, this means choosing addresses that are certified healthy.

The Historical Perspective: A Consistent Upward Journey
Pune's clean air journey shows remarkable consistency.

This is a sustained commitment to environmental excellence that promises even better tomorrows.



VJ's Commitment to Green Living

This citywide achievement aligns perfectly with VJ's environmental philosophy. With more than 70% buildings earning IGBC Platinum ratings and comprehensive rainwater harvesting systems across all projects, VJ residents are contributing to its continued environmental success.

VJ's green initiatives amplify Pune's clean air benefits:

- Solar energy integration reducing carbon footprint
- 100% rainwater harvesting supporting sustainable water management

- Low-flow fixtures minimizing resource consumption
- Green building standards ensuring eco-friendly living spaces

The VJ Advantage Amplified

Every VJ home now comes with an additional amenity that money can't buy elsewhere, certified clean air. When you choose addresses across Pune you're securing your family's place in one of India's top 10 cleanest cities.

Breathe deep. Live clean. Choose Pune.

Because when your city ranks among India's cleanest, every day at home feels like a breath of fresh air.

PUNE CLEAN AIR REVOLUTION HIGHLIGHTS



10th Position - National ranking in Swachh Vayu Survekshan 2025

185/200 points - Exceptional survey score achieved



3rd in Maharashtra - State ranking after Navi Mumbai & Thane



130 cities assessed Pune reached elite top 7.7% nationwide

HISTORICAL PROGRESS TRACK RECORD

2023: 29th position → 2024: 23rd position → 2025: 10th position
From bottom tier to top 10 in just 2 years!



World Gratitude Day



YOU are the foundation upon which every VJ success story stands today.

The Power of Gratitude: Celebrating the People Who Make Life Beautiful

In a world that moves fast, taking a moment to say "thank you" can change everything!

Gratitude is a practice that transforms ordinary moments into extraordinary memories. Today, we invite every member of the VJ Parivaar family to pause and reflect on the people who make our journey worthwhile.

Start with those closest to home. Thank your parents for their endless sacrifices, your spouse for their unwavering support, and your children for teaching you to see the world with fresh eyes. These are the people who celebrate your victories and stand by you during challenges.

Extend gratitude to your community. Appreciate your neighbors, the security guards, the housekeeping staff and the society committee members who work tirelessly behind the scenes. Their efforts often go unnoticed, but they form the foundation of comfortable living.

Gratitude costs nothing but gives everything back. It strengthens relationships, improves mental health, and creates ripple effects of positivity that touch entire communities.

At VJ, the leadership takes a moment today to express heartfelt gratitude to their incredible team from visionary leaders to every dedicated employee, Growth Partners, vendors, and associates who have contributed to building VJ into what it is today. Since their humble beginnings in 1981, the team's unwavering commitment, innovative thinking, and tireless efforts have transformed architectural dreams into thriving communities.

The organization

recognizes their dedication to excellence, their approach of treating every project as a labour of love, and their continued efforts to elevate VJ's legacy with each passing day. For VJ, these individuals are the foundation upon which every success story stands.



VJ Celebrates Sonal Munde's Recognition as Women L&D Champion of the Year

VJ team member honoured at prestigious 12th L&D Confex and Awards 2025 for exceptional leadership in learning and development!

The VJ proudly celebrates Sonal Munde's exceptional achievement as she was honoured with the "Women L&D Champion of the Year" award at the 12th L&D Confex and Awards 2025 held in Pune on September 12, 2025.

Sonal Munde's outstanding contributions to industry advancement and women empowerment earned her prestigious recognition at premier L&D gathering in Pune.

This prestigious award recognizes Sonal's outstanding leadership, passion, and commitment toward advancing learning and development while simultaneously empowering women within the industry. The recognition came after a rigorous evaluation process that assessed her impactful initiatives, innovative L&D practices, and efforts toward fostering growth, inclusion, and innovation.

The 12th L&D Confex and Awards 2025 brought together over 250 senior professionals from 117+ companies, making Sonal's recognition particularly significant

within this elite gathering of industry leaders. Her work has consistently focused on creating inclusive learning environments that drive both individual capabilities and organizational transformation.

Reflecting on this honour, Sonal shared: *"I feel deeply honoured and humbled to receive the Women L&D Champion of the Year award. This recognition motivates me to continue driving impactful L&D initiatives and nurturing a culture of continuous learning, inclusion, and innovation."*

This achievement reflects VJ Parivaar's commitment



to nurturing leaders who excel beyond organizational boundaries. Sonal's success demonstrates how VJ's supportive environment enables team members to become industry thought leaders who contribute meaningfully to sector-wide advancement.

Congratulations to Sonal on this well-deserved recognition! The entire VJ celebrates this outstanding achievement and the positive impact she continues to make in learning

and development. Her success story serves as inspiration for the entire team and demonstrates the possibilities that emerge when talent meets opportunity in an environment committed to excellence and growth.



ROSHAN KADAM & SAGAR KHEDEKAR

Where Dreams Meet Dedication: VJ's Learning Revolution Transforms Lives

Four departments, four dreams, one philosophy: How VJ's "learning never stops" culture turns every employee into a success.

When the office lights dim and most workplaces fall silent, something extraordinary happens at VJ. Across different departments, in various corners of the building, four individuals represent a powerful truth: **learning never stops** when you have the right support system.

Suraj Shukla studies electrical engineering notes at the reception desk after his security duties,

Sagar Khedekar balances HR responsibilities with B.Com coursework, **Roshan Kadam** manages accounts while pursuing his MBA, and

Yogesh Tanpure has transformed from admin duties to RERA department excellence through dedicated learning. Together, they embody VJ's revolutionary approach to employee development.

Four Journeys, One Vision **Sagar Khedekar** joined VJ's Human Resource Department in December 2021, discovering that employment here meant far more than a paycheck. VJ sponsored his B.Com admission fees, granted paid leaves for examinations, and provided dedicated study time. His **64.24% graduation score**

led him straight to leadership for blessings. **"After receiving my results, I first met AVJ Sir and John Sir to seek their blessings, which increased my motivation toward education even more. Now I'm pursuing my MBA,"** Sagar shares.

Roshan Kadam's nine-year journey from Accounts Payable to Assistant Manager Accounts tells a similar story. Since joining in 2015, VJ's support enabled him to complete his B.Com with **62% marks** while managing full-time responsibilities. Like Sagar, he too sought blessings from **AVJ Sir, Rajgopal Sir, and John Sir** after his results, and is now pursuing his MBA with continued company support.

Yogesh Tanpure represents perhaps the most dramatic transformation. Starting in Admin with dreams of growth, he enrolled in graduation courses while working.

"VJ is not just a company, it is a temple of knowledge – where employees are not just workers, but nurtured as family members," he reflects. Today, he works in the RERA Department with **64.24% graduation marks**, proving that your starting position doesn't determine your destination.

This leadership approach transforms educational pursuit from individual struggle to organizational priority, creating an environment where **learning becomes collaborative rather than competitive**.

The philosophy is profound yet simple: when employees grow, the organization grows. When learning never stops, innovation never stops.

VJ's investment in these four individuals represents strategic understanding that employee development directly translates to organizational excellence.

In an industry where employees are often seen as resources, VJ has chosen to see them as individuals with unlimited potential, creating a workforce that show up to learn, grow, and excel together.



YOGESH TANPURE

SURAJ SHUKLA

From security to HR, from accounts to admin, VJ's unwavering support for continuous education creates extraordinary journeys across all departments.

VJ Hosts Comprehensive Study Tour for CREDAI Kolhapur Members

CREDAI Kolhapur gains breakthrough insights from VJ's comprehensive development excellence program.



In the rapidly evolving real estate industry, thought leadership is measured by the willingness to pioneer new standards and share breakthrough innovations that shape industry evolution. VJ's comprehensive study tour for CREDAI Kolhapur members exemplified this principle, demonstrating how established thought leaders actively nurture industry advancement through strategic knowledge transfer. VJ's approach embodies the thought leadership mindset that drives industry transformation. When professionals actively seek knowledge they create an ecosystem where breakthrough thinking flourishes across the entire sector.

DAY 1 Innovation Showcase at Centre of Engineering Excellence

The study tour commenced at VJ's Centre of Engineering Excellence (COEE), where participants experienced firsthand the technological innovations that position VJ as thought leaders in the real estate industry.

Setting New Standards

The session began with an in-depth presentation on VJ's Home Quality Inspection service: a comprehensive pre-delivery quality check system comparable to PDI inspections in the automotive industry. Participants learned about quality standards implementation, systematic inspection protocols, and customer-centric approaches that prioritize satisfaction over speed. The Engineering Expo provided participants with comprehensive insights into VJ's technological capabilities including advanced planning systems, cutting-edge materials and construction technologies, and systematic approaches to complex project execution.

DAY 2 Strategic Learning Through Manufacturing Excellence and Leadership Insights

1. Aluform Factory: Manufacturing Innovation in Action

The second day commenced with a comprehensive tour of VJ's Aluform factory, showcasing the company's commitment to manufacturing excellence and quality control. Participants witnessed advanced aluminum formwork production, demonstrations, and the integrated logistics systems that optimize multi-project operations.

2. AVJ's Strategic Masterclass: A Game-Changing Leadership Session

The atmosphere at the YUC project site was electric as AVJ stepped forward to address the eager group from CREDAI Kolhapur. It was a masterclass in authentic leadership that would leave a lasting impact on every participant.

AVJ immediately connected with his audience by acknowledging their unique position. His approach was refreshingly direct: "I'm not here to give you a corporate presentation. I'm here to share what we've learned, what works, what doesn't, and how you can apply these insights to transform your own businesses."

PILLAR 1: THE LEARNING REVOLUTION

AVJ shared real examples of how this mindset led to innovations like their HQI service and engineering expo methodologies, emphasizing that true industry leaders multiply it.

PILLAR 2: BACKWARD INTEGRATION MASTERY

The second pillar came alive through AVJ's passionate explanation of strategic control and quality assurance. Walking participants through VJ's journey from depending on external suppliers to creating their own manufacturing ecosystem, he made a powerful statement:

His explanation of dry mock-ups, material optimization showed participants how backward integration transforms from cost center to competitive advantage.

PILLAR 3: THE BRAND EXPERIENCE REVOLUTION

He walked them through VJ's comprehensive approach from mock floors that invite customer feedback to quality testing labs that ensure consistency.

PILLAR 4: LIFECYCLE EXCELLENCE UNVEILED

The final pillar showcased VJ's end-to-end relationship management philosophy. He detailed systematic material management, advanced project tracking, and post-possession support systems that ensure customer satisfaction extends well beyond the transaction.

THE INTERACTIVE MAGIC: Q&A THAT CHANGED PERSPECTIVES

The comprehensive Q&A session, where AVJ's authentic leadership style transformed curious entrepreneurs into inspired change-makers:

Question: "What is your approach to team leadership?"

AVJ's Response: "It's about creating an environment where people manage themselves toward a shared vision. Sarvesh and I divided responsibilities based on our natural strengths, not on titles. When people see leaders working from their strengths, they're inspired to find and develop their own."

Question: "How does your talent acquisition team work in smaller markets?"

AVJ's Breakthrough Insight: You need to become the kind of leader that quality talent seeks out, regardless of geography. Then you invest heavily in home-grown talent development. Some of our best performers today started with us as fresh graduates and grew within our ecosystem."

Question: "How do you manage generational workforce transitions?"

AVJ's Strategic Framework: "Respect their experience, but clearly communicate your vision. Don't try to change everything at once. Show them how your new approaches can build upon what they've already accomplished. Make them partners in evolution, not victims of change."

CREDAI Kolhapur's exclusive learning experience with VJ showcases how pioneering companies drive industry evolution through strategic knowledge transfer.

By the session's end, One participant captured the essence perfectly:

"It felt like you were sharing business secrets with us, truly insightful information that will help us transform our businesses. This was a masterclass in authentic leadership."

This interaction exemplified how authentic industry leaders create multiplier effects, where one leader's openness and expertise catalyzes growth across multiple organizations, ultimately benefiting the entire real estate ecosystem.

The CREDAI Kolhapur members left with a completely transformed understanding of what leadership looks like in the modern real estate industry.

3. YUC Mock Floor: Innovation in Practice

Following AVJ's strategic insights, participants experienced the practical application through YUC's mock floor demonstration. They witnessed how customer feedback integration led to immediate window modifications across all 1,600 flats, demonstrating the power of customer-centric innovation in action.

4. VJTC Co-Living: Market Innovation Leadership

The study tour concluded at VJ Town Centre, showcasing the company's first-to-market co-living solutions. Participants explored single, twin, and triple occupancy configurations, strategic operator partnerships, and comprehensive amenity integration that sets new industry standards for emerging lifestyle trends.

This comprehensive learning experience demonstrated how established industry leaders can actively elevate entire sectors through transparent knowledge transfer, strategic insight sharing, and collaborative mentorship that benefits the broader real estate ecosystem.

CREDAI
KOLHAPUR



Step Into Your Future: Mock Floor Events Bring Dreams to Life

442 customers explore their homes-to-be with transparent previews and expert guidance

When it comes to turning a booked flat into a dream home, seeing is believing. VJ's Mock Floor & Engineering Expo events provide transparent, interactive previews that help customers visualize their future lifestyle while building confidence in their investment.

Walking through the exact layout of their booked home reassures customers about their choice and sets realistic expectations for possession. Every finish, fitting, and design element is openly showcased, eliminating surprises and strengthening trust.

The Engineering Team addressed construction-related queries while House 2 Home specialists guided customers on customization options.



VJ's Mock Floor & Engineering Expo events at Palladio Balewadi Central let customers walk through exact layouts of their future homes, building confidence and trust through transparency.

The VJ ONE Parivaar team provided personal guidance on rewards and upcoming projects, creating meaningful one-on-one engagement.

VJ's co-creation approach ensures customer feedback is noted and implemented through our feedforward mechanism. Many Palladio guests observed changes from earlier suggestions, proving that customer input genuinely influences the final product and shapes their future homes.

Palladio Balewadi Central Experience: Comfortable setups, and attentive team made walkthroughs feel celebratory rather than just inspections. Conversations about VJ ONE Parivaar rewards and upcoming projects highlighted strong buyer enthusiasm.



These events demonstrate VJ's commitment to transparency and customer satisfaction. By inviting families to experience their homes before possession, we ensure that expectations align with reality and that every detail meets their vision. The overwhelming response from 442 customers across both events reflects the value of this transparent approach. Mock floors are about building trust, listening actively, and making every family feel at home before they even move in.



Homeowners at Yashwin Nuovo Centro Experience Their Dream Homes Coming to Life

Transparency and trust take center stage as VJ opens doors for pre-possession site inspection

September 13, 2025 marked a milestone moment of pure excitement and validation as Yashwin Nuovo Centro opened its doors wide for the much-anticipated pre-possession site visit.

Overwhelming Response, Outstanding Execution

The numbers tell a story of trust and enthusiasm: With 56 family members joining the experience. This remarkable 90% participation rate demonstrates the deep confidence VJ Parivaar places in their investment and their eagerness to witness their future homes firsthand.

The flawless execution of the site visit showcased VJ's operational excellence, ensuring every homeowner received personalized attention and comprehensive information about their units. From seamless logistics to detailed presentations, every aspect reflected the same quality standards that define VJ construction.

Technology Meets Tradition A significant highlight was the VJOP App introduction, where the RM Team guided customers through features and assisted with seamless login processes. During the

event itself, demonstrating VJ's commitment to keeping families connected with their investment journey through cutting-edge digital solutions.

What Homeowners Experienced

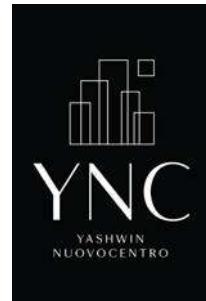
Pure Excitement and Satisfaction: Customers expressed genuine happiness about the construction quality and their decision to invest in a VJ home. The pride in choosing VJ was evident in every interaction and conversation.

Impressive Common Spaces: The lobby, entrance gate with security cabin, and open

VJ's unwavering commitment to transparency shines as homeowners witness their beautiful living spaces.

areas received overwhelming appreciation.

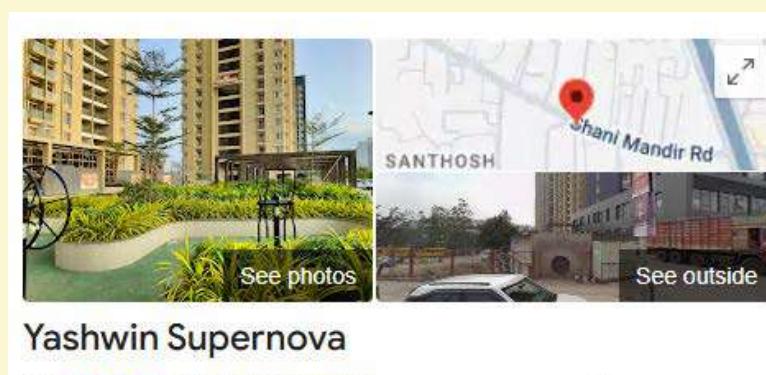
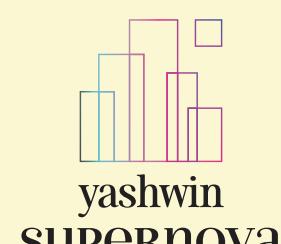
Exceptional Treatment: Perhaps most meaningful was the feedback about VJ's approach to treating IHP customers. Homeowners acknowledged that this level of care and attention isn't



something you get easily everywhere.

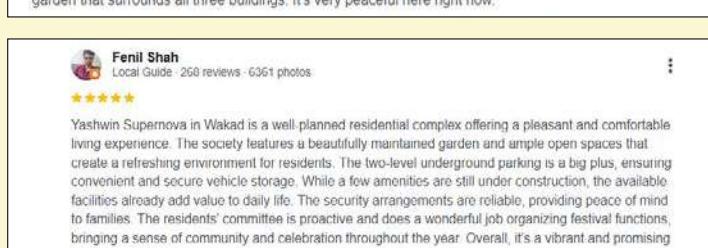
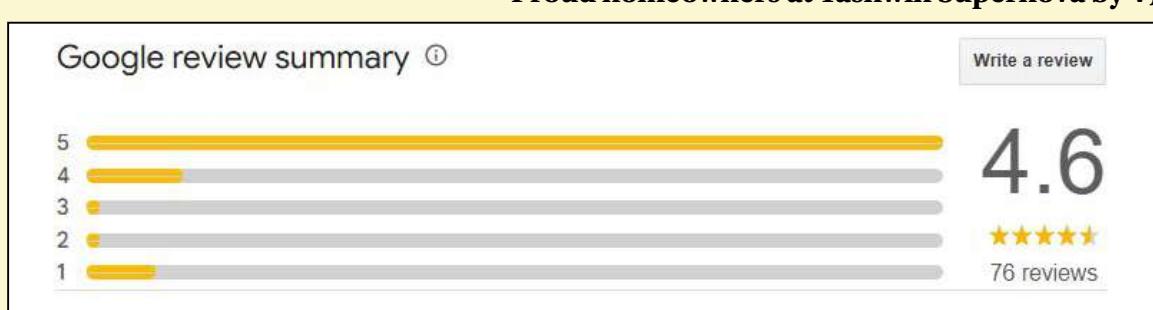
As Yashwin Nuovo Centro approaches its possession timeline, this pre-visit experience reinforced why families choose VJ repeatedly. The combination of transparent communication, exceptional quality, and genuine care creates not just satisfied customers, but proud members of the VJ Parivaar. Because at VJ, we nurture dreams, foster communities, and create experiences that make every family feel truly special.

VJ Parivaar Stays Together in Harmony



Here's what one of our happy customers at Yashwin Supernova, Wakad has to say: "Yashwin Supernova by VJ is a well-planned residential complex that offers a pleasant and comfortable living experience. The society features a beautifully maintained garden and ample open spaces, creating a refreshing and peaceful environment. Security arrangements are reliable, giving families peace of mind, and the proactive residents' committee organizes festival celebrations that bring the community closer. Overall, Yashwin Supernova is a vibrant and promising place to call home, where comfort, convenience, and community come together."

- Proud homeowners at Yashwin Supernova by VJ

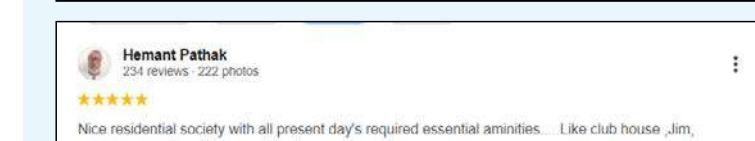
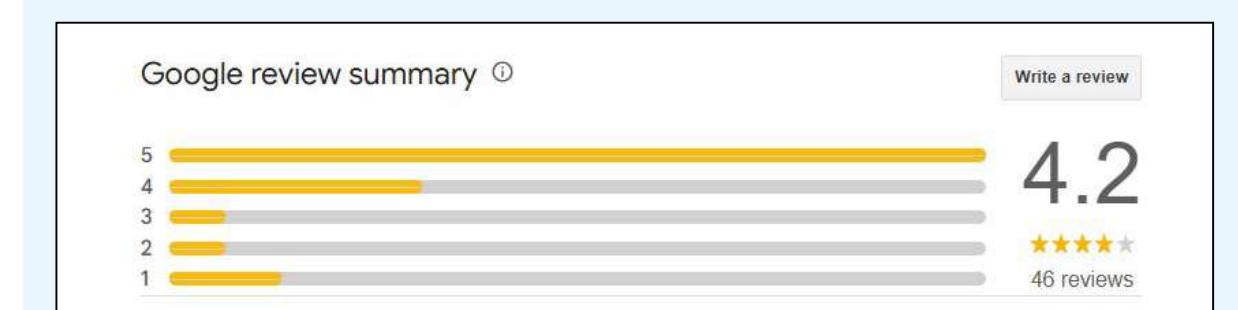


YOUR OPINION MATTERS!
CLICK HERE TO REVIEW



Here's what one of our happy customers at Yashwin Jeevan & Orchid has to say: "Yashwin Jeevan & Orchid by VJ is a wonderful residential society that offers all the essential amenities needed for comfortable modern living. With a well-equipped clubhouse, gym, swimming pool, and beautifully groomed garden, the lifestyle here feels both active and refreshing. All amenities are thoughtfully provided, and the society management is well-organized, ensuring smooth day-to-day functioning. Overall, it's a nice, family-friendly place to live with everything you need right within the community."

- Proud homeowners at Yashwin Jeevan & Orchid by VJ



YOUR OPINION MATTERS!
CLICK HERE TO REVIEW

Congratulations to Our Bappa Morya 2025 Sustainable Décor Winners

The spirit of Ganesh Chaturthi shone brighter this year as VJ Parivaar celebrated with creativity anchored in sustainability. Your eco-friendly artistry turned traditional décor into powerful green statements proving that devotion and environmental stewardship can go hand-in-hand. VJ Parivaar applauds every participant who joined this

journey toward greener celebrations. Your ingenuity sets a benchmark for future festivals, reminding us that small, mindful steps create large, lasting impact. Keep nurturing this eco-spark all year round. Bappa Morya! May your creativity and commitment keep illuminating our communities and our planet.

SOCIETY WINNERS FOR SUSTAINABLE DECORATIONS



YASHWIN ORIZZONTE



PALASH SOCIETY

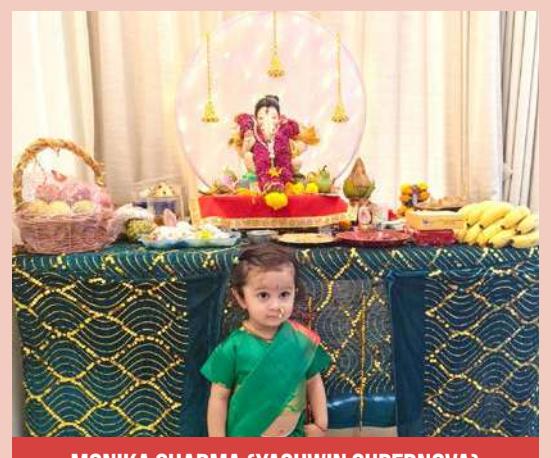
INDIVIDUALS WINNERS FOR SUSTAINABLE DECORATIONS



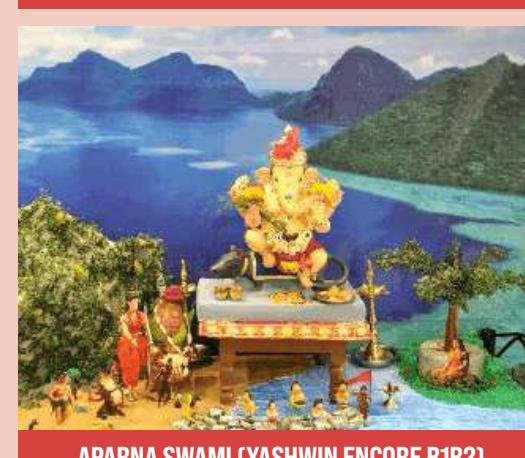
PRIYANKA AND DARSHAN MANDHANE (YASHWIN ORIZZONTE)



SHRUTIKA THORE (PALLADIO TATHAWADE)



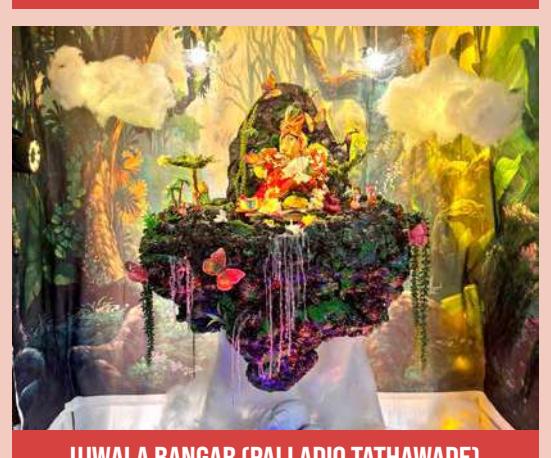
MONIKA SHARMA (YASHWIN SUPERNOVA)



APARNA SWAMI (YASHWIN ENCORE B1B2)



RUPALI BAGAL (YASHONE WAKAD CENTRAL)



UJWALA BANGAR (PALLADIO TATHAWADE)



ASAWARI SURYAWANSI (YASHWIN SUPERNOVA)



SUHASINI HEDAGI (YASHWIN SUPERNOVA)



ANKIT VYAWAHARE (YASHWIN SUPERNOVA)

WINNERS FOR FIRELESS COOKING COMPETITION

PALASH SOCIETY

1. Meet Dave
2. Neel Naik
3. Preeti Agrawal
4. Saanvi Chaudhari
5. Vishakha Gupta
6. Vrushali Wangikar
7. Hiral Pote
8. Sarita Tandon
9. Toyesh Salunkhe
10. Yuvansh Rathore

YASHWIN SUPERNOVA

1. Utkarsha Ghandgade
2. Swati Joshi
3. Ankit Vyawahare

PALLADIO APARTMENT

1. Kavya and Anurag Sharma
2. Ira and Siddharth Badhe
3. Krishiv and Vinod Bokade

WINNERS FOR DRAWING COMPETITION



SHAURYA KURJEKAR (YASHWIN ORIZZONTE)



RICA JAIN (YASHWIN ORIZZONTE)

Yashwin Supernova B Building Celebrates Joyful Gruha Pravesh Milestone

Over 200 families embrace their dream homes with VJ's signature possession experience during auspicious Ganpati festivities.

The air filled with celebration songs and happy tears as more than 200 families at Yashwin Supernova B Building received keys to their new homes.

The corridors of Yashwin Supernova B Building resonated with joy, laughter, and celebration as over 200 families stepped into their dream homes through VJ's reimagined Gruha Pravesh experience. What made these possession ceremonies even more special was their timing during the auspicious Ganpati festival, adding divine blessings to each family's new beginning.

The excitement was palpable as homeowners couldn't contain their happiness, with many families breaking into spontaneous dance celebrations right at their doorstep. The infectious energy created a festival-like atmosphere that will be remembered for years to come.

The coordination worked like a well-orchestrated symphony, ensuring every family experienced a smooth and stress-free possession process. From documentation to key

handover, every step flowed seamlessly. Several homeowners who had specifically requested early possessions before September 6th made personal visits to stay updated on the process, demonstrating their excitement to move in during the festival season.



Community Building Begins

What transformed these possession ceremonies from simple key handovers to community celebrations was the organic connection building among new neighbors. Families found themselves chatting, sharing excitement, and already planning future get-togethers, laying the foundation for a vibrant residential community.

VJ's approach to reimagining the possession experience proved that traditional processes can be enhanced with thoughtful personalization and emotional intelligence. The combination of practical efficiency with heartfelt touches created an experience that homeowners will share as positive testimonials for years to come.

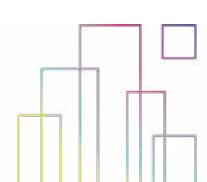
The overwhelmingly positive feedback from homeowners validates VJ's investment in creating meaningful experiences beyond just delivering quality homes. These possession ceremonies have set new benchmarks for how real estate handovers can become celebration moments rather than transaction completions. Yashwin Supernova B Building received keys to a lifestyle filled with joy, community spirit, and beautiful memories. The

dancing, laughter, and tears of joy that filled these ceremonies perfectly captured what home ownership means when it's done the VJ way.

The success of these Gruha Pravesh celebrations reinforces VJ's philosophy that buying a home should be as joyful as living in it, creating experiences that families will treasure alongside their new addresses.



SHUBHAM BHAVATU
GREAT TIMES LIE AHEAD


yashwin
SUPERNOVA

VJ Parivaar Navratri 2025: Where Tradition Meets Community Spirit!

Four spectacular missions, endless celebrations, and Sponsorship worth ₹30,000, the ultimate community festival experience.



The dhol beats echoed through every society, the ghagras twirled magnificently, and VJ Parivaar made Navratri 2025 the most spectacular celebration in recent memory! This community-wide extravaganza brought tradition and innovation together, transforming every society into a stage for joy, competition, and incredible rewards.

Navarang Awards 2025: Instant Recognition, That Lit Up the Nights!!
The festivities kicked off brilliantly with the Navarang Awards 2025, where Garba and Dandiya skills earned instant recognition across all VJ societies! On celebration nights, committee members chose their champions in three categories:



- Best Dressed Male
- Best Dressed Female
- Best Garba/Dandiya Performer

Winners were announced on the spot, and VJ gifts were handed over immediately! Society leaders shared winner names and photos at kusum.jindal@javdekar.com, ensuring proper recognition and celebration of these community champions who brought energy and spirit to their neighborhoods.

Honouring Our Little Goddesses
On September 29, 2025 marked a deeply meaningful celebration as VJ Parivaar arranged Kanyapoojan for girls below 12 years from VJ societies. This ritual took place in society clubhouses, where communities came together to celebrate their little goddesses in heartwarming ceremonies that touched every family's heart.

VJ Parivaratlya Saraswatincha Sanman: Celebrating Our Educators
The same evening, VJ Parivaar honoured the women teachers in the community through the 'VJ Parivaratlya Saraswatincha Sanman' ceremony. The response was overwhelming as families celebrated the educators who shape young minds and build our future, creating memorable moments of recognition and gratitude.

The Challenge: Four Missions to Diwali Glory!
From September 21 to October 1, 2025, VJ societies competed enthusiastically in four thrilling missions for the chance to win Diwali décor sponsorships worth up to ₹30,000! The competition was fierce, participation

was tremendous, and winners were announced on October 3, 2025.

Mission 1: Digital Community Building

Generate 51 Verified Leads from your society on the VJ ONE Parivaar App and unlock exciting benefits plus gift vouchers! The evaluation parameter is crystal clear: only leads with KYC completed and verified on the VJ ONE PARIVAAR App will count. Express your interest through the provided link and receive a callback from your dedicated VJ ONE Parivaar Relationship Manager.

Mission 2: Cultural Night Enthusiasm

Secure 51 sign-ups for Cultural Night from your society and transform it into a grand, colorful celebration! The verification process counts registered participants for cultural night events, with details to be announced soon. This mission ensures maximum community participation in upcoming cultural festivities.

Mission 3: Sports Day Energy

Secure 51 sign-ups for Sports Day and boost community energy through maximum participation! Like Mission 2, verified registration counts determine success, with event details coming soon. This mission promotes health, fitness, and community bonding through sports.

Mission 4: Social Media Celebration

Share 15 Celebration Reels on social media during the 9 days of Navratri, tagging [@vilasjavdekardevelopers](#). Only publicly posted reels that are correctly tagged and visible on society/



individual profiles will be counted. Send screenshots of your reels with your society name to sahil.kulkarni@javdekar.com for verification.

The Grand Prize: Bright Sponsored Diwali by VJ Parivaar

Top-performing societies have an exclusive opportunity to win Diwali décor sponsorships worth up to ₹30,000! The décor will be mutually decided to perfectly match your society's celebrations, making them bigger, brighter, and more memorable this festive season.

This is about creating lasting memories, stronger communities, and celebrations that become legendary within your society.

Navratri 2025 proved that VJ Parivaar successfully provided a platform for communities to showcase their spirit, energy, and unity while competing for incredible rewards that enhanced their celebration experiences.

The beauty of VJ Parivaar's Navratri 2025 was its comprehensive approach to community building.

**For More Details Contact:
Sahil Kulkarni - +918799949613**

VJ Parivaar made it legendary together! The drums beat beautifully, the communities responded magnificently, and the celebrations were unforgettable.

Navratri 2025 proved that when VJ Parivaar and communities come together, creates lasting bonds and cherished memories for years to come!

EXPERT TALKS

OUR EARTH, OUR RESPONSIBILITY

Small everyday acts, from segregation to composting, shape a healthier tomorrow.

Many years ago, I read a book called The Little Prince. There was a line in it that left a deep imprint on me: "Whatever you love most, you start understanding more about it." Think about a mother and her child. She doesn't need a degree in paediatrics to know how to care for her baby. Her love makes her sensitive, observant, and wise. She instinctively understands what the child needs. I believe our relationship with the Earth should be no different. If we truly start loving our planet the way we love our own children, we don't need overwhelming data or complicated strategies to revive it. Love itself sharpens our awareness. We begin to notice small details, we act with care, and we intuitively know what must be done. For the last 12 years, I have been deeply involved in what people commonly call "garbage," technically known as solid waste management. During this time, I've had the privilege of working with National as well as international organisations, Municipal Corporation, and others. But the most insightful work has been with communities and individuals striving to find practical solutions to one of our greatest urban challenges waste. This journey has been both humbling and rewarding. From seeing small households transform their waste habits to large-scale housing societies embracing segregation and composting, I've witnessed firsthand the impact that collective responsibility can create. I've also seen the struggles mismanagement, lack of awareness,

and the ever-growing piles of garbage that haunt our cities. But more importantly, I've seen hope. I've seen people change, step by step, when given the right tools and guidance. And that hope drives me to share my learnings, mistakes, and insights. I can share experiences that have changed me as a person. These encounters have shaped not only the way I look at waste, but also how I understand people and their psychology their habits, motivations, and the small decisions that make a big difference in how we manage our environment.

The Alandi Experience: A Lesson Beyond Dustbins

While working with the municipal council, I noticed that waste management was often reduced to a very common solution: distributing dustbins. And when this wasn't done, people would often throw tantrums, complaining about how they could segregate when they didn't even have two dustbins.

But in Alandi, our approach was different. Instead of relying solely on distributing dustbins, we focused on conversations. We sat down with people and spoke openly about the importance of segregation, the role of households in managing waste, and the impact of untreated garbage on the Indrayani River, which flows through the town.

What surprised me most was how powerful these simple dialogues turned out to be. People who were once waiting passively for government-provided solutions began to take initiative. One

moment remains etched in my memory: an elderly woman, inspired by our conversation, decided she would not wait for a dustbin. Together with her granddaughter, she created one out of a cardboard box and paper scraps. Later, she sent me a photo of her D.I.Y. dustbin, proud of her



small but significant step. With a smile, she told me, "Wet waste may need a plastic dustbin, but dry waste doesn't have to be stored in plastic." This story, though modest, carries a powerful message. Change doesn't always need resources or infrastructure; it often needs willpower, creativity, and awareness. Alandi taught me that when people take ownership, when they feel connected to the issue, they rise above excuses and find their own solutions. Truly, "Where there is a will, there is a way."

A New Way of Looking at "Mother Earth" for years, we have referred to our planet as "Mother Earth."

But this notion doesn't mean we can be careless and assume she will always take care of us. The roles now have to switch. Humanity must step up and nurture the Earth the way a child eventually learns to care for their aging mother. The responsibility lies with us, not with the planet, to protect and preserve what we have been gifted.

Coming Up: The Series - Let's Be Earth-Wise

This article is just the beginning. In the Let's Be Earth-Wise series, I will share more stories, insights, and practical ideas from my 12+ years of work in solid waste management. We'll explore how small everyday acts like segregation, composting, reducing plastic, and reusing resources can shape a healthier tomorrow. From field experiences with communities to simple solutions that families can adopt at home, these upcoming articles will focus on making sustainability practical, relatable, and achievable. Because when we start with love and responsibility, we don't just manage waste, we build a future where our children inherit a cleaner, greener planet.



Sunil Bhondge Author, Founder, Greeny the Great. Pune.

Hands That Built Homes, Hearts That Built Bonds

When homeowners become servers, gratitude becomes a way of life!

The essence of humanity shines brightest when gratitude transforms from feeling to action. This month, VJ परिवार श्रमसेवा at YashONE Eternitee became a living testament to this truth, turning an ordinary afternoon into an extraordinary celebration of connection and respect.

From the moment the first plate was lovingly placed before a construction worker, the atmosphere at YashONE Eternitee pulsed with something rare in today's world: genuine human

Sometimes the most beautiful moments happen when roles reverse, hearts open, and a simple meal becomes a bridge between dreams and the hands that build them.

connection. Homeowner families stepped forward with open hearts, personally serving the very people who are crafting their future homes, brick by brick, beam by beam. This was about faces meeting faces, smiles crossing paths, and thank-yous flowing from the depths of grateful hearts. The site team at YashONE Eternitee transformed the space into a sanctuary of appreciation. Every serving point was thoughtfully arranged, every corner radiated warmth, and every guest felt truly seen and valued.

What could have been a routine meal became a memory crafted with intention, where the ambiance itself whispered respect and the atmosphere hummed with shared purpose. Throughout the venue, magic unfolded in countless small moments. Construction workers beamed with unprecedented pride, their usual work clothes transformed into badges of honour. The impact was immediate and profound: those who served expressed eager desire to return, to contribute regularly, and to keep this beautiful tradition of gratitude alive as a cornerstone of community living.

VJ परिवार श्रमसेवा represents something deeper than a community lunch, where



appreciation becomes action, and where the barriers between "us" and "them" dissolve into the simple truth that we're all human beings deserving of dignity and care.

At YashONE Eternitee, every brick placed and every meal served becomes part of a larger story.

This is what sets VJ Parivaaar apart: the understanding that true construction excellence includes building bridges between hearts, not just structures between walls.

VJ परिवार श्रमसेवा continues to prove that when gratitude becomes a way of life, every meal becomes a celebration, every gesture becomes meaningful, and every community becomes a family.



Because the hands that build our homes deserve nothing less than the hearts that honour their dedication.

CLICK HERE

to be part of future VJ परिवार श्रमसेवा events!

We'd love to have you join us in celebrating the people who make our community unique.



Building More Than Homes: VJ's Comprehensive Worker Welfare Initiative at Yashwin Enchanté

VJ's commitment to construction workers dignity and well-being

The sound of construction machinery at Yashwin Enchanté tells only half the story. Behind the impressive towers rising toward the sky lies an equally impressive commitment to the people who make it all possible, the construction workers whose skilled hands turn architectural dreams into reality. VJ's approach to worker welfare at the Yashwin Enchanté site represents a paradigm shift from basic accommodation to comprehensive community building. This is about creating an environment where workers can thrive, maintain their health, support their families, and find moments of joy even while living away from home.

1. Healthcare First: Prioritizing Female Worker as well

For female workers, VJ has installed modern **sanitary pad machines** and **disposal units**, ensuring dignified access to essential hygiene products. This thoughtful addition demonstrates VJ's understanding that workplace equality begins with addressing the specific needs of all workers, regardless of gender.

VJ has established regular **MBBS doctor** visits to ensure comprehensive healthcare for all construction workers. This proactive approach to medical care means workers receive preventive treatment, regular health checkups, and immediate attention for any health concerns, eliminating the stress of finding healthcare in an unfamiliar city.

2. Daily Life Made Easier: Practical Solutions for Real Needs

The **fully connected washing machines** and **subsidized laundry services** transform the daily chore of maintaining clean clothes from burden to convenience. Through VJ's innovative cost-sharing model, where the company covers 50% of laundry costs, workers enjoy professional cleaning services at incredibly affordable rates, ensuring they can maintain personal dignity and professional appearance without financial strain.

Clean drinking water is a basic human right that VJ has elevated through **RO water systems** available at nominal charges of just Rs. 5 for 20 liters. This pricing structure ensures accessibility while preventing wastage, demonstrating how thoughtful policy can balance affordability with responsibility.

3. Nourishing Body and Mind: Complete Lifestyle Support

The on-site **grocery and vegetable shops** eliminate the need for workers to travel distances for daily essentials, saving time and money while ensuring access to fresh, affordable provisions. This convenience allows workers to cook familiar foods, maintaining their cultural connections and dietary preferences even while living in temporary accommodations.

Door-step schools represent VJ's commitment to breaking the cycle of educational disadvantage. By bringing learning opportunities directly to the workers' children.

4. Recreation and Renewal: Spaces for Joy and Health

The **net pitch for sports** and **open gym** facilities acknowledge that physical and mental well-being is required. These recreational spaces provide outlets for stress, opportunities for social bonding, and ways to maintain physical fitness.

Workers can pursue hobbies, stay fit, and form friendships that make their temporary living situation feel more like home.

5. Environmental Responsibility: The STP Unit

The **Sewage Treatment Plant (STP)** unit demonstrates VJ's commitment to environmental sustainability even within worker accommodation. This facility ensures that the construction site operates with minimal environmental impact while maintaining high sanitation standards protecting both worker health and the surrounding community.

The Yashwin Enchanté worker facilities are a statement of values. They demonstrate that VJ views construction workers as valued partners in creating homes that will serve families for generations.

The result is a model for how the entire industry can elevate standards by recognizing that building great homes begins with taking great care of the people who build them.

At Yashwin Enchanté's construction site, VJ has created a revolutionary worker accommodation model where dignity, health, and happiness take center stage.



HEALTH CHECKUP CENTER



YASHWIN ENCHANTÉ SCHOOL



RAIN WATER HARVESTING



GAIKWAD LAUNDRY SERVICES



VEGETABLE SHOP



SITE SAFETY GUIDE



GROCERY SHOP



OPEN GYM



NET PITCH FOR SPORTS

It's Rare to find a Business Partner Like You, Who's Selfless!

The story behind the journey with VJ and the foundation of every successful partnership.

At VJ, partnerships are bonds built on mutual respect, shared vision, and collective success. Growth partners don't merely sell properties; they become architects of dreams, bridges between aspirations and reality.

Where others see transactions, VJ partners see transformations. Where challenges emerge, they discover opportunities. Where

families seek homes, they create lasting connections that extend far beyond possession keys.

VJ Shabbaski honours those exceptional individuals who embody VJ's mission with unwavering dedication, professional excellence, and genuine care. These partners are co-creators, walking alongside the organization, leading from the front, and building futures together.

What distinguishes VJ's partnership approach is the commitment to empowering partners with continuous training, market insights, and unwavering support systems. Partners receive access to exclusive project previews, comprehensive sales tools, and personalized mentorship that enhances their professional capabilities. This investment in partner development creates industry

leaders who understand not just property features, but the deeper emotional journey of homebuying. The VJ partnership ecosystem extends beyond individual success stories to create a community of excellence. Partners share best practices, celebrate collective achievements, and contribute to innovative sales strategies that benefit the entire network. This collaborative



spirit ensures that every family's homebuying experience reflects VJ's commitment to transparency, quality, and trust.

These partnerships create a virtuous cycle: satisfied customers become brand ambassadors, successful projects attract quality partners, and exceptional service standards elevate the entire real estate experience in Pune.

• VOICES FROM OUR SHABBASKI WINNERS •

Because at VJ, every partnership is personal, every recognition is heartfelt, and every success is shared.



Vikas Chavhan
HIGHEST BOOKINGS AT PKC II
Jones Lang Lasalle (JLL)



Yugandhara
HIGHEST BOOKINGS AT YUC
Avenue Venture



Sagar Warade
HIGHEST SITE VISITS AT YEn
Reaholic Mediators



Aniruddha Diwalkar
HIGHEST BOOKINGS AT YEn



Deepak
HIGHEST SITE VISITS AT YUC
KPRBSK REALTORS PVT LTD

EXCELLENCE IN PARTNERSHIP

"I have been working with VJ for the last 4-5 years as a marketing partner. They maintain excellent construction quality and consistently use premium materials. Their customer service team is responsive and helpful, providing timely updates and efficient issue resolution. They offer modern amenities, well-maintained facilities, and innovative features. Additionally, they ensure a transparent and efficient payment process with clear refund policies. I'm highly satisfied with this partnership and would recommend VJ to potential buyers."

TEAM RECOGNITION AND FUTURE ASPIRATIONS

"Receiving the Shabbaski Award from VJ was a proud moment for me. It felt wonderful to be recognized, especially by an organization that truly values excellence and commitment. It was a reflection of the effort and passion of my entire team. I also want to appreciate my entire Avenue Venture team, and I would really like to thank my seniors, Ajinkya Joshi sir and Anmol Giri sir, for their hard work, which definitely motivates me to keep raising the bar. That said, I also hope such recognitions continue to evolve to include more voices and roles that often go unnoticed. And yes, I can definitely say: We love what we do!"

APPRECIATION AND PARTNERSHIP GROWTH

"I want to thank the VJ team for this wonderful appreciation. Working with VJ has been an incredible journey where professionalism meets genuine care for customers. Their transparent processes and commitment to quality make our job as partners much easier. This recognition motivates us to continue delivering excellence and building stronger relationships with families seeking their dream homes."

GRATITUDE AND HONOUR

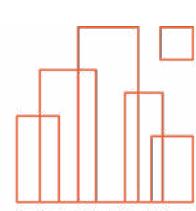
"I am deeply honoured and incredibly grateful to have received the Shabbaski Award from VJ. I would like to express my sincere appreciation for this recognition. It means a great deal to me, and I am humbled to be counted among such esteemed individuals. Thank you."

VJ's growth partners share heartfelt stories about their Shabbaski recognition and the inspiration that fuels their unwavering commitment to excellence.

Congratulations

Yashwin Enchanté Enjoys Major Infrastructure Boost with 30-Meter Access Road Development

Yashwin Enchanté transforms with completed connectivity, upcoming metro, and lush green public garden creating the perfect living environment!



YASHWIN
enchanté

With 30-meter access road work accelerating and the first phase now complete, this is the perfect time to secure your dream home in Upper Kharadi's most connected and green location.

Upper Kharadi is witnessing a remarkable transformation, and Yashwin Enchanté stands at the center of this infrastructure revolution. With over 1500 families preparing to move in, this vibrant community is becoming the epitome of modern living with unmatched connectivity and natural beauty.

Road Infrastructure: From Promise to Reality

The much-anticipated 30-meter access road development is now a visible reality that's reshaping Upper Kharadi's connectivity landscape. The first 15-meter stretch featuring concrete and paver block construction is fully completed and ready for use, providing residents with smooth, durable access to their homes.

The remaining 15-meter road section is 70% complete, with construction progressing rapidly. This comprehensive road infrastructure ensures that reaching Yashwin Enchanté is not just convenient but also pleasant, reflecting the quality and attention to detail that defines the VJ experience.

Transportation Revolution Coming

Metro connectivity is on the horizon, promising to make Upper Kharadi one of Pune's best-connected residential destinations. This upcoming metro link will provide residents with seamless access to major employment hubs, educational institutions, and entertainment centers across the city.

The combination of excellent road infrastructure and future metro connectivity positions Yashwin Enchanté as a forward-thinking investment in urban living convenience.

Breathe Fresh, Live Better: Public Garden Takes Shape

True to VJ's promise of delivering not only better homes, but better surroundings too, the public garden near Yashwin Enchanté is 70-80% complete, creating a lush green environment where residents can truly breathe and live fresh. This is a carefully planned green lung that transforms the neighborhood into a healthier, more beautiful place to call home.

The growing lush green environment around Yashwin Enchanté ensures that your better life extends beyond your apartment walls, offering

residents access to nature's tranquility right at their doorstep. Morning walks, evening relaxation, and community gatherings will all take place in this beautiful green setting.

Final Opportunity

This represents the last chance to become part of the Yashwin Enchanté community. The development offers thoughtfully designed 2 & 3 BHK homes that combine modern architecture with practical living solutions, all set within this emerging green paradise. The area's transformation has been remarkable, with roads, metro infrastructure, IT parks, and green spaces all evolving simultaneously. This coordinated development ensures that residents enjoy not just a great home but also a thriving, environmentally conscious neighborhood with excellent growth potential.

50+ world-class amenities for comprehensive lifestyle enhancement

What Makes Enchanté Special:

Vibrant community lifestyle with like-minded neighbors

Strategic Upper Kharadi location with rapid infrastructure development

Lush green public garden creating a fresh, healthy living environment



30-meter road



Public Garden



Public Garden

BOOK YOUR DREAM HOME TODAY

Don't wait – unlock your world of fresh, better living today at Yashwin Enchanté, where promises become reality and dreams find their perfect green address.

Celebrating Divine Feminine: VJ Growth Partners Honour Women During Ghatasthapana

During the auspicious beginning of Navratri, VJ's Growth Partner celebrates the strength and support of women in their lives!

The auspicious morning of Ghatasthapana brought special significance to VJ's Growth Partner community as they gathered for a heartfelt Gratitude Day celebration. As the traditional day marking the beginning of Navratri: a festival honouring divine feminine power – it provided the perfect backdrop for Growth Partners to express appreciation for the real-life goddesses in their lives.

The timing couldn't have been more meaningful. As Goddess Durga's presence was invoked through Ghatasthapana, the atmosphere naturally turned toward recognizing and honouring the feminine strength that supports every Growth Partner's success story. The celebration beautifully merged spiritual significance with personal gratitude, creating a space where business professionals could acknowledge the women who make their achievements possible.

The Gratitude Wall: Hearts on Display
The centerpiece of the celebration was a special Gratitude Wall where Growth Partners penned heartfelt messages of appreciation for the women who inspire and empower them daily. Each note became a public acknowledgment of the often-unrecognized contributions that shape professional success.

The messages revealed touching stories of mothers who instilled values and work ethic, wives who manage households while supporting ambitious career goals, daughters who motivate fathers to build better futures, sisters who provide emotional strength and wisdom, and female colleagues who contribute meaningfully to business success. What emerged was a beautiful

tapestry of gratitude that highlighted how women's support systems enable professional achievements across all levels.

The Growth Partners took time to reflect and write thoughtfully, many sharing that the exercise made them realize how often they take these contributions for granted in their daily hustle. The act of putting gratitude into written words created a powerful moment of recognition that went beyond mere acknowledgment to genuine appreciation.

As each message was placed on the Gratitude Wall, it became clear that this wasn't just a corporate activity – it was a deeply personal expression of respect for the women whose strength, sacrifice, and support often remain invisible but are absolutely essential to professional success.

Meaningful Connections
The celebration perfectly captured how business success and personal values intertwine at VJ. By choosing Ghatasthapana – a day dedicated to invoking divine feminine power – to express gratitude to women, the Growth Partners demonstrated that true prosperity includes honouring those who contribute to success, especially the women whose efforts often go unacknowledged.

This initiative reflected VJ's understanding that professional achievements are built on foundations of family support and that recognizing these contributions publicly creates a culture where appreciation becomes a regular practice rather than an afterthought.

The Gratitude Wall stood as a beautiful testament to the women whose strength, wisdom, and support enable professional success. The messages revealed stories of

encouragement, sacrifice, and unconditional love that often go unrecognized in the pursuit of business goals, creating awareness about the support systems behind every achievement.

The event beautifully demonstrated that when we honour the real women in our lives during a festival celebrating divine feminine power, we create meaningful connections that enrich both personal relationships and professional partnerships. This Ghatasthapana Gratitude Day proved that the most impactful business traditions are those that recognize the human connections and family support that make professional success not just possible, but truly worthwhile.



A beautiful convergence of devotion as VJ Growth Partners joined together for Gratitude Day, creating a meaningful tribute to the women who shape their personal and professional journeys.



UPCOMING EVENTS

03
OCTOBER

Shabbaski Day

18
OCTOBER

ShramaSeva at Yashwin Enchante

15
OCTOBER

Quarter 2 Rising Stars

27
OCTOBER

Board Games Day

**CHOOSE FROM THE FINEST
3 BHK HOMES ACROSS
WEST PUNE!**

**HOMES THAT LET YOU EXPERIENCE AN ELEVATED
LIFESTYLE - STARTING 1.45 CR ONWARDS.**

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Pune's fastest-growing engineering powerhouse is here and they're rewriting the rules of construction excellence!



Sankalp

Engineering
Passion



The moment has arrived. After decades of preparation, innovation, and relentless pursuit of perfection, VJ proudly introduces Sankalp: a revolution in construction excellence that's about to transform how Pune builds its tomorrow. Sankalp is a promise etched in Sanskrit that means "resolution." When Vilas Javdekar chose this name, he was crystallizing four decades of engineering excellence into a single, powerful commitment: the resolution to never compromise, never delay, and never settle for anything less than perfection.

This name represents the foundation upon which every project, every community, and every dream is built. It's the driving force behind every decision, every innovation, and every milestone that has made Sankalp Pune's most dynamic construction powerhouse.

The DNA of Excellence

The essence of "resolution" flows through every aspect of Sankalp's philosophy:

- Passion:** Engineering is our calling, infusing creativity and enthusiasm into every endeavor
- Resolution:** The heart of everything we do, driving every decision and project with unwavering commitment and determination
- Integrity:** Building trust through transparent practices, timely delivery, and uncompromising quality standards
- Innovation:** Embracing cutting-edge technology and continuous improvement to redefine construction excellence
- Sustainability:** Committed to environmentally responsible building practices that nurture communities and protect our planet
- Ownership:** Every project is a personal promise; every team member holds complete accountability from concept to completion
- Collaboration:** United as one team, fostering a culture of shared learning, mutual respect, and collective achievement

5 MILLION SQ. FT.
of construction delivered
with flawless execution

17,500+ FAMILIES
empowered through
thoughtful community living

1.5 CRORE SQ. FT.
currently under construction
using cutting-edge technology

ZERO DELAYS
COMPLAINTS,
ACCIDENTS:
a benchmark that redefines
industry standards

VISIONARY LEADERSHIP



Vilas Javdekar
Founder Chairman

The architect of Sankalp's soul, Vilas Javdekar's philosophy cuts through industry complexity with surgical precision:

"Simplicity is our strength. One project, one dedicated team, that's the foundation of our approach. Every individual must embrace full accountability for their responsibilities from beginning to end. Complete ownership naturally leads to exceptional results. Trust emerges from what we do, not what we say. When our commitments become unbreakable promises, people have faith in us."

Under his guidance, Sankalp operates on the revolutionary **"One Project, One Team"** philosophy.



Aditya Vilas Javdekar
CEO

The strategic visionary with global ambition. "We created Sankalp to build India's pioneering sustainable construction company. Our vision extends well beyond Pune's boundaries. However, it must be rooted in discipline, openness, and streamlined operations."

His vision transcends traditional construction boundaries. While competitors focus on projects, he architects sustainable ecosystems. His leadership ensures that every Sankalp project becomes a blueprint for India's construction future: where growth doesn't compromise values, and expansion amplifies excellence.

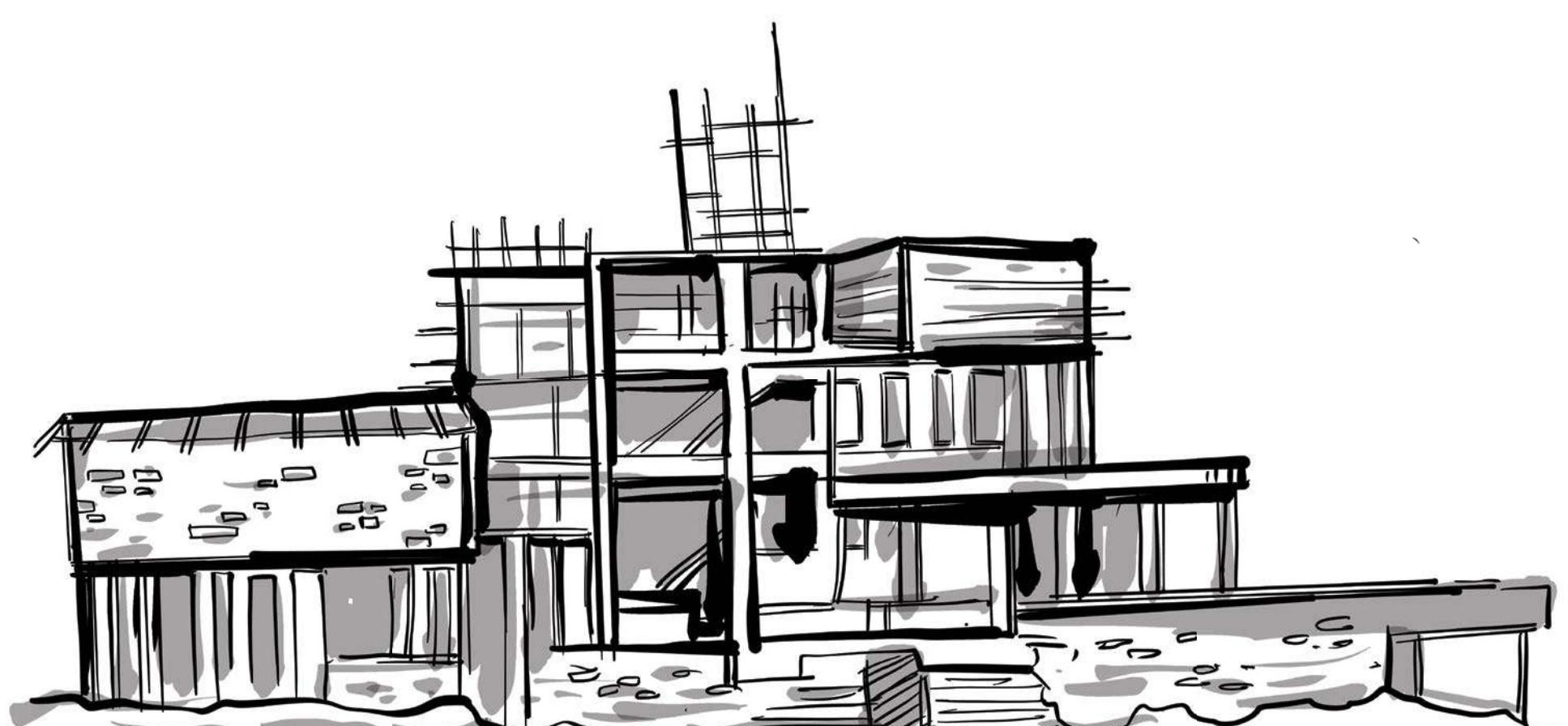


Sarvesh Vilas Javdekar
Technical Director

The sustainability champion who turns Global Sustainable Goals into ground reality, Sankalp is taking conscious steps on 6 critical SDGs from the UN's 17 Sustainable Development Goals:

Dust Control,
Noise Management,
Water Conservation,
Clean Energy,
Construction Waste Reduction,
Workforce Skilling.

"Live monitoring technology, comprehensive skill development programs, and recognition for high-performing teams turn these objectives into reality. Our mission is crafting environmentally responsible tomorrows."



Commitment like no other

Through thoughtful decisions and future-ready practices, Sankalp delivers on their unflinching commitment to care for the surroundings and build spaces that are environment-friendly in more ways than one.

IGBC Platinum Rating

Adhering to the strict norms of Indian Green Building Council, more than 70% of Sankalp's buildings have earned the prestigious platinum rating. This rating has been achieved through energy efficiency, indoor environment quality, and many operational practices that set new benchmarks for sustainable construction.

Maximizing Solar Energy

Construction sites and completed projects have solar energy panels integrated that lower bills and carbon footprint. The total electricity generated by solar installations across multiple projects is approximately 2,000 units per day enough to power entire neighborhoods sustainably.

Enhanced Water Recycling

All projects come with 100% rainwater harvesting systems. Additionally, all flushing water demand is catered to by treated water. More importantly, low-flow fixtures are installed in all homes to lower daily domestic usage, ensuring water conservation becomes a way of life.

The Game-Changing Differentiators**Backward Integration Mastery:**

From Aluminum Formwork factories to RMC plants, Sankalp owns their supply chain, ensuring zero external dependency.

Speed That Stuns: A 17-storey tower completed in just 4 months using advanced tunnel formwork technology: 5x faster than conventional methods.

Comprehensive Expertise: Fire safety, electrical systems, plumbing, security: everything delivered by 800+ passionate engineering professionals including specialists in every construction discipline

The Vision That Drives Tomorrow

Sankalp is redefining Pune's skyline. From Wakad to Kharadi, from Baner to Hinjewadi, their projects create communities, inspire lifestyles, and set new standards for what construction excellence means in modern India.

This is not only an introduction but also a declaration.

Sankalp stands ready to prove that when legacy meets innovation, when passion meets precision, and when vision meets relentless execution, it's revolution.

The future of Pune's skyline has a new architect.

The future of construction excellence has a new benchmark.

The future of engineering has a new name.

Welcome to Sankalp: where every structure is a statement, every project is a promise, and every completion is a celebration of what's possible when engineering passion meets excellence.



THE TRACK RECORD THAT SPEAKS VOLUMES

50+INFRASTRUCTURE PROJECTS
DELIVERED ON TIME**59**COMPLETED AND ONGOING
PROJECTS ACROSS PUNE'S MOST
COVETED LOCATIONS**17 LAKH** SQ. FT.OF COMMERCIAL SPACES
OFFERING NEW-AGE BUSINESS
OPPORTUNITIES**25+**NATIONAL AWARDS FOR DESIGN,
CONSTRUCTION, AND INNOVATION
EXCELLENCE**1.4 CR** SQ. FT.OF RESIDENTIAL SPACES
ENGINEERED FOR MODERN
URBAN LIVING

Leading with Passion, Building with Purpose

By Sagar Kale, VP - Engineering and Operations, Sankalp Contracts & VJ

The leading force behind Sankalp's construction revolution, Sagar represents the perfect fusion of Indian expertise and global perspective. Armed with a Bachelor's in Civil Engineering from AISSMS COE, University of Pune (2006) and a Master's from Texas A&M University, USA (2010) with dual majors in Construction Management & Construction Materials Engineering, he brings unparalleled diversified experience spanning India and the USA.

His journey reads like a masterclass in professional evolution: from trainee engineer in site execution to mastering planning, estimation, design coordination, and contracts.

"I always thrive on turning bold ideas into impactful results. I love taking on challenges, breaking limits, and adding my unique spark wherever I go. With a mix of creativity, drive, and determination, I'm here to make things happen and make them unforgettable."

With 19 years of work experience commanding residential, commercial, pavements, and sports projects, and 800+ engineers backing Sankalp, Sagar embodies the leadership that transforms ambitious visions into construction excellence.



SAGAR KALE

Vice President Engineering and Operations
19 Years of Engineering Excellence

Passion. The moment I think about this word, it takes me back to my childhood, to that time when curiosity was our compass and wonder was our fuel. As children, we all shared that insatiable need to ask questions and seek knowledge about everything around us. *Why does a bridge stand tall against the strongest winds? How do planes defy gravity to soar through the clouds? Why do phones connect voices across continents?*

That childhood curiosity never left me. Instead, it evolved into something more powerful: a need to understand, to create, to improve, and to innovate.

Engineering: Where Art Meets Logic
I want to talk about something that doesn't just drive machines, structures, or circuits: but drives me, and perhaps many of you reading this, **the passion for engineering**.

To most people, engineering might appear as a discipline of formulas, technical diagrams, and hard hats. But for those of us who feel

it in our bones, it's infinitely more than that. **Engineering is art with logic, creativity with purpose, and above all, it's a passion that builds tomorrow.**

This is the beauty of our profession. It's not about having all the answers from day one: it's about **loving the process of finding them**. It's about problem-solving with persistence, innovating with intention, and never, ever settling for "this is good enough."

Never stop. Be unstoppable.

The Sankalp Vision: One Project, One Team

Taking this passion as our foundation at Sankalp, we've set an ambitious goal: **to produce twice more than the previous year**. This is a belief in what passionate engineering can achieve when channeled with purpose and precision.

All the different functions at Sankalp are now aligned under one transformative umbrella: One Project, One Team. This philosophy ensures that every project we undertake operates as a **separate profit & loss entity** with one dedicated Site Incharge reporting directly to a Project Director.

This structure **empowers accountability, accelerates decision-making, and amplifies results**.

Transforming Obstacles into Opportunities

Of course, the path of passionate engineering isn't always smooth. There are calculations that refuse to balance, prototypes that fail spectacularly, systems that crash unexpectedly, sanctions that delay progress, and cashflow challenges that test our resolve.

In this powerful leadership perspective, Sagar Kale, VP – Sankalp Contracts & VJ, narrates how passion and teamwork turn bold ideas into unforgettable results, making Sankalp a force of innovation and excellence in India's construction landscape.

But here's what separates passionate engineers from the rest: **passion transforms failure into fuel**.

It makes every obstacle a challenge to overcome a reason not to surrender. Every setback becomes a setup for a comeback. Every problem becomes a puzzle waiting to be solved.

The Sankalp Strength: Built for Excellence

We are a dedicated team of engineers at Sankalp, ready to roar with our passion and embrace new challenges in the construction field. Our strength in numbers, along with our **comprehensive in-house capabilities**: With in-house expertise across civil, aluform, fire-fighting, electrical, and plumbing works and with **800+ dedicated team members** and **4,500+ skilled laborers**, we represent a movement of passionate professionals committed to engineering excellence.

I am confident that with this foundation of passion, expertise, and unwavering commitment, we will **scale new heights and achieve unprecedented milestones** in the years ahead.

A Message to Fellow Dreamers

To anyone out there who **dreams in circuits, sketches in CAD, or sees beauty in complex equations**: nurture that passion with everything you have. Stay curious about the impossible. Keep building, breaking,

fixing, and learning with relentless enthusiasm.

Challenge every assumption. Question every limitation. Push every boundary.

Because engineering is a **calling**. And with passion as your blueprint, there's absolutely no limit to what you can create, innovate, and achieve.

The Future We're Building

At Sankalp, we're **engineering the future of construction itself**.

Every project becomes a canvas for innovation. Every challenge becomes an opportunity for breakthrough thinking. Every day becomes a chance to transform passion into progress.

This is our commitment. This is our passion. This is our promise to excellence.

The future belongs to those who engineer it with passion. And we're just getting started.

Sagar Kale serves as Vice President of Sankalp Contracts & VJ, where he leads strategic operations and champions innovation across all engineering disciplines. His leadership philosophy centers on transforming passion into performance and vision into reality.

Meet Sankalp Engineering's Powerhouse Team: The Champions Behind Construction Excellence



JOHN MARIAN

Vice President HR

Born and raised in Pune, John's 12 incredible years with VJ represent a journey of service, dedication, and unwavering commitment to the VJ family ethos. His diverse background: spanning the Social Welfare Department (1990-1998), corporate HR with Mastech Systems and Siemens PLM converged perfectly at VJ.

"VJ stands apart because it's a family. The management connects with everyone, from leadership to the last team member. That's the spirit that makes people proud to work with VJ. #WeLoveWhatWeDo"

His finest hour: During the COVID-19 pandemic, when he embodied VJ's values by supporting laborers in need proving that true leadership shines brightest in the darkest moments.



SALIL KUMAR

Assistant Vice President - MEP

From Bihar to Kharadi, Pune, Salil brings an impressive 29 years of total working experience to VJ's operations. Joining as APM Electrical at Yashwin Hinjawadi in 2017, his journey spans diverse industries from Kumar Property's electrical team to pharma projects across Daman and Himachal Pradesh as project in-charge. Currently commanding all VJ projects as MEP Head, Salil represents the perfect balance of technical mastery and life fulfillment.

"I love my work and family life both. That's what makes this journey meaningful and sustainable."

His 8 years with VJ have established him as the go-to expert for finishing fire, electrical and plumbing operations across the organization's diverse project portfolio. The breadth of his experience from pharmaceutical installations to residential complexes brings unique problem-solving perspectives to every VJ project.



SUBHASH BELGAONKAR

Project Director

Standing at the helm of the Maan-Hinjawadi cluster, Subhash embodies what 8 transformative years with VJ can create: resilience forged in experience, leadership tempered by challenges, and an unshakeable commitment to perfection.

His journey from Belgaum's humble beginnings to completing schooling in 2004 and earning his Civil Engineering diploma from Maratha Mandal Polytechnic in 2007 reads like a masterclass in determination. After honing his skills with Unity Infra & BG Shirke Group, Subhash found his calling at VJ in 2017 as a Senior Engineer at Yashwin Hinjawadi.

The transformation has been meteoric: from engineer to General Manager commanding 80+ professionals, a belief in both personal excellence and VJ's belief in nurturing talent.



RANJEET GAIKWAD

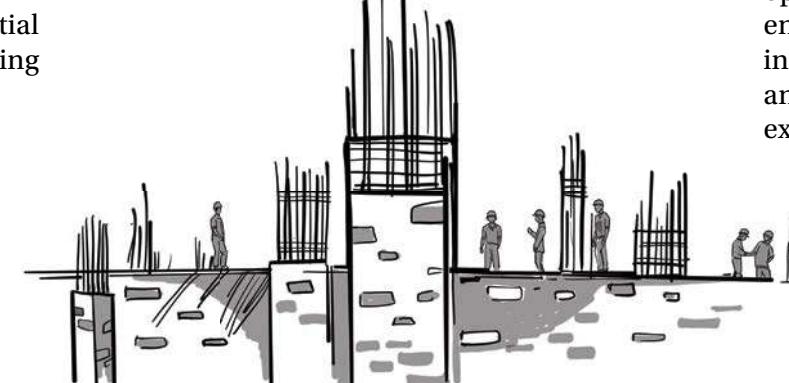
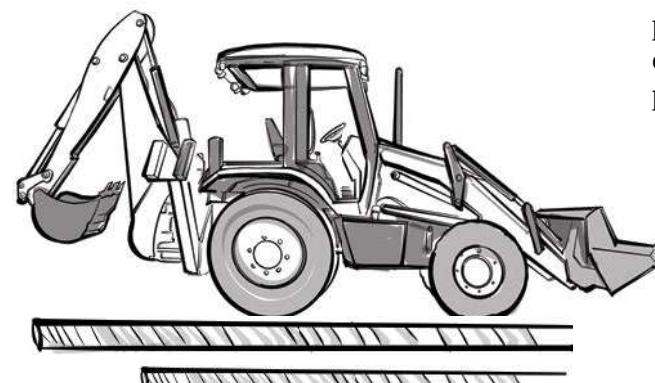
Project Director

From Shirala to Pune's dynamic Ravet area, Ranjeet's extraordinary 17+ year journey with VJ represents one of the organization's greatest success stories. Starting as Junior Engineer, his meteoric rise to Project Director showcases what unwavering dedication can achieve together.

Currently commanding the east cluster's most prestigious projects, Ranjeet leads engineering teams from site setup to completion with laser focus.

"I'm honoured to work under the guidance of visionary leaders like VYJ sir, AVJ sir, and SVJ sir, who prioritize honesty, transparency, and customer relationships. Their leadership has created a work environment that fosters growth, integrity, and customer satisfaction."

A passionate advocate for Civil Engineering's dynamic nature and continuous learning opportunities, Ranjeet channels the same energy he brings to cricket and badminton into delivering residential, bungalow, and commercial projects that exceed expectations.



How Smart Factory Decision Made Building Homes Faster and Better

By building their own construction assets, Team Sankalp completed 19 buildings high rise up to 34 floors in just 32 months.

Imagine you're building something important, but you have to wait for someone else to bring you the right materials every time you need them. Sometimes they're late, sometimes the quality isn't good, and sometimes they don't have what you need at all. That's exactly what was happening in real estate projects everywhere.

VJ saw this problem and decided to solve it in our own way: "Let's design and refurbish our own formwork!"

They built a factory specifically to design and refurbish Aluminium Formwork. Think of it as reusable building blocks made of aluminum that help create the beams, columns, walls and floors of buildings.

Before having their own factory, VJ had to depend on outside suppliers for these important building materials. This meant:

- Projects got delayed
- Quality was varied
- Costs were unpredictable

By starting their own factory, Team Sankalp took control of everything. Now they decide when materials are ready, ensure consistent quality, and never have to worry about suppliers letting them down.

Since inception the AluForm Factory, VJ and Sankalp have achieved incredible results:

- ✓ 81,329 square meters of building materials processed and reused
- ✓ 19 complete buildings high rise upto 34 floors finished in just 32 months
- ✓ 5,000 square meters of materials processed every single month

To put this in perspective, that's enough material to build homes for hundreds of families and all delivered on schedule because of this advantage.

The AluForm factory is like a well-organized workshop with different areas for different jobs:

Instead of throwing away used aluminum building formwork, they bring them back to the factory for a complete makeover. Think of it like renovating furniture. They clean them thoroughly, fix any damage, apply protective coatings, and make them as good as new.

The 8-Step Renovation Process:

1. Organize - Sort everything properly
2. Clean - Remove all old concrete and dirt
3. Repair - Fix any damage with welding
4. Polish - Make surfaces smooth and shiny
5. Protect - Apply special coatings to prevent rust
6. Customize - Make precise modifications as needed
7. Inspect - Check quality thoroughly
8. Store - Organize for next use

This process means each aluminum form can be used up to 250 times instead of being thrown away after one use saving money and protecting the environment.

The Smart Testing Process

Before using renovated materials on actual buildings, VJ does something clever called "dry mock-ups." They build a practice version first to catch any problems early. This is like doing a dress rehearsal before the actual performance, it helps them spot issues and fix them before they affect real construction.

This testing process takes only 20 days and prevents costly mistakes later, ensuring every building is constructed perfectly the first time.

Beyond Just Building Materials

They also make other essential construction parts like:

- Support structures that hold everything in place
- Special connectors and pins
- Work platforms for construction workers
- Custom pieces designed for specific projects

Having all these capabilities in one place means Sankalp never has to wait for someone else to make or deliver what they need.

If you're thinking about buying a home, factory approach means:

- Your home will be delivered on time
- Better quality construction
- Environmentally friendly building

This represents something bigger than just building spaces. It shows how smart planning and taking control of your supply chain can transform an entire business.

Instead of hoping suppliers will deliver good quality materials, on time, the team made sure of it by doing it themselves. The result is faster construction, better quality homes, and families who get their keys exactly when promised.

This is what happens when an organisation decides to take control of their destiny instead of leaving it in someone else's hands. The AluForm factory isn't just about reusing construction materials, it's about making promises Sankalp and VJ can keep to the families who place their trust in them.



Sankalp's strategic decision has transformed an operational challenge into competitive advantage, delivering impressive results self-reliance in quality construction.



PRAVIN SHINDE

Project Director



NITIN TARANGE

Project Director



MAHESH RAJAPURE

Head of Aluform Factory

From Pandharpur to Pune's construction excellence, A proud Civil Engineering graduate from DY Patil College, Akurdi, his remarkable 9-year journey with VJ showcases dedication to technical mastery.

"I'm a passionate, driven professional who believes in delivering excellence with dedication and integrity. With a strong commitment to continuous learning and growth, I focus on achieving impactful results while maintaining a collaborative and positive work environment. My passion lies in turning challenges into opportunities and contributing meaningfully to every project I take on."

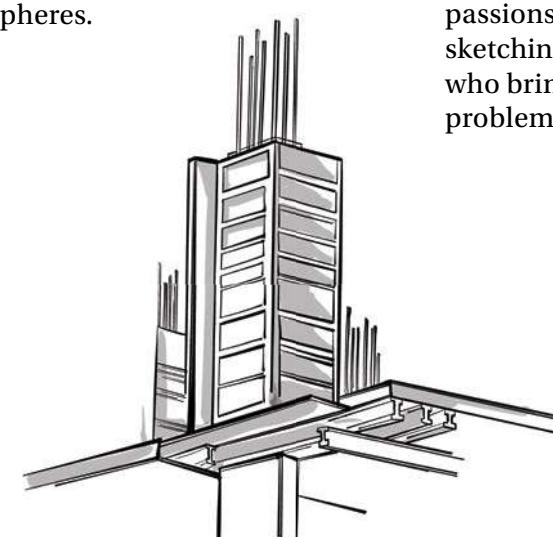
Pravin has established himself as the go-to specialist for advanced RCC shattering materials and methodologies, including revolutionary Tunnel formwork and Table formwork systems. His technical leadership on landmark projects Portia Grande and Palladio Balewadi Central showcases his ability to seamlessly integrate innovative formwork solutions with traditional construction excellence.

His expertise in advanced shattering systems positions him at the forefront of construction technology. Pravin represents the perfect blend of experience, innovation, and leadership that defines construction excellence.

Walchand College of Engineering, Solapur alumnus with over a decade of dedicated VJ service and 20+ years of total real estate mastery, Nitin leads landmark projects including Yashwin Hinjawadi, RYAN School, Yashone Eternitee, Y1In, YO.

"Every step of this journey has been possible because of unwavering family support. I dedicate everything I've achieved to their love, sacrifice, and values."

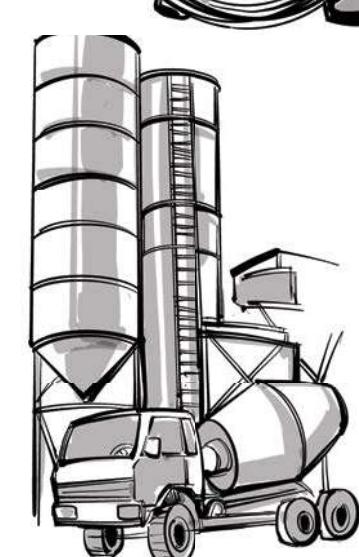
From Papnas village in Solapur district to commanding YUC, VJIL-W, PCUC, Nitin embodies the perfect fusion of rural values and urban excellence. His passions for trekking, cinema, and literature continuously fuel fresh perspectives in both professional and personal spheres.



From Karad's serene landscapes to Narhe's urban energy, Mahesh commands the Aluform Department with 4 years of VJ excellence backed by 13 years of formwork industry expertise. His leadership spans critical projects: YUC, YEn-Ph 1 & 2, VJIL-K & VJIL-W, Y1ET, PBC, PG.

"Innovation and efficiency without compromising safety is our mission. Every challenge is just a victory waiting to be unlocked."

Here's what sets him apart: International Taekwondo competitor who represented India in Nepal channeling the discipline, focus, and warrior spirit from martial arts into construction mastery. His diverse passions for boxing, swimming, and sketching create a renaissance leader who brings artistic creativity to technical problem-solving.





SACHIN JOSHI
Head of Central Construction Asset (CCA)

From Purchase Assistant to pioneering the Central Construction Asset revolution, Sachin's remarkable 12+ year journey since March 2013 exemplifies VJ's commitment to nurturing talent.

Managing an impressive assets including critical A-class assets (tower cranes, RMC plants, DG sets), Sachin orchestrates the backbone of VJ's construction capabilities. His leadership spans payroll members and card basis members, with specialists dedicated to maintenance excellence.

"Our team's efforts have significantly improved site construction activities through centralized efficiency and proactive asset management."

The CCA department under Sachin's leadership has become the silent powerhouse ensuring every VJ project has the right equipment, at the right time, in perfect working condition.



SWAPNIL CHAVAN
Head of Fire Department

Journeying from the rich traditions of Sangli (MH10) to the fast-paced energy of Wakad, Swapnil has brought with him a deep passion for precision, protection, and purpose. Over the past four transformative years, he has been at the forefront of revolutionizing VJ's Fire Department, with a laser-sharp focus on timely delivery, team empowerment, and life-saving safety protocols.

"Every fire safety system we install isn't just about compliance, it's our promise to families that these walls will protect what matters most." Professionally, Swapnil is deeply committed to building a culture of proactive safety and accountability, where every team member feels empowered to act with urgency and care. Currently, Swapnil is leading key fire safety initiatives across several VJ projects, ensuring not only adherence to the highest standards, but also fostering a mindset of safety-first across all teams.



HEMANT SONAWANE
Head of Electrical Department

With roots deep in Jalgaon and 40 years of Pune wisdom, Hemant represents the perfect fusion of traditional values and cutting-edge innovation. Five years of leading the Electrical Department have established him as an undisputed master of team dynamics, quality assurance, and timeline mastery.

"Quality planning and careful budgeting are personal commitments. Every wire, every connection, every system reflects our integrity."

A passionate explorer of India's historical treasures and dedicated fitness advocate, Hemant applies the same methodical discipline to electrical systems that he brings to personal wellness proving that excellence is indeed a way of life.



SNEHAL KASABE
Head of Contract Department

From Konkan's coastal beauty to construction excellence, Snehal's journey was sparked by childhood fascination with her engineer father's hydro-projects and tunnel work. That early passion ignited an engineering dream that now drives her mastery as Contracts Head at Sankalp Contracts Pvt Ltd.

"Wearing a site helmet is more than just a job; it's a Badge of Pride."

As a Contracts Expert, she transforms complex negotiations into winning agreements, resolving disputes with finesse while building stakeholder relationships that drive growth and minimize risk. Her team's success remains her unwavering priority, creating an environment where contract excellence thrives.

When she's not crafting game-changing agreements or crunching critical numbers, you'll find Snehal expressing her vibrant energy on the dance floor - her happy place where creativity and rhythm fuel fresh perspectives for professional challenges.



TAHIR KHAN
Head of Estimation Department

Tahir's 12 years of professional odyssey spans continents: Thane to Ahilyanagar, Nashik to Sharjah, Dubai to Pune each destination adding layers to his expertise. 4 years of cost control at VJ have transformed him into a master of Project Feasibility, Cost Optimization, and Value Engineering.

"I'm a hardcore workaholic with an eye for precision and a passion for perfection. Clarity and efficiency are obsessions."

The numbers tell his story: from complex budgeting matrices to financial clarity frameworks, Tahir designs strategies that balance vision with value. Yet beneath the analytical mind beats the heart of a devoted family man and culinary explorer who can dissect a budget as expertly as he can savor a perfectly spiced dish.



SURESH MAHALE
Head of Safety Department

With 12 years mastering high-rise construction and prestigious EHS-IOSH, ADIS, NEBOSH certifications, Suresh champions a revolutionary safety philosophy that transforms workplace culture.

"Safety is my first priority. I treat safety as a culture, not just a procedure. My passion for safety drives me to continuously improve workplace practices because every worker deserves to go home safe."

His legendary problem-solving abilities, communication skills, and rapid learning make him the trusted guardian of every construction site, where safety is embraced.

The Collective Legacy
This extraordinary team now represents **100+ years of combined expertise** among key leaders, with **200+ years of total industry experience** across the expanded team. This is a brotherhood of excellence, united by shared values and driven by collective ambition to make Sankalp synonymous with quality construction with **engineering passion**.



SHRADDA DAMLE
Head of HR Operations Department

A Pune native and Fergusson College alumna with over a decade of global IT HR expertise, Shraddha brings an absolutely unique dual perspective: 8 years as a devoted VJ customer seamlessly transitioning into 2 years of HR leadership in VJ.

"HR transcends policy is about people. I'm passionate about designing systems that prioritize human experience while driving efficiency and well-being."

A car driving enthusiast who navigates HR complexities with the same precision she applies to Pune's challenging traffic proving that passion and precision go hand in hand.

Meet the legends. Trust their expertise. Witness their magic transform Pune's skyline, one exceptional project at a time.

"Because when experience meets passion, and expertise meets dedication, the result is a construction revolution."



AMAR PATIL
Head of Procurement Department

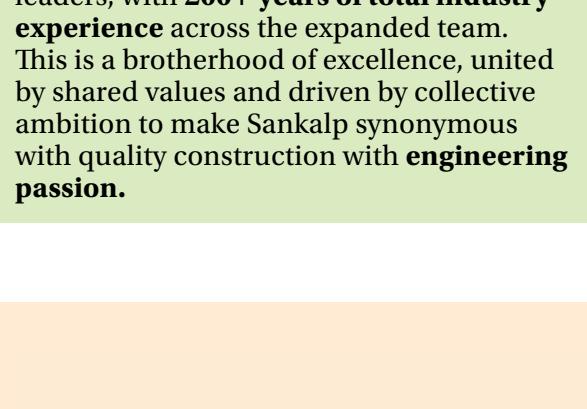
Born and raised in Mumbai, Amar's life journey across this geographical triangle has shaped him into an independent, confident professional ready to conquer new challenges.

"Learning is a continuous process and a personal passion. Every day presents an opportunity to evolve, grow, and broaden my perspective."

Since joining VJ, Amar has experienced remarkable professional and personal transformation evolving from a dedicated team player to leading the procurement team with expertise in leadership, decision-making, and strategic sourcing. His unwavering focus remains on driving team success and delivering exceptional value.

His true calling lies in civil execution building homes and helping families transform dreams into reality. Working with VJ's talented and supportive team, Amar embraces the "earn-and-learn" approach that fosters continuous improvement and skill development.

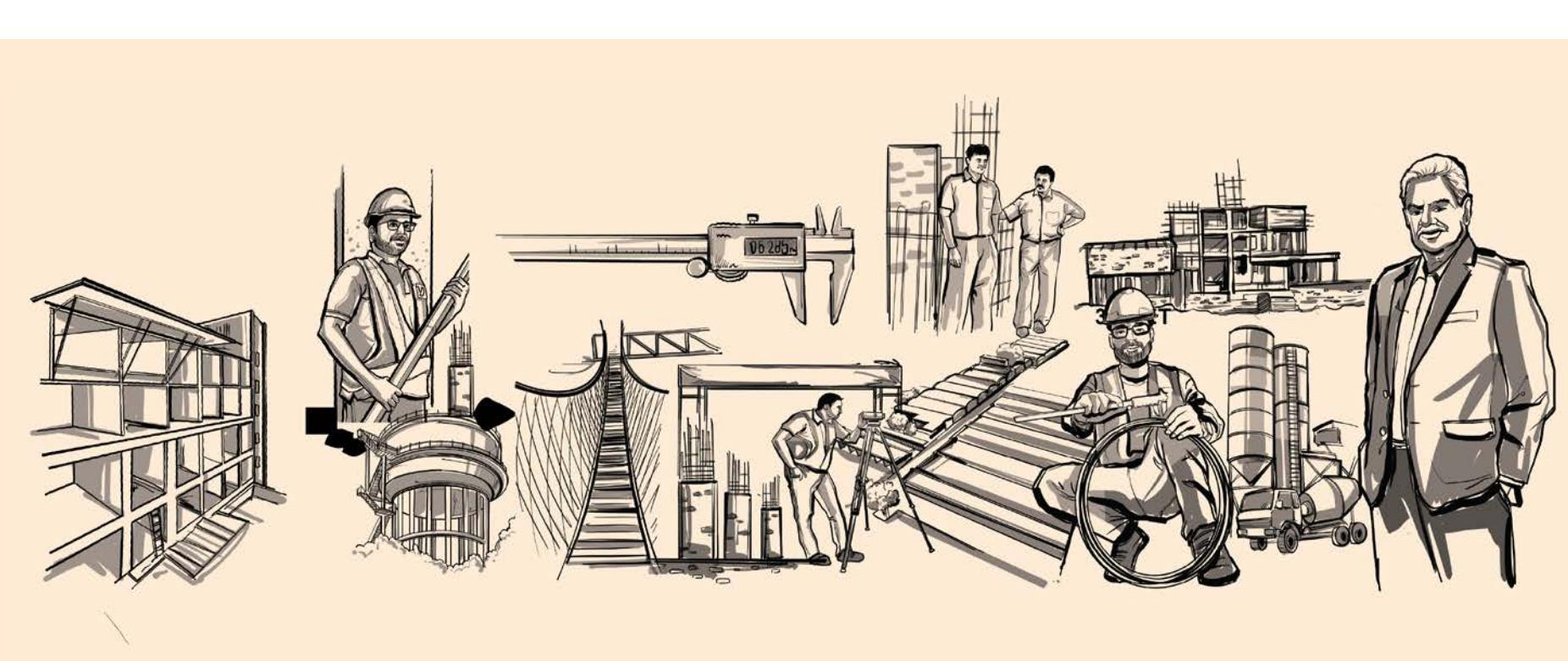
"In procurement, there is immense knowledge to be gained from interacting with diverse stakeholders and understanding global markets. By embracing a broader global vision, we contribute to not only our organization's growth but also our nation's progress."



DINKAR DHIMDHE
Head of Plumbing Department

Based in Charoli, Alandi Road, Pune, Dinkar orchestrates plumbing excellence across an impressive 12 projects and 35 ongoing buildings spanning both East and West zones. His philosophy centers on quality craftsmanship, seamless coordination, and timely handovers.

"Every pipe, every connection, every system we install directly enhances family comfort and safety. That's our utmost responsibility."



Building Better Communicators and Stronger Leaders

Our L&D programs help employees develop the confidence and skills they need to excel in their roles

In real estate, success depends more on technical knowledge. Whether you're presenting to clients, coordinating with teams, or managing complex projects, the ability to communicate clearly and confidently makes all the difference.

That's why VJ has invested in Wholesome Growth - our approach to developing both technical skills and personal capabilities. We want our employees to feel confident in every interaction, whether they're in a meeting room or on a project site.

VJ's L&D programs develop employee confidence and communication skills for better professional performance.

Having great technical skills without communication confidence is like having all the right tools but not knowing how to use them effectively. We're working to give our team members both.

Public Speaking: Finding Your Voice

For our senior sales leaders - AGMs, DGMs, GMs, and AVPs - we introduced a Public Speaking program focused on practical communication skills.

The sessions covered:

- Organizing thoughts clearly so messages come across effectively.
- Connecting with audiences through relatable stories and clear explanations.
- Handling questions confidently even when they're challenging.
- Developing a professional presence through voice and body language.

The results have been encouraging. Participants tell us they feel more confident in presentations, find it easier to engage with clients, and are more comfortable leading team discussions. One leader mentioned that the training helped him approach conversations with more clarity and less stress.

Personality Development: Growing from the Inside Out

We also ran Personality Development sessions for employees across different levels. These workshops focused on self-reflection and personal growth, helping people understand their strengths and work on areas they wanted to improve.

The sessions covered:

- Understanding personal strengths and identifying areas for development.
- Managing stress better and responding thoughtfully rather than reactively.
- Building resilience to handle pressure situations more effectively.
- Improving teamwork and collaboration skills.

The feedback has been positive. People report feeling more comfortable in meetings, better able to handle constructive criticism, and more confident about contributing to team discussions.

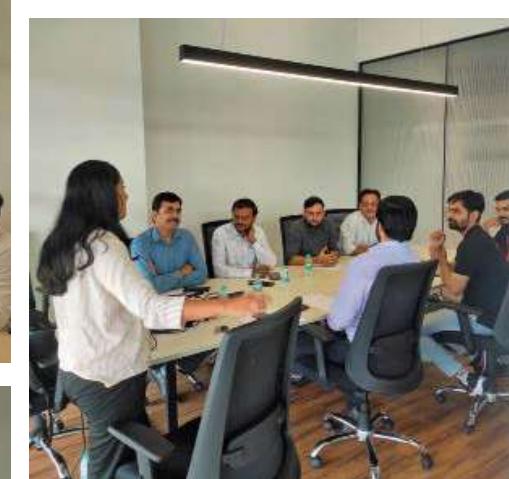
One participant shared: "This training helped me see myself differently. I approach work now with more clarity and balance, and I feel like I have more energy throughout the day."

These programs are part of our commitment to supporting our people's growth. When team members feel confident and communicate well, it shows in everything we do from how we work together internally to how we serve our clients.

The changes are noticeable: meetings run more smoothly, client interactions feel more natural, and project coordination has improved. The whole workplace culture feels more positive and collaborative.

At VJ, we build homes that create lasting memories for families. In the same way, we want to help our people develop skills and confidence that will serve them throughout their careers.

Through our Wholesome Growth approach, we're creating a workplace where people can develop both their technical expertise and their personal skills, leading to better results for everyone - our team, our clients, and our company.



VJ's Leadership Revolution Creating Tomorrow's Industry Champions

How VJ transforms professionals into visionary leaders through cutting-edge development programs

At VJ, leadership is a transformative journey that turns talented professionals into industry pioneers who shape the future of real estate excellence.

Great leaders aren't born; they're crafted through intentional learning, meaningful challenges, and the right guidance. At VJ, LEAP - Learn, Evolve, Aspire, Progress represents our commitment to building leaders who don't just manage teams but inspire transformation across the entire organization.

The latest LEAP session brought together VJ's emerging leaders for an intensive exploration of four critical leadership dimensions that separate good managers from exceptional leaders: mastering team dynamics, developing emotional intelligence, making decisive decisions under pressure, and transforming conflict into opportunity.



Building Exceptional Teams: The Foundation of Leadership Success

Outstanding leaders understand that success is about unleashing collective potential. The LEAP session began by exploring how diverse personalities, skills, and perspectives can be orchestrated into high-performing teams that achieve extraordinary results.

Participants discovered how trust becomes the invisible foundation that enables teams to take risks, share ideas openly, and support each other through challenges. They learned practical strategies for encouraging open communication, clearly defining team roles, and creating environments where individual strengths amplify collective achievement rather than creating competition.

Emotional Intelligence: The Leadership Superpower

The session's focus on emotional intelligence revealed why technical skills alone don't create great leaders. Through real-world scenarios and practical exercises, participants explored how self-awareness, empathy, and emotional regulation become powerful tools for building stronger teams and navigating complex workplace dynamics.

Leaders discovered how high emotional intelligence enables them to read situations accurately, understand what motivates different team members, and respond to challenges with composure and wisdom rather than reactive decisions. They practiced techniques for building deeper connections with

team members, resolving issues with empathy, and maintaining motivation during demanding project phases.

The key insight: leadership effectiveness multiplies exponentially when leaders can connect authentically with their teams while maintaining professional objectivity and clear decision-making capabilities.

Decision-Making Under Fire: Leadership When It Matters Most

Real leadership reveals itself during high-pressure moments when quick, accurate decisions determine project success or failure. The LEAP session equipped participants with structured frameworks for making confident decisions even when time is limited and stakes are high.

Leaders learned to balance speed with accuracy, evaluate multiple perspectives rapidly, and maintain composure when uncertainty creates stress for everyone around them. Through practical scenarios, they practiced approaches that improve judgment while ensuring timely action - a critical capability in today's fast-paced construction industry.

The transformative realization:

exceptional leaders don't avoid pressure situations; they develop systems and mindsets that help them thrive in challenging circumstances while helping their teams perform at their best when it matters most.

L.E.A.P.

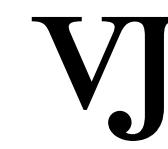
Learn. Evolve. Aspire. Progress

Turning Conflict into Competitive Advantage

The session's conflict resolution module challenged leaders to view disagreements not as problems to avoid, but as opportunities to strengthen teams and improve outcomes. Through role-playing exercises and structured discussions, participants learned techniques for handling disagreements constructively and turning tensions into collaborative solutions.

Leaders practiced active listening strategies, empathy-building approaches, and neutrality techniques that transform conflicts into opportunities for team alignment and growth. They discovered how resolving conflicts effectively strengthens trust, prevents escalation, and creates stronger long-term collaboration across all organizational levels.

The result is the creation of industry leaders who will shape the future of construction excellence while building careers that make lasting positive impacts on communities, customers, and colleagues.



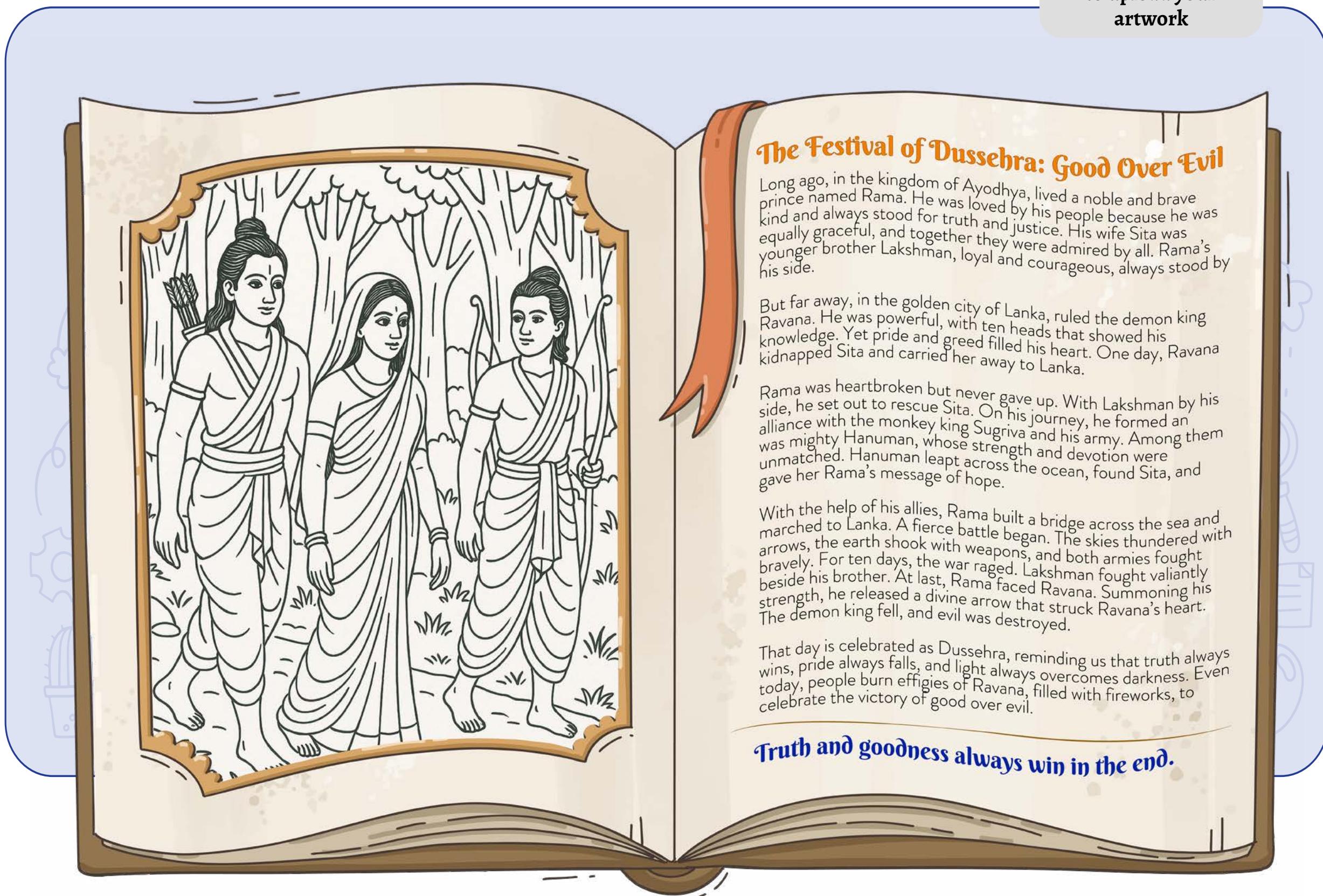
CENTRE of
ENGINEERING &
EXCELLENCE

Read. Imagine. Colour.

Bring your favourite stories to life with colours.

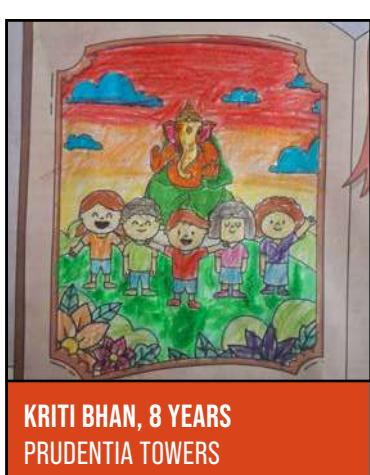
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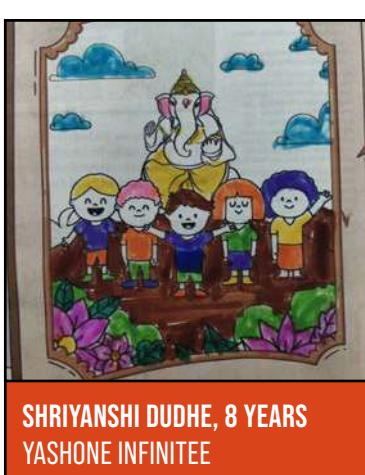


Our Little Artists Welcome Bappa with Colors of Devotion!

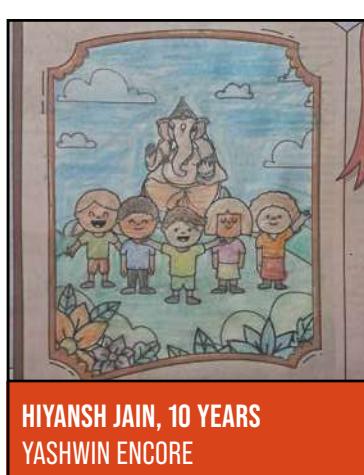
The entries we received are a burst of creativity, joy, and pure imagination.



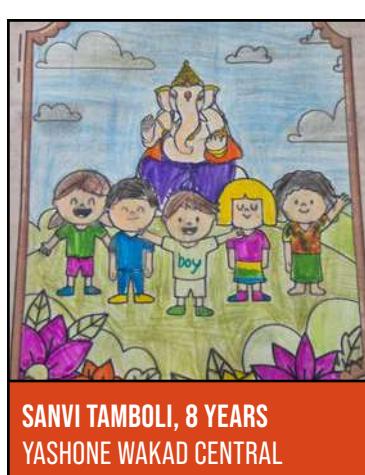
KRITI BHAN, 8 YEARS
PRUDENTIA TOWERS



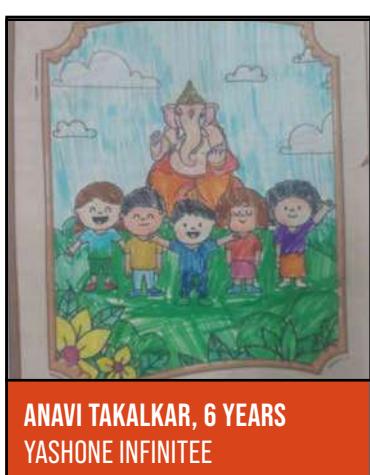
SHRIYANSHI DUDHE, 8 YEARS
YASHONE INFINITEE



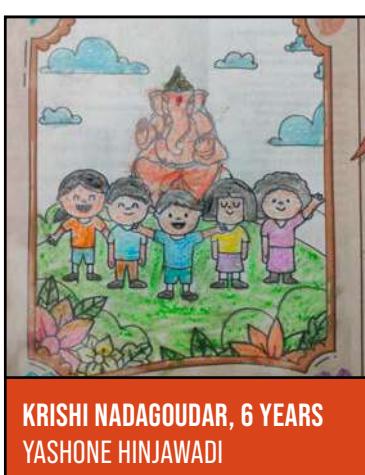
HIYANSH JAIN, 10 YEARS
YASHWIN ENCORE



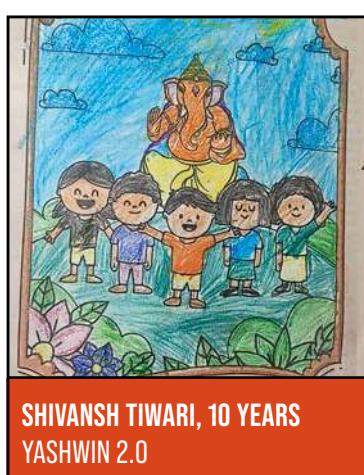
SANVI TAMBOLI, 8 YEARS
YASHONE WAKAD CENTRAL



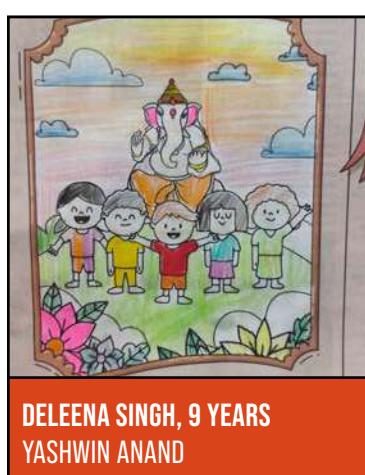
ANAVI TAKALKAR, 6 YEARS
YASHONE INFINITEE



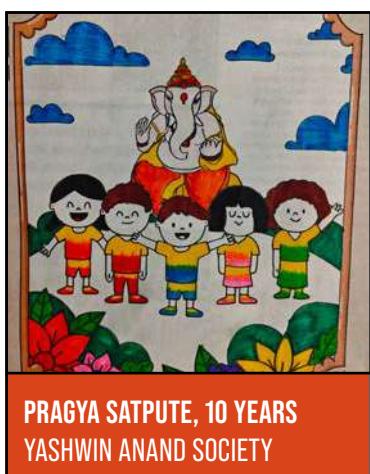
KRISHI NADAGOUDAR, 6 YEARS
YASHONE HINJAWADI



SHIVANSH TIWARI, 10 YEARS
YASHWIN 2.0



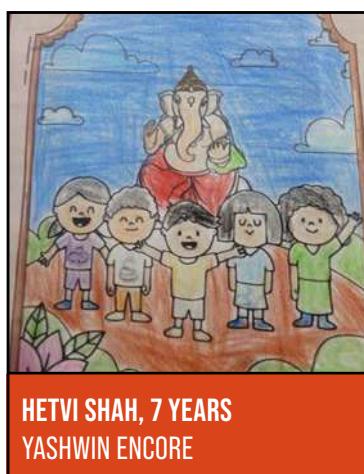
DELEENA SINGH, 9 YEARS
YASHWIN ANAND



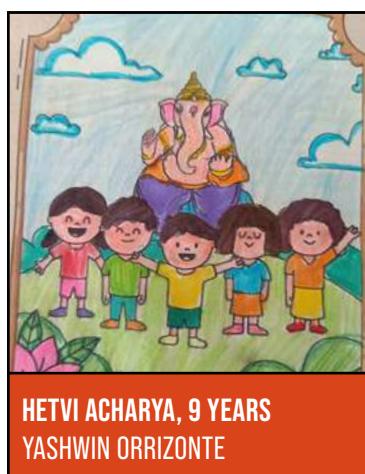
PRAGYA SATPUTE, 10 YEARS
YASHWIN ANAND SOCIETY



RUTVI BAWANE, 4 YEARS
PRUDENTIA TOWERS A



HETVI SHAH, 7 YEARS
YASHWIN ENCORE



HETVI ACHARYA, 9 YEARS
YASHWIN ORRIZONTE

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!"

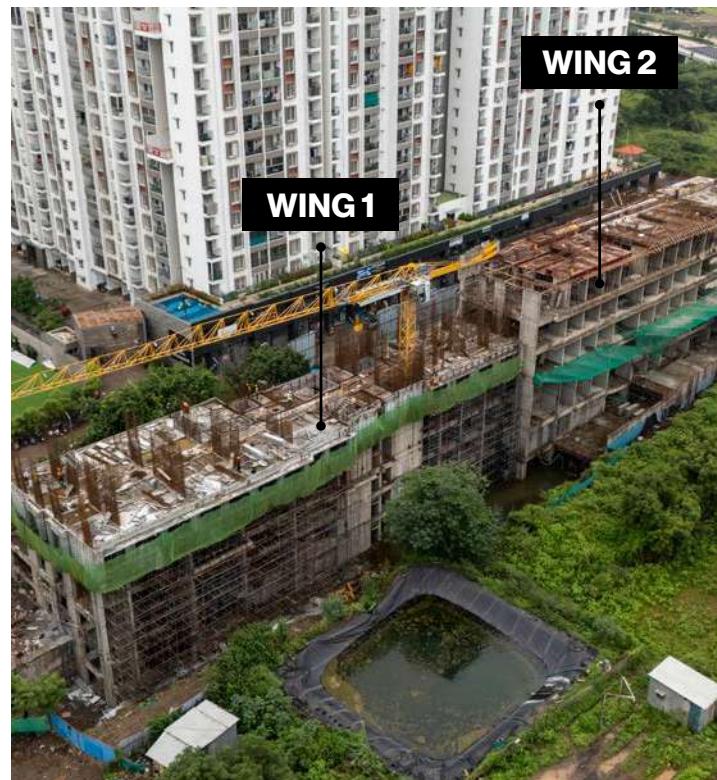
Laugh, relate, and maybe even find your own story hidden in the frames!

Drop your cutest or funniest stories with us at kusum.jindal@javdekar.com



VJ INDILIFE

KHARADI

[CLICK HERE](#)
FOR DETAILED UPDATES
AS ON 15 SEP 2025**WING 1**

3rd floor slab
Pour 1 and core area shuttering work in progress.
Pour 1 slab & beam reinforcement work in progress.
Pour 2 shear wall reinforcement completed.
Pour 2 shuttering work in progress.

WING 2

4th Floor Slab Completed 100%.
5th Floor shear wall casting 100% completed.
5th Floor slab shuttering 60% completed.
5th Floor slab reinforcement 40% completed.



Actual site photos taken in Sept 2025.

PALLADIO BALEWADI CENTRAL

BALEWADI

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FOR DETAILED UPDATES
AS ON 15 SEP 2025

Actual site photos taken in vt 2025.

TOWER 1

5th floor completed.
6th floor shuttering & reinforcement work in progress.

TOWER 2

RCC Work - 14th floor slab completed.
10th floor blockwork work in progress. 8th floor electrical work in progress, 8th floor waterproofing completed.

TOWER 3

27th floor Reinforcement and shuttering work in progress. Other internal work in progress.

TOWER 4

29th floor RCC work in progress.
21st & 22nd blockwork, 16th & 17th gypsum, and 20th & 21st waterproofing works in progress. 4th floor toilet dado work in progress.

TOWER 5

Mezzanine floor part area reinforcement & shuttering work in progress.
2nd floor level column reinforcement & shuttering work in progress.



PALLADIO KHARADI CENTRAL

KHARADI

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 FOR DETAILED UPDATES
AS ON 15 SEP 2025

TOWER 1

23rd floor blockwork, electrical conducting, gypsum plaster, kitchen otta, internal plaster, staircase railing work completed, 14th floor concealed plumbing work in progress.

TOWER 2

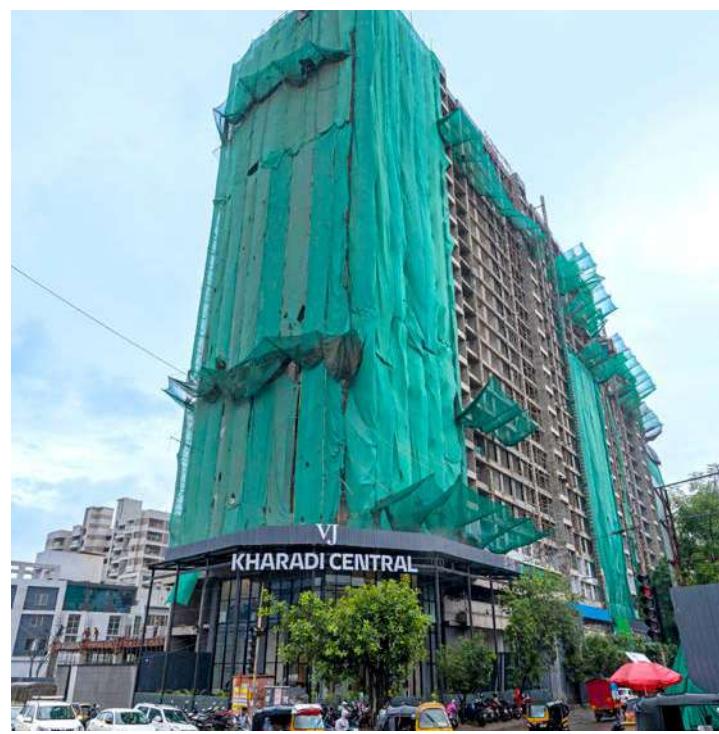
23rd floor blockwork, electrical conducting, gypsum plaster kitchen otta, internal plaster and staircase railing work completed, 11th floor internal waterproofing work in progress, 16th floor 16th floor concealed plumbing work in progress.

TOWER 3

18th floor blockwork in progress, gypsum plaster 15th floor work in progress, 16th floor kitchen otta work in progress.

TOWER 4

23rd floor slab work in progress, 18th floor blockwork in progress, 16th floor gypsum plaster and 15th floor kitchen otta work in progress, internal waterproofing work in progress, 12th floor concealed plumbing work in progress.



Actual site photos taken in Sept 2025.

PORTIA GRANDÉ

BANER

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 FOR DETAILED UPDATES
AS ON 15 SEP 2025

TOWER 1

RCC work completed. 22nd to 23rd floor plumbing work in progress, 27th to 30th floor firefighting work in progress. 31st floor blockwork in progress.

TOWER 2

RCC work completed. Blockwork till 31st floor completed. Gypsum plaster completed till 26th floor, 22nd & 23rd floor plumbing work in progress.



Actual site photos taken in Sept 2025.

VJ CENTRAL AVENUE

KHARADI

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 FOR DETAILED UPDATES
 AS ON 15 SEP 2025
TOWER 5
 11th floor blockwork completed.
 10th floor gypsum work completed.
TOWER 6
 12th & 14th floor blockwork completed.
 13th floor blockwork in progress.
 8th floor Gypsum work in progress.


Actual site photos taken in Sept 2025.

YASHWIN NUOVO CENTRO

WAKAD

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 FOR DETAILED UPDATES
 AS ON 15 SEP 2025
**A BUILDING**
 22nd floor 2nd coat paint work in progress.
 Glass railing, electrical work, toilet false ceiling work completed.
B BUILDING

Window glass railing work completed.

A & B Building, Get Ready!

VJ Welcoming you soon.



Actual site photos taken in Sept 2025.

YASHONE ETERNITEE

HINJAWADI

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 FOR DETAILED UPDATES
AS ON 15 SEP 2025

A BUILDING

Terrace slab completed. 21st floor blockwork & kitchen ota, 13th & 14th floor waterproofing, 12th floor plumbing work in progress.

B BUILDING

16th to 18th floor waterproofing work in progress. Terrace waterproofing work in progress.

C BUILDING

Electric work, paint, window framing, and false ceiling work in progress.

D BUILDING

Solar tank fixing completed. 22nd floor SS railing work completed.

E1 E2 BUILDING

16th floor reinforcement & shoring work in progress. 10th floor blockwork, 7th to 9th waterproofing and 8th floor kitchen platform work in progress.

C & D Building, Get Ready!

VJ Welcoming you soon.



Actual site photos taken in Sept 2025.

YASHWIN ENCHANTÉ

UPPER KHARADI

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 FOR DETAILED UPDATES
AS ON 15 SEP 2025

A1A2 BUILDING

Blockwork, internal plaster, gypsum plaster & kitchen platform work completed.

B1B2 BUILDING

RCC work completed. All lift work completed including dado & granite frame. Electrical, aluminium, door frames and painting work in progress.

C1C2 BUILDING

18th floor toilet dado & 21st floor tile flooring work completed. 18th floor door frame work completed.

D1D2 BUILDING

22nd floor 1st coat painting completed. Top terrace waterproofing work in progress.

E1E2 BUILDING

2nd to 22nd floor Blockwork, internal plaster & kitchen ota completed. 21st & 22nd gypsum plaster floor work in progress.

F1F2 BUILDING

RCC Work - OHWT RCC work completed. Block work, Internal plaster, waterproofing, fire fighting work, lift, door frame, with dado kitchen platform work completed.

Actual site photos taken in Sept 2025.

PALLADIO KHARADI CENTRAL - II

KHARADI

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 FOR DETAILED UPDATES
 AS ON 15 SEP 2025

E2 TOWER

 1st Floor slab shutting & reinforcement work
 in Progress

E3 TOWER

 Basement 1 slab shutting & reinforcement
 work in progress


Actual site photos taken in Sept 2025.

VJ INDILIFE

WAKAD

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 FOR DETAILED UPDATES
 AS ON 15 SEP 2025

 Block work completed.
 Plaster work completed.
 32nd floor flat flooring work in progress.

Actual site photos taken in Sept 2025.

YASHWIN URBO CENTRO

WAKAD

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FOR DETAILED UPDATES
AS ON 15 SEP 2025**A1A2 BUILDING**

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

B1B2 BUILDING

24th floor slab work completed.
25th floor slab work in progress.

C1C2 BUILDING

26th floor slab completed.
27th floor slab work in progress.

D1D2 BUILDING

31st floor slab completed.
32nd floor slab work in progress.

E1E2 BUILDING

Ground floor pour: -1 casting completed.
Ground floor pour: -2 casting plan work in progress.
Adj. Podium footing excavation work in progress.

F1F2 BUILDING

PCC raft & reinforcement work in progress.

G1G2 BUILDING

Excavation work in progress.



Actual site photos taken in Sept 2025.

PHOOL
DIWALI MELA
• 2025 •

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HOMES IN MANY CONFIGURATIONS. WORKSPACES IN PRIME LOCATIONS.

YOUR FESTIVE GATEWAY TO PUNE'S FINEST HOMES & WORKSPACES

This festive season, VJ brings you exclusive homes and workspaces across Pune's prime addresses - from smart 2 BHKs to luxury 4 BHKs, duplexes, garden-terrace homes, IndiSuites, and boutique offices to big commercial spaces. All at festive-exclusive prices and benefits. Whether you're looking for a home with amenities or an office space to fulfill your ambitions, we've got it all covered for you!

PREMIUM RESIDENTIAL SPREAD

2 BHK	(735-820 SQ. FT. STARTING ₹85 L),
3 BHK	(950-1,100 SQ. FT. STARTING ₹96 L),
3 BHK XL	(1,300 SQ. FT. STARTING ₹1.10 CR)
4 BHK	(1,200-1,600 SQ. FT. STARTING ₹1.40 CR)

ACROSS PALLADIO KHARADI CENTRAL, YASHWIN ENCHANTE, YASHWIN URBOCENTRO, PALLADIO BALEWADI CENTRAL, PALLADIO KOTHrud CENTRAL & PALLADIO LA VIENTO.

E-SQUARE GRAND OPENING AT VJ HAPPINESS STREET HINJAWADI



Unveiling the next entertainment destination with 6-screen multiplex seating, 1,280 guests and an expected 40,000+ monthly footfall - the upcoming cultural hotspot of Hinjawadi!

FESTIVITIES FOR THE FAMILY BEHIND VJ



• NAVRATRI CELEBRATIONS

Traditional attire & office garba across all VJ offices and sites.

• DIWALI CELEBRATIONS

Employee recognition & festive hampers to 1,200+ team members.

• VJ HAPPINESS FESTIVAL

Annual cultural evening for employees & families with 100+ performers.



• SPORTS LEAGUE

Inter-department matches to foster bonding & fitness.

• CHILDREN'S DAY AT LABOUR CAMPS

Special fun-day for kids of site labourers, 800+ smiles expected.



THE SEASON OF HANDOVERS & HAPPY POSSESSIONS!

This celebratory season marks one of the biggest milestones in the history of VJ handovers. With over 2,000 families moving into their new homes across numerous landmark projects, now is the time when a better beginning commences and shapes the lives of many.

LANDMARK POSSESSIONS

YASHWIN SUPERNOVA, YASHWIN NUOVO CENTRO, YASHWIN NUOVO CENTRO IHP,

ALL DELIVERING HOMES BEFORE TIME, THIS SEASON!

CELEBRATION & SUPPORT

Book a home with VJ and celebrate it for a lifetime. With a #HappyPossession ceremony, we welcome you with welcome kits, rituals and on-site assistance.

CITY-WIDE IMPACT

We are expanding and building vibrant neighbourhoods across Wakad, Balewadi & Upper Kharadi.

GROWING VJ PARIVAAR

VJ Parivaar grows stronger this festive season with 95,000+ members and 2,000+ new families!



OFFERS EXCLUSIVE FOR THIS FESTIVE SEASON!

This year the VJ Festive Season brings many more delights. Whether you're looking for a home in a like-minded neighbourhood or an office space in Pune's growth corridor, you'll find everything with us. Moreover, with rental & NRI support and a lease desk, we've also made tedious tasks simple and scalable for all!

RESIDENTIAL RENTALS

Professional leasing assistance provided for 2,3 & 4 BHK homes and garden-terrace homes across Kharadi, Upper Kharadi, Baner and Wakad.

A home for your loved ones or a workspace for your ambitions, VJ offers renting options in Pune's prime locations.

FLEXIBLE TERMS & ASSURED SUPPORT

Customised leased periods, attractive rental returns, and a VJ lease desk are offered for assured assistance.

SIGNATURE TYPOLOGIES

Garden-terrace homes, duplexes, simplex layouts, and IndiSuites designed for maximum light, ventilation and lifestyle flexibility.

HIGH-POTENTIAL COMMERCIAL OPTIONS

BOUTIQUE OFFICES (240-300 SQ. FT. ₹65-75 L),

SHOPS (820-1,800 SQ. FT. STARTING ₹1.20 CR),

SHOWROOMS (3,500-8,000 SQ. FT.)

BIG OFFICES (9,000 SQ. FT.)

AT VJ INDIWORKS, VJ GRAND CENTRAL, VJ ONE AVENUE, VJ TOWN CENTRE, VJ HAPPINESS STREET, VJ INDILIFE AND YASHWIN ENCORE.



First-of-its-kind sports & lifestyle club spread across 4 floors and approx 25,000 sq. ft. at VJ Punawale.

CLUB ABS OPENING AT PUNAWALE

