



VJ Wins Silver at CREDAI Best Facility Awards for Excellence in Site Safety

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ABS
FITNESS

A New Year Gift for Our Parivaar : CLUB ABS by VJ

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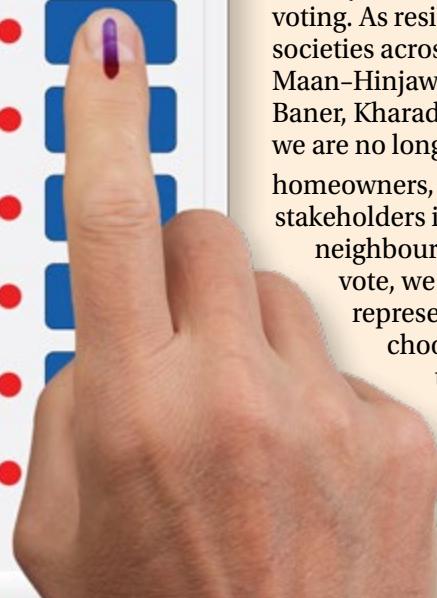


Promises Kept at Yashwin Enchante - Upper Kharadi 523 Homes Offered for Possession, 18 Months Ahead of RERA!

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For Better Neighbourhoods, Safer Streets & Stronger Communities. Your Vote Matters.

Every home we live in is part of a larger ecosystem. Roads we drive on, water we depend on, streetlights we trust, footpaths our children walk on, these are not abstract civic ideas. They shape our everyday quality of life. And one simple action directly influences them all: voting. As residents of VJ societies across Sus, Wakad, Maan-Hinjawadi, Pirangut, Baner, Kharadi, and Wagholi, we are no longer just homeowners, we are stakeholders in our neighbourhoods. When we vote, we don't just choose representatives. We choose who listens to our concerns and who is accountable for solving them.



Why Voting Matters for VJ Societies

When VJ Parivaar members participate actively in local elections:

- Neighbourhood issues gain weight - water supply, drainage, traffic bottlenecks, waste management and road conditions receive faster attention
- Society-level concerns find a voice - from approach roads and street lighting to safety and public amenities
- Stronger representation emerges - elected corporators prioritise areas where citizens are engaged and vocal
- VJ and residents can work together - coordinated efforts become easier when civic systems are responsive

What Happens When We Don't Vote?

• Decisions are made without our input

• Neighbourhood issues get delayed or overlooked

• Growing micro-markets lose the attention they deserve

Voting is not about politics, it's about participation. It's about ensuring that the areas we proudly call home continue to grow with dignity, safety, and planned infrastructure.

Let's step out.

Let's be counted.

Let's vote - not just as individuals, but as one VJ Parivaar committed to better living, together.

Your vote shapes your neighbourhood. Make it count.

When You Choose VJ, You Choose Greener Futures

Palladio LaViento and Pratik Nagar Palladio Kothrud Central achieve ASSOCHAM GEM Platinum, reaffirming every VJ homeowner's trust in sustainable, future-ready living



building orientation, to material choices, services design and community-level amenities. Every decision is guided by one simple belief: if a customer is trusting us with their home, we must also think about the world their children will inherit.

Two landmark VJ projects in Pune have been honoured with ASSOCHAM GEM 5/ Platinum recognition, proving that when families trust VJ, they are also choosing healthier homes and a more sustainable city.

Most importantly, these recognitions belong as much to you as to us. Every family that decided to book a VJ home chose a developer that believes in delivering on time, being transparent and continuously raising the bar on sustainability. Your trust gives VJ the strength to invest in greener technologies, smarter planning and certifications that go beyond minimum requirements.

As more VJ projects move towards similar benchmarks, one thing is clear: when you choose VJ, you are not just buying a flat, you are supporting a way of building that respects resources, prioritises wellbeing and strengthens the city for the next generation.

Thank you for trusting VJ.

Together, we are turning that trust into **certified, measurable, platinum-level sustainability** one project, one community and one greener home at a time.

Under the Stars, Where Wonders Begin: A Winter Wonderland Evening for VJ & Sankalp Families



There are some evenings that feel less like events and more like stories you want to re-live again and again. The Winter Wonderland celebration at Sentosa Resorts, Ravet was one such night, a beautifully

curated experience where VJ and Sankalp employees, along with their families, came together to unwind, laugh, dance and simply enjoy being part of one extended family..

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Sing the Joy of Christmas with VJ Parivaar

A festive community video is in the making as VJ Parivaar invites families to sing, record and share their own Christmas jingles and carols, which has been compiled into a special Christmas video to be premiered on YouTube.



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Palladio Badminton Tournament 2025 and City-Level Wins Light Up the Court

Palladio Badminton Tournament 2025 (#PBT2025) brought together kids, adults and cheering families for an unforgettable season of sport, while Palladians went on to shine at the Wakad Olympics and Society Cricket League with podium finishes across badminton, carrom, chess and cricket.



On 14 December, the usually focused and structured environment of the construction site looked very different. Hard hats and safety jackets were still there but this time, they were sized for smaller shoulders. The Kids' Day Out event welcomed 80 enthusiastic children to spend a day discovering how homes are built and how important their parents' work is in that journey.

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39-km Bhairoba Nala–Yavat Flyover: A Smoother Future Drive for residents

State-approved six-lane flyover on the Pune–Solapur highway promises faster, safer east-bound connectivity for VJ families

A major infrastructure decision is set to change the way Pune travels towards the east. The state government's infrastructure committee has approved a 39-km, six-lane flyover from Bhairoba Nala to Yavat on the Pune–Solapur highway (NH-65), aimed at easing years of chronic congestion on this busy corridor. For many resident families who frequently use this route for work, business, native-town visits or highway travel this project holds the promise of a far smoother and more predictable journey. Today, vehicles heading from Pune towards Solapur and beyond regularly get stuck at key choke points such as Bhairoba Nala, Hadapsar and onward towards Yavat, especially during peak hours and holiday traffic. Urbanisation along the Hadapsar stretch has added pressure, and even partial removal of the BRT lane has not fully resolved bottlenecks. By starting the flyover at Bhairoba Nala and extending it all the way to Yavat, the revised 39-km alignment is designed to lift through-traffic above these trouble spots, decongesting surface roads and reducing conflict points for local commuters.

For VJ residents living in locations like Kharadi,

Hadapsar-side workplaces, Wagholi, and those who regularly travel towards Uruli Kanchan, Patas or Solapur, this can mean shorter travel times, fewer unpredictable jams and a more reliable drive for intercity trips or native-place visits. Families heading out for early-morning journeys will benefit from a more continuous, signal-free corridor, while daily commuters using parts of NH-65 may experience less stop-start

A massive 39-km six-lane flyover from Bhairoba Nala to Yavat on Pune–Solapur highway has received state approval, promising smoother, jam-free journeys for resident families travelling east for work, family visits and beyond.

stress on the ground level once the through-traffic moves to the flyover.

The project is estimated at around ₹5,262 crore and will be executed by the Maharashtra State Infrastructure Development Corporation



(MSIDC) on a build-operate-transfer (BOT) model, with an expected completion timeline of about three years after tender approval. This means that while some construction-phase disruption is likely along the corridor, the long-term payoff is a stronger, more resilient arterial route linking Pune to the eastern belt and onwards to Solapur. For VJ Parivaar, this

development also strengthens the broader ecosystem around its projects. Better highway connectivity supports work opportunities in the eastern industrial and logistics zones, improves access for outstation relatives visiting residents, and enhances the overall attractiveness of Pune as a well-connected city. Combined with VJ's own focus on internal road planning, safe entries / exits and people-centric internal circulation, such city-scale projects ensure that life outside the gate gradually becomes as smooth as life inside.

In simple terms, the Bhairoba Nala–Yavat flyover is not just a big-ticket highway project; it is a future convenience multiplier for families who travel, work and live along Pune's ever-expanding eastern corridor.

Source:
<https://www.punekarnews.in/39-km-flyover-from-bhairoba-nala-to-yavat-to-ease-pune-solapur-highway-traffic/>

When Winter Lingers in Pune, Punekars prefer to stay indoors.

A week of single-digit temperatures brings an unusual cold spell to Pune and a timely reminder to care for our health, homes and daily routines

Pune is in the middle of one of its sharpest winter spells of the season, with temperatures dipping steadily over the past few days. Shivajinagar recorded a minimum of 7.9°C, while Pashan went even lower at 7.7°C, marking the coldest morning so far this season. The India Meteorological Department (IMD) has indicated that the mercury could slip to around 7°C before it gradually begins to rise again, and has issued an isolated cold-wave alert for Pune and its suburbs. This is not just a one-day weather event, it is a pattern. In the same week, Pune's minimum temperature slid from 11.3°C to 8.9°C, then to 8.4°C, before touching 7.9°C. For many VJ Parivaar families, this has translated into extra-chilly early mornings at school bus stops, colder balconies at sunrise and a distinct nip in the air during evening walks. Meteorologists explain that this extended cold phase is

the result of strong northerly winds carrying cold, dry air into Maharashtra, along with clear skies over Pune. With no cloud cover to trap heat, the city cools rapidly at night, even though daytime temperatures still hover around 29–30°C. The contrast between warm days and very cold nights makes it especially important to take care of health and daily habits. IMD has advised citizens to stay warm, dress in layers and pay attention to nutrition. For VJ Parivaar, this is a good time to fine-tune home routines. Layering clothing instead of relying on a single heavy jacket helps children and elders adjust more comfortably as temperatures swing through the day. Light, loose-fitting layers with warmers are easier to manage during school, office or outdoor play. Indoors, simple tweaks can make homes feel cosier. Use the sun smartly - open windows and balconies mid-morning when it is brighter and less chilly, then close them earlier in the evening to retain warmth. Many VJ homes have balconies, decks and large windows, these can become favourite winter corners for morning chai, reading or light exercise when used thoughtfully. In the late evening, consider drawing curtains fully to reduce nighttime heat loss.

Nutrition plays an equally important role. Warm home-cooked food, seasonal fruits, and traditional winter staples like soups, laddoos made with nuts and seeds, and herbal drinks can support immunity and comfort. Families can use this period as an opportunity to bring back small shared rituals, like early-evening soups together or a quick indoor warm-up with children and grandparents before bedtime.

For outdoor routines, especially for senior citizens and young children, shifting walks to slightly later in the morning and earlier in the evening can help avoid the coldest hours. Within VJ communities, podiums, internal walkways and landscaped areas remain ideal for safe, shorter-duration walks on colder days.

IMD expects the strength of the cold, dry winds to reduce after a couple of days, with a slight rise of 2–3°C in minimum temperatures. Until then, this unusual winter week is a chance for VJ Parivaar to embrace the season mindfully staying warm, staying connected and turning a sharp cold spell into a time of extra care at home.

Source:
<https://indianexpress.com/article/cities/pune/pune-season-lowest-temperature-mercury-fall-further-10414826/>

VJ | **VILAS JAVDEKAR**
DEVELOPERS

— BRINGS THE —
BIG SCREEN
CLOSER!



**OPENING SOON IN
HINJAWADI AT**

VJ
**HAPPINESS
STREET**

Design moves forward when it learns to hold space for people, for nature, and for the rhythms of everyday life.

As we step into a new year, Design Forward offers a moment of orientation not to look back for answers, but to gather clarity for what lies ahead. The reflections that shape this column emerge from sustained inquiry into architecture and landscape not as finished objects, but as living frameworks that quietly influence behaviour, well-being, and belonging.

If there is one thread that ties these ideas together, it is this: design is the practice of holding space for people, for nature, for time, and for the many versions of daily life that unfold inside a home and a neighbourhood.

Holding space is not passive. It is intentional, generous, and precise. It asks us to anticipate needs without over-prescribing outcomes. It is the difference between a space that looks good and a space that supports the child's imagination, the elder's ease, the working adult's recovery, the community's rhythm, and the landscape's continuity. As we move into 2026 at VJ, this metaphor becomes more than a way of thinking. It becomes a direction.

At the core of Design Forward is a consistent lens: placing our very young and our aging populations at the centre of decisions that shape the built environment. When we design with children and senior citizens as our indicator species, we are effectively asking: does this place hold space for vulnerability, change, and care? If the

answer is yes, it is likely to hold space for everyone else too. This approach shifts our standards away from design as spectacle, and toward design as sensitivity.

This sensitivity will matter even more as we move into a future defined by rapid urban densification. High-rise housing is no longer a typology at the edge of urban life; it is becoming the default condition. In that context, holding space means ensuring that vertical living still allows for what makes us human: sunlight on skin, fresh air, everyday encounters with plants, and a sense of psychological openness. Greening cannot remain only at podium level. The next chapter of high-rise design must ask how balconies, ledges, terraces, and shared edges can become daily nature-based experiences not decorative afterthoughts. In dense cities, small ecological gestures are not small; they are stabilizers.

The same forward-looking mindset applies to sustainability. Moving toward a Net Zero future is often framed as a technical target. But the ideas explored through Design Forward point to something deeper a cultural shift from extraction to responsibility, from single-life materials to circular thinking. Holding space here means designing systems that reduce waste at the source, find second lives for materials, and reward careful planning. It also means allowing sustainability to be creative, visible, and meaningful like when leftover materials

become community art, and the story of "what was" becomes part of "what is."

If the future demands sustainability, it also demands longevity not only of materials, but of meaning. The question "Are our homes aspirational?" invites us to reconsider a fast-moving design culture that often prioritizes the image over the experience. Real homes are lived-in, shifting, and imperfect. They hold memories, habits, and seasons of life. Designing forward means choosing layouts and materials that age with dignity: wood that deepens, stone that keeps traces, spaces that can be re-claimed and re-defined as life changes. An aspirational home is not one that stays pristine. It is one that holds space for growing older, together.

This idea of holding space is just as urgent in public and shared environments. The Commas at Vilas Javdekar Happiness Street demonstrate what happens when design doesn't dictate behaviour but supports choice. A curve can offer intimacy without intrusion, rest without exposure, companionship without pressure. When we study such spaces through post-occupancy evaluations, we learn something powerful: people use environments as mirrors and tools for regulation, agency, and connection. The public realm, when designed with care, can hold space for emotion not only for movement.

Designing play environments sharpens this perspective further. If play is truly the work of the child, then play

spaces must hold space for variety: challenge and retreat, collaboration and solitude, sensory exploration and risk. A responsive play landscape does not "contain" children; it liberates them. Looking ahead, designing play cannot remain a checklist amenity. It must become a core spatial ethic because when we hold space for play, we hold space for resilience, curiosity, and future-ready minds.

Environmental stewardship now recognised globally as a critical capability offers another direction for the years ahead. But stewardship, as we practice it, is not simply a skill to acquire; it is a way of seeing and relating. Trees become elders, landscapes become kin, and regeneration becomes continuity. When redevelopment preserves ecological memory through cuttings nurtured into baby trees, through zero plant mortality strategies it begins to hold space for a future that includes more-than-human life. The most forward-looking projects will be those that measure success not only by what they build, but by what they sustain.

Within the home, holding space often appears in quiet forms: me-time, kitchens, and everyday rituals. The lesson moving into this year is simple yet profound: better living does not always require more square footage. It requires design that understands rhythm. A niche that catches morning light. A window ledge that invites pause. A kitchen layout that supports togetherness without crowding. A closed kitchen

that becomes sanctuary. When design holds space for different temperaments and routines, a house becomes a home not because it is larger, but because it is more accommodating to life.

At the collective scale, this thinking extends to shared amenities. The future of the society clubhouse lies not in occasional events, but in everyday relevance. As homes become more compact, shared spaces must become more generous in spirit: modular, adaptable, and porous. Using the language of affordances, the clubhouse of tomorrow should quietly invite everyday use: a step that becomes a seat, an alcove that becomes a reading corner, a verandah that becomes conversation. When thresholds are lowered and participation feels natural, shared spaces begin to hold space for belonging.

Finally, Devrai reminds us that holding space is also cultural and spiritual. Sacred groves teach us that care and

devotion are inseparable, and that everyday acts can carry deep meaning. When landscapes are designed with intention through species selection, ritual participation, and sensory continuity they become bridges between land and faith, ancestry and present-day life. In these spaces, design moves beyond utility and into stewardship.

So as we begin 2026, Design Forward offers not a conclusion, but a compass. To move design forward is to design in ways that hold space for people across generations, for ecosystems that outlast us, for emotions that don't announce themselves, and for communities that grow through shared daily life.

Because the future of design is not only about what we build. It is about what we choose to hold so that life, in all its complexity, has somewhere to land.



Design Forward

Explores how architectural and landscape design shapes our built environments.

When a City Learns to Walk Better, Communities Live Better



How PMC's footpath repair campaign is making everyday walking safer and more accessible for VJ Parivaar and Punekars...

According to a Road Asset Management System (RAMS) study, about 42 km of footpaths in Pune were identified as needing repairs. In response, the civic body has begun a phased initiative to fix damaged, broken and encroached stretches, and to rebuild them as per the Urban Street Design Guidelines (USDG). A recently reconstructed footpath near Shri Lalji Mhatre Hospital is one such example, now opened for public use as a more accessible, better-designed walkway.

For VJ Parivaar, this city-level effort directly touches everyday life. Many VJ homeowners rely on surrounding footpaths to reach schools, markets, bus stops and metro stations. When these routes are smooth, continuous and obstruction-free, walking becomes safer for children and seniors, and more convenient for everyone. Thoughtful city infrastructure complements the careful planning VJ already puts into internal walkways, podiums,

jogging tracks and traffic-calmed zones inside its projects.

At the same time, the article also highlights an important reminder from citizen groups like Parivar: such initiatives should not remain symbolic, one-day events. Real change comes when campaigns translate into sustained improvement on the ground. This is where VJ's philosophy and the city's direction can move in the same direction: long-term, consistent, people-first thinking rather than quick fixes.

Within VJ communities, pedestrian comfort has always been central to design:

- Clearly defined walking routes that separate vehicles and pedestrians wherever possible
- Edges and pathways that are safer for children and elders
- Landscaped areas that encourage slow movement, pause points and everyday outdoor time

When the city outside starts to mirror some of these principles through better footpaths and street design, the benefit multiplies. A VJ resident can step out of a well-planned internal circulation network and continue walking safely on a better-designed public footpath making the entire journey, not just the campus, more comfortable.

Pune is slowly but surely learning to walk better. With the Pune Municipal Corporation launching a dedicated 'Footpath Repair Campaign' on Pedestrian Day, the focus has turned firmly to something very basic, yet very powerful – giving citizens safe, clean and obstruction-free spaces to walk in their own city.

For VJ Parivaar, this moment is also an invitation to think of walking as a habit again: walking to nearby shops instead of driving, choosing a stroll with children or parents, or simply using improved footpaths as an excuse to explore the neighbourhood. The more citizens use and value these spaces, the stronger the case becomes for maintaining and expanding them.

VJ will continue to focus on creating people-centric internal environments, but it is encouraging to see the city moving in a similar direction outside the gates. When municipal efforts to repair and redesign footpaths meet community consciousness inside projects, Pune can become a more walkable, healthier and humane city; one step at a time, for every member of the VJ Parivaar.

Source: <https://indianexpress.com/article/cities/pune/pedestrian-day-pune-municipal-corporation-footpath-repair-campaign-10416842/>

An Evening Where Music Touched the residents in VJ Societies

Sufi Night turns a regular weekend into a timeless celebration of melody, emotion and cultural heritage

Some evenings stay in the heart. The Sufi Nights hosted at VJ societies have become exactly those moments where a simple community gathering turns into a deeply personal experience, blending music, emotion and tradition into a night everyone remembers. At the same time, these evenings are evolving into a warm, encouraging stage for emerging artists from within and around the VJ Parivaar.

As the lights soften and the chatter fades, the stage opens with a serene act, often a classical guitar performance like the one by Prateek Tiwari. Each note feels like a quiet conversation with the soul, with delicate strings and thoughtful pauses inviting everyone to slow down and simply listen. For a few minutes, time seems to stand still; the world narrows to pure sound and feeling.

From this calm beginning, the mood gently rises as voices like Sufiyana Kabir's take over. His Sufi renditions carry the timeless emotions of love, longing, devotion and peace. Some residents close their eyes and sway, some sit in complete stillness, and others simply watch in quiet awe as the songs flow through the courtyard or clubhouse. In those moments, neighbours become fellow travellers on the same musical journey.



Under Vilas Sir's vision, VJ has been curating classical and Sufi experiences inside residential campuses so that such art forms become part of daily life for families. Children see live instruments, not just screens. Young adults discover that music can be spiritual and reflective, not only fast and loud.

Equally important, these evenings act as a nurturing platform for new talent. Singers, instrumentalists and bands, many of them young or lesser-known get a chance to perform for an attentive, supportive audience. For an emerging artist, that first stage, that first applause and that first request for an encore can be life-changing.

By the end of each Sufi Night, one emotion is visible across faces: gratitude for the music, for the community and for the chance to experience something so soulful right at home.

Residents walk back to their homes humming under their breath, carrying the evening like a favourite song saved on repeat.

At YashONE Maan Hinjawadi and Yashwin Orizzonte, Kharadi, an intimate Sufi Night featuring guitarist Prateek Tiwari and vocalist Sufiyana Kabir transformed an ordinary evening into a soulful journey of music, devotion and shared memories.

Now, the invitation is open to all VJ societies:

If your community would like to host a Sufi Night or similar musical evening and offer a stage to emerging artists, please get in touch:

Contact: Sahil Kulkarni – +91 87999 49613

Let's keep creating spaces where music heals, connects and helps new talent find its voice.

Learning Beyond Walls: A VJ Construction Site Becomes a Classroom for Employees' Kids!



A playful, hands-on visit that helped children discover how homes are built and what their parents do at work

On 14 December, the usually focused and structured environment of the construction site looked very different. Hard hats and safety jackets were still there but this time, they were sized for smaller shoulders. The Kids' Day Out event welcomed 80 enthusiastic children to spend a day discovering how homes are built and how important their parents' work is in that journey.

The objective of the event was simple yet powerful: to shift a child's view of a construction site from "a place where Mum or Dad disappears for work" to "a place where dreams, including ours, are being built." From the moment the children arrived, their curiosity was visible, eyes scanning the tall structures, cranes, material stacks and the bustle of



coordinated activity all around. After a warm welcome and safety briefing, the children were introduced to the first big highlight of the day: building their own structures from scratch. Divided into small groups, they worked with simplified materials and models that mirrored real construction processes. Some groups focused on basic frameworks, others tried small "tower" forms, and a few experimented with creative shapes. As they discussed, planned, adjusted and rebuilt, something important took shape beyond the mini-structures teamwork. Children who had never met before began sharing ideas, delegating tasks and cheering each other on. For many, this was their first

experience of thinking like little engineers and planners. The site tour that followed quickly became one of the most memorable parts of the day. Accompanied by project team members, the children walked safely guided and supervised through selected sections of the site. Their questions came fast: "What does this machine do?", "How does the building stand so tall?", "Where will the homes be?", "How long does it take to finish?" The team patiently explained the roles of different machines, from concrete equipment to lifting systems, and pointed out how safety measures are built into every layer from helmets and harnesses to barricades and signage. For many children,

For the Kids' Day Out on 14 December at the YUC site, young members of VJ Parivaar explored machines, built mini-structures, played quizzes and returned with a new-found pride in what their parents do.

seeing the scale of the work changed the way they imagined "office" or "site" when their parents left home each morning. One of the most touching aspects of the event was how deeply the children wanted to understand what their parents actually do. Several of them proudly tried to match the site areas with their parent's role: "Is this where my Papa works?", "Does my Mum check these drawings?", "Are these the floors you talked about?" This bridging of worlds home and work gave the day its emotional center. Parents, too, felt moved seeing their children take such genuine interest in their profession, realising that the long hours and dedication now had new meaning for their young ones. To keep the energy high and the learning fun, the event also featured a lively quiz on construction basics and safety. Questions were designed in a child-friendly way identifying equipment, understanding simple terms like foundation, floors and safety gear. Children shouted out answers, joked about tricky options and proudly celebrated when their team scored a point. The quiz reinforced concepts they

had just seen on site, turning information into memory. No VJ event for children is complete without movement and celebration, and Kids' Day Out was no exception. Dance and music added joy to the afternoon as kids unwound, copied steps, formed circles and laughed together. The sight of children dancing in their safety helmets and vests was a heartwarming reminder that even serious environments can host moments of pure play when planned thoughtfully.

Before leaving, each child received an activity kit to carry a part of the experience home. The kits were designed to keep their curiosity alive offering small tasks, puzzles or creative prompts around building, design and imagination.

For parents, this became a conversation starter later: "What did you learn?", "Can you show me what you built?", "Shall we try this activity together?"

By the end of the day, the site had given the children much more than a tour it had given them perspective. They saw that every home begins as a set of lines on drawings, turns into foundations and pillars, and slowly becomes the spaces where families will live, laugh and grow. They understood that the people working on site including their own parents are not just "at work"; they are shaping entire neighbourhoods and futures.

For the VJites, Kids' Day Out at YUC was a reaffirmation of why such initiatives

KID'S DAY OUT

matter. When children connect emotionally with the process of building, they also develop respect for labour, safety, engineering and the value of time and effort. And when parents see their children appreciating what they do, it strengthens family pride and the sense of being part of something larger than an individual job. The day ended with tired feet, wide smiles and many promises from the children: to come back and see the buildings when they are taller, to spot "their" site every time they passed by, and to tell friends and classmates about the day they visited a real construction site. For everyone involved, it truly was a kids' day out full of learning, warmth and memories that will grow along with the projects we build.



VJ Wins Silver Award at CREDAI Pune's Pride Best Facility Awards for Excellence in Site Safety

Recognition in 500+ labour category celebrates the relentless efforts of VJ's Safety and Engineering Teams



advanced safety systems, monitoring processes and on-ground practices. Being chosen for the Silver Award in such a demanding category is a strong endorsement of VJ's unwavering commitment to building safe, well-managed and humane work environments on site. It underlines the fact that even as projects scale up in size and complexity, VJ continues to prioritise the well-being of every worker and staff member involved.

At the heart of this recognition are the dedicated efforts of the Safety Team and the Engineering Team, who work tirelessly often behind the scenes to ensure that safety is not just a checklist, but a culture. Their day typically begins long before the main

workforce arrives on site and often continues after others have left. From planning risk assessments and reviewing method statements to observing work fronts and closing safety observations, their role touches every layer of site activity.

On ground, this commitment comes alive through regular toolbox talks, structured safety inductions, mock drills and continuous awareness campaigns. Workers are trained on safe work-at-height practices, lifting operations, electrical safety, use of personal protective equipment and emergency response. Methodical audits and checklists ensure that scaffolding, barricading, signage and access paths are maintained to standard,

while non-compliances are identified quickly and corrected with equal urgency. This routine, repeated day after day, is what quietly protects hundreds of lives.

The Engineering Team at Yashwin Enchanté plays a crucial supporting role by integrating safety thinking into planning and execution. Safe access, durable temporary structures, clear sequencing of activities and coordination between multiple agencies on site all reduce the likelihood of unsafe conditions. When engineering decisions are taken with safety in mind whether it is crane placement, material movement routes or working platforms the overall risk on site reduces significantly. The Silver Award is therefore also a recognition of technical rigour working hand in hand with human care.

VJ has been honoured with the Silver Award in the 500+ labour category at the CREDAI Pune's Pride Best Facility Awards, recognising a benchmark in safety practices.

The award was presented by **Chief Guest Mr. Vinay Kumar Choubey, Police Commissioner, PCMC**, adding further prestige to the moment. His presence underlined how construction safety, compliance and

discipline are critical not only for individual companies, but for the larger civic and urban ecosystem as well. Safe sites mean fewer incidents, less strain on emergency systems and a more orderly urban environment around ongoing projects.

For VJ Parivaar, this accolade is more than a trophy to be displayed. It reaffirms that the homes being built today are emerging from sites where care, respect and safety for every worker are treated as non-negotiable values. Homeowners can take pride in knowing that their future homes are the result of processes that honour the dignity and well-being of the people who build them. In many ways, the culture seen at handover well-maintained common areas, thoughtful detailing and reliable systems begins much earlier in the way

the construction environment is managed.

This recognition also reflects VJ's broader philosophy: when teams on site feel protected and supported, they are empowered to deliver better quality, better workmanship and, ultimately, better homes. A safe worker is a focused worker; an organised, disciplined site is far more likely to meet quality benchmarks and timelines. Thus, safety is not separate from excellence it is one of its strongest foundations.

A heartfelt congratulations goes out to the Safety Team, the Engineering Team at Yashwin Enchanté and every on-site member whose consistent efforts made this possible. From the supervisors who insist on helmets and harnesses every single day, to the engineers who redesign

a detail to avoid risk, to the workers who follow protocols with discipline all of them share this success.

This Silver Award at the CREDAI Pune's Pride Best Facility Awards stands as a shining reminder that when safety and engineering excellence go hand in hand, everyone workers, teams and homeowners wins together. And for VJ, it sets the bar even higher for future projects, inspiring the organisation to keep strengthening its safety culture as it continues to build homes and communities with responsibility and heart.

CREDAI PUNE



VJ has added another proud milestone to its journey of responsible construction and people-first practices. The organisation has won the Silver Award in the 3rd Category (500+ labour) at the prestigious CREDAI Pune's Pride Best Facility Awards, a category that recognises high-performing sites managing large workforce strength with discipline, safety and efficiency. This honour places VJ among a select group of developers who treat safety as the foundation of every project, not just a statutory requirement.

This achievement carries special weight because the competition in this segment was particularly intense, with multiple leading developers showcasing their most

Humanising Design Is Not a Soft Idea. It Is a Necessary One.

To humanise design is to shift the centre of gravity. It is to begin not with abstraction, but with lived experience how life is actually felt, practiced, and remembered. This is where meaningful design must start.

"Humanising design" is often spoken about as though it were an optional layer something to be added once efficiency, budgets, and visual appeal have been resolved. In reality, it is the opposite. Humanising design is not a decorative idea. It is a corrective one.

At a time when cities are densifying, homes are shrinking, and everyday life is increasingly mediated by screens, the built environment is being asked to do more emotional and social work than ever before. Yet much of contemporary design continues to prioritise what photographs well over what lives well. We optimise layouts, polish surfaces, and standardise experiences often at the cost of the very people meant to inhabit these spaces.

To humanise design is to shift the centre of gravity. It is to begin not with abstraction, but with lived experience how life is actually felt, practiced, and remembered. This is where meaningful design must start.

Begin with lived experience, not assumptions

Humanising design demands curiosity before certainty. Too often, we design from assumptions about how people should live rather than observing how they actually do. Kitchens are designed for efficiency but not conversation. Living rooms are sized for furniture, not for rituals. Public spaces are zoned, but rarely studied for how people naturally gather, pause, or avoid.

Design that begins with lived experience asks better questions. Who uses this space at different times of the day? What rhythms repeat quietly? What moments are rushed, and which ones invite slowing down? When designers take the time to listen to people and to spaces themselves architecture becomes less prescriptive and more responsive.

Start with children, and the rest will follow

If humanising design has a clear starting point, it is children. Children are rarely treated as primary users of space. Their needs are often compressed into a single "play area," neatly separated from the rest of daily life. But children are the most honest occupants of any environment. They climb what wasn't meant to be climbed, draw where they are not supposed to, and turn circulation spaces into worlds of play. In this way, they function as indicator species. When a space works for children when it is safe, stimulating, and permissive it almost always works better for everyone else.

Humanising design requires us to relinquish excessive control. Walls inside homes should not exist only to remain pristine; they should be able to become canvases. Floors should forgive



SRUTHI JAVDEKAR
Architect, Landscape Architect & Environmental Psychologist

than domination. Plantation then becomes an act of care, not cosmetic relief. Trees are planted not just for shade or marketing value, but for continuity. Landscapes are designed to be entered, tended, and lived with.

This approach fosters stewardship. When people water plants, collect flowers, or observe seasonal change, they form attachments. Landscapes stop being "maintained" and start being cared for. In a rapidly urbanising world, this relationship is essential.

Materials that respect time and touch

Materials are often chosen for how they look on the day of handover. But humanising design asks us to think further. How will this surface age? How will it respond to touch, climate, and use?

Homes are not meant to remain untouched. They collect marks, wear, and patina. Materials like stone, wood, and natural finishes absorb time with dignity. They tell stories rather than hide them. When materials are respected not treated as disposable or purely decorative they allow people to inhabit spaces more freely, without anxiety about perfection.

Colour and art as emotional infrastructure

Colour and art are often treated as finishing layers, but they play a far deeper role. Colour shapes mood and behaviour, whether consciously acknowledged or not. Human-centred palettes ground, calm, and endure. They support daily rhythms rather than chasing trends.

Art, too, humanises space when it is rooted in context and participation. Community art, reclaimed-material installations, children's drawings displayed in shared areas these acts make places specific. They signal that people matter here. That their stories are welcome.

Art and play are not extras. They are what allow spaces to resonate with memory, creativity, and joy.

Working with people, not just projects

Perhaps the most critical aspect of humanising design is recognising that spaces are not designed for people alone, but with them. Co-creation especially with children, young people, and elders introduces perspectives that drawings cannot. It challenges assumptions and reveals unseen needs.

This requires courage. It asks designers to lead with conviction while remaining open to care. To make bold decisions without sacrificing empathy. To accept that the most meaningful outcomes are often co-authored.

When we listen to sites before intervening understanding soil, water flow, existing trees, and ecological memory we design in relationship rather

HUMANISING DESIGN IS NOT A TREND. IT IS A RESPONSIBILITY.

As designers, architects, and developers, we shape environments that will hold people's lives long after we step away. The question is whether those environments allow people to feel supported, seen, and grounded.

In an era of speed and scale, humanised design slows us just enough to ask better questions. Who is this space for? What does it allow? What does it silence? And does it make room for life as it is actually lived?

Because the true measure of design is not how flawless it looks at completion but how well it continues to hold people, over time.



Pune Homes, Kolhapur Hearts: A Moment of Pride for the VJ Parivaar



From stall interactions to investment insights how VJ connected with Kolhapur families, showcased Pune's promise, and uncovered smart opportunities for the next generation

A Different Way of Being Present

What made VJ feel extraordinary was not loudness, but thoughtfulness. Instead of overwhelming visitors, the experience invited them to slow down. Pune was not presented as a maze of locations, but as a city of possibilities - each neighbourhood explained with care, each project placed in context, each story told with intention.

Homes were not described as products.

They were shared as lived experiences.

This difference was felt instantly.

Pride, Passed On Naturally

One of the most heart-warming moments came when existing customers - parents, relatives, friends of residents - spoke with quiet pride about their association with VJ. There was no script, no selling - just reassurance that comes only from lived experience.

That pride travelled effortlessly from one conversation to another.

It reminded us of something powerful:

A brand becomes extraordinary when its customers become its storytellers.

The Kolhapur Spirit

Kolhapur brought its own magic to the experience - graceful, warm, genuine. Conversations were respectful and unhurried. People listened. They asked thoughtful questions.

They shared tea, laughter and memories.

It felt less like an expo, and more like a meeting of minds. And VJ fit right in.

Why This Matters to You
If you are reading this from your VJ home - morning light falling across your living room, familiar sounds around you - know this:

The trust you placed in VJ is echoed far beyond your walls. The home you chose is part of a larger story - one that continues to inspire confidence, curiosity and pride.

What happened in Kolhapur wasn't just about new conversations.

It was a reflection of what already exists.

A community. A standard. A shared belief in doing things the right way.

In Closing

Some brands build projects. Some build reputations. Very few build relationships that last.

At the SBI Pune Property Expo, VJ didn't just stand out - it felt at home. And that is because of you, the VJ Parivaar, who live the brand every day.

This moment belongs to all of us.

UNDER THE STARS, WHERE WONDERS BEGIN: A WINTER WONDERLAND EVENING FOR VJ & SANKALP FAMILIES

From live music and stargazing to kids' movies and heartfelt Christmas wishes, the Sentosa Resorts night became a magical celebration of togetherness

FUN GAMES: LAUGHTER IN MOTION

For the more energetic crowd especially children the fun games zone became an instant magnet. Kids raced each other, bounced endlessly on the trampoline and squealed with delight every time they tried something new. Parents watched with broad smiles, occasionally joining in or cheering from the side.



ART & CRAFT CORNER: CREATIVITY IN A QUIET CORNER

Just a few steps away, the art and craft activities offered a more relaxed kind of joy. Children sat focused over colours, glitter, stickers and paper, creating everything from winter-themed drawings to decorated cut-outs.

Many employees who usually deal with spreadsheets, plans or site drawings found unexpected

joy in picking up crayons and markers again. Parents guided little hands, older kids helped younger ones, and the table often broke into small pockets of conversation about school, hobbies and childhood memories. It was a refreshing reminder that creativity doesn't belong only to stages and spotlights—it thrives quietly at craft tables too.



HIGH-ENERGY ZUMBA SESSIONS

The Zumba sessions turned the open space into a fitness-meets-festival zone. Peppy music, easy-to-follow moves and a trainer with infectious energy ensured that even the shyest participants eventually joined in.



A THOUGHTFULLY CREATED TODDLERS' ZONE

The toddlers' zone was designed as a safe, engaging haven for little ones. Soft flooring, age-appropriate toys, gentle lighting and attentive supervision ensured that parents could relax and enjoy the rest of the evening without worry. Tiny explorers crawled, toddled, stacked blocks and

hugged soft toys, completely at ease. Parents took turns stepping away to enjoy other segments Zumba, music, food knowing their children were comfortable and entertained. It wasn't just a kids' corner; it was a thoughtful gesture that said, "We see your needs, and we've planned for them."



DRUM CIRCLES WITH LIVE DRUMS

If the Zumba added energy, the drum circle added rhythm to the night. With live drums at the centre and participants gathered around, each person got the chance to play along, add beats and feel the collective pulse build.

Drum circles have a way of dissolving hierarchy, there

is no "boss" in the beat, only participants. As people synced their rhythms, there were smiles, nods and a shared sense of "we're doing this together." The vibrations travelled beyond the instruments, leaving everyone feeling more connected and uplifted.



*Merry Christmas
AND
HAPPY NEW YEAR!*



FOOD, CONVERSATION AND THE COMFORT OF BEING TOGETHER

Of course, no celebration is complete without good food and the delicious spread at Sentosa Resorts ensured that no one went home hungry. From hearty mains to tasty snacks and desserts, the menu kept pace with the energy of the evening.

hierarchies melted into human conversations about favourite songs, schools, travel, kids, and plans for the New Year.

Everywhere you looked, there were signs of genuine enjoyment:

- Kids proudly showing their craft pieces
- Teams discussing who did the best Zumba moves
- Parents trading tips about schools and hobbies
- Colleagues laughing over shared memories from the year





At Sentosa Resorts, Ravet, VJ and Sankalp employees and their families stepped into a Winter Wonderland filled with live music, games, stargazing, kids' movies and Christmas tree wishes, creating an evening of pure joy, bonding and unforgettable memories.



MOVIE NIGHT FOR KIDS

As the evening progressed, movie night for children became another highlight. A cosy screening area with mats, cushions and warm lighting was set up, where kids gathered to watch a fun, age-friendly film.

For the little ones, it felt like a sleepover without the sleep sharing popcorn, reacting to



scenes, whispering excitedly to friends they had only just met. For parents, it offered a peaceful window to enjoy other parts of the event, catch up with colleagues or simply sit near the bonfire and breathe in the winter air.



"WE REALLY NEEDED THIS" THE UNSPOKEN FEEDBACK

If the Christmas tree hearts captured written feedback, the faces through the evening captured the unscripted kind. Again and again, one sentiment echoed: "We really needed this."

After months of hard work on sites and in offices, meeting deadlines, solving problems and pushing through challenges, the Winter Wonderland evening gave everyone something important permission to pause and celebrate.

EMPLOYEES FELT:

- Seen, because the event was clearly planned with their families in mind
- Relaxed, because every detail from toddlers' zones to movie night made it easy to enjoy without stress
- Connected, because the experience brought people closer across departments, roles and age groups

CHILDREN FELT:

- Special, because the event was not an add-on to an office function, but truly designed with their joy in mind
- Included, because they had dedicated zones, activities and even their own movie night



BONFIRE WARMTH

As temperatures dipped, the bonfire drew people closer literally and figuratively. Flames crackled, faces glowed in the firelight, and conversations turned warmer. Stories from site, office humour, life updates, childhood winter memories

everything flowed more freely around the fire. For many, this was their favourite part of the evening: no schedule, no activity, just shared warmth and unhurried time with colleagues and friends.

PLANETARIUM & STARGAZING EXPERIENCE

One of the most magical segments of the night was the planetarium and stargazing experience. Away from the city's usual chaos, participants had the chance to look up and truly see the sky to trace constellations, learn simple facts about stars and planets, and feel that humbling sense of wonder that comes only when you realise how vast the universe really is.

Families lay back on the ground, children pointed at the sky, and someone inevitably asked, "Which one is our star sign?" It was a rare gift: a pause from daily routines to remember that we are all small under the same sky and yet capable of creating big, beautiful experiences together.



LIVE BAND & ACOUSTIC VIBES

The live band set the mood with a carefully chosen mix of retro, contemporary and soulful tracks. Familiar songs had people humming along; upbeat numbers tempted them to dance. Couples swayed slowly, kids jumped near the stage, and groups of colleagues formed small circles, singing the choruses together.



Later, as the night settled into a softer rhythm, acoustic performances added an intimate touch. With guitars strumming and mellower tunes filling the air, the atmosphere turned reflective, almost cinematic, a perfect background for heartfelt conversations and quiet moments.



A CHRISTMAS TREE FILLED WITH HEARTS

One of the most visually stunning and emotionally meaningful corners of Winter Wonderland was the Christmas tree decoration zone. But this was not just any tree; it was a tree of feedback and feelings.

Employees were invited to write their thoughts, wishes and reflections on heart-shaped notes and hang them on the tree. Some wrote about gratitude for their teams, some thanked mentors, some spoke of hopes for the coming year,

and others simply expressed how happy they were to be part of the VJ and Sankalp family.

As the evening progressed, the tree slowly filled with hearts each one a small, handwritten testament to connection. By the end, it stood beautifully decorated, not just with ornaments and lights, but with the emotions of everyone present. It was more than decor; it was a living installation of appreciation.

People gathered around the tree, reading some of the messages, smiling at familiar handwriting or anonymous courage. Many clicked photos with it, knowing this was one image they would want to look back on a symbol of how heard, valued and included they felt.



Palladio Badminton Tournament 2025 and City-Level Wins Light Up the Court

From kids' rallies to high-octane league clashes, Palladio Badminton Tournament 2025 and external championships showcased pure passion, team spirit and community pride

KIDS OWN THE COURT: PBT 2025 JUNIORS

The Palladio Badminton Tournament 2025 began with the most heartwarming sight of all, kids taking over the court with nervous smiles, determined eyes and infectious energy. Held on 1st and 2nd November 2025, the Kids Tournament welcomed young shuttlers aged 5 to 15 years, many of them playing their first organised league.

Children were split into two age groups and then mixed into six exciting teams, ensuring balanced squads and lots of interaction beyond regular friend circles:

- Racers
- Junior Aces
- Shuttle Ke Sikandar
- Smash Force
- Titans
- Wizards

The round-robin format meant every team played multiple matches, giving each child ample exposure to both singles and doubles. No one was knocked out after just one game; every player had the chance to learn, adapt

and come back stronger in the next match. Team discussions on who would play which event, who would pair up with whom, and how to cheer from the sidelines quietly built leadership and teamwork skills alongside badminton technique.

By the end, it was Shuttle Ke Sikandar who emerged Champions, with the Titans taking a well-deserved Runners-up position. But the biggest win was the confidence the children carried home, many already asking, "When is the next tournament?"

HIGH VOLTAGE, HIGH STAKES: PBT 2025 ADULTS

The courts heated up again from 14th to 16th November 2025, when the Adults Tournament took centre stage. If the kids' matches were about discovery, the adults' games were about strategy, stamina and composure under pressure.

In a unique twist, teams were formed through an auction of 70 players, with 10 owners bidding and building their dream squads. This format ensured:

- Well-balanced teams across skill levels
- Thrilling combinations of players who might never otherwise have partnered
- A fun, IPL-style buzz around "who got picked where"

Each tie in the league featured seven event types, keeping every match unpredictable and engaging all the way through.

By the end of a gripping season:

- Champion: Speed Stars (Owner: Lalit Khade)

• Runner-up: Avengers (Captain: Pradeep Patil)

Intense rallies, nail-biting finishes and countless "Wow!" moments later, one thing was clear: the Palladio community doesn't just play for trophies, it plays for passion.

THE SPIRIT OF #PBT2025

More than a competition, #PBT2025 was a festival of:

- early-morning warm-ups and late-evening cheers
- kids watching parents play, and parents proudly watching kids
- neighbours becoming teammates, and opponents becoming friends

Families lined the sidelines with banners, whistles and constant encouragement. Little ones tried to mimic smashes with mini rackets. Seniors nodded approvingly at good sportsmanship handshakes after tight games, apologies for lucky net cords, and loud applause for great shots on both sides.

It was about a community that shows up for each other.

PALLADIANS SHINING BEYOND PALLADIO

The competitive spirit didn't stop at the society gates. Palladio residents took their game to City-level arenas and came back with medals, trophies and immense pride.

WAKAD OLYMPICS - RAM WAKADKAR FOUNDATION

At the Wakad Olympics, a multisport extravaganza featuring Cricket, Badminton, TT, Carrom,



TATHAWADE-PUNAWALE SOCIETY CRICKET LEAGUE

In the Tathawade-Punawale Society Cricket League, organised by the Chetan Pawar Foundation, Palladians teams brought their A-game to the pitch in both Men's and Women's categories.

- Men's Team: Fought hard till Round 3
- Women's Team: Reached Semi-finals and clinched 3rd Place
- Dipali Vijaykar Special Award - Best Fielder

And every shout of "Well played!" or "Next time we'll get them!" quietly strengthens something deeper: unity, confidence and VJ Parivaar pride.

Here's to many more seasons of #PBT, more medals beyond the gates, and more Palladians who pick up a racket, a bat, a board or a ball, and say, "Game on."

Palladio Badminton Tournament 2025 (#PBT2025) brought together kids, adults and cheering families for an unforgettable season of sport, while Palladians went on to shine at the Wakad Olympics and Society Cricket League with podium finishes across badminton, carrom, chess and cricket.

Christmas Celebrations with VJ Parivaar

Families invited to create and share Christmas jingles for a special community video on YouTube

This Christmas, VJ Parivaar is turning the season of carols and celebration into a shared, musical experience for families across its communities. With the "Sing the Joy of Christmas" initiative, homeowners and their loved ones are invited to record their own Christmas jingles, carols or festive songs and send them in to be featured in a special VJ Parivaar Christmas video, which will be premiered on YouTube for everyone to enjoy together.

At its heart, Christmas is about warmth, togetherness and gratitude. Music has always been one of the most beautiful ways to express these feelings.

This year's initiative brings that spirit alive by giving every member of the VJ Parivaar from children and parents to grandparents and neighbours the chance to lend their voice to a collective celebration. Whether it is a classic carol, a fun family jingle, a group chorus from the society, or a simple solo recorded at home, every contribution becomes part of a larger Christmas story.

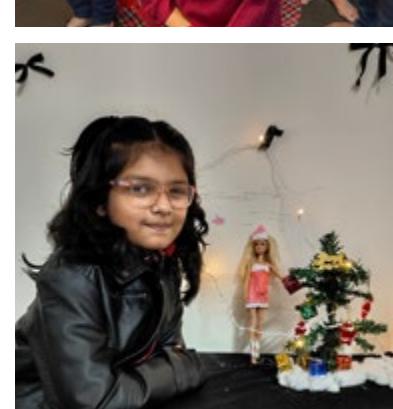
The format is simple and inclusive. Residents can sing solo, as a family, or with neighbours and friends. They can choose English carols, Indian regional Christmas songs, or even a short original jingle that captures what Christmas means to them. All they need to do is record the video on their phone, follow the sharing instructions circulated by VJ Parivaar, and submit their entry before the mentioned deadline so it can be included in the final edit.

Once the videos are received, the VJ team will curate and stitch together these heartfelt performances into one festive community film. The final video will feature clips from multiple societies and families, showcasing the diversity of voices, ages and traditions that make up the VJ Parivaar. Children in Santa caps, families singing around their Christmas trees or balconies, and groups gathered in the society courtyard can all find a place in this digital choir.

For participants, the joy lies not only in being featured, but also in the process of creating something together. Families can treat the recording as a small at-home event choosing the song, rehearsing, dressing up in festive colours, decorating a cosy corner and then singing their hearts out. Many will find that the laughter, retakes and playful moments created during the recording become cherished memories in themselves.

For the larger community, the YouTube premiere will be a moment to come together virtually. Even friends and relatives living in other cities or countries will be able to watch and share the video, spotting familiar faces and feeling connected to the celebrations at VJ communities. In that sense, the initiative extends the spirit of Christmas beyond physical boundaries and turns it into a shared digital festival.

The campaign also reflects VJ's ongoing effort to create experiences that go beyond just buildings and amenities. Over the years, VJ Parivaar has consistently focused on festivals, cultural events and community initiatives that help neighbours discover each other's talents and stories. This Christmas jingle



A festive community video is in the making as VJ Parivaar invites families to sing, record and share their own Christmas jingles and carols, which will be compiled into a special Christmas video to be premiered on YouTube.

loved ones and proudly say, "We were a part of this."

This Christmas, the invitation is simple: sing, record, share and let the joy of your home and your family's voice become part of the VJ Parivaar Christmas video for all to see and celebrate.

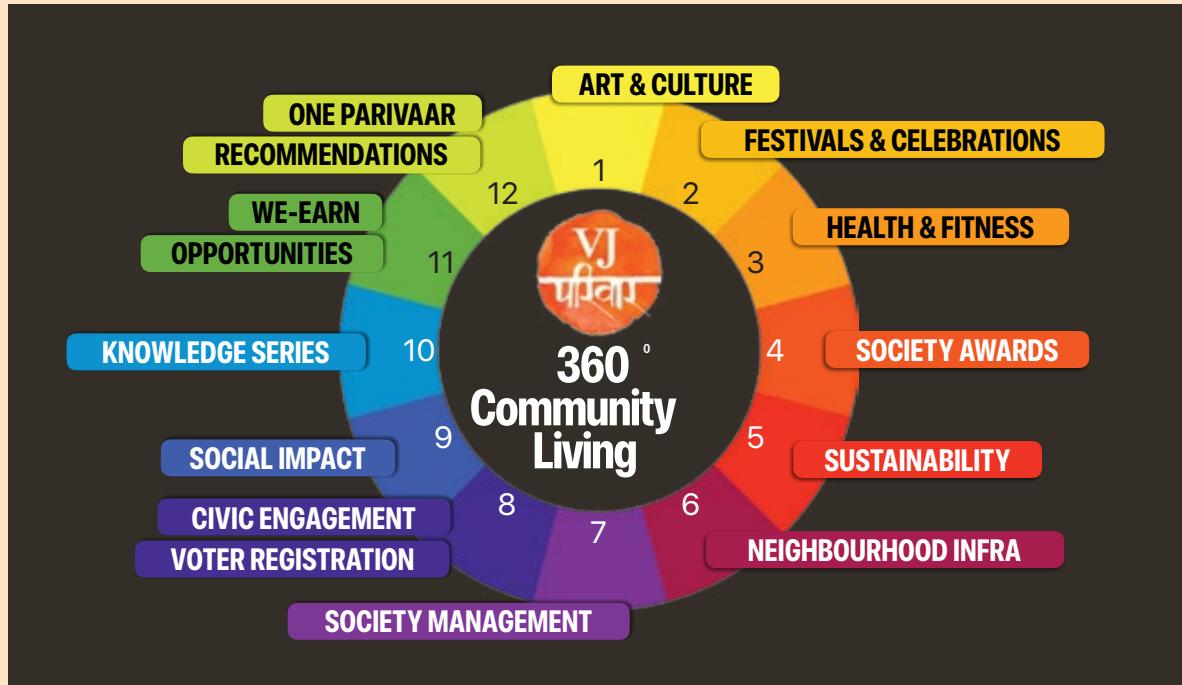


CLICK HERE 
TO WATCH AN AMAZING MELODY ACROSS VJ PARIVAAR



WHAT'S COMING UP ACROSS VJ SOCIETIES !

As part of the 360° Community Living initiative, VJ Parivaar, along with Society Core Teams, is activating a series of thoughtful, society-led engagements that strengthen civic responsibility, culture, sustainability, and everyday community living.



KEY COMMUNITY ACTIVITIES PLANNED

- SDG Oath - My Small Promise
- Voting Importance & Awareness Drive
- Sankrant Celebrations - Tilgul to Togetherness
- Republic Day - My People, My India
- VJ Sports Day
- VJ Cultural Night
- Book Exchange Drive
- Holi - Colours of VJ Parivaar
- Using Water Mindfully (SDG Initiative)
- Society Summer Camps for Children & Teens

Why This Matters These initiatives are designed to move community life beyond celebrations into participation, responsibility, and pride. Each activity encourages residents to engage meaningfully—with neighbours, with society leadership, and with the city they live in.

THE FOCUS IS SIMPLE

- Empower societies to lead from within
- Encourage responsible citizenship in everyday actions
- Build stronger, more connected neighbourhoods
- Create long-term goodwill across VJ Communities

This is community living done the VJ way inclusive, purposeful, and rooted in togetherness. With active participation from residents and core committees, these initiatives aim to make every VJ society a better place to live, grow, and belong.

BECAUSE WHEN COMMUNITIES PARTICIPATE TOGETHER, NEIGHBOURHOODS TRULY THRIVE.

A New Year Gift from VJ to Its Parivaar: Club ABS, Punawale

A Special New Year Privilege for VJ Parivaar

As a New Year gesture, VJ is extending exclusive, no-questions-asked discounted membership rates for all VJ Parivaar members.

The start of a new year is always special...it brings fresh energy, new intentions, and a renewed focus on living better. As we step into **2026**, Vilas Javdekar Developers is delighted to share a thoughtful New Year gift for our extended VJ Parivaar, one that goes beyond homes and speaks directly to well-being, community, and everyday living. On **1st January 2026**, Club ABS, Punawale will be inaugurated, a **VJ-owned, four-floor wellness and lifestyle club**, created as a sincere gesture of gratitude for the families who have placed their trust in us. This is not just a new facility; it is our way of saying thank you for being a part of the VJ journey.

Wellness That Fits Naturally Into Daily Life

At VJ, we have always believed that true luxury lies in how effortlessly life flows. Club ABS has been designed with this philosophy at heart so that fitness, recreation, and social connection become a natural part of everyday routine. It's a space where mornings begin with a workout, evenings slow down with a swim, and weekends are spent connecting with neighbours over shared activities. A place where wellness feels accessible,



inclusive, and enjoyable, for all age groups.

What Awaits You at Club ABS Spread across multiple levels, the club brings together a wide range of thoughtfully planned facilities:

- A fully equipped gymnasium** with cardio, free-weight, pin-loaded and plate-loaded zones
- CrossFit and functional training areas** for focused workouts
- A vibrant **Group X studio** for instructor-led sessions
- A refreshing **swimming pool** with outdoor showers and changing facilities
- Pickleball courts** and indoor games like table tennis, snooker and carrom
- Children's play areas**, making wellness family-friendly
- Comfortable **lounges and community spaces** to unwind and interact
- A cosy **cafeteria** for relaxed post-workout conversations

- Event and banquet spaces** that allow the club to double up as a social hub

Each element has been curated to support healthier habits, social bonding, and long-term usage, without feeling overwhelming.

Why Punawale Makes This Even More Meaningful

Located in Punawale, one of Pune's fastest-growing residential corridors, Club ABS enjoys excellent connectivity to Hinjewadi, Wakad, Baner and the Mumbai-Bangalore Highway. With improving infrastructure and a growing residential ecosystem, Punawale represents the future of balanced urban living, and Club ABS fits seamlessly into this evolving neighbourhood.

Your Invitation

Club ABS is our New Year gift to you a space created to nurture healthier routines, stronger connections, and a deeper sense of belonging within the VJ Parivaar. Scan the QR code to show your interest

Central Avenue Conversations: What Customers Shared at the T5 & T6 Site Visits



Strong turnout, clear questions and honest feedback guide the next steps towards possession

On 6 December 2025, VJ Central Avenue hosted a combined site visit for T5 and T6, and the response was robust. The mood across both towers was one of excitement, curiosity and a strong desire to understand every detail of their future homes.

Customers appreciated seeing actual units and progress, and overall expressed satisfaction with the apartments they walked through, while using the opportunity to raise specific, thoughtful questions. These conversations can be grouped into a few key themes.

Design, Safety and Surroundings

Several owners, especially from the 05-series pointed out the visibility of service ducts and water pipes inside their units and sought clarity on how these will finally be finished or concealed. In T6, customers also highlighted that window bottoms felt low, requesting grills for additional safety, particularly for homes with children and seniors.

There were also multiple questions about the nearby Nala, whether it will be covered, what treatments or provisions are planned and how it will affect views, hygiene and overall living comfort once the project is occupied.

Possession, Water and Parking



Across both towers, one of the most frequently discussed points was the possession timeline. Families wanted clearer visibility on when they can expect handover so they can plan schooling, rentals and financial commitments better.

Concerns around water availability and permanent water connections also came up, with customers asking about source, expected timelines and interim arrangements, if any.

Another common topic was parking, especially four-wheeler parking.

Visitors wanted to know how parking will be allocated, where the designated zones are, and how movement from parking to the towers and lobbies will function day to day.

Legal, Layout and Amenities

A few customers sought information regarding litigation aspects and requested simple, transparent explanations of the project's legal status and approvals. In T6, some expressed concern about being asked to sign society-formation documents before possession, preferring more clarity before committing signatures.

Residents also asked about entry and exit gate locations, internal traffic flow, and the amenities being provided, what is confirmed, how they will be shared between towers and when they will be ready for use.

Taken together, the site visit for Central Avenue T5 & T6 showed a community that is engaged, observant and deeply invested in the place they will soon call home. Their questions reflect genuine care for safety, comfort and long-term clarity and they provide the project team with exactly the kind of insights needed to fine-tune communication and readiness as possession approaches.

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6 MONTHS

REGULAR: ₹24,999

₹8,999

3 MONTHS

REGULAR: ₹21,999

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1 MONTH

REGULAR: ₹15,999

₹3,999

Yashwin Enchanté Phase II J1J2, K1K2 Celebrates Payabharni as Homeowners Help Lay the Foundations of Their Future

VJ invites Yashwin Enchanté families to a traditional foundation ritual that marks new beginnings and weaves early community bonds in Upper Kharadi

There is something deeply special about being part of building your own home. At Yashwin Enchanté, VJ invited homeowners to experience this feeling first-hand through the traditional Payabharni ceremony, a ritual where families come together to take part in the foundation laying of their future homes.

For many, it is the first time new neighbours stand side by side on site, meeting, greeting, and celebrating their shared beginning on one common platform. When construction reaches the plinth level, the crucial foundation stage, VJ invites homebuyers to join a symbolic "foot-laying" activity, allowing them to quite literally contribute to the making of their own dream homes.

The ceremony creates moments that stay in memory. Families arrive with a mix of excitement and emotion, some seeing the land where they will soon move in for the very first time. Children wander around curiously, trying to imagine where their rooms, windows, and play corners will be. Parents take up shovels, gently turning the soil in the marked



VJ पायाभर्णी

At Yashwin Enchanté, the Payabharni ceremony brought future neighbours together to bless and symbolically build their homes, turning a construction milestone into a memory-filled community gathering.

area, feeling the ground that will one day hold the weight of their family's joys, milestones, and everyday life. Every scoop of earth and every gesture becomes a quiet promise to the future.

Set in Kharadi, Yashwin Enchanté is envisioned as a landmark address with thoughtfully designed residences rising across elegant towers. The Payabharni ceremony adds a human layer to this vision. Neighbours who perform the rituals together often stay in touch, form groups, share photos, and

begin planning their lives at Enchanté even before the buildings are complete. These early bonds transform a project into a living, breathing community, the true spirit of the VJ Parivaar philosophy. By inviting families into the construction journey, VJ ensures homeowners do not just receive a finished home; they feel connected to how it came to life. This hands-on participation builds pride and emotional belonging, making Yashwin Enchanté far more than a pin on the map – it becomes a chapter in each family's story.

Every family that joined Payabharni will carry the memory of that day: standing together on site, holding shovels, offering prayers, and helping lay the foundations of not just their home, but of a warm, growing community. Payabharni at Yashwin Enchanté once again shows that VJ creates places where relationships begin early, memories are built layer by layer, and families grow together.

VJ Parivaar Stays Together in Harmony

YASHONE
MAAN-HINJAWADI



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4.2 ★★★★☆ 929 Google reviews

Apartment complex in Maharashtra

Here's what one of our happy customers at YashOne Maan Hinjawadi has to say:
"Living in this society is truly a blessing and one of the best decisions I could have made. The society offers huge open spaces with mesmerizing sunrise and sunset views that create a truly captivating living experience. The flats are thoughtfully designed with excellent cross ventilation, ensuring comfort and fresh air flow throughout."

This is undoubtedly one of the best societies to stay in Hinjewadi, offering residents a perfect blend of natural beauty and practical living amenities. The spectacular views and spacious environment make every day feel special, and I can confidently say that buying a flat here was the best decision I've ever made."

– Proud residents at YashOne Maan Hinjawadi by VJ

Google review summary

5 4.2 3 2 1

4.2 ★★★★☆ 929 Google reviews

Ajay Gupta Local Guide 32 reviews 17 photos

Living in this society is truly a blessing. Huge open space and mesmerizing sunset views with flats having cross ventilation. Buying a flat in the society was the best decision I made.

shruti thwari Local Guide 9 reviews 23 photos

One of the best society to stay in Hinjewadi with beautiful sunrise and sunset views.

YOUR OPINION MATTERS!

CLICK HERE TO REVIEW

VJ Parivaar Children Shine Bright with Their Remarkable Achievements

Every achievement shared by VJ Parivaar fills our hearts with immense pride and joy. From academic excellence to sports victories, artistic talents to scientific curiosity, our children continue to inspire us with

their dedication and brilliance. As we celebrated Children's Day on November 14, 2025, we took a moment to honour each young achiever who has made their family and the entire VJ Parivaar proud.

To every child who worked hard, dreamed big, and achieved their goals - we are **incredibly proud** of you! Your accomplishments today are building the foundation for an extraordinary tomorrow.

TO ALL OUR NATIONAL YOUNG CHAMPIONS!

Keep shining, keep growing, and keep making us proud. You are the future, and the future is bright because of you.



Vihaan Walukar
Age- 7 | Yashwin Enchanté

Won Karate gold medal



Shrey Gupta
Age- 12 | Yashwin Orizonte

Shrey won Silver medal in 3 Cube Relay National level competition, solving 3 Rubrik cubes (3x3, 2x2, Pyramix) within 2.2 minutes



Aarya Dixit
Age- 5 | YashONE Wakad Central

4 gold medals in Indian talent Olympiad



Tanisha Lodhe
Age- 16 | Yashwin ENCHANTÉ

10th Grade got 95.60%, biology 100/100



Viraj Gore
Age- 12 | Indilife Wakad

Winner of the Best Player Award at the Football Tournament.



Kiaan has secured Zonal Rank 2 and a Silver Medal at National Science Olympiad (NSO) examination held for class 2 (year 2024-25). He is awarded with prestigious certificate of distinction and excellence at Zonal level for his remarkable grasp of scientific concepts and keen understanding of the natural world. Note that Kiaan also secured NSO AIR 1 for class 1 (Year 2023-24) and a gold medal.



Anandi Uday Moghe
Age- 15 | Yashwin 2.0

State Level - Intermediate Grade Drawing Examination passed in Jan 2025



Samaira Sahu
Age- 6 | Yashwin SuperNova

Winner in All India Inter School Round of Conquest Olympiad.



Played 2 times under 17 KV national Basketball Championships

BFI Under 16 National Basketball championship kolkata represent maharashtra

Under 17 ABC basketball league pune runner up

Selected for BFI Under 18 basketball championship in Maharashtra team

Selected for Under 21 ABC basketball league pune



Aavya Gupta
Age- 6 | Yashwin Orizonte

Aavya Gupta won Gold medal in 4 subjects (Maths, English, EVS, Hindi) in UKG Silverzone LittleStar Olympiad



Ananya Awasthi
Age- 12 | Yashwin Enchanté

Won medals in various olympiads and got first position in science Interschool competition.



Hitanshi Khosla
Age- 7 | Palladio Kharadi Central

He secured 1st position in Gof olmpiad exam in school



Anish Khosla
Age- 13 | Central Avenue

He secured 1st position in Olympiad exam with exception performance and he got 1st position in SoF international exam in science

Proud of your child's success?
Share their achievement with us.
Send a photo and certificate to kusum.jindal@javdekar.com



When Dreams Turn into Doorways: Heartfelt Possession Moments at Yashwin Enchanté



From 329 homes in 20 days to life-changing stories of faith, family and destiny, Yashwin Enchanté welcomed its Parivaar home in the most emotional way

A Neighbourhood Is Born, Not Just Handed Over

On 1 December, possessions began for Yashwin Enchanté A1A2, B1B2 and F1F2, and the campus instantly felt alive in a new way. As families arrived, children did what they do best – break the ice. They ran to the play area, formed instant friendships and started playing as if they had always known each other. While documentation, checks and formalities happened indoors, outside the first bonds of the Yashwin Enchanté community were being formed. Parents watched their kids playing with “future neighbours”, smiling at the realisation that these would soon be their everyday companions. It truly felt less like a handover and more like the birth of a neighbourhood.

With possessions beginning on 1 December for towers A1A2, B1B2 and F1F2, Yashwin Enchanté saw 329 families receive their homes in just 20 days each key handover filled with children’s laughter, teary-eyed milestones and unforgettable stories of trust, gratitude and togetherness.

329 Possessions, 20 Days, One Team

Behind the celebrations lay an incredible operational milestone:

- 329 possessions in just 20 days
- 50 possessions in a single day, on the final on-site possession date

The team likened it to the story of the tortoise and the hare. Instead of rushing and stumbling, they moved with steady perseverance step by step, check by check, family by family. Despite challenges, they stayed focused on what mattered most: delivering homes with heart.

This was not just about speed. It was about ensuring each family felt seen, guided and celebrated in their personal moment of arrival.



TESTIMONIALS



THE MUSTARE FAMILY Tears That Spoke Louder Than Words

For the Mustare family of YEN B1B2 – 2203, possession day was the climax of years of sacrifice. They had saved carefully, planned every rupee, and carried quiet faith through uncertainties.

When they finally stepped into their flat, the entire journey flashed before their eyes:

Late-night discussions about layouts and budgets

The decision to trust VJ with their dream

The wait, the patience, the hopes

Before anyone could ask, “How do you feel?”, their eyes brimmed with tears. It was pure, unfiltered joy the kind that doesn’t need words. That home will always hold the memory of this moment when a long-held dream finally took shape in concrete, colour and sunlight.



THE SURVASE FAMILY A Question That Became a Blessing

At F1F2 – Flat 1602, Mr and Mrs Survase walked into their new home carrying not just excitement but a beautiful memory from their booking days.

They recalled how AVJ Sir had personally met them and asked: “तुम्हाला तुमच्या मनासारखा फॅलॉट मिळाला नाही?”

(“Have you got the home your heart truly wanted?”)

That simple, heartfelt question made them feel truly cared for. On possession day, as they explored their finished flat, that moment came back with even greater meaning.

Later, Mr Survase shared, “मता माझ्या आईने वाढवलं आणि पतीने प्रत्येक क्षणाला साथ दिली म्हणूनच मी आज यशस्वी आहे”

He credited his mother’s upbringing and his wife’s constant support for everything he had achieved including this home. In that one sentence, the flat became more than property; it became the reward of a family’s shared journey.



THE BAIRAGI FAMILY A New Home for a New Life

For Mr and Mrs Bairagi of F1F2 – 1501, possession day carried a double joy. Along with the excitement of receiving their home, they were also preparing for a new heartbeat that would soon join their lives.

When a home is built with immense hard work, saving every rupee and standing firmly on the verbal and emotional support of the family, every wall becomes a witness to that effort. Now, with the news of a baby on the way, those walls will also witness first steps, first words and tiny fingerprints of love.

On the night before possession, sleep refused to come as they weren’t just thinking of tiles and furniture, but of the little one who would soon fill this space with innocence and joy. For the Bairagis, Yashwin Enchanté is not only a home; it is the starting line of a new life chapter.



THE JADHAV-JAVDEKAR CONNECTION When Destiny Completes a Circle

The possession of Mr Nitin Jadhav from F1F2 felt like a scene written by destiny itself. Many years ago, Shri Yashwant Javdekar, grandfather of Sarvesh Javdekar, had helped Nitin Jadhav’s mother buy a home in IHP. It was a gesture of support they never forgot.

On possession day at Yashwin Enchanté, the story came full circle. Sarvesh Javdekar personally attended their Key Handover Ceremony and handed over the keys to their new home. Overwhelmed, Nitin Jadhav said,

“By this divine coincidence, I literally felt goosebumps... it feels like blessings have returned back to us today.”

This was not just a key changing hands. It was history meeting destiny, gratitude returning as a blessing, and a relationship across generations crystallising into one unforgettable moment.



MS SHARMA From Doubt to Deep Trust

Not every journey begins with complete confidence. Ms Sharma (YEN B1B2 – 702) entered the VJ Online Gruha Pravesh Workshop with honest doubts about quality and transparency, and she shared them openly.

Her questions were heard, addressed and respected but real trust takes shape when promises meet reality.

On possession day, as she walked into her finished home, checked the details and experienced the handover process, her doubts slowly gave way to relief. By the end, her expression had changed completely a calm, assured smile had replaced earlier hesitation.

Today, she is not only happy with her home, she is ready to invest with VJ again. Her journey from doubt to trust is one of the strongest testimonies to the care taken at Yashwin Enchanté.

**SHUBHAM
BAVATU**


**YASHWIN
enchanté**

More Than Buildings, a Living Parivaar

Across these stories runs a single thread:

- Children turning play areas into friendship zones
- Families seeing their years of effort reflected in every corner
- Old blessings returning in new forms
- Doubts transforming into faith

Yashwin Enchanté’s possession season was not just about 329 flats being handed over in 20 days. It was about:

- Homes becoming symbols of struggle and success
- Corridors turning into meeting points for future friendships
- Key handovers becoming emotional milestones families will narrate for years

For the team, each day ended with tired feet but full hearts. For homeowners, each step into their new home carried the weight of everything they had lived through to get there.

In the end, Yashwin Enchanté is not just a project that reached possession.

It is a Parivaar that finally came home one story, one smile, one tear of joy at a time.

VJ Redefines the Approach to Redevelopment in Pune

A people-first, trust-led journey at Pratik Nagar shows how collaboration, transparency and disciplined execution can transform redevelopment outcomes.



Why Redevelopment Matters Today

Redevelopment today is one of the most important conversations shaping Pune's future. As the city evolves, older residential neighbourhoods must adapt to changing safety standards, lifestyle needs and expectations of modern living. At the same time, these neighbourhoods carry decades of memories, relationships and emotional value. Managing this balance thoughtfully is what separates routine redevelopment from meaningful transformation. Pratik Nagar in Kothrud stands as a strong example of how redevelopment can be approached with sensitivity, clarity and collaboration. Built nearly three decades ago, the

community had grown into a close-knit neighbourhood with deep-rooted bonds. While the buildings needed renewal, the residents were clear about one thing: the spirit of the community had to be preserved.



The Trust-Building Phase: Doing Things Differently

From the very beginning, the Pratik Nagar Federation was clear that this redevelopment would be led with transparency and preparation. The appointment of Merit Housing as Project Management Consultant on 1 January 2024 ensured that the process remained structured, unbiased and resident-focused.

One defining decision made by the residents was to visit completed, under-construction and newly launched projects before appointing a developer. Vilas Javdekar Developers welcomed this approach. Residents were invited to experience VJ projects firsthand and to visit the VJ Centre of Engineering Excellence in Wakad, where construction systems, quality controls and engineering processes were explained in detail.

This step played a critical role in building confidence. It allowed residents to assess not just design intent, but

execution capability. For many families, this clarity helped replace uncertainty with trust, and questions with reassurance.



A Clear Mandate Built on Understanding

On 6 October 2024, Aditya Vilas Javdekar, CEO of Vilas Javdekar Developers, presented the No Regret Offer to the residents of Pratik Nagar. The presentation focused on aligning with the tender requirements, explaining benefits clearly and outlining how the redevelopment would be taken forward responsibly.

What followed was an extensive question-and-answer session lasting over 90 minutes. Residents asked detailed questions and received direct, transparent responses. The emphasis throughout was on clarity, not persuasion.

When voting concluded later that evening, the result reflected the community's confidence. Out of 215 votes cast, 207 residents voted in favour of VJ. It was a strong mandate and marked the beginning of a partnership based on trust and shared intent.



People First, Put into Practice

Following appointment, the focus shifted quickly to collaboration and engagement. A Next Plan of Action workshop was conducted with the Federation to align timelines, responsibilities and next steps. This was followed by co-creation workshops involving more than 500 residents.

Families actively participated in discussions around home layouts, amenities and shared spaces. Elders, young couples and children contributed ideas that reflected their everyday needs and aspirations. Over 100 meaningful suggestions were documented and carefully evaluated, many of which were incorporated into the planning process.

This phase reinforced VJ's People-First philosophy, not as a statement, but as a way of working. Decisions were shaped by listening, and progress was built through participation.



Strengthening Bonds Beyond Planning

While technical work progressed, equal attention was given to maintaining emotional continuity for the community. Festivals and milestones were celebrated together to ensure the transition felt positive and inclusive.

Diwali in 2024 became a meaningful moment for residents to celebrate one last time in their existing homes. The New Year was marked with the unveiling of the renovated entry gate, symbolising partnership and progress. Makar Sankranti brought residents together through simple traditions that reinforced familiarity and warmth.

Pratik Nagar residents also participated in VJ Parivaar initiatives, including the cricket league, where their team emerged as winners. These moments strengthened relationships and helped integrate the community into the larger VJ family.



Delivery with Discipline: 412 Days to Groundbreaking

Behind the scenes, VJ's teams worked with focus and consistency to progress the project through design finalisation, statutory approvals and regulatory clearances. The coordination between the Federation, PMC and developer ensured that decision-making remained efficient and aligned.

Within 412 days of appointment, the project received its Commencement Certificate and RERA registration, a timeline that stands out in Pune's redevelopment landscape. This achievement was not driven by shortcuts, but by preparation, experience and a shared commitment to timely delivery.

On 5 December 2025, residents gathered for the Bhoomi Poojan to mark the start of construction. The ceremony was simple, dignified and meaningful. For the community, it represented clarity and progress. For VJ, it reaffirmed the responsibility entrusted to them.



PRATIK NAGAR
PALLADIO
KOTHRUD
CENTRAL

A resident-led
redevelopment journey shaped by
**TRUST AND
TRANSPARENCY**

207 OF 215
residents voted for VJ,
marking a decisive mandate

CO-CREATION
with over 500 residents
influenced planning and design

Commencement Certificate and
RERA secured within
412 DAYS

PN.PKC launch on 12 December
reinforced confidence in
DELIVERY TIMELINES





Trust Reinforced Through Market Response

Shortly after the Bhoomi Poojan, VJ launched PN.PKC for token holders on 12 December. The response was resounding. The success of this launch clearly demonstrated that people value the product, appreciate the planning and trust VJ to deliver without delays.

For VJ, this response reinforced an important belief: when transparency, timelines and intent align, confidence follows naturally.



Leadership Reflections

"At VJ, People First is not a campaign line. It is how we work," says Aditya Vilas Javdekar. "At Pratik Nagar, our focus has been to earn trust through clarity, consistent engagement and disciplined execution. We genuinely love what we do, and redevelopment allows us to create value that goes beyond buildings."

Sambhaji Ghundhre Patil, Chairman of the Pratik Nagar Federation, adds, "From the initial stages to approvals and now the start of work, the journey has been reassuring. The community feels confident and involved at every step."



A Thoughtful Way Forward

The Pratik Nagar redevelopment reflects what is possible when communities, consultants and developers work together with a shared purpose. It is not just about renewing structures, but about strengthening neighbourhoods while respecting their history.

As construction begins, Pratik Nagar moves forward with confidence, clarity and continuity. For VJ, the project stands as an example of how redevelopment can be people-first, trust-driven and deeply fulfilling work.

LAUNCH HIGHLIGHTS



THE MAKING OF PRATIK NAGAR



1 SEPT 2024

SITE VISIT & EXPLORATION

A special VJ project site visit arranged, marking the first step in Pratik Nagar's redevelopment journey.



6 OCT 2024

PRESENTATION & VOTING

Project Vision presentation after being selected as the developer through voting, followed by an Aarti led by Aditya Vilas Javdekar at Pratik Nagar Ganpati Mandir.



27 OCT 2024

APULKICHA DEEPOTSAV

Celebrating togetherness while strengthening community bonds.



1-8 DEC 2024

CO-CREATION & INPUTS

Co-creation workshops at Pratik Nagar with 110 valuable common inputs from residents for project planning, amenities and unit plans.



1 JAN 2025

INAUGURATION

Kamaan inauguration with a get-together, celebrating new beginnings for Pratik Nagar community.



14 JAN 2025

SANKRANT SPECIAL

Sankranti celebration with heartfelt gifts distributed to all residents, spreading festive joy and unity.



16 JAN 2025

SAMPLE FLAT VISITS

Special site visits to experience the sample flat and envision future homes within the project.



18-20 JAN 2025

UNIT SIZE SELECTION

Unit size selection lounge organised for residents, enabling transparent choices for future homes.



22 FEB 2025

FINAL PRESENTATION

Final project presentation to all residents and shopkeepers, welcoming Pratik Apartments into redevelopment project.



11 MAY 2025

INTERIM ALLOTMENT

Interim allotment day celebrated with residents and shopkeepers, ensuring clarity and trust in process.



25 JULY 2025

FINAL DEVELOPMENT AGREEMENT

Final Development Agreement successfully completed with Pratik Nagar Federation, sealing a milestone in redevelopment journey.



2 NOV 2025

PARKING ALLOTMENT

Parking spaces were thoughtfully allotted to all residents, ensuring convenience.



5 DEC 2025

BHOOMI PUJAN

Bhoomi Pujan was conducted with soulful bhaktigite, creating a spiritually uplifting and auspicious atmosphere.



12 DEC 2025

LAUNCH

The final project was officially launched with a grand event and price reveal, marking a significant milestone and generating excitement among all stakeholders.

Looking Back with Gratitude. Moving Ahead with Intent.

Reflecting on 2025
and stepping
into 2026 as one
VJ Parivaar.

As 2025 comes to a close, it feels like the right moment to pause and look back. Not only at what was achieved, but at how it was achieved. At the intent behind decisions, the effort behind execution, and the people who made it all possible.

This year reminded us that progress does not always announce itself loudly. Often, it shows up quietly through consistency, through meaningful firsts, and through trust built over time. Across projects, societies, teams, partners, and families, 2025 became a year where VJ continued to move forward with clarity and care.

A Year of Firsts at VJ
2025 marked several firsts that reflect how VJ continues to evolve alongside its people.



The **VJ Sports League** was one such beginning. Residents from different societies came together through sport, fitness, and shared participation. What started as friendly competition soon became a way for neighbours to connect beyond everyday routines, strengthening bonds across communities.



Building on this momentum, the **first-ever VJ Society Leaders Meet** brought chairmen and secretaries from 99 societies into one shared space. This was not a ceremonial gathering, but a listening forum. It created room for open conversations, shared learning, and alignment on how societies and the developer can work together more meaningfully over time.



A shift was also visible in how families engage with VJ projects. For the first time, we executed an **online project launch**, allowing people to explore, understand, and participate without physical constraints. This step reflected our intent to simplify experiences and respect how people prefer to make decisions today.



2025 also saw the launch of **VJ ONE Parivaar**, our referral and loyalty programme. Designed as a seamless digital platform, it allows customers to refer friends and family easily, while also enabling faster, transparent redemption of benefits. It is our way of recognising trust shared, and rewarding relationships built over time.

2025 was about progress without noise. From community-led initiatives and digital firsts to consistent on-time delivery and stronger partnerships, the year strengthened trust across customers, teams, and partners. As VJ steps into 2026, the focus remains on building thoughtfully, engaging sincerely, and growing together as one Parivaar.



At Kothrud, VJ began its **first redevelopment journey** with Pratik Nagar Palladio Kothrud Central. This project marks a thoughtful approach to renewal, one that respects legacy, understands urban sensitivities, and focuses on long-term transformation.



For the first time, **possessions were handed over overseas**, serving NRI families with the same commitment and care. While doing this we ensured that the experience was as real as it is for families here. Staying true to its people-first approach, VJ also announced the **Early Payments Reward Programme** in 2025. This initiative ensures that customers who make early payments directly benefit from it, reinforcing transparency and fairness in the home-buying journey.

Strong partnerships continued to play a key role in 2025.

VJ maintained **year-round engagement with channel partners** through structured training programmes, regular knowledge sharing, and recognition platforms.



Initiatives like **VJ Shabbaski** and **Quarterly Rising Stars** celebrated performance, effort, and consistency, while training sessions ensured partners remained aligned with product knowledge, systems, and the VJ way of working.

These platforms reinforced the belief that long-term success is built together.



Closer to home, **E Square Multiplex at VJ Happiness Street is getting ready to open**, adding a new social and cultural layer to the neighbourhood. At YashONE Infinitee, **Club ABS** has taken shape as a space designed for everyday health and well-being.

AT THE HEART OF ALL THESE MILESTONES ARE PEOPLE.

In 2025,
4,384
homes were handed over to families.

Today,
12,915
homes are under construction.

The VJ Parivaar now includes
100,000+ members.

Each number represents a family, a story, and a commitment carried forward.



Consistency That Builds Confidence

Across residential and commercial projects, delivery remained non-negotiable. Projects were completed as committed, without noise or excuses. Over **3.9 million square feet** was delivered **on-time, every time**, reinforcing confidence not only in completed homes, but also in everything currently underway.

This consistency allows families, partners, and teams to look ahead with confidence, knowing that promises made are taken seriously and followed through with discipline.



On People, Purpose, and the Road Ahead

As we reflect on the year gone by and prepare for the one ahead, I want to take a moment to speak not just as a leader, but as someone who has seen this organisation grow through people, not plans alone.

2025 has asked a lot from everyone. From site teams managing timelines and quality every day, to corporate teams balancing speed with thoughtfulness. From channel partners and vendors navigating changing conditions, to families who placed their trust in us during an important life decision.

I want to sincerely thank each one of you.

To our employees and their families, your support system matters as much as the work you do. Many late evenings, early mornings, and difficult decisions are possible only because families stand behind you. Please know that this effort and support is deeply valued.

To our channel partners, vendors, and associates, your alignment with our way of working enables us to deliver consistently. We value relationships built on transparency, mutual respect, and long-term thinking, and we look forward to strengthening these further.

To our customers, both those who have received their homes and those waiting patiently, thank you for your faith. A home is never just a transaction, and we never forget the trust involved in that decision.

As we move into 2026, some things will evolve. Expectations will rise, accountability will deepen, and the focus on doing things better than yesterday will continue. Roles may change, systems may improve, but the core of who we are will remain the same.

At VJ, We Love What We Do. And that shows in the way we build, the way we engage, and the way we stand by our commitments, even when no one is watching.

VJ has always believed that while buildings may rise and complete, trust is built slowly through everyday actions. That belief will continue to guide us.

Warm regards,
Aditya Javdekar

WE'VE
WHAT WE DO™

As we step into 2026, the road ahead is not about chasing growth for its own sake. It is about growing thoughtfully, sustainably, and together.

LOOKING AHEAD TOGETHER

For our teams, this will mean more ownership, clearer accountability, and greater opportunities to learn and contribute. For our partners, it will mean deeper collaboration and

shared intent. For our customers, it will mean continued focus on quality, transparency, and delivery. The year ahead will bring its own challenges and

opportunities. What will remain constant is the intent to build homes with care, communities with purpose, and relationships that last beyond handovers.

From Newcomer to Passionate Parivaar Member: My VJ Journey

One employee's heartfelt story of discovering VJ's culture, connecting with homeowners, and finding true purpose in every possession

My Growth Story with VJ

By Kamakshi Karajgar, Assistant Manager – VJ Parivaar

I joined VJ in December 2024, walking into an environment that felt refreshingly new yet profoundly familiar from the first moment. The induction process was a revelation. As sessions unfolded, I discovered the extraordinary depth of VJ's commitment to detail. Every process, from project planning to customer handovers, is thoughtfully designed. Even the smallest aspects such as the wording of communications, the layout of experience centers, the timing of follow-ups are considered with genuine care. I had some prior knowledge of VJ's reputation, but this immersion peeled back layers to reveal its true soul: a culture and set of values that bind everyone into one purposeful, beating-heart Parivaar.

Within days, I found myself immersed in the vibrant rhythm of possessions at YashONE Infinitee - IHP. My very first handover was



Kamakshi Karajgar, Assistant Manager – VJ Parivaar

Joining VJ in December 2024 opened my eyes to a company where detail meets empathy leading to over 1,500 possessions, personal growth, and a love for work that feels like family.

a defining moment. As the family stepped into their new home, I witnessed something extraordinary: VJ's genuine empathy for homeowners' emotions and needs, handled with unmatched respect and sensitivity. The mother's tears of joy, the children's excited exploration, the father's quiet relief after months of anticipation it wasn't a transaction. It was sacred. That's when the team passion clicked into place. Every employee pours their heart into the work as if handing over their own dream home. The meticulous walkthroughs, the

patient explanations of society rules, the celebratory sweets shared, these moments create magic that no brochure can capture.

Day by day, I absorbed invaluable lessons that reshaped my understanding of service. Through intimate touchpoints like the traditional Payabharani ceremonies, detailed Mock Floor walkthroughs, and comprehensive Pre-Possession Visits, I connected deeply with customers from diverse backgrounds. A young couple nervous about their first home. A family relocating from another city, anxious about schools and amenities. Retirees seeking comfort in their golden years. These interactions illuminated VJ's true magic: building unshakable transparency and trust, one heartfelt conversation at a time. Addressing last-minute concerns with patience, celebrating milestones together, witnessing smiles as keys changed hands, these built bonds stronger than any contract. Customers weren't numbers; they became people with stories, dreams, and trust we were honored to earn.

One pinnacle moment stands out vividly hosting the VJ Online Gruha Pravesh Workshop for YEn customers. What began as a professional responsibility transformed into pure recognition. Earlier, customers knew me by name from brief phone interactions or emails. After that workshop, or emails. After that workshop,

faces lit up with personal connection during chance meetings in society corridors. "That's the voice who guided our Gruha Pravesh!" they'd exclaim, waving hello, sharing updates on their new lives, even inviting me to housewarmings. Professional duty had evolved into genuine relationships, a proof to VJ's philosophy that people remember how you make them feel.

To date, I've contributed to over 1,500 possessions at VJ, a number that humbles me more than it impresses. Yet behind every statistic lies a human story: the single mother's gratitude as she unlocked stability for her child; the NRI family's virtual celebration across continents; the multi-generational household finding their forever home. Numbers fade next to the profound privilege: the chance to serve wholeheartedly, truly attuned to customers' joys, anxieties, and dreams.

These experiences have woven me deeper into the VJ fabric. From coordinating with society management for seamless

transitions to troubleshooting last-minute appliance issues, every challenge became a masterclass in empathy-driven problem-solving. I learned that true service anticipates needs before they're voiced, stocking extra cleaning supplies for new homes, arranging pandit bookings for auspicious entries, even guiding families on optimal furniture layouts. VJ doesn't just hand over keys; it hands over confidence.

Reflecting on my growth trajectory after just one year, I speak with unshakable conviction: where vision meets innovation, true advancement blooms naturally. From wide-eyed newcomer navigating induction forms to confident contributor leading workshops and possessions, I've witnessed my own evolution unfold. Training programs sharpened technical skills. Customer interactions honed emotional intelligence. Team collaborations taught leadership through service. VJ invests in people not as line items, but as the heartbeat of its success.

This journey has crystallized

one truth: I love what I do. Not because possessions are glamorous, but because they matter. Each key turned represents trust honored, dreams realized, lives enriched. In VJ Parivaar, work transcends its purpose. And when purpose aligns with passion, growth simply happens.

To every new joiner reading this: embrace the immersion. To every homeowner: thank you for letting us serve. To my VJ family: here's to continuing this beautiful journey together.



When Gratitude Builds Bridges at VJ Indilife - Kharadi Shramaseva

When homeowners serve those who build their dreams, beautiful connections are born.

There is something profoundly transformative that happens when people come together with open hearts and sincere gratitude. At VJ Indilife, Kharadi, this transformation came alive during VJ Parivaar Shramaseva, a heartfelt initiative where traditional roles reversed, barriers softened, and a shared meal became the starting point for extraordinary human bonds.

For this special afternoon, the VJ Indilife team thoughtfully prepared a warm, welcoming space on site, with every detail quietly reinforcing a simple message: the hands that build our dreams deserve our deepest respect. Homeowners and their families were invited to step into a different role – not as recipients of service, but as givers. Many eagerly joined in, serving food, pouring water, and sitting down to share the same meal with the

construction workers shaping their future homes.

From the very first plate that was served, the atmosphere filled with something more than just chatter it carried a sense of shared dignity. Children accompanied their parents as they served, creating moments where smiles replaced hierarchies. Some families chose to contribute groceries and essentials, adding their own touch of care to the occasion. For the workers, being hosted, honoured, and personally thanked by the people who would one day live in these homes was both unexpected and deeply moving.

VJ Parivaar Shramaseva shows what happens when appreciation turns into action. Workers feel seen, valued, and motivated. Homeowners gain a more intimate understanding of the effort, skill, and dedication behind every brick and beam. The wider community witnesses how powerful it can be when people choose connection over distance and gratitude over indifference.

A simple meal becomes extraordinary when served with gratitude. At VJ Indilife, Kharadi, VJ Parivaar Shramaseva turned an ordinary afternoon into a celebration of appreciation, respect, and genuine human connection.

At VJ Indilife, Kharadi, this spirit of Shramaseva is now part of the project's story. It reminds everyone that behind every beautiful home are human hands and human hearts and that when gratitude builds bridges, communities grow stronger, kinder, and more closely knit.



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.



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ELEVATE: Strengthening Site Excellence Through Advanced Technical Learning



VJ's ELEVATE programme equips engineering teams with deeper technical know-how and a sharper safety mindset across key project sites

At VJ, the strength of a project is measured not only in its design, finishes or amenities, but also in how well site teams learn, adapt and apply knowledge every single day. As projects scale up in height, complexity and technology, continuous learning becomes essential to maintaining quality, safety and operational discipline. With this clear objective, VJ rolled out ELEVATE - Engineering Learning Experiences via Advanced Technical Education - a structured technical training initiative conducted across



multiple project sites.

ELEVATE was conceptualised to bridge the gap between theory and on-ground realities. Instead of generic classroom content, each session was designed around real site challenges and VJ's own execution standards. The programmes were facilitated by VJ's Subject Matter Experts (SMEs), ensuring that every concept, checklist and example was rooted in live site experience. This made the learning immediately relevant for engineers, supervisors and execution teams who are responsible for turning drawings into durable, high-performing structures.

A major focus area within ELEVATE was the quality aspects of Plumbing, Electrical

and Fire (PEF) systems. These services form the backbone of comfortable, safe living long after possession, yet many of their most critical decisions happen at the execution stage. The sessions revisited essential specifications, approved materials and installation standards, and highlighted key quality checkpoints proper slopes in plumbing lines, correct terminations and earthing in electrical works, and compliant installation of fire-fighting systems. Teams discussed recurring defects and non-conformities seen on sites, and more importantly, how to prevent them through better planning, mock-ups, inspections and coordination between trades.

Through the ELEVATE training, VJ trained over 160 team members across multiple sites on quality, safety and best practices in MEP, RCC and waterproofing, ensuring stronger execution on every project.

Another pillar of the programme addressed Construction Hazards and Their Preventive Measures. These sessions placed safety firmly at the centre of the conversation. Teams learnt how to identify unsafe acts and unsafe conditions, from unprotected edges and improper scaffolding to incorrect lifting practices and lack of PPE. The discussions emphasised preventive measures for major construction hazards and the need for timely, honest hazard reporting. A clear message echoed across all groups: safety is not optional, not negotiable and not the responsibility of just one department; it is the first priority on every site and everyone's job, every day.

To strengthen consistency in structural execution, ELEVATE also included focused sessions on RCC Work Method Statements (WMS) and Best Practices. These modules walked teams through systematic work sequences from shuttering and reinforcement checks to concrete pouring, vibration, curing and de-shuttering.

Quality control checkpoints were revisited in detail, helping teams understand how disciplined methods reduce errors, minimise rework and improve speed without compromising standards. By aligning site teams on standardised RCC processes, the sessions supported better planning, productivity and coordination between engineering and quality teams.

Adding further depth, a specialised session on Waterproofing, Car Parking Areas and VDF (Vertical/ Downward Facing) surfaces was conducted. Waterproofing is one of the most critical yet often underestimated aspects of construction. The training explained how poor detailing or shortcuts can lead to water ingress, dampness and long-term structural deterioration. Participants gained clarity on different waterproofing systems used at VJ, typical leakage-prone

locations (terraces, toilets, podiums, water tanks, joints), and the importance of proper surface preparation, application methods and curing. For car parks and VDF surfaces, the emphasis was on durability, abrasion resistance and the quality of finish factors that directly shape the day-to-day experience of residents.

Across all ELEVATE modules, one theme surfaced repeatedly: technical knowledge and responsibility go hand in hand. Participants shared that the sessions helped them connect drawings, checklists and method statements with their personal accountability for safety and quality on site. Many expressed a strong intent not just to "understand" the content, but to actively implement the learnings in their daily work whether it was tightening safety practices, improving inspection rigour, or communicating better with subcontractors and fellow team members.

TRAINING SNAPSHOT

PARTICIPANTS COVERED PER SESSION:

66 | 53 | 35 | 12

TOTAL PARTICIPANTS TRAINED:

166

SITES COVERED:

YASHONE 101, PALLADIO LAVIENTO, YASHONE ETERNITEE, PORTIA GRANDE, PALLADIO BALEWADI CENTRAL

VJ Elevates Customer Experience with 'CRM Quality Compass' Training

A focused learning initiative that strengthens trust, communication and process quality across VJ's CRM function

A Strategic Step in Service Transformation

The CRM Quality Compass programme was conceptualised as a strategic intervention to align day-to-day CRM behaviour with VJ's core service philosophy of Trust, Transparency and Thoughtfulness. Rather than limiting the discussion to scripts or standard replies, the training looked at the entire service ecosystem how employees interpret situations, how customers experience those responses, and how internal processes either support or hinder service excellence.

The session was led by Sonal Mundhe, AGM - Learning & Development, who brought a structured yet relatable approach to the conversation. The agenda was carefully curated to blend concepts, reflection and practice, ensuring participants remained engaged while also being challenged to re-examine their own habits and patterns.

Understanding People Behind Processes

A key pillar of CRM Quality Compass was its focus on the human side of service. Participants were encouraged

to examine employee thought processes in real situations what they assume, how they react under pressure, and where bias or fatigue can influence tone and decision-making. Parallelly, they explored customer realities: why customers may sound emotionally charged, how expectations are shaped, and what reassurance or clarity they are truly seeking when they reach out.

By mapping these two lenses together, the training helped CRM team members recognise that effective communication is not only about giving the "right" answer, but also about matching the right empathy, pace and clarity to that moment. This understanding forms the foundation of a more mature, emotionally intelligent service culture.

Real-Life Scenarios and Practical Exercises

To ensure the learning remained grounded, the workshop used real-life scenarios and practical exercises drawn from everyday CRM interactions. Participants worked through examples of handling emotionally charged customers, categorising complex or overlapping requests, and simplifying technical information into customer-friendly language without losing accuracy.

They also discussed how to navigate inter-departmental dependencies situations where CRM teams rely on updates from projects, finance, or execution teams before responding to customers. Through role plays and group discussions, team members practised asking better internal

questions, setting realistic expectations with customers, and closing the loop with timely, well-documented responses.

VJ's CRM Quality Compass training equipped the CRM team with sharper communication, stronger process discipline and ISO-aligned quality practices, reinforcing the brand's promise of Trust, Transparency and Thoughtfulness

Embedding ISO 9001 Principles into CRM

One of the most important aspects of the programme was the introduction of ISO 9001 quality principles into CRM operations. These principles emphasise standardisation, consistency, and continuous improvement elements that are crucial in ensuring every customer receives a dependable experience across touchpoints.

By aligning CRM processes with ISO thinking, VJ aims to reduce subjectivity in how queries are handled, bring greater uniformity in communication, and improve audit readiness. This includes clear definitions of what constitutes a complete response, how documentation should be maintained, and how escalation or follow-up must be tracked.



Introduction of the CRM Quality Scorecard for Internal Training Purposes.

| CRM QUALITY SCORECARD (Monthly Evaluation) | | |
|--|-----------|--|
| Category | Weightage | Measurement Criteria (Objective) |
| Empathy & Tone | 20% | Uses polite language, acknowledges concern, avoids defensive tone |
| Ownership Demonstration | 20% | Takes responsibility, provides solutions, follows up without reminders |
| Accuracy of Request Categorization | 15% | Correct identification based on SOP taxonomy |
| Documentation Quality | 15% | Completes CRM notes, uploads proofs, maintains traceability |
| ISO 9001 SOP Compliance | 20% | Communicates as per approved templates, timelines, and protocols |
| Timeliness (TAT adherence) | 10% | Responds and closes requests within standard timelines |

What problem statement this resolves

- "How do we categorize a customer request that feels like both grievance and information request?"
- "When a customer is emotionally charged but factually incorrect, how do we handle this without sounding rude?"
- "Whose approval is needed before giving certain commitments?"
- "If another team delays the work, how do we communicate without blaming them?"
- "What is the ideal TAT for each type of request?"
- "What are the ISO 9001 principles?"

Read. Imagine. Colour.

Bring your favourite stories to life with colours.

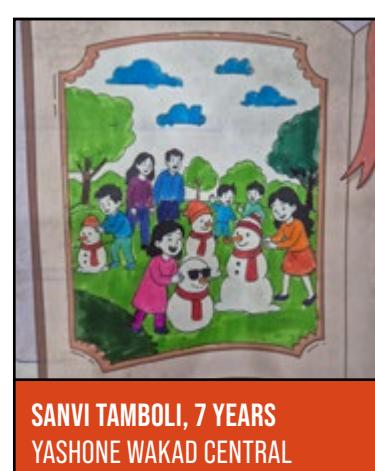
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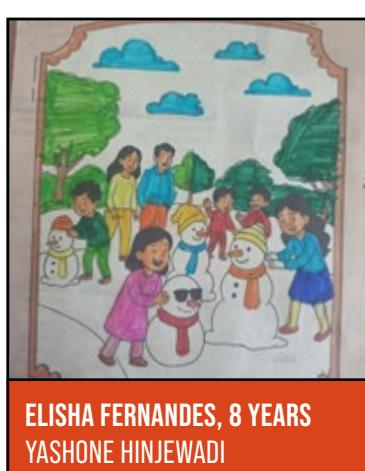


Our Young Explorers Welcome Winter with Colorful Snowmen!

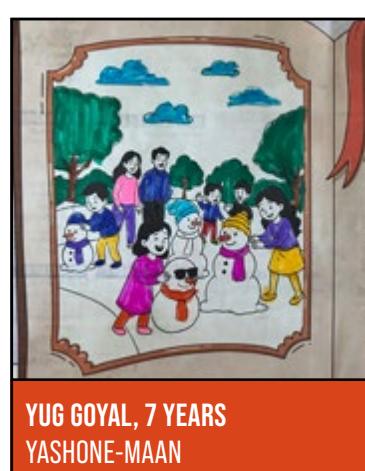
The entries we received are a burst of creativity, joy, and pure imagination.



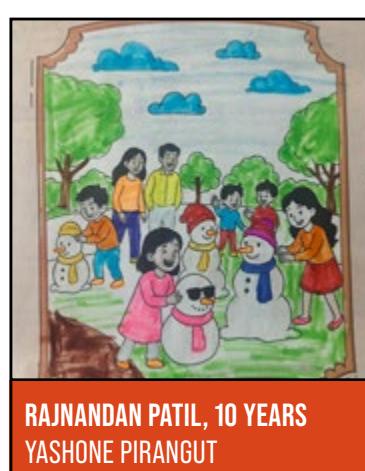
SANVI TAMBOLI, 7 YEARS
YASHONE WAKAD CENTRAL



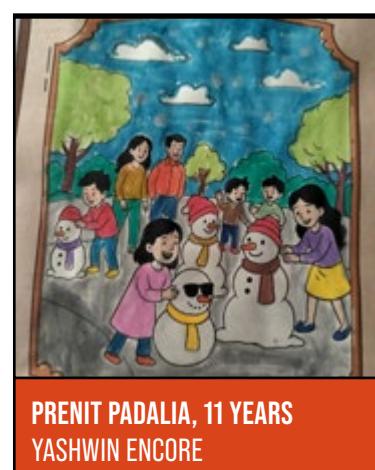
EISHA FERNANDES, 8 YEARS
YASHONE HINJEWADI



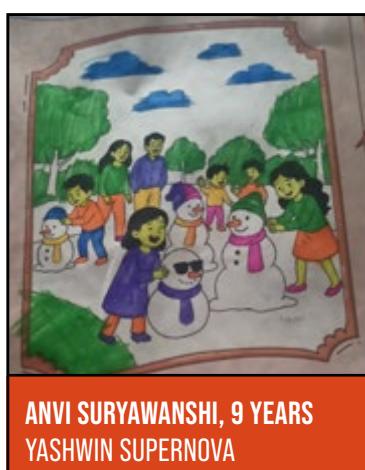
YUG GOYAL, 7 YEARS
YASHONE-MAAN



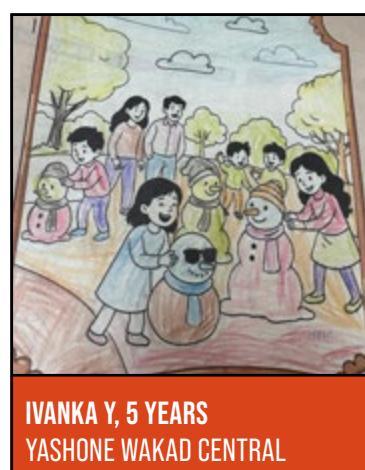
RAJNANDAN PATIL, 10 YEARS
YASHONE PIRANGUT



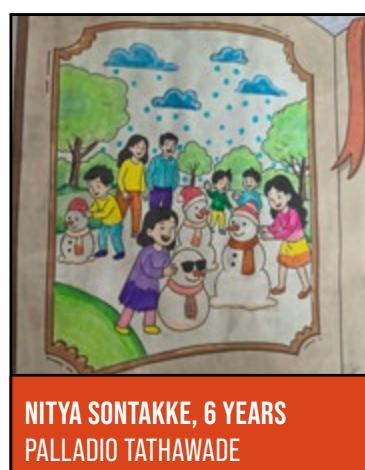
PRENIT PADALIA, 11 YEARS
YASHWIN ENCORE



ANVI SURYAWANSI, 9 YEARS
YASHWIN SUPERNova



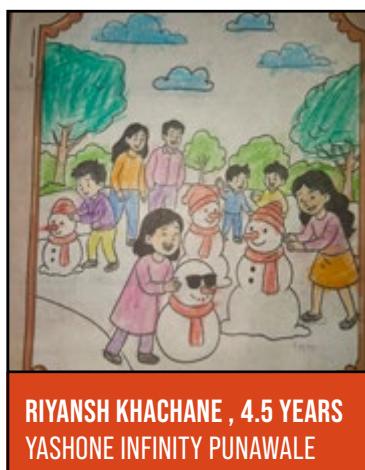
IVANKA Y, 5 YEARS
YASHONE WAKAD CENTRAL



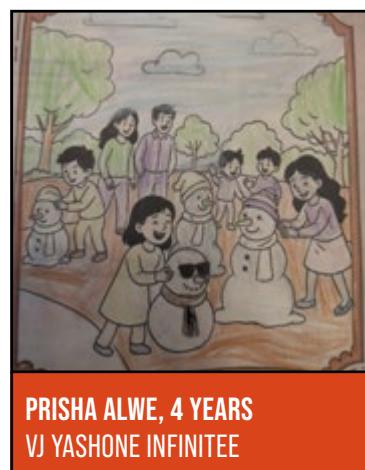
NITYA SONTAKKE, 6 YEARS
PALLADIO TATHAWADE



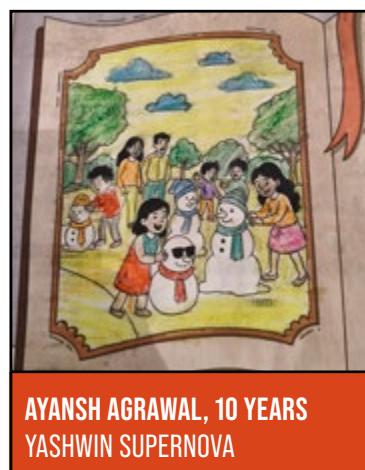
LAVNYA BAGAL, 9 YEARS
YASHONE WAKAD CENTRAL



RIYANSH KHACHANE, 4.5 YEARS
YASHONE INFINITY PUNAWALE



PRISHA ALWE, 4 YEARS
VJ YASHONE INFINITEE



AYANSH AGRAWAL, 10 YEARS
YASHWIN SUPERNova

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 Parivaar Celebrates Childhood Together at Lokmat Bachaa Party

Families from the VJ Parivaar community come together for two joyful days of fun, bonding, and shared memories at Suryakant Kakade Farms, Kothrud

For VJ Parivaar, community is not limited to shared addresses, it is about shared moments and meaningful experiences. This belief was beautifully reflected at Lokmat Bachaa Party 2025, where hundreds of VJ Parivaar families gathered on 20 and 21 December at Suryakant Kakade Farms, Pune, to celebrate childhood together.

Understanding the importance of family time and creating experiences beyond homes, Team VJ Parivaar arranged complimentary entry passes for their Parivaar members. The response was extremely overwhelming, with an enthusiastic influx of requests from families eager to be part of the celebration. The excitement and participation highlighted the deep emotional connect and trust customers share with the VJ Parivaar.

A Community That Celebrates Together
From the moment they entered the venue, VJ Parivaar families were seen fully immersed in the festivities. Children explored colourful activity zones, ran freely between games and attractions, and experienced the magic of a carnival. Parents, too, embraced the

moment capturing memories, reconnecting with neighbours, and enjoying the joy of seeing their children truly carefree.

Joy for Children, Nostalgia for Parents
The event offered a wide range of experiences that resonated with all age groups. Children were drawn to interactive play zones, creative workshops, water-based activities, and educational experiences that blended learning with fun. For parents, the nostalgic elements of the event brought back memories of their own childhood, creating moments of shared laughter and storytelling between generations.

These shared experiences became the highlight of the two days, reminding families of the importance of slowing down, spending time together, and celebrating the simple joys of life.

The spirit of togetherness came alive as VJ Parivaar came together to celebrate Lokmat Bachaa Party 2025 on 20 and 21 December at Suryakant Kakade Farms.

More Than an Event A Shared Memory
For many VJ Parivaar members, Lokmat Bachaa Party 2025 became more than a carnival, it became a collective memory. Children made new friends, siblings bonded over games, and parents enjoyed watching their families experience something joyful together.

A Celebration That Reflects the VJ Spirit
As Lokmat Bachaa Party 2025 concluded, what remained were smiling faces, cherished photographs, and stories that families will carry forward. For VJ Parivaar, the event beautifully reflected the spirit of belonging, care, and celebration that defines the community.

By turning a city-wide kids' festival into a shared family celebration, VJ Parivaar once again showcased how thoughtfully curated experiences can bring people closer, creating not just homes, but a true sense of togetherness.



CONSTRUCTION UPDATES

VJ INDIWORKS KHARADI CENTRAL

KHARADI

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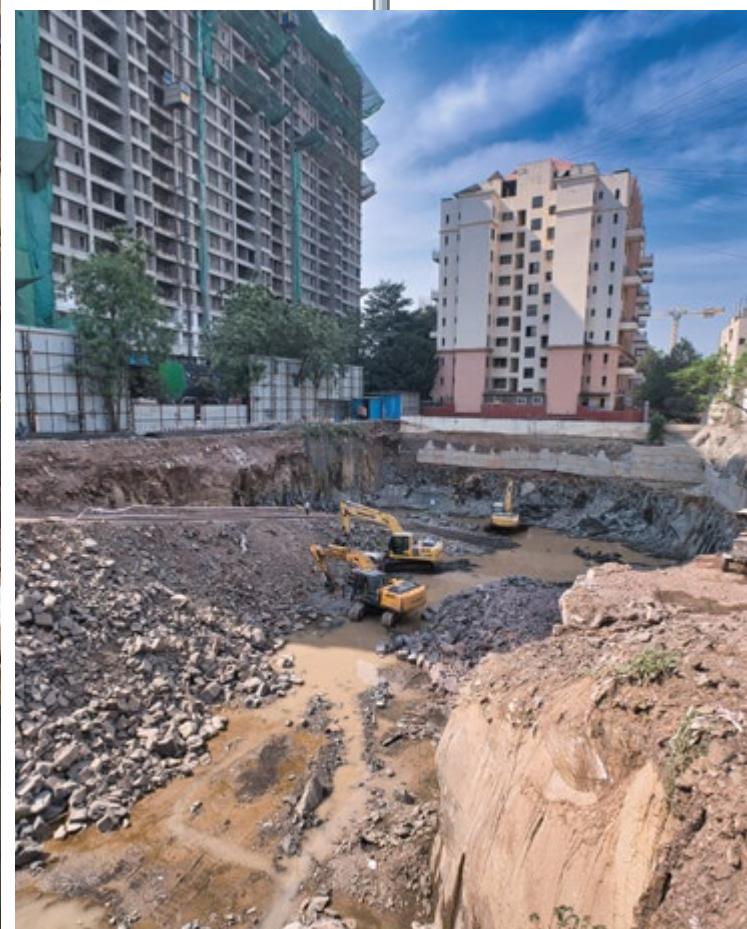
FOR DETAILED UPDATES
AS ON 15 DEC 2025



Actual site photos taken in Dec 2025.



Excavation work in progress.



VJ INDILIFE

KHARADI

[CLICK HERE](#)

 FOR DETAILED UPDATES
AS ON 15 DEC 2025

WING1

8th floor RCC work in progress
3rd floor block work in progress
2nd floor gypsum plaster work in progress.

WING 2

Ground floor & 2nd floor Gypsum work in progress.
1st & 2nd floor Block work completed.
RCC
Terrace floor slab - completed
OHWT work in progress.



Actual site photos taken in Dec 2025.

PALLADIO BALEWADI CENTRAL

BALEWADI

[CLICK HERE](#)

 FOR DETAILED UPDATES
AS ON 15 DEC 2025


Actual site photos taken in Dec 2025.

TOWER 1

SHUTTERING & REINFORCEMENT
13th floor work completed.
14th floor work in progress.
9th floor block work, 4th & 5th floor gypsum plaster, 3rd floor dado work in progress.

TOWER 2

RCC Work - 20th floor slab completed.
15th floor blockwork work in progress
12th floor kitchen dado work completed.

TOWER 3

32nd floor Reinforcement and shuttering work in progress. Other internal work in progress.

TOWER 4

33rd floor shuttering & reinforcement work in progress.
28th floor blockwork, 23rd floor gypsum work in progress. 8th floor toilet dado work in progress.

TOWER 5

2nd floor level slab casting completed.
3rd floor mivan mock up work in progress
amenity floor 2 shuttering & reinforcement work in progress.

PALLADIO KHARADI CENTRAL

KHARADI

[CLICK HERE](#)

 FOR DETAILED UPDATES
AS ON 15 DEC 2025

TOWER 1

23rd floor blockwork, electrical conducting, gypsum plaster, kitchen ota, internal plaster, staircase railing work completed, 19th floor concealed plumbing work in progress.

TOWER 2

23rd floor blockwork, electrical conducting, gypsum plaster kitchen ota, internal plaster and staircase railing work completed, 11th & 17th floor Internal flat flooring work in progress, 19th floor concealed plumbing work in progress.

TOWER 3

23rd floor blockwork, gypsum plaster & electrical conducting, Internal plaster work in progress, 17th floor internal plaster in progress.

TOWER 4

23rd floor blockwork work in progress. 22nd floor gypsum plaster, Internal plaster & electrical conducting work in progress. 15th floor concealed plumbing work in progress.



Actual site photos taken in Dec 2025.

PORTIA GRANDÉ

BANER

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 FOR DETAILED UPDATES
AS ON 15 DEC 2025


Actual site photos taken in Dec 2025.

TOWER 1

RCC work completed, 34th floor electric conducting work in progress.
1st to 34th floor blockwork completed.
Marble flooring work in progress.

TOWER 2

RCC work completed. Blockwork till 34th floor completed. Gypsum plaster completed till 30th floor, Marble flooring work in progress.



VJ CENTRAL AVENUE

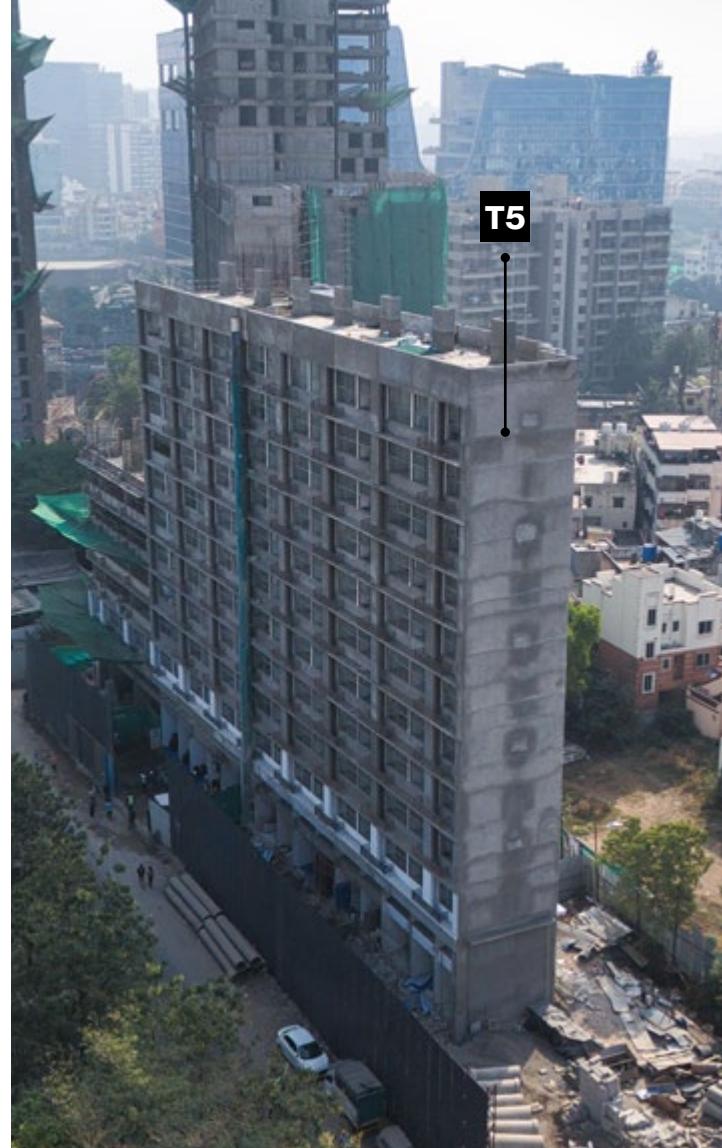
Kharadi

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FOR DETAILED UPDATES
AS ON 15 DEC 2025**TOWER 5**

11th floor blockwork completed.
2nd to 11th floor gypsum work completed.

TOWER 6

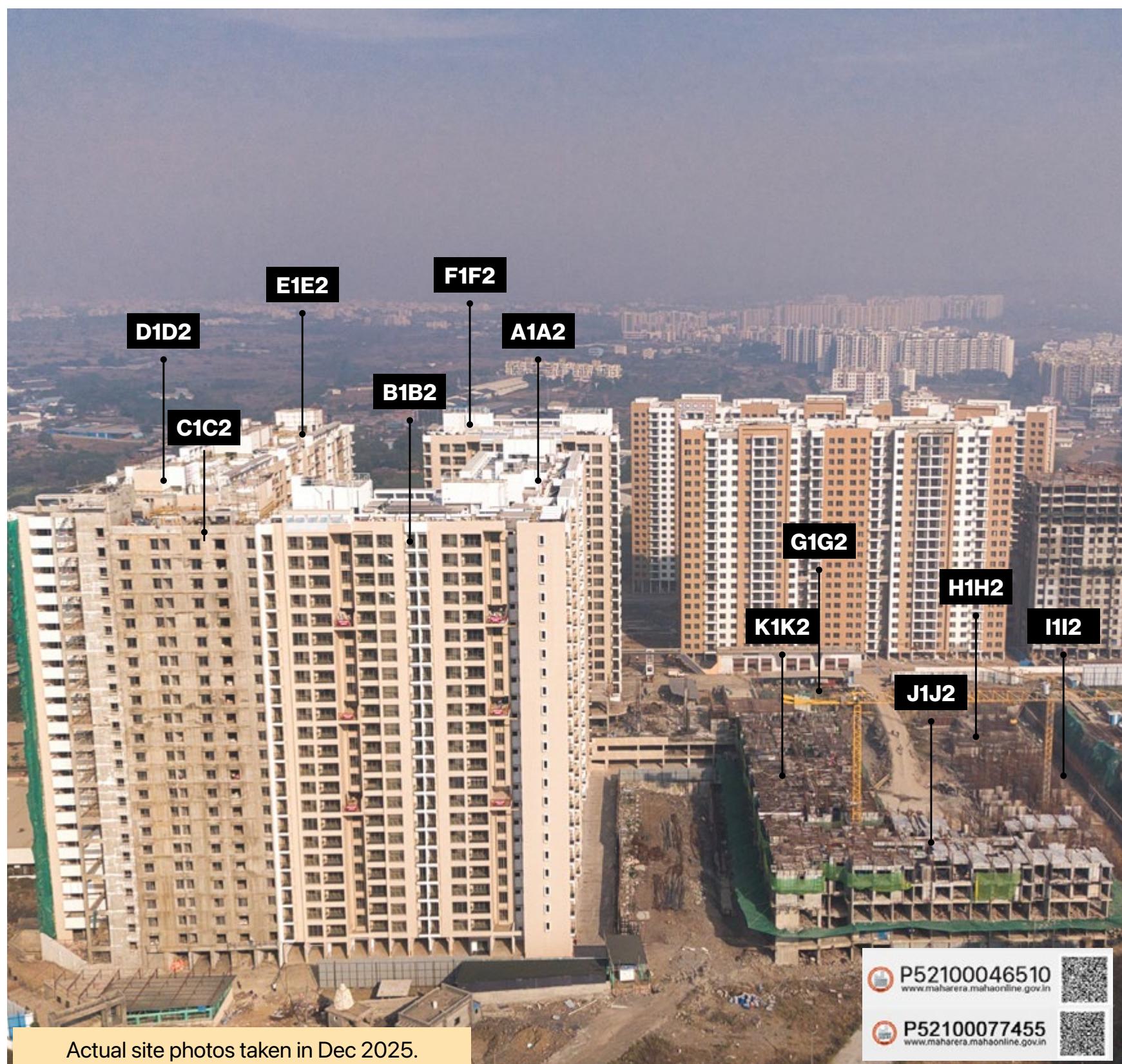
16th, 19th & 21st floor blockwork in progress.
10th & 12th floor Gypsum work in progress..



Actual site photos taken in Dec 2025.

YASHWIN ENCHANTÉ

UPPER KHARADI

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FOR DETAILED UPDATES
AS ON 15 DEC 2025

Actual site photos taken in Dec 2025.

C1C2 BUILDING

22nd floor toilet dado & 21st tile flooring work completed. Terrace waterproofing work in progress.

D1D2 BUILDING

19th & 20th floor toilet dado work in progress.
2nd to 22nd floor tile flooring work completed.

E1E2 BUILDING

2nd to 22nd floor Blockwork, internal plaster, gypsum plaster & kitchen otta completed.

H1H2, I1I2 BUILDING

Excavation and PCC work Completed.
First Slab - Work in progress.

J1J2 BUILDING

5th Slab - Work in Progress.

K1K2 BUILDING

6th Slab - Work in progress.



YASHONE ETERNITEE

HINJAWADI

[CLICK HERE](#)FOR DETAILED UPDATES
AS ON 15 DEC 2025**A BUILDING**

21st floor blockwork & gypsum work completed. 22nd floor kitchen otta, 18th & 19th floor waterproofing, 19th floor wall plumbing work in progress.

B BUILDING

22nd floor block work, plaster work, gypsum work completed. 21st floor waterproofing work in progress. 3rd & 8th floor door frame fixing work in progress

E1 E2 BUILDING

23rd floor reinforcement & shattering work in progress. 15th floor blockwork, 12th to 16th floor waterproofing and 14th floor kitchen platform work in progress.



YASHWIN URBO CENTRO

WAKAD

[CLICK HERE](#)FOR DETAILED UPDATES
AS ON 15 DEC 2025**A1A2 BUILDING**

13th floor slab work completed.
7th floor block work in progress.

B1B2 BUILDING

31st floor slab work completed.
28th floor block work in progress.

C1C2 BUILDING

34th floor slab completed
31st floor Blockwork in progress.

D1D2 BUILDING

35th floor slab (Terrace slab) completed.
32nd & 3rd floor block work in progress.

E1E2 BUILDING

2nd floor slab casting completed.
3rd floor slab work in progress.

F1F2 BUILDING

Footing 80% casting work completed.
Plinth PCC work 70% completed.
Basement 165% casting completed.

G1G2 BUILDING

Excavation work completed.
Basement raft work in progress.



PALLADIO KHARADI CENTRAL - II

KHARADI

[CLICK HERE](#)

 FOR DETAILED UPDATES
AS ON 15 DEC 2025

E2 TOWER

 4th Floor Slab Casting - Completed.
 5th Floor Slab pour 2 - Shuttering and Reinforcement work in Progress.

E3 TOWER

 First floor slab - Completed
 Pour 1 - casting work completed
 Pour 2 - Shuttering and steel reinforcement work in progress


Actual site photos taken in Dec 2025.

VJ INDILIFE

WAKAD

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 FOR DETAILED UPDATES
AS ON 15 DEC 2025

 32nd floor staircase gypsum plaster work in progress.
 12th floor entrance lobby & toilet false ceiling fixing work in progress.
 22nd floor electrical switches fixing work in progress.


Actual site photos taken in Dec 2025.



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3+ ACRE
of total project area



02 TOWERS
across all phases



27 STOREY TOWERS
with great views



500+ RESIDENCES
in 3 BHK configuration



3 LEVELS OF PARKING
to ensure space for all



3 STOREYED
club house



40+ AMENITIES
spread across multiple levels



36,000 Sq. ft.
landscaped area



VJ | VILAS
JAVDEKAR
DEVELOPERS

Palladio LaViento, Near Vibgyor School, Baner-Mahalunge
Contact: **Lokesh Gupta - 8956409022** • **Vrushali Chaudhari - 9673474949**

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