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Project Bhoomi: A Long-Term Commitment to Living Landscapes - Where Trees Are Valued as Assets, Not Obstacles



VJ formalises a long-term sustainability commitment that treats mature trees as living assets and integrates preservation into every future project.

In urban development, fully grown trees are often treated as constraints within planning projects. Project Bhoomi challenges that default thinking. It positions ecological continuity as an integral part of project strategy rather than an afterthought.

Project Bhoomi represents a structural shift in how VJ approaches development and landscape responsibility. It establishes a clear principle: mature trees are not obstacles



to be cleared, but assets to be preserved.

At its core, this initiative is about long-term livability. Mature trees contribute significantly to the character of a neighbourhood. They regulate temperature, support biodiversity, improve air quality, stabilise soil, and create shaded environments that enhance daily comfort. Over time, these environmental factors shape how a community feels, calmer, cooler, more welcoming, and more complete.

There has always been a belief that the true strength of a neighbourhood can be seen in the size of the tree bark



Project Bhoomi is not a one-time initiative. It marks the beginning of a sustained commitment to preserve mature trees wherever viable, ensuring that growth strengthens ecological value rather than diminishing it. The true success of this effort will be when transplanted trees return healthy and thriving to their original land.

within it. Mature trees signal time, stability, and care. They reflect a place that has grown organically, where families feel connected, where streets feel lived in, and where warmth replaces transience. Established landscapes create belonging, and belonging creates community.

Project Bhoomi formalises this belief into operational policy.

This commitment is not limited to a single location. Going forward, every project will evaluate mature trees through a preservation-first lens. Wherever viable, scientific transplantation will be prioritised over removal. Ecological assessments will be embedded early in planning discussions to reduce reactive decision-making later.

The objective is not temporary relocation alone. The real success of Project Bhoomi will be realised when transplanted trees are brought back to

their original land healthy and thriving. Monitoring, nourishment, and long-term care are therefore central to the commitment. This transforms transplantation from displacement into long-term responsibility.

By integrating ecological preservation into development strategy, VJ strengthens both environmental balance and the everyday experience of community living. Project Bhoomi is not symbolic sustainability. It is structured responsibility.

Growth will continue. Infrastructure will advance. But landscape continuity will remain part of the equation. Project Bhoomi marks the beginning of a movement within VJ - one where development moves forward with roots intact.

A record was set. But more importantly, 129 families moved closer to their dream homes.

On Vinayak Chaturthi, registrations were completed smoothly and swiftly. Time slots planned. Documents verified. Queries resolved in real time. Many completed the process in minutes. All experienced clarity and care. Scale met celebration. Every signature marked the start of a new chapter. Discover how VJ turned a milestone into a memorable moment.

[Read more on page 10](#)



As emerging designers, we often look outward. PDF 2026 asked us to look inward at India itself.

To design with empathy, research, and cultural awareness. To balance the technical with the emotional. To build communities, not just concepts. The conversations stayed with us long after the sessions ended.

[Read more on page 02](#)

This is how communities grow. With care. With planning. With purpose.

Yashwin Orizzonte strengthens its green cover. Existing trees revived. New plantations planned. Maintenance ensured. A lasting green legacy begins here.

[Read more on page 06](#)



What If a School Building could Quietly Shape Behaviour?

At MITCON, Block B is being designed as more than an academic structure. It is a learning ecosystem rooted in environmental psychology. From modular classrooms to generous social corridors, From a dignified double-height entrance to connected vertical spaces,

Every design move supports focus, interaction, and belonging. Excavation is underway. Completion is set for March 2027. Step inside the thinking behind a building that teaches beyond the classroom.

[Read more on page 06](#)

Finished floors. Live processes. Complete clarity.

From mock homes to real engineering systems, From timelines to waterproofing layers; everything is on display. The new Bare Shell Unit Showcase takes transparency even deeper. Because trust is built when nothing is hidden. Read how VJ is redefining the homebuyer journey.

[Read more on page 07](#)



48 Minutes. 4 Hours. One City at the centre of it all - Pune

With seven high-speed rail corridors announced in Union Budget 2026-27, Pune is set to emerge as one of India's most powerful connectivity hubs. The proposed 48-minute Mumbai-Pune link and the Pune-Hyderabad-Bengaluru corridor promise to transform everyday travel and business movement. This means faster commutes,

stronger intercity collaborations, seamless airport access, and greater lifestyle flexibility. What once required overnight journeys will soon take just a few hours. Choosing Pune was never just about a home — it was about investing in a future that keeps accelerating.

[Read more on page 03](#)



Keys are just the beginning. True handover means understanding every system behind the walls.

At YNC, residents experienced live safety demonstrations. From lifts and pumps to fire systems and DG sets. Clean water systems formally handed over. Complete clarity. Complete confidence.

[Read more on page 06](#)



Brighter Screens, Brighter Futures: Digital Classrooms for Labourers' Children

[Read more on page 10](#)



Breathing Easy : Punawale's Long-Awaited Oxygen Park is Finally Here

A 22-hectare green lung takes shape right at the doorstep of VJ Parivaar's Punawale community, a win for sustainable, healthy neighbourhood living.

Great neighbourhoods aren't built overnight; they grow through civic commitment, community voices, and the kind of long-term thinking that puts people before convenience. Punawale just witnessed exactly that. The Forest Department has officially commenced development of an 'Oxygen Park' on a 22-hectare plot previously earmarked for a waste management facility that residents had long opposed. Backed by a ₹8 crore state government sanction, Punawale's green transformation has begun in earnest.

The journey here reflects the power of collective persistence. Following years of resident protests and strong advocacy in the state legislative assembly by then-MLA Ashwini Jagtap, the state government scrapped the waste plant in December 2023.

Residents consistently demanded the land be preserved as green open space and that vision is now becoming a living, breathing reality.

The Oxygen Park is designed as a complete ecological and recreational destination. Planned features include:

Nature trails through lush planted greenery

Mass plantation of oxygen-generating trees

A children's play area for young families

A fountain and open landscaped spaces

Informational signboards on local biodiversity

Tendering is complete and ground-level development has begun, with site cleanup already underway to prepare the land for full-scale planting and infrastructure work.

For the VJ Parivaar at Punawale, this development couldn't be more welcome. Punawale has grown rapidly as a residential and IT corridor, and with that growth comes the need for quality open green spaces where families can unwind, breathe clean air, and simply slow down.

A 22-hectare oxygen park just minutes away means morning walks along tree-lined trails, weekend outings for children,

Punawale's much-awaited Oxygen Park transforms a controversial waste plant site into a sprawling green space that promises cleaner air, open recreation, and a healthier everyday life for families in the area.

and the kind of natural breathing space that genuinely elevates daily quality of life.

For VJ homeowners in Punawale, this is one more reason to feel proud of where they have chosen to live. Green infrastructure of this scale adds lasting liveability, strengthens the neighbourhood ecosystem, and reflects exactly the kind of progressive urban development that makes Punawale one of Pune's most exciting residential addresses.

At VJ Parivaar, we believe that a great home extends far beyond its walls; it lives in the streets, parks, and open spaces that surround it. The Punawale Oxygen Park is a beautiful reminder that good things come to communities that care, advocate, and grow together.



22 Hectares

Total area of the Oxygen Park

₹8 Crore

State government sanctioned budget

December 2023

When the waste plant was officially scrapped

Mass Plantation

Oxygen-generating trees across the entire site

Multiple Amenities

Nature trails, children's play area, fountain, biodiversity signboards

Source: <https://timesofindia.indiatimes.com/city/pune/work-begins-on-punawale-oxygen-park-after-waste-plant-scrapped/articleshow/127036686.cms>

Pune's Pink Line is Ready to Roll: Metro Line 3 Brings Hinjawadi Home

Successful trial runs on the 23-km Hinjawadi-Shivajinagar corridor bring commercial operations within touching distance and life closer to VJ Parivaar living.



It began as a promise. Over years of construction, delays, trial runs, and growing anticipation, Pune Metro Line 3 the Pink Line connecting Hinjawadi to Shivajinagar has steadily moved from blueprint to reality. And now, with trial runs successfully completed in both directions across the full 23-km elevated corridor, commercial operations are firmly within sight, expected to commence before the end of March 2026.

PMRDA officials confirmed that an application seeking clearance from the Commissioner of Metro Rail Safety (CMRS) will be submitted shortly. Once approval is received, passenger services will begin with completed stations opening immediately and remaining ones following as finishing work wraps up. For Pune, and particularly for the city's high-density western corridor, this is nothing short of a transformation.

The numbers tell a compelling story. The 23.3-km elevated corridor features 23 stations connecting Maan-Hinjawadi to Shivajinagar's Civil Court, passing through Wakad,

Balewadi, Baner, Aundh and Shivajinagar. Each three-coach, fully air-conditioned train carries up to 1,000 passengers at speeds of up to 80 km/h, with daily ridership projected at over 3.5 lakh commuters once fully operational.

For VJ Parivaar, living across Wakad, Hinjawadi, Baner and Balewadi Metro Line 3 is a meaningful, everyday upgrade to the quality of life they have been building toward.

The western corridor has long been Pune's most ambitious IT and residential destination and its most congested. Rajiv Gandhi Infotech Park at Hinjawadi employs over one lakh professionals, the vast majority of whom navigate the same stretched roads every single day. For VJ Parivaar residents who call this neighbourhood home, the metro changes that equation completely. A comfortable, air-conditioned 40-minute journey from Hinjawadi to Shivajinagar replaces the daily grind of peak-hour traffic giving families their mornings back, their evenings back, and genuinely more time for the things that matter most.

For NRI homeowners and investors in VJ projects across Hinjawadi, Wakad and Baner, metro connectivity is a direct, measurable boost to rental demand and long-term property appreciation. Transit-oriented living is increasingly what discerning tenants and buyers seek first and VJ Parivaar communities are now firmly in that premium bracket.

Metro Line 3's arrival completes a remarkable picture for Pune's western belt. Combined with the nearly complete Mumbai-Pune Expressway Missing Link, the bullet train corridor announcement, and rapid civic infrastructure development, the Hinjawadi-Wakad-Baner-Balewadi stretch is cementing its status as one of India's premier live-work-connect destinations.

For every VJ Parivaar homeowner who chose this address with confidence and long-term vision this is that

Trial runs on Pune Metro Line 3 have been successfully completed across the full 23-km Hinjawadi-Shivajinagar route, with commercial operations expected by the end of March 2026.

vision paying off. The neighbourhood they believed in is now one of India's best-connected, most future-ready residential addresses.

The Pink Line is ready. Pune's next chapter begins and VJ Parivaar is right at the heart of it.

Source: <https://indianexpress.com/article/cities/pune/pune-metro-line-3-trial-runs-successful-shivajinagar-baner-flyover-10529123/>

23 km

Full Hinjawadi-Shivajinagar corridor length

23 Stations

Wakad, Balewadi, Baner, Aundh, Shivajinagar

40 Minutes

Hinjawadi to Shivajinagar travel time

3.5 Lakh

Daily commuters projected once operational

₹7,600 Crore

Total project investment

March 2026

Target for commercial operations

Seeing Design Through an Indian Lens: Reflections from 20th Pune Design Festival 2026



Pune Design Festival (PDF) 2026 invited us to view design through an Indian lens—and for us, this became the most defining takeaway of the experience. As young designers, we are often exposed to global references, universal frameworks, and international aesthetics. PDF 2026 reminded us that designing in India calls for something more grounded: sensitivity to people, culture, scale, and lived realities that are distinctly our own.

One thought echoed across multiple sessions—simple, yet powerful: **if you want to move products, you must first move people.** In the Indian context, design that succeeds at scale is not driven by form or novelty alone, but by emotion, trust, and everyday relevance. This idea deepened when we heard that what makes a home, a home, is people. It shifted our focus away from objects and layouts, toward relationships, rituals, and the human

presence that gives spaces their true meaning.

Looking at design through an Indian lens also meant recognising that while form may follow function, emotion follows culture.

Many discussions challenged the assumption that modernisation must equate to westernisation. Instead, we were reminded that India is modernising while remaining deeply rooted—and that good design must honour this balance. This led us to reflect on what a modernising India truly demands from architectural design today.

While the festival largely featured voices from branding, marketing, retail, advertising, and media, there was limited discussion on the design of physical spaces. An exception was Architect Prasanna Desai, who spoke about road design in Indian cities. As young architects, we found ourselves yearning for a stronger engagement with built form and spatial design. This absence highlighted how much further we still need to go in bringing conversations about architecture and everyday spaces into larger design forums.

Despite this, the festival offered several learnings that

felt universally relevant across design disciplines:

- Design must be **inclusive and accessible**, especially in a country where it reaches millions.

- While responding to context, designers should **not let go of their identity**.

- User-friendliness matters, but so does the **thinking behind why something exists** and how it connects to people and culture.

Another recurring theme was collaboration. Designing for India—with its layered cities and diverse communities—cannot happen in isolation.

- Balanced design is rooted in rigorous research, not assumptions.

- Collaboration across disciplines leads to more grounded solutions.

- Design is a continuous, iterative process, evolving as people interact with it.

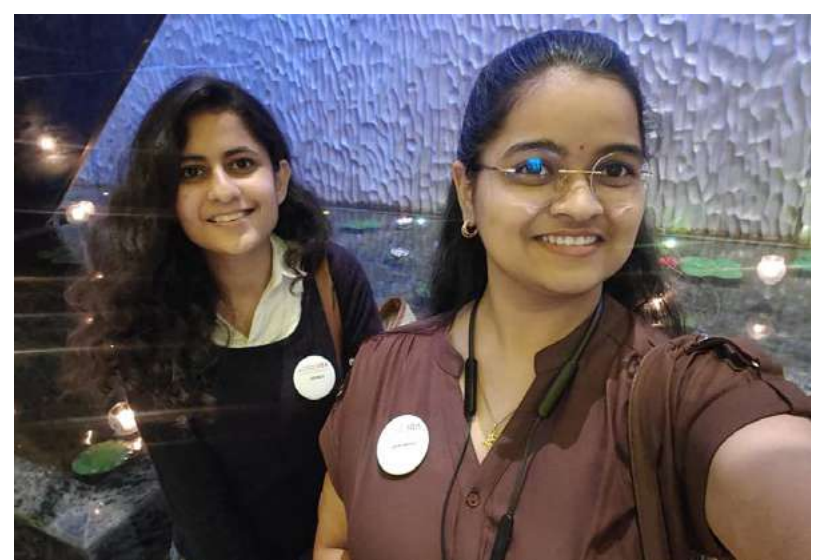
One of the most compelling frameworks we encountered came from Prof. Lalit Kumar Das, who spoke about balancing different quadrants of design—technical, emotional, hedonistic, and ascetic. This framework reinforced the need for Indian design to negotiate between scale and sensitivity,

efficiency and empathy, particularly when shaping homes and shared spaces.

Another key takeaway was the idea that **brands succeed when they build communities, not just businesses.** In India, identity and belonging are deeply intertwined with how people experience design. Design that communicates clearly builds trust, and focusing on the target group strengthens relevance rather than limiting creativity.

Ultimately, viewing design through an Indian lens at PDF 2026 helped us see our role as emerging designers more clearly. Our responsibility is not only to create, but to observe carefully, ask better questions, and design with intention. As we move forward into practice, these reflections will shape how we approach people, spaces, and processes—anchoring our work in empathy, cultural awareness, and a deeper understanding of the contexts we design for. In a country as layered and alive as India, this way of seeing feels not just relevant, but essential.

By Akansha & Shubhangi
For GRIT: Design Home for Vilas Javdekar Developers



Design Forward: Homes Children Grow Up In

Environmental psychology has long shown us something quietly powerful: the spaces we live in do not merely shelter us—they shape us.

For children especially, everyday environments influence emotional regulation, attention, curiosity, and a sense of safety. Research in environmental psychology consistently points to the role of **sensory richness, familiarity, and meaning** in supporting children's mental well-being. **Long before children can articulate preference or opinion, they are absorbing colour, material, light, texture, and rhythm. The home becomes their first classroom—not through instruction, but through experience.**

This is why homes cannot be thought of as neutral containers.

They are formative environments.

As urban living becomes denser and childhood increasingly mediated by screens, the home plays an even more important role. It is often the primary place where children experience tactile surfaces, material honesty, variation, and story in a sustained way. What we choose to include—or exclude—from these spaces matters more than we realise.

At Vilas Javdekar Developers, we therefore see homes not just as well-designed residences, but as places where childhood unfolds quietly, every day. If we design only for

aesthetics, we lose meaning. To revive traditional arts is not an act of nostalgia.

It is an act of responsibility. The artist still holds the song.

Our role is to design a world that still knows how to listen.

Kalighat painting is only one example of what we stand to rediscover.

The question is not whether Indian craft belongs in contemporary homes.

The question is whether our homes will still feel like ours without it.

Because the most meaningful spaces are not the ones that look perfect in photographs.

They are the ones that quietly tell us who we are.

What Children Learn From the Spaces They Live In

Environmental psychology tells us that children experience space differently from adults. They do not read homes as styles or compositions; they experience them through their bodies, senses, and repeated interactions.

Studies show that children feel more grounded in environments that offer **variation rather than uniformity, and familiarity rather than abstraction.**

Texture, colour, material, and objects that invite interaction help children build emotional comfort and curiosity. Spaces that are overly sterile or visually flat, while calm for adults, can feel emotionally distant to children.

Children also learn

through what psychologists describe as affordances—the possibilities a space offers for exploration and engagement. A hand-carved surface invites touch. A textile invites softness and comfort. An artwork invites questions and storytelling. These everyday interactions help children form relationships not only with people, but with their surroundings.

When children grow up in homes that hold Indian art, craft, and handmade objects, they absorb something deeper—often without realising it. They learn that things can be made, not just bought. That colour and pattern are not excess, but expression. That objects can age, be repaired, and be cared for.

A painting on the wall becomes a story waiting to be asked about.

A brass lamp becomes a daily ritual.

A woven textile becomes something warm, familiar, and human.

Over time, these experiences shape place attachment—a child's emotional bond with home. This sense of belonging becomes a quiet anchor, especially in a fast-moving, globalised world.

This is where interior design moves beyond appearance—and becomes responsibility.

Two Ways to Create an Indian Home Today

There is no single way to design a home that feels rooted. Families are different, lives are layered, and preferences vary. What

matters is intention.

Two interior approaches are emerging as meaningful ways to bring Indian arts and crafts into contemporary living: **Indian Maximalism, and Modernism with an Indian touch.**

Indian Maximalism: Homes That Hold Many Stories

Indian homes have traditionally been layered spaces—filled with objects collected over time, colours chosen with confidence, and elements that carry memory. Indian Maximalism draws from this instinct.

These homes are expressive and warm. Art takes centre stage. Textiles are rich and tactile. Materials like wood, brass, terracotta, and stone coexist naturally. Objects arrive through festivals, travel, inheritance, and everyday life, rather than being curated all at once.

From an environmental psychology perspective, such spaces offer **sensory richness and narrative depth.** For children, this supports imagination, curiosity, and emotional connection. They learn that a home is allowed to evolve, that it can hold many stories at once.

Indian Maximalism is not clutter—it is continuity.

Modernism with an Indian Touch: Calm, But Rooted

For families who prefer visual calm and simplicity, Modernism with an Indian touch offers a quieter path.

These homes are uncluttered and efficient,

but not cold. Neutral palettes are softened by natural materials and handcrafted details. Indian craft appears selectively—one artwork, one carved panel, one woven textile—each given space to breathe.

Here, restraint is intentional. Every element is chosen with care.

This approach works well because environmental psychology reminds us that children benefit not only from stimulation, but also from clarity and legibility. When a few meaningful elements stand out clearly, children are more likely to notice them, engage with them, and form attachment. Modernism, when grounded in material honesty and cultural cues, can still feel deeply Indian.

Design Forward

Whether a home is layered and expressive or calm and restrained, the deeper question remains the same: What are we choosing to pass on?

Homes shape childhood quietly, every day. They influence what children notice, what they value, and what feels familiar and safe.

We are not designing homes only for today's lifestyles.

We are shaping the environments in which children learn how to feel safe, curious, and connected. When modern living is grounded in cultural cues and sensory richness, homes become places that support both growth and belonging.

Because homes are not just where we live.

They are where childhood happens.

And what children grow up with—materially, sensorially, culturally—is what they carry forward.



Sruthi Atmakur-Javdekar, PhD

Architect, Landscape Architect & Environmental Psychologist
GRIT

Design Forward

Explores how architectural and landscape design shapes our built environments.

48 Minutes to Mumbai, 4 Hours to Bengaluru: Pune's Bullet Train Era Has Arrived

Seven high-speed rail corridors announced in Union Budget 2026 promise to transform how VJ Parivaar connects, commutes, travels and grows.

India has always been a country of movement of ambition that travels far and dreams that refuse to stay still. And with the Union Budget 2026–27, that movement just got a whole lot faster. Finance Minister Nirmala Sitharaman announced seven high-speed rail corridors spanning the length of the country, each one designed to connect India's biggest economic cities at speeds of up to 350 km/h. At the heart of this extraordinary vision sits Pune and by extension, every family, homeowner and investor proudly part of the VJ Parivaar. The proposed Pune–Hyderabad–Bengaluru Bullet Train Corridor, spanning approximately 508 kilometres, is the most exciting headline from this announcement. A journey that currently demands 12 exhausting hours by road or overnight rail will shrink to a remarkable 3 hours and 55 minutes with Hyderabad just 1 hour 55 minutes away and Bengaluru reachable in under 4 hours total. Simultaneously, the Mumbai–Pune corridor

promises to compress one of India's most-travelled intercity routes to just 48 minutes.

A Network That Connects the Nation

The seven corridors announced collectively form a 4,000 km high-speed rail network, with India's total bullet train ambition eventually stretching to 7,000 km. Key routes include Mumbai–Pune, Pune–Hyderabad, Hyderabad–Bengaluru, Hyderabad–Chennai, Chennai–Bengaluru, Delhi–Varanasi and Varanasi–Siliguri together creating a seamless spine of high-speed connectivity across the subcontinent.

Detailed Project Reports for key corridors are expected by March 2026, with construction groundwork potentially beginning as early as 2027. Karnataka's Infrastructure Minister MB Patil has already strongly advocated for the Bengaluru–Pune–Mumbai corridor to be fast-tracked, recognising its transformative potential for western Maharashtra and southern India's combined economic landscape.

For VJ Parivaar living across Hinjawadi, Wakad, Baner, Balewadi, Kharadi, Wagholi and Punawale this announcement carries deeply personal significance. It is not simply about trains travelling faster. It is about life becoming richer, simpler and more full of possibility.

Working professionals who today spend hours navigating the Mumbai–Pune Expressway

will soon board a bullet train and arrive refreshed, ready, and with time to spare. For Pune's thriving IT community and many of the homeowners in the western corridor, a Hyderabad–Pune journey of under two hours opens up entirely new career and collaboration possibilities between two of India's largest technology hubs.

A Bengaluru trip that once meant booking an overnight Volvo or an expensive flight becomes a relaxed four-hour journey comfortable enough to make weekend travel a genuine option. Visiting relatives, attending celebrations, or simply exploring a new city becomes something families can plan with ease and excitement.

For NRI homeowners invested in VJ projects, high-speed rail access from Pune to Mumbai's Chhatrapati Shivaji Maharaj International Airport transforms the ease of international travel significantly making their VJ home feel more connected to the world than ever before.

Pune's western and eastern belts home to a thriving cluster of VJ Parivaar communities are already among India's most desirable residential addresses. This bullet train announcement layers another compelling reason for future homebuyers and investors to look at Pune's VJ communities with confidence.

For existing homeowners, it is a proud reaffirmation of the decision they made choosing



Pune stands at the heart of a high-speed rail revolution connecting Mumbai in 48 minutes, Hyderabad in under 2 hours, and Bengaluru in just 4 hours.

not just a home, but a city and a community that keeps growing in value, liveability and ambition.

For VJ Parivaar, each new development like this is a reminder of something deeply felt that they did not simply buy a flat. They invested in a future. A faster, greener, better-connected future that keeps delivering on its promise, one milestone at a time.

Every bullet train journey begins with choosing the right city. VJ Parivaar chose Pune and Pune keeps proving that right.

Design speed of bullet trains



350 Kilometers/ Hours

Pune–Hyderabad–Bengaluru corridor length



508 Kilometers

Total Union Budget 2026 network



7 Corridors 4,000 Kilometers

Mumbai to Pune



48 Minutes

Pune to Bengaluru via Hyderabad



3 Hours 55 Minutes

Source:

<https://www.punekarnews.in/pune-to-bengaluru-in-4-hours-via-hyderabad-with-proposed-bullet-train/>

People First, Always: Inside VJ's Customer-First CRM Philosophy

Senior Leader Anand Pitre shares how VJ's CRM team turns every customer interaction into a relationship built on trust, empathy and unwavering commitment.



Anand Pitre,
VP - CRM, Vilas Javdekar Developers

In real estate, the journey does not end at possession. For most homeowners, it is only just beginning and the team that walks alongside them through every question, concern, milestone and moment is the Customer Relationship Management (CRM) team at VJ. Leading this effort with passion and clarity is Senior Leader Anand Pitre, whose vision of customer-first service goes far beyond resolving tickets and closing complaints.

"A strong customer-first approach begins with empathy," says Anand. "It is about being responsive, being transparent, and being genuinely present for the customer not just when things go smoothly, but especially when they don't."

Trust Is Built in the Difficult Moments

The true character of a CRM team reveals itself not in routine interactions, but in how it handles challenges. For Anand and his team, every customer concern big or small, is treated with the same seriousness and care.

"Whenever customers face issues, we need to address them in the manner they need, at the moment they need it," he explains. "The approach must never be dismissive or transactional. Every interaction should feel like a conversation between people who genuinely understand each other." This commitment extends even to situations where immediate solutions are not available.

Rather than offering empty assurances, the team acknowledges the gap honestly, handles it diligently, and ensures the customer never feels abandoned in the process. That transparency even when the answer is "we are working on it" is what builds lasting trust.

Standing Out Through People-First Culture

In an industry where customer loyalty and referral programmes remain largely underdeveloped, Anand sees a significant opportunity for VJ to differentiate itself meaningfully. "Loyalty in real estate is rarely rewarded the way it deserves to be," he observes. "Customers who trust us, refer us and stay with us through their entire home

"A strong customer-first approach begins with empathy"

journey deserve far more recognition."

Beyond programmes and platforms, Anand believes the real differentiator is mindset.

"People-first culture, professional growth, and a spirit of innovation these are what give us a different edge. When your team genuinely believes in putting the customer ahead of everything else, it shows in every single interaction."

He is equally candid about dispute resolution an area where the CRM team takes a particularly strong stance.

"We handle disputes with care, but also with conviction. If we need to fight internally for the customer's rightful solution, we will do that. The customer's trust in us cannot be compromised."

The Future : Seamless, Tech-Enabled and Qualitative

Anand's vision for VJ's CRM function is forward-looking and deeply aligned with the evolving expectations of today's homeowners. "In the world of AI and technology, we are building our own integrated systems so that customers can access real-time information directly without needing to call or follow up with anyone," he shares.

The goal is clear: to move routine transactional queries entirely to smart digital platforms, freeing the CRM team to focus on what matters most qualitatively, meaningful interactions that strengthen relationships and deepen trust.

"Transactional information should flow through the system seamlessly. What the team focuses on should be the conversations that truly matter, the ones where human empathy, understanding and personalised support make all the difference."

The Road Ahead : Better Feedback, Better Outcomes

With characteristic honesty, Anand also acknowledges areas where VJ's CRM journey can grow further. Better knowledge sharing across the real estate ecosystem, more robust and authentic feedback mechanisms, and a stronger escalation matrix are all priorities that the team is actively working to strengthen.

For VJ's CRM team, customer service is not a department, it is a deeply held culture. Senior Leader Anand Pitre opens up about what it truly means to put people first, and how VJ is building a future where every homeowner feels heard, valued and genuinely cared for.

"Sometimes feedback does not reach us in its truest form. Sometimes escalations are not followed through with the urgency they deserve. These are gaps we are committed to closing because the only way to truly improve is to listen honestly and act decisively."

For VJ Parivaar homeowners, this commitment is deeply reassuring. Behind every query, every call and every concern is a team that does not just process requests, it genuinely cares about the outcome. A team that stands for something larger than service delivery: a promise that at VJ, you are never just a customer. You are family.

People first. Always.

From House to Home: Meet the Team That Makes Your Space Truly Yours

Introducing VJ's H2H Team, the passionate designers, coordinators and customisation experts dedicated to transforming every VJ house into a personalised, beautiful home.



Behind every customised kitchen, personalised floor finish and thoughtfully designed living space at VJ is a dedicated team working quietly but powerfully, the House to Home (H2H) Team. Meet the people who turn blueprints into belonging.

project coordinators who work closely with every homeowner to ensure their space is not just well-built, but deeply personal. As VJ Connect proudly introduces this vital team for the first time, here are the people behind the spaces you love.



Poonam Mudliar,
Assistant General Manager
H2H Team

With over 14 years of experience in interior design, project leadership and client management, Poonam Mudliar leads the H2H Team as its AGM, overseeing end-to-end project operations and

customer experience management across the entire division.

What sets Poonam apart is her passion for the most demanding part of the job: customer escalations and complex project challenges. "Every concern is an opportunity to improve service quality and build trust," she believes. "My focus is always on creating seamless experiences while maintaining design excellence." From coordinating between teams to ensuring timely delivery and quality standards, Poonam's leadership ensures that every H2H project is managed with precision, empathy and an unwavering commitment to the customer.

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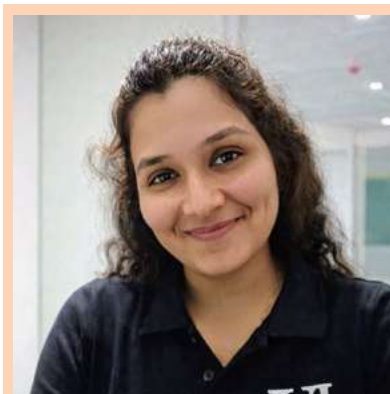
Akash Mohite,
Senior Manager,
H2H Team

With five years at VJ, Akash brings a rare combination of customer-facing experience and technical design expertise to the Customisation Team. Having started his VJ journey in a customer-facing role, he

developed an intimate understanding of client expectations and project dynamics before transitioning to his current focus design customisations across all projects and evaluating technical feasibility for personalised requirements.

Akash's role sits at the intersection of creativity and practicality ensuring that every homeowner's vision is not just beautifully conceived, but thoughtfully and practically achievable. He is the bridge between what customers dream of and what can be delivered with excellence.

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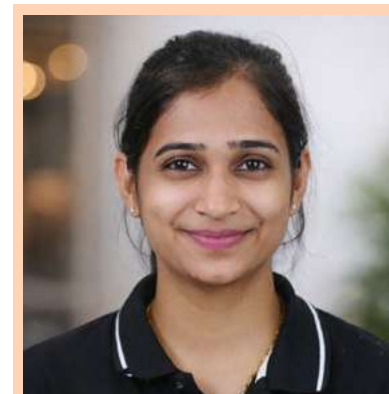
Darshana Deokar,
Assistant Senior Architect,
H2H Team

Darshana Deokar brings a client-first sensibility and sharp execution focus to the H2H Team. Working closely on residential customisation and

coordination, she partners with homeowners to thoughtfully translate their ideas into refined, well-executed spaces ensuring every vision finds its truest expression in the final outcome.

What drives Darshana is a genuine desire to understand each client's lifestyle deeply. "My focus is on ensuring every customisation is executed smoothly, efficiently, and exactly as envisioned," she shares. From layout rearrangements to on-site coordination, she manages every detail with care and precision. Currently, Darshana is overseeing customisation and coordination for Portia Grande, one of VJ's landmark projects.

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Bhagyashree Bhagat,
Assistant Senior Interior Designer,
H2H Team

Bhagyashree Bhagat is the vital link between customers, site teams and the broader H2H ecosystem. As a coordinator managing home

customisation requirements, she ensures that client needs are understood clearly, communicated accurately and executed smoothly across projects.

Passionate about customer satisfaction, clear coordination and seamless execution, Bhagyashree currently manages customisation works across Yashwin Urbo Centro, Palladio Balewadi Central, Yashwin Enchante, Palladio Kharadi Central 2 and Yashone Eternitee bringing her proactive, organised approach to some of VJ's most exciting ongoing projects.

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Sayali Satpute,
Assistant Senior Interior Designer,
H2H Team

Sayali Satpute's story with VJ is not just professional, it is deeply personal, and beautifully so. Her father, Mr. Ganesh Satpute, has been supplying milk pouches to VJ's Siddharth Towers office in Kothrud for over two decades. As a young schoolgirl accompanying him to collect monthly bills, he would often say, "Study well, one day you will work here, and that will be my proudest moment."

On 17th September 2019, at just 21 years of age, Sayali walked through VJ's doors as an employee turning her father's dream into reality. Now completing 6.4 years with the organisation, her journey has

been one of continuous growth, creative evolution and quiet pride.

For Sayali, design is never just about aesthetics. "It is about creating meaningful spaces that enhance everyday living blending functionality with thoughtful detailing to reflect quality, comfort and long-term value." Today, she handles design responsibilities and independently owns projects across VJ's portfolio, bringing discipline, consistency and genuine passion to every space she touches.

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Pallavi Patil,
Assistant Senior Designer,
H2H Team

Pallavi Patil is a Civil Engineer working as an Assistant Senior Designer in the House-to-Home

team, specialising in coordinating and managing home customisation requirements with a practical and innovative approach. She is passionate about giving every customer a smooth, well-coordinated experience through clear communication and attention to detail, while personally focusing on continuous growth and building positive relationships. She is currently handling customisations for Yashwin Urbo Centro, Palladio Balewadi Central, Yashwin Enchante, Palladio Kharadi Central II and Yashone Eternitee.

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A Team Built on Purpose

Together, the H2H Team represents one of VJ's most meaningful commitments to its homeowners: the belief that possession is not the finish line, but the beginning of a deeply personal journey of making a space your own. Whether it is a design consultation, a customisation request, a technical evaluation or a complex escalation, this team brings skill, heart and genuine dedication to every interaction. Because at VJ, a house is only the starting point. Home is what we help you build.

VJ ONE Parivaar: Real Stories. Real Rewards. Real Relationships.

VJ ONE Parivaar is more than a benefits platform; it is a thoughtfully designed ecosystem created exclusively for VJ customers, where loyalty, relationships, and rewards come together seamlessly. Built to enhance the homeowner journey, ONE Parivaar offers priority access to upcoming projects, pre-launch advantages, dedicated relationship support, and a transparent points-based reward system with instant redemption through an integrated e-wallet. Every interaction; from completing your profile to recommending a VJ Home or making a self-purchase is acknowledged and rewarded. In this edition of VJ Connect, we bring you real stories from members who have

experienced these benefits firsthand. Their testimonials reflect how ONE Parivaar is not just about points and privileges, but about building lasting relationships from Payabhami till possessions and beyond.

5 Easy Steps. Endless Rewards.

1. Login with Your OTP
2. Redeem Your First 1000 Points Whenever You Want
3. Complete Your Customer Profiling
4. Add Your First 5 Recommendations
5. One-Time Loyalty Bonus



EARN AND PASS ON BENEFITS TO YOUR FRIENDS AND FAMILY

CLICK HERE TO KNOW MORE ABOUT REFERRAL AND LOYALTY

REAL VOICES, REAL REWARDS

"I'm delighted to share my appreciation for VJ' outstanding referral program! It's truly a win-win, offering great incentives for referrers while ensuring referred candidates receive exceptional care. I was particularly impressed to learn that one of my referrals felt so confident and well-supported that they ended up booking two units. This speaks volumes about VJ' commitment to both their clients and their network. Keep up the fantastic work!"

- Dr. Kishore Jawale, Yashwin Enchanté



"I have recommended my five friends. All of them have registered, and one more friend is set to register next week. The points system which was explained by the VJ team is very exciting, and I have redeemed my points. The cash keeps coming into the account, and I'm very happy to share that."

- Imtiyaz Ali, YashONE Infinitee

A Gift of Life: VJ Hosts Blood Donation Camp at Yashwin UrboCentro

In association with Yashwantrao Chavan Memorial Hospital, VJ organized a blood donation camp at the YUC site, reinforcing its commitment to community welfare and saving lives.

On a day of special significance of Sarvesh Javdekar's Birthday, VJ marked the occasion with a meaningful community initiative. A Blood Donation Camp was successfully organized at the YUC site in association with Yashwantrao Chavan Memorial Hospital.

The initiative was undertaken to support critical blood requirements and contribute directly to saving lives. The camp witnessed enthusiastic participation from across the organization - including senior leadership, site teams, staff, and workers - reflecting VJ's strong culture of unity and social responsibility.

Adding to the significance of the day, Sarvesh Javdekar himself donated blood, leading by example and reinforcing the message that true leadership extends beyond business excellence to compassionate action. His participation inspired many, including first-time donors, to



step forward with confidence and pride.

The medical team from YCM Hospital ensured the camp was conducted smoothly, adhering to the highest standards of safety, hygiene, and care.

This annual initiative has now become a cherished tradition within VJ - a reminder that while homes are built every day, commitment to community well-being remains equally strong. Through such efforts, VJ continues to reaffirm its dedication to responsible growth and meaningful social impact.

VJ Samvaad – VJ IndiLife Wakad

Construction progress, Metro connectivity updates, and building readiness reviewed with customers.

The latest VJ Samvaad for VJ IndiLife Wakad brought together customers and the core project team for a detailed review of construction progress, building readiness, and upcoming milestones. The session focused on sharing precise updates from the site.

The team walked customers through the current stage of structural completion, progress on internal works, and façade development. In addition to construction updates, the session covered infrastructure developments in and around Wakad. Improvements in Metro connectivity, growing social infrastructure, and ongoing development in the surrounding micro-market were discussed. As the neighborhood continues to evolve, these developments further strengthen the location's convenience and long-term value. A key highlight of the Samvaad was the interactive Q&A segment. Core team members from construction, engineering, planning, and customer relations addressed queries directly. Questions related to specifications, finishing timelines, documentation processes, and handover procedures were answered in detail. The open dialogue ensured that customers received clarity straight from the teams driving execution on site. The Samvaad offered a comprehensive update — not only on what has been completed, but also on what lies ahead. It reaffirmed that every stage of development is being tracked closely, with defined timelines and quality benchmarks. As IndiLife Wakad progresses towards its upcoming targets, continued engagement through Samvaad ensures that customers remain informed and connected to the project journey.



CELEBRATING LEGACY. ENDURING TRUST.

Crafting jewellery that blends tradition with modern sophistication, pieces made to celebrate life's finest moments.



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

A special surprise awaits you at our store with this ad!

Rooted in Care: Yashwin Orizzonte's Green Initiative Takes Shape



The Society Committee leads a meaningful plantation drive and maintenance effort, nurturing a cleaner, greener and healthier community for residents.

A thriving community is not built with concrete and design alone, it is nurtured with intention, care, and a deep commitment to the natural world around it. The Society Committee at Yashwin Orizzonte has taken a meaningful and inspiring step in this direction, demonstrating that sustainable living is not a distant aspiration but an active, ongoing practice, one rooted in responsibility and shaped by collective will.

As part of its growing list of environmental initiatives, the Committee recently undertook extensive cleaning and maintenance of existing plants and trees in the open space adjacent to the society's turf area. Overgrown branches were carefully trimmed, debris thoughtfully cleared, and greenery restored to its natural vitality. It was a quiet but powerful act of care, one that visibly improved the ecological and visual health of a shared space that residents walk through, breathe in, and enjoy every single day.

A Plantation Drive in the Making

Building confidently on this foundation, the Committee is now preparing to launch a dedicated plantation drive, supported by a structured and well-planned schedule of regular watering and long-term maintenance. The goal is not simply to add more greenery to the landscape but to ensure that every plant, tree and shrub planted has the best possible chance to grow, flourish, and contribute meaningfully to the environment.

Careful planning will guide the selection of plant species suited to the local climate, ensuring resilience through changing seasons and minimal resource use. Regular care routines will be put in place so that the green cover remains healthy, vibrant and impactful throughout the year.

Every sapling planted here is a quiet promise, a commitment to future residents, to the ecosystem that surrounds the community, and to the values of thoughtful, responsible living that define the Yashwin Orizzonte identity.

Green Living as a Shared Purpose

This initiative reflects a broader and deeply meaningful vision that goes far beyond aesthetics or landscaping. By actively strengthening the green cover around residential spaces, the society aims to create measurable, lasting benefits for

At Yashwin Orizzonte, the Society Committee is turning environmental responsibility into everyday action through a structured plantation drive and regular green maintenance that promises a healthier, more sustainable tomorrow for all residents.

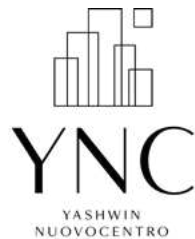
everyone: improved air quality, reduced urban heat, a lower collective carbon footprint, and cooler, more inviting outdoor areas where children can play freely, families can gather comfortably, and seniors can enjoy peaceful evening walks. Equally important is the spirit of togetherness that such initiatives naturally inspire. Residents are being encouraged to participate actively planting saplings alongside neighbours, contributing to watering schedules, and taking collective pride in watching their shared green spaces grow. These small acts of participation build bonds, foster a sense of ownership, and reinforce the community identity that makes Yashwin Orizzonte more than just a place to live.

At VJ Parivaar, sustainability is not a checkbox, it is a value woven into the fabric of community life. Initiatives like this one bring that value to life in visible, tangible, and deeply human ways.

What makes this effort especially significant is the long-term thinking behind it. The Society Committee is not simply organising a one-time event, it is consciously building a green legacy that residents today, their children growing up within these walls, and future homeowners will continue to benefit from for years and decades to come.

As Yashwin Orizzonte's green cover deepens, so does its identity as a community that lives with purpose, breathes with intention, and chooses to grow together, sustainably, and with genuine love for the world it calls home.

Complete, Confident and Community-Ready: YNC's Landmark Handover Journey



From fire safety demonstrations to lift rescue training and a vibrant clubhouse inauguration, YNC's handover journey reflects VJ's commitment to thorough, people-first transitions.

A home handover at VJ is never just about keys and documents, it is about ensuring every family, every managing committee member, and every resident feels genuinely prepared, informed, and confident about the place they now call home. The recently completed handover at Yashwin NuovoCentro & Yashwant Wakad exemplified this philosophy beautifully, spanning three distinct yet deeply connected milestones.



1 Systems That Keep Life Running: Lift and Pumping Handover

The first phase of the handover focused on the essential infrastructure that powers daily living. In the presence of the Society Managing Committee and the FMM Handover Team, a detailed demonstration was conducted covering critical systems including the Domestic and Flushing Water Pumping Systems, the Top Terrace Booster Pumping System, and the Motorized Valve Operations with Water Meter System. Equally important was the comprehensive Lift Operation and Rescue Training, during which team members walked the committee through the ARD (Automatic Rescue Device) system and emergency procedures step by step. This ensured that residents and society staff are fully equipped

to respond calmly and correctly in any situation.

All relevant documentation was duly handed over to the Managing Committee, who have requested time to review the records thoroughly before completing their signatures, a reflection of the transparent and responsible approach that defined the entire process.

The VJ FMM Team has successfully completed a comprehensive handover at Yashwin NuovoCentro & Yashwant Wakad covering critical building systems, safety infrastructure, and a fully equipped clubhouse, ensuring residents step into their new lives with confidence and complete readiness.



2 Safety First: Fire Fighting and DG Set Demonstrations

The second milestone reinforced VJ's strong safety-first culture. A thorough Fire Fighting System Demonstration was conducted in the presence of Society Managing Committee members, the FMM Team, housekeeping staff, and security personnel ensuring that every stakeholder at the society level understands their role in maintaining safety.

Key fire systems demonstrated included the Fire Pumping System, Fire Alarm System, Fire Hydrant System, Top Terrace Booster Pump, and hands-on training on the usage and handling of fire extinguishers. Complementing this, a detailed 30 kVA DG Set Demonstration covered everything from operation in Auto and Manual modes to electrical load

shifting, fuel consumption calculations, fuel level checks, running hour monitoring, and the critical Emergency Stop switch procedure. The Low Fuel Level Alarm system was also explained in depth. Acknowledgement copies for all DG Set documentation were duly received from committee members, completing this phase with full transparency and accountability.



2 A Clubhouse Comes Alive: YNC's Community Heart Opens

The most celebratory moment of the handover journey came with the official inauguration and handover of the YNC Clubhouse, a space designed to bring residents together for shared moments, celebrations, and community life.

Handed over in the presence of Society Managing Committee members and residents, the clubhouse was equipped with all essential amenities including a sound system, chairs, tables, AC units, and male and female toilet facilities. The inauguration was led by residents themselves, with warm support from the FMM Team, a gesture that beautifully reinforced the spirit of community ownership.



A Handover That Builds Trust

Taken together, these three milestones represent far more than technical completions. They reflect VJ's deeply held belief that a truly successful handover empowers residents with knowledge, safety, and spaces that enrich everyday life. The YNC community is now fully equipped, informed, and ready to begin a new chapter and the VJ Parivaar stands proudly beside them every step of the way.

Designing a Building That Teaches Beyond the Classroom

Part 1: Shaping Behaviour Through Space

When we design an academic building, we are not only organizing rooms. We are shaping behaviour.

At MITCON, Block B has been conceived not as an isolated structure, but as a learning ecosystem — one that supports concentration, social development, inclusion, and environmental comfort through spatial clarity.

From an environmental psychology lens, space influences attention, interaction, stress levels, and memory formation. This building has therefore been designed to quietly support how students think, move, and gather.

Current Project Status: Excavation work is presently in progress on site. Scheduled Completion: March 2027.

1. A Modular Academic Framework

The classroom grid follows a disciplined 8m x 6m planning module across floors. Consistency in dimension creates predictability.

Predictability reduces cognitive load.

When environments are structured and legible, students experience lower spatial anxiety and higher orientation comfort. The building becomes easy to read and therefore easier to inhabit.

2. Corridors as Social Learning Zones

The 2.9m-wide corridors are intentionally generous. Research shows that informal interaction strengthens peer bonding and collaborative learning. Narrow corridors force movement; wider corridors allow pause.

Here, circulation doubles as:

- Discussion spill-out
- Display zone
- Transitional social space

Learning does not stop at the classroom door.

3. A Double-Height Entrance as Psychological Arrival

The ground floor introduces a double-height entrance volume. Environmental psychology speaks of "threshold moments" spatial cues that prepare us for role transition. Moving from exterior to academic interior should feel marked.

The vertical volume creates:

- Visual lift
- Orientation clarity
- Institutional identity
- A sense of dignity

Students don't just enter a building. They enter a mindset.

4. Visual Connectivity Through the Staircase Well

The central staircase includes slab cut-outs that visually connect floors.

Vertical transparency increases:

- Passive supervision
- Perceived safety
- Social visibility
- Community awareness

Seeing other levels reduces isolation. The building feels inhabited, not segmented.

Coming Next in the April Edition:

In Part 2, we explore how inclusion, climate response, service discipline, campus connectivity, and collective gathering spaces complete the learning ecosystem of MITCON's Block B — shaping not only movement, but belonging.



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 STATE YOUNG CHAMPIONS!

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



Aarav Gajare
Age- 12 | Yashwin Enchanté
Received performer trophy in SIP Abacus for advance level 2



Shreya Bhoj
Age- 6 | Yashwin Enchanté
Indian open karate championship



Sharayu
Age- 4 | YashONE Wakad Central
Won a trophy and medal in dancing



Druhi Rathi
Age- 10 | VJ Indilife Kharadi
Druhi has come 1st in her Maths Expert Class!



Aarav Bhalgat
Age- 14 | Yashwin Orizzonte
won outstanding Young Chess Player At the 2nd Maharashtra Chess Festival 2025



Advika Gangurde
Age- 5 | Yashwin Enchanté
Bronze medal in district level competition and B grade in blue belt 1



Vihaan Bhosale
Age- 9 | YashONE Eternitee
Won silver medal in shot put



Swara Kamble
Age- 4 | Yashwin Enchanté
Swara proudly secured the Bronze Medal in Athletics (Under-6 Female 4x50m Relay) category at the SFA State Level Championship, Pune 2024-25.



Swanandi Salgare
Age- 9 | VJ One Avenue
Universal Hakinthon Karate Championship



Shrushti Giri
Age- 6 | Yashwin Orizzonte
Professional skater, Karate champion



Yashas Moolya
Age- 11 | Yashwin Enchanté
2nd Open Taekwondo championship



Shaurya Uplap
Age- 7 | VJ Indilife Kharadi
"Shaurya has won Player of the Match twice at an elite level football tournament YFC played between multiple clubs of Pune. 1) Scoring 3 goals after injury. 2) Showing true sportsman spirit by playing for the opponent team as they had less players and help them win."



Aarsh Deshpande
Age- 7 | Palladio Kharadi Central
SpellBee English language competition- State level Certificate of accomplishment having highest rank(A) in all the categories.



Dhriti Suryawanshi
Age- 3 | YashONE Hinjawadi
Superstar of the Year



Anika Khandekar
Age- 11 | Palladio Tathawade
Anika's painting was selected by the balgandarva art academy at pune for display after clearing the kaladarpan competition successfully.



Mock Floor, Engineering Expo & Bare Shell Showcase: Setting the Benchmark in Homebuyer Transparency

Finished floors. Live processes. Complete clarity.

In every VJ project journey, there comes a moment that homeowners eagerly wait for the Mock Floor & Engineering Expo Showcase. It is not just an event. It is an experience. A milestone. A reassurance. And for many VJ Parivaar members, it is the first time their dream truly begins to feel real.

Getting to see a completely finished floor years before possession is an altogether different emotion. Until then, customers have seen plans, layouts, brochures, renders, and construction updates. But here, they walk into a finished home touch the walls, see the tiling, experience the lighting, understand the space flow and suddenly, their future home is no longer imagination. It stands before them.

What makes this even more special is that this experience is curated for each building in the project. It is not a one-time generic display. Every building gets its own mock floor showcase aligned with its specific timelines and configurations. That attention to detail reflects VJ's people-first approach; ensuring clarity, transparency, and confidence at every stage.

More Than a Sample Flat, A Complete Project Update
The Mock Floor event is designed as a comprehensive walkthrough of what lies ahead.

- During the showcase:
- Upcoming timelines are clearly shared.
 - Construction progress is explained.
 - Amenities are discussed in detail.
 - Any upgrades or enhancements introduced during execution are presented transparently.
- Customers get to understand not just what is being built, but how it is being built and when it will be delivered. This structured communication builds trust and eliminates ambiguity.

For many homeowners, this session answers questions they did not even know they had. From finish specifications to execution details; everything is open for discussion.



Engineering Expo - What Goes Behind the Walls

Parallel to the mock floor experience is the Engineering Expo - an equally important and much appreciated highlight.

- The Engineering Expo showcases:
- Electrical systems and wiring standards
 - Plumbing infrastructure and materials
 - Fire safety accessories and compliance systems
 - Safety measures adopted on-site
 - Structural and construction practices

Customers get to see the actual brands, materials, and systems being used in building their homes. Instead of just hearing "high quality," they see tangible proof.

When a homeowner sees the type of fire safety systems installed or understands the plumbing layout, it creates a deeper sense of assurance. They realize that quality at VJ is not just about aesthetics, it is about long-term safety and reliability.

Introducing the Bareshell Unit Showcase - A First-of-its-Kind Experience

Taking this initiative, a step further, VJ has now introduced something truly unique - the Bareshell Unit Showcase.

Unlike a finished mock flat, this is a real unit in its raw, construction stage. But that is precisely what makes it powerful.

Here, customers do not see a completed home. They see the journey of creating one.

In this unit, VJ showcases the various activity stages involved in completing a home:

- Waterproofing processes
- Tiling preparation and execution
- Gypsum work for ceilings and finishes
- Internal painting stages

Electrical and plumbing installations before closure. It is one of its kind opportunity for homeowners to understand the science and effort behind every finished wall and ceiling.



More than a preview, the Mock Floor & Engineering Expo is a milestone of clarity; showcasing amenities, engineering systems, and even bare shell construction stages with complete openness.

What Homeowners Experienced

If we were to describe this experience from a VJ Parivaar member's perspective, it would sound something like this:

"Walking into the finished floor, I could imagine where my sofa would go, how sunlight would enter, how my children would run around. The space felt alive."

"And then the Engineering Expo; that was eye-opening. I never thought I would be interested in plumbing or fire systems, but seeing what goes inside my home made me feel secure. It felt like VJ had nothing to hide."

"But the biggest surprise was the bare shell unit. Seeing waterproofing layers, tiling preparation, gypsum boards before paint; it gave me a completely different respect for the construction process. I realized how much effort goes into making one home."

"Honestly, the only thought in my mind was Wow, VJ kiti bhari kahitari kartay! Who else shows customers the home before it is ready and also shows what goes behind the walls?"

Recently Completed Showcases

Continuing this commitment to transparency and excellence, VJ recently conducted successful Mock Floor & Engineering Expo Showcases at:

- Palladio Balewadi Central Tower 1 & Tower 2
- Yashwin Urbo Centro Building A1A2

These events witnessed enthusiastic participation from homeowners who appreciated the opportunity to see, understand, and engage deeply with their future homes well before possession.



A New Way to Live: VJ Welcomes Truliv to VJ Central Avenue, Kharadi

VJ announces a landmark partnership with Truliv, India's leading co-living brand bringing premium managed living to 344 rooms at VJ Central Avenue, Kharadi.

At VJ, every decision we make is driven by one question: How do we create more value for our homeowners and the communities we build? Our latest answer to that question is a partnership we are proud to announce a strategic tie-up with Truliv, India's go-to alternative real estate brand, to bring a fully managed co-living experience to VJCA, Kharadi.

What Is This Partnership About?

VJ has partnered with Truliv to operate 344 rooms at VJCA, Kharadi as a professional co-living facility. Under this arrangement, Truliv has entered into agreements with individual flat owners to lease their units and will pay them a fixed monthly rent for the duration of the

partnership. The agreement spans a committed tenure of 5 years, ensuring stability and continuity for all stakeholders involved.

What makes this truly plug-and-play for owners: all fitouts, furniture and interior setups in both rooms and common areas will be entirely designed and executed by Truliv. Additionally, all maintenance and electricity charges for these rooms will be fully borne by Truliv. For individual owners, this translates into a completely hassle-free ownership experience with a guaranteed, predictable income stream.

Who Is Truliv?

Founded in 2019, Truliv (Truliv Properties & Services Pvt Ltd) is India's fastest-growing co-living brand, operating under the umbrella of DRA, a real estate powerhouse with 37 years of performance, over ₹3,000 crore in project value and 12,000+ satisfied customers across South India.

From a bootstrapped beginning in Chennai, Truliv scaled rapidly reaching 3,000 co-living beds across 22 properties by 2024, achieving profitability and recording an impressive 90% portfolio-level occupancy. Backed by \$1.4

million in pre-series funding from Conquest Capital, the brand is now gearing up for major expansion into Pune, Bangalore and Hyderabad and VJCA, Kharadi is set to be a landmark milestone in that journey.

What Truliv Brings to the Table

Truliv's co-living model is designed around one core idea that modern urban residents deserve more than just four walls. Every Truliv property is thoughtfully curated to offer:

- Fully furnished, plug-and-play rooms move in with nothing but your bags
- Opulent common areas and breakout zones for community and recreation
- High-speed Wi-Fi, biometric access and round-the-clock safety & security
- Professional housekeeping and easy maintenance zero hassle for residents
- Flexible leases and tech-enabled living through the all-in-one Truliv App
- An active, vibrant community because great living is always about more than the space

The Truliv App allows residents to sign contracts, raise requests, make rent

payments, book amenities and even sign up for community events, all from their phone.

What This Means for VJCA Owners

For the individual homeowners at VJCA, Kharadi who choose to participate, this partnership delivers a uniquely secure and rewarding ownership experience. With Truliv as the single, professional tenant, owners benefit from:

- Fixed, on-time rental income for 5 years no vacancy anxiety, no chasing tenants
- Zero maintenance burden electricity and upkeep fully managed by Truliv
- Enhanced asset value through professional brand association and premium fitouts
- No tenant turnover risk Truliv manages all end-user residents independently
- Verified occupants ensuring the safety and integrity of the building community

A Shared Vision, A Stronger Community

This partnership reflects a shared belief between VJ and Truliv that a well-designed community does more than house people; it elevates lives. As Truliv's footprint grows across India's most dynamic



cities, VJCA Kharadi stands as a proud symbol of what is possible when two trusted brands come together with a common purpose.

Whether you are a homeowner looking for effortless rental returns or a resident seeking a modern, connected and fully managed living experience in the heart of Kharadi Truliv at VJCA is where smart living begins.

- 30+ Properties thoughtfully designed to meet diverse tenant needs
- 03+ Cities and rapidly expanding to bring co-living solutions nationwide
- 25K+ Tenants served who call Truliv their home

TRULIV

Laying Foundations. Renewing Faith.

At Yashwin Urbo Centro, Payabharani for E1E2 & G1G2 was a celebration of beginnings—some new, some beautifully renewed.

There are milestones in construction and then there are milestones in relationships. At VJ, Payabharani is both.

The recent Payabharani at Yashwin Urbo Centro for E1E2 and G1G2 buildings was more than a ceremonial foundation event. It was a heartwarming reunion of dreams some new, some beautifully renewed.

Where New Beginnings Meet Familiar Smiles

There is a unique joy in welcoming first-time homeowners as they step onto their future home site for the very first time. The curiosity in their eyes, the questions, the excitement; it is the start of something special.

But what made this Payabharani even more meaningful was the presence of our old customers, today proud VJ homeowners; who have chosen to trust VJ once again. Seeing familiar faces return, now more confident and assured, investing in another VJ home, is a moment of immense pride for us.

They came not as buyers, but as believers. They stood at the foundation ceremony not with uncertainty, but with conviction.

And that trust is the true foundation we celebrate.

A Ceremony Rooted in Faith & Relationships

Payabharani marks the beginning of structural strength, but for VJ Parivaar, it symbolises something deeper; continuity of trust.

Families gathered as rituals were performed, prayers were offered, and blessings were sought for the homes that will soon rise. The sacred pooja ceremony, led by Guruji, brought an added layer



VJ पायाभरणी

What stood out that day was not just the ceremony, but the confidence in the air. New homeowners stepped forward with excitement, while returning VJ families stood with quiet assurance. It was a powerful reminder that when trust is experienced, it naturally leads to new beginnings.

of spiritual significance to the occasion. With traditional chants echoing across the site and homeowners participating with folded hands and hopeful hearts, the ceremony created a moment of collective faith and positivity for the journey ahead.

Our engineering team then guided customers through the upcoming construction phases, quality benchmarks, and timelines ensuring clarity and confidence at every step. The blend of spiritual grounding and technical transparency beautifully reflected VJ's approach: building homes with both strength and soul.



From Homeowners to Brand Ambassadors

There is no greater endorsement than a customer choosing you again.

When existing VJ homeowners invest in another VJ property, it reaffirms that our commitment from Payabharani till possessions and beyond is truly experienced and valued.

They spoke about timely delivery, quality construction, thoughtful planning, and the warmth of the VJ Parivaar initiatives. Their presence at this ceremony added reassurance for first-time buyers and strengthened the collective spirit of the gathering.

In that moment, the site was not just a construction zone; it was a space filled with shared belief.

Blood Donation Camp at Yashwin Orizzonte Celebrates Shivaji Maharaj Jayanti

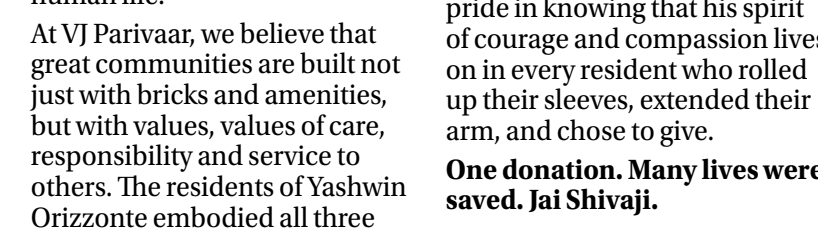
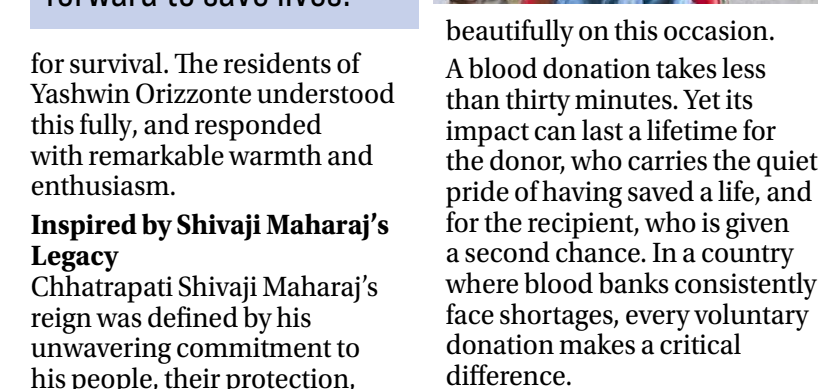
Inspired by the courage and compassion of Chhatrapati Shivaji Maharaj, residents of Yashwin Orizzonte, Kharadi came together to give the most priceless gift of all, the gift of life.

Chhatrapati Shivaji Maharaj was not just a king, he was a protector. A leader who fought not for glory alone, but for the safety, dignity and well-being of every person under his care. As Maharashtra prepares to celebrate Shivaji Maharaj Jayanti with pride and reverence, the residents of Yashwin Orizzonte, Kharadi chose to honour his legacy in the most meaningful way possible by giving the gift of life through a community blood donation camp.

In a gesture that echoed the great Maratha king's spirit of compassion and selfless service, residents stepped forward with open hearts and willing hands, each donating a quiet act of courage that carries the power to save multiple lives.

The blood donation camp at Yashwin Orizzonte was more than a health initiative, it was a reflection of the deep community spirit that thrives within VJ Parivaar. Families, young professionals, senior residents and society committee members came together in solidarity, united by a simple yet profound belief: that one act of giving can create ripples of hope for those in need.

Every unit of blood donated at this camp has the potential to save up to three lives, reaching patients in emergency wards, mothers in critical care, children undergoing treatment, and accident survivors fighting



VJ community at Yashwin Orizzonte, Kharadi organised a heartfelt blood donation camp honouring the great warrior king's legacy of courage and compassion by stepping forward to save lives.

for survival. The residents of Yashwin Orizzonte understood this fully, and responded with remarkable warmth and enthusiasm.

Inspired by Shivaji Maharaj's Legacy

Chhatrapati Shivaji Maharaj's reign was defined by his unwavering commitment to his people, their protection, their dignity and their welfare always came first. Celebrating his Jayanti through a blood donation camp is a tribute that goes beyond tradition. It translates his timeless values into living, breathing action reminding us that true courage is not only found on the battlefield, but in every selfless act that protects and preserves human life.

At VJ Parivaar, we believe that great communities are built not just with bricks and amenities, but with values, values of care, responsibility and service to others. The residents of Yashwin Orizzonte embodied all three

beautifully on this occasion.

A blood donation takes less than thirty minutes. Yet its impact can last a lifetime for the donor, who carries the quiet pride of having saved a life, and for the recipient, who is given a second chance. In a country where blood banks consistently face shortages, every voluntary donation makes a critical difference.

By organising this camp on such an auspicious occasion, the Yashwin Orizzonte community has set a shining example of how residential communities can go beyond their boundaries and contribute meaningfully to the society around them.

As we bow our heads in reverence to Chhatrapati Shivaji Maharaj on his Jayanti, we take pride in knowing that his spirit of courage and compassion lives on in every resident who rolled up their sleeves, extended their arm, and chose to give.

One donation. Many lives were saved. Jai Shivaji.

yashwin
ORIZZONTE

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At Palladio LaViento, design doesn't stop at how something looks, it begins with how it makes you feel.

The Arch marks the moment of arrival.

From the outside, it stands confident and composed, a quiet landmark that signals you've reached somewhere meaningful. From the inside, it softens. It grounds you, slows you down, and gently separates the world outside from the calm within. But the experience doesn't end at arrival.

The Arch & The Arc work together, one welcoming you home, the other shaping the way you live.

The ARCH is not decorative geometry. It is functional intelligence shaped by science and refined by aesthetics. Engineered to distribute wind loads efficiently and enhance seismic stability, the form performs as beautifully as it presents. What feels graceful is actually structural strength at work.

Its geometry captures natural light from multiple angles, eliminating glare and dark zones, while enhanced airflow and cross ventilation create a comfortable microclimate across seasons.

The Arc shapes everyday living. It creates serenity, privacy, and belonging within the home. Its outward expression opens towards light, breeze, and expansive views, allowing life to extend beyond walls.

Angled planning prevents homes from directly facing each other, ensuring openness with privacy by design. Every unit and

floor enjoys distinct views and layouts, transforming structure into lifestyle.

Nothing is decorative. Everything is intentional.

This philosophy unfolds across 4 ARC Wings, 20 distinct series, and 500 unique homes. Designed for living experience rather than repetition, the master planning avoids identical stacked layouts and embraces multiple orientations.

Five unique series per wing create twenty differentiated lifestyle options, allowing buyers to choose preference over limitation, not adjustment.

Multiple orientations. Distinct perspectives.

Unique layouts across floors. No two homes feel the same, because geometry shapes variety, not repetition.

The result is architecture that enables Sunrise Living in soft east light, Creative Living in golden-hour warmth, Social Living through wide-angle balconies and expansive views, and Family Living with better visibility and safer everyday planning.

Designed for light, airflow, views, and privacy, The Arch & The Arc together stand as experience-driven architecture in its purest form.

Visit the Sample Flat Today
You enter through The Arch.

You live along The Arc.

Step inside. See the light. Feel the airflow. Discover the views.

Visit the Sample Flat today to truly experience LaViento.



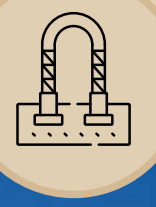




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Agreement to Sale Registration Drive 2026 Sets All-Time Record with 129 Registrations in a Single Day



On the auspicious Vinayak Chaturthi muhurat, VJ brought together seamless execution and heartfelt celebration to make homeownership milestones meaningful.

Buying a home is one of the most important decisions in a person's life. It carries aspiration, responsibility, emotion, and hope. Recognising the significance of this milestone, Vilas Javdekar Developers organized a dedicated Agreement to Sale registration drive that brought together structure, care, and celebration in equal measure.

On the auspicious occasion of Vinayak Chaturthi, 129 families completed their Agreement to Sale registrations in a single day. This marked the highest ever registrations completed in one day by the organization. While the number itself is noteworthy, the true achievement lies in how the day was conducted. Every registration represents a

Completing 129 Agreement to Sale registrations in a single day, the 2026 drive reflects not only operational excellence but also VJ's commitment to making every home-buying milestone structured, smooth, and truly special for each homeowner.

family stepping closer to a dream. Every document signed carries anticipation for a new beginning. The effort behind the drive was designed to honour that moment.

Making the Milestone Smooth and Special
To ensure a smooth and stress-free experience, the process was thoughtfully structured around clarity and efficiency. Customers were scheduled in defined time slots to maintain steady flow, and documents were verified in advance to avoid delays. Dedicated legal, finance, and CRM teams were present to guide families at every step, with real-time coordination ensuring quick resolution of queries. The result was an optimized turnaround time while keeping the experience calm, organized, and respectful of

each family's milestone. Many families shared that the experience felt organized and reassuring rather than overwhelming. For several, this was their first property registration. For others, it was a repeat journey built on continued trust.

Auspicious Beginnings
Choosing Vinayak Chaturthi as the registration day added a deeper meaning. The day symbolizes new beginnings and blessings. Aligning such a significant life milestone with an auspicious muhurat reflected VJ's belief that home buying is not merely procedural. It is personal. The presence of cross-functional teams working together ensured that families

could focus on the joy of the occasion rather than paperwork complexities. **More Than a Record**
Completing 129 Agreement to Sale registrations in a single day reflects scale and coordination. But more importantly, it reflects intent. Intent to make every milestone structured. Intent to make every interaction smooth. Intent to make every homeowner feel supported at every stage. Because at VJ, building homes also means building trust, and ensuring that each step toward ownership feels special, assured, and worthy of celebration.

CUSTOMER TESTIMONIALS

"Having experienced the home-buying journey with VJ for the second time, this was truly a great initiative. The entire process was smooth, and my registration was completed in just 15 minutes."
Gaurav Raut, Palladio LaViento, Second-Time Homebuyer

"It has been a hassle-free experience from booking to agreement. I am super excited for the upcoming milestones and possessions."
Kalpesh Thorat, Yashwin Enchante

"My trust in VJ continues. The arrangements were excellent and very well managed."
Laxmikant Deo, Palladio LaViento

HANDS BEHIND YOUR HOME

When Gratitude Brings People Closer at VJ Yashwin Urbo Centro Shramaseva

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

There is something powerful that happens when people come together with genuine gratitude. At Yashwin Urbo Centro, this spirit came alive during VJ Parivaar Shramaseva an initiative where usual roles were reversed and a shared meal became a bridge between homeowners and construction workers. For the event, a warm and welcoming space was thoughtfully arranged on site. The message was clear: the people who build our homes deserve recognition and respect. Homeowners and their families stepped forward not as guests, but as hosts. Many happily served food, offered water, and sat down to eat alongside the workers who are shaping their

future homes. From the first serving onward, the atmosphere felt different. It was not just about food — it was about dignity and equality. Children joined their parents in serving, creating moments filled with smiles and warmth. Some families even contributed groceries and daily essentials, adding their personal touch to the gesture. For many workers, being thanked and served by the very families who would soon live in these homes was both surprising and deeply touching.

VJ Parivaar Shramaseva shows what happens when appreciation becomes action. Workers feel valued and encouraged. Homeowners gain a deeper understanding of the effort and skill behind every wall and every beam. And the entire community experiences how strong connections are built when gratitude replaces distance. At Yashwin Urbo Centro, Shramaseva is now a meaningful part of the

A simple meal feels special when it is served with respect and thankfulness. At VJ Yashwin Urbo Centro, VJ Parivaar Shramaseva turned an ordinary afternoon into a heartfelt celebration of appreciation and connection.

project's journey. It reminds everyone that behind every home are hardworking hands and caring hearts — and that when gratitude brings people together, communities grow stronger and kinder.



Brighter Screens, Brighter Futures: Digital Classrooms for Labourers' Children

As part of its CSR efforts, VJ supports a digital learning environment for children at an on-site school through a thoughtful collaboration with Sanjeevan and Seagate Technology Pune.

As part of our CSR initiatives, a meaningful step has been taken to support the education of children of labourers working on our ongoing construction project. In collaboration with Seagate Technology, Pune, the Sanjeevan organisation has donated two LED TVs and eight speakers to the on-site school, creating a



more engaging and modern learning environment for the children.

These digital tools will help teachers use audio-visual content to explain concepts more effectively, making learning more interactive and enjoyable. For many of these children, this is their first exposure to digital education, opening a new window to the world beyond textbooks and classrooms.

This initiative reflects our commitment to caring not only for the people who help build our projects, but also for their families

To make learning more engaging and accessible for the children of labourers at an ongoing VJ construction site, Sanjeevan, in collaboration with Seagate Technology Pune, has donated two LED TVs and eight speakers to their school, opening the doors to a more immersive digital education experience

and their children's future. By strengthening access to education, we hope to contribute in a small but meaningful way to brighter opportunities ahead.

CLICK HERE

to be part of future VJ परिवार श्रमसेवा events!

We'd love to have you join using celebrating the people whomake our community unique.

Introducing the Communication Mastery Learning Playlist

This month's curated learning journey helps every VJ team member communicate with greater clarity, confidence and impact.

In today's workplace, what you know only takes you so far. What truly sets professionals apart is how effectively they communicate what they know. Ideas gain value only when they are understood. Collaboration improves when conversations are clear. Relationships deepen when communication builds genuine trust. And yet, despite being one of the most critical professional skills, communication is often the one most taken for granted.

This month, VJ's Learning Playlist turns its focus to exactly that with a thoughtfully curated set of expert-led videos on Communication Mastery.

Why Communication Mastery, Why Now?

Misunderstandings, missed deadlines, unresolved conflicts and lost opportunities rarely happen because of a lack of capability. More often, they happen because communication breaks down somewhere along the way. A message poorly framed, a tone misread, an idea not expressed with enough clarity, small gaps in communication create large gaps in outcomes.

Every role at VJ, whether coordinating with site teams, engaging with customers, presenting ideas to seniors, or

managing daily operations depends on communication. This playlist exists to help every team member not just communicate more, but communicate better with purpose, clarity and lasting impact.

What This Month's Playlist Covers

The curated videos explore communication from practical, real-world perspectives that are immediately applicable at work:

- Capturing attention and building connections - How to speak in a way that makes people genuinely listen.
- Understanding communication breakdowns - Why conversations go wrong and how small, conscious changes can fix them.
- Developing vocal presence - Using your voice as a professional identity that commands respect and confidence.
- Making the first 60 seconds count - How to open conversations meaningfully and set the right tone from the start.
- Voice modulation techniques - Practical tools to improve engagement, energy and confidence in every interaction.
- Everyday communication habits - Simple but powerful practices that elevate the quality of all professional conversations.

Together, these videos deliver a clear and empowering message: communication is not a natural talent reserved for a few, it is a skill that anyone can learn, practise and master with the right guidance and consistent effort.

Simple to Access, Powerful to Apply

The Learning Playlist is designed to fit seamlessly into busy schedules. There is no lengthy course to enrol in, no complicated platform to navigate.

Simply scan the QR code, access the platform, and begin.

After a powerful start with Leadership last month, VJ's Learning Playlist returns with a theme that touches every role, every conversation and every relationship at work Communication Mastery.

Watch one video during a short break, or explore the full playlist at your own pace every moment of learning adds to your professional impact.

This month, Communication Mastery invites every VJ team member to take the next step to examine how they speak, listen and connect, and to discover how even small improvements in communication can create significantly better outcomes at work and beyond.

Great communication does not happen by chance. It is built through awareness, practice and a genuine commitment to continuous growth.

Scan. Watch. Practice. Communicate Better.

LEARNING Playlist

Theme for March

COMMUNICATION MASTERY

Communication is not about speaking more; it is about being understood better.

This curated playlist brings together powerful ideas on ~

- How to Speak So That People Want to Listen
- Vocal Branding: How Your Voice Shapes Your Communication Image
- Voice Modulation Techniques
- Why Communication Goes Wrong... and How to Fix It
- The 60 seconds that make or break a conversation
- 6 Tips For Extraordinary Communication Skills

Scan to begin

15 15

Building Better, Every Day: VJ's Learning & Capability Development Initiatives

From AutoCAD precision to fire safety awareness and quality code training, VJ's focused capability-building drives technical excellence and a future-ready workforce across all project teams.

Great homes are not built by processes alone, they are built by people who are trained, confident and equipped to deliver excellence at every stage. At VJ, this belief drives a deeply embedded culture of continuous learning, where technical capability is sharpened regularly, safety awareness is never taken for granted, and every team member from site engineer to quality inspector is empowered to perform at their best.

A series of focused capability-building initiatives has recently been conducted across Planning, Facility Maintenance, Home Quality Inspection and Site teams, reinforcing VJ's commitment to a skilled, future-ready and quality-driven workforce.

AutoCAD Training: Sharpening the Planning Team's Edge
Effective project execution begins long before the first brick is laid, it begins with precision

planning and accurate drawing interpretation. To strengthen this critical capability, a focused AutoCAD training session was conducted by Ar. Suraj Bhunje, an architect with extensive experience across commercial, residential and institutional projects.

The session took a practical, execution-linked approach covering scaling and superimposing drawings, area calculations, axes and UCS usage, units setup, essential commands, blocks and data export. By enhancing the Planning Team's ability to read, interpret and apply drawings accurately, the training directly supports better site logistics strategies, reduced drawing errors, improved coordination and stronger execution decisions across ongoing projects.

Fire Safety Training: Protecting People in Occupied Homes

Facility Maintenance teams hold a unique and critical responsibility, they frequently work inside occupied residential premises. Ensuring they operate with the highest standards of safety awareness is non-negotiable.

A dedicated Fire Fighting and Life Safety Systems training was conducted by Mr. Swapnil Chavan, Fire Head, for Facility Maintenance and Maintenance & Repairs teams. The session covered fire safety principles, roles and responsibilities during repairs in occupied flats, system isolation procedures, correct extinguisher usage and the proper restoration of fire safety

systems after work completion.

The training reinforced a vital message: minor lapses in safety during routine maintenance can create major risks. By building awareness, correct handling habits and confident responsiveness, the session ensures that VJ's maintenance teams protect not just the infrastructure they work on, but the families who call these homes their own.

Construction Lifecycle Awareness for HQI Teams

The Home Quality Inspection (HQI) Team plays a pivotal role in ensuring every flat meets VJ's defined quality benchmarks before handover. Recognising that many HQI members are interns with limited exposure to the broader construction ecosystem, a focused session on Construction M-Schedule and Activity Sequencing was conducted at Yashwin Enchante.

The programme offered a holistic view of the construction lifecycle from Payabhami to Possession covering RCC and finishing stages, statutory approvals, utilities and cross-functional roles in project delivery. By connecting inspection checkpoints directly to construction stages and interdepartmental dependencies, the training enables HQI members to conduct audits with sharper context, stronger accountability and deeper technical understanding. Better-informed inspectors mean better-quality homes for VJ Parivaar.

A series of targeted capability-building sessions across Planning, Facility Maintenance, Home Quality Inspection and Site teams is strengthening execution standards, safety awareness and quality consistency across every project.

Quality Code Training: A Movement Across Every Site
The Quality Code Training Initiative has created powerful momentum across all VJ project sites. Designed to standardise execution practices and embed updated quality benchmarks consistently, the programme has been rolled out with remarkable scale and reach.

To date, an impressive 3,254 participants have attended 252 sessions covering 33 technical topics across the full construction lifecycle including waterproofing, RCC, masonry, finishes, façade, MEP, fire systems, testing standards and infrastructure works. Sessions have been conducted directly at active project locations, ensuring that learning stays grounded in real execution conditions and live site challenges.

Every session reinforces the same core belief: quality is not inspected at the end it is built in,



philosophy that investing in people is investing in quality and that a workforce that learns continuously is one that delivers consistently.

every single day, by every single person on site.

A Learning Culture That Builds More Than Homes

Taken together, these initiatives reflect something deeper than skill development. They reflect VJ's long-standing

As projects grow in scale and complexity, the teams behind them grow stronger, more capable and more confident. That strength ultimately translates into what matters most: well-executed homes, seamless handovers, and a superior experience for every member of VJ Parivaar.

KEY HIGHLIGHTS

- ◆ 4 Teams Trained - Planning, Facility Maintenance, HQI and Site teams
- ◆ 3,254 Participants Trained through the Quality Code Initiative
- ◆ 252 Sessions Conducted across all project sites
- ◆ 33 Technical Topics Covering the full construction lifecycle
- ◆ Fire Safety Training For teams working in occupied residential premises
- ◆ Construction Lifecycle Awareness , For HQI interns at Yashwin Enchante
- ◆ AutoCAD Capability Building , For the Planning Team by Ar. Suraj Bhunje

Read. Imagine. Colour.

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The Color of Kindness

In a small town, little Riya was very excited for Holi. She had bought bright pink, green, and yellow colors. Early in the morning, she ran outside to play with her friends. On the way, she saw her neighbor Kabir sitting alone. Kabir was new in the colony and looked sad. "Why aren't you playing?" Riya asked. "I don't have colors," Kabir said softly. "And I don't know anyone here."

Riya looked at her big packet of colors. For a moment, she thought about saving them for herself. Then she smiled and said, "You can share mine!"

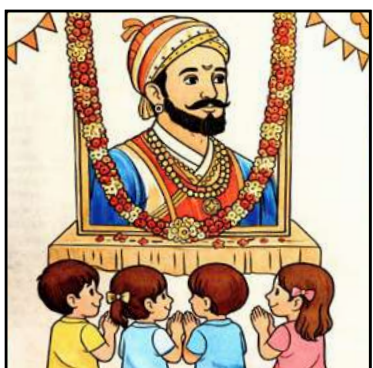
Kabir's eyes sparkled with joy. Soon, they were laughing and coloring each other's faces. Riya introduced him to her friends, and everyone welcomed him warmly.

By afternoon, Riya's colors were almost finished. Her dress was messy, and she was tired — but very happy. When she returned home, her mother asked, "Did you enjoy Holi?" Riya nodded. "Yes! I learned something too." "What is it?" her mother smiled. "The best color on Holi isn't red or blue," Riya said. "It's kindness."

Sharing and kindness make every festival brighter.

Our Young Explorers Painting New Beginnings with Joyful Colors!

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



OJASVI RANAWARE , 9 YEARS
YASHONE INFINITEE



PRANITI PAWAR, 12 YEARS
YASHWIN ENCORE



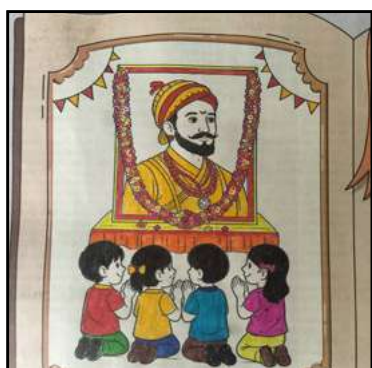
VIHA PANCHMATIA , 6 YEARS
YASHWIN HINJAWADI PHASE-2



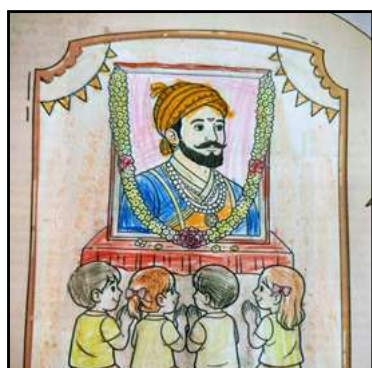
NAYSHA SINGH , 6 YEARS
PALASH PLUS



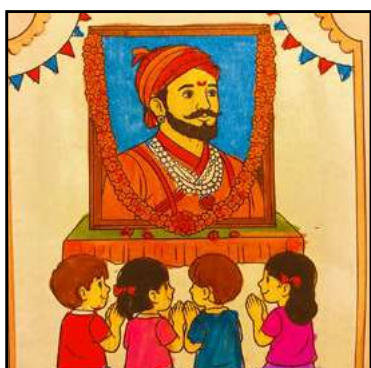
PRENIT PADALIA, 11 YEARS
YASHWIN ENCORE



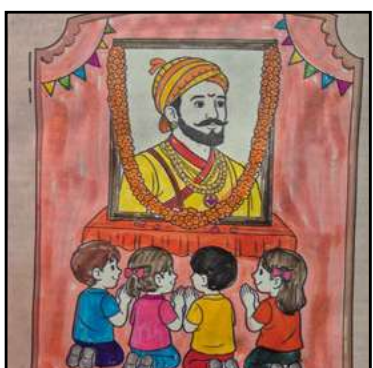
VRISA KHARE, 12 YEARS
YASHONE INFINITEE



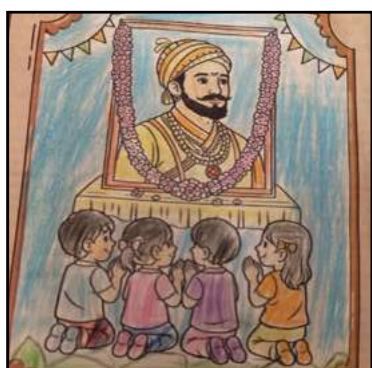
PRISHA ALWE, 5 YEARS
YASHONE INFINITEE



MITISHA PARKHI, 7 YEARS
YASHONE MAAN



SANVI TAMBOLI , 9 YEARS
YASHONE WAKAD CENTRAL



ADHIRA MUKKAWAR, 8 YEARS
PALASH PLUS WAKAD



VEDA SOLLAPURE, 9 YEARS
YASHWIN ENCORE WAKAD



ANUSHREE HOLE, 6 YEARS
YASHWIN URBOCENTRO WAKAD

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!

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KOTHRUD

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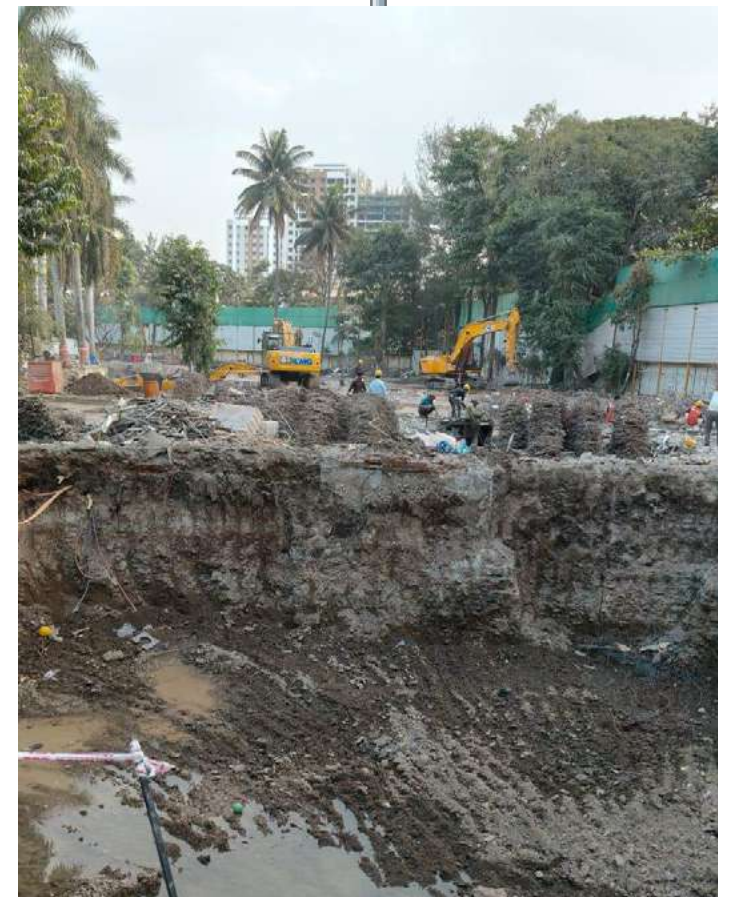


Actual site photos taken in Dec 2025.

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Excavation work in progress.



PALLADIO BALEWADI CENTRAL

BALEWADI

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TOWER 1
SHUTTERING & REINFORCEMENT
18th floor slab work completed.
19th floor work in progress.
14th floor block work, 12th floor gypsum plaster, 7th floor waterproofing work in progress.

TOWER 2
25th floor slab work completed.
19th floor block work in progress.
17th floor gypsum plaster & kitchen dado work completed.

TOWER 3
Terrace slab Shuttering and reinforcement work in progress.
31st floor blockwork & 29th floor kitchen platform work in progress.
17th floor internal plaster work in progress.

TOWER 4
OHWT AND LMR shuttering & reinforcement work in progress.
31st floor blockwork, 29th floor gypsum plaster & 14th floor toilet dado work in progress.

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

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Excavation work in progress.



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VJ INDIWORKS KHARADI CENTRAL

KHARADI

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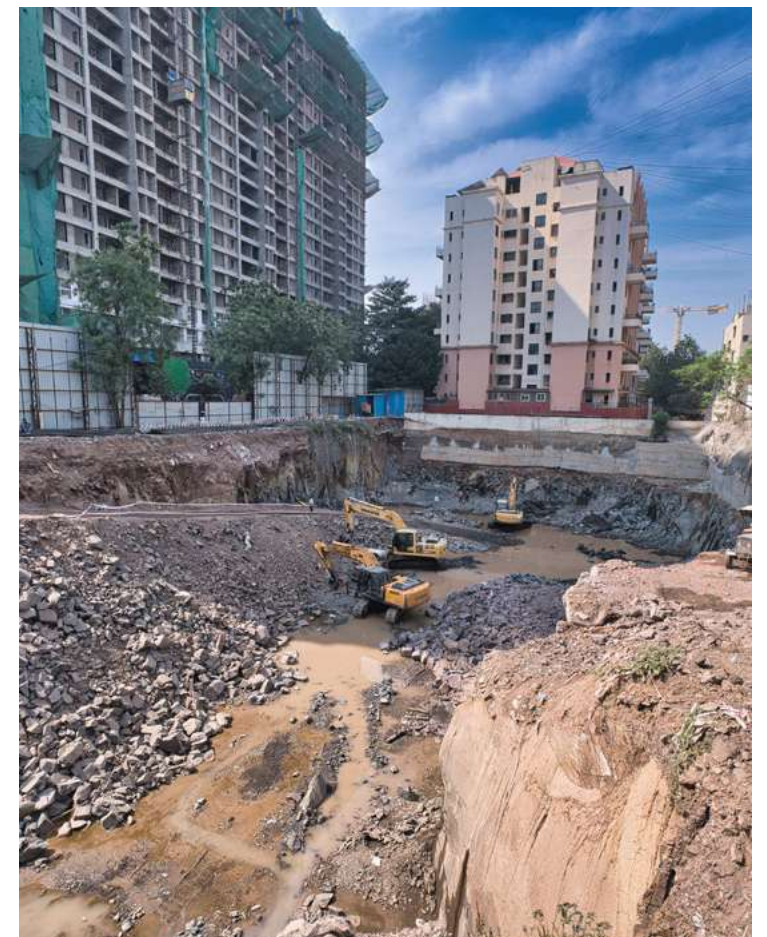
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Foundation work & Basement 3 - Work in progress.

Basement 2 slab part 1: Work completed.
Part 2: Work in progress.

Basement 1 slab part 1: Work completed.
Part 2: Work in progress.

Ground floor slab part 1: work in progress.



VJ INDILIFE
KHARADI

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WING 1
13th Floor 16th Slab work in progress.
6th floor block work in progress
3rd & 4th floor gypsum plaster work in progress.

WING 2
Terrace floor slab - Completed
OHWT top slab - Completed
Ground & 5th floor Gypsum work in progress.
Ground & 4th floor Block work in progress.



Actual site photos taken in Dec 2025.



PRATIK NAGAR
PKC PALLADIO
KOTHRUD CENTRAL

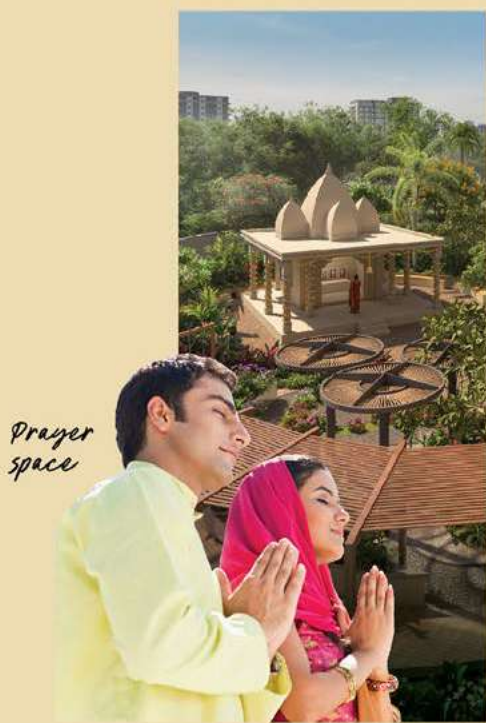
An amenity-rich address that makes you *Life-ready!*

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**3 & 4 BHK HOMES
@KOTHRUD CENTRAL
STARTING ₹2.18 CR.***

VJ | VILAS JAVDEKAR
DEVELOPERS

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PALLADIO KHARADI CENTRAL

KHARADI

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 FOR DETAILED UPDATES
AS ON 15 FEB 2026

TOWER 1

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

TOWER 2

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

TOWER 3

23rd floor blockwork & electrical conducting work completed. Internal plaster work in progress, 18th floor concealed plumbing in progress.

TOWER 4

23rd floor blockwork, electrical conducting work completed. 23rd floor gypsum plaster, Internal plaster work in progress. 19th 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 FEB 2026


Actual site photos taken in Dec 2025.

TOWER 1

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

TOWER 2

RCC work completed. Blockwork completed. 34th floor internal plumbing work in progress. Marble flooring work in progress.



VJ CENTRAL AVENUE

KHARADI

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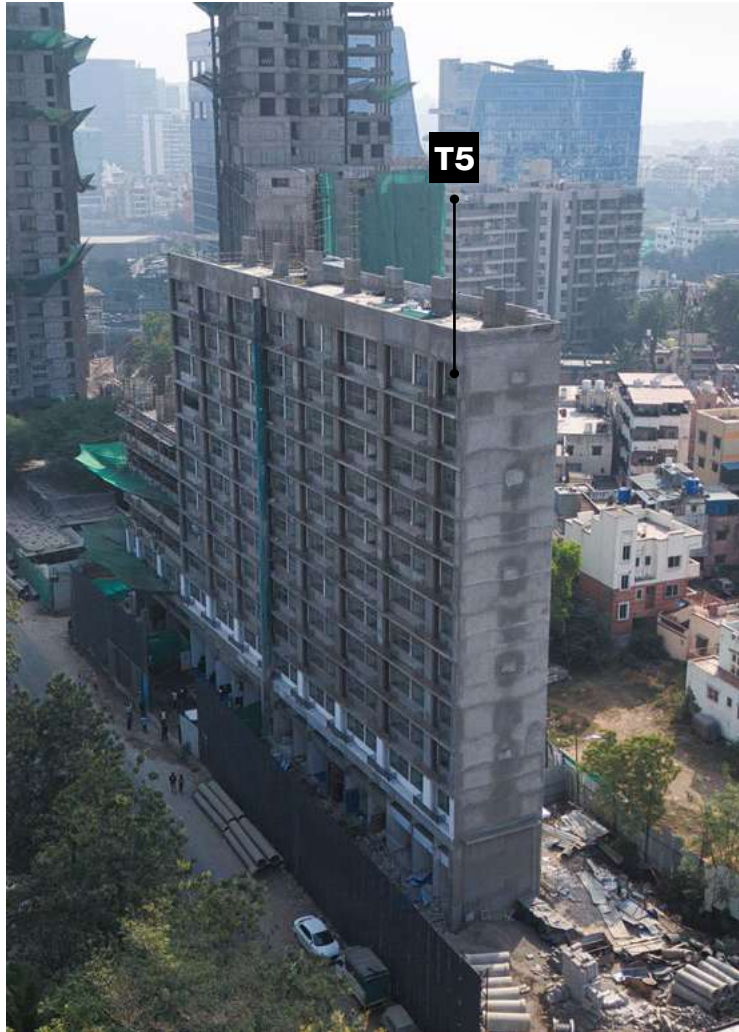
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TOWER 5

11th floor blockwork completed.
Upto 11th floor gypsum work completed.

TOWER 6

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



Actual site photos taken in Dec 2025.

YASHWIN ENCHANTÉ

UPPER KHARADI

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Actual site photos taken in Dec 2025.

D1D2 BUILDING

21st & 22nd floor toilet dado work in progress.
2nd to 22nd floor tile flooring work completed.

E1E2 BUILDING

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

G1G2 BUILDING

Raft footing - 60% work completed.

H1H2 BUILDING

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

I1I2 BUILDING

Excavation and PCC work Completed.
First Slab (Basement 1) - Completed.
Second Slab (Lower Ground Floor) - Completed.

J1J2 BUILDING

10th (9th Floor) Slab - Work in progress.

K1K2 BUILDING

10th (9th Floor) Slab work completed.



YASHONE ETERNITEE

HINJAWADI

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A BUILDING

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

B BUILDING

Block work, plaster work,
flooring work completed.
19th floor wiring work in progress.

E BUILDING

OHWT - Bottom slab reinforcement work in progress. 20th floor blockwork,
16th to 21st floor waterproofing and
20th floor kitchen platform work in progress.



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Actual site photos taken in Dec 2025.

YASHWIN URBO CENTRO

WAKAD

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A1A2 BUILDING

19th floor slab work in progress
12th floor block work in progress.

B1B2 BUILDING

34th floor slab casting work completed.
31st floor block work completed.

C1C2 BUILDING

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

D1D2 BUILDING

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

E1E2 BUILDING

5th floor slab work in progress.

F1F2 BUILDING

Footing work: Completed.
Plinth work: Completed.
Basement 1 slab & Ground floor slab: 50% casting work completed.

G1G2 BUILDING

Adjacent Podium excavation work in progress
(Adjacent to G building)



Actual site photos taken in Dec 2025.

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PALLADIO KHARADI CENTRAL - II

KHARADI

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E2 TOWER
9th Floor Slab: Work in Progress.

E3 TOWER
5th floor slab: Work completed.



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Actual site photos taken in Dec 2025.

VJ INDILIFE

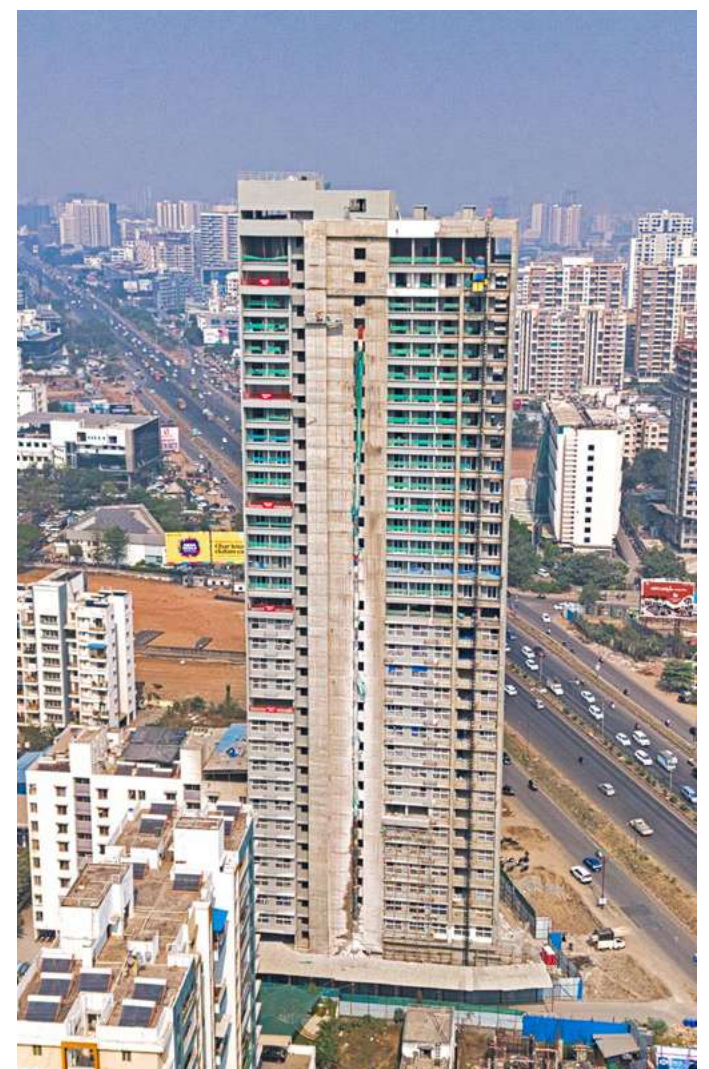
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33rd floor gypsum plaster work in progress.
33rd floor fire fighting pipe fixing work in progress.
4th floor electrical DB cover fixing work in progress.



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Actual site photos taken in Dec 2025.

SHIFT IN KOTHRUD: VJ IndiWorks Triggers Strong Market Response with Smart Boutique Office

Pune's most anticipated Smart Boutique Office launch delivers an extraordinary response, signaling a new era for Kothrud's professional and business ecosystem.

Kothrud has long been one of Pune's most established residential neighbourhoods. With dense catchments, strong social infrastructure, and deep-rooted community presence, it has traditionally been a preferred place to live. Structured commercial supply, however, has remained limited.

VJ IndiWorks marks a decisive shift in that equation.

With the introduction of Smart Boutique Offices at Kothrud Central, the locality has witnessed a strong and immediate response from entrepreneurs, consultants, investors, and professionals seeking ownership-based workspaces within their own micro-market.

This is not just a new commercial project. It reflects an evolving demand pattern in mature residential zones where professionals now prefer proximity, connectivity, and long-term stability over distant corporate corridors.

A Strategic Address in the Heart of Kothrud

Located at Kothrud Central, the project benefits from a rare dual-metro advantage - approximately 350 steps from Vanaz Metro Station and 480 steps from Anand Nagar Metro Station. This proximity dramatically enhances daily accessibility for both professionals and clients.

Surrounded by dense residential catchments, educational institutions, and established social infrastructure, the address strengthens Kothrud's evolution from a residential stronghold into a balanced live-work ecosystem.

The impact is immediate. Professionals who earlier operated from residential conversions or distant commercial hubs now have the opportunity to own premium, purpose-built office spaces within their own neighbourhood.

Introducing a New Category: Smart Boutique Offices

VJ IndiWorks introduces Smart Boutique Offices ranging from 263 to 355 sq. ft., designed to cater to the evolving professional economy.

These spaces bridge the gap between large-scale corporate parks and unorganized standalone offices. The format offers ownership-led commercial units at accessible ticket sizes, with flexibility through combined office options for future expansion.

The concept responds directly to demand for boutique, efficient, and professionally managed office environments

in established urban neighbourhoods.

Designed as a Complete Professional Ecosystem

Beyond individual office units, the project has been envisioned as a holistic business environment.

Key features include:

- Grand double-height entrance lobby
- Dedicated signage visibility for each office
- Retail and service spaces for daily convenience
- Open-to-sky cafeteria and co-working hub
- 100% DG backup and fully air-conditioned offices
- EV charging stations and Vastu-compliant planning

These elements collectively elevate the daily work experience and position the development as more than a transactional office space. It becomes a professional address with identity.

Market Impact in Kothrud

The strong absorption and investor response indicate more than launch-day enthusiasm. They signal clear market acceptance of the Smart Boutique Office concept within this micro-market.

Kothrud, already known for its established residential base, now sees the emergence of a structured commercial anchor aligned with metro connectivity and evolving professional needs.

For local investors and NRIs, VJ IndiWorks represents entry into a stable, metro-linked commercial corridor backed by a trusted legacy developer.



VJ IndiWorks, Kothrud Central has emerged as a defining commercial milestone - reshaping how professionals, entrepreneurs, and investors view ownership-led workspaces in one of Pune's most established neighbourhoods.



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FOR PROJECT EXPLANATION

BY MR. ADITYA JAVDEKAR, CEO, Vilas Javdekar Developers

For professionals, it offers long-term ownership within a neighbourhood they already understand and trust.

This reinforces an important shift - commercial real estate in Pune is no longer limited to IT corridors and peripheral business districts. Mature residential zones like Kothrud are ready to host structured, ownership-led professional ecosystems.

The response to VJ IndiWorks reflects more than enthusiasm. It signals clear acceptance and confidence in the Smart

Boutique Office category within Kothrud's micro-market.

Professionals who earlier operated from residential conversions or leased spaces now see structured ownership as a viable long-term alternative. Investors view the metro-linked location and dense residential catchment as factors supporting steady demand and occupancy potential.

Kothrud is no longer only a residential stronghold. It is evolving into a balanced live-

work hub of Pune.

Those who secured offices early have positioned themselves within a rising commercial node. For others, **limited inventory remains** at an address where businesses do more than operate - they build credibility, visibility, and long-term presence.

For more details visit us at VJ IndiWorks, Kothrud or Call us on 77679 26260

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PLUG & PLAY OFFICE

VILAS JAVDEKAR DEVELOPERS

For more details visit us at:
VJ IndiWorks, Pratik Nagar, Kothrud.

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Scan the QR to watch the product film.