

45

years of building happy communities

VJ@45

Every celebration matters.
Every face in the crowd matters.
Every clap and cheer matters.

**A YEAR FULL OF
MANY CELEBRATIONS.**

Every smile matters.
Every memory made matters.
Every moment lived matters.

**LET'S MAKE *memories*
FOR A LIFETIME!**

Every neighbour you found.
Every bond you built.
Every feeling of unity matters.

TRUST, DESIGN, PEOPLE FIRST

Every idea matters.
Every voice matters.
Every contribution matters.

WE'♥WHAT WE DO™

VJ VILAS JAVDEKAR

Every target met.
Every challenge tackled.
Every win a shared one.

Every family welcomed.
Every dream honoured.
Every year a promise kept.

Great News for VJ Parivaar in Hinjawadi: Metro Line 3 Nears Reality

87% complete elevated corridor promises smoother commutes in just 8 months, by March 2026

The bright afternoon of July 4, 2025, marked a significant moment for Pune's transportation future. At Maan Depot, engineers watched as the sleek Alstom-built train completed its maiden 4.5 km trial run, confirming that 87% of the 23.3 km Hinjawadi-Shivajinagar corridor is ready for the next phase.

What This Means for VJ Families

This elevated metro line will connect 23 stations between Rajiv Gandhi Infotech Park in Hinjawadi and Shivajinagar, offering a direct link from the tech hub to the city center. For VJ Parivaar members working in Hinjawadi, this promises to transform daily commutes.

The Journey So Far

The project, approved in December 2016, represents India's first metro Public-Private Partnership. After overcoming initial delays, construction began in earnest in November 2021, with Tata Projects leading the civil work.

What's Coming

Four three-coach air-conditioned trains, each carrying up to 1,000 passengers, are ready at Maan Depot. These trains will operate at speeds up to 80 km/h using advanced safety systems. The remaining 13% of work includes station finishing, system testing, and staff training.

Boosting Local Commerce

The metro connectivity will provide a significant boost to commercial developments in the area. Places like Happiness Street and other retail destinations around Hinjawadi will benefit from increased footfall as metro stations become vibrant hubs of activity. Easy accessibility will attract more visitors, supporting local businesses and creating new opportunities for dining, shopping, and entertainment in our neighbourhood.

Benefits for Our Community

Once operational in March 2026, VJ families can expect:

- Significantly reduced commute times
- Relief from traffic congestion
- Seamless connections to other metro lines
- Environmental benefits from reduced car usage
- Enhanced property values in the area
- Thriving local commercial centers

Getting Ready

PMRDA continues testing and staff training as the March 2026 launch approaches. VJ residents can stay updated through the official Pune Metro app and prepare for a new era of convenient, eco-friendly commuting.



HINJEWADI - SHIVAJI NAGAR METRO LINE'S MAP

Pune Metro Line 3's successful trial run marks a major step toward connecting Hinjawadi directly to the city center, bringing relief to daily commuters.

87%
CONSTRUCTION
COMPLETE

23.3 KM
ELEVATED
CORRIDOR

23 STATIONS
FROM HINJAWADI
TO SHIVAJINAGAR

MARCH 2026
LAUNCH
TARGET

1000
PASSENGERS
PER TRAIN

80 KM/H
MAXIMUM
SPEED



Nurturing Pune's Musical Culture

SwaraMalhar 2025: When Monsoons Meet Melodies



From emerging stars to legendary maestros, SwaraMalhar 2025 transforms monsoon evenings into musical magic - because some traditions deserve to be celebrated in the most beautiful way possible.

A Decade of Musical Monsoons
Pune's classical music lovers have been waiting for this - SwaraMalhar Music Festival's 10th anniversary celebration! From June 27 to August 13, six iconic venues across the city will come alive with the soul-stirring sounds of Malhar ragas.

Started in 2016 by Pandit Atulkumar Upadhye along with his sons Tejas and Rajas, SwaraMalhar has a beautiful mission - celebrating the entire Malhar family of ragas. Think Megh, Gaud Malhar, Des, Mishra Malhar - these rain-conjuring

melodies carry centuries of monsoon lore, and this festival preserves their legacy while welcoming everyone from seasoned connoisseurs to curious newcomers.

VJ is proud to facilitate this incredible cultural celebration, helping preserve this musical legacy while welcoming everyone into the magical world of Malhar ragas.

Six evenings, six venues, countless magical moments!
The festival kicks off with SwaraMalhar Yuva at S.M. Joshi

Ten years of Pune's most awaited monsoon music festival brings rain-calling ragas to life across six magical evenings.

Auditorium, showcasing Pune's rising stars through Kathak, instrumental ensembles, and young vocalists. From there, it's a beautiful journey across the city - Ram Krishna More Auditorium, Tilak Smarak Mandir, Buntara Bhavana in Baner, culminating at MES Auditorium in Kothrud.

Each evening brings together legendary maestros and emerging talents, creating unforgettable monsoon memories through the soul-stirring Malhar ragas. The grand finale features a rare violin trio by the festival founders Pandit Atulkumar Upadhye with sons Tejas and Rajas - a perfect celebration of tradition passed through generations.

Experience the Magic
Whether you're a lifelong classical music lover or someone curious about the beauty of Indian ragas, SwaraMalhar invites you to experience monsoon magic through music. These concerts are celebrations of tradition, artistry, and the timeless connection between people, music and nature.

Ready to immerse yourself in this monsoon-laden musical journey? Connect with us for passes and secure your seat at Pune's most resonant festival of the season.

Because some evenings are meant to be remembered forever and SwaraMalhar creates exactly those.

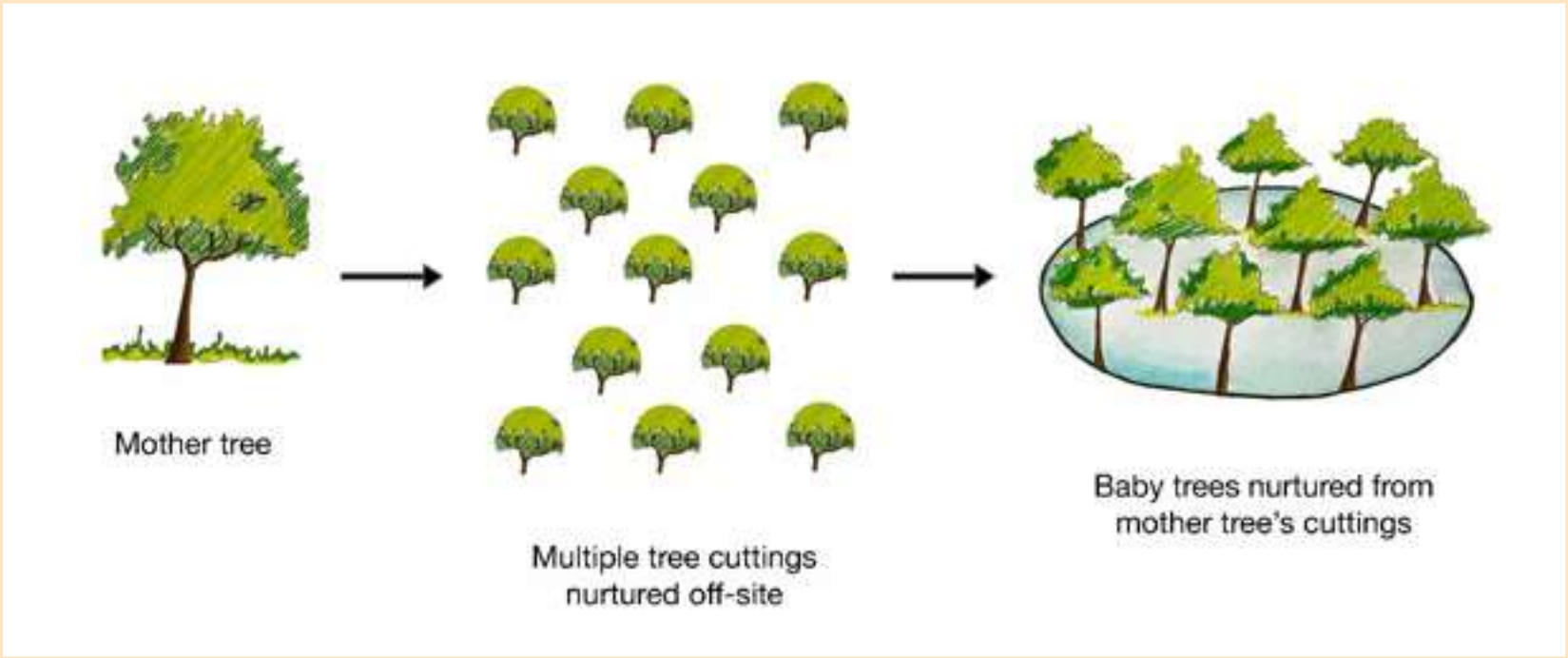


Building for People First

Environmental Stewardship: A skill or commitment?

What if caring for the environment became as valuable a skill as building AI systems?

Explores how architectural and landscape design shapes our built environments.



According to the World Economic Forum's Future of Jobs Report 2025, the future is already here. Environmental stewardship is listed as the 10th fastest-growing skill expected to shape the workforce by 2030. Quietly rising on the global agenda, this shift signals a growing recognition that our relationship with the natural world is no longer a matter of preference - it's a matter of survival, responsibility, and design.

Environmental stewardship refers to the responsible use and protection of nature through active care, long-term thinking, and ethical design. While the term may be new in the context

"It's a conscious shift toward seeing trees as neighbours, landscapes as family, and regeneration as a shared responsibility."

of skillsets, the principle of environmental stewardship has long been practiced. It was formally coined in the late 20th century, popularized by U.S. environmental agencies, and shaped by the writings of thinkers like Aldo Leopold. But its origins run far deeper - rooted in indigenous knowledge systems that view land, trees, and water bodies as living kin rather than resources. Across generations, communities have passed down traditions of seed saving, tree propagation, and seasonal

care, grounded in a mindset of reciprocity. These aren't just ecological practices - they are cultural expressions of continuity.

At GRIT, we see our work as part of that continuum. A recent example is a redevelopment project, where we viewed the site's mature trees as elders in the landscape, carrying ecological memory, rather than collateral damage. Many of these trees hold personal meaning for residents - adults have watched them grow, children have played

in their shade, and elders have offered their flowers to god. To preserve these living connections, we propose to gather these multiple cuttings from each 'mother tree' and transport them to our in-house nursery. There, they will be nurtured into 'baby trees' that will return to the redeveloped site when the time is right. This approach reflects our commitment to sustainability through zero plant mortality and honours the belief that redevelopment shouldn't just replace, it should regenerate.

The above example is what environmental stewardship can look like on the ground. It is a conscious shift toward seeing trees as neighbours, landscapes

as family, and regeneration as a shared responsibility. It's about extending care, thinking long-term, and embedding resilience into the places we create - not just for the people who live there, but for the ecosystems that live alongside them. As conservationist Aldo Leopold once wrote, "A thing is right when it tends to preserve the integrity, stability, and beauty of the biotic community. It is wrong when it tends otherwise." His words remind us that responsible development must be measured not just by what it builds - but by what it preserves, regenerates, and respects.

At VJ, environmental stewardship is not a future skill, it is a present commitment; because building homes is about more than structures. It's about tending to systems, shaping habitats, and creating futures. The roots we protect today are the canopies that will shelter generations to come.

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

Kharadi's Tansforming story

Kharadi's Rise: From IT Hub to Complete Lifestyle Destination

Kharadi and Upper Kharadi emerge as Pune's most connected neighbourhood with world-class infrastructure.



Quick Infrastructure Overview	
	Metro Line 3 connecting to major Pune hubs
	Ring Road reducing traffic congestion
	Smart city technology implementation
	Upgraded water and power infrastructure
	New healthcare and education facilities
	Riverfront development and green spaces

Kharadi's transformation from a tech corridor to a comprehensive lifestyle destination brings enhanced connectivity, amenities, and opportunities for VJ Parivaar.



Kharadi Infrastructure Model at PKC II



VJ Unveils Revolutionary Kharadi Infrastructure Model
In our commitment to transparency and helping families make informed decisions, VJ proudly inaugurated a comprehensive infrastructure future model showcasing Kharadi's complete infrastructure transformation. The inauguration ceremony brought together VJ leadership, excited homeowners, and channel partners to witness this innovative visualization tool. The detailed scale model captures every aspect of Kharadi's development - from the elevated Metro Line 3 routes to the ring road network, from smart city installations to upcoming green spaces. Senior VJ officials explained how each infrastructure element directly benefits residents' daily lives, making complex urban planning easy to understand.

Channel Partner Appreciation
"This infrastructure model perfectly reflects VJ's 'People First' ideology," shared one of our channel partners during the inauguration. "The transparency in sharing all information - from current developments to future plans - helps us guide our clients with complete confidence. When customers can see and understand exactly how these infrastructure projects will enhance their lifestyle, it makes our job easier and builds stronger trust."
The Kharadi Transformation Story
From Tech Hub to Complete Community What began as Pune's eastern IT corridor is now evolving into a self-sustaining urban ecosystem. Kharadi and Upper Kharadi have moved beyond being just employment destinations to become preferred residential locations offering complete lifestyle solutions.

Metro Connectivity Revolution
The upcoming Metro Line 3 will transform daily life for residents. Direct connectivity to Hinjawadi, Shivajinagar, and other key areas means reduced travel time and stress-free commutes. The Kharadi metro station, designed as a multi-modal hub, will integrate various transportation options.
Infrastructure Backbone
The new ring road system will divert heavy commercial traffic, creating peaceful residential zones while maintaining excellent connectivity. Advanced flyovers on Nagar Road ensure smooth traffic flow during peak hours, making daily commutes predictable and efficient.
Smart City Integration
Kharadi leads Pune's smart city initiatives with fiber optic networks. These technologies enhance safety, improve connectivity, and position the area as future-ready for emerging technologies.
Healthcare and Education Hub
The area is developing comprehensive healthcare facilities, from neighbourhood clinics to specialized hospitals. New educational institutions offer quality schooling options, reducing the need for long commutes to access good education.

Green Living Spaces
Riverfront parks and landscaped areas provide recreational opportunities while improving air quality. These green corridors create a resort-like atmosphere within the urban setting, promoting healthier lifestyles for residents.
Upper Kharadi Advantage
Upper Kharadi particularly benefits from being at the intersection of all these developments. Its elevated location offers better views and cleaner air while maintaining proximity to IT hubs and transportation networks.
For VJ Families
These transformations directly benefit VJ residents through reduced commute times, improved amenities, enhanced safety, and stronger property values. The infrastructure investments make daily life more convenient while securing long-term investment value.
The Future Vision
Planned developments include additional metro connectivity, international business districts, and entertainment complexes. Kharadi is positioned to become Pune's most comprehensive neighbourhood, offering everything from work opportunities to leisure activities within easy reach.

See It to Believe It
Want to visualize how these infrastructure developments will transform your lifestyle?
Visit our Experience Center to explore the detailed Kharadi Infrastructure Model. Our team will walk you through each development and explain how it benefits your daily life.
Schedule your visit today
Call us on 8554990500 to book your appointment
Visit our Experience Center at Palladio Kharadi Central II
Experience the future of Kharadi living see the complete picture before making your decision.



Nurturing Pune's Musical Culture

स्वरविलास: आषाढीच्या सूरानी रंगलेली एक भक्तिमय संध्याकाळ

'लय विठ्ठल, सूर विठ्ठल' कार्यक्रमात रसिकांचा उत्स्फूर्त सहभाग; सुरेल गाण्यांच्या प्रकाशनाने रंगत वाढवली.



'लय विठ्ठल, सूर विठ्ठल' या कार्यक्रमात ४२५ हून अधिक रसिकांनी सहभाग घेत कार्यक्रमाचा भरभरून आनंद घेतला. सुप्रसिद्ध कलाकारांच्या सुरेल सादरीकरणाने आणि नव्या भक्तिगीतांच्या प्रकाशनाने उपस्थित रसिक मंत्रमुग्ध झाले.

६ जुलै २०२५ आषाढी एकादशीचा पवित्र दिवस. पुण्यातील एम.ई.एस. ऑडिटोरियममध्ये संगीतप्रेमींनी एका भक्तिमय सुरांनी न्हालेल्या, अविस्मरणीय संध्याकाळचा अनुभव घेतला 'स्वरविलास: लय विठ्ठल, सूर विठ्ठल'.

VJ परिवारातर्फे आयोजित या सुरमयी कार्यक्रमासाठी गुगल फॉर्मद्वारे नावनोंदणीची सुविधा देण्यात आली होती. वेस्ट ऑफिस, ईस्ट ऑफिस आणि मुख्य कार्यालय येथून पासेस उपलब्ध करून देण्यात आले. रजिस्ट्रेशनला मिळालेल्या अभूतपूर्व प्रतिसादामुळे संपूर्ण सभागृह काही वेळातच हाडसफुल्ल झाले. रसिकांच्या प्रेमळ गर्दीची भावना ओळखून आयोजकांनी विशेष पुढाकार घेत, ऑडिटोरियमबाहेर मोठ्या LED स्क्रीनवर कार्यक्रमाचे थेट प्रक्षेपणाचे उत्तम आयोजन केले. त्यामुळे ज्या रसिकांना मुख्य सभागृहात बसण्यास जागा मिळू शकली नाही, त्यांनीही बाहेर बसून संपूर्ण कार्यक्रमाचा आनंद तितक्याच भक्तिभावाने आणि उत्साहाने घेतला. ४२५ हून अधिक रसिकांनी आपल्या उपस्थितीने या सुरेल संध्याकाळला सजवले.. कार्यक्रमाची खरी शान ठरले-

आज झालेलं चार नव्या भक्तिगीतांचं प्रकाशन. पं. हेमंत पेंडसे यांच्या संगीतरचनेत, पं. शौनक अभिषेकी, विदुषी सावनी शेंडे आणि प्रज्ञा देशपांडे यांनी सादर केलेल्या या गाण्यांनी संपूर्ण सभागृह भक्तिरसाने भरून गेलं. याच कार्यक्रमात पं. शौनक अभिषेकी, विदुषी सावनी शेंडे, पं. हेमंत पेंडसे, राधिका ताम्हणकर आणि प्रज्ञा देशपांडे यांच्या सुरेल सादरीकरणामुळे आषाढी एकादशीचा भक्तिमय अर्थ जणू प्रत्यक्ष अनुभवता आला. प्रत्येक सादरीकरणानंतर रसिकांनी भरभरून दिलेली टाळ्यांची दाद, हेच त्या गायनाच्या यशाचं मूर्त रूप होतं. VJ परिवारातील अनेक सदस्यांनी असा कार्यक्रम प्रत्यक्ष अनुभवण्याची संधी दिल्याबद्दल आभार मानले आणि भविष्यातही अशाच सांस्कृतिक उपक्रमांची अपेक्षा व्यक्त केली. हा कार्यक्रम केवळ संगीताचा अनुभव नव्हता, तर एक अध्यात्मिक आणि सांस्कृतिक एकतेची अनुभूती होती.

'स्वरविलास: लय विठ्ठल, सूर विठ्ठल' - नाव जसं सुरेल, तसाच कार्यक्रमही! रसिकांच्या मनात सूर्याच्या विलासाने एक अविस्मरणीय आठवण कोरून गेला.



VJ COMMUNITY CELEBRATION

Ram Krishna Hari! Communities Across VJ Celebrate Vitthal Bhakti with Joy & Devotion

From Palkhi Processions to Traditional Dances Our VJ Parivaar Soaked in Vitthalmay Bhakti.



Ram Krishna Hari!

The chants of "Jai Hari Vitthal" echoed through our VJ communities yesterday, as residents came together to celebrate their love and devotion for Lord Vitthal. Yashwin 2.0 Society in Sus, YashONE Infinitee, and YashONE Wakad Central all turned into vibrant centers of faith, music, and cultural unity.

Palkhi Processions Filled with Energy & Bhakti

One of the most heartfelt highlights of the celebration was the palkhi processions, where families - right from excited children to our ever-enthusiastic senior citizens - participated with unmatched energy. Streets within the societies turned into pathways of devotion, with the rhythmic beats of taal, dhol, and traditional chants setting the tone for a spiritual yet joyous evening.

The Heart of the Celebration Our Community Members

At Yashwin 2.0 Society, Sus, devotion was beautifully complemented by cultural performances. A special appreciation goes to the senior citizens' ladies group and the girls' group, who dedicated over a month to practicing ringan and traditional dances. Their graceful performances brought the palkhi soha to life, making it a visual and spiritual delight for everyone present.

Similar enthusiasm was seen across YashONE Infinitee, and YashONE Wakad Central, where residents prepared rangolis, sang bhajans, and created a festive

environment that truly reflected the power of community devotion.

What makes celebrations like these special in our VJ communities is not just the religious devotion but the spirit of togetherness they inspire. Neighbours came together as one big family singing, dancing, and praying, reminding us all that festivals are as much about people as they are about rituals.

A heartfelt thank you to every resident of Yashwin 2.0, YashONE Infinitee, and YashONE Wakad Central for keeping traditions alive and sharing such inspiring stories of community spirit. This is what makes our VJ Parivaar truly special, a family that celebrates, prays, and grows together.



Yashwin 2.0



Yashwin 2.0



Yashwin 2.0

When devotion meets community spirit - and our VJ Parivaar's Vitthal celebration was pure magic!



YashONE Infinitee



YashONE Infinitee



Yashwin 2.0



YashONE Wakad Central



YashONE Wakad Central

Knowledge Exchange Forum

Guidance Seminar on Cooperative Housing Shaping the Future of Sustainable Communities

A unique knowledge-sharing forum led by YashONE Hinjawadi Cooperative Housing Society, bringing together 60 cooperative housing societies to learn, discuss, and adopt modern policies for better community living.

The cooperative housing movement has always been a strong pillar of community-based growth. Taking this vision a step further, YashONE Hinjawadi Cooperative Housing Society Ltd., in association with the Pune District Cooperative Housing Societies and Apartment Federation Ltd., Pune, and the Cooperative Department, organized an insightful Guidance Seminar on Cooperative Housing. At YashONE Hinjawadi, the seminar brought together representatives of over 60 cooperative housing societies from Pune, creating a dynamic knowledge-sharing platform to address modern housing challenges.

Why Does This Seminar Matter?
As Pune rapidly urbanizes, housing societies face pressing challenges - aging buildings needing redevelopment, rising energy demands, and legal complexities like delayed Deed of Conveyance procedures. Many societies also struggle with financial transparency and awareness of government schemes. This seminar, aligned with the International Year of Cooperatives, was designed to bridge this knowledge gap. Through expert guidance and practical discussions, participants explored sustainable housing solutions, redevelopment strategies, and financial best practices to help their societies grow stronger and more self-reliant.



YashONE Hinjawadi's groundbreaking guidance seminar transforms complex housing challenges into clear, actionable solutions.



KEY KNOWLEDGE SESSIONS

The forum covered crucial areas relevant to cooperative housing societies:

1. **The Co-operative Movement's Role - Global significance and its impact on community-based growth.**

- a) **Raising Public Awareness:** Showcasing how cooperatives contribute to sustainable development and community well-being.
- b) **Promoting Growth and Development:** Strengthening the entrepreneurial ecosystem for cooperative enterprises.
- c) **Advocated for Supportive Frameworks:** Encouraged governments to create enabling legal and policy environments.
- d) **Inspiring Leadership:** Engaging youth and promoting purposeful leadership within the cooperative movement.

2. **Deed of Conveyance - Legal procedures for smooth property handovers.**
This session highlighted the importance of the Deed of Conveyance. It serves as the iron-clad legal document that clearly transfers ownership, preventing future title disputes.

3. **Audit & Financial Accountability - Maintaining transparent financial records.**
Emphasis on real-time financial transparency and regular internal audits are the best defense against fraud. Recommended clear segregation of duties and concise reporting tools to build confidence.

4. **Pradhan Mantri Surya Ghar Yojana - Benefits of adopting solar energy for cost efficiency.**
The session offered homeowners details about the upfront subsidies and net-metering to turn rooftops into mini power plants. This helps cut electricity bills and carbon footprint, aligning individual savings with India's renewable targets.

5. **Redevelopment & Self-Redevelopment - Legal frameworks, policy guidance, and financial planning.**
Mapping out policy and financing options to modernize aging buildings-choose your path: external developer or resident-led. Showcase the need for unified resident consensus, RERA compliance, and robust financial planning.

6. **Interactive Q&A Session - Experts answered society-specific queries in real-time.**
This opened the floor for real scenarios - bring your toughest legal, financial, or technical questions. It encouraged critical thinking: challenge assumptions, strip away jargon, and leave with actionable next steps.

Expert Guidance & Leadership
The seminar featured eminent dignitaries who shared their valuable insights:

- Mr. Prakash Jagatap, Deputy Registrar, Cooperative Societies, Pune Rural
- Dr. Nilesh Rohankar, Executive Engineer, MS&EDCL
- Mr. Suhas Patwardhan, President, Pune District & Maharashtra State Cooperative Housing Federation
- Mr. Sunil Dhayagude, Assistant Registrar, Cooperative Societies, Mulashi, Pune

The session was actively supported by leaders like Mr. Subhash Karnik, Mrs. Manisha Kothari, and Mr. Charudatta Kulkarni from the Pune District Cooperative Housing Federation.

It was successfully executed under the leadership of Mr. Abhijeet Gurav & Team from YashONE Hinjawadi Cooperative Housing Society Ltd., with active co-ordination from the Pune Housing Federation.

KEY KNOWLEDGE SESSIONS

The participation of 60+ societies highlighted the growing interest in learning, collaboration, and collective problem-solving. Discussions on redevelopment, solar power adoption, and financial transparency provided actionable insights for societies looking to modernize while staying true to cooperative values.

The seminar was not just an event - it was a progressive step towards sustainable and self-reliant community living, reinforcing the spirit of cooperation and shared growth in Pune's evolving urban landscape.

Civic Engagement

YashONE Infinitee Ignites Civic Spirit with Voter Registration Camp!



200+ residents made civic duty look effortless with a brilliantly organized voter registration camp for all residents.



When your clubhouse transforms into a democracy hub and your neighbours become voting champions - that's the YashONE Infinitee way!

YashONE Infinitee took charge of democracy, literally by hosting a Voter Registration Camp in its clubhouse. Volunteers greeted neighbours with friendly smiles, clear instructions, and colour-coded forms. No bureaucratic headaches here: just a smooth, well-signposted path to the electoral roll. Through this drive over 200 residents have successfully registered or updated their voter IDs, but the real magic was in watching a community come

together around something that truly matters. That figure isn't just a statistic; it's proof that when a community takes ownership, real change happens. This society-driven effort cut through the noise, reminding everyone that democracy isn't someone else's job. It's ours-right here at home. The clubhouse was buzzing with appreciation. One resident couldn't stop talking about how the managing committee - "Such camps make it easy for everyone to fulfill their civic duties. Thank you!" while another mentioned "Great work by the managing committee for thinking about this. Proud to be part of this society!" The phrase "civic duties made easy" kept coming up in conversations, and you could see the sense of collective achievement on everyone's faces.

Riding this wave of enthusiasm, organisers are planning follow-up workshops on candidate briefings, polling-day simulations, and even a "Know Your Rights" panel. Because signing up is only the first step; understanding and using your vote is where the power really lies. A heartfelt thank you goes out to every volunteer, the local election team, and above all the 200+ residents who showed up. YashONE Infinitee Punawale proves that when a community unites behind civic duty, democracy truly thrives.

Celebrating our People

Meet the 7-Year-Old Speed Marvel Taking the Nation by Storm!

This summer, when most kids are looking for ways to beat boredom, Parnika, Daughter of Rohit Indapure - Assistant Sr. Engineer at VJ, stumbled upon her true calling. What began as a fun, free-activity outing with her father quickly turned into a full-blown passion for skating. From tentative first strides to confident glides, her dedication transformed practice sessions into podium finishes. In just twelve months, Parnika's trophy shelf is growing and how!

- Gold: 30 medals
- Silver: 9 medals
- Bronze: 8 medals
- 3rd place at National Championships – making the entire VJ Parivaar proud!

Beyond her impressive medal haul, Parnika also raced her way to a bronze finish at the 12th RGOI National Roller Skating Championship. An achievement that speaks volumes about her talent and tenacity. what makes this story truly special - it's not just about the medals. It's about watching a

young dreamer discover her passion, work hard for it, and inspire everyone around her. From our VJ family to skating rinks across the nation, Parnika is showing everyone what's possible when talent meets dedication.

A Proud VJ Moment: Rohit, we're not just proud of Parnika's achievements - we're inspired by the support and encouragement you've given her. This is what the VJ family spirit is all about! **Keep skating toward greatness, Parnika! The entire VJ Parivaar is cheering you on!**



When your family suggests trying something new to beat summer boredom, you probably don't expect to end up with 50+ medals and a national ranking!



Celebrating Community & Sportsmanship

When Art Brought a Community Together



Paintbrushes turned into magic wands and neighbours became artists - this community event is the talk of the VJ Parivaar!



YashONE Wakad Central recently came alive with creativity during a vibrant community painting event that brought residents together in the most heartwarming way. From little ones wielding brushes twice their size to adults tapping into their inner artist, the event became a canvas for connection. Families painted side by side, neighbours discovered each other's stories, and children added bursts of imagination to every corner. The magic didn't end with the last brushstroke. A mini-exhibition turned the venue into a joyful pop-up gallery, proudly displaying every resident's masterpiece. Each canvas held a story, each colour sparked conversation, and each shared smile reminded us what it means to truly live in community.

Who knew a splash of colour could bring so many hearts together? One painting session. Dozens of canvases. And a community that found joy and each other in every brushstroke.

Your Society Could Be Next! Let's build more such moments together. Share this story and spread the word - beautiful communities are built not just with homes, but with heart.



Celebrating Community & Sportsmanship

Grandparents & Grandkids Battle it Out in Palladio Tathawade's Carrom Clash!

From year 6 to 70, the entire Palladio Tathawade community gathered for clicks, cheers, and pure carrom magic!



There's something absolutely amazing about watching a 6 year old strategize against seasoned players and actually win!

Society Community events connect people, spark conversations, and create memories that last far beyond the day itself. The recently concluded Palladio Carrom League 2025 is a shining example of how sports can bring everyone together.

The event, held within the Palladio premises, saw enthusiastic participation from residents aged 6 to 70 years, proving that sports truly have no age bar. The air was filled with cheer, excitement, and the friendly clicks of carrom coins as neighbours turned into competitors, only for a few hours.

The Action-Packed Categories:

- Men's Singles - Where strategy met swagger
- Women's Singles - Grace under pressure at its finest
- Kids' Singles - The real superstars who had everyone's hearts
- Men's Doubles - Teamwork that would make any coach proud
- Special Doubles - Unexpected partnerships that brought the house down



Young Champs Steal the Show! Among all the categories, the Kids' Singles stood out. Watching little players take on the challenge with such confidence was a delight for everyone. Their energy and enthusiasm truly stole the show, and they were cheered like champions with every successful pocket.

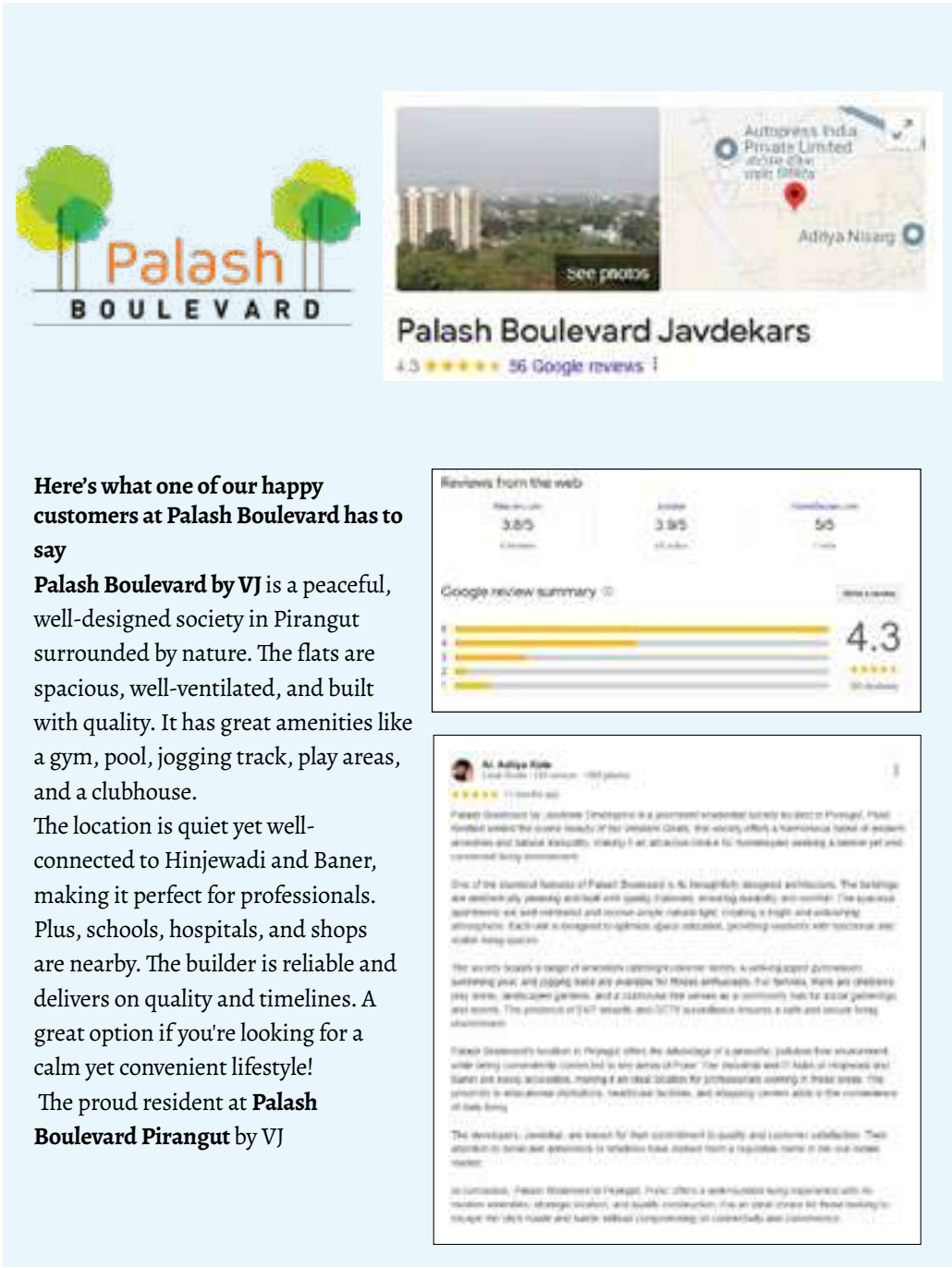
More Than a Game - A Community Celebration

What made this league truly special was the spirit of togetherness it inspired. Families watched from the sidelines, neighbours exchanged cheers and friendly banter, and the entire atmosphere felt like one big celebration. It was more than just a tournament. It was Palladio at its best:

united, joyful, and full of life. A special thank you to the Palladio community for sharing this wonderful story with us! These are the moments that remind us why we love what we do - building not just homes, but communities where beautiful memories are made every day. We look forward to featuring more such wonderful stories from our VJ Parivaar. Keep sharing, because every story adds to the spirit of togetherness that defines us!



VJ Parivaar Stays Together in Harmony





YASHWIN
enchanté
2 & 3 BHK HOMES
AT UPPER KHARADI

THE LAST OPPORTUNITY
TO CHANGE YOUR LIFE FOR
Better!

Artist's Impression

LAUNCHING NEW TOWERS!

WORSHIP AREA

KIDS PLAY AREA

INFINITY SWIMMING POOL

CLUB YASHWIN

FITNESS STUDIO

SENIOR CITIZEN DECK

- 12 ACRE PROJECT**
- 6,320 SQ. FT. AREA OF MULTIPURPOSE HALLS**
- 50+ AMENITIES FOR ALL AGE GROUPS**
- 1800+ LIKE-MINDED FAMILIES**
- 3 STOREYED CLUBHOUSE**
- 2+ ACRES OF CONNECTED VEHICLE-FREE PODIUM**

VJ | **VILAS JAVDEKAR**
DEVELOPERS

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SCAN TO
WITNESS
YOUR BETTER!



Learning with VJ

L.E.A.P: Learn. Evolve. Aspire. Progress.

Where VJ's Future
Leaders Take Flight.

L.E.A.P.
Learn. Evolve. Aspire. Progress

L.E.A.P is VJ's home-grown leadership development program designed to empower you to grow from within. Because the leaders who will guide VJ's future aren't coming from outside, they're already here.

While everyone's busy hunting for leadership talent outside, we realized something powerful. The leaders who truly understand VJ's culture, challenges, and dreams are already part of our Parivaar. They just need the right platform to soar.

Your Leadership Launchpad: L.E.A.P isn't just another corporate training program. It's VJ's way of saying, "We see your potential, and we're investing in it." Learn. Evolve. Aspire. Progress. Four words that represent your journey from wherever you are today to wherever you want to be tomorrow.

Leadership at VJ isn't about corner offices or fancy titles. It's about that person in Finance who finds creative solutions, the Engineering team member who mentors newcomers, or the CRM specialist who turns client challenges into success stories. You're already leading L.E.A.P helps you do it with intention and impact.

Your Four-Stage Journey:
LEARN: Building Your Superpowers Forget boring theory sessions! This is about mastering the skills that actually matter emotional intelligence that helps you connect authentically, strategic thinking that turns daily tasks into meaningful contributions, and communication excellence that

inspires action. Every module uses real VJ scenarios because generic leadership advice doesn't work in our unique environment.

EVOLVE: Where Theory Meets Reality Here's where it gets exciting you'll tackle actual VJ business challenges alongside colleagues from different departments. No fake case studies here! You could be solving genuine problems that impact our success, leading innovation workshops where your ideas become tomorrow's solutions, or spearheading process improvements that make everyone's work more effective.

ASPIRE: Learn from VJ's Best Get ready for exclusive access to senior VJ leaders who'll mentor you one-on-one. These aren't formal presentations they're honest conversations where executives share their breakthrough moments, lessons learned, and the paths that led them to where they are today. You'll even have shadow opportunities to see decision-making in action.

PROGRESS: Your Leadership Community The best part? You're not doing this alone. Join reflection circles with fellow VJ participants, share breakthrough moments, and build relationships that extend far beyond the program. The connections you make here often



become your strongest professional relationships at VJ.

Early participants aren't just becoming better leaders they're becoming the colleagues everyone wants to work with. Teams are noticing more ownership, better collaboration, and innovative problem-solving. The ripple effect is real, and it's strengthening everything we do together.

Why This Matters for VJ: When our people grow, we all grow stronger. The business landscape is evolving

rapidly, and we need leaders who can navigate complexity while staying true to VJ values. L.E.A.P prepares you for tomorrow's challenges using today's opportunities.

When you grow, VJ grows. When you lead with purpose, we all benefit from the positive change you create. This program represents our commitment not just to your professional development, but to your potential to help shape where VJ goes next.

Ready to Take Your L.E.A.P? Watch for upcoming communications from our Learning & Development team. Your future self is waiting, and we can't wait to support your journey.

Because the best leaders aren't made overnight they're grown with intention, nurtured with care, and supported by a community that believes in their potential.

Let's L.E.A.P forward together, VJ Parivaar!

Learning with VJ

Four Game-Changing Workshops That Just Transformed Our Teams!

From crystal ball forecasting to pump wizardry how VJ's L&D team turned everyday challenges into extraordinary expertise.

VJ | CENTRE of
ENGINEERING &
EXCELLENCE

"Why settle for good enough when you can build excellence? Our teams just leveled up in the most incredible ways!"

The Mission Behind the Magic
At VJ, we noticed something: while our projects were great, our people had the potential to be absolutely extraordinary. So our Learning & Development team rolled up their sleeves and designed four targeted workshops that would transform everyday challenges into competitive advantages.

1. Forecasting Mastery: Engineering Predictability
Remember those project delays that seemed to come out of nowhere? Not anymore! Our site and planning teams just mastered the art of seeing tomorrow's challenges today.

What made it click:
• 5Ms Framework mastery (Manpower, Machinery, Material, Method, Money)
• Time-cost graphs and labor productivity analysis
• Live case studies learning from near-misses
• Early warning systems to spot problems before they become disasters

The breakthrough moment? One participant said, "Forecasting showed us the story behind the

numbers. We now know where we stand—and how to move forward with confidence."

2. Financial Intelligence: Speaking Banker Language
Our finance and project teams just became strategic financial partners rather than just number crunchers, thinking like bankers for faster approvals and stronger relationships.

The game-changers:
• Real-world application using actual balance sheets
• Hands-on CMA sheet completion
• Ratio analysis that tells compelling stories
• Banker's mindset training for approval success

With this skillset, VJ's finance professionals are better equipped to build trust with lenders and accelerate project approvals.

3. Pump Operations Excellence: From Breakdowns to Breakthroughs
Those recurring pump failures driving everyone crazy? History! Our technicians partnered with Mansi Engineers experts for hands-on transformation at YUC site.

What made the difference:
• Live demonstrations with actual control panels
• Real-time troubleshooting scenarios
• Preventive maintenance strategies
• Early warning recognition techniques

The magic happened through hands-on learning. Now pumps aren't just tools—they're treated as critical project assets with dramatically reduced downtime!

4. Plumbing Precision: Making the Basics Beautiful
Quality construction starts with getting the basics right—every single time. Our Plumbing Essentials workshop eliminated costly rework forever.

The foundation-first approach:
• Comprehensive pipe knowledge and specifications
• Installation best practices for first-time success
• Common pitfall avoidance strategies
• Real-world problem-solving scenarios

Teams now approach every connection with precision-focused intentionality, resulting in fewer errors and strengthened trust.

Because excellence isn't an accident—it's a habit. And at VJ, that habit starts with never stopping the journey of growth!



Celebration of an Incredible Journey!

45 Years of VJ - A Night of Applause, Inspiration & Dreams Taking Flight

The VJ Annual Awards Night wasn't just about trophies; it was a masterclass from innovation to courage, our leaders lit up the evening with powerful thoughts: 10 golden mantras that will define our next big leap!

When Wisdom, Passion & Courage- Took Center Stage.

VJ
ANNUAL AWARDS NIGHT
2025

CLICK HERE

To get glimpse of this celebration scan this QR code.



The 45th Foundation Day Celebration was more than just glittering lights and cheering teams – it was 45 years of VJ's incredible journey celebrated with ideas, dreams, and a whole lot of heart. But what made this celebration truly special were three unique initiatives that showcased the love and creativity within the VJ Parivaar.

1 A LETTER TO OUR FOUNDER CHAIRMAN

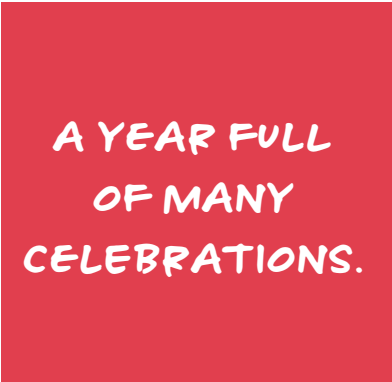
In a deeply moving gesture for Vilas Javdekar's 75th birthday, employees penned 200+ heartfelt letters that were bound into a beautiful book. This wasn't just a gift – it was a gesture of gratitude, memories, and appreciation compiled with love, bringing tears of joy to VYJ's eyes as he held this treasure close to his heart.

2 THE ULTIMATE VJ TRIVIA QUIZ

How well do we really know VJ? The Ultimate VJ Trivia Quiz put everyone to the test, creating waves of laughter, friendly competition, and surprising discoveries. It was amazing to see how much love and knowledge our team carries for the company they call home.

3 SCRAP TO SCULPTURE: ENGINEERING CREATIVITY

Our employees transformed discarded materials into stunning sculptures representing 45 years of VJ. This "Scrap to Sculpture" competition showcased not just engineering skills, but the creative spirit that turns the ordinary into extraordinary - much like how VJ transforms empty land into thriving communities.



ONE FAMILY, ENDLESS POSSIBILITIES

What made the celebration truly memorable was VYJ's heartfelt speech that moved everyone present. Holding a beautiful book of letters crafted by his employees, VYJ's eyes welled up with emotion. "I will treasure this gift for life. Your love has filled my heart completely. Thank you from the bottom of my heart!" he said, his voice thick with genuine gratitude.

With renewed energy, he painted an ambitious vision for the company's future.

"In the next five years, we will complete 10,000 homes every year. I have complete faith this is possible, if we stay united, trust each other, and share responsibility together," he declared with unwavering conviction.

Drawing from decades of experience, VYJ shared practical wisdom about work efficiency. "Let's not complicate our processes unnecessarily. One project, one team - this should be our mantra. Everyone must take complete ownership of their work from start to finish. When you own your work

completely, excellence becomes inevitable."

He emphasized the crucial importance of maintaining strong partnerships. **"Pay on time, no delays whatsoever. Trust is built through our actions, not promises. When our word becomes our bond, people don't just work with us, they believe in us."**

On leadership, VYJ's message was crystal clear and inspiring. **"Create leaders, not followers!** The person who elevates others is the real leader. Leave ego behind - we're all part of one family. In families, everyone succeeds together."

With paternal care, he reminded everyone about personal well-

being. "Exercise regularly, play sports. When your body is healthy, your mind stays positive too, and any challenge becomes easier to overcome."

VYJ concluded with heartfelt blessings for his extended work family. "On this Foundation Day, I pray for your prosperity, health, and unity. Let's not just build homes - let's create a beautiful and lasting legacy that will inspire generations to come."

The room erupted in applause, moved by a leader who had just reminded them they were part of something much greater than themselves.



Vilas Javdekar
Founder & Chairman,
Vilas Javdekar Developers



TRUST,
DESIGN,
PEOPLE FIRST,



45 years of building happy communities



LET'S MAKE
memories
FOR A
LIFETIME!





PEOPLE FIRST: PRAISES VJ'S VALUE DRIVEN CULTURE

The VJ Foundation Day and Awards Night took on special significance when PMC Chief Fire Officer Devendra Potphode shared his heartfelt observations about the VJ family and their commitment to putting people above profits. "The moment I stepped in here tonight, I was filled with joy," Devendra Potphode began, his voice reflecting genuine amazement. "Seeing such a large VJ family gathered together left me overwhelmed. I'm grateful to Sarvesh Sir for inviting me.

Being here tonight gives me immense satisfaction – I now consider myself part of this beautiful family."

Devendra Potphode's admiration for the leadership was evident as he spoke about the company's values. "Vilas Sir is truly blessed to have sons like Sarvesh and Aditya - talented, humble, and filled with humanity. This extended family itself is their greatest wealth and achievement."

He was particularly moved by VYJ's philosophy: **"The thought that resonated deeply with me was Vilas Sir's belief – 'We must all grow together; that's true success.' This speaks volumes about their culture and beliefs."**

He also commended Sarvesh's environmental initiatives, showing how VJ's values extend beyond business to community welfare.

"VJ's 'People First' culture is truly remarkable," Devendra Potphode emphasized. "You are truly fortunate to work with an organization that upholds such strong values."

A Vision for Safer Cities

Drawing from his expertise, Devendra Potphode introduced an important safety concept - Fire Towers. "In 2006, buildings were approved up to 36 meters. Today in 2025, we're approving structures over 120 meters tall, with 30+ storey buildings becoming common. In such scenarios, Fire Towers become absolutely essential for resident safety, especially during emergency evacuations." His global perspective added weight to his message: "I travel to many countries and visit their fire stations.

My message to all developers is consistent – prioritize resident safety first focused on constant training."

His closing words carried the weight of a committed public servant: **"As a Punekar, I will always stand first for my city's safety and security."**

The evening concluded with Devendra Potphode's warm wishes for VYJ's 75th birthday celebration, marking not just a milestone but a tribute to values-driven leadership that puts people and safety at the heart of development.

WE ARE JUST GETTING STARTED

The 45th Foundation Day of Vilas Javdekar Developers was a vibrant celebration of growth, gratitude, and future possibilities. CEO Aditya Javdekar addressed Team VJ with characteristic warmth, aspirations, and a collective dream to evolve together.

GRIT: The Power of Purposeful Design

In a deeply personal segment, AVJ reflected on the journey of GRIT. What started as a dream has today become a platform to integrate global design thinking into VJ

projects. With Sruthi's international exposure and the team's passion, GRIT is poised to contribute beyond commercial work.

Sankalp: Building a Sustainable Contracting Future

Sankalp, VJ's contracting arm, was envisioned not merely as a service provider but as India's first sustainable contracting company. AVJ reiterated that Sankalp's ambition stretches far beyond Pune. But growth, he emphasised, must come with discipline, transparency, and simplification.

People First, Always

From mediclaim benefits to converting interns and job card workers into full-time employees, the company is focused on inclusion

and growth at every level. The popular "VJ Shabbaski" has already recognized 700+ teammates, reinforcing a culture of appreciation.

Other people-first programs like Recharge & Reconnect and team-wide wellness exercises have brought new energy to the workplace. The company's CSR efforts, including support to six NGOs during the Joy of Giving campaign, were also highlighted.

Towards a Learning Organization

AVJ announced L&D 2.0, with learning and leadership development being mandatory. Missing a session won't be an option anymore, reinforcing the importance of upskilling and shared growth. "If we don't remain a learning organization,

we won't remain a growing organization," he emphasized.

Engaging the Extended VJ Family

A slew of exciting initiatives were unveiled - VJ Society Awards, Knowledge Exchange Forum for 90+ VJ Societies, VJ Parivaar Sports League, Growth Partner Programs for Channel Partners, Pre-Loved Goods Sale by VJ team members, Enriching labour welfare events under VJ ShramaSeva and Swara Vilas, Swara Malhar cultural programs all were announced on this occasion. These initiatives include all people who contribute in making VJ a preferred brand in Pune's Real Estate Spectrum.



Aditya Javdekar
Chief Executive Officer,
Vilas Javdekar Developers



SUSTAINABLE DEVELOPMENT GOALS, HOW VJ IS TRANSFORMING CONSTRUCTION FOR FUTURE GENERATIONS!

At the 45th Foundation Day 2025, Sarvesh Javdekar didn't just share updates – he unveiled VJ's transformation blueprint. We've grown from 10 lakh to 1.5 crore

square feet in a decade, but the real story? How we're building for the next 50 years through Sustainable Development Goals.

One Project, One Team

The message is crystal clear – departmental silos are history. Whether you're in engineering, finance, or operations, we're all working toward one goal: project success. When we unite our expertise, magic happens.

Building Tomorrow's Leaders Today

VJ's new scholarship programs in M.Tech - Fire Engineering at MIT and M.Arch at Bricks School of Architecture are now within reach for our team members. Sarvesh himself is enrolling in the fire engineering

program, proving that age is never a barrier to learning.

The Three-Month Supervisor Revolution

Through our tie-up with KUMSS, Baramati, we're launching intensive three-month skilling programs for young supervisors in waterproofing, tiling, windows, and carpentry. When they return to sites, they'll bring enhanced efficiency and uncompromising quality.

Six SDGs That Will Define Our Future

From the 17 global Sustainable Development Goals, VJ is laser-focused on six SDGs that address our real challenges on our Construction Sites. Enabling real time monitoring

systems, training modules on each aspect and also rewarding performing project teams make these goals achievable.

1. Dust Control
2. Noise Management
3. Water Conservation
4. Clean Energy
5. Construction Waste Reduction
6. Workforce Skilling

These aren't just environmental goals – they're VJ's competitive advantage. When our Sustainable Development Goals become the industry gold standard, we're not just building homes, we're building legacies that future generations will be proud of.



SCRAP TO SCULPTURE AWARD WINNING TEAMS



Team VJ IndiLife Kharadi



Team Yashwin Urbo Centro



Team Yashwin Nuovo Centro

The Moments That Made Hearts Soar

When our senior leaders took the stage, something magical happened. These weren't just speeches – they were moments of genuine inspiration where wisdom met vision, and leadership became truly transformative. The energy was electric as each leader shared insights that sparked conversations, captured hearts, and left everyone dreaming bigger. Here are the 10 powerful takeaways that had the entire room nodding, applauding, and walking away with renewed purpose.

Innovation



Rohit Agarwal
Chief Financial Officer
"Innovation is not just new technology; it's the courage to think differently every day."
He reminded us why VJ continues to set benchmarks - because we dare to innovate, not occasionally, but consistently. That's the secret sauce behind our organisational strength and growth.

Collaboration



Ketakee Devdhar
Vice President, Sanction, Liaison, RERA
"Alone we build homes, together we build happiness."
With a big, bold target of 3000+ happy homes this year and her vision and appeal for deeper collaboration had the audience fired up.

Empowerment



Anuja Sathe
Vice President, Corporate Finance & Compliance
"Trust is earned when you deliver - every single time."
Paying or closing loans within 18 months of a launch, zero defaults, zero delays, and BBB+ ratings from CRISIL & CARE aren't just certificates. She proudly shared how the banking industry now wants to work with VJ - because we walk the talk, always!

Humanise



Sruthi Atmakur Javdekar
Director & Principal Architect, GRIT
"Love is in the details - and we love what we do."
Drawing wisdom from the Bhagavad Gita, Sruthi spoke about designing spaces that feel. Because for VJ, homes aren't structures - they're emotions carefully crafted with love.

Unstoppable



Nilesh Gore
Vice President, Sales
"200-250 homes sold and built every month – this is what an unstoppable team looks like."
Nilesh's infectious energy had everyone smiling. His mantra? Keep moving, keep achieving, together.

Persistence



Anand Pitre
Vice President, Customer Relationship Managment
"The journey matters as much as the destination."
With 25,000+ customers in 2025, Anand reiterated why being accessible and consistent is crucial. For VJ, the 3-year journey with customers before possession is as sacred as the final handover.

Fearlessness



Dhanashree Shinde
Vice President, Brand Experience
"Fearless doesn't mean reckless – it means bold, clear, and unstoppable in thought and action."
Dhanashree urged the team to dream audaciously and chase targets without hesitation - because bold visions build big legacies.

Passion



Sagar Kale,
Vice President, Engineering & Operations
"When passion drives you, limits disappear."
Sagar challenged the team to never reduce targets but to push forward, united, because passion is what transforms goals into milestones.

Nurture



John Marian
Vice President, HR & Admin
"It's not about I; it's about 'we'."
John shared a simple but powerful truth – great cultures are built when we solve problems together, encourage growth with discipline, and put people first.

Courage



Natasha Bhatawadekar
General Manager Human Resources
"The foundation to anything great is courage."
Whether it's teaching someone who might surpass you or starting from scratch after a setback, Natasha reminded us that true leadership begins with courage.

The VJ Spirit: 45 Years & Counting

From innovation to courage, this Foundation Day was a reminder that VJ isn't just building homes - we're building dreams, relationships, and a future that's brighter, bolder, and bigger than ever. Here's to 45 years of love, grit, and relentless pursuit of excellence. And to every one of us who makes VJ more than a company - a family that dreams together, builds together, and wins together.

YOUNG LEADER AWARD WINNERS



LILY PASALKAR, VISHAL AWATE, SANYOGITA GAIKWAD, ATUL SHINDE, GANESH PRAKASH PATIL, SUSHANT BAGAL, TOHID SHAIKH, SAGAR DHIWAR, NITISH PATIL, ANKIT RATHOD, YUVARAJ PATIL

INNOVATION AWARD WINNERS



NIKHIL DEVADIGA, PUJA ANGRE, DEEKSHA NAPA, GAUTAMI KUNDAN, AKHILESH SINGH, SHIVAM SHINDE, SAGAR BHOSALE, BHARAT TAGAD, GAYATRI KADAM, CHETAN BODAKE, SHYAM BHARADE, PRATIK BANSODE

YOUNG LEADER AWARDS

RUNNER UPS

**TUSHAR SHINDE**

**VINAYAK PANCHAL**

**NEHA BAGAYATKAR**

**HARSH BULANI**

**UDAY WADEKAR**

**SATHISH IYYAPPAN**

**SUMIT HADULE**

**GANESH KENDE**

**PRASHANT PATIL**

**AMIT SHETE**

**MAHATAB ALI**

INNOVATION AWARDS

RUNNER UPS

**KANIFNATH KANGUDE**

**ROHIT MHALIM**

**AKASH MOHITE**

**SUMANT KHANDEKAR**

**ABHISHEK HIREMATH**

**GAURAV SHIRKE**

**SAGAR RASKAR**

**ANJALI BEHRANI**

**RASHMIRANJAN KAR**

**DEEPA DIXIT**

**VARUN KAWATHEKAR**



QUALITY & SAFETY AWARDS

RUNNER UPS



RUPESH HADASE



KUNAL PHALE



SAYALI SATPUTE



PAVAN PATIL



NILESH ALDAR



VINAYAK DESAI



YASERNAVID KHATEEB



SURYAKANT NATH



PRATIK KALE



SANTOSHKUMAR GAUD



TEAM PLAYER AWARDS

RUNNER UPS



GAURAV SHINDE



TEJASHREE AJANSONDKAR



MUKTA NACHARE



ABHISHEK WARPE



NILESH PATIL



ASLAM JAWALE



SURAJ SANGALE



NAMRATA SHARMA



NAVNATH GADE



SUJIT SOLAV



VIJAY CHAVAN



CRISIS MANAGEMENT AWARDS

RUNNER UPS



PRANITA CHINDHE



AKSHAY JADHAV



AKSHAY DOLAS



KISHAN SHARMA



PRATHAMESH PATIL



TUSHAR RANANWARE



AJINKYA PATRIKAR



RAMESHWAR MHASKE



SURESH YADAV



SANJAY NIMBLE



SANGRAM NAYAK



COLLABORATOR AWARDS

RUNNER UPS



SHRIKANT PAWAR



VIKAS GAIKWAD



BHAGYASHREE BHAGAT



SHIVPRASAD TAVANDIKAR



ADITYA SINGH



ASHPAK SHAHA



KALPESH GANDHE



PRANAV BISWAS



ANIKET PARDHI



AKSHAY DHANE



ABHISHEK SWAIN

SMART SAVING AWARD WINNING TEAM



LANDSCAPE EXCELLENCE AWARD WINNING TEAM



FMM JURY AWARD WINNING TEAM



FORMWORK EXCELLENCE AWARD WINNING TEAM



Empowering Future

VJ Parivaar Society Leaders Meet 2025: Unveiling the Vision for 360-Degree Community Living



For 45 years, VJ has been delivering projects and transforming neighbourhoods. But what happened was about building something far more precious - a complete ecosystem where VJ Parivaar truly belongs.

For the first time ever, VJ decided to invite all Society Leaders - Chairmen, Secretaries, Treasurers, Cultural Committee Members and other leaders from across 99 Societies to interact and network with VJ. This opportunity turned into amazing conversations towards making each community more active and responsible through various initiatives.

This meet was honoured to host **MLA Siddharth Shirole**, as distinguished Guest of Honour, who brought his valuable insights on urban development and citizen empowerment. His presence added gravitas, but more importantly, it reinforced VJ's commitment to creating communities that contribute meaningfully to the city's growth.

The real stars were our society leaders - the unsung heroes who work tirelessly to make their communities better places to live. They had come expecting updates; they left with a heightened sense of empowerment.

When AVJ and SVJ took the stage, they shared an evolved vision of what the VJ Parivaar could become. Their passion was infectious, their commitment unwavering, and their roadmap crystal clear.

"We're not in the business of just constructing buildings," they emphasized. "We're in the business of building happy communities where every family can write their most beautiful stories of their life."

This philosophy became the foundation for everything that followed - 12 comprehensive initiatives that would touch every aspect of community living.

01ART & CULTURE

The collaboration with cultural events is about creating platforms where every resident, from toddlers to grandparents, can express themselves and VJ gives that platform to all the VJ Parivaar to come together and offers an opportunity to learn from each other and understand how there is unity in diversity.

02FESTIVALS & CELEBRATIONS

VJ assures to strengthen the VJ Parivaar, preserving our cultural heritage, and offers a sense of community and belonging that make festivities self-sustaining, and the creation of traditions that will be passed down through generations. It also gives a platform for showcasing music, dance, art, and crafts, encouraging creativity and artistic engagement.

03HEALTH & FITNESS

VJ empowers fitness enthusiasts by creating a supportive and inclusive environment to perform daily activities with vigor, while health is a broader state of well-being encompassing physical, mental, and social aspects.

04SOCIETY AWARDS

While every society and community is unique in its own way, VJ is determined to celebrate them all. A healthy competition demonstrates excellence in maintenance, sustainability, governance, civic engagement, social impact - every aspect that makes a community great will be celebrated.

05SUSTAINABILITY

As VJ pledges for SDGs within the organisation, all Society Leaders are invited to contribute in the same. Sustainability is a crucial part of development because it ensures a balance between meeting present needs and preserving resources for future generations.

06NEIGHBOURHOOD INFRASTRUCTURE

It is important that the neighbourhood infrastructure challenges faced by our residents reach the right local or government authorities. Streamlining communication with proper information flow VJ is here to help bridge this gap. Whether it is about roads, water or electricity - we are here to help.

07SOCIETY MANAGEMENT

Society management is an important part for maintaining a well-functioning and harmonious thriving community. Good governance ensures smooth operations, efficient resource allocation, and gives a sense of community among residents.

08CIVIC ENGAGEMENT VOTER REGISTRATION

The initiative emphasizes voting day as "duty day" rather than holiday, empowering residents to shape local governance. Because the best communities are built by engaged citizens.

09SOCIAL IMPACT

VJ's substantial CSR focuses on education, hygiene, sanitation, and skill development. They invited residents to participate in VJ Parivaar ShramaSeva and Pre-loved Goods Sale. These initiatives across all VJ Parivaar, creating a culture of sharing and caring.

10KNOWLEDGE SERIES

The Knowledge Exchange Forum of VJ Parivaar will host workshops and knowledge series on topics suggested by VJ Parivaar Society Leaders. Internal experts sharing specialized knowledge through seminars and workshops, turning normal meet-ups into a continuous movement of learning and growth.

11WE EARN OPPORTUNITIES

VJ suggests an active approach to identifying and pursuing possibilities to increase Society's earnings, whether through renting, space making, or other income-generating activities.

12VJ ONE PARIVAAR RECOMMENDATIONS

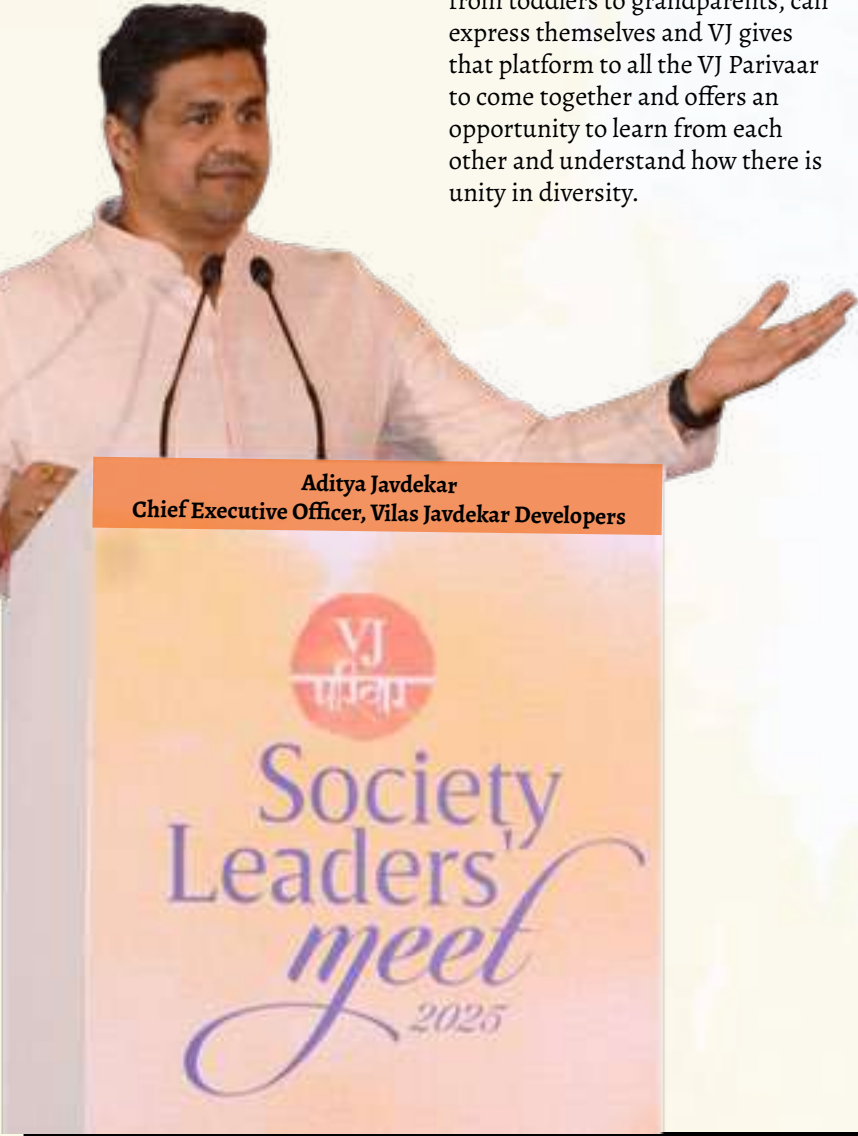
Announcing VJ's very own referral and loyalty program benefiting all VJ Parivaar members, regardless of when they joined the family. This platform gives exclusive privileges, tremendous benefits, and point-based rewards that increase over time.



This session was followed by an extensive Q&A Session. Every question was answered with patience and clarity, every concern addressed with genuine care. It was a family conversation where transparency reigned supreme. As the session concluded, the society leaders weren't just returning home with information; they were carrying back a vision that would transform their communities from the inside out.

The 360-degree approach ensures every aspect of community life is thoughtfully addressed, creating environments where residents don't just live, they flourish.

VJ Parivaar now moves forward with a clear roadmap, unwavering leadership support, and the collective commitment to turn this ambitious vision into reality.





“

VJ ही फक्त
एक रिअल इस्टेट कंपनी नाही,
ती एक विचारसरणी आहे
जिथे घरं बांधली जातात,
पण त्याहून अधिक नाती
जोपासली जातात.

”



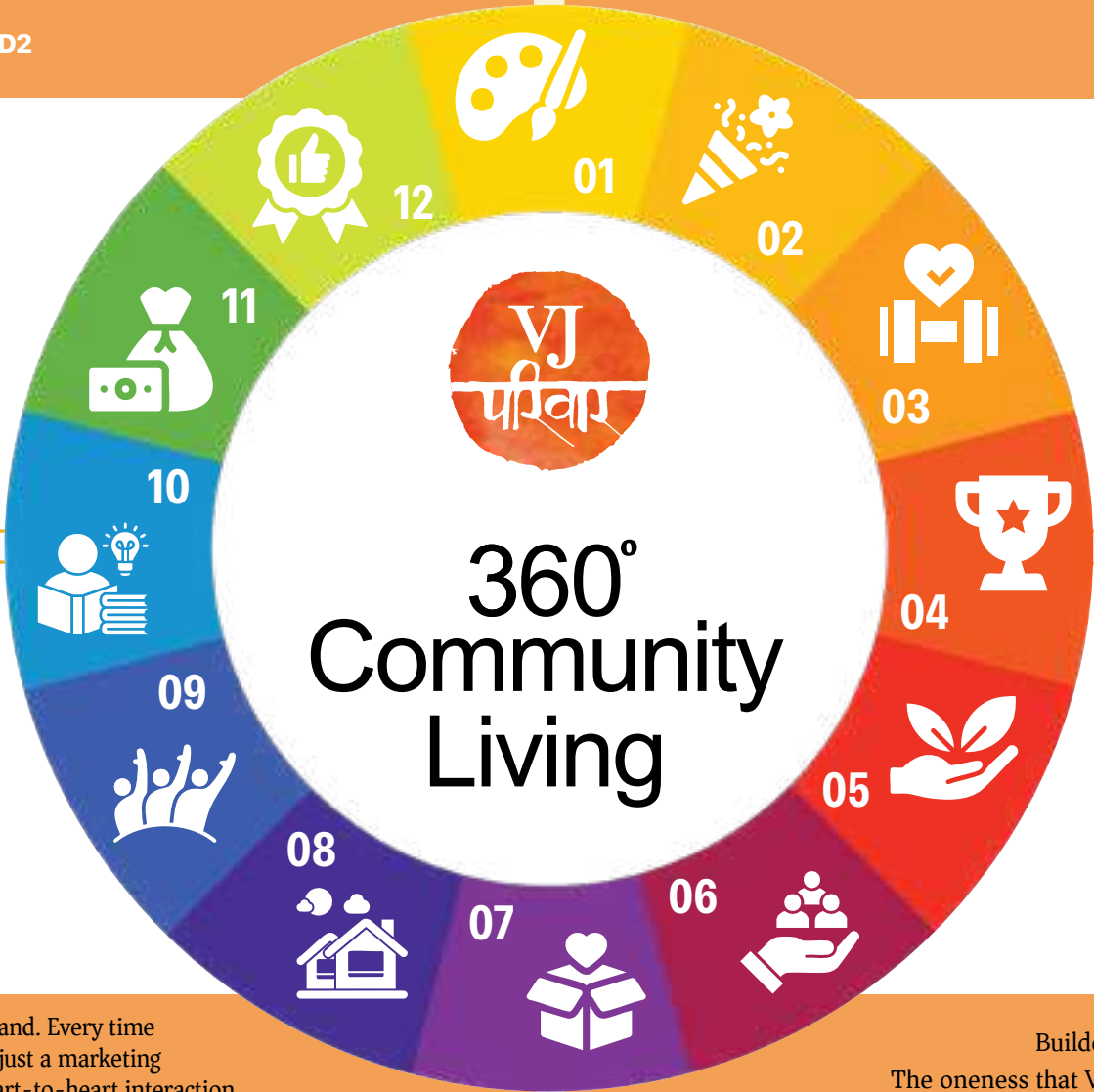
Siddharth Shirole,
Member of Maharashtra Legislative Assembly

आज VJ परिवाराने SOCIETY LEADERS MEET चा हा इव्हेंट केला आहे, त्यात फक्त नवीन सोसायटी नाही तर गेले २५ वर्ष जुने सोसायटी लीडर्स ना एकत्रित आणण्याच्या त्यांच्या उद्देशाला HATS OFF!

VITHAL BARAL
CHAIRMAN- YASHONE INFINITE D1D2

360° Community Living मध्ये बऱ्याच गोष्टी आम्हाला समजल्या जसे कि VJ Community साठी काय development करत आहे, त्यांचे vision आणि planning समजले.

SANDIP PRADHAN
SECRETARY - YASHWIN JEEVAN



Believe me, we did not expect it to be this grand. Every time there's a corporate event, we all assume it's just a marketing gimmick but this wasn't. This was a true, heart-to-heart interaction they opened up for us.

SANJIV MONGA
CHAIRMAN- YASHWIN ORIZZONTE B WING

Builders normally come, they sell, and they go. The oneness that VJ has created by the name of VJ parivaar, I think its unparalleled anywhere! Absolutely unparalleled!

PRATIK KURJEKAR
CHAIRMAN- YASHWIN ORIZZONTE A WING



CLICK HERE

To get glimpse of this meet
scan this QR code.



A HISTORIC
UNION OF
99 SOCIETIES



Welcome VJ Parivaar!

The VJ Parivaar Lounge - Built on Belonging

On July 12, 2025 we didn't just inaugurate a lounge - we made a heartfelt promise to make every interaction feel like home.

At the brand-new **VJ Parivaar Lounge**, something beyond a formal event took shape - it was the beginning of a warmer, more connected experience for our VJ Parivaar. It was a reflection of how this space and our culture treats everyone who comes in not as a customer, but as family. The VJ Parivaar Lounge has been envisioned as more than just a meeting point. It's a space that brings ease to the home-buying process, creates moments of warmth, and reflects our belief that every family we meet becomes part of ours.

YOUR PARIVAAR. YOUR ADVANTAGE.

What if buying a home with VJ wasn't the end of your journey, but the beginning of something even more meaningful? What if you weren't just remembered, but celebrated every step of the way?

VJ ONE Parivaar is not just a loyalty program. It's a heartfelt extension of our relationship with you. A community-first ecosystem that rewards trust, deepens connections, and ensures your experience with us goes far beyond transactions.

It's your invitation into the inner circle of VJ - a space where your voice matters, your loyalty is honoured, and your journey with us keeps getting better.

RECOMMEND YOUR FRIENDS AND FAMILY

When you refer someone to VJ through ONE Parivaar, they step into a thoughtfully curated experience. From early access to new project launches and exclusive offers to the privilege of pre-selecting preferred units, every aspect is designed to make them feel valued. We ensure their homebuying journey is as seamless and special as yours.

VJ ONE Parivaar represents our commitment to evolving beyond traditional real estate relationships. We're not just selling homes; we're building a community where every member feels valued, heard, and rewarded for their trust in us.

This is about creating an ecosystem where your satisfaction doesn't end at possession - it grows stronger with every interaction, every referral, every moment you choose to be part of the VJ family.

Welcome to a new era of personalized, rewarding, and meaningful real estate relationships. Your journey with VJ just got infinitely more rewarding.

Visit the all-new VJ Parivaar Lounge - a space created just for you, where relationships are nurtured and stories begin. Come experience the warmth, comfort, and community that makes VJ truly feel like home.

Log in to the VJ ONE Parivaar App to unlock exclusive benefits, manage your journey, and refer friends - all at your fingertips.

A space designed for conversations and connections



VJ ONE PARIVAAR FEELS PERSONAL - BECAUSE IT IS

With ONE Parivaar, you're not just a homeowner. You're part of a family that thrives on mutual growth and shared celebrations. Here's how:

1. Your Digital Hub - The VJOP App

Everything you need, in one powerful app: referral tracking, project details and more. No follow-ups, no paperwork, just seamless access anytime.

2. First in Line for Tomorrow's Homes

Before the hoardings go up and before the ads roll out, you get the first look. Early access to fresh launches and priority bookings always.

3. Your Dedicated Relationship Manager

Think of them as your personal guide for everything in VJ. Someone who listens, solves, and supports you personally.

4. Loyalty Points That Work Like Magic

Earn from referrals, purchases, engagement, even profile completion and redeem with ease, no delays.

5. Live Referral Tracking

Track your friends' home-buying journey in real-time and stay connected to every milestone they cross. Because their joy is your celebration too.

6. Build a Neighborhood of People You Love

Refer friends and family and build your own VJ community. Turn trusted relationships into lasting community living.

7. The More You Give, the More You Gain

Our rewards system grows with your referrals. More people, more benefits, more reasons to smile.



EXCLUSIVE PREVIEW AND ACCESS

TO VJ'S NEW PROJECTS!

LOGIN THE VJ ONE PARIVAAR APP AND EXPLORE AMAZING BENEFITS AND REWARDS.

*For existing customer only

BALEWADI

KOTHRUD

KHARADI CENTRAL

2 BHKs | 3 BHKs | 4 BHKs | Office Spaces | Retail Spaces

CLICK HERE

TO LOGIN

Transparency In Action

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

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

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

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

The Engineering Team addressed construction-related queries while House 2 Home specialists guided customers on customization options. The VJ ONE Parivaar team provided personal guidance on rewards and upcoming projects, creating meaningful one-on-one engagement.

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

Yashwin Urbo Centro Experience: Customers particularly praised the spacious living room design of the 3BHK XL units. High curiosity about specifications, from bedroom sitting ledges to dedicated well designed spaces, showed genuine interest in lifestyle details.

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

These events demonstrate VJ's commitment to transparency and customer satisfaction. By inviting families to experience their homes before possession, we ensure that expectations align with reality and that every detail meets their vision.

The overwhelming response from 558 customers across both events reflects the value of this transparent approach. Mock floors aren't just about showcasing apartments - they're about building trust, listening actively, and making every family feel at home before they even move in.

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



Smart Living at VJ

The Day Yashwin Supernova Residents Became Community Heroes!

"At VJ, we believe that knowledge-sharing is the key to great community living and informed residents make for happier, safer homes."

Life at Yashwin Supernova just got smarter and safer! The VJ FMM team recently hosted an interactive demonstration session covering two crucial facilities that every resident should understand.

This wasn't your typical presentation with slides. Residents rolled up their sleeves, asked real questions, and got hands-on experience with systems they use daily. The mission? Empower the Society Management Committee with practical knowledge for efficient operation and maintenance.

Garbage Chute System: Clean Living Made Simple

The first session focused on the Garbage Chute System a marvel that keeps the community hygienic and organized. Residents learned:

- Building-wise functions explained in simple, easy-to-understand terms
- Essential do's and don'ts for safe and proper use by all residents
- Operation and maintenance practices including accessory usage for optimal performance
- Complete documentation formally handed over to the Society Management Committee for transparency

Every question was welcomed from "What happens if someone drops something they shouldn't?" to "How often should we clean the chute?" The team had practical answers for real-world situations.

D.G Set System: Powering Up Confidence

The second session covered the Common Area D.G Set System with comprehensive demonstrations on:

- Operation and maintenance procedures including synchronization panel systems
- Step-by-step load shifting and calculating building-wise diesel consumption
- Emergency protocols including Emergency Stop switches and low fuel alarms
- Fuel management covering level checks and running hour calculations
- Auto and Manual modes ensuring residents are prepared for any situation

All related documents were officially handed over with proper acknowledgments because at VJ, we believe in transparency and continuity.

Why This Matters

When residents understand their facilities, everyone wins:

- Maintenance costs decrease
- Problems get spotted early
- Emergency responses become faster
- Communities feel more connected and confident

These sessions represent VJ's post-possession philosophy we don't just hand over keys and walk away. We invest in knowledge-sharing and building communities that can thrive independently.

When knowledge meets community spirit, magic happens.



The Yashwin Supernova Spirit

The enthusiasm of the Society Management Committee was remarkable. Their thoughtful questions, genuine engagement, and appreciation embodied the VJ Parivaar spirit a community that learns, grows, and thrives together.

This partnership between VJ and residents showcases what happens when a developer truly cares about long-term relationships and residents take ownership of their community's success.

Looking Ahead: More Heroes in the Making

The success at Yashwin Supernova is just the beginning. The FMM team is already planning similar sessions across VJ communities because every resident deserves to feel confident and informed about their home's systems.

After all, informed residents don't just make for happier, safer homes they create stronger, more connected communities where everyone looks out for each other.

Thank you, Yashwin Supernova, for showing us what happens when curiosity meets community spirit. You've set the bar high for VJ communities everywhere!

Here's to more learning, more growing, and more community heroes across the VJ Parivaar.



Parivaar Connect: Where Family Fuel Meets Future-Ready Talent

We open our doors to the families behind our rising stars, and discover that every breakthrough begins with a hug.



Welcome to Parivaar Connect, VJ's celebration of the hearts behind our hires. From the first warm greeting to the final teary hug, it was clear: success isn't built on powerpoints alone. It's built on bedtime stories, pep talks, and believing someone can do more than they ever dreamed. Mothers beamed as they snapped selfies beside smart boards, and fathers, moonlighting as amateur tech critics, challenged our team to prove lunch-hour sanity exists. Between laughter and lively debates—"Does work-life balance really exist?"—our CMO answered with refreshing candor and a promise to make it a reality. The true magic happened at our "Wall of Wishes," where handwritten notes filled every inch:

When Proud Parents Tour Our Halls, They Light the Spark that Powers VJ's Innovation.

"Don't forget us when you're CEO!" read one, while another simply said, "So proud of you—now go conquer!" In those messages, we saw the invisible scaffolding that holds up every milestone: bedtime pep talks, pep rallies in living rooms, and unwavering belief. By day's end, we realized: every white-collar achievement carries fingerprints of family devotion. Parivaar Connect wasn't just an event, it was a living reminder that at VJ, we grow stronger together. Here's to the people who pick us up—literally and figuratively—as we climb. Because behind every VJ innovator stands a family who believed first.

WE ♥ WHAT WE DO™



Pat on Back

VJ Shabbaski: Our way of saying Thank you for Being an Essential Part of Team VJ.

A reliable employee is the best gift we can ask for. Thank you for being someone VJ can rely on.



At VJ, we understand that our true strength doesn't lie in the structures we construct or the cutting-edge tools we employ, it resides in the extraordinary individuals who breathe life into our vision. Each month, we gather to celebrate this fundamental truth through VJ Shabbaski, a heartfelt tribute to the remarkable people who infuse energy and purpose into our organization. VJ Shabbaski transcends traditional recognition, it's a powerful moment where we honor the essence and spirit of our team. Your unwavering commitment to the details that keep our workplace flourishing is truly remarkable. Your careful attention radiates through every task you undertake, from meticulously reviewing documentation to extending support to colleagues. Thank you for creating an environment where everyone can thrive. At VJ, we firmly believe that every single effort counts. VJ Shabbaski serves as our heartfelt expression of gratitude, a meaningful acknowledgment for those who transform individual talents into shared inspiration, creating not merely buildings, but a more unified and vibrant VJ Parivaar. Let's applaud our Champions whose forward-thinking mindset and creative problem-solving abilities have made remarkable impacts on our initiatives. Here's to our Team, "Thank you" for your outstanding dedication and excellence.



SATYARANJAN KAR, FMM
Independently handling new tasks, understanding and explaining the root cause of the problems and issues faced, and resolving them fruitfully.



AISHWARYA NIMBALKAR, PropTech
For CP-FOS Auto Pay wallet Creation in Channel Partnering App.



APARNA MORE, Accounts
Truly commendable for her ability to prioritize tasks effectively & manage work with such efficiency and clarity.



HARENDRA SHARMA, FMM
Multiskilled technician who often goes beyond assigned tasks and maintains a high level of accuracy with minimal errors in his work.



GANESH HAKE, FMM
Jointly supervising both VJ Grand Central Commercial and Colive sites, managing clients effectively and dedicatedly resolving issues at any hour of the day.



RUTUJA RAUT, SALES
Proactive, hardworking, and consistently delivering strong bookings and business.



HRISHIKESH KADAM, Accounts
For quick understanding of TDS-related tax concepts and efficient execution of same-day online TDS payments.



PRATIK GAIKWAD, PropTech
For going an extra mile for Credai Help Desk development.



RAHUL PUJARI, PropTech
For Channel Partner FOS Wallet creation.



ROHIDAS MAZIRE, CRM
For commendable efforts during the first disbursement of YUC and 51B IHP.



DEBARSHI BHATTACHARJEE, Sales
Successfully sold an impressive number of flats in a short span of time. His strong focus on growth reflects a deep commitment to both his work and his clients' well-being.



SHUBHAM CHAPALE, FMM
Efficiently operating and maintaining the YH and YH STP with strong flow management skills.



SUMIT TAKBHAKE, FMM
Simultaneous management of VJ HS and VJ OA commercial sites and excellent crisis management.



TARUN GUPTA, CRM
For generating disbursements within time frame and effective followup and guidance in terms of customer TDS.



DHANRAJ TWARE, BDLL
Making the document registration process seamless and smooth.

Together We Serve

The Day 1,000+ Hearts Beat as One: PBC's Shramaseva Creates Magic!

This month, VJ Parivaar brought its signature Shramaseva to Palladio Balewadi Central and it was nothing short of spectacular. From the moment the first plate was served, you could feel the buzz of excitement in the air. Who knew that a simple act of serving lunch could spark so much joy and forge lifelong bonds?

At the heart of the event were the real stars: over 1,000 construction workers whose hands and hard work lay the literal foundations of our dreams. As they lined up for a hearty meal, dozens of proud homeowner families stepped forward, serving trays in hand to personally dish out food, thank them face to face, and share in their laughter. It was a sight to behold, united by a meal and a message of genuine gratitude.

Behind the scenes, our dedicated site team orchestrated every detail with precision and warmth. From colorful buntings fluttering in the breeze to the perfectly timed serving stations, their tireless efforts ensured that every worker felt seen, valued, and appreciated. It wasn't just logistics; it was a labor of love that turned a simple lunch into an experience brimming with respect.



Emotions ran high when Sudhir Hirke, resident of Palladio Balewadi Central Unit no. 3403, joined in serving food and shared, "We are thankful to the VJ team for this wonderful event. We're truly happy to be here serving the people who are building our dream home. We proudly stand as VJ homeowners."

Across the venue, similar sentiments resonated: workers beamed with pride, families glowed with purpose, and many admitted they'd never felt closer to the people shaping their future.



Meanwhile, Sunetra Kulkarni, resident of VJ Central Avenue UnitNo. T6-827, added, "I felt so honoured, our Indian culture teaches us that cooking for and serving others is the highest form of gratitude, and I'm privileged to serve the people who are building our homes." On that Shrinivas Gosavi added "Kudos to VJ Team! Wonderful event it was".



What makes this Shramaseva truly groundbreaking is its ripple effect. Dozens of participants approached the VJ Parivaar team afterward, eager to learn how they could get involved every single month. They left not just with full plates but with full hearts pledging to make this communal thank-you a fixture on everyone's calendar.

VJ Parivaar Shramaseva isn't just a one-off celebration; it's the beating heart of our community ethos. By bringing together builders and homeowners in a spirit of mutual respect and shared humanity, we're laying the foundation for stronger bonds long after the last ladle has been put away.

Looking ahead, we can't wait to see this tradition grow. After all, the strongest homes aren't built on concrete alone, but on gratitude, connection, and the understanding that every brick—and every person—matters. Here's to the biggest Shramaseva yet, and to many more tomorrows filled with shared meals and shared dreams.

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



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

CLICK HERE

to be part of future VJ परिवार श्रमसेवा events! We'd love to have you join us in celebrating the people who make our community unique.



When VJ Said "Why Wait a Year?" - The Quarterly Celebration for Performance is here!

Yashwin Enchanté hosts the debut of the Q1 VJ Rising Stars 2025 - where top and emerging performers come together.



Because at VJ, outstanding performance deserves outstanding recognition



Sometimes the best ideas are the simplest ones: recognize excellence when it happens, not just when the calendar says so.

CLICK HERE

Scan QR Code to know more

For years, VJ Rising Stars was that one big annual celebration everyone looked forward to. But then someone asked a brilliant question: "Why should our growth partners wait 12 months to hear 'well done?'" And just like that, everything changed.

Yashwin Enchanté became the perfect stage for this quarterly revolution. What walked in as an awards ceremony quickly transformed into something much more special - a celebration that brought together our growth partners and felt more like a festival than a formal event.

When Mr. Shreyas Kulkarni, General Manager - Sales and Mr. Raj Kewlani, Assistant Vice President - Sales, took the stage, their message was clear: resilience and innovation aren't reserved for annual reports - they're daily essentials that our growth partners embody every single day.

But this celebration went beyond just our channel partners. We also felicitated our FOS (Feet on Street) heroes - the incredible people who support our channel partners on the ground, making deals happen and relationships stronger. These champions work tirelessly on the field, connecting face-to-face with potential buyers and turning conversations into commitments, and it was beautiful to see their efforts get the spotlight they deserve.

Then came the recognition that everyone had been anticipating:

- **Highest site visits** honoring that boots-on-the-ground dedication
- **Highest bookings** celebrating deals closed and dreams delivered.
- **New Star Awards** highlighting the breakout performers who've been making waves this quarter.



Here's where things got exciting, We installed a dart board where our partners could literally set their targets! The participation was incredible, with channel partners stepping up to commit to ambitious goals. Some have boldly targeted ₹50 crores, while others have set their sights on an impressive ₹100 crores for the next Quarter. Now let's see who wins this thrilling race to their targets!

It was a reminder of why the VJ extends far beyond business cards and contracts. When excellence is recognized every quarter instead of every year, motivation stays fresh, relationships grow stronger, and success becomes a shared journey rather than a distant destination.

With quarterly celebrations now the new standard, our growth partners and FOS teams know that their dedication, innovation, and success won't go unnoticed for long. Here's to the next quarter, where the site visits will climb higher, the bookings will break new records, the targets will be hit with precision, and the stars will shine even brighter.

Because at VJ, outstanding performance deserves outstanding recognition and it deserves it now, not later!

RISING STARS Q1 FY 2025-26 AWARDS

- **Palladio Kharadi Central**
 - › Highest Site Visits - Ms. Sudha Rani (Square Space)
 - › New Star - Mr. Sandeep Suri (Investment Realty Group)
 - › VJ Champion - Neelesh Jadhav & Vrushali Chaudhari

- **Yashwin Enchanté**
 - › Highest Site Visits - Mr. Swapnil Bhosale (Avenue Ventures)
 - › New Star - Mr. Harish Lonkar (APM Realty Pvt. Ltd.)
 - › VJ Champion - Aniket Milkhe & Anuradha Rout

- **Yashwin Urbo Centro**
 - › Highest Site Visits - Mr. Kunal Shivaji Shinde (Trillance)
 - › New Star - Mr. Kunal Dilip More (Dream Rise Realtor)
 - › VJ Champion - Sakshi Pingale & Saurav Kumar

- **VJ Indilife Kharadi**
 - › Highest Site Visits - Ms. Priyanka Lohar (Earth Rhythm Properties)
 - › New Star - Ms. Tamanna Rafik Shaikh (Royal Star Properties)
 - › VJ Champion - Harsh Bulani & Amit Prasad



PANKAJ PARDESHI
HIGHEST BOOKING in PKC 2
Proprise Property Consulting Pvt. Ltd



DARSHAN TARODKAR
HIGHEST BOOKING in YUC
Square Yards Consulting Pvt. Ltd.



MUKESH PARDESHI
HIGHEST BOOKING in YEn
Square Space



CHETAN BALWATKAR
HIGHEST BOOKING in VJIL - K
Prop Leo

Pat on Back

If We don't Understand People, We don't Understand Business.

Congratulations

At VJ, relationships come before results. And some relationships become partnerships that redefine what's possible. Our channel partners are collaborators in our journey. From sparking first impressions to sealing life-changing milestones, they transform curiosity into conviction, and bookings into belonging. Where others pause, you persevere. Where challenges arise, you find clarity. Where visions seem distant, you make them real. VJ Shabbaski is our cheer for those who represent our purpose with passion, grit, and grace.

Dear Partners, You're not on the sidelines. You're at the very core of every leap forward. You've stood by us, walked ahead with us, and built beside us. This is our way of saying "Thank You". Loudly. Proudly. Wholeheartedly. To our Changemakers. Our Growth Partners. This VJ Shabbaski is for you. *To be successful, you have to have your heart in your business, and your business in your heart!*

Dreams do not come true just because you dream them. It's hard work that makes things happen. It's hard work that creates change. VJ Shabbaski is our way of celebrating the Courage of the ones who don't just close deals, they open doors to dreams.

Salute to the Spirit That Powers Every Possession



Soumya
HIGHEST BOOKING
Eleven Eleven Realty



Grace Aghamkar
HIGHEST BOOKING
Future spaces



Team APM
HIGHEST BOOKINGS
APM



Anand Agarwal
HIGHEST BOOKING
Castle property



Team KPRBSK
HIGHEST SALES
KPRBSK



Deepak
HIGHEST SALES
KPRBSK

Growing Together

Sagir Golandaj Shares His VJ Journey

From FUTURE SPACES REALTY comes a heartfelt tribute to four decades of trust and excellence



SAGIR GOLANDAJ
Future Spaces Realty

Vilas Javdekar Developers: Building Trust, Delivering Excellence
A Channel Partner's perspective on four decades of craftsmanship and integrity
Over the past four decades, Vilas Javdekar Developers has become a pillar of trust in Pune's real estate landscape. What started in 1981 with Vilas Javdekar's vision has grown into something beautiful - a company that consistently delivers projects anchored by design intelligence, environmental conscience, and unwavering integrity.
At VJ's heart lies its dedication to channel partners who bring projects to life. Through open communication, training sessions, and prompt support, VJ empowers us to represent the brand with genuine confidence. The "trust and design" ethos isn't just corporate speak - it ensures we feel truly included in VJ's journey towards excellence.
Construction quality is absolutely non-negotiable. From structural robustness to high-grade finishes, each project reflects meticulous attention to detail. Whether it's Yashwin Urbo Centro's stunning amenities or Palladio's

elegant towers, VJ homes are built for longevity and delight. Green building practices - from rainwater harvesting to solar integration - reinforce genuine commitment to sustainable living.
VJ's greatest strength is timely delivery, backed by a possession guarantee

"When your channel partner becomes your biggest advocate, you know you're building more than homes—you're building relationships that last a lifetime."

built on reputation. Even in today's complex market, VJ consistently meets promised dates, instilling real confidence in buyers and partners alike. This reliability creates high customer satisfaction and a growing family of loyal homeowners.
In every conversation, site visit, and handover, VJ's passion shines through. "We love what we do" isn't just a tagline - it's the living spirit behind the trust they build, homes they design, and communities they nurture.
Here's to VJ: Redefining Real Estate in Pune with heart, quality, and promises kept - time after time.
Congratulations to Sagir Golandaj from Future Spaces Realty for winning the spin-the-wheel feature! Your trust makes our Parivaar stronger.

Building Partnerships

VJ's first-ever On-Site Photography Contest turns channel partners into visual storytellers of our ecosystem

"Sometimes the best way to see your work is through someone else's eyes – and our channel partners just showed us magic we never knew existed in our own projects."

At VJ, we believe the strongest partnerships are built on more than just transactions, they're built on shared experiences, creativity, and genuine connection. That's exactly why we launched our inaugural On-Site Photography Contest, inviting our channel partners to swap viewfinders and capture the heart of what makes VJ special.

Because when you're working together every day, sometimes you need a fresh perspective to truly see the beauty you're creating together.
It was about strengthening the bonds that make our VJ Parivaar special. When our partners see our projects through an artist's eye, when they discover beauty in spaces they help create, when they become storytellers of our shared journey, that's when business relationships transform into something beautiful.
Here's to creativity, connection, and the partners who help us see our work through fresh eyes because the best collaborations happen when we grow together in unexpected ways.



WINNER
YOGESH DHABALE
Housing Planet



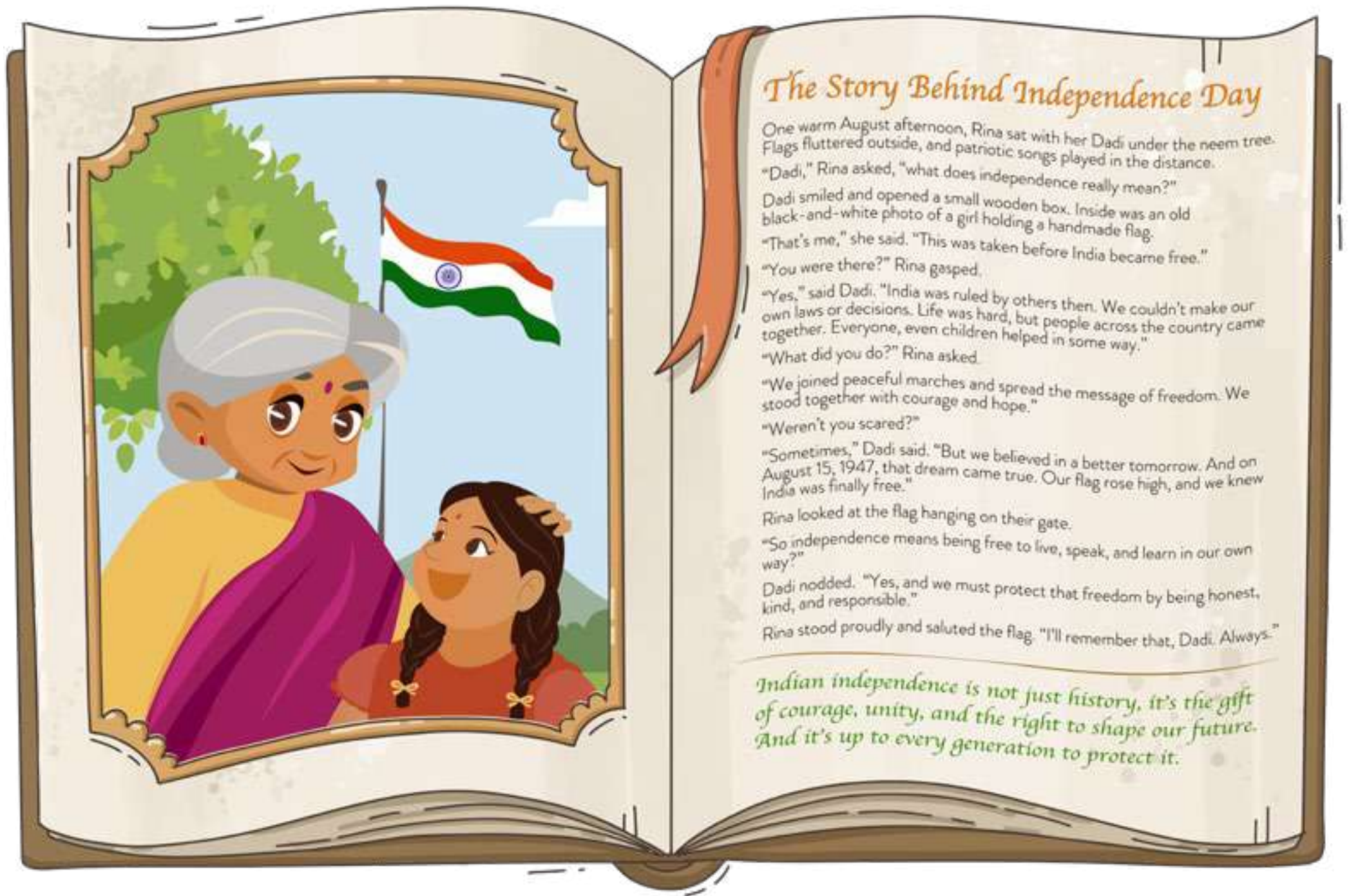
1ST RUNNER UP
BHARAT KUMAR
Immation realty



2ND RUNNER UP
PRUTHVIRAJ PAWAR
Dream rise realtor

The Independence day

A tale of freedom passed down like a treasure – from Dadi’s heart to Little’s eyes.



Color it the way only you can!

Once you've finished your colorful creation, we'd love to see it! Simply scan the QR code to upload your artwork, or drop it off at the VJ Head Office, West Office, or East Office.

CLICK HERE

Scan the QR code to upload your artwork

WE'VE WHAT WE DO

AARUSH JAGTAP 11 years
A-1308
YashONE CHS, Maan-Hinjawadi

DARSH BONDRE 11 years
E-1407
Yashwin Orrizonte, Kharadi

RAJNANDAN PATIL 10 years
B-903
YashONE Pirangut, Maan-Hinjawadi

RIYANSH KHACHANE 4 years
A1A2-1904
YashONE Infinitree, Punawale

ELISHA FERNANDES 8 years
A-405
YashONE Hinjewadi, Hinjewadi

SAISHAA DESHMUKH 4 years
D1D2-305
YashONE Infinitree, Punawale

SHIVANYA DESHMUKH 5 years
D1D2-305
YashONE Infinitree, Punawale

SAAVI KULKARNI 7 years
A-801
YashONE Hinjewadi, Hinjewadi

SAMIHAN GARUD 5.5 years
C-603
Yashwin Sukhniwas, Hinjewadi

YASHWIN SUPERNOVA

WAKAD

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AS ON 15 JULY 2025



B BUILDING
Major works completed. 1st & 2nd coat paint and glass railing work completed.



VJ INDILIFE

KHARADI

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WING 1
1st floor slab- shear wall reinforcement, shear wall casting and slab beam shuttering work in progress.

WING 2
3rd floor slab- Pour 01: shear wall reinforcement completed, shear wall casting and slab beam shuttering work in progress.
Pour 02: shear wall reinforcement work in progress.



ACTUAL SITE PHOTOS CLICKED ON 15TH JUNE 2025.

PALLADIO BALEWADI CENTRAL

BALEWADI

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ACTUAL SITE PHOTOS CLICKED ON 15TH JUNE 2025.

TOWER 1
UG floor/1st floor slab completed.

TOWER 2
2nd to 6th floor blockwork completed. 4th floor electrical work in progress, 2nd to 4th floor waterproofing completed. 11th floor aluform shuttering and 7th, 8th floor RCC work in progress.

TOWER 3
20th blockwork floor work in progress. 3rd floor flooring completed. Other internal work in progress.

TOWER 4
25th floor reinforcement & shuttering in progress. Blockwork, gypsum, kitchen, and waterproofing works in progress. 3rd floor lobby flooring work completed.

TOWER 5
Footing & raft completed. Lower ground slab completed. Under ground slab work in progress.



PALLADIO KHARADI CENTRAL

KHARADI

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ACTUAL SITE PHOTOS CLICKED ON 15TH JUNE 2025.

TOWER 1
OHWT completed, 23rd floor blockwork in progress, 20th floor kitchen otta and gypsum plaster work in progress, waterproofing work in progress, 9th floor plumbing work in progress.

TOWER 2
23rd floor blockwork in progress, 20th floor kitchen otta and gypsum plaster work in progress, internal waterproofing work in progress, 7th floor plumbing work in progress.

TOWER 3
23rd floor slab work in progress, 15th floor blockwork in progress, gypsum plaster 8th floor work in progress, 12th floor kitchen otta work in progress.

TOWER 4
19th floor RCC work in progress, 14th floor blockwork in progress, 12th floor gypsum plaster and kitchen otta work in progress, internal waterproofing work in progress, 7th floor plumbing work in progress.





TOWER 1
Marble flooring, dado, plumbing, firefighting work in progress & top terrace slab casting is completed.

TOWER 2
Blockwork till 28th floor completed. Gypsum plaster completed till 20th floor, 16th floor plumbing work in progress.



TOWER 5
11th floor Blockwork, Internal plaster completed.

TOWER 6
Blockwork 11th floor completed. Gypsum work completed till 6th floor.

YASHWIN NUOVO CENTRO

WAKAD

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ACTUAL SITE PHOTOS CLICKED ON 15TH JUNE 2025.

A BUILDING
Internal paint 1st coat completed. Internal wiring 25th floor work in progress. Glass railing completed.

B BUILDING
RCC work, block work completed. Glass railing upto 27th floor work completed.



YASHONE ETERNITEE

HINJAWADI

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A BUILDING
22nd floor slab, 17th floor blockwork & kitchen otta, 16th floor gypsum, 10th floor waterproofing, 8th floor plumbing, and 7th-8th floor tiling work in progress.

B BUILDING
RCC and 22nd floor blockwork completed. Waterproofing, gypsum, plumbing, flooring, and dado work in progress. 20th floor kitchen otta completed.

C BUILDING
RCC work completed, electric work, paint, tiling, window framing, and false ceiling work in progress.

D BUILDING
RCC, blockwork, kitchen platform, internal plaster completed. 11th floor SS railing work in progress.

E1 E2 BUILDING
12th floor reinforcement & shuttering work in progress. 2nd floor major works completed, 6th floor blockwork & plaster, 3rd & 4th floor plaster, waterproofing and kitchen platform work in progress.



ACTUAL SITE PHOTOS CLICKED ON 15TH JUNE 2025.

YASHWIN ENCHANTÉ

UPPER KHARADI

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A1A2
All major works completed till 22nd floor, 22nd floor gypsum and 20th floor toilet dado in progress. Lifts dado cladding completed till 22nd floor.

B1B2
Major works up to 22nd floor completed, electrical, aluminium, door frames and painting work in progress.

C1C2
Terrace slab completed, OHWT & parapet wall work in progress. Major works completed up to mid floors, including blockwork, gypsum plaster, kitchen otta, and dado.

D1D2
OHWT top slab completed. Major works up to 22nd floor completed. Electrical work, firefighting, paint, and aluminium work in progress on mid to upper floors. Terrace waterproofing work in progress.

E1E2
Blockwork, internal plaster, kitchen otta, completed up to 22nd floors. Gypsum, dado, tiling, and aluminium works done till mid floors, upper floor works in progress.

F1F2
OHWT RCC work completed. OHWT waterproofing work in progress.

PALLADIO KHARADI CENTRAL - II

KHARADI

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E2
Ground floor slab work in progress.

E3
Basement raft & foundation completed.





Blockwork, Gypsum, plaster, tiling, and painting work in progress, OHWT, UGWT work in progress.

- A1A2 BUILDING

4th floor pour 1 – mock up work in progress.
- B1B2 BUILDING

18th floor slab completed
- C1C2 BUILDING

20th floor slab completed, 21st floor work in progress.
- D1D2 BUILDING

26th floor slab completed. 27th floor slab work in progress.
- E1E2 BUILDING

Basement 2 plinth level backfilling, PCC & shearwall casting work in progress.

