

VJ Strengthens Pune's Public Infrastructure with New Police Headquarters at Wakad as Commissioner Vinoy Choubey Performs Bhoomi Pujan.

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Yashwin SuperNova & Yashwin Orizzonte Shine at 23rd IGBC Green Building Congress 2025

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VJ Shatters Records with Historic Online Launch Over 400 Units Sold in Under 100 Minutes

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VJ Parivaar Extends Its Signature Possession Experience for Customers in Abu Dhabi!

A heartfelt celebration that turned distance into togetherness, proving a home is a feeling.

Bringing emotions, celebration, and homecoming across continents, VJ recently hosted its first-ever VJ style virtual possession ceremony for YashONE Eternitee families residing in Abu Dhabi. What unfolded was a beautiful blend

of technology and emotions that united hearts across thousands of kilometers. For families living abroad, accepting possession virtually had once felt unimaginable. Yet, VJ transformed the experience into something truly memorable. As customers watched their own nameplates appear on screen, saw their actual homes virtually opened for them, and received their keys live during the ceremony, many expressed a deep sense of joy and belonging. One customer beautifully captured the emotion saying,

“Seeing my name on the door... it felt like I was really there.” Moments like these are what define the VJ Parivaar spirit, where distance dissolves and home begins long before a family steps into their new space. Adding to the joy of the day was a heartwarming coincidence in Abu Dhabi itself. Two future neighbours, Snehal Hawal and Pankaj Tulsyan, met for the very first time during the ceremony. Discovering they would soon live door to door at YashONE Eternitee, they formed an instant bond, a friendship sparked long

before stepping into their Pune homes. This unexpected connection perfectly embodies VJ's belief that communities are built through relationships, shared moments, and the joy of togetherness. This marks a new chapter in VJ's journey of reimagining customer experiences and strengthening bonds across borders. It proves that home is a feeling, one that VJ proudly carries across oceans to every member of its growing global family.

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Private developers join forces to deliver a 30-metre-wide, fully integrated road network in Upper Kharadi

This December, Yashwin Enchanté will see the inauguration of its brand new 30-meter-wide concrete road, a milestone made possible by a first-of-its-kind collaboration among Pune's leading private developers. With giants like Panchshil, VJ, Lodha, and Kohinoor joining hands, this

initiative goes far beyond neighbourhood convenience, it marks a new era of public infrastructure being built by industry visionaries for everyone's benefit.

Watch the road Transformation Inside

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Pune's Infrastructure Leaps Forward: The ₹8,745 Crore Pune-Shirur Elevated Corridor and Its Transformative Impact for the PuneKars.

In a landmark move for Pune's urban future, the Maharashtra State Infrastructure Development Corporation has greenlit the ₹8,745 crore Pune-Shirur elevated corridor, a 54-km, six-lane expressway that is set to reshape mobility and growth patterns across

the region. With Welspun Enterprises, a reputed infrastructure player, taking the lead under a Build-Operate-Transfer model, construction is expected to begin by mid-2026 and complete within four years.

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Palladio LaViento: Pune's Most Loved Launch Where Families Chose Their Elevated Life

The launch of Palladio LaViento redefined premium living in Pune as over 400 families chose their place in this Spanish-inspired landmark within 24 hours. With glamorous 3D views, refined architecture, and meaningful guidance for buyers, the evening marked a new chapter in elevated community living at Baner-Mahalunge.

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VJ SPS Football Club Scores Big: A Celebration of Passion, Talent and the Spirit of VJ Parivaar

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Mandir Sthapana in Balewadi Brings Auspicious Blessings to the Community

On November 1, 2025, VJ celebrated the Mandir Sthapana ceremony in Balewadi, a truly auspicious occasion marking the formal installation of the idols in the temple space. This event gathered residents in a profound celebration of faith and unity, filling the air with

devotion and warmth. this temple inauguration reflected VJ's commitment to building not just homes, but communities rooted in cultural values and collective well-being.

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Sarvesh Javdekar Inspires Future Innovators at MIT Loni's IEIL Expo 2025

Sarvesh Javdekar, Technical Director of VJ, graced MIT Loni Campus as Guest of Honour for the Innovation, Entrepreneurship & IdeaLab (IEIL) Lab Examination & Exhibition Expo 2025. Received by Dr. Sujit Phunde

and alongside Chief Guest Dr. Yogesh Aghav, VP & Head Advances Technologies Corporate Research & Engineering.

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Introducing the VJ Homebuying Guide, Your Guide to Buying a Dream Home with Confidence

VJ has launched something valuable and new, the VJ Homebuying Guide, a simple, practical guide for anyone looking to buy a home. The purpose of this guide is clear: to give homebuyers all the important knowledge they need so buying a home is less confusing and more confident.

This Homebuying guide was officially launched at the “VJ Rising Stars – Q2” occasion buy the hand of Channel Partners. It marked a new step toward supporting buyers and partners at every stage.

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Pratknagar Redevelopment Reaches a Major Milestone in Just 412 Days!

Redevelopment at Pratknagar is not just the rebuilding of structures. It is an emotional journey that honors the memories, traditions and deep faith of the community that has lived here for decades. The deities who have protected

and blessed the families of Pratknagar for so many years hold a special place in everyone's heart. Ensuring their safe relocation was the first and most meaningful step as the project enters its new phase.

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Devrai: Where Land, Faith, and Ancestry Meet

Nowhere is this more deeply felt than in the *Devrai* of India - sacred groves where land, faith, and ancestry meet. In rural areas, these forest patches are not only revered by residents as living temples, but they are also sustained through collective care, making them the cultural, social, ecological, and spiritual hearts of villages. Within the *Devrai*, worship and environmental stewardship are inseparable; to care for the groves is to pray. In a sense, they represent a living offering between humans, gods, and the land that sustains them.

In the urban landscape, the *Devrai* is reflected through plantations that embrace every VJ housing society mandir. These landscaped pockets are not only designed for visual interest, but for emotional and cultural continuity as well. Each plant is carefully chosen and planted according to the deities enshrined in the mandir. For **Ganapati**, we plant *Hibiscus and Shami*

- symbols of wisdom and auspicious beginnings. For **Devi, Parijat and Lotus** - signifiers of purity and awakening. For **Krishna, Kadamba and Tulsi** - fragrant witnesses to devotion and play. For **Hanuman, Bel and Ashoka** - emblems of courage and protection. In some societies, we also honour the village deity, **Mhasoba**, whose presence is marked by spiritually charged stones - like those in the earliest forms of temples.

At a VJ housing society, the *Devrai* becomes the setting for countless rituals of connection. In the early morning, elders collect *Parijat or Tulsi* leaves for pooja, their fragrance mingling with incense and memory. Children help water the plants, their hands learning the rhythm of nurture before they learn the word for it. Adults pause to light lamps during the morning and evening *aarti*, and some tie sacred threads around trees - quiet gestures of protection, gratitude, and faith.

Every tree, branch, and flower holds meaning.

What might seem like daily acts of routine - collecting leaves and flowers, watering plants, tying threads on a tree - are actually micro-rituals that invite us to collectively renew our relationship with nature. Further, each one links sensory experiences like smell, color, and texture, to memory, devotion, and belonging. Thus, the urban *Devrai* becomes a landscape that meets the deeply human need to live in relationship with the land - to care for something that grows beyond us.

To nurture this relationship, every *Devrai* is designed for participation. VJ residents are encouraged to pluck flowers for their daily pooja, just as they would in their ancestral homes. When shrubs grow dense, stepping stones invite residents into the planter beds to reach flowers - an intentional design gesture to keep this spiritual connection alive. Other flowering species like Aboli, and Roses are also planted in the *Devrai* as they bloom through the year and can thus be used for collective worship at the mandir as well as for individual offerings in the *Devghar* at home.

At VJ, we see landscape design as a bridge between tradition and transformation. Every *Devrai* we plant is both homage and hope - an echo of ancestral wisdom rooted in contemporary soil. Because when we plant with intention, we do more than beautify our surroundings; we keep alive the bond between land, lineage, and life itself.

Pune Shivers Through Coldest Morning of the Season as Mercury Drops to 12.9°C

City experiences season's lowest temperatures while air quality dips from satisfactory to moderate levels across key areas

Winter has officially arrived in Pune, and it arrived with a chill that caught many residents by surprise. The city recorded its coldest morning of the season on Monday, November 11, 2025, with the India Meteorological Department's Pashan weather station logging 12.9°C while Shivajinagar recorded 13.2°C. These readings mark the season's lowest temperatures so far, signaling the beginning of what promises to be a genuinely cold winter ahead.

The temperature drop represents more than just a weather statistic it reflects a significant shift in Pune's seasonal patterns. Residents across the city found themselves reaching for warmer clothing during early morning hours, with misty conditions creating picturesque scenes across hills and open spaces while making morning commutes noticeably chillier than recent weeks.

However, the falling mercury brings an unwelcome companion - deteriorating air quality. The Central Pollution Control Board data from November 9, 2025 reveals a concerning pattern: as temperatures drop, Pune's Air Quality Index has been sliding from "satisfactory" levels into the "moderate" zone. Key areas including SPPU, Thergaon, and Katraj have already slipped into moderate AQI territory according to the Air Quality Early Warning System for India.

While November 11th offered brief relief with a shift back to "satisfactory" status with an AQI of 90, experts warn this reprieve may be temporary. The Air Quality Bulletin for Pune dated November 10, 2025 predicts air quality will turn moderate between November 11th and 12th as temperatures continue their downward trajectory. Weather forecasts suggest night temperatures will remain in the same range through November 15th, meaning both the cold conditions and associated air



Punekars woke up to the coldest morning of the season on Monday, November 11, 2025, as temperatures plummeted to 12.9°C at Pashan, marking a significant drop that brought out jackets and sweaters across the city while also impacting air quality levels.

quality challenges will persist. The science behind this dual phenomenon is straightforward yet significant. During summer and monsoon seasons, stronger winds and rising warm air disperse pollutants quickly, maintaining cleaner air despite ongoing emissions. Winter, however, brings calm winds and atmospheric inversion layers that create stagnant conditions where dust, vehicle emissions, industrial smoke, and waste burning linger near ground level rather than dispersing skyward. Weather expert Abhijit Modak explains the meteorological factors at play: "This pattern of falling night temperatures is likely to continue through the week and may even extend into the weekend. The range we indicated - around 10°C to 12°C - still holds, and upcoming nights may see readings around 10-12°C as clear skies and rapid night-time cooling persist. The dominant flow is dry north and northeast winds, which is typical for this time of year." IMD's S D Sanap confirms that dry, cold northwesterly and northerly winds are now intruding into Maharashtra, and with clear skies enabling radiational cooling combined with low humidity, temperatures have been dipping steadily.

While the state has not yet experienced a full cold wave, the trend suggests consistently cooler mornings ahead.

For Pune residents, these developments carry practical implications beyond simply dressing warmly. The moderate AQI levels particularly affect sensitive groups - children, elderly citizens, and individuals with asthma or chronic lung conditions may experience mild breathlessness, throat irritation, or discomfort during early mornings and evenings when pollutants concentrate most heavily.

Health experts recommend limiting outdoor activities during early morning hours for vulnerable populations, ensuring proper ventilation at home while avoiding prolonged exposure to traffic-heavy areas, and staying hydrated despite the cooler weather. Air purifiers become valuable investments during these months, particularly for households with elderly members or young children.

The silver lining to these cold mornings is the reminder of Pune's changing seasons - a characteristic that distinguishes the city from many other Indian metros. While the chill requires adjustment, it also brings opportunities to enjoy Pune's famed winter pleasures: hot chai at favorite tapris, evening bonfires, cozy gatherings, and the general excuse to slow down and savor the season.

As Pune navigates through its coldest spell of the season in mid-November 2025, the combination of dropping temperatures and air quality concerns reminds us of our responsibility toward both personal health and environmental consciousness.

Winter in Pune has truly arrived.

Source: <https://timesofindia.indiatimes.com/city/pune/aqi-worsens-as-maharashtra-sees-coldest-mornings-this-season-pune-logs-12-9c-dhule-8-2c/articleshow/125233113.cms>



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



Explores how architectural and landscape design shapes our built environments.



Pune Home Sales Stay Strong Despite October Drop Showing Healthy Market Growth

City records over 12,600 home sales bringing in ₹527 crore in October 2025 while achieving best performance in four years

October 2025, Pune saw 12,693 people buying homes, which brought the government ₹527 crore in stamp duty (registration fees). According to a report by Knight Frank India released on November 12, 2025, this seemed like a big drop - 39% less than last October. But there's a simple reason for this.

Last year, both Navratri and Diwali fell in October, so more people bought homes during that month. This year, Navratri happened in September, and only Diwali was in October. So

naturally, many people bought homes in September instead of October. This timing shift explains the lower numbers - not because fewer people want to buy homes.

The good news? When we look at the whole year from January to October, Pune has sold more homes than any year in the last four years. This shows the market is actually doing very well.

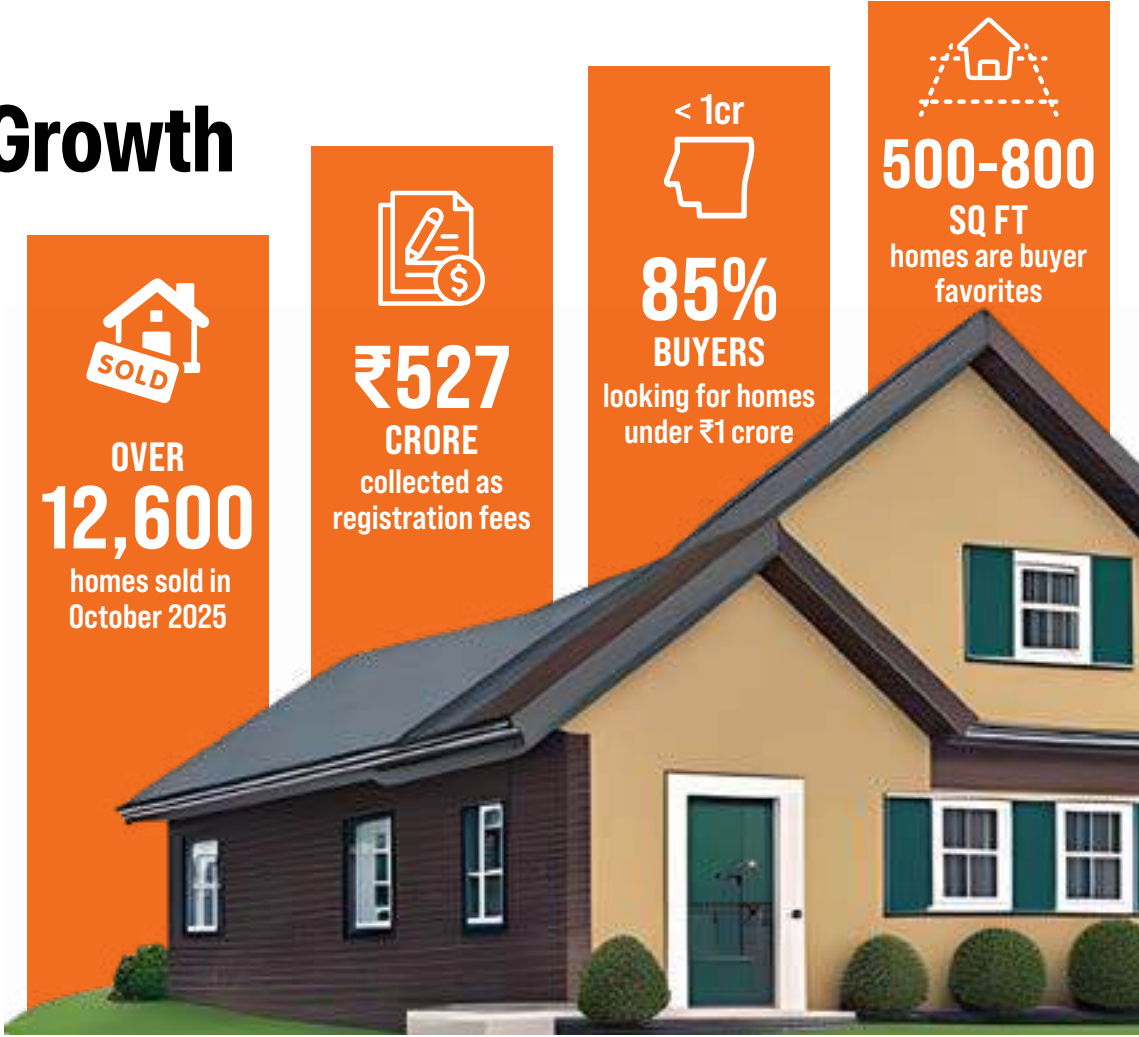
Pune's property market remained strong in October 2025 with over 12,600 homes sold, even though numbers looked lower than last year due to different festival dates rather than any real weakness in the market.

Shishir Bajjal, head of Knight Frank India, said: "Pune's housing market stayed steady through 2025. Even with lower October numbers, the city still sold over 12,600 homes and earned over ₹500 crore. This shows people still want to buy homes in Pune."

Most buyers (85%) are looking for homes priced under ₹1 crore, showing steady demand from middle-class families. The most popular home size is 500-800 square feet, which 46% of buyers prefer.

Central Pune (including old Pune city and Pimpri-Chinchwad) remains the most popular area with 64% of all sales. West Pune got 14% of sales, while other areas shared the remaining 22%.

The numbers prove Pune's property market is mature, stable, and growing steadily rather than going up and down with festivals.



Source: <https://www.hindustantimes.com/real-estate/pune-real-estate-sees-39-drop-in-registrations-stamp-duty-revenue-at-527-crore-in-october-2025-101763010793971.html>

Pune Leads India’s Office Real Estate Boom with 164% Growth Validating VJ IndiWorks Strategic Vision

City tops all metros with 3.70 million sq ft new supply in Q3 2023 as VJ’s boutique office concept captures surging commercial real estate demand.

The numbers tell a story that VJ already knew. Pune is India’s next commercial real estate powerhouse. Fresh data from Q3 2023 reveals that Pune has spectacularly outpaced every major Indian city, delivering 3.70 million square feet of new office space, representing a staggering 164% annual growth that dwarfs even traditional commercial giants like Bengaluru and Hyderabad. This is the market validation of epic proportions. While India’s top six cities collectively recorded a respectable 26% increase in new office supply reaching 16.1 million sq ft, Pune stood alone at the summit, leaving Delhi-NCR’s 35% growth and Mumbai’s 100% growth

far behind. Even more telling, traditional IT hubs Bengaluru and Hyderabad actually experienced declines of 6% and 51% respectively, highlighting a dramatic shift in where India’s commercial real estate action is happening. The timing couldn’t be more perfect for VJ’s strategic entry into Pune’s commercial real estate market with **VJ IndiWorks Kharadi**. The recent launch was historic, with over 700 participants joining India’s first-ever 9 PM online real estate launch and over 400 boutique office units sold within 100 minutes. This phenomenal response now makes complete sense when viewed against Pune’s broader commercial real estate explosion. The data reveals several converging trends that VJ identified early. Overall office space absorption across seven major Indian cities increased by 6% to 19.69 million sq ft, driven primarily by global capability centres establishing and expanding their India presence. Pune’s perfect storm of world-class IT infrastructure, international connectivity,

educated workforce, and superior quality of life has made it the preferred destination for these global firms.

Pune has emerged as India’s office real estate champion, leading the nation with an extraordinary 164% annual growth in new commercial space supply.

The Kharadi corridor, where VJ IndiWorks is strategically positioned, sits at the epicenter of this boom. VJ’s IndiWorks concept brilliantly addresses a gap that this explosive growth has created. VJ IndiWorks offices creates a thriving professional ecosystem with Grade-A amenities high-speed elevators, modern glass facade, EV charging, conference rooms, cafeteria typically found only in massive corporate campuses, but now accessible at investment levels that individual professionals and small businesses can afford.

The market fundamentals supporting VJ IndiWorks are rock-solid. With startups, boutique firms, medical practices, consultants, and independent professionals actively seeking right-sized premium offices near major employment hubs, IndiWorks owners can expect consistent occupancy and attractive returns. This nationwide commercial real estate expansion reflects India’s position as a preferred global business destination, with both domestic and international companies competing for premium office space in tier-one cities. For VJ IndiWorks buyers who secured their offices during the historic launch, this data provides powerful confirmation of their investment wisdom. They have positioned themselves at the heart of India’s fastest-growing commercial real estate market, in a city that’s outperforming every major metro, in a location surrounded by global corporations, with a product addressing demonstrated market demand.



As Pune continues its ascent as India’s commercial real estate leader, VJ IndiWorks stands perfectly positioned to capture this growth wave. The 164% growth story is just the beginning. And

VJ IndiWorks is writing its own chapter in Pune’s remarkable commercial real estate success story.

Source: <https://scanx.trade/stock-market-news/stocks/india-s-office-real-estate-sector-sees-26-growth-in-new-supply-led-by-pune/24234178>

MahaRERA’s New Compensation Rules: A Big Win for VJ Parivaar



Strict new measures promise faster relief, more transparency, and greater security for all homebuyers

The safety of your investment and the trust in your chosen real estate brand have never been more important. With the Maharashtra Real Estate Regulatory Authority’s (MahaRERA) new SOP for compensation recovery, launched in November 2025, homebuyers, including every family in the VJ Parivaar are set to benefit enormously.

1 Protecting Every Homebuyer
The new SOP gives buyers swift, legally backed protection. If a developer is ordered by MahaRERA to pay compensation whether for delay, missing amenities, or any grievance, they now have a hard deadline of just 60 days. If payments aren’t made, enforcement begins: the developer’s assets can be tracked, seized, and even sold

to pay homebuyers their dues.

2 Ending Long Waits, Ensuring Accountability
Until now, many buyers in Maharashtra have suffered years of delay, even after a favorable order. With the new SOP, timelines are clear and tight. If a developer keeps ignoring orders, the case can be sent straight to civil court and could even lead to the developer being sent to jail for up to three months, a first in the state. This shows that holding builders accountable is no longer just a promise, but a process with real consequences.

3 Reinforces Trust in VJ Parivaar
VJ is already celebrated for its transparency, timely delivery, and customer focus. Stricter rules across the industry only highlight what makes VJ stand out. When all builders are required to follow responsible practices, the ethical ones, like VJ, shine even brighter. This regulatory push reassures current and future VJ families that their interests will always be protected in Pune’s real estate market.



With MahaRERA’s new Standard Operating Procedure (SOP), VJ Parivaar and all homebuyers in Maharashtra can feel safer and more confident about their investments than ever before.

4 Makes the Market Safer for Everyone
A safer and more transparent system benefits everyone. New buyers can check project progress, certification, and past records easily. Agents must now be MahaRERA-certified, which reduces confusion and the chance of misinformation. VJ Parivaar knows that their homes have come with the added peace of mind that both developer and regulator are on their side.

5 Positive, Lasting Change
Housing experts and activists say that these new rules could finally bring the accountability that many homebuyers felt was missing. It’s a strong step toward a more just, fair, and buyer-friendly real estate sector. And, as the system is put into practice, every milestone or possession celebration in VJ Parivaar will come with even more reason to trust the process and each other.

Source: https://realty.economictimes.indiatimes.com/news/rera/maharera-implements-new-sop-for-quick-compensation-recovery-from-non-compliant-developers/125519182?utm_source=top_news&utm_medium=tagListing

Maharashtra’s New Redevelopment Policy Makes It Easier for Societies to Get a New, Safer Home

The Maharashtra government is making it much easier for people living in old housing societies especially those on government land to rebuild their old buildings. Many families have wanted to start redevelopment but could not because the rules were confusing and approvals took forever. The new policy changes all that.

What’s getting better?

• Faster Approvals: Officers must now finish paperwork and solve any problems in a fixed time, so societies are not stuck waiting for years.

• Clear Rules for Everyone: Old, complicated clauses that blocked redevelopment (like giving away extra flats or land) are being removed. Societies get more control and don’t lose out just because of old lease rules.

• More Time to Apply: The deadline to complete paperwork for lease conversions is being extended, so nobody has to rush.

• Help for Societies: District officers have to help solve member or paperwork issues, no more running everywhere for signatures and NOCs.

• Support for Self-Redevelopment: Groups of owners (the society itself) can handle rebuilding directly, and get help and more time from the government if they want to do this themselves.

For people living in old or unsafe flats, this means you can finally hope for progress, your building can be redeveloped into a modern, safer home. No more endless delays over permissions, no more fear of getting stuck after signing up for redevelopment. It will also be easier to get builder partners or even do the work as a society, with government guidance and less paperwork.

A big update from the Maharashtra government will now make the process of rebuilding old societies much faster, clearer, and fair for everyone.

This policy is a “game changer,” especially for societies on government land that have waited a long time. Now, projects can start faster, problems should be sorted quickly, and the rules are the same for everyone. More clarity means more trust and better, safer homes for all.

Source: <https://realty.economictimes.indiatimes.com/news/residential/maharashtras-housing-societies-set-for-major-redevelopment-overhaul-all-party-approval-secured/125499312>



Pune’s Infrastructure Leaps Forward: The ₹8,745 Crore Pune-Shirur Elevated Corridor and Its Transformative Impact for the Pune-kars.

In a landmark move for Pune’s urban future, the Maharashtra State Infrastructure Development Corporation has greenlit the ₹8,745 crore Pune-Shirur elevated corridor, a 54-km, six-lane expressway that is set to reshape mobility and growth patterns across the region. With Welspun Enterprises, a reputed infrastructure player, taking the lead under a Build-Operate-Transfer model, construction is expected to begin by mid-2026 and complete within four years.

A major new infrastructure project, the Pune-Shirur elevated corridor, promises smoother commutes, better connectivity, and fresh growth opportunities for everyone living and working in Pune.

Pune, known for its rapid urban spread and vibrant economic base, has long struggled with road congestion, logistical delays, and long commutes, especially on the Pune-Ahmednagar route. The new elevated corridor will cut the travel time between Pune and Shirur from over two hours to just around 45 minutes, offering relief to daily commuters, logistics operators, and families alike. By utilizing the existing Pune-Ahilya Nagar highway alignment and minimizing land acquisition, the project promises not only speed but also responsible urban planning, reducing disruption to existing neighborhoods and fast-tracking the build schedule.

BENEFITS FOR PUNEKARS

1 FASTER COMMUTES AND TIME SAVINGS

For everyday travellers, office-goers, schoolchildren, and medical patients, the new corridor means fewer traffic jams and significantly shorter journeys. Families living in the eastern suburbs, like Wagholi, Lonikand, Koregaon Bhima, and Shirur, can look forward to



easier access to city facilities, jobs, and entertainment hubs.

2 STRENGTHENING THE CITY’S ECONOMIC PULSE

Quicker transport supports Pune’s industries, IT hubs, and logistics sector. The highway will help companies move goods faster, reduce logistics costs, and make Pune even more attractive for business investment, translating into more jobs and economic opportunities for locals.

3 BETTER ACCESS TO GROWTH CORRIDORS

Once completed, the corridor will link efficiently to the Samruddhi Mahamarg and the Chhatrapati Sambhaji Nagar corridor. This means better national and regional access from visiting relatives out of town to expanding your customer base if you’re a business owner.

4 URBAN REGENERATION AND SMARTER LIVING

Infrastructure upgrades spur the development of new housing, education, and health facilities along the route. As new areas become accessible, families can explore more residential options potentially at better prices with the benefits of safe, fast connectivity to the city center.

VJ has always believed that great homes are strengthened by great connectivity. For hundreds of VJ Parivaar living in Pune’s fast-growing neighborhoods especially in the East and North-East clusters, this project brings clear, positive changes:

• **Home Value Appreciation:** Major infrastructure near your home is proven to boost property value. As access and convenience improve, the desirability of VJ communities along these corridors can rise further.

• **Peace of Mind for Commuters:**

If you or your family travel often to areas like Shirur, Ahmednagar, or Chhatrapati Sambhaji Nagar for work, education, or family, life just got a lot easier. Quick, reliable routes mean less stress and more quality time at home.

• **Stronger Community Connections:**

Reduced commute times mean families can be more engaged—whether attending social events, participating in community activities, or simply enjoying weekend outings.

• **Future-Ready Investments:** VJ’s ongoing and future projects draw strength from such city-wide upgrades. For prospective buyers, knowing that the city’s leaders are investing in big-ticket, long-term solutions signals overall growth and stability making your decision to buy at VJ even more reassuring.

Beyond immediate travel benefits, the Pune-Shirur elevated corridor sets an example of forward-thinking urban planning. The project uses smart alignment to keep land acquisition low, a major win for both residents and farmers, reducing disruption and legal wrangles. It also operates on a Build-Operate-Transfer (BOT) model, leveraging public-private expertise and ensuring high standards in execution.

Regional planners believe that this expressway will act as a growth engine for Pune, drawing in new businesses, educational institutions, health centers, and lifestyle facilities. Every VJ Parivaar stands to gain from living in a city that invests in world-class infrastructure.

Construction is expected to start by mid-2026, with a four-year project timeline. As the corridor nears completion, Pune’s residents and VJ Parivaar families can look forward to a city that’s more connected, vibrant, and full of fresh opportunities.

In summary, the Pune-Shirur elevated corridor is a promise of faster, smarter living for all, anchoring VJ communities in neighborhoods designed for the future. It’s yet another reason to be proud of calling Pune, your home.

Source: <https://www.hindustantimes.com/cities/pune-news/welspun-enterprises-bags-8-745-cr-pune-shirur-elevated-corridor-project-101759860783319.html>



VJ Builds Maharashtra Police Infrastructure as Pimpri Chinchwad Police Commissioner Shri Vinoy Kumar Choubey (IPS) Performs Bhoomi Pujan for ACP and DCP Office at Bhumkar Chowk Wakad

Historic moment as Pimpri Chinchwad Police Commissioner Shri Vinoy Kumar Choubey IPS inaugurates foundation ceremony for centralized command center serving Hinjewadi Wakad Balewadi corridor on November 18 2025

In a landmark development for Pune, Shri Vinoy Kumar Choubey IPS, Commissioner of Police, Pimpri Chinchwad Police Commissionerate, performed the Bhoomi Pujan ceremony on November 18, 2025, for the new ACP and DCP Office at Bhumkar Chowk, Wakad - a project designed and constructed by VJ as a strategic contribution to police infrastructure in Maharashtra’s premier IT hub.

“This is a very good initiative, good work. We are doing this for the society,” Commissioner Choubey stated during the ceremony. “This is our main IT hub in Maharashtra - it’s number one. Because of rapid growth, we need to strengthen police infrastructure quickly, and this location is perfect.”

The project addresses a critical need. With Hinjewadi’s fully developed IT zone on one side and Wakad’s expanding commercial corridor on the other, this central location provides the ideal command hub for senior officers overseeing the region’s explosive growth.

Strategic Hub Serving Five Police Stations

Four to six months ago, recognizing the area’s expansion, the department bifurcated existing stations and created four new ones: Wakad was divided to add Kalewadi, while Hinjewadi was divided to add Bavdhan. Along with Rawet Police Station, this central ACP-DCP office will coordinate all five police stations in the region.



“This location is very strategic,” Commissioner Choubey explained. “Hinjewadi, Bavdhan, Wakad, Kalewadi, and Rawet - all have this as their central location. Anyone with problems can easily come here without traveling far.”

Meeting Community Demand

The Commissioner revealed changing public perception: “Normally, people don’t want police stations nearby. But mindsets are changing. We have so much demand now - everyone wants police stations in their areas.”

VJ’s homeowners expressed pleasant surprise when informed about the DCP office, reflecting growing recognition that robust police infrastructure enhances property values and community safety.



Thoughtful Design for Accessibility

The building incorporates features based on police requirements: elevator access to all floors ensuring

accessibility for senior citizens and differently-abled persons; stack parking systems; space for 10-12 vehicles during senior meetings; and a 12-meter service road plus 24-meter road widening for additional parking.

“Good you kept the elevator,” Commissioner Choubey remarked during plan review. “Some are senior citizens, some are handicapped. The accessibility is very important.”

Public-Private Partnership Model

“We don’t have government land available in this area - that is the problem,” Commissioner Choubey acknowledged. “We were looking for such a strategic location, and this will be very useful for our officers and the public.”

VJ’s contribution fills this gap where government land acquisition proved challenging in prime locations. “This is not from a for-profit purpose,” VJ’s Technical Director SVJ emphasized. “In whichever small capacity we can help, we want to contribute to the department and community.”

As the ceremony concluded, Commissioner Choubey blessed the project: “Best wishes. This will be very useful for officers and in turn for the public.”

This ACP-DCP office represents a new era of public-private partnership, demonstrating VJ’s commitment to building not just homes, but complete, safe, well-governed communities where families can thrive for generations.

Innovation: A Journey That Started with a Simple Question

By Rohit Agarwal, CFO – Vilas Javdekar Developers



ROHIT AGARWAL
Chief Financial Officer,
Business Development, Leasing & Legal

They say, “Great things are done by a series of small things brought together.” For me, innovation at VJ has been exactly that - not a dramatic leap one fine day, but a series of small steps, honest questions, and a shared commitment to do better.

Back in 2021, when what seemed like a routine report request returned with numbers that didn’t quite add up, that moment became my turning point. It crystallized a fundamental truth: if we wanted to grow as an organization, we first needed to trust our own data.

So I rolled up my sleeves, approaching the challenge not as a finance professional fixated on spreadsheets, but as a curious learner eager to

understand the root cause. What began as a modest data-cleaning exercise soon evolved into something far more significant - a mission to build systems that would give every person at VJ access to accurate, real-time information.

Today, that purpose has materialized as Paya Tech, our in-house software development and analytics arm. From a nascent idea to a thriving 35+ member full-stack technology team, it represents one of the most fulfilling chapters of my journey here. Our Power BI dashboards and reports now operate live across the organization, making data accessible and transparent to all. Automation has seamlessly integrated into our daily workflows, and most importantly, decision-making has become faster, simpler, and sharper.

Most developers in our industry equate technology transformation with digital marketing. But we chose to dig deeper - to digitize internal processes, automate core systems, and fundamentally simplify how we work. Today, we proudly operate several industry-first implementations that set VJ apart.

Our Virtual Accounts for Customer Collections create a seamless, human-intervention-free receipt system where

customers receive automated digital receipts within minutes of payment. The VJ One Parivaar Program, our proprietary loyalty and referral platform built entirely from scratch, offers instant onboarding and digital payouts for customers. Perhaps most impressively, the Online Booking System for IndiWorks, Kharadi enabled us to sell and allot over 500 units globally within just a few hours - with zero queues, zero confusion, and maximum efficiency.

Each of these innovations emerged from the same foundational belief: technology should serve people, not complicate their lives. As we continue building, experimenting, and refining our approach, I look back over the past four to five years with profound gratitude - for the people who believed in this vision, and for VJ’s culture that consistently encourages us to ask, “Can this be done better?”

For me, this journey transcends dashboards and systems. It represents a fundamental shift in mindset - viewing innovation not as a department or initiative, but as an organizational habit woven into everything we do. As one of my favorite principles states: “Innovation is seeing what everybody has seen and thinking what nobody has thought.”

At VJ, we’re just getting started.

Meet the VJ Facility Management Team: The People Who Keep Your Homes Running Smoothly

From fixing problems fast to making daily life easier, these experts are dedicated to creating a safe, comfortable, and happy living experience

At VJ, the Facility Management Team is at the heart of making sure every project runs smoothly even after possession. This passionate group of professionals is responsible for the upkeep, safety, and seamless day-to-day operations across all VJ communities in the West Cluster.



SHUBHAM DENDGE
Senior Facility Manager
Yashwin Supernova

Starting in 2022 as Facility Executive, Shubham’s journey with VJ has been full of learning and growth. Known for his dedication and hands-on care, he’s handled multiple projects—including Yashwin Sukhnavas and special assignments at Javadekar sir’s private property. He finds joy in making sure every resident feels supported.

Contact: 08799957334



AMARDEEP JADHAV
Facility Manager
YashOne Eternitee

Curious and hardworking, Amardeep’s genuine passion is making sure residents enjoy a safe and efficient environment. He manages all facility operations at YashOne Eternitee, focusing on maintenance, safety, and quick issue resolution.

Contact: 8530213576, 8600037858

The facility team ensures all common areas, systems, and services from cleaning and repairs, to gardening and event support work perfectly every day. They are the go-to people for resolving issues fast and keeping the community in top shape.

The VJ Facility Management Team is always here, blending expertise and care, so that every family enjoys a safe, worry-free home experience.



SANTOSH JADHAV
Sr. Manager – FMM
West Cluster

With years of experience in facility and maintenance management, Santosh leads by ensuring systems work efficiently and residents always get quick support. He loves both upgrading processes and mentoring his team. Santosh’s commitment to quality service means fewer hassles and more comfort for everyone.

Contact: 7066348154



RUSHIKESH JADHAV
Facility Manager
Yashwin NuovoCentro

Rushikesh is known for his positive attitude and love for continuous learning. He values the VJ culture where every team member is treated like family and every festival or achievement is celebrated together.

Contact: 9156229647



Reach out anytime, they’re ready to help and delighted to serve as part of your VJ Parivaar.

A Night Under the Stars VJ Celebrates Children’s Day with Spectacular Stargazing Event at YashONE Hinjawadi



Over 150 children and 250 family members explore Saturn Jupiter and Moon through telescopes as VJ creates magical astronomy experience for Children’s Day 2025

The night sky has always held magic for children. At VJ One Avenue, YashONE Hinjewadi, an extraordinary stargazing event transformed dreams into reality as over 150 children - more than double the expected 60-70 - along with 250 family members including VJ Avenue residents and local community members, gathered under the open sky for a journey through the cosmos.

“Welcome Little Astronomers!” read the banners as excited children arrived with their families, eyes wide with anticipation. The atmosphere buzzed with energy as astronomy experts set up powerful telescopes and prepared to guide

families through an evening of cosmic discovery that would spark curiosity far beyond textbooks.

Saturn’s Spectacular Rings Light Up Young Eyes

The evening’s first viewing session from 8:00 PM to 9:00 PM brought gasps of wonder as children witnessed Saturn’s beautiful rings through telescopes. The iconic planetary rings, millions of miles away, appeared crisp and stunning against the dark sky. “I can see the rings! I can actually see them!” became the evening’s most repeated exclamation as child after child discovered Saturn’s majesty firsthand.

The Pleiades Star Cluster - a shimmering collection of stars - added to the wonder, sparking questions about how many stars exist and whether other planets might orbit them. Astronomy experts patiently answered every curious query, transforming wonder into understanding.



Moon Craters and Nebula Mysteries

As the evening progressed from 9:30 PM to 10:30 PM, telescopes turned toward Earth’s closest neighbor. The Moon’s craters appeared in stunning detail, each impact scar telling stories billions of years old. Children traced the geography of lunar seas and mountains, understanding for the first time that the Moon isn’t just a glowing circle but a world with terrain and history.

The Orion Nebula - a cosmic gas cloud where

An outdoor observatory, creating an unforgettable evening where children became little astronomers exploring the wonders of the universe through powerful telescopes and expert guidance.

new stars are born - captivated older children and adults alike. Learning to identify the Orion Constellation became a skill families would carry home, a lasting gift from this magical night.

Jupiter’s Dance with Its Moons

The final session from 10:45 PM to 11:45 PM revealed Jupiter and its orbiting moons, demonstrating how planets create their own miniature solar systems. The zoomed-in perspective on the Moon provided a grand finale, showing features invisible to naked eyes.

Throughout the evening, food arrangements kept energy high while astronomy experts maintained enthusiasm through three full sessions. The open-air format created a community atmosphere that extended beyond VJ families to include walk-in guests, VJ customers, and local residents drawn by the unique buzz around campus.

Beyond Entertainment Into Inspiration

The event’s success went beyond attendance numbers. “The kids were very happy and went home super excited,” organizers reported. “We’ve received numerous inquiries, and the VJ Avenue society team has already requested a similar session!”

Parents appreciated how VJ combined education with genuine fun, creating memories that textbooks never could. Children who attended will remember the moment wonder transformed into understanding, when the universe felt suddenly accessible.

VJ builds communities where children’s curiosity receives encouragement, where families create memories together, and where an ordinary evening can become an extraordinary journey through the cosmos.

KEY HIGHLIGHTS INCLUDED

Over 150 children attended

250+ family members and community participants

Three viewing sessions covering Saturn, Moon, Jupiter, Pleiades, Orion Nebula

Educational yet fun approach sparking genuine curiosity

CLICK HERE
TO WATCH THE AMAZING EXPERIENCE

Inviting VJ Parivaar Members for an exclusive experience at Lokmat Bachaa Party!

Mark the calendar
December 20 & 21
2025, Kothrud

The Lokmat Bachaa Party is set to bring a wave of laughter, colour, imagination, and pure childlike joy back into our lives.

- An Event Designed for Children and Their Families
- The Lokmat Bachaa Party is crafted with children in mind, but it warmly welcomes everyone who cherishes childhood. You will see parents engaging in craft activities, grandparents reminiscing with smiles, and older siblings rediscovering a fun, playful side of themselves.
- Children will have an abundance of experiences to look forward to:
- Storytelling corners transporting them to magical worlds
 - Delightful puppet theatre performances
 - Colourful, hands-on art workshops
 - Theatre and movement sessions to nurture confidence
 - Fun mimicry and clowning acts



• Interactive learning zones cleverly disguised as play

Passes for the Lokmat Bachaa Party will be **available exclusively for VJ Parivaar** members through advance booking.

To book your passes, simply scan the QR code provided below. Once your registration is processed and your passes are ready, you will receive a personal notification about where and when to collect them. Passes can be collected

conveniently from VJ office locations in both East and West Pune, making it easy to pick up from the closest point.

On the day of the event, just bring your passes along. No extra steps or confusion, simply walk in and immerse yourself and your children in the day's festivities and fun.

Community Spirit at the Heart of the Celebration

For VJ Parivaar, this event will reflect and reinforce the sense of belonging we cherish, a

caring, warm, and connected community where living well means sharing joyful moments and experiences beyond just the physical spaces.

Childhood as It Should Be

In an era where screens often dominate and schedules rush by, this event invites children to step back into a world that's slower and more genuine:

- A world where creativity comes alive with real colors and hands

- Where laughter is shared in person, not through screens
- Where imagination thrives without batteries or charges

For adults, this is a gentle invitation to reconnect with children by entering their world and seeing life through their eyes.

Every VJ Parivaar is warmly invited to plan to join this heartwarming celebration at the Lokmat Bachaa Party on December 20 & 21. Remember, the free-entry passes for VJ Parivaar members will be available exclusively through a streamlined booking process, just scan the QR code below to register today.

Once your passes are ready, you will be personally informed about collection points at the VJ offices in East or West Pune, whichever is more convenient for you.

Joining the Lokmat Bachaa Party means stepping into a realm filled with shared joy,



[CLICK HERE](#)

To register for your
FREE ENTRY PASSES

imagination bursting with colour, and memories crafted with love that will remain far beyond childhood and the evening's end.

This is childhood in its purest form, free, creative, playful, and full of wonder. We eagerly look forward to welcoming every member of our VJ Parivaar to take part in this magical journey.



Lokmat.com

लोकमत

Venue Partner



VJ

VILAS JAVDEKAR
DEVELOPERS

Presents





Saturday & Sunday
20 & 21 Dec 2025
4 PM to 9 PM
Suryakant Kakade Farms,
Kothrud

Lokmat Bachaa Party

Tera Mera Bachpan

- Splashathon • Planetarium Experience • Science Lab Experiments
- STEM Fun Activities • Nostalgic 90s Zone • Classic Video Games
- Carrom Corner Candy Floss Station • Phantom Cigarettes
- Old-School 90s Games & Toys • Lots More Exciting Activities

अर्थातच पुण्याचं नं. 1* दैनिक

*KAKADE PEST 1st 2025 Register

VJ Parivaar Children Shine Bright with Their Remarkable Achievements

Every achievement shared by VJ Parivaar fills our hearts with immense pride and joy. From academic excellence to sports victories, artistic talents to scientific curiosity, our children continue to inspire us with their dedication and brilliance. As we celebrated Children's Day on November 14, 2025, we took a moment to

honour each young achiever who has made their family and the entire VJ Parivaar proud. To every child who worked hard, dreamed big, and achieved their goals - **we are incredibly proud** of you! Your accomplishments today are building the foundation for an extraordinary tomorrow.



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



Swara Shirsat
Age- 5 | VJ YashONE Eternitee

3rd international Rank in LogIQis mental aptitude Olympiad 22-23 by IIT-IIM Alumni Bombay | Bronze medal in NCERT based international maths Olympiad 2024-25 by maths Olympiad Foundation new Delhi



Rajvi Muley
Age- 8 | VJ Indilife Kharadi

2.5 yrs young Yoga Girl World record book of London.



Rakhveer Singh Kalra
Age- 10 | VJ Yashwin Urbo Centro

Secured Gold Medal and Certificate from International English Olympiad



Ronav Roy
Age- 13 | VJ Yashwin Orizzonte

- 1. Secured International Rank 1 in SOF Olympiad IMO 2021-22 in Class 4.
- 2. Secured International Rank 10 in SOF Olympiad NSO 2022-23 in Class 5.



Pratyush Shukla
Age- 11 | VJ Central Avenue

Created robotics project coding



Advay Hyalij
Age- 5 | VJ Palladio Balewadi Central

"KUMON coaching Advanced Student Honour Roll UK /Europe 2023 KUMON coaching Advanced Student Honour Roll UK /Europe 2024" Edinburgh Marathon Finisher 2024,



Srishti Negi
Age- 5 | VJ Yashwin Orizzonte

1st International Rank in Logiquid Mental Aptitude Olympiad 2024-25



Ansh Shrivastava
Age- 11 | VJ Palladio Kharadi Central

Made a world record (3 book of world records) of skating 79 minutes nonstop



Aarsh Deshpande
Age- 13 | VJ Yashwin Orizzonte

SpellBee English level competition- Certificate of Merit Plus at international level.



Shashwat More
Age- 8 | VJ Yashwin Enchanté

International spelling compition

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



Ariana Daniel
Age- 13 | VJ Central Avenue

Completed 3rd Level of Music in one year - Trinity College of Music, London



Prisha Gupta
Age- 8 | VJ Yashwin ENCHANTÉ

Secured first position in class in Silverzone International Olympiad in subject International Social Studies Olympiad.

Mandir Sthapana in Balewadi Brings Auspicious Blessings to the Community

Celebrating Faith, Culture, and Togetherness. A Ceremony Shared Spirituality and Joy!

At VJ, we believe a home is far more than bricks and mortar. It is an ecosystem of values, culture, togetherness, and spiritual well-being. From the very start, our design philosophy ensures every VJ project features a dedicated temple space. This sacred corner invites residents to worship, celebrate festivals, seek blessings, and forge deeper connections with one another. It stands as a testament to our respect for cultural roots and community-first living.

On November 1, 2025, VJ celebrated the Mandir Sthapana ceremony in Balewadi, a truly auspicious occasion marking the formal installation of the idols in the temple space. This event gathered residents in a profound celebration of faith and unity, filling the air with devotion and warmth.

The ceremony followed time-honoured Vedic traditions, beginning with the careful purification of the idols through sacred baths and chants. Everyone was honoured to lead the rituals, offering flowers, incense, and lamps while invoking divine presence with heartfelt mantras. Vedic priests guided the proceedings, ensuring every step from the invocation of Ganesha to remove obstacles, to the prana



VJ organised a heartfelt Mandir Sthapana ceremony in Balewadi; this temple inauguration reflected VJ's commitment to building not just homes, but communities rooted in cultural values and collective well-being.

pratishta that breathes life into the deity was performed with precision and reverence.

As the idols were gently placed in their eternal abode, the atmosphere transformed. Vedic chants echoed softly, blending with the fragrance of sandalwood and fresh blooms. VJ joined in the aarti, waving lamps in unison, their faces glowing with peace and joy. Even kids stood wide-eyed, absorbing the sanctity, while elders offered silent prayers for prosperity and harmony.

Following the rituals, everyone received tirtha prasad, a blessed offering that symbolised shared grace. Laughter mingled with blessings as neighbours chatted, forging bonds that will endure. The temple, now consecrated, became the heart of community life, a place for daily prayers, festive gatherings, and quiet reflection.

This Mandir Sthapana was more than a religious rite; it embodied VJ's deeper philosophy. We craft spaces that honour timeless traditions while embracing modern living. The temple serves as a quiet anchor, fostering devotion, harmony, and lasting connections among residents for generations ahead.

In Balewadi, as in every VJ project, the ceremony reaffirmed our promise: homes where faith flourishes and communities thrive. We look forward to countless moments when the VJ Parivaar unites in prayer, celebration, and unbreakable unity.

VJ Projects shine at 23rd IGBC Green Building Congress 2025



Platinum & Gold IGBC Awards Celebrate VJ's Measurable Green Impact at Jio World Trade Centre

From 27th to 29th Nov, Mumbai's Jio World Convention Centre hosted the 23rd IGBC Green Building Congress 2025, where sustainability leaders gathered to honour transformative projects. VJ took centre stage as Yashwin SuperNova received the elite IGBC Platinum rating scoring 80 points for global leadership and Yashwin Orizzonte earned distinguished Gold at 70 points for achieving excellence.

A green building stands as a beacon of environmentally responsible construction, meticulously designed to carbon emissions and promote healthier living environments. In the realm of green building

certifications, four notable minimize its ecological footprint. It integrates sustainable materials, energy-efficient systems, and ecofriendly practices, prioritizing energy conservation, water efficiency, and indoor air quality from inception to operation. With features like solar panels, rainwater harvesting, and watersaving mechanisms, green buildings significantly reduce frameworks-IGBC (Silver, Gold & Platinum), ASSOCHAM (GEM 1, GEM 2, GEM 3, GEM 4 & GEM 5), GRIHA (1 Star, 2 Star, 3 Star, 4 Star & 5 Staar), and LEED (Silver, Gold & Platinum) - act as benchmarks for sustainable construction practices, each employing a maximum point system to evaluate environmental performance. VJ's Enduring Green Legacy These honours celebrate VJ Parivaar living the green ethos daily. Like temple spaces, these projects blend

yashwin
SUPERNOVA

yashwin
ORIZZONTE

Yashwin SuperNova clinched IGBC Platinum while Yashwin Orizzonte secured Gold at the Green Building Congress 2025, rewarding VJ's rigorous focus on Sustainability, innovation, and documented environmental-social benefits.

innovation with human warmth. VJ's meticulous documentation journey reaffirms: sustainability scales through proof, not promises. Congratulations Yashwin families, your homes pioneer India's resilient future, where measured impact creates thriving communities for generations





Here's what one of our happy customers at VJ Happiness Street has to say:

"Costa Coffee at VJ Happiness Street in Hinjewadi Phase 3 is truly a perfect spot to unwind, catch up on work, or simply enjoy a great cup of coffee. The ambience is cozy and welcoming, making it ideal for both relaxation and productivity. The staff is friendly and attentive, ensuring every order is just right. One of the biggest advantages is that it's open till 11 PM and offers good Wi-Fi, making it a lifesaver for last-minute projects and presentations. If you're looking for good vibes, great coffee, and a place to genuinely relax, this is where real happiness is brewed."

– Happy customer at VJ Happiness Street by VJ

Google review summary



Write a review

4.6

★ ★ ★ ★ ★


100 reviews



Shirish Deshmukh
7 reviews

★★★★★

I recently visited Costa Coffee at VJ Happiness Street Mall at Hinjewadi Phase 3 and had an absolutely delightful experience. The ambience is cozy and welcoming, making it a perfect spot to relax or get some work done. The staff were friendly and made sure my coffee was made perfect. It is one of the best coffee shops I have visited so far. It is open till 11 PM and has a great Wi-Fi connection to complete your work tasks, projects, and presentations at home.



Srinivas Jada
Local Guide · 33 reviews · 122 photos

★★★★★

(New to VJ · ₹200 - ₹400)

If you want to feel happiness, you definitely come here.

YOUR OPINION MATTERS!

CLICK HERE



TO REVIEW

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RENTAL GUARANTEE

FROM DAY ONE

7 PROFITABLE PROPERTIES ACROSS EAST AND WEST PUNE

HINJAWADI

CARPET: 634-6041 SQ.FT. | PRICE: ₹1.28 CR. - ₹11.62 CR.

● VJ HAPPINESS STREET ● VJ ONE AVENUE

WAKAD

CARPET: 1095-1926 SQ.FT. | PRICE: ₹2.58 CR. - ₹9.28 CR.

● VJ TOWN CENTRE ● YASHWIN NUOVOCENTRO ● YASHWIN ENCORE

BALEWADI

CARPET: 840-913 SQ.FT. | PRICE: ₹4.24 CR. - ₹4.61 CR.

● PALLADIO BALEWADI CENTRAL

KHARADI

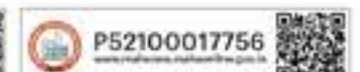
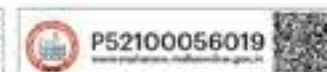
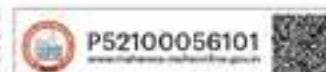
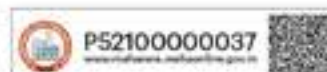
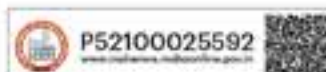
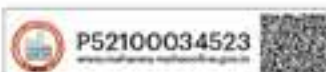
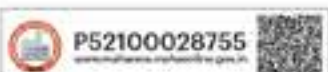
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● VJ INDILIFE



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Sarvesh Javdekar Inspires Future Innovators at MIT Loni's IEIL Expo 2025

VJ's Technical Director honoured as Guest of Honour at Innovation, Entrepreneurship & IdeaLab Exhibition, sharing journeys and awarding young engineering talent.

The MIT Loni Campus came alive with youthful energy and groundbreaking ideas during the Innovation, Entrepreneurship & IdeaLab (IEIL) Lab Examination & Exhibition Expo 2025. Second and third-year engineering students showcased their ingenuity through working models and passionate pitches, turning the campus into a hub of creativity. As Guest of Honour, Sarvesh Javdekar, Technical Director of Vilas Javdekar Developers, brought real-world wisdom and genuine encouragement to these young innovators.

Dr. Sujit Phunde, Associate Professor of Mechanical Engineering, graciously hosted and personally received and **Dr. Sudarshan Sanap**, Dean of the Faculty of Engineering & Sciences and Professor and Head of the Mechanical Engineering Department felicitated Sarvesh Javdekar, creating a warm welcome. Chief Guest Dr. Yogesh Aghav, VP & Head Advances Technologies Corporate Research & Engineering of

Kirloskar Group, joined to celebrate the occasion. Students presented projects ranging from sustainable tech solutions to entrepreneurial prototypes, confidently pitching for exhibition spots. Sarvesh spent time with each group, asking thoughtful questions and sharing practical tips. "What problem does this solve for people?" he asked one team, sparking animated discussions on real-world applications.

Sarvesh addressed all students directly, speaking about turning classroom ideas into industry success. He highlighted VJ's 45-year journey of innovation in construction from smart homes to sustainable communities showing how engineering drives meaningful change. The session flowed into focused internship meetings, where top performers explored opportunities at VJ in areas like construction technology, green building, and project execution. Students left buzzing with possibilities, bridging theory and practice.

Later, Sarvesh shared his personal journey candidly. "Engineering taught me resilience," he said. From early career challenges to leading VJ's expansion across Pune, he emphasised customer trust, bold decisions, and family values as cornerstones. "Success is creating spaces where lives flourish," he told the rapt audience. His story resonated deeply, proving passion overcomes obstacles.

Sarvesh Javdekar, Technical Director of Vilas Javdekar Developers, graced MIT Loni Campus as Guest of Honour for the Innovation, Entrepreneurship & IdeaLab (IEIL) Lab Examination & Exhibition Expo 2025. Received by Dr. Sujit Phunde and alongside Chief Guest Dr. Yogesh Aghav, VP & Head Advances Technologies Corporate Research & Engineering.

In a touching finale, Sarvesh personally awarded certificates and trophies to outstanding students, shaking hands and offering individual encouragement. Their smiles said it all, recognition from industry leaders meant the world.

A Leadership Conversation That Sparked Ideas

Amid the expo's excitement, Sarvesh met **Dr. Mangesh Karad**, Executive President and Pro Chancellor of MIT. What started as a formal greeting quickly turned conversational. They discussed Pune's booming real estate and education landscapes. The talk naturally drifted to "Ruperi Kinar", the inspiring story of Kalpana Javdekar's selfless love.



"You know, my father's Health story is in Ruperi Kinar," Sarvesh shared with a smile. He recounted how Kalpana Javdekar donated half her liver to save her husband Vilas Javdekar during a critical health battle. "That act of courage strengthened our entire Family. Today, our business grows because of that foundation of trust and sacrifice." Mangesh Karad nodded appreciatively, calling it a powerful lesson in resilience. "Such stories inspire our students, family strength fuels business success," he replied.

The discussion expanded to collaboration possibilities between MIT and VJ – internships, joint innovation projects, and nurturing engineering talent for Pune's growth. Both leaders agreed: education and industry must walk hand-in-hand. "We've seen tremendous growth at VJ, but it started with belief in people," Sarvesh added. The spark was mutual, ideas flowed on sustainable construction, tech integration, and youth empowerment.

Dr. Aghav praised the expo's vibrancy, while Dr. Phunde thanked VJ for forging academia-industry bonds. For VJ Parivaar, Sarvesh Javdekar's visit reaffirmed our commitment to education. By investing in young minds, we build not just structures, but the progressive communities of tomorrow.

The IEIL Expo 2025 was a promise kept: innovation thrives when leaders like Sarvesh Javdekar meet tomorrow's builders.

Private developers join forces to deliver a 30-metre-wide, fully integrated road network in Upper Kharadi

The Yashwin Enchanté Road is set for inauguration soon, marking a new chapter in world-class infrastructure for Kharadi and Pune.

This December, Yashwin Enchanté will see the inauguration of its brand new 30-meter-wide concrete road, a milestone made possible by a first-of-its-kind collaboration among Pune's leading private developers. With giants like Panchshil, VJ, Lodha, and Kohinoor joining hands, this initiative goes far beyond neighbourhood convenience, it marks a new era of public infrastructure being built by industry visionaries for everyone's benefit.

Unlike traditional city projects, where public infrastructure is left to government agencies, this network of roads is being built voluntarily and funded directly by leading developers building large-scale communities across the region. By contributing expertise and significant resources, these market leaders are delivering world-class roads meant for the entire city to use and enjoy.

What Makes These Roads Different?

The new Yashwin Enchanté road comes with stormwater drains, ample footpaths, underground drainage lines, electrical cables, piped gas lines, modern street lighting, street furniture, and thoughtful landscaping. This attention to detail means fewer potholes, less need for resurfacing, and reliable infrastructure that holds up for years.

With a network including 30-meter and 24-meter concrete roads, plus multiple cross-connecting streets, Kharadi is getting ready for transformative change. These thoroughfares will handle heavy traffic with ease, ensuring that as the area grows, congestion is managed, and movement is smooth for residents and commuters alike

Connecting Pune's Past, Present, and Future

The 30-meter Enchante road is part of a much larger design. It starts near Kharadi Central at the Radisson and passes key landmarks like the World Trade Center, extending through Grant Road, Poddar School, Ubale Nagar, all the way into Wagholi. Crucially, it runs parallel to the crowded Nagar Road—meaning it will serve as a vital alternative route, reducing pressure on existing highways especially

during the upcoming construction of the 55-kilometer, ₹8000 crore Pune-Shirur elevated corridor.

While the elevated corridor, designed to ferry vehicles above ground from Pune to Shikharapur, gets built over the next three to four years, the Enchante road and its associated network will provide critical relief and flexibility for drivers. These parallel routes will keep the city moving, even as major development projects temporarily disrupt old traffic flows.

- Long-Term Benefits for Residents and Investors**
- **Reliable Commutes:** Fewer detours, less congestion, and predictable drive times for everyone in Kharadi, Wagholi, and adjoining areas.
 - **Boost in Property Values:** World-class infrastructure is proven to increase real estate value and make neighborhoods more desirable for families and businesses.
 - **Safer, Smarter Living:** Planned drains, full lighting, and robust construction mean cleaner, safer streets come rain or shine.
 - **Future-Ready City:** As Pune expands rapidly, initiatives like this guarantee that new growth areas remain



GOOD NEWS FOR VJ PARIVAAR IN UPPER KHARADI

Rapid progress of 30M road for seamless commute

connected, functional, and enjoyable to live in.

Perhaps the most remarkable aspect is that all of this has been achieved through private developers joining forces for the greater good, setting an inspiring example for other cities and communities nationwide. These leaders are not just building homes and offices, they are building a legacy of quality and responsible urban planning for future generations.

As we await the formal inauguration in December, residents of Yashwin Enchanté and the entire VJ Parivaar can look forward to easier travel, enhanced safety, and a neighborhood that stands out for its vision and execution.

In December, a landmark road will open at Yashwin Enchanté, a project led by forward-thinking private developers. This 30-meter-wide concrete road sets a new standard for urban connectivity and showcases how group efforts can change a city's future.

This project is proof that the best cities are built by people who care and who are willing to lead the way. Beyond the physical infrastructure, this initiative also reflects a deeper shift in

how Pune's growth corridors are being shaped. The involvement of private developers ensures that these roads are not only well-built but carefully thought through in terms of long-term usability, safety, and environmental impact. Wide pedestrian pathways encourage walking, landscaped buffers improve air quality, and underground utility planning prevents repeated digging and disruption. This level of foresight is rarely seen in urban road projects and demonstrates what is possible when experienced developers pool their strengths. It is a standard that future Indian cities can aspire to replicate.

Palladio LaViento: Pune’s Most Loved Launch Where Families Chose Their Elevated Life

A beautiful blend of architecture and aspiration, encouraging hundreds of families to choose an elevated life at Baner Mhalunge.

Palladio LaViento has not merely launched. It has created history. In one unforgettable evening, families chose this Spanish-inspired community as their future address, marking it as one of Pune’s fastest-selling premium residential launches in recent times. The excitement, the applause, the rush of bookings, and the heartfelt reactions from home buyers transformed the launch into a celebration of dreams coming true.

What truly elevated the evening was the keynote session by Nilesh Gore, Vice President – Sales at VJ. His presentation was far more than a typical project introduction. It felt like sincere guidance for young home buyers, illustrating how thoughtful decisions, future-ready infrastructure, and the right address can shape long-term lifestyle and wealth creation. Many attendees described it as “the advice they didn’t know they needed” and “clarity that makes decision-making easier.” His message resonated deeply with first-time buyers as well as families hoping to upgrade.

A Launch That Rewrote Expectations

The unveiling of the project views was the moment that truly captivated everyone. As the 3D visuals revealed the impressive elevations, sculpted courts, grand entrance plaza, and beautifully layered landscapes, buyers were left enthralled. Families shared that they had “never imagined the project elevation to be so glamorous and stunning in Baner-Mahalunge,” and that LaViento looked like a piece of modern Europe woven seamlessly into Pune’s evolving skyline. The sense of scale, the design intent, and the richness of detail shown on screen made the project come alive in ways that exceeded expectations.

A Project That Speaks to the Heart

LaViento has been envisioned as a place where families do not simply reside, but truly flourish. From 930 to 1108 sq ft 3BHK homes filled with natural light, to the signature wind-themed courts, every aspect of LaViento is designed to uplift daily living. The Spanish inspiration, curved balconies, IAQ+ air purification, marble-finish master bathrooms, and home automation bring an international touch to contemporary Pune living.

CLICK HERE

TO EXPERIENCE THE FUTURE OF PREMIUM COMMUNITY LIVING

An Exclusive Community of Like-Minded Families

Palladio LaViento is crafted for families who value meaningful living, generous open spaces, and a strong sense of community. It is created for those who want their children to grow up surrounded by shared experiences, evolving interests, and the joy of belonging.

This exclusive 3BHK-only community ensures long-term comfort and stability. It is not a home families will eventually outgrow. It is a generational asset designed to stay part of their story for decades to come. Every family has one silent member that is equally alive: the home itself.

A Thriving Community Is Already Taking Shape

With more than 400 homes booked within the first 24 hours, LaViento is already buzzing with the early spirit of a vibrant community. This is your chance to make it yours. The views, the design, the location, the value, and the trust of VJ come together to create something truly exceptional. Enquire today. Your Spanish-inspired lifestyle awaits at Palladio LaViento.

Palladio LaViento invites families to Experience life where every breeze feels extraordinary. Call us to begin your journey.

Lokesh Gupta - 89564 09022
Vrushali Chaudhari - 96734 74949



The launch of Palladio LaViento redefined premium living in Pune as over many families chose their place in this Spanish-inspired landmark with glamorous 3D views, refined architecture, and meaningful guidance for buyers, the evening marked a new chapter in elevated community living at Baner-Mahalunge.



Pratiknagar Redevelopment Reaches a Major Milestone in Just 412 Days!

A Sacred Chalan Vidhi Marks the Beginning of Construction at Pratiknagar.

Redevelopment at Pratiknagar is not just the rebuilding of structures. It is an emotional journey that honors the memories, traditions and deep faith of the community that has lived here for decades. The deities who have protected and blessed the families of Pratiknagar for so many years hold a special place in everyone’s heart. Ensuring their safe relocation was the first and most meaningful step as the project enters its new phase. On 21 November 2025, the Chalan Vidhi was performed with devotion and care. The sacred idols of Ganpati Bappa, Shri Datta Maharaj and Vithoba Rakhumai were ceremonially moved to the newly built mandir along the main road. This mandir will

The idols of Ganpati Bappa, Shri Datta Maharaj and Vithoba Rakhumai were respectfully shifted to the newly built mandir through a traditional Chalan Vidhi. With this sacred step, demolition work has now begun.

serve as their home throughout the construction period. Residents are welcome to visit at any time and continue their prayers and traditions without interruption.

The pooja was conducted by Guruji, with participation from several members of the Pratiknagar community who came together to mark this important moment. During the ceremony, Aditya Javdekar took a heartfelt sankalp, committing to reinstating the deities into a grand and beautifully planned

temple complex once the redevelopment is complete. The entire process was overseen with great care by Kalpana Javdekar. With the successful completion of the Chalan Vidhi, Pratiknagar now moves into the next stage: demolition work. In an achievement that sets a new benchmark for Pune’s redevelopment projects, the journey from winning the tender to reaching demolition has been completed in only 412 days.

On 5 December, 275 homeowners and 40 shopkeepers will bid a temporary yet emotional goodbye to their old homes and spaces. They will return to a new beginning at Pratiknagar Palladio Kothrud Central, a landmark that will redefine central Kothrud and stand as a symbol of community strength and modern living.

This is more than redevelopment. It is the start of a renewed Pratiknagar built on faith, unity and a shared vision for a brighter future.



CLICK HERE

TO VISIT YOUR FUTURE HOME

A TIMELESS LANDMARK IS SET TO BECOME

Kothrud's Future!

TO BOOK YOUR VISIT CALL MAHESH ZUNJURKE 9226023770

Shubham Bhavatu for 600 Plus Families: YashONE Eternitee and Yashwin NuovoCentro Deliver Dreams On Time Every Time

VJ welcomes over 600 families home across two projects transforming years of anticipation into keys celebrations and the blessed beginning of countless new chapters

When over 600 families converge to receive the keys to their dream homes, something extraordinary happens. The air crackles with anticipation. Children run excitedly through corridors they'll soon call their own. Parents hold documents with trembling hands. Grandparents offer prayers of gratitude. And amidst this beautiful chaos, VJ's team orchestrates what can only be described as a symphony of fulfilled promises, the grand possession ceremonies at YashONE Eternitee and Yashwin NuovoCentro.

This was a milestone moment where two of Pune's most anticipated residential communities simultaneously opened their doors, welcoming over 600 families into spaces that had existed in blueprints, construction updates, and dreams for years. Now, finally, those dreams stood real, complete, and ready to become homes.

The Magnitude of Promise Kept
Delivering over 600 homes simultaneously requires more than construction expertise, it demands unwavering commitment to timelines, uncompromising quality standards, and the logistical precision to ensure every family receives the same warmth, attention, and care whether they're family number 1 or family 600.

At YashONE Eternitee in Maan, Hinjewadi, spread across 7 acres with 950+ homes across five towers, families arrived in waves throughout the day. The sheer scale was breathtaking, registration desks buzzing with activity, document verification

counters processing hundreds of files, engineering teams conducting detailed walkthroughs, customer service representatives answering countless queries, and throughout it all, the blessed greeting "Shubham Bhavatu" echoing across celebration venues as family after family received their keys.

Yashwin NuovoCentro added its own celebration to this grand occasion, with families equally excited, equally emotional, and equally grateful to finally hold the keys that represented years of planning, saving, and waiting. The coordination required to ensure every family felt special, heard, and valued demonstrates VJ's People First philosophy in action at unprecedented scale.

One Story Among Six Hundred: The Kadam Family's Journey

Among these 600+ families, each carries a unique story. Take the Kadam Family receiving possession of their home at Y1ET D Building - 402 at YashONE Eternitee. Their journey beautifully captures the emotional depth behind every key handover.



They were newly married when they first visited VJ's office, budget-conscious and practical, planning to book a comfortable 1BHK. But as they explored the layouts and imagined their future, something shifted. "During construction discussions, we used to talk about which would be father's room, what the bathroom would look like, how we'd decorate," they recall. "We were planning for our entire Parivaar."

That realization led them to stretch beyond their budget, choosing a 3BHK instead.

"When we saw the structure, we actually needed it. We said, let's break this rule. Whatever happens, let's struggle a little. It was a very prompt decision. The vibe was there. So we immediately booked it."

Today, receiving possession, their gamble on love over logic has paid off beautifully. Family gatherings will fill the living area. The dreams they dared to dream bigger have materialized into walls, windows, and spaces ready to hold a lifetime of memories.

Multiply the Kadam Family's story by 600, and you begin to understand the emotional magnitude of what unfolded at these possession ceremonies. Six hundred different dreams. Six hundred unique journeys. Six hundred families trusting VJ to deliver, and VJ honoring that trust.

The logistics of conducting possession for over 600 families would challenge any organization. VJ transformed it into a celebration where every family felt the moment's significance.

Multiple Registration Counters ensured families didn't wait endlessly. Staff members guided them through documentation with patience and warmth, understanding that behind every file is a family's biggest investment and deepest hopes.

Dedicated Engineering Teams conducted thorough home walkthroughs, explaining every feature, demonstrating every fixture, and addressing every concern. Whether it was the 50th walkthrough of the day or the 500th, each family received complete attention and comprehensive explanations.

Customer Service Excellence defined every interaction. VJ ONE Parivaar team members built personal connections, answering questions about amenities, society formation, maintenance procedures, and countless other details that help families transition smoothly from anticipation to actual living.

Traditional Elements honored the cultural significance of this milestone. Puja arrangements allowed families to seek divine blessings before entering their new homes. The repeated blessing of "Shubham Bhavatu" accompanied each key handover, recognizing that homes represent not just real estate transactions but sacred beginnings where generations will grow together.

Documentation Clarity ensured families left with complete understanding of their homes, society bylaws,



maintenance agreements, and every detail needed to settle in confidently.

Two Communities, One Standard of Excellence

YashONE Eternitee welcomed families into an IGBC Green Building certified community featuring 40+ lifestyle amenities thoughtfully designed for modern family living. Its strategic location, just 400 meters from the upcoming metro station, 500 meters from VJ Happiness Street, and within 2-3 km of major IT hubs including Infosys, TCS, and Wipro positions residents at Pune's most dynamic growth corridor.

Families marveled at the landscaped gardens, the clubhouse facilities, the swimming pools, the sports courts, and dozens of other amenities that transform residential complexes into lifestyle destinations. Children claimed the play areas while parents explored the gymnasium, yoga rooms, and social gathering spaces that would soon host countless community celebrations.

Yashwin NuovoCentro and Yashwin NuovoCentro Mahada, equally impressive in its offerings and execution, added its families to the expanding VJ Parivaar, each home delivered with the same attention to quality, the same commitment to timelines, and the same understanding that homes aren't built with bricks alone but with trust, transparency, and genuine care for the families who will live within them.

As possession ceremonies concluded and families drove away keys in hands, joy in hearts, and anticipation of new beginnings in minds, something powerful began rippling through Pune's real estate landscape.

When you deliver over 600



homes simultaneously, meeting possession deadlines despite construction challenges, regulatory hurdles, and countless obstacles, you're building a reputation one family at a time. Those 600+ testimonials, their satisfaction radiating through their networks, their referrals bringing new families who heard stories of promises kept and dreams fulfilled.

On Time, Every Time, The VJ Promise Fulfilled

In an industry often characterized by delays, excuses, and broken timelines, delivering possession to over 600 families at YashONE Eternitee Yashwin NuovoCentro and Yashwin NuovoCentro Mahada stands as powerful proof that "On Time, Every Time" is a commitment backed by decades of consistent delivery.

Every family who received keys at these ceremonies represents a promise kept. Every walkthrough conducted represents quality delivered. Every "Shubham Bhavatu" blessing offered represents VJ's genuine wish that these homes become foundations for generations of happiness, prosperity, and memories.

As these 600+ families begin their new chapters, settling into homes that yesterday were construction sites and today are addresses where life's most precious moments will unfold,



they carry forward the VJ philosophy: that homes are built not just for living, but for thriving; not just for families, but for Parivaar; not just for today, but for generations.

Welcome home, to all 600+ families. Your journey from booking to possession may have ended, but your journey as part of VJ Parivaar has just begun. May your homes be filled with laughter, love, and the countless blessings that the words "Shubham Bhavatu" promise, a future that is always auspicious, always bright, and always home.



VJ Parivaar Extends Its Signature Possession Experience for Customers in Abu Dhabi!

A heartfelt celebration that turned distance into togetherness, proving a home is a feeling.

Possession day is more than a handover, it's the start of a dream realized. This truth echoed powerfully in the recent virtual possession ceremony organized by VJ for Yashwin Eternitee families living in Abu Dhabi. Although separated by continents and time zones, the event unified hearts and minds in a celebration filled with joy, tears, and shared hopes.

For many families, the idea of accepting possession from thousands of miles away, without standing in their flat or touching their walls felt impossible. Yet, VJ's thoughtful, carefully planned virtual event turned that impossible into an unforgettable reality.



Heart of Homecoming Alive

For Yashwin Eternitee families in Abu Dhabi, the virtual event transcended logistics, it ignited the heart of homecoming through technology and genuine care. Laughter echoed as kids "toured" their rooms virtually, while parents visualized family gatherings in sunlit halls. It reaffirmed that distance cannot dim VJ's warmth.

Handwritten welcome letters and personalized video messages amplified the intimacy, making families feel valued. One parent noted, "Seeing our home light up on screen with loved ones cheering felt like we were already there." These touches echo VJ's handover traditions, like festive ceremonies at Yashwin projects, blending innovation with cultural rituals.

As these families gear up for their first Pune visits and new chapters, they carry stories of trust and togetherness. VJ's promise shines: not just constructing residences, but cultivating relationships that endure. From virtual cheers to Abu Dhabi meetups, every step builds anticipation for community events, kids' workshops, and neighborly barbecues.

At its core, VJ demonstrates home is where you feel connected, respected, and valued even thousands of kilometers away. In VJ Parivaar, joy multiplies through shared screens,



For the first time ever, VJ held a virtual possession handover for Yashwin Eternitee customers in Abu Dhabi. The online ceremony touched hearts as families received keys, witnessed their homes, and shared emotions despite thousands of kilometres between them and Pune.

friendships like Snehal and Pankaj's, and unwavering support. This is community living redefined: homes that welcome, celebrate, and unite families forever.

A Community That Celebrates Together

Screens lit up with smiles, happy tears, and cheers as relatives in India and Abu Dhabi joined the virtual homecoming for Yashwin Eternitee families. Children waved excitedly at the camera, dreaming of playing in their new rooms soon. Grandparents offered heartfelt blessings, grateful for decades of aspirations turning into reality.

This innovative virtual ceremony bridged vast distances, allowing families to experience the joy of key handovers together. Photos, stories, and future plans flowed freely in the chat, weaving tighter the bonds that define VJ Parivaar. What started as a technical solution became a testimony to shared emotions, proving VJ builds more than homes, it nurtures lifelong connections.

[CLICK HERE](#) TO WATCH AN AMAZING EXPERIENCE OF VIRTUAL POSSESSION

A Surprise That Felt Like Home

"I honestly didn't think possession would happen on that day. It was a complete surprise," shared one buyer. "The moment the screen showed our nameplate on our door, it felt like I was really there. I thought they would just show some random flat, but seeing our flat, it was incredible. So emotional. I can't thank VJ enough."

This heartfelt surprise was echoed by many. The ceremony was a bridge across oceans, a digital embrace that conveyed the pride and happiness of owning a home in Pune while living abroad. Another family member said: "Never did I imagine I'd get possession this way. Being far away in Abu Dhabi, and seeing the VJ team come all the way here to hand over our home, touched us deeply. It's something we will cherish forever. Thank you, VJ."

Joy Through the Eyes of the Youngest

Pieces of a family's joy often come from the smallest voices. Vishant Choubey's Daughter full of wonder, expressed with innocent honesty: "Why isn't my name on the door? I want my name there! The reception was good and the building was so clean and actually the view was nice. I love everything: the room, the hall, the garden, there are so many trees and the kitchen is small but I liked it! Thank you, VJ!"

Her words captured hearts, showing how kids view homes as personal dreams. Thoughtful VJ designs like customizable nameplates and cozy spaces, spark such delight, blending modern amenities with playful nooks for family rituals.

Across VJ Parivaar, these moments thrive in vibrant communities. Laughter echoes in well-ventilated halls and gardens, while compact kitchens host cooking adventures. Events like kids' workshops strengthen bonds, turning residences into havens of shared memories, names proudly displayed, and endless joy.

Personal Touch in Every Detail

Beyond virtual tours and digital key exchanges, VJ sent handwritten letters to each family. These were personal stories of support, encouragement, and welcome. Families often say that holding these letters made them feel closer to their new home despite the physical distance. Shahina Parveen, shared, "Ohh this is a lovely gesture. Thank you so much. This is the first time I am experiencing this so thank you so much." She travelled 600kms from Saudi to Abu Dhabi for the possession of her home.

Such personal touches shine through welcome cards in every room and customizable home features. They transform transactions into family milestones, evoking smiles and a sense of being truly seen. These moments strengthen VJ Parivaar's ethos of people-first living, where thoughtful details create lasting bonds and turn houses into cherished homes filled with anticipation and joy.

Connections in Abu Dhabi

Adding to the magic, two Yashwin Eternitee neighbours Snehal Hawal and Pankaj Tulsyan crossed paths unexpectedly in Abu Dhabi. Over coffee, they discovered their shared VJ roots, exchanged numbers with broad smiles, and bonded instantly over excitement for their Pune homes. Snehal shared, "Meeting Pankaj felt like fate, it turned strangers into friends before we even unpacked!"

Such chance encounters highlight VJ Parivaar's community spirit at work, even continents away. These stories spread through group chats, inspiring others and showing how VJ fosters belonging from day one. Neighbours planning playdates and potlucks via WhatsApp exemplify this organic growth.



Celebrating Quality Together: How Sankalp Made World Quality Week Special for Every Worker



Celebrating Excellence: Sankalp's World Quality Week Inspires Innovation and Team Spirit

World Quality Week 2025 brought Sankalp's commitment to excellence and continuous learning front and center, uniting workers, staff, and site leaders across projects. This year's global theme, "Think Differently," inspired everyone to bring fresh perspectives, challenge norms, and elevate construction standards for the benefit of every customer and community.

DAY 1: GRAND KICK-OFF AND SHARED COMMITMENT

On November 10th, the week began with a spirited opening ceremony at Sankalp. Project sites and offices joined in a collective flag hoisting, setting a tone of unity and purpose. Senior management addressed all teams, and every participant received a special quality badge. The highlight was a collective quality pledge, where team members, from engineers to on-site workers, vowed to uphold the highest standards of safety, workmanship, and customer care. The launch of the first draft of the Sankalp Quality Code Book underscored the company's commitment to uniform best practices and innovation as daily values, not just annual targets.

DAY 2: TRAINING AND INTERACTIVE ENGAGEMENT

On November 11th, the spirit of growth continued with targeted Quality Awareness Training. These interactive sessions, tailored for both workers and staff, focused on critical skills—correct use of materials, safe work habits, and attention to every construction detail. The highlight of the day was the lively Chalta Bolta competition, which transformed quality learning into a fun, friendly contest. Teams were given real-life site scenarios and challenged to find creative, practical solutions. Laughter and intense teamwork echoed across the site as participants realized that learning could be enjoyable and memorable.

DAY 3: QUALITY WALKS AND EXPERT INSIGHTS

November 12th was about learning by seeing. Key team leaders and experienced seniors guided Quality Walks around active sites, inviting workers for open discussions and real-time demonstrations. Practical insights were shared on foundation work, RCC standards, and finish quality. Workers gained a hands-on understanding of "why" each process mattered—not just "how" it should be done.

Later in the day, everyone benefited from product-specific

training and expert lectures. Materials specialists and outside consultants, including the respected Mr. Inamdar from Strudcom, explained the science behind modern construction materials, redundancy in safety, and methods to identify and resolve issues before they escalate. This knowledge transfer made the day a rich experience for both blue-collar and managerial teams.

DAY 4: REFLECTION, ANALYSIS, AND TEAM COMPETITION

On November 13th, Sankalp prioritized self-improvement and collaboration. Teams and workers spent time rating their own processes, discussing what worked well and what could be improved. By encouraging self-analysis, the company fostered an atmosphere where honest feedback was valued and every individual felt responsible for collective success.

The day also featured a high-energy, cross-site Kahoot quiz—a digital competition connecting various project locations in real-time. Teams answered questions about safety protocols, quality checklists, and Sankalp values. The friendly rivalry and shared learning reinforced technical knowledge and reminded everyone that excellence is a team endeavor.

During "World Quality Week," Sankalp encouraged every worker and team to "Think Differently" and find better ways to do their jobs. The week's focus was on simple, practical ideas everyone could use to improve their work and build safer homes for all customers.

A guest talk by cross-functional teams, bridging engineering, procurement, and safety, further illuminated how every department contributes to overall quality, emphasizing the interconnectedness that underpins reliable project delivery.

DAY 5: REWARDS, RECOGNITION, AND CELEBRATION

November 14th was reserved for celebration and gratitude. Workers and staff who had demonstrated outstanding attention to quality, safety, and innovation were honored in a special Quality Award Ceremony. Colleagues cheered as individuals and teams took the stage, their pride evident in every smile and handshake. These moments of recognition underlined Sankalp's belief that every effort counts and that excellence deserves to be noticed.

All sites hosted refreshments and snacks, transforming lunch breaks into festive gatherings. The cheerful environment made colleagues feel like family, strengthening the bonds that make everyday work rewarding.

At the YEN project, a grand closing function was held, while all Sankalp sites held their own celebrations so that every worker, at every location, felt included and appreciated.

DAY 6: EXPERT CLOSING AND LESSONS FOR THE FUTURE

The final day, November 15th, closed the week on a note of forward-thinking leadership. An expert session by Mr. Hemant Joshi on modern Project Quality Management offered deep dives into advanced planning, risk mitigation, and how proper execution elevates project delivery and customer trust. The session empowered everyone to see their daily contribution as part of a larger promise to Sankalp's clients delivering homes that are not just well-built, but truly enduring and joyful.

Throughout World Quality Week, Sankalp made it clear: quality isn't just about concrete and steel, it's about people, learning, and a shared standard of care. By approaching each day with the "Think Differently" mindset, the company nurtured a culture where innovation, teamwork, and practical skill go hand in hand, ensuring that every worker is a builder of excellence.

As Sankalp looks forward, the lessons, camaraderie, and commitments forged during this week will continue to guide every project, every worker, and

every brick laid in the pursuit of quality that truly stands the test of time.

LEARNINGS

Quality is Everyone's Job: Not just the engineers, every helper, machine operator, and painter can make a difference by doing their bit well.

Small Steps Matter: Simple things like following safety rules and checking your work can have a big impact.

Teamwork is Key: Solving problems works better when everyone shares ideas and helps out.

Learning Can Be Fun: Even serious topics are better understood through games and sharing.

Recognition Inspires: Saying "well done" motivates people to keep doing their best.

And as the week ended, the message was clear: When everyone thinks differently and works together, building quality is something done with pride, care, and teamwork every single day.



When Gratitude Builds Bridges at VJ Indilife

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

There's something profoundly transformative that happens when people come together with open hearts and genuine appreciation. At VJ Indilife, Wakad, this transformation came alive during VJ परिवार श्रमसेवा - a heartfelt initiative where traditional roles reversed, barriers dissolved, and a simple meal became the foundation for extraordinary human connections.

VJ परिवार श्रमसेवा demonstrates that when appreciation becomes action, it creates positive ripple effects. Construction workers feel valued and motivated, homeowners develop deeper appreciation for craftsmanship, and the entire community witnesses what's possible when people choose connection over separation. At VJ Indilife, Wakad, gratitude remains at the foundation of everything we build together.



CLICK HERE

to be part of future VJ परिवार श्रमसेवा events!

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

VJ SPS Football Club Scores Big: A Celebration of Passion, Talent and the Spirit of VJ Parivaar



BBM (Brick Bat Masonry) and Deep Cleaning teams shine and showcase exceptional teamwork and sporting spirit at the prestigious Netaji Subhash Chandra Bose Military School tournament!

The spirit of VJ Parivaar reaches far beyond construction activities and daily operations. On 21 and 22 October 2025, members of our BBM (Brick Bat Masonry) Department and Deep Cleaning Department proudly represented us at the Netaji Subhash Chandra Bose Military School football tournament in Phulgaon, Pune. Their performance on the field reflected the same commitment, discipline and teamwork that they display every day on our project sites.

What made this moment truly special was not just their participation, but what it represented. At VJ, we deeply

believe that our people are multi-talented individuals with passions that deserve space, support and celebration. Whether it is football, music, fitness, or other hobbies, we encourage everyone to pursue what they love. When people thrive personally, they excel professionally.

The VJ SPS FC squad was led by three standout performers: Badal Bansingh, known for precision at the RMC Plant, brought exceptional focus to the field; Motaya Bodra and Sukhalal Rudhi, both respected Foremen, showcased leadership, strategy and motivation that strengthened the team at



crucial moments.

Their combined effort created a strong, cohesive unit that played with heart, pride and unity.

This achievement is a demonstration to our People First culture. We are not just building homes and communities; we are building confidence, opportunities and a workplace where every talent is valued.

Here's to VJ SPS Football Club - proving that when you build with passion, you can play with champion spirit!

VJ Team Gears Up for the Future: Insights from ACETECH Expo Mumbai 2025

Cross-functional team brings back new ideas, technologies, and partnerships to make VJ homes smarter and stronger

On November 6th and 7th, 2025, a diverse team from VJ attended ACETECH Expo Mumbai: Asia's leading exhibition for architecture, construction, engineering, and design. Held at the Bombay Exhibition Centre, the expo united thousands of industry professionals and showcased the most advanced products, ideas, and technologies shaping the future of construction.

A Multitalented Team on a Shared Mission
VJ's delegation included members from contracts, purchase, quality, and formwork factory teams. Each brought a specialist's eye, ensuring every angle from design to cost, quality, execution, and sourcing—was explored.

SIX KEY AREAS EXPLORED

1 Building Materials:
The team evaluated advanced paver blocks, flooring systems for parking, and other solutions promising durability and cost-effectiveness.

2 Waterproofing:
Modern chemical coatings, membrane systems, and hybrid waterproofing materials caught attention for their promise to reduce leakage and cut down long-term maintenance.



3 Elevators & Mobility:
Next-generation lifts, with improved energy efficiency and fast, safe movement for high-rise buildings, were demonstrated and discussed with leading suppliers.

4 Fitness and Wellness Infrastructure:
VJ's team checked out the latest gym and wellness equipment to bring new ideas for common facilities in upcoming projects.

5 Formwork & Tools:
Hands-on sessions at several booths provided exposure to modular formwork and precision tools designed to improve both speed and quality on site.

6 Smart Tech & Automation:
Home automation, smart building solutions, and site management technologies

offered a sneak peek into how tomorrow's buildings will be safer, more efficient, and easier to manage.

Learning and Collaboration
The team identified cost-effective material alternatives, saw live product demos, and met new vendors and suppliers with potential to support future projects. The event provided valuable opportunities to ask questions, negotiate, and compare options side-by-side.

Why Does This Matter for VJ Customers?
Visiting ACETECH is about choosing the right solutions that will make VJ homes safer, more beautiful, and more durable for residents. Improved waterproofing means less headache for buyers. Smart elevators and wellness amenities upgrade day-to-day living. Choosing the best materials helps VJ deliver homes that last longer and require less maintenance.

To ensure learning benefits everyone, participants will



soon conduct a "Teach-Back" Session for colleagues sharing key findings, product details, and ideas for applying these innovations in ongoing and upcoming projects.

This expo visit is one more way VJ shows its commitment to stay updated, build better, and always deliver more value to homebuyers. By learning and adapting, the VJ team is ready to turn today's innovations into tomorrow's great homes.



ELEVATE Engineering Workshop: Building Skills and Strengthening Teams, One Session at a Time



Hands-on training, expert advice, and on-site learning help VJ's engineering teams deliver better quality every month

Every month, the ELEVATE Engineering Workshop series helps VJ's engineers and site teams stay sharp, confident, and up to date. This month's workshops were a perfect mix of classroom lessons and practical, real-world training ensuring every engineer and supervisor learned something valuable that they could put to use immediately on site.

In the last month alone, 10 different technical sessions were held. The focus areas included:

- Site Logistics & Inventory Management: Making sure teams know how to organize materials, tools, and movement on site to prevent delays and reduce waste.
- Sanitary Fittings and Fixtures: Understanding proper selection, installation, and troubleshooting of everything from bathroom hardware to pipes and taps.
- Construction Hazards & Their Preventive Measures: Spotting safety risks and learning simple ways to keep the team and site safe every day.

But learning didn't just happen in the classroom. On-site, at the YUC and PBC projects, teams attended hands-on sessions fo-

ELEVATE workshops helped engineers and site teams across projects sharpen skills, solve daily challenges, and learn from the best in the business.

cused on Aluform—the modern system used for quick, safe, and precise construction of walls and slabs. In these sessions, everyone got to see and handle real Aluform panels while learning the right way to set up, dismantle, and take care of them. The aim was to boost efficiency and ensure no mistakes that could cost safety or time.

Participants loved the mix of 'learning by doing' and real-life

case stories. Many site engineers said they've already started putting these tips into practice: organizing their sites better, improving quality, making fewer mistakes, and staying safer.

A true highlight this month was the special session on Project Quality Management by **Mr. Hemant Joshi**, a respected industry expert with over 43 years of experience. His lecture covered:

- Global best practices and standards for construction
- Real site problems he's solved over his long career
- Clear, practical steps every engineer and manager can take for better results

Senior engineers, project managers, and leaders found his session especially eye-opening. It gave them a chance to look closely at their own processes and come away with new ideas for improvement.

Looking forward, the ELEVATE Workshop will keep the momentum going. Upcoming sessions will focus on new skills, smarter site systems, and better team-work.

The goal?
To make sure every member of the engineering team has the tools, knowledge, and confidence to deliver quality work from big tasks to small details on every single project.



KEY HIGHLIGHTS

Aluform hands-on training at YUC & PBC sites

Quick feedback: team members putting new skills to work, right away

Expert lecture from Project Quality Specialist Mr. Hemant Joshi

SVJ Sir's special appreciation for valuable leadership input



The Momentum Builds: Q2 VJ Rising Stars 2025 Raises the Bar Even Higher

VJ hosts the second quarterly celebration where channel partners and FOS teams prove that excellence is a habit

After the resounding success of the first quarterly celebration, it was time for Q2 VJ Rising Stars 2025 and Palladio LaViento became the perfect stage for recognizing excellence that doesn't wait for annual calendars.

The energy was palpable as channel partners and FOS teams arrived, ready to celebrate achievements, share strategies, and commit to even bigger goals. This quarterly recognition transforms motivation from occasional spikes into sustained momentum.

Lokesh Gupta, Deputy General Manager - Sales, welcomed everyone with warmth and enthusiasm, setting the perfect tone of the celebration and growth. His update on of VJ's new projects captured everyone's attention, painting an exciting picture of upcoming opportunities across VJ's expanding portfolio. The strategic insights shared gave our growth partners invaluable information to plan their next quarter's approach, positioning them for sustained success.

They can strategize effectively, prepare their teams, and position themselves as trusted advisors to their clients. This forward-looking approach transforms channel partners from transaction facilitators into strategic growth allies who grow alongside VJ.



But this celebration, true to VJ's People First philosophy, went beyond channel partners. Our FOS (Feet on Street) heroes received the spotlight they richly deserve. These are the individuals who work tirelessly on the ground, converting conversations into commitments, building relationships one interaction at a time, and ensuring that every potential buyer feels heard, understood, and valued. Their dedication often happens behind the scenes, making their public recognition all the more meaningful.

Then came the awards everyone had been anticipating: **Highest Site Visits** celebrated those boots-on-the-ground champions whose consistent presence builds trust, creates familiarity, and drives conversions through persistent, professional engagement.

Highest Bookings honoured the deal-makers who turned leads into keys, promises into possessions, and initial conversations into completed transactions that changed families' lives.

New Star Awards highlighted the quarter's breakout

When you celebrate success quarterly instead of annually, something remarkable happens: achievement becomes a rhythm.

performers those who arrived quietly but left loudly, their impressive results speaking volumes about potential, promise, and the bright futures ahead of them.

The entire ecosystem recognized that when one partner succeeds, pathways open for everyone collaboration enhances competition rather than replacing it.

Our channel partners and FOS teams left with more than trophies and certificates. They departed with:

- Clear insights into VJ's new project pipeline and strategic direction
- Understanding of upcoming launches that will shape Q3 and beyond
- Strengthened connections with fellow partners and FOS teams

- Motivation fueled not by distant annual goals but by achievable quarterly milestones
- Confidence that their hard work receives recognition promptly and meaningfully
- Practical strategies learned from peers who are achieving remarkable results

During the Occassion VJ launches a handy new guide to help customers to understand every step of homebuying, from first visit to final possession

VJ has launched something valuable and new, the **VJ Homebuying Guide**, a simple, practical booklet for anyone looking to buy a home. **For the first time in Pune Real Estate, VJ explaining customers the hard truths, which usually developers shy away from.** The purpose of this is clear: to give homebuyers all the important knowledge they need so buying a home is less confusing and more confident.

This Homebuying guide was launched by the hands of Channel Partners. It marked a new step toward supporting buyers and partners at every stage.

Buying a home is a big decision, but the process can feel overwhelming. Many people worry about paperwork, legal checks, understanding project details, or planning their finances. The handbook was made because there's a real need for clear answers. It explains everything in simple language, so families can buy with clarity and peace of mind.

Congratulations Winners

| VJ INDIWORKS | YASHONE URBO CENTRO |
|--|--|
| Nilesh Thorat PropTimes Highest Site Visits | Deepak Kure V21 Realty Plus Pvt Ltd Highest Site Visits |
| Abhishek Varshney Square yards Consulting Pvt Ltd Highest Bookings | Yugandhara Pardhe Avenue Ventures Highest Bookings |
| Saurabh Meshram Emerald Blue New Star | Sanket Indulkar S I Property And Consultants New Star |
| Diksha Kulkarni Star performer | Jyoti Panhale Star performer |
| YASHWIN ENCHANTÉ | VJ INDILIFE-KHARADI |
| Mohammed Imran Square Space Realty Highest Site Visits | Pankaj Pardeshi Proprise Property Consulting Pvt Ltd Highest Site Visits |
| Abhishek Ojha Earthrhythm Properties Highest Bookings | Sameer Blisss Red Private Limited Highest Bookings |
| Abhishek Dangale First Home Mentor New Star | Vikas Chauhan Jonas Lang Lassale (JLI) New Star |
| Sushant Khange Star performer | Neelesh Jadhav Star performer |
| PALLADIO KHARADI CENTRAL 2 | PALLADIO LAVIENTO |
| Krishna Kumar Rahri Services Pvt Ltd Highest Site Visits | Ankit Singh Tomar Square Yards Consulting PVt Ltd Highest Site Visits |
| Pranav Bachav Anarock Property Consultant Pvt Ltd Highest Bookings | Monika Munghute Future space Highest Tokens |
| Shubham Mane Shubb Square New Star | Nishant Kumar The Homify Enterprise New Star |
| Sumant khandekar Star performer | Vijay Goutam Star performer |

Handbook for Every Visitor
Any customer who walks in for a site visit at a VJ now gets this handbook. It's a helpful tool, one that makes sure you can make a well-informed decision. VJ believes the best buyer is an informed buyer, and they want everyone to feel supported and respected.

Benefits for Channel Partners
Channel partners can use the handbook to answer customer questions quickly and with confidence. It brings trust to every conversation and makes it easier for partners, VJ, and buyers to work together.

If you're planning to buy a home, ask for your copy on your next visit and make your dream home journey simpler, safer, and smarter.

As we close Q2 and look toward Q3, the pattern is unmistakable. VJ Rising Stars has successfully evolved from an annual celebration into a quarterly rhythm

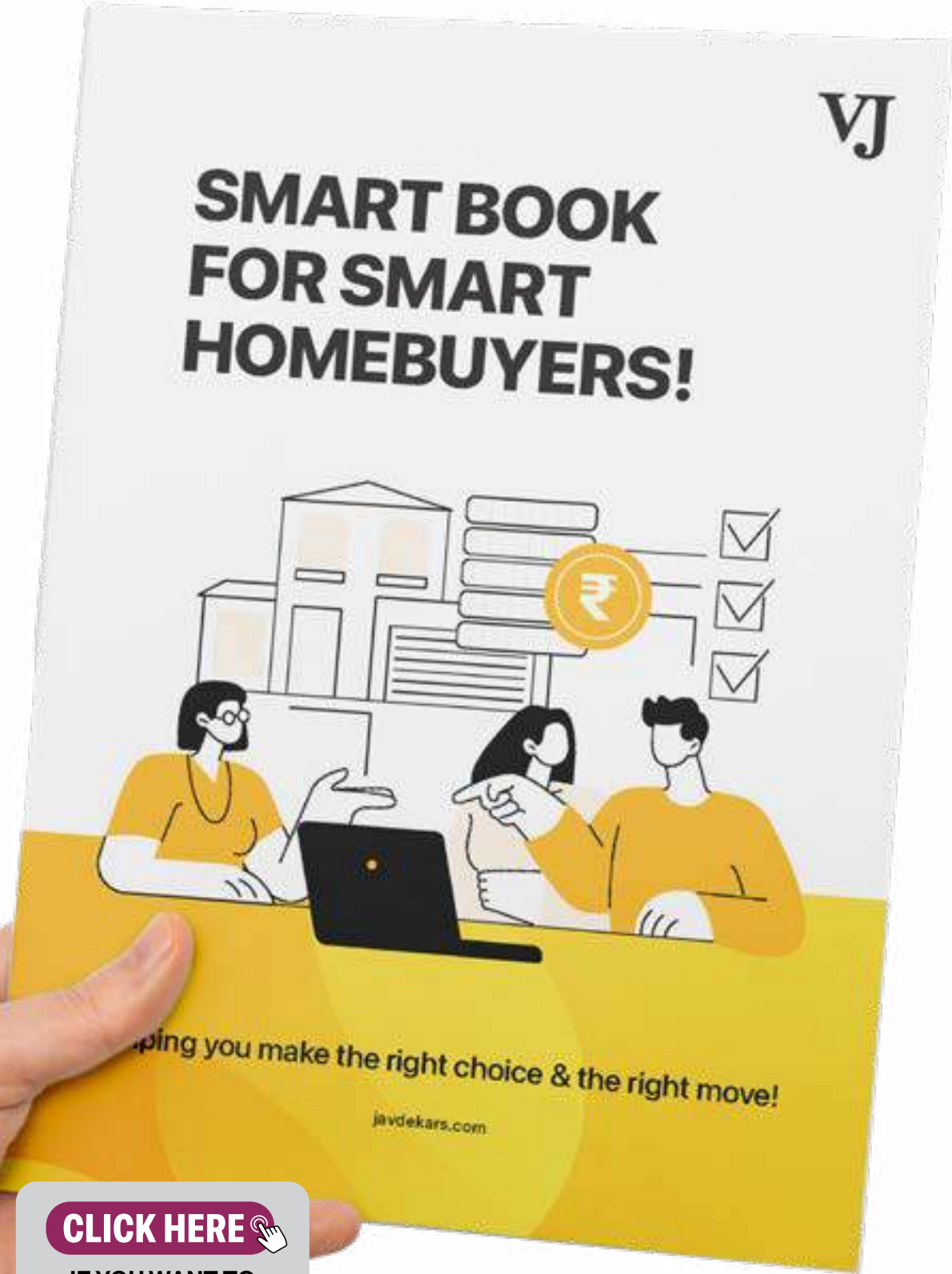
that keeps motivation high, relationships strong, and success continuous. The FOS teams receiving recognition are energized for greater achievements. The new stars being celebrated are validated and ready to sustain their performance.

The quarterly model has proven its worth. Partners know their efforts won't go unnoticed for long. FOS teams understand their ground-level work receives appreciation. New performers see that breakout success gets immediate recognition. And everyone experiences the VJ Parivaar culture where performance excellence and relationship building go hand in hand.

Because at VJ, outstanding performance deserves outstanding recognition, and it deserves it now, not later. After proving the concept works, Q2 has proven it scales. Now, let's see how Q3 can soar.

WHAT'S INSIDE THE HANDBOOK?

- ◆ A checklist of what to look at before buying
- ◆ Guidance on legal and technical documents
- ◆ Smart financial planning- loans, EMIs, and hidden costs
- ◆ Tips on reading floor plans, checking layouts and amenities
- ◆ Help on picking the right location and understanding the neighbourhood
- ◆ Insights into the VJ way, why transparency and consistency matter



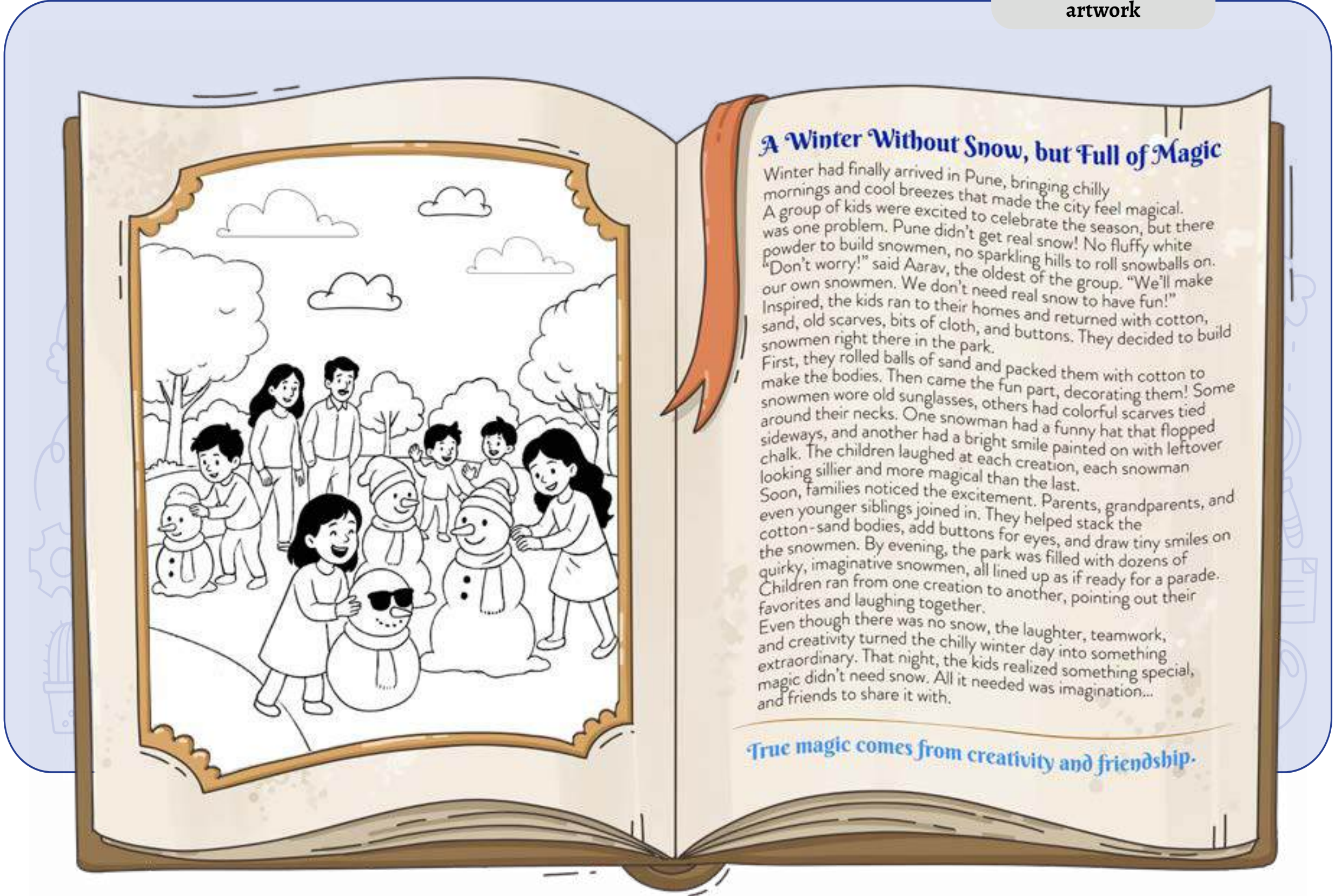
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IF YOU WANT TO COLLECT THE VJ HOMEBUYING GUIDE

Read. Imagine. Colour.

Bring your favourite stories to life with colours.

CLICK HERE

to upload your artwork



Our Young Explorers
Bring Color and Magic
to Children’s Day!

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

| | | | |
|---|---|---|---|
| <div>DITYA SONTAKKE , 10 YEARS PALLADIO TATHWADE</div> | <div>PRENIT PADALIA, 11 YEARS YASHWIN ENCORE</div> | <div>AAROHI SANTHOSH, 9 YEARS YASHWIN ORIZZONTE</div> | <div>KIARA DAHAKE, 7 YEARS YASHONE INFINITEITY</div> |
| <div>ELISHA FERNANDES , 8 YEARS YASHONE HINJEWADI</div> | <div>SOHAM WAGH, 8 YEARS PRUDENTIA TOWERS WAKAD</div> | <div>SAKSHI JANGAM, 6 YEARS YASHWIN SUPERNOVA</div> | <div>NIYATI RATHI, 6 YEARS PALLADIO TATHWADE</div> |
| <div>RAJNANDAN PATIL, 10 YEARS YASHONE PIRANGUT</div> | <div>PRISHA PATEL, 6 YEARS YASHWIN 2.0</div> | <div>VEDIKA KANGANE, 5 YEARS YASHWIN ORRIZONTE</div> | <div>TANISHQA PANDEY, 9 YEARS YASHWIN SUPERNOVA</div> |

Life Around Us

Everyday life in your society is filled with little moments, some funny, some heartwarming, and some that make you say “this happens to me too!”

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

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

Add some sparkle to the decorations

Kids go wild with glitter.

It's all over the floor, walls, and dog.

Our house officially shines brighter than the tree



VISIT OUR
WEBSITE

CONSTRUCTION UPDATES

VJ INDIWORKS KHARADI CENTRAL

KHARADI

[CLICK HERE](#)
FOR DETAILED UPDATES
AS ON 15 NOV 2025



Excavation work in progress.



Actual site photos taken in Sept 2025.

VJ INDILIFE
KHARADI

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FOR DETAILED UPDATES
AS ON 15 NOV 2025



WING 1
5th FLOOR 8th SLAB
Shear Wall work in progress - 40%
Shuttering work in progress
4th floor slab casting completed.

WING 2
FINISHING
BBM
Ground floor & 2nd floor work in progress.
GYPSUM WORK
1st floor Gypsum work completed.
1st floor waterproofing work in progress
RCC
Terrace floor slab - completed
OHWT work in progress.



Actual site photos taken in Sept 2025.

PALLADIO BALEWADI CENTRAL
BALEWADI

[CLICK HERE](#)
FOR DETAILED UPDATES
AS ON 15 NOV 2025



Actual site photos taken in Sep 2025.

TOWER 1
SHUTTERING & REINFORCEMENT
10th floor work completed.
11th floor work in progress.
6th floor block work, 4th floor gypsum plaster,
3rd floor kitchen platform & dado work in progress.

TOWER 2
RCC Work - 18th floor slab completed.
13th floor blockwork & electrical work in progress
11th floor gypsum plaster completed.

TOWER 3
30th floor Reinforcement and shuttering work in progress. Other internal work in progress.

TOWER 4
31th floor shuttering & reinforcement work in progress.
25th & 26th blockwork, 19th & 20th gypsum, and 25th & 26th waterproofing works in progress. 6th floor toilet dado work in progress.

TOWER 5
2nd floor level slab casting completed.
3rd floor mivan mock up work in progress
amenity floor shuttering & reinforcement work in progress.

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PALLADIO KHARADI CENTRAL

KHARADI

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AS ON 15 NOV 2025

TOWER 1
23rd floor blockwork, electrical conducting, gypsum plaster, kitchen otta, internal plaster, staircase railing work completed, 16th floor concealed plumbing work in progress.

TOWER 2
23rd floor blockwork, electrical conducting, gypsum plaster kitchen otta, internal plaster and staircase railing work completed, 9th floor Internal flat flooring work in progress, 16th floor concealed plumbing work in progress.

TOWER 3
23rd floor blockwork in progress, 21st floor gypsum plaster work in progress, 19th floor kitchen otta work completed.

TOWER 4
21st floor blockwork, gypsum plaster & 20th floor kitchen otta work in progress, 15th floor concealed plumbing work in progress.



PORTIA GRANDÉ

BANER

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FOR DETAILED UPDATES
AS ON 15 NOV 2025



TOWER 1
RCC work completed, Marble flooring work in progress. 1st to 34th floor fire fighting (pressure testing) completed.
1st to 34th floor blockwork completed.

TOWER 2
RCC work completed. Blockwork till 34th floor completed. Gypsum plaster completed till 30th floor, Marble flooring work in progress.



VJ CENTRAL AVENUE

KHARADI

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AS ON 15 NOV 2025

TOWER 5
11th floor blockwork completed.
2nd to 11th floor gypsum work completed.

TOWER 6
13th & 15th floor blockwork in progress.
10th & 12th floor Gypsum work in progress..



Actual site photos taken in Sept 2025.

YASHWIN ENCHANTÉ

UPPER KHARADI

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FOR DETAILED UPDATES
AS ON 15 NOV 2025



Actual site photos taken in Sept 2025.

C1C2 BUILDING
22nd floor toilet dado & 21st tile flooring work completed. terrace waterproofing work in progress.

D1D2 BUILDING
19th & 20th floor toilet dado work in progress.
2nd to 22nd floor tile flooring work completed.

E1E2 BUILDING
2nd to 22nd floor Blockwork, internal plaster, gypsum plaster & kitchen otta completed.

H1H2, I1I2 BUILDING
Excavation and PCC work Completed.

J1J2 BUILDING
3rd floor slab work in progress.

K1K2 BUILDING
3rd Floor slab completed.

SHUBHAM
BHAVATU



A1A2, B1B2 & F1F2 Building,

1st Dec to 20th Dec 2025

YASHONE ETERNITEE

HINJAWADI

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FOR DETAILED UPDATES
AS ON 15 NOV 2025

A BUILDING

21st floor blockwork & gypsum work completed. 22nd floor kitchen otta, 17th & 18th floor waterproofing, 17th floor wall plumbing work in progress.

B BUILDING

22nd floor block work, plaster work, gypsum work completed. 21st & 22nd floor waterproofing work in progress. 3rd & 4th floor door frame fixing work in progress

C BUILDING

All work completed

D BUILDING

All work Completed

E1 E2 BUILDING

21st floor reinforcement & shuttering work in progress. 14th floor blockwork, 10th to 14th floor waterproofing and 13th floor kitchen platform work in progress.

SHUBHAM BHAVATU

YASHONE eternitee

C & D Building,

15th Nov to 10th Dec 2025



Actual site photos taken in Sept 2025.

YASHWIN URBO CENTRO

WAKAD

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FOR DETAILED UPDATES
AS ON 15 NOV 2025

A1A2 BUILDING

10th floor slab work completed.
5th floor block work in progress.

B1B2 BUILDING

29th floor slab work completed.
25th floor block work in progress.

C1C2 BUILDING

32nd floor slab completed
27th floor Blockwork in progress.

D1D2 BUILDING

35th floor slab (Terrace slab) completed.
30th floor block work in progress.

E1E2 BUILDING

1st floor slab casting completed.
2nd floor slab, shear wall reinforcement and shuttering work in progress..

F1F2 BUILDING

Footing PCC 90% work completed.
Footing 70% casting completed.
Shear wall 1st 65% casting completed.

G1G2 BUILDING

Excavation work completed.



Actual site photos taken in Sept 2025.

PALLADIO KHARADI CENTRAL - II
KHARADI

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FOR DETAILED UPDATES
AS ON 15 NOV 2025

E2 TOWER
Third Floor slab casting work completed.
Fourth Floor pour-1 casting completed &
pour -2. Shuttering and reinforcement work in
progress.

E3 TOWER
Ground Floor slab work completed.
First Floor slab shuttering and steel
reinforcement work in progress.



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Actual site photos taken in Sept 2025.

VJ INDILIFE
WAKAD

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29th floor electrical wiring work in progress.
6th floor false ceiling frame fixing work in
progress.
22nd floor internal painting work in progress.



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Actual site photos taken in Sept 2025.

VJ IndiWorks Kharadi Shatters Records with Historic Online Launch Over 400 Units Sold in Under 100 Minutes



LAUNCH HIGHLIGHTS:

- ▶ Pune's first midnight real estate launch: 9 PM digital launch, making it easier for professionals and NRIs to participate after work hours.
- ▶ Completely online process: People didn't have to visit the site, Site tours, selection, booking, and payment all happened online from the comfort of home.
- ▶ Historic demand: 90% of inventory booked at an early stage, long before the actual building comes up showing massive trust in the concept and the brand.
- ▶ Over 700 buyers attended the online event: The launch created industry buzz and widespread excitement, quickly becoming Pune's most talked-about commercial launch.
- ▶ More than 400 offices booked in 100 minutes: A record-setting sellout pace that speaks volumes about demand for the new boutique office model.
- ▶ Affordable, right-sized offices: Units started from ₹60-70 lakh, making it possible for young entrepreneurs, doctors, consultants, and growing businesses to own a Grade-A office in the city's emerging commercial heart.

Pune witnesses first-ever 9 PM digital launch as 700+ buyers join VJ's groundbreaking boutique office revolution in Kharadi Central

History was made on the night VJ IndiWorks launched. The clock struck 9 PM, and Pune's real estate landscape changed forever. It orchestrated a revolution that proved the city was ready for something it had never seen before. In what marks the first-ever evening online launch in Pune's real estate history, over 700 participants logged in simultaneously to witness and participate in the unveiling of India's first true boutique office concept in Kharadi Central.

Within the first 60 minutes, over 200 units were snapped up by professionals, investors, and businesses who had been waiting for exactly this opportunity. By the 100-minute mark, more than 400 boutique offices had been booked. The digital platform buzzed with activity as doctors, chartered accountants, consultants, startups, and investors from across India and abroad secured their stake in Pune's fastest-growing commercial hub.

This wasn't just a successful launch - it was validation of a vision. VJ IndiWorks identified and filled a glaring gap in Pune's commercial real estate market that nobody else had addressed. Until now, professionals and small businesses faced

an impossible choice: either invest crores in massive corporate campuses or settle for scattered, low-grade offices with no identity or amenities.

The Kharadi Central location proved to be the project's trump card. Positioned in the heart of Pune's most dynamic IT and business corridor, IndiWorks sits surrounded by global giants including EON IT Park, World Trade Center, Panchshil Tech Park, and Zensar Technologies. This proximity to major employment centers housing thousands of professionals created instant appeal for service providers, consultants, medical practitioners, and satellite office seekers who need premium addresses within walking distance of their client base.

Infrastructure advantages amplified the location's appeal. The upcoming Pune Metro Line 2 extension connecting Kharadi to Bund Garden, Kalyani Nagar, and Ramwadi will slash commute times across the city. The project's 8.5-kilometer distance from Pune International Airport makes it exceptionally attractive for businesses with frequent air travel needs and international clientele.

The project's specifications sealed the deal for discerning buyers. High-speed elevators, modern glass facade, EV charging stations, conference rooms, cafeteria, and premium common spaces typically found only in massive corporate campuses are standard features here. The project creates instant prestige - your office becomes part of a Grade-A development with a landmark address in Kharadi Central, not just another forgettable unit in an unbranded building.

The rental potential excited investors who recognized the income-generating power of these compact units. Market data shows similar-sized offices in Kharadi commanding ₹45,000-70,000 per month in rent, yielding 5-8% ROI. With startups, boutique firms, medical practices, consultants, and independent professionals actively seeking right-sized premium offices, IndiWorks owners can expect consistent occupancy and attractive returns. The smaller ticket size also ensures higher liquidity - these units are easier to lease or sell compared to massive office spaces, making them low-risk, high-potential investments.

The online launch format itself broke new ground. Conducting a major real estate launch at 9 PM challenged industry conventions but proved brilliant in execution. Working professionals who couldn't take time off during business hours could participate from anywhere. International investors joined from multiple time zones. This democratic approach eliminated the chaos of traditional launch events while ensuring every participant had equal opportunity.

VJ's 45-year legacy of trust and transparency provided the confidence investors needed to make significant decisions in a digital environment. The developer's track record of delivering over 40 projects gave buyers assurance that their investment was backed by proven execution capability. This credibility proved crucial - in commercial real estate, the developer's reputation often matters as much as the location.

The speed of the sell-out validates multiple trends reshaping Pune's commercial landscape. The hybrid work revolution has made compact boutique offices more relevant than ever - businesses need smaller, cost-efficient central addresses while teams work flexibly.

As the remaining units continue attracting buyers, VJ IndiWorks stands as proof that when vision meets execution at the right location, extraordinary results follow. The project sets new benchmarks for how real estate launches can be conducted, what commercial products Indian buyers want, and how quickly markets respond when someone finally addresses an unmet need.

For the 400+ buyers who secured their offices in those electric 100 minutes, they're pioneers who recognized a once-in-a-decade opportunity and acted decisively. As IndiWorks rises at Kharadi Central, it will stand as a monument to what happens when innovation disrupts convention and delivers exactly what the market has been waiting for.

**CALL TODAY ON
+91 89566 62170**

**AND EXPLORE
BOUTIQUE
OWNERSHIP AT
KHARADI CENTRAL.**

