



What Does India's 7.8% GDP Growth Really Mean?

The answer becomes more interesting when we look at how GDP itself is measured.

Read more on page 3



Hinjawadi's Next Chapter: What Could Change Under PCMC?

Proposed PCMC expansion could reshape Hinjawadi's civic landscape.

Head to page 2 to know more



Which society made its Ganapati décor the talk of the Parivaar?

Announcing the winning society that turned creativity into a celebration!

More on page 12

A heartfelt thank you from the homeowners of Palladio Kothrud Central



Celebrating the people whose dedication, skill and hard work help turn every VJ project from a vision into a place people can call their own.

We often enter a home only after the hard work is done. We notice the finished spaces, the details, the light coming through the windows and the little corners that slowly become part of our everyday lives. What we may not always pause to think about is the journey that came before it and the people whose hands helped make that journey possible.

VJ Parivaar Shramaseva was a moment to pause and recognise those people

Recently, at Palladio Kothrud Central, came together to serve a meal to the construction workers at the site. It was a simple experience, but one that

carried a deeper meaning. For a change, the people who spend their days building, carrying, shaping and creating spaces for others were being served and cared for by the larger VJ Parivaar.

There was something naturally warm about the experience. Food was served with a smile, conversations happened across the table and familiar faces became a little more familiar. Away from the usual pace of a construction site, there was time to simply connect.

A Meal Served With Heart

A meal can be an everyday thing. But when it is served with gratitude, it becomes something more.

The VJ Parivaar members who participated got an opportunity to personally serve the workers and spend a little time with them. It was not about making a formal gesture or simply completing an initiative. It was about being present and acknowledging the effort that goes into every project.

For the workers, the

about another person.

The value of a gift is not always measured by what it costs. Sometimes, it lies in the thought behind it, in knowing that someone remembered you and wanted to make your day a little better.

That was the feeling behind the gifts shared at Palladio Kothrud Central.

They were not simply things being handed over. They were a way of saying thank you.

Because Every Project Has People Behind It

A building may eventually stand tall, but its story begins much earlier.

It begins with people arriving at site, putting in the effort and working together through the many stages that take a project from an idea to reality. The work can be demanding, physical and often unseen once the project is complete.

Yet their contribution remains everywhere.

In the walls that rise. In the spaces that take shape. In the details that come together. In the homes that families eventually enter and make their own.

The people who build may not always be visible in the finished picture, but they are an important part of the story behind it.

Shramaseva gives us an opportunity to remember that story.

The VJ Parivaar, Coming Together

What made the experience even more special was the spirit of togetherness. Members of the VJ Parivaar

stepped forward not just to contribute, but to participate, to serve, to interact and to share the experience personally.

That is what a Parivaar is about.

It is about recognising the people who are part of the journey. It is about celebrating together, standing together and, sometimes, simply taking a moment to make someone else feel valued.

At Palladio Kothrud Central, that feeling came alive in the simplest way, through food, gifts, conversations and smiles.

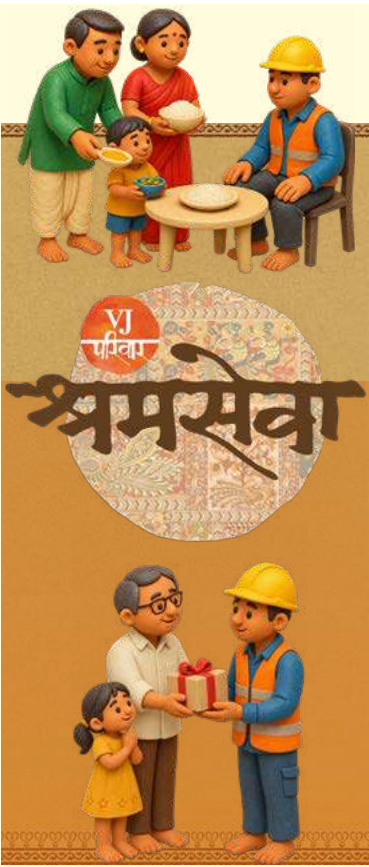
A Thank You They Could Feel

There are many people behind every home, every project and every space we create. The construction workers who contribute their skill, strength and effort are an important part of that journey.

Shramaseva was our opportunity to look beyond the finished project and acknowledge the people behind it.

Not with grand words, but with something more personal, a meal served with warmth, a thoughtful gift and time spent together.

Because gratitude becomes more meaningful when it is not just spoken, but shared. And perhaps that is what made the day at Palladio Kothrud Central so special.



VJ Parivaar

श्रमसेवा





CLICK HERE

to watch the VJ Parivaar Shramaseva at Palladio Kothrud Central

More Than Just a Rakhi

A Rakhi can be a small gesture, but sometimes it can open the door to a meaningful relationship. This Raksha Bandhan, the our team celebrated with the women who help keep movement around our Vanaz Metro Station site safe and organised. What began with a Rakhi and a simple thank-you became a way to recognise their everyday efforts and take thoughtful steps to make their day-to-day experience around the site a little easier.



Read more on page 06

CLICK HERE

to watch this powerful film on the impact of harsh, high-volume sound on our hearing during any festivals.

It's a message worth hearing.

What's Changing in Your Housing Society?



Your housing society may soon have a new rulebook, and some of the changes could directly affect everyday matters. The proposed Model Bye-Laws cover everything from meetings and voting to flat transfers, redevelopment, funds, parking and EV charging. Here's a simple look at the key changes and what society members should know.

Read more on page 04

One Bappa. Many Celebrations. One VJ Parivaar.



This Ganeshotsav, the VJ Parivaar came together in many different ways — through devotion, creativity, talent, competitions and community initiatives. At the heart of Bappa Morya 2026 was Jal Se Jeevan, encouraging families and societies to celebrate while keeping water conservation in focus.

Read more on page 10

A Modak for Every Personality

What if your personality at work could be described as a modak? This Ganapati celebration invited employees to discover exactly that through five fun and familiar modak personalities. Across 10 locations, employees took a pause from the everyday to reflect on their strengths, challenges and the qualities they bring to a team



Read more on page 05

Turn Timely Payments into Rewards

EARLY PAYMENT REWARDS PROGRAM!



Pay on time. Earn reward points. Discover the Early Payment Rewards Program and see how your payments can add to your VJ ONE Parivaar journey.

Read more on page 09



October in Pune is packed with festive nights, live music, comedy, family fun and creative experiences. From Garba and Dandiya to concerts and kids’ events, here’s what to add to your October calendar.

Garba, Dandiya & Festive Vibes



- October comes alive with music, colour, traditional outfits and plenty of reasons to dance.
- 1. **Rangilo Raas – Navratri Dandiya Nights** - 16-17 October | Oasis Lawns, Amanora
- 2. **Dandiya United** - 16-18 October | Phoenix Mall of the Millennium, Wakad
- 3. **Pankhida RaasGarba**-19 October | Yash Lawns, Bibwewadi
- 4. **Dussehra & Ravan Dahan Celebrations**- 20 October | Multiple venues across Pune
- 5. **Navratri Garba & Dandiya Nights**-Throughout October | Multiple venues across Pune

Suno Suno (Music & Concerts)



- For evenings that call for good music, familiar voices and a little live magic.
- 1. **The Yellow Diary** – ICWF Tour | 4 October | KOPA Mall
 - 2. **Carvaan Live** – Sing with Kishore | 9 October | Jawaharlal Nehru Memorial Hall
 - 3. **Safar Presented by Suneela Dhaneshwar**- 10 October | Abhinava Vidyalaya Auditorium
 - 4. **Papon Live in Concert**- 10 October | Mahalaxmi Lawns / Amanora
 - 5. **Live Music & Jamming Nights**- Weekends | Multiple venues across Pune

Drama Scene (Theatre & Comedy)



- Because October weekends are better with a little laughter.
- 1. **Getting There – Rohan Joshi**- 10 October | Jawaharlal Nehru Memorial Hall
 - 2. **Vipul Goyal Unleashed**- 14 October | Shreeram Lagoo Rang Avakash
 - 3. **Inventions** – Biswa Kalyan Rath | 18 October | Jawaharlal Nehru Memorial Hall
 - 4. **Javed Akhtar** – Live | 25 October | Pandit Farms
 - 5. **Stand-up Comedy & Open Mic Shows**- Throughout October | Multiple venues across Pune

Creative Corner (Art & Workshops)



- Discover something new, meet interesting people and spend a day doing more than just scrolling.
- 1. **TEDxPune 2026** – Invisible Bridges | 3 October | Marigold Banquets
 - 2. **Art, Craft & DIY Workshops** - Throughout October | Cafés & creative studios across Pune
 - 3. **Open Mics, Storytelling & Creative Sessions**-Weekends | Multiple venues across Pune
 - 4. **Festive Workshops & Experiences**- Throughout October | Across Pune

Family Time (Kids & Community)



- October has plenty for little explorers, curious minds and family days out.
- 1. **Kukdukoo Fest Pune**-24-25 October | Mahalakshmi Lawns, Kharadi
 - 2. **Storytelling, Theatre & Interactive Activities**- 24-25 October | Kukdukoo Fest, Kharadi
 - 3. **Kids’ Workshops & Creative Activities** - Weekends | Pune
 - 4. **Family Entertainment & Festive Experiences**- Throughout October | Malls & activity centres

A Home That Celebrates With You

Over the past five months, we have journeyed together through the science of energy — from the land a home is born on, to the bedroom where you rest each night. This month, I want to step back from the technical for a moment and talk about something every one of us feels but rarely examines: the energy of celebration. Of festivity. Of Diwali.

Because here is what I have observed across hundreds of homes and twenty-five years of practice — an energetically healthy home does not just support your daily life. It amplifies your most joyful moments too.



Ar. Mayank Barjatya, Founder of Vastuworld, Pune.

Diwali is an Energy Event
We think of Diwali as a festival of lights. And it is. But at a deeper level, it is an annual reset of energy — personal, familial, and

spatial. The rituals we follow at Diwali are not merely cultural customs. They are, at their root, energetic practices. The deep cleaning of the home before the festival — what we call swachhata — is not just about physical tidiness. It is about clearing stagnant energy from corners, from surfaces, from spaces that have accumulated the weight of an entire year. The lighting of diyas is not just decorative. Fire is one of the five elements of Vastu Shilpa Shastra, and its deliberate placement in a home activates and purifies the energy of that space in a way that very little else can. When you light a diya in your home this Diwali, you are doing something far older and more powerful than you may realise.

How an Energetically Balanced Home Responds to Festivity
Here is the difference I see between a home that has been built with energy in mind and one that has not: when celebration enters, the former holds it beautifully. The energy of gathering, of laughter, of shared meals, of music — all of it resonates through a well-oriented, well-proportioned space in a way that feels almost effortless. Guests feel at ease the moment they walk in. Conversations flow. There is a warmth that goes beyond the decorations.

In a space where the foundational energies are misaligned, the same gathering can feel oddly tiring. The host feels drained before the evening ends. The energy dissipates rather than building. This is not imagination — it is the difference between a space that supports human energy and one that quietly works against it.

Simple Practices to Prepare Your Home This Diwali
A few things I always recommend to homeowners as the festival approaches. First, declutter before you decorate — clear the energy before you layer new energy on top of it. Pay particular attention to corners, which tend to accumulate stagnation. Second, place your diyas consciously — the northeast zone of your home is especially receptive to light and positive energy according to Vastu Shilpa Shastra; a diya here is particularly auspicious. Third, use natural materials wherever possible — clay diyas over synthetic decoration, fresh flowers over artificial ones, natural fragrances over chemical air fresheners. Materials carry their own energy frequency, and natural materials always support the home’s energy field more harmoniously. And finally — open your windows on Diwali morning. Let the fresh air move through every room. Let the

environmental layer of your home breathe and refresh itself before the celebrations begin. Your home has held you all year. This Diwali, let it celebrate with you. From my family to yours — a very happy, bright, and energetically abundant Diwali. Next month, we return to the science, and I want to explore three of the



most powerful natural elements in any home — water, light, and air — and how their placement shapes everything.

Hinjawadi Set for a New Administrative Chapter : Proposed Inclusion Under PCMC



Hinjawadi could soon come under PCMC, bringing a potential shift in how the region’s growing civic and infrastructure needs are managed.

Hinjawadi, one of Pune’s most important IT and employment hubs, could soon see a major change in the way its civic infrastructure and development are managed. Maharashtra Chief Minister Devendra Fadnavis recently announced that the state government will soon take a decision to bring Hinjawadi under the jurisdiction of the **Pimpri-Chinchwad Municipal Corporation (PCMC)**. The announcement has revived a proposal that has been under discussion for more than a decade. The proposed move is aimed at addressing long-standing infrastructure and civic challenges in the rapidly growing Hinjawadi region through a more unified system of planning and administration.

- Hinjawadi at a Glance**
- **Rajiv Gandhi Infotech Park** is at the heart of the region’s growth.
 - The proposed inclusion covers **Hinjawadi and six adjoining villages**.
 - The proposed area is approximately **56.72 sq. km**.
 - If implemented, PCMC’s jurisdiction would increase to approximately **237.72 sq. km**.

A Growing IT Hub, Facing Growing Challenges
Over the years, Hinjawadi has transformed from a largely rural area into a major technology and employment destination. The Rajiv Gandhi Infotech Park has attracted numerous IT companies and created a large daily commuter population. Residential and commercial development has also expanded rapidly around the IT corridor. However, infrastructure development has struggled to keep pace with this growth. Traffic congestion, road conditions, drainage, water supply and waste management have remained recurring concerns for residents, employees and commuters.

One of the challenges has been the involvement of multiple agencies in the planning and management of the region. Responsibilities are currently spread across local bodies and agencies including gram panchayats, MIDC and PMRDA, creating a more complex administrative framework.

Why the PCMC Move Is Being Considered
According to reports on the Chief Minister’s announcement, the proposed transfer is intended to enable regular civic works and better management in Hinjawadi. Fadnavis has also spoken about the need for stronger systems to maintain industrial areas that have grown significantly beyond the capacity of smaller local bodies.

The proposed inclusion is expected to bring civic planning for the area under a larger urban local body, potentially making it easier to coordinate infrastructure requirements across the rapidly developing corridor.

The Seven Areas in the Proposal
The proposal involves Hinjawadi along with **Maan, Marunji, Nere, Jambe, Sangavade and Gahunje**. Together, these areas form a rapidly urbanising belt around the IT park, with a mix of technology, residential, commercial and rural development. The larger significance is that these areas are no longer developing in isolation. Their roads, water systems, drainage, waste management and connectivity are increasingly linked to the functioning of Hinjawadi itself.

What Could Improve?

- **Roads & Traffic**
Better coordination of road development and last-mile connectivity could help address some of the region’s persistent mobility challenges.

- **Water & Drainage**
As residential and commercial development continues, reliable water supply, sewage systems and storm-water drainage will become increasingly important.
- **Waste Management**
A larger municipal framework could allow waste collection and processing requirements to be planned alongside the region’s growing population.
- **Planned Development**
A unified approach could help align future residential, commercial and infrastructure development instead of addressing individual requirements separately.

Why It Matters Beyond the IT Park
The impact of Hinjawadi’s development extends well beyond the boundaries of the IT park. Areas such as Wakad, Tathawade, Punawale and surrounding neighbourhoods are closely connected to Hinjawadi through employment, housing and daily commuting. For thousands of employees, residents, businesses, service providers and visitors, the quality of infrastructure in this corridor directly affects everyday life.

Pune is also positioning itself as a major technology and Global Capability Centre destination. At a recent industry dialogue, Fadnavis highlighted Pune’s IT, manufacturing and technology ecosystem and the state’s plans to attract more Global Capability Centres. Against this backdrop, the infrastructure supporting major employment hubs such as Hinjawadi becomes an important part of the region’s future growth.

A Proposal That Has Been Pending
The proposed inclusion is not new. The merger proposal has been pending

for years, with the issue involving questions around administration, taxation, infrastructure, local representation and development planning. The latest announcement has also brought different views from local stakeholders. While the proposed move is being discussed as a way to strengthen civic management, some local residents have raised concerns about the merger and have sought alternatives, including a separate civic or development authority for the region. This makes the formal decision and the process that follows particularly important.

What Happens Next?
For now, the announcement signals that the state government intends to move ahead with the proposal. **Hinjawadi has not yet completed the formal administrative transition to PCMC.** The next steps will involve the government’s decision, official notifications and the process of transferring civic responsibilities. For a region that has grown from an emerging IT destination into one of Pune’s most significant economic corridors, the proposed change represents an important moment.

Ultimately, the success of the move will depend not simply on a change in jurisdiction, but on how effectively it translates into **better roads, smoother connectivity, reliable civic services, stronger infrastructure and more coordinated urban growth.**

Source : <https://pudhari.news/pimpri-chinchwad/hinjawadi-it-park-pimpri-chinchwad-municipal-corporation-development-sk04>

जीडीपीचा आकडा अर्थव्यवस्थेची प्रकृती समजून घेण्यासाठी महत्त्वाचा असतो; मात्र तोच संपूर्ण अर्थव्यवस्थेचे आरोग्य सांगत नाही. अलीकडे भारताच्या जीडीपीच्या नव्या मालिकेवरून निर्माण झालेला वाद याच कारणामुळे महत्त्वाचा आहे. बेस इयर बदलले, जीडीपी मोजण्याची पद्धत बदलली आणि जुन्या आकड्यांपेक्षा नवे आकडे वेगळे दिसू लागले. त्यातून 'जीडीपी अचानक कमी झाला' किंवा 'वाढीचा दर फक्त अडीच टक्के आहे' अशा परस्परविरोधी दाव्यांना सुरुवात झाली. या सगळ्यामागचे अर्थशास्त्र नेमके काय आहे, जीडीपीचा ७.८ टक्के वाढीचा दर कसा आला आणि त्याच्या मर्यादा कोणत्या, याबद्दल अर्थतज्ज्ञ डॉ. मानसी फडके यांच्याशी झालेल्या चर्चेतील महत्त्वाचे मुद्दे.



डॉ. मानसी फडके ज्येष्ठ अर्थतज्ज्ञ



सर्वप्रथम, जीडीपी म्हणजे नेमके काय?

जीडीपी म्हणजे एका वर्षात देशात तयार झालेल्या सर्व अंतिम वस्तू आणि सेवांचे पैशांमध्ये केलेले एकूण मूल्यांकन. म्हणजे देशात किती उत्पादन झाले, किती सेवा निर्माण झाल्या, त्याची एकत्रित किंमत म्हणजे जीडीपी. त्यामुळे जीडीपी हा मुळात उत्पादन मोजणारा आकडा आहे. मात्र जीडीपी वाढला म्हणजे लोकांचे कल्याण वाढले, लोक अधिक आनंदी झाले किंवा प्रत्येकाच्या जीवनमानात सुधारणा झाली, असा निष्कर्ष त्यातून काढता येत नाही. जीडीपी हा अर्थव्यवस्थेतील उत्पादनाचे मूल्य सांगतो. त्याची मर्यादा तिथेच आहे. रोजगार कुणाला मिळाला, उत्पन्नाचे वाटप कसे झाले, विषमता वाढली की कमी झाली, ग्रामीण आणि शहरी भागात काय घडले, यांसारखे प्रश्न वेगळे तपासावे लागतात.

मग सध्या ११ लाख कोटी रुपयांचा जीडीपी कमी झाल्याची चर्चा का आहे?

कारण जीडीपी मोजण्याची पद्धत आणि बेस इयर बदलले आहे. आधी २०११-१२ ही बेस इयर असलेली मालिका होती. नव्या मालिकेत २०२२-२३ हे बेस इयर घेतले आहे. त्यामुळे २०२५-२६ चा पूर्वीचा अंदाज सुमारे ३५७ लाख कोटी रुपये होता, तर नव्या मालिकेनुसार तो सुमारे ३४६ लाख कोटी रुपये झाला. त्यामुळे ११ लाख कोटींचा फरक दिसतो. पण याचा अर्थ असा नाही की भारतात प्रत्यक्ष उत्पादन ११ लाख कोटी रुपयांनी कमी झाले. मोजण्याची पद्धत बदलल्यामुळे उत्पादनाचे मूल्यांकन वेगळ्या पद्धतीने झाले आहे. हा फरक समजून घेणे अत्यंत महत्त्वाचे आहे.

जीडीपीच्या संदर्भात 'नॉमिनल' आणि 'रियल' जीडीपीमध्ये काय फरक आहे?

हा फरक समजला नाही तर सध्याचा सगळा वाद समजणे कठीण आहे. नॉमिनल जीडीपी म्हणजे त्या वर्षात जेवढे उत्पादन झाले, त्याला त्याच वर्षाच्या किमतींनी गुणणे. त्यामुळे त्यात उत्पादनातील बदलाबरोबर किमतीतील वाढही येते. समजा, एका वर्षी १०० किलो सफरचंद

तयार झाले आणि किलोला १० रुपये किंमत होती. नॉमिनल जीडीपी १,००० रुपये झाला. पुढच्या वर्षी उत्पादन १० किलोवर आले; पण महागाईमुळे किंमत १२ रुपये झाली. नॉमिनल जीडीपी १,०८० रुपये दिसले. म्हणजे आकड्यांमध्ये ८० रुपयांची वाढ दिसते, प्रत्यक्षात उत्पादन मात्र १० टक्क्यांनी कमी झाले आहे. म्हणून आर्थिक वाढ मोजताना किमतीचा परिणाम बाजूला काढावा लागतो. त्यासाठी रियल जीडीपी वापरला जातो. अर्थव्यवस्थेची खरी उत्पादनवाढ समजून घेण्यासाठी रियल ग्रोथ रेट महत्त्वाचा आहे.

मग २ ते २.५ टक्के वाढीचा जो दावा करण्यात आला, तो चुकीचा का ठरतो?

कारण तो नॉमिनल जीडीपीच्या आकड्यांमधून काढलेला दर होता. नॉमिनल जीडीपीमध्ये उत्पादन आणि किमती दोन्हीचा परिणाम असतो. त्यामुळे त्यावरून अर्थव्यवस्थेची वास्तविक वाढ मोजता येत नाही. वाढीचा दर सांगायचा असेल तर रियल जीडीपीची तुलना करावी लागते. नव्या मालिकेनुसार संबंधित तिमाहीत रियल जीडीपीच्या आधारे ७.८ टक्के वाढ दिसते. त्यामुळे २ ते २.५ टक्के हा भारताचा वास्तविक जीडीपी ग्रोथ रेट आहे, असे म्हणणे अचूक नाही.

बेस इयर बदलण्याची गरज का पडते?

अर्थव्यवस्था स्थिर नसते. तिची रचना बदलत असते. काही नवीन वस्तू आणि सेवा अर्थव्यवस्थेत येतात, काहींचे महत्त्व वाढते, काहींचे कमी होते. त्यामुळे खूप जुन्या वर्षाला बेस इयर ठेवून आजच्या अर्थव्यवस्थेचे मूल्यांकन करणे अचूक ठरणार नाही. उदाहरणार्थ २०११-१२ मध्ये ओटीटी,

स्मार्टफोन, अॅपवरून फूड डिलिव्हरी, ओला-उबरसारख्या सेवा आजच्या प्रमाणात नव्हत्या. डिशवॉशर, लिक्विड डिटर्जंट, फिटनेसशी संबंधित अनेक सेवा आणि डिजिटल कन्झम्प्शन यांचेही अर्थव्यवस्थेतील महत्त्व आजच्या तुलनेत वेगळे आहे. अर्थव्यवस्थेची रचना बदलली असेल तर जीडीपी मोजण्याची पद्धतही त्यानुसार बदलावी लागते.

मग २०२२-२३ हेच बेस इयर का? त्यावरही प्रश्न उपस्थित होत आहेत.

बेस इयर शक्य तितके सामान्य वर्ष असावे. त्यात असामान्य महागाई, मोठा आर्थिक धक्का, युद्ध किंवा इतर मोठे व्यत्यय नसावेत. कोविडनंतर बेस इयर बदलण्याचा निर्णय लगेच घेणे योग्य नव्हते, कारण कोविडचा धक्का अर्थव्यवस्थेवर होता. २०२२-२३ पर्यंत त्याचे अनेक परिणाम काही प्रमाणात सामान्य झाले होते. त्यामुळे ते वर्ष तुलनेने प्रतिनिधिक बेस म्हणून घेण्यात आले. महत्त्वाचे म्हणजे हा बदल अचानक झालेला निर्णय नव्हता. नव्या बेस इयरची घोषणा २०२४ मध्ये झाली होती आणि त्यानंतर नवीन मालिका तयार करण्यात आली.

नव्या पद्धतीत नेमका बदल काय झाला?



सर्वात महत्त्वाचा बदल म्हणजे अर्थव्यवस्थेचे कव्हेरज वाढवण्याचा प्रयत्न. भारतात मोठा अनौपचारिक आणि अनकॉर्पोरेटेड सेक्टर आहे. छोटी दुकाने, घरातून चालणारे व्यवसाय, छोटे उत्पादक, चहाच्या टपन्या, छोटे हॉटेल्स, छोटे व्यापारी अशा अनेक आर्थिक क्रिया जीडीपीमध्ये अचूकपणे पकडणे अवघड असते.

आता अशा अनकॉर्पोरेटेड सेक्टरसाठी प्रत्यक्ष सर्वेक्षणांचा वापर वाढवण्यात आला आहे. उत्पादन किती आहे, किती कामगार आहेत, वेतन किती आहे, कोणत्या क्षेत्रात किती उद्योग आहेत, याचा अधिक तपशीलवार डेटा गोळा केला जातो. त्यामुळे पूर्वीच्या तुलनेत अर्थव्यवस्थेचे अधिक व्यापक चित्र मिळवण्याचा प्रयत्न आहे.

पूर्वी हा अनौपचारिक सेक्टर कसा मोजला जात होता?

पूर्वी अनेक वेळा उपलब्ध सर्वेक्षणाच्या आधारावर अंदाज पुढे नेले जात. उदाहरणार्थ, एखाद्या क्षेत्रात उत्पादन १०० आहे आणि त्यातून २० रोजगार निर्माण होतात, असे एखाद्या सर्वेक्षणातून दिसले. पुढे रोजगाराच्या आकडेवारीत वाढ दिसली तर त्यावरून उत्पादन वाढल्याचा अंदाज काढला जाई. पण ही पद्धत मर्यादित आहे. समजा, ऑटोमेशनमुळे उत्पादन वाढले पण रोजगार वाढला नाही, तर केवळ रोजगाराच्या आकड्यावरून उत्पादनाची वाढ मोजणे चुकीचे ठरू शकते. म्हणूनच प्रत्यक्ष क्षेत्रीय सर्वेक्षण महत्त्वाचे आहे.



नव्या पद्धतीवर सर्वात योग्य टीका कोणती आहे?

बेस इयर आणि पद्धत हे दोन्ही एकाच वेळी बदलले आणि जुन्या व नव्या पद्धतीतील फरक स्पष्ट करणारी ओव्हरलॅपिंग सिरीज दिली गेली नाही, ही महत्त्वाची टीका आहे. समजा जुन्या बेस इयरवर आधीची पद्धत वापरून एक आकडा मिळतो आणि त्याच जुन्या बेस इयरवर नवी पद्धत वापरून दुसरा आकडा मिळतो. मग या दोन आकड्यांमधील फरक पद्धत बदलल्यामुळे किती झाला, हे स्पष्ट होते. त्यानंतर बेस इयर बदलल्याचा परिणाम वेगळा दाखवता येतो. आता बेस इयरही बदलले आणि पद्धतही बदलली. त्यामुळे जुन्या आणि नव्या आकड्यात जो फरक दिसतो, तो नेमका बेस इयरमुळे किती आणि पद्धतीमुळे किती, हे नागरिकांना सहजपणे समजत नाही. पारदर्शकतेच्या दृष्टीने ओव्हरलॅपिंग सिरीज असणे अधिक योग्य ठरले असते.

मग जुना ८६ लाख कोटींचा आकडा चुकीचा होता का?

'चुकीचा' हा शब्द वापरणे योग्य नाही. तो त्या वेळच्या पद्धतीनुसार काढलेला अंदाज होता. नव्या पद्धतीनुसार तोच आकडा सुमारे ८० लाख कोटी रुपये येतो. म्हणजे दोन्ही आकडे वेगवेगळ्या

पद्धतींनी मोजलेले आहेत. मात्र याचा अर्थ असा नक्कीच होतो की जुन्या मालिकेतील आकड्यांची नव्या मालिकेशी थेट तुलना करता येणार नाही. म्हणूनच ऐतिहासिक आर्थिक कामगिरीचे मूल्यमापन करताना सातत्यपूर्ण मालिका आवश्यक असते.

जीडीपी मोजताना आता जीएसटी, वाहन नोंदणी, डिजिटल डेटा यांसारख्या गोष्टींचाही वापर होतो का?

हो. ही नव्या पद्धतीची एक महत्त्वाची बाजू आहे. वाहन नोंदणी झाली म्हणजे वाहन विकले गेले किंवा उत्पादन झाले, याचा काही प्रमाणात अंदाज येतो. जीएसटीमधून व्यवहार आणि उत्पादनाबद्दल माहिती मिळते. रेल्वे, विमान वाहतूक आणि इतर डिजिटल व्यवहारांमधील डेटा देखील उपयोगी ठरतो. याचा अर्थ पूर्वीचा सगळा डेटा चुकीचा होता असा नाही. मात्र आता उपलब्ध असलेल्या अधिक डेटा-स्रोतांचा जीडीपीच्या अंदाजासाठी प्रत्यक्ष वापर केला जात आहे.

पण मोठी कॅश इकॉनॉमी या सगळ्यात कशी मोजली जाते?

हा कायमच एक अवघड प्रश्न आहे. उदाहरणार्थ, एखाद्या शेतकऱ्याने १०० किलो तांदूळ पिकवला आणि तो रोख पैशात विकला. त्या व्यवहारावर जीएसटी नसेल. तरी उत्पादन झालेले आहे. त्यामुळे शेतीचे उत्पादन मोजताना क्षेत्रफळ, लागवड आणि उत्पादकता यांसारख्या निकषांचा वापर करून अंदाज काढला जातो. यातही आता तंत्रज्ञानाचा वापर वाढला आहे. पूर्वी स्थानिक पातळीवरील अंदाजांवर अवलंबून राहावे लागे; आता रिमोट सेंसिंग आणि सॅटेलाइट इमेजरीमधून एखाद्या भागात कोणते पीक आहे, याचाही अंदाज घेता येतो.



या सगळ्या चर्चेनंतर ७.८ टक्के वाढीचा आकडा कितपत समजून घ्यायला हवा?

७.८ टक्के हा नव्या पद्धतीनुसार काढलेला रियल जीडीपी ग्रोथ रेट आहे. त्यामुळे तो आकडा सरसकट फेदाळणे योग्य नाही. पण त्याचा अर्थ असा देखील नाही की प्रत्येक भारतीयाच्या जीवनात ७.८ टक्क्यांची सुधारणा झाली आहे. या वादीमध्ये ग्राहकांचा खर्च सुमारे ७.१ टक्क्यांनी वाढल्याचे दिसते. वाहन नोंदणी एप्रिल-जून तिमाहीत मागील वर्षाच्या तुलनेत सुमारे १५ टक्क्यांनी वाढली. काही प्रकारचे रिटेल क्रेडिटही



मोठ्या प्रमाणात वाढले. गुंतवणूक म्हणजे जीएफसीएफ सुमारे १२ टक्क्यांनी वाढली आहे. त्यामुळे अर्थव्यवस्थेत काही वास्तविक हालचाल दिसते. मात्र त्याच वेळी रोजगार, उत्पन्न आणि विषमता यांचा स्वतंत्र विचार करावा लागतो. जीडीपीचा आकडा अर्थव्यवस्थेची दिशा सांगतो; समाजातील प्रत्येक व्यक्तीचे आर्थिक भविष्य नाही.

मग या वाढीचा रोजगाराशी संबंध किती आहे?

जीडीपी वाढला म्हणजे रोजगार त्याच प्रमाणात वाढेल, असे आता म्हणता येत नाही. रोजगाराची जीडीपीशी असलेली जोड अनेक क्षेत्रांमध्ये वेगळी आहे. उदाहरणार्थ, आयटी, प्रोफेशनल सर्विसेस आणि रिअल इस्टेटसारख्या क्षेत्रांमध्ये जीडीपी वाढीचा रोजगारावर तुलनेने जास्त परिणाम दिसतो. पण मॅन्युफॅक्चरिंगमध्ये उत्पादन वाढले तरी रोजगार त्याच प्रमाणात वाढेलच असे नाही. म्हणून '७.८ टक्के जीडीपी वाढला म्हणजे नोकऱ्याही तेवढ्याच वेगाने वाढल्या' असा निष्कर्ष काढणे चुकीचे ठरेल.

शेवटी, जीडीपीचा आकडा आपल्यासाठी एवढा महत्त्वाचा का आहे?

कारण धोरण ठरवण्यासाठी आपल्याला अर्थव्यवस्थेचा एक मोजता येणारा, तुलनात्मक आकडा हवा असतो. जीडीपी परिपूर्ण नाही. त्यात त्रुटी आहेत, पद्धती बदलतात आणि अंदाज बदलू शकतात. पण तरीही तो धोरणकर्त्यासाठी अत्यंत महत्त्वाचा संदर्भबिंदू आहे. मानवी मनाला आकड्यांचा परिणाम वेगळ्या पद्धतीने होतो. अर्थव्यवस्थेत अडचणी आहेत हे आपल्याला जाणवत असते, पण उत्पादन १०० वरून ५० झाले' असे सांगितले की संकटाची तीव्रता लगेच समजते. म्हणून जीडीपीचा आकडा महत्त्वाचा आहे. मात्र त्या आकड्याला अर्थ देताना त्यामागची पद्धत, बेस इयर, रोजगार, उत्पन्न, विषमता आणि लोकांच्या प्रत्यक्ष जीवनातील अनुभव हे सगळे एकत्र पाहावे लागते. ७.८ टक्के हा आकडा त्यामुळे 'खोटा' नाही; पण तो संपूर्ण कहाणीही नाही. अर्थव्यवस्थेची खरी कहाणी आकड्यांच्या पलीकडे आणि आकड्यांच्या आत, दोन्हीकडे दडलेली असते.



What’s Changing in Your Housing Society? A Simple Guide to the Proposed Model Bye-laws

The Maharashtra Government has released a draft of revised Model Bye-Laws for Tenant Co-partnership Co-operative Housing Societies — the rulebook every housing society, will eventually adopt. It is the first ground-up rewrite since 2014, and it touches almost everything: how meetings are held, how flats change hands, how redevelopment is decided, and how your society manages its money, parking and EV charging. Here’s a plain-language look at what’s changing.

1. Why a New Rulebook, and Why It Matters to You

Since 2014, a lot has changed in how housing societies function — video-conferencing became normal, redevelopment activity picked up pace across Maharashtra, and electric vehicles moved from novelty to necessity. The draft bye-laws are the Government’s attempt to catch up with all of this at once. They are organised into clear chapters covering membership, funds, meetings, maintenance, redevelopment, parking and grievance redressal. Once finalised and notified, every registered society will need to adopt these bye-laws in place of its current 2014-model bye-laws. For members, this isn’t just paperwork — it changes real things: how your vote counts at a meeting, how your flat passes to your family, and how a redevelopment decision gets made and can (or cannot) be challenged.

2. Membership, Nomination & Transfer of Flats

The draft brings welcome clarity to a process that has historically caused family disputes and delays.

- Nomination is not ownership: a nominee only becomes a “Provisional Member” after a member’s death, holding the flat in trust for the legal heirs until succession is finally settled — exactly as courts have long held, now written into the bye-law itself.
- Where there’s no nomination, the Society must publicly invite claims from legal heirs (via newspaper notice and notice board) before admitting anyone as a Provisional Member.
- Family settlements and

succession documents (probate, succession certificate, legal-heirship certificate) are given a clear, time-bound process, backed by an indemnity bond so the Society is protected while the family sorts out its share.

- Transfer applications must be scrutinised within 15 days and decided within 30 days of a complete application — so a compliant buyer or heir isn’t left waiting indefinitely.

For members, the takeaway is simple: keep your nomination updated, and know that your family’s claim will now follow a documented, time-bound process rather than depend on the Committee’s discretion.

3. AGM/SGM Meetings — Now Explicitly Online-Friendly

One of the most member-friendly changes: Meetings of Committee— can now be conducted online or in hybrid mode, not just in person.

- Members joining by video-conferencing count towards quorum, exactly like those attending physically.
- E-voting/polling is recognised, provided it leaves a verifiable trail — useful for busy members and for non-resident owners who could never attend in person before.

- For important resolutions, the threshold is being tightened: not just a majority of those present, but 51% of the Society’s total membership (or two-thirds, for specific matters) — including online attendees — must vote in favour.

- Redevelopment-related SGMs get extra safeguards: 14 clear days’ notice, a two-thirds quorum, mandatory attendance of a Registrar’s representative, and compulsory video recording of the meeting.

In short: it’s easier to participate, but harder to push through a major decision without genuine, broad-based support — a fair trade-off for members who couldn’t always make it to a physical meeting.

4. Redevelopment — A More Structured Path

Redevelopment gets its own

detailed chapter for the first time, requiring a Society to formally assess structural condition, repair costs and redevelopment feasibility before choosing between self-redevelopment and a developer-led project.

- Developer selection is ordinarily competitive — but 100% member consent can permit a single, unanimously chosen developer to be appointed directly, without a formal tender.
- Once a redevelopment resolution is validly passed, it binds all members; individual dissent alone cannot stall a project that has followed due process.
- Self-redevelopment comes with financial guardrails — enhanced disclosure of lenders, interest rates and cost-overrun risk before the General Body approves borrowing against the Society’s own land.
- A distinction is drawn between material changes (which still need General Body approval) and routine technical/statutory revisions (which the Managing Committee or its PMC can handle) — so redevelopment doesn’t stall over minor plan tweaks.

These suggestions are still under consideration by the Government and are not yet part of the draft.

5. Funds & Charges — What You’ll Be Contributing To

The draft makes several funds mandatory rather than optional, with minimum contribution rates tied to your flat’s construction cost:

- Sinking Fund — minimum 0.25% per annum of construction cost, for structural repairs and major replacements.
- Repair & Maintenance Fund — minimum 0.75% per annum, for routine, day-to-day upkeep.
- Major Repair Fund — collected as needed, pro-rata on area, for significant renovation or restoration work.
- Corpus Fund — amounts received from a developer or contributed by members in connection with redevelopment, kept separately accounted for.

A helpful clarification for defaulters too: no member’s rights or facilities can be

Aspect	Existing Bye-Laws (2014)	Proposed Bye-Laws (2026 Draft) & Amended MCS Act
General Body Meetings (AGM/SGM)	Only physical attendance recognised. Quorum and voting counted solely from members physically present at the venue.	Physical, online (video-conferencing) or hybrid meetings all recognised. Online attendees count towards quorum; e-voting/polling permitted with a verifiable audit trail.
Majority for Resolutions	A resolution generally passes with a simple majority of the members present and voting at the meeting.	Key resolutions require 51% of the Society’s total membership (not just those present), or two-thirds for specific matters — including online attendees.
Redevelopment SGMs	No distinct, heightened procedure — the standard SGM notice and quorum rules applied.	14 days’ clear notice, two-thirds quorum, mandatory attendance of a Registrar’s representative, and compulsory video recording of the meeting
Nomination After Death	Nominee’s status was less clearly defined; bye-laws did not spell out a time-bound, documented process for admitting legal heirs where there was no nomination.	Nominee is formally admitted as a “Provisional Member”, holding the flat in trust for legal heirs. Where there’s no nomination, the Society must publicly invite claims from heirs before admission.
Transfer of Flat/Shares	No fixed statutory timeline in the bye-law itself for scrutiny or decision on a transfer application.	Application must be scrutinised within 15 days and decided within 30 days of a complete application, with reasons recorded if refused.
Redevelopment Decision-Making	Brief, general provisions; competitive tendering (multiple offers) expected in virtually all cases, with no separate framework for self-redevelopment.	Dedicated redevelopment chapter: mandatory structural/feasibility assessment before choosing self- or developer-led redevelopment; enhanced financial disclosure for self-redevelopment borrowing.
Funds (Sinking / Repair / Major Repair / Corpus)	Sinking Fund and a general Repair Fund required, each with a minimum contribution rate; Major Repair Fund and Corpus Fund not separately or clearly defined.	Six distinct funds set out — Sinking, Repair & Maintenance, Major Repair, Corpus, Education & Training, and Election Fund — each with its own minimum rate and permitted use.
Action on Arrears/ Defaults	Society’s recovery powers and any restriction on a defaulting member’s rights were not tied to a specific notice-and-hearing requirement in the bye-law.	No member’s rights or facilities can be restricted for non-payment without prior written notice and a reasonable opportunity to be heard.
EV Charging	Not addressed at all — the concept did not feature in the 2014 bye-laws.	A member may install a private EV charging point without needing General Body approval, subject to applicable legal and safety requirements.
Digital Notices & Records	Notices and records were expected to be physical/paper-based; no explicit recognition of email or digital communication as valid service.	Electronic circulation of notices, records and (where legally permissible) redevelopment documents is expressly recognised as valid service.
Grievance Redressal	No dedicated, time-bound grievance mechanism built into the bye-laws.	Formal grievance redressal mechanism proposed, including acknowledgment of a complaint within 3 days and defined disposal timelines.

restricted for non-payment without prior written notice and a chance to be heard — recovery has to follow due process, not arbitrary action.

6. Parking & EV Charging

- One parking space is ordinarily allotted per flat/unit, subject to availability — not a guaranteed right where space is limited.
- Installing a private EV charging point no longer needs General Body approval, as long as it meets applicable legal and safety requirements — a straightforward win for members going electric.
- The Society’s parking-management powers apply

only to property that’s actually been handed over to it — an important point for members in phased or multi-building layouts, where common areas and future wings are still being developed.

What Happens Next

This is still a draft. The Government invited suggestions and objections from societies, professional bodies and other stakeholders before finalising the text, and the final notified version may differ from what’s summarised here. Once it is notified, your Managing Committee will need to formally adopt the new bye-laws at

a General Body meeting. VJ Connect will keep you updated as the final bye-laws are notified, and will walk you through exactly what your Society needs to do to adopt them. Until then, this is a good moment to update your nomination, check your Society’s fund contributions, and start thinking about how your Society would want to handle its own future redevelopment — well before the need actually arises.

Building the Engineers of Tomorrow



With Mr. Sarvesh Javdekar joining the Advisory Board of MIT-ADT University’s Department of Civil Engineering, students will gain access to perspectives shaped by real projects, evolving technologies and the changing demands of the built environment.

Bridging the gap between academic learning and real-world industry requirements is essential to preparing future civil engineering professionals. With this objective, the Department of Civil Engineering at MIT School of Engineering and Sciences, MIT-ADT University, Rajbaug, Loni Kalbhor, has invited Mr. Sarvesh Javdekar, Technical Director, Vilas Javdekar Developers, to serve on its Advisory Board.

A new academic-industry association brings the experience of the construction sector closer to aspiring civil engineers.



With his experience in the construction and real estate sector, Mr. Sarvesh Javdekar will bring practical industry perspectives to the academic environment and contribute to discussions around the evolving needs of the profession. The Advisory Board will provide inputs on curriculum development, practical learning, emerging technologies, evolving construction practices and the skills required by the sector. It will also explore opportunities for students to gain first-hand industry exposure through site visits, internships, live projects, expert sessions and other

industry-led learning initiatives. Such engagement can help students understand how engineering concepts are applied across actual project environments. It can introduce them to areas such as project planning, construction management, quality standards, sustainability, technology adoption and professional practices that shape the built environment. For students, these interactions can offer a clearer understanding of the opportunities and challenges that come with a career in the construction industry.

Exposure to professionals and live project environments can help them connect technical concepts with practical decision-making, while also encouraging curiosity, problem-solving and a stronger understanding of workplace expectations. Such experiences can complement classroom learning and give students a broader perspective on the different roles and career paths available within the sector.

In his role on the Advisory Board, Mr. Sarvesh Javdekar will share insights from his professional experience and contribute to discussions on keeping academic learning

aligned with changing industry requirements. He will also provide perspectives on opportunities in applied research, consultancy, innovation and practical knowledge sharing. The Advisory Board is proposed to meet once or twice during the academic year at the MIT-ADT University campus, as per the University’s schedule. The initiative aims to create a stronger connection between classroom learning and real-world engineering, giving students greater exposure to industry practices and helping them develop skills relevant to the future of the construction sector.



The People Behind What We Build

A simple question turned Engineers' Day into an afternoon of stories, laughter and connection across VJ and Sankalp.

What makes someone choose engineering? Is it the love for numbers and problem-solving? The curiosity to understand how things work? The satisfaction of seeing an idea take shape? Or simply the desire to build something that lasts?

This Engineers' Day, VJ and Sankalp took a moment to ask that question, not just to celebrate the profession, but to celebrate the people who chose it.

Across offices and project sites, engineers came together for simple cake-cutting celebrations. It was a small gesture, but one that carried a larger thought: to pause from the everyday work of planning, designing, coordinating and executing, and recognise the people who make it all happen.

At the West Office, the celebration took a more personal turn with Mr. Sarvesh Javdekar, Technical Director, joining the engineers. He began by sharing his own story of why he chose engineering, a personal journey that went beyond a degree or a designation.

Then came a simple question for everyone in the room: Why did you choose engineering?

The answers were as varied as the people themselves. Some spoke about their interests, some about what drew them to the field, and some brought



This year, Engineers' Day became an opportunity to look beyond roles and responsibilities and celebrate the personal journeys that brought engineers to the profession.

their own memories and experiences into the conversation. Soon, what began as a question turned into an open exchange with cheers, laughter and plenty of camaraderie filling the room.

The moment also created an opportunity to recognise the women engineers at VJ and Sankalp. Mr. Javdekar invited them to cut the cake, acknowledging their contribution to a profession that has traditionally been seen as male-dominated.

Because engineering is not only about what gets built. It is also about the people who choose to build it, the reasons that brought them here, the knowledge they carry, the challenges they solve and the difference they make through their work every day.

This Engineers' Day, VJ and Sankalp celebrated all of that, the profession, the passion and, most importantly, the people behind it.



A Teacher, A Mentor, A Lasting Connection

From teaching Civil Engineering students to meeting one of her former students years later, Suchitra Navin Singh Madam's journey reflects the lasting impact a teacher can have.

Suchitra Navin Singh Madam from Kolhapur has spent a significant part of her professional journey in the world of Civil Engineering education. After completing her Civil Engineering degree and post-graduation in Geo-Technical Engineering, she chose teaching as her profession and went on to spend 13 years teaching at MIT.

Among the students she taught was Sarvesh Javdekar, Technical Director at Vilas Javdekar Developers. For a teacher, students become part of a larger journey—each one moving ahead, building a career and finding their own path. For students, the lessons and guidance received during those years can stay with them long after they leave the classroom.

This Teachers' Day, that connection came full circle when Suchitra Madam met Sarvesh Javdekar at the VJ office.

The meeting was more than a reunion. It was a moment to look back at the years spent in the classroom and see how far a student had come. From Civil Engineering lectures and academic discussions to a professional journey in the construction and real estate industry, the meeting brought

A special Teachers' Day reunion that brought back memories of the classroom and celebrated the lasting bond between a teacher and her student.



together two chapters of the same story.

For Suchitra Madam, it was an opportunity to meet a former student in his professional space. For Sarvesh, it was a chance to meet the teacher who had been part of his formative years as an engineer.

Teachers' Day often reminds us to thank those who have guided us. But sometimes, the most meaningful appreciation is simply meeting again, years later, and sharing a conversation.

At VJ, this Teachers' Day

meeting was a reminder that the relationship between a teacher and a student does not end with graduation. Some connections continue to shape our journeys, long after we leave the classroom. It was a simple yet meaningful moment—one that celebrated not just a teacher and a student, but the journey between them. A reminder that the people who teach us often remain a part of our story, wherever life takes us.

A Rakhi, A Gesture, A Bond



Celebrating Raksha Bandhan with the women who help keep our neighbourhood moving.

At Vanaz Metro Station, we celebrated the festival with the female traffic wardens who stand by our site every day, helping manage traffic and keep movement around the area safe and organised.

A simple Rakhi, a small gift and a heartfelt thank-you became our way of recognising their everyday efforts. Beyond managing the movement of MC trucks, excavation material and construction vehicles, their presence plays an important role in keeping the neighbourhood moving smoothly.

But the celebration was about more than just a festival. It was about building a relationship based on respect,

understanding and mutual support.

As part of this effort, we assured the traffic wardens that they could use the ladies' washroom at our site whenever needed and also have access to basic refreshments such as tea, coffee and drinking water. A small step, but one that reflects our belief that being a good neighbour means being thoughtful about the people around us.

Our commitment to sustainability extends beyond construction. It is also about being sensitive towards people, labour and nature, and creating a positive connection with the neighbourhoods where we build.



A small celebration, a thoughtful gesture and a meaningful step towards building stronger connections with the people around our projects.



A Space to Learn, Grow and Take the Next Step : ioCare Comes to Wakad

A dedicated space for therapy, learning and developmental support, now open at VJ IndiLife, Wakad.

Every child has their own space of learning and development. With the right support, guidance and encouragement, everyday challenges can become important steps forward.

ioCare Rehabilitation Centre has now started operations at VJ IndiLife, Wakad, bringing a range of specialised developmental and rehabilitation services closer to families in the neighbourhood.

The centre offers Occupational Therapy, Speech Therapy, Physical Education, Writing Education, Communication Skills, Behavioural Therapy, and Parenting Teaching & Counselling — bringing different aspects of child development together under one roof.

At ioCare, the approach is individualised. The team works around each child's abilities and requirements, with a focus on building skills, confidence and greater independence. Its services are supported by experienced professionals, evidence-based practices and a family-centred approach, ensuring that parents are also part of the journey.

At VJ IndiLife, ioCare has found



a space that works around the way its services are delivered. The SOHO unit has been transformed into a welcoming rehabilitation centre, with dedicated sessions and activities designed around the needs of children and their families.

The location also makes it convenient for families in Wakad and surrounding areas, with VJ IndiLife situated along the Pune-Bangalore Highway, beside Hotel Tip-Top.

For parents looking for professional support with their child's communication, motor skills, learning, behaviour or overall development, ioCare offers an integrated set of services in one accessible location.

The centre also creates an environment where children can learn, practise and progress at a pace that feels comfortable for them. Each session is

Wakad gets a new destination for child-focused rehabilitation as ioCare opens its doors at VJ IndiLife, offering a range of therapies and developmental support services for children and families.

designed to encourage participation while helping children develop practical skills that can support everyday life. With its presence at VJ IndiLife, ioCare aims to make specialised developmental support more accessible to families in and around Wakad. The centre brings together expertise, care and a supportive environment, helping every child take meaningful steps towards greater confidence and independence.

VJ Payabharani : Bringing Old Connections & New Beginnings Together

VJ पायाभरणी

The first auspicious gathering at Palladio Kothrud Central was a celebration of connections, gratitude and the journey ahead.

Some places are special because of what they are. And some are special because of everything they have witnessed.

For Palladio Kothrud Central, the Payabharani ceremony brought both together, the memories of a place that has been home to many for years and the excitement of what it is now becoming.

Held during Ganeshotsav, the Payabharani was the first auspicious on-site gathering for the customers of Palladio Kothrud Central. As a redevelopment project, the occasion had a character of its own. Existing owners came together with their long-standing connection to the place, while new customers stepped in for the first time, meeting the people who would soon become their neighbours and community.

It was not just about marking the beginning of a project. It was about coming together at a place that already had a story and becoming part of its next chapter.

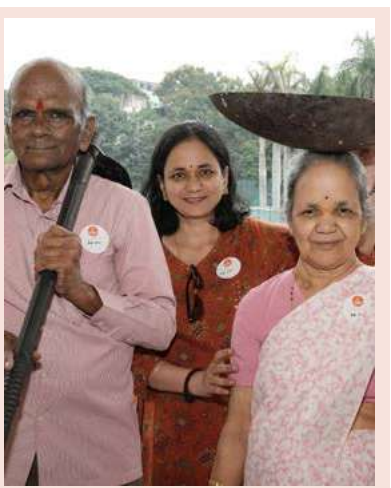


For a redevelopment project, every beginning carries a little bit of the past. Payabharani brought together those who have been connected to the place and those just beginning their journey here, creating a day full of warmth, conversations and shared excitement.

to watch the
Palladio Kothrud
Central's
VJ Payabharani

Where the Past Meets the Future

The day began with the Payabharani ceremony, led by Guruji as VJ Parivaar members gathered at the site with their loved ones. The pooja brought an auspicious start to the occasion, followed by the traditional soil-filling ceremony, marking an important step in the transformation of Palladio Kothrud Central. With everyone coming together to participate in the rituals, the moment captured the significance of the milestone and the excitement of seeing the project take shape.



More than just a celebration

What made the Payabharani special was the mix of people and emotions it brought together.

There were old neighbours reconnecting after years. New neighbours meeting for the first time. Customers seeing the progress of their future community. Construction workers being recognised and thanked. And the VJ Parivaar coming together to mark an important milestone.

For existing owners, it was a moment to reconnect with a place and people that have been part of their journey. For new customers, it was a first step towards finding their place within a new community.

The Payabharani at Palladio Kothrud Central became more than the ceremonial beginning of a redevelopment project. It brought together the past, present and future of PNPKC and gave everyone a chance to experience the project beyond plans, drawings and construction updates.

Because the making of a new community does not begin only when the buildings are ready. Sometimes, it begins with a ceremony, a shared meal, an old neighbour, a new introduction and the feeling that something special is about to begin.

Find Your Neighbour

One of the most interactive moments of the day was the Find Your Neighbour activity. Customers had fun finding their neighbours, introducing themselves and discovering the people they would soon share their new community with. For existing owners, it brought back familiar connections, while for new customers, it was an easy and enjoyable way to begin getting to know their future neighbours. The activity also came with a little surprise, making the introductions even more memorable.



Palladio Logo Thread Activity

The Palladio Logo Thread Activity added another simple yet engaging moment to the ceremony. Customers came together to participate in the activity, adding their own little contribution to a shared experience. It was a small gesture, but one that reflected the larger idea of people coming together to create something that belongs to everyone.



Shramseva – Sharing a Meal, Sharing Gratitude

Through Shramseva, customers had the opportunity to personally serve meals to the construction workers working on-site and share thoughtful gifts with them as a gesture of gratitude.

It was a meaningful part of the day, a chance to recognise

the people whose everyday efforts are helping bring the next chapter of Palladio Kothrud Central to life. Sitting together over a shared meal made the moment feel personal, bringing customers, the VJ Parivaar and the on-site teams together in a simple expression of appreciation.



A day of blessings, togetherness & a new beginning.

Site Tour & Viewing Deck

The site tour and viewing deck experience gave customers an opportunity to see the progress of Palladio Kothrud Central up close.

For many, seeing a project in plans and seeing it take shape on-site are two very different experiences. From the viewing deck, customers could get a clearer sense of the scale of the development and understand how the project was progressing.

Many were pleasantly surprised by the amount of work already completed. For existing owners, it was a chance to see a familiar place transform. For new customers, it was their first real glimpse of the future they had chosen.



Meeting the VJ & Sankalp Teams

The day also created opportunities for customers to interact with the VJ and Sankalp teams. Conversations flowed naturally as customers shared their excitement, congratulated the teams and appreciated the effort that went into putting together the ceremony.

These interactions added a personal touch to the occasion, making it more than a project milestone. It was a chance for customers

and teams to come together, exchange thoughts and celebrate the beginning of a journey that everyone would be part of.



Before the Keys, Come the Conversations

A first visit filled with smiles, anticipation and the joy of what’s to come

At Yashwin Enchanté, VJ Samvaad brought homeowners together for a conversation that went beyond updates and queries. It was a chance to connect with the VJ team, meet future neighbours and share thoughts about the journey ahead.

The session opened up a comfortable space for homeowners to ask questions, seek clarity and have direct conversations with the respective VJ teams. From project-related queries to understanding what lies ahead, every conversation added to a better understanding of the home journey.

What Made the Samvaad Special?
Questions that found answers

Homeowners openly shared their queries and received clarity from the respective teams, making the interaction simple, direct and transparent.

Discovering VJ ONE Parivaar

The VJ ONE Parivaar R&L Program was introduced to homeowners, giving them an understanding of its benefits and offerings. A few customers also redeemed their Trial Welcome Bonus during the session.

Meeting future neighbours
The session created an opportunity for homeowners

to introduce themselves and interact with the people they will soon share a community with. Small conversations today can become familiar faces tomorrow.

Listening to our homeowners

Customers also shared their experiences and feedback from the recent Payabharani Event and Launch. Their inputs gave the VJ team valuable insights and kept the conversation going beyond the session.

VJ Samvaad keeps the conversation open, the connection strong and the journey shared.



A new home journey is also about the people you meet along the way. This Samvaad brought homeowners closer through open conversations, shared feedback, new introductions and a glimpse of the community they will soon call their own.



A Little Closer to the Moment They’ve Been Waiting For

SOHO & SURE Unit Holders get their first look at their ready spaces

There’s a special feeling when you finally get to see your space ready.

For the Unit Holders of VJ Central Avenue, SOHO & SURE, the pre-possession visit was a much-awaited opportunity to step into their units, see the finishing for themselves and get a glimpse of the life that is about to begin there.

The visit brought a mix of excitement, curiosity and, most importantly, anticipation. Seeing the units ready made the wait for possession feel even more real. Unit Holders explored their spaces, looked at the details and shared their feedback with the VJ teams. The visit was also a chance to have conversations and get answers. From possession formalities and maintenance to parking arrangements and other post-possession processes, Unit Holders interacted with the teams to understand what comes next. The teams were present throughout to guide them, address their queries and make the transition easier to understand.

For the VJ team, these interactions are equally important. They help us listen closely to what Unit Holders need and identify areas where timely support can make their post-possession experience smoother — whether it is around rental assistance, maintenance, parking or everyday usability.



A special visit brought excitement and anticipation as Unit Holders saw their ready spaces and looked forward to receiving possession soon.

But beyond the questions and conversations, there was one feeling that stood out, the eagerness to receive the keys and make the space their own.

A pre-possession visit is more than just seeing a ready unit. It is that moment when something you have been waiting for starts to feel real.

At VJ Central Avenue – SOHO & SURE, the spaces are ready, the next steps are clear, and the excitement is building.

The wait for possession is almost at its final step.



A Sacred Beginning at YashONE Eternitee



Three idols. One sacred space. And a community coming together for its first prayer.

On 5th September, YashONE Eternitee witnessed a beautiful new beginning as the idols of Shri Ganapati, Shri Mahalakshmi and Shri Krishna were installed during the Mandir Sthapana and Pran Pratishthapana Ceremony.

The mandir was filled with the sound of mantras, the warmth of familiar faces and the energy of families coming together. For the residents of Buildings C and D, it was a celebration in the community they have already begun calling home. For homeowners from Buildings A, B and E, who are still waiting to receive their homes, it was a chance to be part of a milestone they will one day look back on as one of the first memories of their community.

The ceremony brought everyone together for the Pran Pratishthapana and Aarti, with homeowners participating in the rituals and seeking blessings for the journey ahead. There was a sense of togetherness that went beyond the ceremony itself; people met, connected and shared in a moment that belonged to the entire YashONE Eternitee community.

And then came an unexpected moment.

During the pooja, Guruji spontaneously invited a few couples from Phase 2 to sit for the rituals and participate in the pooja. For them, it was a lovely surprise, an opportunity to be part of the ceremony not just as guests, but as participants in the sacred beginning of their future

community.

The experience continued with a guided visit to the recently opened Club Eternitee. The couples got a first look at the spaces created for community life, a glimpse of the experiences, conversations and celebrations that will gradually become part of their everyday lives.

We believe that the spaces within a community are as important as the homes themselves. A mandir is one such space, open to everyone, where a festival can bring neighbours together, a family can offer a prayer and generations can continue traditions in a place they all share.

That is what made this occasion at YashONE Eternitee special. It wasn’t only about installing three idols. It was about giving a growing community a place to pause, pray and come together.

Today, the mandir marks a sacred beginning. Tomorrow, it will become part of countless ordinary and extraordinary moments; morning prayers, festive celebrations, family visits, shared Aartis and quiet moments of gratitude.

And perhaps, years from now, when the residents of YashONE

Some beginnings are celebrated with a ribbon-cutting. Some begin with prayers, blessings and the coming together of families. At YashONE Eternitee, a sacred new chapter began with the Mandir Sthapana.

Eternitee look back, they will remember 5th September as the day when their community gathered together for the very first time around something sacred.

A beginning marked by faith. A space created for togetherness. And blessings for all the homes and families yet to come.



Stepping Into A Future They’ve Imagined

A first visit filled with smiles, anticipation and the joy of what’s to come.

The first time you see your home, you don’t just see a space—you see a future taking shape. The rooms you have imagined, the spaces you have thought about and the little details you have been waiting to see; suddenly, they are right in front of you. For the VJ Parivaar members of the UK1321 Inclusive Housing Project, the Pre-Possession Visit brought that feeling to life.

It was their first opportunity to step into their future homes, look around and begin imagining the life that will soon unfold within those walls. There were smiles, curious glances, conversations and those little moments of happiness that come with finally seeing a home you have been waiting for.

The visit was also a chance to understand what goes into getting a home ready before possession. The VJ team walked homeowners through important plumbing and electrical systems and demonstrated Nahani trap testing, helping them understand the checks carried out before they receive their homes.

But for the VJ team, moments like these are emotional too. Every home that moves closer to possession marks the end of months of hard work, countless checks and many people coming together behind the scenes. And then

comes the moment when the homeowners finally walk in and see it for themselves. Their smiles make all those efforts feel worthwhile.

The visit also brought future neighbours together for the first time. Conversations began, introductions were made and familiar faces started to emerge; the first little steps towards a community that will soon become part of everyday life.

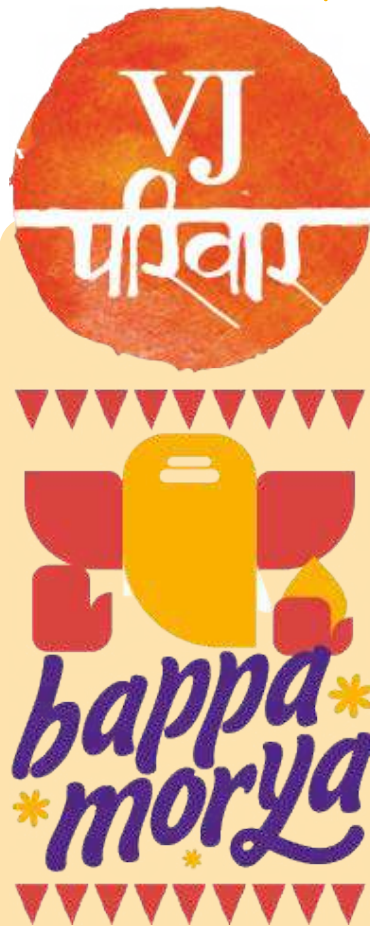
And for the VJ team, it was another one of those milestones that remind us why every home matters.





One Bappa. Many Celebrations. One VJ Parivaar.

From Ganesh Aagaman and aarti to creative décor, talent hunts, bhajans, competitions and meaningful community initiatives, Ganeshotsav brought VJ societies together in many different ways. Ganeshotsav has always been about coming together. And this year, across VJ Parivaar, every society found its own way to make the festival special.



With Bappa Morya 2026, VJ Parivaar brought together a series of celebrations and activities that gave residents more reasons to participate, create, perform, cheer and celebrate. At the heart of it all was this year's theme : Jal Se Jeevan.



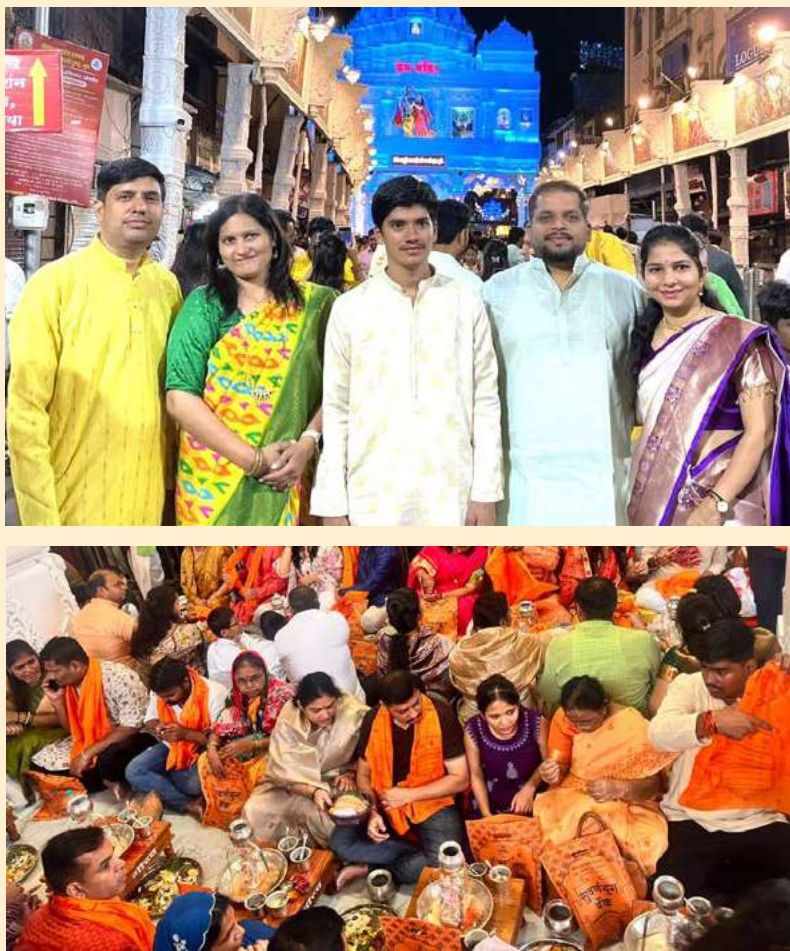
Water gives life, and this Ganeshotsav, the theme encouraged societies and families to celebrate Bappa while also spreading awareness about conserving every drop. From sustainable décor to creative performances and activities for children, Jal Se Jeevan found its way into the celebrations in different forms. Across societies, the excitement began even before the celebrations unfolded. Ganesh Aagaman brought Bappa into the societies amidst anticipation, devotion and joy. Residents gathered to welcome their beloved Bappa, beginning days filled with aarti, cultural activities, competitions, performances and time spent together. For many, these are the moments that become memories, children watching Bappa arrive, families joining the celebrations, neighbours meeting more often and societies coming alive with festive energy.



A FESTIVAL THAT BROUGHT VJ PARIVAAR CLOSER

The celebrations began with a special spiritual experience for VJ Parivaar Society Leaders and their spouses, the Shrimant Dagdusheth Halwai Ganpati Maha Abhishek. As part of Bappa Morya 2026, Society Leaders came together for this special Abhishek, seeking Bappa's blessings and marking the beginning of the festive celebrations. Held in special early-morning slots, the experience brought together Society Leaders from across VJ Parivaar for a meaningful and memorable moment of devotion. From this special gathering,

the festive spirit travelled into every VJ society. As a warm gesture from VJ Parivaar to its societies, the VJ team also visited communities personally to hand over festival gifts to the Society Leaders and their Society Bappa. The festive hamper included a brass pooja thali set, an imitation haar for the society's Bappa, a Bappa Morya scroll, Gandhi topis and badges for leaders, activity posters, and winners' gifts and vouchers. It was a simple gesture that made the celebrations feel even more personal, bringing the VJ Parivaar spirit right into every society.



CELEBRATING BAPPA, THE VJ PARIVAAR WAY

The Society Ganpati Décor Challenge gave communities an opportunity to bring Jal Se Jeevan to life through their Ganpati décor. Societies explored creative ways to communicate the importance of water conservation while keeping sustainability at the heart of their celebrations. The idea travelled from society spaces to individual homes through the Individual Ganpati Décor Challenge. VJ Parivaar members gave the theme their own interpretation, turning their home celebrations into a canvas for creativity and thoughtful ideas. And then came the stage. The VJ Parivaar Talent Hunt gave children, adults, senior citizens, families and groups an opportunity to showcase their talent through dance, singing, music, drama, comedy, instrumental performances and more.

With residents cheering and voting for their favourites, societies became lively stages of talent and togetherness. The Jal Se Jeevan theme even found a place on stage, with performances offering different ways to tell the story of water, through dance, music, drama and group acts. For those who wanted to participate from home, there was Ganpati Bingo, a festive checklist encouraging families to complete seven fun challenges during Ganeshotsav. And for those who love Pune's Ganpati traditions, The Punyacha Ganeshotsav Quiz brought a fun knowledge challenge to the celebrations. Together, these initiatives gave everyone a place in the celebrations, whether on stage, behind the décor, at home or simply cheering from the audience.



WHEN EVERY SOCIETY ADDED ITS OWN COLOUR

YASHWIN ENCHANTÉ

A celebration filled with devotion, talent and community spirit
At Yashwin Enchanté, Ganeshotsav brought together devotion, entertainment, health and the spirit of giving. The celebrations included Satyanarayan Puja and Ganesh Havan, bringing residents together in a peaceful and devotional setting. The festive energy continued with a Home Minister event, organised as part of the society's Ganesh Utsav celebrations. Residents came together with enthusiasm, supported by the Yashwin Enchanté Utsav Samiti. The society also turned up the glamour with a Bollywood-themed Kids & Adults Fashion Show. From young participants to adults, the stage was filled with confidence, style and plenty of Bollywood energy. The celebrations also extended to community wellbeing with a Blood Donation and Health Check-Up Camp, organised in association with Nobel Hospital. The camp received a positive response from residents and added a



meaningful dimension to the festivities. The spirit of giving found another expression through an initiative inviting residents to contribute books, clothes, toys and other useful items for those in need. At Yashwin Enchanté, Ganeshotsav truly became a celebration with something for everyone.



While Bappa Morya created opportunities to participate, every VJ society gave the celebrations its own personality.

PALLADIO TATHAWADE



Aarti with those who make a difference
At Palladio Tathawade, Ganeshotsav was marked by a simple gesture that carried a lot of warmth. The society's staff came together for Ganesh Aarti, followed by breakfast for them.



It was a small but meaningful way of bringing the people who contribute every day to the life of the society into the heart of the celebrations. Because a community is made up of more than just the families who live there. It includes everyone who plays a part in making the society a better place.

YASHWIN 2.0



Every talent deserved a moment
At Yashwin 2.0, Sus, the festival became a celebration of creativity and participation. The Cultural Committee organised a vibrant line-up of activities including speech, drawing, talent, dance, rangoli and food competitions, giving residents different ways to participate and showcase what they enjoy. The Food Competition brought together food, creativity and passion, with residents presenting dishes that reflected their love for cooking and their imagination. Sponsored by Freshoo, it added a delicious touch to the celebrations. One of the most heartwarming moments came through the Ganesh Aarti and Poojan conducted by the society's Housekeeping, STP and Security staff.

The people who work every day to keep the society clean, safe and running smoothly came together to offer their prayers to Bappa. It was a beautiful reminder that every member of the community has a role in making the society what it is. The Cultural Committee also continued its annual initiative of appreciating everyone who participated in the Ganeshotsav activities celebrating the spirit of participation across the community.



YASHWIN ORIZZONTE

Celebrating with a message

At Yashwin Orizzonte, the festive spirit came with a strong sense of community and purpose.

The society organised a Blood Donation Camp, giving residents an opportunity to come together for a meaningful cause.

The younger members of the community also became part of the celebrations through a Drawing competition inspired by “Jai Hi Jeevan.”

Around 90 children participated, using art and imagination to explore the importance of water conservation. The event concluded with a Water Conservation Pledge, where the young participants promised to value water and make every drop count.

It was a simple activity with a meaningful message, bringing the Jal Se Jeevan thought closer to the next generation.

And there was another proud moment for the community when Yashwin Orizzonte's Bappa was featured in the Lokmat newspaper, giving residents another reason to celebrate their society.



मनःपूर्वक धन्यवाद – VJ परिवार! श्रीमंत दगडूशेठ हलवाई गणपती बाप्पांच्या चरणी अभिषेक करण्याची संधी VJ Team कडून मिळणे हा Yashwant Balewadi परिवारासाठी आणि माझ्यासाठी अत्यंत आनंदाचा, मंगलमय आणि आयुष्यभर लक्षात राहणारा अनुभव ठरला.

या विशेष प्रसंगी सोसायटीच्या वतीने माझ्यासोबत आमचे खजिनदार श्री. विलास शिवणीकर आणि उपसचिव सौ. सुप्रिया मडकर यांनाही बाप्पांच्या चरणी सेवा करण्याची संधी मिळाली. हा केवळ एक धार्मिक विधी नव्हता, तर VJ परिवाराने दिलेली एक सुंदर आणि कायम स्मरणात राहणारी आठवण आहे.

VJ ने केवळ सुंदर घरं आणि वास्तू निर्माण केली नाहीत, तर रहिवाशांशी आपुलकीचे आणि कुटुंबवत्सल नातेही जपले आहे. आपल्या रहिवाशांना केवळ ग्राहक न मानता परिवाराचा एक भाग मानून अशा भावनिक आणि सांस्कृतिक क्षणांमध्ये सहभागी करून घेणे, ही खरोखरच कौतुकास्पद गोष्ट आहे. ही सुंदर संधी दिल्याबद्दल VJ Team आणि संपूर्ण VJ परिवाराचे मनःपूर्वक आभार!

गणपती बाप्पा मोरया!
मंगलमूर्ती मोरया!

— Hitesh Kulkarni,
Chairman, Yashwant
Balewadi

YASHONE ETERNITEE

Bhakti, music and community pride

At YashONE Eternitee, Hinjawadi, the celebrations took a soulful turn with a beautiful Bhajan Sandhya.

Residents came together to enjoy an evening of devotional music with Madan Sundar Das Prabhu Ji from ISKCON Temple, along with his mandali.

The bhajans created a



peaceful atmosphere and gave the community an opportunity to celebrate Bappa through music and devotion.

The society also had a proud moment when YashONE Eternitee's Bappa was featured in the Lokmat newspaper, putting the community's celebrations in the spotlight.



VJ 67K IHP

Beginning with Bappa's blessings

At VJ 67K IHP, Kharadi, the celebrations included an Atharvashirsha Pathan, bringing residents together in prayer.

The recitation created a devotional beginning to the festivities and set the tone for a celebration centred around Bappa, togetherness and blessings.



PALASH BOULEVARD



An evening of devotion

At Palash Boulevard, Pirangut, residents came together for a Kirtan, adding a traditional and devotional touch to the Ganeshotsav celebrations.

The gathering offered residents a chance to pause from the festive bustle, come together and celebrate Bappa through music, prayer and tradition.



MORE THAN ACTIVITIES. MORE THAN A CELEBRATION.

What made this Ganeshotsav special was not one event, but the many ways people came together.

From children performing on stage and families creating Jal Se Jeevan-inspired décor, to residents joining competitions, blood donation camps and water conservation pledges — everyone played a part. Society Leaders, committee members, volunteers and the VJ Parivaar team came together to make the celebrations even more meaningful.

Different societies. Different traditions. Different talents. One shared feeling — Bappa brought everyone a little closer.

That is the spirit of Jal Se Jeevan — just as every drop comes together to create something greater, every individual, family and society comes together to create the VJ Parivaar.



CLICK HERE

to watch the
VJ Societies Ganapati
2026 celebrations.

आणि Housekeeping Staff यांनाही सहभागी करून घेतले जाते. त्यांच्याकडून गणपतीची आरती करून घेतली जाते.

आपण सर्वजण एकाच सोसायटीचे कुटुंब आहोत आणि कामाच्या स्वरूपात फरक असला तरी माणूस म्हणून प्रत्येकजण समान आहे, हा साधा पण महत्त्वाचा संदेश यातून सर्वांपर्यंत पोहोचवण्याचा प्रयत्न असतो.

मुलांसाठी व्यासपीठ

गणेशोत्सवानिमित्त आयोजित करण्यात येणाऱ्या अनेक उपक्रमांपैकी Speech Competition सारख्या उपक्रमांमधून अगदी लहान वयातील मुलांनाही स्टेजवर येऊन आपले विचार व्यक्त करण्याची संधी मिळते. अशा उपक्रमांमुळे मुलांचा आत्मविश्वास, संवादकौशल्य आणि विचार मांडण्याची क्षमता विकसित होण्यास मदत होते.

यावर्षी Speech Competition साठी Good Manners Make the World Better, Clean India, Green India, Social Media यांसारखे वयानुसार विषय देण्यात आले होते. या विषयांमधून मुलांना केवळ भाषण करण्याची संधी मिळाली नाही, तर सामाजिक विषयांवर विचार करण्याची आणि आपले मत मांडण्याची संधीही मिळाली.

Speech Competition सोबतच मुलांसाठी Talent Show, Dance Show, Musical Chair, Lemon & Spoon Race अशा विविध उपक्रमांचे आयोजन केले जाते. प्रत्येक मुलाची आवड आणि कौशल्य वेगवेगळे असते. त्यामुळे प्रत्येकाला आपली कला, आत्मविश्वास आणि व्यक्तिमत्त्व

व्यक्त करण्यासाठी एक व्यासपीठ मिळावे, हा त्यामागचा उद्देश आहे. यंदाच्या स्पर्धामध्ये अनेक मुलांनी अतिशय सुंदर आणि आत्मविश्वासपूर्ण सादरीकरण केले. प्रत्येक कामगिरीतून मुलांची मेहनत, पालकांचे मार्गदर्शन आणि Yashwin Society Cultural Committee सदस्यांचे योगदान स्पष्टपणे दिसून आले.

गेल्या वर्षी Speech Competition मध्ये स्टेजवर बोलताना मध्येच थांबलेली 8 ते 10 वर्षांची एक छोटी मुलगी यावर्षी पुन्हा आत्मविश्वासाने स्टेजवर आली. यावेळी तिने केवळ आपले भाषण पूर्ण केले नाही, तर बक्षीसही मिळवले.

हा प्रसंग अशा उपक्रमांचे खरे यश अधोरेखित करणारा आहे.

कालचा संकोच आजच्या आत्मविश्वासात बदलणे आणि आज मिळालेली छोटी संधी उद्याच्या मोठ्या व्यक्तिमत्त्वाची सुरुवात ठरणे, यालाच खऱ्या अर्थाने व्यक्ती निर्माण म्हणता येईल.

महिलांसाठी व्यासपीठ

गणेशोत्सव हा केवळ मुलांसाठी नाही. महिलांनाही आपली कला, कौशल्य आणि सर्जनशीलता व्यक्त करण्यासाठी व्यासपीठ मिळावे, यासाठी Food Competition आणि Rangoli Competition सारख्या उपक्रमांचे आयोजन केले जाते.

या माध्यमातून महिलांना सहभागी होण्यासाठी प्रोत्साहन दिले जाते आणि त्यांच्या कलागुणांना एक व्यासपीठ उपलब्ध करून दिले जाते.

तसेच अंताक्षरीसारखे कार्यक्रम सर्वांना एकत्र आणतात. वय, विंग किंवा दैनंदिन व्यस्तता यापलीकडे जाऊन एकमेकांसोबत वेळ

घालवण्याची, हसण्याची आणि एकमेकांना जाणून घेण्याची संधी या कार्यक्रमांमधून मिळते.

सर्व वयोगटांसाठी सहभाग

गणेशोत्सवाचा आनंद आणि सहभाग केवळ मुलांपुरता किंवा तरुणांपुरता मर्यादित न राहता सोसायटीतील प्रत्येक वयोगटाला सहभागी करून घेण्याचा प्रयत्न केला जातो.

ज्येष्ठ महिलांसाठी भजन संध्या, सर्व रहिवाशांसाठी अथर्वशीर्ष पठण, तसेच ज्येष्ठ नागरिक पुरुषांसाठी Carrom Competition अशा विविध उपक्रमांचे आयोजन केले जाते.

यामुळे लहान मुलांपासून ज्येष्ठ नागरिकांपर्यंत प्रत्येकाला आपल्या आवडीप्रमाणे सहभागी होण्याची आणि आपली कला, कौशल्य व श्रद्धा व्यक्त करण्याची संधी मिळते. गणेशोत्सव हा प्रत्येक पिढीला एकत्र आणणारा उत्सव व्हावा आणि “आपण सर्व एकाच कुटुंबाचा भाग आहोत” ही भावना अधिक दृढ व्हावी, हा या उपक्रमांमागचा मुख्य उद्देश आहे.

अशा अनेक उदाहरणांमधून मुलांमध्ये आणि रहिवाशांमध्ये होत असलेला सकारात्मक बदल दिसून येतो. याचे मोठे श्रेय Cultural Committee च्या सर्व सदस्यांना

तसेच मुलांना प्रोत्साहन देणाऱ्या आणि त्यांच्या तयारीसाठी वेळ देणाऱ्या पालकांना जाते.

चांगली व्यक्ती घडली की चांगले कुटुंब घडते. चांगली कुटुंबे मिळून चांगला समाज घडतो आणि चांगला समाज मिळून सशक्त राष्ट्राची निर्मिती होते. त्यामुळे व्यक्ती निर्माण हीच समाज आणि राष्ट्रनिर्मितीची पहिली पायरी आहे.

गणेशोत्सवातून आनंद मिळतोच; मात्र त्यासोबत एकता, संस्कार, आत्मविश्वास, समानता, पर्यावरणाची जाणीव, जबाबदारी आणि समाजभावना निर्माण झाली, तर हा उत्सव अधिक अर्थपूर्ण ठरतो.

उत्सवातून संस्कार, संस्कारातून व्यक्ती, व्यक्तीतून सक्षम समाज आणि सक्षम समाजातून सक्षम देश हीच यंदाच्या गणेशोत्सवाची खरी भावना आहे.

— राघवेंद्र देशपांडे
VJ यश्विन 2.0 सोसायटी, सुस



Jal Se Jeevan : The VJ Parivaar Society Ganapati Décor Challenge

Societies across VJ Parivaar transformed the Jal Se Jeevan theme into thoughtful décor, meaningful storytelling and inspiring community celebrations.

The Society Ganpati Décor Challenge invited VJ Parivaar communities to celebrate Bappa while bringing this year’s theme, Jal Se Jeevan, to life through their décor. The idea was not just to create visually appealing Ganpati setups, but to use creativity to communicate the importance of water conservation and the need to value every drop. Societies interpreted the theme in their own ways, using sustainable décor, creative installations and meaningful visual storytelling to connect their Ganeshotsav celebrations with the message of water conservation. The theme became a starting point for communities to think beyond traditional decoration and find their own creative expression for Jal Se Jeevan. The challenge also gave societies an opportunity to compete on more than just appearance. The relevance and communication of the Jal Se Jeevan theme, creativity and the thought behind the décor, along with the way the concept was brought alive, became important aspects of the judging.



Why Jal Se Jeevan?

At VJ, we believe that building a home is only the beginning. What makes a community truly special is the way people come together, care for their surroundings and take responsibility for the world they share. As a part of VJ Parivaar, we want our societies to be more than places where people live — we want them to be communities that are aware, thoughtful and willing to make a difference in the issues that matter. Water is one such issue that touches every home and every life. It is present in the simplest parts of our everyday routine — in the water we drink, the food we prepare, the homes we clean and the gardens and spaces we nurture. Yet, its value can easily be overlooked. Keeping our water sources clean, ensuring access to safe drinking water, using water mindfully, preventing unnecessary wastage and exploring ways to reuse water are all small but important steps towards a more responsible way of living. With Pune’s growing conversations around water availability and the need for more conscious water

management, Jal Se Jeevan felt like a message that belonged within our communities. We wanted to use the occasion of Ganeshotsav to bring this thought closer to home — not as a lecture, but as a conversation that could begin within every society. The idea was to encourage residents to look at their everyday habits, share ideas, inspire one another and discover practical ways in which a community can value and protect this precious resource. For us, the Jal Se Jeevan theme was therefore about more than creating beautiful décor. It was about giving communities an opportunity to express a meaningful thought through creativity and, at the same time, reflect on their role as responsible citizens. Because when awareness becomes a part of our celebrations, conversations can become actions. And when an entire community comes together, even small changes can become meaningful ones. This Ganeshotsav, as VJ Parivaar came together to celebrate Bappa, we also celebrated a simple but powerful thought — water gives life, and caring for it is a responsibility we all share.

S.U.R.E. – Super Utility Real Estate : A smarter way to look at real estate investment

A real estate format designed around flexibility, accessibility and the way Pune is growing.

In real estate, bigger has often been associated with better. But what if the smarter opportunity lies in making a space work harder? That was the thinking behind **S.U.R.E. – Super Utility Real Estate**, launched by Vilas Javdekar Developers in June 2020 as part of its evolving design philosophy. The idea was to create a new category of real estate—one that combined smart planning, strategic locations and multiple possibilities of use, while making commercial property ownership more accessible. The first S.U.R.E. took shape in **Hinjawadi**. Since then, the concept has travelled across Pune, finding its place in **Wakad, Kharadi and now Sus**. **A different way to use space** S.U.R.E. starts with a simple design principle: **space should be planned around utility, not excess**. The units are compact, with sizes starting from **275 sq. ft.**, but their purpose isn’t limited to one defined use, depending on the location and requirement. **Designed with the investor in mind** S.U.R.E. was conceived

From its first project in Hinjawadi to its latest address in Sus, S.U.R.E. has evolved into a portfolio of compact, professionally managed spaces across Pune—bringing a different perspective to commercial real estate investment. primarily as an **investment-focused real estate proposition**. Its approach brings together locations with strong connectivity, compact ticket sizes and a **pre-leased, professionally managed model**. The spaces are operated by third-party operators, helping create a more structured ownership experience while the asset is put to use. For investors, this creates an opportunity to participate in commercial real estate through a format that is designed around utility, leasing and potential rental returns, subject to the terms of each project. **Six projects. One evolving idea.** What started as a new real estate format in Hinjawadi has grown into **6 S.U.R.E. projects and 2,000+ units across Pune**. The expansion from Hinjawadi to Wakad, Kharadi and now Sus also reflects something larger—

the changing nature of Pune itself. As new business districts emerge and the city expands, the demand for smaller, well-connected and purposeful spaces continues to create new possibilities. The latest S.U.R.E. in Sus is the newest chapter in this journey. Its spaces, planning and setting offer another expression of the S.U.R.E. philosophy : **make the most of the space, choose the right location and create an asset**. Because ultimately, S.U.R.E. isn’t just about owning a smaller piece of real estate. **It’s about thinking differently about what that space can become**



When Good Work Gets Recognised, Better Work Follows

The Engineers’ Day edition of Sankalp R&R brought together recognition, experience and a shared focus on continuous improvement.

The Sankalp Rewards & Recognition (R&R) is an important part of creating a culture where good work is noticed, shared and celebrated. More than an awards ceremony, it gives teams an opportunity to pause, look at what is working, learn from each other and recognise the people and practices that make a difference on the ground.

The August edition of Sankalp R&R was particularly special as it was held on Engineers’ Day, with Chairman Mr. Vilas Javdekar in attendance. The occasion also featured **Mr. Satish Marathe as the Chief Guest — a veteran Civil & Structural Engineer with over five decades of experience.**

The founder of SMCE, Mr. Marathe has an extensive background in structural design, bridges, project management and technical education. An alumnus of the University of Mysore and



the University of Florida, he has also spent 25 years teaching and nurturing young engineering professionals. Addressing a gathering of around 200 engineers, Mr. Marathe spoke about how strong results are built through small habits, discipline and consistency. He emphasised the importance of an engineer’s mindset — approaching every design, drawing and decision with precision, responsibility and discipline.

His address set the tone for the R&R that followed — the first R&R celebration under the Sankalp Premier League (SPL). A key aspect of SPL is to create opportunities for engineers to go beyond their everyday responsibilities, showcase their capabilities and get recognised for the value they bring to their teams and projects. Through regular recognition, the initiative also encourages teams to learn from strong practices and continuously raise the bar.

The August R&R recognised the best-performing teams and sites across different parameters, with awards

presented for:

- **Best Performing Site**
- **Best Performing Building**
- **Best Site – Working Facilities, Safety & Layout**

Adding an interesting twist to the ceremony, Project Directors conducted short interviews with the winning teams and building in-charges — much like a post-match interview with a cricket Man of the Match.

These conversations went beyond congratulating the winners. They explored the practices, strategies and approaches that helped the teams perform well, giving other captains and teams an opportunity to take away practical learnings.

Importantly, the conversation did not stop at recognising those who scored well. Time was also dedicated to understanding where sites could improve, what gaps needed to be addressed and how teams could develop stronger strategies to improve their scores in the coming months.

That is what makes Sankalp R&R significant. Recognition becomes a starting point — for learning, knowledge sharing, healthy performance focus and continuous improvement. It celebrates what teams have achieved today while encouraging them to think about how they can perform better tomorrow.



With insights from veteran engineer Mr. Satish Marathe and learnings from the month’s top-performing teams, the evening went beyond awards to celebrate the journey towards better performance.



The Man Everyone Counts On

Ramchandra Kamble’s journey from plaster mason to site supervisor is a story of ownership, grit and showing up when it matters.

Some people are known for the work they do. Others are known for being the person everyone turns to when something needs to be done.

Ramchandra Kamble, Site Supervisor, is one of them.

His journey with VJ began as a plaster mason. Today, he is the person his site can count on, whatever the situation may be. From handling a neighbour’s concern to managing traffic outside the site, from resolving a dispute at the labour camp to stepping in during an emergency, Kamble is always ready to take responsibility.

It is not unusual for his workday to extend beyond the site. If a resident from a neighbouring society calls late at night with a concern, Kamble listens. And if the situation needs his presence, he goes there himself to sort it out.

He also visits the police station three to four times a week to coordinate on instructions and support welfare-related activities. When traffic or site logistics get difficult, he is out there with a whistle, helping keep things moving. At the labour camp, if a disagreement arises, he is often there within minutes. And when work needs an

Every site has people who keep things moving. For the team at Palladio Kothrud Central, Ramchandra Kamble is one of those people, a hands-on problem solver whose experience, initiative and commitment have made him a trusted presence through every challenge.



Every mission begins with respect.

- **Pride:** He came up through the ranks, starting with a trowel in hand. Even today, he teaches by picking it up himself.
- **Speed:** He doesn’t wait for someone else when something is urgent. He steps in and gets it moving.
- **Precision:** One stroke can show you what good work looks like. For Kamble, quality is something you demonstrate.
- **People First:** Neighbours, police, labour, colleagues; everyone around the site matters to him. If someone needs help, he steps in.

Built by Sankalp. Built by people who do more than their job.

extra pair of hands, he doesn’t wait for someone else. He rolls up his sleeves and gets involved.

What makes his journey even more remarkable is where he started. Kamble joined VJ as a plaster mason, and the trowel is still very much a part of his work. Even today, he can pick it up and demonstrate the finish he expects from his team. For him, quality is not something to explain. It is something to show.

His mission at Yashwin Supernova is complete. Now, he has moved to Palladio Kothrud Central, carrying the same energy and ownership into his next assignment.

The simplest way to describe Ramchandra Kamble is this: when something needs to be done, he is already on it.

More Than a Job

- **Passion:** Some people show up because it’s their job. Kamble shows up because something needs to be done.

What Goes Into Getting It Right?

Quality rarely comes from one big moment. It comes from getting many small things right, consistently.

When you see a completed building, you see the result. What you may not see is the thought, coordination and attention that go into getting there.

Quality is treated as a process that begins much before the final finish. Every project moves through a planned sequence of stages, with each stage building on the one before it. From the early structural work to finishes, services and the final details, there is a clear thought behind how the work progresses.

Because in construction, one step can influence the next. That makes consistency important.

Different teams come together at different points in the project, working with a shared understanding of what needs to happen and when. It is a continuous process of planning, execution, coordination and attention to detail. Some of this work is visible on site. Much of it happens quietly in the background.

And that is often what makes the difference.

A finished wall, a neatly completed passage, a well-finished common space or a functioning service may appear simple when seen on its own. But each is the outcome of several activities coming together in the right sequence.

Which is why quality cannot

be looked at only towards the end.

It has to be considered at every stage.

At the building level, this attention continues through the journey—from the structure and finishes to services and the final detailing. At the project level, the same thinking extends beyond the individual building to common infrastructure, utilities, external development and shared spaces.

The details may change from one stage to another. The principle remains the same: do the work thoughtfully, stay attentive to what comes next and make sure every stage is ready for the one that follows.

It is also about recognising that quality is not only about what is visible.

There are things people notice immediately—the finish, the look, the feel of a space. And then there are things they may never

consciously notice, because they simply work the way they are meant to. Both matter.

That is why the work behind a project continues even when the visible transformation seems complete. Finishing is not the end of attention. It is another stage in making sure that everything comes together as intended.

For the teams working on a project, this means staying involved through the journey rather than looking at each activity in isolation. It means understanding that small details can have a larger impact when they come together.

Ultimately, getting it right is not about one inspection, one team or one finishing touch.

It is about a series of thoughtful decisions, carefully executed stages and people paying attention to their part of the journey.



The People Behind Every Progress.



Abhishek Tashildar
Building In-Charge

From Drawings to Structures

Originally from Miraj, Maharashtra, and now living in Pune, Abhishek comes from a simple family. His father is a farmer, his mother is a homemaker, and his wife

is also a homemaker. The values he has grown up with continue to guide him in both his personal and professional life. Abhishek began his journey with Sankalp two years ago as an Engineer 1 and is currently working as Building In-Charge. His time on site has given him valuable hands-on experience while strengthening his technical, coordination and problem-solving skills. What he enjoys most about being a civil engineer is seeing work move from drawings to actual structures. Every day brings a new challenge, and solving these challenges gives him a sense of achievement. One of his important

learnings came while managing work delays and coordination issues on site. It taught him the importance of planning, clear communication and quick decision-making. Staying calm, working closely with the team and finding practical solutions while maintaining quality and safety became key lessons for him. Outside work, Abhishek enjoys playing cricket. Looking ahead, he wants to strengthen his technical and management skills, take on greater responsibilities and continue contributing to successful projects. Hardworking. Responsible. Positive. These three words reflect the way he approaches his work and growth.



Abhijeet Polgawande
Site In-Charge

A journey built on passion, consistency and learning

For Abhijeet Polgawande, construction has been a part of his life since childhood. Growing up in Akola and now living in Pune, he would spend his vacations visiting

construction sites of relatives and learning how buildings take shape. After completing his BE Civil in 2013, he began building a career around the field he had always been drawn to. Abhijeet joined VJ in April 2021 in the Product Experience team. Over the last five years, he has worked across 10 assignments, including seven sales setups, five development projects and two site setups. Since November 2025, he has taken on the role of Site Incharge at Palladio LaViento. His biggest learning has been to focus on the small steps that lead to the final goal. A lesson he carries from Subhash Belgaonkar Sir is to set daily targets rather than look at the entire

task at once. For Abhijeet, consistency, planning and working well with people have helped him navigate demanding assignments. He especially enjoys the final phase of a project—the last stretch when teams work together under tight timelines to complete what has been promised. Away from work, he loves riding, photography and retro music. His long-term ambition is to see SCPL expand into infrastructure development and take on larger projects. Passionate. Proud. Cool. Three words that capture Abhijeet’s approach to work and life.



Ganesh Kolhe
Building In-Charge

Learning, Building and Growing with Every Challenge

Originally from Shevgaon, he comes from a close-knit family that has always been a strong source of support and motivation. With a hardworking and positive

approach, he enjoys learning, taking on new challenges and finding practical ways to solve them. His journey with Sankalp has been an important part of his growth as a civil engineer. Working on the Supernova Project has given him valuable hands-on experience and helped him strengthen his technical knowledge, site execution and coordination skills. From understanding drawings to seeing the project take shape, every stage has brought a new learning. What keeps him motivated is the energy of the site, solving day-to-day challenges, working closely with the team and achieving daily targets. One of his key learnings came while working with a tight project

deadline. It reinforced the importance of planning ahead, working together and making quick decisions when challenges arise. Outside work, he enjoys fitness, travelling and trekking. Exploring new places, staying active and spending time with friends and family help him recharge. He also believes in continuous learning and improving himself. Looking ahead, he aims to grow into a Senior Civil Engineer or Project Manager, take on larger projects and strengthen his technical and leadership skills. Dedicated. Responsible. Proactive. These qualities guide him in the way he approaches his work every day.



Vishal Veer
Engineer 1

Taking on Challenges, Delivering with Quality

4.5 years of learning, challenges and commitment at VJ. Originally from Mulshi, Pune, Vishal Dilip Veer has completed nearly four and a half years with VJ. Looking

back, he describes the journey as a memorable experience, one that has given him opportunities to learn, take on challenges and grow through his work. For Vishal, challenging assignments are what keep work interesting. He enjoys taking on difficult tasks and finding ways to complete them. Every challenging piece of work brings an opportunity to learn something new and push himself further. One value that remains constant in the way he approaches his work is quality. Whether it is a professional responsibility or a task he takes up personally, Vishal believes in giving his best and completing it with the highest possible quality.

For him, hard work is an important part of that process. It is about staying committed to the task and putting in the effort needed to achieve the desired result. Outside work, Vishal enjoys playing cricket. It gives him a chance to unwind and spend time doing something he enjoys. After 4.5 years with VJ, his journey continues to be shaped by a simple approach: take on the challenge, work hard and deliver with quality.

HANDS BEHIND YOUR HOME

Celebrating Traditions, Celebrating Teachers



Dahi Handi and Teachers’ Day brought fun, togetherness and happy moments to the VJ Schools.

The energy was different at the VJ Schools this time with festive beats, excited faces and lots of cheering! The children of our construction workers came together to celebrate Dahi Handi and Teachers’ Day, and the school turned into a space full of activity and excitement. For Dahi Handi, the children enjoyed the festive activities and joined in the celebrations with great

enthusiasm. There was plenty of cheering, laughter and team spirit as they celebrated the occasion together. Teachers’ Day brought a more personal touch. The children prepared songs, dances, handmade cards and small surprises for their teachers. Watching them come forward with so much excitement to thank their teachers made the celebration even more special. What stood out was the children’s enthusiasm to be part of every activity. Some were performing, some were cheering from the side, while others were busy preparing something for their teachers. Every child found a way to participate.



With festivals and special days becoming a regular part of school life, these moments add colour to the children’s everyday routine giving them something to look forward to, take part in and enjoy together.

Two special occasions, one happy day, bringing children together to celebrate, participate and create memories.



Building a Safer, Skilled and Empowered Workforce

Supporting the people who build our projects, with opportunities that go beyond the workplace.

At VJ, our projects are built by people who bring their skills, dedication and hard work to the site every day. Their safety, development and well-being are an important part of creating a workplace where people can learn, grow and thrive. With this focus, we have initiated a new Worker Welfare Initiative in association with Synergy NGO at Yashwin Urbo Centro. The initiative brings important support and awareness programs closer to our workforce, creating opportunities for workers and their families to access information, guidance and services that can contribute to their overall well-being. Through this initiative, Synergy NGO will conduct skilling and training programs, government scheme awareness and support, safety awareness programs, and worker and family welfare activities. These programs are aimed at helping workers strengthen their skills, understand and access government welfare schemes, build greater awareness around workplace safety, and access support that can benefit both them and their families. What begins at Yashwin Urbo Centro will now be extended on a daily basis across all VJ projects, enabling a larger number of workers to benefit from these services. By bringing these initiatives directly to project sites, we aim to make



awareness and support more accessible and create regular opportunities for workers to engage, learn and seek guidance. Worker welfare goes beyond providing a safe workplace. It is also about creating opportunities to learn new skills, understand available benefits, make informed choices and build a better future for themselves and their families. This initiative is a step towards creating a work environment where our workforce feels supported,

informed and empowered. The success of this initiative will depend on active participation and collaboration across our project sites. We encourage all Project Teams and EHS Teams to extend their full cooperation, create awareness among the workforce and encourage maximum participation in the programs. Together, we can make this initiative meaningful and take another step towards building a safer, skilled and empowered workforce, while strengthening our commitment to the people who contribute every day to building our projects and our organisation.

From learning new skills to understanding available benefits and making safer choices, the initiative brings practical support closer to workers and their families across our project sites.



From Better Decisions to Better Execution : Strengthening Commercial & Material Management



Successful project execution is shaped by many decisions that is what we plan, what we procure, how we manage costs, how we use materials, and how effectively different teams work together. Strong technical knowledge is important, but it becomes more valuable when it is supported by sound commercial understanding, practical planning, and disciplined execution.

With this focus, two learning initiatives were undertaken to strengthen capabilities across critical project functions—the Estimation, Purchase & Contracts Professional Development Series and a focused session on Material Planning, Reconciliation & Wastage Control for Supervisors and Junior Engineers at Indilife Kharadi.

Building Commercial Understanding Across Functions

The Estimation, Purchase & Contracts Professional Development Series brought professionals from these three functions onto a common learning platform. The objective was to strengthen commercial and technical

decision-making, build a clearer understanding of the project commercial lifecycle, and reinforce the importance of cost control and contractual compliance.

Across 03 sessions, the series recorded 115 attendances against 123 invitations, achieving 93% attendance, with 41 unique participants engaging in the learning journey.

The learning was designed to go beyond concepts and classroom discussions. Participants worked through practical billing and quantity-based exercises, explored real project situations, and engaged in cross-functional discussions to understand how Estimation, Purchase and Contracts are interconnected.

The Phoenix Millennium Mall case study further added a real-world perspective, helping participants understand billing processes and commercial practices through an actual project context.

Three Modules. One Commercial Perspective.

The series covered three focused modules:

- 1. Value Engineering for Estimation, Purchase & Contracts**
Participants explored how value engineering can support informed decisions while balancing cost, quality, specifications and project requirements.
 - 2. BOQ to Billing – Backbone of Contracts**
The session focused on the journey from the Bill of Quantities to billing, highlighting the importance of quantity understanding, measurement and billing accuracy.
 - 3. Contract Administration**
Participants gained a better understanding of key aspects of contract administration and the importance of maintaining contractual discipline throughout the project lifecycle.
- With the guidance of **Ajay Kumar Patil, bringing over 30 years of Project Management experience**, the sessions created opportunities to connect professional experience with practical learning.
- Turning Material Planning into Daily Site Practice**
- While commercial understanding helps strengthen decision-making, effective material management plays an equally important role in day-to-day project execution.
- A focused session on **Material Planning, Reconciliation & Wastage Control** was conducted for Supervisors and Junior Engineers. The session focused on a simple but important question: **Are we planning and using our**

materials as effectively as we can?

Participants explored how material planning can help ensure the right material is available at the right time, while reducing last-minute requirements, work disruptions, excess inventory and avoidable wastage.

The discussion covered material planning across **Plumbing, Fire, Electrical and Site Execution**, helping participants understand how material requirements are connected to activities and project schedules.

From Planning Tools to Practical Application

A key part of the session was the introduction of the 7-Day Look Ahead Planner and 15-Day Look Ahead Planner. Rather than simply explaining these tools, participants applied them to their own day-to-day work, discussed challenges and exchanged practical solutions.

The session also focused on material reconciliation, helping the team understand the relationship between planned quantities, actual consumption and variations. Through numerical exercises and practice sums, participants gained greater confidence in understanding variance and identifying reasons for excess consumption.

Case studies and role plays based on real site situations made the learning more relatable, while open discussions gave participants an opportunity to share challenges and learn from one another.

The session brought these

learnings to life through practical discussions and activities with the team at Indilife Kharadi Site on 9th September.

Bringing Learning Closer to Execution

Together, these initiatives reinforce an important aspect of project delivery: better execution begins with better understanding.

Whether it is making an informed commercial decision, understanding a contract, planning material requirements, monitoring consumption or controlling wastage, everyday decisions have a direct connection with project efficiency and outcomes.

By creating opportunities for teams to learn through practical exercises, real situations and cross-functional discussions,

- these initiatives are helping strengthen not just individual capabilities, but also the way teams connect their work to the larger project lifecycle.
- Highlights**
- **64 participant engagements** across the learning initiatives, with **93% attendance**
 - **Practical exercises** on material reconciliation, variance and consumption
 - **Case studies & role plays** based on real site situations
 - Focus on better **planning, material control & wastage reduction**
 - 4 key functions covered: **Plumbing, Fire, Electrical & Site Execution**



Learning Playlist : Collaboration & Teamwork

A great team is not just a group of talented people. It is a group of people who know how to work with, support, challenge and learn from one another.

We work with colleagues, managers, teams, other departments, partners and customers. And while everyone may have different responsibilities, experiences and ways of working, we often have one thing in common - we are working towards a shared goal. That is where collaboration becomes important.

Last month, we explored the High Performance Mindset - how our mindset, habits and approach can help us perform at our best. This month, we take the next step.

Because individual performance matters. But when people work well together, the impact becomes much bigger.

Why Collaboration & Teamwork?

Good collaboration requires us to listen to different perspectives, communicate openly, trust one another and understand how our individual contribution affects the larger team.

Strong collaboration helps us:

- Build trust within teams
- Work effectively with different people and personalities
- Share ideas and perspectives openly
- Solve problems together
- Collaborate across functions and departments
- Handle differences and disagreements constructively
- Support each other's success
- Turn individual strengths into collective performance

What This Month's Playlist Covers

- **How to Turn a Group of Strangers into a Team – Amy Edmondson**

What does it take to bring people together and quickly become a team? Amy Edmondson explores the idea of “teaming”.

- **Build a Tower, Build a Team – Tom Wujec**
A simple challenge involving spaghetti, tape and a marshmallow reveals some surprisingly powerful lessons about teamwork, collaboration, experimentation and problem-solving.
- **How to Build Great Teams – Jocko Willink & Dr. Andrew Huberman**
What makes a team strong? This discussion explores the behaviours and principles that contribute to building teams that can work effectively together, perform under pressure and stay aligned towards a common objective.
- **Are You an Ideal Team Player? – Patrick Lencioni**
Being a good team member isn't only about having the right skills. Patrick Lencioni explores the qualities that make someone an effective team player and encourages us to reflect on the role we personally play within a team. His model focuses on three qualities: humility, hunger and people smarts.
- **Cultivating Collaboration – Jim Tamm**
Collaboration doesn't happen automatically. This session looks at how we can create an environment where people are more willing to work together, communicate openly and contribute towards common goals.
- **How to Improve Cross-Functional Collaboration – Jessica Kriegel**
Some of the most important work in an organisation happens between teams, not within them.

From “Me” to “We”

One of the simplest ways to think about collaboration is to change the question we ask ourselves.

Instead of:
“What do I need to achieve?”
we also ask:
“What can we achieve together?”

Collaboration doesn't mean that everyone has to think alike. In fact, strong teams benefit from different ideas, experiences and perspectives. It means creating an environment where people can contribute, challenge ideas respectfully, ask for help, share knowledge and take responsibility for the team's success.

Begin Your Learning Journey

The Learning Playlist continues to bring together carefully curated content from experts and thought leaders, making learning simple, relevant and easy to access.

This month, take some time to explore the playlist and reflect on your own way of working with others.

- **Are you someone who builds trust?**
- **Do you listen to different perspectives?**
- **Do you make it easier for others to contribute?**
- **Do you support your team when things get difficult?**

You don't have to wait for a team-building activity to become a better team player. Collaboration starts with the way we work with people every day.

Scan the QR code, explore the playlist and discover what makes teams work better - and what you can do to make your own team stronger.

Watch. Reflect. Apply. Grow.

LEARNING Playlist

Theme for October

COLLABORATION & TEAMWORK

This curated playlist brings together powerful ideas on ~

- How to turn a group of strangers into a team
- Build a tower, build a team
- Are you an ideal team player?

- How To Improve Cross-Functional Collaboration
- How to Build Great Teams
- Cultivating Collaboration

Scan to begin

15

15

Navratri Special : Discover the 9 Forms of Devi Durga

Devi Shailputri  Maa Shailputri is considered the first form of Nava Durga. The word “Shailputri” means the daughter of the mountain king Himalayas. Mata Shailputri is considered to be a form of Mata Parvati and is considered a symbol of power, purity and spiritual awakening.	Devi Brahmacharini  Mata Brahmacharini is considered to be the second form of Navdurga and is worshipped on the second day of Navratri. Mata Brahmacharini is considered to be a symbol of knowledge, penance, devotion and self-control.	Devi Chandraghanta  Mata Chandraghanta is considered the third form of Navdurga. The name “Chandraghanta” is derived from the bell-shaped shape of the crescent moon on her head. Mata Chandraghanta is considered a symbol of valor, peace, strength and the destruction of evil forces.
Devi Kushmanda  Mata Kushmanda is considered the fourth form of Navdurga. The word “Kushmanda” means the creator of the universe. According to Hindu beliefs, Mata Kushmanda created the entire universe with her divine smile. She is considered a symbol of power, creation, health and positive energy.	Devi Skandmata  Mother Skandmata is considered the fifth form of Navadurga. The name “Skandamata” means the mother of Lord Skanda (Kartikeya). Mother Skandmata is considered a symbol of motherhood, compassion, protection and knowledge.	Devi Katyayani  Maa Katyayani is considered the sixth form of Navdurga. The name “Katyayani” is derived from sage Katyayan, who worshipped the mother fiercely. Mata Katyayani is considered a symbol of strength, courage, religion and the destruction of evil forces.
Devi Kalratri  Mata Kalratri is considered the seventh form of Navadurga and is worshipped on the seventh day of Navratri. The name “Kalratri” means the destroyer of darkness and fear. Mata Kalratri is considered a symbol of strength, protection, fearlessness and the destruction of evil forces.	Devi Mahagauri  Maa Mahagauri is considered the eighth form of Navdurga and is worshipped on the eighth day of Navratri. The name “Mahagauri” means extremely fair and radiant. Mata Mahagauri is considered a symbol of purity, peace, compassion and spiritual purity.	Devi Siddhidatri  Mata Siddhidatri is considered the ninth and final form of Navdurga. The name “Siddhiddatri” means the one who bestows achievements and divine powers. Mata Siddhidatri is considered a symbol of knowledge, spiritual power, perfection and divine grace.

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Dandiya & the Joy of Togetherness

It was the first evening of Navratri, and the VJ Parivaar society was buzzing with excitement. Colourful lights twinkled, music filled the air, and children were getting ready for the dandiya night. Eight-year-old Meera could hardly wait to dance with her friends. She picked up her bright pink dandiya sticks and joined the circle. Just then, she noticed a new boy standing quietly near the entrance. His name was Aarav. He had recently moved into the society and was watching everyone dance, but he looked too shy to join. Meera walked up to him with a smile. “Do you want to dance with us?” she asked. Aarav shook his head. “I don’t know how.” “That’s okay! Neither did I when I started,” Meera laughed. “Come, I’ll show you!” She handed him a pair of dandiya sticks and brought him into the circle. At first, Aarav missed the beats and bumped his sticks the wrong way. Everyone giggled—but instead of making fun of him, they slowed down and helped him find the rhythm. Soon, Aarav was dancing, laughing and spinning with everyone. That night, Meera realised something special: The best part of dandiya isn’t dancing perfectly. It’s making sure everyone has a place in the circle. And from that evening on, there was always room for one more.

Festivals are all about coming together, sharing joy.

PALLADIO KOTHRUD CENTRAL
KOTHRUD

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FOR DETAILED UPDATES
AS ON 15 SEP 2026



- A Building**
Basement 2 floor slab column and slab shuttering work in progress.
- B1B2 Building**
Basement 1 floor slab shuttering and reinforcement work in progress.
- C Building**
Basement 1 floor slab shuttering and reinforcement work in progress.



PALLADIO BALEWADI CENTRAL
BALEWADI

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AS ON 15 SEP 2026

- TOWER 1**
Block work is in progress on the 29th floor.
Gypsum plaster, Kitchen Platform work is in progress on the 27th floor.
Fire fighting work and Waterproofing work is in progress on the 23rd floor.
- TOWER 2**
Block work is in progress on the 34th floor.
On the 33rd floor Electrical work in progress and Kitchen platform work completed.
Gypsum plaster work is in progress on the 32nd floor. Fire fighting work is in progress on the 30th floor. Floor screeding work is in progress on the 25th floor.
- TOWER 3**
Electrical work is in progress on the 14th floor.
Fire fighting work on 34th floor work is in progress. Flooring work is in progress on the 27th floor.
- TOWER 4**
Electrical work is in progress on the 17th floor.
Waterproofing work is in progress on the 34th floor. Flooring work is in progress on the 27th floor.
- TOWER 5**
Block work on 9th floor work is in progress, Electrical work and Gypsum plaster work on 8th floor is in progress.



PALLADIO LAVIENTO
BANER MHALUNGE

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AS ON 15 SEP 2026

A1A2 BUILDING

Excavation work, Foundation work, Basement 2 grade slab work and Basement 1st floor slab work are completed. 1st floor Pour 1 slab shuttering, Pour 2 shear wall casting and Pour 3 shear wall casting work in progress.

B1B2 BUILDING

Excavation work, Foundation work, and Basement 2nd and 1st floor grade slab work are completed. Ground floor Pour 1 slab shuttering, pour 2 shear wall casting & pour 3 shear wall reinforcement binding work in progress.



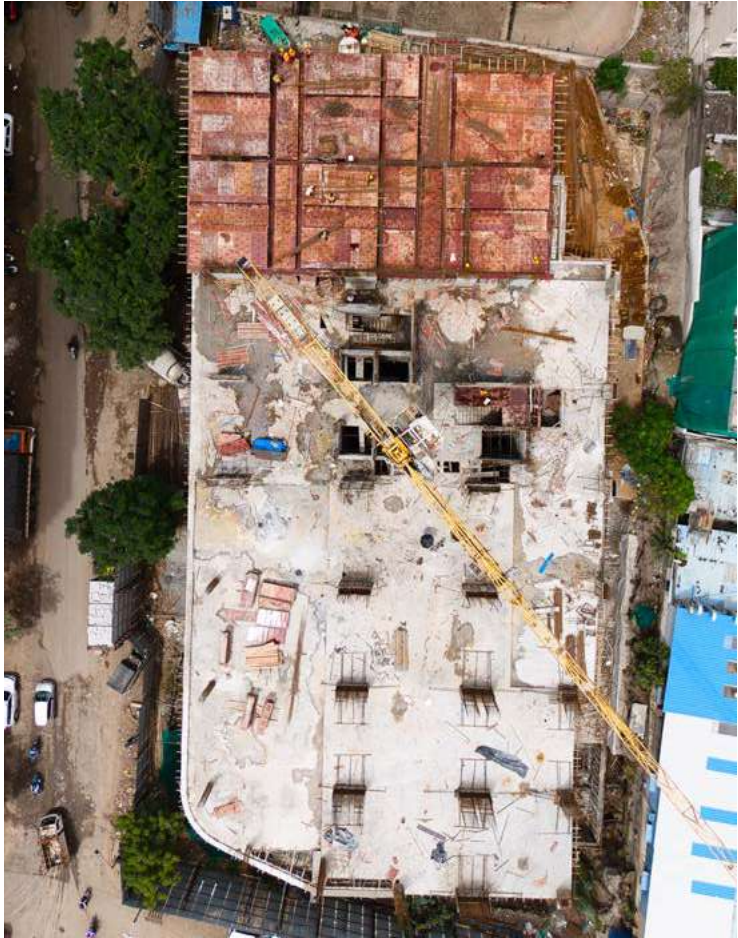
Actual site photos taken in Sept 2026.

VJ INDIWORKS KHARADI CENTRAL
KHARADI

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AS ON 15 SEP 2026



Actual site photos taken in Sept 2026.



RCC work on 2nd floor slab work completed. 3rd floor slab, Pour 1 slab reinforcement work in progress. Pour 2 slab shuttering work completed.



VJ INDILIFE
KHARADI

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AS ON 15 SEP 2026



WING1
Block work from the 20th floor is in progress . Waterproofing work 17th floor is in progress. Gypsum plaster work 15th floor is in progress.

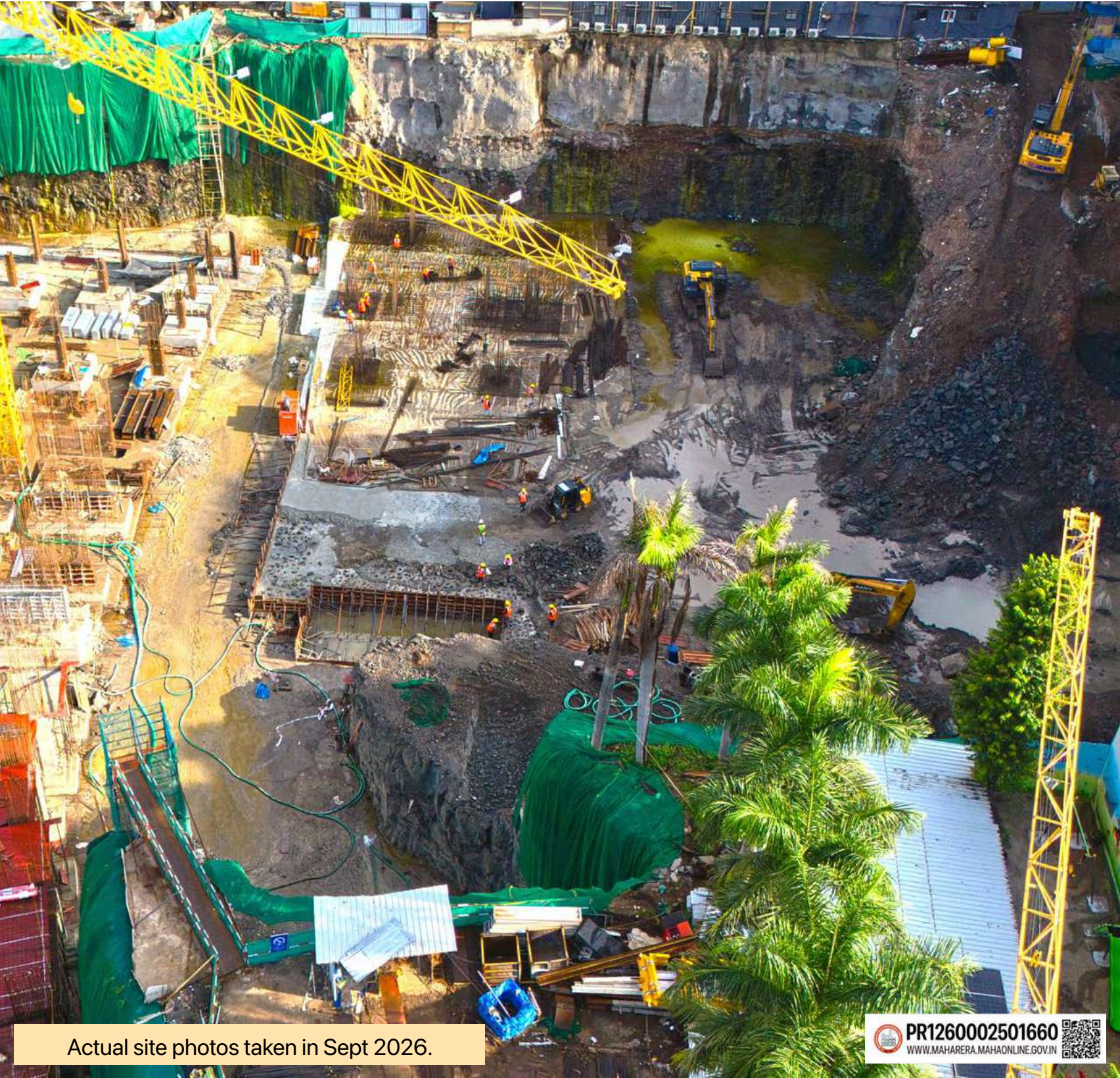
WING 2
RCC Work on Terrace slab and OHWT top slab work completed. Block work, plaster work, gypsum plaster work, Internal painting (1st coat) waterproofing work and flooring work are completed from the Ground to 6th floor. Passage ceiling work completed from the 1st to 3rd floor. Rolling shutter work is completed from the Ground to 3rd floor.



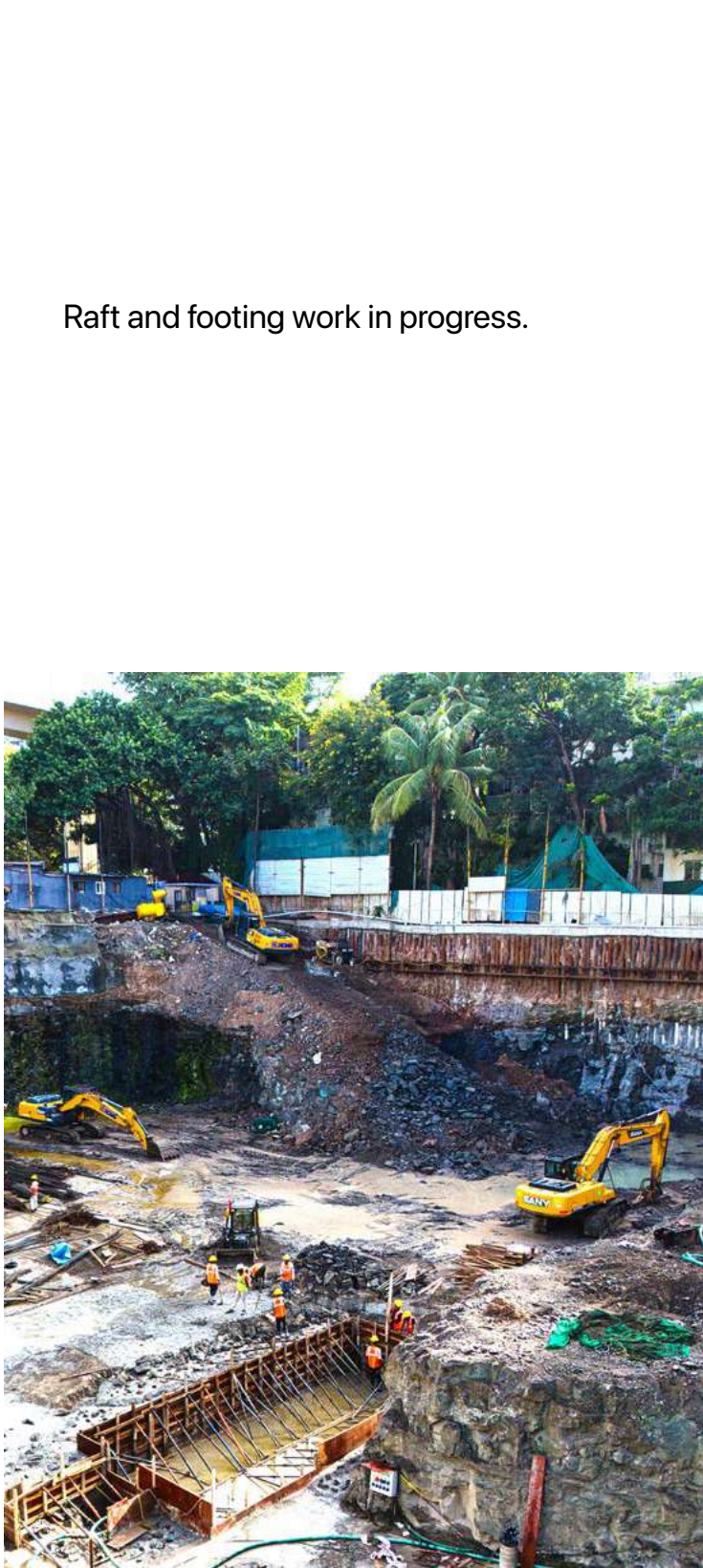
Actual site photos taken in Sept 2026.

VJ INDIWORKS KOTHRUD CENTRAL
KOTHRUD

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Actual site photos taken in Sept 2026.



Raft and footing work in progress.



PALLADIO KHARADI CENTRAL

KHARADI

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AS ON 15 SEP 2026

TOWER 1

Block work up to the 23rd floor is completed. Gypsum plaster, Kitchen otta, and Internal plaster work are completed. External plaster work is 95% completed. Lobby flooring 15th floor work in progress.

TOWER 2

Block work on the 23rd floor, Gypsum plaster work, Kitchen otta work, and Internal plaster work are completed. Staircase railing work is completed from the 3rd to 23rd floor. Lobby flooring work completed.

TOWER 3

Block works, Fire fighting, Internal plaster, Satircase railing work on the 23rd floor is completed, while 23rd floor, Internal flat flooring work are in progress. 20th floor door frame fixing work are in progress.

TOWER 4

Block work, electrical conducting, fire fighting, kitchen otta, internal plaster, staircase railing, balcony, kitchen utility & terrace waterproofing work are completed up to the 23rd floor. Door frame fixing work on the 20th floor work is in progress.



Actual site photos taken in Sept 2026.

PORTIA GRANDÉ

BANER

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AS ON 15 SEP 2026



Actual site photos taken in Sept 2026.

TOWER 1

Mains & internal wiring work completed. Mains door work completed. 23/66 units internal door work completed. 2 units work in progress. 65/66 units window installation work completed. 27/35 floors false ceiling work completed.

TOWER 2

Mains & internal wiring work completed. 28/66 units internal door work completed. 2 units work in progress. 58/66 units 1st coat paint work completed. 16/35 floors false ceiling work completed. 50/66 units window installation work completed.



VJ CENTRAL AVENUE
KHARADI

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AS ON 15 SEP 2026

TOWER 5
Block work, Gypsum work from Ground to 11th floor are completed. Waterproofing work is completed for 1st to 11th floor toilets. Acid wash is completed up to the 11th floor. Carpentry work for all doors, shutters, & hardware set installations from 2nd to 11th floor is completed.

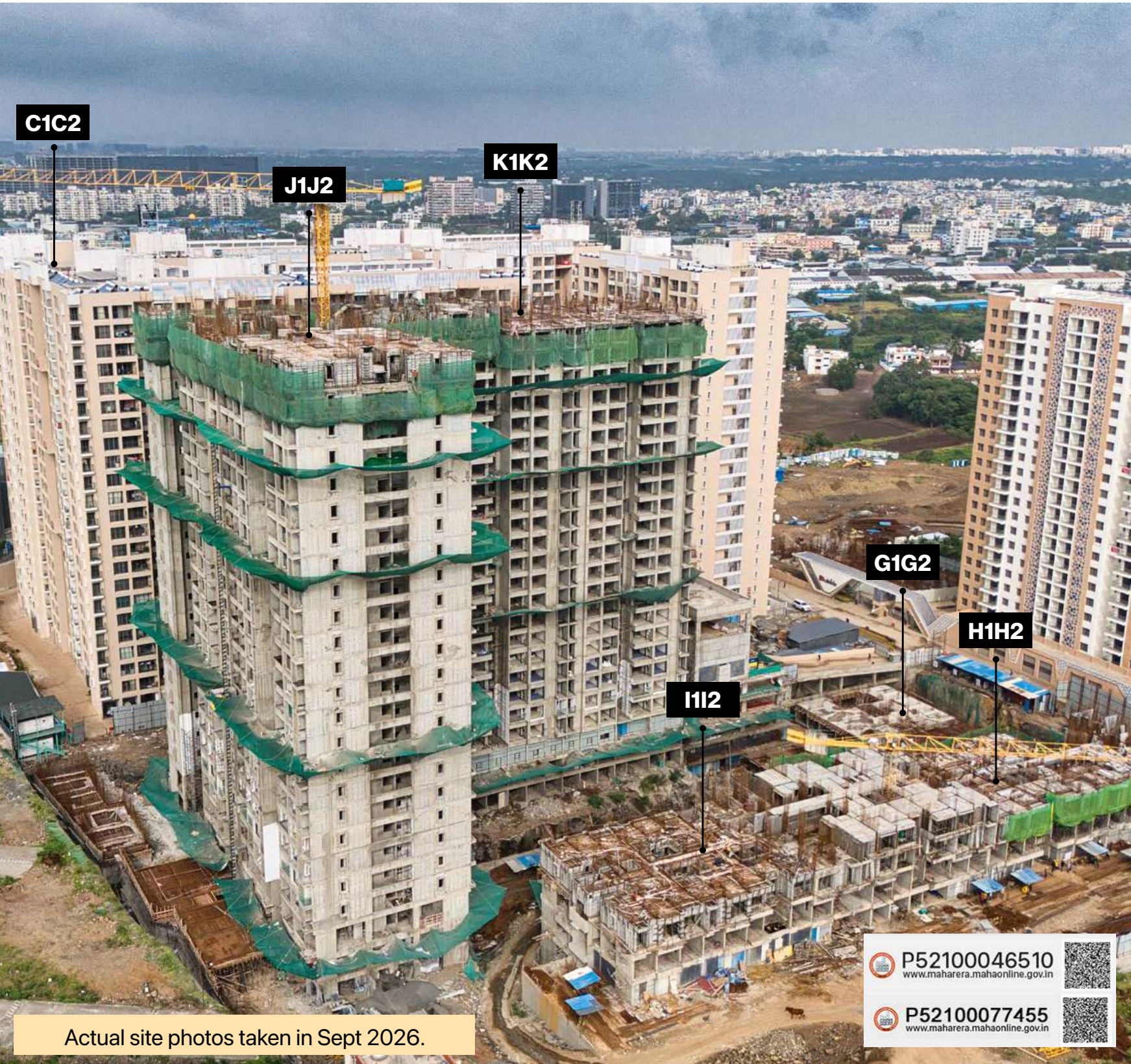
TOWER 6
Block work and internal plaster work are completed from the 1st to 22nd floor. Carpentry door frames are completed from the 1st to 22nd floor. Toilet false ceiling work is in progress from the 20th to 22nd floor.



Actual site photos taken in Sept 2026.

YASHWIN ENCHANTÉ
UPPER KHARADI

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FOR DETAILED UPDATES
AS ON 15 SEP 2026



Actual site photos taken in Sept 2026.

C1C2 BUILDING
Block work, waterproofing work, kitchen otta & dado, door frame & shutter work, and painting work have been completed.

G1G2 BUILDING
RCC work Lower ground floor work in progress.

H1H2 BUILDING
RCC work 3rd floor slab work in progress.

I1I2 BUILDING
RCC work 4th floor slab work in progress.

J1J2 BUILDING
Block work is in progress on the 17th floor. Gypsum plaster work is in progress on the 11th floor. Floor tiling work is in progress on the 7th floor.

K1K2 BUILDING
Block work is in progress on the 15th floor. Gypsum plaster work is in progress on the 8th floor. Kitchen otta work is in progress on the 14th floor. Floor tiling work is in progress on the 7th floors.



YASHONE ETERNITEE

HINJAWADI

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A BUILDING
Toilet false ceiling work is in progress on the 15th floor. Acid wash work on the 22nd floor, electrical switch installation on the 21st floor, and glass railing work on the 10th floor is in progress.

SHUBHAM BHAVATU

COMING SOON

B BUILDING
Painting work is completed. 22nd floor aluminium window frame and door frame work completed. 22nd floor wiring & switch board fixing work completed. Glass railing work on 1st to 22nd floor completed.

SHUBHAM BHAVATU

COMING SOON

E BUILDING
Internal plumbing work for the 23rd-floor is in progress. External painting texture work is 80% completed. Aluminium window framing work is in progress on the 22nd floor. Fire fighting internal work on the 16th floor and riser work are in progress.



Actual site photos taken in Sept 2026.

YASHWIN URBO CENTRO

WAKAD

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A1A2 BUILDING
Electrical work, Gypsum plaster for the 26th floor is in progress. Fire fighting andWaterproofing work is in progress on the 22nd floor.

B1B2 BUILDING
Gypsum plaster work, kitchen otta, waterproofing work, and fire fighting work on the 34th floor are completed. Lobby flooring on 23rd floor work in progress.

C1C2 BUILDING
Block work, internal plaster, gypsum plaster, kitchen platform are completed. Electrical work 23rd floor wiring is in progress.

D1D2 BUILDING
Block work, internal plaster, gypsum plaster, kitchen platform, flooring work are completed. Electrical work on the 24th floor work is in progress.

E1E2 BUILDING
RCC work 12th floor slab work is in progress. Block work on 2nd and 4th floor work in progress. Gypsum plaster work is in progress on the 3rd floor.

F1F2 BUILDING
RCC Work 4th floor pour 1 aluform mockup shuttering work in progress.

G1G2 BUILDING
Shop Mezzanine Floor Slab work completed. 1st floor (Shop roof) Slab work completed.



Actual site photos taken in Sept 2026.

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PALLADIO KHARADI CENTRAL - II
KHARADI

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E2 TOWER
RCC Work on 16th floor slab casting work completed.
Block Work on 12th floor work in progress.
Gypsum Work on 11th floor work in progress.
Kitchen Otta Work on 8th floor work in progress.

E3 TOWER
RCC Work on 12th floor slab work in progress.
Block Work on 9th floor work in progress.
Gypsum Work on 7th floor work in progress.
Waterproofing Work on 4th floor work in progress.
Kitchen Otta Work on 1st to 5th floor work in progress.



Actual site photos taken in Sept 2026.

PALLADIO PRESIDENTIAL SUITES
BALEWADI RIVERFRONT

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Actual site photos taken in Sept 2026.

TOWER 1
Excavation work completed. Pile Foundation work in progress.

TOWER 4
Excavation work completed. Raft work completed
Shear walls work in progress. Ground floor slab work in progress.

TOWER 5
Excavation work completed.
PCC work 50% completed.
Raft work in progress.



You Bring The Potential. We'll Bring The Opportunity.

Explore a workplace where you can learn, contribute and grow along the way.

Sometimes, the right opportunity is not just about where you can work. It is about how much you can become. The first job is exciting. The next one comes with expectations. Somewhere along the way, most of us start looking for more than a designation and a salary. We start looking for work that gives us a chance to learn, people we can learn from, and opportunities that allow us to take on more. That is when a job starts becoming a career. At VJ, we have seen this happen in many different ways. People have joined us for one role and discovered new interests along the way. Some have taken on responsibilities they had never handled before. Some have moved across functions. Others have simply grown deeper into what they do, taking on larger teams, bigger projects and greater ownership. That is the kind of environment we want to continue creating. VJ is a growing organisation, and growth brings with it a wide range of opportunities. Today, we are looking for people across Brand Experience, Sales, CRM, VJ Parivaar, HR, Facility Management, Accounts,

WE'♥️ WHAT WE DO™

Finance, Engineering, Design and several other functions. But what interests us is not only what you have done before. It is what you are willing to learn next. You could be an experienced professional looking for a larger canvas. Or you could be starting out and wondering what your first real opportunity will look like. You may have a very clear idea of where you want to go. Or you may still be figuring it out. Either way, there is something important we look for. Curiosity. Ownership. The willingness to learn. And the confidence to take on something new. Because some of the best career opportunities are the ones that make you say, **"I haven't done this before, but I'm willing to try."** At VJ, we want people who are ready to do exactly that. People who want to work with different teams, experience different challenges and keep growing along the way. So perhaps the question is not only, **"What does VJ have to offer me?"**

Perhaps it is also: **"What do I have in me that VJ can help me build?"** If that question makes you curious, perhaps it is time to explore what could be next. VJ is hiring across functions. Explore the open roles, find where you fit, and start a conversation with us. Because your next role does not have to define your career. It could help you discover it. And as you grow, the organisation grows with you. New ideas, new responsibilities and new possibilities often begin with a simple step — being open to the opportunity in front of you. The journey may take you places you did not expect, introduce you to people who shape your thinking, and help you discover strengths you did not know you had. Because growth is rarely a straight line. It comes from trying, learning, making mistakes, taking feedback and trying again. And sometimes, the biggest opportunities are the ones that begin with simply being willing to take the first step.

VJ

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