



BOUTIQUE OFFICES AT KHARADI CENTRAL

**FOR INDIA'S NEW-AGE  
BUSINESSES!**







The economic graph of Pune is steering towards an upward trend. To bolster this growth, there is Kharadi, Pune's very own economic corridor of the coming times.

**EAST PUNE'S  
VERY OWN  
BUSINESS  
ADDRESS!**

**KHARADI**

LOCATION HIGHLIGHTS

CLOSE PROXIMITY TO  
PUNE AIRPORT,  
VIMAN NAGAR.  
KHARADI-MAGARPATTA  
CORRIDOR

AMPLIFIED VISIBILITY  
AND FOOTFALL FOR  
YOUR BUSINESS

GREAT PUBLIC  
INFRASTRUCTURE  
THAT SUPPORTS  
BUSINESSES





#### ENTERTAINMENT

- Reliance Smart: 1.4 km
- Phoenix Marketcity: 2.8 km
- Seasons Mall: 4.6 km
- Amanora Mall: 4.7 km



#### SCHOOLS

- City International School: 1 km
- Bumble Bees School: 1.2 km
- Royal Kids: 1.4 km
- Orchids International School: 1.7 km
- Euro School: 3.2 km



#### HOSPITALS

- Rising Medicare: 900 m
- Medipoint Hospital: 1.3 km
- Motherhood Hospital: 1.5 km
- Manipal Hospital: 2.2 km



#### WORKPLACES

- BNY: 400 m
- Zensar: 1.8 km
- WTC: 2.4 km
- EON IT Park: 3 km
- Commercezone IT Park: 3.1 km



#### HOSPITALITY

- Radisson Blu: 750 m
- Fairfield by Marriott: 1.6 km
- Hyatt: 4 km
- Novotel: 5.3 km



#### IMPORTANT SUBURBS

- Viman Nagar: 3.6 km
- Magarpatta: 5.8 km
- Pune International Airport: 5.6 km
- Koregaon Park: 7 km
- Ramwadi Metro Station: 3.3 km





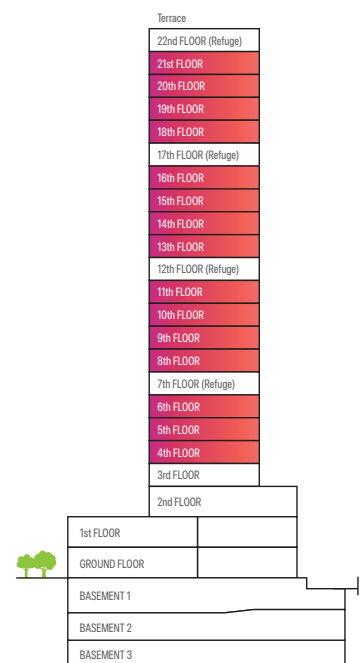
Artist's impression



# CRAFTED FOR YOUR BIG INDIAN AMBITIONS!

The world is changing, and so is the way we work. Businesses, startups, freelancers and consultants are all driving India's growth, and they need spaces that match their energy and ambition.

Welcome to IndiWorks at Kharadi by Vilas Javdekar Developers, a business address designed for the new-age entrepreneurs. Welcoming, smart, and built to support the way we work today, these modern-day boutique spaces are an anchor to your big dreams and passion. These fuel your growth, realise your ambitions, and contribute to a greater India, because when you grow, the nation grows with you.



## PROJECT HIGHLIGHTS

**240-300 SQ. FT.**  
Boutique Spaces

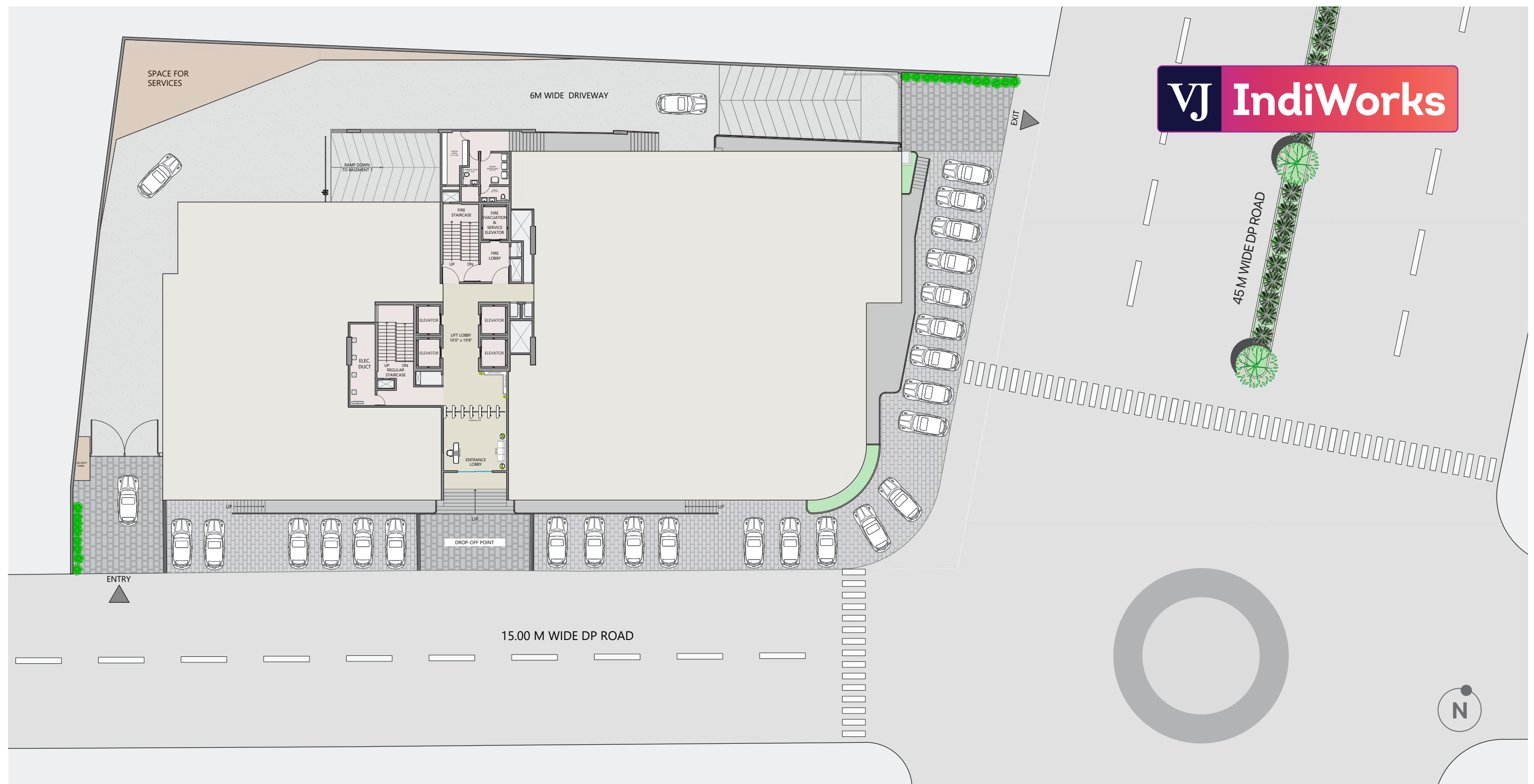
**15,800 SQ. FT.**  
Co-working Hub

**22 FLOORS**  
With Chic Elevation

**SOUGHT- AFTER**  
Landmark Location

**FULLY AIR**  
Conditioned Offices





## THE NEW BUSINESS ECOSYSTEM

- 5 HIGH-SPEED ELEVATORS
- 100% DG BACKUP
- 9,300 SQ. FT. TERRACE LOUNGE
- PARKING MANAGEMENT SYSTEM
- DEDICATED WASHROOM IN EACH OFFICE
- DEDICATED SPACE FOR OFFICE SIGNAGE

Disclaimer: This is an indicative layout. Please refer to the sanctioned plan for details.





VJ IndiWorks

A GRAND WELCOME  
TO A WORLD OF  
GREATER AMBITIONS.



Sometimes,  
one simple idea  
and your passion,  
is enough to

# MAKE INDIA GREATER!







**VJ** IndiWorks

KHARADI CENTRAL

# ONE ADDRESS, MANY GROWTH STORIES.

These boutique spaces are designed to inspire limitless possibilities. From ambitious startups and creative studios to boutique consultancies and experiential retail, each space empowers ideas that fuel growth and innovation.

With a perfect blend of design, functionality, and flexibility, they create an ecosystem where every venture can flourish. By nurturing passion-driven enterprises and fostering collaboration, these spaces build the future, because when ideas thrive, India moves forward with them.





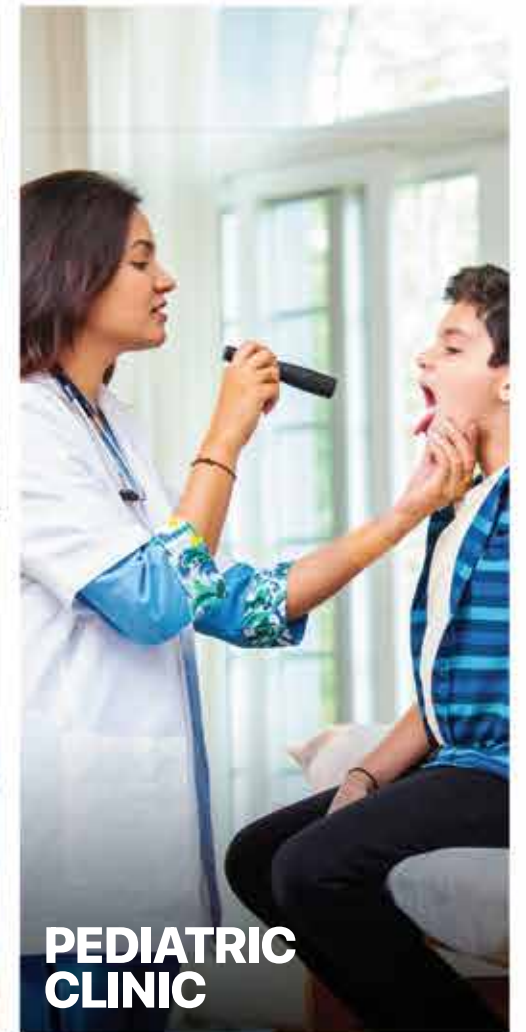
**YOGA  
STUDIO**



**EYE  
CLINIC**



**VETERINARIAN  
CLINIC**



**PEDIATRIC  
CLINIC**



**MENTAL  
HEALTH CLINIC**



**LEARNING  
CENTRE**



**DENTIST  
CLINIC**



**ARCHITECTURAL  
STUDIO**



**BRANDING  
STUDIO**



**AYURVEDIC  
CLINIC**



**CO-WORKING  
SPACE**





**AN OUTLINE THAT  
DRIVES YOUR  
PASSION!**

CO-WORKING HUB  
**15,800 SQ. FT.**

Disclaimer: This is an indicative layout. Please refer to the sanctioned plan for details.



## PRIVATE CABINS

For individuals and teams who prefer a focused workspace.



## MEETING & CONFERENCE ROOMS

Ideal for presentations, discussions, and client meetings.



## HOT DESKING ZONE

Flexible setups for professionals on the move.



**VJ** IndiWorks

KHARADI CENTRAL

## WAITING & RECEPTION AREA

Welcoming zones that create the perfect first impression.



# CO-WORKING SPACES DESIGNED FOR EVERY NEED

From focused cabins to collaborative lounges, explore a range of thoughtfully designed spaces that bring flexibility, productivity, and creativity together.

## COLLABORATION LOUNGE

Open spaces designed for brainstorming and teamwork.



Images used are for representation purpose only.





**WHERE MAGICAL VIEWS  
& SHARED MEALS COME  
TOGETHER!**

**TERRACE LOUNGE  
9,300 SQ. FT.**

Disclaimer: This is an indicative layout. Please refer to the sanctioned plan for details.



A modern rooftop terrace with a wooden deck, outdoor seating, and a food kiosk. The terrace is furnished with several tables and chairs, some with white cushions. A food kiosk with a menu board and a sign that says "Happy Day" is visible on the right. The terrace is surrounded by lush greenery and a glass railing. In the background, there are other high-rise buildings under a clear blue sky.

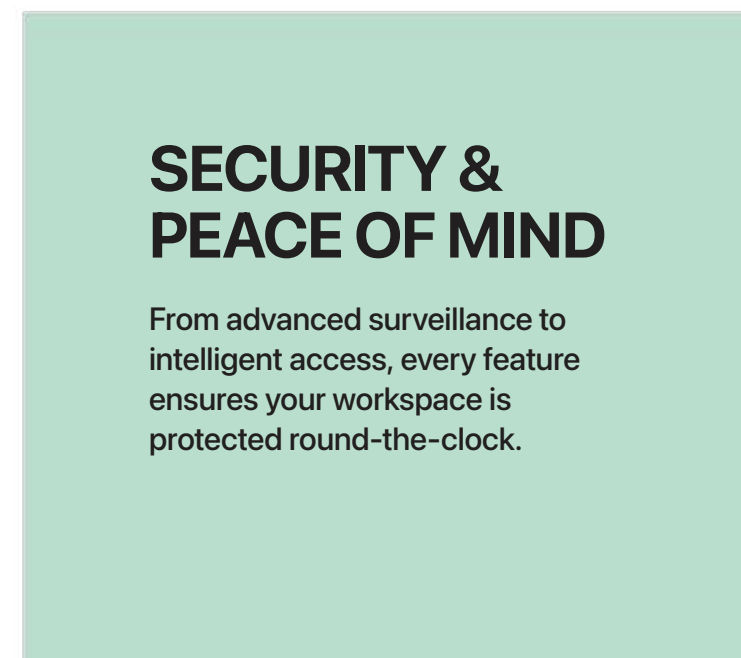
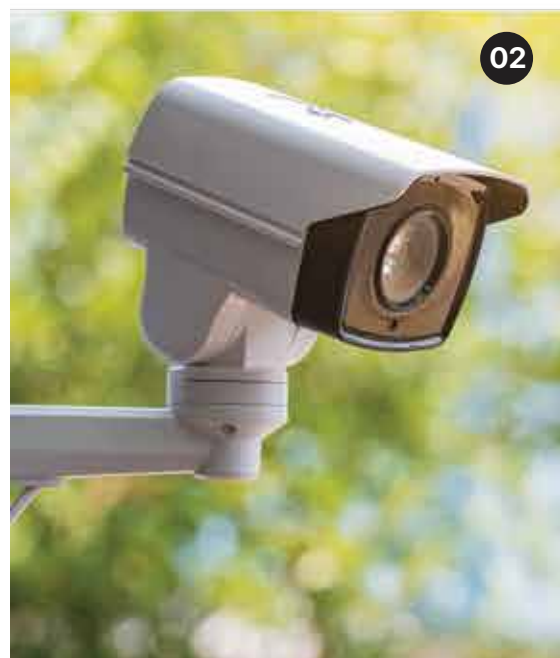
**VJ** IndiWorks

**EVERY STOREY  
BUILT FOR A  
GREATER LEISURE.**



# SAFETY & SECURITY

Every feature here is built to give you complete peace of mind. From advanced surveillance to controlled access, your workspace stays safe and protected at all times.



- 01 Sprinklers, Smoke Detectors & Fire Alarms in every office for complete fire safety.
- 02 CCTV Surveillance in all common areas for a secure environment.
- 03 Boom Barriers at entry & exit points for controlled access.
- 04 Smart Locks for each unit ensuring technology-driven security.
- 05 Parking Management System
- 06 5 High-Speed Elevators with safety backup. (4 Passenger elevators & 1 service/fire elevator)



# BUSINESS COMFORTS

Comfort and productivity go hand in hand here.  
Every detail is designed to make your workday smoother, easier, and more enjoyable.

- 01 Air-Conditioned Office Spaces for optimal comfort.
- 02 Dedicated Pantry niche & Washroom in every office for convenience and hygiene.
- 03 Dedicated Outdoor Unit Space for AC installations.
- 04 9,300 sq. ft. Terrace area, a vibrant zone for lunch breaks and conversations.
- 05 Breakout Spaces to recharge, connect, and ideate.



## COMFORT CRAFTED FOR PRODUCTIVITY

Thoughtfully designed for everyday ease and uninterrupted focus, your office experience is elevated at every touchpoint.



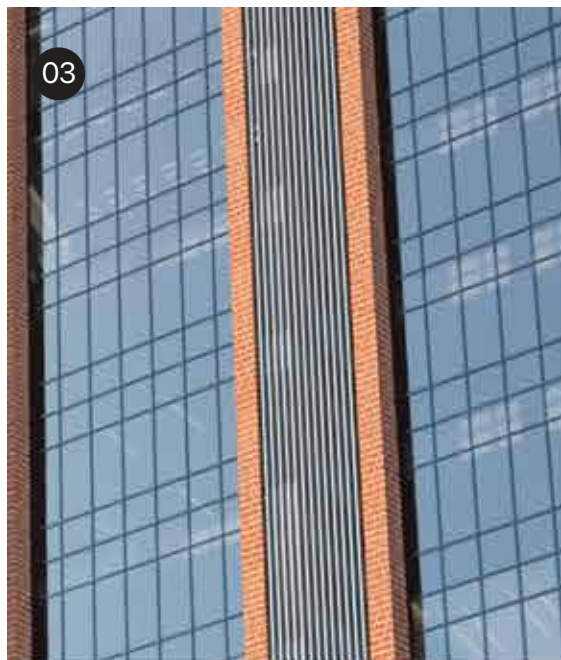




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**FUNCTIONALITY  
COMBINED WITH  
EASE & CONVENIENCE.**





## DESIGN THAT DEFINES DISTINCTION

A boutique identity reflected in architecture that is both functional and visually striking.



Images used are for representation purpose only.

- 01 Main Door in Wood & Glass adding elegance at every entrance.
- 02 Full-Height Glass Walls for openness and visual connectivity in passages for offices.
- 03 Glass Facade with Vertical Fins with a refined aesthetic.
- 04 Grand Entrance Lobby for first impressions that impress.
- 05 Chic Elevation for a modern architectural statement in Kharadi Central.

# DESIGN & ARCHITECTURE

With a blend of elegance and purpose, the design stands out for its modern appeal and thoughtful detailing that adds character to every space.





VJ IndiWorks

**WHERE YOUR BUSINESS  
MAKES THE FIRST  
IMPRESSION!**



# BUSINESS INFRASTRUCTURE

Everything you need for seamless business operations is right here. Smart systems, reliable power, and future-ready features keep your work moving without interruptions.



## FUTURE-READY BUSINESS ECOSYSTEM

Powered by technology and foresight, ensuring seamless business continuity and operational excellence.

- 01 **100% DG Backup for uninterrupted operations.**
- 02 **Common EV Charging Stations supporting sustainable mobility.**
- 03 **Co-working Hub (15,800 sq. ft.) designed for collaboration and growth.**
- 04 **Showrooms & Retail on Ground Floor for visibility and accessibility.**
- 05 **Advanced Parking Management System ensuring organised flow & convenience.**





# VISIBILITY & ACCESS

Your business deserves to be seen. With a prime location, smart signage, and easy access, visibility and reach come naturally.

- 01 Dedicated Signage outside each unit for professional visibility.
- 02 Lobby Name Board for effortless discoverability.
- 03 East-West Entrances (Vastu-aligned) symbolising prosperity and positivity.
- 04 Strategic Location in Kharadi Central with easy citywide connectivity.



## VISIBILITY THAT BUILDS BUSINESS

Built to enhance brand presence and accessibility, because great businesses deserve to be seen.





With thoughtfully designed parking solutions,  
every visitor and occupant enjoys ease of  
access and peace of mind.

## **CONVENIENT, SECURE & SMARTLY PLANNED.**

### **PAY-PER-USE PARKING**

Flexible parking system for visitors and short-term users.







Single |  
for all |

EasyBuy

Financial services  
to simplify home buying

weearn

Revenue generating spaces to  
lower society's maintenance cost

VJFIRST

Preferential treatment for  
VJ homeowners

HOME  
/INSPECT

Third party audit of homes  
at the time of possession



Rent & Sell verified  
properties



Security & property solutions  
for every VJ community



Personalising a  
house into your home

A FAMILY OF  
**95,000+**  
MEMBERS



## GREATER DELIGHTS FOR ONE BIG FAMILY

A community of VJ space owners  
with access to exclusive privileges

At VJ, we are committed to making the life of our buyers and owners truly hassle-free, at different stages of owning a space and then making the most of it. We offer complete convenience and comfort through our paid signature services, which are available exclusively to the members of the VJ family. We fondly call this bouquet of services, VJ Parivaar.



# LEADING THE DREAM OF MAKING INDIA GREATER

1,200+ Team members make it happen

Driven by the idea of putting people-first, everything we do at Vilas Javdekar Developers is made of ambitions that aim to serve the people in the best possible manner. And so, we strive to make the best spaces in terms of user-friendly design, aesthetic brilliance, robust engineering, and sustainability. For us, developement is not just a business, it is what we love to do - creating long-term value for everyone. And every single time, the ambition is to be a part of a complete space and a growth-centric lifestyle.



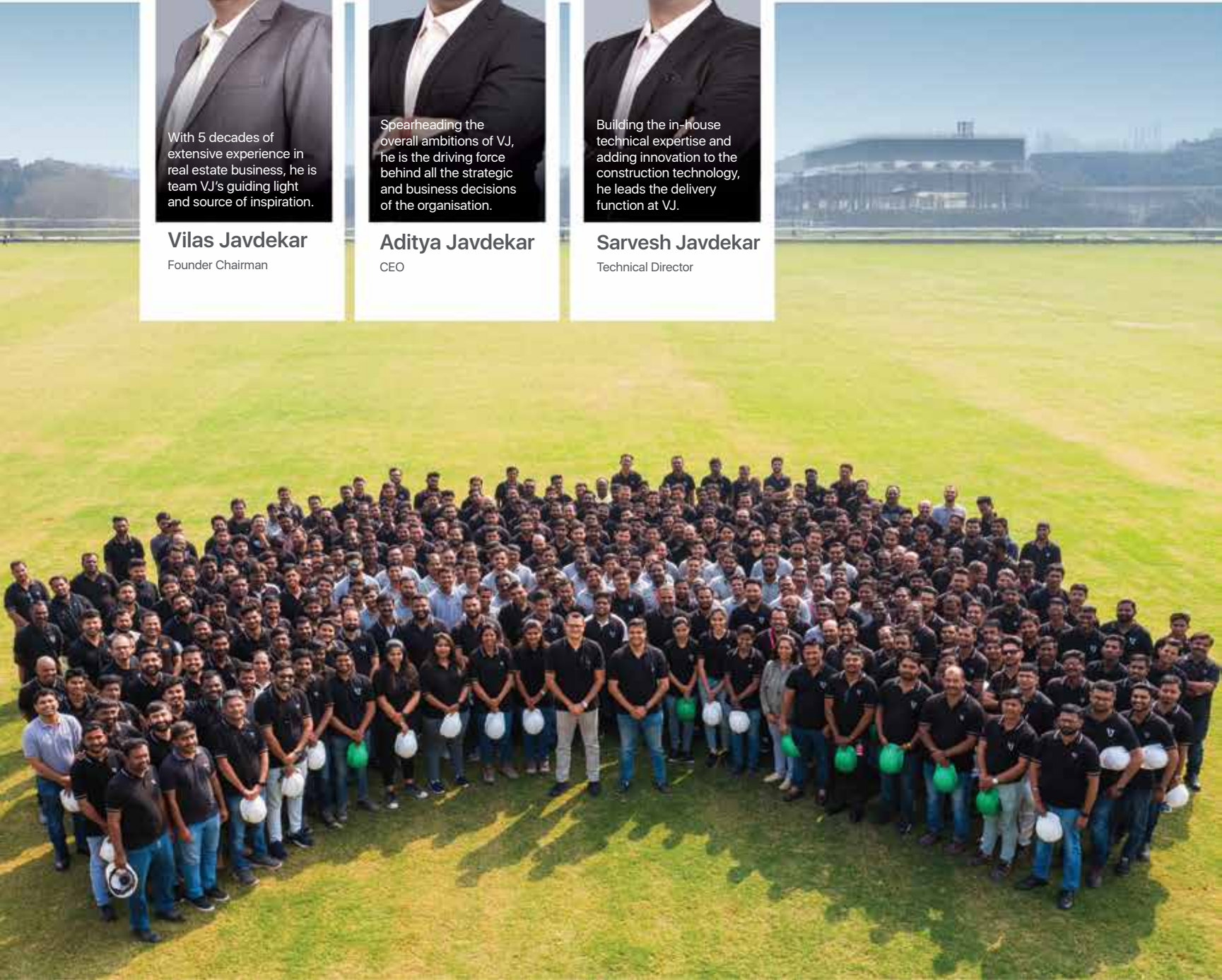
**Vilas Javdekar**  
Founder Chairman



**Aditya Javdekar**  
CEO



**Sarvesh Javdekar**  
Technical Director



At VJ, we've designed and shaped various creations that are acknowledged nationally and internationally. We cherish these creations as they are a reflection of the efforts and dedication that we put in, every single time. We further embrace these, as they inspire us to shape a greater future.



## 25+ AWARDS THAT FILL US WITH PRIDE.

### COEP Abhiman Award

Sep 2025

Vilas Javdekar was awarded by Hon'ble Chief Minister Devendra Fadnavis.

### YashONE Eternitee

Oct 2023

Best Facility Award - Silver, given to the Labour Camp Infra by CREDAI Pune

### Yashwin Urbo Centro

Nov 2024

Best Facility Award - Gold, given to the Labour Camp Infra by CREDAI Pune

### VJ Happiness Street

Dec 2024

Well Built Structure Award, commercial category

### YashONE Hinjawadi

Feb 2023

'Well Built Structure Award 2022' in residential housing complex category by BAI

### Lokmat Award

May 2022

Lokmat 'Vishwakarma Award' awarded to Vilas Javdekar at the hands of Mr. Nitin Gadkari

### YashONE Hinjawadi

Oct 2022

'Green Champion Award' by IGBC under 'Developer Leading the Green Homes Movement in India'

### Portia Quintessential

June 2021

Architects, Engineers & Surveyors' Association (AESA) Award

### YashONE Hinjawadi

Feb 2019

Awarded Most Environment-friendly Residential Space by Realty Plus

### Yashwin Encore

Feb 2019

Awarded 'Architectural Design of the Year-Residential' by Realty Plus

### YashONE Pirangut

Feb 2018

Awarded as 'Affordable Housing Project' of the Year by Realty Plus

### YashONE Hinjawadi

Sep 2017

Awarded as 'Mid-Segment Project (West)' of the Year by Realty Plus

### Portia Quintessential

Mar 2017

Awarded as 'Super Luxury Project' of the Year by Realty Plus

### Lifetime Achievement

Feb 2016

Vilas Javdekar Scroll of Honour Lifetime Achievement Award

### Young Achiever

Feb 2015

Aditya Javdekar awarded Young Achiever of the Year

### Euro School

Feb 2016

Commercial Property of the Year



WE'♥  
WHAT  
WE DO™

VJ



—  
**59+**

Completed and  
ongoing projects

—  
**25,000+**

Families that call a  
VJ home their home

—  
**45**

Years of  
rich legacy

—  
**15**

Popular locations  
across Pune

—  
**Zero**

Customer complaints  
till date, a proud record

—  
**1.5 Cr.**

Sq. ft. of ongoing  
construction





WWW.JAVDEKARS.COM

SITE OFFICE: VJ INDIWORKS KHARADI CENTRAL, S NO 38/1/A/1A/1,  
44/6/1, 44/6/2/1, PUNE, 411014

Project is mortgaged with and funded by Bajaj Housing Finance Limited.

No objection certificate / permission to mortgage from Bajaj Housing Finance Limited will be provided for the sale of flats.

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