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JUL - AUG 2019

**VJCONNECT**

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# VJCONNECT

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# Editors Note

2019 is going to be extremely interesting year for VJ While we continue to launch and sell project with fantastic success I think the true success will VJ lie in delivery, in making sure that our Home buyers and their families enter their new homes with a smile on their face

This year over 1400 home buyers will take possession of their new homes at 6 different locations Baner-Sus, Pirangut, Wakad, Maan , Hinjawadi and Aundh, If you look at all of these locations, theses are different categories of homes at different price points but the one thing we want ensure to remain common across all of these projects is home buyers smile and the smile that will bring to family, to children's in the family and to the seniors in the family, the entire team VJ now works with a firmer resolve that we want to keep those smile on your faces even after possessions.

Possessions may just be an event or a moment but how you will experience the homes that we have built with so much of love and care will truly be tested once you start living there, once you start enjoying the community life there ,once you start entertaining your guests, your family starts enjoying the amenities and that is where I feel that our hard work will actually be tested and that is where our real appreciation lies.

This is a very proud feeling for us that we are endeavoring that creates smiles on your faces and that we hope that we will continue to do this for many many years to come

Possession is an extremely special event and we ensure that we leaving no stone unturned to make everybody smile.

**Aditya Javdekar**  
**CEO- Vilas Javdekar Developers**

# A Golden Hour that celebrated a golden opportunity of home buying.



**A**t VJ, we have always made sure that the interests of our home buyers are not only safe guarded, but are made bigger. With every project we try and add new advantages that our home buyers can own, through the product design the project offerings and also the project launch.

Recently, we launched the C building of YashONE Hinjawadi, a project which had received an overwhelming response during the launch of buildings A & B. While the product continued the benefits of the first two buildings, we decide to innovate our launch process, so as to give greater delights to the prospective home buyers.

We introduced a new project launch format, where a first-of-its-kind home buying celebration was unveiled. We introduced The Golden Hour, a 1-hour window for booking homes, where the interested buyers got a special booking rate. Having given the buyers all the necessary project information in the lead up to the launch, this window gave a special opportunity to the ones who had decided to own a home at YashONE Hinjawadi, with additional price benefits.

With an overwhelming response, many home buyers made the most of this unique Golden Hour concept. For us, it was another milestone in enhancing the benefits of home buyers; something that we love to do.



# When our partners in success got their own unique space

**W**hile home buyers' delight is what we have our complete focus on, we also believe in empowering our growth partners who take us closer to our home buyers. Our channel partners form the strongest link that connects us with our prospective home buyers. Their commitment and contribution to our success, motivated us to do something truly special for them.

On August 28, 2019, we launched a first-of-its-kind co-working space for our channel partners at the site of office of Yashwin Encore. It gave them a working space equipped with modern business infrastructure, which

ensured a great working environment for them. From faster access to all our sites to easier communication with both us and the home buyers, the channel partners loved this co-working space.

In fact, we also developed a delightful recreation zone within this co-working space for them to relax and rejuvenate, amidst their hectic work schedule.

More importantly, it has further strengthen the trust they share with us, and vice versa. The way our channel partners have made the most of this co-working space has reinforced our belief in innovative hinking.





# A celebration of success & achievements

The launch of YashONE Hinjawadi Phase 2 saw a great response, as we implemented the unique Golden Hour concept. The involvement of our channel partners was immense in the successful execution of this launch model.

At VJ, we decided to appreciate their hard work, while discussing the way ahead; since each channel partner is crucial to the vision of Vilas Javdekar Developers.

A Channel Partner Meet & Greet was hosted at the site office of YashONE Hinjawadi. As our Director, Aditya Javdekar appreciated their efforts, he also made a special announcement under the Rewards & Remuneration programme of VJ, for its Channel Partners.

The idea was to extend the date and motivate them further to achieve higher rewards. A sumptuous lunch was the perfect way to conclude this warm gathering.





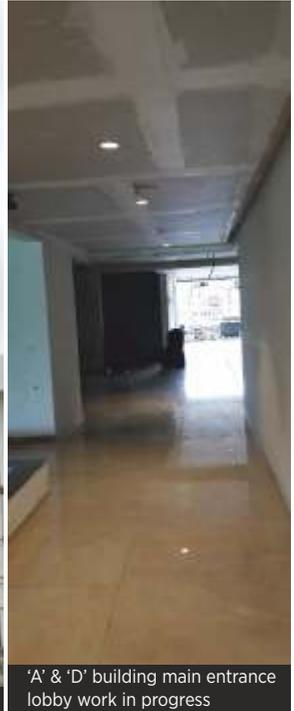


# Project construction updates





Club House painting work in progress



'A' & 'D' building main entrance lobby work in progress



Podium level elevation plaster work in progress



'A' & 'D' Building glass railing work in progress



Road Preparation & Trimix work in progress



Road Side Planter BBM Work in progress



Entrance gate plaster work completed



Podium sample painting work

## Nearing completion



Building 'A'



Flat cleaning work in progress



Trimix Road work in progress



Floor lobby



Lift lobby



Building 'B'

# portia

QUINTESSENTIAL

One Pallod Farms, Banar

## Nearing completion



Swimming Pool



Parking Ceiling



Terrace work in progress



Portia



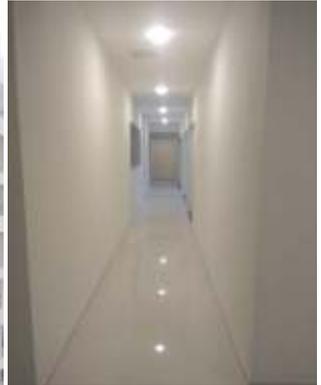
Entrance Lobby



Entrance Gate



External painting work completed and Podium tiling work completed



Lift lobby finishing



Internal Deep Cleaning

# YASH 101



Yash 101 commercial building footing work in progress



Internal Deep Cleaning



Labour Camp base making in progress



RMC plant installation in progress



'A' building step footing casting work in progress



'B' building step footing casting work in progress



# PALLADIO

WAKAD-TATHAWADE



Kitchen otta kadappa fixing in progress



Internal Gypsum work in progress



Commercial Building



Floor tiling work in progress



'E' Building block work in progress



'A' Building external primer work in progress



'A' building step footing casting work in progress



'A' building step footing casting work in progress



'B' building step footing casting work in progress



A1 Building internal gypsum work in progress



A1 building internal plumbing work in progress



B1-B2 6th floor slab work in progress



Yashwin Encore



A1 Building 15th Floor slab work in progress



A2 building 15th floor slab work in progress



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VJ



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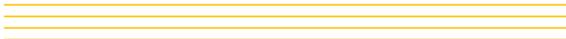
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**Trending now at VJ**



# Visit to NATCON @ Televiv, Isreal



Our CEO Aditya Javdekar attended the National Real Estate Convention that is held annually by CREDAI which is the premier real estate developers association of INDIA. The reason to attend this NATCON was to essentially understand the latest real estate technology trend.

The Televiv is soon becoming the startup capital of the world which one of the most dense start up cities and extremely young, vibrant and global city and much to contrary of what is reported in the media in terms of being in the conflict zone. Televiv is one of the safest cities in the world. The real estate is thriving young and it is very much comparable to the several Indian cities that we live in. It does have its fare share of challenges and that is exactly was this conference was about which is to draw parallel between isreal and Indian real estate

The Conference was attended by over 1200 developers , bankers, funds, Real estate advisors, real estate property consultants and major material manufacturers, The Isreali urban development minister was the Chief guest of this 2 day event and it is widely reported in International and National Media.

‘Mr. Aditya Javdekar’ was one of the key core members of NATCON and was responsible for leading the youth wing ,being the immediate past National Convenor of CREDAI youth wing National

All in all 2 days of terrific learning and vision expansion at NATCON and hope fully this brings more customer centricity and more technology and more new idea into VJ because of the Exposure that was received at this conference.

# Shaping India's moment of glory at the world skills competition

Over the years, Kushal, the Skills Training Initiative by CREDAI has groomed and skilled many individuals in different aspects of real estate jobs. At VJ, we are proud of the fact that many such skill training initiatives take place regularly at our sites. Recently, Kushal Training gave India one of its moments of glory.

World Skills 2019 was held at Kazan, Russia in August 2019. Mohammad Ramjan Momin, a bricklayer from West Bengal, and Mohammad Rabith Kunnampalli, a tiling worker from Kerala, won "Medallions of Excellence" at this "Olympics" of Skilling Competition in Kazan.

For the bi-annual event, the duo underwent training in the city at the beginning of the year, groomed by the trainers and experts of Kushal. Trainers by VJ were a part of this grooming and equipped the duo in their respective vocational skills to match up to the stringent and very high international standards, which are followed at the World Skills.



Ramjan Momin



Mohammad Rabith

Mr. Aditya Javdekar, our Director and an important force behind the Kushal initiative said, "We have created history by winning the 'Medallions of Excellence' for a 2nd time. We have made India proud."

# Standing by the members Of flood-hit VJ family members

**Y**ashwant, one of our cherished projects in Kolhapur, was threatened by the recent floods that hit the city. As the entire city reeled under the severe and unexpected impact of the floods, the residents of Yashwant were affected.

The electric supply to the project was hampered completely due to water logging in the neighbouring areas. A team from VJ's electrical department, took up the repair work and finished it within two days from 14-16 August 2019. This involved drying and maintenance of all transformers and RMU panel. The supply was restored within 24 hours of starting the work.

The team that fixed the electrical supply involved three members- Mr. Salil Kumar (Head, VJ's Electrical Department), Mr. Swapnil Kumbhar (Electrician) and Mr. Dhananjay Garad (Supervisor). The flat owners of Yashwant felicitated this team as a gesture of appreciation for their work.



Repairing work in progress



Felicitating of VJ team members

At the same time, all the employees of the VJ family donated their 1-day salary for the restoration work needed after the floods. This show of solidarity further strengthened the bonds within the VJ family.

# An assurance at pre-possession. A unique home buyers' interaction.

The anxieties and curiosities of home buyers grow as they move closer to the possession of their home. When the developer doesn't give them an update the expect, their heart skips a beat. To address all such anxieties of our home buyers, we at VJ, organised a unique Pre-Possession Meet for the home buyers of Yashwin 2.0 and Yashwin Hinjawadi.

As the projects are moving closer to possession, with each passing day, their rightful home owners are looking forward to moving into them. With excessive monsoon forcing us to close site visits in August, we decided to invite these home owners to a Pre-Possession Meet at the project site.

The flat owners were given a checklist, which informed them about the stages of completion of different aspects of the project. They were given a walk through in their respective homes, the space they would move into, in near future. They even shared their feedback with us.

This was followed by a Meet & Greet Session with our Technical Director Mr. Sarvesh Javdekar. He apprised the flat owners about the project schedule, discussed the upcoming timelines with them and assured them of timely delivery, in sync with the Possession Guarantee promise made by VJ.

The flat owners felt extremely happy with such a unique initiative at both Yashwin Hinjawadi and Yashwin 2.0. Their smiles gave us immense satisfaction, which we always strive for



Mr Anand Pitre from VJ team explaining completion timelines to Yashwin 2.0 flat owners



Mr. Sarvesh Javdekar explaining completion time lines to Yashwin Hinjawadi flat owners



Flat Inspection by Flat Owners



Flat Inspection by Flat Owners



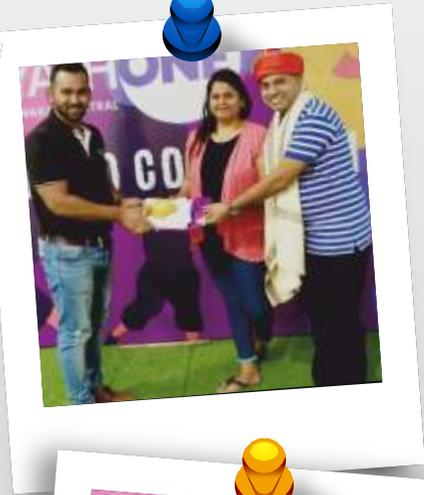
Mr. Sarvesh Javdekar interacting with to flat holders

# A special moment deserves a special celebration

**B**ooking a home is a once-in-a-lifetime moment for many people. Our team at VJ makes sure that this milestone gets a celebration and a memory it deserves, to make it special..



A special moment  
deserves a special celebration



# Festivals Celebrations at VJ

Dahi Handi at Prudentia



Independence Day at Prudentia



# Ganapati Festival Celebrations at sites



Yashwin Jeevan



YashONE Wakad Central



Yashwin Encore

# Making life better For our labourers

Labourers play a key role at any construction site. It is their hands, hard work and dedication that brings any project to life and makes the homes and amenities ready for use. We at VJ, have always supported labour reforms and have implemented initiatives that make the life of our site labourers, better and hassle-free.

Recently, we associated ourselves with the Atal Aahar Yojana for labourers, arranged by the Government of Maharashtra, under the Builder and Other Construction Workers Act (BOCW).

1300 labourers at VJ sites registered under the BOCW Act. where they are now eligible for a full meal every day, for lunch. It costs them only Rs. 5, but gives them access to freshly made food that is served hot. In fact, the utensils and services are provided by the Government.

While we thank the government for coming up with such thoughtful welfare initiatives, we are glad that we get an opportunity to make the most of such schemes for our site labourers, who toil so hard at all our project sites.



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**YASHONE**

MAAN, HINJAWADI (Ph. 1)

# A health check-up camp for the labourers at site

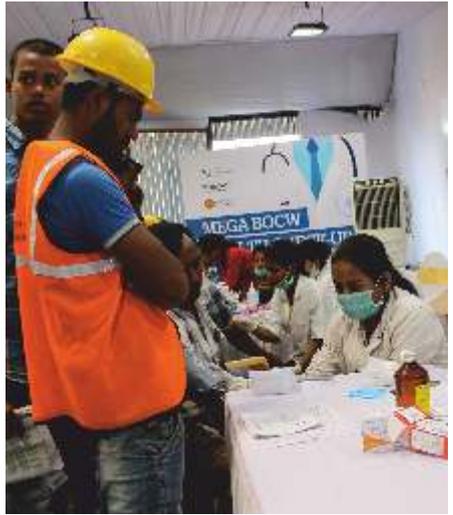
The Government of Maharashtra has been actively conducting many labour-centric activities. At VJ, we have proactively ensured that we try and get associated with as many initiatives as possible, so that valuable benefits can be passed on to our labourers, who are invaluable to us.

Under the Builders and Other Construction Workers Act (BOCW), the Government of Maharashtra arranged a free health check-up camp for the labourers at our YashONE Hinjawadi site. The camp was conducted by the Labour Office, Pune on August 20, 2019.

The free health check-up included multiple tests, to understand all necessary body parameters. The labourers got a routine check-up done in addition to the Lungs Function Test, Eyesight Test, Hearing Capacity, Blood Pressure Check-up and also a Sugar Test, before and after a meal.

It was great to see 454 labourers participate in this health check-up camp, made available to them. At VJ, being a facilitator for the labourers' good health, gave





VJ

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# Giving a stage to the legacy of classical music

At VJ, promoting people's passion is what we lend support to, consistently. The passion for classical music, shown by people and nurtured by our Chairman Shri. Vilas Javdekar, has inspired us to manage, sponsor and curate Swarvilas - a platform that celebrates classical music, in its truest form.

Recently, we hosted a show of Swarvilas where the stage was graced by Pandit Sanjeev Abhyankar and Vilina Patra. Based on the theme of guru-shishya, the duo left the audience enthralled by their heartwarming performance. The event was open to all, in our effort to nurture the love for classical music in today's generation.

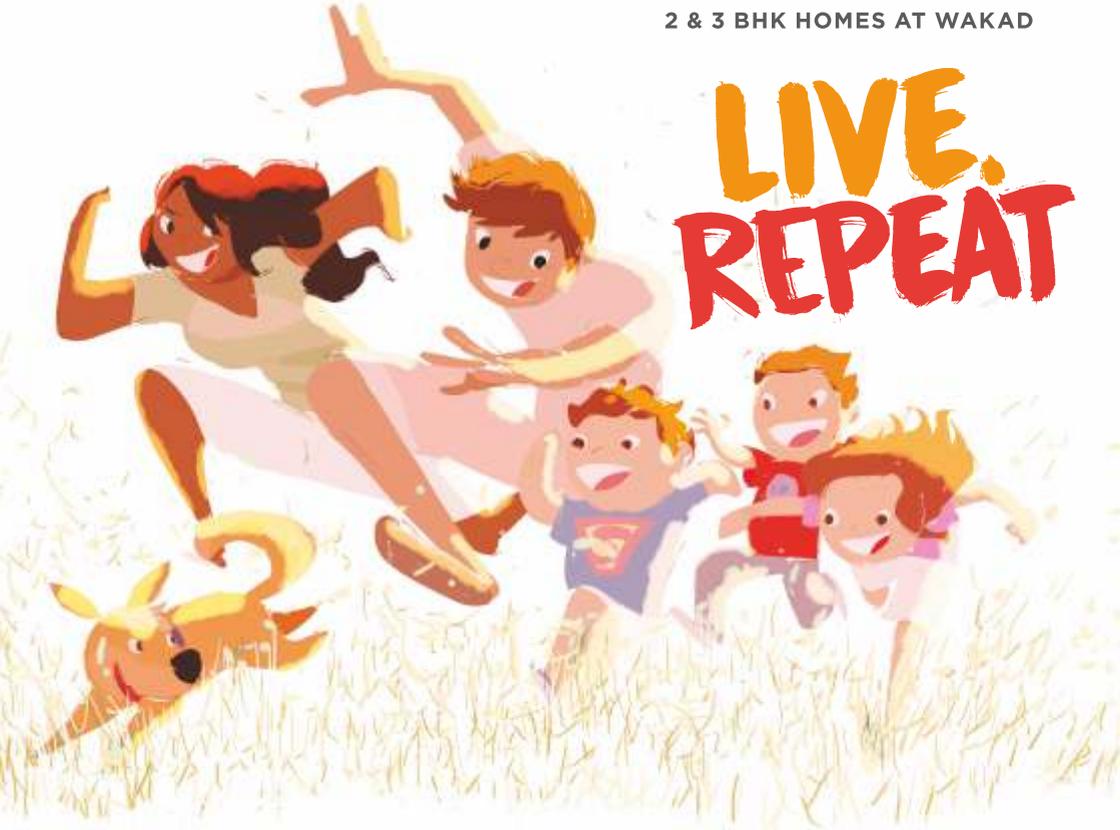




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