



YASHWIN ENCHANTE

UPPER KHARADI



TRUST
DESIGN
PEOPLE-FIRST



TRUST





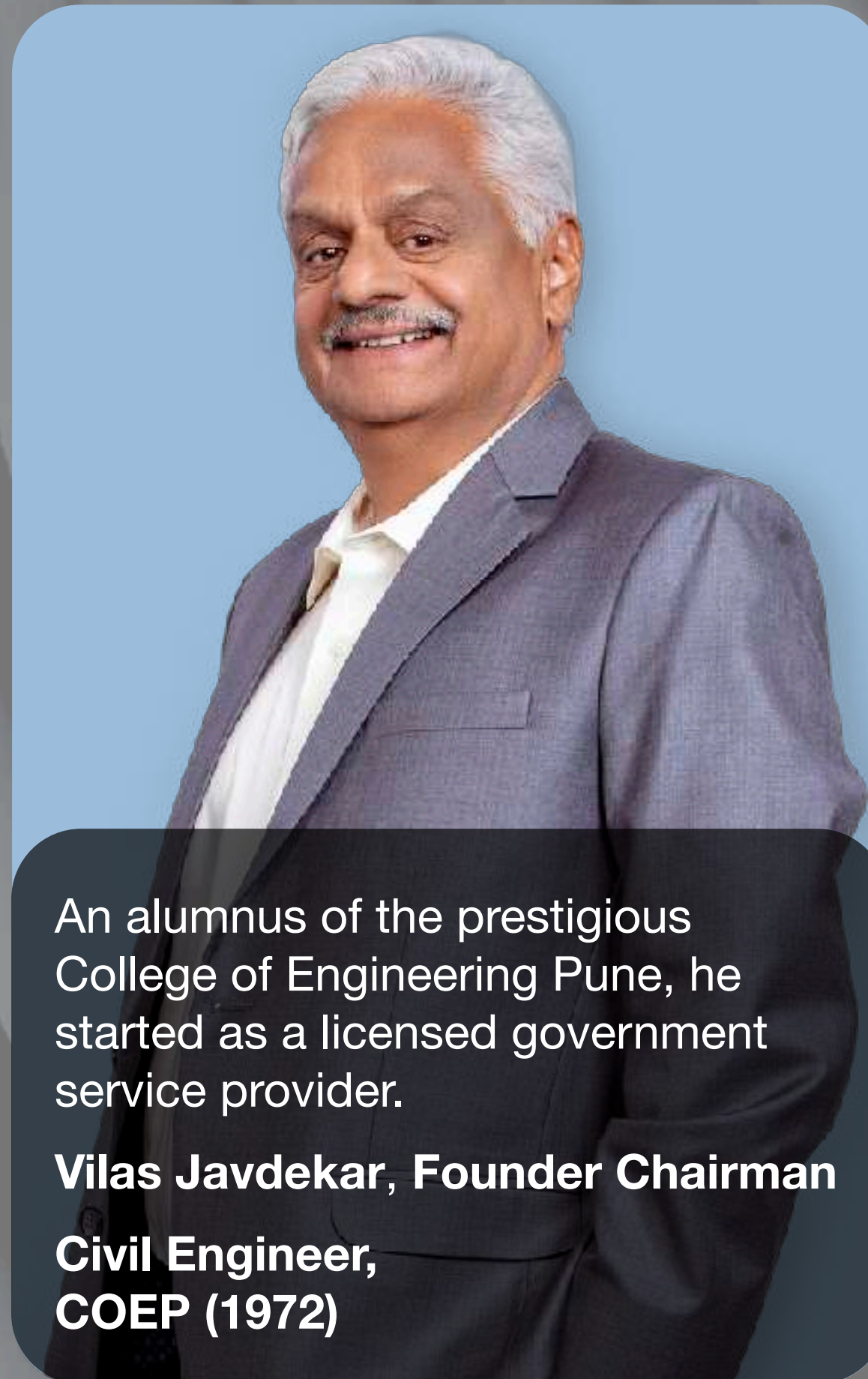
LEGACY

SINCE 1981



An engineering legacy across 51 years and 2 generations

Founded, led and inspired by a management made up of passionate engineers.



An alumnus of the prestigious College of Engineering Pune, he started as a licensed government service provider.

Vilas Javdekar, Founder Chairman
Civil Engineer,
COEP (1972)



Leading the charge of the second generation, he is the driving force behind all the strategic and business decisions of the organisation.

Aditya Javdekar, CEO
Mechanical Engineer,
VIT, Pune (2000)



Building the in-house technical expertise and adding innovation to the construction technology, he leads the delivery function at VJ.

Sarvesh Javdekar, Technical Director
Civil Engineer,
MIT College of Engineering, Pune (2004)



She leads the design and executes all the landscapes for our projects adding a unique flavour of greens.

Dr. Sruthi Atmakur-Javdekar,
Landscape Architect
Architect & Environmental Psychologist
University of New York

A team of dedicated 1132 professionals that drive US forward

Engineering

Civil Engineering	221
Plumbing, Electrical, Fire	182
Stores & Inventory Management	68
Engineering Procurement	63

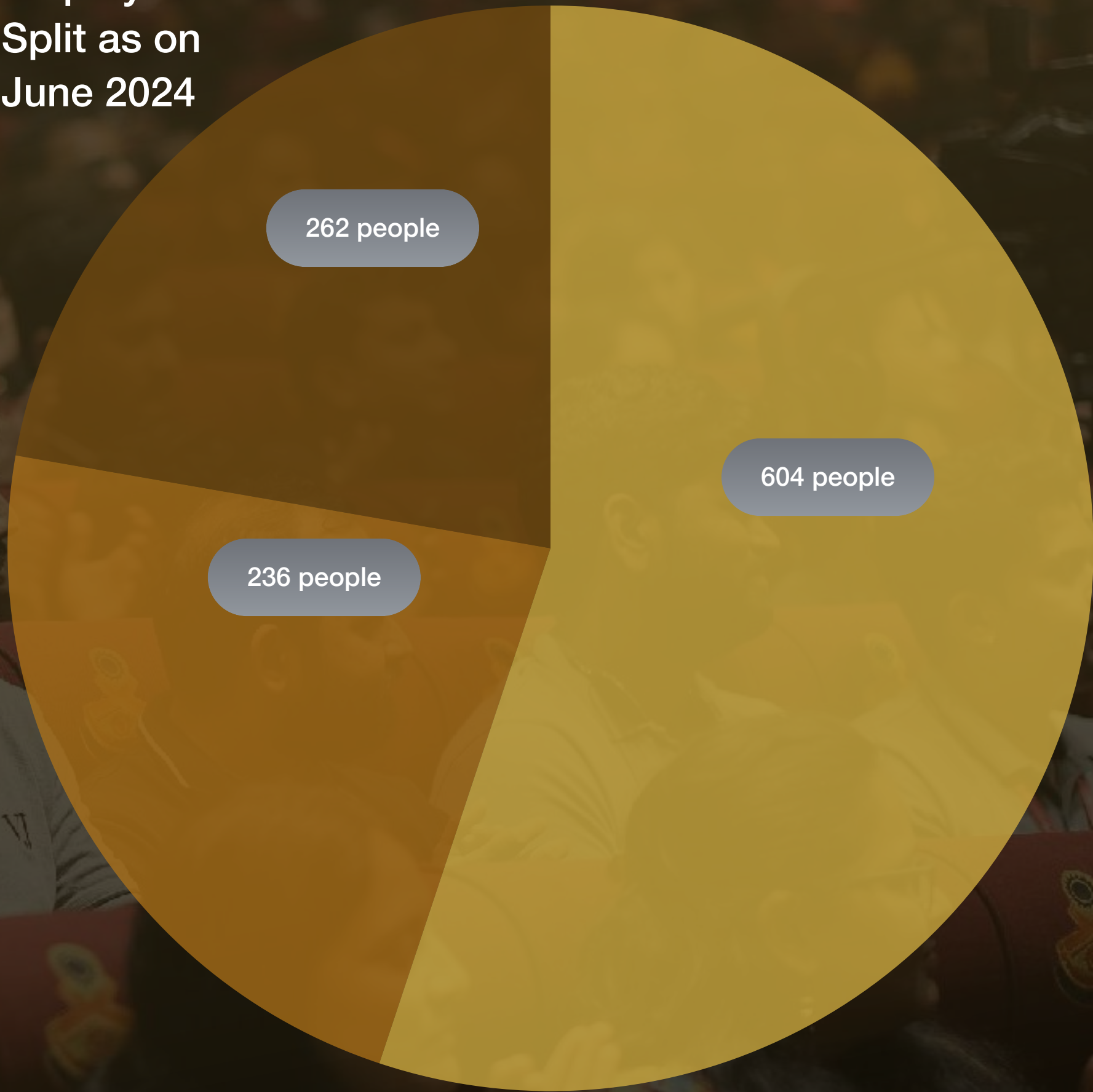
Engineering Allied

Design, Drawing, Sanction, Liasoning	45
Facility Management & Maintenance	66
Quality Assurance	23
Formwork Factory	22
Labour Management & Compliance	46
Central Construction Assets	34

Office

BD, Leasing & Legal	16
Sales	34
Marketing	28
Corporate Finance & Compliance	19
Customer Relationship Management	42
Accounts	35
Administration	57
Center of Excellence	4
Human Resources	10
Prop Tech	9
Information Technology	8

Employee-wise
Split as on
June 2024



A team of 800+ passionate engineering professionals

50+

ESTIMATION &
PLANNING

350+

RCC
ENGG.

15+

FORMWORK
DESIGN

65+

ELECTRICAL
& PLUMBING

40+

FIREFIGHTING

40+

QUALITY

300+

FINISHING



VJ footprint spread across 10 Locational Clusters in Pune

PUNAWALE
1165

WAKAD
4245

HINJAWADI
3590

BALEWADI
900

BANER
755

**UPPER
KHARADI**
1750

KHARADI
3125

SUS
1050

PIRANGUT
450

KOTHRUD
94

**17,124 homes delivered
across 30+ projects**



**Exclusive
services
that bring
convenience
to OUR home
buyers**



Transforming a house
into a home with civil
customisations



Single point contact for
all your queries with
48 hours turn around time



Creating spaces that
generate revenue for
society members



Third party audit of your
home by specialist
team of quality inspectors



Rent and re-sell
assistance exclusively
for VJ Parivaar



Security and property
maintenance services active
across 12 VJ Societies



PEOPLE-FIRST

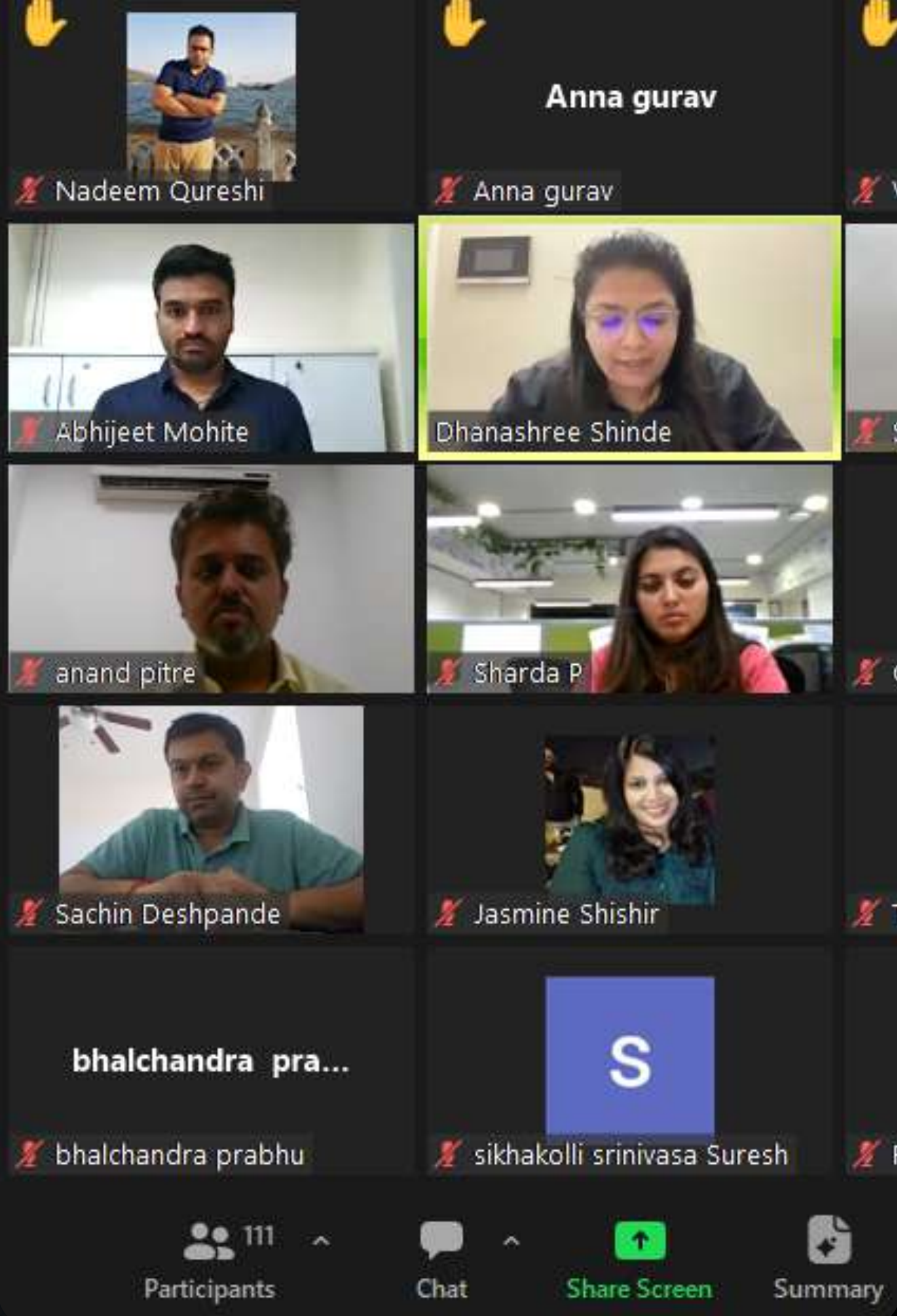


**Journey filled
with many
special moments**



Construction Stage : Footing

Payabharni



Bi-Annual Samvaad

Mock Floor & Engg. Expo



Construction Stage : Finishing

Tree Plantation



Pre-Possession Site Visit

Shubham Bhavatu



Happy Neighbours Day



Monthly newsletter

Monthly Construction Updates



Building & nurturing
happy communities
since 1981

We celebrate all festivals with our VJ Parivaar

22 Societies

65,000+
members

Unlimited
Fun



Independence Day &
Republic Day



Ganeshotsav



Navratri



Diwali



Christmas



Holi

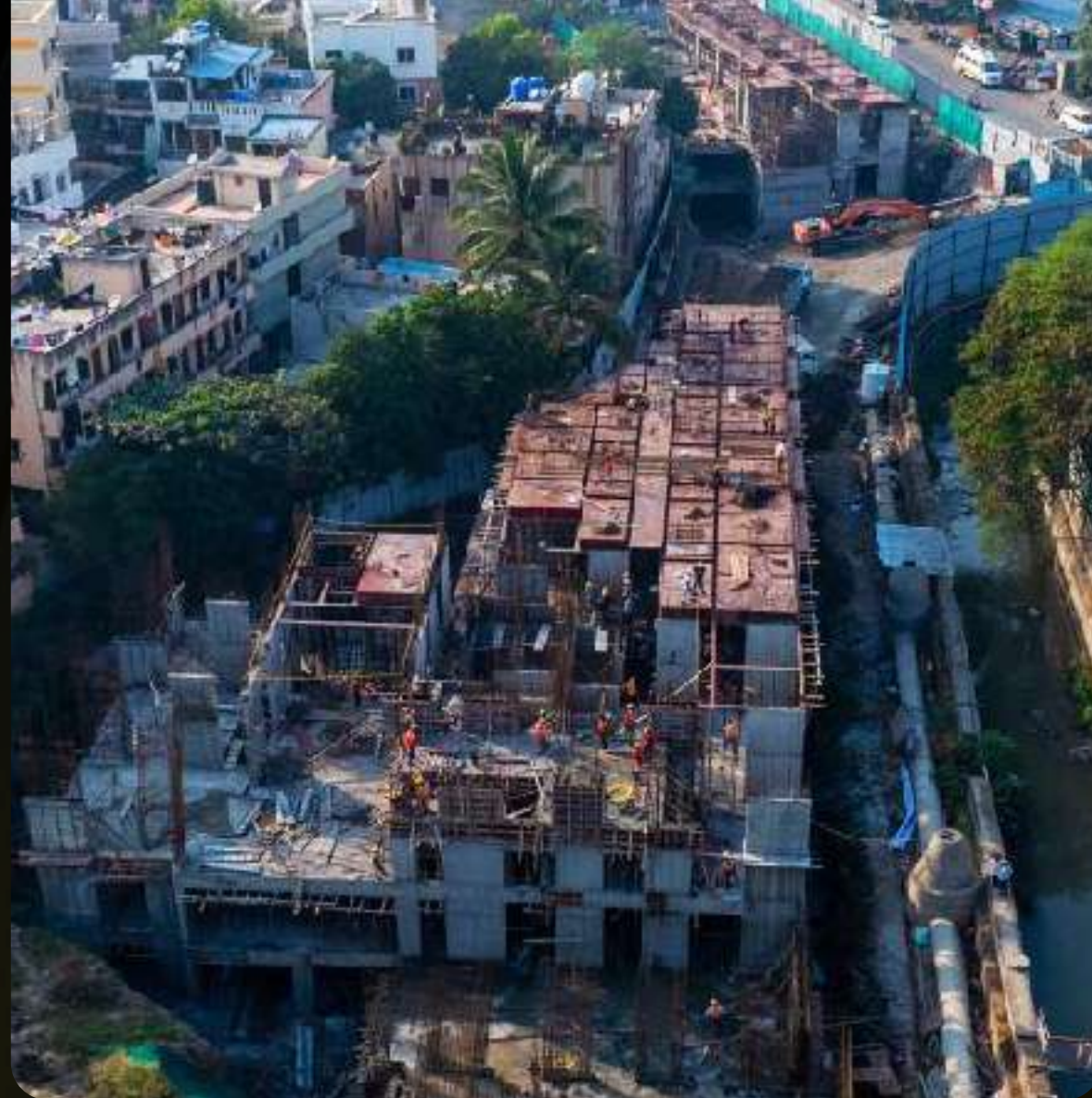


VJ

VILAS
JAVDEKAR
DEVELOPERS

ENGINEERING

EXPERTISE AND STRENGTH



As on October 2024

1.57 CR. sq.ft.
Ongoing
Construction
16x of new PN
Residential &
Commercial



4000+ Inhouse skilled labour

CREDAI
PUNE METRO
A CREDAI PUNE METRO Initiative

कुशल
कर्मचारी - श्रमिक - मजदूर



13,000+ Labours skilled under the KUSHAL CREDAI Initiative in the last 5 years

Plumbing

Masonry

Painting

Carpentry

Formwork

Tiling



Ahead with the latest technology

Using state-of-the-art construction technology through various technologies, software integrations and management tools, but all directed by human brain and heart

Best quality Equipments



Tunnel Formwork



Building Information Modelling

Conventional Formwork

Aluminium Formwork

Table Formwork



6500 sq.ft. dedicated to knowledge sharing, engineering & excellence

Setting a benchmark for the real estate eco-system of professionals, students, channel partners and customers





Labour Initiatives

**Taking care
of the hands
that build
your home**



VJ owned construction assets for zero dependency

9 Tower
Cranes



15 Man &
Material Hoists



11 RMC Pumps
& Pipelines



500+
Power Tools



16
Silos



9 RMC
Plants



7
Weighbridges



Assets worth
100+ Cr. are owned,
operated and
maintained
in-house by VJ

Construction assets that
can suffice 14 Buildings
of ongoing construction
at a time with ease

zero

compromise on quality

accidents on sites

delays in possession





The background of the entire image is a close-up, slightly blurred photograph of several large, green, oval-shaped leaves. The leaves are layered, with some in the foreground being sharper than others in the background. The lighting is soft, highlighting the veins on the leaves.

VJ

VILAS
JAVDEKAR
DEVELOPERS

SUSTAINABILITY

THAT LEADS TO HAPPIER COMMUNITIES

30+ Prestigious awards in sustainable construction



VJ FESTIVE SEASON 2024



VJ

**SELECT
SHARE
SMILE**

MANY PROJECTS
To choose from

8 PROJECTS AT PUNE's BEST LOCATIONS

TOTAL INVENTORY OF
4000+ Units

MULTIPLE TYPES OF PRODUCTS



VJ

**SELECT
SHARE
SMILE**

INVENTORY VALUE OF
3000 CR.

QUANTUM OF 3 MILLION SQFT

PRICES RANGING FROM
40 Lakhs to 6 Cr.

EVERYTHING FOR EVERYONE



Co.Creation



EAST **FESTIVE SEASON**



VJ

**SELECT
SHARE
SMILE**

MULTIPLE PRODUCT TYPES

**2 BHK | 3 BHK | 4 BHK | SHOPS
OFFICES | RETAIL | INDISUITES**



VJ
**CENTRAL
AVENUE**

S.U.R.E, INDISUITES AND SHOPS @ KHARADI CENTRAL

360 SQFT | STARTING 66 - 70 L



VJ

**CENTRAL
AVENUE**

P52100050357



SHOPS @ KHARADI CENTRAL

442 - 613 SQFT | STARTING 2.2 CR - 3.02 CR



VJ Kharadi Central

The logo for VJ IndiLife is displayed within a horizontal rectangular box. The box is divided into two sections: the left section is dark blue with the letters 'VJ' in white, and the right section has a pink-to-blue gradient with the word 'IndiLife' in white. The background of the entire image is a dark, high-angle photograph of a modern apartment complex with many windows and balconies.

VJ IndiLife

INDISUITES @ KHARADI

155 - 208 SQFT | STARTING 30 L - 39 L





PKCII

PALLADIO
KHARADI CENTRAL



YASHWIN ENCHANTE @ UPPER KHARADI

2 BHK : 710 - 730 SQFT | 85 L - 89 L
3 BHK : 850 - 900 SQFT | 96 L - 1.05 CR

ON *public* DEMAND

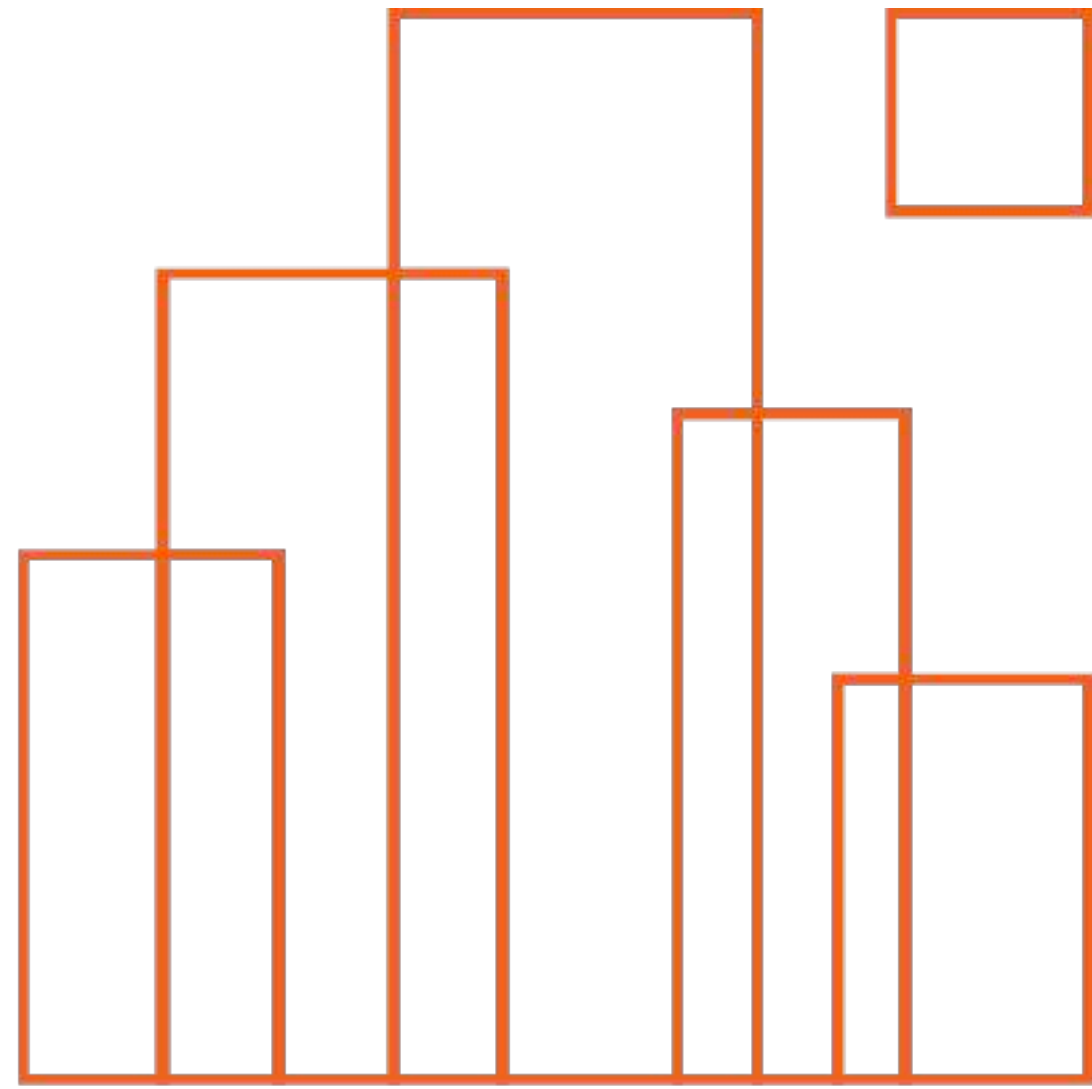


introducing

YASHWIN ENCHANTE

Phase 2

- Presenting -

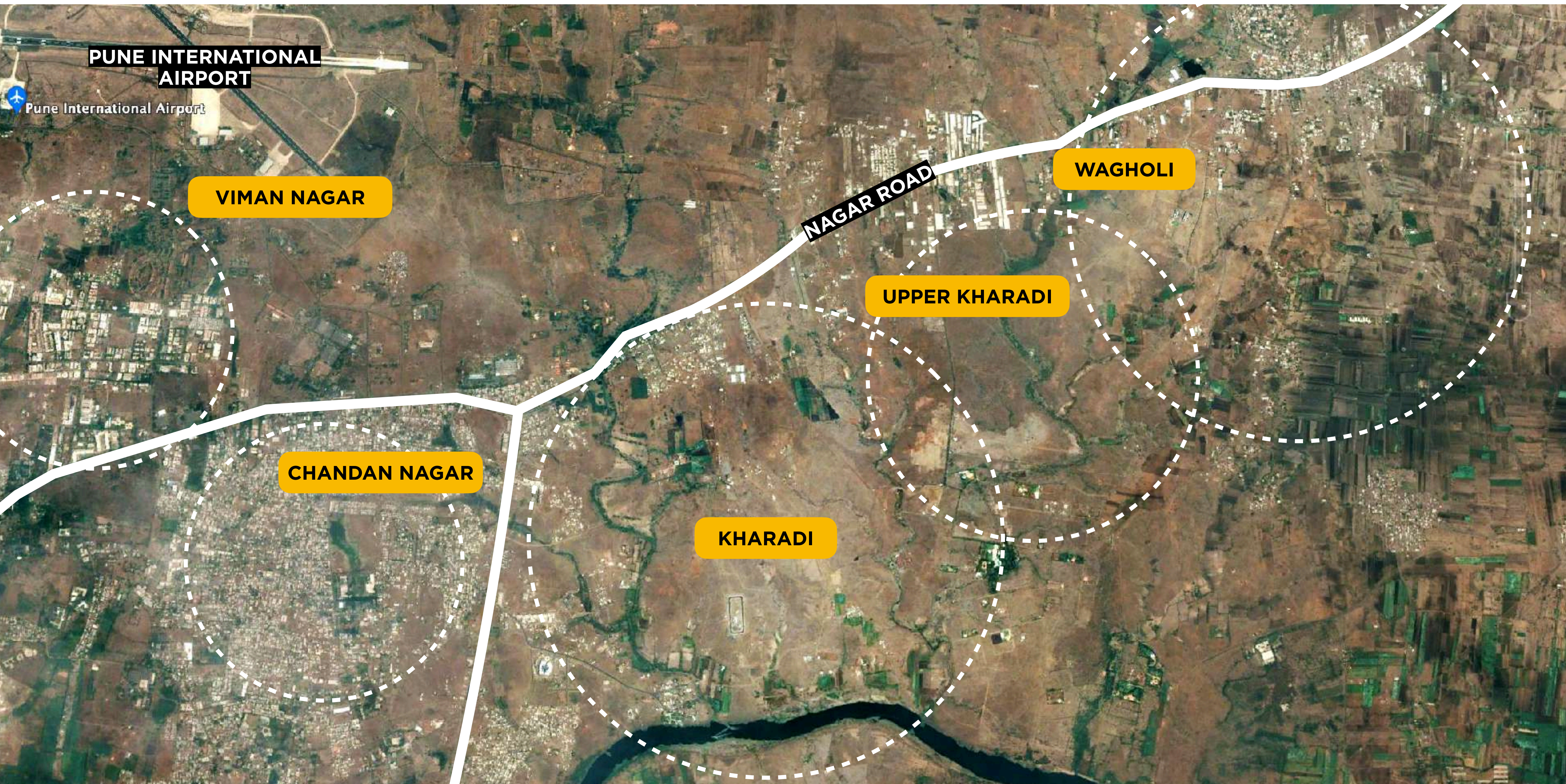


YASHWIN
enchanted

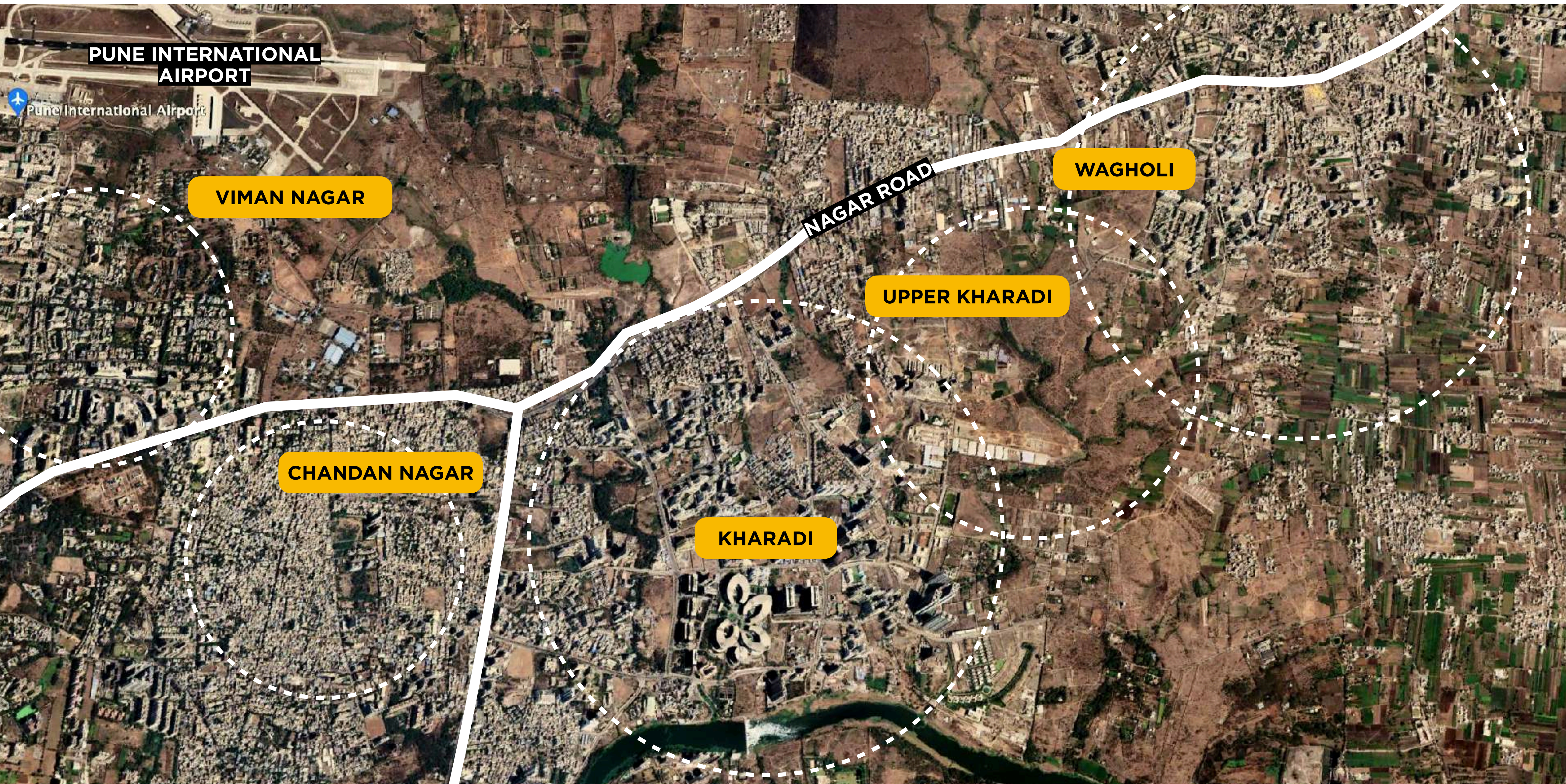
UPPER KHARADI. PUNE

Better LOCATION

GROWTH JOURNEY - 2000 2010 2022



GROWTH JOURNEY - 2000 2010 2022



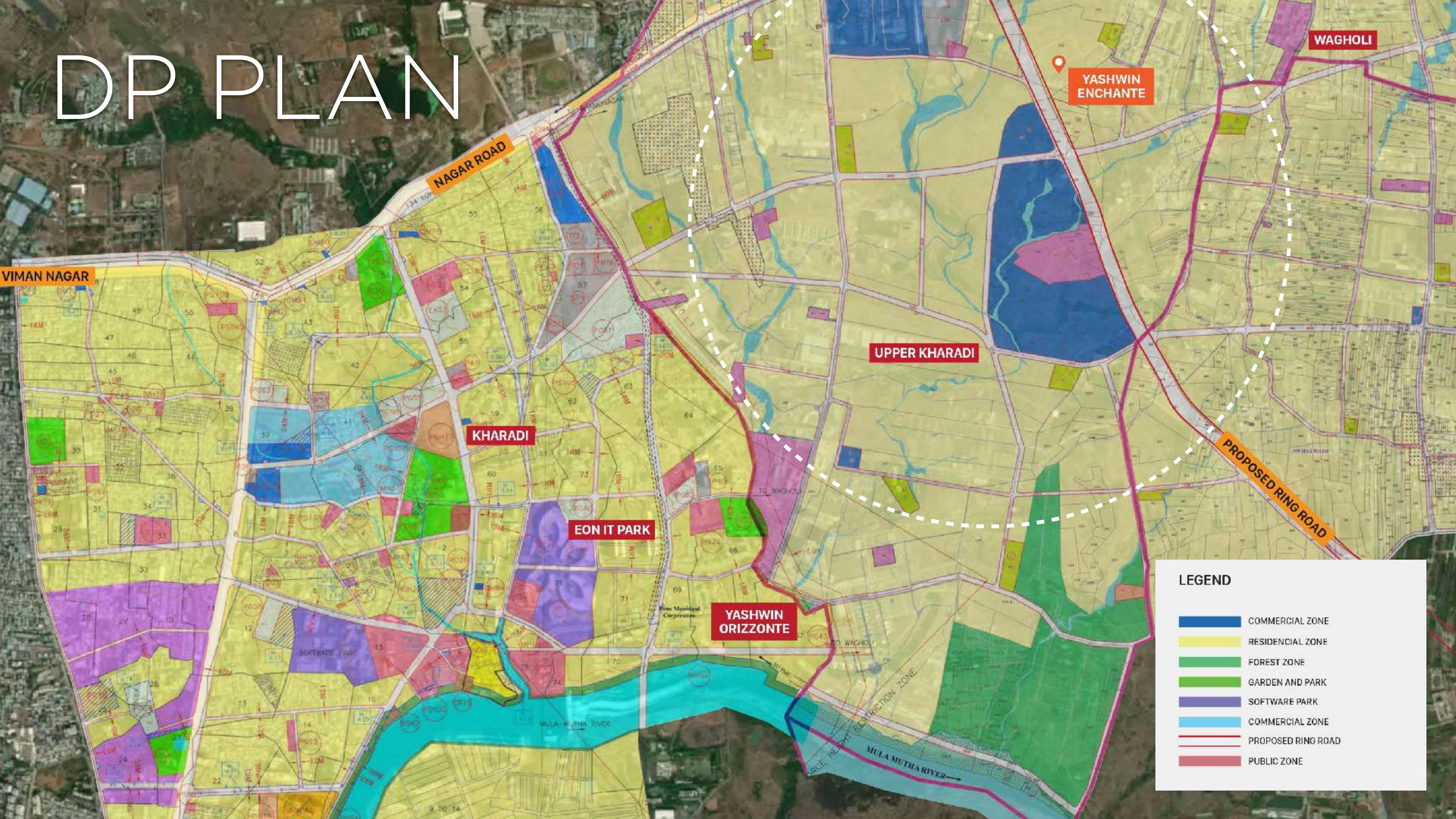
KHARADI

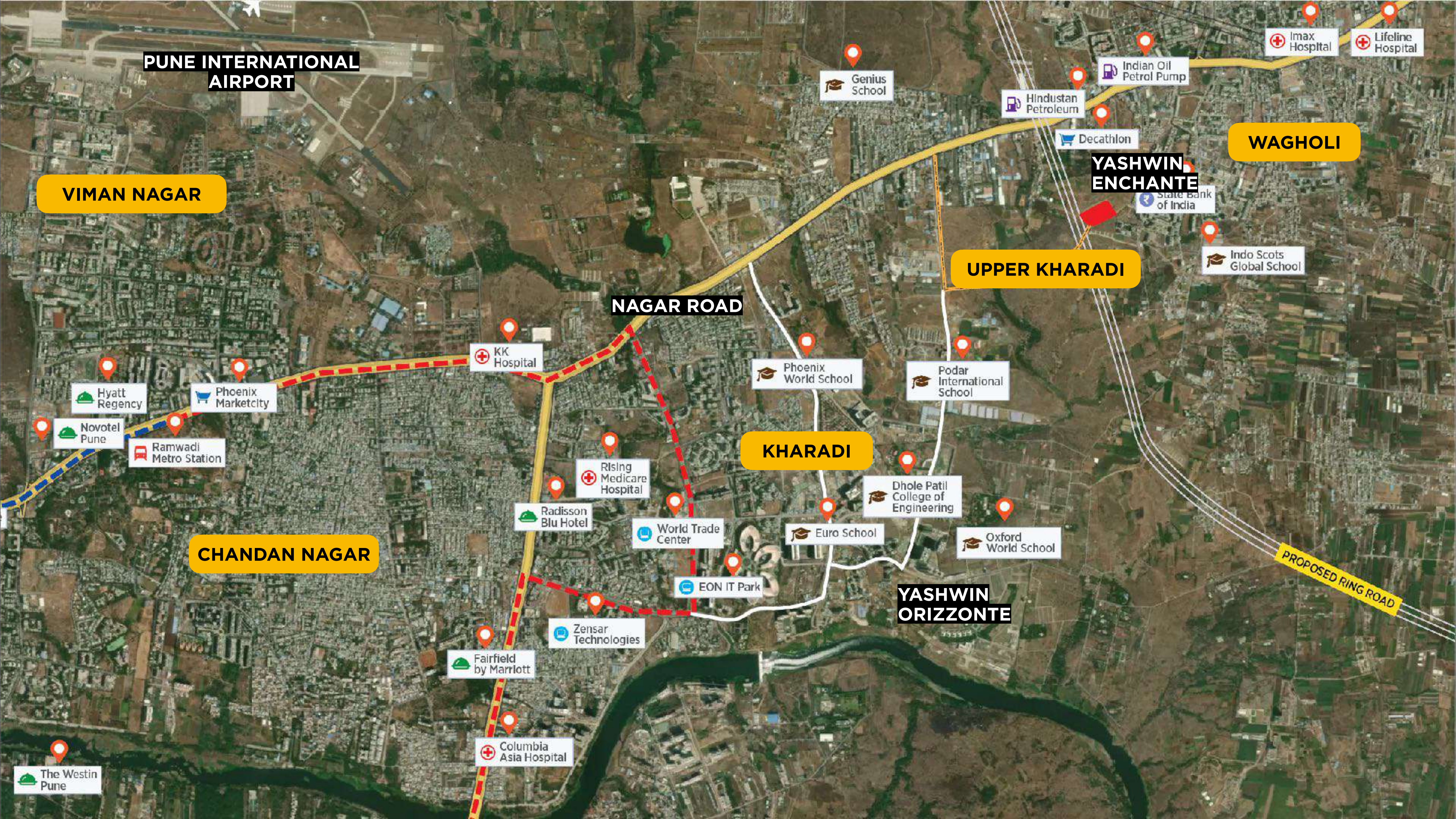


UPPER KHARADI



DP PLAN





**PUNE INTERNATIONAL
AIRPORT**

VIMAN NAGAR

WAGHOLI

**YASHWIN
ENCHANTE**

UPPER KHARADI

NAGAR ROAD

KHARADI

CHANDAN NAGAR

**YASHWIN
ORIZZONTE**

PROPOSED RING ROAD

An aerial photograph of a city, likely Taipei, showing a dense urban landscape with numerous high-rise apartment buildings and commercial structures. A river flows through the city, and mountains are visible in the distance under a cloudy sky. A semi-transparent dark horizontal band is overlaid across the middle of the image, serving as a background for the text.

WE ARE ALREADY IN THE
PMC LIMITS!

THE GAME CHANGER

Pune: Wagholi, Sus, Mhalunge among 23 villages now under civic limits

Pune has become the biggest city in the state of Maharashtra. Know which villages now come under civic limits



DEMANDS OF RESIDENTS

- Improvement in water supply
- Completion of water supply scheme
- A citizen felicitation centre which can provide basic services to citizens
- Traffic management and improvement in road infrastructure
- Action against encroachment
- Better power supply

Wagholi was included in the PMC limits last year along with 22 other villages. As such, the residents are looking forward to better amenities

SPREAD FAR AND WIDE, 4 LAKH MORE CITIZENS

Before merger:	After merger:
334.16sqkm	518.77sqkm
Area of 23 villages: 184.61sqkm	Area under BMC: Around 440sqkm

POPULATION BOOST

- The population of the area under PMC is likely to increase by 4 lakh after the merger of 23 villages
- As per the district administration's letter to the state in January 2014, these villages had a population of 1.98 lakh then

LONG-AWAITED MOVE

- The decision to merge 34 fringe villages in civic areas was taken in 2013-14
- The civic administration, however, merged 11 villages in the PMC areas in 2017, including nine villages, which were partly added

REVISED BOUNDARIES

- **North:** Kalas, Dhanori, Lohegaon village
- **North-East:** Lohegaon, Wagholi
- **East:** Manjari Budruk, Shewalewadi, Phursungi village
- **South-East:** Uruli Devachi, Holkarwadi, Autade-Handewadi
- **South:** Dhayari, Wadachiwadi, Yevlewadi, Kotevadi, Bhilarewadi village
- **South-West:** Nanded, Khadakwasla, Nandoshi, Kopre village
- **West:** Kondhwe-Dhawade, Bavdhan Budruk, Bavdhan Khurd, Mhalunge, Sus village
- **North-West:** Baner, Balewadi

ALL EYES ON HOLISTIC DEVELOPMENT

“This is indeed a big day for Wagholi. We hope that all problems related to water supply, garbage disposal, roads and drainage lines will come to an end soon. Wagholi also needs a government primary school — **Yogesh Patil** | WAGHOLI RESIDENT

“The PMC should now focus on developing infrastructure, while keeping in mind the area's ecological importance. I also wish for better road connectivity to this area. Garbage disposal is a serious issue. The civic teams should overhaul the entire collection system here — **Chetan Khade** | KHADAKWASLA RESIDENT

“We can expect better road conditions and sewage management. Though the concreting of the stretch from Khadi Machine Chowk to Mantarwadi is on, the condition of the internal roads has to improve — **Ramchandra Agarwal** | A BUSINESSMAN WITHIN UNIT IN PISOLI

“The residents are happy with the merger. The residents are ready to pay taxes, but want better amenities and planned development. Water supply has to improve — **Prasad Patil** | RESIDENT OF BHIVDHAN BUDRUK

VILLAGE NAME
1. Mhalunge
2. Sus
3. Bavdhan BK
4. Khadakwasla
5. Pisoli
6. Kondhwe-Dhawade
7. Kopre
8. Nanded
9. Khadakwasla
10. Manjari BK
11. Nandoshi
12. Holkarwadi
13. Autade-Handewadi
14. Wadachiwadi
15. Shewalewadi
16. Nandoshi
17. Saranagar
18. Mangdeewadi
19. Bhilarewadi
20. Gujarwadi
21. Jambhulwadi
22. Kotevadi
23. Wagholi

PROCESS BEGAN IN 2014

IN 2014, THE ERSTWHILE STATE GOVERNMENT HAD ISSUED A NOTIFICATION TO EXTEND THE PUNE MUNICIPAL LIMITS BY MERGING 34 VILLAGES

11 villages were brought into the PMC limits in September-October 2017 after court intervention

➤ Through an affidavit submitted in the Bombay HC, the state had then stated that the remaining 23 villages would be merged by the end of 2020

AREA IMPACT

➤ The PMC has around 332sqkm area under its jurisdiction. It is likely to increase by around 100sqkm with the fresh merger, making it bigger than the BMC (416sqkm)

POPULATION RISE

- The merger of 11 villages in 2017 had increased the population in the PMC limits by 2 lakh
- The population is likely to increase by another six lakh after the merger of the remaining villages

38 VILLAGES WERE MERGED IN THE PMC IN 1997

PMC has 164 corporators. A corporator represents 11 citizens. It will have 6 more elected representatives after the merger

ACCESS ROADS AGREEMENT

WORKS CONTRACT

This Works Contract ("Contract") is executed on this 25th day of AUGUST 2024 at Pune.

BETWEEN

1) **INTOFINITY PROMOTERS PRIVATE LIMITED**, having PAN - AAGC14003C a company registered under the provisions of Companies Act, 2013, having its registered office at: A-101, ICC Trade Tower, Senapati Bapat Road, Pune 411016 represented through its Director Mr. Rakesh Goyal, hereinafter referred to as the "The Company No.1" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns).

..... OF THE FIRST PART

2) **VILAS JAVDEKAR INFINITE DEVELOPERS PRIVATE LIMITED**, A private limited company registered under Companies Act, 2013 having its address at: 305, Siddhant Towers, Sangam Press Road, Kothrud, Pune through its Director Mr. Aditya Vilas Javdekar, hereinafter referred to as the "The Company No.2" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assigns).

..... OF THE SECOND PART

AND

A2Z ONLINE SERVICES PRIVATE LIMITED

(CIN U74140PN2000PTC139217), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at: Tech Park One, Tower E, S. No. 191A/2A/2, Next to Don Bosco School, Off Airport Road, Yerwade, Pune-411006, represented by its Authorized Signatory Mr. Pradeep Banthia, hereinafter referred to as "The Contractor", (Which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors).

..... OF THE THIRD PART



[Signature]



- B. The Company No.2 is the owner of and well and is sufficiently entitled to the portion of all that piece and parcel of land bearing **Gat No.1321 Hissa No.1 to 7/2** admeasuring **48,562 square meters** sitaute lying and being **at Village Wagholi, Taluka Haveli, District Pune** ("the said Land-2") as more particularly described under the Schedule hereunder written. The Company is developing a [residential/ commercial/ mixed use] building on the said Land-2;
- The said Land-1 and said Land-2 is hereinafter collectively referred to as "Said Lands".

- 7.2 In consideration of the performance of Work by the Contractor, the Company shall pay the Contractor a sum of **INR 16,00,00,000/-** (Indian Rupees Sixteen Crores only) ("Consideration") (excluding GST) to be paid by Company No. 1 and Company No. 2 in the following manner:



753F

Petromech
Engineers Pvt. Ltd
पेट्रोमेच इंजिनियर्स
पर्वत, लि

Kohinoor Kaleido

SOLACIA
APARTMENT-1



YASHWIN
ENCHANTE
UPPER KHARADI

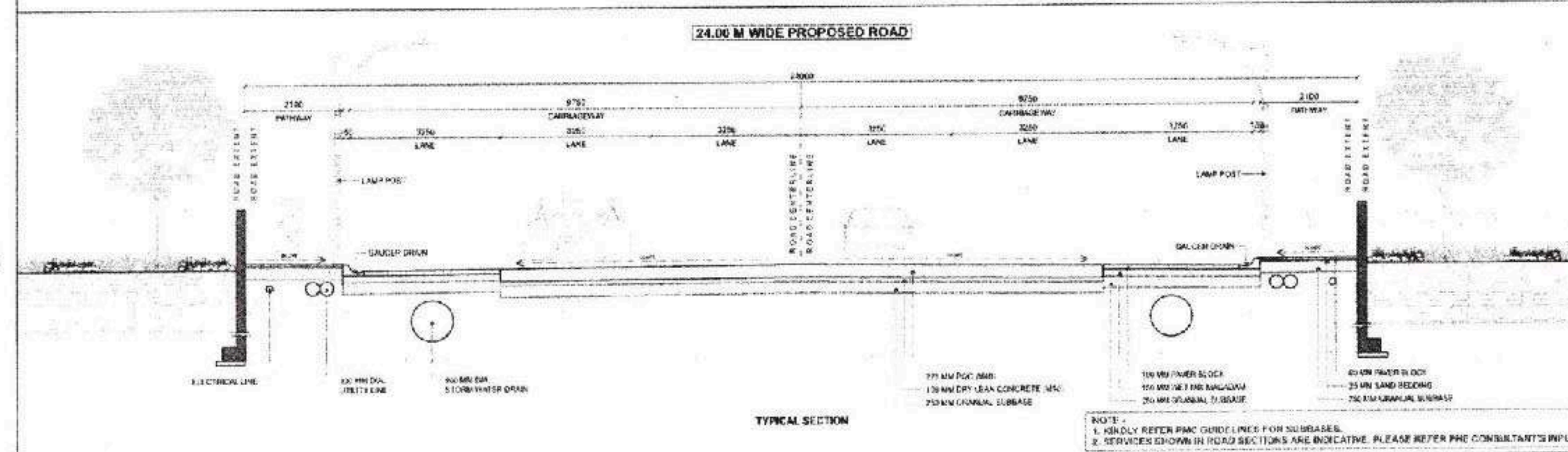
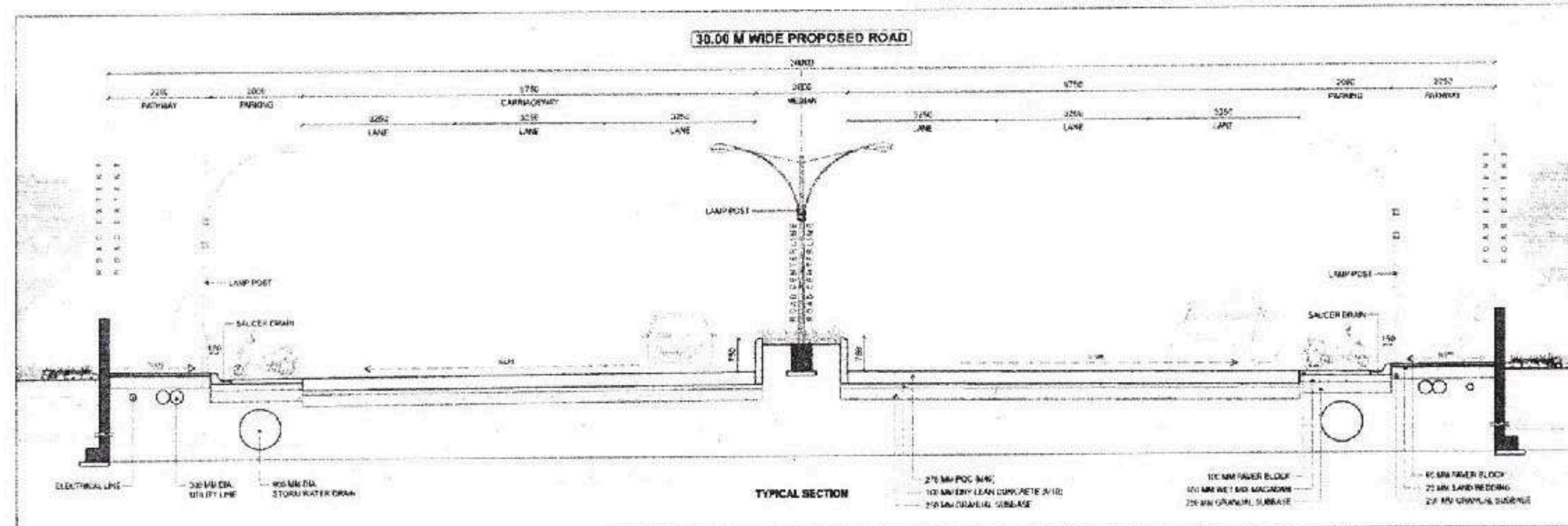
Gulmohar Renaissance
गुलमोहर रेनेसान्स

Rajmata Jijau
school of nursing

Mahindra &
Mahindra Workshop...
महिंद्रा अँड
महिंद्रा कार्यशाळा...

ACCESS 2

ACCESS 1



NOTE:
1. KINDLY REFER PHE GUIDELINES FOR SUBGRADES.
2. SERVICES SHOWN IN ROAD SECTIONS ARE INDICATIVE. PLEASE REFER PHE CONSULTANT'S INPUT.

ISSUES					REVISIONS					REVISIONS					NOTES				
NO.	DATE	DESCRIPTION	STATUS	BY	NO.	DATE	DESCRIPTION	STATUS	BY	NO.	DATE	DESCRIPTION	STATUS	BY	DATE	SCALE	PROJECT	DRAWING TITLE	REVISION NO.
1	12/15/2024	ISSUE NO. 1	OPEN	1	1	12/15/2024	REVISION NO. 1	CLOSED	1	1	12/15/2024	REVISION NO. 1	CLOSED	1	12/15/2024	1:100	12/15 - MAGHOLI	TYPICAL ROAD SECTIONS	1







METRO CONNECTIVITY

PMC begins pillar construction for Swargate-Khadakwasla metro extension

By Siddhartha Gadkari

May 17, 2024 06:56 AM IST



While the PMC has not yet received approval from the state and central government, the PMC and Pune Metro have mutually decided to go ahead with pillar construction for the Swargate to Khadakwasla metro extension to avoid further delay and duplication of work

HOME ► PUNE ► OTHERS ► STATE GOVERNMENT APPROVES PUNE METRO LINE 2'S 31.64-KILOMETER ROUTE

This site uses Google AdSense ad intent links. AdSense automatically generates these links and they m

State Government Approves Pune Metro Line 2's 31.64-Kilometer Route

The Khadakwasla to Swargate, [Hadapsar](#), and Kharadi route will span 25.518 kilometers and include 22 stations, with an estimated cost of ₹8,131.81 crore

By PuneMirror Bureau | Reported By [Eeshwari Jedhe](#) | Mon, 14 Oct 2024 | 12:03 pm



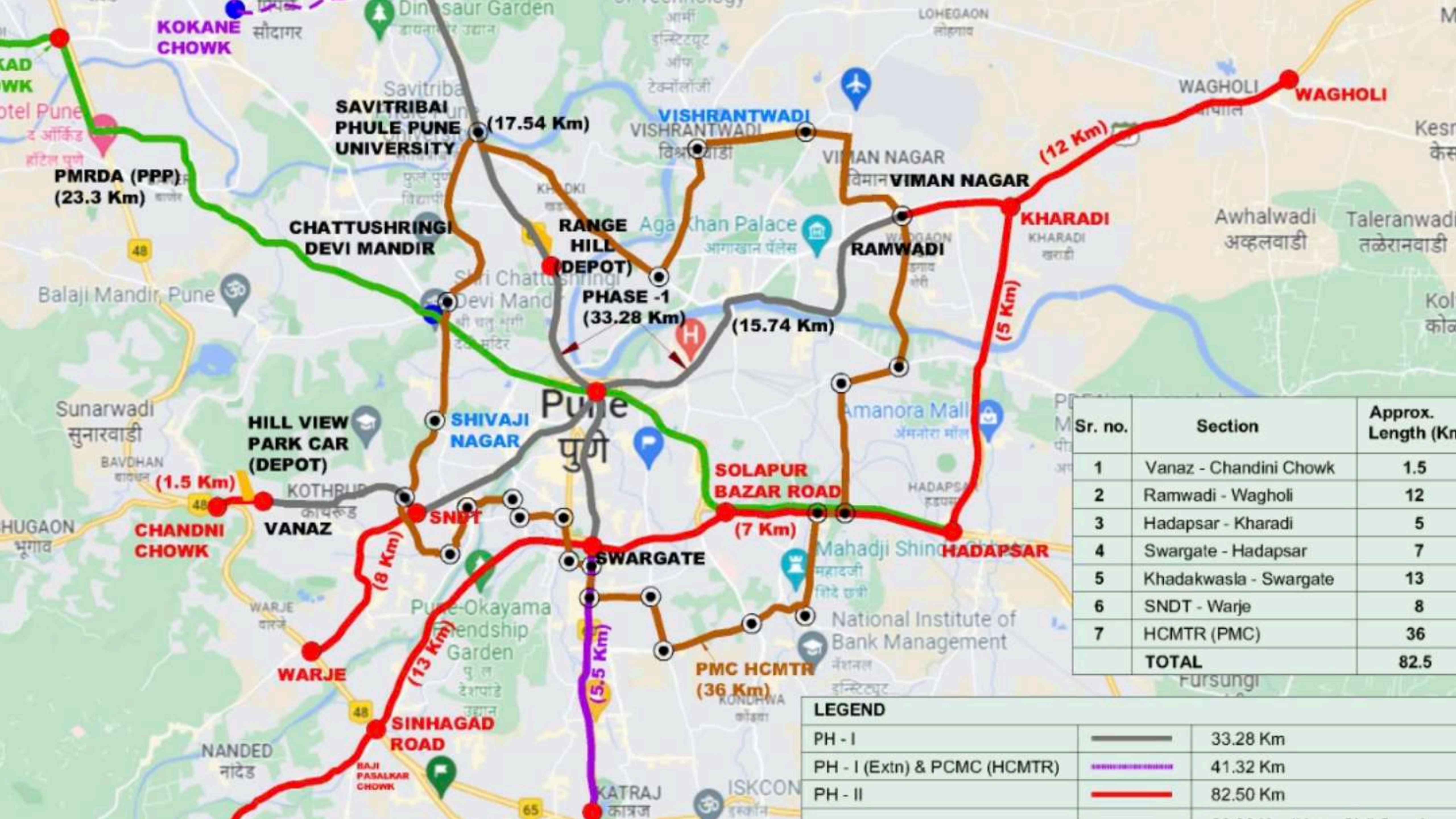
Government of Maharashtra approves Khadakwasla-Kharadi metro rail project and Nal Stop-Manikbaug metro rail project

October 16, 2024

Pune Metro routes expanded, trains to run from Kharadi to Khadakwasla

Pune Metro routes expanded, trains to run from Kharadi to Khadakwasla

The work on extending the first phase from Swargate to Katraj and Pimpri Chinchwad to Nigdi started recently



Sr. no.	Section	Approx. Length (Km)
1	Vanaz - Chandini Chowk	1.5
2	Ramwadi - Wagholi	12
3	Hadapsar - Kharadi	5
4	Swargate - Hadapsar	7
5	Khadakwasla - Swargate	13
6	SNDT - Warje	8
7	HCMTR (PMC)	36
TOTAL		82.5

LEGEND		
PH - I		33.28 Km
PH - I (Extn) & PCMC (HCMTR)		41.32 Km
PH - II		82.50 Km

GARDEN DEVELOPMENT



GARDEN DEVELOPMENT







WATER SUPPLY



कार्यकारी अभियंता कार्यालय
बंदगाईन पाणी पुरवठा विभाग
पुणे महानगरपालिका
जाचक क्र
दिनांक

मा. महानगर आयुक्त
पुणे महानगर प्रदेश विकास प्राधिकरण
अंकुश पुणे

गावकडे सविनव सादर.....

विषय : मोठे बांधणी ता हवेवी जि. पुणे येथील गट, नं. १३२१/१ ते ७/२ या
मिळकती राठी कॉलनी वॉटर लाईन विकसित करणेस मान्यता मिळणे बाबत.
संदर्भ : १) अर्जदार मे विलास जावडेकर इन्फिनिटी डेव्हलपर्स प्रा लि यांचे संचालक
श्री सर्वेश विलास जावडेकर यांचा जाचक क्र २६/०४/२०२४
रोजीचा अर्ज.
२) मा. महापालिका आयुक्त, पुणे व मा. महानगर आयुक्त, पुणे महानगर
प्रदेश विकास प्राधिकरण, पुणे यांच्या दिनांक १९/०१/२०२४
रोजीचा बैठकीने दर्तावून

संदर्भातील अर्जांमध्ये मे विलास जावडेकर इन्फिनिटी डेव्हलपर्स प्रा. लि यांचे संचालक श्री
सर्वेश विलास जावडेकर यांनी कॉलनी वॉटर लाईन विकसित करणेकरिता प्रस्ताव सादर केला आहे.
मा. मुख्य अभियंता (पाणीपुरवठा विभाग) पुणे नम्रा, यांच्या आदेशानुसार " या संदर्भात दिनांक
१९/०१/२०२२ रोजी या धोरणासंदर्भात PMRDA मध्ये बैठक झालेली असून त्या बैठकीच्या
विवृतामध्ये अनु.क्र. ४ नुसार पुढील कार्यवाही करण्यात यावी." असे आदेश दिले आहेत.
संदर्भ क्र. २ च्या बैठकीमध्ये अनुक्रमांक ४ पी एम आर डी ए यांचे कडून वांधकाम प्रकल्प मंजूर
करताना विकासकांकडून पाणीपुरवठा तलिका विकसित (वॉटर लाईन डेव्हलपमेंट) करून घेणे, सदर
वाहत मुपव्हीजन करण्याची जबाबदारी हि पुणे मनपाची असेल असे नमूद आहे.
वरील विषयांतील मिळकतीस मा. महापालिका आयुक्त, पुणे महानगरपालिका व मा. महानगर
आयुक्त, पुणे महानगरप्रदेश विभाग प्राधिकरण यांचे समवेत दि १९/०१/२०२२ रोजी झालेल्या बैठकीतील
अनु.क्र ४ नुसार पुढील कार्यवाही होणेस विनंती आहे.
मा. स. फळाचे.

नितीन जाधव
कनिष्ठ अभियंता
बंदगाईन पाणी पुरवठा
पुणे महानगरपालिका

अन्वर मुल्ला
प्र. उष अभियंता
बंदगाईन पाणी पुरवठा
पुणे महानगरपालिका

रमेश वापमारे
कार्यकारी अभियंता
बंदगाईन पाणी पुरवठा
पुणे महानगरपालिका

इंद्रभास रणदिवे
कार्यकारी अभियंता
बंदगाईन पाणी पुरवठा
पुणे महानगरपालिका

18 June 2024 11:44 am

पुणे महानगरपालिका
Demand Note No : WS20241014-12400-000006
खात्याचे नाव : बंदगाईन पाणी पुरवठा

मालकाचे नाव : M/S. VILAS JAVDEKAR
INFINITE DEVELOPERS PVT.LTD. THRO.
MR. SARVESH VILAS JAVDEKAR

पत्ता : GAT NO. 1321/1 TO 7/2, WAGHOLI
PUNE

टिप्पणी : COLONEY WATER LINE
SUPERVISION CHARGES (JE ANWAR
MULLA)

वसुलाचा तपशील :	रक्कम :
ठ. कॉलनी इन्फायर बाईप टाकणे लागापोटी सुपरव्हिजन स्कुटिनी फी व अन्य जमा होणार - 20328.101	91407
एकूण	91407

एकूण रक्कम रु : NINETY ONE THOUSAND
FOUR HUNDRED SEVEN ONLY

कनिष्ठ/पाणी अभियंता
बंदगाईन पाणी पुरवठा
पुणे महानगरपालिका

वरीलप्रमाणे रोख/चेक/मनिऑर्डरने मिळाले.

पैसे मिळाल्याचा
बँकेचा शिक्का

स्वाक्षरी :
दिनांक
14/10/2024,
12:04,PM

पुणे महानगरपालिका
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बँकेचा शिक्का

स्वाक्षरी :
दिनांक
14/10/2024,
12:04,PM

Water Connection
Application to PMC

Water Line
Charges Challan

**Enhanced
and upgraded!!**

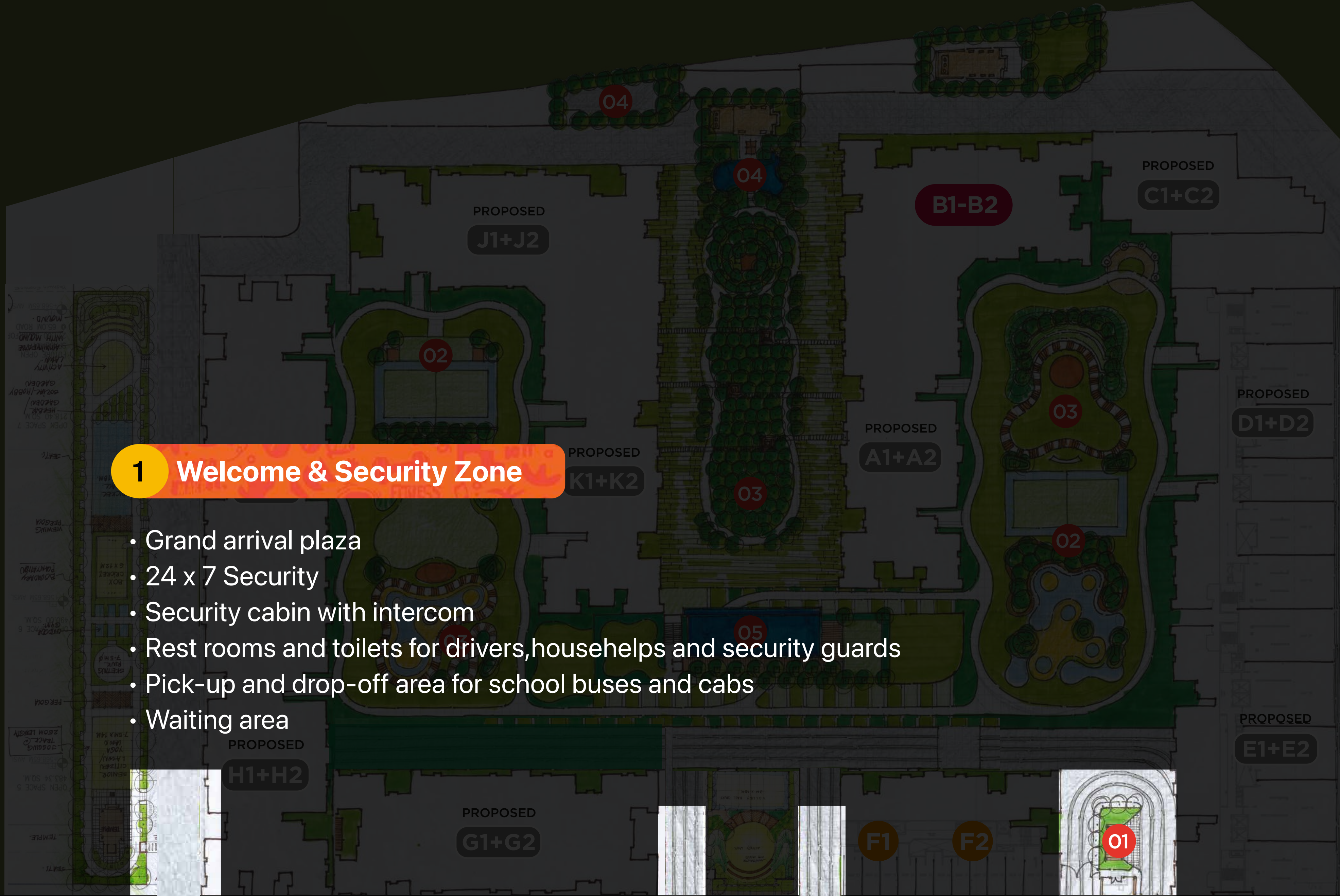
PROJECT
LAYOUT

UPGRADED MASTER LAYOUT



1 Welcome & Security Zone

- Grand arrival plaza
- 24 x 7 Security
- Security cabin with intercom
- Rest rooms and toilets for drivers, househelps and security guards
- Pick-up and drop-off area for school buses and cabs
- Waiting area



PROPOSED RING ROAD

12 METER WIDE ROAD

2 Landscaped Podium (Ph 1)

- Multisport court
- Toddlers' and kids' play area
- Box cricket area
- Walking / jogging track
- Acupressure pathway
- Party lawn with service counter
- Raised planters with seating
- Amphitheatre

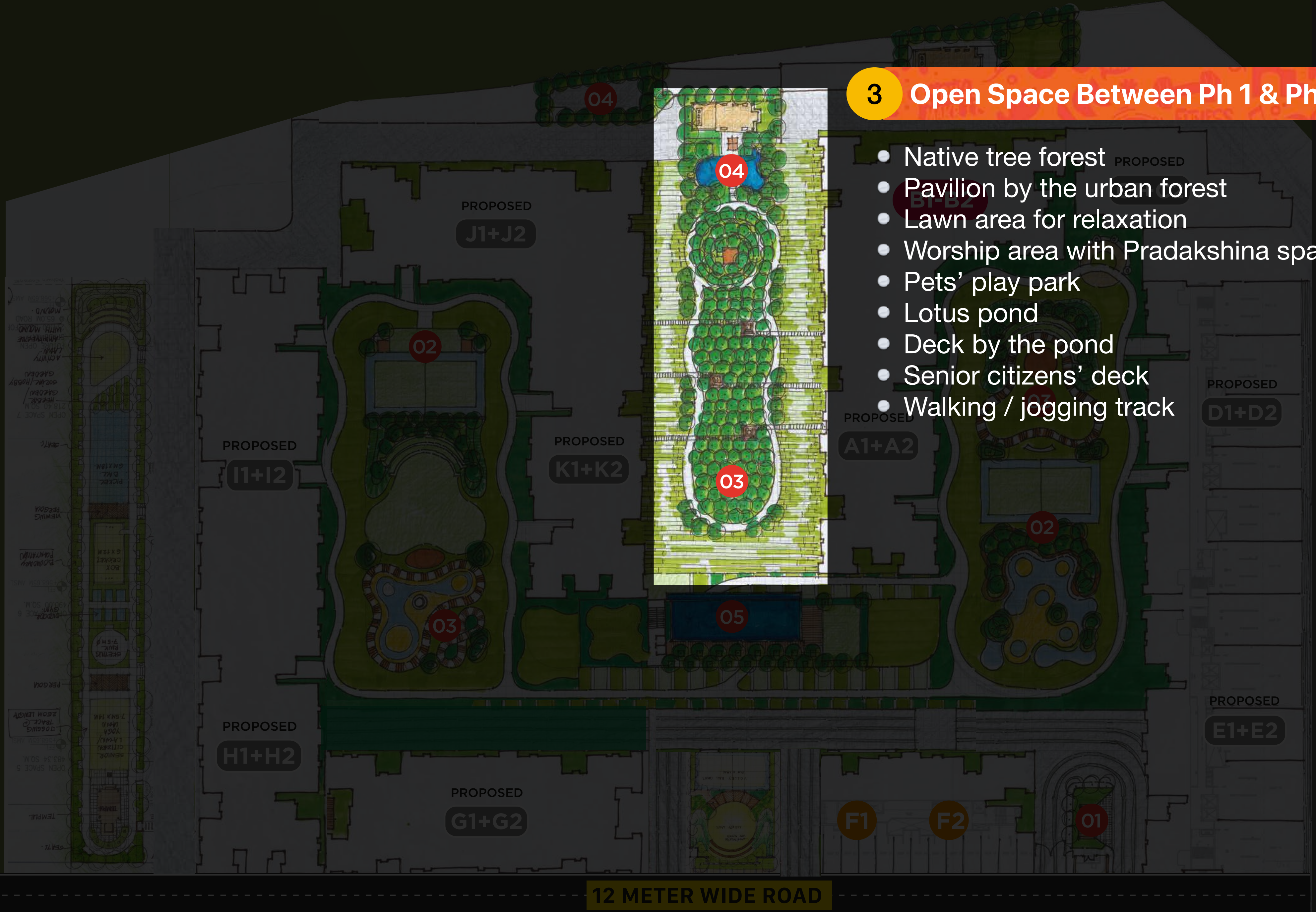


PROPOSED RING ROAD

12 METER WIDE ROAD

3 Open Space Between Ph 1 & Ph 2

- Native tree forest
- Pavilion by the urban forest
- Lawn area for relaxation
- Worship area with Pradakshina space
- Pets' play park
- Lotus pond
- Deck by the pond
- Senior citizens' deck
- Walking / jogging track

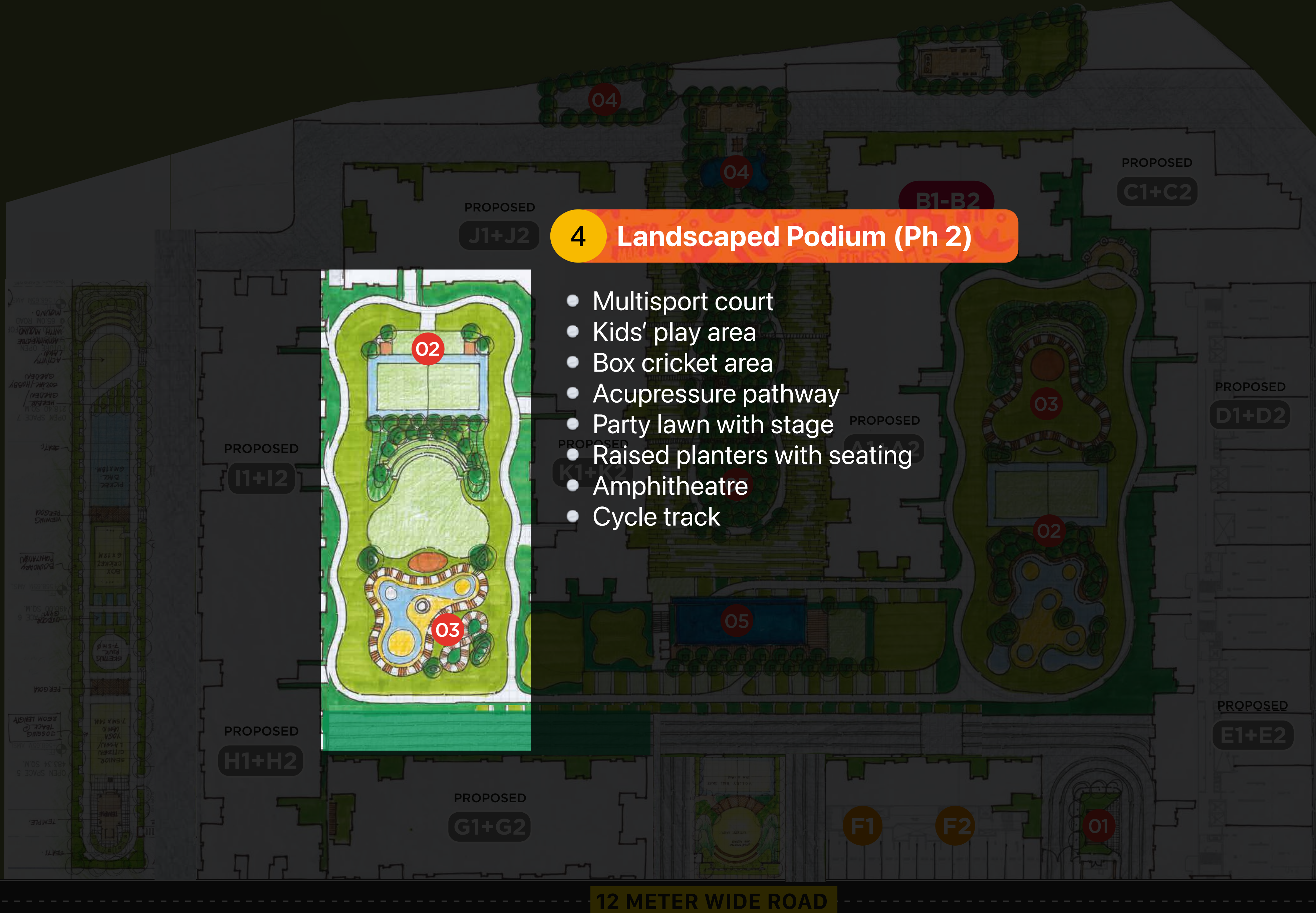


12 METER WIDE ROAD

PROPOSED RING ROAD

4 Landscaped Podium (Ph 2)

- Multisport court
- Kids' play area
- Box cricket area
- Acupressure pathway
- Party lawn with stage
- Raised planters with seating
- Amphitheatre
- Cycle track



12 METER WIDE ROAD

PROPOSED RING ROAD

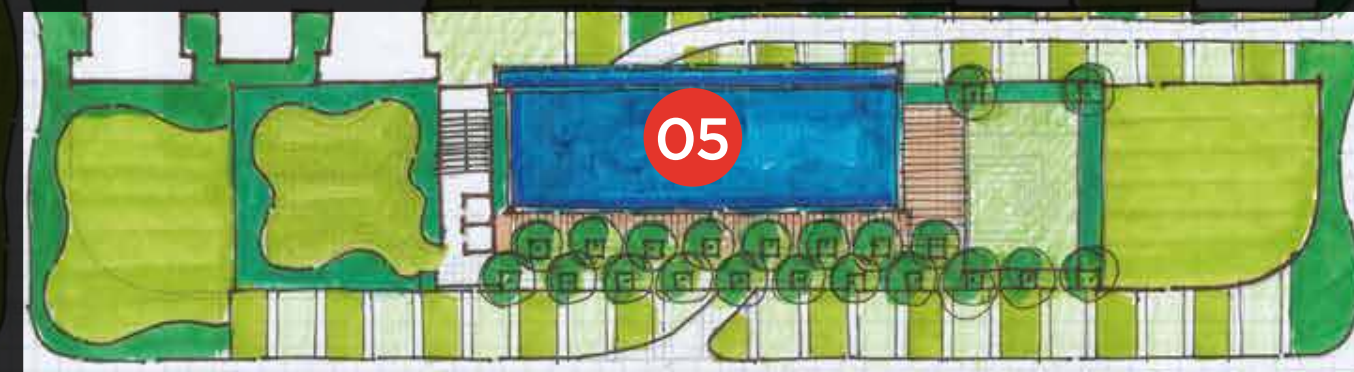
- LEVEL 1
- 3 Multipurpose halls
- Party lawn
- Street cafe space

- LEVEL 2
- Business centre
- Co-working lounge
- Meeting rooms
- Indoor gaming zone
- Mini theatre

- LEVEL 3
- Yoga studio
- Fitness studio
- Indoor activity zone
- Dance studio
- Open gym

- TERRACE
- Infinity swimming pool
- Terrace lounge

5 3 Storied Club Enchanted

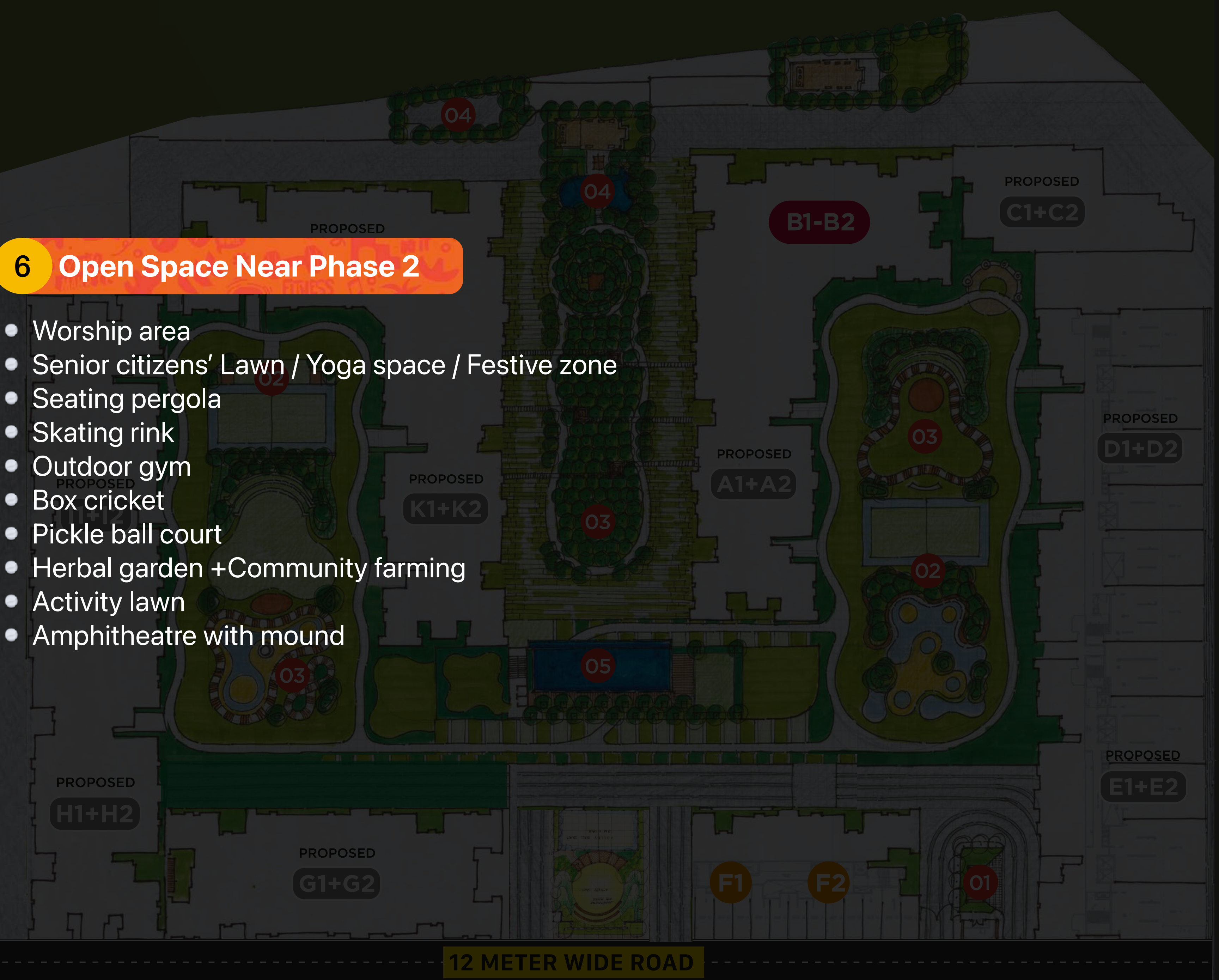
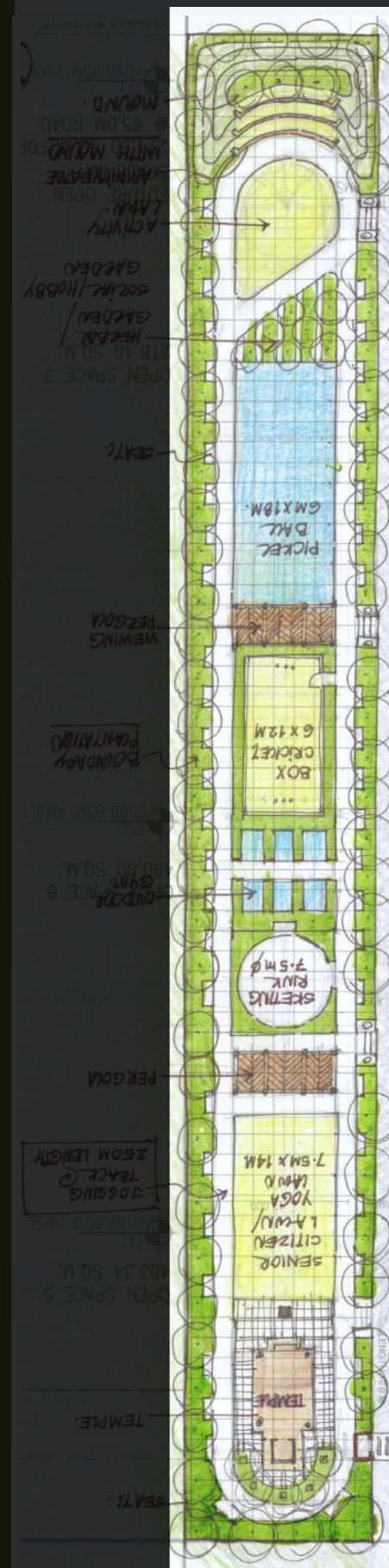


12 METER WIDE ROAD

PROPOSED RING ROAD

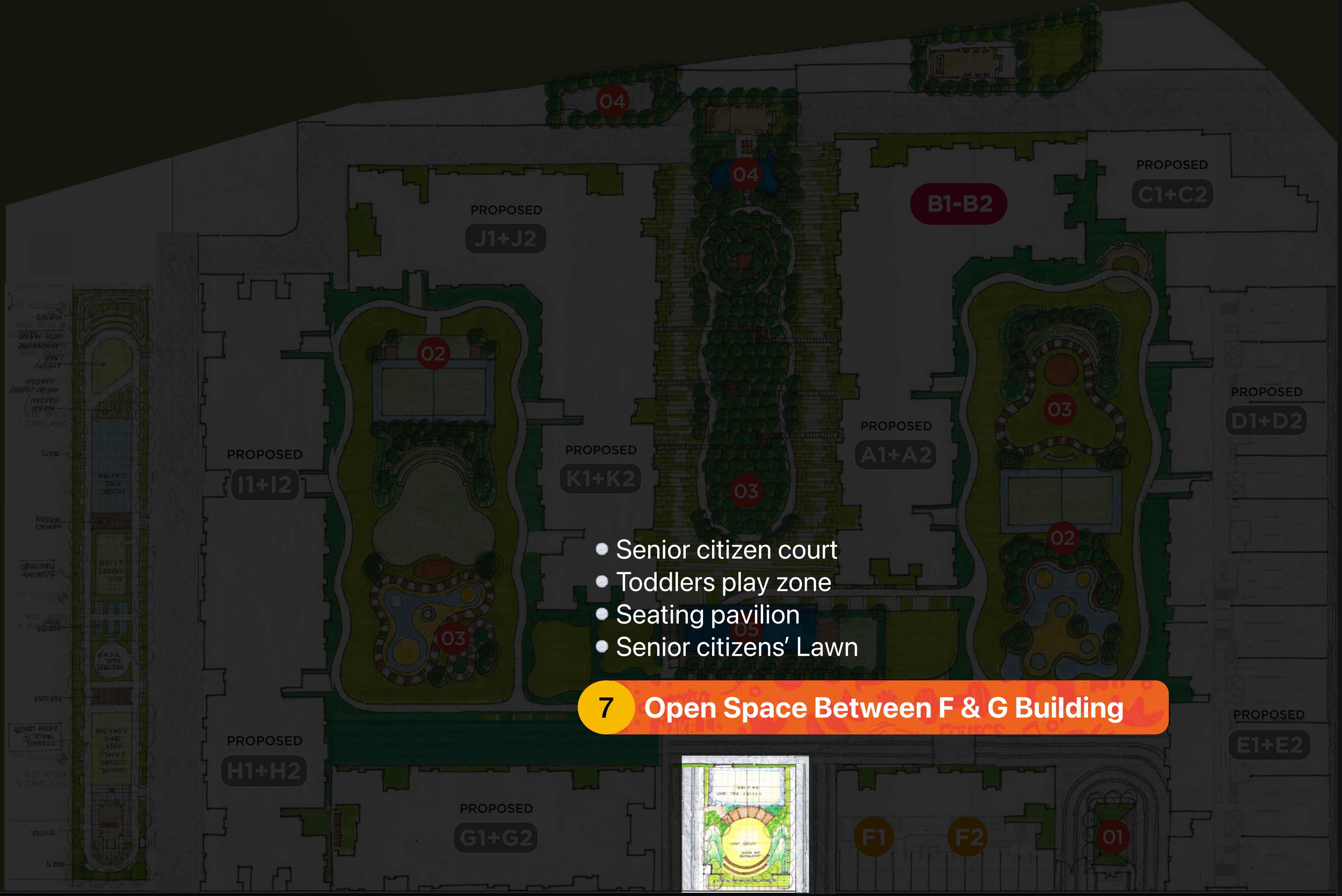
6 Open Space Near Phase 2

- Worship area
- Senior citizens' Lawn / Yoga space / Festive zone
- Seating pergola
- Skating rink
- Outdoor gym
- Box cricket
- Pickle ball court
- Herbal garden +Community farming
- Activity lawn
- Amphitheatre with mound



12 METER WIDE ROAD

PROPOSED RING ROAD



- Senior citizen court
- Toddlers play zone
- Seating pavilion
- Senior citizens' Lawn

7 Open Space Between F & G Building



12 METER WIDE ROAD

PROPOSED RING ROAD

8 Terrace above proposed Retail

- Futsal court
- Seating court
- Teenagers' social pods
- Walking track
- Community kitchen with service area
- Barbeque deck
- Barbeque deck
- Social / hobby zone

PROPOSED RING ROAD

12 METER WIDE ROAD

Better lifestyle

NEW
AMENITIES





SPORT

STYLE

MAX

TREND

SPOT 21

FASHION

COFFEE

STY HUB

LIFE

E SPORT

MAX



X

PREMIUM

TEA POINT

E SPORT

STYLE

MAX

TREND

SPOT 21



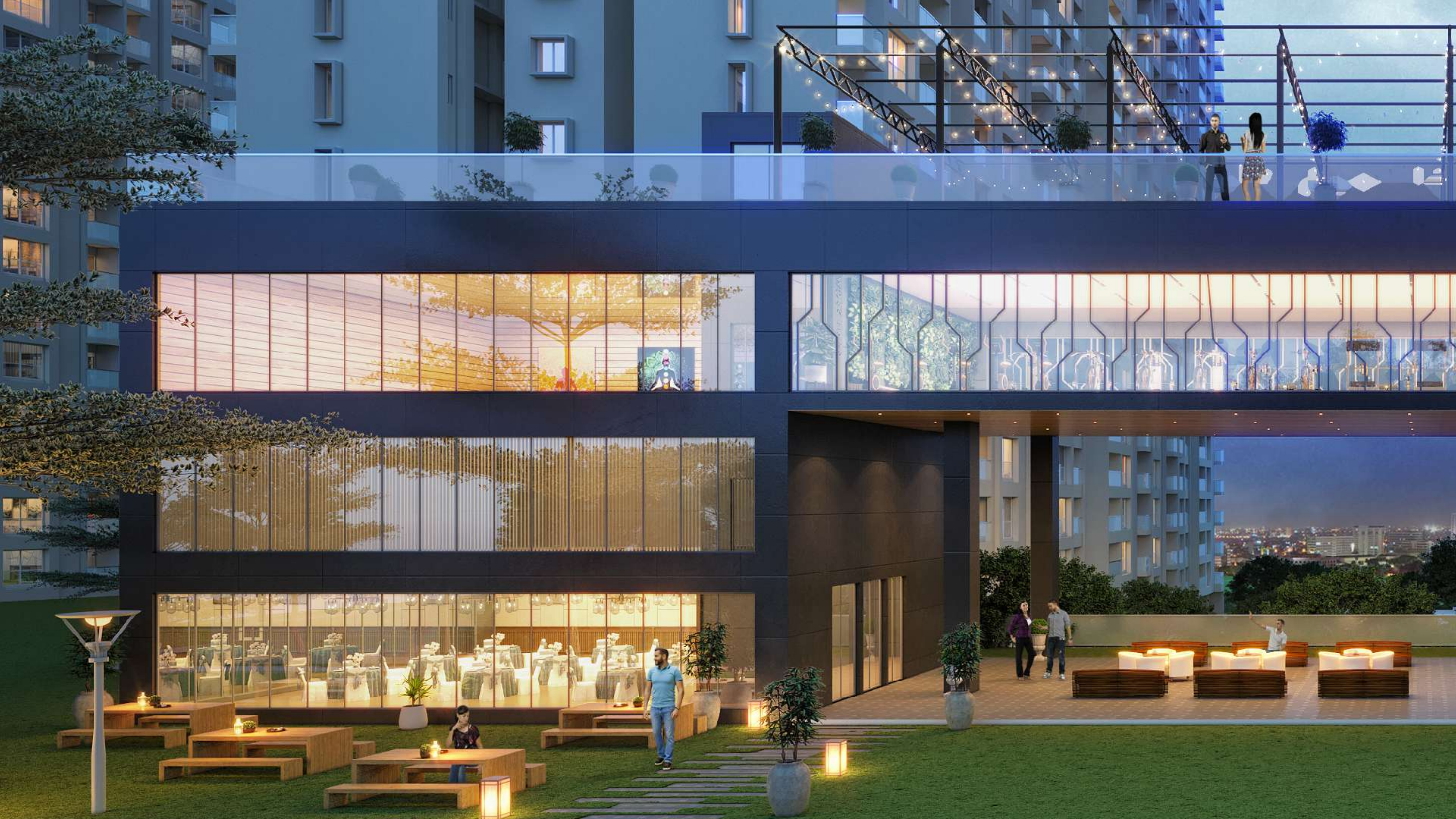






VJ

























VJ









VJ



Better plans

OPTIMUM
PLANNING

UPGRADED MASTER LAYOUT



CITYSCAPE

J1

J2

02 3 BHK 852 SQFT	03 2 BHK 709 SQFT	04 2 BHK 709 SQFT	05 3 BHK 861 SQFT	06 3 BHK 863 SQFT
01 3 BHK 880 SQFT	09 2 BHK 709 SQFT	08 2 BHK 716 SQFT		07 2 BHK 726 SQFT

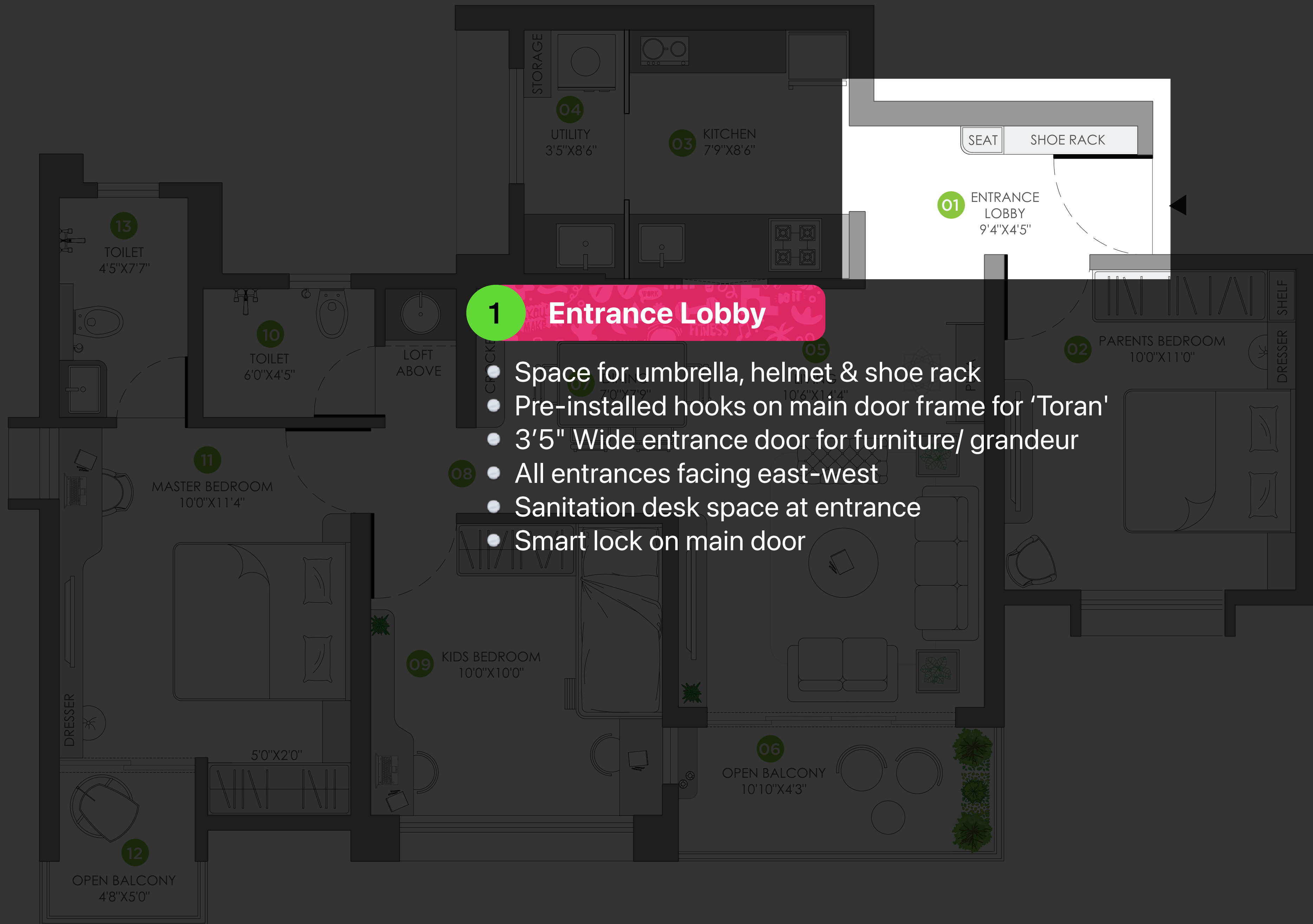
LANDSCAPED PODIUM

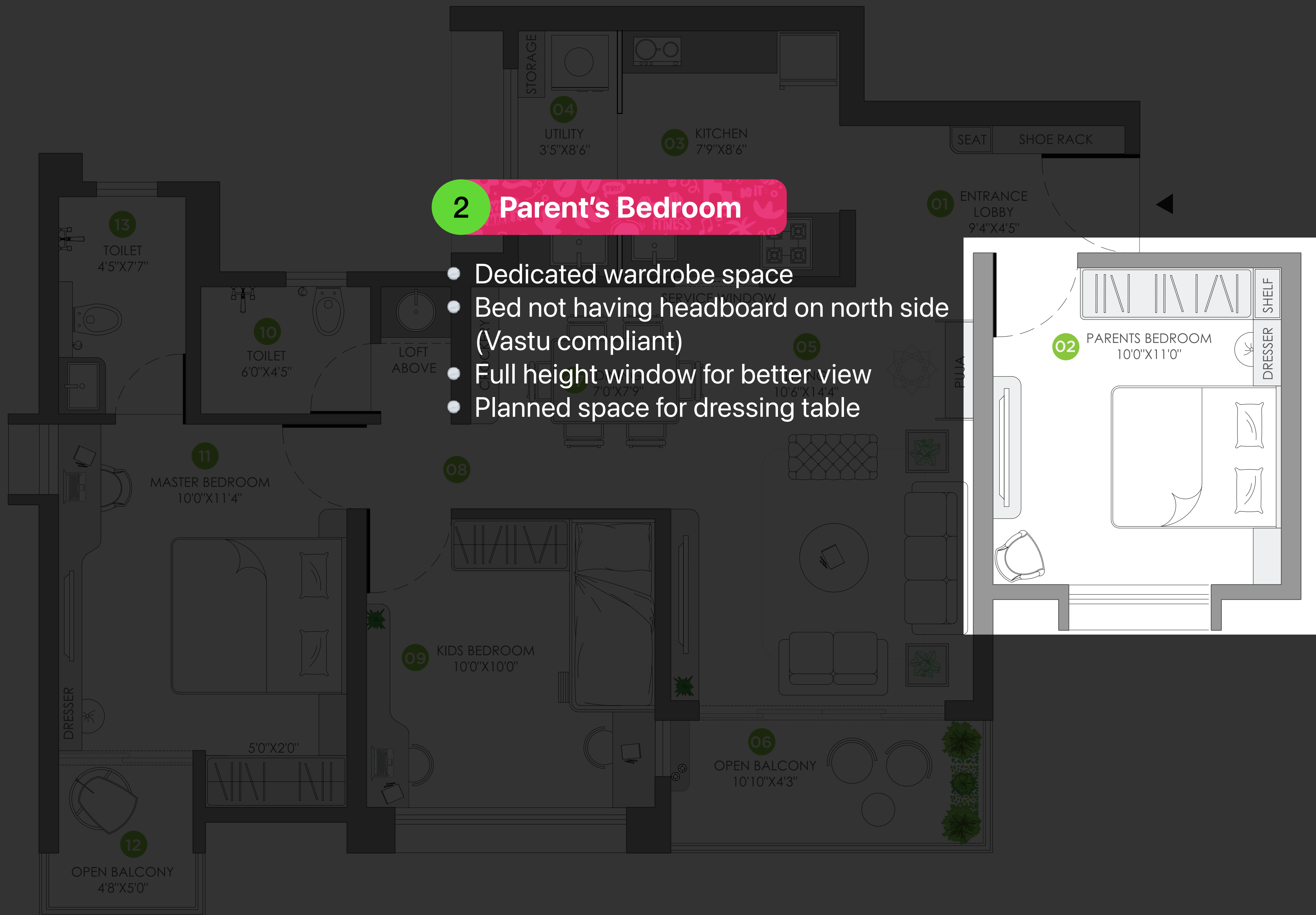
Better indoors

ADDED FEATURES

9 DESIGN PRINCIPLES

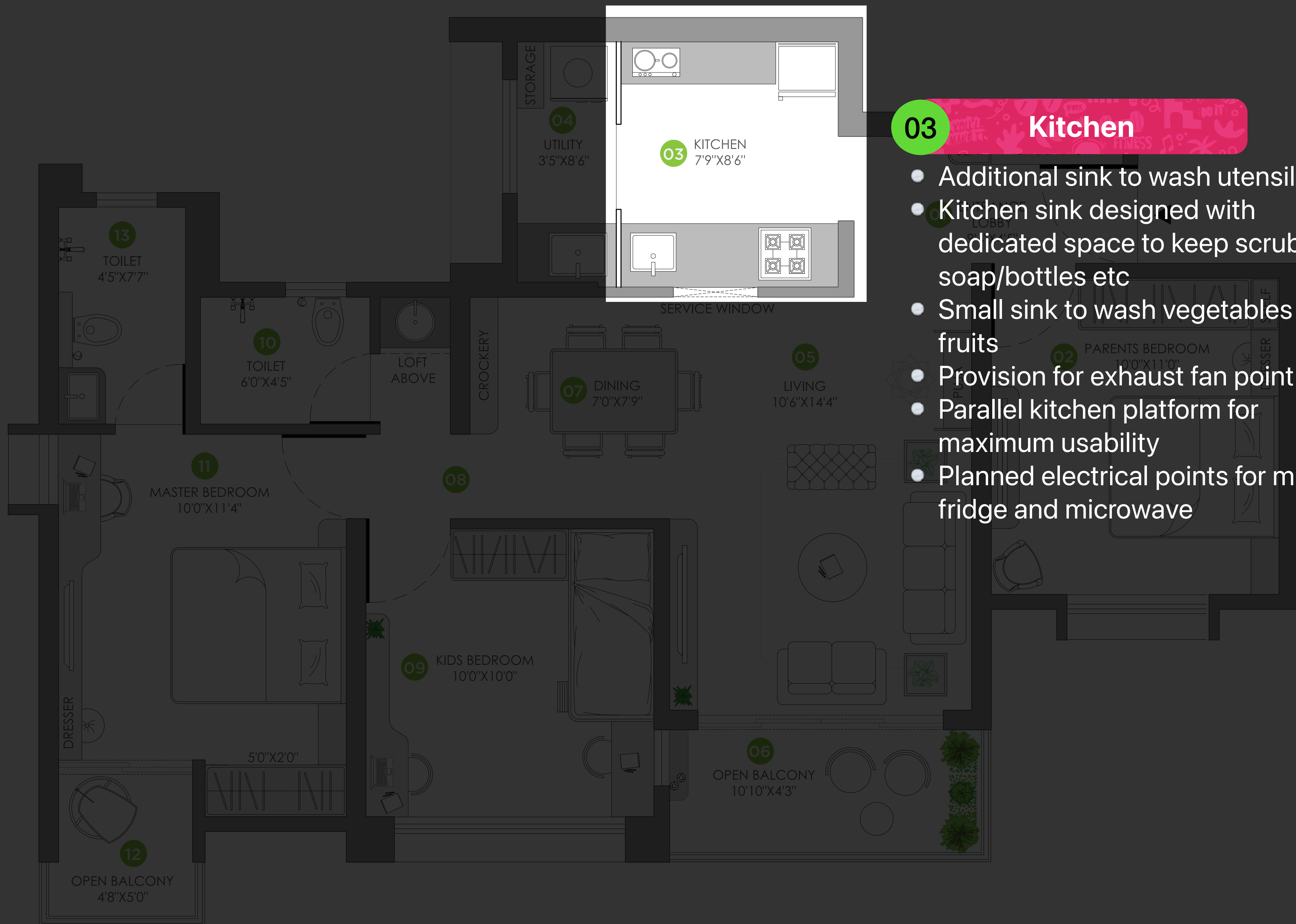
- FRESH, CLEAN AIR
- HYGIENE & SAFETY PROTOCOLS
- MENTAL WELL-BEING
- MULTI-GENERATIONAL LIVING
- TRADITIONAL VALUES & MODERN TECH
- INDOORS WITH MORE OUTDOORS
- FOSTERING LEARNING
- COEXISTENCE OF ME-TIME & WE-TIME
- CLASSIC SPECIFICATIONS





2 Parent's Bedroom

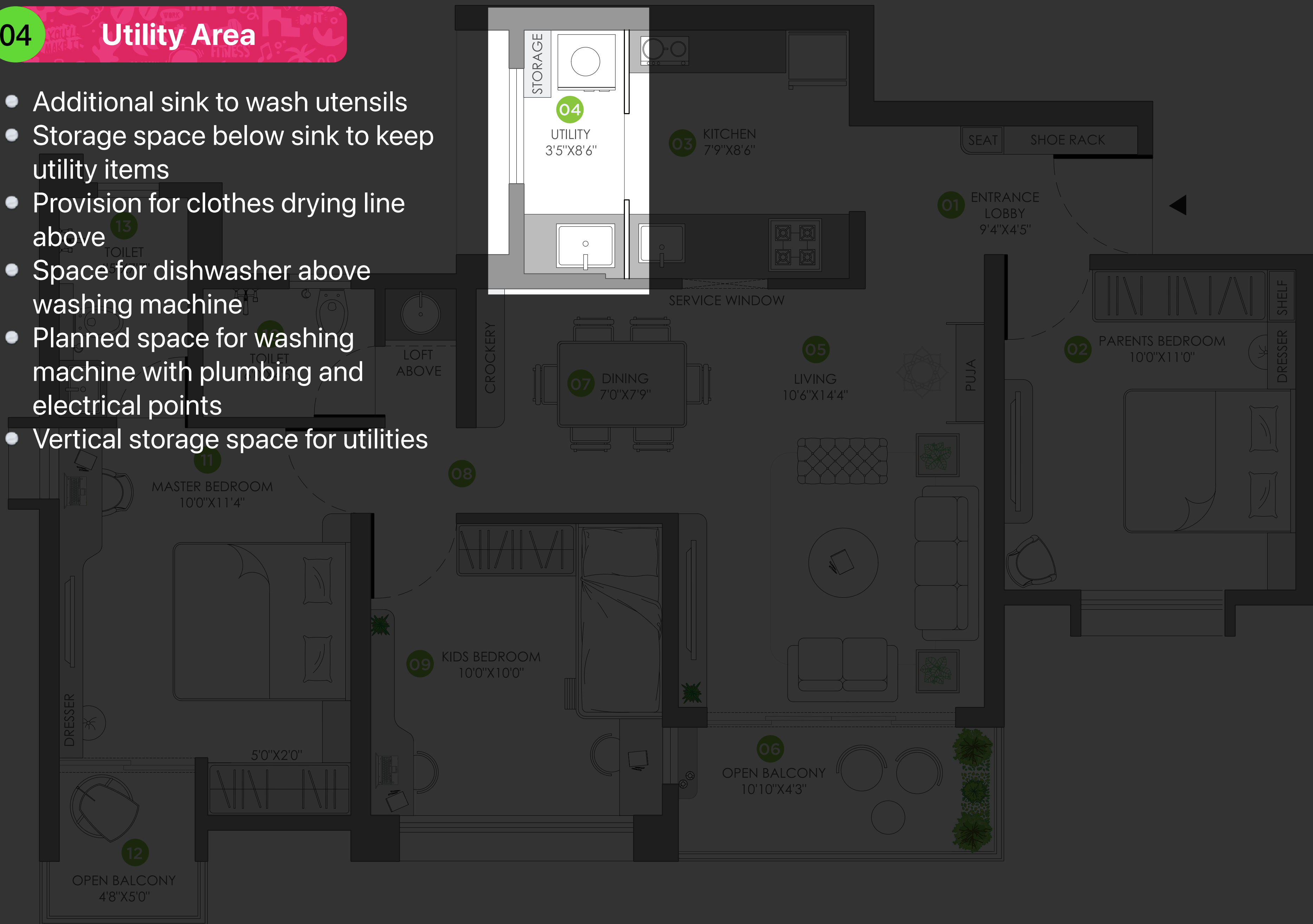
- Dedicated wardrobe space
- Bed not having headboard on north side (Vastu compliant)
- Full height window for better view
- Planned space for dressing table

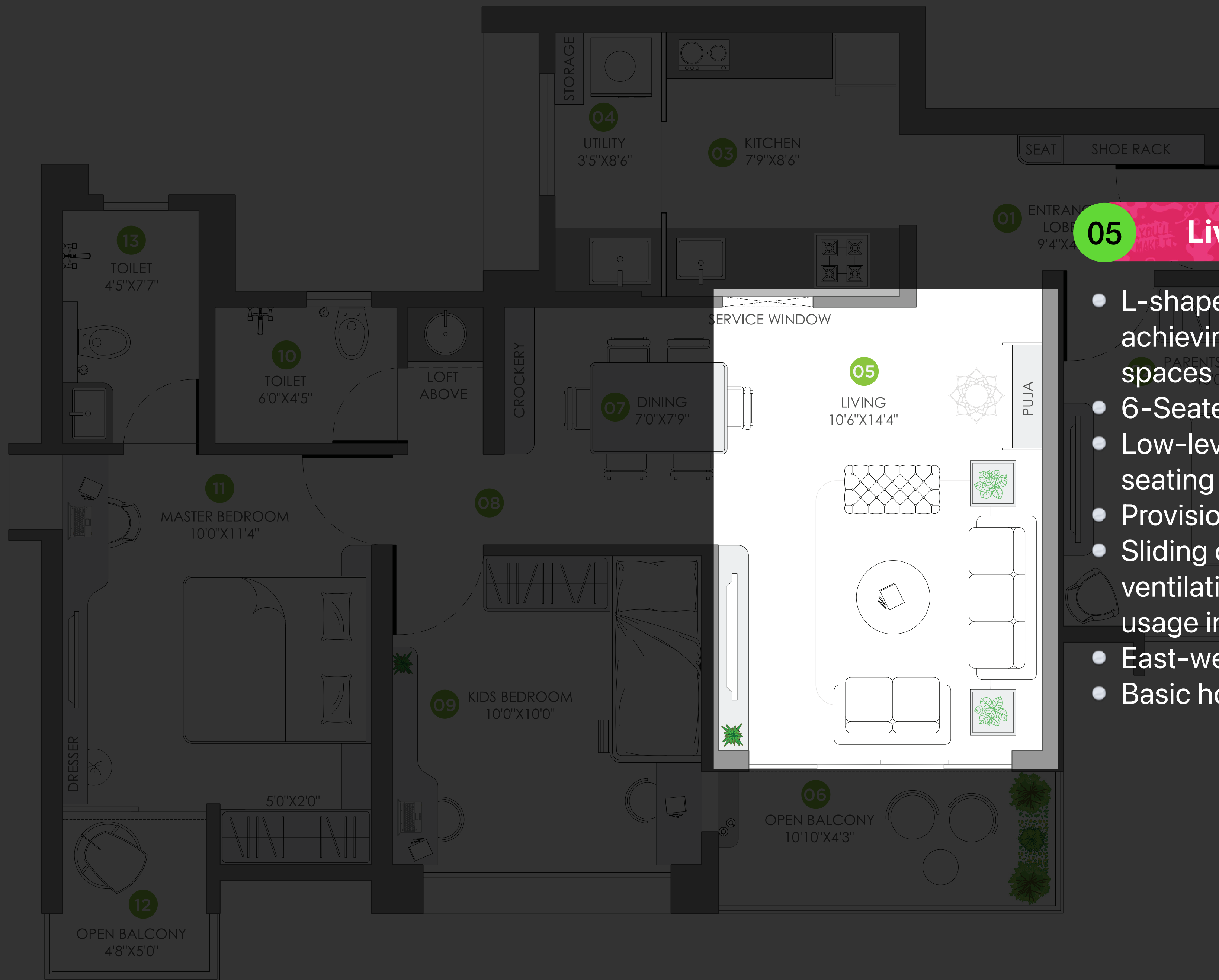


04

Utility Area

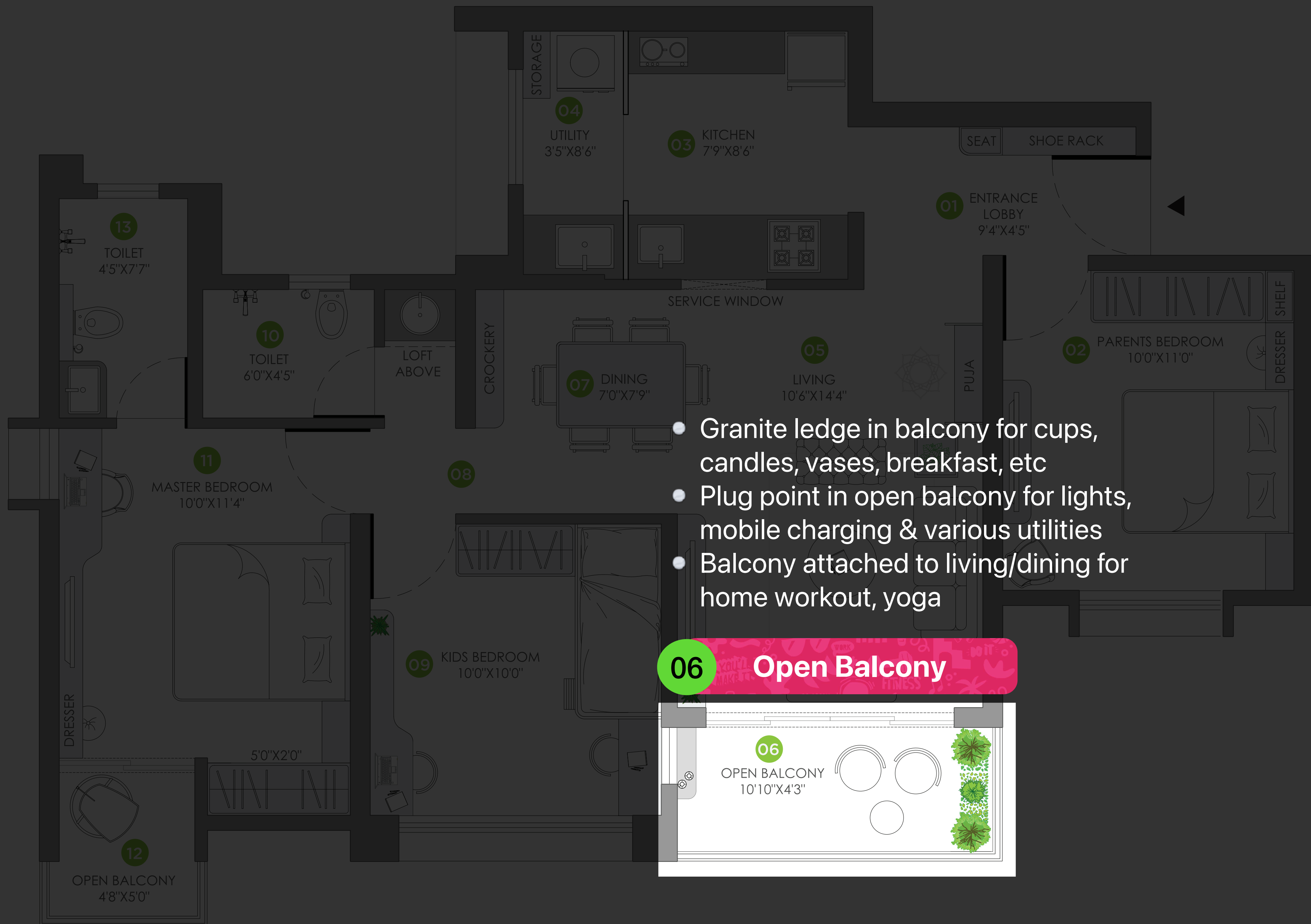
- Additional sink to wash utensils
- Storage space below sink to keep utility items
- Provision for clothes drying line above
- Space for dishwasher above washing machine
- Planned space for washing machine with plumbing and electrical points
- Vertical storage space for utilities





05 Living Room

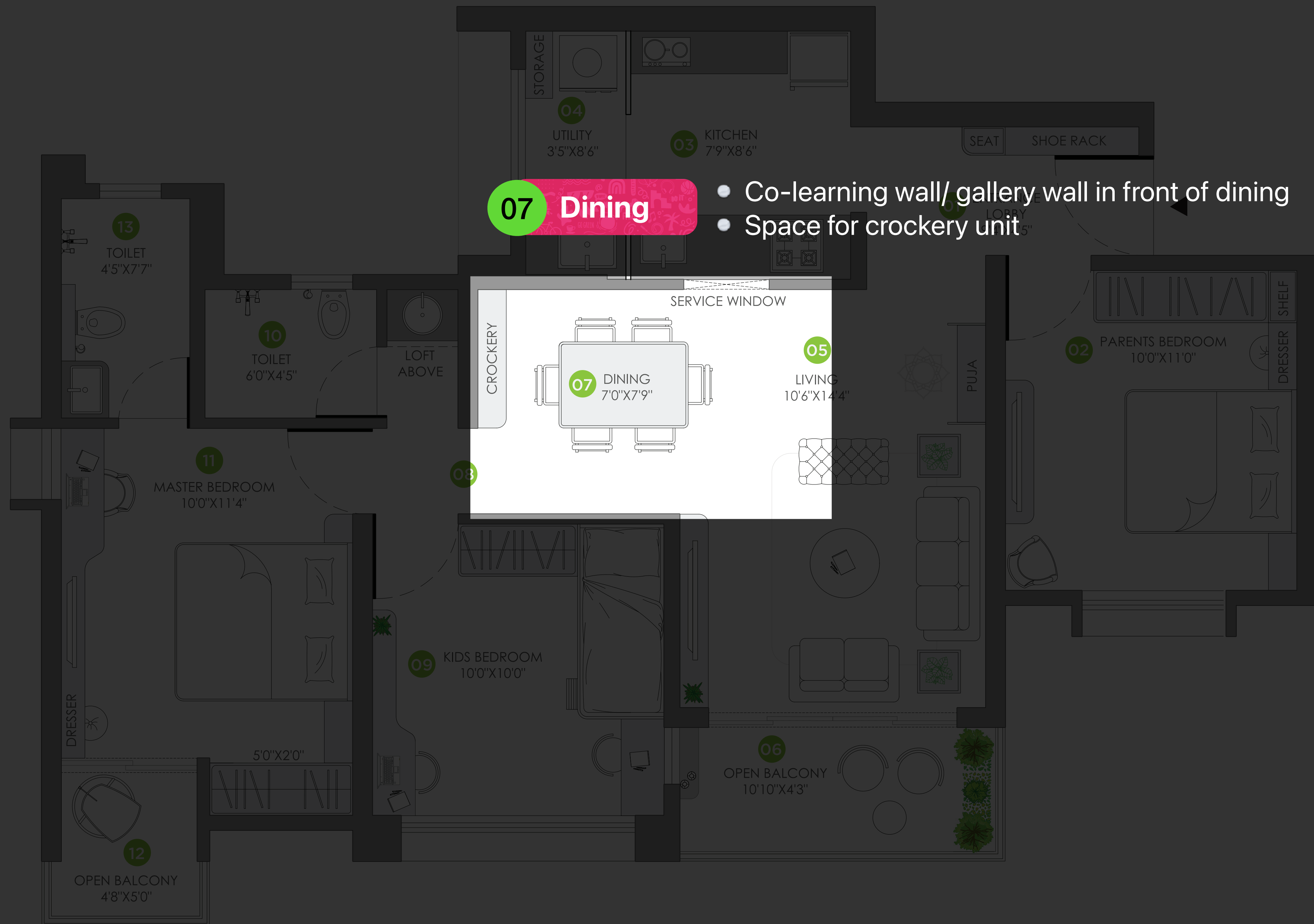
- L-shaped living-dining space for achieving privacy and flexibility in spaces
- 6-Seater sofa space in living room
- Low-level charger points near the seating area
- Provision of telephone point
- Sliding doors for natural light, ventilation & maximum space usage in living room
- East-west facing 'Puja' space
- Basic home automation

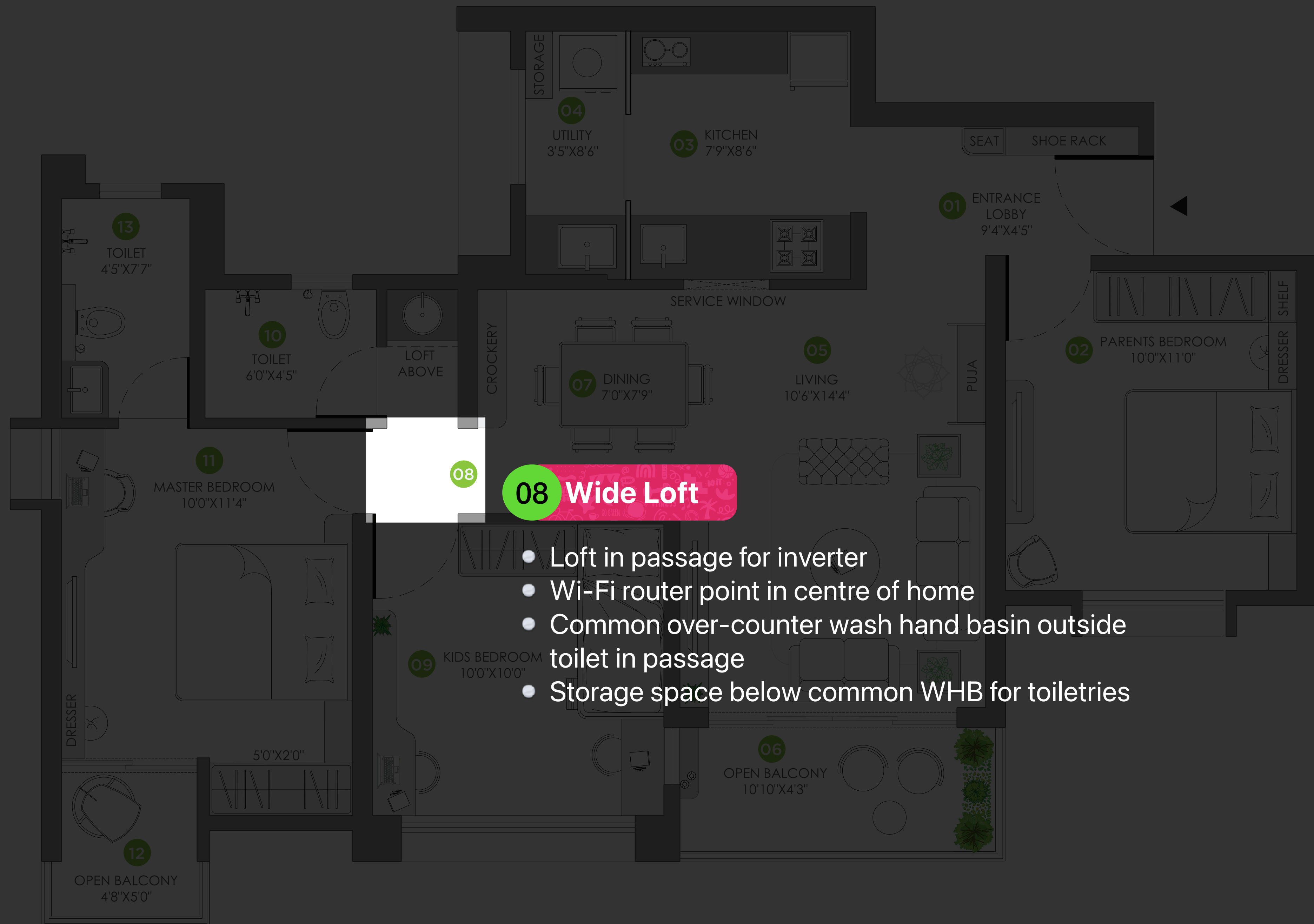


- Granite ledge in balcony for cups, candles, vases, breakfast, etc
- Plug point in open balcony for lights, mobile charging & various utilities
- Balcony attached to living/dining for home workout, yoga

06 Open Balcony

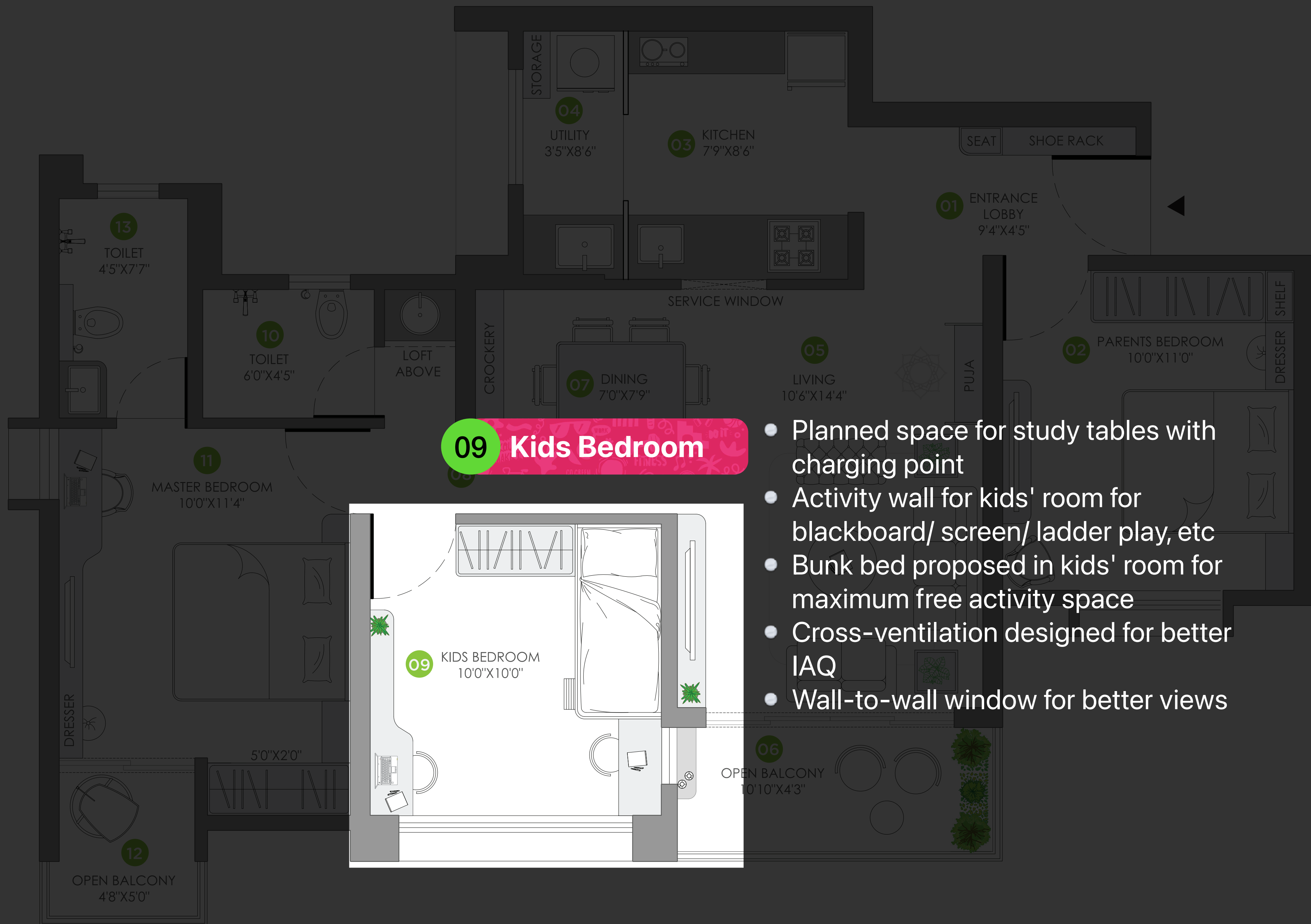
06
OPEN BALCONY
10'10"X4'3"





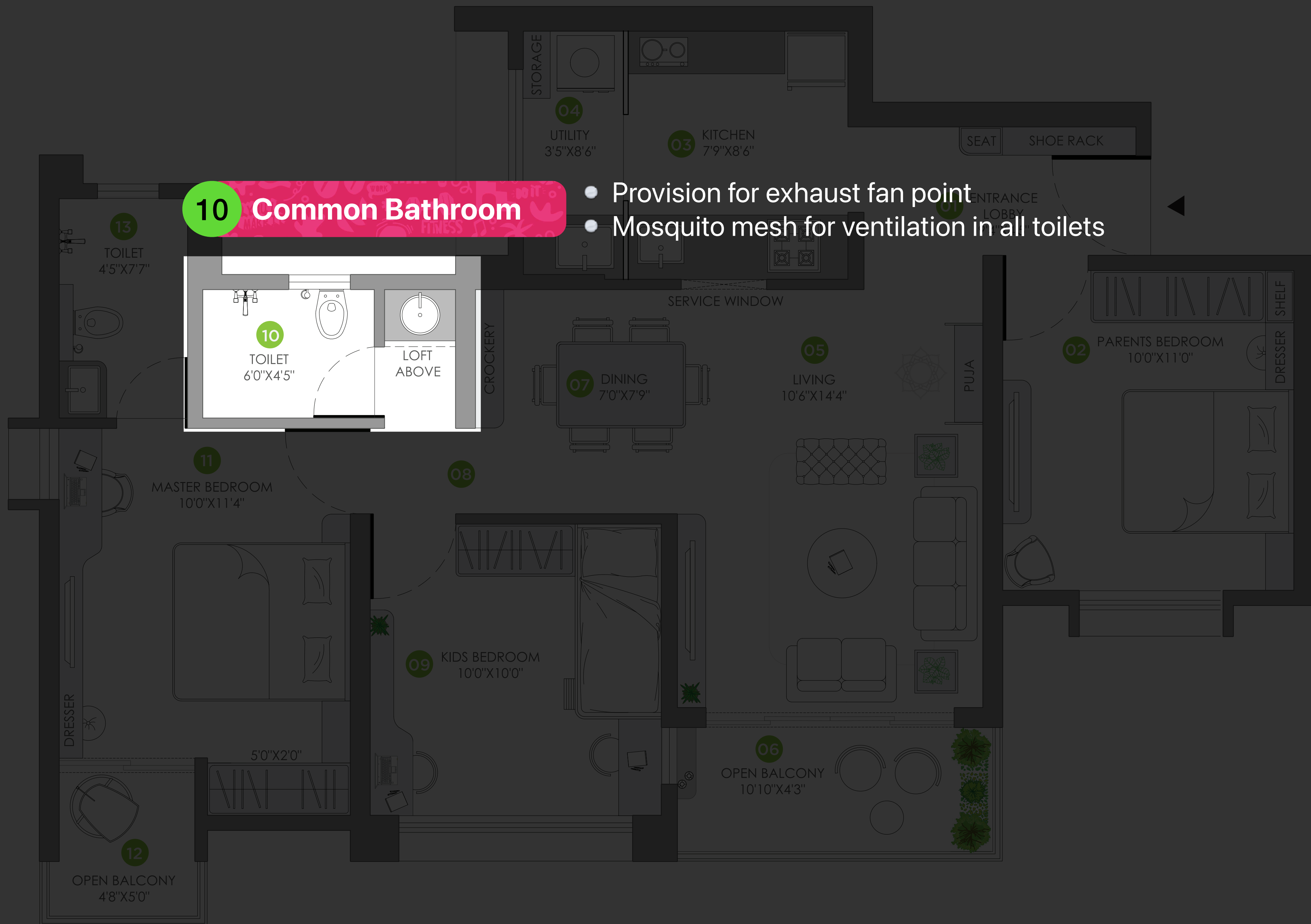
08 Wide Loft

- Loft in passage for inverter
- Wi-Fi router point in centre of home
- Common over-counter wash hand basin outside toilet in passage
- Storage space below common WHB for toiletries

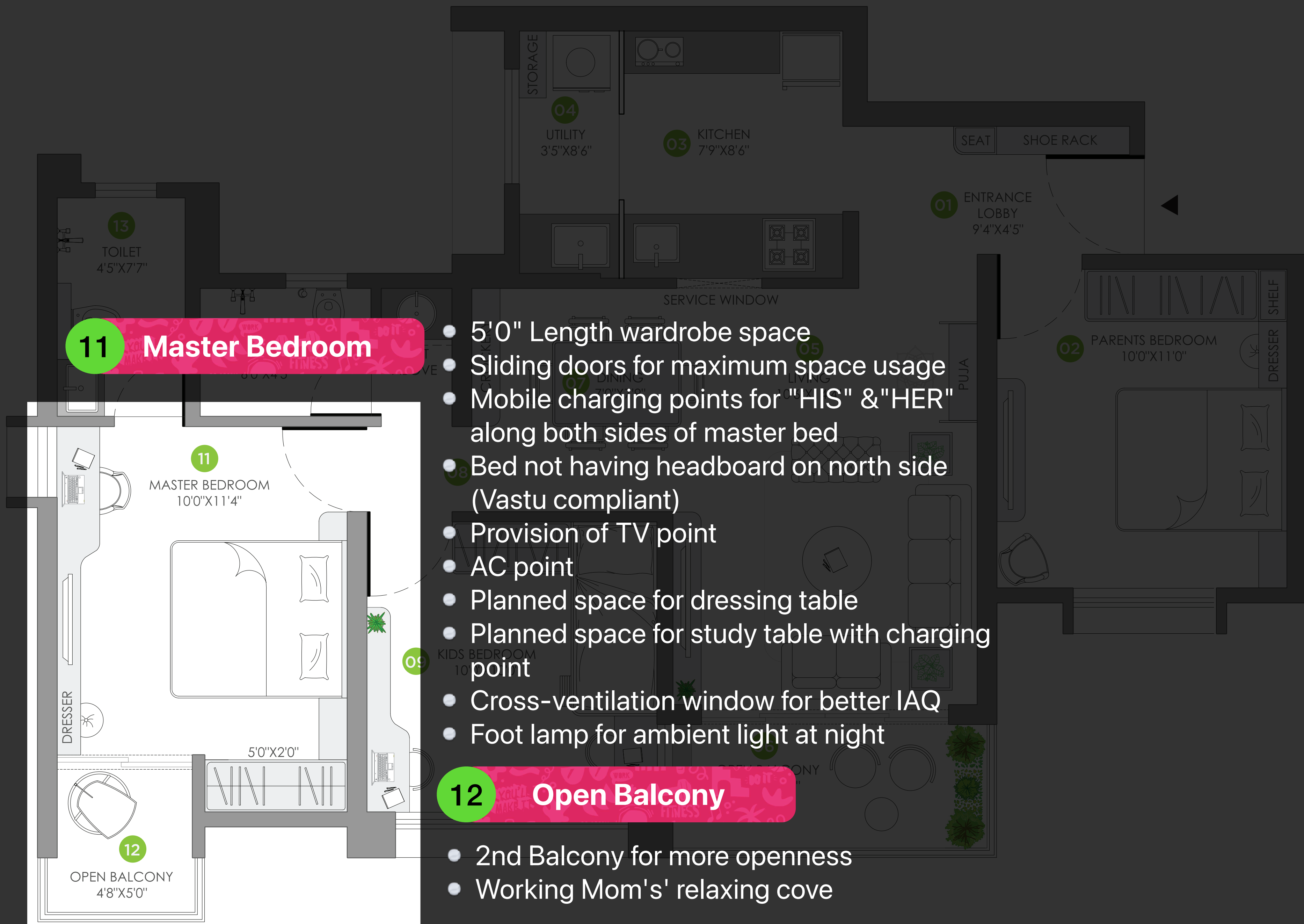


09 Kids Bedroom

- Planned space for study tables with charging point
- Activity wall for kids' room for blackboard/ screen/ ladder play, etc
- Bunk bed proposed in kids' room for maximum free activity space
- Cross-ventilation designed for better IAQ
- Wall-to-wall window for better views



- Provision for exhaust fan point
- Mosquito mesh for ventilation in all toilets



11 Master Bedroom

- 5'0" Length wardrobe space
- Sliding doors for maximum space usage
- Mobile charging points for "HIS" & "HER" along both sides of master bed
- Bed not having headboard on north side (Vastu compliant)
- Provision of TV point
- AC point
- Planned space for dressing table
- Planned space for study table with charging point
- Cross-ventilation window for better IAQ
- Foot lamp for ambient light at night

12 Open Balcony

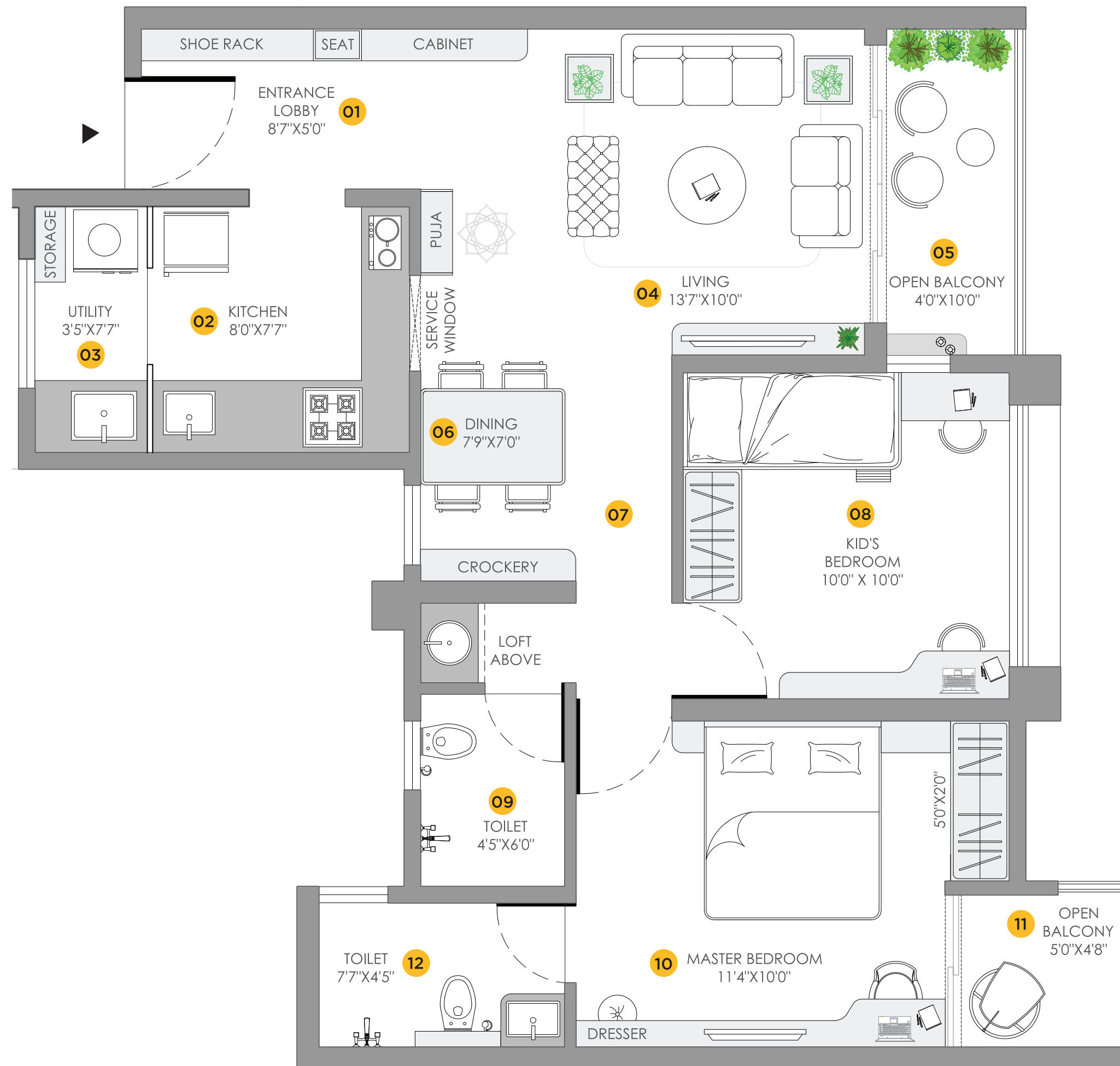
- 2nd Balcony for more openness
- Working Mom's' relaxing cove

9 DESIGN PRINCIPLES OF VJ Homes 2.0

2 BHK

THOUGHTFULLY DESIGNED RESIDENCES
WITH 60+ DESIGN FEATURES

- FRESH, CLEAN AIR
- HYGIENE & SAFETY PROTOCOLS
- MENTAL WELL-BEING
- MULTI-GENERATIONAL LIVING
- TRADITIONAL VALUES & MODERN TECH
- INDOORS WITH MORE OUTDOORS
- FOSTERING LEARNING
- COEXISTENCE OF ME-TIME & WE-TIME
- CLASSIC SPECIFICATIONS



01 ENTRANCE LOBBY : 8'7" X5'0"

- Space for umbrella, helmet & shoe rack in the entrance lobby
- Pre-installed hooks on main door frame for 'Toran'
- 3'5" Wide entrance door for furniture/ grandeur
- All entrances facing east-west
- Sanitation desk space at entrance
- Smart lock on main door

02 KITCHEN : 8'0"X7'7"

- Privacy from kitchen to living by design of serving window
- Electrical and water supply point above the sink
- Kitchen sink designed with dedicated space to keep scrubber/soap/bottles etc
- Small sink to wash vegetables and fruits
- Provision for exhaust fan point
- L-shaped kitchen platform for maximum usability
- Planned electrical points for mixer, fridge and microwave

03 UTILITY AREA : 3'5"X 7'7"

- Additional sink to wash utensils
- Storage space below sink to keep utility items
- Provision for clothes drying line above
- Space for dishwasher above washing machine
- Planned space for washing machine with plumbing and electrical points
- Vertical storage space for utilities

04 LIVING ROOM : 13'7"X10'0"

- Video door phone for safety & security
- L-shaped living-dining space for achieving privacy and flexibility in spaces
- 6-Seater sofa space in living room
- Low-level charger points near the seating area
- USB switch and telephone point
- Sliding doors for natural light, ventilation & maximum space usage in living room
- East-west facing 'Puja' space
- Basic home automation

05 OPEN BALCONY : 4'0"X10'0"

- Granite ledge in balcony for cups, candles, vases, breakfast, etc
- Plug point in open balcony for lights, mobile charging & various utilities
- Balcony attached to living/dining for home workout, yoga

06 DINING : 7'9"X7'0"

- Co-learning wall/ gallery wall in front of dining
- Space for crockery unit

07 WIDE PASSAGE : 3'0"

- Loft in passage for inverter
- Wi-Fi router point in centre of home
- Common over-counter wash hand basin outside toilet in passage
- Storage space below common WHB for toiletries

08 KIDS' BEDROOM : 10'0"X10'0"

- Planned space for study tables with charging point
- Activity wall for kids' room for blackboard/ screen/ ladder play etc
- Bunk bed proposed in kids' room for maximum free activity space
- Cross-ventilation designed for better IAQ
- Wall-to-wall window for better views

09 COMMON BATH : 4'5"X6'0"

- Provision for exhaust fan point
- Mosquito mesh for ventilation

10 MASTER BED : 11'4"X10'0"

- 5'0" Length wardrobe space
- Sliding doors for maximum space usage
- Mobile charging points for "HIS" & "HER" along both sides of master bed
- Bed not having headboard on north side (Vastu compliant)
- Provision of TV point
- AC point
- Planned space for dressing table
- Planned space for study table with charging point
- Foot Lamp for ambient light at night

11 OPEN BALCONY : 5'0"X4'8"

- 2nd Balcony for more openness
- Working Mom's' relaxing cove

12 MASTER BATH : 7'7"X4'5"

- Hair dryer point/ Shaving point
- Provision for exhaust fan point
- Laundry space below master WHB counter
- Granite counter for master suite WHB

The background image shows a modern interior space with large glass windows and a polished floor. The text is overlaid on this image.

Carpet Areas & Token Pricing

2 BHK

710 to 730 Sq.Ft.

85 L - 89 L

3 BHK

850 to 900 Sq.Ft.

96 L - 1.05 CR

Launch Timelines

TOKENS
2 NOV

PRE SELECT
24 NOV

LAUNCH
14 DEC

MahaRERA Num

P52100077455

ATS starts on

15 DEC 2024



YASHWIN ENCHANTE

UPPER KHARADI

