



WHAT IF



WHAT IF A DEVELOPER
LISTENS TO THE HOME BUYERS
AND DESIGNS HOMES TO
SUIT THEIR NEEDS?

A LEGACY OF TRUST AND DESIGN

At Vilas Javdekar Developers, 'trust' and 'design' are the two core values that drive us. Our solid foundation of trust has been built over the years. All this goodwill stems from our passion for what we promise and do. Our promise of 'Possession Guarantee' symbolises our pursuit of building trust. Perhaps that is why we have a consistent track record of on-time delivery and a growing family of loyal customers.

At the same time, innovative design has always been at the core of all our endeavours. Through our undying love for what we do, we have maintained the highest design standards while staying true to our promises. And this has led us to winning several awards across several projects and categories.

THE PRESTIGIOUS AWARDS WON BY US, ARE TESTIMONY TO OUR PHILOSOPHY THAT SHOWCASES OUR PASSION.



VILAS JAVDEKAR

Wins scrolls of honour
lifetime achievement
award in 2016



ADITYA JAVDEKAR

Wins young achiever
of the year award
in 2015



VILAS JAVDEKAR DEVELOPERS

Awarded the emerging
developer of the year
2015



PORTIA AT BANER

Wins smart home
award in 2015



YASHWIN AT BANER ANNEXE

Wins most promising
project award in 2015



EURO SCHOOL AT WAKAD

Wins best commercial
project award in 2015



PALLADIO AT TATHAWADE

Wins two best residential
project awards in 2014



PALLADIO AT TATHAWADE

Given a 4-star griha
rating for eco-friendly
construction in 2011



PALASH- THE GREEN COMMUNE AT WAKAD

Certified as the first eco
friendly project in PCMC
in 2009



VILAS JAVDEKAR DEVELOPERS

Best residential project
of the year 2004

THE PILLARS OF VILAS JAVDEKAR DEVELOPERS

WE LOVE WHAT WE DO.

We at Vilas Javdekar Developers, strive to make the best homes in terms of user-friendly design, aesthetic brilliance, robust engineering and sustainability. For us, development is not just a business, it is what we love to do, creating long-term value for everyone.



“ DO WHAT YOU SAY,
SAY WHAT YOU MEAN.

VILAS JAVDEKAR
CHAIRMAN



“ WE LOVE
WHAT WE DO.

ADITYA JAVDEKAR
CEO & MD



“ WHEN YOU TRULY LOVE
YOUR WORK, IT SHOWS.

SARVESH JAVDEKAR
TECHNICAL DIRECTOR

WHAT IF WE TOLD YOU THAT
500+ INFORMED HOME BUYERS
SUBSCRIBED TO OUR PRODUCT
IN LAST 6 MONTHS?

THE YASHWIN LEGACY

In 2008, VJ Developers ventured into co-creation with a group of IT professionals and started working on a residential project at Baner-Sus. This was the start of the Yashwin story.

Homes at Yashwin offer a wise combination of space, location and value. These 3 core ingredients define the 'Yashwin' way of life. Since then, we have successfully extended this success story across 4 more projects. In each of these executions, we have associated ourselves with numerous families to deliver the core philosophy of VJ Developers - building happy communities.

COMPLETED
2,59,406 SQ. FT.

ONGOING
5,91,664 SQ. FT.

UPCOMING
8,00,000 SQ. FT.

HAPPY FAMILIES AT YASHWIN **950+**

THE FIRST CO-CREATION
WITH 150 IT PROFESSIONALS



2 & 3 BEDROOM RESIDENCES
BANER-SUS, PUNE

THE SECOND
MILESTONE



2 BEDROOM RESIDENCES
BANER-SUS, PUNE

EXTENSION OF THE
YASHWIN COMMUNITY



1, 2 & 3 BEDROOM RESIDENCES
OFF SINHGAD ROAD, PUNE

A WARM COMMUNITY
OF LIC FAMILIES



1, 2 & 3 BEDROOM RESIDENCES
BANER-SUS, PUNE

AN UPGRADED VERSION OF
THE PRODUCT YASHWIN



1, 2 AND 3 BEDROOM RESIDENCES
AT BANER-SUS, PUNE

THE YASHWIN DESIGN PHILOSOPHY

A home at Yashwin is meant to offer an indoor living experience that is just perfect. To ensure this, every home at Yashwin Hinjawadi is carefully designed to cater to three main aspects of space design - optimisation, ventilation and functionality.

MORE LIGHT AND CROSS-VENTILATION

Larger windows are positioned for maximum ventilation and abundant natural light in all the rooms.

NO DEAD SPACES

Whether in rooms or in passages, every inch that you have invested in, has been put to use.

MULTI-FUNCTIONAL SPACES

Wardrobe and dresser spaces have designated niches, which leaves ample space for you to use, without changing the furniture layout.



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WHAT IF
YOUR HOME COMES WITH
FIRST-OF-ITS-KIND SERVICES?

VJ

—
VJ SIGNATURE
SERVICE

Home  Sure™

5 – year Home warranty. Enjoy hassle-free living &
Indoor Management of your home

VJ

—
VJ SIGNATURE
SERVICE

Rent@Sure™

India's First Rental Assurance
for all our Properties

VJ

—
VJ SIGNATURE
SERVICE

Sm:)es Republic™

A Community of VJ Home Owners
with Access to Exclusive Privileges

WHAT IF
YOUR HOME COMES WITH
A GUARANTEED POSSESSION DATE?

POSSESSION GUARANTEE

Guaranteed Date of Possession
for Every Home

POSSESSION GUARANTEE CERTIFICATE
WITH EVERY REGISTERED HOME

ON-TIME OR BEFORE TIME
DELIVERY OF EVERY HOME

DEDICATED HANDOVER TEAM
FOR EVERY PROJECT

PROVEN TRACK RECORD IN
POSSESSION GUARANTEE

—
WHAT IF
YOU CAN EQUALLY ENJOY
THE INDOORS AND OUTDOORS?



VJ

HOMES THAT ARE SPACE WISE

Yashwin Hinjawadi carries forward the legacy of wise living spaces and takes it to the next level. Yashwin Hinjawadi offers the best use of space, both indoors and outdoors.

21 STOREYED TOWERS
WITH FANTASTIC VIEWS

SPORTS, LEISURE, ART
ENTERTAINMENT & LIFESTYLE



- Bistro / Café
- Hair & Beauty Salon
- Pharmacy
- Multi-utility Grocery Centre
- Sports Bar & Deck
- Party Lounge & Bar
- Banquet Hall and Lawn
- Hi-Street Retail
- Indian Food Street

LIFESTYLE AMENITIES

SPORTS AND FITNESS

Branded Gym

Jogging Track

Branded Spa & Wellness Centre

Yoga & Meditation Hall

Badminton Courts

Tennis Courts

Cardio Studio

Synthetic Fussball Courts

Rock Climbing &
Adventure Wall

VJ





- Landscaped Theme-Garden
- Sports TV Room
- Microplex / Mini-Theatre
- Club House with Guest Rooms
- Music Zone
- Library and Bookstore
- Organic Farming Area

RELAXATION

BUILDING CHILDHOODS

Professionally Managed
Indoor Kids' Play Area

Modern Day Care Centre

Outdoor Play Area

Basketball Court

Cricket Bowling Machine & Pitch

Pet-Friendly Area

VJ





VJ

Temple Complex

Amphitheatre

Assisted Walking Track

Polyclinics

On-Call Medical Assistance

Shuttle Service & Cab-Point

Wheelchair Friendly Design

SENIOR CITIZEN
FRIENDLY

WHAT IF
YOUR HOME COMES
WITH AN URBAN FOREST?



VJ

A HEALTHY NEIGHBOURHOOD

The Urban Forest at Yashwin Hinjawadi is a one-acre green zone right adjoining the residential towers. Think of it as a perpetual natural filter that constantly keeps your surroundings fresh and healthy.

KEY HIGHLIGHTS:

TOTAL GREEN AREA - 1,00,000 SQ.FT.

NEW TREES PLANTED - 520

NATIVE SPECIES WITH LOW MAINTENANCE

IMPROVED OXYGEN LEVELS

WHAT IF
YOU GET ALL OF THIS
IN ONE PLACE?

PRESENTING



yashwin
HINJAWADI

NEAR INFOSYS PHASE II



THE NEXT VERSION OF YASHWIN LIVING
2 AND 3 BEDROOM RESIDENCES

VJ



yashwin
HINJAWADI

Phase 2



Phase 3

Mumbai-Pune Highway

Pawana River

KALEWADI PHATA

Old Mumbai-Pune Highway

MARUNJI

THERGAON

HINJAWADI

Barbeque Nation

RAHATANI

Euro School

WAKAD

Aundh-Ravet Road

Holiday Inn

Hinjewadi Road

MITCON

PIMPLE SAUDAGAR

Balewadi Stadium

Aundh-Wakad Road

BALEWADI

Pawana River

KHADKI

Mula River

Mula River

Mercedes Benz

BOPODI

SUS

BANER

AUNDH

Pune University

PASHAN

Mumbai-Pune Highway

Pashan Lake

LAVALE

ICC Tech Tower

EVERYTHING YOU NEED TO KNOW ABOUT HINJAWADI

Hinjawadi needs no introduction. Over the past 10 years, it has emerged as Pune's IT hub and is today home to biggest names in IT, from across the world. Hinjawadi Phase I and II are already home to the biggest names in hospitality (Hyatt, TAJ, JW Marriott, Lemon Tree etc.) and education (Symbiosis, Mercedes Benz International School etc.).

While the Rajiv Gandhi Infotech Park offers excellent business infrastructure, a home buyer looking for a home in Hinjawadi, needs to know a few more things.

Pune Metropolitan Regional Development Authority has laid out a road map for the future infrastructure development of Hinjawadi. This includes:

PUNE METRO PLAN PHASE II
CONNECTS CITY-CENTRE TO
HINJAWADI VIA AUNDH (18 KM.
ELEVATED) AND PROMISES
SUPERIOR TRANSPORTATION

PROPOSED 90 METRES
RING ROAD WILL RUN
IN CLOSE PROXIMITY
OF HINJAWADI

THE NEW PROPOSED
AIRPORT AT RAJGURUNAGAR
IS JUST 40 KM. FROM HINJAWADI
AND OFFERS IMPROVED GLOBAL
CONNECTIVITY

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WHAT IF
YOU LIVE AT A LOCATION
THAT IS FUTURE-READY?

- Cognizant: 2.5 km
- IBM: 3.6 km
- Siemens Software: 4.7 km
- Infosys Phase 2: 2.2 km
- Tata Technologies: 4.4 km
- Cummins India: 11.9 km
- Accenture: 6.1 km
- Wipro: 3 km

HINJAWADI IT PARK

- IDBI bank: 2.9 km
- ICICI bank: 1.8 km
- SBI: 6 km
- Citibank ATM: 6.6 km

BANKS AND ATM

- **KEY DISTANCES** • Hinjawadi Phase 1: 4.5 km
- Hinjawadi Phase 3: 2.5 km
- Baner: 13.2 km
- Pashan: 17.8 km
- Aundh: 15.6 km
- Wakad: 7.5 km
- Pimpri-Chinchwad: 15.4 km
- Mumbai- Pune expressway: 8.1 km

- **EDUCATIONAL INSTITUTES** • Pune University: 17.1 km
- Alard Group of institutes: 7 km
- JSPM: 9.5 km
- International Institute of Information Technology: 6 km
- Balaji Institute of Modern Management: 11.3 km
- Yashaswi Education society: 11.2 km
- Pawar public school: 3.1 km
- Symbiosis infotech Campus: 6.4 km
- Symbiosis international university: 13.3 km
- Mercedes Benz International School: 5.9 km
- Blue Ridge Public School: 6.7km

FOOD AND BEVERAGES

- Spice Nation: 5.5 km
- Citrus Café: 6.1 km
- New Yorkers: 6.2 km
- Four seasons: 4.7 km
- Eatsome: 3.1 km
- V deck: 7.3 km

SHOPPING MARTS

- Dmart: 5.8 km
- Big Bazaar: 6 km
- White square mall: 8.6 km
- Spot 18: 10.5 km
- Xion E-square: 5.9 km
- Balewadi High Street: 12.5 km
- Westend Mall: 14.5 km

HOSPITALS

- Hinjawadi Hospital: 4.8 km
- City Care Hospital: 5.3 Km
- Lifepoint Multispeciality Hospital: 8.4 km
- Ruby Hall Clinic: 4.5 km

HOSPITALITY

- The Orritel Hotel: 5.7 km
- Sayaji Hotel: 8.2 km
- Holiday inn: 12.3 km
- Hotel Solitaire: 4.2 km
- Hotel Arya Regency: 6.3 km
- Le Royale - 5.9 km
- Lemon Tree Hotel: 6.1 km
- Courtyard mariott: 6.1 km
- Hotel Formulae1: 5.8 km



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WHAT IF
YOU OWN A HOME WITH
A FLOOR PLAN, DESIGNED
WITH GREAT DETAIL?

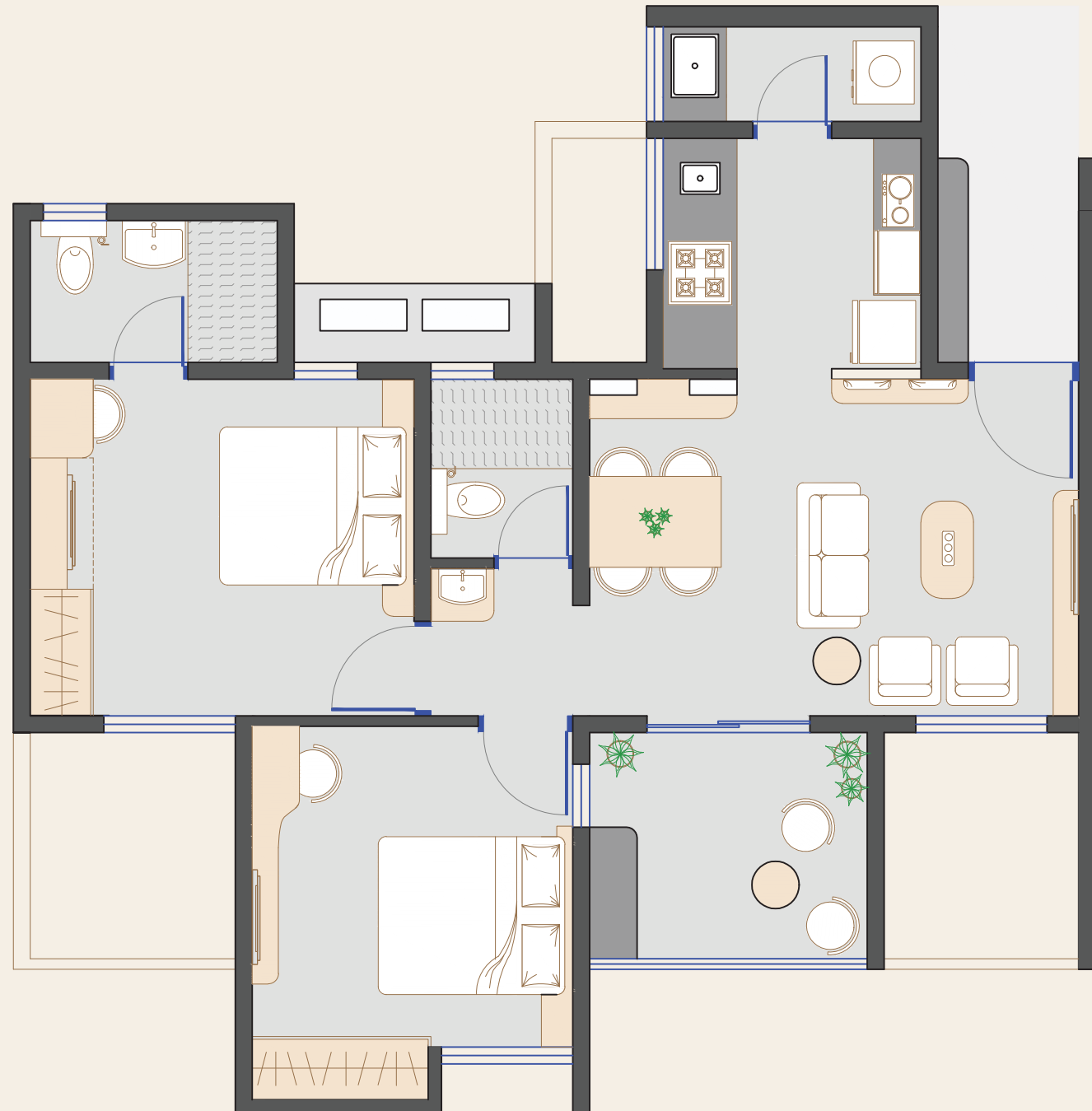
2BHK COMPACT UNIT PLAN

VJ

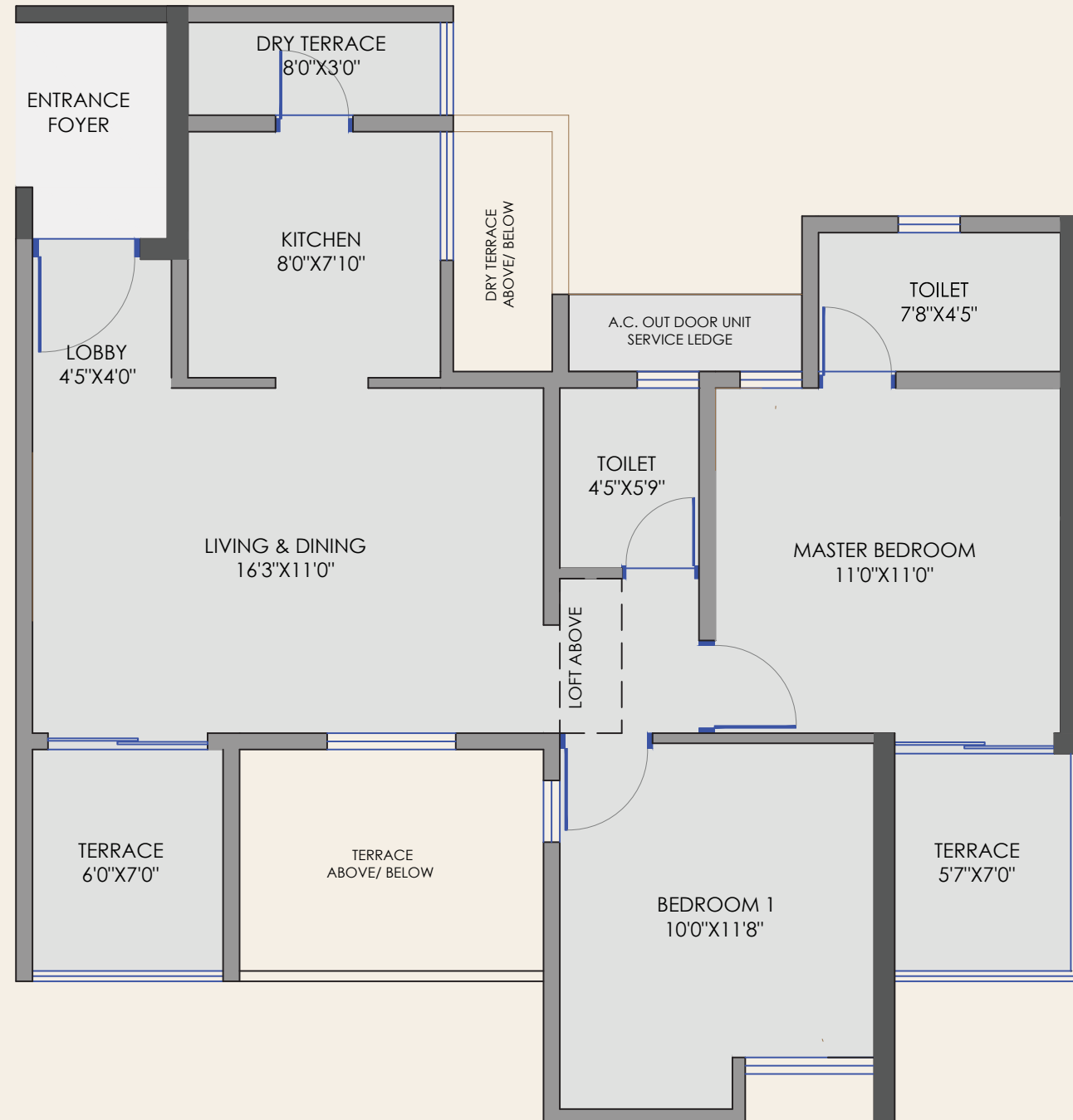


2BHK COMPACT UNIT PLAN

VJ

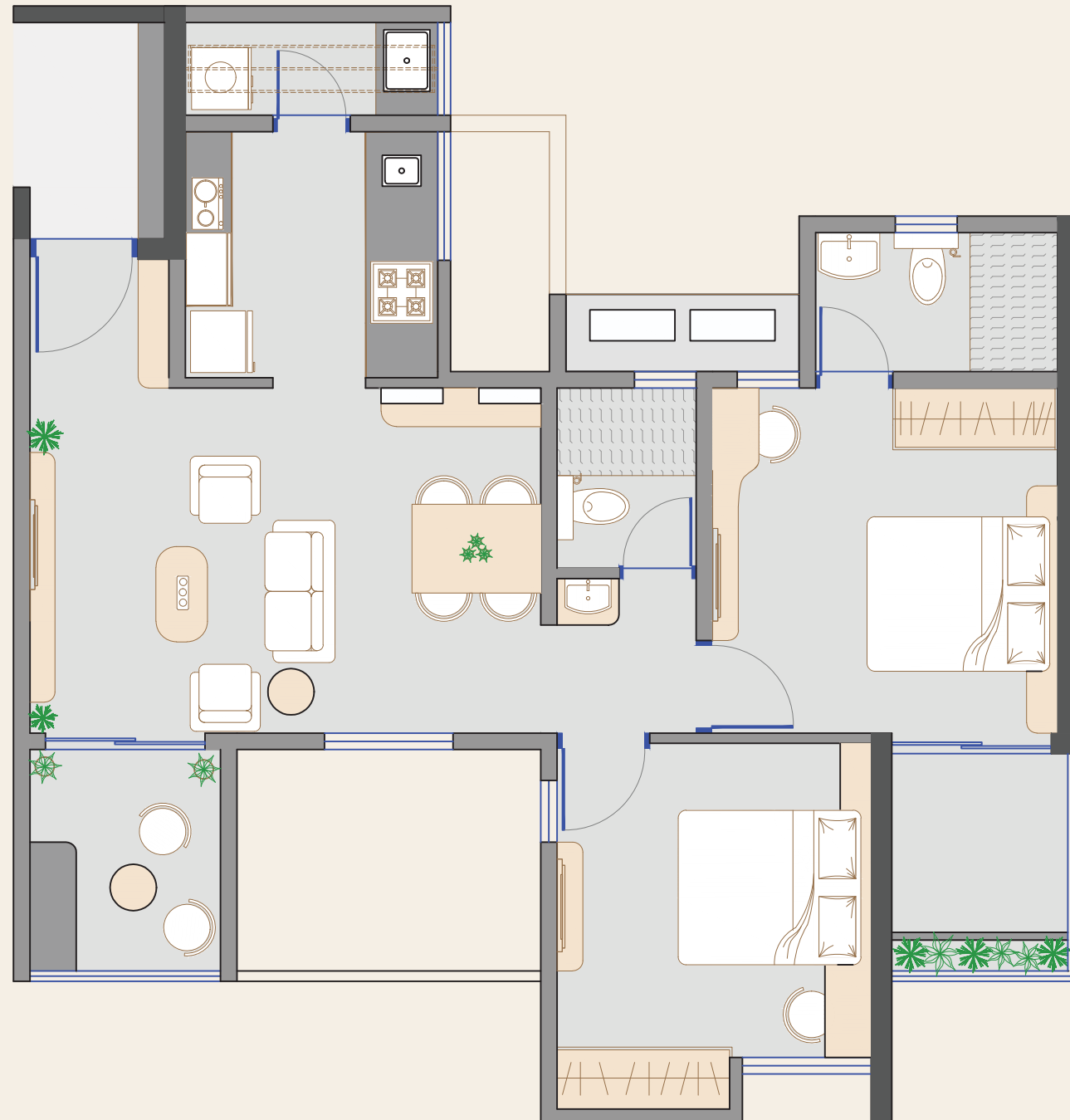


2BHK COMFORT UNIT PLAN

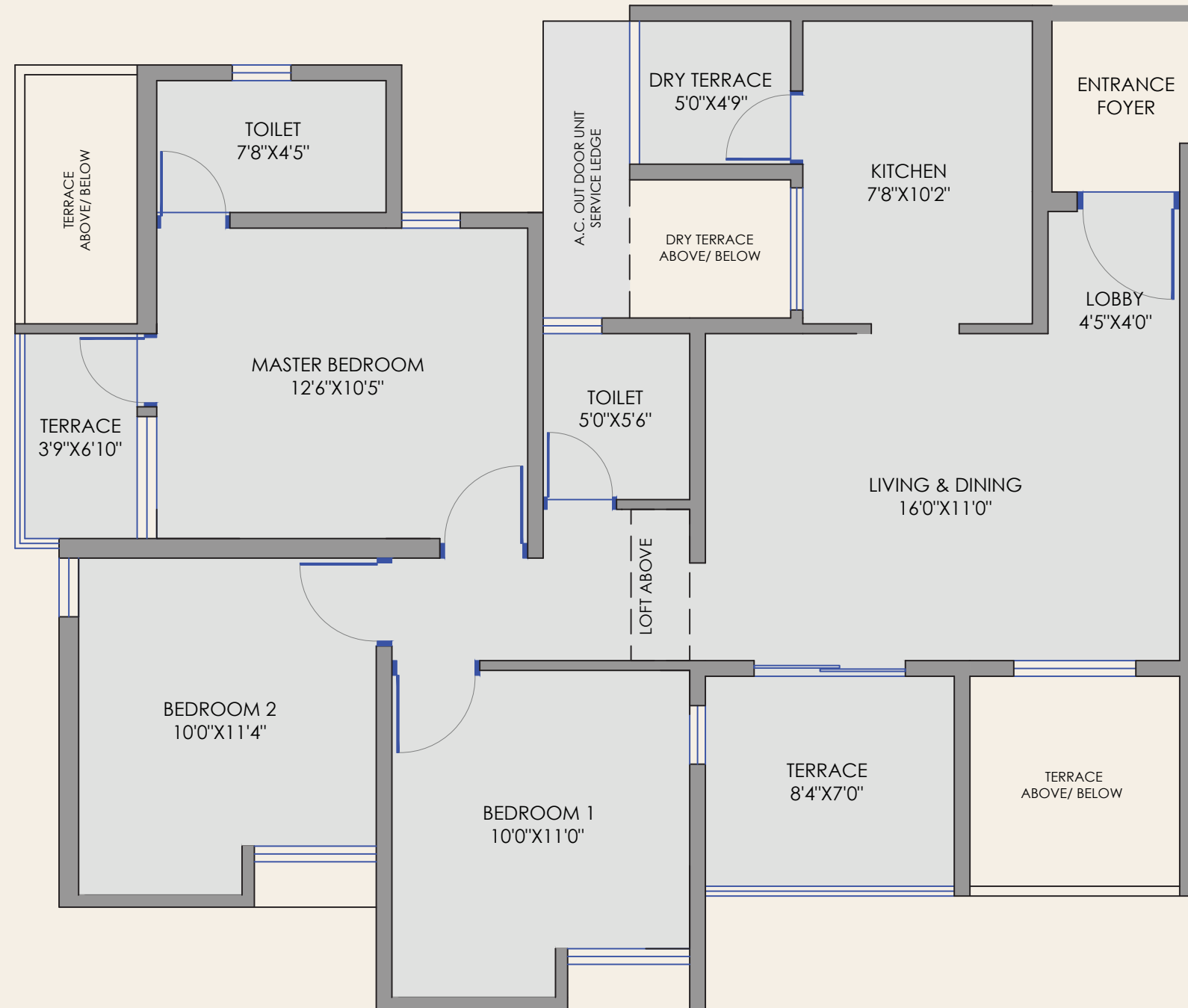


2BHK COMFORT UNIT PLAN

VJ

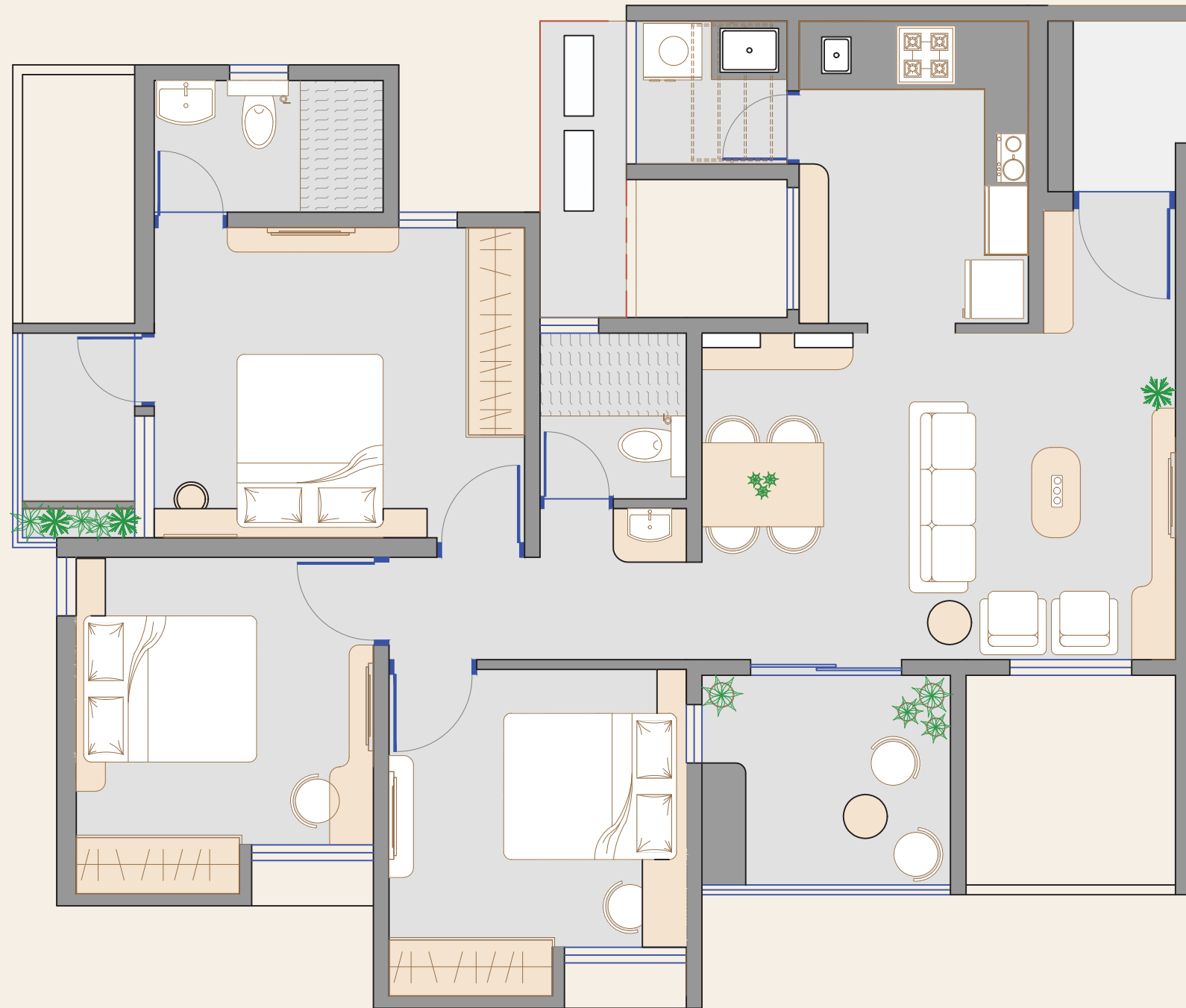


3BHK UNIT PLAN



3 BHK UNIT PLAN

VJ



WHAT IF
WE HAVE NOT ONE
BUT MANY
BRAND AMBASSADORS?

CUSTOMERS' SPEAK



“

Waste management and rainwater harvesting took care of our carbon footprint.



MR. NILESH GANGRADE
E-902, YASHWIN 2.0

“

Considering the quality, I believe every home here is great value for money.



MR. MATHEW JOHN
F-502, YASHWIN 2.0

“

The reasons for us to book 5 flats were the trust factor and unique floor plans.



MS. ANUJA WADEKAR
F-104, YASHWIN 2.0

“

We were more like partners with the developer, than just a customer.



MRS. VANDANA KOLARKAR
A-804, YASHWIN JEEVAN



ARCHITECT - TADPL (TELESIS ARCHITECTS AND DESIGNERS PVT. LTD.) | **STRUCTURAL DESIGNER** - STRUDCOM CONSULTANTS PVT. LTD.

PLUMBING CONSULTANT - AMIT INFRASTRUCTURE CONSULTANTS | **ELECTRICAL CONSULTANT** - 'ABHIYANTA' ELECTRICAL CONSULTANTS & ENGINEERS

BRAND CONSULTANTS - SETU ADVERTISING PVT. LTD.

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