VJ

VILAS
JAVDEKAR
DEVELOPERS

&

In association with **Orchid Society &**

Sanjeevani
Developers
Think Green, Think Life

# PRESENTS

VJ



# yashwin Anand

1, 2 AND 3 BEDROOM RESIDENCES

VJ | VILAS JAVDEKAR DEVELOPERS

# 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 good–will stems from our passion for what we do. And when we speak of passion, we mean every word that we promise. Perhaps that is why we have a consistent track record of on–time delivery and a growing family of loyal customers. Another aspect that sets us apart is our 'Possession Guarantee' for each of our projects. We strive hard to ensure that once we commit a possession date to a customer, it is met under any circumstances.

Innovative design has always been at the core of all our endeavours. From our office furniture to some of our most prized structures, design is an integral part of our DNA. But innovative designs mean researching for new materials, delivery techniques and maintaining our track record of possession. 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. As we continue our journey towards creating more iconic structures, we'll always stay true to the two values that have brought us success and goodwill – trust and design.

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## 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**
Awarded the emerging developer of the year 2004

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# A WORD TO THE WISE.

Buying a home is no small investment; it's a decision that must be made with utmost care and caution, considering its viability for all members of the family. In a growing real estate market, this can prove to be a major challenge. Allow us to go through the three phases of home-buying.



HOME-BUYING WITH
AN ANALYTICAL APPROACH:
A SMART MOVE



RESEARCHING THE BEST
POSSIBLE OPTIONS:
AN EDUCATED MOVE



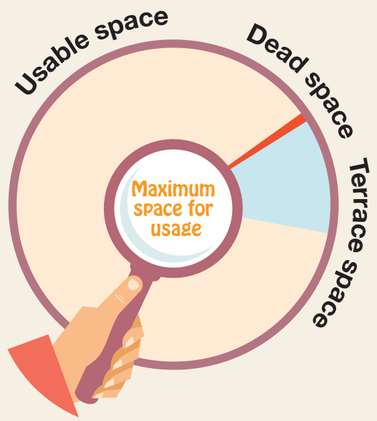
ARRIVING AT
THE RIGHT CONCLUSION:
A WISE MOVE

**WHEN EVERY ASPECT IS ALIGNED TO YOUR FAMILY'S REQUIREMENTS, YOU KNOW THAT YOU ARE ON THE RIGHT TRACK.**

# BE SPACE.WISE

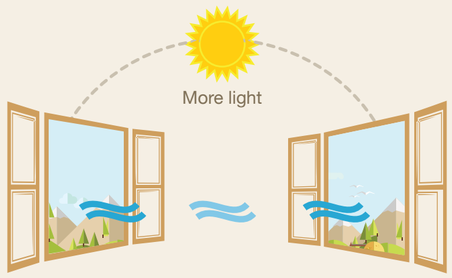
In metropolitan cities, it is imperative to use the available space in the best way possible.

Yashwin Anand proves that when space is used wisely, you get more out of it.




## NO DEAD SPACES

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




## MORE LIGHT AND CROSS-VENTILATION

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



## MULTI-FUNCTIONAL SPACES

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







# BE VALUE.WISE

## VALUE PACKAGE

Furniture, modular kitchen, false ceilings, wooden flooring, air conditioners, glass partitions in bath, wallpapers, white goods and so much more can be sourced for your home at a reasonable price to add value to your life at Yashwin Anand.

## PRE-FORMULATED MAINTENANCE MODEL

- The maintenance amount is divided into 3 sub-accounts: Building Maintenance, Common Area Maintenance and Environment Management Plan (EMP)
- The allocation and expenditure of funds will remain transparent throughout, for everyone's knowledge
- Lower recurring amount
- Society earns interest on each deposit
- Dedicated funds for each expenditure head
- Ready reckoner for society maintenance
- Dedicated and experienced management personnel for society maintenance
- EMP budget ensures adherence to sustainable, environment-friendly living



# BE LOCATION.WISE TOO!

Yashwin Anand is located in the sought-after area of Baner-Sus, where commuting is time-saving and hassle-free. Work, entertainment, lifestyle are all within easy access for all members of the family. Additionally, Yashwin Anand is also surrounded by open spaces, fresh air and greenery. That means, your family can breathe free!

## CONNECTIVITY

Location between the areas of Sus, Mahalunge, Baner and Balewadi along with proximity to the highway, makes commuting convenient.

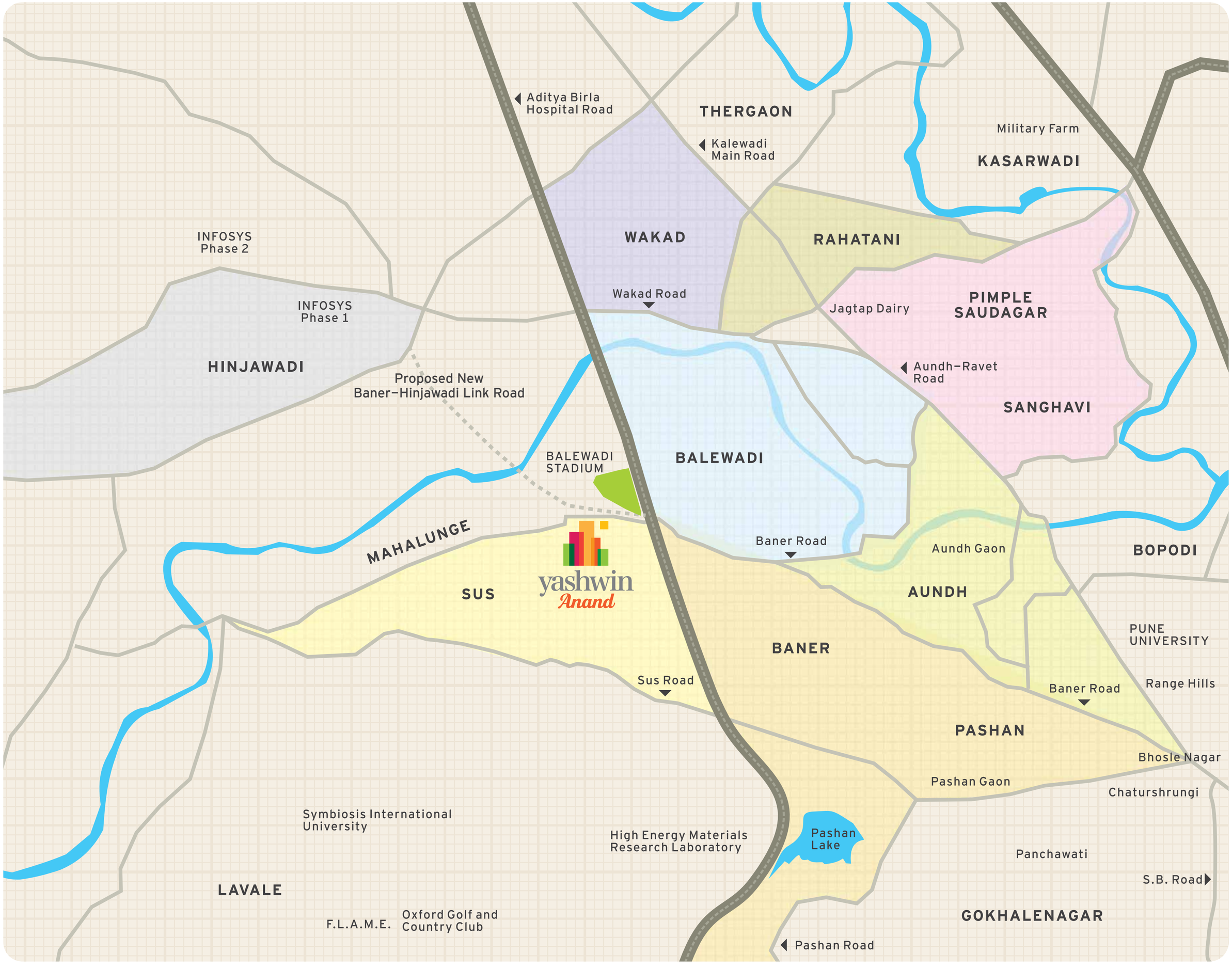
## UTILITY AND CONVENIENCE

From Hinjawadi IT Park, Mumbai-Pune Expressway to a myriad of food and entertainment spaces, everything is easily accessible.

## FUTURE PROSPECTS

The location of Yashwin Anand is surrounded by the developed areas of Baner, making it the strategic choice of those who seek a promising location. A newly proposed road will make the Hinjawadi IT Park directly accessible from the Balewadi Stadium. This means, the IT park will be a mere 5 km. drive (5-7 min.) from Yashwin Anand instead of a long detour from the busy Wakad flyover.




Aditya Birla
Hospital Road
THERGAON
Kalewadi
Main Road
Military Farm
KASARWADI
INFOSYS
Phase 2
WAKAD
RAHATANI
Wakad Road
INFOSYS
Phase 1
Jagtap Dairy
PIMPLE
SAUDAGAR
HINJAWADI
Proposed New
Baner–Hinjawadi Link Road
Aundh–Ravet
Road
SANGHAVI
BALEWADI
STADIUM
BALEWADI
MAHALUNGE
Baner Road
Aundh Gaon
BOPODI
SUS
AUNDH
PUNE
UNIVERSITY
BANER
Sus Road
Baner Road
Range Hills
PASHAN
Bhosle Nagar
Pashan Gaon
Chaturshrungi
Symbiosis International
University
High Energy Materials
Research Laboratory
Pashan
Lake
Panchawati
S.B. Road
LAVALE
F.L.A.M.E.
Oxford Golf and
Country Club
GOKHALENAGAR
Pashan Road

# CONNECTIVITY

## EDUCATIONAL INSTITUTIONS

Pune University – 10 km.

Vibgyor High School – 0.5 km.

NICMAR – 5 km.

Orchid International – 3.5 km.

Tree House High School – 2.6 km.

Vidya Valley School – 5 km.

MITCON Institute of Management – 5 km.

Balaji Institute of Modern Management – 6 km.

Symbiosis University – 5.9 km.

ISB&M School of Technology – 8 km.

## HOSPITALS

Medipoint Hospital – 6 km.

Lifepoint Multispeciality Hospital – 7 km.

Aundh Chest Hospital – 8 km.

Aditya Birla Memorial Hospital – 10 km.

## MOVIE THEATRE

E–Square Hinjawadi – 8 km.

Cinepolis Aundh – 8 km.

## HOSPITALITY

Hotel Orchid – 2 km.

Holiday Inn – 3 km.

Pancard Clubs – 4 km.

United 21 Grand – 4 km.

Sayaji Hotels – 5 km.

## FOOD AND BEVERAGES

Malaka Spice – 4.5 km.

Great Punjab – 6.5 km.

Balewadi High Street – 4 km.

Barbeque Nation – 5 km.

Kiva Brew Pub – 6 km.

Green Park Hotel – 7.4 km.

## SHOPPING

D–Mart – 3 km.

Pantaloons – 4.5 km.

Big Bazaar – 5 km.

Westend Mall – 7.5 km.

Reliance Mart – 7.5 km.

## CAR SHOWROOMS & SERVICE STATIONS

Mercedes Benz – 1 km.

Maruti – 3 km.

Renault – 3 km.

Nissan – 3 km.

Hyundai – 3 km.

## IT PARK

Cummins IT Park – 4 km.

Hinjawadi Phase I – 12 km.

Hinjawadi Phase II – 13 km.

## BANKS & ATM

SBI – 4 km.

Axis Bank – 4 km.

HDFC – 4 km.

Bank of Maharashtra – 5 km.

## KEY DISTANCES

Baner – 2 km. | Pashan – 2 km. | Aundh – 6 km. | Wakad – 4 km.

Shivajinagar – 11 km. | Mumbai–Pune Expressway – 16 km.



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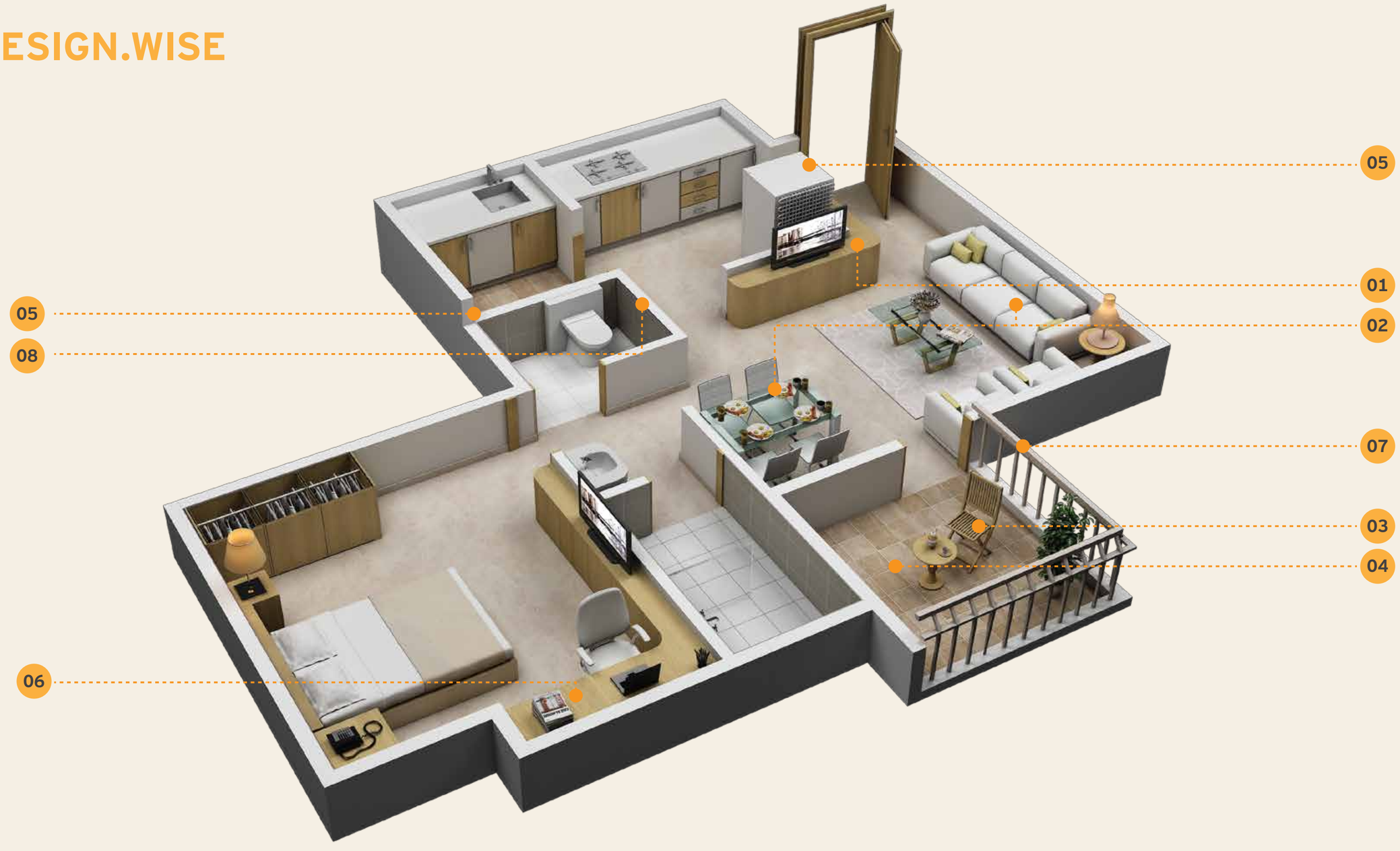
yashwin
Anand

# WHAT MAKES YASHWIN ANAND SPACE.WISE?

ARCHITECTURAL AND STRUCTURAL DIFFERENTIATORS THAT
OPTIMISE EVERY PART OF YOUR HOME.

# 1 BHK

## DESIGN.WISE




01 Provision of smart spaces for daily utilities

02 Space optimisation as per family size

03 Space extensions for social gatherings

04 Proportionate terrace area as per indoor area

05 Space designs for add-on furniture and white goods

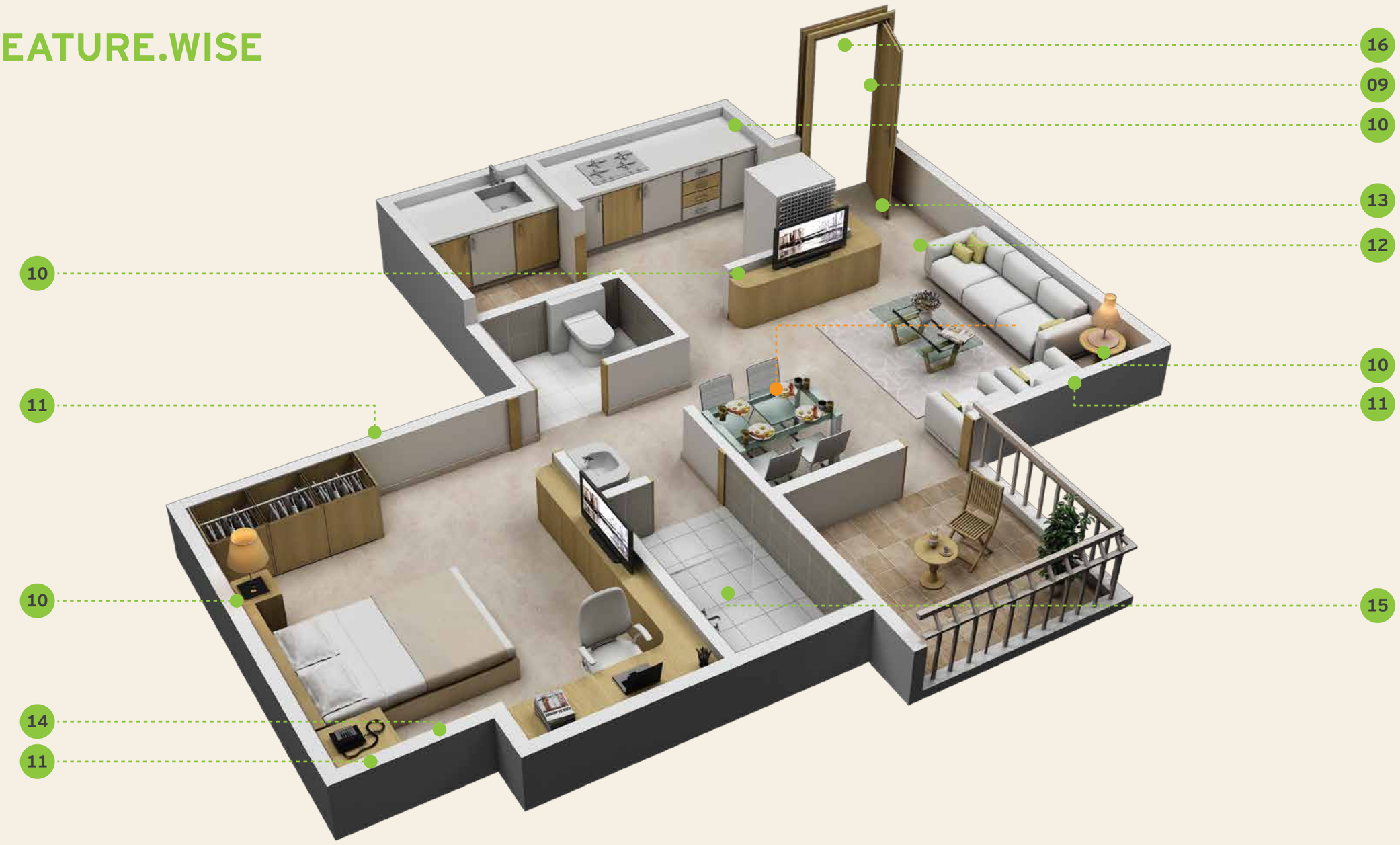
06 Study table space in each bedroom

07 Terraces open on two sides

08 No common wall between kitchen and toilet

# 1 BHK

## FEATURE.WISE




09 East–west entrance for vastu compliance

10 Intelligent placement of electrical points

11 Window positioning for ample natural light and cross ventilation

12 Enhanced privacy through wise planning

13 Functional entrance lobby for maximum security

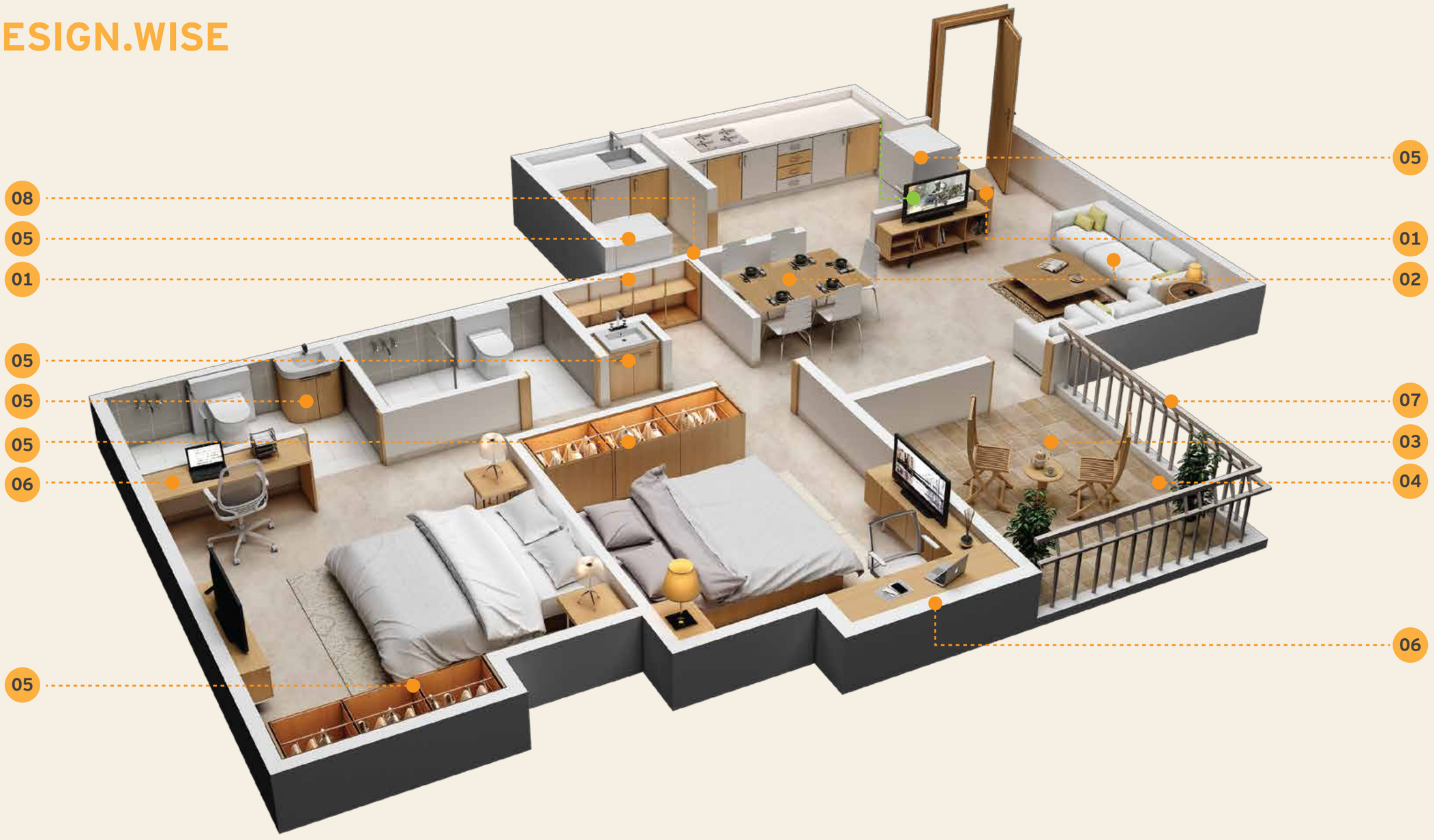
14 Recessed bedroom windows for greater weather protection

15 Dry–wet area separator in washrooms

16 Safety grill for main door

# 2 BHK

## DESIGN.WISE




## DESIGN.WISE

01 Provision of smart spaces for daily utilities

02 Space optimisation as per family size

03 Space extensions for social gatherings

04 Proportionate terrace area as per indoor area

05 Space designs for add-on furniture and white goods

06 Study table space in each bedroom

07 Terraces open on two sides

08 No common wall between kitchen and toilet

# 2 BHK

## FEATURE.WISE




09 East–west entrance for vastu compliance

10 Intelligent placement of electrical points

11 Window positioning for ample natural light and cross ventilation

12 Enhanced privacy through wise planning

13 Functional entrance lobby for maximum security

14 Recessed bedroom windows for greater weather protection

15 Dry–wet area separator in washrooms

16 Safety grill for main door

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## COMMON AREA DESIGN FEATURES

- Glass partition in building entrance lobby
- Ledge for outdoor AC units
- AC water channelised to common drain
- Ample illumination and ventilation for each floor lobby
- Safety grill for ducts
- Common car wash area
- Garbage chute provision
- No common wall between lifts and apartments

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Anand

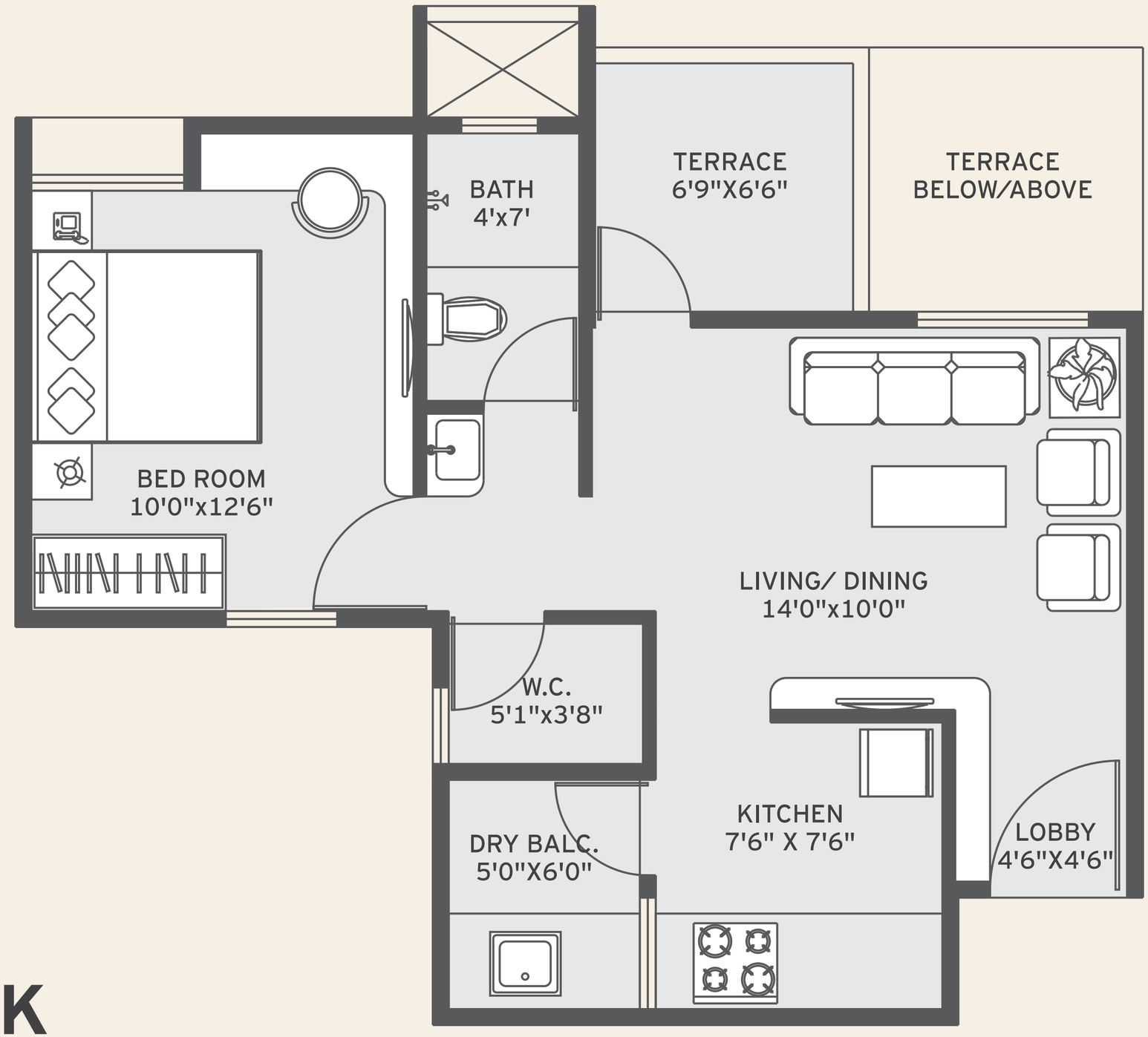
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UNIT PLANS

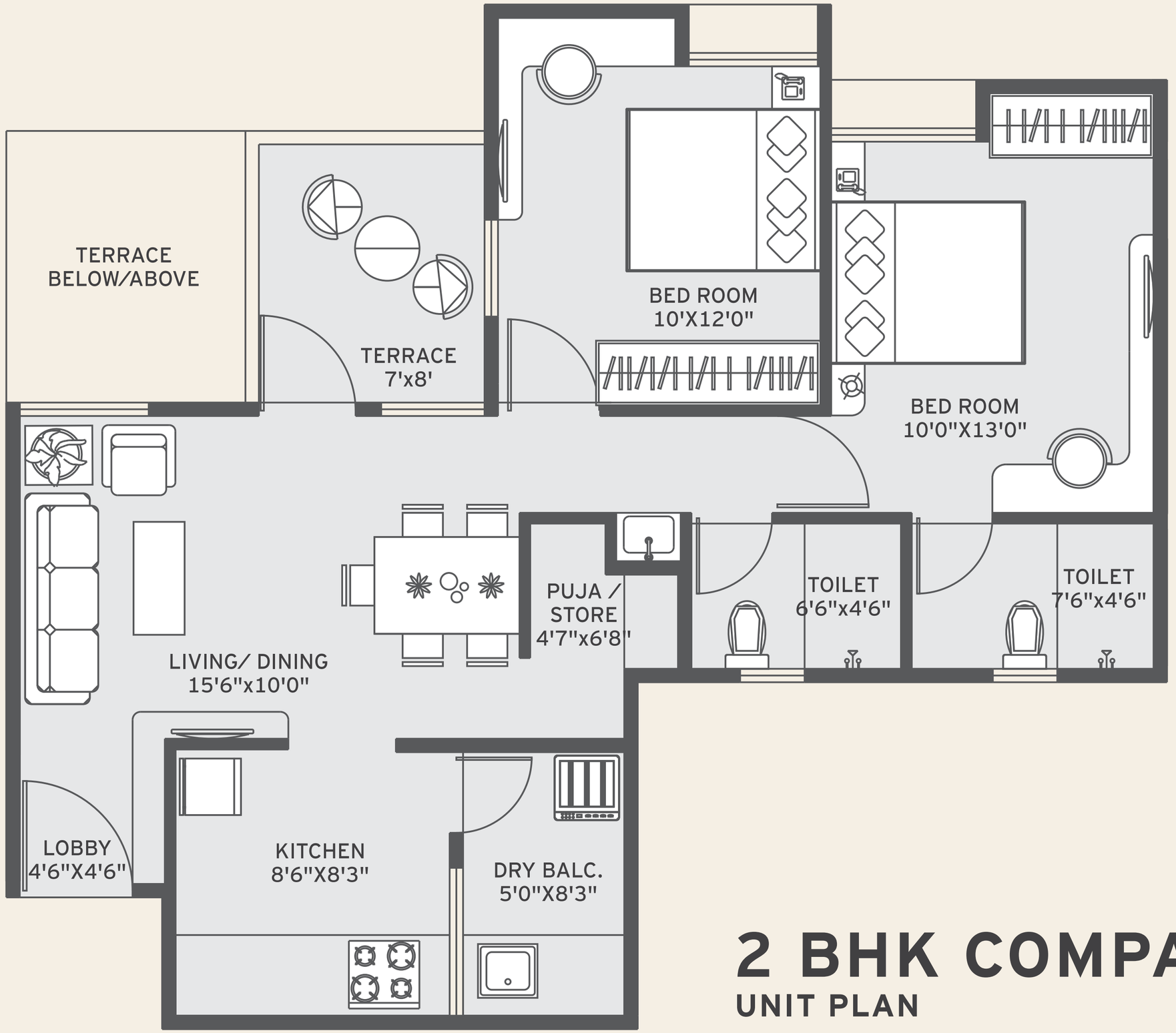
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# 1 BHK

## UNIT PLAN

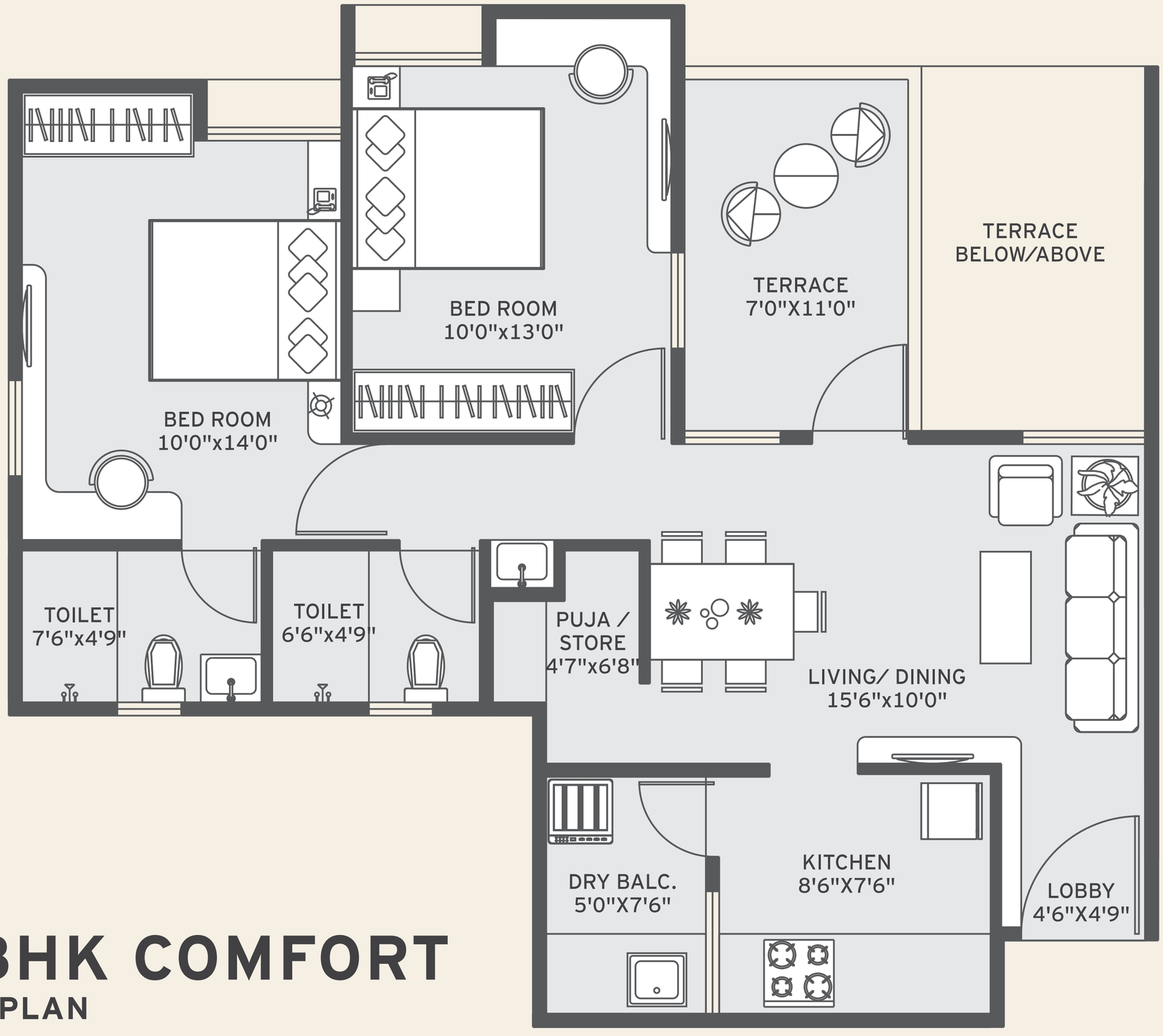
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# 2 BHK COMPACT

## UNIT PLAN

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# 2 BHK COMFORT

## UNIT PLAN

# LAYOUT PLAN

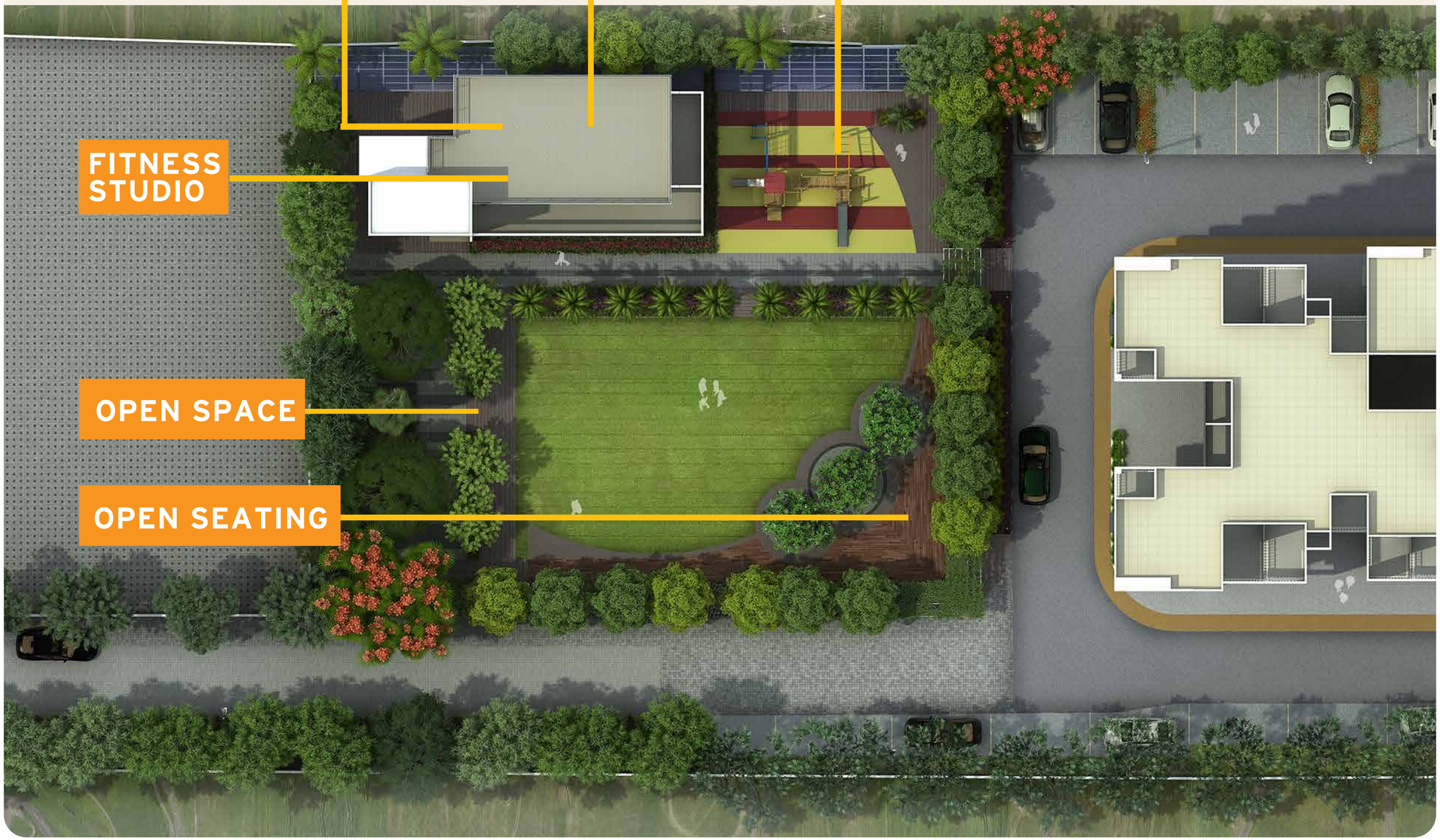



**TOTAL PLOT AREA : 14370 SQ. MTRS.**

ARTIST'S IMPRESSION. NOT TO SCALE.

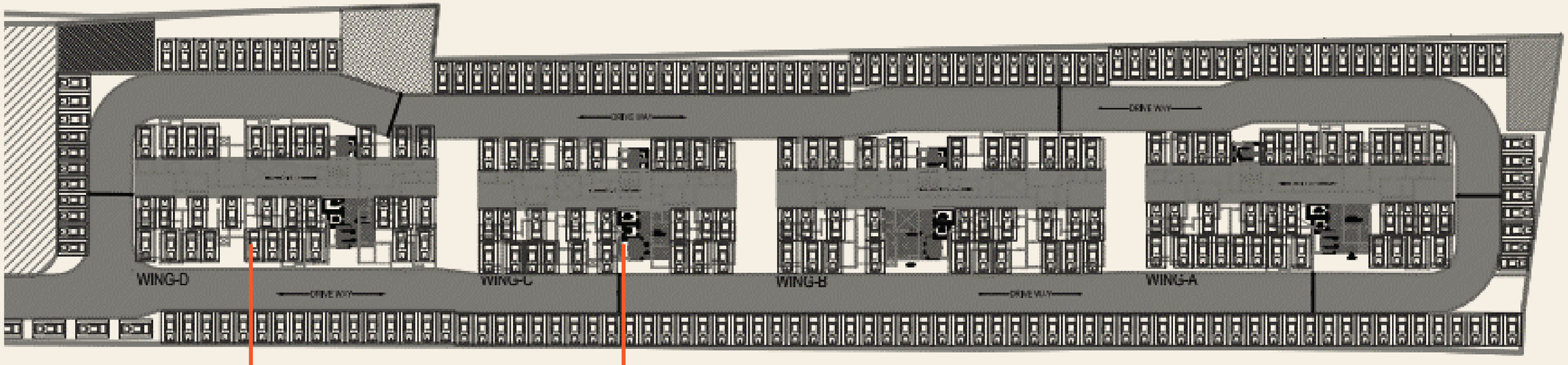
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# CLUB HOUSE DETAILS



# PARKING DETAILS

| Wing | No. Of Apts. | Parking | | Total Parking |
|---|---|---|---|---|
| | | Covered | Open | |
| A | 66 | 33 | 39 | 72 |
| B | 84 | 31 | 59 | 90 |
| C | 63 | 26 | 42 | 68 |
| D | 66 | 33 | 38 | 71 |
| TOTAL | 279 | 123 | 178 | 301 |




PARKING LAYOUT



ARTIST'S IMPRESSION. NOT TO SCALE.



ARTIST'S IMPRESSION. NOT TO SCALE.

# CLUBHOUSE



ARTIST'S IMPRESSION. NOT TO SCALE.

# TEMPLE CORNER



ARTIST'S IMPRESSION. NOT TO SCALE.

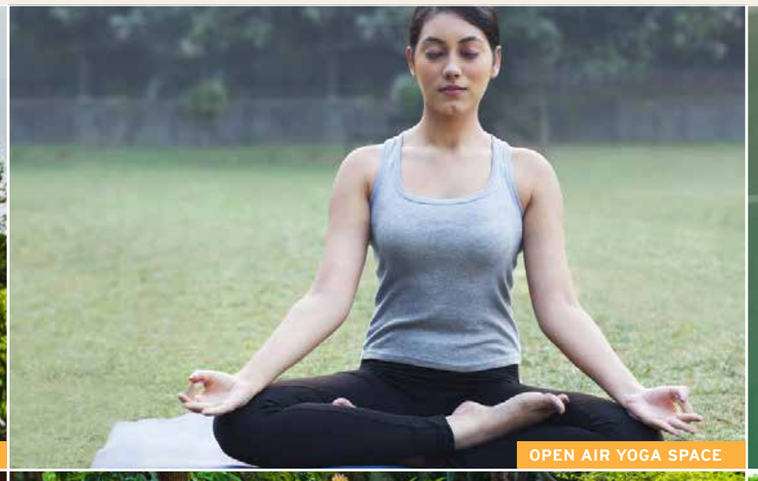
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## WISE AMENITIES

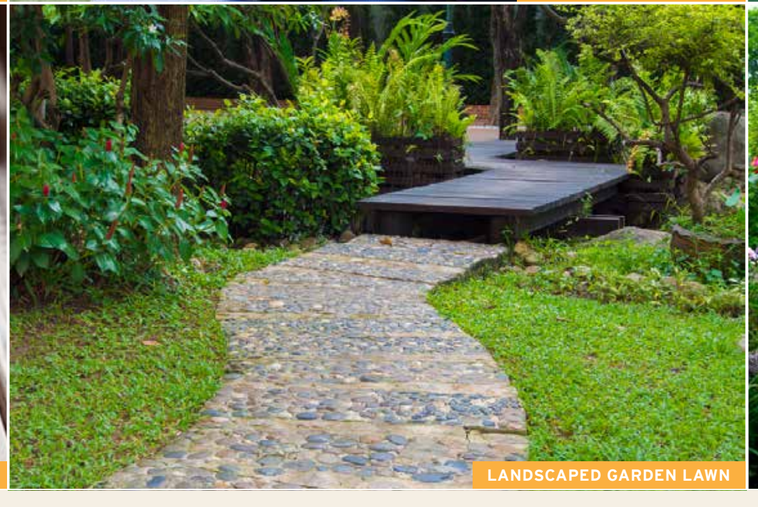
- Internal hard paved roads
- Multipurpose hall
- Open air yoga space
- Fitness studio / open gym
- Children's play area
- Landscaped garden lawn
- Well-lit parking area & driveways
- Open air senior citizens' area
- Indoor games area
- Exclusive society administration office
- Entrance gate with 24-hour security features
- Indigenous plantation all around the building


CHILDREN'S PLAY AREA


OPEN AIR YOGA SPACE


INDOOR GAMES AREA


FITNESS STUDIO


LANDSCAPED GARDEN LAWN


SENIOR CITIZENS' AREA

# BUILDING SPECIFICATIONS

### STRUCTURE

- Strong RCC structure
- Two C MRL lifts

### WALLS AND CEILINGS

- Gypsum–finish surface to inner walls in the entire apartment
- All ceilings in the apartment finished in POP
- Oil–Bound Distemper (OBD) to all inside walls
- External acrylic paint for long life

### KITCHEN

- Granite kitchen platform with SS sink
- Glazed tiles up to 3 ft. from platform
- Adequate electrical points for microwave, fridge, induction cooker and exhaust fan
- Washing machine, plumbing and electrical point in dry terrace
- Easy dry system

### DOORS

- Elegant both–side laminated main door
- All internal doors with both–side lamination
- Toilet door frames with grey granite
- All door fittings in brass/chrome–plated mortice locks

### ELECTRICAL

- Branded fire–retardant copper wiring with ELCB
- Modular sockets and switches of reputed brand
- TV and telephone point in living and master bedroom
- High–speed broadband internet connection provision
- DG backup for building common area
- Inverter backup for 3 tube–lights and 1 fan

### FLOORING

- 24 x 24 inch vitrified tiles with matching 3 inch skirting in the entire apartment
- 12 x 12 inch ceramic anti–skid tiles in dry balcony, terraces and toilet

### TOILETS

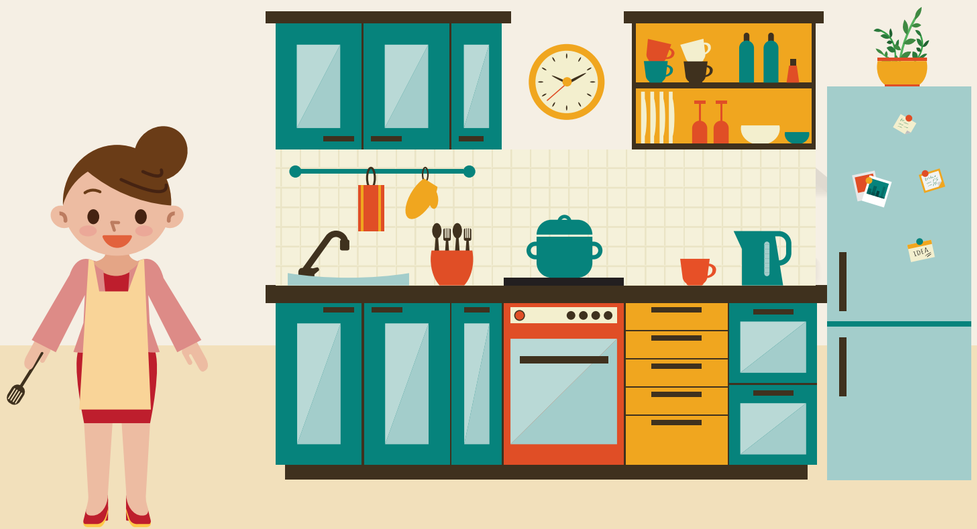
- CPVC plumbing and branded sanitary ware
- Glazed tiles up to 7 feet high with premium CP fittings
- Cockroach preventive traps
- Exhaust fan and electrical boiler points
- Solar water heater supply in master toilets

### WINDOWS

- Sliding 3–track, aluminium, powder–coated along with mosquito mesh
- MS safety grills with oil paint to all windows
- Good quality granite window sills from inside

### ECO–FRIENDLY FEATURES

- AAC block walls for lower heat transmission and prevention of pollution and erosion of fertile soil (no red bricks)
- Rainwater harvesting
- Vermiculture pits (organic waste composters)
- Intelligent plumbing for water usage
- Water–saving flush valves in toilets for water conservation
- Water treatment plant



# STANDARD PAYMENT SCHEDULE

| Stages | Payment Schedule | Estimated Date | Home Loan Sanctioned by |
|---|---|---|---|
| 10% | Booking Amount (Owners Contribution) | July-16 | |
| + | All Taxes & Duties (Extra at actuals) | Sep-16 | |
| | Completing Owner's Contribution | | |
| 20% | Plinth | Nov-16 | |
| 10% | 1st Slab | Jan-17 | |
| 10% | 3rd Slab | Feb-17 | |
| 5% | 5th Slab (Owners Contribution) | Mar-17 | |
| 10% | 7th Slab | Apr-17 | |
| 10% | 9th Slab | May-17 | |
| 5% | 11th Slab (Owners Contribution) | Jun-17 | |
| 5% | Brickwork | Sep-17 | |
| 5% | Tiling & Dado | Dec-17 | |
| 5% | Painting | Mar-18 | |
| 5% | Possession | Jun-18 | |
| 100% | TOTAL | | |

HDFC HOME LOANS
WITH YOU, RIGHT THROUGH

ICICI Bank Home Loans

LIC HFL
LIC HOUSING FINANCE LTD

SBI HOME LOANS
Zaroorat Jaisee, Home Loan Vaisa

**DATE OF AGREEMENT :** SEPTEMBER 2016 ONWARDS

**DATE OF POSSESSION :** DECEMBER 2018

# SIGNATURE SERVICES

VJ



## POSSESSION GUARANTEE

Guaranteed Date of Possession
for Every Home

- 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

# SIGNATURE SERVICES

VJ



## HomeASure™

Hassle-free Indoor Management
for Residential Properties

- Paid service available for all on-going projects by Vilas Javdekar Developers
- Home-A-Sure Certificate as proof of Home-A-Sure subscription
- Appointed Relationship Manager
- Robust 'problem-analysis-solution' system and process to ensure accurate and timely problem solving
- Home-A-Sure is a non-transferrable service

# SIGNATURE SERVICES



## Rent@Sure™

India's First Rental Assurance
for all our Properties

- Upon possession, VJ will facilitate quick and safe leasing of your home to potential licensees
- All legal formalities between the home owner and licensee will be facilitated by Vilas Javdekar Developers
- Monthly rent will be assured based on apartment size, market price, project location, apartment
views, etc.

# SIGNATURE SERVICES



On site event photograph

Sm:)es Republic™

A Community of VJ Home Owners
with Access to Exclusive Privileges

- Community of VJ home owners
- Loyalty benefit programme
- Exclusive bulk deals on white goods, furniture, etc.
- Better bank loan interest rates with VJ enlisted banks
- Choice of neighbours depending on apartment availability
- Tie–ups with various lifestyle service providers

# CUSTOMER TESTIMONIALS

“

We got possession of our home six months earlier than promised!



Mr. Deepak Kinkar
A–208, Palash Boulevard

“

It's like having a farm house on the 12th floor!



Mr. Pravin Goveas
A–1203, Palash Boulevard

“

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



Ms. Anuja Wadekar
F–104, Yashwin 2.0

“

The quality of construction and architecture is brilliant!



Mr. Mathew John
F–502, Yashwin 2.0

# CUSTOMER TESTIMONIALS

“

Buying a home here
was indeed a wise decision.
My children are thrilled!



Mr. S.D. Kulkarni
A–502, Yashwin Jeevan

“

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



Mr. Nilesh Gangrade
E–902, Yashwin 2.0

“

The staff is warm and
the developers are
highly transparent.



Mr. Mithun Sardal
A–1005, Palash Boulevard

“

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



Mrs. Vandana Kolarkar
A–804, Yashwin Jeevan

# CREDITS

## ARCHITECT
'Ankur' Associates

## STRUCTURAL CONSULTANT
JW Consultants LLP

## STRATEGY AND BRAND CONSULTANT
Setu Advertising

## PLUMBING CONSULTANT
Aquamate Consultants Pvt. Ltd.

## ELECTRICAL CONSULTANT
Federal Engineering Works

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