yashwin supernova

2 AND 3 BHK HOMES AT WAKAD



Artist's Impression.
Disclaimer: The final plan of the Ground floor is subject to approval from competent authorities.

VJ

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Super address.
Superb Wakad.

The only constant when it comes to urban living, is change. As lifestyles undergo a sea change, it brings with it expectations from the home we live in. Welcome to Yashwin Supernova at Wakad, an address at a fast-changing, fast-growing location, which celebrates VJ's much-loved Yashwin living through a superb creation.

- **3 High-rise residential towers with community shops for convenient living at Wakad**
- **2 and 3 BHK Homes with 60+ design features**
- **A community of 600+ like-minded families**
- **Urban amenities to cater to the needs of all age groups**
- **West Pune's most loved and developed neighbourhood**
- **Signature services by VJ for the best in urban living**



Artist's Impression
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SKY
Refreshing the senses by making an environment free of conditions to engage with the infinite



07

AIR. AQUA. LIGHT
Spaces designed with maximum use of 3 natural elements



01

TECH
Connecting everyday life and spaces with useful technology



06

SUPER 7

GREEN
Creating responsible, low maintenance & environment-friendly spaces for residents



02

FLEXI
Catering to the unique home and home-buying needs of every resident



05

HEALTH
Caring for physical, emotional and social well-being



03

COMMUNE
Crafting self-sustainable earning opportunities for the community



04

VJ

SUPER 7

Super planning. Superb every day.

When so much is packed in a normal day, which we usually call our routine, someone needs to take care of the finer details, to make every day enjoyable.

At Yashwin Supernova, every aspect of the project- the residential towers, homes, landscape, amenities and services, are planned with extensive detailing. Through 7 design principles called Super Seven, it makes sure that sky is the limit when it comes to everyday living experience, both indoors and outdoors.



Disclaimer: This layout is for explanation purposes only. The adjacent area demarcated above with the red dotted lines, is a non-buildable plot (not included in RERA sanction) and is to be used for landscape & garden amenities only.

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Super layout. Superb possibilities.

1. Arrival plaza
2. Serene temple complex
3. Kids' play area
4. Multipurpose hall & community activity area
5. Clubhouse with party lawn
6. Multipurpose court and swimming pool
7. Sky gardens



Artist's Impression.
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Super architecture. Superb landscaping.

Urban living becomes a superb experience only when the indoors and the outdoors are in perfect synergy with each other. At Yashwin Supernova, the architecture and landscaping make sure that this synergy is at its best to ensure a truly enriching lifestyle, every day.



The soul of this project lies in connecting people with their idea of a peaceful yet happening community life.

Ar. Girish Brahme, Principal Architect



At Yashwin Supernova, the landscaping acts as the facilitator that lets people enjoy their day, whether they are indoors or outdoors.

Mr. Vikas Bhosekar, Landscape Architect



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With indoor living undergoing a significant transformation in recent times, every corner and every room needs to be more purposeful in what it offers. These homes at Yashwin Supernova deliver just what people expect from them in terms of utility, functionality and livability. And this is a joy felt by each and every member of the family. Homes at Yashwin Supernova have been crafted as per the 9 design principles of VJ Homes 2.0.

VJ Homes 2.0

Offering fresh, clean air

Hygiene & safety protocols

Ensuring mental well-being

Fostering multi-generational living

Blending traditional values & modern tech

Creating indoors with more outdoors

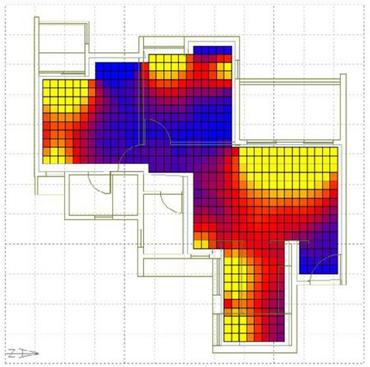
Fostering learning

Coexistence of me-time & we-time

Spaces for pets & birds

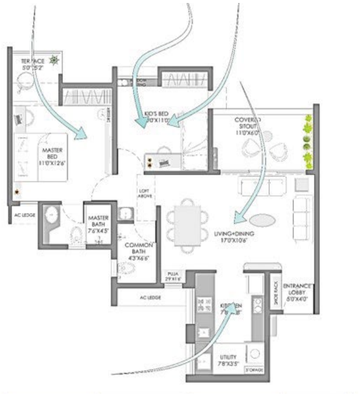
LUMINOSITY

Showcases the heat and light index inside different rooms in a home



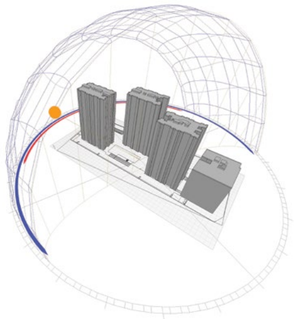
INTERNAL AIR QUALITY

The Internal Air Quality (IAQ) layer shows the cross-ventilation for every room of the home

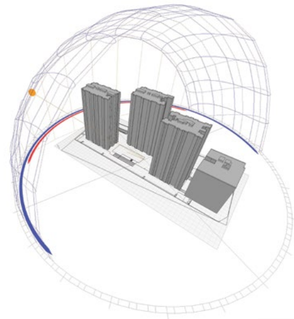


SUN PATH

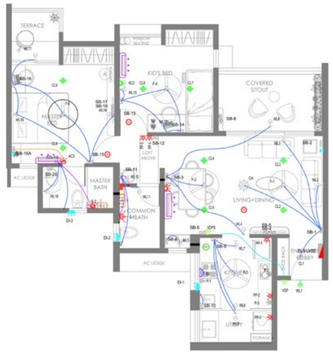
The analysis of the impact of sun's rays in different seasons on the project



SUMMER



WINTER



ELECTRICAL / HVAC

Consists of the concealed wiring that feeds electricity to each home



PLUMBING

The pipeline network that delivers clean water and provides sanitary disposal

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Super detailing. Superb creation.

When we own a home, we see the walls and the well-planned spaces. What we don't see is a core that keeps together this home and adds many layers of utility and strength to it. From electrical and plumbing to design and maintenance, the core and these layers ensure maximum ease of living at every home at Yashwin Supernova.

Disclaimer: These layouts are for explanation purposes only.



Artist's Impression.

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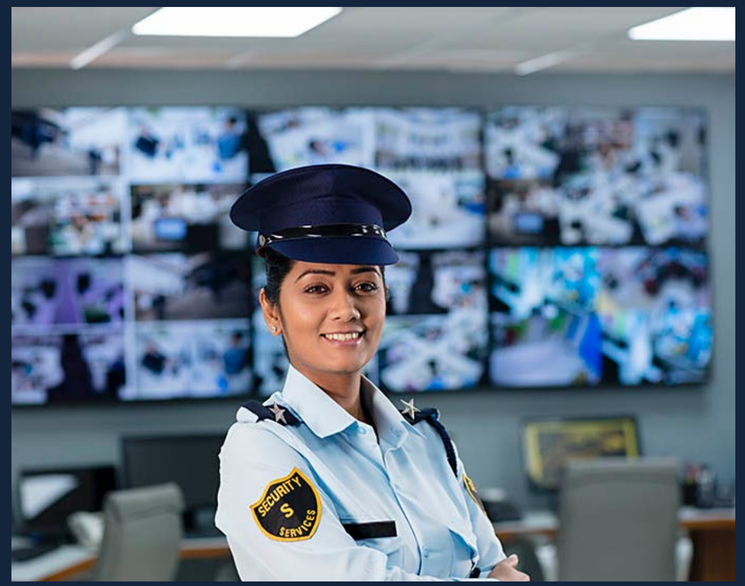
Super amenities. Superb community.

While the dream for everyone is to own a home, there is a desire to have access to a set of spaces where one can step out and explore different shades of life and lifestyle every day. In fact, it also seeks companionship of people, with whom one can create new memories. At Yashwin Supernova, the amenities are designed and laid out in a manner that everyone gets maximum access to them easily, to foster a sense of togetherness.







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ARRIVAL PLAZA

- **Hi-tech security cabin with resting area & washrooms**
- **Parcel drop-off desk** (COVID Compliant)
- **Pedestrian walkway**
- **Entrance gate with vehicular and pedestrian entry gate**
- **Cab drop-off and pick-up point with waiting area for school bus**
- **Mound with sculpture**
- **Electric car charging points** (At extra charges)

SAFETY AND SECURITY

- **CCTV coverage and hotspots**
- **Elevator CCTV coverage**
- **Visitor management mobile app**
- **App controlled entry to building lobby**
- **VJ Parivaar society mobile app**
- **Integrated fire safety system**
- **Boundary perimeter protection wall**

Disclaimer: These images are for representation purposes only.







yashwin supernova

SPORTS AND FITNESS ZONE

- Multipurpose play court
- Swimming pool with kids' pool and changing rooms
- 500 metre jogging track
- Open gym for senior citizens
- Cardio sudio with well-equipped gymnasium / health club

Disclaimer: These images are for representation purposes only.







yashwin supernova

SENIOR CITIZENS' ACTIVITY ZONE

- Senior citizens' plaza
- Temple with festive zone
- Acupressure pathway

KIDS' PLAY PARK

- Outdoor play area for kids of all ages
- Cycling track
- Adventure climbing wall

Disclaimer: These images are for representation purposes only.







yashwin supernova

SKY GARDEN

- Observation deck
- Organic box farming
- Barbeque counter with open kitchen, serving counters and washing area
- Seating corners

COMMUNITY AND ENTERTAINMENT

- Multipurpose hall
- Community lawn
- Urban katta
- Amphitheatre
- Party lawn
- Herbal garden
- Pet-friendly area
- Flag hoisting pole
- Work from home lounge
- Creche

Disclaimer: These images are for representation purposes only.



Disclaimer: This map is not to scale and is for explanation purpose only.

yashwin supernova

Super location. Superb connectivity.

SCHOOLS AND COLLEGES

- Akshara International - 200m
- Indira National School - 220m
- TIME Kids Preschool - 290m
- Indira College - 950m
- Indira School of Business Studies - 1 Km
- Vidya Valley World - 1.2 Km
- Podar International - 2 Km
- BIMM - 2 Km
- JSPM Rajarshi Sahu College - 2.4 Km
- Balaji College (BCACS) - 3.5 Km
- Orchid International School - 3.8 Km

HOSPITALS

- Lifepoint Multispecialty - 2.2 Km
- Aditya Birla Memorial - 4.2 Km
- Ruby Hall Clinic - 4.4 Km

HOSPITALITY

- Sayaji - 2 Km
- Courtyard By Marriott - 3.4 Km
- Ramada By Wyndham - 3.7 Km
- Orchid/ VITS Hotel - 6 Km

IMPORTANT SUBURB

- Wakad Central - 2 Km
- Hinjawadi - 2.4 Km
- Balewadi - 6 Km
- Baner - 7 Km

OTHER SERVICES

- SBI - 1 Km
- ICICI - 1 Km
- HP Petrol Pump - 1.8 Km
- Shell Pump - 2.1 Km
- Police Station - Wakad - 2.3 Km
- Post Office - Tathawade - 3.3 Km
- MSEDCL - Wakad - 3.8 Km
- Fire Station - Tathawade - 4.2 Km

FOOD AND MALLS

- CrossRoads - 1.2 Km
- Decathlon - 1.2 Km
- Vision One Mall - 1.3 Km
- Vitthal Kamat - 2.5 Km
- The Address - 3.1 Km
- Xion Mall - 3.1 Km
- Dmart Hinjawadi - 3.1 Km
- White Square - 3.4 Km
- Upcoming Phoenix Marketcity - 6 Km
- Balewadi High Street - 6.5 Km
- Westend Mall - 10.3 Km

WORKPLACES

- Upcoming WTC - 650m
- Upcoming EON IT Park - 1 Km
- Hinjawadi IT Park - 3 Km

A community of VJ Homeowners with access to exclusive privileges

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

house to home Personalising a House into Your Home	Easy Buy Financial Services to Simplify Home Buying	WHITE GOODS HOME DELIGHTS Avail big savings on shopping as a part of VJ Parivaar benefits
RENTASSIST India's First Rental Assistance for All Our Properties	SellAssist Specialised Assistance to Sell an Existing Property	HomeaSure™ Hassle-free Indoor Management for Residential Properties
HOME INSPECT Third party audit of homes at the time of possession	VJFIRST Preferential treatment for VJ home owners	V.EARN Revenue generating spaces to lower society's maintenance cost

Specifications

STRUCTURE

- Strong RCC structure with aluminium formwork technology
- Structural design for earthquake Seismic Zone III
- RCC external walls

WALLS & CEILINGS

- Gypsum-finish surface to inner walls in the entire apartment
- All ceilings in the apartment finished in POP
- Water-based acrylic emulsion paint to all inside walls
- External texture finish with acrylic paint

KITCHEN

- Granite kitchen platform with SS sink
- Glazed tiles up to 3 ft. from platform
- Electrical points as per electrical layout
- Washing machine plumbing provision and electrical point provision in dry terrace

DOORS

- Both side laminated main door and all internal doors
- Toilet doors frames in granite
- All door fittings in stainless steel/ brass with locks

WINDOWS

- Sliding 3-track, aluminium, powder-coated along with mosquito mesh
- MS safety grills with oil paint to all windows
- Granite window sills

ELECTRICAL

- Fire-retardant copper wiring with ELCB, MCBs
- Modular sockets and switches
- TV and telephone point provision in living & master bedroom
- Internet connection provision
- DG backup for building's common area
- Inverter back up for all light and fan points

TOILETS

- CPVC plumbing and sanitary ware
- Glazed tiles up to 7 ft. high with CP fittings
- Cockroach preventive traps
- Exhaust fan and electric boiler points provision
- Solar water heater supply in master toilet

FLOORING

- 800 mm x 800 mm vitrified tiles with matching 3-inch skirting in the entire apartment
- 800 x 800 mm vitrified tile in utility area
- 300 x 300 mm glazed vitrified tile in the master bathroom
- 300 x 300 mm ceramic tile in the common bathroom
- 600 x 600 mm ceramic tile in the terraces

ECO FEATURES

- Rainwater harvesting
- Organic waste composter
- Intelligent plumbing for water usage
- Water-saving flush valves in toilets for water conservation
- Sewage treatment plant
- Water treatment plant

Super maintenance. Superb experience.

Buying a home and then moving into it, brings a sense of achievement to every home buyer. At the same time, a crucial aspect of society maintenance awaits all the residents of the project. To ensure that the society maintenance is never compromised upon, we at VJ, have devised a society maintenance model. Yashwin Supernova implements this successfully tested model.



A PRE-DEFINED MAINTENANCE MODEL FOR EFFICIENT SOCIETY UPKEEP

- 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 a sustainable, environment-friendly living

Super milestones. Superb journey.

Vilas Javdekar Developers started its journey about 3 decades ago under the leadership of Founder Chairman, Mr. Vilas Javdekar. Since then, it has delivered thousands of homes based on its core principles of trust and design. While the group has won many reputed awards along the way, it has developed a special bond with its customers, with trust and transparency at its core. What else can explain, customers booking more than 500 homes across different Yashwin projects in the past 6 months.

FEB 2019
YASHONE HINJAWADI
Awarded Most Environment Friendly Residential Space by Realty Plus

FEB 2019
YASHWIN ENCORE
Awarded Architectural Design of the Year-Residential by Realty Plus

FEB 2018
YASHONE PIRANGUT
Awarded as 'Affordable Housing Project' of the Year by Realty Plus

SEP 2017
YASHWIN HINJAWADI
Awarded as 'Mid-Segment Project (West)' of the Year by Realty Plus

MAR 2017
PORTIA
Awarded as 'Super Luxury Project' of the Year by Realty Plus

FEB 2016
VILAS JAVDEKAR
Wins Scrolls of Honour Lifetime Achievement Award

FEB 2015
ADITYA JAVDEKAR
Young Achiever of the Year

FEB 2016
EURO SCHOOL
Commercial Property of the Year

SEP 2015
VILAS JAVDEKAR DEVELOPERS
Emerging Developer of the Year

Super ambitions. Superb vision.

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.

THE PILLARS OF VILAS JAVDEKAR DEVELOPERS



With 47 years of extensive experience in civil engineering, he specialises in infrastructure and structural construction.

VILAS JAVDEKAR, CHAIRMAN



A pioneer of sustenance development, he plays a key role in product design with 20 years of experience in real estate.

ADITYA JAVDEKAR, CEO & MD



An alumnus of Civil Engineering - IIM Bangalore, he is the technical expert at all VJ projects with more than 15 years of real estate experience.

SARVESH JAVDEKAR, TECHNICAL DIRECTOR

At Vilas Javdekar Developers, the process of conceptualisuing and designing Yashwin Supernova has been a rewarding journey. It is a testimony to the team's commitment to excellence.

Super appreciation. Superb recognition.













When you think about speed with excellent efficiency then there's no other name than VJ.

MR. PRAMOD SAKI, YASHWIN HINJAWADI, HINJAWADI

VJ is a reputed builder and the homes they design are a dream come true. I feel privileged to be a part of VJ Parivaar.

MR. AMIT KHAWALE, YASHWIN ORIZZONTE, KHARADI

Considering how they've cared for us, I'm happy to call them my family.

MRS. SHRUTI KINKAR, PALASH BOULEVARD, PIRANGUT

VJ is honest in their offerings.
There is absolutely nothing to complain!

MR. SANDEEP LASURKAR, PALLADIO, WAKAD

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

MS. ANUJA WADEKAR, YASHWIN 2.0, SUS

VJ gives attention to details and it reflects in everything they do, from floor plans to building relations with their customers.

MR. ROHIT JOSHI, YASHWIN HINJAWADI, HINJAWADI

The best part about VJ is that all minor details and user's convenience is considered while designing.

MR. NISHANT CHABBRA, PALLADIO, WAKAD

Fell in love with the location and everyone in my family loved the journey of homebuying.

MR. MOHSIN SAYYAD, YASHWIN ORIZZONTE, KHARADI

Credits

PRINCIPAL ARCHITECT
VOUSSOIRS ARCHITECTS & INTERIOR DESIGNERS

STRUCTURAL DESIGNER
STRUDCOM CONSULTANTS PVT. LTD.

LANDSCAPE CONSULTANT
VIKAS BHOSEKAR LANDSCAPE ARCHITECTS

BRAND CONSULTANT
SETU ADVERTISING PVT. LTD.

ARCHITECTURAL RENDERING AND VIRTUAL REALITY
DIGITAL ART INDIA PVT. LTD.

www.javdekars.com

VJ | VILAS JAVDEKAR DEVELOPERS

In association with Project Land Partner : **Sukhwani Epitome LLP.**

Site Address: Yashwin SuperNova, S. No. 111/1/1, Behind Indira National School, Wakad - Tathawade, Pune 411 033
Corporate Office: Vilas Javdekar Developers, 306, Siddharth Towers, Sangam Press Road, Kothrud, Pune 411 038

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