

HOMES IN  
THE HEART OF WELLNESS.





UN-CITY LIVING,  
IN THE CITY.



**SP KINGSTOWN**


by **Shapoorji Pallonji**

SP Kingstown,  
an urban development of over  
200 acres (~8,09,371 sq.m.).

- Residences
- Offices
- Schools
- Healthcare
- Retail

Joyville Celestia  
is part of SP Kingstown.



An aerial, artistic rendering of a modern residential development. The scene is dominated by lush greenery, including various trees and manicured lawns. In the center, there's a circular courtyard with a playground area featuring slides and climbing equipment. People are seen walking on paved paths and sitting on benches. In the background, several multi-story apartment buildings with balconies are visible, integrated into the green landscape. The overall atmosphere is bright and serene, suggesting a high-quality, nature-oriented living environment.

## A HOME WHERE ALL IS WELL.



**JOYVILLE CELESTIA**  
at SP KINGSTOWN

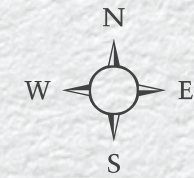
Far away from concrete-ridden spaces and urban chaos, further away from pollution, and closest to purity, is Joyville Celestia. A home embodying the spirit of 'Pura Vida'- pure life.

A home where you'll find wellness in every space and corner. Where pollution gives way to purity, and stress dissolves into serenity.

These lush green surroundings will welcome you to whispering tales of peace and joy, where every inch of landscape embodies the harmony of living in sync with nature.



**WHERE EVERY COMFORT IS CLOSER,  
AND EVERY DAY IS WORRY-FREE.**



**Disclaimer:** Map not to scale. The information has been taken from the internet. The Map depicts only select landmarks and does not depict all the surroundings of the project.



## WHERE EVERY CONVENIENCE IS NEARER, AND LIFE IS EASIER.

Set along the Pune-Solapur highway, experience the luxury of connectivity at Joyville Celestia, and conveniently connect to the social and commercial hotspots of Pune.

### OUR NEIGHBOURHOOD

#### SCHOOLS

Sri Sri Academy (SSA)	-----1.9 km
Lexicon International School	----3.2 km
The Kalyani School	-----4.1 km
Pawar Public School	-----5.5 km
Vibgyor High School	-----7 km
The Orbis School	-----7.8 km
Delhi Public School	-----8.4 km

#### HOSPITALS

Yog Multispeciality Hospital	----1.4 km
Dev giri Hospital	-----3.8 km
Sahyadri Super Speciality Hospital	--3.9 km
Noble Hospital	-----5.2 km
Columbia Asia Hospital	-----9.6 km

#### ENTERTAINMENT

Amanora Mall	-----6 km
Seasons Mall	-----6 km
93 Avenue Mall	-----7.1 km

### COMMERCIAL & MAJOR LANDMARKS

SP Infocity	-----4 km
Magarpatta IT Park	-----6 km
Wisteria Commercial	-----8 km
World Trade Centre	-----10.9 km
EON IT Park	-----10.9 km
Cerebrum IT Park	-----12 km
Global Business Hub	----12.4 km
Pune Railway Station	----12.5 km
Pune Airport	-----15.2 km

Hadapsar Flyover	-----2.5 km
Fursungi	-----3.6 km
Magarpatta	-----6 km
MG Road	-----10.6 km
Kharadi	-----11 km
Kalyani Nagar	-----11.2 km
Koregaon Park	-----11.6 km
Viman Nagar	-----13.5 km
Yerwada	-----14.1 km

### UPCOMING INFRASTRUCTURAL DEVELOPMENT

- ♥ Extended Metro Station at Hadapsar & SP Infocity within a distance of 4 km.
- ♥ Ring Road at 15 km, further connecting Nagar Road, Saswad Road and Solapur Highway.
- ♥ Proposed 30 m R.P. Road connecting to Saswad Road.

Source: Internet. Upcoming infrastructural developments are subject to approval and development by the government and other relevant authorities.



**WHERE EVERY ASPECT OF YOUR HOME, PUTS YOUR WELL-BEING UNDER THE SPOTLIGHT.**



**SPREAD ACROSS  
~ 9 ACRES (~36,593.65 sq.m.)**



**MORE THAN  
75% OPEN SPACES  
WITHIN THE PROJECT**



**~ 2 ACRES  
(~ 8093.71 sq.m.) OF  
CENTRAL AMENITY SPACE**



**STATE-OF-THE-ART  
CLUBHOUSE\***



**40+ AMENITIES^**



**NATUROPATHY  
CENTRE\***



**VEHICLE-FREE  
PODIUM**



**5-TIER  
SECURITY**

Disclaimer: \*Naturopathy Centre will be operated by a vendor/third party and usage of the same will be chargeable on an actual basis. It will be operational post the handover of the last phase of the project. ^Some of these amenities & facilities will be delivered in the future phases of the development. \*The Clubhouse will be delivered in the future phases of the development.





**THE HEART OF  
HOLISTIC WELLNESS.**

Over 40 amenities<sup>^</sup> have been thoughtfully crafted to ensure that busy lifestyles and hectic work hours don't hinder your journey to a healthy life. It's a home that takes wellness way beyond just feeling physically well. It embodies all kinds of wellness, ranging from emotional to social to even intellectual wellness.

Let us show you how!





**THE HEART OF  
PHYSICAL WELLNESS.**



**THE HEART OF  
SPIRITUAL & INTELLECTUAL WELLNESS.**



**THE HEART OF  
ENVIRONMENTAL WELLNESS.**



**THE HEART OF  
SOCIAL WELLNESS.**



THE HEART OF  
PHYSICAL WELLNESS.



MUGA  
COURT



AQUA GYM  
WITH A TRAINER<sup>^\*</sup>



KIDS'  
PLAY AREA\*



OUTDOOR  
GYM\*



ROCK  
CLIMBING\*



SKATING  
RINK\*



CYCLING &  
JOGGING TRACK\*

Disclaimer: \*These amenities and facilities will be delivered in the future phases of the development.^Aqua gym will be operated by a vendor/third party and usage of the same will be chargeable on an actual basis. It will be delivered in the future phases of the development.

THE HEART OF  
HOLISTIC WELLNESS.



AIR PURIFIER  
IN THE APARTMENT



WATER PURIFIER  
IN THE KITCHEN



VITAMIN-C  
SHOWER HEAD IN THE  
MASTER BATHROOM\*

Disclaimer: \*Refill cost to be borne by customer.





THE HEART OF SPIRITUAL  
& INTELLECTUAL WELLNESS.



NATUROPATHY  
CENTER^\*



REFLEXOLOGY  
PATHWAY\*



YOGA AND  
MEDITATION ZONE\*



BRAIN GYM  
FOR KIDS\*

Disclaimer: \*These amenities and facilities will be delivered in the future phases of the development. ^Naturopathy Centre will be operated by a vendor/third party and usage of the same will be chargeable on an actual basis. It will be operational post hand-over of last phase of the project.

THE HEART OF  
ENVIRONMENTAL WELLNESS.



GREENSCAPES\*



HERB, AND  
AROMA GARDENS\*



GREEN MOUNDS AND  
TREE CANOPIES\*



HAMMOCK  
GARDEN\*

Disclaimer: \*These amenities and facilities will be delivered in the future phases of the development.



THE HEART OF  
SOCIAL WELLNESS.



BARBEQUE  
DECK\*



PARTY  
LAWN\*



PETS'  
PARK\*



SENIOR CITIZENS'  
ZONE\*

Disclaimer: \*These amenities and facilities will be delivered in the future phases of the development.

THE HEART OF  
EMOTIONAL WELLNESS.



24X7 CCTV  
SURVEILLANCE



PANIC ALARM  
BUTTON AND GAS  
LEAK DETECTOR



VIDEO DOOR  
PHONE





# MASTER LAYOUT PLAN

## PODIUM

- 1.FREE PLAY FLOOR GAME
- 2.WALKING/JOGGING TRACK
- 3.GREEN MOUNDS
- 4.SEATING DECK
- 5.OPEN PLAZA
- 6.KIDS' PLAY AREA + SAND PIT
- 7.KIDS' PLAY AREA
- 8.ROCK CLIMBING
- 9.TODDLERS' PLAY AREA + LAWN
- 10.PARENT SEATING
- 11.PAUSE DECK
- 12.CLUBHOUSE
- 13.MULTI-PURPOSE LAWN
- 14.GATHERING LAWN + FLAG HOISTING DECK
- 15.STEPPED SEATING
- 16.POOL DECK
- 17.LOUNGER POOL
- 18.LAP POOL
- 19.KIDS' POOL
- 20.AQUA GYM
- 21.CAFÉ DECK
- 22.TRELLIS WALK
- 23.OUTDOOR GYM
- 24.REFLEXOLOGY PATH
- 25.SEATING COVE
- 26.CABANA
- 27.SKATING DECK
- 28.HERB GARDEN
- 29.OPEN LAWN
- 30.LOUNGE SEATING DECK
- 31.SENIORS' SEATING AREA
- 32.YOGA + HEALING DECK
- 33.EXERCISE/YOGA LAWN
- 34.AROMA GARDEN

## GROUND:

- 35.CLUBHOUSE
- 36.OUTDOOR DECK
- 37.MULTI-PURPOSE LAWN
- 38.STAGE
- 39.ENTRANCE PLAZA
- 39.BUS PICKUP AND DROP POINT
- 40.SECURITY CABIN
- 41.SIGNAGE
- 42.STEPPED PLAZA
- 43.PEDESTRIAN PATHWAY
- 44.AVENUE WITH LIGHT FEATURE
- 45.TOWER DROP-OFF
- 46.MUGA COURT
- 47.SIT-OUT AND PAVILLION
- 48.HAMMOCK GARDEN + TREEHOUSE

- 3 BHK
- 2 BHK
- 3 BHK
- 2 BHK 2G
- 2 BHK 2D



## JOYVILLE CELESTIA Hadapsar Annexe

Disclaimer: Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities.



# LIFE AT JOYVILLE CELESTIA







**JOYVILLE CELESTIA**  
Hadapsar Annexe

Artist's Impression

**Disclaimer:** The image renders used herein are indicative and promotional and may differ from actuals. The purpose of this render is to indicate to the customers, the location and the range of the amenities and facilities that may come up in the project, as per the present approved layout. The colours, shades, patterns, and finishing material shown in the landscape are for the purpose of representation only and may vary upon actual construction. Appearance of landscape will depend on seasonal changes and weather conditions. A few of the common amenities and facilities will be completed along with the completion of all phases of the project. T&Cs apply. **Website:** <https://www.joyvillehomes.com>



# Joyville

by Shapoorji Pallonji



Shapoorji Pallonji  
Real Estate



## JOYVILLE CELESTIA Hadapsar Annexe

Artist's Impression

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## TOWER 1 FIRST FLOOR PLAN



### JOYVILLE CELESTIA Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

For RERA details

**MahaRERA Number:** MahaRERA Number: Joyville Celestia Phase 1 & 2 - P52100053165, P52100053159 | For details visit: <https://maharera.mahaonline.gov.in>

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## TOWER 1

### TYPICAL FLOOR PLAN

(2<sup>nd</sup> to 7<sup>th</sup>, 9<sup>th</sup> to 12<sup>th</sup> & 14<sup>th</sup> to 17<sup>th</sup>)



## JOYVILLE CELESTIA

Hadapsar Annexe

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## TOWER 1 REFUGE FLOOR PLAN (8<sup>th</sup>, 13<sup>th</sup> & 18<sup>th</sup>)



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## TOWER 1 FLOOR PLAN (19<sup>th</sup> & 20<sup>th</sup>)



## JOYVILLE CELESTIA Hadapsar Annexe

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For RERA details

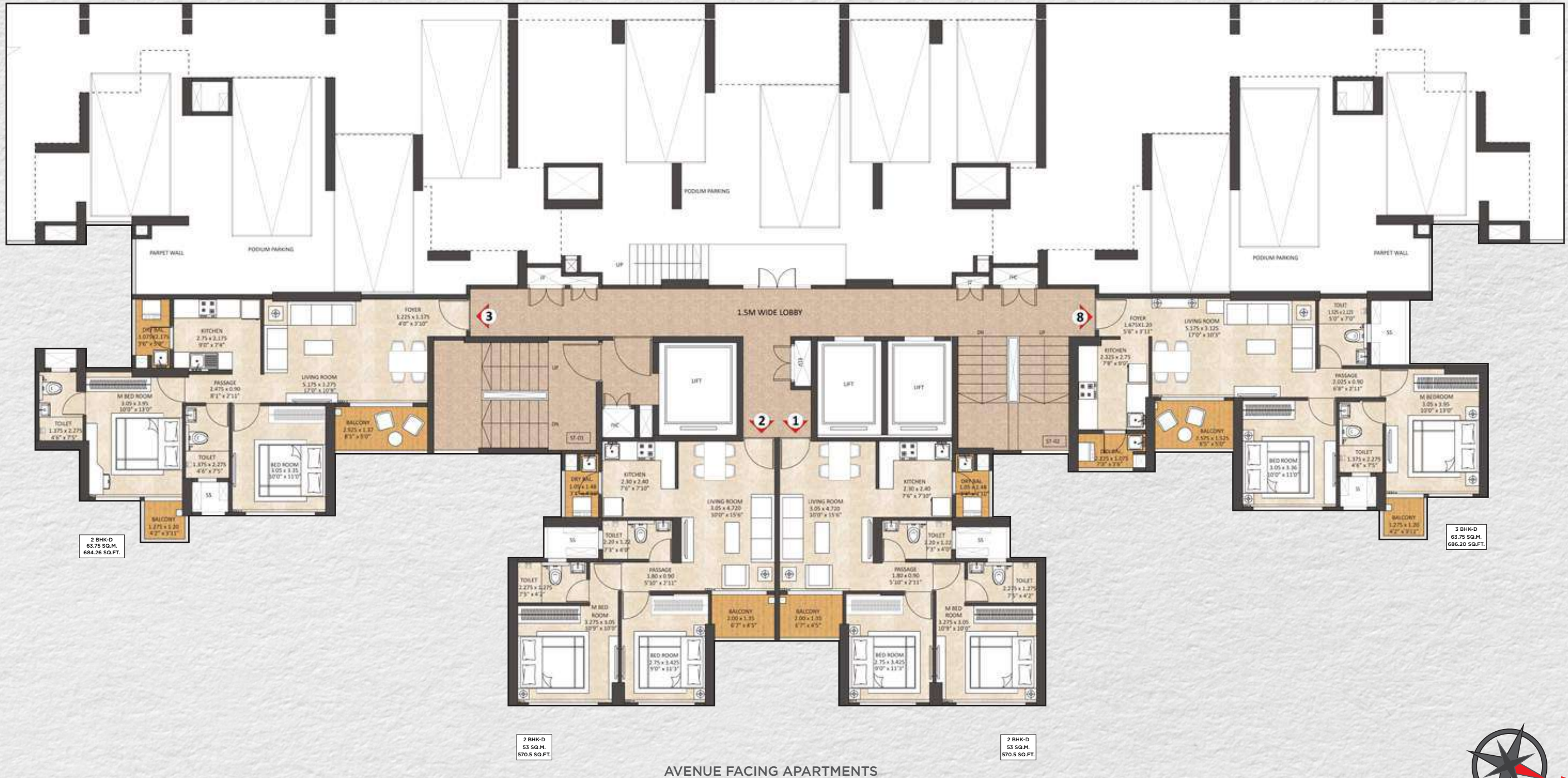
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**TOWER 5**  
**PODIUM APARTMENT PLAN**



AVENUE FACING APARTMENTS



**JOYVILLE CELESTIA**  
Hadapsar Annexe

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## TOWER 5 FIRST FLOOR PLAN

### GARDEN FACING APARTMENTS



### AVENUE FACING APARTMENTS



## JOYVILLE CELESTIA Hadapsar Annexe

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## TOWER 5

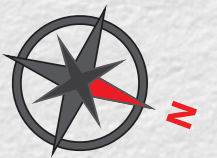
### TYPICAL FLOOR PLAN

(2<sup>nd</sup> to 6<sup>th</sup>, 8<sup>th</sup> to 11<sup>th</sup>, 13<sup>th</sup> to 16<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup>)

GARDEN FACING APARTMENTS



AVENUE FACING APARTMENTS



## JOYVILLE CELESTIA

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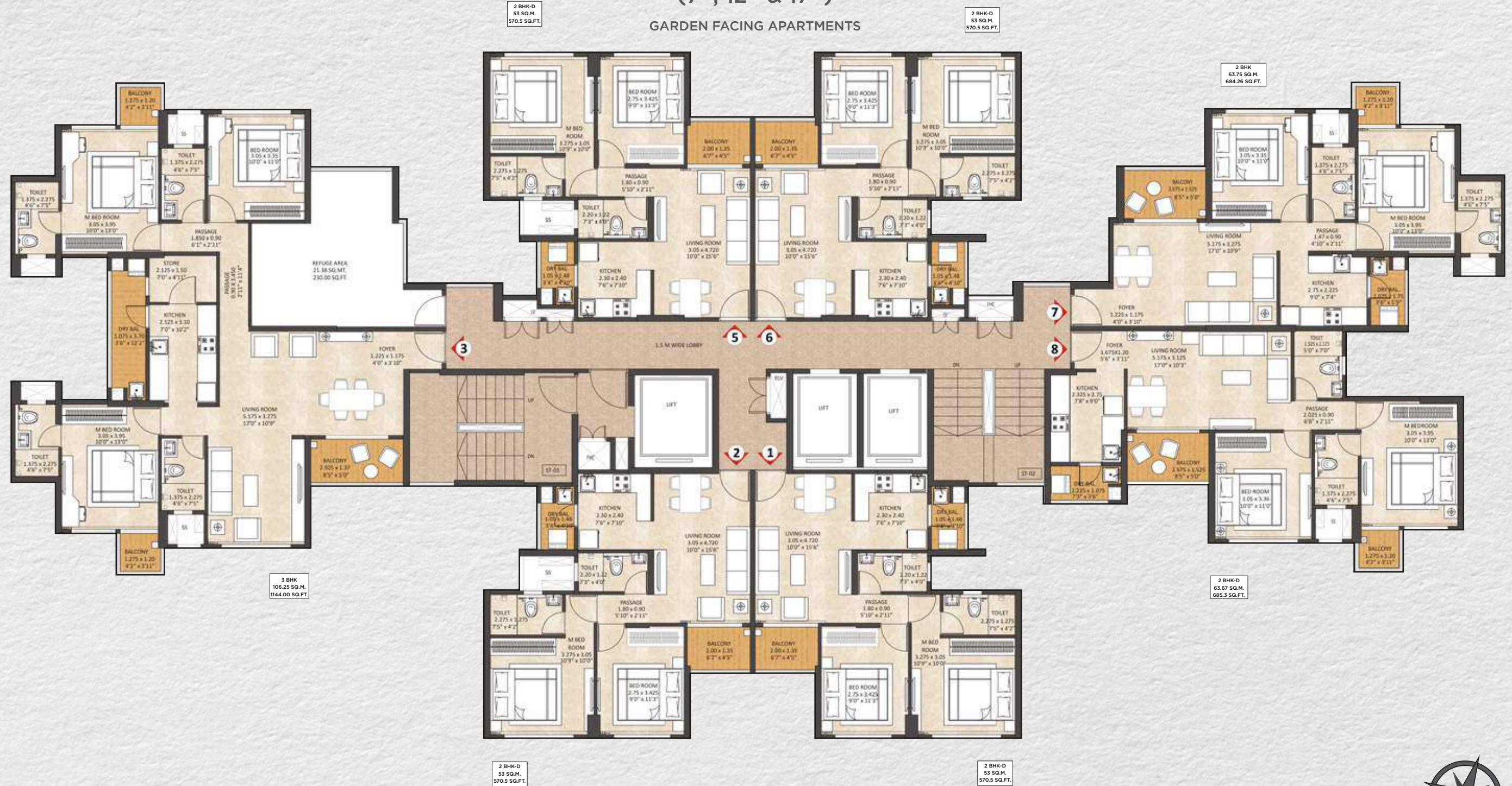


## TOWER 5

### REFUGE FLOOR PLAN

(7<sup>th</sup>, 12<sup>th</sup> & 17<sup>th</sup>)

GARDEN FACING APARTMENTS



AVENUE FACING APARTMENTS



## JOYVILLE CELESTIA

Hadapsar Annexe

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Living Room	3.05 x 4.720	10'0" x 15'6"
2	Deck	2.00 x 1.35	6'7" x 4'5"
3	Kitchen	2.30 x 2.40	7'6" x 7'10"
4	Dry Balcony	1.05 x 1.48	3'5" x 4'10"
5	Master Bedroom	3.275 x 3.05	10'9" x 10'0"
6	Master Toilet	2.275 x 1.275	7'5" x 4'2"
7	Bedroom	2.75 x 3.425	9'0" x 11'3"
8	Common Toilet	2.20 x 1.22	7'3" x 4'0"
9	Passage	1.80 x 0.90	5'11" x 2'11"

**JOYVILLE CELESTIA**  
Hadapsar Annexe

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	0.925 x 1.0	3'0" x 3'3"
2	Living/Dining	3.05 x 5.90	10'0" x 19'4"
3	Deck	3.125 x 1.375	10'3" x 4'6"
4	Kitchen	2.325 x 2.75	7'9" x 9'0"
5	Dry Balcony	1.00 x 2.20	3'3" x 7'3"
6	Master Bedroom	3.05 x 3.975	10'0" x 13'0"
7	Master Toilet	1.375 x 2.275	4'6" x 7'5"
8	Balcony	3.20 x 1.225	10'6" x 4'0"
9	Bedroom 1	3.05 x 3.65	10'0" x 12'0"
10	Bedroom 1 Toilet	1.375 x 2.275	4'6" x 7'5"
11	Bedroom 2	2.85 x 3.35	9'4" x 11'0"
12	Common Toilet	2.375 x 1.375	7'9" x 4'6"
13	Passage 1 <sup>st</sup>	0.975 x 1.60	3'2" x 5'3"
14	Passage 2 <sup>nd</sup>	1.750 x 0.90	5'9" x 2'11"

**JOYVILLE CELESTIA**  
Hadapsar Annexe

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	1.0 x 1.22	3'3" x 4'0"
2	Living/Dining	3.05 x 5.90	10'0" x 19'4"
3	Deck	3.125 x 1.375	10'3" x 4'6"
4	Kitchen	2.325 x 2.75	7'9" x 9'0"
5	Dry Balcony	1.00 x 2.20	3'3" x 7'3"
6	Master Bedroom	3.05 x 3.97	10'0" x 13'0"
7	Master Toilet	1.375 x 2.275	4'6" x 7'5"
8	Balcony	3.20 x 1.225	10'6" x 4'0"
9	Bedroom 1	3.05 x 3.65	10'0" x 12'0"
10	Bedroom 1 Toilet	2.275 x 1.375	7'5" x 4'6"
11	Bedroom 2	2.85 x 3.35	9'4" x 11'0"
12	Common Toilet	2.375 x 1.375	7'9" x 4'6"
13	Passage 1 <sup>st</sup>	1.750 x 0.90	5'9" x 2'11"
14	Passage 2 <sup>nd</sup>	0.975 x 1.60	3'2" x 5'3"

## JOYVILLE CELESTIA

Hadapsar Annexe

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	1.225 x 1.175	4'0" x 3'10"
2	Living/Dining	5.175 x 3.275	17'0" x 10'9"
3	Deck	2.575 x 1.525	8'5" x 5'0"
4	Kitchen	2.75 x 2.225	9'0" x 7'4"
5	Dry Balcony	1.075 x 1.75	3'6" x 3'9"
6	Master Bedroom	3.05 x 3.95	10'0" x 13'0"
7	Master Toilet	1.375 x 2.275	4'6" x 7'5"
8	Balcony	1.275 x 1.20	4'2" x 3'11"
9	Bedroom	3.05 x 3.35	10'0" x 11'0"
10	Common Toilet	1.375 x 2.275	4'6" x 7'5"
11	Passage	2.475 x 0.90	8'1" x 2'11"

**JOYVILLE CELESTIA**  
Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

For RERA details

**MahaRERA Number:** MahaRERA Number: Joyville Celestia Phase 1 & 2 - P52100053165, P52100053159 | For details visit: <https://maharera.mahaonline.gov.in>

**Disclaimer:** Joyville Shapoorji Housing Pvt Ltd (CIN No: U70109MH2007PTC166942) is the promoter of the project. A variance of (+/-) 3% in area may occur on account of site conditions/columns/variations subject to applicable laws. The dimensions are based on unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/altered subject to applicable laws. We are offering for sale, unfurnished apartments not including add-ons such as products, furniture and fixtures unless specifically incorporated in the Agreement for Sale. T&C apply. **Website:** <https://www.joyvillehomes.com>.







Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Living Room	3.05 x 4.720	10'0"x 15'6"
2	Deck	2.00 x 1.35	6'7"x 4'5"
3	Kitchen	2.30 x 2.40	7'6"x 7'10"
4	Dry Balcony	1.05 x 1.48	3'4"x 4'10"
5	Master Bedroom	3.275 x 3.05	10'9"x 10'0"
6	Master Toilet	2.275 x 1.275	7'5"x 4'2"
7	Bedroom	2.75 x 3.425	9'0"x 11'3"
8	Common Toilet	2.20 x 1.22	7'3"x 4'0"
9	Passage	1.80 x 0.90	5'10"x 2'11"

**JOYVILLE CELESTIA**  
Hadapsar Annexe

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Sr. No.	Space	Dimensions (meters)	Dimensions (sq.ft.)
1	Foyer	1.675 x 1.20	5'6" x 3'11"
2	Living Room	5.175 x 3.125	17'0" x 10'3"
3	Deck	2.575 x 1.525	8'5" x 5'0"
4	Kitchen	2.325 x 2.75	7'8" x 9'0"
5	Dry Balcony	1.825 x 1.075	6'0" x 3'6"
6	Master Bedroom	3.05 x 3.95	10'0" x 13'0"
7	Master Toilet	1.375 x 2.275	4'6" x 7'5"
8	Balcony	1.275 x 1.20	4'2" x 3'11"
9	Bedroom	3.05 x 3.36	10'0" x 11'0"
10	Common Toilet	1.525 x 2.125	5'0" x 7'0"
11	Passage	2.025 x 0.90	6'8" x 2'11"

**JOYVILLE CELESTIA**  
Hadapsar Annexe

The dimensions mentioned in the plan are in feet and meters.

For RERA details

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**JOYVILLE CELESTIA**  
Hadapsar Annexe

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## JOYVILLE CELESTIA

Hadapsar Annexe

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Hadapsar Annexe

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Artist's Impression





**JOYVILLE CELESTIA**  
Hadapsar Annexe

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Artist's Impression



## TOWER 1

5<sup>th</sup> Floor View



Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view



# TOWER 1

10<sup>th</sup> Floor View





# TOWER 1

15<sup>th</sup> Floor View





# TOWER 1

TOP Floor View



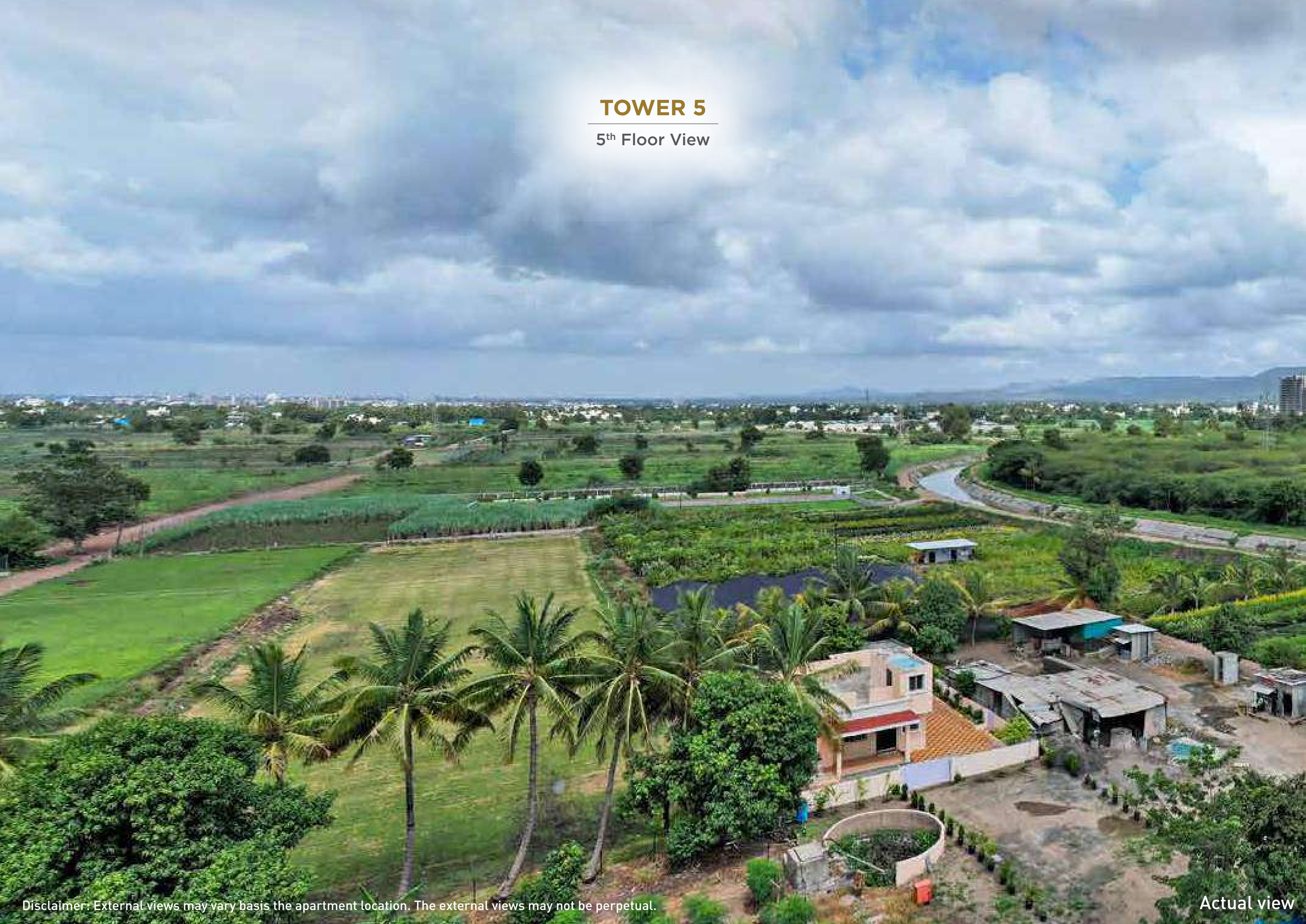
Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view



## TOWER 5

5<sup>th</sup> Floor View



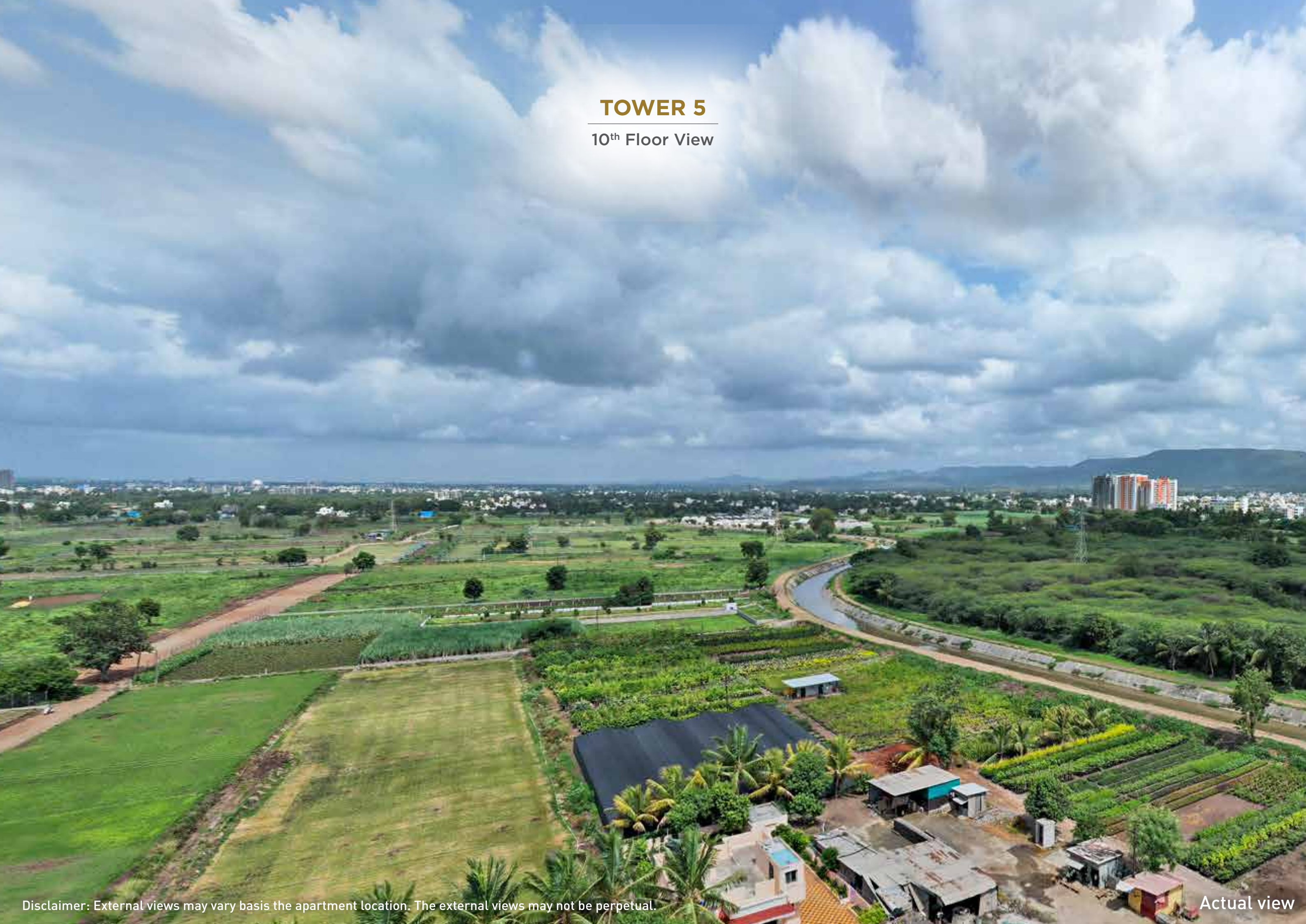
Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view



# TOWER 5

10<sup>th</sup> Floor View



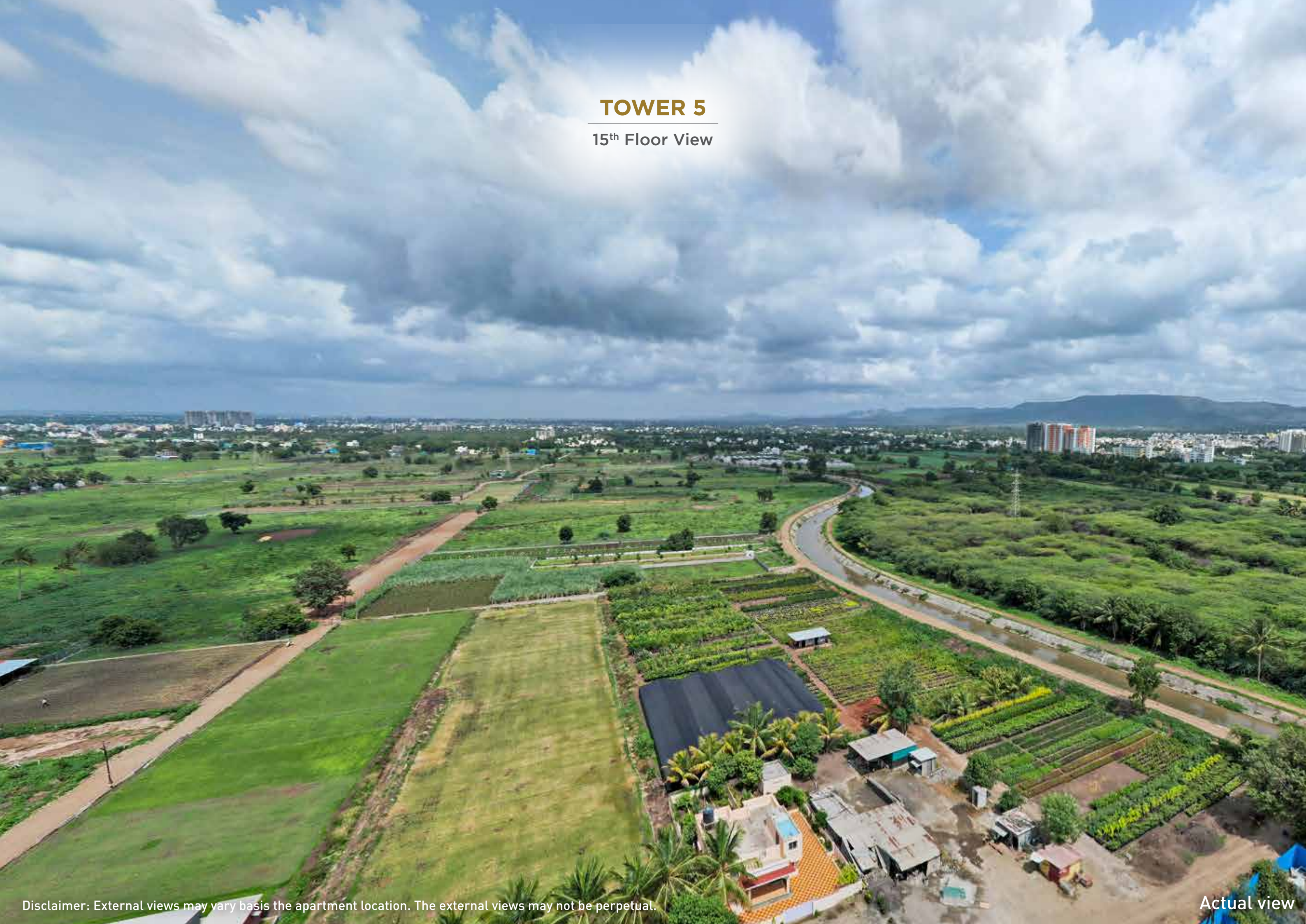
Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view



# TOWER 5

15<sup>th</sup> Floor View





# TOWER 5

TOP Floor View



Disclaimer: External views may vary basis the apartment location. The external views may not be perpetual.

Actual view



## HOMES DESIGNED BY WELLNESS, FOR WELLNESS.

2 & 3 bed mindfully planned residences, ranging from 593 sq.ft. to 1,185 sq.ft.

Tower	Typology	RERA CARPET AREA		APPURTENANT AREAS		TOTAL AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
Tower 1	2 BHK	61.22	658.97	10.30	110.87	71.52	769.83
	2 BHK Delight	50.56	544.22	4.49	48.33	55.05	592.55
		50.69	545.62	5.28	56.83	55.97	602.46
	3 BHK Luxury	76.65	825.05	10.30	110.87	86.95	935.92
		76.75	826.13	13.94	150.05	90.69	976.18
		76.78	826.45	10.30	110.87	87.08	937.32
76.82		826.88	13.16	141.65	89.98	968.54	
Tower 5	2 BHK Delight	50.48	543.36	4.48	48.22	54.96	591.58
		50.59	544.55	4.48	48.22	55.07	592.77
	2 BHK Grande	58.12	625.60	7.54	81.16	65.66	706.76
		58.12	625.60	7.55	81.27	65.67	706.87
		58.26	627.10	7.44	80.08	65.70	707.19
		58.30	627.54	7.52	80.94	65.82	708.48
	3 BHK	98.83	1063.80	11.30	121.63	110.13	1185.43

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# Joyville<sup>®</sup>

by Shapoorji Pallonji<sup>®</sup>

Joyville is a thoughtfully designed platform that promotes the concept and development of aspirational housing in India. It has been created by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank. So far, seven Joyville projects have been launched in four major cities.



**Joyville Howrah**  
Launched March 2016



**Joyville Virar**  
Launched October 2017



**Joyville Hinjawadi**  
Launched May 2018



**Joyville Gurugram**  
Launched January 2019



**Joyville Hadapsar Annexe**  
Launched October 2020



**Joyville Sensorium**  
Launched December 2020



**Joyville Sky-Luxe Edition**  
Launched January 2023

1.49 million sq. m. of area  
has been planned for development  
under the Joyville platform.



# LEGACY OF OVER 150 YEARS



Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering.

The group which operates in 6 major business segments, is committed to creating landmarks in more than 40 countries, delivering on its values and commitment in every project.

17 GROUP COMPANIES

35,000+ PEOPLE



**SP Infocity,**  
Pune, 2008



**MCA Stadium,**  
Pune, 2012



**The Imperial,**  
Mumbai, 2010



**Atal Tunnel,**  
Himachal Pradesh, 2020



**Chenab Railway Bridge,**  
Himachal Pradesh, 2023



**Bharat Mandapam,**  
New Delhi, 2023



**Fairmont Bab Al Bahr,**  
Abu Dhabi, 2012



**Palace of the Sultan of Oman,**  
Oman, 1975





Joyville<sup>®</sup>  
by Shapoorji Pallonji<sup>®</sup>

Joyville Shapoorji Housing Private Limited | CIN: U70109MH2007PTC166942 | [www.joyvillehomes.com](http://www.joyvillehomes.com)

**Site Office / Correspondence Address:** SP Kingstown, Joyville Celestia, Joyville by Shapoorji Pallonji, Village Shevalwadi, Taluka: Haveli, District: Pune - 412307

**Corporate Office:** Joyville Shapoorji Housing Private Limited, Godrej Coliseum, Office No. 1201, 12th Floor, B - Wing, Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400022, Maharashtra

**Registered Office :** 41/44, Shapoorji Pallonji Centre, Minoo Desai Marg, Colaba, Mumbai, Mumbai City, Maharashtra, 400 005, Tel : +91 22 6749 0000

For RERA Details:



**MahaRERA Number:** Joyville Celestia Phase 1 & 2 - P52100053165, P52100053159 | For details visit: <https://maharera.mahaonline.gov.in>

**Disclaimer:** Joyville Shapoorji Housing Pvt. Ltd. (JSHPL) is one of the participants in the larger scheme of development named as 'SP Kingstown'. JSHPL is presently developing residential buildings (Joyville Celestia) on a portion of the lands wherein it has acquired rights, which development has been offered to form part of SP Kingstown. Other individual developers/owners of portions of the larger land who have agreed to form part of 'SP Kingstown' are aligning themselves, inter-alia, towards their development of their respective land parcels subject to approvals and reservations affecting those lands from time to time. The purpose of this brochure is to indicate to the customers, the location and the range of the amenities and facilities that may come up in the project, as per the present approved layout. A few of the common amenities and facilities will be completed along with the completion of the final phase of the project. The stock images, illustrations and features shown and/or mentioned and the image renders used herein are indicative and promotional and may differ from actuals. Products, features, furniture, light fittings, etc., shown are for representation only and are not part of the flat to be sold to the customer. The colours, shades, patterns on walls, tiles, colour of the door, staircase finishes and handrails etc. shown in the images are for representation only and may vary upon actual construction. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the renders and illustrations are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The project mentioned herein is a part of the proposed larger development and entire development will be carried out in a phased manner by the promoter. This is only an invitation to offer and does not constitute an offer. Any prospective sale shall be governed by the terms, and Agreement for Sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. Images/visuals used are for indicative purpose only. The places and people shown in the advertisement images are fictitious and are created by Generative Artificial Intelligence (AI) tools. AI generated art is created autonomously by artificial intelligence without creative contribution from humans. Any resemblance to places or persons living or dead is unintentional and purely coincidental. T&Cs apply. The collateral is printed on 2<sup>nd</sup> November, 2023. **Website:** <https://www.joyvillehomes.com>