

OWN THE
HOME MEANT FOR
YOU

Joyville®
by Shapoorji Pallonji | Virar(W)



Image for representation only

UNCOMPROMISE in life

“Can’t have it all!”, we’ve been told as disappointed children and as tired adults. It holds true especially when it comes to our living spaces. The possibilities are limited by our means, where we make peace with the chaos and first learn to compromise.

“Uncompromise” is a revolution of that old adage, inviting the common homeowner to raise their expectations and standard of living, without having to break their dream. It heralds a new world for homebuyers, where their needs come first and a place where they can finally “Uncompromise!”



Image for representation only

UNCOMPROMISE on connectivity

Virar, a modern suburb has the best amenities, without compromising on accessibility. Well-planned infrastructure, means availability of the best services, outdoor spaces and fast connections to all parts of the Mumbai Metropolitan Region. Now that's how you Uncompromise on connectivity!



Proposed Extension of Coastal Road up to Virar*



Mumbai-Ahmedabad Bullet Train through Virar*



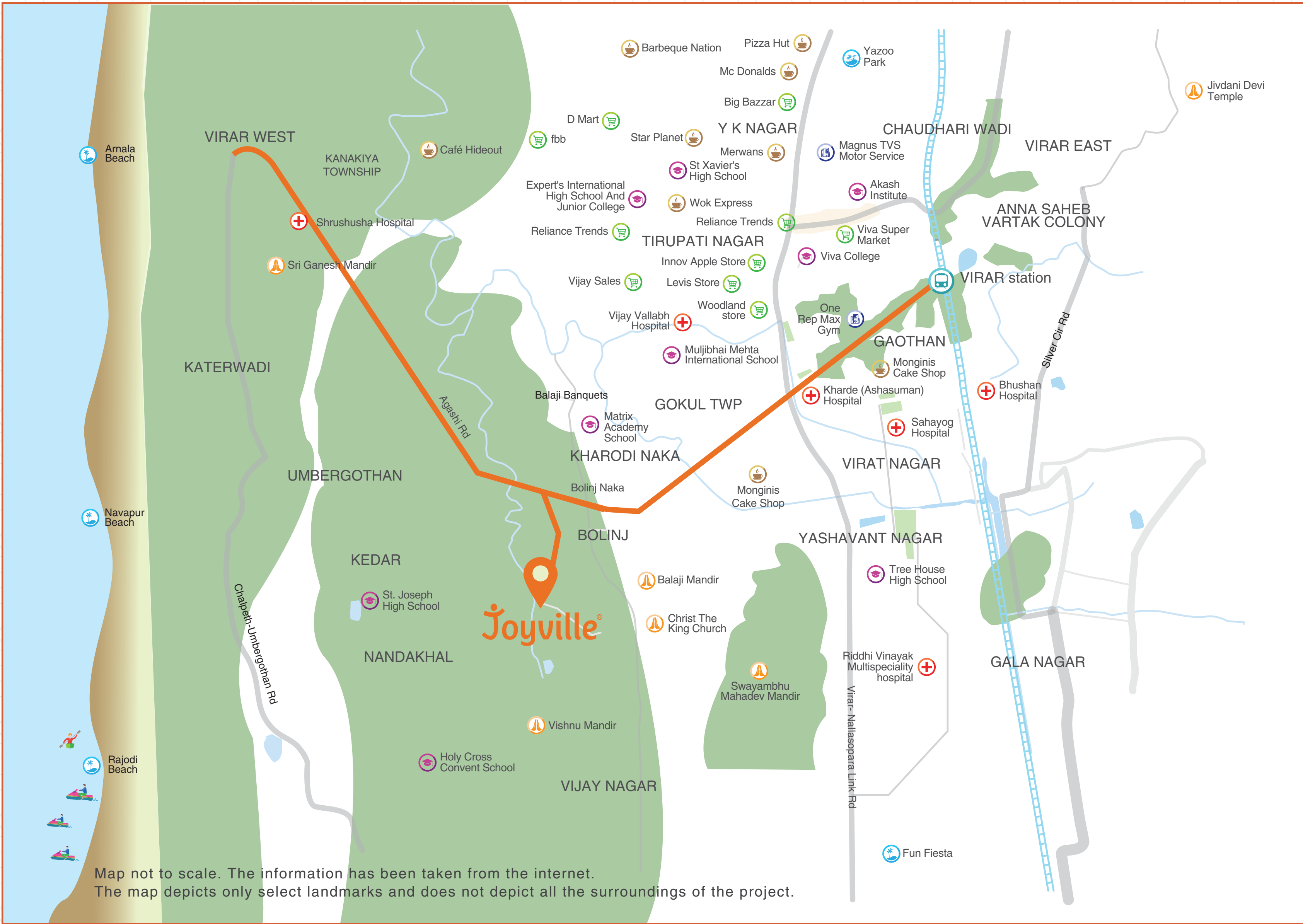
Virar-Panvel, Alibaug Multi-modal Corridor*



Proposed Elevated Western Railway Corridor from Churchgate to Virar*



Proposed Extension of Harbour Line Services up to Virar*



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.

UNCOMPROMISE on convenience

A home should have it all, and that's what Joyville Virar offers homebuyers. Uncompromise your lifestyle, in the way you live, in the way you work, and in the way you celebrate. At Joyville Virar, make every day a mix of joy and convenience.

MALLS/RETAIL

Vijay Sales	2.9 km
Reliance Trends	2.9 km
Woodland Store	3 km
Viva Super Market	3.1 km
Innov Apple Store	3.1 km
Levis Store	3.1 km
Fashion by Big Bazaar	3.4 km
D-Mart	3.6 km
Big Bazaar	3.9 km

CAFÉS & RESTAURANTS

Monginis Cake Shop	2.1 km
Merwans	2.9 km
Wok Express	3 km
Tipsy Panda	3.2 km
Café Hideout	3.3 km
Pizza Hut	3.7 km
Star Planet	3.8 km
Barbeque Nation	3.9 km
McDonald's	3.9 km

SCHOOLS/COLLEGES

Matrix Academy	1.7 km
Holy Cross Convent School	1.7 km
Muljibhai Mehta International School	2.1 km
St. Joseph High School	2.4 km
Viva College	2.9 km
Akash Institute	3.7 km
Tree House High School	3.8 km
Expert's Int. High School & Jr. College:	3.9 km

RAILWAY STATIONS

Virar	3.1 km
Nalasopara	5 km

SERVICES

One Rep Max Gym	2.1 km
Magnus TVS Motor Service	4 km

HOSPITALS

Sahayog Hospital	2.1 km
Kharde Hospital	2.1 km
Vijay Vallabh Hospital	2.8 km
Shashrusha Hospital	3.8 km
Bhushan Hospital	6 km
Ridhi Vinayak Multispeciality	6.4 km

PLACES OF WORSHIP

Christ The King Church	9 m
Balaji Mandir	250 m
Swayambhu Mahadev Mandir	1.2 km
Vishnu Mandir	1.2 km
Sri Ganesh Mandir	3.1 km
Jivdani Devi Temple	5.6 km

LEISURE & ENTERTAINMENT

Yazoo Park	4.5 km
Fun Fiesta Multiplex	5.0 km
Rajodi Beach	5.8 km
Arnala Beach	7.4 km

Distances mentioned above are as per Google Maps.



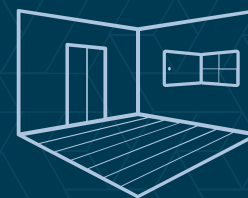
Artist's impression

UNCOMPROMISE on lifestyle

At Joyville Virar, we begin with a beautiful design. To it, we add an array of life-changing features and amenities. In the end, we bring it all together in an unmatched combination of style and quality. Because we know, it's for our customers to Uncompromise on quality and comfort!



7 Towers spread
across 7 acres
(28,328 sq.mts.)



Well-planned 1 & 2
bedroom residences



25+ Amenities



Dedicated clubhouse
within the project



Breathtaking views of lush
greens and internal amenities



Future-ready homes
powered by JioFiber



Advanced safety features
within each apartment*



Exclusive AC bus service
and crèche facility for residents#

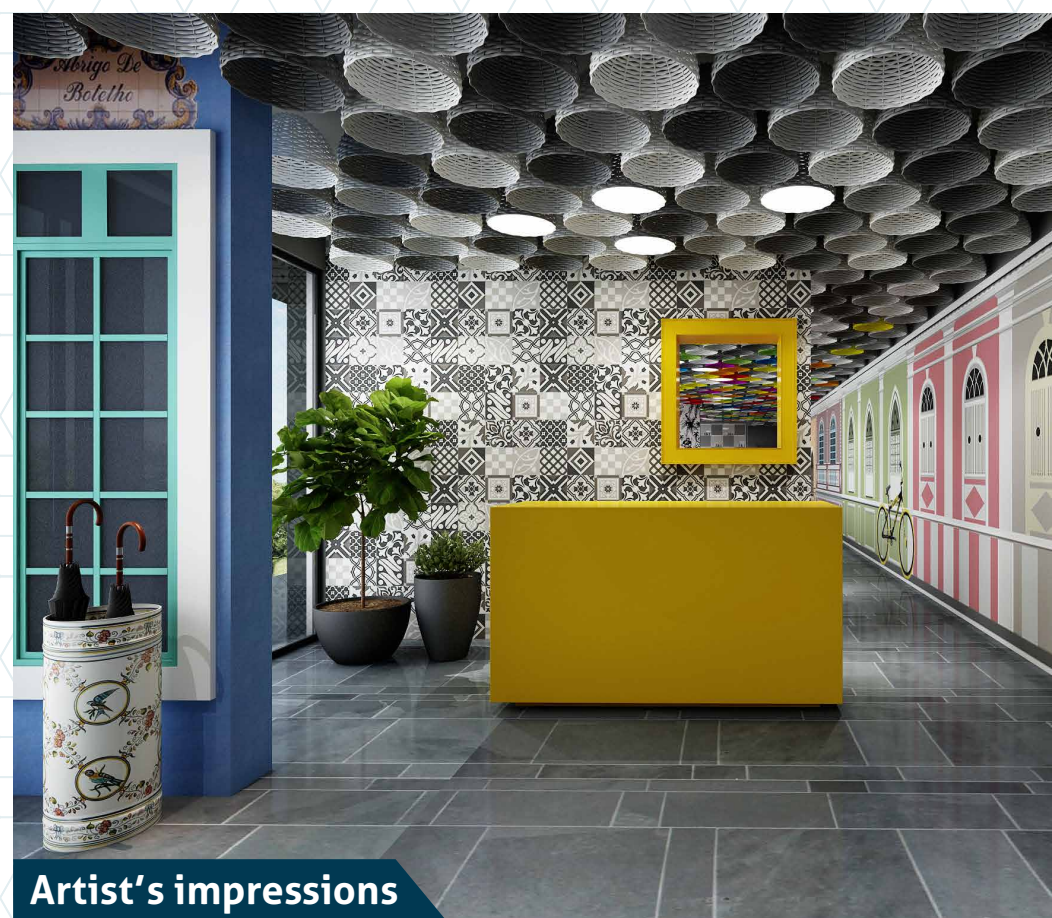
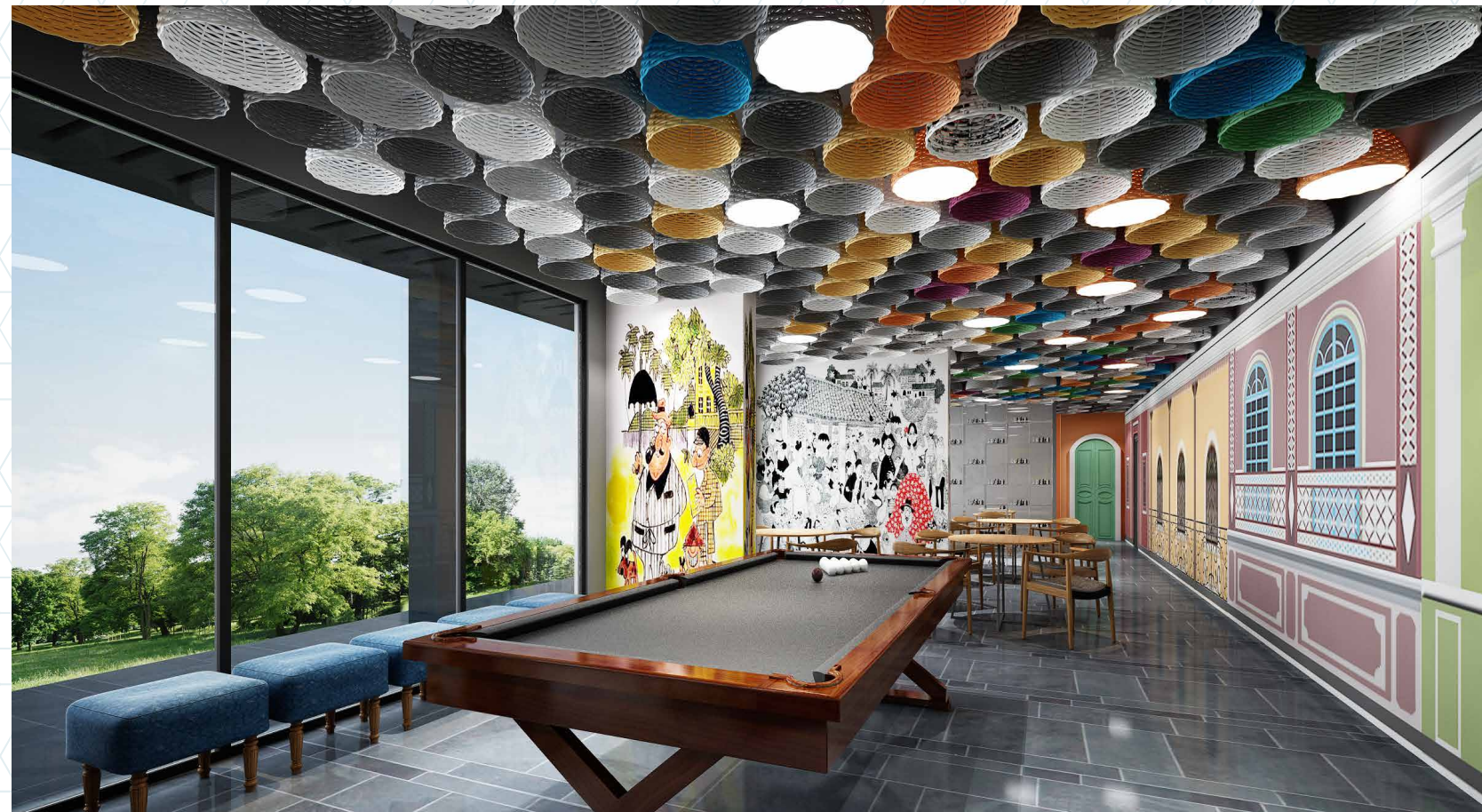


Rental scheme powered
by Zolo or equivalent

*Advanced safety features will be provided only for Palm Meadows 1 & Palm Grove. #Crèche facility is available for residents and usage of the same will be chargeable on actual basis. AC Bus service will be available for residents, charges for which will be collected in advance at the time of possession for 1 year.

UNCOMPROMISE on leisure

When you are looking for the best, the only way to find it is to Uncompromise! That's how you discover something as breathtaking as the Clubhouse & Recreation zone at Joyville Virar. Because after all, grand experiences deserve a grand setting.



Artist's impressions



UNCOMPROMISE on indulgence

Joyville Virar brings an unmatched combination of space and amenities. There is not a single desire we want to leave unfulfilled. 25+ amenities across the property means when it comes to fun, it's time to Uncompromise.

25+ activities to rejuvenate



Swimming Pool



Banquet Hall



Skating Rink



Kids' Play Area



Jogging Track



Indoor Games



Seniors' Zone



Gymnasium



Half Basketball Court

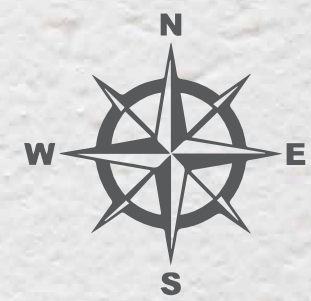
and many more..

UNCOMPROMISE on towering beauty

At Joyville Virar, we have combined form and function to create a beautiful living space. Within that style, there is a lot of substance with podium parking and a towering 20-storey building. Because, when it comes to beauty and utility, we make sure you Uncompromise!



Artist's impression



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.

UNCOMPROMISE on abundance

GROUND

01. Entrance/Exit
02. Internal driveway
03. Jogging track
04. Cycling track
05. Walkway
06. Kids' play area
07. Pavilion
08. Swimming pool
09. Kids' pool
10. Pool deck
11. Feature wall
12. Half basketball court
13. Clubhouse with Gym,
Banquet hall, Chess & Cards
14. Iconic sculpture
15. Lawn mounds
16. Flag area
17. Stepping crossovers
18. Festival court
19. Seniors' lounge
20. Amphi seatings
21. Arcade over amphi seatings
22. Theme garden
23. Congregational space
24. Boundary plantation
25. Gated community with security
26. AV room
27. Gazebo

PODIUM

28. Paved entry
29. Jogging track
30. Planter box with tree plantation
31. Planter bed with shrub plantation
32. Shrub plantation along building
33. Swing plaza
34. Skating rink
35. Party lawn
36. Open exercise lawn
37. Paved plaza

38. Kids' play area
39. Group seating
40. Seniors' lounge
41. Ramp

TOWER PINNACLE TERRACE

42. Star gazing deck

TOWER PINNACLE STILT

(Other club amenities)

- Crèche
- Virtual gaming
- Foosball
- Pool table
- Table tennis
- Chess
- Cards

UNCOMPROMISE on spaces

Unit Plan - 1 BHK A



SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'0" X 14'4"
2.	PASSAGE	4'6" X 3'11"
3.	FLOWER BED	9'0" X 2'2"
4.	M. BEDROOM	9'0" X 11'0"
5.	FLOWER BED	9'4" X 2'2"
6.	TOILET	4'9" X 3'0"
7.	BATH	4'9" X 3'11"
8.	KITCHEN	7'0" X 9'0"
9.	DRY BAL	7'0" X 2'2"

TYOLOGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
1BHK - A	SQ.M	SQ.FT	SQ.FT	SQ.FT
	32.49	349.7	89.2	438.9

*Living/Dining includes appurtenant balcony area.

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of 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/alterd subject to applicable laws.

Unit Plan - 1 BHK B



*Living/Dining includes appurtenant balcony area.

SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	9'0" X 14'2"
2.	PASSAGE	3'3" X 7'4"
3.	FLOWER BED	9'8" X 2'2"
4.	M. BEDROOM	10'9" X 9'0"
5.	NICHE	6'10" X 2'0"
6.	TOILET	4'11" X 3'0"
7.	BATH	4'11" X 3'11"
8.	KITCHEN	10'11" X 7'1"

TYOLOGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
1BHK - B	SQ.M	SQ.FT	SQ.FT	SQ.FT
	34.13	367.4	47.5	414.9

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of 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/alterd subject to applicable laws.

Unit Plan - 2 BHK B



*Living/Dining and M. Bedroom includes appurtenant balcony area.

SR. NO.	NAMES	DIMENSIONS
1.	LIVING/DINING*	10'0" X 14'2" 4' X 8'2"
2.	PASSAGE	3'4" X 3'3"
3.	FLOWER BED	9'9" X 2'2"
4.	BEDROOM-2	9'0" X 11'0"
5.	NICHE	7'1" X 2'0"
6.	M. BEDROOM*	9'6" X 11'0"
7.	M. TOILET	7'8" X 4'6"
8.	FLOWER BED	9'6" X 2'2"
9.	TOILET-2	7'6" X 4'6"
10.	KITCHEN	9'0" X 7'0"
11.	DRY BALCONY	7'0" X 2'2"

TYOLOGY	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
2BHK - B	SQ.M	SQ.FT	SQ.FT	SQ.FT
	46.59	501.5	142.9	644.4

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of 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/alterd subject to applicable laws.

UNCOMPROMISE on finer details

STRUCTURE

- Earthquake resistant structure (Seismic Zone III compliant)

LIVING/DINING HALL

- Flooring: Vitrified flooring, Somany/AGL or equivalent make
- Main Door: Laminated wooden flush door, (Red Miranti) with hand polished finish
- Windows: Powder coated aluminium windows

KITCHEN

- Flooring: Vitrified flooring, Somany/AGL or equivalent make
- Wall: Ceramic tiles up to 600 mm above kitchen counter top, rest of the wall's surface (non-tiled) treated with gypsum plaster with OBD paint finish
- Kitchen counter: Granite platform with a stainless steel sink
- Adequate electrical points provided for kitchen appliances
- Provision for washing machine in kitchen utility area

BEDROOMS

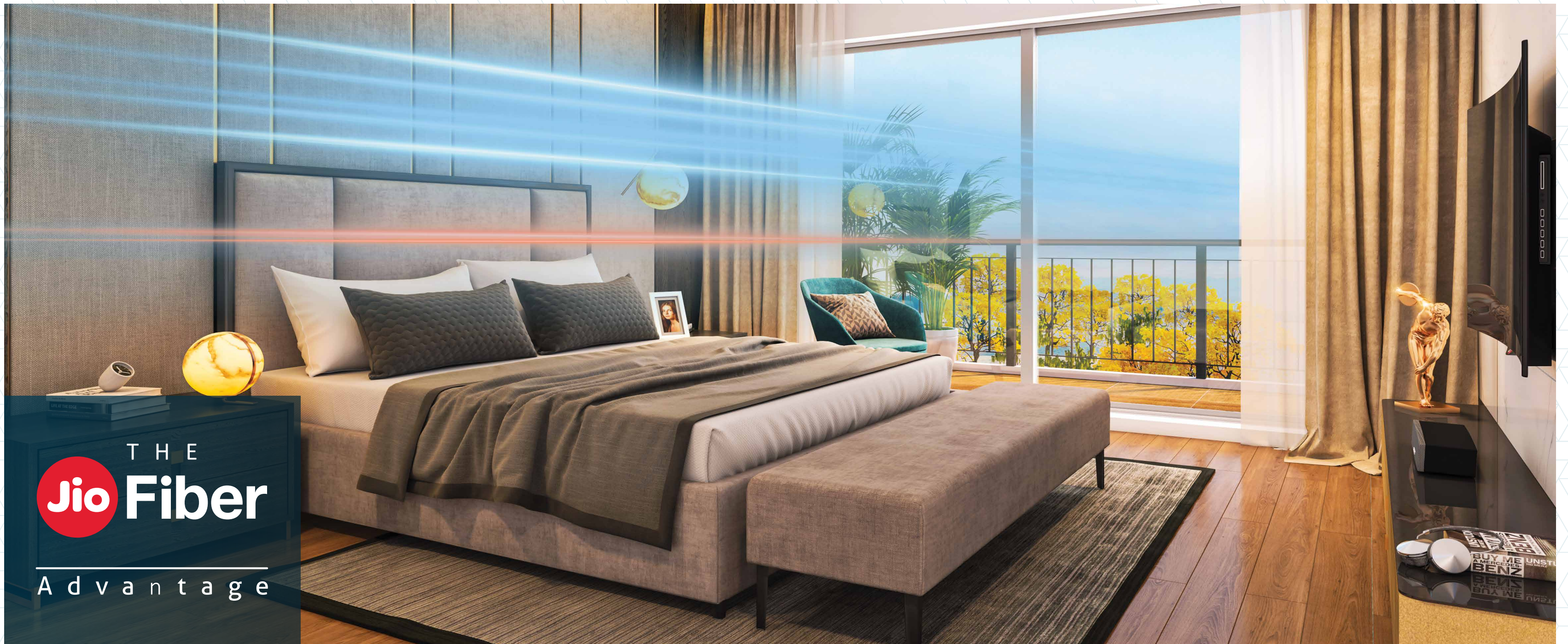
- Flooring: Vitrified flooring, Somany/AGL or equivalent make
- Doors: Laminated wooden flush door, (Red Miranti) with enamel paint finish
- Windows: Powder coated aluminium windows
- Adequate electrical points provided for AC, fan, light, and TV connection

TOILETS

- Flooring: Rough textured ceramic tiles, AGL/Somany or equivalent make
- Sanitary fittings & fixtures: Somany/Cera/Johnson or equivalent make
- False Ceiling: Armstrong or equivalent make
- Doors: Laminated wooden flush door, (Red Miranti) with enamel paint finish
- Provision for exhaust fan and geyser

BALCONY

- Flooring: Rough textured ceramic tiles
- Railing: MS Railing with synthetic enamel paint finish
- Windows: Powder coated aluminium windows with clear glass



Safety Features*



SMART HOME HUB



EMERGENCY / PANIC BUTTON
& SMART INDOOR SIREN



COMBUSTIBLE
GAS LEAK SENSOR



VIDEO DOOR BELL

*These are a part of the standard offering provided by Joyville Shapoorji to all apartment buyers independent of their decision to subscribe to JioFiber or not. Service charges applicable towards usage of these services will be borne by the customer.

UNCOMPROMISE on technology

The future is here at Joyville Virar. JioFiber welcomes you to the future. The only all-fiber network that gives you services, never before experienced in India. JioFiber will transform the way you and your loved ones connect, communicate and consume content at home.



High-Speed Internet

- For the first time in India, get up to 1 Gbps internet
- Enjoy the best WiFi experience in every room of your home with Jio WiFi Mesh service



Free HD Voice

- Free HD voice calling within India
- Use your landline or smartphone for intercom calling within your society



TV Video Calling

- Experience India's own TV calling and conferencing solution
- Make free video and conference calls to anyone, anywhere in the world!



TV Plus

- Every TV will now be SMART!
- Access India's first-ever integrated platform that brings together TV shows, movies, videos on demand and your favourite applications
- Use voice commands on JioRemote to control your TV



Home Networking

- Free and easy way to access or share all your content (photos, music, videos and documents) across devices, anytime & anywhere in the world!



Gaming

- India's own multi-player gaming platform
- Zero latency gaming experience
- Use your smartphone as a gaming controller

Disclaimer (JioFiber): Reliance Jio Infocomm Ltd (Jio) and its Affiliates will provide JioFiber services and Smart Home Solutions / Applications (Services) to occupants/ owners of apartments, who subscribe to the Services, all of which shall be subject to separate terms and conditions. Provisions will be available for High-Speed Internet and all JioFiber services. Devices provided as a part of service offerings will be subject to warranty terms and conditions as provided by the respective Original Device manufactures (ODM). Provisions for the above services will be available for every apartment and subscription to various Services shall be at the option of the occupant / owner of the Apartments. Some of the products and Services mentioned herein are indicative, optional and still under development and will be subject to changes, modifications at the sole discretion of Jio and or its Affiliates, and terms and conditions of the Services shall be as amended accordingly from time to time based on service availability. Service offerings may change due to viability attributable to change in technology, market conditions, government policies, regulations and applicable laws. In order to enjoy Free HD Voice, Jio Home Gateway should be connected to an uninterrupted power source. Speed may depend upon the tariff plans chosen by the subscribers. Please visit www.jio.com for more details.

UNCOMPROMISE on joy

Joyville is a well-crafted platform for development of aspirational housing, which came into being after Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank decided to come together to promote easy-to-own homes.

Shapoorji Pallonji has consistently been committed to delivering projects and solutions globally, resulting in several architectural marvels around the world. They have a history of quality and efficiency that allows homebuyers to Uncompromise, when it comes to choosing their dream homes. With Joyville Virar, they have set a new standard of suburban lifestyle, elevating it to a level few could match.



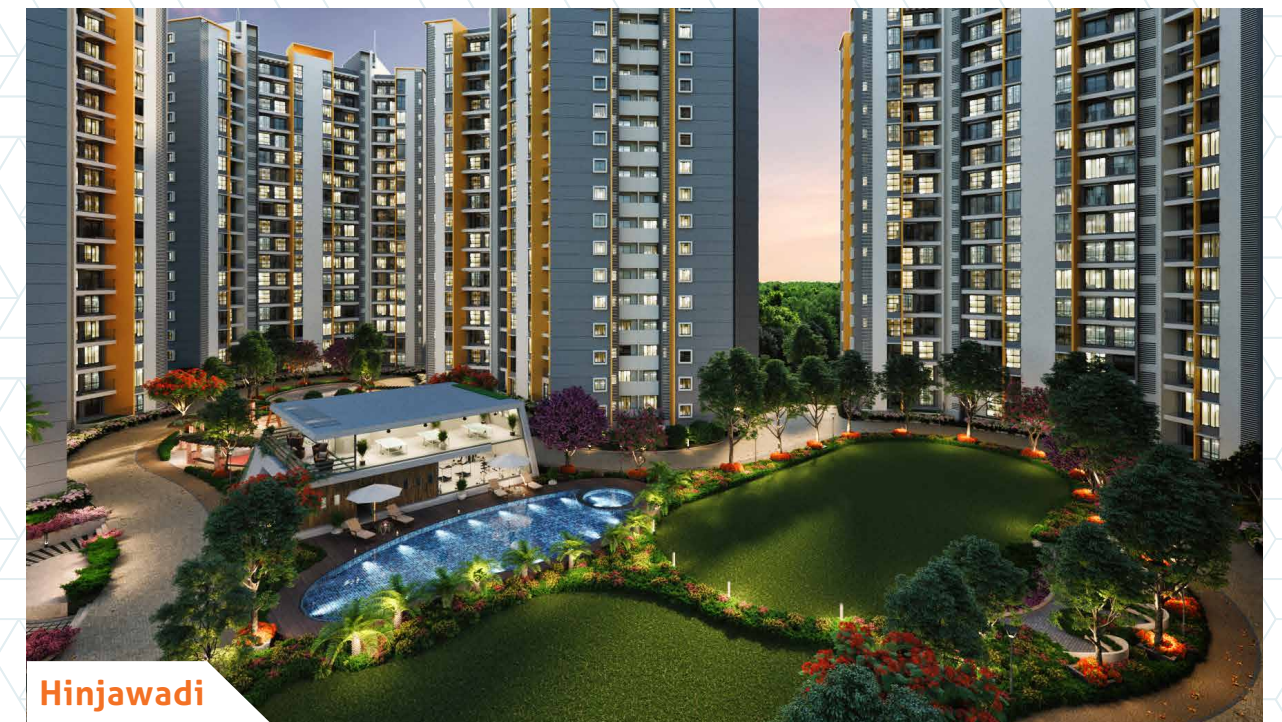
Virar



Gurugram



Howrah



Hinjawadi

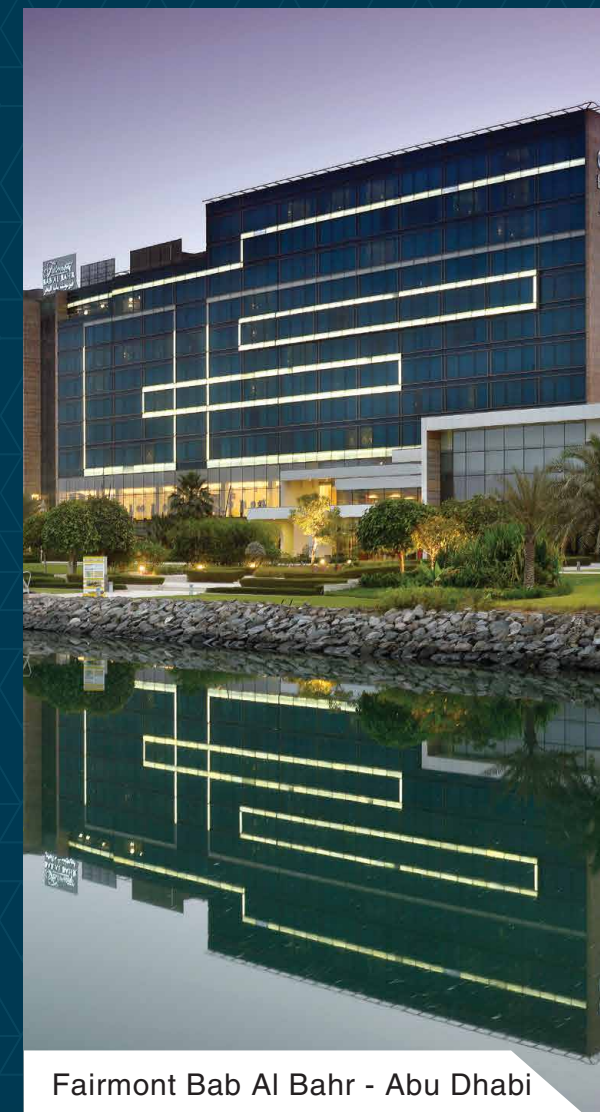
Joyville[®]
by **Shapoorji Pallonji**[®]

UNCOMPROMISE on brand

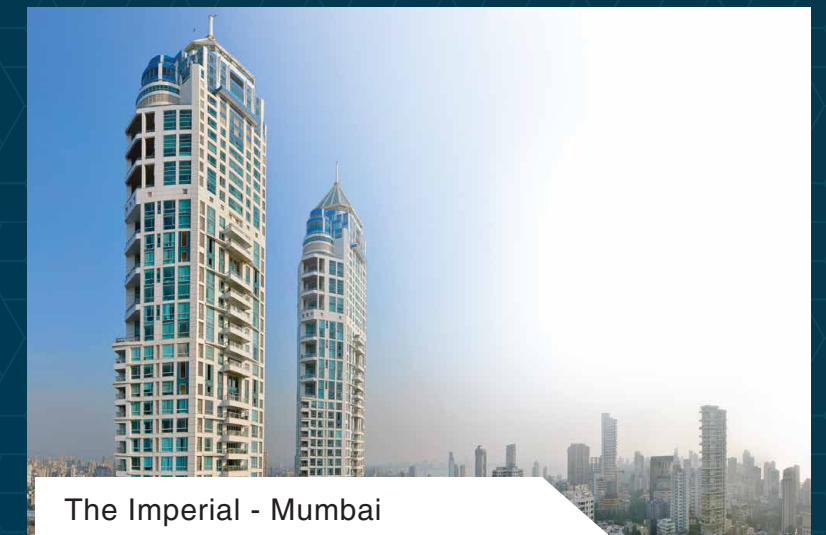
For over 150 years, Shapoorji Pallonji is consistently delivering projects and solutions globally, resulting in several architectural marvels around the world. Since 1865, Shapoorji Pallonji is committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering. The group that operates in 6 major business areas, has been creating landmarks in more than 60 countries, delivering on its values and commitment in every project.



Barakhamba Underground Metro Station - New Delhi



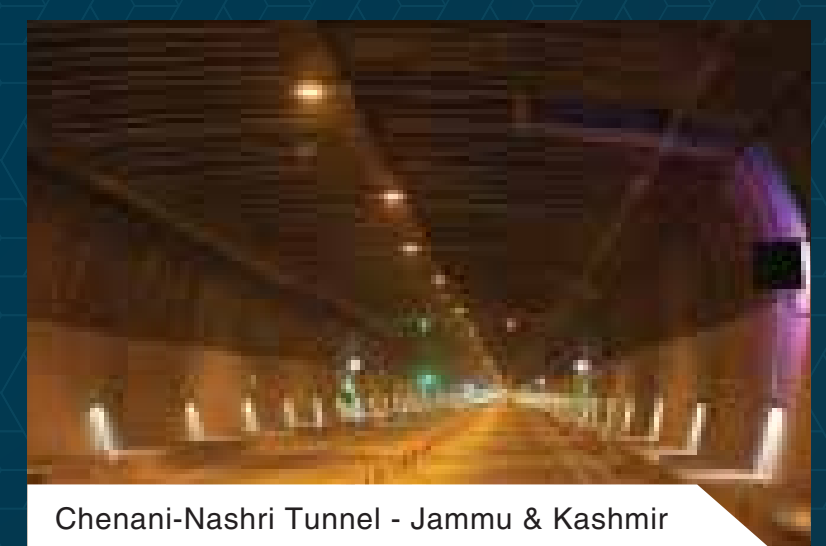
Fairmont Bab Al Bahr - Abu Dhabi



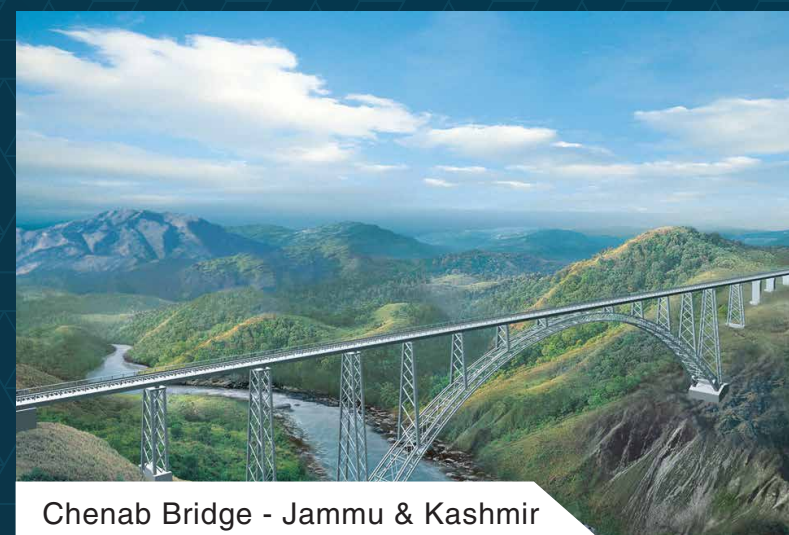
The Imperial - Mumbai



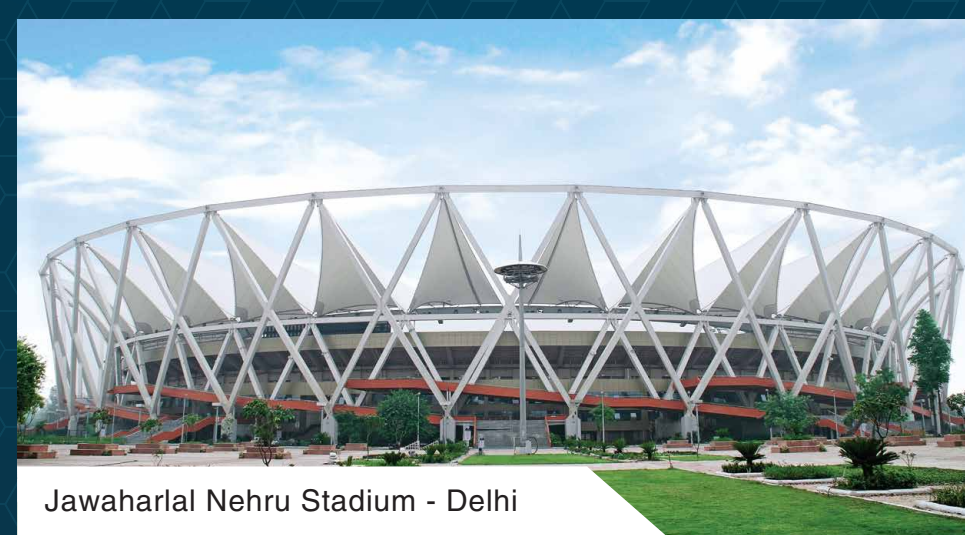
World Trade Centre - Mumbai



Chenani-Nashri Tunnel - Jammu & Kashmir



Chenab Bridge - Jammu & Kashmir



Jawaharlal Nehru Stadium - Delhi



Palace of the Sultan of Oman - Oman



SITE ADDRESS

Joyville Shapoorji Housing Pvt. Ltd. Stephen Menezes Marg, Off
Bolinj Sopara Road, Opp. Christ The King Church, Bolinj, Virar (W),
Dist. Palghar - 401 303

REGISTERED ADDRESS

Joyville Shapoorji Housing Pvt. Ltd., 41/44, S P Centre,
Minoos Desai Marg, Colaba, Mumbai 400 005

MahaRERA Registration Number: Palm Grove - P99000018521 | Palm Meadows 1 - P99000019531 | Summit & Pinnacle - P51900000444 | Crest - P99000013612.
For details, visit: <http://maharera.mahaonline.gov.in>

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