



Joyville Shapoorji Housing Pvt. Ltd.
CIN: U70109MH2007PTC166942
www.joyvillehomes.com

MahaRERA Numbers: Tower 21 (Phase 1): P52100026451 | Tower 20 (Phase 2): P52100026479 | Tower 19 (Phase 3): P52100026480
Tower 1 (Phase 4): P52100026478 | Tower 2 (Phase 5): P52100026452 | Tower 3 (Phase 6): P52100026779
Tower 4 (Phase 7): P52100026800 | Tower 5 (Phase 8): P52100026785 | Tower 17 (Phase 9): P52100026797
Tower 18 (Phase 10): P52100026795 | Tower 6 (Phase 11): P52100028311 | Tower 8 (Phase 12): P52100028308
Tower 7 (Phase 13): P52100031391 | Tower 16 (Phase 14): P52100031515. For details visit: <https://maharera.mahaonline.gov.in>

Disclaimer: The purpose of this brochure is to indicate to the customers, 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 shown, will be completed along with the completion of all phases in the project. The stock images and features shown and / or mentioned and the image renders used herein are indicative and promotional and may differ from actuals. The projects mentioned herein are part of the larger development, which will be completed in phases. 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.T&C Apply.

Joyville®

by **Shapoorji Pallonji®** | Hadapsar Annexe

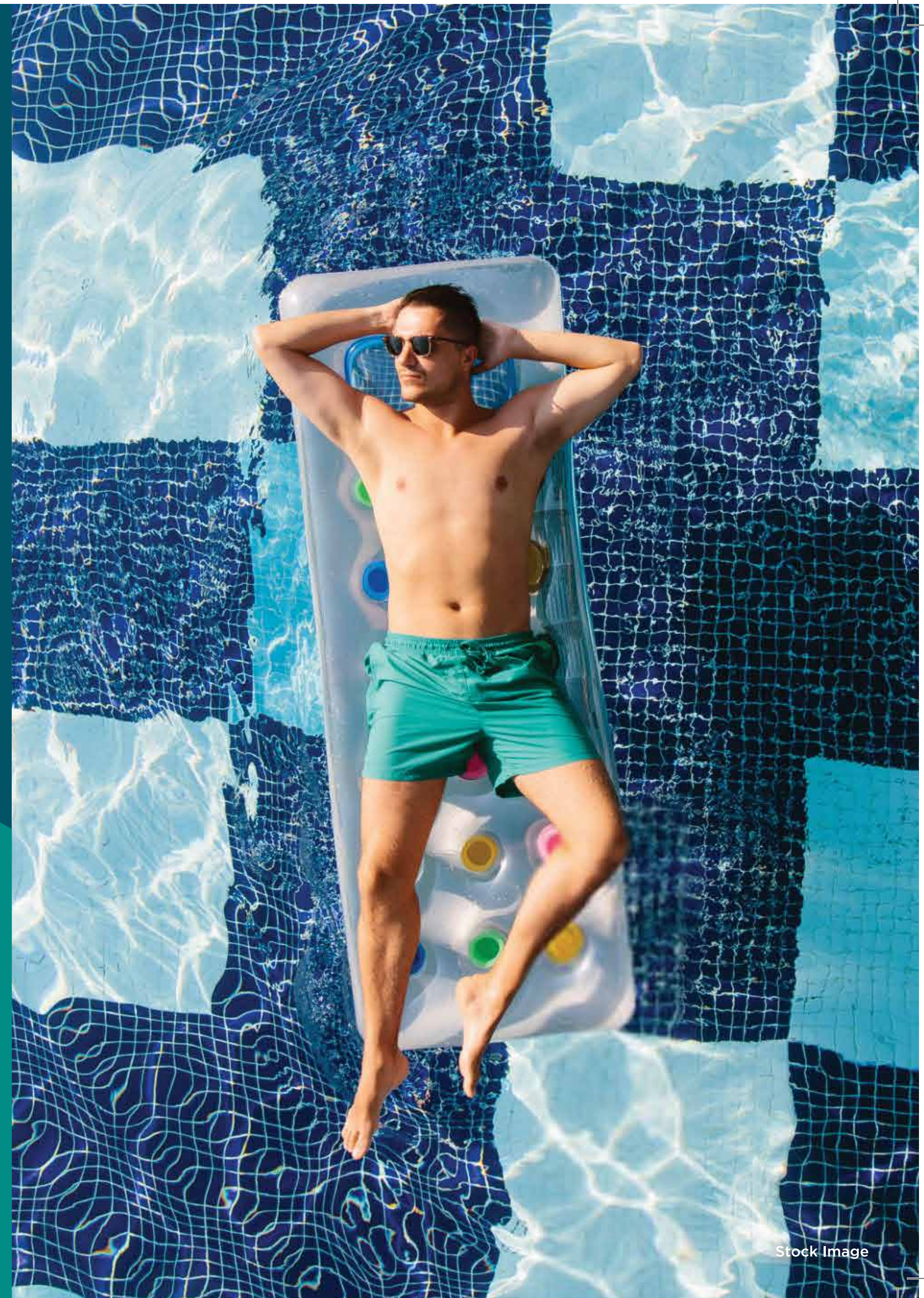


WELCOME TO JOYVILLE HADAPSAR ANNEXE

Presenting a लुच भण्णि way to make your friends, relatives and colleagues jealous.
Buy a home at Joyville Hadapsar Annexe and live within a space that is equipped with
60+ superior amenities, 5 clubhouses and an 8.8 acre central podium.

A HOME OF DREAMS

With sublime surroundings, exceptional amenities and plenty of room for recreation and entertainment, Joyville Hadapsar Annexe, in East Pune, brings to life perfectly planned homes, where you would love to spend your life and tell the world about it too.



Stock Image

LOCATION MAP



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. Upcoming developments are indicative and to be developed by appropriate authorities.

OUR NEIGHBORHOOD



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
Devgiri 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	12.2 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 INFRASTRUCTURE DEVELOPMENT

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

Source: Internet. **Disclaimer:** Travel distances are estimated. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.

Stock Image

—
21 ACRES
(~83,805 SQ.M.)
OF RESIDENTIAL DEVELOPMENT

PROJECT HIGHLIGHTS



More than 80% open space within the project



8.8+ acres (~35,612.3 sq.m.) of Central Amenity Space



35,000 sq. ft. Clubhouse* (~3,251 sq.m.)



One Master Clubhouse and 4 Mini Clubs



60+ Amenities



2.7 km Walking Boulevard*



Vehicle Free Podium

*35,000 sq. ft. (~3,251 sq.m.) clubhouse is the sum of built up areas of master club, 4 mini clubs, swimming pool, kids pool and pool desk area. *Some of these amenities will be delivered in future phases of the development. *1.5 km at Ground Level + 1.2 km at Podium Level.



Artist's impression

Disclaimer: Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The promoter shall undertake development of the layout in a phased manner.



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AMENITIES



Social & Entertainment

- Labyrinth Seating
- Green Amphitheatre[#]
- Party Lawn
- Social Islands[#]
- Crèche^{*}
- Flag Hoisting Zone
- Chit-chat Corner[#]
- Senior Citizens' Plaza[#]
- Teenagers' Garden[#]
- Amphitheatre[#]
- Parents' Zone[#]
- Festival Lawns[#]
- Multipurpose Hall[#]
- Open-air Cinema[#]
- Proposed Shopping Galleria[#]

Gaming Arena

- Kids' Pool
- Indoor Gaming Area
- Childrens' Play Area
- Twisters[#]
- Lifesize Ludo[#]
- Life Size Hopscotch[#]
- Adventure Play Zone[#]
- Rock Climbing[#]
- Futsal Court[#]
- Top Play Area[#]
- Marble Play Area[#]
- Box Cricket[#]
- Skating Rink
- Lawn (Nostalgic Game play Area)
- 4 Mini Clubs[#]



Wellness

- Fruit Orchard[#]
- Gazebo[#]
- Camp Site[#]
- Tamarind Court
- Meditation Zone
- Floral Tunnel[#]
- Aroma Garden[#]
- Flower Garden[#]
- Herbal Garden[#]
- Urban Garden[#]
- Acupressure Pathway[#]

Recreation

- Hammock Garden
- Lawn Mound
- Viewing Pavilion[#]
- Reading Nook[#]
- Provision for BBQ Lawn[#]
- Swimming Pool
- Multipurpose Court[#]
(Basketball, Volleyball)
- Tennis Court[#]
- Open Cricket Pavilion[#]
- Pet Park[#]
- Cycle Parking[#]
- Bonfire[#]



Health & Fitness

- Gym
- Health Café
- Jogging/Cycling path
- Open-Air Gym
- Kabaddi Play Area[#]

Disclaimer: [#]These amenities and facilities will be delivered in future phases of the development. Products, features, etc., shown, are illustrations for reference only. The façade, colour, shades of walls, etc. shown in the image is for the purpose of representation only and may vary upon actual construction. The promoter will make a provision for the open air cinema. The cinema equipment will not be a deliverable by the promoter. ^{*}Crèche will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. It will be operational post hand-over of last phase of the project.

Stock Images

MASTER LAYOUT



Legends

- | | | | | |
|-----------------------------------|------------------------------------|----------------------------|----------------------------------|----------------------------|
| 01. 24m Wide Main Access Road | 21. Club Forecourt | 40. Mini Club-1 | 58. Kabaddi Play Area | 79. Mini Club-4 |
| 02. Rotary | 22. Podium to Club access | a. Chess | 59. Reading Nook | a. Chess |
| 03. Shopping Galleria | 23. Club Drop-off Below | b. Carrom | 60. Box Cricket | b. Carrom |
| 04. Parking For Shopping Galleria | 24. Vehicular Driveway | c. Table Tennis | 61. Open Cricket Pavilion | c. Table Tennis |
| 05. Welcome Plaza | 25. Open Car Parking | 41. Open Air Gym | 62. Marble Play Area | 80. Urban Farm |
| 06. Entrance Gate | 26. Fire Tender Ramp | 42. Childrens' Play Area | 63. Top Play Area | 81. Festival Lawn |
| 07. Joyville Signage | 27. Social Islands | 43. Chit-chat Corner | 64. Open-Air Cinema | 82. Viewing Pavillion |
| 08. Exit Gate | 28. Drop-off Canopy | 44. Twisters | 65. Amphitheatre | 83. Hammock Garden |
| 09. Green Amphitheatre | 29. Covered parking | 45. Senior Citizens' Plaza | 66. Parents' Zone | 84. Fruit Orchard |
| 10. Lawn Mound | 30. Bonfire | 46. Light Wells | 67. Life Size Ludo | 85. Campsite |
| 11. Gulmohar court | 31. Building Entry At Podium Level | 47. Labyrinth Seating | 68. Life Size Snakes & Ladder | 86. Pet Park |
| 12. Access to party terrace | 32. Flag Hoisting Zone | 48. Mini Club-2 | 69. Life Size Hopscotch | 87. Sky-lights |
| 13. Lap Pool | 33. Crèche* | a. Chess | 70. Walkway with Seating | 88. Transformer |
| 14. Kids' Pool | 34. Crèche Outdoor Play Area | b. Carrom | 71. Indoor Squash Court Below | 89. D.G. Set |
| 15. Pool Deck | 35. Jogging / Cycling Track | c. Table Tennis | 72. Rock Climbing | 90. S.T.P. |
| 16. Party Lawn | 36. Nostalgic Play Lawn | 49. BBQ Lawn | 73. Adventure Play Zone | 91. O.W.C. |
| 17. Party Terrace | -Langdi | 50. Tamarind Court | 74. Mini Club-3 | 92. Receiving Station |
| 18. Tree Plaza | -Dog & The Bone | 51. Aroma Garden | a. Chess | 93. Entry to Adjacent Plot |
| 19. Cycle Station | -Lagori | 52. Flower Garden | b. Carrom | |
| 20. Leisure Clubhouse | -Lock & Key | 53. Herbal Garden | c. Table Tennis | |
| a. Multipurpose Hall | -Pakda Pakdi | 54. Trellis Seating | 75. Indoor Badminton Court Below | |
| b. Gym | 37. Floral Tunnel | 55. Lawn Tennis Court | 76. Accupressure Pathway | |
| c. Health Cafe* | 38. Skating Rink | 56. Multipurpose Court | 77. Gazebo | |
| d. Indoor Gaming Area | 39. Meditation Zone | 57. Teenagers' Garden | 78. Futsal Court | |

Disclaimer: Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed/available when all the phases are developed. The promoter shall undertake development of the layout in a phased manner. *Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis.*Only flooring will be provided.

SPECIFICATIONS

PAINTING

- Interior walls & ceiling finished with OBD Paint
- Exterior walls finished with textured / exterior grade paint

FLOORING

- Vitrified tiles of size 600 mm x 600 mm with spacer for living dining, kitchen & bedrooms
- Rough textured tiles of size 300 mm x 300 mm with spacer in bathroom flooring & 300 mm x 450 mm tiles with spacer on bathroom wall
- Rough textured tiles in balcony & utility area

DOORS

- Video door phone at the main door
- Main door: Pre-engineered / wooden flush door with laminates on both sides
- Bedroom doors: Pre-engineered / wooden flush door with laminates on both sides
- Toilet door: Granite frame with pre-engineered / wooden flush door
- Cylindrical lock for all bedroom doors
- Night latch: Dorset or equivalent for the main door

WINDOWS

- Sliding powder-coated aluminium windows
- Safety railing in all bedroom windows

ELECTRICALS

- Electrical points: Concealed wiring with modular switches and sockets from Anchor, Precision or equivalent

RAILING

- MS Railing with synthetic enamel paint finish

KITCHEN

- Kitchen counter: Granite platform with stainless steel sink from Nirali / Futura or equivalent
- Wall: Ceramic Dado tiles up to 600 mm above the countertop
- Adequate electrical points provided for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier

BATHROOMS

- Wall-hung washbasin in all toilets
- Branded sanitary fittings from CERA or equivalent
- Branded CP fittings from Jaquar or equivalent
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms
- Solar water heating provision in one bathroom

24x7 DG back up in common areas

CCTV at the project entrance gate and building entrance lobby

The project is registered with EDGE (an IFC innovation) for green building certification

ABOUT EDGE

- EDGE is part of a holistic strategy to steer construction in rapidly urbanizing economies onto a more low-carbon path, a green building standard, and a certification system for over 140 countries.
- EDGE certification ensures energy-efficient homes, hence bringing down your utility bills.

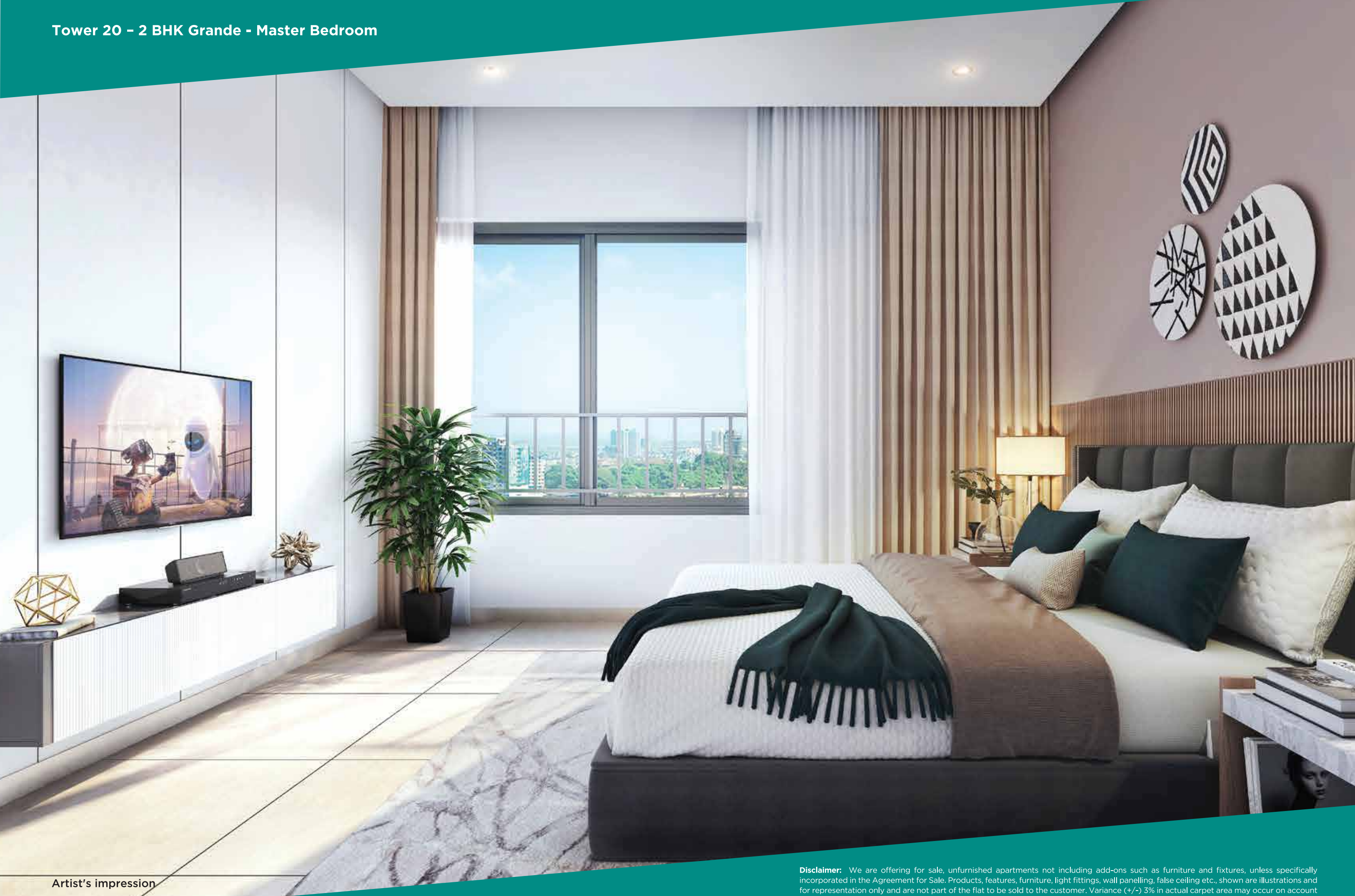
Tower 20 - 2 BHK Grande - Living Room



Artist's impression

Disclaimer: We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures, unless specifically incorporated in the Agreement for Sale. Products, features, furniture, light fittings, wall panelling, false ceiling etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer. Variance (+/-) 3% in actual carpet area may occur on account of site conditions/column varying finishes. In toilet the carpet area inclusive of ledge walls.

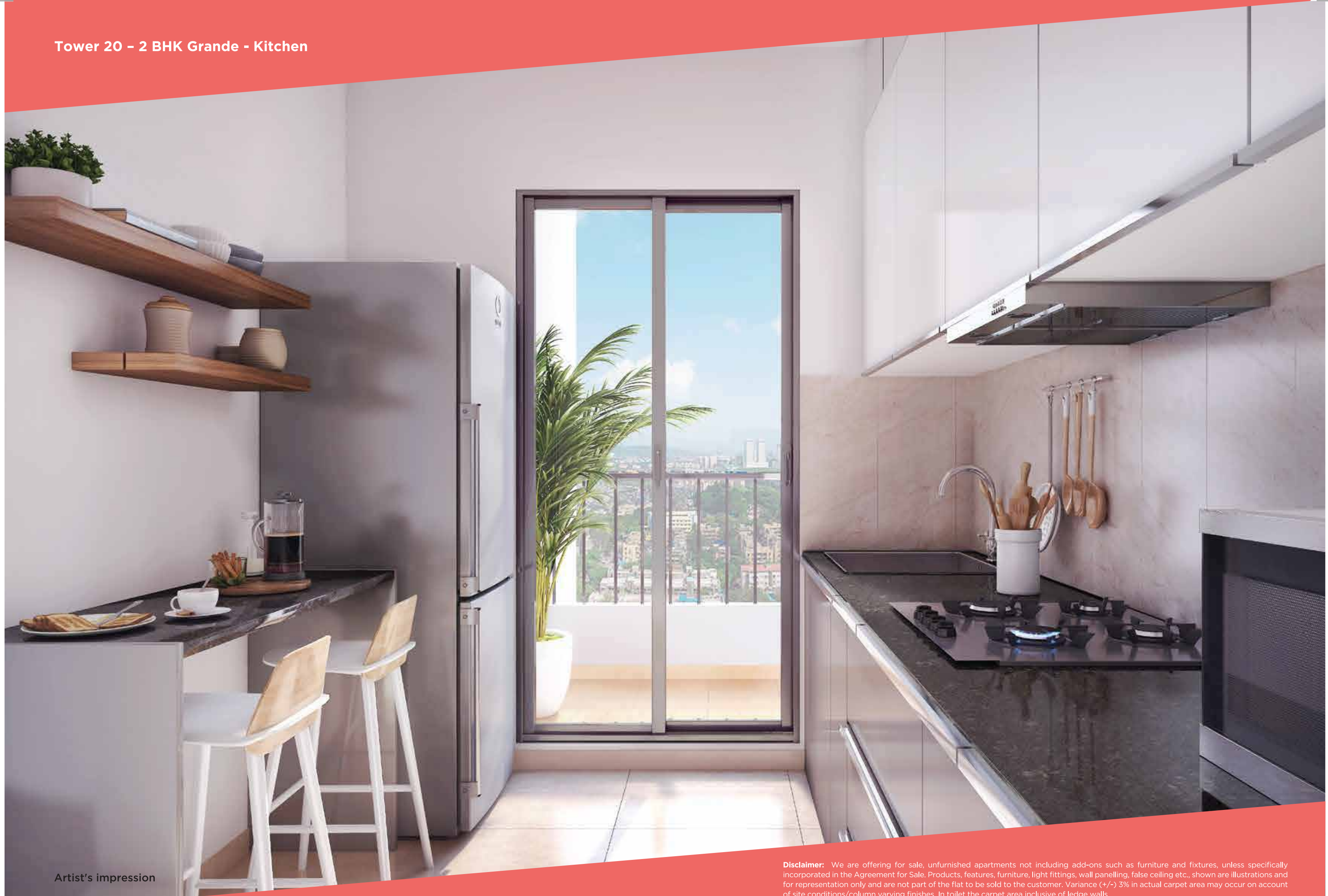
Tower 20 - 2 BHK Grande - Master Bedroom



Artist's impression

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Tower 20 - 2 BHK Grande - Kitchen



Artist's impression

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ABOUT JOYVILLE

Joyville is a well-crafted platform for the development of aspirational housing, by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank) and Asian Development Bank, in order to promote easy-to-own homes.



Actual Image

JOYVILLE HOWRAH

WBHIRA Numbers:
WESTERN HEIGHTS A&B - HIRA/P/HOW/2021/001190
SUMMIT - HIRA/P/HOW/2018/000164
PINNACLE - HIRA/P/HOW/2018/000165
CREST - HIRA/P/HOW/2018/000281
For details visit: www.hira.wb.gov.in



Artist's impression

JOYVILLE GURUGRAM

HARERA Numbers:
Phase I - RC/REP/HARERA/GGM/2018/27
Phase II - RC/REP/HARERA/GGM/2018/28
Phase III - RC/REP/HARERA/GGM/335/67/2019/29
Phase IV - RC/REP/HARERA/GGM/336/68/2019/30
Phase V - RC/REP/HARERA/GGM/345/77/2019/39
Phase VI - RC/REP/HARERA/GGM/434/166/2021/02
For more details, visit: www.haryanarera.gov.in

JOYVILLE VIRAR

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



Actual Image

SENSORIUM, PUNE

MahaRERA Numbers:
Building A (Vista) - P52100027234
Building B (Elation) - P52100024965
Building C (Ambrosia) - P52100024963
Building D (Auris) - P52100027244
For details visit: <https://maharera.mahaonline.gov.in>



Artist's impression



Artist's impression

JOYVILLE HINJAWADI

MahaRERA Numbers:
Alpine - P52100018502
Sierra - P52100018500
Pinnacle- P52100016252
Summit - P52100016131
Crest - P52100016775
Meridian - P52100016786
For details visit: <https://maharera.mahaonline.gov.in>



Artist's impression

JOYVILLE HADAPSAR ANNEXE

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SNEAK PEEK OF THE LEGACY

Shapoorji Pallonji has constantly and consistently delivered perfect examples of the finest landmarks. From building projects to carving a niche for themselves, the group has maintained their leadership in the construction industry for over 150 years. Now, that legacy of innovation and forward-thinking is expressed in the group's expanding repertoire of modern designs and spaces that enhance living standards.



1



2



3

1. THE IMPERIAL - MUMBAI

2. WORLD TRADE CENTER - MUMBAI

3. BARAKHAMBA UNDERGROUND
METRO STATION - NEW DELHI



4



5

4. PALACE OF THE SULTAN OF
OMAN - OMAN

5. FAIRMONT BAB AL BAHR - ABU DHABI

6. CYBERCITY - GURUGRAM



6