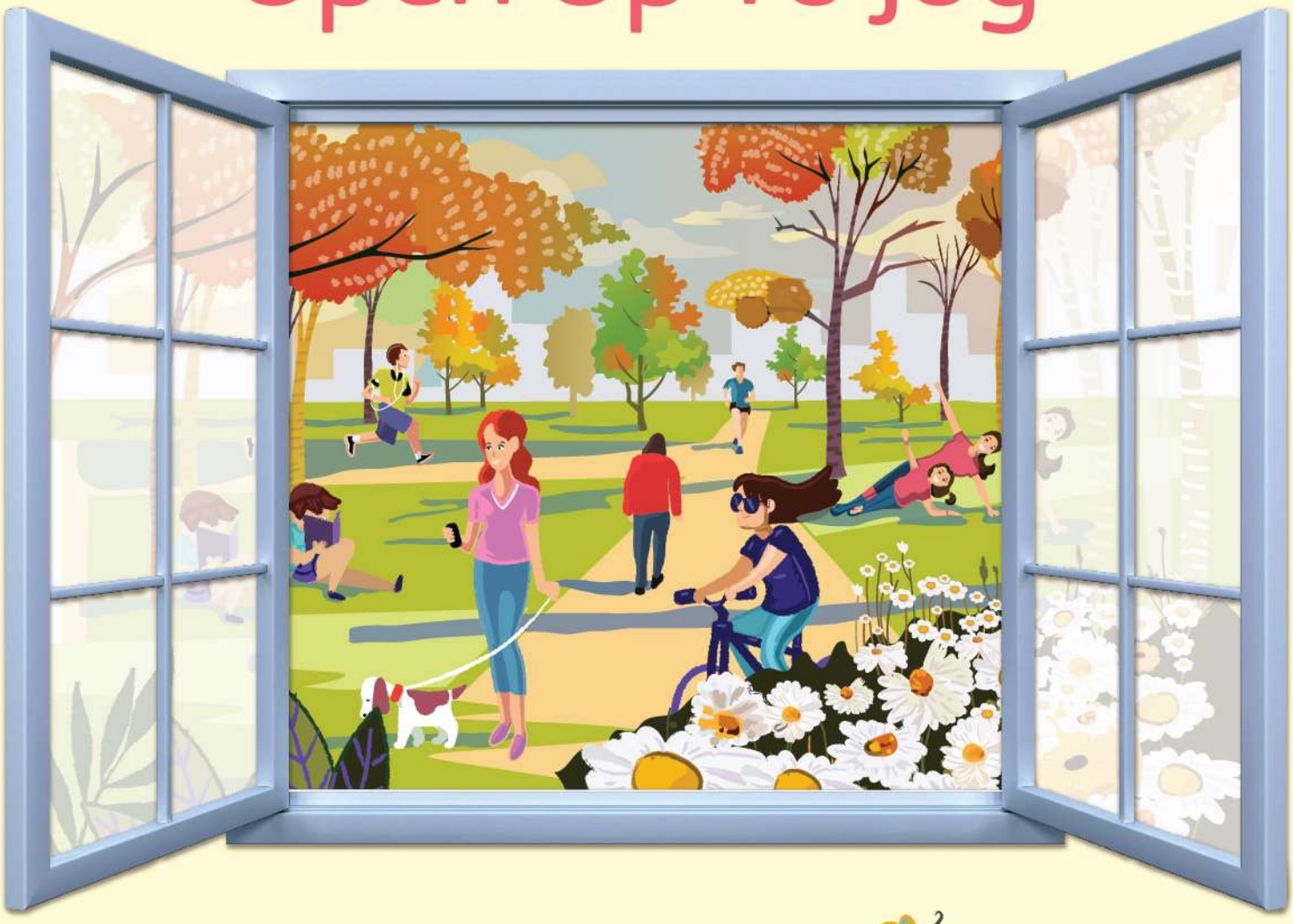
Shapoorji Pallonji
Real Estate

Open Up To Joy



Joyville®

by Shapoorji Pallonji®

Maan, Near Phase 1, Hinjawadi

HAPPINESS RESIDES HERE

Joyville Hinjawadi opens up the door to your home, nestled in a world of happiness.

Over 850 families have chosen Joyville Hinjawadi, which is a testament to our success. With vast open spaces, lush greenery and proximity to everything you desire, we welcome you to embrace the good life.



HINJAWADI, THE LAND OF OPPORTUNITIES

With major infrastructure developments nearing completion, Hinjawadi is all set to become even more well connected than before.

One of the biggest IT parks in India

High Rental Demand

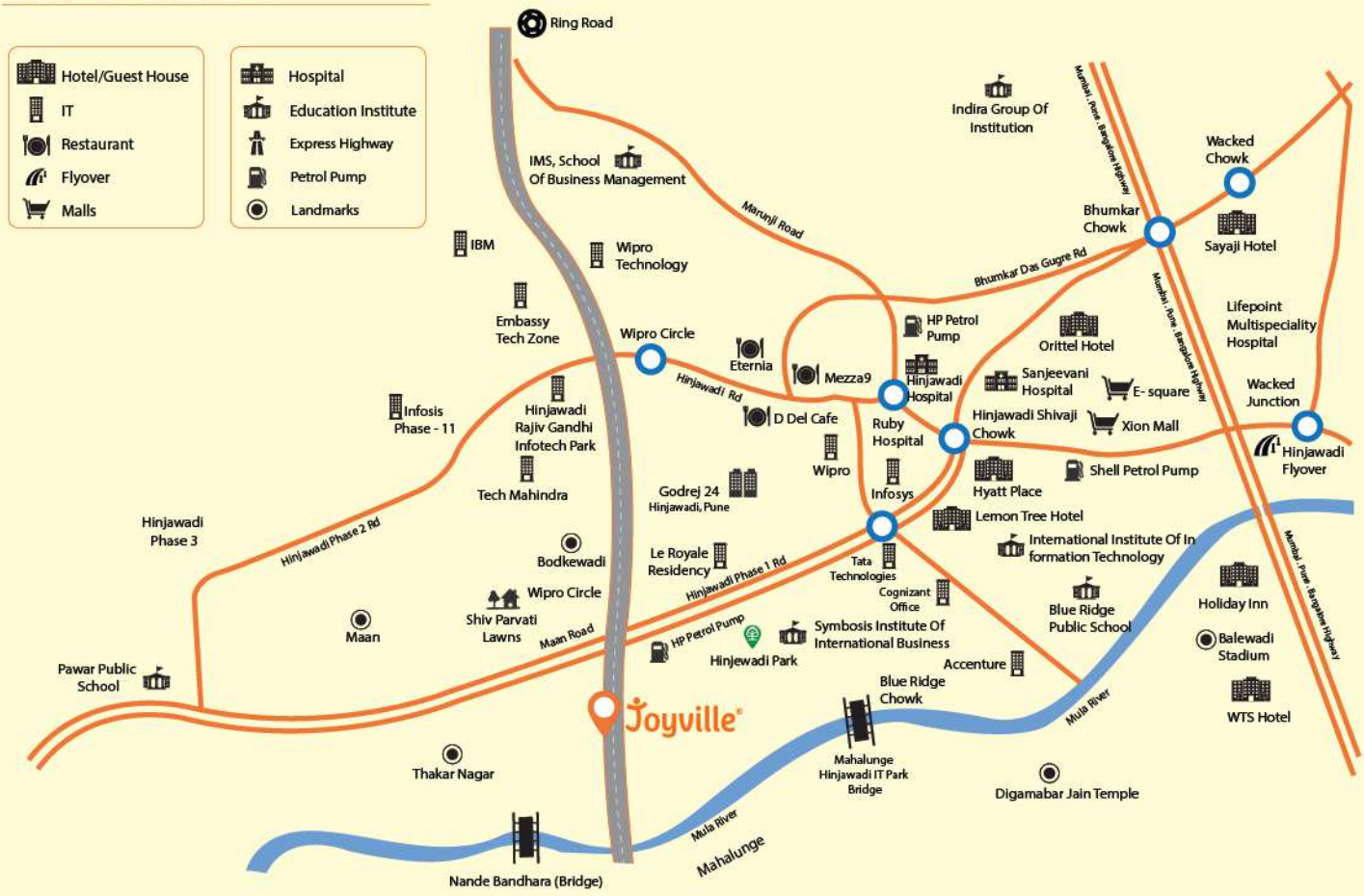
Mahalunge-Hinjawadi IT Park Bridge#

Elevated Metro Line III connecting Hinjawadi to various parts of Pune#

Direct access to 110 metres wide Ring Road#

Presence of multiple educational institutions

LOCATION MAP



Map not to scale. The information has been taken from internet. The map depicts only select landmarks and does not depict all the surroundings to the project. #Upcoming developments are indicative and to be developed by appropriate authorities.



*Artist's impression, for representation purpose only.

AN OPPORTUNITY TO LIVE LIKE NEVER BEFORE

KEY HIGHLIGHTS

- 8.16 Acres project
- 2.34 Acres of expansive greenery
- 25+ Fun activities
- around 75% Open spaces

BENEFITS

- Apartment rental schemes powered by Zolo or equivalent
- Benefit up to ₹2.6 lakhs under Pradhan Mantri Awas Yojana*
- IGBC Gold pre-certified development

Details to be provided at the sales office.
*Applicable for eligible customers.

UNIT PLAN

1 RHK - Joy

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
42.49	-	3.14	2.16	47.79	514.41

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/altered subject to applicable laws.

UNIT PLAN

2 RHK Delight

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
48.35	6.87	5.30	1.95	62.47	672.42

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/altered subject to applicable laws.

UNIT PLAN

2 RHK Grande - A

(EVEN FLOOR : 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
51.60	7.05	3.85	2.28	64.78	697.29

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/altered subject to applicable laws.

UNIT PLAN

2 RHK Grande - B

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
54.82	8.58	5.3	1.81	70.51	758.97

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/altered subject to applicable laws.

SPECIFICATIONS

PAINTING:

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/weather shield paint

FLOORING:

- Vitrified tiles for living, dining and bedrooms flooring
- Vitrified tiles for kitchen flooring
- Rough textured ceramic tiles in bathrooms
- Rough textured ceramic tiles in terrace and utility area

BATHROOM:

- Branded sanitary fittings from Johnson/Essco/Cera or equivalent
- Branded CP fittings from Somany/Cera/Johnson or equivalent
- Provision for exhaust fan
- Solar water heater in master bed bathroom
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms

KITCHEN:

- Black Granite platform with stainless steel sink from Nirali/Futura or equivalent
- Electrical points for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier

BEDROOM:

- Provision for ACs in all the bedrooms, dining and living room
- Provision for inverter near bedroom passage

DOOR:

- Main Door – Wooden flush door with laminate
- Bedroom Doors – Flush door
- Toilet Doors – Flush door

WINDOWS:

- Powder-coated Aluminum windows

ELECTRICALS:

- Electrical points – Modular switches and sockets from Anchor/Roma or equivalent

RAILING:

- MS Railing with Synthetic Enamel Paint

OTHER FACILITIES:

- CCTV at entrance gate and building entrance lobby
- Solar light in lift lobbies
- Generator backup at designated common areas
- Intercom with telephone instrument in each apartment



MASTER LAYOUT PLAN



1. Entrance Portal
2. Arrival Court
3. Fire Tender Driveway At Ground Level
4. Commercial Building
5. Central Park
6. Multi-purpose Hall Cum Creche
7. Open Car Park
8. Building Drop-off
9. Box Cricket
10. Futsal Court
11. Transformer
12. Services 1
13. Services 2
14. Services 3
15. Slam Dunk
16. Gazebo
17. Multi Purpose Court
18. Fire Tender Ramp For Podium
19. Stepped Flowerbed
20. Jogging & Cycling Track / Fire Tender Route
21. Walking Track
22. Podium Entry From The Building
23. Amphitheatre
24. Aroma Garden
25. Senior Citizen's Plaza
26. Club House
27. Open Gym
28. Swimming Pool
29. Kid's Pool
30. Party Lawn
31. Butterfly Garden
32. Multi-purpose Lawn
33. Youngsters' Sit-Out
34. Chit-chat Plaza
35. Pet-Walk
36. Parents' Sit-out With Trellis
37. Tot Lot (Age Group : 2-5 Years)
38. Sandpit (Age Group : 6-9 Years)
39. Adventure Mounds With Rock Climbing
40. Skating Zone
41. Snake And Ladder Game
42. Hopscotch
43. Herbal Garden
44. Private Garden

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.

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by Shapoorji Pallonji®

Head Office

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Tel: +91-22-6749 0000

Site Office

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Hinjawadi,
Pune-411 057

For sales inquires, contact: 020 6705 7044
www.joyvillehomes.com

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

Disclamer: The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and / or mentioned and the image renders used herein are purely indicative and promotional and may differ from the actuals. This is only an invitation to offer and does not constitute an offer. The purpose of this brochure / booklet / prospectus / advertisement is, to indicate to the customers the extent of the amenities and facilities that may come up in the project as per the present approved layout. The customer is requested to kindly base their reliance on the Agreement for Sale to be entered into for purchase of the flats / units in the project. This project is financed by and mortgaged to HDFC Ltd. An NOC from HDFC Ltd. for sale of flats shall be provided. T&C apply.

Shapoorji Pallonji
Real Estate

A world of opportunities





Joyville®

by Shapoorji Pallonji®

Near Phase 1, Hinjawadi, Pune

MASTER LAYOUT PLAN

1. ENTRANCE PORTAL
2. ARRIVAL COURT
3. FIRE TENDER DRIVEWAY AT GROUND LEVEL
4. COMMERCIAL BUILDING
5. CENTRAL PARK
6. MULTI-PURPOSE HALL CUM CRECHE
7. OPEN CAR PARK
8. BUILDING DROP-OFF
9. BOX CRICKET
10. FUTSAL COURT
11. TRANSFORMER
12. SERVICES 1
13. SERVICES 2
14. SERVICES 3
15. SLAMDUNK
16. GAZEBO
17. MULTI PURPOSE COURT
18. FIRE TENDER RAMP FOR PODIUM
19. STEPPED FLOWERBED
20. JOGGING & CYCLING TRACK / FIRE TENDER ROUTE
21. WALKING TRACK
22. PODIUM ENTRY FROM THE BUILDING
23. AMPHITHEATRE
24. AROMA GARDEN
25. SENIOR CITIZEN'S PLAZA
26. CLUB HOUSE
27. OPEN GYM
28. SWIMMING POOL
29. KID'S POOL
30. PARTY LAWN
31. BUTTERFLY GARDEN
32. MULTI-PURPOSE LAWN
33. YOUNGSTERS' SITOUT
34. CHIT-CHAT PLAZA
35. PET-WALK
36. PARENTS' SITOUT WITH TRELLIS
37. TOTLOT (AGE GROUP : 2-5 YEARS)
38. SANDPIT (AGE GROUP : 6-9 YEARS)
39. ADVENTURE MOUNDS WITH ROCK CLIMBING
40. SKATING ZONE
41. SNAKE AND LADDER GAME
42. HOPSCOTCH
43. HERBAL GARDEN
44. PRIVATE GARDEN



*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

FLOOR PLAN

ODD FLOOR PLAN

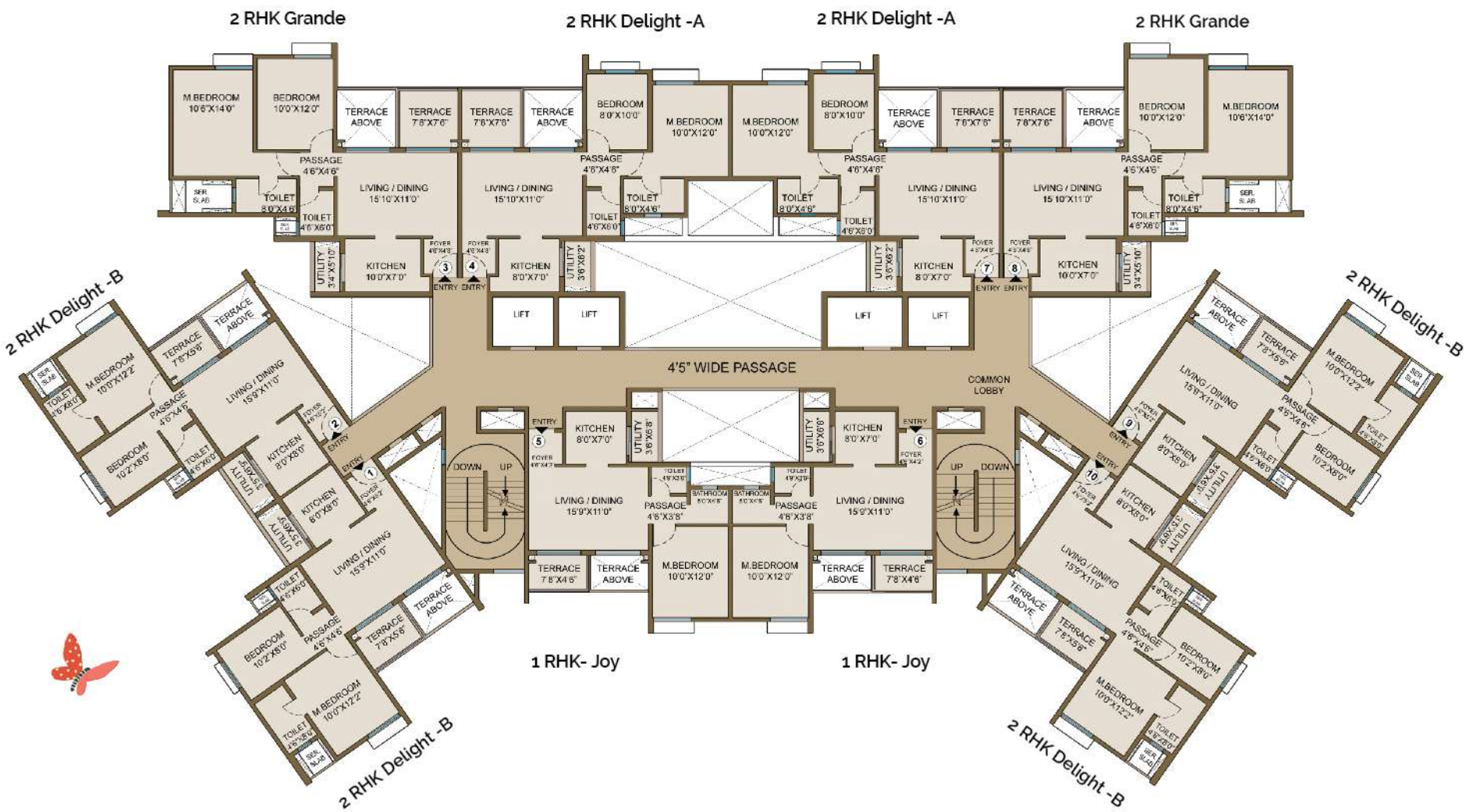
(3RD, 5TH, 7TH, 9TH, 11TH, 15TH, 17TH)



FLOOR PLAN

EVEN FLOOR PLAN

(4RD, 6TH, 10TH, 12TH, 14TH, 16TH)



UNIT PLAN

1 RHK Joy

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
42.49	-	3.14	2.16	**47.79**	**514.41**

UNIT PLAN

2 RHK Delight - A

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
48.35	6.87	5.30	1.95	**62.47**	**672.42**

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Unit Plan is for space planning purpose only.

UNIT PLAN

2 RHK Delight - B

(EVEN FLOOR : 2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 16TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
48.43	6.49	3.85	2.14	**60.91**	**655.63**

Minimum variance (+/-) 3% in actual carpet area may occur on account of site conditions/column/finishing may vary. In toilet the carpet area inclusive of ledge walls. Unit Plan is for space planning purpose only.

UNIT PLAN

2 RHK Grande

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF UTILITY	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
54.98	8.43	5.30	1.81	70.52	759.07

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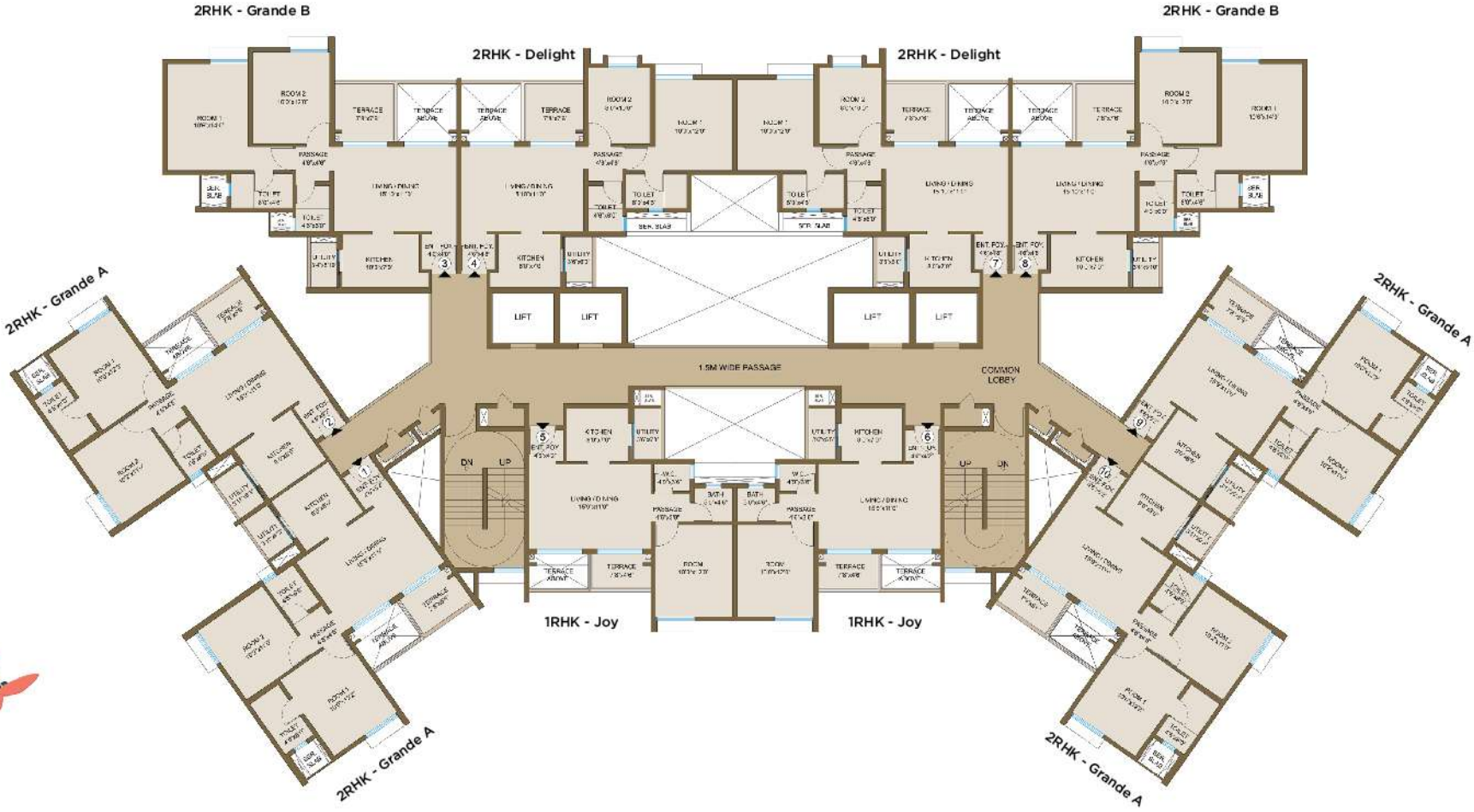
FLOOR PLAN

Alpine & Sierra - ODD FLOOR PLAN
(3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



FLOOR PLAN

Alpine & Sierra - EVEN FLOOR PLAN
(4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH)



UNIT PLAN

1 RHK Joy - Alpine & Sierra

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
42.49	-	3.14	2.16	**47.79**	**514.41**

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UNIT PLAN

2 RHK Delight - Alpine & Sierra

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
48.35	6.87	5.30	1.95	**62.47**	**672.42**

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UNIT PLAN

2 RHK Grande A - Alpine & Sierra

(EVEN FLOOR : 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
51.60	7.05	3.85	2.28	64.78	697.29

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UNIT PLAN

2 RHK Grande B - Alpine & Sierra

(ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH)



RERA CARPET AREA	AREA OF ENCL. BALCONY	AREA OF TERRACE	AREA OF WASH	TOTAL USABLE AREA	
SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.MT.	SQ.FT.
54.82	8.58	5.3	1.81	70.51	758.97

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