

AN

OPPORTUNITY

FOR THE

OPPORTUNITIES

TO COME



A LEGACY BUILT FOR THE FUTURE

Shapoorji Pallonji has constantly and consistently delivered perfect examples of finest landmarks. From building projects to carving a niche for themselves, the group has maintained their leadership in the 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.

Creating landmarks for over

150 YEARS

Global presence in more than

60 COUNTRIES

A strong employee base of

69,000+ PEOPLE

Over

20.4 MILLION sq. m.

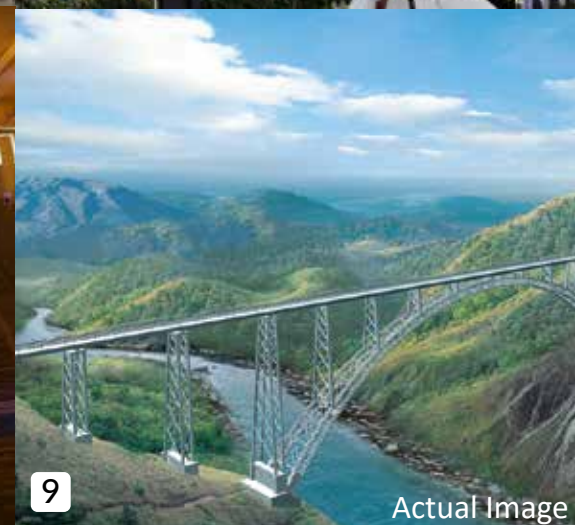
constructed in India

TURNING ENGINEERING INTO POSSIBILITIES

With state-of-the-art engineering techniques, Shapoorji Pallonji has not only created industrial marvels, but also provided cutting-edge solutions to our partners. With a clientele spread across 60 countries and 6 major businesses, the group's work represents the values it stands for.

SNEAK PEEK OF THE LEGACY

1. The Imperial – Mumbai
2. World Trade Center – Mumbai
3. Palace of the Sultan of Oman – Oman
4. Fairmont Bab Al Bahr – Abu Dhabi
5. Barakhamba Underground Metro Station – New Delhi
6. Cybercity – Gurugram
7. Jawaharlal Nehru Stadium – Delhi
8. Chenani-Nashri Tunnel – Jammu & Kashmir
9. Chenab Bridge – Jammu & Kashmir



16+ GROUP COMPANIES



WE'VE BEEN RECOGNIZED AS
THE NO.1
CONSTRUCTION COMPANY!

Shapoorji Pallonji E&C has ranked as India's No.1 construction company among top 50 Real Estate and Infrastructure compaines, by the Construction Week India magazine (Volume 10, Issue 3, 2018). One of India's independent construction companies, developing its own residential projects, brand Shapoorji Pallonji is symbolic of trust and quality.



Image for representation purpose only

1.49 MILLION SQ.M.

Area planned for development

₹10,000 CR.

Revenue potential

13,000 UNITS

Planned for Development

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.

CURRENT FOOTPRINT ACROSS INDIA

JOYVILLE VIRAR

MahaRERA Numbers:

Palm Grove - P99000018521

Palm Meadows 1 - P99000019531

Summit & Pinnacle - P51900000444 | Crest - P99000013612.

For details, visit: <https://maharera.mahaonline.gov.in>

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.

For more details, visit: www.haryanarera.gov.in



JOYVILLE HOWRAH

WBHIRA Numbers:

SUMMIT - HIRA/P/HOW/2018/000164

PINNACLE - HIRA/P/HOW/2018/000165 | CREST - HIRA/P/HOW/2018/000281

WESTERN HEIGHTS - HIRA/P/HOW/2018/000***

For details, visit: www.hira.wb.gov.in

JOYVILLE HINJAWADI

MahaRERA Numbers:

P52100018502 - Alpine | P52100018500 - Sierra

P52100016252 - Pinnacle | P52100016131 - Summit

P52100016775 - Crest | P52100016786 - Meridian.

For details visit: <https://maharera.mahaonline.gov.in>

CODENAME TORNADO

MahaRERA Numbers::

P52100024965 - Building B

P52100024963 - Building C.

For details visit: <https://maharera.mahaonline.gov.in>



SUCCESS IS A JOURNEY NOT A DESTINATION

At Shapoorji Pallonji, success is measured by the number of families whose dreams we have fulfilled, and communities we've transformed. After bringing this unified vision of life to West Pune , we are now giving East Pune a glimpse of holistic living with Joyville Hadapsar Annexe.

1000+ HAPPY
FAMILIES

Home Buying Is An Emotion

When times are tough, buyers need a tangible asset to hold onto. In the uncertainty of the post-pandemic world, customers have rediscovered the solace of having a home they can call their own.

A Home Back Home For NRIs

For NRI Investors looking to invest in affordable and mid-segment housing market back home, falling rupee and interest rates provide the perfect impetus to put their plans into action.

Tough Times Call For Tougher Investments

Now is the time to put your money where your heart is. Those who seek opportunity to grow, while everybody else merely saves, will find perfect refuge in Real Estate, as the value of our land appreciates.

Reduction In Stamp Duty

With Stamp Duty lowered till 31st December 2020, it's time for home buyers to make their move. Another opportunity for visionaries to build a better future out of the chaos of the present!

RBI Brings A Paradigm Shift With A Series Of Measures

External factors favour the brave too! Especially as RBI cuts repo rates, and with it the home loan rates, to historical lows, it's time to make this once-in-a-generation opportunity count!

Brands Will Deliver On Their Promise

We've made big claims and now we're ready to walk the talk! Shapoorji Pallonji gives buyers a host of exclusive advantages that make buying a home a greatly rewarding experience.



Image for representation purpose only

**TODAY, AN OPPORTUNITY.
TOMORROW, A BETTER LIFE.**

Disclaimer: Data, Trends shown in this document have been collected from various relevant websites and agencies. Onus of the accuracy of the data and trends lies with those respective sources. The data/information pertaining to Indian Economy in this document has been mentioned are for general awareness to consumers. Shapoorji Pallonji Real Estate does not take the responsibility in case of any discrepancies of sourced data.



Introducing
Joyville®
by **Shapoorji Pallonji** | Hadapsar Annexe

Joyville Hadapsar Annexe brings to East Pune an oasis of happiness and contentment, where children can be themselves and life offers residents a larger horizon. With homes designed for seamless living dotted with lifestyle amenities, it's where aspirations come to light and we make memories for a lifetime. And all this is now available close to some of Pune's biggest Industrial landmarks, like SP Infocity, Magarpatta IT Park and EON IT Park.

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.

HADAPSAR ANNEXE

A NEW LIFESTYLE DESTINATION BECKONS.

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

Proposed Purandhar International Airport is 1 hour away[#]

GROWTH POTENTIAL OF THE MICRO-MARKET

Joyville Hadapsar Annexe is situated within 30 minutes driving time from Magarpatta IT Park, EON IT Park and Hadapsar. This will increase residential demand from working population of these micro-markets. Consequently, it will help raise the value of our micro market.

RENTAL YIELD OF UP TO 4.5%^{**} IN MICRO MARKET

Source: Internet. **Disclaimer:** Travel distances are estimated. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities. [#]Estimated travel time is basis normal traffic condition.
Sources: <https://bit.ly/3j37cc5>, <https://bit.ly/3kNRfac>

^{**}Rental yield is calculated basis average monthly rent of ₹12,000 to ₹15,000 for a 1BHK unit costing approx. ₹37 lacs (All incl., excl. of Maintenance & Corpus fund). Rental would fall in the bracket depending on the furnishings inside apartment. Above rental range is taken of nearby projects in the vicinity, from property portal www.99Acres.com
Source: <https://bit.ly/2RUq01a>

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.



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

CONVENIENTLY CONNECTED



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

A BEAUTIFUL LIFE BECKONS!



Grand Entry Feature



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*



Vehicular Free Podium

21 ACRES
(~84,984 sq.m.)
of residential development

#35,000 sq. ft. (~3251 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 on Ground Level + 1.2 km on Podium Level.



Artist's impression

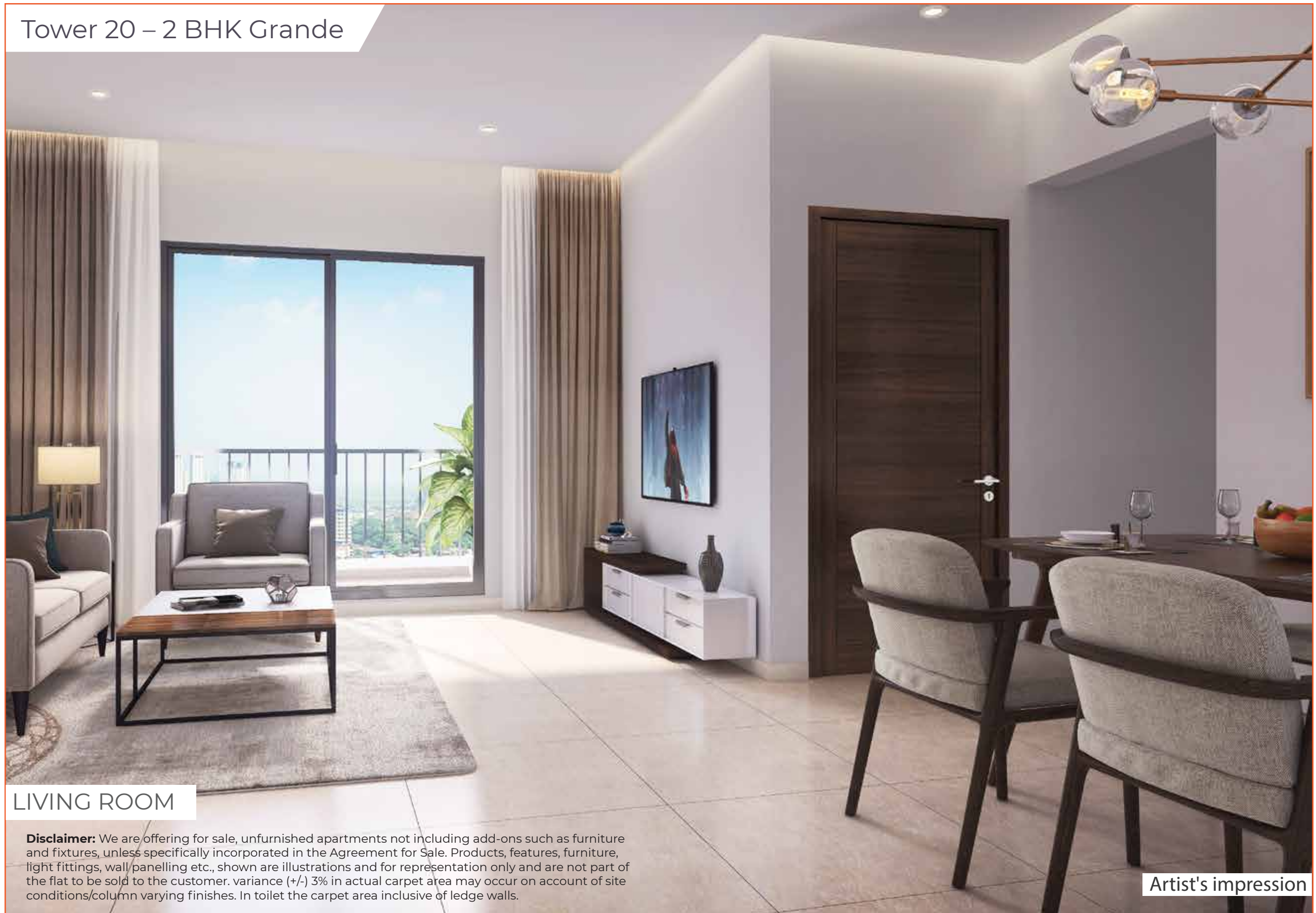
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Artist's impression

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Tower 20 – 2 BHK Grande



LIVING ROOM

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 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.

Artist's impression



A LIFETIME OF INDULGENCE



SOCIAL & ENTERTAINMENT

Trellis Seating#	Flag Hoisting Zone	Parents Zone#
Labyrinth Seating	Chit-chat Corner#	Festival Lawns#
Green Amphitheatre#	Senior Citizen's Plaza#	Multipurpose Hall#
Party Lawn	Teenage Garden#	Open-air Cinema#
Social Islands#	Amphitheatre#	Proposed Shopping Galleria#
Crèche*		



RECREATION

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



WELLNESS

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



GAMING ARENA

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



HEALTH & FITNESS

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

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. *Crèche will be operated by a Vendor/third party and usage of the same and will be chargeable on actual basis. It will be operational post hand-over of last phase of the project.

MASTER LAYOUT

LEGENDS

- 01) 24m Wide Main Access Road
- 02) Rotary
- 03) Shopping Galleria
- 04) Parking For Shopping Galleria
- 05) Welcome Plaza
- 06) Entrance Gate
- 07) Joyville Signage
- 08) Exit Gate
- 09) Green Amphitheatre
- 10) Lawn Mound
- 11) Gulmohar court
- 12) Access to party terrace
- 13) Lap Pool
- 14) Kids' Pool
- 15) Pool Deck
- 16) Party Lawn
- 17) Party Terrace
- 18) Tree Plaza
- 19) Cycle Station
- 20) Leisure Clubhouse
 - a. Multipurpose Hall
 - b. Gym
 - c. Health Cafe*
 - d. Indoor Gaming Area

- 21) Club Forecourt
- 22) Podium to Club access
- 23) Club Drop-off Below
- 24) Vehicular Driveway
- 25) Open Car Parking
- 26) Fire Tender Ramp
- 27) Social Islands
- 28) Drop-off Canopy
- 29) Covered parking
- 30) Born Fire
- 31) Building Entry At Podium Level
- 32) Flag Hoisting Zone
- 33) Crèche*
- 34) Crèche Outdoor Play Area
- 35) Jogging / Cycling Track
- 36) Nostalgic Play Lawn
 - Langdi
 - Dog & The Bone
 - Lagori
 - Lock & Key
 - Pakda Pakdi
- 37) Floral Tunnel
- 38) Skating Rink
- 39) Meditation Zone

- 40) Mini Club-1
 - a. Chess
 - b. Carrom
 - c. Table Tennis
- 41) Open Air Gym
- 42) Childrens' Play Area
- 43) Chit-chat Corner
- 44) Twisters
- 45) Senior Citizens Plaza
- 46) Light Wells
- 47) Labyrinth seating
- 48) Mini Club-2
 - a. Chess
 - b. Carrom
 - c. Table Tennis
- 49) BBQ Lawn
- 50) Tamarind Court
- 51) Aroma Garden
- 52) Flower Garden
- 53) Herbal Garden
- 54) Trellis Seating
- 55) Lawn Tennis Court
- 56) Multipurpose Court
- 57) Teenage Garden

- 58) Kabaddi Play Area
- 59) Reading Nook
- 60) Box Cricket
- 61) Open Cricket Pavilion
- 62) Marble Play Area
- 63) Top Play Area
- 64) Open Air Cinema
- 65) Amphitheatre
- 66) Parent's Zone
- 67) Life Size Ludo
- 68) Life Size Snakes & Ladder
- 69) Life Size Hopscotch
- 70) Walkway with Seating
- 71) Indoor Squash Court Below
- 72) Rock Climbing
- 73) Adventure Play Zone
- 74) Mini Club-3
 - a. Chess
 - b. Carrom
 - c. Table Tennis
- 75) Indoor Badminton-court Below
- 76) Accupressure Pathway
- 77) Gazebo
- 78) Futsal Court

- 79) Mini Club-4
 - a. Chess
 - b. Carrom
 - c. Table Tennis
- 80) Urban Farm
- 81) Festival Lawn
- 82) Viewing Pavillion
- 83) Hammock Garden
- 84) Fruit Orchard
- 85) Campsite
- 86) Pet Park
- 87) Sky-lights
- 88) Transformer
- 89) D.G. Set
- 90) S.T.P.
- 91) O.W.C.
- 92) Receiving Station
- 93) Entry To Adjacent Plot
- 94) 12m Wide Canal Road
- 95) Water Canal



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.

Disclaimer: All facilities/specifications of the flat shall be as per the final agreement between the promoter and the buyer.



Shapoorji Pallonji
Real Estate

Joyville[®]

by **Shapoorji Pallonji** | Hadapsar Annexe

 **020 7196 6616** | www.joyvillehomes.com

MahaRERA numbers : Tower 21(Phase 1) : P52100026451 | Tower 20 (Phase 2): P52100026479 | Tower 19 (Phase 3) : P52100026480
| For details visit: <https://maharera.mahaonline.gov.in>

Disclaimer: The purpose of this brochure/booklet/prospectus/advertisement 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. Products, features, furniture, light fittings, etc, shown are illustrations and for representation only and are not part of the flat to be sold to the customer. The colours, shades, patterns on walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. This is only an invitation to offer and does 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.