

OWN THE
HOME
MEANT FOR **YOU**

An illustration of two stylized skyscrapers with horizontal lines representing windows, and three birds flying above them. The entire graphic is enclosed in a thin, light-colored rectangular border.

Joyville[®]
by **Shapoorji Pallonji**[®] | Virar (W)



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!"

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*



Proposed Extension of Harbour Line Services up to Virar*



Proposed Elevated Western Railway Corridor from Churchgate to Virar*



Virar-Panvel, Alibaug Multi-modal Corridor*

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



Image for representation purpose only.

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

RAILWAY STATIONS

Virar	3.1 km
Nalasopara	5 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

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

SERVICES

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

LEISURE & ENTERTAINMENT

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

HOSPITALS

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

Distances mentioned above are as per Google Maps.



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 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 7.3 acres (29,542 sq.mts.)



Well-planned 2 & 3
bedroom residences



25+
Amenities



Artist's impression.



Dedicated clubhouse
within the project



Exclusive AC bus service
and crèche facility for residents*



Breathtaking views of lush
greens and internal amenities

*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. 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. Because, when it comes to beauty and utility, we make sure you Uncompromise!



Artist's impression.

UNCOMPROMISE on views

Be it lush greenery or central landscape, at Joyville Virar, you can open your windows to picture perfect views of your choice, every single day.



TOWER SUMMIT - HIGHER FLOOR VIEW

Actual view from one of the higher floors. The view shown is as on October 2019. The promoter does not guarantee this view perpetually.



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

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

DELIGHT UNIT PLAN - 2BHK

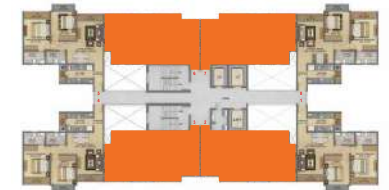
Pinnacle/Summit



SUMMIT



PINNACLE



TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Summit	Delight				
		48.90	526.4	134.1	660.5

TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Pinnacle	Delight				
		49.36	531.3	130.4	661.7

The plan shown above is a 2 BHK Delight in Tower Summit. 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.

DELIGHT UNIT PLAN - 2BHK

Crest



CREST

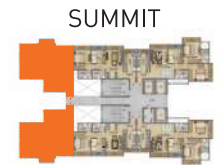
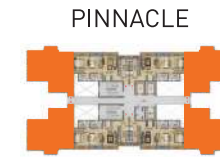
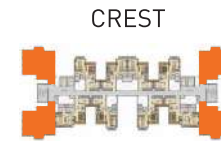


TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Crest	Delight	49.88	536.9	115.0	651.9

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/altered subject to applicable laws.

GRANDE UNIT PLAN - 2BHK

Crest/Pinnacle/Summit



TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Crest	Grande	56.13	604.2	166.5	770.7

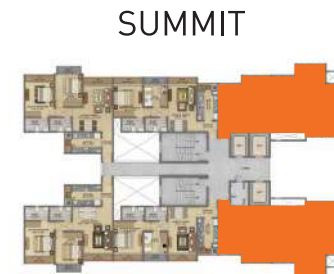
TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Pinnacle	Grande	55.99	602.7	157.3	759.9

TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Summit	Grande	54.09	582.2	177.2	759.4

The plan shown above is a 2 BHK Grande in Tower Summit. 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.

LUXE UNIT PLAN - 3BHK

Summit



TOWER	CONFIGURATION	RERA CARPET AREA		APPURTENANT AREAS	TOTAL AREA
		SQ.M	SQ.FT	SQ.FT	SQ.FT
Summit	Luxe	66.52	716.0	160.3	876.3

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.

SUMMIT FLOOR PLAN

Delight/Grande/Luxe

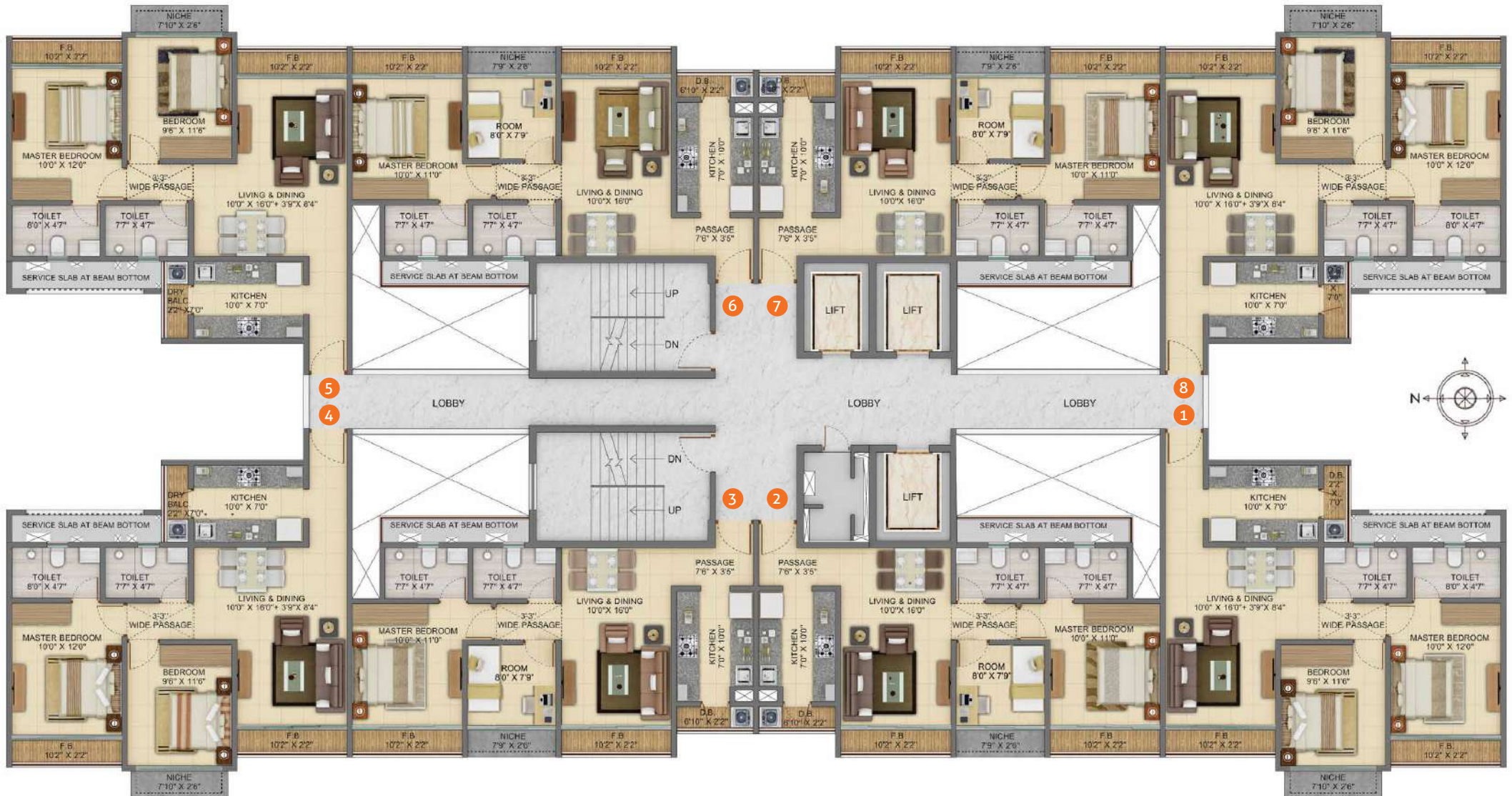


Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

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.

PINNACLE FLOOR PLAN

Delight/Grande

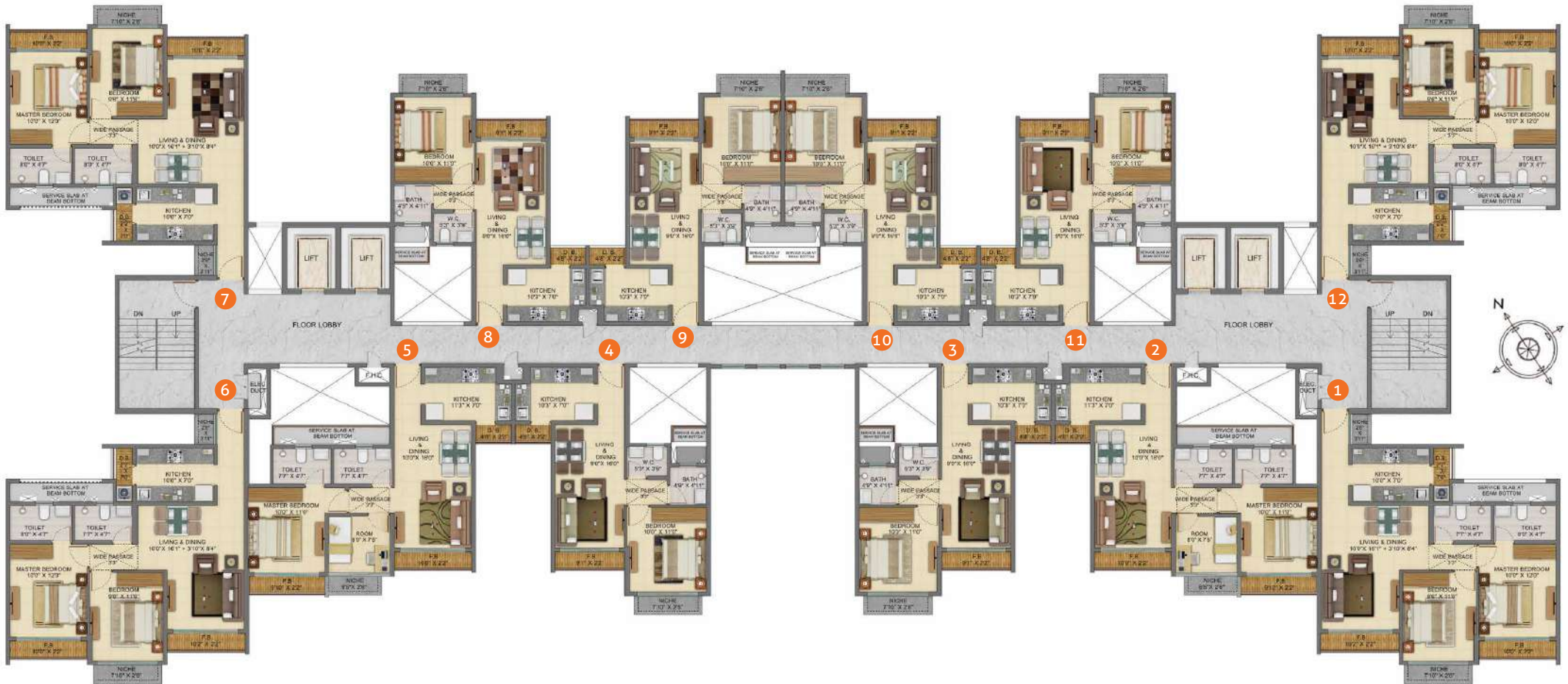


Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.

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.

CREST FLOOR PLAN

Joy/Delight/Grande



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

FLOWER BED

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

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

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.

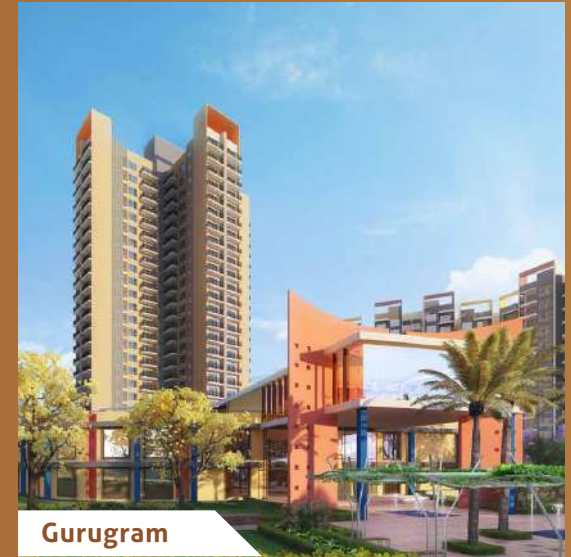
Shapoorji Pallonji has consistently been committed to delivering projects and solutions globally, resulting in several architectural marvels around the world. They have a history of quality and efficiency that allows homebuyers to Uncompromise, when it comes to choosing their dream homes. With Joyville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

Joyville[®]

by Shapoorji Pallonji[®]



Virar



Gurugram

Artist's impressions.



Howrah



Hinjawadi

HARERA Number (Joyville Gurugram): 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 | This project is financed by and mortgaged to IndusInd Bank Ltd. An NOC from IndusInd Bank Ltd. for sale of flats shall be provided.

MahaRERA Number (Joyville Hinjawadi): P52100018502 - Alpine | P52100018500 - Sierra | P52100016252 - Pinnacle | P52100016131 - Summit | P52100016775 - Crest | P52100016786 - Meridian. For details visit: <https://maharera.mahaonline.gov.in>. This project is financed by and mortgaged to HDFC Ltd. Requisite NOC from HDFC Ltd., for sale of flats, shall be provided.

WBHIRA Number (Joyville Howrah): 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. This project is financed by and mortgaged to HDFC Ltd. Requisite NOC from HDFC Ltd., for sale of flats, shall be provided.

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.



World Trade Centre - Mumbai



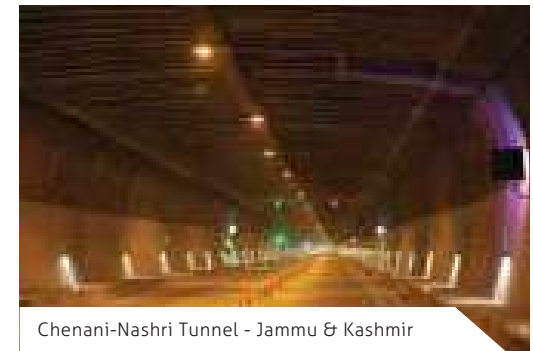
Fairmont Bab Al Bahr - Abu Dhabi



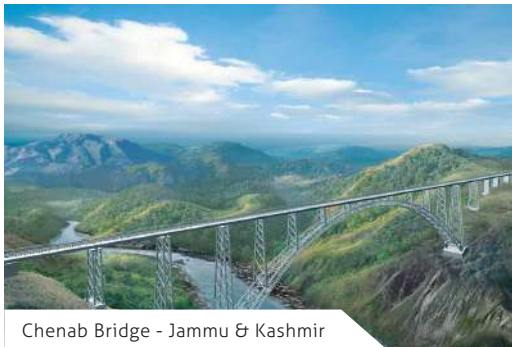
Barakhamba Underground Metro Station - New Delhi



The Imperial - 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, Minoo Desai Marg, Colaba, Mumbai 400 005

📞 022 6105 4405 | www.joyvillehomes.com | CIN U70109MH2007PTC166942

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

Disclaimer: The stock images and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and may differ from actuals. 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. 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 not constitute an offer. The purpose of this advertisement is to indicate to the customers the amenities and facilities that may come up in the project as per the present approved layout. The customers are requested to kindly base their reliance on the Agreement for Sale to be entered into for the purchase of the flats/units in the project. We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures unless specifically incorporated in the Agreement for Sale. 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 colours, shades, patterns, and finishing material shown in the landscape, walls, tiles & facade, etc. are for the purpose of representation only and may vary upon actual construction. This project is financed by and mortgaged to RBL Bank Ltd. An NOC from RBL Bank Ltd. for sale of flats shall be provided. T&C apply.