



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

MahaRERA Registration Numbers: Palm Grove - P99000018521 | Palm Meadows 1 - P99000019531
Summit & Pinnacle - P51900000444 | Crest - P99000013612. | Palm Springs - P99000031256. 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. The project is part of the proposed larger development, which development will be carried out in phases. 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. 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.

Website: <https://www.joyvillehomes.com>



Stock Image



Our Inspiration

Why must you leave home to go on a vacation? In a world where true wealth is the experiences we gather, home can be the perfect stage to let go and discover joys, that were once only found in exotic locales like Goa.

This seamless combination, that turns the mundane into magic, is what inspires the lifestyle at Joyville Virar.



THE PIECE FOR YOUR *peace*

Just like every piece is important to complete the whole puzzle, our latest offering - Palm Springs, adds a new dimension to Joville Virar. This provides aspiring homeowners the perfect opportunity to experience the resort-like lifestyle on offer here.

— LAUNCHING —
PALM SPRINGS





THE JOY OF
Unwind



SOME VACATIONS LAST *Forever*

We have created homes that bring all the joys of resort living to your life. It's where the pace of life slows down enough to allow you time to swing in the hammocks, enjoy the palm tree avenue or soak in the soothing views.

- 7 towers spread across ~7 acres (~30,800 sq. m.)
- Over 75% of open spaces
- Well-planned 1 & 2 bedroom residences
- 25+ amenities
- Dedicated Goa themed Clubhouse within the project
- Breathtaking views of lush greens and internal amenities





An Oasis of Happiness —

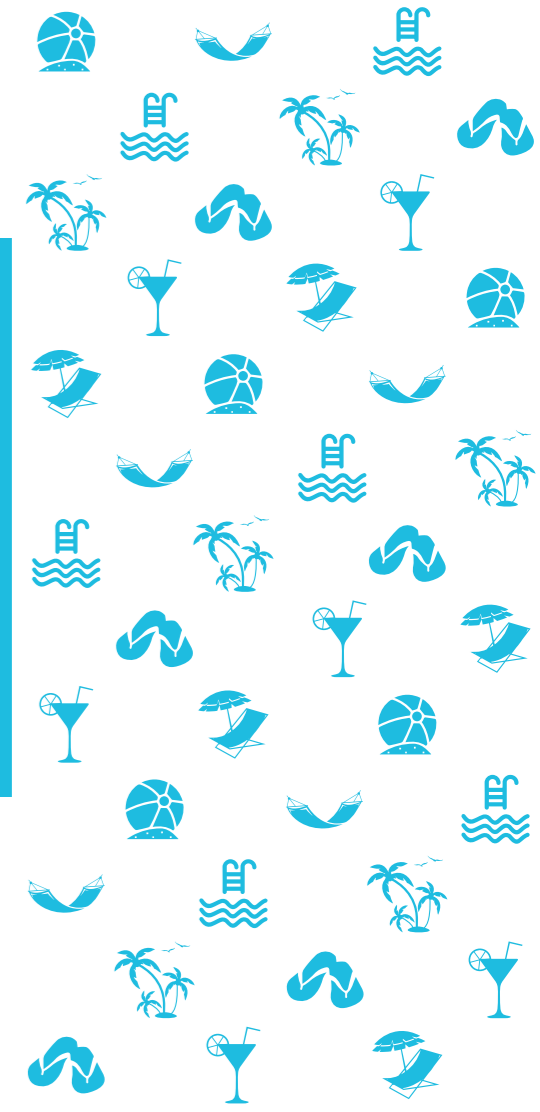


Artist's Impression



THE CLUBHOUSE OF *Your Dreams*

Life isn't just a vacation. It's also a huge celebration!
Especially with the indulgences on offer at the beautiful
Goa themed Clubhouse at Joyville Virar.





PLACES TO UNWIND
& GET *Revitalized*

RELAX, REFRESH, *Repeat*



Goa Themed Clubhouse



Senior Lounge



Indoor Games



Skating Rink



Swimming Pool



Gymnasium



Kids' Play Area



Banquet Hall



Half Basketball Court



Jogging Track



Swing Plaza



And Many More

Everyday at Joyville Virar will bring its own joys and surprises, when you have so many indulgences for the senses. Stretch your horizons & discover the best you can be.





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.



Vibrant Hues of Joy



Actual Gymnasium at Site

WHERE CONVENIENCE IS ALWAYS WITHIN *Reach*

MALLS/RETAIL

- Vijay Sales 2.9 kms
- Reliance Trends 2.9 kms
- Woodland Store 3.0 kms
- Viva Super Market 3.1 kms

RAILWAY STATIONS

- Virar 3.1 kms
- Nallasopara 5.0 kms

PLACES OF WORSHIP

- Christ The King Church ... 0.09 km
- Balaji Mandir 0.2 kms
- Swayambhu Mahadev Mandir 1.2 kms
- Vishnu Mandir 1.2 kms

SCHOOLS/COLLEGES

- Matrix Academy 1.7 kms
- Holy Cross Convent School 1.7 kms
- Muljibhai Mehta International School 2.1 kms
- St. Joseph High School ... 2.4 kms

CAFES & RESTAURANTS

- Monginis Cake Shop 2.1 kms
- Merwans 2.9 kms
- Wok Express 3.0 kms
- Tipsy Panda 3.2 kms

SERVICES

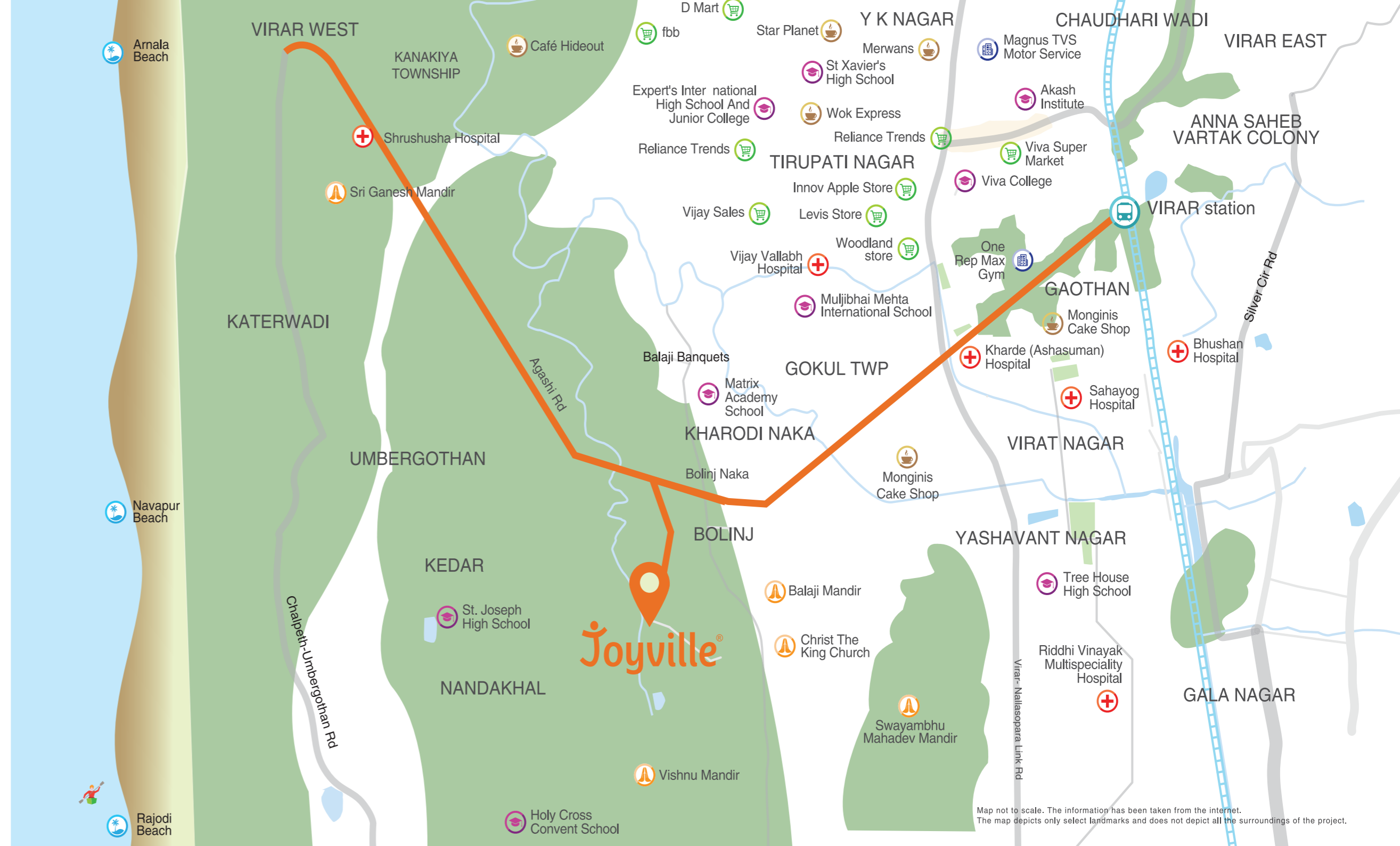
- One Rep Max Gym 2.1 kms
- Magnus TVS Motor Service 4.0 kms

HOSPITALS

- Sahayog Hospital 2.1 kms
- Kharde Hospital 2.1 kms
- Vijay Vallabh Hospital 2.8 kms
- Shushrusha Hospital 3.8 kms

LEISURE & ENTERTAINMENT

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

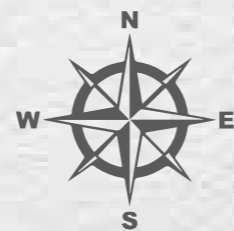


Map not to scale. The information has been taken from the internet. The map depicts only select landmarks and does not depict all the surroundings of the project.



JOURNEY TO A TROPICAL
state of mind

EVERY DREAM COMES WITH A *Master Plan*



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.

GROUND

- | | |
|---------------------------|-----------------------------------|
| 01. Entrance / Exit | 15. Iconic sculpture |
| 02. Internal driveway | 16. Lawn mounds |
| 03. Jogging track | 17. Flag area |
| 04. Cycling track | 18. Stepping crossovers |
| 05. Walkway | 19. Festival court |
| 06. Kids play area | 20. Seniors' zone |
| 07. Pavilion | 21. Amphi seatings |
| 08. Swimming pool | 22. Arcade over amphi seatings |
| 09. Kids pool | 23. Theme garden |
| 10. Pool deck | 24. Congregational space |
| 11. Feature wall | 25. Boundary plantation |
| 12. Half basketball court | 26. Gated community with Security |
| 13. Gym | 27. AV room |
| 14. Banquet hall | 28. Gazebo |

TOWER PINNACLE STILT

- | | | |
|------------------|--------------|----------------|
| • Crèche | • Cards | • Table tennis |
| • Virtual gaming | • Games room | • Board games |
| • Chess | • Pool table | • Foos ball |

PODIUM

29. Paved entry
30. Jogging track
31. Planter box with tree plantation
32. Planter bed with shrub plantation
33. Shrub plantation along building
34. Swing plaza
35. Skating rink
36. Party lawn
37. Open exercise lawn
38. Paved plaza
39. Kids play area
40. Group seating
41. Seniors' lounge
42. Ramp

TOWER PINNACLE TERRACE

43. Star gazing deck

UNIT PLAN - 1BHK (A)



SR.NO.	NAMES	DIMENSIONS
1.	LIVING/DINING	9'0" X 17'4"
2.	BEDROOM	10'0" X 11'3"
3.	TOILET	7'0" X 4'0"
4.	KITCHEN	12'10" X 6'0"
5.	PASSAGE	2'11" X 4'

TYPOLOGY	RERA CARPET AREA	
	SQ. M.	SQ. FT.
1BHK - (A)	37.25	401

Variance (+/-) 3% in area may occur on account of site conditions/columns/variatioins. 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 - 1BHK (B)



SR.NO.	NAMES	DIMENSIONS
1.	LIVING/DINING	9'0" X 17'9"
2.	BEDROOM	9'3" X 11'10"
3.	TOILET	4'0" X 7'0"
4.	KITCHEN	6'0" X 12'10"
5.	PASSAGE	2'11" X 3'8"

TYPOLOGY	RERA CARPET AREA	
	SQ. M.	SQ. FT.
1BHK - (B)	37.10	399.3

Variance (+/-) 3% in area may occur on account of site conditions/columns/variatioins. 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 - 1BHK (C)



SR.NO.	NAMES	DIMENSIONS
1.	LIVING/DINING	17'9" X 9'0"
2.	BEDROOM	12'3" X 9'0"
3.	TOILET	7'0" X 4'0"
4.	KITCHEN	12'10" X 6'0"
5.	PASSAGE	2'11" X 3'8"

TYPOLOGY	RERA CARPET AREA	
	SQ. M.	SQ. FT.
1BHK - (C)	37.79	406.8

THE SHAPE OF *Excellence*

TYPOLOGY	RERA CARPET AREA	
	SQ. M.	SQ. FT.
1BHK - (A)	37.25	401.0
1BHK - (B)	37.10	399.3
1BHK - (C)	37.79	406.8



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.



STRUCTURE

- Earthquake resistant structure

LIVING/DINING HALL

- **Flooring:** Vitrified flooring, Somany/AGL or equivalent make
- **Main Door:** Pre-engineered/wooden flush door with laminate on both sides
- **Windows:** Powder coated aluminium windows
- **Internal Painting:** OBD
- MS railing with enamel paint

KITCHEN

- 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 Futura/Nirali or equivalent
- Adequate electrical points provided for kitchen appliances
- Provision for washing machine

BEDROOMS

- **Flooring:** Vitrified flooring, Somany/AGL or equivalent make
- **Doors:** Pre-engineered/wooden flush door with laminate on both sides
- **Windows:** Powder coated aluminium windows
- Adequate electrical points provided for AC, fan and light
- **Internal Painting:** OBD
- MS railing with enamel paint

TOILETS

- **Flooring:** Rough textured ceramic tiles, AGL/Somany or equivalent make
- **CP & Sanitary fittings:** Somany/Cera/Johnson or equivalent make
- False Ceiling will be provided
- **Doors:** Granite/Marble frame with Pre-engineered/wooden flush door with laminate on both sides
- Provision for exhaust fan and geyser

OUR VISION ETCHED IN *Stone*

Joyville is 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 and invest \$200 million, to promote easy-to-own homes.



Joyville Howrah

NEAR SANTRAGACHI

WBHIRA Numbers:

Western Heights A&B - HIRA/P/HOW/2021/001190 I

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



Joyville Virar

VIRAR WEST

MahaRERA Numbers:

Palm Grove - P99000018521

Palm Meadows 1 - P99000019531

Summit & Pinnacle - P51900000444

Crest - P99000013612

Palm Springs - P99000031256

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



Joyville Gurugram

SECTOR 102

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 details visit: www.haryanarera.gov.in



Joyville Hadapsar Annexe

PUNE - SOLAPUR HIGHWAY

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

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



Joyville Hinjawadi

NEAR PHASE 1, HINJAWADI

MahaRERA Numbers:

Alpine - P52100018502 | Sierra - P52100018500

Pinnacle - P52100016252 | Summit - P52100016131

Crest - P52100016775 | Meridian - P52100016786

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



Joyville Sensorium

NEAR PHASE 1, HINJAWADI

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>



THE MAKERS OF GLOBAL *Landmarks*

Shapoorji Pallonji brings to customers a legacy of creating and nurturing some of modern India's biggest landmarks. They have consistently demonstrated the capacity and the skill to execute projects and visions built to transform the lives of Indians. And now, they are giving our cities a breath of fresh air, with eco-conscious and innovative developments that make living and working a joy again.



Actual Images

Projects

1. The Imperial – Mumbai
2. Chenani-Nashri Tunnel – Jammu & Kashmir
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. World Trade Centre – Mumbai
9. MCA Stadium – Pune

A Legacy of 150 Years

- Creating landmarks for over: 150 Years
- Constructed Over: 20.4 mn. sq. m.
- Global presence in more than: 60 Countries
- Strong Employee base of: 60,000



