

### Head Office Address

Joyville Shapoorji Housing Private Limited, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005 Maharashtra, India.

Tel: +91 2267490000

### Regional Office Address

Shapoorji Pallonji And Company Private Limited (Real Estate Division), Ground Floor, Tower B, Signature Towers, Sector 30, Gurgaon, Haryana-122001 Tel: 0124-4795600

Web:www.sprealestate.in

### Sales Office Address

Joyville Gurugram,
Shapoorji Pallonji
company Pvt. Ltd.,
Off Dwarka Expressway,
Sector 102/102A,
Gurugram,
Haryana-122003

### **HARERA Registration Number:**

Joyville Gurugram Phase I - RC/REP/HARERA/GGM/2018/27 Joyville Gurugram Phase II - RC/REP/HARERA/GGM/2018/28

For sales inquires, contact +91 2030157402. www.joyvillehomes.com

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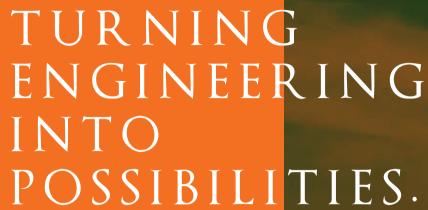
# AN OPPORTUNITY FOR THE OPPORTUNITIES TO COME.



SECTOR 102, GURUGRAM





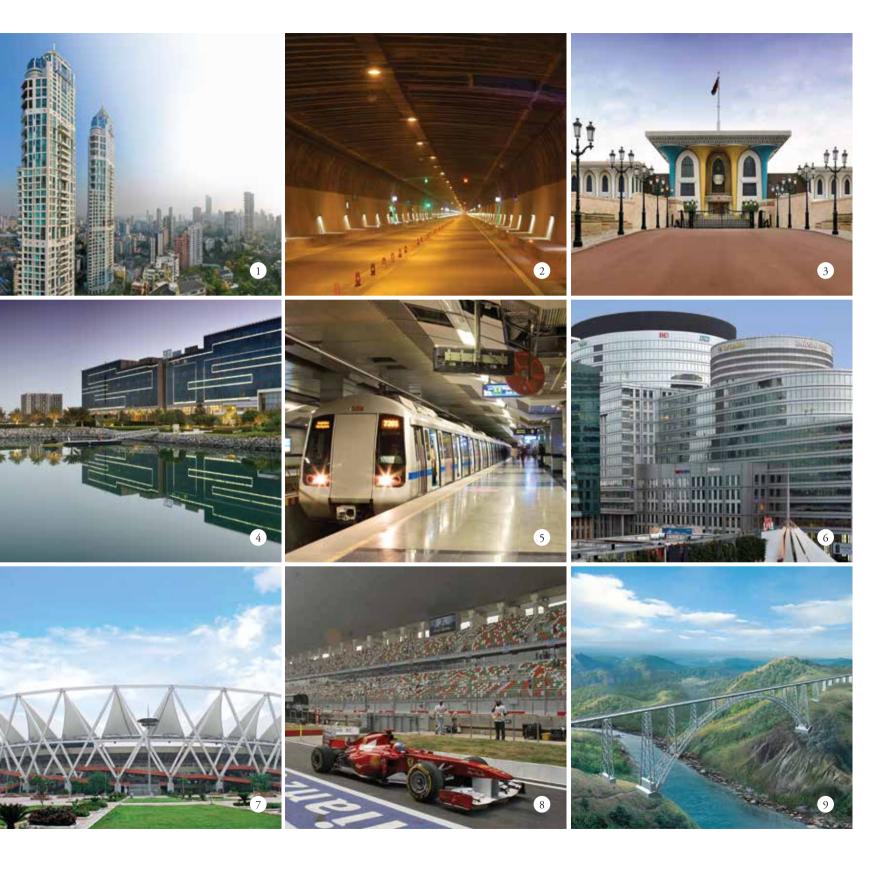


Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering.

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.



The Imperial, Mumbai



# SNEAK PEEK OF THE LEGACY

- 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. Buddh International Circuit Greater Noida
- 9. Chenab Bridge Jammu & Kashmir



### IN THE NEWS



How do you perceive the current real estate mar-ler in terms of demand, supply and price points? Obviously, the market has been mate slow for the cost 5.5 ars. In fact, before Novem the market fell to less than half

MONEYGURU

VENKATESH GOPALAKRISHNAN

Chief executive officer, Shapoorii Pallonii Real Estate

dential real estate absorption.
However, ever the last 8-5 months, there is some ansonal of uptake, at least in our projects. We have at least gone back to volumes before even more than that. The demand or the volume is com-

Having said that, it is too recovery or something could be sustained for the medium-to long term. But we are quite happy that there has been an upstake in the last 5-6 months. Therefore, our outlook is relavely a little more positive

estate is concerned, it's actually the other way around,

In NCR market, land prices have itajor cities espe-cially the absorpfallen and we in the rentals of clear opportunity for us to build a nology and infor product

oes GT/TTESt and other commercial office space in cities like Bengukava, Monthai. Pune and Hyderahad, it's been quite good. Along with healthy absorption they are in rentals. In fact, in some 6-7% year-on-year in the last 3-4 years. Having said that, now probably it has reached that level that you cannot sus-tain a 7% increment going ahead in rentals; it almost

bounes or affordable and mid-bouning beding well, even for lack, compared to heavy or pre-naum beasing. Going abead, it aperical offane, one has to put.

economy growth, especially esidential housing sector. We have to see how gross fomestic product GDF1 and

conomic growth is settling vehicle sales. These are indica might be squeezed, we would have to wait and watch whether this level of GDP outh is austainable or not.

What about the property price trend in the last few years? Prices have not increased.

Frices have not increased. However, it depends you can-not generalize on that I would say in some areas there has been an increase of 5-6%, while in certain areas 1-2%, while in certain areas II was flat. For

Even if no talk than price and thus I think it will

It's been a year since the Real Estate Regulatory Authority (RERA) was implemented, What has it changed for different stakeholders?

I won't say that nothing has hanged. I think the perspec-ve of how one would look at at of regulations which we feel, that in the longer term or reached the saburation point.

So we are yet to see how it turns out. Absorption may continue, bott entails increase at this pace will not continue. Bott entails increase at this pace will not continue.

Now, within residential bottoming, lower thich size of course IEEA had certain want to long term plans.

OFF TRACK







but behind and acknowledge had you have to consider the while you go ahead and develop. But things like you have to launch only with e has to be recturocal char grasuch as penal interest, and level-playing field between developers and customers, are

I won't say that there is a consolidation, but there is a are small or marginal of to some extent unorganized development game-use they fearthst the reghereof maybe quite stringent in the long term. Therefore, they are approaching larger developers offering their lands or projects. We have seen rate developers like us, espe-cially in the last 6-8 months.

Are you also looking or considering the proposal of consolidation from

strategy, the level of opportu-nation has grown over the last 6-8 months, that's not been

having land porcels and pro-jects at good locations, but projects, are approaching to We have the wherewithol are booking at it as an opportunity

also looking at this cases only, because what happens is that when there is a lot of distress to themselvt, youget some good settles. We are faciative on months we have got a lot of

You recently bought a few land parcels in the National Capital Region. Are you planning to launch projects soon? Yes, we are planning to much projects this year.

fall so easily. But in the NCI nell R at a remonable or affordable price. We have tw land purcels over there. From a middle income perspective ville and under that harnes two road, we are planning both projects to the second half of this year. We also have lead in Noich and are placeary

Ashreful Kumar Sharma

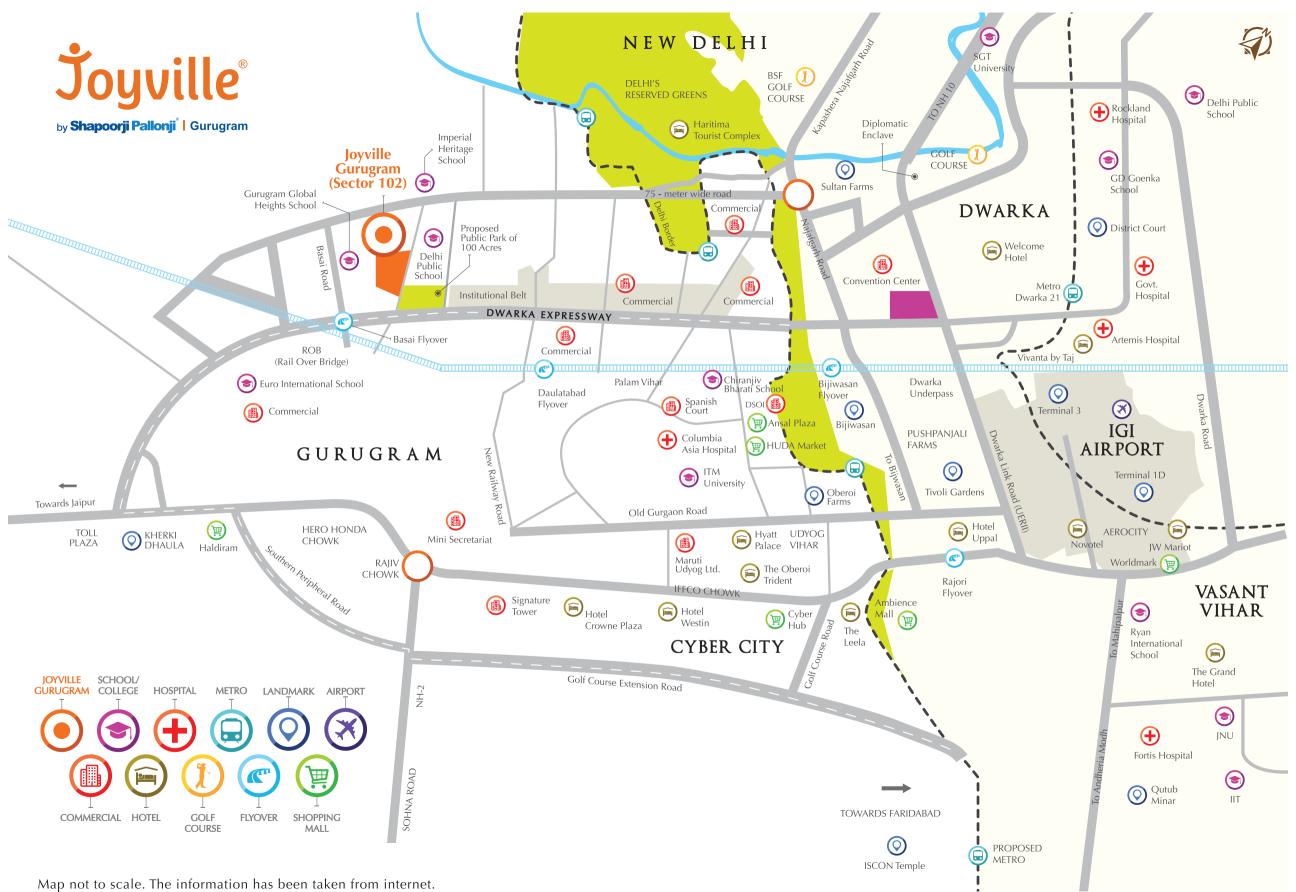




# A NEW ADDRESS FOR NEW BEGINNINGS.

### **GURUGRAM**

- Hosting major IT companies, Gurugram has earned its name Cyber City and Millennium City.
- The substantial growth in a short span of time has given Gurugram the third spot after Chandigarh and Mumbai, as the city with third highest per capita income.
- With many multinational companies branching out of Gurugram, it has become the most preferred place to operate business.
- The city has embraced a new culture due to the sudden increase in population over the last fifteen years, with a highly heterogenous, and a much more cosmopolitan and global population.
- The city boasts of high-rise commercial and residential buildings, a rapid Metro transport system and the most talked about roadway the Dwarka Expressway (DEW).



The map depicts only select landmarks and does not depict all the surroundings to the project.

5 - 10 Mins Away 10-20
Mins Away

20-30

Mins Away

# COVENIENCE AT YOUR PRIORITY



### SCHOOLS

- Delhi Public School
- Imperial Heritage School
- Gurugram Global Height School

### OTHER

- Sultanpur Bird Century
- Diplomatic Enclave

### **UPCOMING**

- AIIMS Hospital
- Proposed Metro Line

### HOSPITALS

• Columbia Asia

### HOTELS

- Trident
- Hyatt Regency

### TRANSPORTATION

- Airport
- Gurgaon Railway Station
- Delhi Jaipur Highway

## SCHOOLS

- G. D. Goenka school
- Bal Bharti Public School
- Indraprastha Universit

### HOSPITALS

- Fortis Hospita
- Max Healthcare
- Medanta

### HOTELS

- JW Marriott Aerocity
- Holidav Inn Aerocity
- Novotel Aerocit
- Leela Ambience
- · Oberoi Gurgaon

### TRANSPORTATION

• Huda City Center Metro

### ENTERTAINMENT

- PVR Cinemas
- Carnival Cinemas
- Cyber Hul
- Kingdom of Dream:
- Sector 2

### CORPORATES HUB

- Cyber Cit
- MG Road
- Udvog Viha
- Unitech Cyber Parl
- Eros Corporate Pari

### UPCOMING

• Convention Center Dwarka

# JOYVILLE WHERE OPPORTUNITIES COME HOME.

residential complex that offers not just homes, but a way of life that empowers the residents with the best of everything. Each home is built to perfection and adheres to the highest standards of quality and efficiency. The rich Joyville lifestyle offers a plethora of amenities and features that provide maximum value. It came into being after Shapoorji Pallonji, Actis, International Finance Corporation and Asian Development Bank, decided to come together and invest in real estate development.



### by **Shapoorji Pallonji** HINJAWADI

MahaRERA Number:

P52100018502-Alpine | P52100016131 - Summit P52100016786-Meridian | P52100016252-Pinnacle

P52100016775-Crest | P52100018500-Sierra.

For details, visit:

http://maharera.mahaonline.gov.in



by Shapoorji Pallonji

NOW AT SECTOR 102, GURUGRAM





# **J**oyville<sup>®</sup>

by **Shapoorji Pallonji** VIRAR (W)

MahaRERA Number:

P51900000444 for Phase I – SUMMIT & PINNACLE,

P99000013612 for Phase II - CREST,

P99000018521 for Phase III- Meridian.

For details, visit: http://maharera.mahaonline.gov.in



Shapoorji Pallonji | HOWRAH

WBHIRA Number:

HIRA/P/HOW/2018/000164 | HIRA/P/HOW/2018/000165. For details, visit: www.hira.wb.gov.in





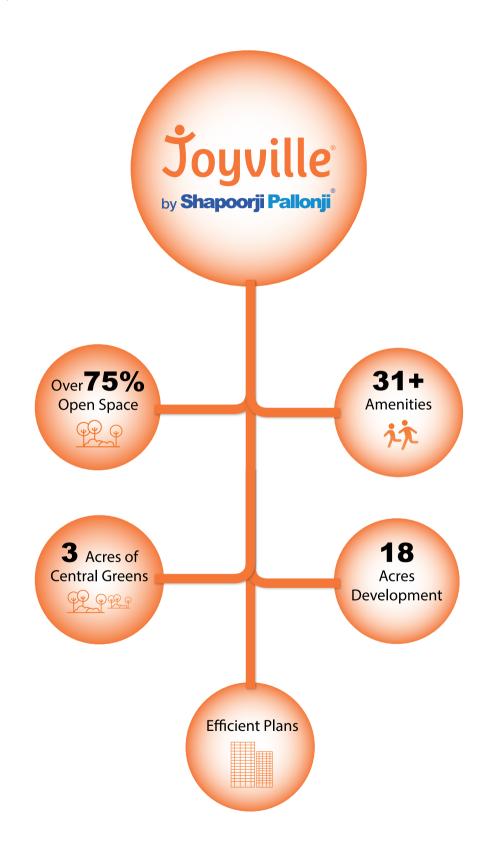
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# PROJECT HIGHLIGHTS

# PRODUCT CONFIGURATION



Typology	Total Saleable Area (sq. ft.)
2 BHK - Delight	915 sq. ft.
2 BHK - Grande	1,215 sq. ft.
2 BHK - Luxury (Type-01)	1,368 sq. ft.
2 BHK - Luxury (Type-02)	1,359 sq. ft.
3 BHK - Grande	1,692 sq. ft.
3 BHK - Luxury	1,852 sq. ft.