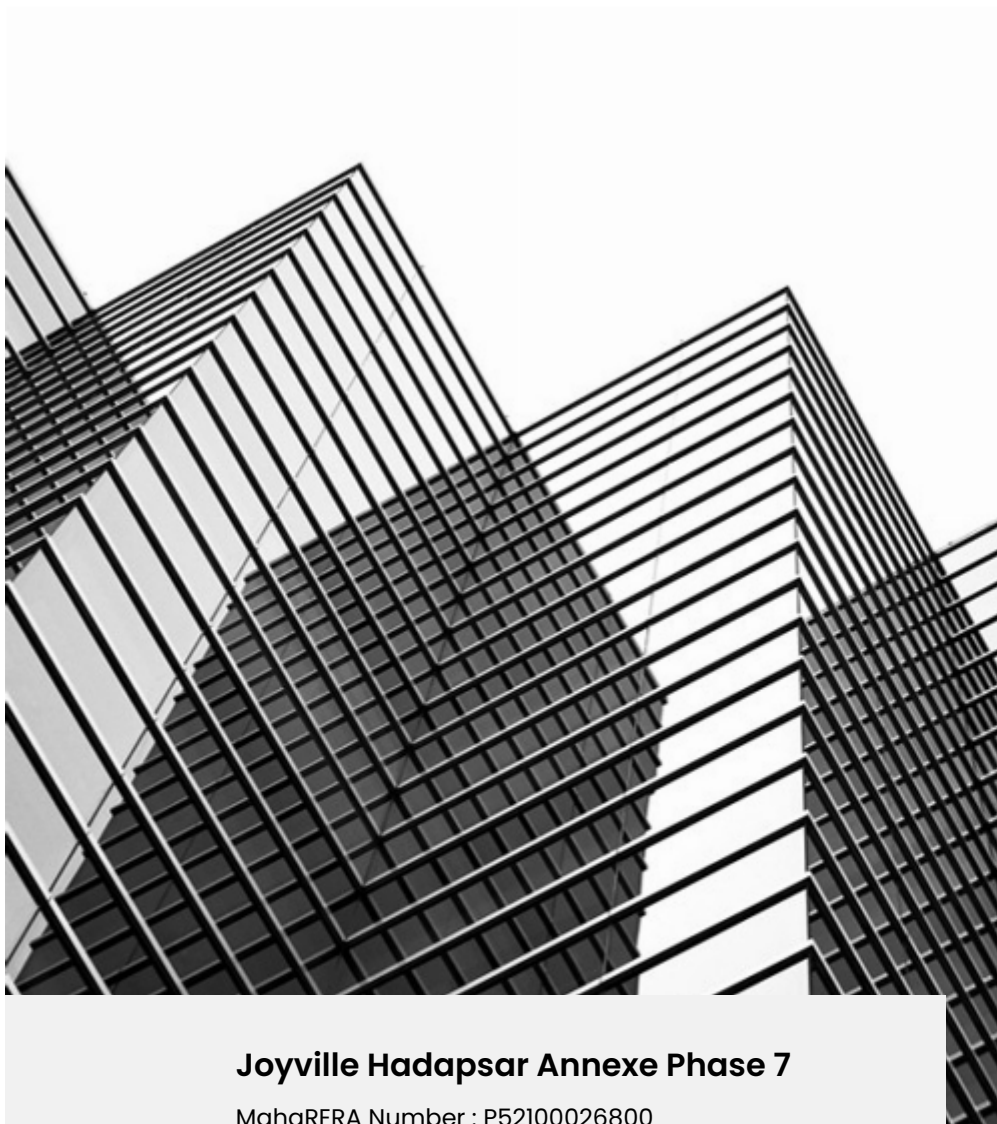


propscience.com

PROP REPORT



Joyville Hadapsar Annexe Phase 7

MahaRERA Number : P52100026800



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 162 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Pune International Airport **14.6 Km**
- Shewalewadi Bus Stand **700 Mtrs**
- Hadapsar Railway Station **8.6 Km**
- Mumbai Hwy **300 Mtrs**
- Lotus Multispeciality Hospital And Laparoscopic **500 Mtrs**
- Marathon International school & Junior College **550 Mtrs**
- Seasons Mall **6.6 Km**
- Sai Siddhi Supermarket **500 Mtrs**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	2	1

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BUILDER & CONSULTANTS

Shapoorji Pallonji and Company Private Limited is a global, diversified organisation of 18 major companies, catering to several business segments, namely engineering and construction, infrastructure, real estate, water energy and financial services. The company has a presence in over 70 countries worldwide. Their real estate wing, Shapoorji Pallonji Real Estate is a well-regarded and reputed entity in the real estate sector with several landmark. They have developed over 13million square feet of residential space and 6 million square feet of commercial space. In 2016, the company launched the brand 'Joyville' to deliver affordable homes across multiple locations nationwide.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	1.6 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Steam Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 4	2	22	4	1 BHK,2 BHK,3 BHK	88
First Habitable Floor				2nd Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	430 sqft
2 BHK	619 - 726 sqft

3 BHK

894 - 1385 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Home Automation
White Goods	NA

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ANNEXE PHASE 7

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4290000
2 BHK	--	--	INR 6830000 to 7850000
3 BHK	--	--	INR 9860000 to 16000000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	7%	INR 35000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	Pre Book with a Refundable Token Amount:90,000/-
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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ANNEXE PHASE 7

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	650	20	INR 5918940	INR 9106.06
September 2021	560	5	INR 4676798	INR 8351.43
July 2021	560	3	INR 4680048	INR 8357.23
April 2021	560	8	INR 4286805	INR 7655.01
March 2021	560	18	INR 4326655	INR 7726.17
February 2021	560	4	INR 4286805	INR 7655.01
February 2021	560	5	INR 4326655	INR 7726.17

February 2021	560	1	INR 4326655	INR 7726.17
February 2021	560	5	INR 4525905	INR 8081.97
January 2021	650	7	INR 5363884	INR 8252.13
January 2021	650	3	INR 5419804	INR 8338.16
January 2021	560	3	INR 4326655	INR 7726.17
January 2021	560	21	INR 4286805	INR 7655.01
December 2020	560	14	INR 4286805	INR 7655.01
December 2020	560	10	INR 4286805	INR 7655.01
December 2020	650	18	INR 5391844	INR 8295.14

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at PropScores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project PropScore is given. The purpose of the PropScore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	53
Connectivity	65
Infrastructure	66
Local Environment	80
Land & Approvals	56
Project	61
People	56
Amenities	68

Building	57
Layout	55
Interiors	73
Pricing	40
Total	61/100

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ANNEXE PHASE 7

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