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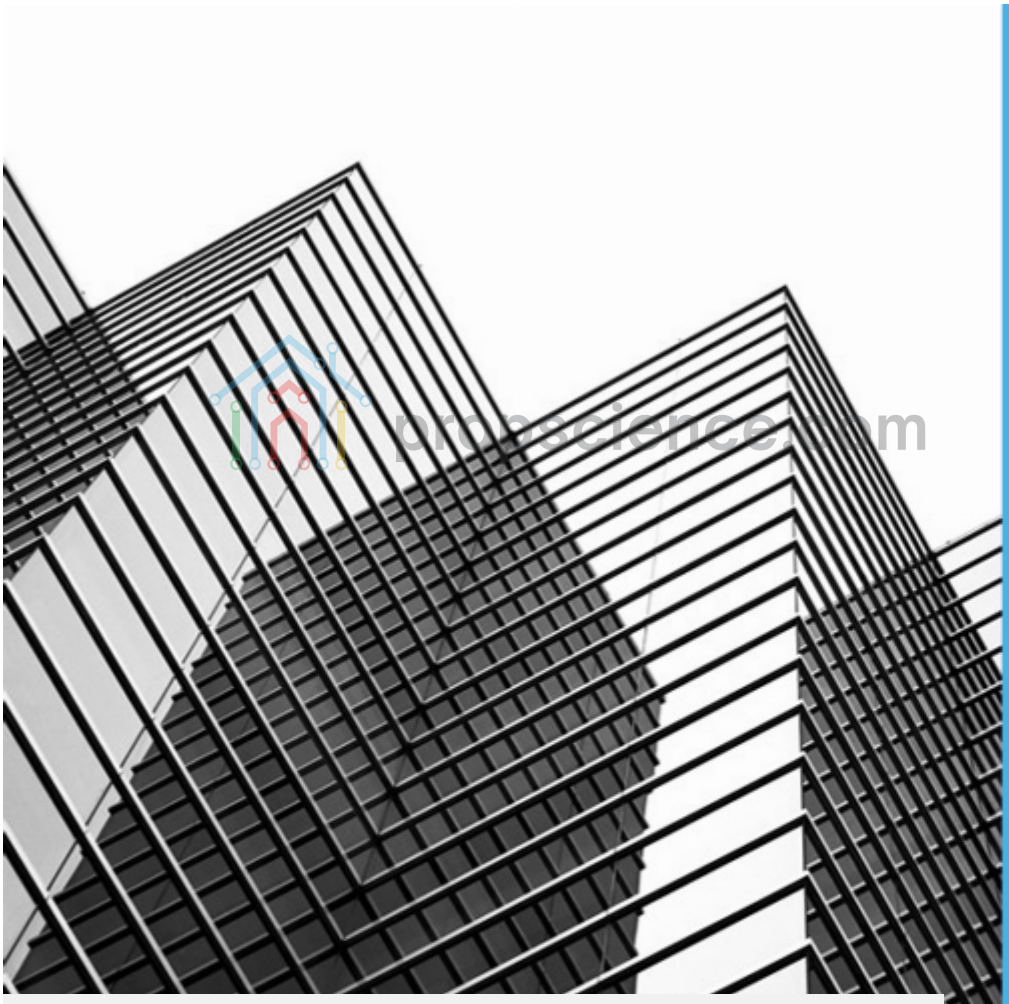
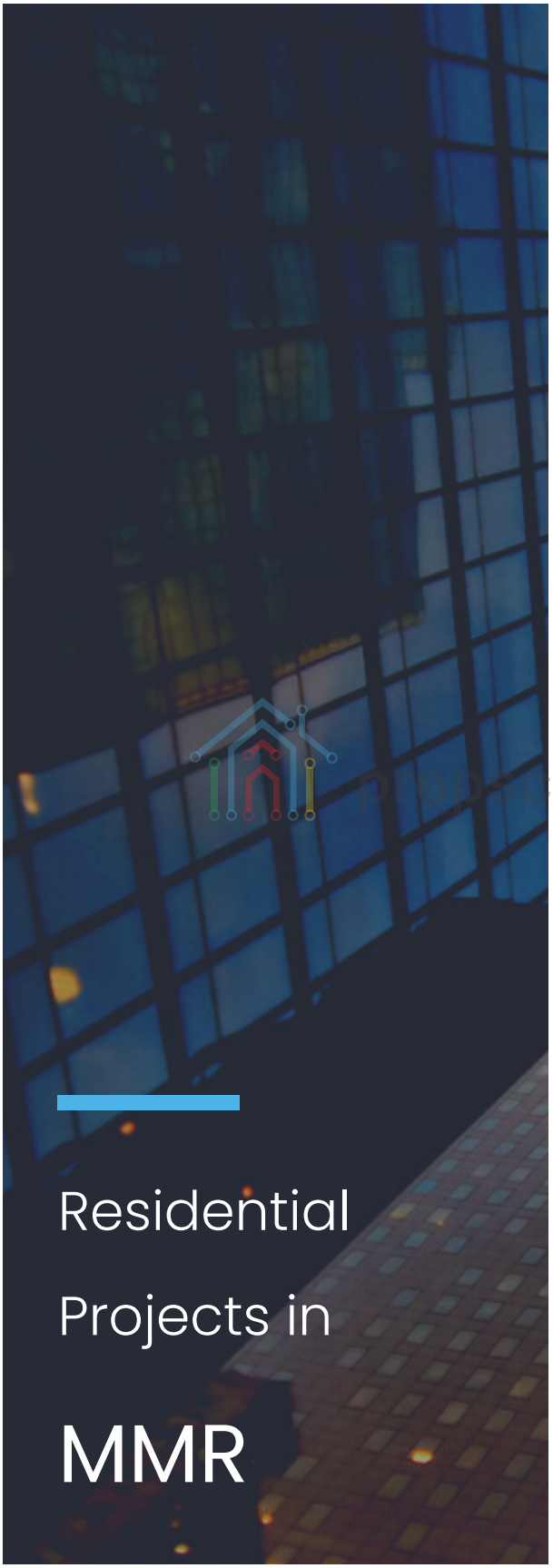
PROP REPORT



Joyville Hadapsar Annexe Phase 15

MahaRERA Number : P52100034911



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.

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 .

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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**

LAND & APPROVALS

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

JOYVILLE HADAPSAR
ANNEXE PHASE 15

BUILDER & CONSULTANTS

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2026	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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JOYVILLE HADAPSAR
ANNEXE PHASE 15

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 15	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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JOYVILLE HADAPSAR ANNEXE PHASE 15

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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JOYVILLE HADAPSAR ANNEXE PHASE 15

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

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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.

JOYVILLE HADAPSAR ANNEXE PHASE 15

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	370	20	INR 4167360	INR 11263.14
January 2023	370	6	INR 3870085	INR 10459.69
January 2023	370	15	INR 3834035	INR 10362.26
December 2022	560	14	INR 5784232	INR 10328.99
December 2022	560	11	INR 5751262	INR 10270.11
November 2022	370	4	INR 3767435	INR 10182.26

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November 2022	370	15	INR 3804305	INR 10281.91
November 2022	370	12	INR 3517660	INR 9507.19
November 2022	370	4	INR 3828435	INR 10347.12
October 2022	560	8	INR 5752352	INR 10272.06
October 2022	370	17	INR 3842335	INR 10384.69
October 2022	560	14	INR 5594893	INR 9990.88
October 2022	560	18	INR 5784232	INR 10328.99
September 2022	370	7	INR 3792410	INR 10249.76

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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

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Interiors	73
Pricing	40
Total	**61/100**

JOYVILLE HADAPSAR ANNEXE PHASE 15

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