

MASTERPIECE

IN THE MAKING

Joyville[®]

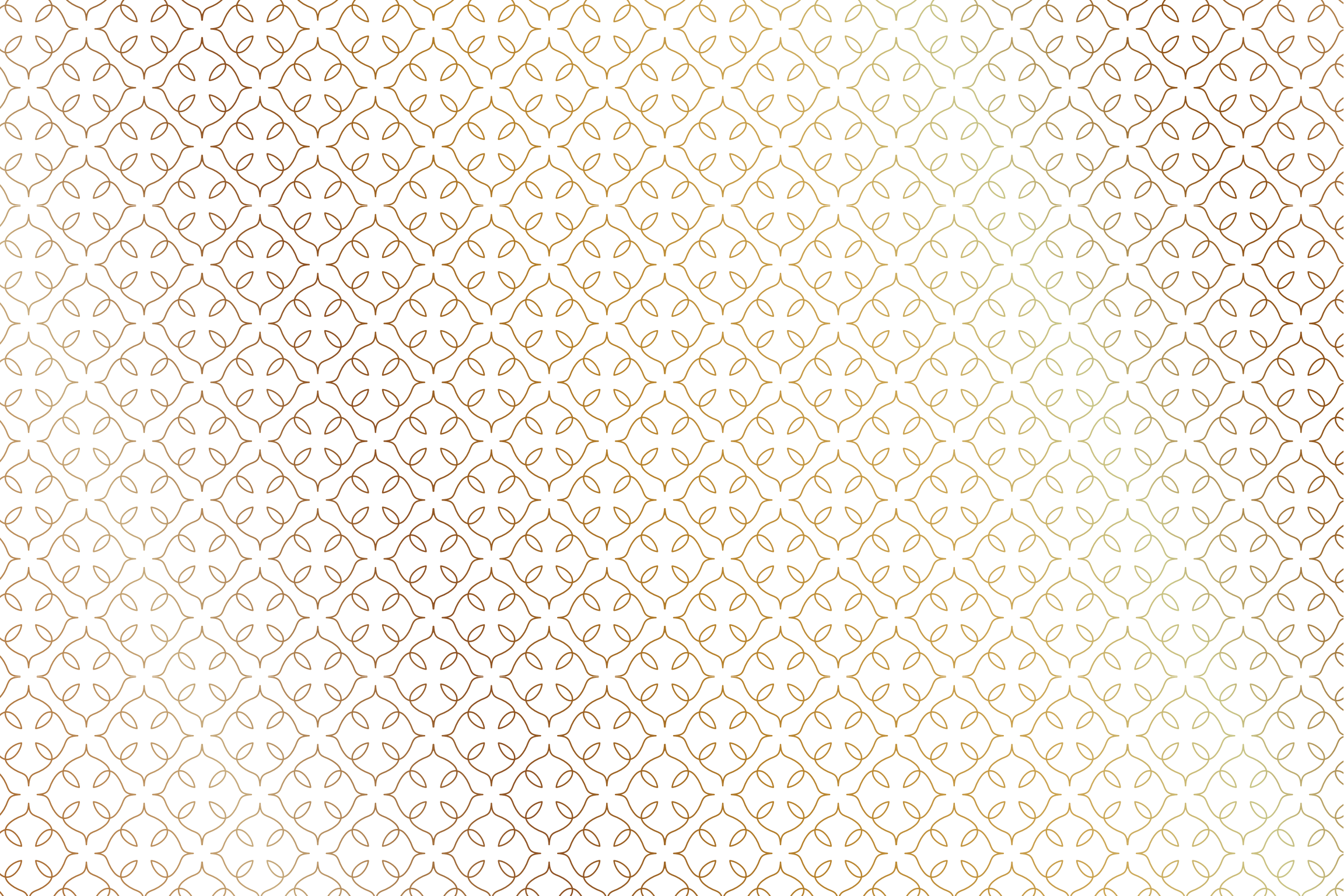
by **Shapoorji Pallonji** | Gurugram

Registered Office Address: Joyville Shapoorji Housing Private Limited, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005, Maharashtra, India. Tel: 022-67490000.
Sales Office Address: Joyville Gurugram, Shapoorji Pallonji And Company Private Limited, Off Dwarka Expressway, Sector 102/102A, Gurugram, Haryana-122 003
Website: www.joyvillehomes.com

HARERA Number: 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 more details, visit: www.haryanarera.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 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 purchase of the flats/units in the project. We are offering for sale, unfurnished apartments not including add-ons such as furniture, fixtures, furnishings, wall coverings, false ceiling, artefacts, light fittings, equipment etc. 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 IndusInd Bank Ltd. An NOC from IndusInd Bank Ltd. for the sale of flats shall be provided. T&C apply. Website: www.joyvillehomes.com.





OUR INSPIRATION

For all those who arrive and don't accept any limits, we at Joyville Gurugram honour the horizons they have stretched thus extending to them privileges of a lifestyle like no other.

With a vision of fine living encapsulated in the launch of the final phase at Joyville Gurugram, two new towers will be added to this development. Not just residences, these opulent towers will in fact be for those who come home and know that we reserved the best for the last.

— LAUNCHING —
**Iris &
Ame**
Sector 102, Gurugram

THE BEST THINGS COME IN PAIRS.
TO MAKE SOMETHING GREATER THAN
YOU IMAGINED

Two new luxury towers make Joyville Gurugram the residence of choice for the discerning few.

PRESENTING

The Most Awaited Retail Experience
at Joyville Gurugram offering
lifestyle conveniences.





Artist's Impression

CAN YOU HAVE TOO MUCH OF A **GOOD THING?**

When joy and satisfaction greet you every step of the way, asking for more is completely okay, here at Joyville Gurugram.

~18 ACRES
(~72,844 sq. m.) of development

24,000 SQ. FT.
(~2,230 sq. m.) Clubhouse
with swimming pool*

OVER 75%
of open spaces


9 POCKET
amenity spaces**

~3 ACRES
(~12,140 sq. m.) of colourful parks


AIR PURIFIERS
in common areas


A RETAIL LANDMARK | **31+ AMENITIES**
at your doorstep within the project#


*The Swimming pool will be delivered post construction of tower Crown. **All 9 pocket amenity spaces will be provided at the project level for the entire 18 acres. Delivery timeline for 9 pocket amenity spaces will be done phase-wise, as per possession timelines of the respective phase. #Some of these amenities will be delivered in future phases of the development.


 Banquet hall with kitchen*


 Theatre Room/AV Room


 Squash court

 Yoga terrace

 Double height entrance lobby

 Indoor games room


 Gymnasium

 Party terrace*

 Cafeteria*

 Business Center*

 Aerobics

 Swimming Pool

IT'S TIME TO
SEIZE THE DAY
AND PLEASE YOUR SENSES!

At the sprawling Clubhouse, there is no limit to joy and satisfaction. All day, everyday.

*The promoter will make provision for these spaces, which are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business. The services offered by such operators would be on chargeable basis.



AEROBIC ROOM



AV ROOM



MULTIPURPOSE HALL



ENTRANCE LOBBY



GAMES ROOM



GYMNASIUM



POOL TABLE



GRASS IS GREENER ON THE OTHER SIDE.

WELCOME TO THE OTHER SIDE.

Few residential projects have such a variety of stimulating, manicured green spaces as Joyville Gurugram.

TOPAZ PARK

- Amphitheatre*
- Step Garden
- Cricket Pitch*

SAPPHIRE PARK

- Palm Garden
- Senior Citizen's Park
- Maze Garden*

CORAL PARK

- Meditation Pods
- Multiutility Games Area
- Panchtatva Pathway

*Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. 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.

HEALTH IS WEALTH

& WE'RE THE RICHEST OF THEM ALL!

Experience surroundings finely tuned to enhance your sense of well-being.

POCKET AMENITY SPACES



Active Recreational Spaces



Passive recreational Spaces



Tot Lot Area



Open Air Gymnasium

FEATURES



Air purifiers in common areas



ACs in all bedrooms, dining and living rooms



DG backup for all apartments and common area

All 9 pocket amenity spaces will be provided at the project level for the entire 18 acres. Delivery timeline for 9 pocket amenity spaces will be done phase-wise, in each of the three phases, as per possession timelines of the respective phase. 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.



Artist's Impression



Stock image for representation purpose only

IT'S LIFE.

IT'S NOT ROCKET SCIENCE.

The smartest innovations at Joyville Gurugram are dedicated to ensuring safety and comfort of residents.

HIGH SPEED INTERNET

- For the first time in India, get upto 1 Gbps internet. Enjoy the best WiFi experience in every room of your home with Jio WiFi Mesh service.

FREE HD VOICE

- Free HD voice calling within India. Use your landline or smartphone for intercom calling.

TV VIDEO CALLING

- Experience India's own TV Calling and Conferencing solution. Make Free video and conference calls to anyone, anywhere in the world!

TV PLUS

- Every TV will now be SMART! Access India's first-ever integrated platform that brings together TV shows, Movies, Video on Demand and your favourite applications. Use voice commands on JioRemote to control your TV.

HOME NETWORKING

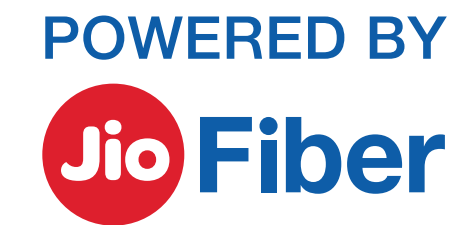
- Free and easy way to access or share all your content (photos, music, videos and documents) across devices, anytime & anywhere in the world!

GAMING

- India's own multi-player gaming platform Zero Latency gaming experience. Use your smartphone as a gaming controller.

SAFETY FEATURES*

- Smart Home Hub
- Emergency/ Panic button & Smart Indoor Siren
- Combustible Gas Leak Sensor
- Video Door Bell



*These are a part of the standard offering provided by Joyville Shapoorji to all apartment buyers independent of their decision to subscribe to JioFiber or not. Service charges applicable towards usage of these services will be borne by the customer. Jio Fibre/ Reliance is responsible to ensure provision of these services to the apartment buyers & not the promoter. Reliance Jio Infocomm Ltd (Jio) and its Affiliates will provide JioFiber services and Smart Home Solutions / Applications (Services) to occupants/ owners of apartments, who subscribe to the Services, all of which shall be subject to separate terms and conditions. Provisions will be available for High-Speed Internet and all JioFiber services. Devices provided as a part of service offerings will be subject to warranty terms and conditions as provided by the respective Original Device manufactures (ODM). Provisions for the above services will be available for every apartment and subscription to various Services shall be at the option of the occupant / owner of the Apartments. Some of the products and Services mentioned herein are indicative, optional and still under development and will be subject to changes, modifications at the sole discretion of Jio and or its Affiliates, and terms and conditions of the Services shall be as amended accordingly from time to time based on service availability. Service offerings may change due to viability attributable to change in technology, market conditions, government policies, regulations and applicable laws. In order to enjoy Free HD Voice, Jio Home Gateway should be connected to an uninterrupted power source. Speed may depend upon the tariff plans chosen by the subscribers. Please visit www.jio.com for more details.

IN THE RIGHT PLACE AT
THE RIGHT TIME.

5-10
 MINUTES AWAY

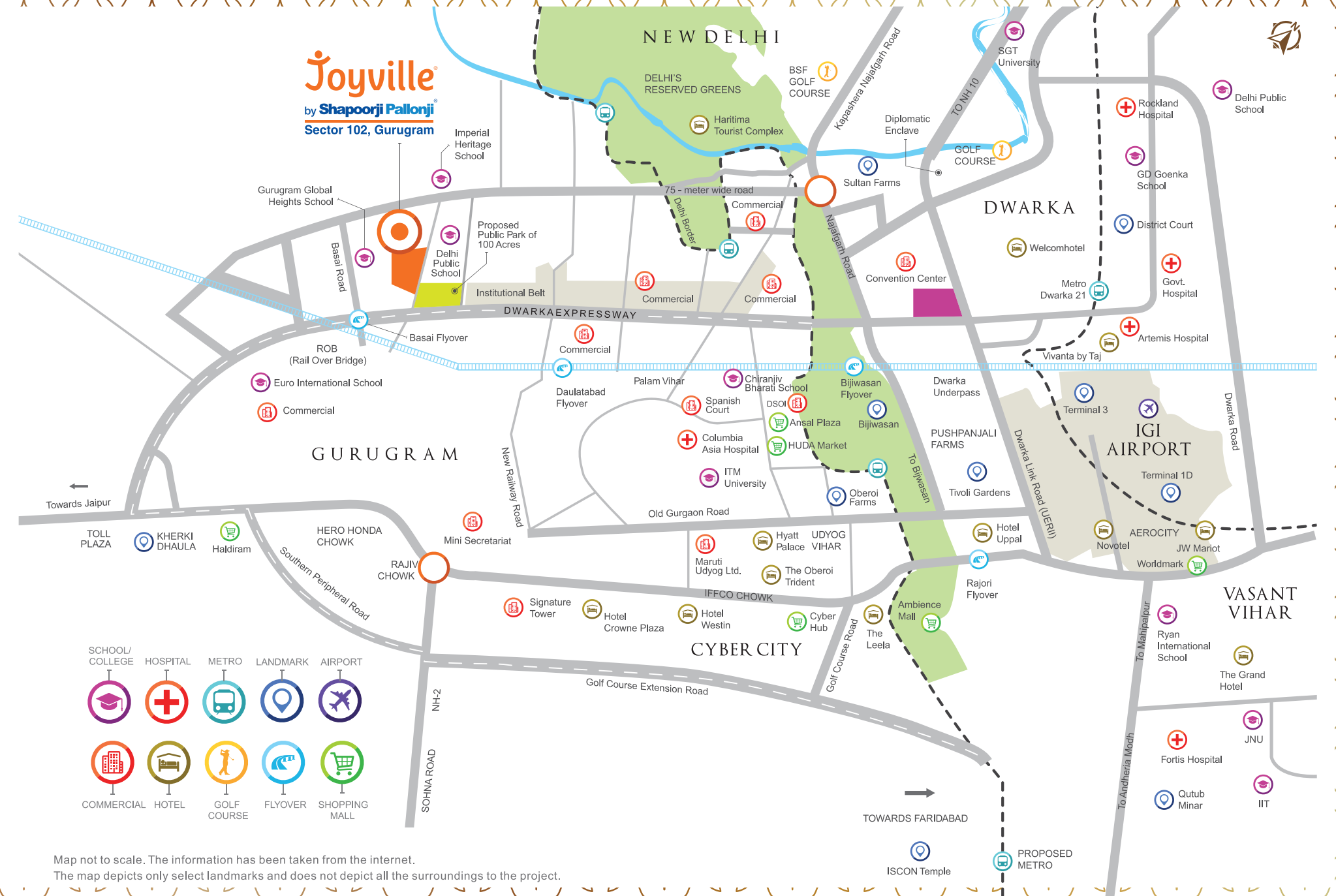
- Schools**
- Delhi Public School
 - Imperial Heritage School
 - Gurugram Global Heights School
- Upcoming**
- AIIMS Hospital
 - Proposed Metro Line
 - Diplomatic Enclave

10-20
 MINUTES AWAY

- Hospitals**
- Columbia Asia
- Transportation**
- Airport
 - Gurgaon Railway Station
 - Delhi Jaipur Highway
- Hotels**
- Trident
 - Hyatt Regency
- Others**
- Sultanpur National Park

20-30
 MINUTES AWAY

- Schools**
- G.D. Goenka School
 - Bal Bharti Public School
 - Indraprastha University
- Hotels**
- JW Marriott Aerocity
 - Holiday Inn Aerocity
 - Novotel Aerocity
 - Leela Ambience
 - Oberoi Gurgaon
- Transportation**
- Huda City Centre Metro
- Corporate Hubs**
- Cybercity
 - MG Road
 - Udyog Vihar
 - Unitech Cyber Park
 - Eros Corporate Park
- Entertainment**
- PVR Cinemas
 - Carnival Cinemas
 - Cyber Hub
 - Kingdom of Dreams
 - Sector 29
- Hospitals**
- Fortis Hospital
 - Max Healthcare
- Upcoming**
- Convention Center Dwarka



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 to the project.

WE SET OUR SIGHTS HIGH. SO YOU CAN
SET YOURS HIGHER

Intricate and immaculate perfectly describes the planning of Joyville Gurugram, bringing together the best of everything

- | | | |
|-------------------------------|-------------------------------|---------------------------------|
| 1. Entry Plaza | 8. Leisure Pool ³ | 15. Maze Garden ³ |
| 2. Trellis with Seating | 9. Kids' Play Area | 16. M.U.G.A. Court ³ |
| 3. Entrance Water Feature | 10. Topaz Park | 17. Cricket Pitch ³ |
| 4. Tower Drop Off | 11. Sapphire Park | 18. Panchatatva Pathway |
| 5. Clubhouse | 12. Coral Park ³ | 19. Step Garden |
| 6. Swimming Pool ³ | 13. Amphitheatre ³ | 20. Shopping Plaza ³ |
| 7. Kids' Pool ³ | 14. Palm Garden ³ | 21. Skating Rink ³ |

Disclaimer: Artist's impression of actual space. ³Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed.





BEEN THERE. DONE THAT

NOW COME

HOME

Stock image for representation purpose only



Actual Show Flat

BEAUTY IS IN THE EYES OF THE BEHOLDER.
AND IN THE LIVES OF

OUR RESIDENTS

Homes at Joyville Gurugram have been intuitively designed for maximum comfort and convenience.

TYPOLOGY	TOTAL SALEABLE AREA	RERA CARPET AREA (A)		BALCONY AREA (B)	TOTAL (A+B)
	SQ. FT.	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK DELIGHT	915	54.77	589.49	54.36	643.85
2 BHK - GRANDE	1,215	68.27	734.80	124.00	858.81
3 BHK - GRANDE	1,692	95.47	1,027.68	172.76	1,200.44
3 BHK - LUXURY	1,852	104.80	1,128.10	191.71	1,319.81

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



2 BHK DELIGHT



S.No.	Names	Dimensions
1	Passage	4'4" X 3'1"
2	Dwg./din	10'2" X 18'4"
3	Balcony	9'10" X 3'11"
4	M. Bed Room	10'6" X 11'6"
5	M. Toilet	5'0" X 8'0"
6	Bed Room	10'6" X 9'0"
7	Toilet	8'0" X 5'0"
8	Kitchen	11'6" X 5'11"
9	Balcony	4'7" X 5'11"

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. ft.	sq. m.	sq. ft.	sq. ft.	sq. ft.
915	54.77	589.49	54.36	643.85

2 BHK GRANDE



S.No.	Names	Dimensions
1	Passage	3'11" X 3'11"
2	Dwg./din	18'4 X 12'8"
3	Balcony	9'5" X 5'0"
4	Bedroom-2	10'5" X 11'11"
5	M. Bed Room	12'4" X 11'0"
6	M. Toilet	5'0" X 8'0"
7	Balcony	13'0" X 3'11"
8	Toilet - 2	7'9" X 5'0"
9	Kitchen	11'4" X 7'9"
10	Balcony	5'11" X 7'7"
11	Passage	4'9" X 4'9"

Total Saleable Area	Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. ft.	sq. m.	sq. ft.	sq. ft.	sq. ft.
1,215	68.27	734.80	124.00	858.81

Products, features, furniture layout, floor coverings, light fittings, furnishing, pictures, images, colours, shades of walls, tiles etc. shown in these Floor/Unit plans are shown as illustrations and are for the purpose of representation and reference only. Actual carpet areas may vary by 3% from RERA carpet areas mentioned. Please refer to the terms mentioned in agreement of sale.

3 BHK GRANDE



S. No.	Names	Dimensions
1	Passage	4'5" X 3'9"
2	Dwg./din	12'5" X 25'7"
3	Balcony	12'5" X 5'11"
4	Bed Room-2	11'8" X 11'3"
5	M. Bed Room	12'10" X 12'1"
6	Bed Room - 3	11'8" X 10'0"
7	M. Toilet	8'0" X 5'0"
8	Balcony	14'1" X 4'9"
9	Toilet - 2	5'0" X 8'0"
10	Kitchen	7'9" X 11'11"
11	Balcony	5'1" X 10'4"
12	Toilet - 3	8'0" X 5'0"
13	Passage	3'7" X 4'6"

Total Saleable Area		Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. ft.	1,692	sq. m.	95.47	sq. ft.	172.76
		sq. ft.	1,027.68	sq. ft.	1200.44

3 BHK LUXURY



S. No.	Names	Dimensions
1	Passage	4'3" X 4'11"
2	Dwg./din	13'1" X 22'7"
3	Balcony	17'3" X 5'11"
4	Bedroom-2	10'8" X 11'8"
5	M. Bed Room	11'7" X 12'4"
6	Bed Room - 3	11'0" X 12'10"
7	M. Toilet	5'0" X 8'0"
8	Balcony	11'11" X 4'7"
9	Toilet - 2	8'0" X 5'0"
10	Kitchen	9'1" X 12'2"
11	Balcony	5'11" X 9'5"
12	Toilet - 3	8'0" X 5'0"
13	Passage - 2	4'6" X 9'9"
14	Passage - 3	3'5" X 4'1"
15	Dress	5'1" X 8'4"

Total Saleable Area		Carpet Area (A)		Balcony Area (B)	Total (A+B)
sq. ft.	1,852	sq. m.	104.80	sq. ft.	191.71
		sq. ft.	1,128.10	sq. ft.	1,319.81

Products, features, furniture layout, floor coverings, light fittings, furnishing, pictures, images, colours, shades of walls, tiles etc. shown in these Floor/Unit plans are shown as illustrations and are for the purpose of representation and reference only. Actual carpet areas may vary by 3% from RERA carpet areas mentioned. Please refer to the terms mentioned in agreement of sale.

TIME TO GO OFF THE BEATEN PATH. AND BEGIN

THE SMOOTH SAILING!

Joyville Gurugram takes an existing view of luxury and makes it wholesome and life-changing, through new details and innovations.

Flooring

- Vitrified tiles of size 800mm x 800mm for living, dining and kitchen areas
- Wooden laminated flooring for all bedrooms
- Rough textured ceramic tiles in bathrooms, balconies and utility area

Door

- Main door and bedroom doors – wooden flush door with laminated on both sides, wooden flush toilet door

Window

- Powder-coated Aluminum windows

Electricals

- Modular switches and sockets from Legrand or equivalent

Railing

- MS Railing with Synthetic Enamel Paint

Bedrooms

- 2-way control switches in all bedrooms (selective points for fan and light)

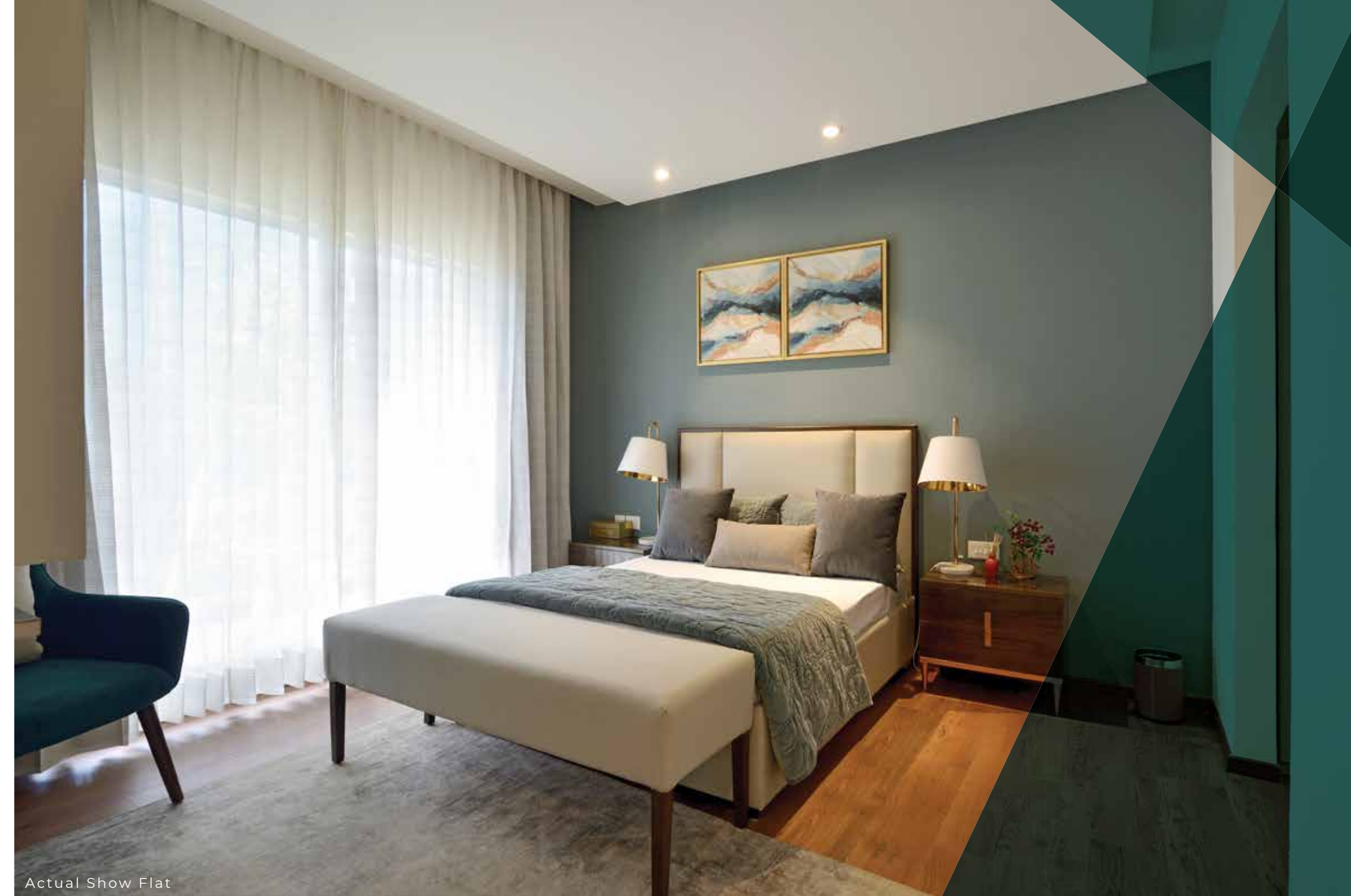
Bathroom

- Counter top with under counter basin
- Branded CP fittings from Jaquar/Cera or equivalent
- Solar water heater in master bed bathroom
- Concealed dual flush systems in bathrooms
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Branded sanitary fittings from Jaquar/Cera or equivalent

Kitchen

- Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- Modular Kitchen* by Godrej Interio or equivalent Hob and Chimney by Glenn or equivalent
- Electrical points for kitchen appliances
- Dado tiles up to 600 mm above counter top
- Provision for geyser in kitchen
- Provision for exhaust fans
- Provision for water purifier

*Modular kitchen will be provided only under platform.



Actual Show Flat

A PASSION

THAT KEEPS ON LIVING.

Different Cities. The Same Way Of Life.

₹10,000 CR.

of revenue potential in the Joyville platform

13,000 UNITS

planned for development

1.4 MILLION SQ. M.

area planned for development

4 MAJOR

cities of India

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 in order to promote easy-to-own homes.



MahaRERA Numbers: P52100018502 - Alpine | P52100018500 - Sierra P52100016252 - Pinnacle | P52100016131 - Summit P52100016775 - Crest | P52100016786 - Meridian. For details visit: <https://maharera.mahaonline.gov.in>



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



MahaRERA Numbers: P52100024965 - Building B | P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>. T&C Apply.



WBHRA Numbers: HIRA/P/HOW/2018/000164 - SUMMIT | HIRA/P/HOW/2018/000165 - PINNACLE | HIRA/P/HOW/2018/000281 - CREST. For details, visit: www.hira.wb.gov.in. NK Realtors HIRA registration number: HIRA/A/NOR/2018/000001

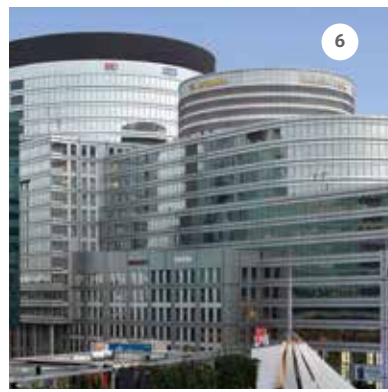
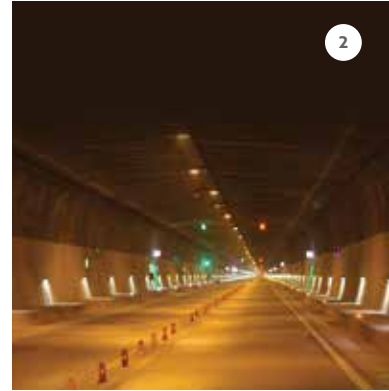


MahaRERA Numbers: Tower 21(Phase 1): P52100026451 | Tower 20(Phase 2): P52100026479 | Tower 19(Phase 3): P52100026480 | Tower 1(Phase 4): P52100026478 | Tower 2(Phase 5): P52100026452 | Tower 4(Phase 7): P52100026800 | Tower 18(Phase 10): P52100026795 | Tower 17(Phase 9): P52100026797 | Tower 3(Phase 6): P52100026779 | Tower 5(Phase 8): P52100026785, For details visit: <https://maharera.mahaonline.gov.in>



REMEMBER THE NAME. CELEBRATE
THE ACHIEVEMENT

SP Group has become a standard bearer of architectural excellence, in India and abroad, with a number of landmark projects.



PROJECTS

1. The Imperial - Mumbai
2. Chenani-Nashri Tunnel - Jammu & Kashmir
3. Palace of the Sultan of 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 Center - Mumbai
9. Chenab Bridge - Jammu & Kashmir

A LEGACY OF 150 YEARS

- Creating landmarks for over 150 Years
- Over 20.4 mn sq. m. constructed in India
- Global presence in more than 60 countries
- A strong employee base of 60,000 people from 40+ nationalities



*Shapoorji Pallonji E&C has been ranked No. 1 among top 50 Real Estate and Infrastructure Companies, by the Construction Week India magazine 2018 (Volume 10, Issue 3, 2018).

Actual images



