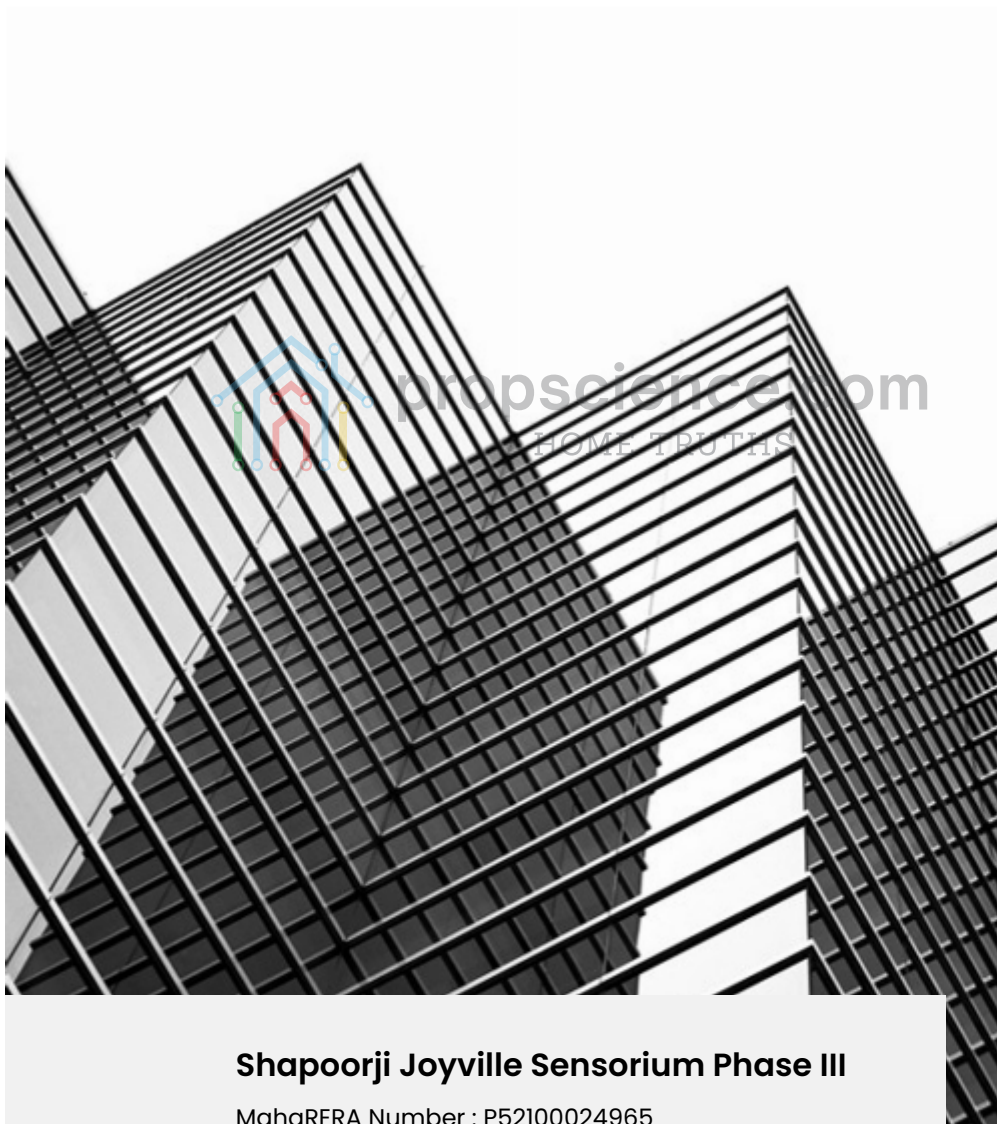


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# PROP REPORT



**Shapoorji Joyville Sensorium Phase III**

MahaRERA Number : P52100024965



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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SENSORIUM PHASE III

## LOCATION

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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 142 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure



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- Pune International Airport **28.5 Km**
- MSRTC Bus Stop Maan Center **4.8 Km**
- Hinjewadi Railway Station **7.8 Km**
- Maan Rd & Pathak Rd **1.6 Km**
- Sanjeevani Multispeciality Hospital **4.9 Km**
- Global Indian International School **3 Km**
- Grand Highstreet, Phase 1 **4.7 Km**
- Gajraj Super Market **2.3 Km**

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# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	NA	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 31st May, 2025	2.3 Acre	2 BHK,3 BHK

### Project Amenities

 <b>Sports</b>	Cricket Pitch,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area,Tree House,Wooden Treetop Walk
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	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
Elation Building B	2	22	4	2 BHK,3 BHK	88
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,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
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2 BHK	697 - 789 sqft
3 BHK	973 - 978 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling
<b>HVAC Service</b>	NA
<b>Technology</b>	Home Automation
<b>White Goods</b>	NA

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# COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 7650000 to 8970000
3 BHK	--	--	INR 11200000 to 11260000

**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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	787	3	INR 9549986	INR 12134.67
October 2022	565	12	INR 6390757	INR 11311.07
August 2022	561	3	INR 6170295	INR 10998.74
May 2022	561	7	INR 6232285	INR 11109.24
April 2022	561	5	INR 5784622	INR 10311.27
March 2022	565	6	INR 5784629	INR 10238.28
March 2022	561	17	INR 5895215	INR 10508.4
February 2022	561	17	INR 5895215	INR 10508.4

<b>February 2022</b>	561	7	INR 5705310	INR 10169.89
<b>January 2022</b>	561	21	INR 5763120	INR 10272.94
<b>October 2021</b>	787	5	INR 8441863	INR 10726.64
<b>August 2021</b>	787	21	INR 8473213	INR 10766.47
<b>August 2021</b>	787	15	INR 8450731	INR 10737.9
<b>July 2021</b>	787	21	INR 8294016	INR 10538.78
<b>June 2021</b>	598	19	INR 6180440	INR 10335.18
<b>June 2021</b>	565	2	INR 5887625	INR 10420.58
<b>May 2021</b>	787	19	INR 8300881	INR 10547.5
<b>May 2021</b>	598	21	INR 6525528	INR 10912.25
<b>April 2021</b>	565	12	INR 5783225	INR 10235.8
<b>April 2021</b>	603	8	INR 6702523	INR 11115.3

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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	55
 Infrastructure	64
Local Environment	80
Land & Approvals	50
Project	74
People	56
Amenities	70

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<b>Building</b>	57
<b>Layout</b>	60
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>60/100</b>

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**Disclaimer**  
HOME TRUTHS

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