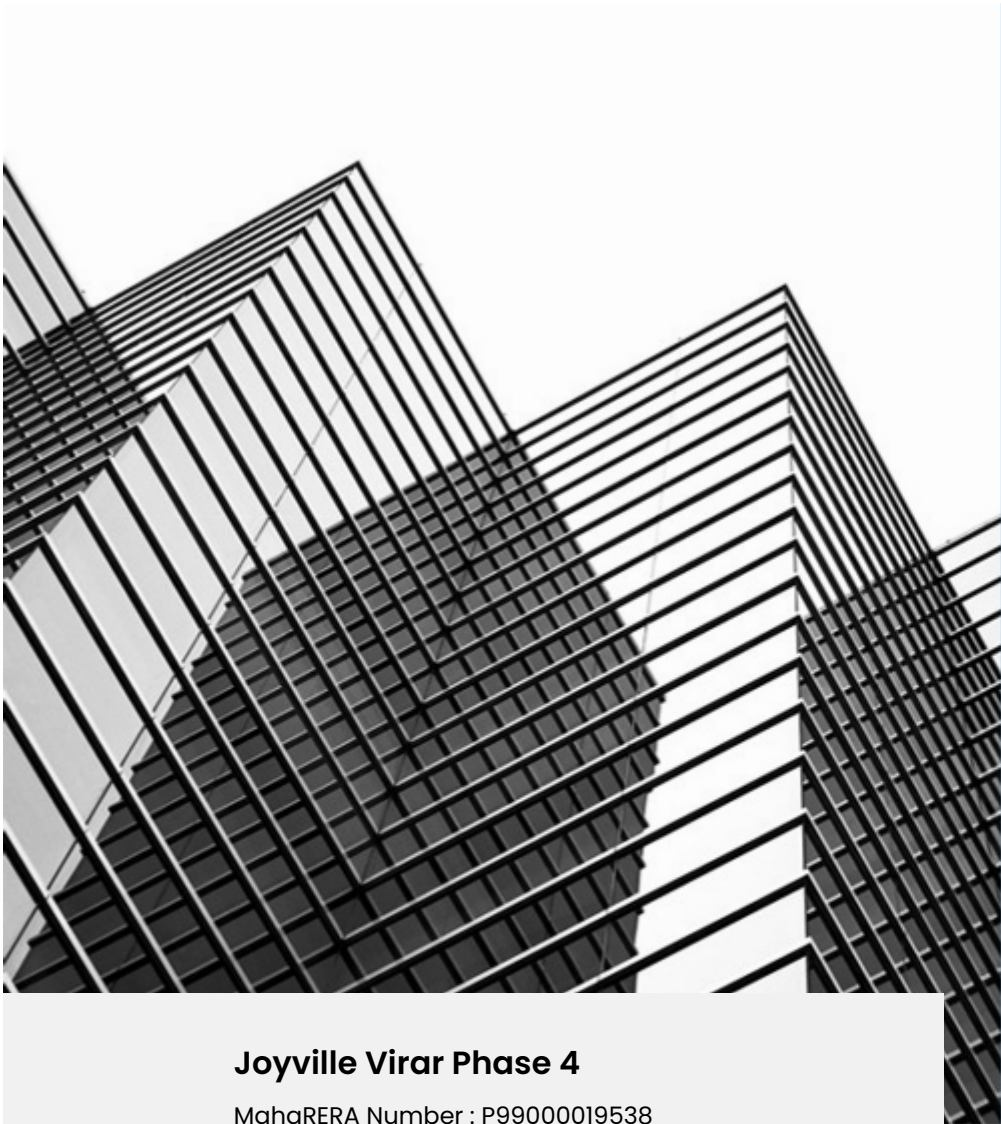


propscience.com

PROP REPORT



Joyville Virar Phase 4

MahaRERA Number : P99000019538



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.

LOCATION

Post Office	Police Station	Municipal Ward
Virar	NA	NA

Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 78 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport, Mumbai, Maharashtra **56 Km**
- Bolinj Naka **1 Km**
- Virar Railway Station **2.4 Km**
- Virar Phata, Kaner, Maharashtra 401303 **13 Km**
- Sanjivani Hospital **2.9 Km**
- Matrix Academy School **1.4 Km**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **1.5 Km**
- D Mart virar West, near NEW VIVA COLLAGE, Chintamani Vihar, Y K Nagar, ROAD, Virar, Maharashtra 401303 **3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	2	1

JOYVILLE VIRAR PHASE 4

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

JOYVILLE VIRAR PHASE 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th January, 2024	886.79 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Water Storage

JOYVILLE VIRAR PHASE 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Joyville Virar Phase 4 - Palm Meadows - 2	2	23	4	1 BHK,2 BHK	92
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

JOYVILLE VIRAR PHASE 4

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	355 sqft
2 BHK	523 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

JOYVILLE VIRAR PHASE 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8075	INR 2866625	INR 3372500

2 BHK	INR 8075	INR 4223225	INR 4968500
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
2%	7%	INR 65000
Floor Rise	Parking Charges	Other Charges
NA	INR 400000	INR 45000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

JOYVILLE VIRAR PHASE 4

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	45
Connectivity	65
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	76
People	56
Amenities	56
Building	65
Layout	53

Interiors	63
Pricing	50
Total	64/100

JOYVILLE VIRAR PHASE 4

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