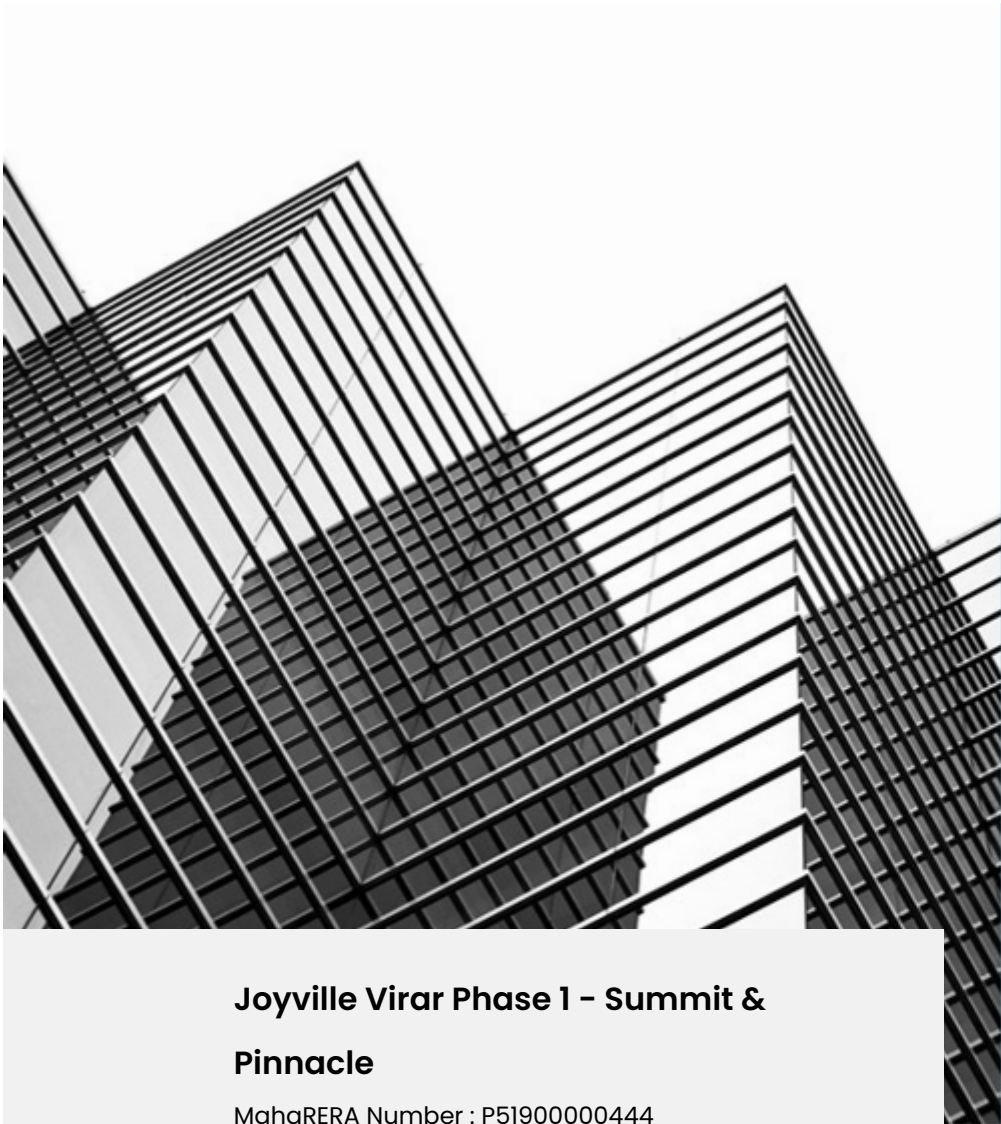


PROP REPORT



Joyville Virar Phase 1 - Summit &

Pinnacle

MahaRERA Number : P51900000444



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

Connectivity & Infrastructure

- Mumbai International Airport **62.0 Km**
- Virar S.T Bus Depot **2.7 Km**
- Virar Railway Station **3.1 Km**
- NH48 **12 Km**
- Sahayog Hospital **2.1 Km**
- Muljibhai Mehta International School **2.1 Km**
- Reliance Trends **2.9 Km**
- D Mart **3.6 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

JOYVILLE VIRAR PHASE 1 –
SUMMIT & PINNACLE

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2021	4660.2 Sqmt	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Pinnacle	3	22	8	2 BHK,3 BHK	176
Summit	3	22	8	2 BHK,3 BHK	176
First Habitable Floor				4th	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

JOYVILLE VIRAR PHASE 1 -
SUMMIT & PINNACLE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	660 – 760 sqft

3 BHK	876 sqft
2 BHK	660 – 760 sqft
3 BHK	876 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

JOYVILLE VIRAR PHASE 1 – SUMMIT & PINNACLE

COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 6666000 to 7676000
3 BHK	--	--	INR 8847600

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

JOYVILLE VIRAR PHASE 1 –
SUMMIT & PINNACLE

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	385	1	INR 3534423	INR 9180.32
July 2022	537	NA	INR 5758857	INR 10724.13
June 2022	401	NA	INR 4190660	INR 10450.52
June 2022	604	NA	INR 7101607	INR 11757.63
June 2022	401	NA	INR 3749685	INR 9350.84
May 2022	401	NA	INR 4172870	INR 10406.16
May 2022	537	NA	INR 6090157	INR 11341.07
May 2022	604	NA	INR 6691780	INR 11079.11
April 2022	399	NA	INR 3576920	INR 8964.71

April 2022	537	NA	INR 5162582	INR 9613.75
April 2022	383	NA	INR 3330832	INR 8696.69
March 2022	401	NA	INR 3717073	INR 9269.51
March 2022	524	NA	INR 5914212	INR 11286.66
March 2022	399	4	INR 3558537	INR 8918.64
February 2022	367	17	INR 3572648	INR 9734.74
February 2022	661	22	INR 5300000	INR 8018.15
February 2022	604	3	INR 6430573	INR 10646.64
January 2022	401	3	INR 3558175	INR 8873.25
January 2022	399	7	INR 3539840	INR 8871.78
January 2022	401	10	INR 3880145	INR 9676.17

JOYVILLE VIRAR PHASE 1 –
SUMMIT & PINNACLE

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	55
Infrastructure	78
Local Environment	83
Land & Approvals	50
Project	58
People	56
Amenities	62

Building	67
Layout	45
Interiors	53
Pricing	30
Total	57/100

JOYVILLE VIRAR PHASE 1 –
SUMMIT & PINNACLE

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