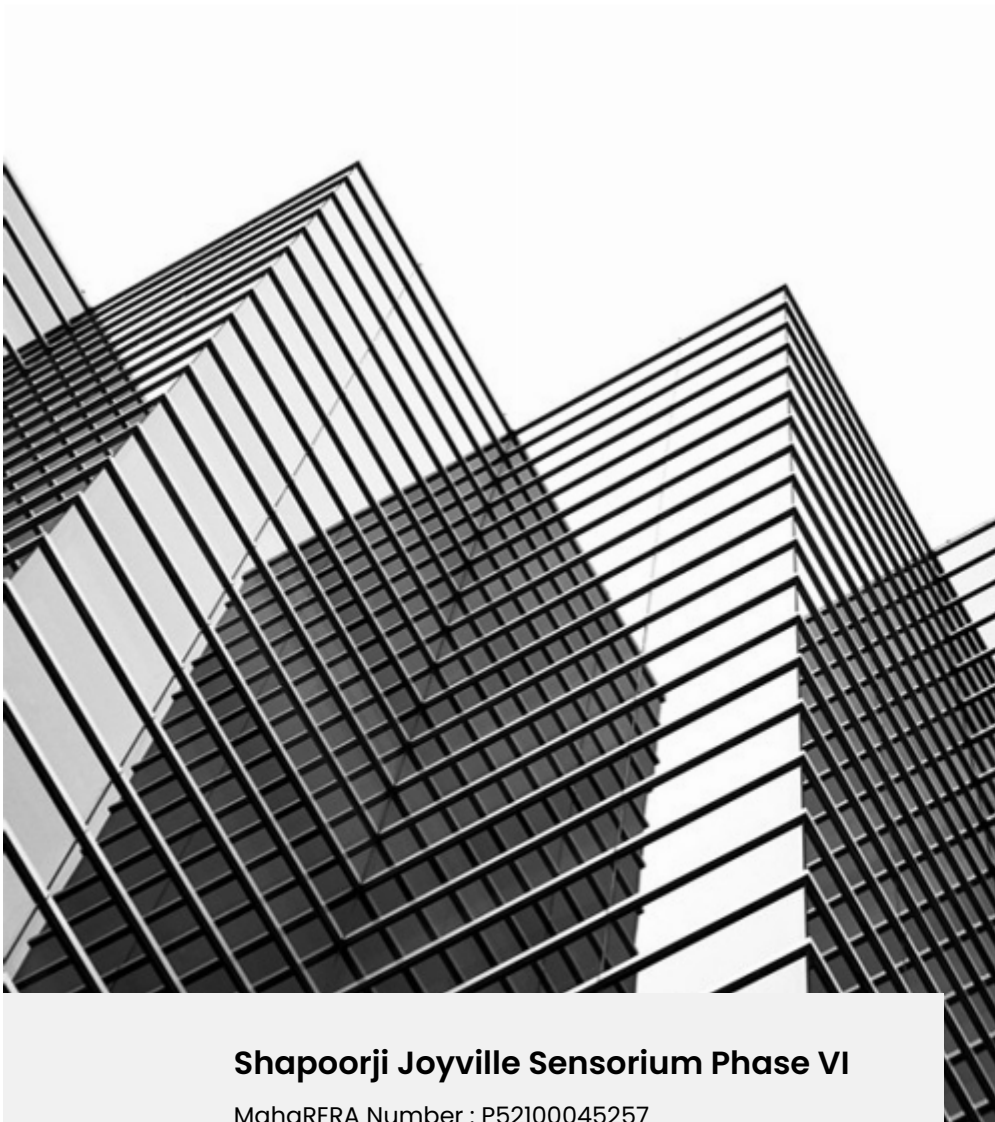


PROP REPORT



Shapoorji Joyville Sensorium Phase VI

MahaRERA Number : P52100045257



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.

SHAPOORJI JOYVILLE

SENSORIUM PHASE VI

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

Connectivity & Infrastructure

- 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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SENSORIUM PHASE VI

LAND & APPROVALS

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

SHAPOORJI JOYVILLE

SENSORIUM PHASE VI

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 September, 2026	2.5 Acre	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Open Stage Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Deck Area,Tree House,Wooden Treetop Walk
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower G	2	22	4	2 BHK,3 BHK	88
First Habitable Floor				1st 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

SHAPOORJI JOYVILLE
SENSORIUM PHASE VI

FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK	697 – 789 sqft
3 BHK	973 – 978 sqft

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

Flooring	Marble 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

SHAPOORJI JOYVILLE SENSORIUM PHASE VI	
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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

Festive Offers	The builder is not offering any festive offers at the moment.
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.

SHAPOORJI JOYVILLE
SENSORIUM PHASE VI

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	787	17	INR 10010006	INR 12719.19
December 2022	791	14	INR 9775766	INR 12358.74
December 2022	791	22	INR 9942321	INR 12569.31
December 2022	603	2	INR 7679651	INR 12735.74
December 2022	787	19	INR 9115412	INR 11582.48

December 2022	791	4	INR 9670491	INR 12225.65
November 2022	598	15	INR 7511065	INR 12560.31
November 2022	561	15	INR 6859712	INR 12227.65
November 2022	598	3	INR 7619781	INR 12742.11
November 2022	598	11	INR 7611053	INR 12727.51
October 2022	603	14	INR 7654911	INR 12694.71
October 2022	787	17	INR 9708081	INR 12335.55
October 2022	787	7	INR 9582781	INR 12176.34
September 2022	791	16	INR 9661720	INR 12214.56
September 2022	787	15	INR 9699190	INR 12324.26

September 2022	787	5	INR 9714346	INR 12343.51
September 2022	603	20	INR 7491715	INR 12424.07
September 2022	561	3	INR 6511920	INR 11607.7
August 2022	561	11	INR 5972100	INR 10645.45
August 2022	561	15	INR 6646240	INR 11847.13

SHAPOORJI JOYVILLE
SENSORIUM PHASE VI

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	76
Building	57
Layout	60
Interiors	73
Pricing	40
Total	61/100

SHAPOORJI JOYVILLE
SENSORIUM PHASE VI

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