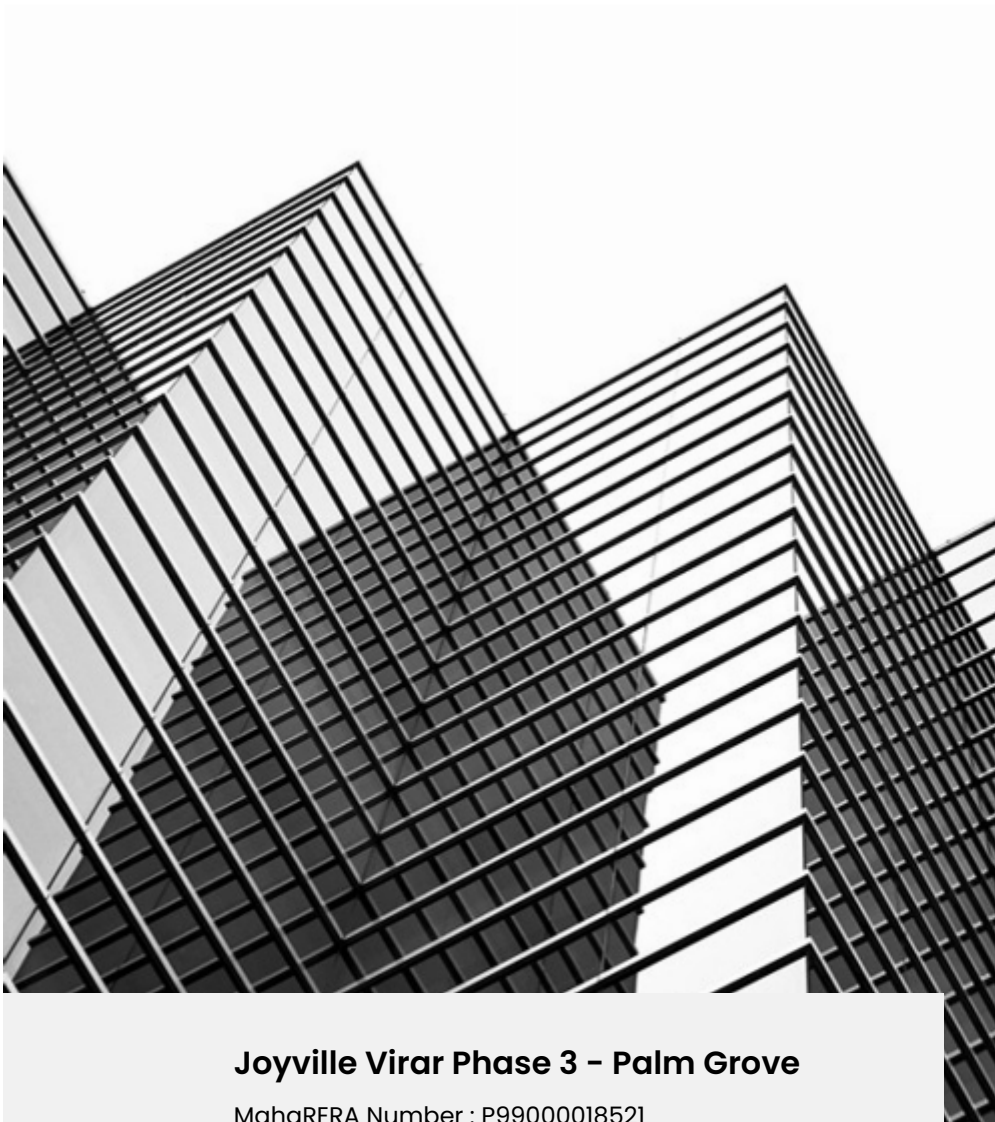


propscience.com

# PROP REPORT



**Joyville Virar Phase 3 – Palm Grove**

MahaRERA Number : P99000018521



# 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

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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
January 2023	1	1

JOYVILLE VIRAR PHASE 3 –  
PALM GROVE

# 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 June, 2024	4660.2 Sqmt	1 BHK,2 BHK

## Project Amenities

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

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Palm Grove	3	21	8	1 BHK,2 BHK	168
First Habitable Floor				2nd Floor	

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 3 –  
PALM GROVE

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 – 365 sqft
2 BHK	502 sqft

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

<b>Flooring</b>	Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

JOYVILLE VIRAR PHASE 3 –  
PALM GROVE

# COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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1 BHK	--	--	INR 3535000 to 3686500
2 BHK	--	--	INR 5070200

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
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>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,DHFL Bank,HDFC 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.



## 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	56
Project	71
People	56

<b>Amenities</b>	62
<b>Building</b>	67
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	30
<b>Total</b>	<b>60/100</b>

JOYVILLE VIRAR PHASE 3 –  
PALM GROVE

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