



THE SECRET
TO
*Signature
Living*

Preface



Wellness encompasses every aspect of life. It refers to the state of well-being that consists of the physical, emotional, intellectual, environmental, social and spiritual dimensions of our life. So, maintaining an optimal level of wellness is absolutely crucial to live a high quality life. In today's times living a healthy lifestyle is an overwhelming challenge.

However, the truth is that living a healthy lifestyle comprises of little things we do daily and these small things if done consistently produce big results. Knowledge is power and this booklet is a great source of information to help you get fit, stay healthy and live well at Joyville Sensorium, Hinjawadi.

This guide contains tips to find balance in everyday life. It will change the reader's perspective about overall health and empower the reader with new insights on health and fitness. So, go ahead and make better choices for a healthy mind, body, heart, and soul. Come take a journey into a signature life offered at Joyville Sensorium.



Chapter 1 – Unveiling the Secret

A WORLD OF WELLNESS WHERE HAPPINESS FLOURISHES

Welcome to Joyville Sensorium, a grand tower surrounded by nature's bounty. A place where you can pause from your hectic life and connect with nature or discover its beauty all around.

Nestled on the banks of the Mula River, this luxurious address offers spectacular river views, lush landscaping and signature spacious homes with every comfort designed for your well-being. Located in Pune's prime IT hub Hinjawadi, this splendid tower enjoys good connectivity in a tranquil setting. Come experience a signature lifestyle crafted just for you.



River front clubhouse with infinity edge pool



Vehicle-free podium



An EDGE registered project



Smart home automation^



1.8 km walking boulevard



2.8 acres (~11,300 Sq. m.) of multi-level sunken garden



Only 9 towers on 10.5 acres (~42,400 Sq.m.)



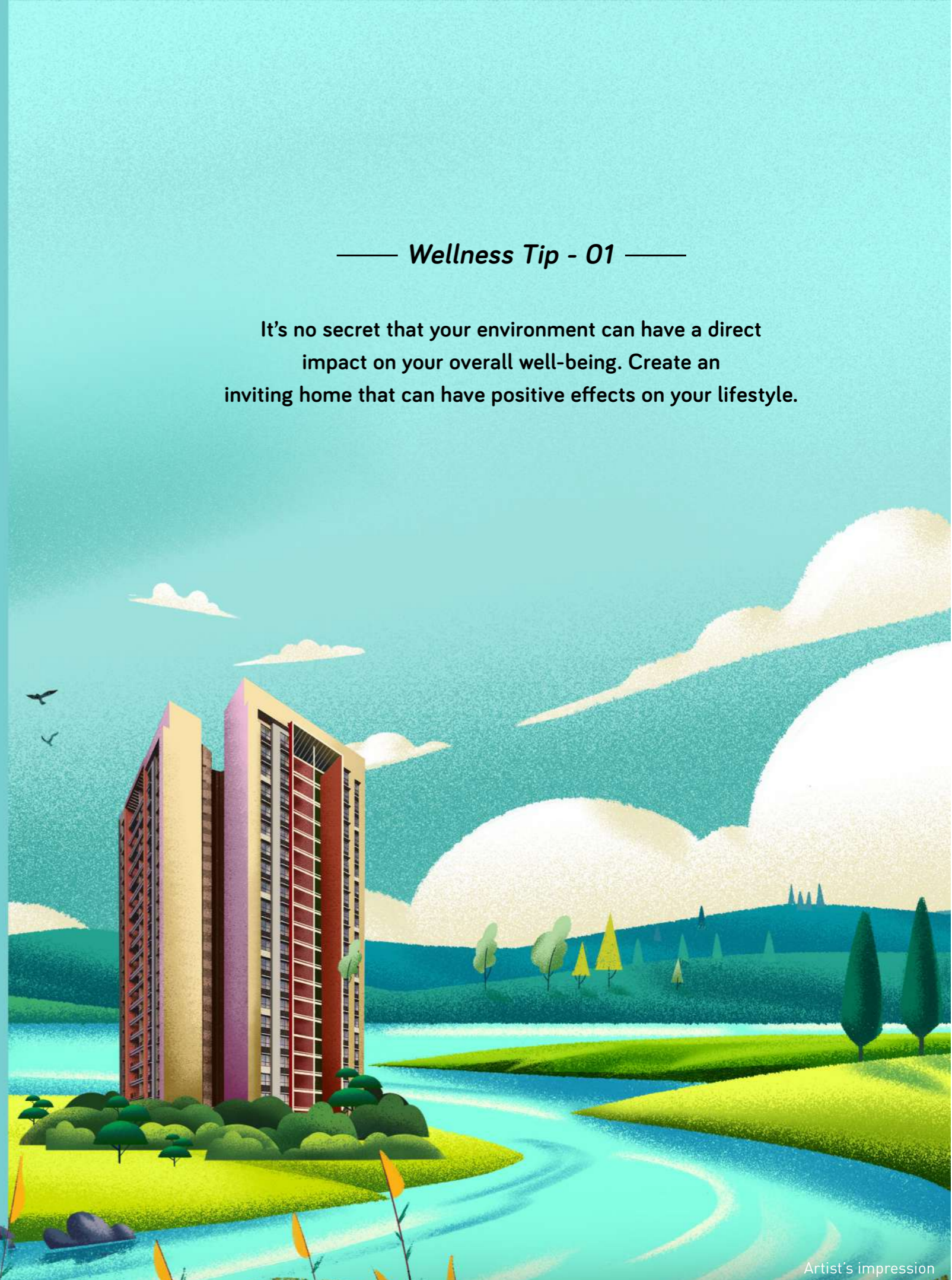
More than 75% open space



Electric vehicle charging station

Wellness Tip - 01

It's no secret that your environment can have a direct impact on your overall well-being. Create an inviting home that can have positive effects on your lifestyle.



Artist's impression

Disclaimer: Images are digitally enhanced. No photos have been shot at site. Products, features, pictures, images, etc., shown, are illustrations for reference only. The promoter shall undertake development of the layout in a phased manner. *Smart home automation consists of voice-controlled devices, a Wi-Fi router for high-speed internet, IP Series video door phone, motion sensors, panic alarm button and a gas leak detector. Video door-bell at the flat entrance will be provided without an indoor unit. Customers can connect their mobile phone/tablet, etc. as per their choice. Voice-controlled homes/Home automation consists of control of lights, fans and ACs in the living room and all bedrooms with a mobile phone. TV, Set-Top Box, Speakers and ACs can be voice-controlled in the living room alone with the help of Google Nest Mini. Equipment enabling home automation will be provided by the developer namely Home automation

circuit, IR blaster and Google Nest Mini. Appliances/white goods should be purchased by the customer (e.g. TV, AC, Mobile Phone, Light, Fans, etc.) Motion sensors will only be provided in toilets. Lighting needs to be done by the customers as per their requirements. Wi-Fi router of Jio/airtel/Vodafone-Idea or equivalent will be provided. Subscription charges to the requisite internet service shall be borne by the customer. Only 1 panic alarm button will be provided in the 2nd bedroom [Kids' bedroom] of every flat. All the above items will be provided only in Tower A, B, D, E, F and G. T&C apply.



Chapter 2 - Unveiling the Location

A LAND OVERFLOWING WITH INFINITE OPPORTUNITIES

Explore a land surrounded by lush greenery, riverside beauty and utmost tranquillity. Yet close to the hustle and bustle of the city. This is Hinjawadi, the fastest growing IT hub in Pune. Offering unmatched connectivity and easy accessibility to healthcare facilities, educational institutions, business centres and recreational hotspots, Joyville Sensorium is the perfect place to live a signature lifestyle.

So, enjoy the advantage of walking or cycling to work daily and spend the time saved on commuting by focusing on your self-care for your overall well-being. That's not all. Even kids save time travelling to school and back, and have extra time for play.



Wellness Tip - 02

It's important to balance a busy schedule with sufficient downtime. So take a break to relax and refresh your mind after work.

Highlights of Hinjawadi



One of the largest IT parks in India



Proposed Elevated Metro Line III connecting Hinjawadi to various parts of Pune*



Direct access to 110 metres wide Ring Road*



Mahalunge-Hinjawadi Bridge (Functional)



Proposed Maan Mahalunge Hi-Tech City Park



High Rental Demand



Chapter 3 – Unveiling the Perks

THOUGHTFUL AMENITIES FOR INFINITE EXPERIENCES

Escape to a world of grandeur crafted with every comfort. A place with luxurious amenities so you can retreat and relax peacefully. Just walk into the magnificent camouflaged clubhouse or take a refreshing dip in the infinity edge pool. There's also a sunken garden to feel the grass under your feet or a mini-theatre to watch a good blockbuster in 5D. At Joyville Sensorium, your recreation takes centre stage, so you can indulge in the finer joys of life.

— Wellness Tip - 03 —

Swimming is a fun and effective way to relieve stress and it helps to soothe your mind as well as recharge your body.



Chapter 4 – Unveiling the Sunken Garden

WHERE LAYERS
OF GREEN LEAD
TO UNENDING JOY

Witness the beauty of Mother Nature sculpted aesthetically to stimulate your senses. The wave like layered effect is designed to give a calming and peaceful atmosphere. Spread over 2.8 acres (~11,300 Sq. m.) of land on the property, this multi-level garden enhances the overall ambience. So, go ahead and sit, walk or play on the grass and enjoy your time connecting with nature.

— Wellness Tip - 04 —

Walking barefoot on the grass in the morning or evening rejuvenates your senses and calms the mind. It has health benefits and improves well-being.





SWING GARDEN

Artist's impression

Chapter 5 – Unveiling a Signature View

A SCENIC VIEW
JUST FOR THE
PRIVILEGED FEW

Wake up to breath-taking views of the sparkling River Mula right next door. Let the sound and sight of ripples flowing captivate your mind and soul. The calming waters will invigorate you with positivity while the surrounding green landscape adds beauty to this pristine location. So, de-stress by gazing at the river and feeling the cool breeze in your home.

Wellness Tip - 05

Fresh air and sunlight helps to improve our well-being. It makes us feel happier, more relaxed and healthier. So, inhale and exhale a few deep breaths every day.



Chapter 6 - Unveiling a Hidden Retreat

A SPRAWLING CLUBHOUSE DRESSED IN SHADES OF GREEN

Tucked away in nature's quiet embrace is a one-of-a-kind river facing camouflaged clubhouse. This beautiful clubhouse is designed to rejuvenate your senses in a grand way. The infinity pool and pool side deck offer a peaceful ambience to chill out and enjoy river views. The gaming arcade and indoor games area is the best place for a quick game after work.

- Gymnasium with Steam Room
- Digital Gaming Room
- Leisure Pool
- Indoor Games with Table Tennis & Pool
- Creche*
- Infinity Edge Pool
- Interactive Squash Court
- Herbal Café
- 5D Miniplex
- Sound Lounge*
- Kids' Pool
- Multipurpose Hall



Wellness Tip - 06

Looking at your phone screen or laptop for a long time can tire your eyes.
Rest your eyes by gazing at the river or nature around you.

FLORAL TUNNEL



Artist's impression

INTERACTIVE SQUASH COURT



Stock image, for representation purpose only

5D MINIPLEX



Stock image, for representation purpose only

Chapter 7 - Unveiling Smart Amenities

A SECURED ADDRESS WITH SMART AMENITIES

Step into a signature home with modern comforts and conveniences at your command. A luxurious residence where you can indulge in a grand lifestyle yet enjoy complete peace of mind. At Joyville Sensorium, every home is equipped with the best home automation technology and security systems to ensure the safety and security of your loved ones. So, go ahead and live a smart life as you control your smart home at the touch of a button.

Wellness Tip - 07

It is very important to learn to deal with stress in a smart and effective way. Practice yoga to calm your mind and enhance your overall mood.



Stock image, for representation purpose only

Smart Home Amenities



Voice Controlled Homes*



Wi-Fi Router for High-speed Internet^



IP Series Video Door Phone[§]



Motion Sensors**



Panic Alarm Button^^



Gas Leak Detector

Chapter 8 – Unveiling Signature Homes

**SPACIOUS
ABODES
TO ELEVATE
YOUR LIFESTYLE**

*S*tep into utmost luxury. A spacious retreat with refreshing river views to greet you every morning. A residence that exudes style and sophistication and is cocooned with comforts to live a signature lifestyle. Offering a range of luxurious 2 & 3 BHK abodes with smart technology, these incredible dream homes are designed for your well-being.



Wellness Tip - 08

Create a special area in your home that you can call your happy place. It can be a corner where you can relax, meditate, listen to music or read a book.



Artist's impression

HOME SPECIFICATIONS

PAINTING

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/weather shield paint

FLOORING

- Vitrified tiles of size 600 mm x 600 mm for living, dining, kitchen & bedrooms
- Rough textured and coarse ceramic tiles of size 600 mm x 600 mm in all bathrooms
- Wooden resembling ceramic tiles in terraces
- Rough textured ceramic tiles in utility area

DOORS

- Main door, bedroom doors - pre-engineered/wooden flush door with laminates on both sides
- Toilet door - granite frame with pre-engineered/wooden flush door
- Mortise lock with levers for all bedroom doors
- Branded tribolt lock for main door

WINDOWS

Water tight and noise reducing anodized Aluminium Sliding Windows made with Japanese technology by Tostem or equivalent

ELECTRICALS

- Electrical points - Modular switches and sockets from Legrand or equivalent
- Provision for inverter in passage area

RAILING

MS Railing with synthetic enamel paint finish

KITCHEN

- Kitchen counter: Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- Wall: Dado tiles up to 600 mm above counter top
- Adequate electrical points provided for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier

BATHROOMS

- Counter top with under counter basin in master toilet
- Branded sanitary fittings from Kohler/Jaquar or equivalent
- Branded CP fittings from Kohler/Jaquar or equivalent
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms
- Solar water connection in master bedroom

BEDROOMS

2 way control switches in all the bedrooms (selective points for fan and light)

24X7 DG BACKUP IN COMMON AREAS

CCTV AT ENTRANCE GATE AND BUILDING ENTRANCE LOBBY

AN EDGE REGISTERED PRODUCT

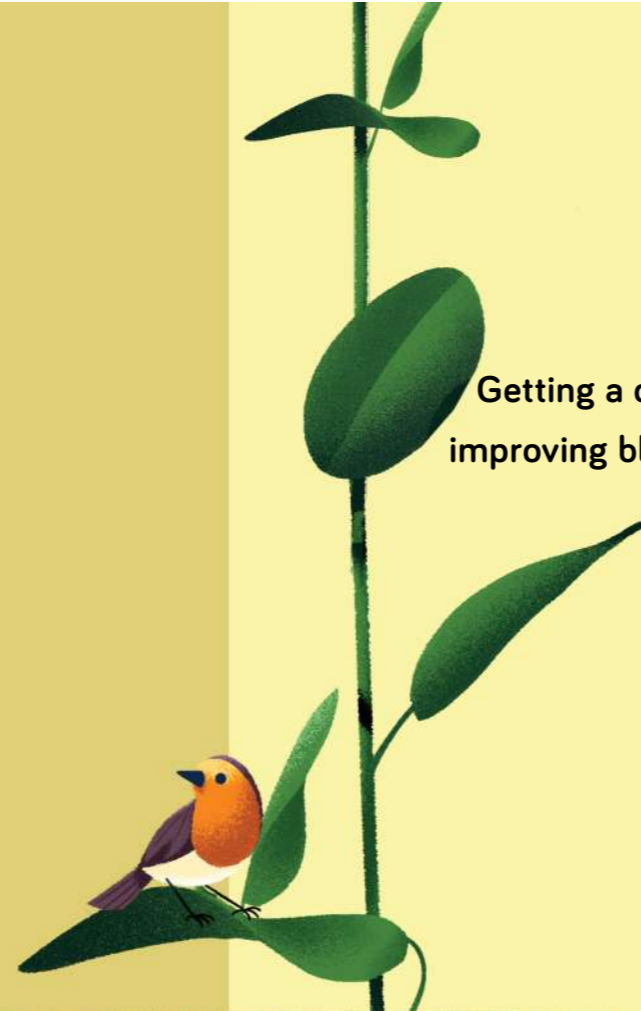
- EDGE is part of a holistic strategy to steer construction in rapidly urbanizing economies onto a more low-carbon path, a green building standard and a certification system for over 140 countries
- EDGE registration ensures energy efficient homes, hence bringing down your utility bills

Chapter 9- Unveiling the Masterplan

A SIGNATURE RESIDENCE PLANNED TO PERFECTION

— Wellness Tip - 09 —

Getting a daily dose of fresh air can reap all kinds of benefits including improving blood pressure, strengthening your immune system and making you feel happier.



Ground level

1. Futsal Court
2. Periphery Walk with Tree Avenues
3. Multi-utility Game Arena
4. Fruit Orchards / Fruit Avenue
5. Netted Cricket Pitch

Podium Level

6. Jogging / Cycling Track
7. Cantilever Pavilions
8. Tree House
9. Toddlers' Play Area
10. Mound Kids Play
11. Senior Citizens' Plaza
12. Pavilion

Multi-level Sunken Garden

13. Clubhouse with Infinity Edge Swimming Pool
14. Musical Play Court
15. Meditation Cove
16. Herbs Garden
17. Skating Rink
18. Open Air Gym
19. Floral Tunnel
20. Rhythm Walk
21. Aromatic Garden
22. Reflexology Path
23. Barbeque Hangar
24. Swing Garden
25. Amphitheatre
26. Central Lawn
27. Kids' Play Courts
28. Outdoor Chess
29. Outdoor Snakes & Ladders
30. Outdoor Ludo
31. Hopscotch

Clubhouse Amenities

- A. Infinity Edge Lap Pool
- B. Kids' Pool
- C. Leisure Pool
- Gymnasium with Steam Room
- Multipurpose Hall
- Indoor Games with Table Tennis & Pool Table
- 5D - Miniplex
- Sound Lounge*
- Digital Gaming Room
- Interactive Squash Court
- Herbal Café
- Crèche*



AREA STATEMENT

Typology	RERA Carpet Area		Appurtenant Area	Total Area
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2BHK Luxury A (Odd / Even)	50.97 / 51.37	549 / 553	149 / 149	697 / 702
2BHK Royale A (Odd / Even)	58.63 / 59.18	631 / 637	154 / 155	785 / 792
2BHK Luxury B (Odd / Even)	52.1 / 52.5	561.2 / 565.2	150.1 / 150.6	711.4 / 715.8
2BHK Royale B (Odd / Even)	55.6 / 56.1	598.9 / 603.8	184.2 / 185.7	783 / 789.4
3BHK Suite (Odd / Even)	73.1 / 73.6	786.8 / 791.7	185.4 / 187.3	973 / 978.9

UNIT PLAN

2 BHK - LUXURY - A (EVEN)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	4'11" X 5'0"
2.	LIVING/DINING	16'1" X 11'0"
3.	TERRACE	7'7" X 6'0"
4.	M. BEDROOM	10'0" X 12'0"
5.	M.TOILET	7'6" X 4'6"
6.	BEDROOM	10'0" X 10'0"
7.	TOILET	4'6" X 6'0"
8.	KITCHEN	8'6" X 7'3"
9.	DRY BAL	3'5" X 6'2"
10.	PASSAGE	4'6" X 4'7"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ.M.	SQ.FT.	SQ.FT.	SQ.FT.
2 BHK-LUXURY A	51.3	553	149	702

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

UNIT PLAN

2 BHK - ROYALE - A (EVEN)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	5'2" X 4'10"
2.	LIVING/DINING	19'0" X 11'6"
3.	TERRACE	7'8" X 9'0"
4.	M. BEDROOM	10'0" X 13'0"
5.	M.TOILET	4'6" X 8'0"
6.	BEDROOM	10'0" X 11'6"
7.	TOILET	4'6" X 6'0"
8.	KITCHEN	9'1" X 7'3"
9.	DRY BAL	3'8" X 6'2"
10.	PASSAGE	4'5" X 5'4"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ.M.	SQ.FT.	SQ.FT.	SQ.FT.
2 BHK-ROYALE A	59.1	637	155	792

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.
The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

UNIT PLAN

2 BHK - LUXURY - B (ODD)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	4'11" X 4'8"
2.	LIVING/DINING	17'0" X 11'0"
3.	TERRACE	8'0" X 6'0"
4.	M. BEDROOM	10'0" X 12'0"
5.	M.TOILET	7'6" X 4'6"
6.	BEDROOM	10'0" X 10'0"
7.	TOILET	4'6" X 6'0"
8.	KITCHEN	7'8" X 8'5"
9.	DRY BAL	3'1" X 7'4"
10.	PASSAGE	4'6" X 4'7"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK-LUXURY B	52.1	561.2	150.1	711.4

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/altered subject to applicable laws.

UNIT PLAN

2 BHK - ROYALE - B (ODD)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	5'0" X 4'8"
2.	LIVING/DINING	19'0" X 11'6"
3.	TERRACE	7'8" X 9'0"
4.	M. BEDROOM	10'0" X 13'0"
5.	M.TOILET	8'0" X 4'6"
6.	BEDROOM	10'0" X 11'6"
7.	TOILET	4'6" X 6'0"
8.	KITCHEN	9'0" X 7'3"
9.	DRY BAL	3'8" X 6'6"
10.	PASSAGE	4'5" X 5'4"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
2 BHK-ROYALE B	55.6	598.9	184.2	783

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

UNIT PLAN

3 BHK SUITE - (ODD)



S.No.	NAMES	DIMENSIONS
1.	ENT. LOBBY	5'0" X 4'8"
2.	LIVING/DINING	20'6" X 11'6"
3.	TERRACE	7'8" X 9'0"
4.	M. BEDROOM	10'0" X 13'0"
5.	M.TOILET	4'6" X 8'0"
6.	BEDROOM 1	11'7" X 10'0"
7.	TOILET 1	4'6" X 7'6"
8.	BEDROOM	10'0" X 11'0"
9.	TOILET	4'6" X 6'0"
10.	KITCHEN	10'3" X 7'3"
11.	DRY BAL	4'0" X 6'0"
12.	PASSAGE	4'5" X 7'1"

TYPOLOGY	RERA CARPET AREA		APPURTENANT AREA*	TOTAL AREA
	SQ. M.	SQ. FT.	SQ. FT.	SQ. FT.
3 BHK-SUITE	73.1	786.8	185.4	973

*Sum of Encl. balcony area, area of terrace and area of open balcony

Variance (+/-) 3% in area may occur on account of site conditions/columns/variations. Dimensions are of unfinished areas.
The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws.

Chapter 10 – Unveiling the Group Behind the Project

A LEGACY OF EXCELLENCE BUILT OVER 155 YEARS

*W*ith a legacy of over 155 years, the Shapoorji Pallonji Group is known for creating architectural marvels and landmarks across the globe. Having maintained their leadership position in the construction and real-estate industry, the Group has always delivered projects that surpass expectations. Today, the Group has grown phenomenally spreading its foothold in over 40 countries and has a strong base of over 40,000 employees worldwide.



The Imperial - Mumbai



Chenani-Nashri Tunnel -
Jammu & Kashmir



Palace of the Sultan of Oman



Fairmont Bab Al Bahr - Abu Dhabi



Barakhamba Underground
Metro Station - New Delhi



Cybercity - Gurugram



World Trade Centre - Mumbai



MCA Stadium - Pune



Joyville[®]

by **Shapoorji Pallonji**[®]

Head Office:

Shapoorji Pallonji Real Estate, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005, Tel: +91-22-67490000

Site Office:

Joyville Shapoorji Housing Pvt. Ltd., Mann Near Phase 1, Hinjawadi, Pune-411 057.

Contact: 020 6705 7044 **Website:** www.joyvillehomes.com **CIN:** U45200MH1943PTC003812

MahaRERA Numbers: Building A (Vista) - P52100027234 • Building B (Elation) - P52100024965
• Building C (Ambrosia) - P52100024963 • Building D (Auris) - P52100027244
• Building E (Prisma) - P52100024964 • Building F & G (Spectra & Signia) - P52100045257.
For details visit: <https://maharera.mahaonline.gov.in>

Disclaimer: The stock images and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and may differ from actuals. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed. The entire development will be carried out in a phased manner by the promoter. The purpose of this advertisement is to indicate to the customers the amenities and facilities that may come up in the project as per the present approved layout. The customers are requested to kindly base their reliance on the Agreement for Sale to be entered into for purchase of the flats/units in the project. We are offering for sale, unfurnished apartments not including add-ons such as furniture and fixtures unless specifically incorporated in the Agreement for Sale. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The colours, shades, patterns, and finishing material shown in the landscape, walls, tiles & facade, etc. are for the purpose of representation only and may vary upon actual construction. This project is financed by and mortgaged to HDFC Ltd. An NOC from HDFC Ltd. for sale of flats shall be provided. T&C apply. **Website:** www.joyvillehomes.com