



**ASSISTANCE SCHEME : OPENING OF REGISTRATION FOR M/S JOYVILLE SHAPOORJI HOUSING PVT LTD FOR HADAPSAR, PUNE AND HOWRAH PROJECTS FOR ARMY PERSONNEL**

- Registration for the under mentioned projects of **M/s Joyville Shapoorji Housing Private Limited** for **Hadapsar Annexe, Pune** and **Howrah** under Assistance Scheme at attractive discounted rates is open from **15 March 2024** onwards on **“First-Come-First-Serve”** basis for all **serving / retired Army personnel, widows & parents of deceased Army personnel** who are in receipt of family pension.
- The details of the projects offered by M/s Joyville Shapoorji Housing Pvt for their following under construction housing projects in **Hadapsar, Pune** and **Howrah (WB)** under Assistance scheme is valid upto **30 Jun 2024** are as under:-

<u>Ser No</u>	<u>Proj &amp; Loc</u>	<u>Tower</u>	<u>RERA PDC</u>	<u>Configu-ration</u>	<u>Area (Sqft)</u>	<u>Mkt Price (Rs in lakhs)</u>	<u>AWHO Discounted Price (Rs in Lakhs)</u>	<u>Discount Offered</u>
(a)	Joyville Hadapsar Annexe, Pune, Manjari	T1 – T3, T19- T21	OC Recd	1BHK Joy	430-604	42.67-74.30	38.86-69.57	6-9%
(b)		T9, T10, T12- T14	Dec 26 onwards	2BHK Luxury	669	80.93-86.54	71.70-77.14	11%
				2BHK Smart	589-595	70.54-75.08	61.61-66.02	12-13%
				3BHK Duplex	1005	114.31-123.62	102.31-111.33	10%
				3BHK Smart	815	99.20-103.81	87.63-92.11	11-12%
				3BHK Ultra Luxe	1043-1045	123.45-132.93	111.17-120.37	9-10%
(c)		T4-T8, T15-T18	Jun 25 onwards	1BHK Joy	430-604	53.02-75.65	47.04-70.67	7-11%
				2BHK Grande	726	84.83-88.65	78.67-82.22	7%

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(d)	Joyville Celestia, Pune Manjari	Phonenix (T1), Nova (T5)	Mar 28 onwards	2BHK Delight	592-593	70.62-74.78	61.70-65.73	12-13%
(e)				2BHK Grande	707	81.58-88.26	72.33-78.81	11%
				3BHK Luxury	936-976	107.39-121.99	95.59-109.76	10-11%
(e)		Sky-Luxe	Dec 26 onwards	3BHK SkyLuxe Duplex	1256-1273	148.61-161.76	138.87-151.62	6-7%
				3BHK SkyLuxe Penthouse	1341-1382	172.48-177.30	162.03-166.70	6%
(f)	Joyville, Howrah (Near Santraga-chi)	Western Heights D-E	Jan 26	2BHK Royal	643	48.03-54.79	39.07-45.38	17-19%
(g)				3BHK Royal	861	62.38-71.69	53.09-62.12	13-15%
(g)	Parkside A	Sep 28	2BHK	679-828	39.48-54.52	35.91-50.41	8-9%	
			3BHK	845-958	52.92-63.35	48.86-58.98	7-8%	

3. The overall discount offered to the applicants of AWHO is between **6-13% discount** at **Hadapsar, Pune** and **7-19% discount** at **Howrah..** The projects are likely to be completed between 2025-2028.

4. A detailed list of M/s Joyville Shapoorji Housing Pvt with configuration, cost, other charges, discount e.t.c. received from Joyville are given in **Appendix A**.

5. **For further details/queries kindly contact AWHO Marketing Section on Tele No 011-23017768 & 23013163 (Extn 325/342, 353).** Details of Single Point of Contact (SPOC) of M/s Joyville housing projects are given below:-

<u>Name of Contact Person</u>	<u>Designation &amp; Project</u>	<u>Contact No</u>	<u>Email ID</u>
Mr Amit Singh	DGM-Sales & Marketing, Shapoorji Pallonji & Co Pvt Ltd, Gurgaon	7838900248	<a href="mailto:AMIT.SINGH2@shapoorji.com">AMIT.SINGH2@shapoorji.com</a>
Ms Jyotsna Ghorpade	Closing Head – Pune Hadapsar	9049988251	<a href="mailto:Jyotsna.ghorpade@shapoorji.com">Jyotsna.ghorpade@shapoorji.com</a>
Ms Pooja Halder	Asst Manager- Sales, Howrah (WB)	9330103139	<a href="mailto:puja.halder@shapoorji.com">puja.halder@shapoorji.com</a>

6. Any applicant who wish to purchase a flat from M/s Joyville Shapoorji Housing Pvt Ltd through AWHO is required to visit the project site of the builder for due diligence. Thereafter, applicant is requested to submit Application Form for Registration as per format attached clearly indicating the type of flat, Flat No with area alongwith **Application Money of Rs 50,000/-** for 2 BHK flat and **Rs 75,000/-** for 3 BHK / 4BHK flat in favour of AWHO FACILITATION SCHEME payable at New Delhi through DD/NEFT/RTGS. The UTR Number should be clearly mentioned for all online transactions. The details of online remittance to be followed up with an email for transaction are as under:-

- (a) Beneficiary Account Name - AWHO FACILITATION SCHEME
- (b) Account No - 91222160000307
- (c) Beneficiary Bank Name - Canara Bank  
Kashmir House  
Rajaji Marg  
New Delhi-110011
- (d) IFSC Code - CNRB0019122

7. **Applicants of Existing Demand Survey Assistance Schemes**. The applicants of existing Assistance Scheme including Pune who wish to purchase a flat in the above project are requested to visit Joyville project site and book a specific flat of their choice. Thereafter submit Application Form for Joyville projects clearly indicating the details of flats booked by them & forward scanned copy of application to HQ AWHO through email on [mkt05@awhosena.org](mailto:mkt05@awhosena.org), followed by hard copy by Registered Post. Their application money will be adjusted from the amount already held with AWHO. On receipt of email from the applicant, a confirmation will be obtained from M/s Joyville regarding booking of flat with exact cost of flat and Allotment Letter will be issued. The deposited amount with AWHO towards Application Money will be refunded directly into the bank account of the applicant after deducting **0.3% cost of Flat** as administrative charges plus applicable GST.

8. **Applicants of Assistance Schemes who have Withdrawn** Applicants of Demand Survey schemes who have withdrawn from the scheme and whose application money has also been refunded, may also apply in the above project by sending **fresh Application Form for Joyville project alongwith required registration amount** as stated in Para 6 above.

9. All applicants are also required to attach a copy of cancelled cheque, PAN Card & Aadhar Card alongwith Application Form for registration. Once allotment letter is issued by AWHO Application Money will be refunded directly into the bank account of the applicant after deducting **0.3% cost of Flat** as administrative charges plus applicable GST.

10. **Memorandum of Understanding (MoU)**. The MoU has already been signed between AWHO and M/s Joyville Shapoorji Housing Pvt.

11. For guidelines, please refer to AWHO website [www.awhosena.in](http://www.awhosena.in).

**For Further Details Contact**

Director (Marketing), Tele : 011-23017768

(011-23013163, Extn 325/342, 353)

AWHO, Kashmir House, Rajaji Marg, New Delhi-110011

Email : [mkt05@awhosena.org](mailto:mkt05@awhosena.org)

## JOYVILLE SHAPOORJI HOUSING PVT LTD: DISCOUNTED RATES FOR AWHO : 15 MAY 2024

Project	City	Location	Tower/ Unit No.	RERA Completion Date	Configuration	Total RERA Carpet Area		Total RERA Carpet	Rate in Rs psf				Average Joyville Quoted Box Price		Average AWHO Discounted Box		Average Discount over Quoted		Average Discount on Quoted Sales Value %			Benefits included in		
						Min	Max		Joyville Quoted		AWHO Discounted		Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Range	Parking
									Min	Max	Min	Max												
Joyville Hadapsar Annexe	Pune	Manjari	T1-T3, T19- T21	OC Received	1BHK Joy	430	604	430-604	9,915	12,295	9,090	11,513	42.67	74.30	38.86	69.57	3.81	4.73	9%	6%	6% - 9%	Parking, Stamp Duty, Regn Charges & GST Included		
			T9-T10, T12 T14	Dec'26 Onwards	2 BHK Luxury	669	669	669	12,094	12,932	10,714	11,527	80.93	86.54	71.70	77.14	9.23	9.40	11%	11%	11% - 11%			
					2 BHK Smart	595	589	589-595	11,861	12,754	10,360	11,215	70.54	75.08	61.61	66.02	8.93	9.06	13%	12%	12% - 13%			
					3 BHK Duplex	1,005	1,005	1,005	11,373	12,299	10,179	11,076	114.31	123.62	102.31	111.33	12.00	12.29	10%	10%	10% - 10%			
					3 BHK Smart	815	815	815	12,179	12,745	10,759	11,309	99.20	103.81	87.63	92.11	11.57	11.70	12%	11%	11% - 12%			
			T4-T8, T15- T18	Jun'25 Onwards	3 BHK Ultra Luxe	1,043	1,045	1043- 1045	11,841	12,726	10,663	11,524	123.45	132.93	111.17	120.37	12.28	12.56	10%	9%	9% - 10%			
					1BHK Joy	430	604	430-604	12,320	12,519	10,931	11,695	53.02	75.65	47.04	70.67	5.98	4.98	11%	7%	7% - 11%			
			2BHK Grande	726	726	726	11,689	12,216	10,840	11,330	84.83	88.65	78.67	82.22	6.16	6.43	7%	7%	7% - 7%					
Joyville Celestia	Pune	Manjari	Phoenix (T1), Nova (T5)	Mar'28 Onwards	2 BHK Delight	593	592	592-593	11,918	12,641	10,412	11,111	70.62	74.78	61.70	65.73	8.92	9.05	13%	12%	12% - 13%	Parking, Stamp Duty, Regn Charges & GST Included		
					2 BHK Grande	707	707	707-708	11,543	12,480	10,234	11,144	81.58	88.26	72.33	78.81	9.25	9.45	11%	11%	11% - 11%			
					3 BHK Luxury	936	976	936-976	11,474	12,497	10,213	11,244	107.39	121.99	95.59	109.76	11.80	12.23	11%	10%	10% - 11%			
			Sky-Luxe	Dec'26 Onwards	3BHK SkyLuxe Duplex	1,256	1,273	1256- 1273	11,836	12,709	11,060	11,912	148.61	161.76	138.87	151.62	9.74	10.14	7%	6%	6% - 7%			
					3BHK SkyLuxe Penthouse	1,341	1,382	1341- 1382	12,863	12,831	12,084	12,064	172.48	177.30	162.03	166.70	10.45	10.60	6%	6%	6% - 6%			
Joyville Howrah	Howrah	Nr. Santragach i	Western Heights - D-E	Jan'26	2BHK Royale	643	643	643-649	7,470	8,521	6,076	7,058	48.03	54.79	39.07	45.38	8.96	9.41	19%	17%	17% - 19%	Parking & GST Included		
					3BHK Royale	861	861	858-861	7,241	8,331	6,163	7,219	62.38	71.69	53.09	62.12	9.29	9.57	15%	13%	13% - 15%			
		Parkside A	Sep'28	2 BHK	679	828	679-828	5,812	6,587	5,286	6,090	39.48	54.52	35.91	50.41	3.57	4.11	9%	6%	8% - 9%				
				3 BHK	845	958	845-958	6,262	6,614	5,782	6,157	52.92	63.35	48.86	58.98	4.06	4.37	8%	7%	7% - 8%				

## Note:-

- While we are sharing the RERA Possession date for all towers/phases/projects, we endeavour to handover possession much earlier.
- Other Charges, Taxes & SDR additional as applicable. Prices are as of 1st May 2024 and are subject to change.
- Rates indicated are min. & max. box price inclusive of PLC, FRC etc for each building. Actual prices for individual units shall vary.
- The above quoted prices are exclusively for AWHO and cannot be combined with any other offers in the market.
- The above mentioned offer shall be valid for a duration as shall be defined in the MOU signed between AWHO & JSHP.
- Pricing of Refugee floor flats are not included.
- The offer shall be applicable only for bookings done directly through AWHO, and shall not be applicable otherwise.

**APPLICATION FORM FOR M/S JOYVILLE SHAPOORJI HOUSING PVT LTD  
FOR HADAPSAR, PUNE AND HOWRAH PROJECTS**

**Affix  
Photograph  
(To be Counter-  
signed by CO / OC  
Unit)**

1. No: \_\_\_\_\_ Rank: \_\_\_\_\_ Name: \_\_\_\_\_
2. Name of Father / Spouse: \_\_\_\_\_
3. Arms/Service/Regt/Corps: \_\_\_\_\_ 4. Present Unit/Fmn or Last Unit (if Retd): \_\_\_\_\_
5. Date of Birth: \_\_\_\_\_ 6. Nationality: \_\_\_\_\_
7. Date of Commission/ Enrolment: \_\_\_\_\_
8. Date of Retirement/Discharge: \_\_\_\_\_ (copy of PPO attached).
9. Date of Death of Husband/child \_\_\_\_\_ (copy of Death Cert attached).  
(In case widow or parents applying)
10. Aadhar No: \_\_\_\_\_ 11. PAN No: \_\_\_\_\_
12. **Address:-**  
(a) Communication: \_\_\_\_\_  
\_\_\_\_\_  
(b) Permanent: \_\_\_\_\_  
\_\_\_\_\_
13. E-mail ID: \_\_\_\_\_ 14. Contact No: \_\_\_\_\_
15. Details of Developer/Project:-  
(a) Name of Developer: **Joyville Shapoorji Housing Pvt Ltd.**  
(b) Project : \_\_\_\_\_ (Hadapsar, Pune or Howrah (WB)).
16. Details of Flat Configuration: \_\_\_\_\_ 17. Flat No: \_\_\_\_\_ 18. Area: \_\_\_\_\_ (sq ft).
19. **Details of Application Money** : (a) Amount - **Rs 75,000/- or Rs 50,000/-**  
(b) DD No/NEFT/RTGS/ UTR No: \_\_\_\_\_ Date: \_\_\_\_\_  
(c) Name of Bank & Branch: \_\_\_\_\_
20. **Details of Next of Kin:-**  
(a) Name: \_\_\_\_\_ (b) Relation: \_\_\_\_\_ (c) Date of Birth: \_\_\_\_\_
21. **Allottee Details:-**  
(a) Are you an Allottee : Yes / No  
(b) Property Details : Registration No \_\_\_\_\_  
Project Name \_\_\_\_\_ DU No \_\_\_\_\_
22. **Important Notes:-**
  - (a) AWHO is only assisting in a manner limited to negotiating with the builders for maximum discount.
  - (b) A prospective allottee will abide by rules of Agreement for Sale between a Promoter and them.
  - (c) **Disputes.**
    - (i) AWHO is not a builder/ Developer of the residential projects under this scheme. Therefore, disputes under these schemes between AWHO and registrants / allottees shall only be confined to issues relating to refund of commitment money/ interest thereon. All other disputes relating to the MoU / Agreement for Sale shall not be entertained by AWHO as the same shall be within the domain and jurisdiction as provided in the MoU / Agreement for Sale between promoter and buyer.
    - (ii) As part of Assistance Scheme, AWHO shall not be responsible or accountable of the consequences on account of breach of obligations committed by the registrant/allottee and the builder and that they shall be at liberty to initiate legal action against each other as may be available in law. AWHO will NOT be impleaded in any litigation by and between registrant/allottee and the builder, regardless of the fact that AWHO may be signatory to any agreements/MOUs/Contracts etc executed with the registrant/allottee and/or the builder.
  - (d) **Default by Builder.** Legal proceedings can be initiated only against the builder in terms of the MoU/ Agreement for Sale, as may be available in law.
23. **I hereby certify that the details given above are correct to the best of my knowledge and I have not willfully suppressed any material information. I further certify that I have read the Important Notes mentioned above and accept the same.**

Date : \_\_\_\_\_ (Signature of the applicant \_\_\_\_\_)

Place : \_\_\_\_\_ Rank & Name \_\_\_\_\_

**COUNTERSIGNED BY OC UNIT OR ZILA SAINIK BOARD**