



OPENING OF REGISTRATION FOR JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED (JSHPL) PROJECT AT VIRAR (MUMBAI) FOR DEFENCE PERSONNEL

1. As part of the Facilitation Scheme, Joyville Shapoorji Housing Private Limited (**JSHPL**) has offered flats in **Joyville Virar, Mumbai (Ready To Move-In project)** for Defence Personnel including Serving / Retired / Widows and parents of Battle/ Fatal Casualty personnel at **7% to 10% discounted rates** on Base Sale Price (BSP). The details of the projects are as under:-

<u>Ser No</u>	<u>Tower</u>	<u>Configuration</u>	<u>Units Available</u>	<u>Average Discount on Quoted Sale Value</u>
(a)	Summit	2BHK-Delight	1	10%
(b)		3BHK-Luxury	1	10%
(c)	Pinnacle	2BHK-Delight	5	10%
(d)	Crest	2BHK-Delight	8	10%
(e)		2BHK-Grande	29	10%
(f)	Palm Meadows-1	2BHK	28	7%

2. A detailed list of the project with configuration, cost, other charges etc received from JSHPL is given in **Appendix A** ([click here for details](#)).

3. Applications are invited from the eligible Defence Personnel (**Army, Navy & Air Force, AR, GREF, PMF & Civ paid from Def Estimates**) from **23rd Feb 2022 onwards** for the **Joyville Virar Mumbai project** as mentioned at Para 2 above on “**First Come First Serve**” basis. The registration will remain open till availability of Dwelling Units (DUs) or till termination of MoU (i.e. **21st Feb 2023**), whichever is earlier.

4. **Application Procedure.**

(a) Application form can be collected in person from HQ AWHO on payment of Rs 500/- or send demand draft of Rs 560/- (Rs 500/- cost of application form and Rs 60/- as postal charges) through **registered post/ NEFT** in favour of MD, AWHO payable at New Delhi. Form can also be downloaded from AWHO website www.awhosena.in in which case applicants will have to remit Rs 560/- for subsequent dispatch of AWHO Facilitation Master Brochure.

(b) Desirous applicants are required to submit application form duly filled along with Commitment money of Rs 2,24,000/- (Rupees two lakhs twenty four thousand only) by **demand draft/ banker's cheque/ RTGS/ NEFT in favour of "AWHO FACILITATION SCHEME"**. The details for online remittance to be followed up with an Email for transaction as under:-

Beneficiary Account Name	-	AWHO FACILITATION SCHEME
Account No	-	91222160000307
Beneficiary Bank Name	-	Canara Bank Kashmir House Rajaji Marg New Delhi-110011
IFSC Code	-	CNRB0019122

5. **Applicants of Existing Facilitation Demand Survey Schemes.** All existing applicants of the facilitation demand survey schemes are **also required to purchase AWHO Facilitation Brochure** and to submit the application form clearly indicating the type of DU required in **Joyville Virar Mumbai** alongwith booking amount of Rs 2,24,000/- less commitment money already deposited (ie Rs 50,000/- by officers and Rs 25,000/- by JCOs/OR).

6. **Facilitation and Establishment Charges.** All successful allottees will have to pay facilitation and establishment charges. The facilitation charges would include AWHO establishment charges. **The overall charge will be 0.5% of the cost of the flat plus applicable GST**, to be recovered from the commitment money / registration amount deposited with AWHO which is non refundable after signing of Builder Buyer Agreement. Balance amount, if any, will be credited in the registrants account directly through RTGS / NEFT or shortfall, if any, will be recovered from the registrants before allotment of DU.

7. **Procedure for Allotment of DU.** The procedure for allotment of a DU in JSHPL project will be as under:-

- (a) All prospective buyers are required to visit the **Joyville Virar Mumbai project** where they want to purchase a flat before applying.
- (b) Get details of flat / parking / cost and other charges to be levied by JSHPL.
- (c) Forward application Form for registration to AWHO alongwith registration amount clearly indicating the name of tower, configuration of DU required with area in sq ft.
- (d) On submitting the application form, applicants are required to send an E-mail containing the information regarding date of demand draft, amount, details of type of DU and name of project in which he / she has applied for speedy registration.
- (e) The details of the registrant will be forwarded to JSHPL to confirm availability of desired type of flat and final cost of the flat. On receipt of confirmation from JSHPL, registrant will be given an **Allotment Letter cum Authority letter** for signing of Builder Buyer Agreement with Joyville Shapoorji Housing Private Limited (**JSHPL**) only after realizing 0.5% cost of DU as facilitation & establishment charges and applicable GST. On receipt of allotment letter from AWHO, Builder Buyer Agreement between allottee and JSHPL must be signed within 45 days from the date of issue of allotment letter.

8. **Payment Schedule.** The Developer shall disclose the number of installments to be paid by the Registrant, the type of flat, parking arrangements, common amenities within the said Project as well as the payment schedule towards the purchase consideration of the units apart from any other charges, taxes, levies, EDC, IDC, maintenance charges, club membership charges, etc., payable by the Registrants, before taking over the possession of the DU.

9. **Withdrawal Penalty/ Refund Procedure.**

(a) **Withdrawal Before Issue of Allotment Letter.** In the event of withdrawal before issue of allotment letter, handling charges for a sum of Rs 4,000/- will be recovered from the deposits of registrants and balance amount will be credited in the registrants account directly through RTGS / NEFT. In case desired type of DU is not available with Tata Housing and registrant does not wish to change his choice of DU and subsequently wishes to withdraw from the scheme, in such case handling charges for a sum of Rs 4,000/- will also be recovered from his deposits.

(b) **Withdrawal After Issue of Allotment Letter.** In the event of withdrawal after issue of Allotment letter (ie intimation regarding availability of desired type of DU) but before signing of builder buyer agreement, the following deductions will be made from the commitment money and balance will be credited in the registrants account directly through RTGS:-

- | | | |
|--------------------------------------------|---|--------------|
| (i) One / Two Bed Rooms | - | Rs 20,000/-. |
| (ii) Three Bed Rooms | - | Rs 40,000/- |
| (iii) Four Bed Rooms & above (incl Villas) | - | Rs 50,000/- |

(c) **Withdrawal After Signing of Builder Buyer Agreement.** After signing of Builder buyer agreement, withdrawal penalty will be imposed by the builder as per agreement, however, 0.5% facilitation & establishment charges plus GST will also be deducted from the deposits of the registrant by AWHO.

10. **Disposal of Property.** As JSHPL has offered the DUs for Armed Forces personnel at an exclusive discounted rate, allottees of JSHPL will not be permitted to sell their allotted DUs for a period of **Two years** from the date of taking possession of the DU.

Important Notes:-

- (a) **Prospective buyers are requested to visit the JSHPL project at Virar Mumbai before applying for a DU in the same project.**
- (b) The prices for 2 BHK Delight units are considered without a Car Park.
- (c) Other charges, Taxes & SDR additional as applicable.
- (d) Prices are as of 31 Jan 22 and are subject to change.
- (e) Rates indicated are average box price inclusive of PLC, FRC etc for mid floor section of each building. Actual prices for individual units shall vary.
- (f) The above mentioned offer shall be valid for a duration as defined in the MoU signed between AWHO and JSHPL.
- (h) Existing Allottees / Registrants of any AWHO projects are also eligible to apply.

11. **Contact person of Joyville Virar (Mumbai) project : Mr Vikas Mathur, Mob : 9899279580**

For Further Details Contact
Director (Marketing), Tele : 011-23013163
(Extn 228, 325, 353), Fax : 011-23010599
AWHO, Kashmir House, Rajaji Marg, New Delhi-110011
Email : mkt05@awhosena.org

**JOYVILLE SHAPOORJI HOUSING PVT LTD: DISCOUNTED RATES FOR AWHO
(RTMI/POSSESSION WITHIN 18 MONTHS - PROJECTS PAN INDIA)**

Project	City	Location	Tower	Configuration	Units Available	RERA Carpet Area (sqft)	RERA Carpet Area			Total Area (sqft)	Total Area		Average Quoted Sale Value (Rs in Lacs)	Average AWHO Sale Value (Rs in Lacs)	Average Discount over Quoted (Rs in Lacs)	Average Discount on Quoted Sales Value %
							Average Market Rate (Rs psf)	Quoted Rate at Joyville (Rs psf)	Special Rate for AWHO (Rs psf)		Quoted Rate at Joyville (Rs psf)	Special Rate for AWHO (Rs psf)				
Joyville Virar	Mumbai	Virar	Summit	2BHK-Delight	1	526	10,500	10,935	9,859	661	8,715	7,858	57.56	51.90	5.66	10%
				3BHK-Luxury	1	716		11,417	10,293	876	9,329	8,411	81.74	73.70	8.04	10%
			Pinnacle	2BHK-Delight	5	531		10,593	9,551	662	8,505	7,669	56.28	50.74	5.54	10%
			Crest	2BHK-Delight	8	537		10,430	9,403	652	8,591	7,746	56.01	50.50	5.51	10%
				2BHK-Grande	29	604		11,699	10,548	767	9,213	8,306	70.66	63.71	6.95	10%
			Palm Meadows-1	2BHK	28	524		11,474	10,706	666	9,027	8,423	60.12	56.10	4.02	7%

Note:-

* Summit, Pinnacle & Crest have received OC, while RERA Possession date for Palm Meadows-1 is August - 2023. However, we endeavour to handover possession much earlier.

The prices for 2BHK Delight units are considered without a Car Park.

Other Charges, Taxes & SDR additional as applicable. Prices are as of 31st January 2022 and are subject to change.

Rates indicated are average box price inclusive of PLC, FRC etc for mid floor section of 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 & JSHPL.

The offer shall be applicable only for Bookings done directly through AWHO, and shall not be applicable otherwise.

RERA Numbers:

Joyville Virar: Summit & Pinnacle : P5190000444, Crest : P99000013612, Palm Meadows-1 : P519000019531 available at <https://maharera.mahaonline.gov.in/>

DECLARATION

17. I hereby declare that my nominee is as under:-

NAME RELATIONSHIP SEX M / F Date of Birth
Day Month Year

ADDRESS _____

18. I have read the rules & regulations given in Facilitation Rules & Guidelines and will abide by them.

19. All the particulars contained in the application are correct and I have not willfully suppressed any material information. I understand that my application will be rejected, if the said particulars are found to be incorrect/incomplete.

20. All the agreements in MoU between AWHO and Builder and Builder Buyer Agreement will be binding on me.

21. Specimen Signatures 1. _____ 2. _____ 3. _____
of Applicant

(Signature of Applicant)

No. _____

Place :

Rank _____

Date :

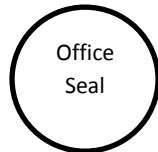
Name _____

COUNTERSIGNATURE

I certify that above particulars are correct to the best of my knowledge and belief.

(Signature of OC Unit/Head of the
Branch/Directorate or other
attesting Officer)

Place :



No. _____

Date :

Rank _____

Name _____

Office/Unit _____

PART-II1. I, Name _____ hereby remit the necessary payment vide
DD No _____ dated _____ issued by (Bank) _____
Branch _____ Amount _____

(a) Application Fee Rs. _____

(b) Registration Fee Rs. _____

Signature of Applicant

FOR USE BY AWHO ONLY**L & L SECTION**Application No. _____
verified as per check list

Date

Supdt (Checked)

DD (L&L) Section

ACCOUNTS SECTION

Account No. allotted _____ Receipt No _____

Dated _____ issued.

Amount correctly received as required for the scheme.

ACCOUNTANT (Checked)

Dir (F&A)

PART III (A)

1. Bank Account details of the Applicant for electronic transfer of funds by AWHO :-
- (a) Beneficiary Name : _____
- (b) Beneficiary Accounts No. & Type of Account : _____
- (c) Bank Name & Branch Address : _____

- (d) IFSC Code : _____
- (e) Mobile Number : _____
2. I hereby enclose a cancelled Cheque No. _____ for verification.
3. I hereby undertake the responsibility of informing AWHO of any change in above details and shall not hold AWHO responsibility for any loss due to non updation.

Place:

Signature of Applicant

Date :

No. _____

Rank _____

Name _____

Notes :

1. Commitment money of Rs 2,24,000/- will need to be sent alongwith the registration form (FTH1) for registering towards the Facilitation Scheme/Project to AWHO through Demand Draft in favour of AWHO FACILITATION SCHEME, New Delhi /NEFT. Also add Rs. 560/- if applying on downloaded form.
2. Bank Details for NEFT is as under:
 SB A/C No – 91222160000307,
 Canara Bank,
 Kashmir House Branch,
 New Delhi – 110011,
 IFS Code – CNRB0019122
3. *Please also fill online application form for TATA Housing Facilitation Scheme available on AWHO website giving your complete details including Demand draft, choice of station and choice of type of DU.*
4. **Para 21, 22, 23 & 24 of Facilitation Rules & Guidelines is not applicable to this Facilitation Scheme with JOYVILLE SHAPOORJI. Allotment will be made on “First-come-first-serve basis.**

PART – III (B)**TO BE FILLED BY APPLICANT FOR RECEIPT**

Received an application bearing Machine No _____ alongwith Demand
 Draft No/ Nos _____ date _____ for Rs _____ in
 respect of No _____ Rank _____ Name _____ for
 _____ Project.

Date :

Office Stamp

Signature of Receipt Clk