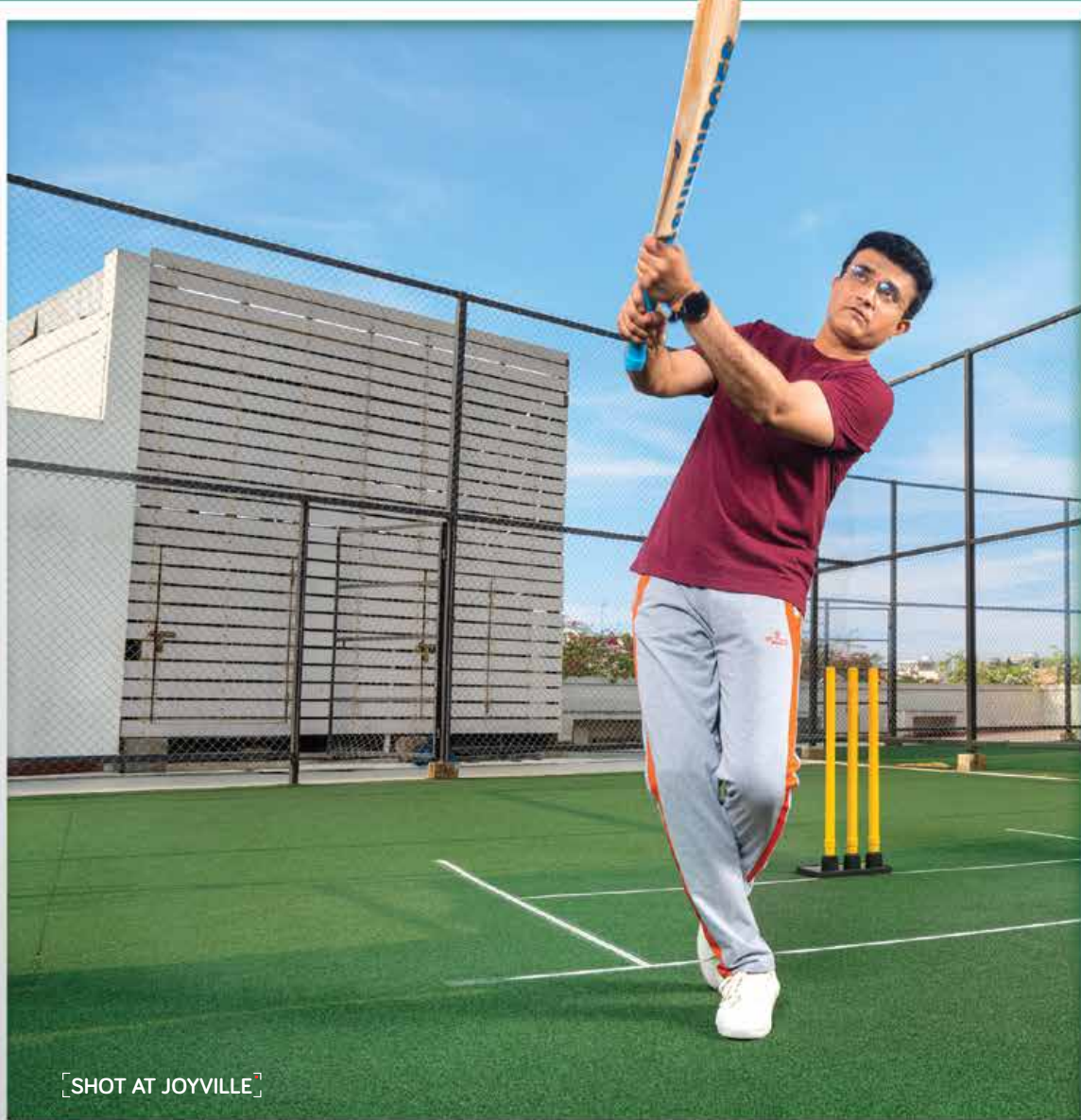


Joyville[®]
by Shapoorji Pallonji[®]



JOYVILLE WESTERN HEIGHTS
Near Santragachi





[SHOT AT JOYVILLE]

WELCOME TO A WINNING DESTINATION!

Welcome to Joyville Western Heights - a destination that is sure to surprise and delight you. Spread over 30 acres* (-1,21,406 sq. m.), with truly world-class amenities, it offers you the best community-living experience, all just 30 minutes from Kolkata. It is well connected by road, rail, and air, to ensure seamless travel.

The property boasts of the finest social and lifestyle infrastructure so that you will never need to go far from home to enjoy the best of life. All of this makes it the perfect place to live today and the ideal investment destination for tomorrow.

So, come over to Joyville Western Heights, and prepare to begin a lifetime of victories.

*30 acres is the size of the entire plot which shall be developed in phases.



[SHOT AT JOYVILLE]

LIVE TO WIN AT JOYVILLE!

Nothing comes close to the joy of winning than owning your first home, and Joyville is one such place that makes this dream, a reality. The property is surrounded by large open spaces that boast of cleaner air. 75% of the covered area in the property is utilized for landscapes, play zones, and other common facilities. Filled with amenities that will be the envy of your friends and family.

Joyville is not just a home, it's a place where like-minded people live together and connect to build a future that they desire.

All this is backed by Shapoorji Pallonji's promise of unmatched quality, building customers' trust for over 155 years.

So come, Live to Win at Joyville.



HOME TO 450+ FAMILIES



25+ AMENITIES*



22,000 SQ.FT. (~2,043 SQ.M.) READY CLUBHOUSE



OVER 75% OF OPEN SPACE



WELL-CONNECTED TO MAJOR TRANSIT HUBS



GROWING INFRASTRUCTURE AND RAPID DEVELOPMENT AROUND



GREAT INVESTMENT OPPORTUNITY

WHAT'S SPECIAL ABOUT JOYVILLE WESTERN HEIGHTS?

*Some of these amenities will be delivered in future phases of the development. *Crèche will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. It will be operational post hand-over of last phase of the project.



[SHOT AT JOYVILLE]

INTERACT. EXPLORE. ENJOY.

Joyville Western Heights brings you best-in-class amenities and the finest infrastructure to ensure that every second spent here feels like a winning moment. The state-of-art ready clubhouse, spread over 22,000 sq. ft. (~2,043 sq. m.), has something for everyone - a swimming pool, a café, various hangout zones and picture-perfect settings that ensure you never feel like leaving home.



GYMNASIUM



[SHOT AT JOYVILLE]

MULTI-SPORT PODIUM



PRE-FUNCTION AREA



[SHOT AT JOYVILLE]

OPULENT BANQUET HALL



[SHOT AT JOYVILLE]

SWIMMING POOL AND CABANA

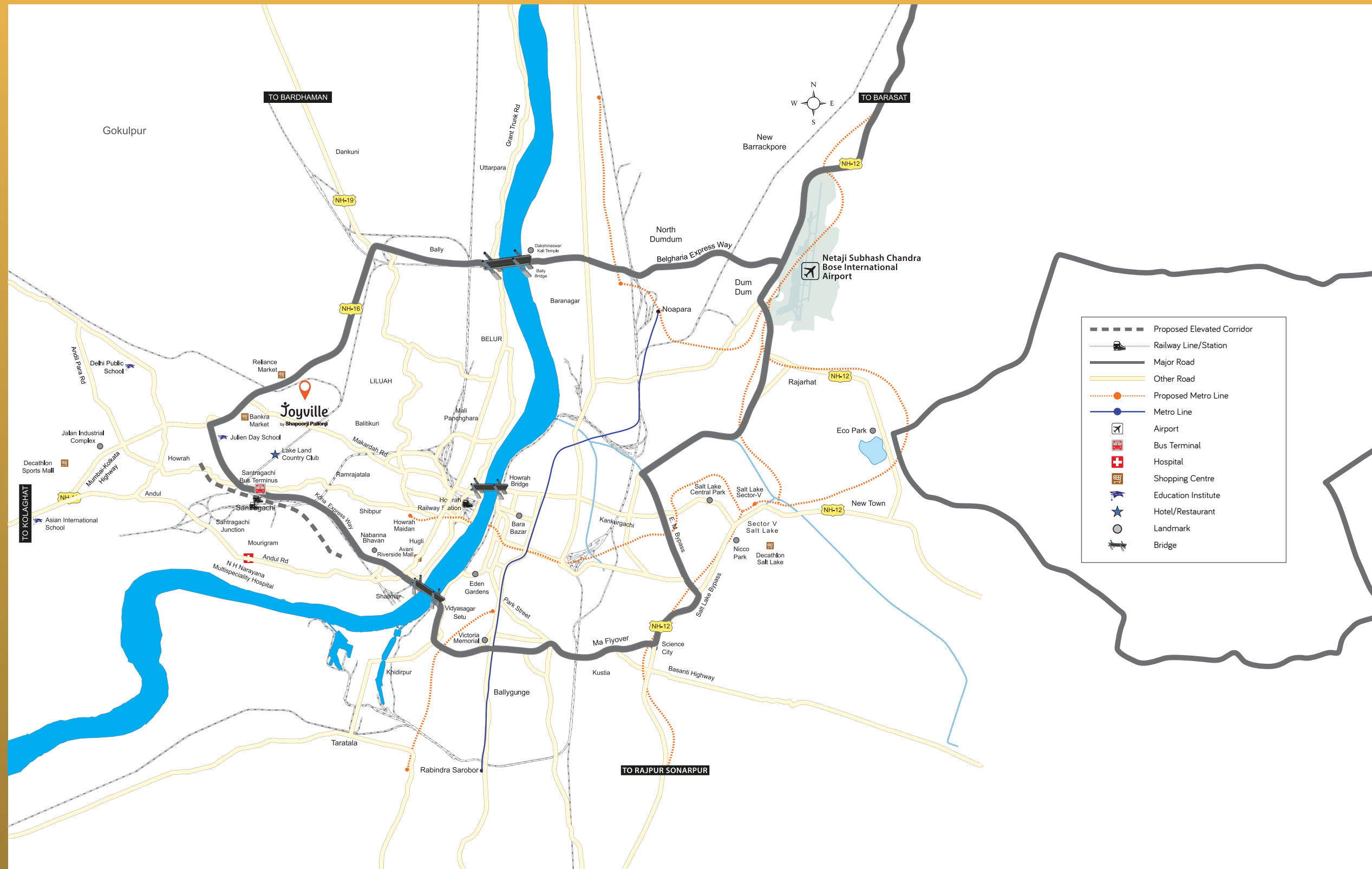


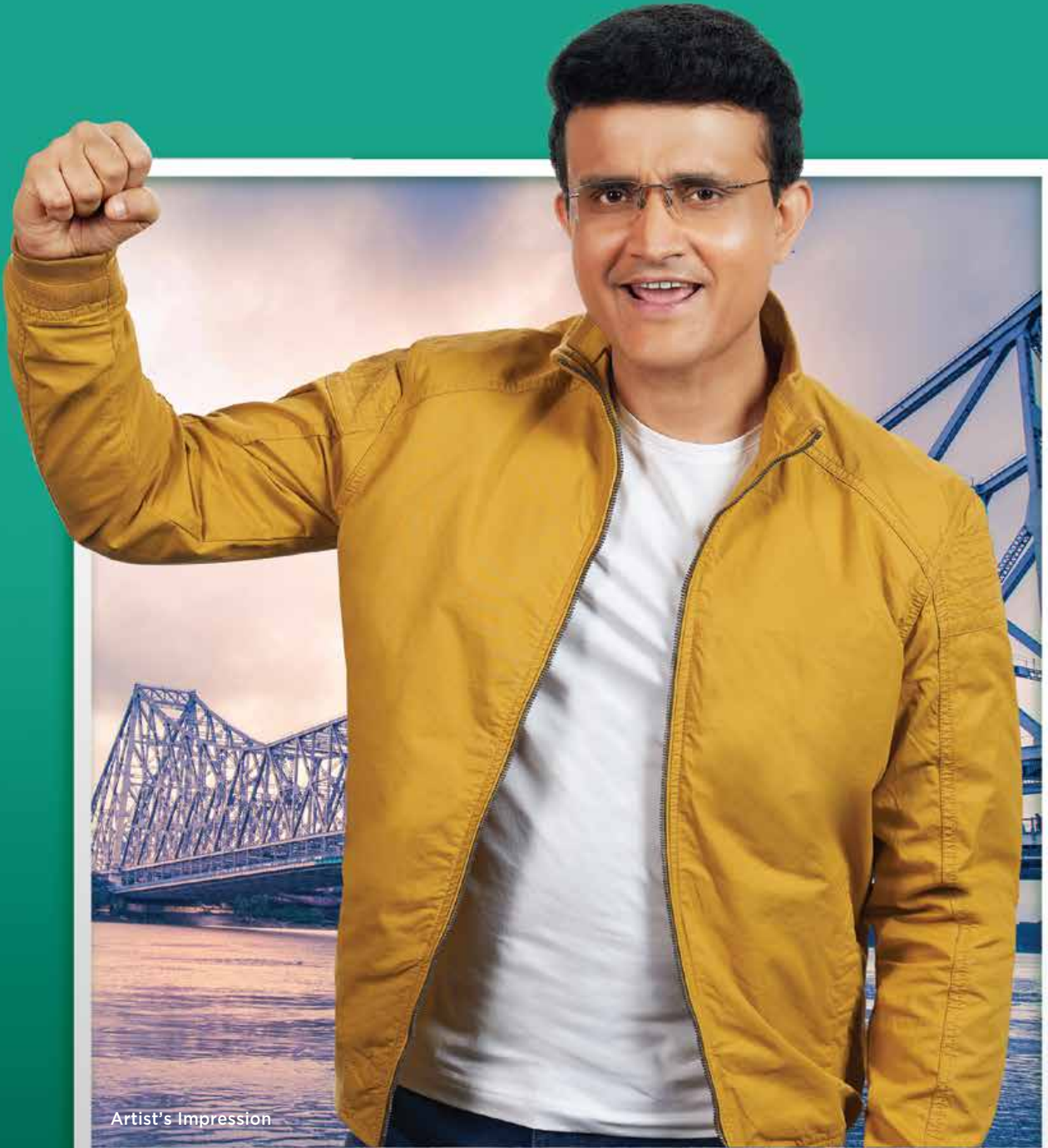
[SHOT AT JOYVILLE]

SERVICED GUEST ROOMS

CONNECTIVITY

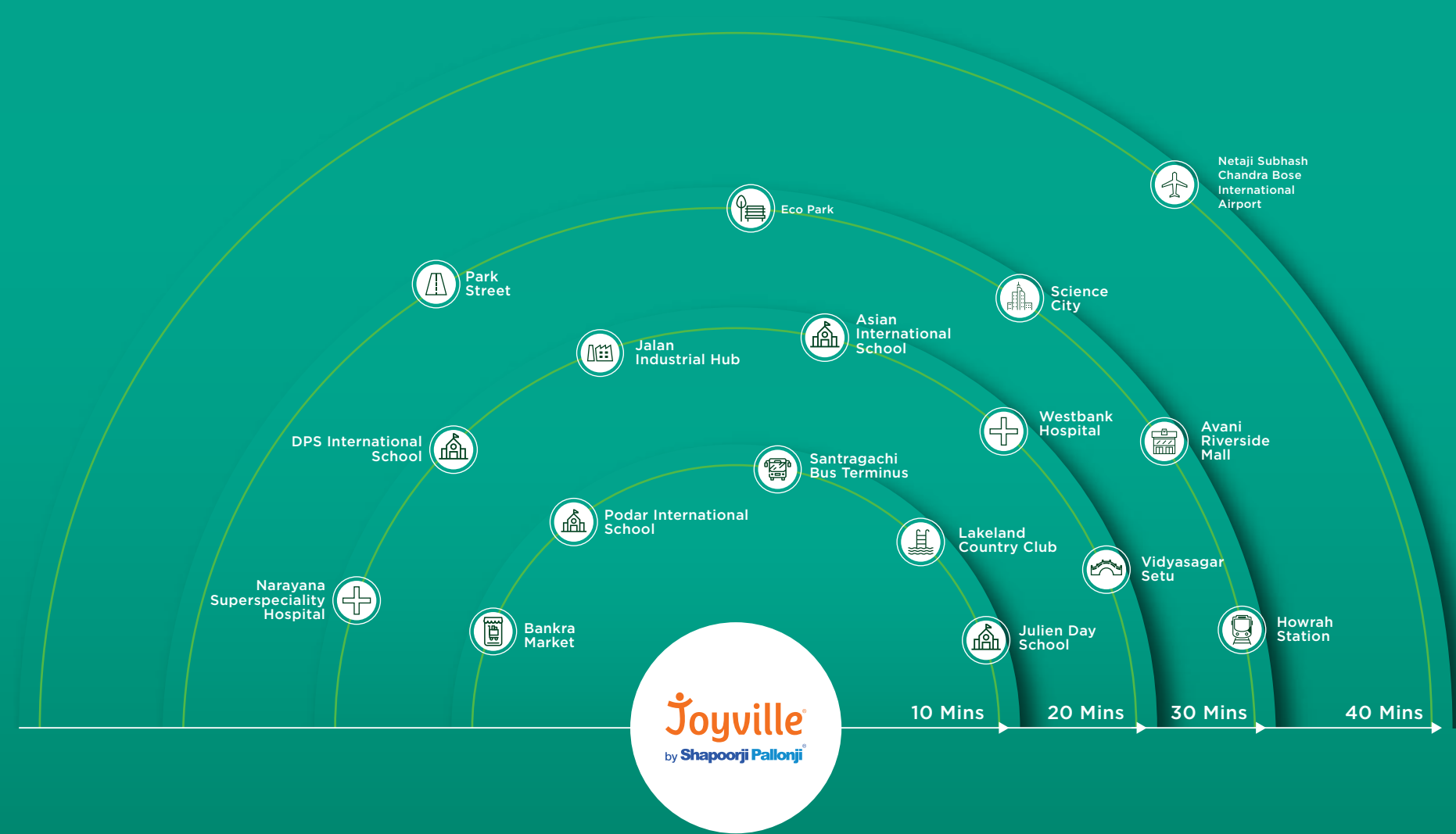
Joyville Western Heights is strategically located close to Santragachi Junction. Additionally, it provides easy connectivity to the International Airport and other cities via NH2, NH6 and Grand Trunk Road. At Joyville Western Heights, make every day a mix of joy and convenience.





**STAY CONNECTED.
WIN MORE.**

- 1 Km from the Kona Expressway (National Highway)
- 10 Mins from Santragachi Railway Station
- 20 Mins from Dakshineswar Metro Station
- 40 Mins from Netaji Subhash Chandra Bose International Airport
- 30 Mins drive from the city centre
- Upcoming Metro up to Dhulagarh



OUR NEIGHBOURHOOD

Within 10 Minutes

Podar International School	04 Mins
Bankra Market	06 Mins
Lakeland Country Club	07 Mins
Julien Day School	09 Mins
Santragachi Bus Terminus	10 Mins

Within 20 Minutes

DPS International School	13 Mins
N H Narayana Multispeciality Hospital	15 Mins
Jalan Industrial Hub	15 Mins
Vidyasagar Setu	15 Mins
Westbank Hospital	17 Mins
Victoria Memorial	18 Mins
Acharya Jagadish Chandra Bose Indian Botanical Garden	18 Mins
Asian International School	19 Mins
Nandan Cinema	19 Mins
Birla Planetarium	19 Mins

Rabindra Sadan	20 Mins
Indian Institute of Engineering Science and Technology	20 Mins
Dakshineswar Kali Temple	20 Mins
New Market	20 Mins

Within 30 Minutes

St. Paul's Cathedral	21 Mins
Fort William	21 Mins
Millennium Park	21 Mins
Zoological Garden	22 Mins
Princep Ghat	22 Mins
Shakespeare Sarani	23 Mins
Academy of Fine Arts	24 Mins
Narayana Superspeciality Hospital	25 Mins
Park Street	25 Mins
Indian Museum	25 Mins
Camac Street	25 Mins

Kolkata Racecourse	25 Mins
Elgin Road	26 Mins
Science City	26 Mins
Howrah Station	30 Mins
Avani Riverside Mall	30 Mins
Dalhousie Square	30 Mins
Belur Math	30 Mins
Eco Park	30 Mins

Airport

Netaji Subhash Chandra Bose International Airport	40 Mins
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Map representation: Map not to scale, for indicative purpose only, subject to infrastructure facilities as may be provided by the appropriate authorities. The Map depicts only select landmarks and does not depict all the surroundings of the project. The distances mentioned are approximate. Source: Internet. Travel time is taken from Google Maps and at normal traffic conditions.



ACTUAL IMAGE OF BACKGROUND. ARTIST'S IMPRESSION.

Howrah is attracting huge investments with plans to turn it into a bustling and important satellite town. The proposed infrastructure development makes it one of the finest places to invest in for future returns, especially when it comes to your home. With improved connectivity and better quality of living, you're sure to reap the rewards of your investment in just a few years.

- Infrastructure development in Howrah to turn it into a satellite city to Kolkata
- Interstate Nabanna Bus Terminus being developed
- Plans to build the longest flyover connecting Howrah to EM Bypass
- Large-scale economic and social development across 30,000 Acres of industrial area
- Future infrastructure focusing on beautification of the area
- Upgradation of current routes in progress while reducing traffic
- Improved security and standard of living in the works

A WINNING INVESTMENT

THE SHAPE OF PERFECTION

MASTER LAYOUT PLAN



LEGEND

- | | |
|-----------------------|-------------------|
| 1. ENTRY | 10. VOLLEYBALL |
| 2. EXIT | 11. TENNIS |
| 3. KIDS' PLAY AREA | 12. WOODLAND PARK |
| 4. WATER BODY | 13. O.W.C. |
| 5. ECO PARK | 14. S.T.P. |
| 6. CLUB HOUSE | 15. C.S.S. |
| 7. SWIMMING POOL | 16. GARBAGE |
| 8. CENTRAL PLAYGROUND | 17. D.G. SET |
| 9. CRICKET PITCH | 18. U.G.T. |

TOWER NAMES

- | | |
|-----------------------|-------------------------------|
| I CREST | IV WESTERN HEIGHTS A&B |
| II PINNACLE | V WESTERN HEIGHTS C |
| III SUMMIT A&B | VI WESTERN HEIGHTS D&E |

Disclaimer: Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed/available when all the phases are developed. The promoter shall undertake development of the layout in a phased manner. *Proposed development as may be sanctioned from time to time to provide greater flexibility in future development. #Towers launched.



Actual Site Image

Stock image



Natural ventilation



Energy-efficient walls



Low flow water fixtures
(taps, showerheads)



Rainwater harvesting



Lower energy utility bills

BREATHE BETTER. WIN BETTER.

Joyville homes are always built around greenery, and Joyville Western Heights is no exception. With almost 75% of open spaces, you get to enjoy the cleanest air in the city. What's more, your property is crafted for sustainable living, so that you get to ensure a better future for the planet, simply by living here.

Joyville homes are built with energy saving features that benefit homebuyers.

We are proud that Phase 1A of our project is EDGE certified and Phase 1B is EDGE pre-certified.

EDGE is a global green building certification system, that certifies projects for using 20% less energy, water, and embodied energy materials in construction.

SPECIFICATIONS

STRUCTURE:

Earthquake resistant structure

KITCHEN UTILITY AREA (for 2 & 3 BHK):

Flooring: Vitrified tiles

Provision for washing machine

LIVING/DINING HALL:

Flooring: Vitrified tiles

Main door: 32 mm thick solid flush door with laminate or Pre-engineered doors

Door frames: Hardwood with polished/painted finish or Pre-engineered doors

Windows: Two track aluminium glazed window

Adequate electrical points

BEDROOMS:

Flooring: Vitrified tiles

Doors: 32 mm thick solid flush door(s) with enamel paint or Pre-engineered doors

Door frames: Hardwood with enamel paint or Pre-engineered doors

Windows: Two track aluminium glazed window

Adequate electrical points

Provision for AC(s) in bedroom(s)

KITCHEN:

> Flooring: Vitrified tiles

> Wall dado: 2' High Ceramic tile Dado above kitchen platform

> Kitchen counter: Black granite platform with stainless steel sink

> Adequate electrical points provided for kitchen appliances

BALCONY:

> Flooring: Rough textured ceramic tiles

TOILETS:

> Flooring: Rough textured ceramic tiles

> Wall: Ceramic Tiles up to door height

> Sanitary Fitting & Fixtures: Johnson, Cera, Somany, Kerovit or equivalent

Sanitary fixtures & CP fittings

> Doors: Wooden Flush door with enamel paint

> Door frames: Hardwood with enamel paint or stone

> Ventilators: Anodized Aluminium Frame with louvers

ABOUT JOYVILLE

Joyville is a well-crafted platform for the development of aspirational housing, by Shapoorji Pallonji, Actis, International Finance Corporation (an arm of the World Bank), and Asian Development Bank, in order to promote easy-to-own homes.



Joyville Howrah

Launched March 2016



Joyville Virar

Launched October 2017



Joyville Hinjawadi

Launched May 2018



Joyville Gurugram

Launched January 2019



Joyville Hadapsar Annexe

Launched October 2020



Joyville Sensorium

Launched December 2020

Joyville Gurugram: Phase VI - RC/REP/HARERA/GGM/434/166/2021/02 | Joyville Hadapsar Annexe: Tower 6 (Phase 11): P52100028311 | Joyville Howrah: Western Heights A&B: HIRA/P/HOW/2021/001190 | Sensorium: Building D (Auris): P52100027244 Joyville Virar: Palm Meadows 1: P99000019531. All phases/towers across our projects are registered with the respective state RERA authorities, details of which can be found online.

THE WINNING PROMISE OF QUALITY

Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting-edge solutions, using what it knows best: Engineering.

The group that operates in 6 major business segments, has been creating landmarks in more than 60 countries, delivering on its values and commitment in every project.



Palace of the Sultan of Oman,
Oman 1975



World Trade Centre,
Mumbai 1978



Barakhamba Underground Metro Station,
New Delhi 2006



The Imperial,
Mumbai 2010



Fairmont Bab Al Bahr,
Abu Dhabi 2012

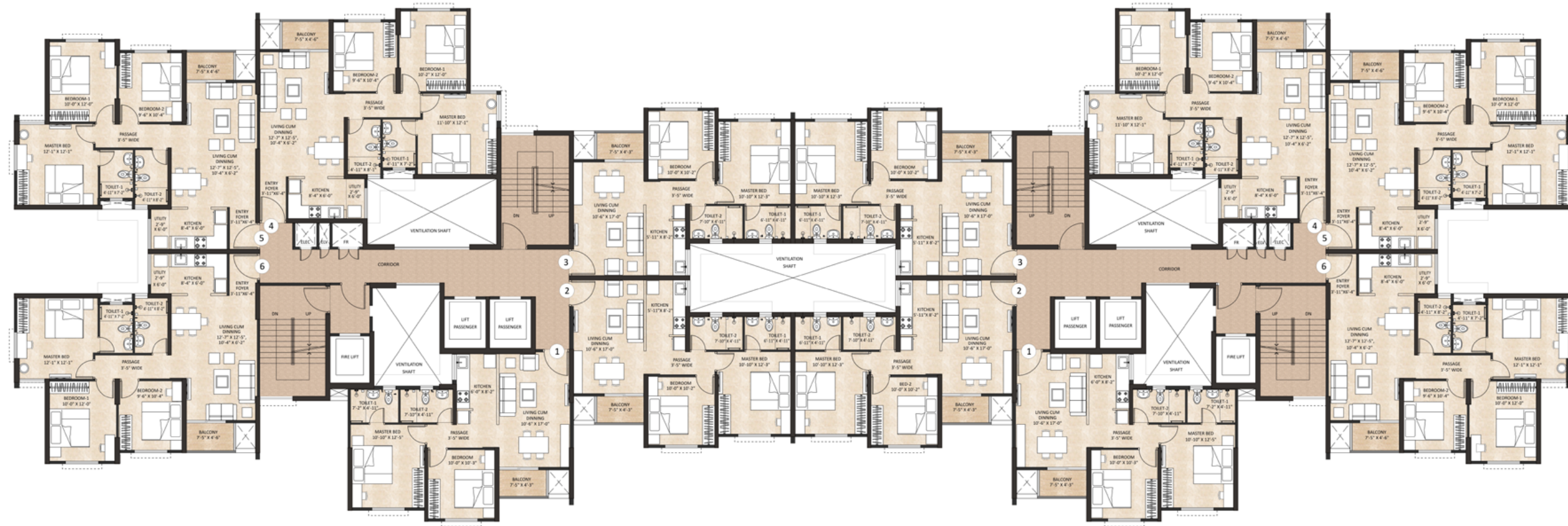


State Bank of India Leadership Academy,
Kolkata 2018



FLOOR PLAN

GARDEN SIDE



B1

ROAD SIDE

B2



TYPOLOGY	CARPET AREA	
	SQ. MT.	SQ. FT.
2BHK - Unit 01	57.73	621
2BHK - Unit 02	57.17	615
2BHK - Unit 03	57.17	615
3BHK - Unit 04	77.02	829
3BHK - Unit 05	77.24	831
3BHK - Unit 06	77.32	832

TYPICAL FLOOR PLAN (B1 & B2)

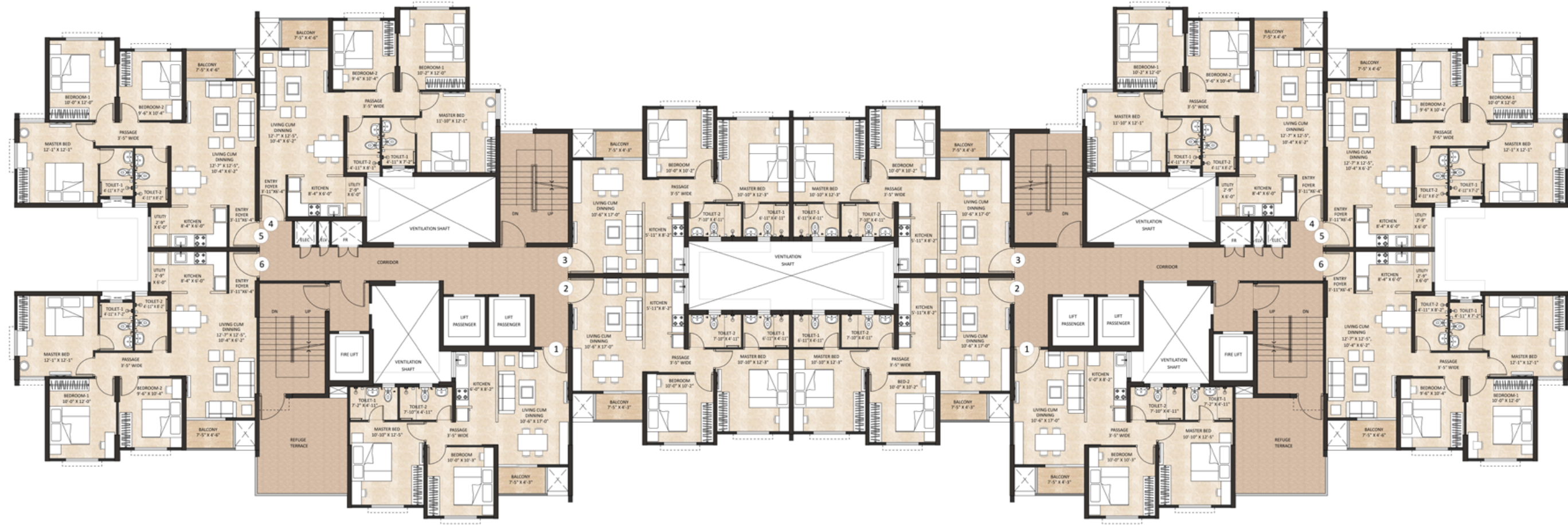
Disclaimer: Variance (+/-) 3% in area may occur on account of site conditions columns/variations. Dimensions are of unfinished areas. The toilet's carpet area is inclusive of ledge walls. Unit/Floor plan is for space planning purpose only. The plan/dimensions may be modified/alterd subject to applicable laws. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the fiat to be sold to the customer.

Western Heights D & E



FLOOR PLAN

GARDEN SIDE



B1

ROAD SIDE

B2



TYPOLOGY	CARPET AREA	
	SQ. MT.	SQ. FT.
2BHK - Unit 01	57.73	621
2BHK - Unit 02	57.17	615
2BHK - Unit 03	57.17	615
3BHK - Unit 04	77.02	829
3BHK - Unit 05	77.24	831
3BHK - Unit 06	77.32	832

REFUGE FLOOR PLAN (8TH, 13TH & 18TH FLOOR)

Disclaimer: 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. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the fiat to be sold to the customer.

Western Heights D & E



2 BHK ROYALE UNIT 02



TYPOLOGY	CARPET AREA		BALCONY AREA		TOTAL AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
2 BHK - UNIT 02	57.17	615	2.58	28	59.75	643

Disclaimer: 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. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer.

3 BHK ROYALE UNIT 06



TYPOLOGY	CARPET AREA		BALCONY AREA		TOTAL AREA	
	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.	SQ. FT.
3 BHK - UNIT 06	77.32	832	2.71	29	80.03	861

Disclaimer: 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. Products, features, furniture, light fittings, wall panelling, fixtures on walls, tiles etc., shown are illustrations and for representation only and are not part of the flat to be sold to the customer.

Joyville[®]

by Shapoorji Pallonji[®]

Head Office Address: Joyville Shapoorji Housing Private Limited, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005, Maharashtra, INDIA.

Site Office Address: Salap Junction, Howrah Amta Road and Bombay Road Crossing, NH6, Howrah-711 403

WBHIRA Numbers: WESTERN HEIGHTS A&B - HIRA/P/HOW/2021/001190 | SUMMIT - HIRA/P/HOW/2018/000164
PINNACLE - HIRA/P/HOW/2018/000165 | CREST - HIRA/P/HOW/2018/000281. For details visit: www.hira.wb.gov.in

Disclaimer: The purpose of this brochure is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. A few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project. The stock images and features shown and/or mentioned and the image renders used herein are indicative and promotional and may differ from the actuals. Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the document 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 are for the purpose of representation only and may vary upon actual construction. The projects mentioned herein are part of the larger development, which will be completed in phases. This is only an invitation to offer and does not constitute an offer. Any prospective sale shall be governed by the terms, and Agreement for Sale to be entered into between the parties. Before making a decision to purchase, you are requested to independently, either directly or through your legal/financial advisors, thoroughly verify all details/documents pertaining to the project. The terms and conditions of sale and usage of services depicted herein shall be subject to the agreement entered between the Promoter and the Allottee. Since no authority has been formed under Real Estate (Regulation and Development) Act 2016 (RERA), the project is not registered under RERA. The amenities shown are common to all the residents of Joyville Howrah. 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: <https://www.joyvillehomes.com>