



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 & Celestia, 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 Annexe & Celestia, Pune** and **Howrah (WB)** under Assistance scheme is valid upto **30 Apr 2024** are as under:-

<u>Ser No</u>	<u>Proj & 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 Discou-nted Price (Rs in Lakhs)</u>	<u>Discount Offered</u>
(a)	Joyville Hadapsar Annexe, Pune, Manjari	T1 -T4, T17-T21	Jan 25 onwards	1BHK Joy	430-604	43.48 to 77.48	39.76-72.66	6-9%
(b)		T10, T12- T14	Dec 26 onwards	2BHK Luxury	669-670	82.35-86.49	73.47-77.53	10-11%
				2BHK Smart	595-589	70.49-75.29	61.95-66.66	11-12%
				3BHK Duplex	1005	114.26-123.56	102.45-111.57	10%
				3BHK Smart	815	99.20-103.75	87.97-92.43	11%
				3BHK Ultra Lux	1043-1045	123.39-132.88	111.35.12 0.65	9-10%
(c)		T5-T8, T15, T16	Jun 25 onwards	1BHK Joy	430-604	53.43-76.59	48.23-72.33	6-10%
	2BHK Grande			726	85.63-89.45	79.89-83.63	7%	
(d)	Joyville, Celestia, Pune Manjari	Phoenix (T1), Nova (T5)	Mar 28 onwards	2BHK Delight	593	69.76-72.93	60.33-64.66	11-14%
				2BHK Grande	707	79.99-90.04	70.55-80.39	11-12%
				3BHK Luxury	936-976	107.09-121.71	95.61-109.84	10-11%
(e)		Sky Luxe	Dec 26 onwards	3BHK Sky Luxe	1256-1269	148.61-161.42	140.15-150.89	6-7%

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(f)	Joyville, Howrah (Near Santraga-chi)	Western Heights D-E	Jan 26	2BHK Royal	643	42.98-51.37	39.11-47.95	7-9%
(g)				3BHK Royal	861	57.99-67.30	52.57-61.72	8-9%

3. The overall discount offered to the applicants of AWHO is between **6-12% discount** at **Hadapsar Annexe & 6-14% discount** at **Celestia, Pune** and **7-9% discount** at **Howrah**. The projects are likely to be completed by 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 & Project</u>	<u>Contact No</u>	<u>Email ID</u>
Mr Amit Singh	DGM-Sales & Marketing, Shapoorji Pallonji & Co Pvt Ltd, Gurgaon	7838900248	AMIT.SINGH2@shapoorji.com
Mr Vivekanand Satpure	Manager – Sales, Pune Hadapsar	9307760485	vivekanand.satpute@shapoorji.com
Ms Pooja Halder	Asst Manager- Sales, Howrah (WB)	9330103139	puja.halder@shapoorji.com

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, 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.

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

AWHO

JOYVILLE SHAPOORJI HOUSING PVT LTD: DISCOUNTED RATES FOR AWHO 15 APR 24

Project	City	Location	Tower/ Unit No.	RERA Completion Date	Configuration	Units Available	RERA Carpet Area		Total Area (sqft)		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 Price.				
							Min	Max	Min	Max		Joyville Quoted		AFNHB Discounted		Min	Max	Min	Max	Min	Max	Min	Max	Min		Max	Min	Max	Range
												Min	Max	Min	Max														
Joyville Hadapsar Annexe	Pune	Manjari	T1-T4, T17-T21	Jan'25 Onwards	1BHK Joy	33	371	552	430	604	430-604	10,104	12,822	9,239	12,024	43.48	77.48	39.76	72.66	3.72	4.82	9%	6%	6% - 9%	Parking, stamp duty & regn charges & GST included				
			T10, T12-T14	Dec'26 Onward	2 BHK Luxury	32	608	608	669	670	669-670	12,312	12,914	10,984	11,576	82.35	86.49	73.47	77.53	8.88	8.96	11%	10%	10% - 11%					
					2 BHK Smart	23	538	538	595	589	589-595	11,853	12,790	10,417	11,324	70.49	75.29	61.95	66.66	8.54	8.63	12%	11%	11% - 12%					
					3 BHK Duplex	41	956	956	1,005	1,005	1,005	11,368	12,293	10,193	11,100	114.26	123.56	102.45	111.57	11.81	11.99	10%	10%	10% - 10%					
					3 BHK Smart	21	747	747	815	815	815	12,179	12,738	10,800	11,348	99.20	103.75	87.97	92.43	11.23	11.32	11%	11%	11% - 11%					
			T5-T8, T15, T16	Jun'25 Onwards	3 BHK Ultra Luxe	90	933	933	1,043	1,045	1043-1045	11,835	12,721	10,680	11,551	123.39	132.88	111.35	120.65	12.04	12.23	10%	9%	9% - 10%					
					1BHK Joy	48	371	552	430	604	430-604	12,416	12,674	11,207	11,969	53.43	76.59	48.23	72.33	5.20	4.26	10%	6%	6% - 10%					
2BHK Grande	56	651	651	726	726	726	11,799	12,326	11,009	11,524	85.63	89.45	79.89	83.63	5.74	5.82	7%	7%	7% - 7%										
Joyville Celestia	Pune	Manjari	Phoenix (T1), Nova (T5)	Mar'28 Onward	2 BHK Delight	81	544	544	593	593	592-593	11,773	12,308	10,181	10,912	69.76	72.93	60.33	64.66	9.43	8.27	14%	11%	11% - 14%					
					2 BHK Grande	55	626	627	707	707	707-708	11,318	12,732	9,982	11,368	79.99	90.04	70.55	80.39	9.44	9.65	12%	11%	11% - 12%					
					3 BHK Luxury	109	825	826	936	976	936-976	11,442	12,468	10,216	11,252	107.09	121.71	95.61	109.84	11.48	11.87	11%	10%	10% - 11%					
			Sky-Luxe	Dec'26 Onwards	3BHK SkyLuxe	39	1149	1163	1,256	1,269	1256-1269	11,836	12,721	11,162	11,891	148.61	161.42	140.15	150.89	8.46	10.53	6%	7%	6% - 7%					
Joyville Howrah	Howrah	Nr. Santragachi	Western Heights - D-E	Jan'26	2BHK Royale	72	615	615	643	643	643-649	6,684	7,989	6,082	7,457	42.98	51.37	39.11	47.95	3.87	3.42	9%	7%	7% - 9%	Parking & GST included				
				Jan'26	3BHK Royale	116	832	831	861	861	858-861	6,732	7,820	6,103	7,172	57.99	67.30	52.57	61.72	5.42	5.58	9%	8%	8% - 9%					

Notes:-

- 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 Oct 2023 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 AFNHB 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 AFNHB & JSHPL.
- Pricing of Refugee floor flats are not included.
- The offer shall be applicable only for Bookings done directly through AFNHB, and shall not be applicable otherwise.

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



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