FROM THE MD'S DESK Dear Joyville Family,

Greetings to all of you! As we welcome the onset of a new quarter, we reflect on the vibrant festivities and the dynamic shifts in the real estate market. Recently, we celebrated Akshaya Tritiya and Poila Baishakh with great enthusiasm at our respective sites. These occasions not only brought our communities together but also reminded us of the rich cultural tapestry that defines our nation. The joyous gatherings and shared moments have indeed added a special touch to our living spaces. Also, these festivals presented an opportune moment for the housing sector to capitalise on the prevailing momentum. In the realm of real estate, we continue to witness a thriving market on a positive growth trajectory. The recent surge in home purchases reflects an increasing appreciation for homeownership, buoyed by the Reserve Bank of India's (RBI's) decision to maintain repo rates for the eighth consecutive time. This move

bridge the gaps between neighbours, and strengthen the bonds that make Joyville a place where hearts

It's the dedication to fostering connection that truly sets Joyville apart. By nurturing a vibrant community, we haven't just built homes; we've built a reputation for innovation, operational excellence,

DECODE THE WINNER'S MINDSET

Uncover the winning mindset of achievers. The "Live to Win" podcast dives deep with Sourav Ganguly, Sriram Mahadevan, and Soniya Shenoy, sharing their journeys and the secrets to success.

#LIVETOWIN

ACTIVITIES AT JOYVILLE

Excitement filled the air at Joyville Gurugram as residents got their first chance to experience the stunning new swimming pool.

JOYVILLE GURUGRAM

On World Environment Day, our dedicated team at Joyville Virar came together to plant trees, showcasing our commitment to creating a safe and healthy environment for our residents and the community.

The little groovers enjoyed the summer dance camp, busting a move to electrifying beats and learning fresh new styles!

JOYVILLE VIRAR

TURNING DREAMS INTO REALITY!

HAPPY CUSTOMERS OF JOYVILLE

CELEBRATING SHUBHAARAMBH:

A HEARTFELT WELCOME TO YOUR NEW FOREVER ADDRESS!

JOYVILLE GURUGRAM

JOYVILLE VIRAR

JOYVILLE SENSORIUM

JOYVILLE HADAPSAR ANNEXE

YOUR DREAM HOME IN THE MAKING

Witness the construction of your home as it happens, giving you a sneak peek into the process and progress.

JOYVILLE HADAPSAR ANNEXE

JOYVILLE SENSORIUM

JOYVILLE GURUGRAM

INTRODUCTIONS ARE REWARDING

the way.

Embrace our rewarding referral program and introduce your

loved ones to our community. Forge meaningful connections with like-minded people and earn exclusive benefits along

TOWER 12

TOWER 13

VISTA

ELATION

LESS PLASTIC

favourable conditions.

substantial returns and aligning with contemporary needs.

estate a versatile and attractive investment option.

and social impact within the real estate industry.

connect, and lives are enriched.

Warm Regards, Sriram Mahadevan Managing Director, Joyville Shapoorji Homes

SAVING

ENERGY

- C L U B -BENEFIQUE

A Shapoorji Pallonji Real Estate Initiative

Managed by Loyalie

AMBROSIA

AURIS

PRISMA

REFER HERE! **PASSION HUB BRINGING YOU STORIES FROM RESIDENTS OF JOYVILLE** As they say, hold onto the things that spark joy in your life! Presenting the inspiring story of Mrs. Geethu Vinod Nair, resident of Palm Meadows 1, Joyville Virar. She believes that dance is the hidden language of the soul - giving her the freedom to express emotions and the strength to keep moving forward.

At 10, Bharatanatyam stole her heart. Mesmerized by graceful dancers, she soon discovered the demanding reality of the art form. From mastering footwork to conquering stage fright, each step required dedication. Despite challenges, dance became her language.

Balancing schoolwork with practice honed her discipline, a skill that continues to benefit her even today.

Though higher studies put her dance on hold, the passion never faded. Now, as a wife and mother, she steals moments to practice and perform, thanks to her supportive family. Bharatanatyam isn't just a dance, it's a lifelong teacher. It instilled discipline, confidence, and a powerful outlet for emotions. The words of her gurus continue to resonate: "Dance your heart out." And that's exactly what she continues to do.

Chief Gue

CSR INITIATIVE

Skill Development Program-CREDAI

We trained and certified 90 in construction skills (masonry, bar bending & steel fixing) under the Pradhan Mantri Kaushal Vikas Yojana. It certified existing skills through the Recognition of Prior Learning program and provided digital & financial literacy training, empowering workers for the modern workforce. Each participant received free accidental insurance coverage for added

Skill Assessment Under NSDC

Construction Industry Development Council (CIDC), a National Skill Development Corporation (NSDC) approved partner, upskilled and certified 364 construction workers at Hinjewadi, Manjri & Howrah sites through a training & testing program. This program will enhance workmanship competency, improve internal/external training effectiveness, & boost overall skill development, leading to a more qualified workforce.

निर्माण उद्योग विकास परिषद

JOYVILLE VIRAR

LATEST IN REAL ESTATE

Real estate prices are already rising, and developers have capitalized by offering various benefits and discounts during festivals and auspicious occasions to boost housing sales. The inauguration of the Dwarka Expressway in the Delhi-Gurugram region is expected to bring about a positive transformation in the real estate sector. The improved connectivity to different areas is projected to increase the demand for property.

security of ₹2 lakhs for 2 years. **JOYVILLE HADAPSAR ANNEXE**

PRAUDH SHIKSHA ABHIYAN Joyville Virar held Praudh Shiksha Abhiyan, offered a second chance for workers to gain literacy, basic education, vocational skills, and more to empower those who missed formal schooling.

TESTING & CERTIFICATION CAMP FOR SKILL ASSESSMENT OF CONSTRUCTION WORKFORCE

VENUE : JOYVILLE SHAPOORJI HOUSING PVT. LTD. MAAN ROAD, TAL - MULSHI, DIST - PUNE.

CLIENT :- JOYVILLE SHAPOORJI HOUSING PVT. LTD.

Maharashtrians across the country enthusiastically observe the festival of Gudi Padwa, marking the beginning of the traditional Hindu New Year(AP) **OUTLOOK** Initiative **Becoming high** growth for the Delhi-**Gurugram corridor** The inauguration of the Dwarka Expressway marks a cornerstone in enhancing the connectivity within the two cities, boosting real estate development and igniting economic activity in the vicinity. India, South-East Asia, Middle East & Africa, CBEE, this infrastructure will not only greatly enhance connectivity but also elevate the region's real estate landscape. The anticipation surrounding the expressway over the last decade has already lignified a surge in residential development, especially in sectors bridging Gurugram and Delhi. "With the expressway now complete, we are witnessing a promising downtrum in unsold inventory levels in these sectors, from a significant 25-29% eight to 10 years ago to a simproved connectivity is likely to see demand from end-users, particularly from sectors such as 101, 102, 106, 110, 111 and 113."

SRIRAM MAHADEVAN

MD, Joyville Shapoorji Housing PVt. Ltd.

mere 7-8% now. This project, specifically the Fam incide Gurugram, around, alongside, or indistant areas, there are to wards Gurugram, around, alongside, or indistant areas, there are to wards Curugram, that have been connected to Sectors 109, and 113, which are reaward to Beh, and 12, and 13, which are neaver to Delhi, where a lot of residential projects, specifically the Sector 84, which are reason warp sectors 104, and 113, which are reason with the warp sectors 104, and 113, which are reason with the warp sectors 104, and 113, which are reason with the area of the sectors 109, and 113, which are reason with the area of the sectors 104, and 113, which are reason with the area of the sectors 104, and 113, which are all of residential projects, specifically the sectors 104, and 113, which are reason with the warp sectors 104, and 113, which are reason with the area of the sectors 104, and 113, which are all of residential projects, specifically the five around 104, and 113, which are reason with the warp sectors 104, and 113, which are reason with the warp sectors 104, and 113, which are all or residential projects, specifically the area to discuss or with the area of the sectors 104, and 113, which are all or residential projects, specifically the area was sectors 104, and 113, which are all or residential projects, Kausar Firdausi

With the Dwarka Expressway
In the Dwarka Expressway
In marks a connectivity
It marks a connectivity
It marks a connectivity
within the Delhi-Gurugam region,
boosting real estate development and
ligniting economic activity in the vidnity.
This development holds the promise of
easing traffic congestion and drastically
cutting travel times between the two citles
Furthermore, the expressway's proximity to significant developments and the projected
extension of the Delhi Metro Magenta Lindeaus
extension of the Delhi Metro Magenta
extension of the Delhi Metro M

Real estate developers expect Gudi

Many real estate developers are offering discounts,

stamp duty to attract buyers this Gudi Padwa

Apr 09, 2024 05:21 PM IST

PLANTS is the FUTURE

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which can be found online.

JOYVILLE WESTERN HEIGHTS Near Santragachi **JOYVILLE VIRAR** Virar West, Mumbai **JOYVILLE GURUGRAM** Sector 102, Gurugram

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Padwa to fuel housing sales in Mumbai ☐ Guiz⊕ flexible payment plans and even exemptions on GST and Share Via: 🔕 🐧 🔉 🗹 in afaqs! Pause - Sriram Mahadevan, Managing Director, Joyville Shapoorji Housing

CONSTRUCTION UPDATES BRINGING YOUR FUTURE HOME CLOSER TO THE PRESENT **JOYVILLE HINJAWADI** Near Phase I, Hinjawadi **JOYVILLE HADAPSAR ANNEXE** Pune-Solapur Highway, Pune **JOYVILLE SENSORIUM** Near Phase I, Hinjawadi

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ANIMALS

Sriram Mahadevan is a business leader who brings three decades of business and marketing expertise to his role as managing director of Joyville Shapoorji Housing. Here's a little sneak peek into his work day, leadership mantra, and advice to young professionals. testament to the significance of this monumental project. Presently, there are 29,742 units under construction in this submarket, with an estimated completed nation of 2024 for country's elucidates Aggarval. What sets this development apart are its unique attributes, including the country's first elevated unbar expressway and an innovative single-pillar flyover. "As the possible promentum continues, we can anticipate a steady influx of commercial and retail ventures, accompanied by a growing variety of high-end residential offenings," adds Aggarval. and retail ventures, accompanied by a growing variety of high-end residential offenings," adds Aggarval. and residential offenings," adds Aggarval. and residential offenings, adds Aggarval. and and present of the 20-km consideration of th easy access to the Indira Gandhi International Airport, the region will become highly decished for both investors and homebuyers. The see demand from end-suers particularly from Dwarka and sectors such as 10, 102, 106, 110, 111, and 113, which have already started seeing huge demand from working professionals and homebuyers alike, opines Sitram Mahadevan, MD, Joyville Shapoorji Housing Pet LLI.

With the recent approved granted to the start of the section of the sect

Stock image

by Shapoorji Pallonji

has stabilised borrowing costs, encouraging both homebuyers and sellers to take advantage of the We're also seeing exciting trends in the sector, particularly with the rise of co-living and co-working spaces. These segments offer premium office and quality residential spaces in a pay-as-you-use manner, piquing interest among both institutional and retail investors. As the dynamics of work and living continue to evolve, these flexible and innovative solutions cater perfectly to the modern lifestyle, offering The Indian real estate market is positioned uniquely, with a blend of traditional and emerging investment avenues creating a diverse landscape for investors. Alongside the conventional options of residential and commercial properties, new opportunities such as Real Estate Investment Trusts (REITs) and fractional ownership are gaining traction. These avenues offer different ways to generate returns, making real As we move forward, we're committed to weaving a vibrant tapestry of connections within our community. We believe that strong social connections are the lifeblood of a fulfilling life, and we're dedicated to nurturing them within gated community. Our commitment to fostering human connection is an ongoing journey, and we're constantly innovating and seeking new ways to bring people together,

> **■ ECO FRIENDLY**

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