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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 has stabilised borrowing costs, encouraging both homebuyers and sellers to take advantage of the favourable conditions.

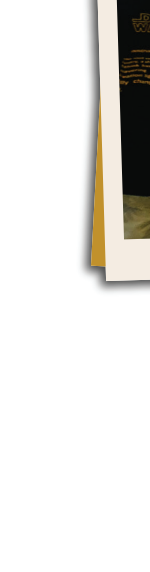
We're also seeing exciting trends in the sector, particularly with the rise of co-living and co-working spaces. These segments offer premium office and quality residential spaces in a pay-as-you-use manner, piquing interest among both institutional and retail investors. As the dynamics of work and living continue to evolve, these flexible and innovative solutions cater perfectly to the modern lifestyle, offering substantial returns and aligning with contemporary needs.

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 estate a versatile and attractive investment option.

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, bridge the gaps between neighbours, and strengthen the bonds that make Joyville a place where hearts connect, and lives are enriched.

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, and social impact within the real estate industry.

Warm Regards,
Sriram Mahadevan
Managing Director,
Joyville Shapoorji Homes



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!



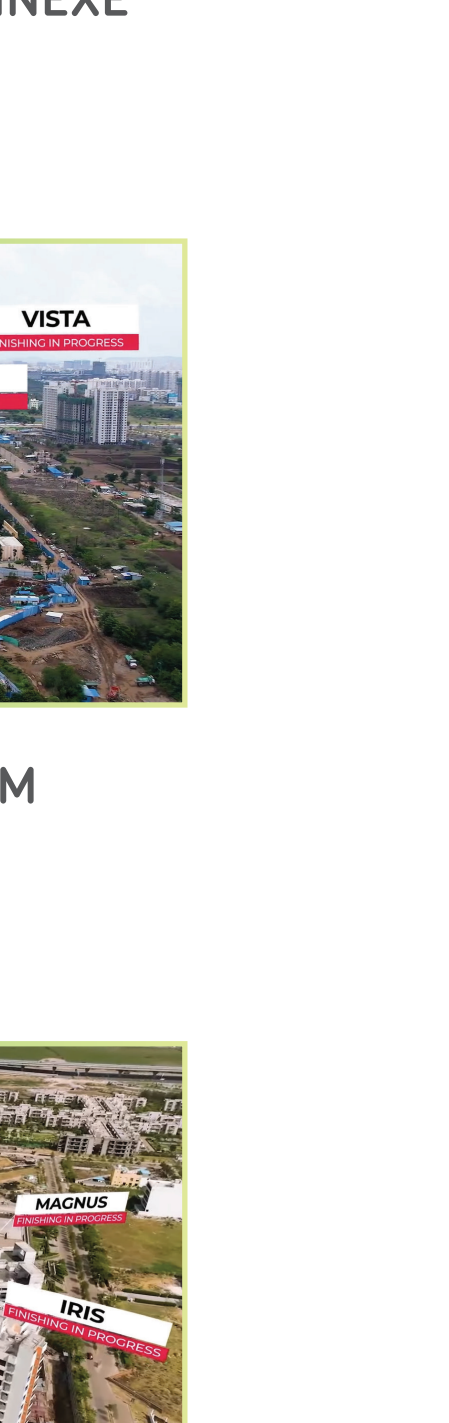
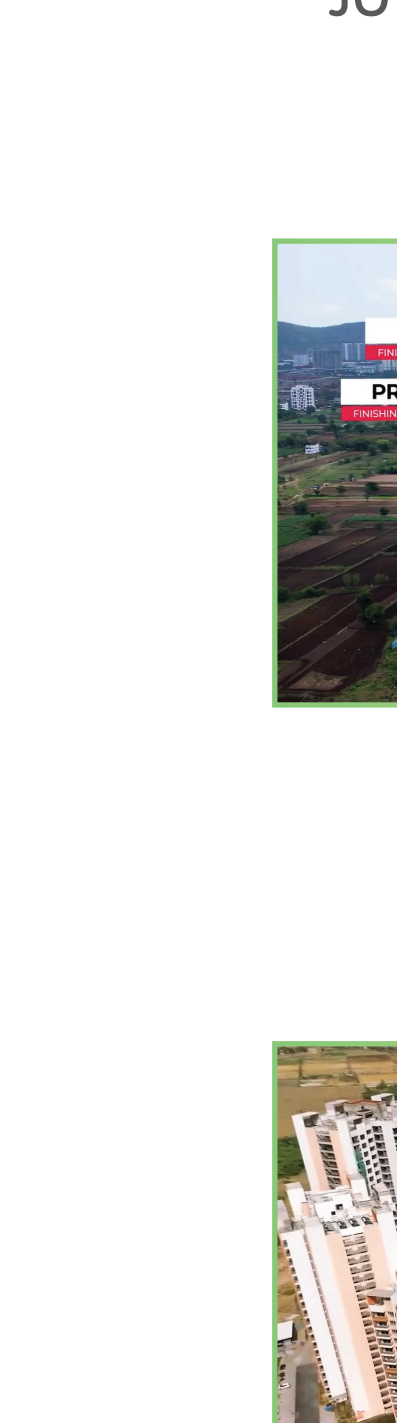
JOYVILLE VIRAR



TURNING DREAMS INTO REALITY! HAPPY CUSTOMERS OF JOYVILLE

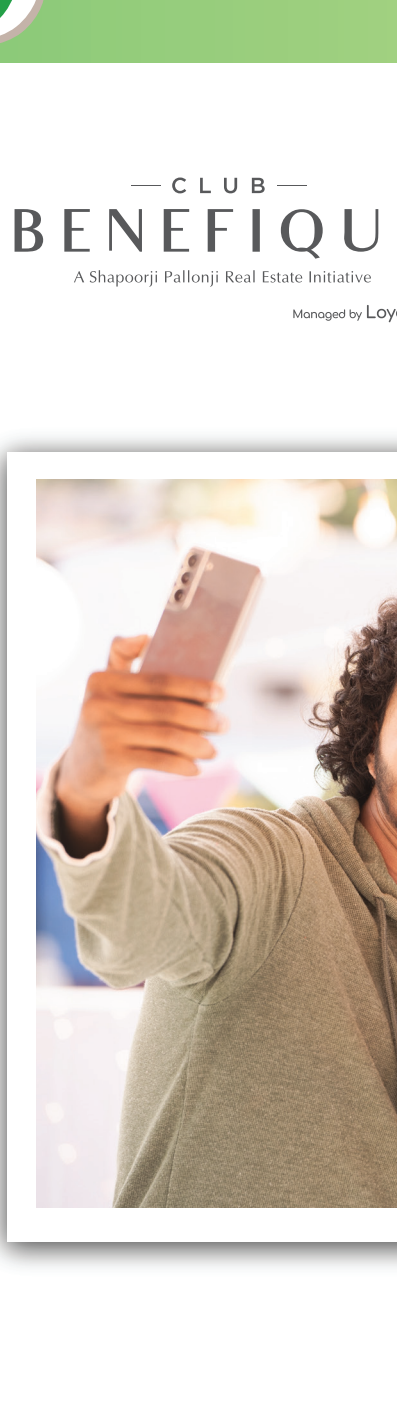
CELEBRATING SHUBHAARMBH: A HEARTFELT WELCOME TO YOUR NEW FOREVER ADDRESS!

JOYVILLE GURUGRAM



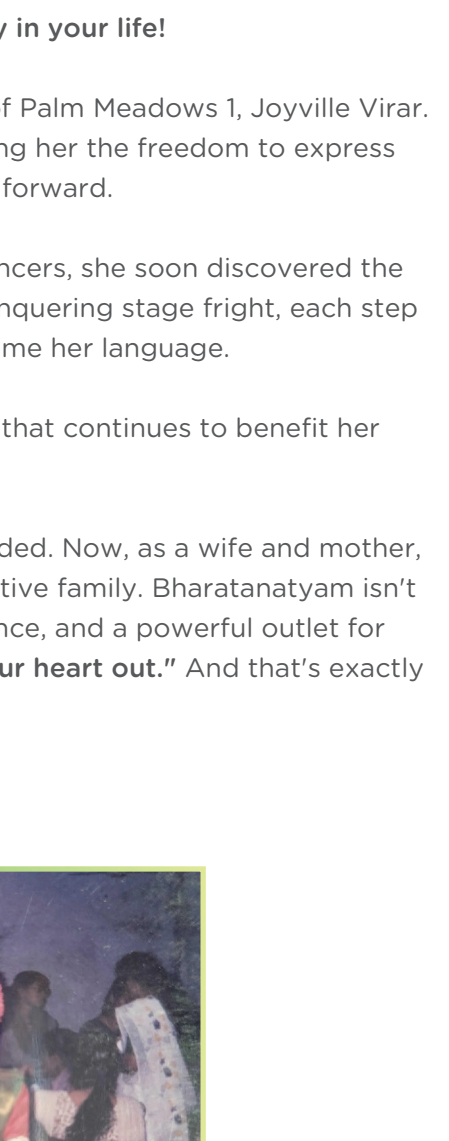
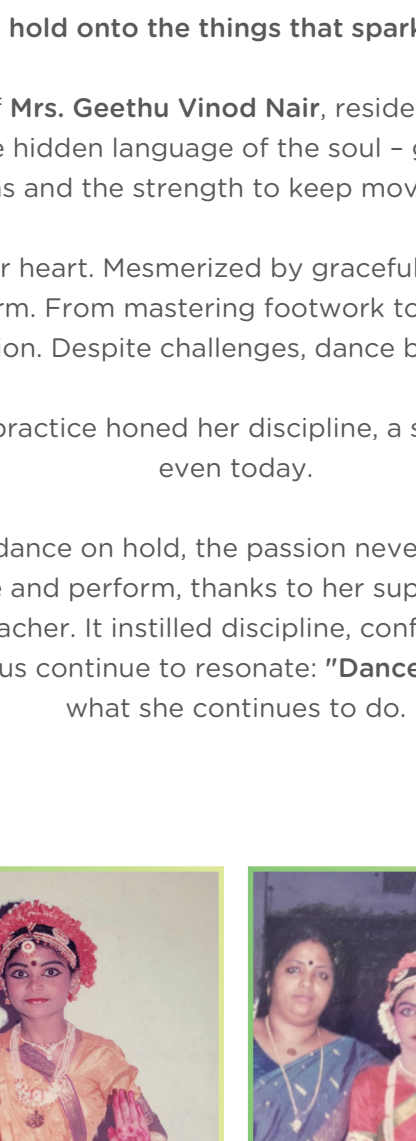
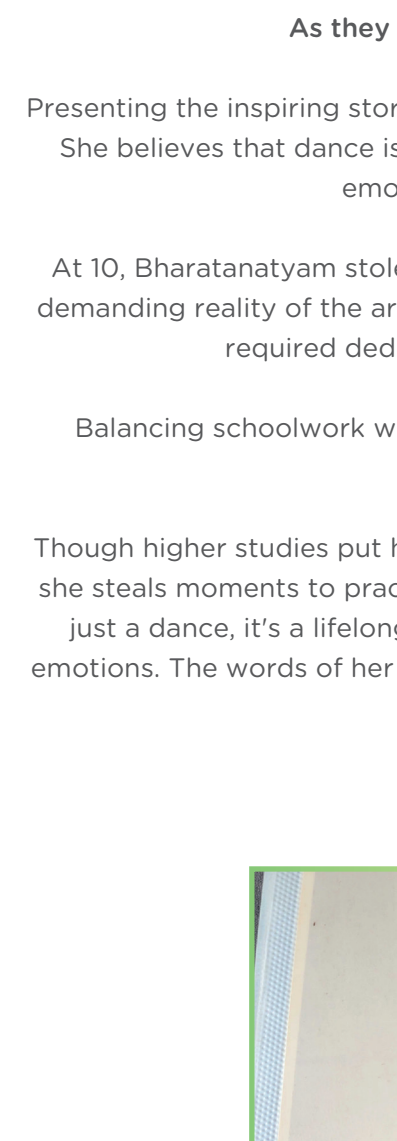
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JOYVILLE VIRAR



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JOYVILLE SENSORIUM



Actual Images

JOYVILLE HADAPSAR ANNEXE



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YOUR DREAM HOME IN THE MAKING

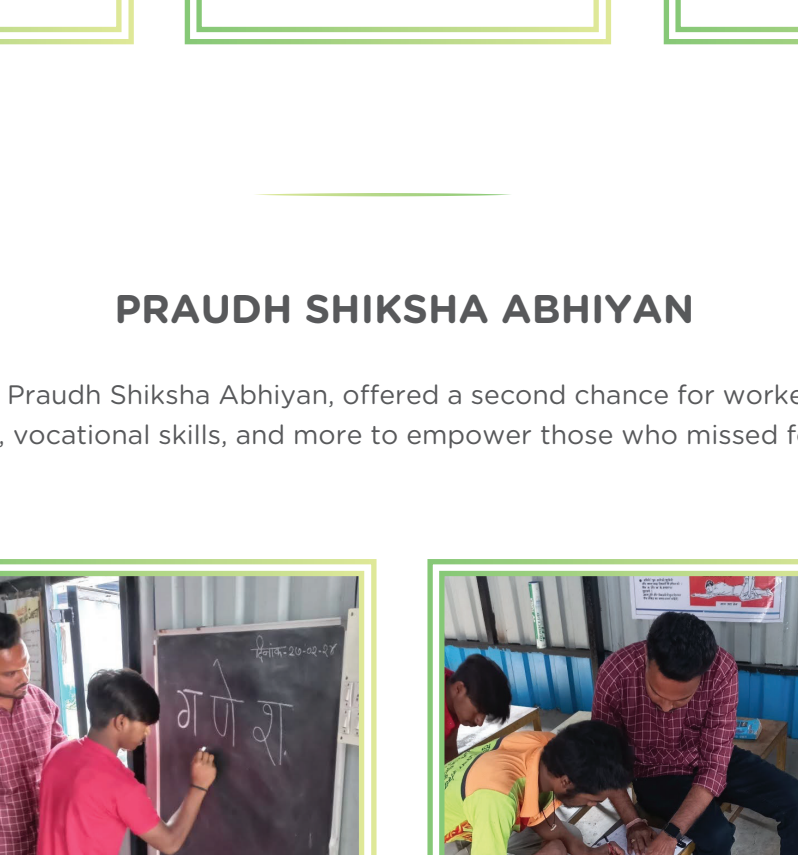
Witness the construction of your home as it happens, giving you a sneak peek into the process and progress.



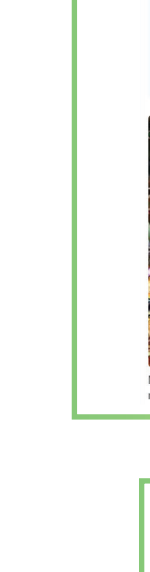
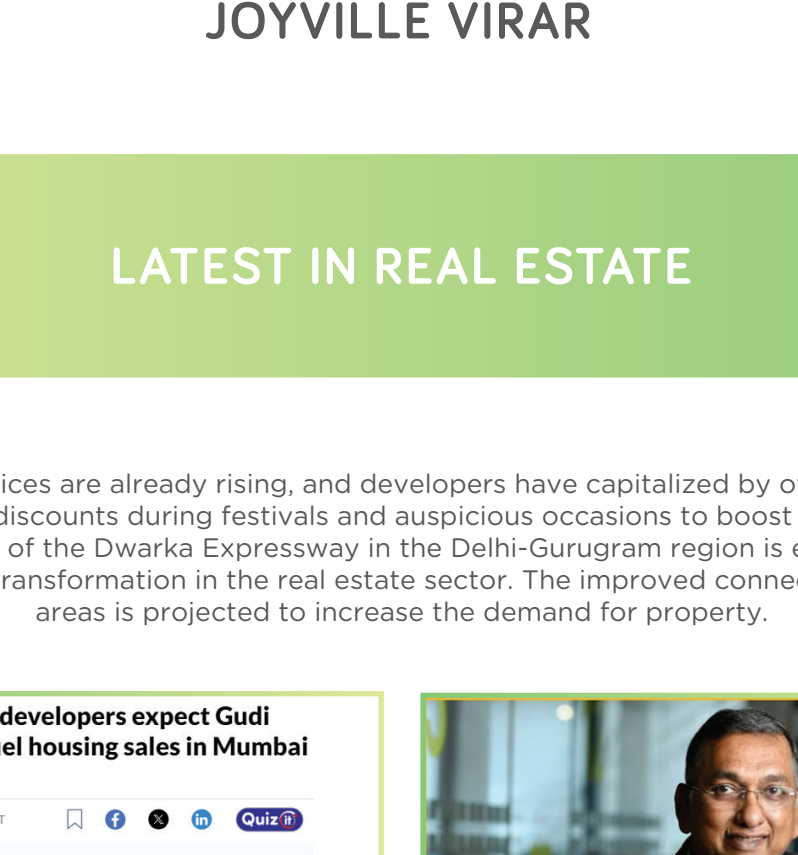
JOYVILLE HADAPSAR ANNEXE



JOYVILLE SENSORIUM



JOYVILLE GURUGRAM

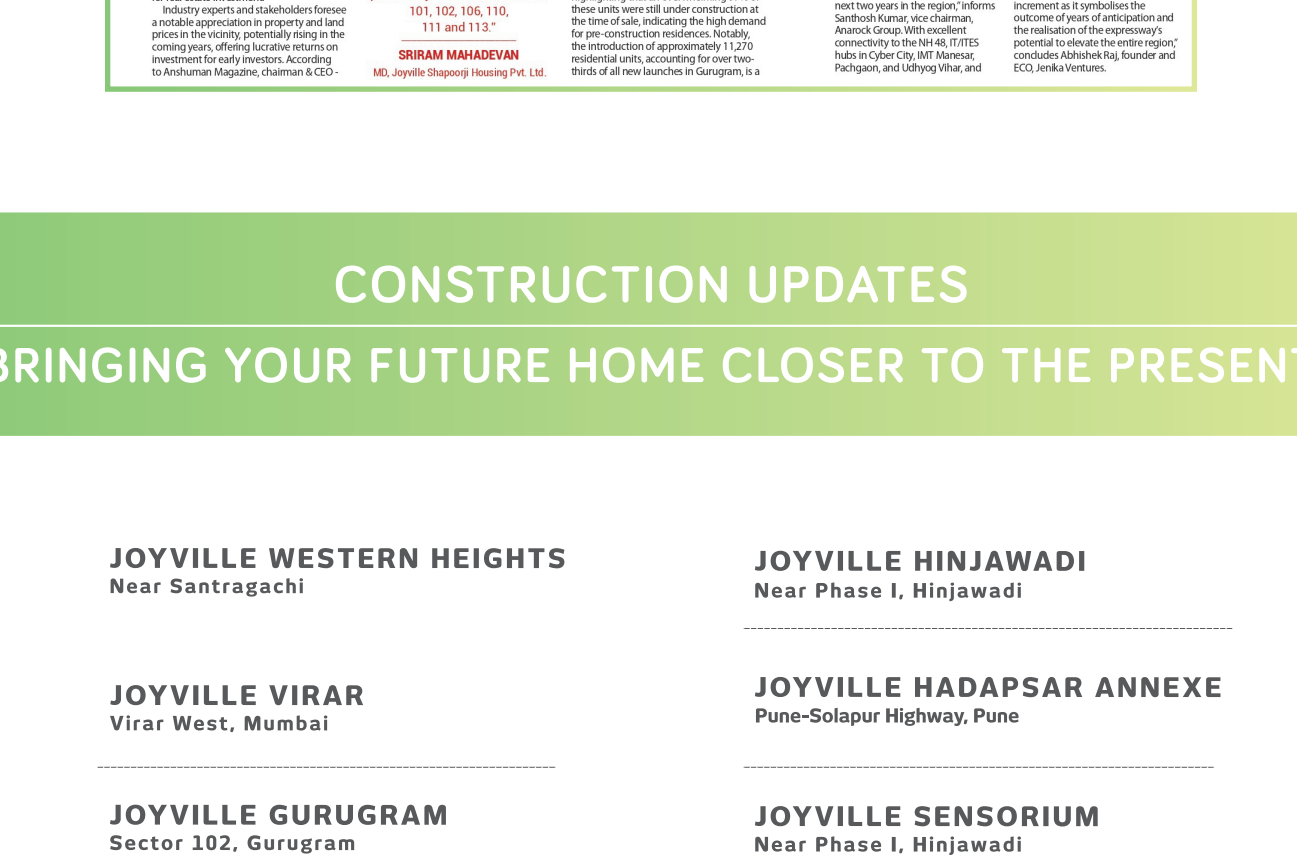


INTRODUCTIONS ARE REWARDING

— CLUB — BENEVOLENT

A Shapoorji Pallonji Real Estate Initiative
Member's Loyalty

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 the way.



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REFER HERE!

PASSION HUB

BRINGING YOUR STORIES FROM RESIDENTS OF JOYVILLE

As they say, hold onto the things that spark joy in your life!

Presenting the inspiring story of **Mrs. Geetha 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.



Actual Images

CSR INITIATIVE BUILDING MORE THAN JUST STRUCTURES!

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 security of ₹2 lakhs for 2 years.

Actual Images

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.

Actual Images

PROUDH SHIKSHA ABHIYAN

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

Actual Images

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 Dwarika 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.

Actual Images

CONSTRUCTION UPDATES

BRINGING YOUR FUTURE HOME CLOSER TO THE PRESENT

JOYVILLE WESTERN HEIGHTS Near Santacruz	JOYVILLE HINJAWADI Near Phase 1, Hinjawadi
JOYVILLE VIRAR Virar West, Mumbai	JOYVILLE HADAPSAR ANNEXE Pune-Solapur Highway, Pune
JOYVILLE GURUGRAM Sector 102, Gurugram	JOYVILLE SENSORIUM Near Phase 1, Hinjawadi

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PPG - ARMADA STERLING II C-FIELD, BOMBAY HIGH, 2016
Delivered in a record time of 23 months. It not only produces 50,000 barrels of oil per day but also emits 1.5 million cubic meters of natural gas.

Shapoorji Pallonji Real Estate

Joyville is a thriving community of people, living their best lives in homes that are as amazing as their dreams.

www.joyvillehomes.com

You received this email because you are a part of the Joyville family.

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Click on the buttons below to download the Customer App:

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