



A LIFE CHANGING
STORM AWAITS.

 966 777 8309

STRONG THROUGH EVERY STORM
SINCE 150+ YEARS



DOMINATING WITH INERADICABLE PRESENCE



Shapoorji Pallonji

1865



1887 Malabar Hill Reservoir, Mumbai



1930 Mumbai Central Station



2003 SP Infocity, Pune



1975 Palace Of The Sultan Of Oman



1939 Reserve Bank Of India Building, Mumbai



2006 Barakhamba Underground Metro Station, New Delhi



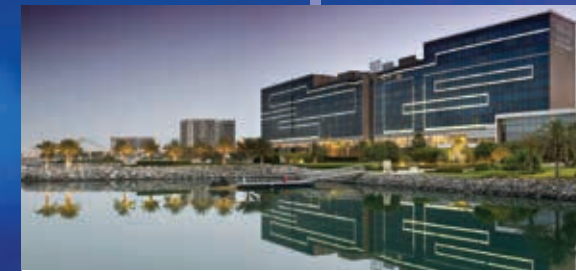
2009 Seat Of Government And Presidency, Ghana



2009 Cybercity, Gurugram



2012 MCA Stadium, Pune



2012 Hotel Fairmont Bab Al Bahr, Abu Dhabi



2010 The Imperial, Mumbai



2013 FPSO Armada Sterling I, Mumbai High Field



2013 Sun Court, Greater Noida



2014 Skyview, Gurugram



2017 Chenani - Nashri Tunnel, Jammu & Kashmir



2016 Intel, Bengaluru

AND THE LEGACY
CONTINUES...

RECOGNITION WELL DESERVED



Shapoorji Pallonji E&C has been ranked No. 1 among top 50 Real Estate / Infrastructure Companies, by the Construction Week India magazine (Volume 10, Issue 3, 2018).

One of India's leading construction companies constructing residential projects under the brand Shapoorji Pallonji is symbolic of trust and quality.

GROUP LEGACY AND GLOBAL FOOTPRINT



Creating landmarks for over 150 years



Global presence in more than 60 countries



Over 20.4 million Sq.m. constructed in India



A strong employee base of over 60,000 people from 40+ nationalities

THE BIGGEST
REAL ESTATE STORM
HAS ARRIVED.

PRE-LAUNCHING
C O D E N A M E
TORNADO

NEAR PHASE - I, HINJAWADI, PUNE

ULTRA MODERN 2 & 3 BHKs



Codename Tornado located near Phase I, Hinjawadi is a discreetly carved, unrivalled panorama of 10.5 acres (~42,400 Sq.m.). It is a consolidated creation of the dominant elements of nature to establish a habitat engulfed by the ecstasy of hills, widespread greenery, and the Mula River that ushers you to the surreal experiences of life.

HOMES WHERE THRILLS AND THUNDER REIGNS

At Codename Tornado, you will find not just unprecedented, ultra-modern 2 & 3 BHK residences, but also a lifestyle that's designed to give you unparalleled thrills and rapture in every corner, for endless moments of exuberance.



Only 9 towers on
10.5 acres (~42,400 Sq. m.)



Over 75%
open space



1.8 km walking
boulevard



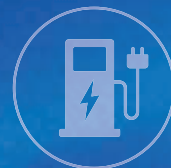
Vehicle-free
podium



2.8 acres (~11,300 Sq. m.)
of multi-level sunken garden



River front clubhouse with
Infinity edge pool



Electric vehicle
charging station

Smart homes powered by



An EDGE certified project



Disclaimer: The promoter shall undertake development of the layout in a phased manner.

THE QUEST FOR AN UNADULTERATED EXPERIENCE ENDS HERE.

With major infrastructure developments nearing completion, Hinjawadi is all set to become even more well connected than before.



One of the biggest IT parks in India



Elevated Metro Line III connecting Hinjawadi to various parts of Pune[#]



High Rental Demand



Direct access to 110 metres wide Ring Road[#]



Mahalunge-Hinjawadi Bridge[#]



Proposed Maan Mahalunge Hi Tech City Park[#]

Source: Internet, [#]Upcoming developments are indicative and to be developed by appropriate authorities.

LOCATION MAP



Disclaimer: Map not to scale. The information has been taken from the internet. The Map depicts only select landmarks and does not depict all the surroundings of the project. Upcoming developments are indicative and to be developed by appropriate authorities.

Existing road connectivity from Bhumkar chowk, Hinjawadi flyover and Orchid hotel.

MASTER LAYOUT PLAN

GROUND LEVEL

- 1. FUTSAL COURT
- 2. PERIPHERY WALK WITH TREE AVENUES
- 3. MULTI UTILITY GAME ARENA
- 4. FRUIT ORCHARDS/FRUIT AVENUE
- 5. NETTED CRICKET PITCH

PODIUM LEVEL

- 6. JOGGING/CYCLING TRACK
- 7. CANTILEVER PAVILIONS
- 8. TREE HOUSE
- 9. TODDLER'S PLAY AREA
- 10. MOUND KIDS PLAY
- 11. SR. CITIZEN PLAZA
- 12. PAVILION

MULTI LEVEL SUNKEN GARDEN

- 13. CLUB HOUSE WITH INFINITY EDGE SWIMMING POOL
- 14. MUSICAL PLAY COURT
- 15. MEDITATION COVE
- 16. HERBS GARDEN
- 17. SKATING RINK
- 18. OPEN AIR GYM
- 19. FLORAL TUNNEL
- 20. RHYTHM WALK
- 21. AROMATIC GARDEN
- 22. REFLEXOLOGY PATH
- 23. BARBEQUE HANGAR
- 24. SWING GARDEN
- 25. AMPHITHEATRE
- 26. CENTRAL LAWN
- 27. KIDS PLAY COURTS
- 28. OUTDOOR CHESS*
- 29. OUTDOOR SNAKES & LADDER*

- 30. OUTDOOR LUDO*
- 31. HOPSCOTCH*

CLUBHOUSE AMENITIES

- A. INFINITY EDGE LAP POOL
- B. KIDS' POOL
- C. LEISURE POOL
- GYMNASIUM WITH STEAM ROOM
- MULTIPURPOSE HALL
- INDOOR GAMES WITH TABLE TENNIS & POOL TABLE
- 5D - MINIPLEX
- SOUND LOUNGE#
- INTERACTIVE SQUASH COURT
- HERBAL CAFÉ+
- CRÉCHE+

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. *Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. #Only flooring will be provided. #Only speaker system will be provided in the lounge.





Artist's impression

FIND ALL THAT YOU'RE LOOKING FOR AT THE CLUBHOUSE.



Infinity edge pool



5D - Miniplex



Kids' pool



Sound lounge⁺



Leisure pool



Gymnasium with steam room



Interactive squash court



Multipurpose hall



Herbal café*



Indoor games with table tennis & pool



Crèche*

Disclaimer: Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project. Products, features, etc., shown, are illustrations for reference only. The façade, colour, shades of walls, etc. shown in the image is for the purpose of representation only and may vary upon actual construction. *Will be operated by a Vendor/third party and usage of the same will be chargeable on actual basis. ⁺Only speaker system will be provided in the lounge.



Disclaimer: Appearance of landscape will depend on seasonal changes and weather conditions. The representation of plants/trees/plantation/flowers in the image are shown as fully grown in healthy conditions. The growing time of the plantation may vary depending upon the type and species. The promoter shall undertake development of the layout in a phased manner.

Artist's impression



[#]Only speaker system will be provided in the lounge.



THE SUBTLE ELEMENTS THAT FUEL THE UNSTOPPABLE STORM.

PAINTING

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/ weather shield paint

FLOORING

- Vitrified tiles of size 600 mm x 600 mm for living, dining, kitchen & bedrooms
- Rough textured and coarse ceramic tiles of size 600 mm x 600 mm in all bathrooms
- Wooden resembling ceramic tiles in terraces
- Rough textured ceramic tiles in utility area

DOORS

- Main door, bedroom doors – pre-engineered/ wooden flush door with laminates on both sides
- Toilet door – granite frame with pre-engineered/ wooden flush door
- Mortise lock with levers for all bedroom doors
- Branded tribolt lock for main door

BATHROOMS

- Counter top with under counter basin in master toilet
- Branded sanitary fittings from Kohler/Jaquar or equivalent
- Branded CP fittings from Kohler/Jaquar or equivalent
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms
- Solar water connection in master bedroom

BEDROOMS

- 2 way control switches in all bedrooms (selective points for fan and light)

WINDOWS

- Water tight and noise reducing anodized aluminum sliding windows made with Jindal sections or equivalent.

ELECTRICALS

- Electrical points – Modular switches and sockets from Legrand or equivalent
- Provision of inverter in passage area

RAILING

- MS Railing with synthetic enamel paint finish

KITCHEN

- **Kitchen counter:** Black Granite platform with stainless steel sink with drain board from Nirali/Futura or equivalent
- **Wall:** Dado tiles up to 600 mm above counter top
- Adequate electrical points provided for kitchen appliances
- Provision for exhaust fans
- Provision for water purifier

AN EDGE CERTIFIED PROJECT

- EDGE is part of a holistic strategy to steer construction in rapidly urbanizing economies onto a more low-carbon path, a green building standard and a certification system for over 140 countries
- EDGE certification ensures energy efficient homes, hence bringing down your utility bills

THE JIO FIBER ADVANTAGE

JioFiber welcomes you to the future. The only all-fiber network that gives you services, never before experienced in India. JioFiber will transform the way you and your loved ones connect, communicate and consume content at home.

- Smart Home Hub*
- Emergency/Panic button & Smart Indoor Siren*
- Combustible Gas Leak Sensor*
- Video Door Bell*

COMMON AMENITIES

- 24x7 DG backup in common areas
- CCTV at entrance gate and building entrance lobby

Disclaimer: *These are a part of the standard offering provided by Joyville Shapoorji to all apartment buyers independent of their decision to subscribe to JioFiber or not. Service charges applicable towards usage of these services will be borne by the customer. All facilities/specifications of the flat shall be as per the final agreement between the promoter and the buyer.

UNIT PLANS

C O D E N A M E
TORNADO

AREA STATEMENT

| Typology | RERA carpet Area | | Appurtenant Area | Total Area |
|------------------------|------------------|--------|------------------|------------|
| | SQ. M. | SQ.FT. | | |
| 2BHK Luxury B (Odd) | 52.1 | 561.2 | 150.1 | 711.4 |
| 2BHK Luxury B (Even) | 52.5 | 565.2 | 150.6 | 715.8 |
| 2BHK Royale B (Odd) | 55.6 | 598.9 | 184.2 | 783.0 |
| 2BHK Royale B (Even) | 56.1 | 603.8 | 185.7 | 789.4 |
| 2BHK Luxury B (Garden) | 57.8 | 622.2 | 287.40 | 909.6 |
| 2BHK Royale B (Garden) | 56.6 | 609.3 | 360.76 | 970.0 |
| 3BHK suite (Odd) | 73.1 | 787.2 | 185.4 | 973.0 |
| 3BHK suite (Even) | 73.6 | 791.7 | 187.3 | 978.9 |
| 3BHK suite (Garden) | 74.1 | 797.1 | 362.03 | 1159.1 |

UNIT PLAN

2 BHK - LUXURY - B (ODD)



| S.No. | NAMES | DIMENSIONS |
|-------|---------------|---------------|
| 1. | ENT. LOBBY | 4'11" X 4'8" |
| 2. | LIVING/DINING | 17'0" X 11'0" |
| 3. | TERRACE | 8'0" X 6'0" |
| 4. | M. BEDROOM | 10'0" X 12'0" |
| 5. | M. TOILET | 7'6" X 4'6" |
| 6. | BEDROOM | 10'0" X 10'0" |
| 7. | TOILET | 4'6" X 6'0" |
| 8. | KITCHEN | 7'8" X 8'5" |
| 9. | DRY BAL | 3'1" X 7'4" |
| 10. | PASSAGE | 4'6" X 4'7" |

| TYPOLOGY | RERA CARPET AREA | | APPURTENANT AREA* | TOTAL AREA |
|---------------|------------------|---------|-------------------|------------|
| | SQ. M. | SQ. FT. | SQ. FT. | SQ. FT. |
| 2BHK-LUXURY B | 52.1 | 561.2 | 150.1 | 711.4 |

*Sum of Encl. balcony area, area of terrace and area of open balcony

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.

MahaRERA number : P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>

UNIT PLAN

2 BHK - LUXURY - B (EVEN)



| S.No. | NAMES | DIMENSIONS |
|-------|---------------|---------------|
| 1. | ENT. LOBBY | 4'11" X 4'8" |
| 2. | LIVING/DINING | 17'0" X 11'0" |
| 3. | TERRACE | 8'0" X 6'0" |
| 4. | M. BEDROOM | 10'0" X 12'0" |
| 5. | M. TOILET | 7'6" X 4'6" |
| 6. | BEDROOM | 10'0" X 10'0" |
| 7. | TOILET | 4'6" X 6'0" |
| 8. | KITCHEN | 7'8" X 8'5" |
| 9. | DRY BAL | 3'1" X 7'4" |
| 10. | PASSAGE | 4'6" X 4'7" |

| TYPOLOGY | RERA CARPET AREA | | APPURTENANT AREA* | TOTAL AREA |
|---------------|------------------|---------|-------------------|------------|
| | SQ. M. | SQ. FT. | SQ. FT. | SQ. FT. |
| 2BHK-LUXURY B | 52.5 | 565.2 | 150.6 | 715.8 |

*Sum of Encl. balcony area, area of terrace and area of open balcony

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.

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UNIT PLAN

2 BHK - ROYALE - B (ODD)



| S.No. | NAMES | DIMENSIONS |
|-------|---------------|---------------|
| 1. | ENT. LOBBY | 5'0" X 4'8" |
| 2. | LIVING/DINING | 19'0" X 11'8" |
| 3. | TERRACE | 7'8" X 9'0" |
| 4. | M. BEDROOM | 10'0" X 13'0" |
| 5. | M. TOILET | 8'0" X 4'6" |
| 6. | BEDROOM | 10'0" X 11'6" |
| 7. | TOILET | 4'6" X 6'0" |
| 8. | KITCHEN | 9'0" X 7'3" |
| 9. | DRY BAL | 3'8" X 6'6" |
| 10. | PASSAGE | 4'5" X 5'4" |

| TYPOLOGY | RERA CARPET AREA | | APPURTENANT AREA* | TOTAL AREA |
|---------------|------------------|---------|-------------------|------------|
| | SQ. M. | SQ. FT. | SQ. FT. | SQ. FT. |
| 2BHK-ROYALE B | 55.6 | 598.9 | 184.2 | 783 |

*Sum of Encl. balcony area, area of terrace and area of open balcony

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.

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UNIT PLAN

2 BHK - ROYALE - B (EVEN)



| S.No. | NAMES | DIMENSIONS |
|-------|---------------|---------------|
| 1. | ENT. LOBBY | 5'0" X 4'8" |
| 2. | LIVING/DINING | 19'0" X 11'6" |
| 3. | TERRACE | 7'8" X 9'0" |
| 4. | M. BEDROOM | 10'0" X 13'0" |
| 5. | M. TOILET | 8'0" X 4'6" |
| 6. | BEDROOM | 10'0" X 11'6" |
| 7. | TOILET | 4'6" X 6'0" |
| 8. | KITCHEN | 9'0" X 7'3" |
| 9. | DRY BAL | 3'8" X 6'6" |
| 10. | PASSAGE | 4'5" X 5'4" |

| TYPOLOGY | RERA CARPET AREA | | APPURTENANT AREA* | TOTAL AREA |
|---------------|------------------|---------|-------------------|------------|
| | SQ. M. | SQ. FT. | SQ. FT. | SQ. FT. |
| 2BHK-ROYALE B | 56.1 | 603.8 | 185.7 | 789.4 |

*Sum of Encl. balcony area, area of terrace and area of open balcony

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.

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UNIT PLAN

3 BHK- SUITE (ODD)



| S.No. | NAMES | DIMENSIONS |
|-------|---------------|---------------|
| 1. | ENT. LOBBY | 5'0" X 4'8" |
| 2. | LIVING/DINING | 20'6" X 11'6" |
| 3. | TERRACE | 7'8" X 9'0" |
| 4. | M. BEDROOM | 10'0" X 13'0" |
| 5. | M. TOILET | 4'6" X 8'0" |
| 6. | BEDROOM 1 | 11'7" X 10'0" |
| 7. | TOILET 1 | 4'6" X 7'6" |
| 8. | BEDROOM | 10'0" X 11'0" |
| 9. | TOILET | 4'6" X 6'0" |
| 10. | KITCHEN | 10'3" X 7'3" |
| 11. | DRY BAL | 4'0" X 6'0" |
| 12. | PASSAGE | 4'5" X 7'1" |

| TYPOLOGY | RERA CARPET AREA | | APPURTENANT AREA* | TOTAL AREA |
|------------|------------------|---------|-------------------|------------|
| | SQ. M. | SQ. FT. | SQ. FT. | SQ. FT. |
| 3BHK-SUITE | 73.1 | 787.2 | 185.4 | 973 |

*Sum of Encl. balcony area, area of terrace and area of open balcony

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.

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UNIT PLAN

3 BHK- SUITE (EVEN)



| S.No. | NAMES | DIMENSIONS |
|-------|---------------|---------------|
| 1. | ENT. LOBBY | 5'0" X 4'8" |
| 2. | LIVING/DINING | 20'6" X 11'6" |
| 3. | TERRACE | 7'8" X 9'0" |
| 4. | M. BEDROOM | 10'0" X 13'0" |
| 5. | M. TOILET | 4'6" X 8'0" |
| 6. | BEDROOM 1 | 11'7" X 10'0" |
| 7. | TOILET 1 | 4'6" X 7'6" |
| 8. | BEDROOM | 10'0" X 11'0" |
| 9. | TOILET | 4'6" X 6'0" |
| 10. | KITCHEN | 10'3" X 7'3" |
| 11. | DRY BAL | 4'0" X 6'0" |
| 12. | PASSAGE | 4'5" X 7'1" |

| TYPOLOGY | RERA CARPET AREA | | APPURTENANT AREA* | TOTAL AREA |
|------------|------------------|---------|-------------------|------------|
| | SQ. M. | SQ. FT. | SQ. FT. | SQ. FT. |
| 3BHK-SUITE | 73.6 | 791.7 | 187.3 | 978.9 |

*Sum of Encl. balcony area, area of terrace and area of open balcony

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.

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Joyville
by Shapoorji Pallonji



Artist's impression

Head Office:

Joyville Shapoorji Housing Pvt. Ltd., SP Centre, 41/44,
Minoo Desai Marg, Colaba, Mumbai-400 005

CIN-U45200MH1943PTC003812

Site Office:

Joyville Shapoorji Housing Pvt. Ltd.,
Maan, Near Phase I, Hinjawadi, Pune-411 057

CIN: U70109MH2007PTC166942



966 777 8309

Website: www.shapoorjiipallonji.com

MahaRERA number :P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>

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