

S NO.	Project Detail	Information
1	Project Name	Joy Grand
2	Location	Sector 88 Site No.3, Sahibzada Ajit Singh Nagar, Punjab 140308
3	Total Project Area	approx 6Acres
4	Number of Towers	7
5	Number of Floors	23 to 28
6	Total Number of Units	348
7	Configurations & Unit Sizes	3+1 2867sqft(non corner, 3192sqft (corner) 4+1 3678sqft(non corner), 4055sqft(corner)
8	Cluster Plans	
9	Fresh/Current Price	
10	Rental Price	4+1=1 lacs expected
11	Expected Resale Price	4+1 BHK: ₹8,100–₹8,500/sq. ft. (depends on tower) 3+1 BHK: ₹7,300–₹7,800/sq. ft.
12	Fresh/Current Availability of Units	
13	Possession Timeline	Most probably Diwali 2027 onwards and will wind up whole project by Forst quarter of 2029
14	Current Project Status	out of 7 hours, five towers are almost ready, only two towers are on ground Construction level
15	Green Area	approx 75%
16	Clubhouse Size	approx 35,000 square feet area
17	Key Amenities & USPs	Yoga meditation Centre, jogging, track, cycling track, separate play area for the kids, special day care space for the kids, basketball court, lawn, tennis

18	Key Sales USPs	2. All units are park facing 3. Some of the 4+1 units are lifetime both side Park facing also
20	Brochure	Attached
21	Layout Plans	Attached
22	Payment Plans	Booking – 25% Mid-Tower Construction – 25% Super Structure – 25% Plaster – 15% Possession – 10%

Features & Specifications

Living /Dinning /Foyer/Family Lounge	
Flooring	: Premium Italian Marble.
Walls	: Acrylic Emulsion Paint Finish.
Ceiling	: Acrylic Emulsion Paint Finish on POP /Gypsum false ceiling as required (extend as Per our design only) with lighting.

All Bedrooms	
Flooring	: Laminated wooden Flooring/Premium Vitrified Tiles.
Walls	: Acrylic Emulsion Paint Finish.
Ceiling	: Acrylic Emulsion Paint Finish on POP / Gypsum false Ceiling as required (extend as Per our design only) with lighting.
Woodwork	: Wooden cabinets in rooms.

Toilets with Dresser	
Flooring	: Premium Anti-Skid Vitrified Tiles.
Walls	: Premium Vitrified tiles upto required height.
Ceiling	: Premium Emulsion Paint, with required Ceiling and Lighting.
Counters	: Marble/ Granite/Synthetic Stone.
Sanitary	: Premium CP and Sanitary fittings.
Ware/CP Fitting	

Door/Windows	
Main door	: Laminated door with digital door Lock.
Windows	: High Grade Aluminum or UPVC windows wherever required.
Internal Doors	: Laminated Doors.

Kitchen	
Flooring	: Anti-Skid Vitrified Tiles.
Dado	: Premium Vitrified tiles upto 2ft Height above kitchen Counter.
Ceiling	: Acrylic Emulsion Paint.
Counters	: Granite/Synthetic Stone/Premium Quartz.
Cabinets	: Premium Modular Kitchen cabinets of Appropriate finish if opted by Allottee.

Toilets with Dresser	
A/C	: Alc in living, Dining, drawing and bedrooms excluding servant room.
Kitchen	: Chimney, HOB and RO.



Your *STORY*, Your Glorious *LEGACY!*

Disclaimer: This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. "Joy Grand" is a government approved group housing project.

*Luxury Designed for
your **PREMIER LEGACY.***





ELEGANCE BLENDS WITH MODERNITY

Discover the perfect balance between classic charm and modern amenities with our residential project. Enjoy a living space where luxurious traditional features seamlessly blend with advanced home technologies. Our thoughtfully designed residences include elegant living rooms, sophisticated dining areas, and serene bedrooms, all crafted to provide an exceptional living experience. Each detail honours timeless elegance while embracing the comforts of the future.



SITE PLAN



3BHK + 1 (Corner Unit)



*For the internal use and training purpose only.



4BHK + 1 (Corner Unit)



*For the internal use and training purpose only.

