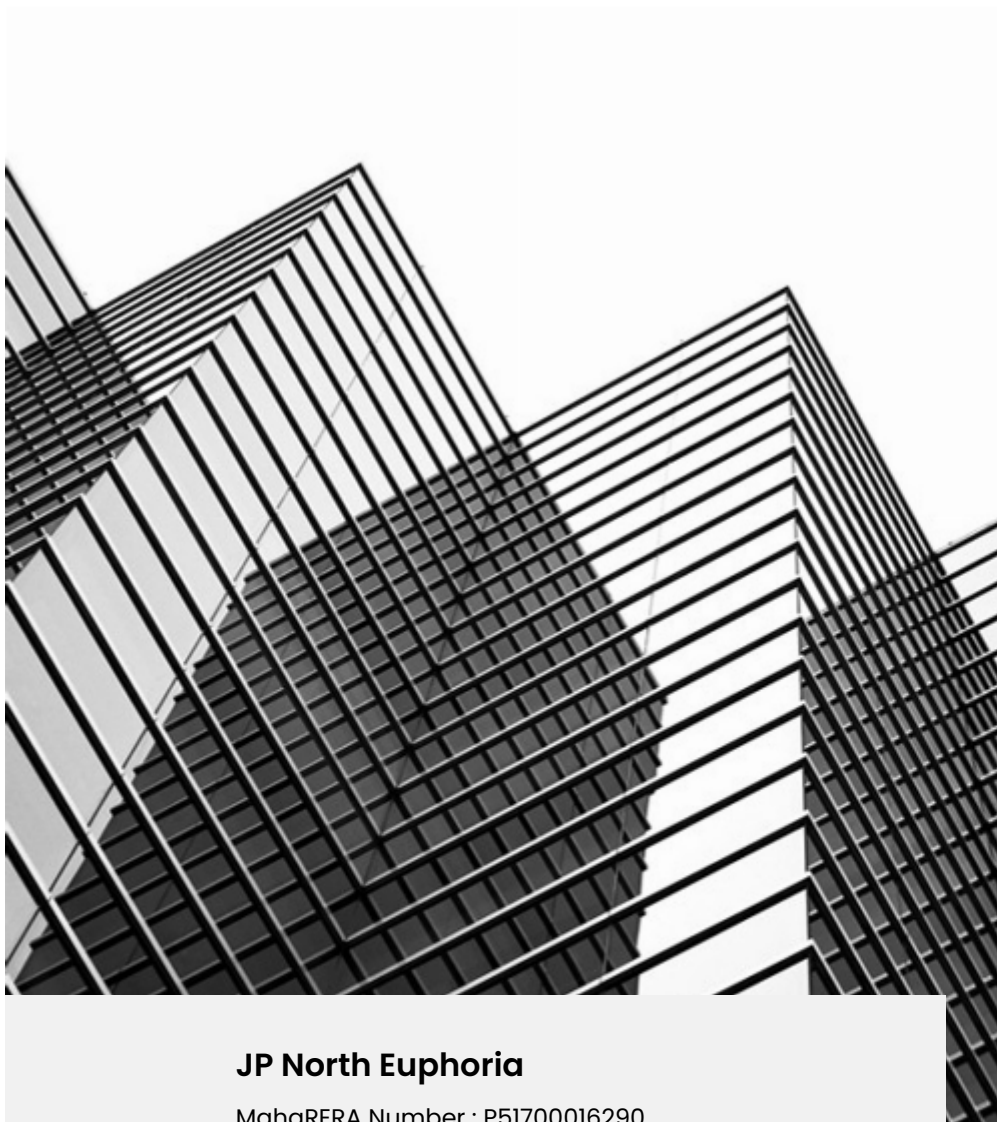


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# PROP REPORT



**JP North Euphoria**

MahaRERA Number : P51700016290



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

## LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 129 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23 Km**
- Punjab Dairy Station **650 Mtrs**
- Mira Road Railway Station **4.3 Km**
- Western Express Highway **650 Mtrs**
- Wockhardt Hospitals **3.7 Km**
- Podar International School **160 Mtrs**
- Thakur Mall **3.4 Km**
- Big Bazaar **3.4 Km**

## LAND & APPROVALS

### Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold.

### Encumbrances

The project has been mortgaged to Catalyst Trusteeship Limited.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	1	1

## BUILDER & CONSULTANTS

Established for over fourteen years under the leadership of Mr Shubham Jain, JP Infra Private Limited is a Mumbai based real estate developer. The company has successfully delivered 1.8 million sqft of space in the residential sector in cities such as Mumbai and Indore and presently has over 4 million sqft of space under construction. In the last two years, the company has been able to deliver over 2000 homes to customers across the country. In 2015 Mr Shubham Jain was awarded the Young Achievers Award for his commendable work in the real estate sector. Their most iconic project to date is the JP North township situated in Mira Bhayandar, Mumbai.

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

**JP NORTH EUPHORIA**

# PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 31st December, 2024	2861.33 Sqmt	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
<b>Leisure</b>	Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Visitor's Room,Restaurant / Cafe,Clubhouse,Multipurpose Hall

### Eco Friendly Features

Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

JP NORTH EUPHORIA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
JP North Euphoria	2	35	8	2 BHK,3 BHK	280
First Habitable Floor				1st Floor	

### Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

JP NORTH EUPHORIA

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	536 - 589 sqft
3 BHK	645 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
HVAC Service	VRV / VRF System, Split / Box A/C Provision
Technology	Home Automation, Optic Fiber Cable
White Goods	NA

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 8576000 to 9424000
3 BHK	--	--	INR 10320000

**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment

**Bank Approved  
Loans**

Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank

**Transaction History**

Details of some of the latest transactions can be viewed in Annexure A.

JP NORTH EUPHORIA

## ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	645	16	INR 12652125	INR 19615.7
September 2022	536	22	INR 9465576	INR 17659.66
September 2022	588	35	INR 8759258	INR 14896.7
September 2022	645	7	INR 11922616	INR 18484.68
September 2022	645	10	INR 11315189	INR 17542.93

<b>September 2022</b>	552	15	INR 10548060	INR 19108.8
<b>August 2022</b>	643	34	INR 11601700	INR 18043.08
<b>August 2022</b>	588	34	INR 9030687	INR 15358.31
<b>August 2022</b>	552	18	INR 8495801	INR 15390.94
<b>August 2022</b>	643	35	INR 12298657	INR 19126.99
<b>July 2022</b>	645	27	INR 13141436	INR 20374.32
<b>July 2022</b>	645	20	INR 10493895	INR 16269.6
<b>July 2022</b>	645	29	INR 12297963	INR 19066.61
<b>July 2022</b>	645	15	INR 11950040	INR 18527.19
<b>July 2022</b>	645	26	INR 11811724	INR 18312.75
<b>July 2022</b>	645	30	INR 9563783	INR 14827.57
<b>July 2022</b>	589	34	INR 8821210	INR 14976.59
<b>July 2022</b>	552	27	INR 9291480	INR 16832.39
<b>June 2022</b>	645	24	INR 11617663	INR 18011.88

June 2022

645

20

INR 11270139

INR 17473.08

JP NORTH EUPHORIA

## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	63
Connectivity	73
Infrastructure	76
Local Environment	90
Land & Approvals	70
Project	76
People	46

<b>Amenities</b>	92
<b>Building</b>	68
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>68/100</b>

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JP NORTH EUPHORIA

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