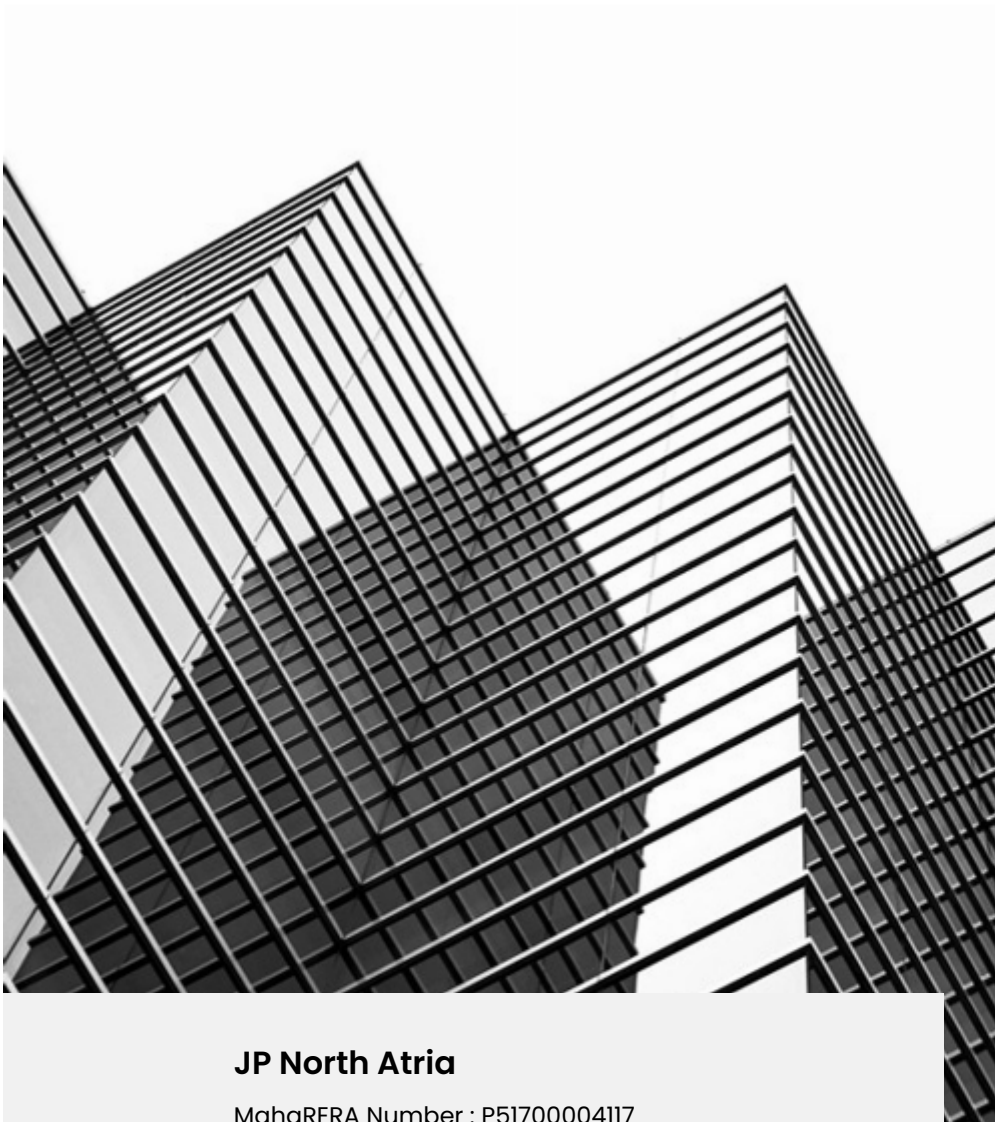


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# PROP REPORT



**JP North Atria**

MahaRERA Number : P51700004117



# Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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        | Ward 18        |

## 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 84 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.9 Km**
- Punjab Dairy Station **850 Mtrs**
- Mira Road East **3.7 Km**
- Western Express Highway **7 Km**
- Bhaktivedanta Hospital **2.7 Km**
- Podar International School **160 Mtrs**
- Thakur Mall **2.9 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 |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | NA                   | 2                          |

## 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.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

JP NORTH ATRIA

## PROJECT & AMENITIES

| Time Line                    | Size         | Typography  |
|------------------------------|--------------|-------------|
| Completed on 30th June, 2021 | 1859.22 Sqmt | 1 BHK,2 BHK |

### Project Amenities

|                                   |                                                                                                                                                                        |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Badminton Court,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area |
| <b>Leisure</b>                    | Mini Theatre,Yoga Room / Zone,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area                                                           |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Visitor's Room,Day Care,Restaurant / Cafe,Clubhouse,Multipurpose Hall                                                                                     |

### Eco Friendly Features

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

JP NORTH ATRIA

## BUILDING LAYOUT

| Tower Name                   | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| JP North<br>Atria Wing<br>3B | 3               | 22           | 8               | 1 BHK,2 BHK    | 176            |
| JP North<br>Atria Wing<br>3A | 3               | 22           | 9               | 1 BHK,2 BHK    | 198            |

First Habitable Floor

2nd

### Services & Safety

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

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 356 sqft          |
| 2 BHK         | 461 sqft          |
| 1 BHK         | 356 sqft          |
| 2 BHK         | 461 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 |

|                     |                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Finishing</b>    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b> | VRV / VRF System,Split / Box A/C Provision                                                                             |
| <b>Technology</b>   | Optic Fiber Cable                                                                                                      |
| <b>White Goods</b>  | NA                                                                                                                     |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 1 BHK         | --            | --              | INR 5500000 |
| 2 BHK         | --            | --              | INR 7500000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |

|    |            |             |
|----|------------|-------------|
| NA | INR 700000 | INR 3000000 |
|----|------------|-------------|

|                            |                                                               |
|----------------------------|---------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | Construction Linked Payment                                   |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,Kotak Bank                                |

### Transaction History

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

JP NORTH ATRIA

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| December 2022    | 211         | NA    | INR 3000000 | INR 14218.01    |
| December 2022    | 418         | 18    | INR 4950000 | INR 11842.11    |

|                          |     |    |             |              |
|--------------------------|-----|----|-------------|--------------|
| <b>November<br/>2022</b> | 356 | 11 | INR 4900000 | INR 13764.04 |
| <b>October<br/>2022</b>  | 452 | 6  | INR 8000000 | INR 17699.12 |
| <b>October<br/>2022</b>  | 356 | 18 | INR 6717000 | INR 18867.98 |
| <b>August 2022</b>       | 461 | 22 | INR 9575000 | INR 20770.07 |
| <b>August 2022</b>       | 356 | NA | INR 5800000 | INR 16292.13 |
| <b>August 2022</b>       | 452 | NA | INR 6600000 | INR 14601.77 |
| <b>July 2022</b>         | 452 | 4  | INR 9000000 | INR 19911.5  |
| <b>July 2022</b>         | 348 | NA | INR 6610250 | INR 18994.97 |
| <b>June 2022</b>         | 348 | NA | INR 5500000 | INR 15804.6  |
| <b>May 2022</b>          | 369 | 12 | INR 5500000 | INR 14905.15 |
| <b>May 2022</b>          | 369 | 12 | INR 6100000 | INR 16531.17 |
| <b>May 2022</b>          | 356 | NA | INR 6500000 | INR 18258.43 |
| <b>May 2022</b>          | 452 | 23 | INR 9000000 | INR 19911.5  |

|                      |     |    |             |              |
|----------------------|-----|----|-------------|--------------|
| <b>May 2022</b>      | 211 | 1  | INR 3500000 | INR 16587.68 |
| <b>April 2022</b>    | 356 | 18 | INR 6670000 | INR 18735.96 |
| <b>April 2022</b>    | 369 | 7  | INR 5600000 | INR 15176.15 |
| <b>April 2022</b>    | 369 | NA | INR 6000000 | INR 16260.16 |
| <b>December 2021</b> | 356 | NA | INR 6100000 | INR 17134.83 |

JP NORTH ATRIA

## 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.

| <b>Category</b>     | <b>Score</b> |
|---------------------|--------------|
| <b>Place</b>        | 63           |
| <b>Connectivity</b> | 55           |

|                             |               |
|-----------------------------|---------------|
| <b>Infrastructure</b>       | 92            |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 64            |
| <b>Project</b>              | 76            |
| <b>People</b>               | 46            |
| <b>Amenities</b>            | 84            |
| <b>Building</b>             | 80            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>69/100</b> |

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JP NORTH ATRIA

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