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PROP REPORT



JP North Elara

MahaRERA Number : P51700007001



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

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Neighborhood & Surroundings HOME TRUTHS

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 **22.7 Km**
- Punjab Dairy Station **850 Mtrs**
- Mira Road Station **4.4 Km**
- Western Express Highway **7 Km**
- Wockhardt Hospital **3.9 Km**
- Podar International School **1.3 Km**
- 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
March 2022	NA	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.

Project Funded By	Architect	Civil Contractor
Catalyst Trusteeship Limited	NA	NA

JP NORTH ELARA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2021	4987.28 Sqmt	1 BHK,2 BHK

Project Amenities  **propscience.com**
HOME TRUTHS

Sports	Badminton Court,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Day Care,Restaurant / Cafe,Clubhouse,Multipurpose Hall

Eco Friendly Features

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

JP NORTH ELARA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
JP North Elara	3	22	12	1 BHK,2 BHK	264
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 Hose,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)

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	266 - 383 sqft
2 BHK	433 - 476 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
1 BHK	--	--	INR 7300000 to 8300000
2 BHK	--	--	INR 10200000

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 500000	INR 100000

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment

**Bank Approved
Loans**

Axis Bank,HDFC Bank,Kotak Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	476	19	INR 9800000	INR 20588.24
January 2023	266	13	INR 4900000	INR 18421.05
December 2022	266	21	INR 4300000	INR 16165.41
December 2022	433	15	INR 8000000	INR 18475.75
November 2022	266	16	INR 4000000	INR 15037.59

November 2022	266	NA	INR 4950000	INR 18609.02
November 2022	454	4	INR 6950000	INR 15308.37
November 2022	266	22	INR 4300000	INR 16165.41
October 2022	266	22	INR 4410000	INR 16578.95
October 2022	433	NA	INR 6420000	INR 14826.79
October 2022	266	HOME TRUST	INR 5400000	INR 20300.75
October 2022	476	3	INR 8570000	INR 18004.2
September 2022	266	2	INR 4990000	INR 18759.4
September 2022	476	4	INR 6000000	INR 12605.04
September 2022	266	4	INR 6500000	INR 24436.09



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September 2022	383	21	INR 5000000	INR 13054.83
September 2022	433	17	INR 7565000	INR 17471.13
September 2022	476	6	INR 8000000	INR 16806.72
August 2022	476	1	INR 9486280	INR 19929.16
August 2022	266	NA	INR 4990000	INR 18759.4

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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	55
Infrastructure	84
Local Environment	90
Land & Approvals	58
Project	80
People	50
Amenities	92
 Building	68
Layout	53
Interiors	73
Pricing	30
Total	66/100

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HOME TRUTHS

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