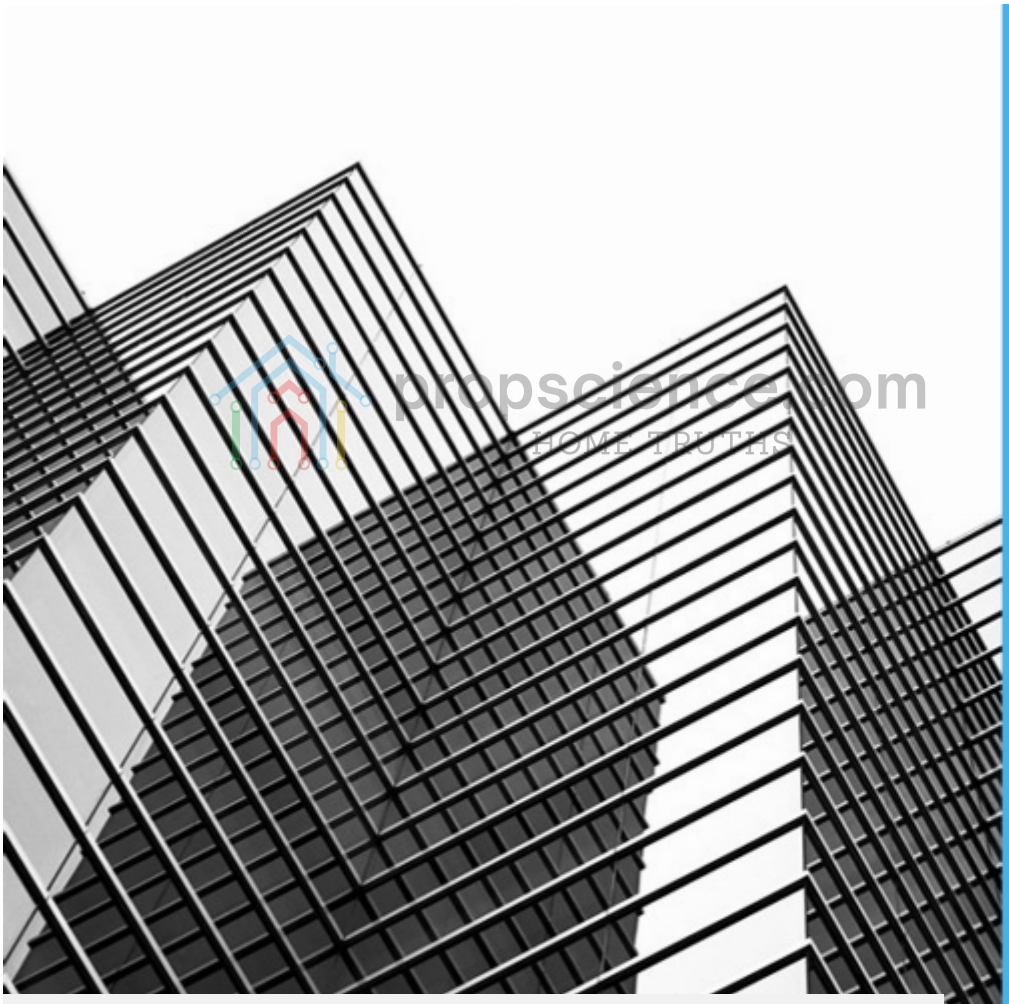
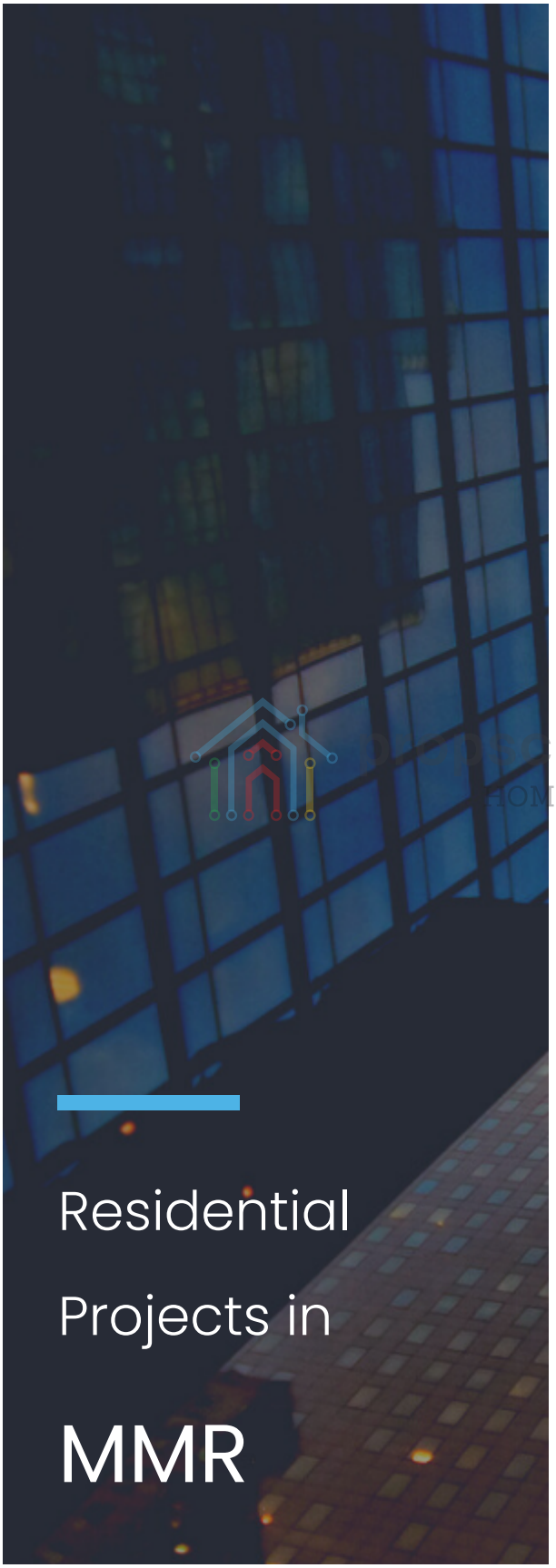
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PROP REPORT



JP North Estella

MahaRERA Number : P51700008916



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.

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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

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 East Station **4.1 Km**
- Western Express Highway **7 Km**
- Wockhardt Hospital **3.3 Km**
- Podar International School **400 Mtrs**
- Thakur Mall **2.9 Km**
- Big Bazaar **3.5 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

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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 ESTELLA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	2088.52 Sqmt	1 BHK,2 BHK,3 BHK

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Project Amenities

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 ESTELLA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
JP North Estella	2	22	6	1 BHK,2 BHK,3 BHK	132

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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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

JP NORTH ESTELLA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	341 sqft
2 BHK	465 sqft
3 BHK	684 sqft

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

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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

JP NORTH ESTELLA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 5800000
2 BHK	--	--	INR 8600000
3 BHK	--	--	INR 11800000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 600000	INR 0

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.

JP NORTH ESTELLA

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	353	21	INR 4850000	INR 13739.38
October 2022	465	20	INR 9850000	INR 21182.8
August 2022	341	18	INR 4925000	INR 14442.82
June 2022	5003	5	INR 6000000	INR 1199.28

June 2022	369	6	INR 4900000	INR 13279.13
May 2022	369	10	INR 6750000	INR 18292.68
April 2022	443	7	INR 4500000	INR 10158.01
April 2022	520	6	INR 8275000	INR 15913.46
March 2022	468	21	INR 9600000	INR 20512.82
February 2022	629	18	INR 9600000	INR 15262.32
February 2022	468	NA	INR 8153180	INR 17421.32
January 2022	481	12	INR 9000000	INR 18711.02
December 2021	413	10	INR 4800000	INR 11622.28
October 2021	479	5	INR 9600000	INR 20041.75
October 2021	465	17	INR 8900000	INR 19139.78
September 2021	465	21	INR 8351076	INR 17959.3

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September 2021	520	14	INR 8500000	INR 16346.15
August 2021	520	10	INR 8300000	INR 15961.54
August 2021	468	17	INR 7900000	INR 16880.34
July 2021	465	16	INR 8117848	INR 17457.74

JP NORTH ESTELLA

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.

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Category	Score
Place	63
Connectivity	55
Infrastructure	84

Local Environment	90
Land & Approvals	58
Project	70
People	46
Amenities	92
Building	68
Layout	53
Interiors	73
Pricing	30
Total	**65/100**

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