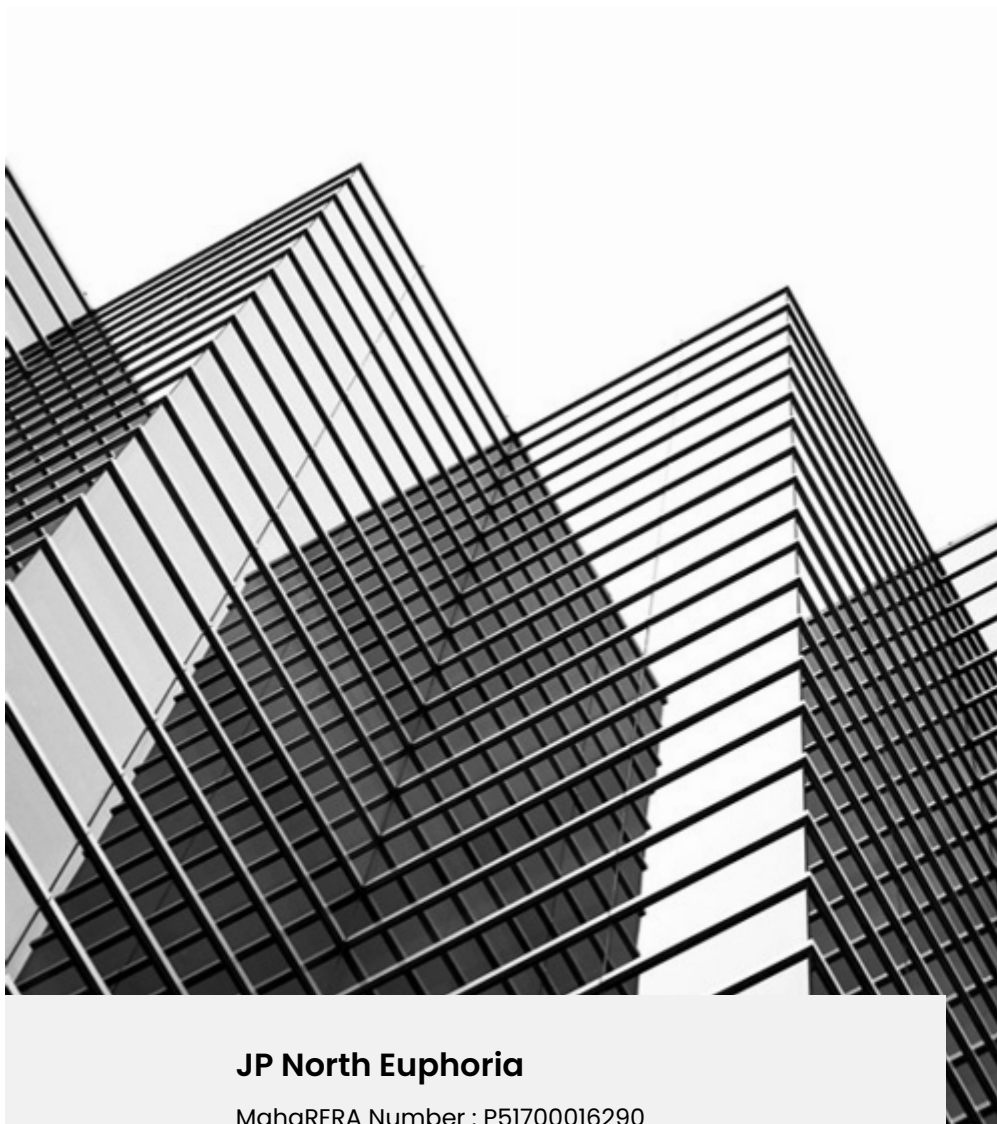


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# PROP REPORT



**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 | 29 | INR 12297963 | INR 19066.61 |
| <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 | 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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