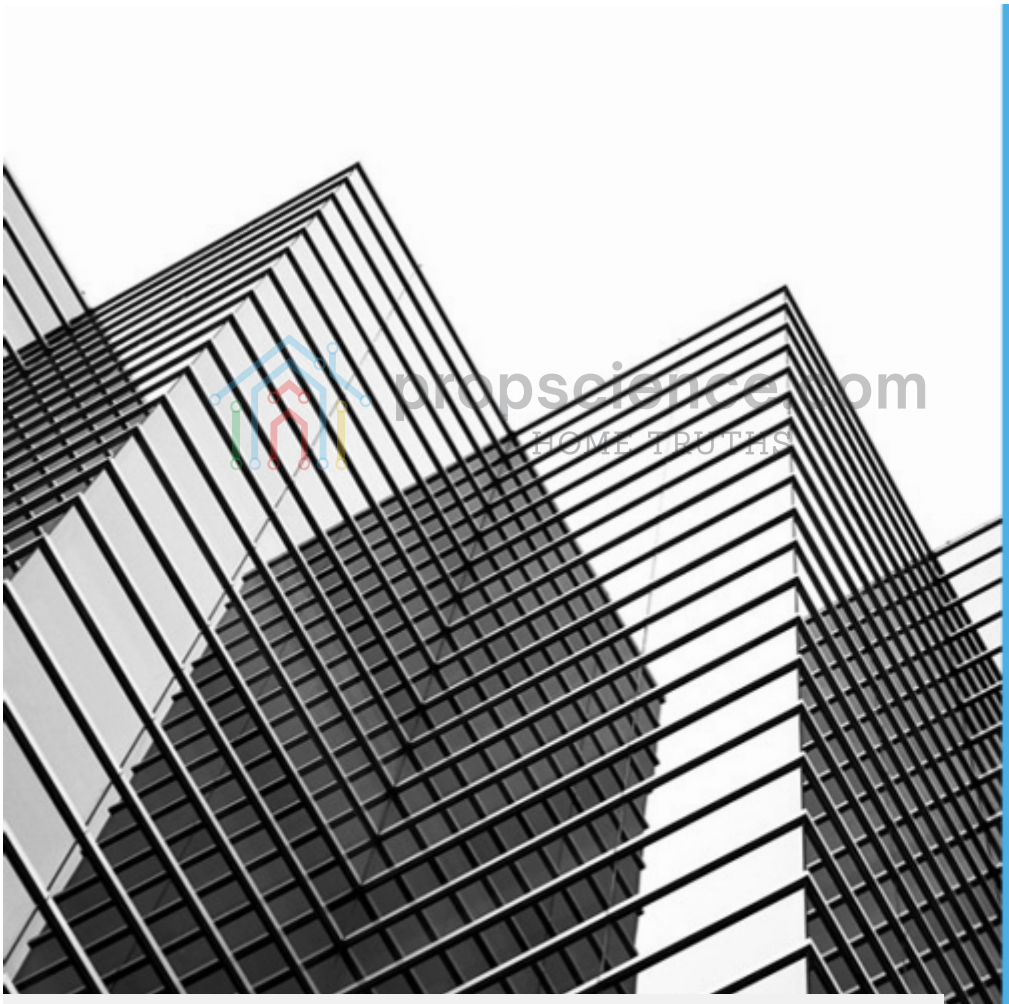
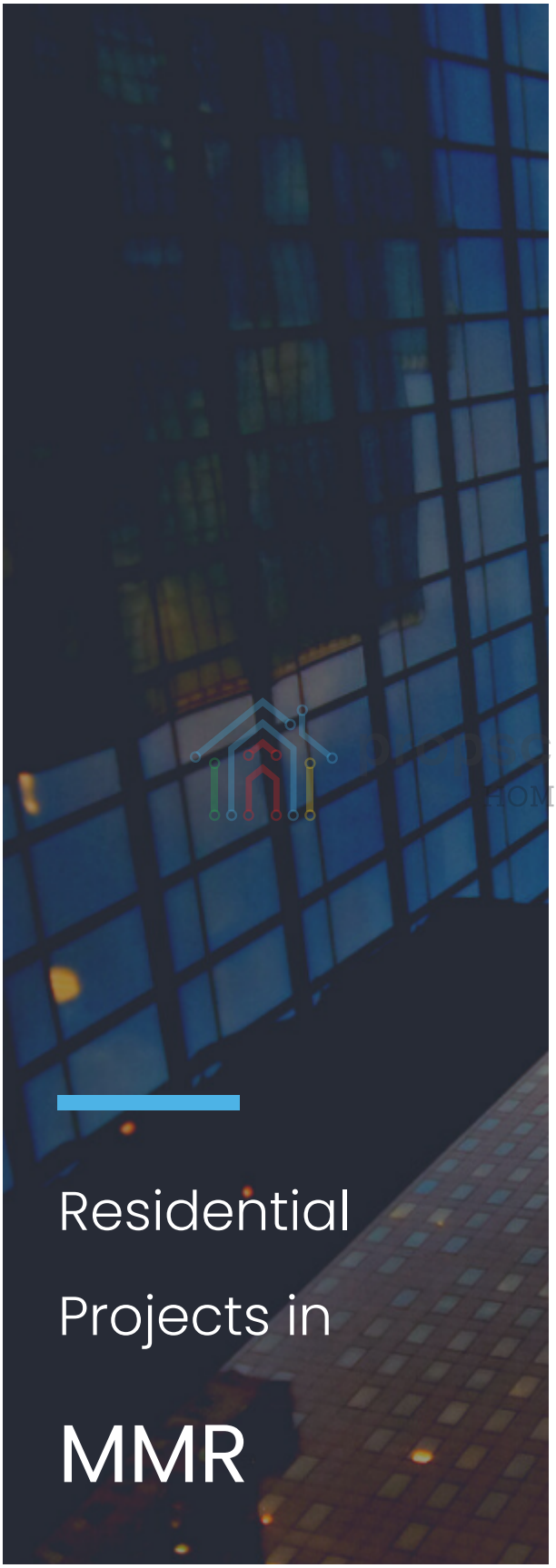
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PROP REPORT



JP North Alexa

MahaRERA Number : P51700016736



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	NA

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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 100 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.0 Km**
- Punjab Dairy Bus Stop **350 Mtrs**
- Mira Road Railway Station **4.5 Km**
- Western Express Highway **500 Mtrs**
- Deepak Hospital **2.9 Km**
- Podar International School **550 Mtrs**
- Thakur Mall **3.0 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
May 2022	2	1

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JP NORTH ALEXA

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 ALEXA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	28016.85 Sqmt	1 BHK

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Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
JP North Alexa	4	36	20	1 BHK	720
First Habitable Floor					1st

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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,Auto Rescue Device (ARD)

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	325 - 373 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	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 4900000 to 5538483

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 0	INR 0

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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,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

JP NORTH ALEXA

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	341	14	INR 5851420	INR 17159.59
September 2022	342	23	INR 5718580	INR 16720.99
August 2022	330	17	INR 5141680	INR 15580.85
August 2022	329	32	INR 6492580	INR 19734.29
August 2022	341	8	INR 6109725	INR 17917.08
July 2022	324	26	INR 6019226	INR 18577.86
July 2022	330	7	INR 5948665	INR 18026.26

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July 2022	341	33	INR 6382416	INR 18716.76
June 2022	341	11	INR 5373934	INR 15759.34
June 2022	330	33	INR 5906005	INR 17896.98
June 2022	330	33	INR 6229510	INR 18877.3
June 2022	341	6	INR 5549578	INR 16274.42
June 2022	341	10	INR 5458006	INR 16005.88
May 2022	330	24	INR 5508556	INR 16692.59
May 2022	330	7	INR 5377021	INR 16294
May 2022	330	28	INR 5421103	INR 16427.58
May 2022	341	29	INR 6122419	INR 17954.31
April 2022	330	26	INR 5465185	INR 16561.17
April 2022	330	3	INR 5245486	INR 15895.41
April 2022	330	32	INR 5903161	INR 17888.37

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JP NORTH ALEXA

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	92
Local Environment	100
Land & Approvals	64
Project	80
People	46
Amenities	92

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Building	67
Layout	53
Interiors	73
Pricing	30
Total	**69/100**

JP NORTH ALEXA

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