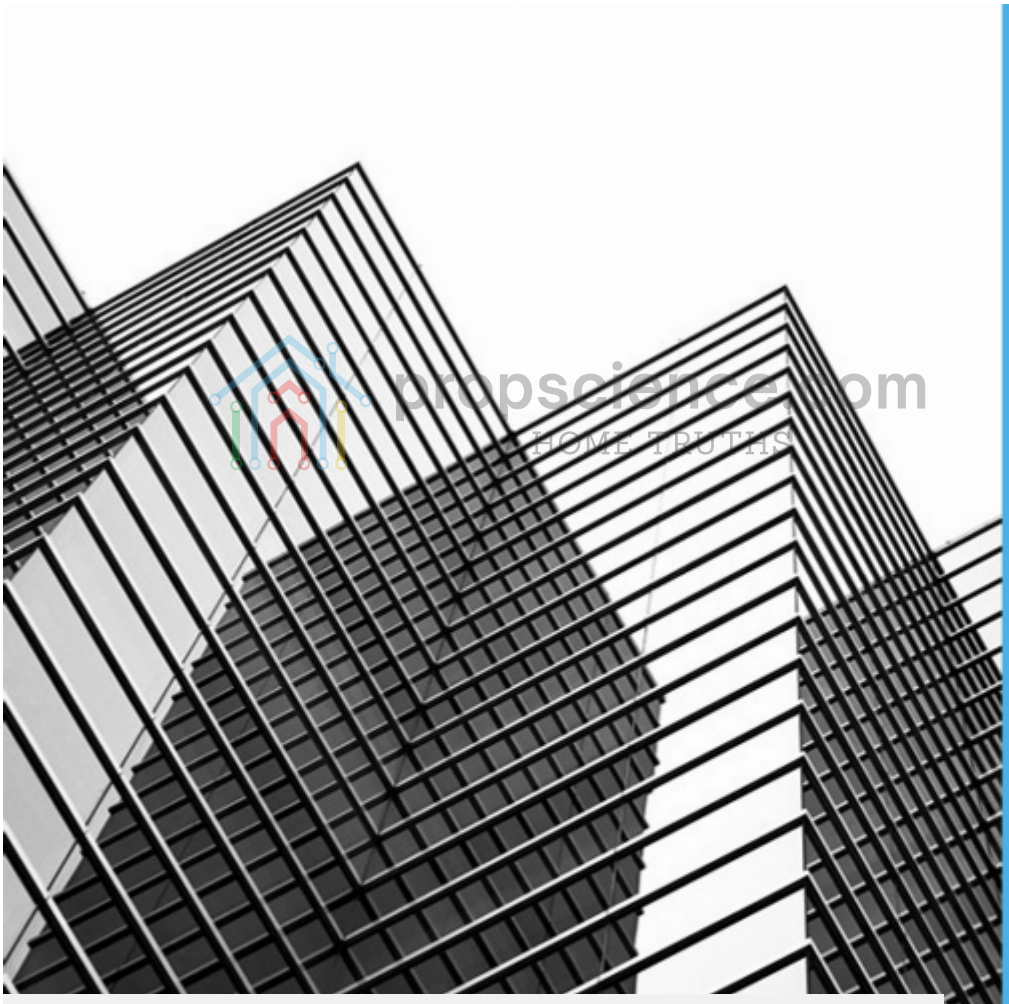
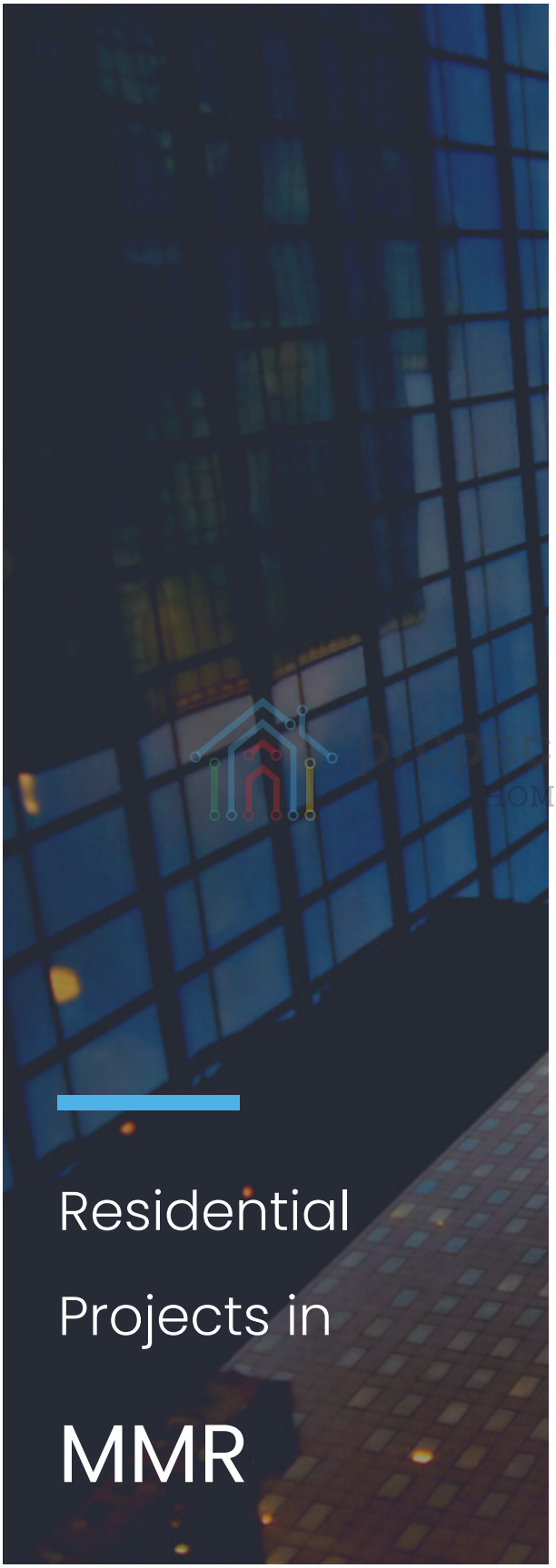
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PROP REPORT



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.

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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 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

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JP NORTH ATRIA

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

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Project Amenities

Sports	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
Leisure	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	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 Atria Wing 3B	3	22	8	1 BHK,2 BHK	176
JP North Atria Wing 3A	3	22	9	1 BHK,2 BHK	198

First Habitable Floor	2nd

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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 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

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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

JP NORTH ATRIA

COMMERCIALS

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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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction 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.
December 2022	211	NA	INR 3000000	INR 14218.01
December 2022	418	18	INR 4950000	INR 11842.11

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

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May 2022	211	1	INR 3500000	INR 16587.68
April 2022	356	18	INR 6670000	INR 18735.96
April 2022	369	7	INR 5600000	INR 15176.15
April 2022	369	NA	INR 6000000	INR 16260.16
December 2021	356	NA	INR 6100000	INR 17134.83

JP NORTH ATRIA

PROJECT PROPSCORE

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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	92
Local Environment	100
Land & Approvals	64
Project	76
People	46
Amenities	84
Building	80
Layout	53
Interiors	73
Pricing	40
Total	**69/100**

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