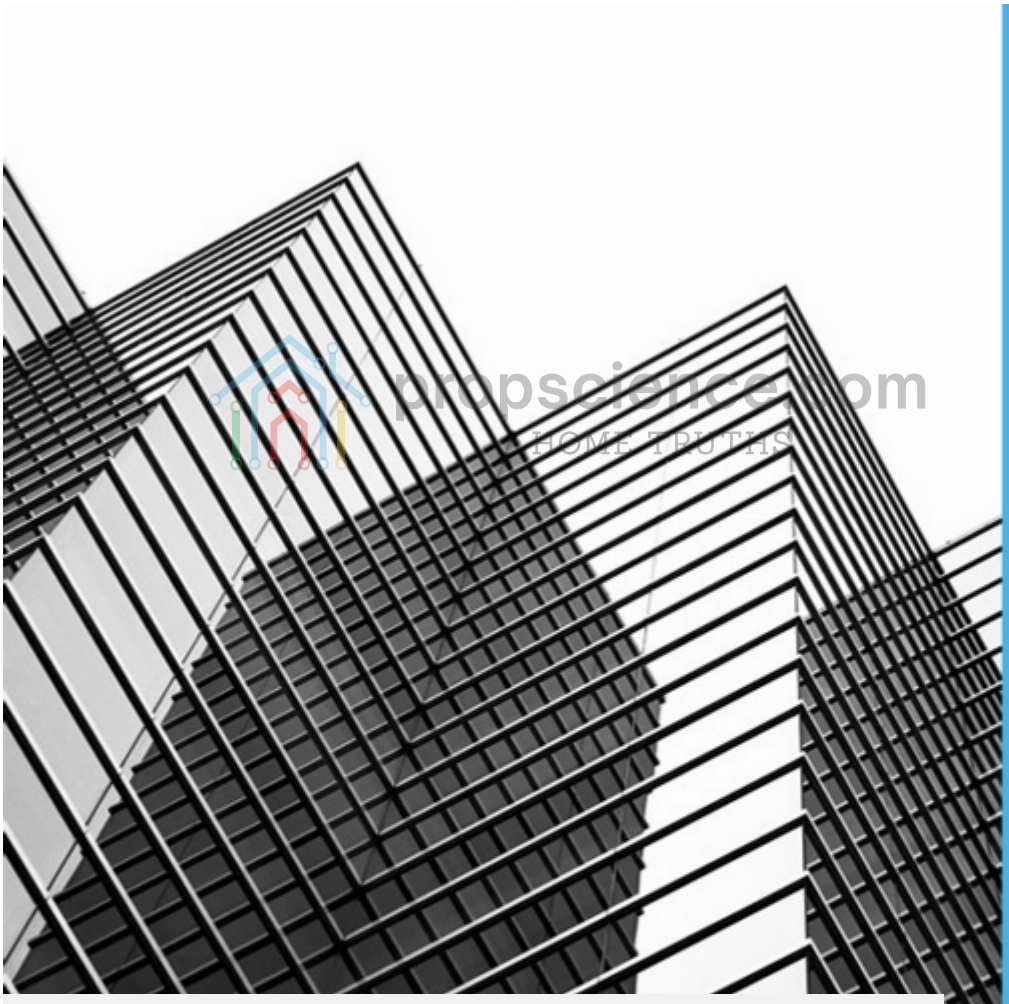
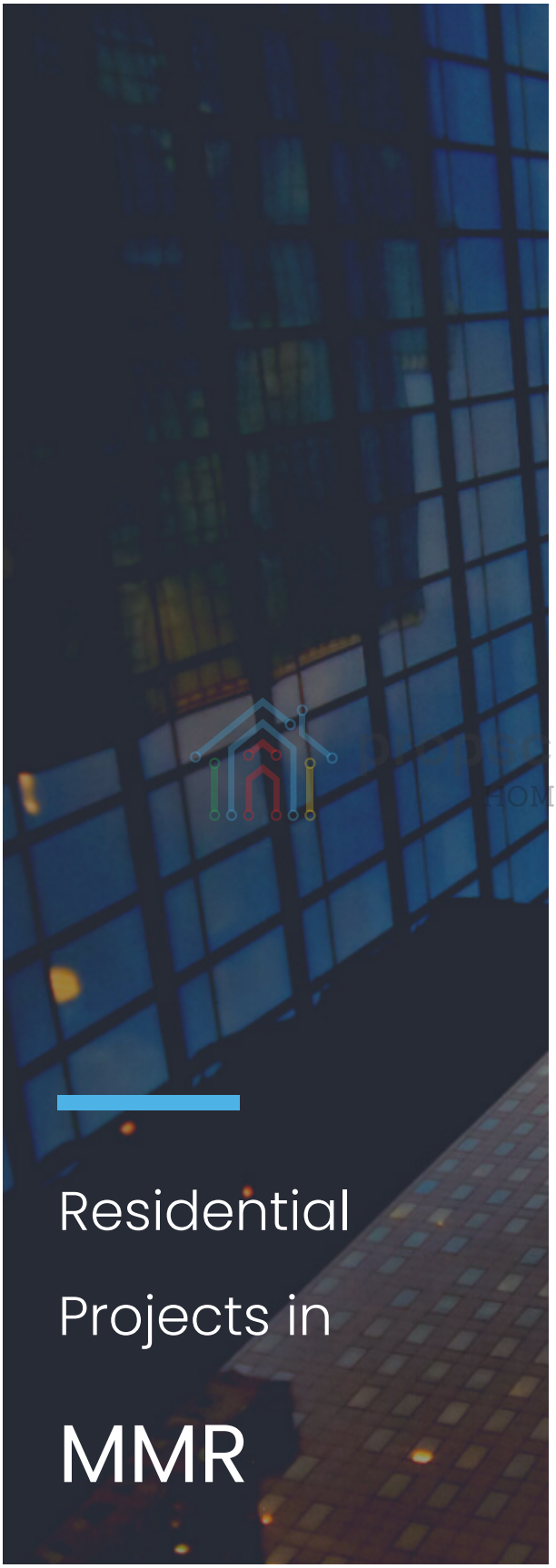
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PROP REPORT



JP North Imperia - Tower 2

MahaRERA Number : P51700019783



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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.4 Km**
- Punjab Dairy **850 Mtrs**
- Mira Road Railway Station **3.5 Km**
- Western Express Highway **7 Km**
- Deepak Hospital **2.8 Km**
- Podar International School **500 Mtrs**
- Thakur Mall **2.6 Km**
- Big Bazaar **3.2 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	1

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JP NORTH IMPERIA - TOWER 2

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
HDFC Bank	NA	NA

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JP NORTH IMPERIA - TOWER 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	1129.58 Sqmt	1 BHK,2.5 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,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,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

JP NORTH IMPERIA - TOWER 2

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
JP North Imperia - Tower 2	3	26	10	1 BHK,2.5 BHK	260

First Habitable Floor	1st

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 IMPERIA - TOWER 2

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	307 - 405 sqft
2.5 BHK	624 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	WIFI enabled,Optic Fiber Cable
White Goods	NA

JP NORTH IMPERIA - TOWER 2

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6948945 to 9167175
2.5 BHK	--	--	INR 14124240

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

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

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HOME ANALYTICS

Transaction History

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

JP NORTH IMPERIA - TOWER 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

October 2022	396	18	INR 5653825	INR 14277.34
October 2022	405	14	INR 5609838	INR 13851.45
August 2022	394	2	INR 5523082	INR 14017.97
August 2022	394	2	INR 5438329	INR 13802.87
August 2022	394	10	INR 5479720	INR 13907.92
August 2022	394	17	INR 5323612	INR 13511.71
July 2022	339	25	INR 5435805	INR 16034.82
July 2022	394	2	INR 5783911	INR 14679.98
July 2022	407	NA	INR 7078070	INR 17390.84
July 2022	296	1	INR 5348704	INR 18069.95
July 2022	307	2	INR 5348977	INR 17423.38
July 2022	396	2	INR 5411389	INR 13665.12
July 2022	296	14	INR 5305129	INR 17922.73
June 2022	476	25	INR 7222490	INR 15173.3

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June 2022	396	NA	INR 5324668	INR 13446.13
June 2022	414	2	INR 7053628	INR 17037.75
June 2022	405	NA	INR 5353000	INR 13217.28
June 2022	394	2	INR 5578270	INR 14158.05
June 2022	307	1	INR 5176843	INR 16862.68
June 2022	405	2	INR 5286175	INR 13052.28

JP NORTH IMPERIA - TOWER 2

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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	92
Local Environment	100
Land & Approvals	58
Project	76
People	55
Amenities	84
Building	68
Layout	53
Interiors	73
Pricing	30
Total	**67/100**

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HOME TRUTHS

JP NORTH IMPERIA - TOWER 2

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