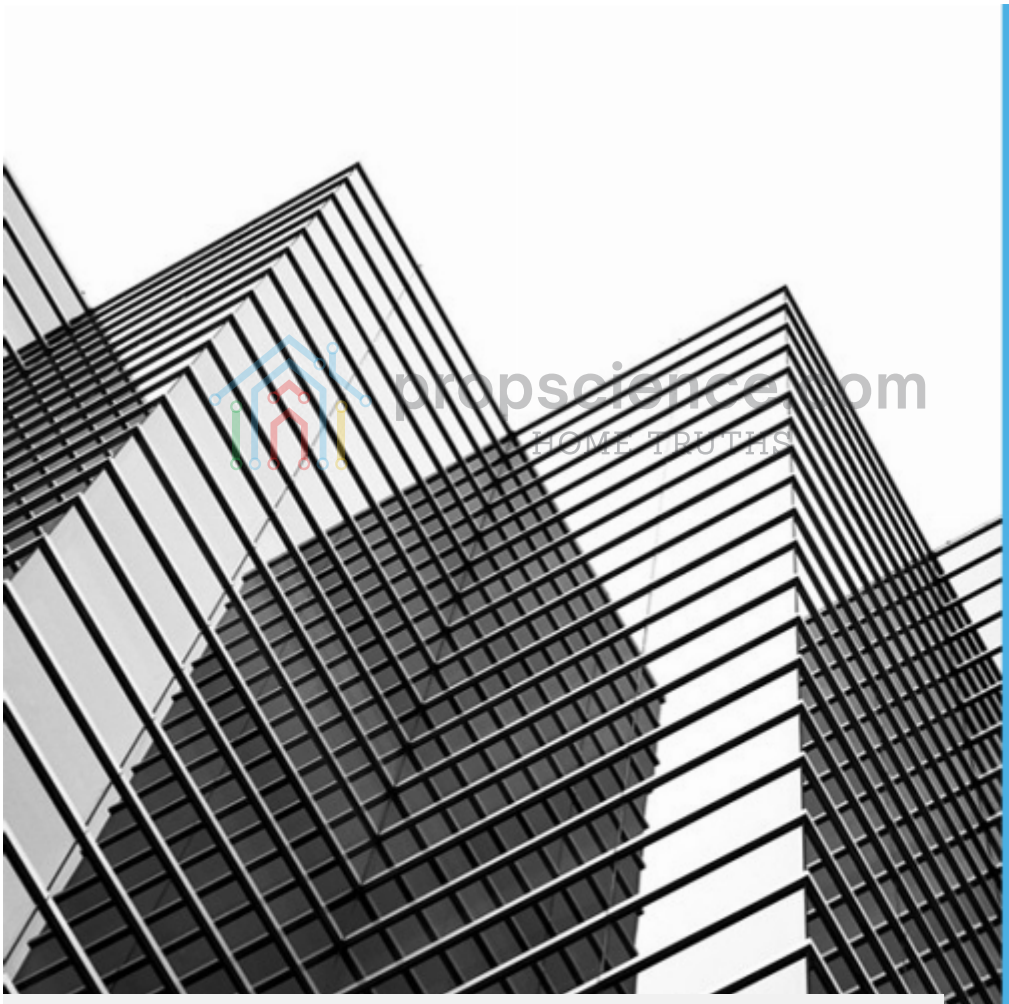
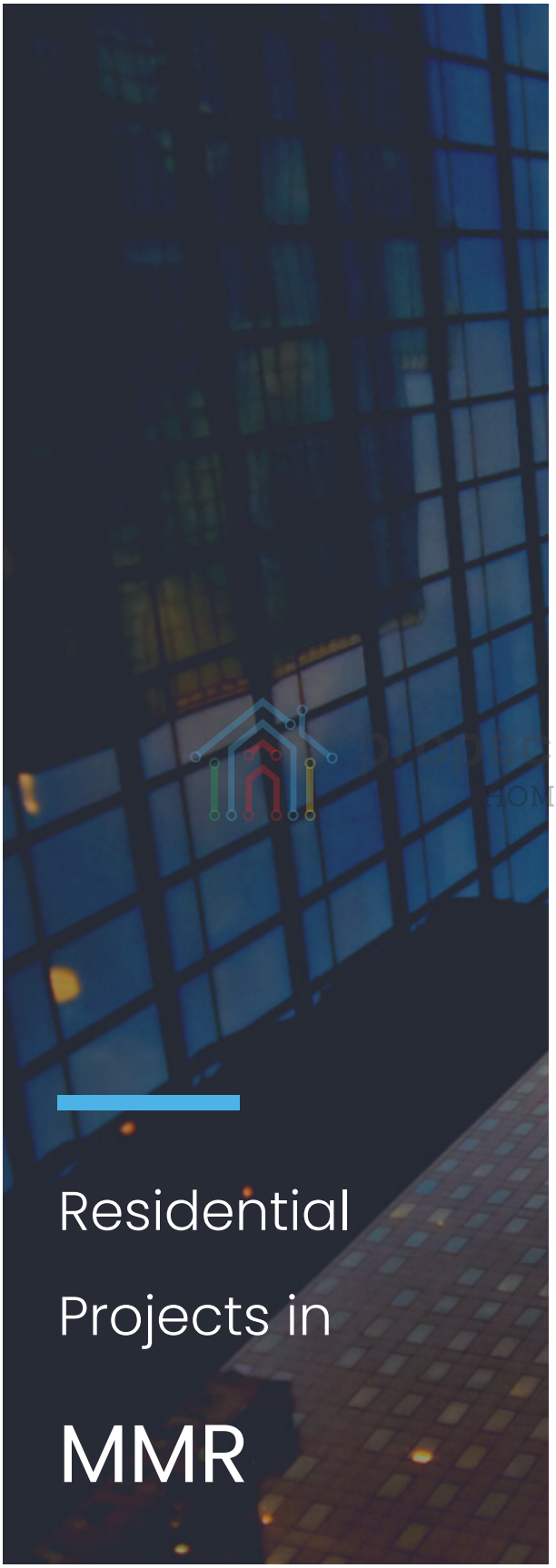
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# PROP REPORT




**JP North Celeste**

MahaRERA Number : P51700008667



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 prone to traffic jams during rush hour. The air pollution levels are 42 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.5 Km**
- Punjab Dairy Station **850 Mtrs**
- Mira Road East Station **3.5 Km**
- Western Express Highway **7.0 Km**
- Deepak Hospital **2.7 Km**
- A.P. International School **2.3 Km**
- Thakur Mall **3 Km**
- D Mart **1.2 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 | 1 | 2 |

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JP NORTH CELESTE

# 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 |
|---|---|---|
| Catalyst Trusteeship Limited | NA | NA |

JP NORTH CELESTE

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2019 | 1510.23 Sqmt | 1 BHK,2 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | 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 |
| **Leisure** | Amphitheatre,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,Restaurant / Cafe,Clubhouse,Multipurpose Hall |

| | |
|---|---|
| **Eco Friendly Features** | Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

JP NORTH CELESTE

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| JP North Celeste | 4 | 16 | 8 | 1 BHK,2 BHK | 128 |
| **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)

JP NORTH CELESTE

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 355 - 375 sqft |
| 2 BHK | 503 - 542 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,False Ceiling,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 CELESTE

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | -- | -- | INR 7410625 to 7828125 |
| 2 BHK | -- | -- | INR 10500125 to 11314250 |

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**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 | NA | INR 450000 |

| | |
|---|---|
| **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 CELESTE

## ANNEXURE A

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| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|---|---|---|---|---|
| **March 2022** | 369 | NA | INR 3602000 | INR 9761.52 |
| **March 2022** | 505 | 8 | INR 6155000 | INR 12188.12 |
| **February 2022** | 532 | 8 | INR 9595000 | INR 18035.71 |
| **January 2022** | 369 | NA | INR 4900000 | INR 13279.13 |

| | | | | |
|---|---|---|---|---|
| **January 2022** | 370 | NA | INR 5631104 | INR 15219.2 |
| **December 2021** | 372 | 1 | INR 6615000 | INR 17782.26 |
| **December 2021** | 402 | 2 | INR 4951000 | INR 12315.92 |
| **November 2021** | 369 | NA | INR 4200000 | INR 11382.11 |
| **November 2021** | 367 | 2 | INR 4893248 | INR 13333.1 |
| **November 2021** | 528 | 4 | INR 8984120 | INR 17015.38 |
| **October 2021** | 504 | NA | INR 6700000 | INR 13293.65 |
| **October 2021** | 526 | 4 | INR 8418200 | INR 16004.18 |
| **October 2021** | 375 | 6 | INR 6015000 | INR 16040 |
| **September 2021** | 541 | 8 | INR 8646780 | INR 15982.96 |

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| | | | | |
|---|---|---|---|---|
| **September 2021** | 173 | 9 | INR 2500000 | INR 14450.87 |
| **September 2021** | 372 | 4 | INR 4500000 | INR 12096.77 |
| **August 2021** | 372 | NA | INR 7000000 | INR 18817.2 |
| **July 2021** | 369 | NA | INR 4015000 | INR 10880.76 |
| **July 2021** | 528 | NA | INR 6485000 | INR 12282.2 |
| **June 2021** | 413 | 8 | INR 3602000 | INR 8721.55 |



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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** | 100 |
| **Local Environment** | 80 |
| **Land & Approvals** | 70 |
| **Project** | 76 |
| **People** | 50 |
| **Amenities** | 92 |
| **Building** | 78 |
| **Layout** | 53 |
| **Interiors** | 73 |
| **Pricing** | 30 |
| **Total** | **68/100** |

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JP NORTH CELESTE

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