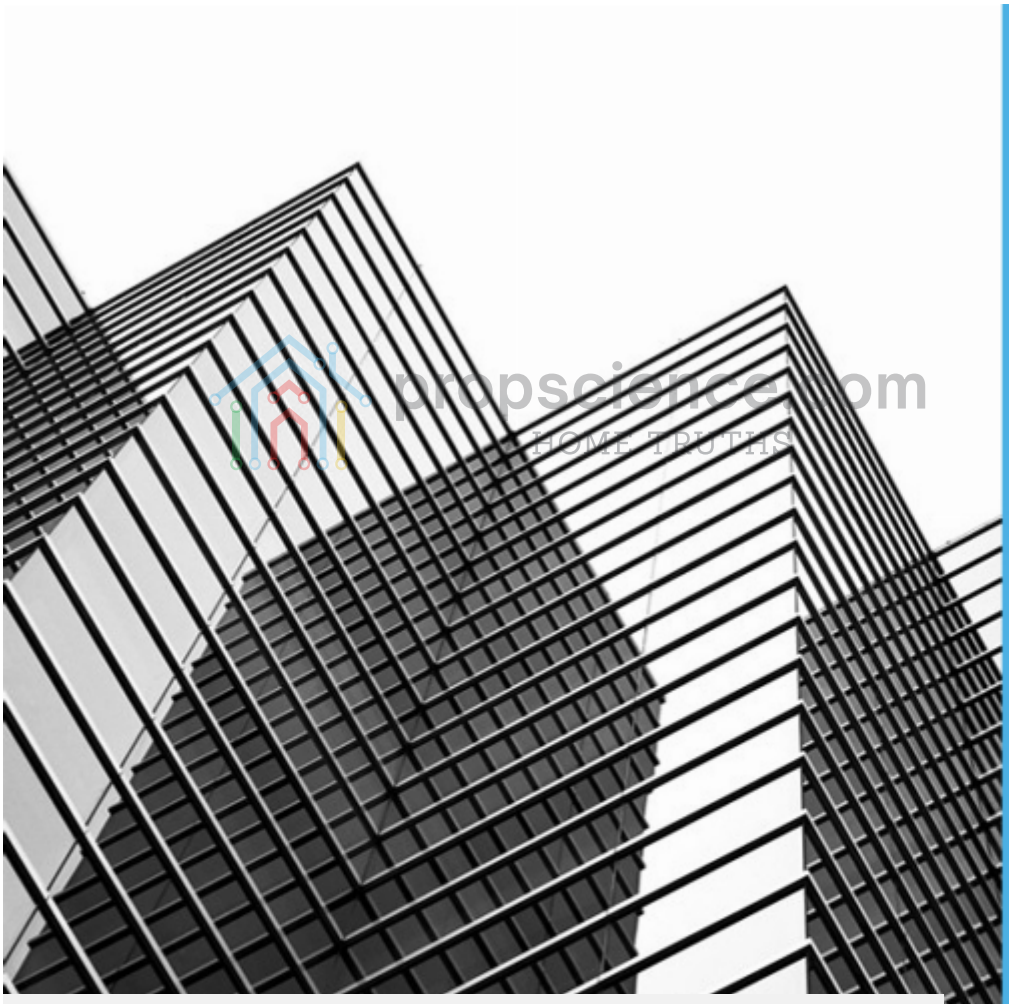
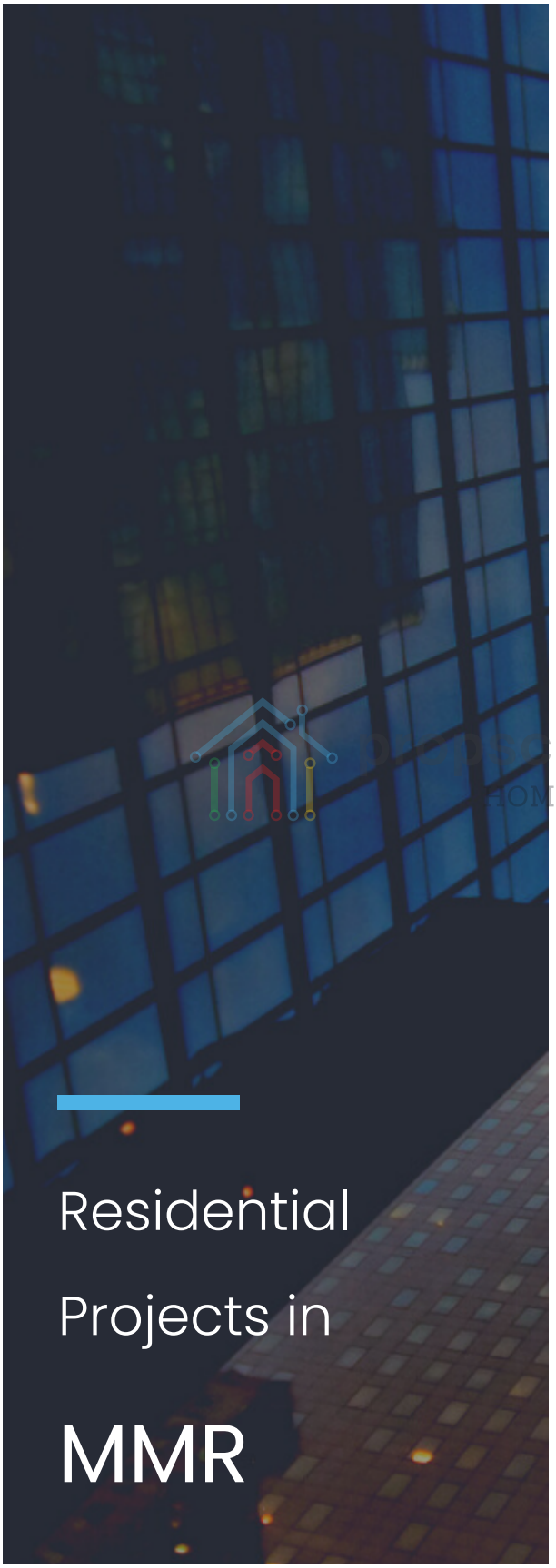
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PROP REPORT



JP Eminence

MahaRERA Number : P51800026524



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Azad Nagar	DN Nagar Police Station	Ward K West

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 49 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.4 Km**
- Seven Bungalow Bus Depot **2.3 Km**
- Azad Nagar Metro Station **82 Mtrs**
- Andheri West Railway Station **1.9 Km**
- S.V. Road **1.4 Km**
- CritiCare Asia Multispeciality Hospital **2.5 Km**
- Bhavan's College **500 Mtrs**
- Andheri Sports Complex **220 Mtrs**
- D Mart **3.5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

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BUILDER & CONSULTANTS

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	406.32 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area,Gymnasium,Indoor Games Area
Leisure	NA
Business & Hospitality	Clubhouse
Eco Friendly Features	Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
JP Eminence	2	21	5	1 BHK,2 BHK	105

First Habitable Floor	1st

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	374 - 393 sqft
2 BHK	574 - 577 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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 13464000 to 14148000
2 BHK	--	--	INR 20664000 to 20772000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	0%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	Welcome offers available. No Stamp duty for limited period only.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank

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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.

September 2022	373	18	INR 11628414	INR 31175.37
September 2022	1347	20	INR 33555023	INR 24910.93
August 2022	377	13	INR 9213500	INR 24438.99
June 2022	576	4	INR 14511550	INR 25193.66
June 2022	373	16	INR 10867100	INR 29134.32
May 2022	576	9	INR 13946090	INR 24211.96
May 2022	373	19	INR 10855150	INR 29102.28
April 2022	573	19	INR 16645300	INR 29049.39
April 2022	573	16	INR 16024900	INR 27966.67
April 2022	573	15	INR 12954000	INR 22607.33
March 2022	574	3	INR 15077800	INR 26267.94
March 2022	373	11	INR 10586600	INR 28382.31
January 2022	576	8	INR 13732600	INR 23841.32

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January 2022	576	12	INR 14834550	INR 25754.43
January 2022	573	10	INR 14063000	INR 24542.76
September 2021	377	2	INR 9996253	INR 26515.26
July 2021	371	12	INR 10624197	INR 28636.65
July 2021	373	10	INR 10579444	INR 28363.12
July 2021	373	7	INR 10245943	INR 27469.02
April 2021	541	14	INR 15124650	INR 27956.84

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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	65
Connectivity	83
Infrastructure	84
Local Environment	80
Land & Approvals	44
Project	74
People	46
Amenities	42
Building	67
Layout	45
Interiors	73
Pricing	40
Total	62/100

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