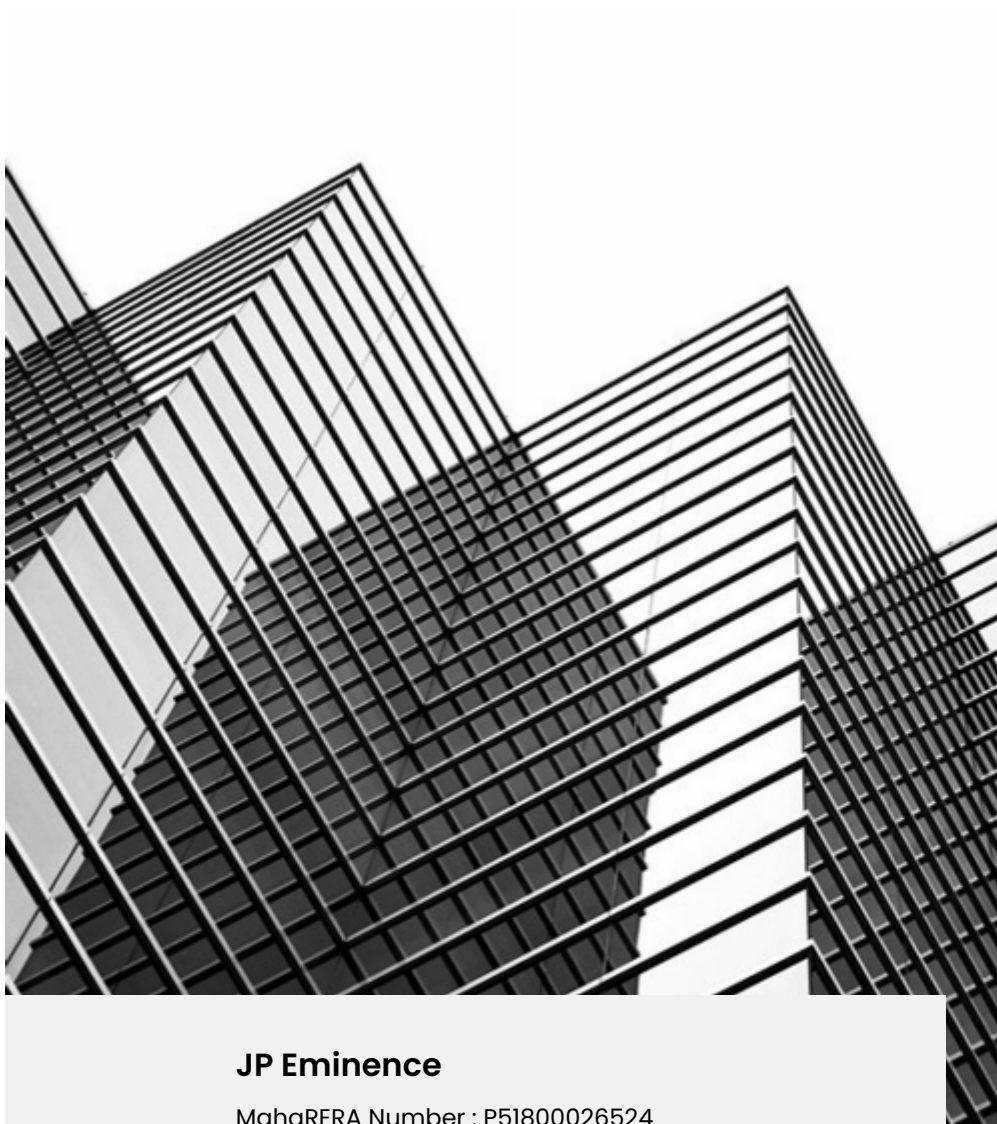


propscience.com

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.

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 |

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 |

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 |

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 nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Auto Rescue Device (ARD)

JP EMINENCE

FLAT INTERIORS

| | |
|--------------------------------|---------------------------------|
| 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 |

JP EMINENCE

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 |

Transaction History

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

JP EMINENCE

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 |

| | | | | |
|---------------------------|-----|----|--------------|--------------|
| 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 |

JP EMINENCE

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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