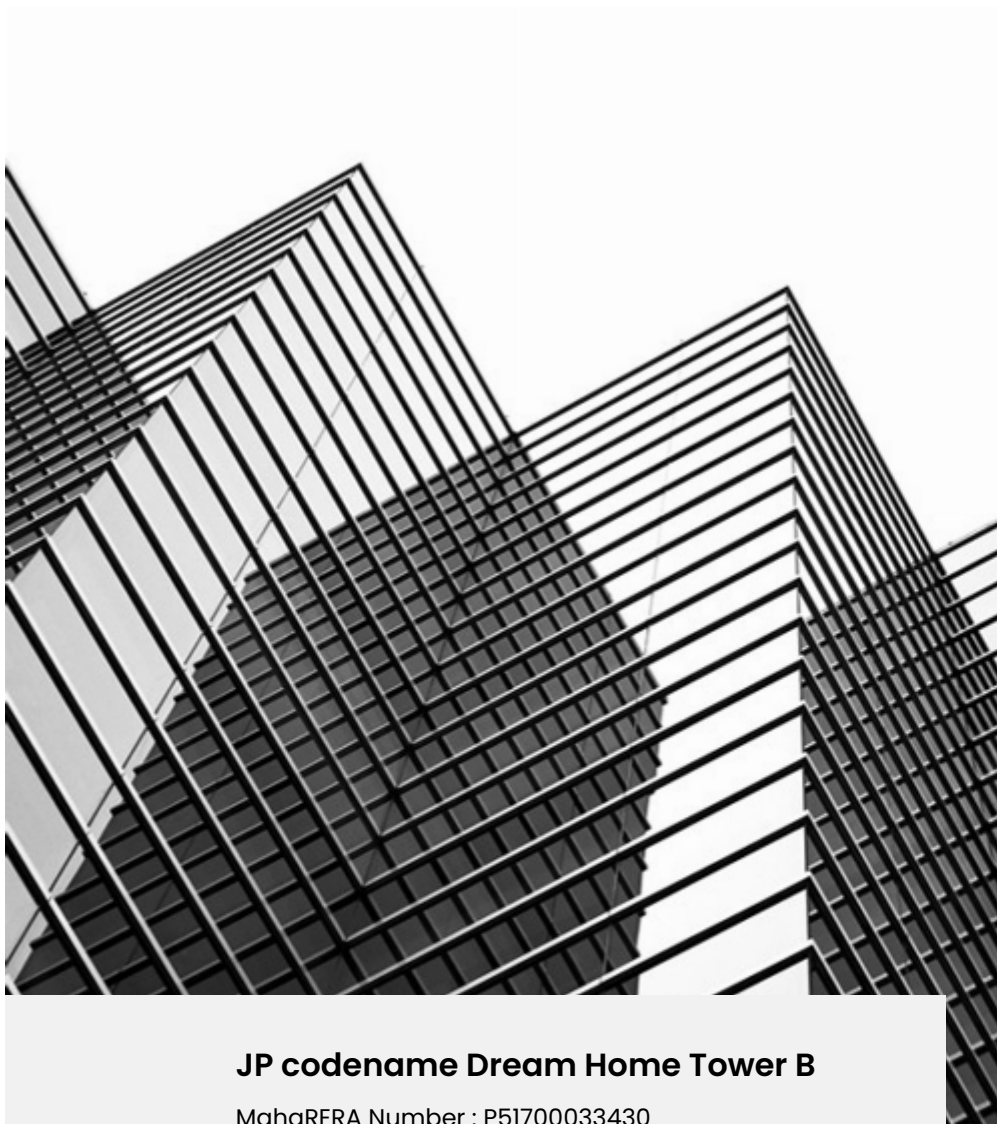


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# PROP REPORT



**JP codename Dream Home Tower B**

MahaRERA Number : P51700033430



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 comprising 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        | NA             |

### 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 183 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.1 Km**
- Bus Depo - Mira Road East **3.8 Km**
- Mira road railway station east **4.2 Km**
- Western Express Highway **400 Mtrs**
- Wockhardt Hospital **3.3 Km**
- Podar International School **1.2 Km**
- Thakur Mall **3.1 Km**
- Smart Bazaar **3.1 Km**

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## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| December 2022                        | 1                    | 1                          |

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## 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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## PROJECT & AMENITIES

| Time Line                        | Size          | Typography        |
|----------------------------------|---------------|-------------------|
| Completed on 31st December, 2028 | 10223.13 Sqmt | 1 BHK,2 BHK,3 BHK |

### Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Gymnasium |
| <b>Leisure</b>                    | Amphitheatre,Mini Theatre,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone                              |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Clubhouse   |
| <b>Eco Friendly Features</b>      | Herb Garden,Green Zone,Rain Water Harvesting,Water Storage   |

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# BUILDING LAYOUT

| Tower Name         | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|--------------------|-----------------|--------------|-----------------|-------------------|----------------|
| The Palace Tower B | 7               | 40           | 15              | 1 BHK,2 BHK,3 BHK | 600            |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 1st |
|-----------------------|-----|

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,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)

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## FLAT INTERIORS

|               |                   |
|---------------|-------------------|
| Configuration | RERA Carpet Range |
|---------------|-------------------|

|       |                 |
|-------|-----------------|
| 1 BHK | 405 - 431 sqft  |
| 2 BHK | 578 sqft        |
| 3 BHK | 798 - 1010 sqft |

|                                |  |
|--------------------------------|--|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|   |   |
|---|---|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles,Anti Skid Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows                          |
| <b>HVAC Service</b>                     | VRV / VRF System,Split / Box A/C Provision  |
| <b>Technology</b>                       | Optic Fiber Cable   |
| <b>White Goods</b>                      | NA  |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 6519690 to 6938238   |
| 2 BHK         | --            | --              | INR 9248000              |
| 3 BHK         | --            | --              | INR 12448800 to 15756000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 1%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                       |   |
|-----------------------|---|
| <b>Festive Offers</b> | Pre-Launch Offer   10:90 Payment Plan Easy Payment Plan 50% Off On Stamp Duty |
|-----------------------|---|



|                            |                                |
|----------------------------|--------------------------------|
| <b>Payment Plan</b>        | Construction Linked Payment    |
| <b>Bank Approved Loans</b> | 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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## 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   | 63    |
| Infrastructure | 62    |

|                             |               |
|-----------------------------|---------------|
| <b>Local Environment</b>    | 90            |
| <b>Land &amp; Approvals</b> | 64            |
| <b>Project</b>              | 72            |
| <b>People</b>               | 55            |
| <b>Amenities</b>            | 70            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 55            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 50            |
| <b>Total</b>                | <b>65/100</b> |

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