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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.

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 HOME TRUTHS

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

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

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PROJECT & AMENITIES

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

Project Amenities  **propscience.com**
HOME TRUTHS

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

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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	

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)

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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

 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



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White Goods

NA

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COMMERCIALS

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



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.

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ANNEXURE A



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HOME TRUTHS

Transaction 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	HOME TRU	INR 18984120	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

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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HOME TRUTHS

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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HOME TRUTHS

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