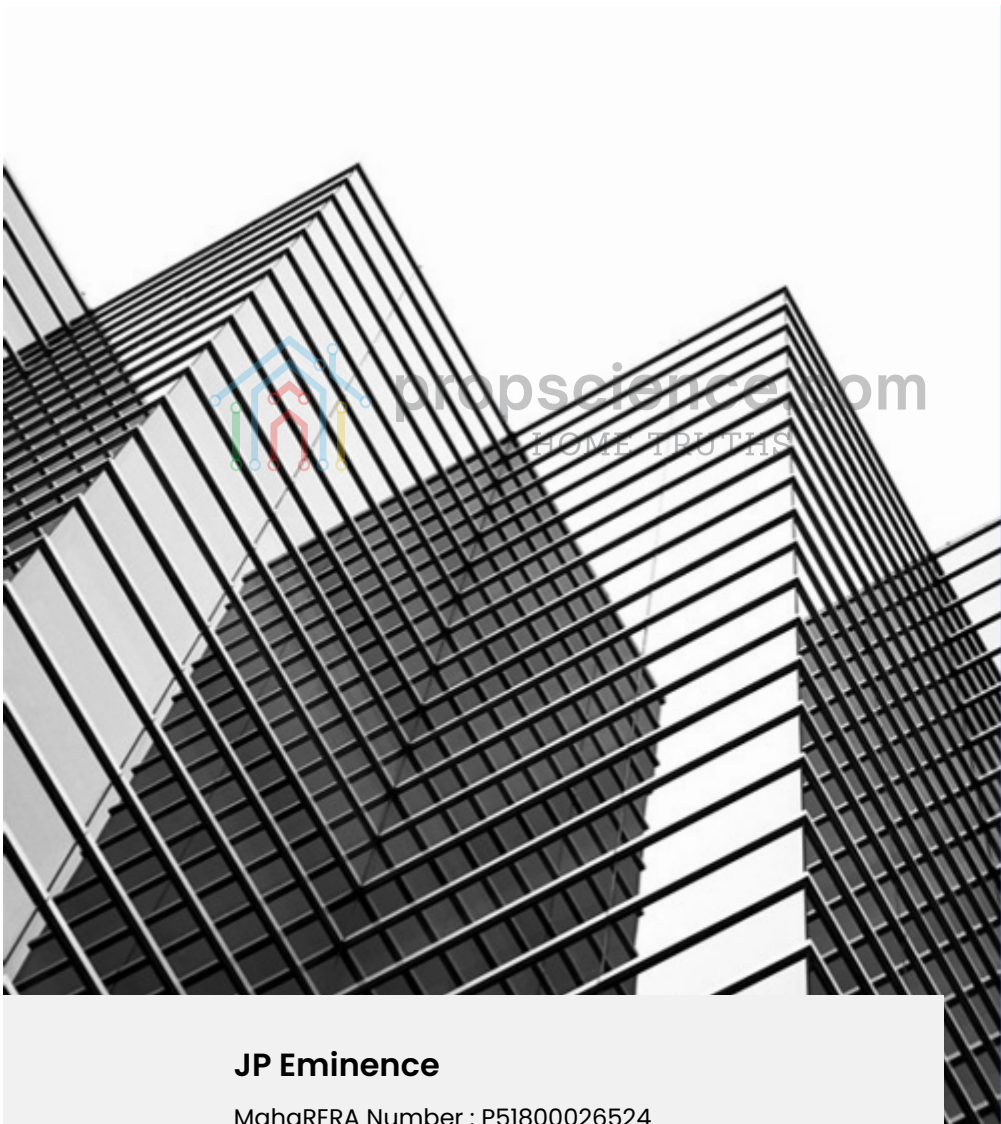


propscience.com

# 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

<b>Sports</b>	Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Water Storage

JP EMINENCE

# 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

 propscience.com HOME TRUTHS	
Configuration	RERA Carpet Range
1 BHK	374 - 393 sqft
2 BHK	574 - 577 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View
<b>Flooring</b>	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

JP EMINENCE




propscience.com  
HOME TRUTHS

## 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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	0%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	Welcome offers available. No Stamp duty for limited period only.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	 <b>propscience.com</b> 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

Transaction 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	HOME TRU	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



propscience.com  
HOME TRUTHS

## Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable

for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.



**propscience.com**  
HOME TRUTHS