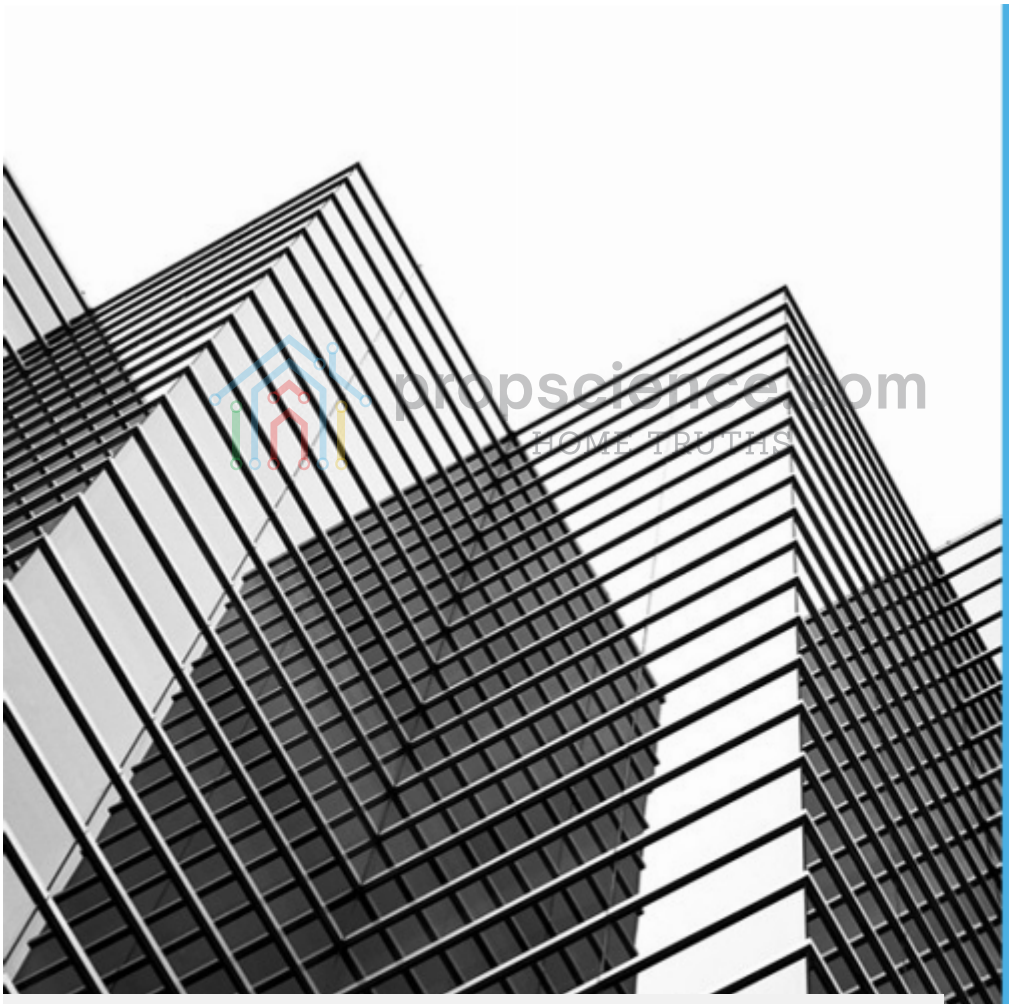
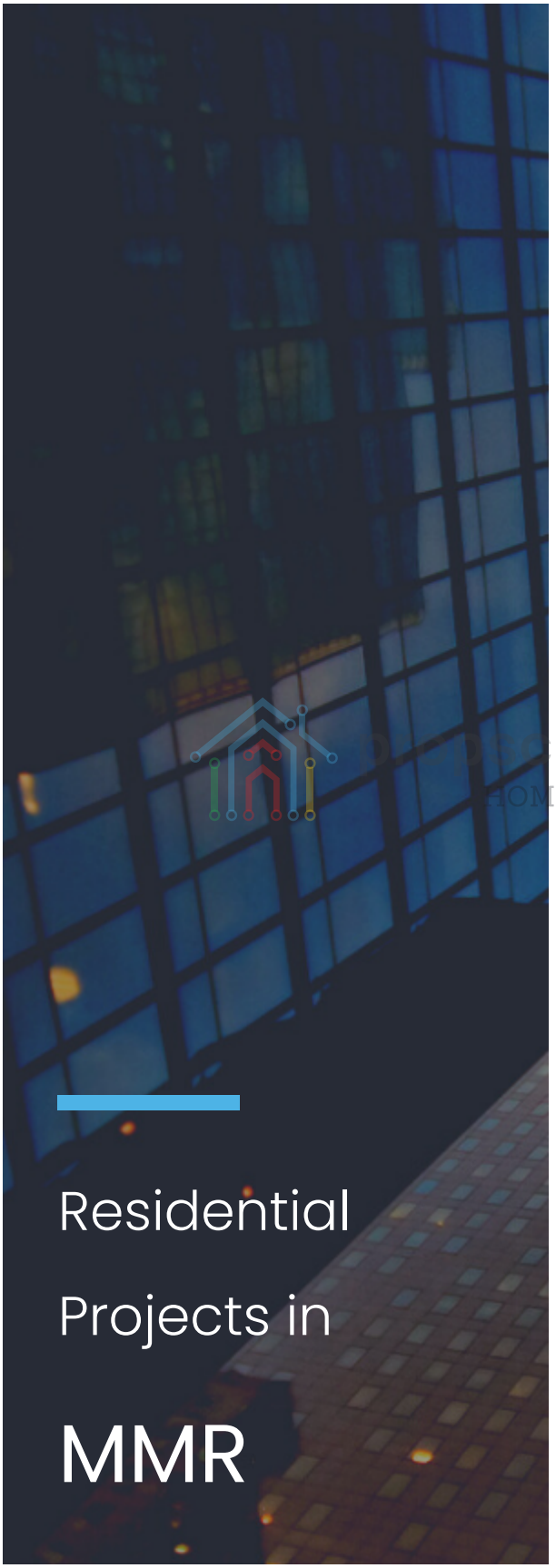
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PROP REPORT



JP Codename Dream Home Tower - C

MahaRERA Number : P51700033431



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 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	NA

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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**

JP CODENAME DREAM
HOME TOWER - C

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	2	1

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HOME TOWER - C

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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

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Gymnasium
Leisure	Amphitheatre,Mini Theatre,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	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 C	7	40	15	1 BHK,2 BHK,3 BHK	600

First Habitable Floor	1st

Services & Safety

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- **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)

JP CODENAME DREAM HOME TOWER - C

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	399 - 430 sqft
2 BHK	516 - 645 sqft
3 BHK	643 - 845 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble 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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JP CODENAME DREAM HOME TOWER - C

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6423102 to 6922140
2 BHK	--	--	INR 8256000 to 10320000
3 BHK	--	--	INR 10030800 to 13182000

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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

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

Payment Plan	Construction 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.

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.

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Category	Score
Place	63
Connectivity	63
Infrastructure	62

Local Environment	90
Land & Approvals	64
Project	72
People	55
Amenities	70
Building	67
Layout	53
Interiors	73
Pricing	50
Total	**65/100**

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HOME TRUTHS

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