



NORTHERN LIGHT

JP Infra (Mumbai) Private Limited

Welcome to the first edition of "Northern Light", our quarterly newsletter.



Vijay Jain - Chairman, JP Infra

At JP Infra, we believe in making home buying and development a fulfilling experience. Another step towards that is the introduction of our quarterly newsletter - "Northern Light". It's packed with current and future news about the neighbourhood development at JP North. It also features articles on recent events and activities at site. It sheds light on the progress and development happening at the project, a profile of one of the key personnel behind JP North and information on how we look at giving back to the local community and society at large.

I hope you enjoy our newsletter and we plan to send it out every quarter, so that you are abreast of the developments at JP North and see for yourself the progress that's being made on bringing the neighbourhood to life. Please feel free to send us any comments or thoughts you may have on the content of this newsletter to editor@jpinfra.com.

Gudi Padwa. New beginnings with a difference.



Ever since we first started planning JP North, our aim has been to not just build an integrated living project but build a progressive, vibrant and diverse community at Mira Road. We are keen on placing Mira Road on the map and create 'culture' here, ground up. So, every festival that comes by, we make it a point to celebrate it in all its glory and Gudi Padwa has always been special to us.

Since the last three years, we have witnessed massive sales on the day of Gudi Padwa. The sales keep picking up till Akshaya Tritiya and this period for us and our customers is very important. We understand the sentiments involved in home buying and make sure that our customers derive strong value out of their purchase. We had made all the right arrangements for the various on-

ground activities organised, so that our customers could have the best experience and celebrate Gudi Padwa in all its glory.

To this end, we had all our channel partners at the site along with bankers and financial experts for our customers to understand and evaluate the various options available for purchase. The sales office had this strong festive fervor and more pleasingly, the response we received was quite overwhelming.

There was a bee line of customers wanting to book and the smiling faces we experienced was something that just made our belief stronger.



Introducing 'Primo' apartments to our property portfolio.

Over the last year we've met a lot of people to gain input and feedback on the design of a new style of apartment building. We have been planning to understand how people like you, like to live and configure your own personal spaces. We're now pleased to introduce our new thoughtfully planned 1 bed Primo apartments. They are unique in design and offer considerable level of customisation.

Clean building lines and signature facade features and detailing will give each building a distinctive and attractive look. External textures and patterns will play with light and shadow during the

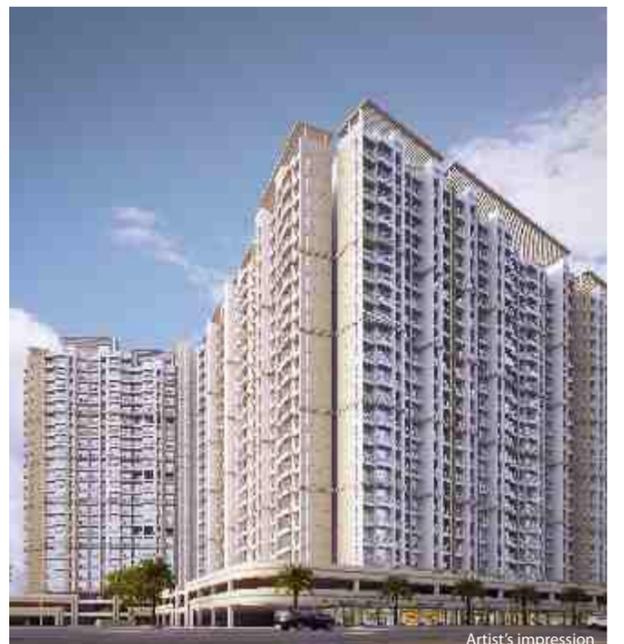
course of the day to engage and delight the eyes.

Do your home as an expression of your life's outlook. Primo apartments make for big canvases. Each one is your private world away from the world, picture-perfect just the way you imagined home to be.

Primo apartments at JP North lets you explore the inner self and accordingly design the living space as per your taste. No wonder, we love calling them the freedom homes.



Sample Flat Photograph



Artist's impression



Innovation in construction at it's best - JP Infra ties up with Kumkang, Korea for aluminum form work systems.

After immense due diligence, we have tied up with leading Alu-form technology giants Kumkang, a Korea based firm for implementing the best practice in construction. With Alu-form systems the slab to slab cycle can be cut down to 7 days. The systems allow to achieve the finest level of finishing right at the concreting stage with top notch uniformity and quality. With Alu-form moulds, the only material that goes in is concrete making the structure very durable and withstanding. Also, the possibility of seepage is negligible, and the civil structure of the building has least maintenance.



Moving construction in a sustainable direction.

At JP North, we believe in innovating and introducing revolutionary techniques in construction resulting in reduced impact on the natural surroundings. Recently, we have adopted the use of Green technology by installing a 120 KWP solar plant at our site. Its addition means that major part of the power consumption for the construction would move to sustainable energy. We have tied up with KWATT Solutions, a SINE-IIT Mumbai consulting firm to enable the use of this portable technology, which can be dismantled and installed over buildings post construction. This energy can be used for lighting common areas thus resulting in better efficiency and reduced bills.

Landscaping for a greener tomorrow.

The project would have several themed gardens planned alongside other landscape features. We have already started working towards the same by adding a nursery to tend and nurture saplings for a greener tomorrow. The nursery would curate around 1,20,000 plants in a year which would then be used to landscape the entire project. Considering the climate here, we have thoughtfully handpicked tropical plants and the entire development is being done in a controlled manner. This would make JP North the greenest neighbourhood of Mira Road. It would also play an important role in maintaining the temperature level and the quality of air along with natural shading.





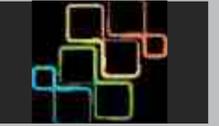
Best materials for the best of homes.

To ensure top notch quality and consistency in building material, we have installed a RMC Plant on site. RMC is often preferred over on-site concrete mixing because of the precision of the mixture and reduced confusion, leading to speedy construction and faster development of the project. Installing an RMC plant at site enables us to handle large volumes and also leads to conservation of resources.



Created by world's best consultants.

JP North has created and recruited a team of recognised, highly acclaimed experts to assist us in the plan, design and build of JP North. The partners and affiliates have been chosen on the basis of their merit and have the capability to execute and deliver projects of great magnitude. The multi-disciplinary team covers every detail and aspect of the project, from vision to minutest details.

 Master Planner	 Design Architect	 Landscape Architect (Phase I)	 Structural Consultant	 Water Resource Management Consultant	 IIT Bombay Solar Consultant	 Waste Management Consultant
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Meet the Master Planners & Landscape Architects (North) - P&T Singapore.



Richard Soon
Group Director - P&T Group

P&T Consultants Pte Ltd of Singapore is a member of the P&T Group. With 146 years of unparalleled design experience in the world's emerging and developed countries and more than 20 offices and associated offices in Singapore, Hong Kong, China, Thailand, UAE, Vietnam and other countries; P&T Group is one of the largest Architectural and Engineering practice in Asia and ranked among the top 10 Architectural firm in the world with more than 2000 staff.

Mr. Richard Soon who is based in Singapore is a Group Director of the P&T Group and has been instrumental in P&T's ventures into India, Sri Lanka,

and Malaysia and has contributed to the reputation and presence of P&T in these regions. On his visit here, he stated "For a project of this scale specially in a city like Mumbai, its very important to study the potential and constraints of the location. Accordingly we work in exploring the best of what's available. For JP North, keeping in mind the nature and existing ecology, the project master plan evolved from the inspirational vine. Just like a vine, the project has interlaced gardens with properties strategically placed to provide the residents the best of lifestyle and comfort".

Where people come together as one.

A community is the social anchor of the family. Shunning the typical urban approach to design, we consciously worked on a unique town planning approach to build a strong community. In line with our vision of creating a progressive community ground up, we constantly conceptualise and host events at the site for people to come together and celebrate life. We intend to turn neighbours into friends and our recent initiative - Know Your Neighbour saw an overwhelming response. We try and create opportunities for you to meet up, interact and bond fortifying our vision of creating spaces to truly live.



Ganesh Utsav at JP North



Ud Tarang at JP North



My Home My Ganesha at JP North



Women's Day at JP North

For more information contact: editor@jpinfra.com



Safety First is Safety Always.

At any given time, we have a large workforce on site; over 300 construction workers and we have a welfare programme designed to ensure that this community is safe and its conditions are well above the standard of most construction sites.

Recently, we conducted a safety drive for the workforce to educate and spread awareness about the various safety norms we strictly adhere and follow. Our safety managers made sure that the labourers know about the various practices they need to align towards and have also communicated the importance of protective equipment that needs to be strictly used while working. The in-house safety team installed safety signages and there were training sessions conducted on safe working practices.



We would love to hear your views!

We've spent considerable amount of time planning and designing JP North so that it will be a truly progressive and welcoming neighbourhood to live in. We welcome any suggestion you have on any aspect of the project. Do call us on 1800-313-9999 or email editor@jpinfra.com if you'd like to discuss your thoughts with us.

What's been happening on site.

Over the last few months we've made considerable progress on site, with construction of both different properties and amenities gathering pace

1. Approximately 1 KM of internal road network is being completed.
2. 7 slabs for Celeste have been completed.
3. 1st slab for Estella has been done and work on the 2nd has commenced.
4. The plinth work for Atria has been finished.
5. The main entrance facade conceptualisation is done and work would commence soon.
6. With Alu-form technology now in place, it shall expedite the work at site and we expect the structures to be completed very soon.



Mira-Bhayander to be connected with Metro

MMRDA has decided to connect the fast-growing Mira-Bhayander Municipal Corporation (MBMC) with an elevated Metro, to help reduce congestion in Western Railway suburban trains and Western Express Highway traffic. The Metro corridor will run 9km into Mira-Bhayander.

Source: Times Of India, Mumbai. Date: Feb 25, 2017.

MMRDA proposes coastal road extension close to Mira-Bhayander

MMRDA has proposed Mumbai coastal road from Marve to Ghodbunder Road close to Mira-Bhayander. The MMRDA, which is the Special Planning Authority in Marve, has proposed to construct an elevated road to extend the coastal road and improve north-south connectivity.

Source: Hindustan Times, Mumbai. Date: Jan 6, 2017.



Rewards for Recommendations



Live surrounded by your community of family and friends

What could be better than to live joyfully and happily surrounded by like-minded, smart and progressive people - your family, friends and colleagues? So why not have a say in who lives near you - indeed in JP North itself - and be rewarded while you do.

We operate a referral scheme which rewards you if you recommend a relative, friend or colleague to us and they subsequently buy a property at JP North. The best part about our reward scheme is that it applies to both, single and multiple referrals.

To find out more, please contact your Customer Relationship Manager or any member of our Sales Team.

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