



NORTHERN LIGHT

JP Infra (Mumbai) Private Limited

ENGRAVING THE STORY *Of Graceful Growth*

Greetings from JP Infra! It's 2018 and we are speeding towards the completion of what will soon be a landmark in Mira Road. Last year, the government of Maharashtra successfully implemented some progressive policies and frameworks. Since then, the real estate sector has been growing gracefully; especially in Mira Road.

JP North itself is a testimony to the above phenomenon. While modern infrastructure has been the highlight, open green landscapes have added soul to the life out here. Our JP North family is growing rapidly with like-minded individuals and families. The media too is applauding our efforts and acknowledging our mission with accolades. In this edition we will share many such positive developments which have unfolded within JP North, along with a few educational topics, of course.

I hope you enjoy reading this issue of "Northern Light".

- Shubham Jain, Managing Director, JP Infra.



Please Note: This is a rendered image of the Club House Plan prepared by the Architect. final color and specification may slightly vary.

A NEW DAY. *A New Experience.*

It's a boon these days to find like-minded people you can socialize with. Even more so, to find a place beyond social media wherein you can indulge in real-world experiences with them. Thankfully, at JP North, you'll not only find both, but also a plethora of experiences to revel in. Welcome to your grand club-house.

- Laze around in deck-chairs under shaded cabanas at the pool side.
- For sports and health enthusiasts, an entire Sports Zone consisting of fully mechanized Gym, Squash Court, Box Cricket Court, Futsal, Table Tennis & Badminton Court, Running Track and areas for Yoga & Meditation are available.
- Our elegant yet cozy Café is a perfect place for you to enjoy your conversations over a cup of coffee.
- Give your child limitless space to grow, not just grow up.
- Rejuvenate with a session in Steam and Sauna.
- Experience private screening at the mini Indoor Theatre, which by the way, is big enough to accommodate all your loved ones.
- Enjoy the rare privilege of lush greens and fresh air amidst Mumbai, at JP North's Themed Gardens.



JP North is a progressive and close-knit community; not just in the real world, but in the virtual sphere as well. Through social media platforms like Facebook, Twitter, Instagram, LinkedIn etc., we intend to keep the JP North universe connected and serve it as a platform for all to partake in the occasional celebrations. Previously, we celebrated Friendship Day, Navratri, Ganesh Utsav, Diwali and Gudi Padwa by hosting virtual contests on these platforms. As our customers engaged in quizzes and various other activities, we even awarded the winners with exciting gift vouchers.

NEW AGE Celebrations

We were delighted to have received such an overwhelming response. It gave us a peek into how wonderful and passionate the JP North community will transpire into. We wish to continue this tradition of celebrations even in the coming years, and are certain, the new members of the family will show equal ardour.



JP NORTH Celeste | MAHARERA No: P51700008667
 • Building structure completed
 • Underground water tank in progress
 • Overhead water tank structure completed



Club House Work In Progress



JP NORTH Atria | MAHARERA No: P51700004117
 • 3A-11 slabs completed, 12 work in progress
 • 3B-12 slabs completed, 13 work in progress

JP North is the largest integrated neighbourhood in Mira Road. The magnitude of work that has happened on-site in the past months is enormous. Our specialized & skilled workforce is leaving no stone unturned in the development of this landmark project.

With captive RMC plant being used for speedy construction, the structure of JP North Celeste and JP North Estella is nearing completion. The construction of JP North Atria and JP North Elara is in full swing too. It's wonderful to see our & your dreams taking shape.

ON SITE Action



JP NORTH Elara | MAHARERA No: P51700007001
 • A wing footing and column completed
 • B wing footing in progress
 • C Wing excavation completed



JP NORTH Estella | MAHARERA No: P51700008916
 • Building structure completed
 • Overhead water tank structure completed
 • Underground water tank in progress



TRAINING MINDS TO BE AS OPEN AS *The Spaces Of JP North.*



Laying the foundation for migrant kids' future

A developer and an NGO have joined hands and built a makeshift school at a construction site in Mira Road, where labourers' children are educated while their parents are busy working

GAURAV SARKAR
gaurav.sarkar@mid-day.com

NOT many builders/developers are likely to feature in people's good books. But this one from Mira Road isn't perturbed by that and just wants to further a noble cause. The developer has partnered with an NGO to provide basic education to the children of migrant labourers working at the company's construction site — they have set up a makeshift school on the premises. Located on JP Infra's con-



The makeshift school has three teachers and 22 students. PICS/FALGUNI AGRWAL

In one-of-its-kind initiative, JP North has joined hands with an NGO to provide primary education to the children of labourers working at the site.

A makeshift school has been constructed on the premises, which runs from 9am to 4pm on weekdays. Though the school is a makeshift, it has all the required infrastructure and facilities.

At present, the school has 22 students who are taught in three languages – Hindi, English and Bengali. To the labourers delight, this is the first time their kids are rather attending school than squandering their precious growing-up years idling.

It's a pleasure to have this opportunity to give back to the society and hope this initiative will help us shape the initial years of these children to make them able youths of tomorrow.



Please Note: The images are artist's impressions indicating the anticipated experience.

COCOONING IN THE *Lap Of Mother Nature.*

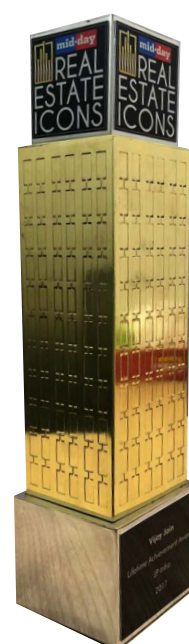
One of the first conditions of happiness is that the link between Man and Nature should not be broken.

– Leo Tolstoy

We believe, being connected to nature is an imperative part of one's well-being. At JP North, we have taken utmost care to ensure greenery abounds.

JP North will be the first development in Mira Road to provide themed gardens and acres of green space. The work towards the same has already begun with a nursery on site. This nursery is nurturing over 44,000 plants, which would be used in the future for landscaping. These plants are thoughtfully picked and are growing under expert care. In this bustling city of Mumbai, while greenery is a privilege, we are ensuring, it is a part of your essentials.

JP NORTH WINS *Township Of The Year 2017.*



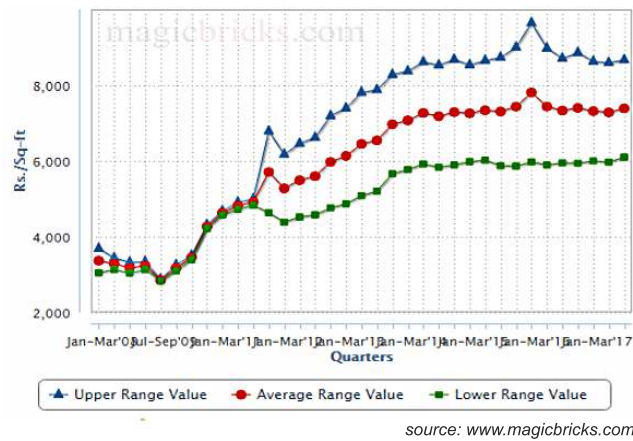
Our endeavour to redefine the life of Mumbai by providing a home that is beyond living spaces, has been appreciated by the citizens and as well as the real estate industry. We are delighted to share with you, our joy of winning the Mid-Day - TOWNSHIP OF THE YEAR 2017 award. We consider this victory as a reflection of the trust of our customers, the hard work of our vendors, our highly motivated & capable team and everyone who is a part of this dream project.

Another jewel got added in our embellished crown. Our chairman Mr. Vijay Jain, too, was honored with a LIFETIME ACHIEVEMENT AWARD at Mid-Day real estate icons 2017. The award is a symbol of his unwavering commitment to the industry. Such accolades reignite our passion to work for the betterment of the society.



THE FUTURE OF MUMBAI REAL ESTATE IS *Shaping Up Mira Road.*

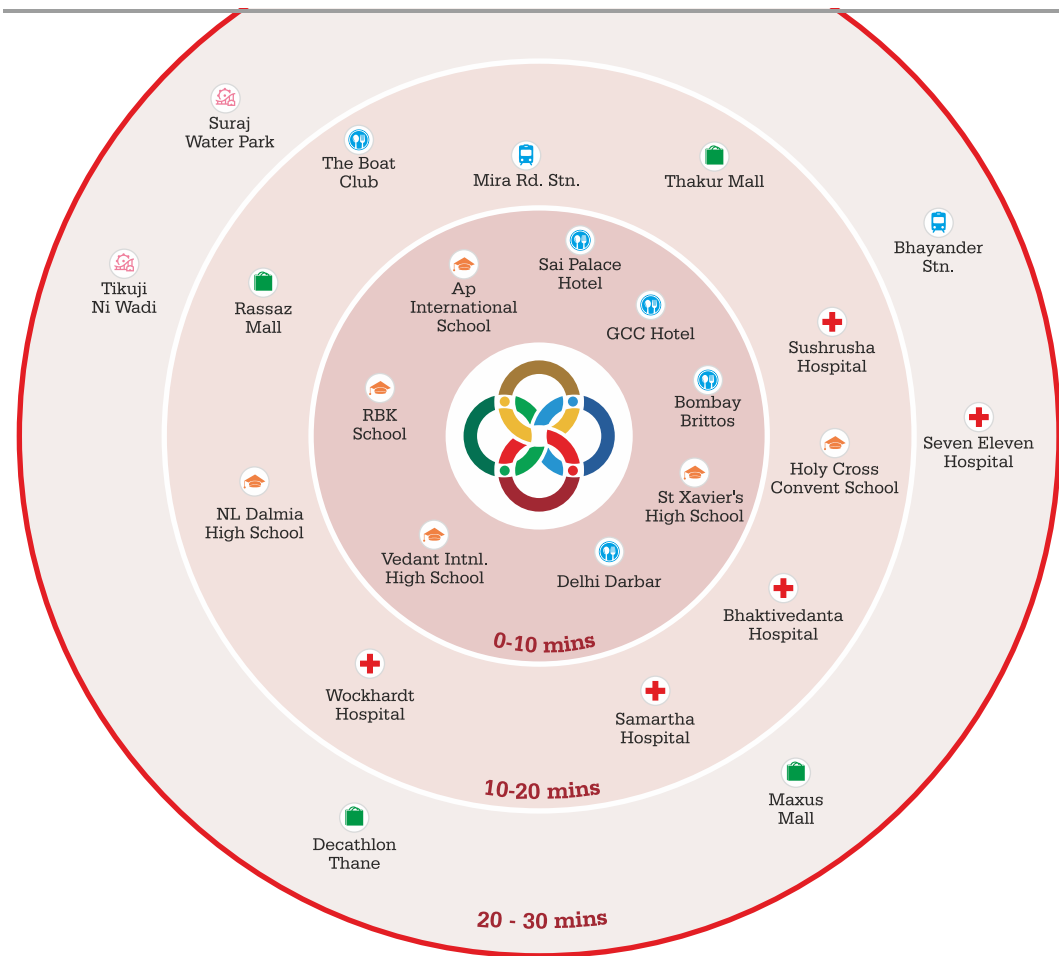
In recent years, Mira Road real estate has emerged as one of the viable destinations for investment. Mira Road has transcended by all means in good infrastructure, better connectivity and green spaces.



With better infrastructure & connectivity, areas located in the northern belt of the city are already offering great returns (DNA). Since 2014, the property prices in Mira Road have elevated between 20- 25%, and are expected to rise further due to the availability of reasonable properties and its growing market value (Magicbricks). Within the city, JP North has arguably given the best appreciation to home buyers in past few years.

Be it the present and future educational establishments, lifestyle, fitness, medical help, or even the prolonged problem of commute, Mira Road is the most pragmatic solution in Mumbai's current real estate scenario. Not to mention, pollution free living and a sustainable future gives JP North an edge over all others.

This makes JP North an ideal choice of property for the buyer to live or to see steep appreciation.



TIME IS MONEY, *They Say.*

Similar to the property prices at JP North, time too fetches you great returns here. You spend less time commuting, and gain more to savour the greater joys of life. Bond stronger with your family, pursue your passion, find time for fitness chores, or simply laze around to recuperate.

Placed at the intersection of Eastern and Western highways of Mumbai, JP North enjoys superb connectivity via Ghodbunder Road and Western Express Highway at different ends.

Source: Google Maps

DEVELOPMENT FOR THE GREATER GOOD – *Abolishing Homelessness.*

Despite having made tremendous progress in various fields, India still has a large number of families who don't have a home to call their own. As a step to abolish homelessness, the Indian government initiated the Pradhan Mantri Awas Yojana (PMAY) scheme. PMAY is programmed to ensure 'Housing for all by 2022' by providing subsidy on home loans for properties in urban markets. The subsidies are on loan belonging to Economically Weaker Section (EWS), Low Income Group (LIG), and Middle Income Group 1 & 2 (MIG). Eligibility depends on the income level the applicant falls in.



This progressive scheme will help millions of urban poor and may also serve as a great model for developing countries to follow.

WE REJOICE, WHEN *You Save.*

Make all your due payments, BEFORE the due date and win a chance to get 1% discount on your agreement value.



*Offer applicable on bookings made on or after 1st February 2018



1800 313 9999

www.jpinfra.com

Please feel free to send us any comments or thoughts you may have on the content of this newsletter to editor@jpinfra.com.

Registered: 4th Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai - 400 093.

Site Office: North, Village Ghodbunder, Off Kashmirira Road, Mira Road (East) - 401 107.

Visit: <https://maharera.mahaonline.gov.in>

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- JP NORTH Atria MAHARERA No: P51700004117 • JP NORTH Celeste MAHARERA No: P51700008667
- JP NORTH Euphoria MAHARERA No: P51700016290

For more information contact: editor@jpinfra.com | Visit <https://maharera.mahaonline.gov.in>