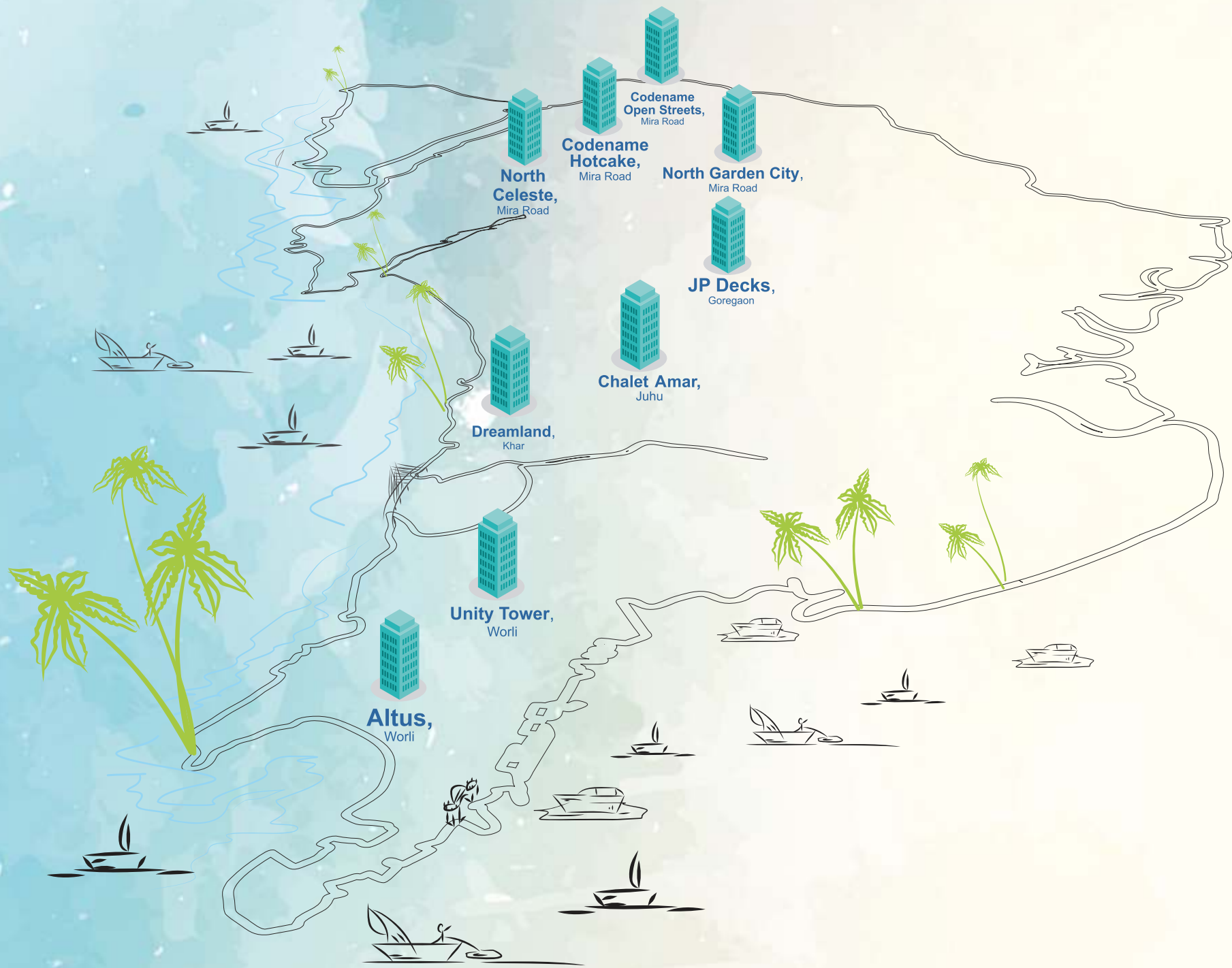




OUR PORTFOLIO



1800-313-9999  
www.jpinfra.com | sales@jpinfra.com

MahaRERA NO - JP North Celeste P51700008667 | JP North Estella P51700008916 | JP North Euphoria P51700016290 | JP North Atria P51700004117 | JP North Elara P51700007001 | JP North Alexa P51700016736 | JP North Imperia Tower1 P51700019613 | JP North Imperia Tower2 P51700019783 | North Barcelona P51700020082 | JP North Aviva P51700023940 | Visit: https://maharera.mahaonline.gov.in

NORTHERN LIGHT

LONDON TRIP, SOLITAIRE, NEW CAR  
All because **Donald Joshi**  
saved ₹15 lacs!



CODENAME  
NOW  
— OR —  
NEVER

MIRA ROAD (E)

~~₹59.99 L~~

— 1 BED HOMES —

₹45L\*

\*Price mentioned is for the project codename Now or Never 1Bed homes. T&C apply.  
MahaRera No. JP North Aviva: P51700023940 | www.maharera.mahaonline.gov.in  
The name, character, matters are fictional and does not depict or resemble any person living or dead.





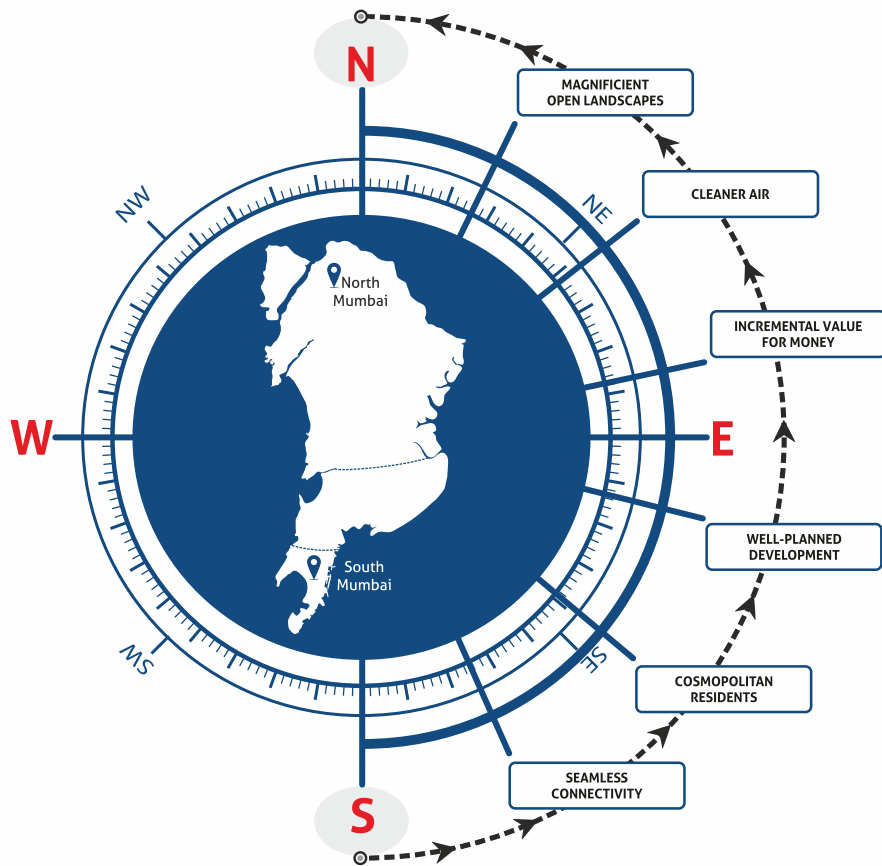
# The freshest, hottest suburb in Mumbai

Mira Road is witnessing a transformation like never before. It remains amongst the top preferred destination for new residential buyers in 2019. A combination of large green open spaces, seamless connectivity to all parts of Mumbai, 21st century lifestyle amenities and value appreciation has made Mira Road the residential destination of choice for many. Hon'ble Prime Minister Narendra Modi recently laid the foundation stones for two metro lines in the Mumbai Metropolitan Region (MMR). Once the metro lines

along the Thane-Bhiwandi-Kalyan (Metro-5) and the Dahisar-Mira-Bhayander (Metro-9) corridors are completed, they will revolutionise the lives of people in these parts. The 10.3-km elevated Dahisar-Mira Bhayander corridor (Metro-9) comprising of eight stations is expected to be completed by 2022. Improving infrastructure has obviously got investors excited, as can be seen by slew of new projects in development in the area. It is also a great investment option for those seeking a modern lifestyle and unmatched development.

The improving transport links have also made Mira Road an attractive destination for businesses and big institutions. Some of the prominent establishments in the area include Singapore International School, N. L. Dalmia Institute of Management Studies & Research Education, reputed hospitals such as Wockhardt Hospital, Seven Eleven Hospitals and Umrao Hospital. All these set-ups contribute to the overall development of Mira Road, starting a cycle of happier residents and better facilities.

# THE MIRA ROAD GROWTH STORY!



# RISE OF A NEW CITY

We have always known South Mumbai to be one of the most posh locations in the city. It has been a benchmark to better living standards and the soaring property prices are also a reflection of this belief. However, what we miss noticing is that the increasing cost is also a result of lack of habitable spaces which causes massive imbalance between demand and supply.

Today, the city is undergoing remarkable transformation where the development is heading North. Rising exponentially as a preferred residential hub, North Mumbai is fast becoming a preferred hub for aspiring Mumbaiers.

Studded with good infrastructure and development, civic services, cleaner air, magnificent open spaces, seamless connectivity and cosmopolitan residents, North Mumbai is fast becoming a residential hotspot.

# HOMES BEYOND FOUR WALLS

SURROUNDED BY 16 THEMED GARDENS

1, 2 & 3 BHK  
Starting ₹59.99 lacs\*



OC RECEIVED  
FOR PHASE 1 & 2  
NO GST

\*Price mentioned is the starting price of JP North Elara 1 BHK apartment. \*\*This offer is applicable to JP North Elara 1 BHK apartment only and subject to customer's financial eligibility for approval of loan amount, subject to other terms and conditions. All specifications of the flat shall be as per final agreement between the parties. Phase 1- North Estella. MAHA RERA NO- Estella P51700008916 | Euphoria P51700016290 | Atria P51700004117 | Elara P51700007001 | Alexa P51700016736 | Visit: <https://maharera.mahaonline.gov.in>





# Phases of North Garden City

**NORTH | ESTELLA**  
The luxury of space

**NORTH | ATRIA**  
Mix of luxury & pragmatic living

**NORTH | ELARA**  
Millennial homes for the next gen

**NORTH | EUPHORIA**  
An address for the crème de la crème

**NORTH | ALEXA**  
Contemporary abodes

**COMMUTE**  
W. Express Highway, Mira Road Rly. Station & Borivali Rly. Station

**HOSPITALS**  
Wockhardt, Umrao, Seven Eleven, Bhaktivedanta, Life Care & Samartha Multi-speciality Hospital

**MALLS & MULTIPLEXES**  
Maxus Mall, Raghuleela Mall, PVR, D-mart & Rassaz mall

**EDUCATIONAL ESTABLISHMENTS**  
Podar Intl. School, Singapore Intl. School, RBK Intl. School, N. L. Dalmia Inst. of Mgmt. Studies & Research, Holy Cross Convent, A.P. Intl. School, St. Xavier's High School & Vedant Intl. High School

**COMMERCIAL DEVELOPMENTS**  
Infinity IT Park, Mindspace & G Corp Tech Park



## Here Connectivity Meets Convenience

Mira Road, as a suburb has grown by leaps and bounds over the years due to its prime location, which makes it a very lucrative option to invest in. It is well-connected to various developed areas around it and has well-built infrastructure in the form of an excellent road and rail connectivity to some major business hubs like Thane, Navi Mumbai and employment destinations like SEEPZ, Bandra-Kurla Complex (BKC) and Lower Parel.

Getting to any other suburban area is easier, thanks to a highly developed network of roads. Besides, Mira Road is also linked with Western Railway line of Mumbai. Also, 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 on the Western Express Highway.

Live the unparalleled lifestyle at the enormous 25,000 sq.ft. Clubhouse with 35+ world-class amenities.

Swimming Pool

Steam and Sauna

Kids' Pool

Squash Court

Gymnasium

Mini Theater

Guest Rooms

Pre-School

Multi-Purpose Court

Indoor Ladies Pool

Salon

Café

Games Room

Library

Banquet Hall

This is a rendered image of the exterior of North Garden City's clubhouse prepared by the architect based on the current plan, final colour and specification may vary.



## BRAND ASSOCIATIONS

# The Finest Brands at your Doorstep

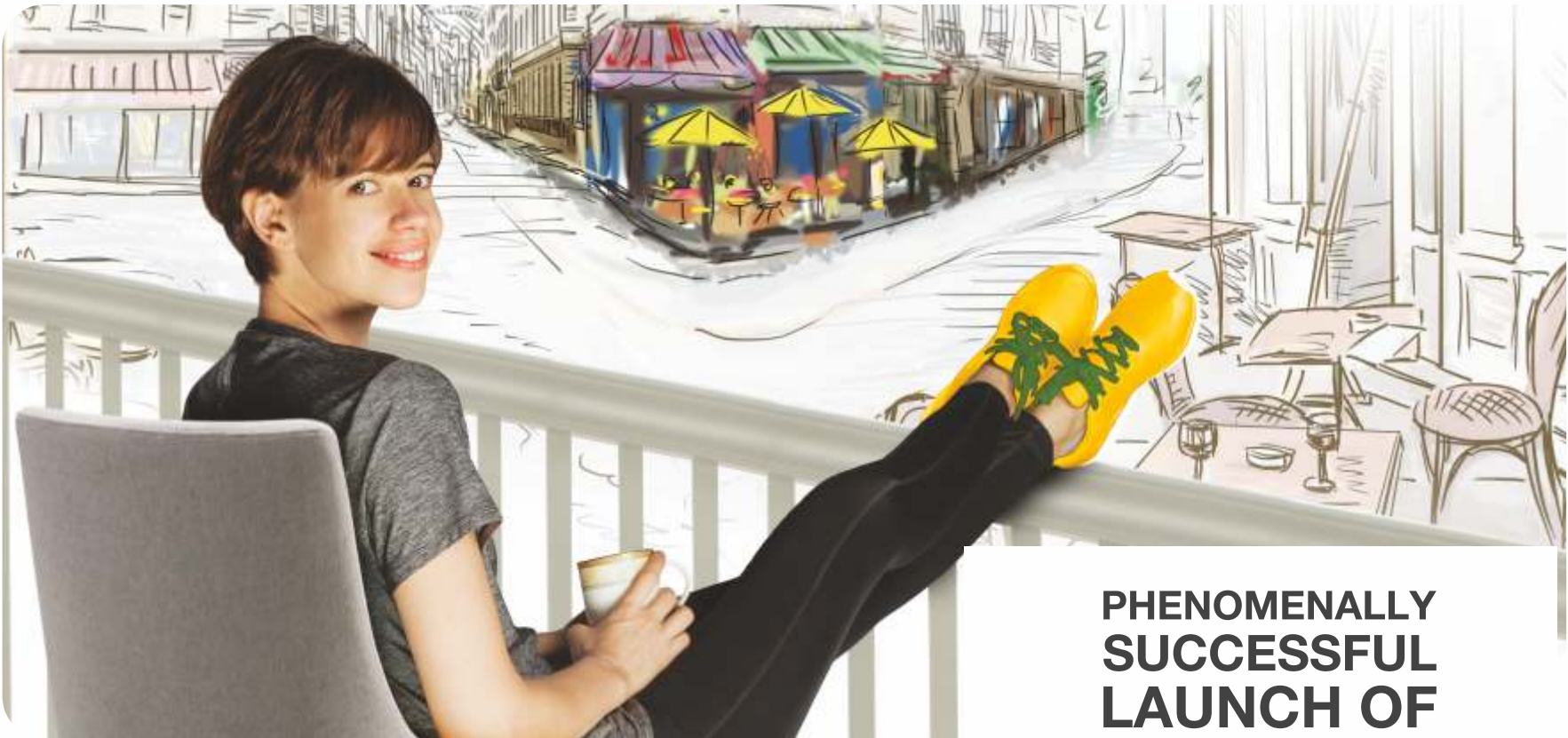
We're proud to announce the arrival of Barista's first ever outlet at North Garden City. For a brand known for their excellence and quality, it was only natural to associate with North Garden City. And it's sure to add a special flavour to your day!

While North Garden City, Mira Road is the perfect home for the image conscious, it's now the perfect place for their personal grooming needs too. Presenting Lakme Salon's first ever store at North Garden City.

At North Garden City, we promised the best future. With Little Millennium opening it's new branch here, great education is now close at hand for the little ones. Because here at North Garden City, we believe a great future needs a great present too!

Now get the very best for your young one, right at your doorstep. Podar International School opens its newest branch right here at North Garden City, providing the finest education to advance your child's future in the right direction.





PHENOMENALLY  
SUCCESSFUL  
LAUNCH OF



JP Infra yet again had a phenomenally successful launch of their new project, Codename Open Streets. The idea of Codename Open Streets germinated from an inspiring travel to Barcelona. It promises a gated car-free complex that has been meticulously designed and landscaped to promote community interaction and imaginative engagement, much on the lines of the famed Spanish city. Kalki Koechlin was roped in as the brand ambassador for the same. Customers were elated with the quality of design and technology used to make this mega project and thronged the sales lounge with enquiries and excitement. They perceived it as a manifestation of a grand vision offering an unseen and unmatched lifestyle. The happiness was evident from the smiles of the customers at the selfie booth.



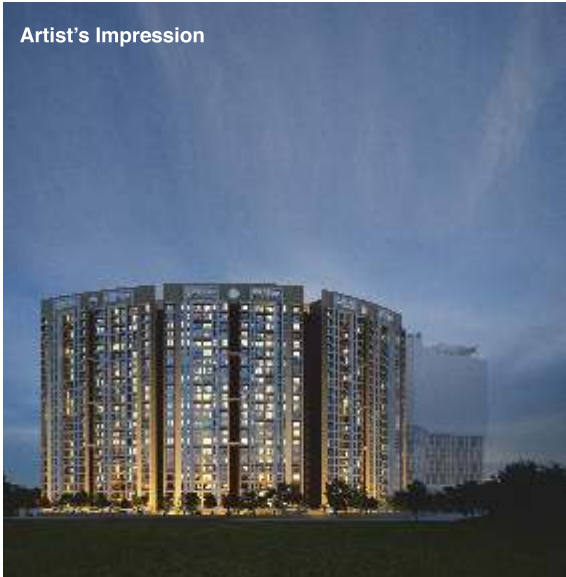
Enthusiasm & Energetic Visitors



Codename Open Streets - Clubhouse



Housefull with Channel Partners



Codename Open Streets - Elevation



New Additions to JP Infra Family



Exemplary launch of  
CODENAME  
HOTCAKE

Codename Hotcake was always going to be a well-received project, considering its list of life enhancing amenities. But the success of the launch still surprised many, with customers thronging the sales lounge on the day, full of enquiries and excitement. They could immediately tell what they were witnessing was a novel combination of affordability and sophisticated luxury. Apart from their bubbling enthusiasm, customers also memorialized their happiness at the selfie booth. All in all, it was a day that couldn't have gone any better!



CODENAME  
HOTCAKE  
Grand Launch



Enthusiasm  
& Energetic  
Visitors



Potentially  
Interested  
Customers



Showcase of  
World-Class  
Fittings



New  
Additions to  
JP Infra Family



Housefull  
Sales Lounge

Creators of CODENAME HOTCAKE



We have incorporated all the experiential qualities of the landscape, right from the grand entrance to the pedestrian walkway.

Bhakti Thakoor | Founder, Enviroscope-Landscape Design & Plan



Codename Hotcake is one of the most awaited projects in Mira Road area. Once it is completed, it will compete with all the projects in MMR.

Birju Patel | Principal Consultant, MEP Consulting Engineers



The kind of technology used for this project is best for this monolithic construction & this project will be constructed to the best of the specifications in the international standards.

Umesh Joshi | Principal Consultant, J+W Consultants



We are ushering in a world of gated communities, where the needs of each member of the family are met with world class facilities. We have made living here feel like one big recreational activity!

Sandip Shikre | Principal Architect, SSA Architects



Actual Image

Lion's Statue at  
Grand Entrance

Perched on a pedestal at the entrance of Codename Hotcake is a majestic statue of a Lion, signifying strength and authority. Since time immemorial lion has been considered an embodiment of royalty, pride and security. Similarly, the grand statue signifies the supremacy of the edifice and the exclusivity of residing in it like a king. For those who like to live their life with an august sense of pride, while protecting their loved ones, Codename Hotcake is the perfect home to live in.





## Giving Back To The Hands

North Garden City has joined hands with an NGO to provide primary education to the children of labourers working at our site. A makeshift school, constructed on the premises, runs from 9am to 4pm on weekdays.

At present, 22 students are receiving education. To the labourers' delight, their kids are attending school rather than squandering their precious growing-up years in idleness.



## That Make Your Home

# Developing A Sustainable Community



## Sewage Treatment Plant

At North Garden City, we make sure that effluents are treated carefully. With an STP of 150 KLD installed in labour colony, we ensure that sewage is not let out untreated, till it turns into natural solid & liquid sludge.

## Rain Water Harvesting

For sustainable living at North Garden City, we have tied up with TESLA (IIT Bombay incubated environment consultant) and sought permissions from CGWA to ensure you get clean water for daily use. This is achieved through efficient harvesting of rain and ground water.



## Solar Panel

Recognizing the usage of renewable energy sources as the need of the hour, we have installed solar photovoltaic panels, generating more than 120 KWP at North Garden City. Talking about initiatives towards the same, our Director, Mr. Shubham Jain said, "Sustainable development is the only way we aspire to grow. Hence, we were committed to implement it."



CODENAME

NOW

OR

NEVER

## North Garden City

has redefined affordable luxury and its range of great living spaces is set to expand with the launch of Codename Now or Never.

MIRA ROAD (E)

₹45L\*

— 1 BED HOMES —

## Choose your passion with 35+ Amenities



NATURE



HEALTH



SPORTS



SHOPPING



MORE



The name, character, matters are fictional and does not depict or resemble any person living or dead.





# JP DECKS

It's a proud moment for JP Infra as a family, having completely sold out all the units at JP Decks located at Goregaon.



Actual Image



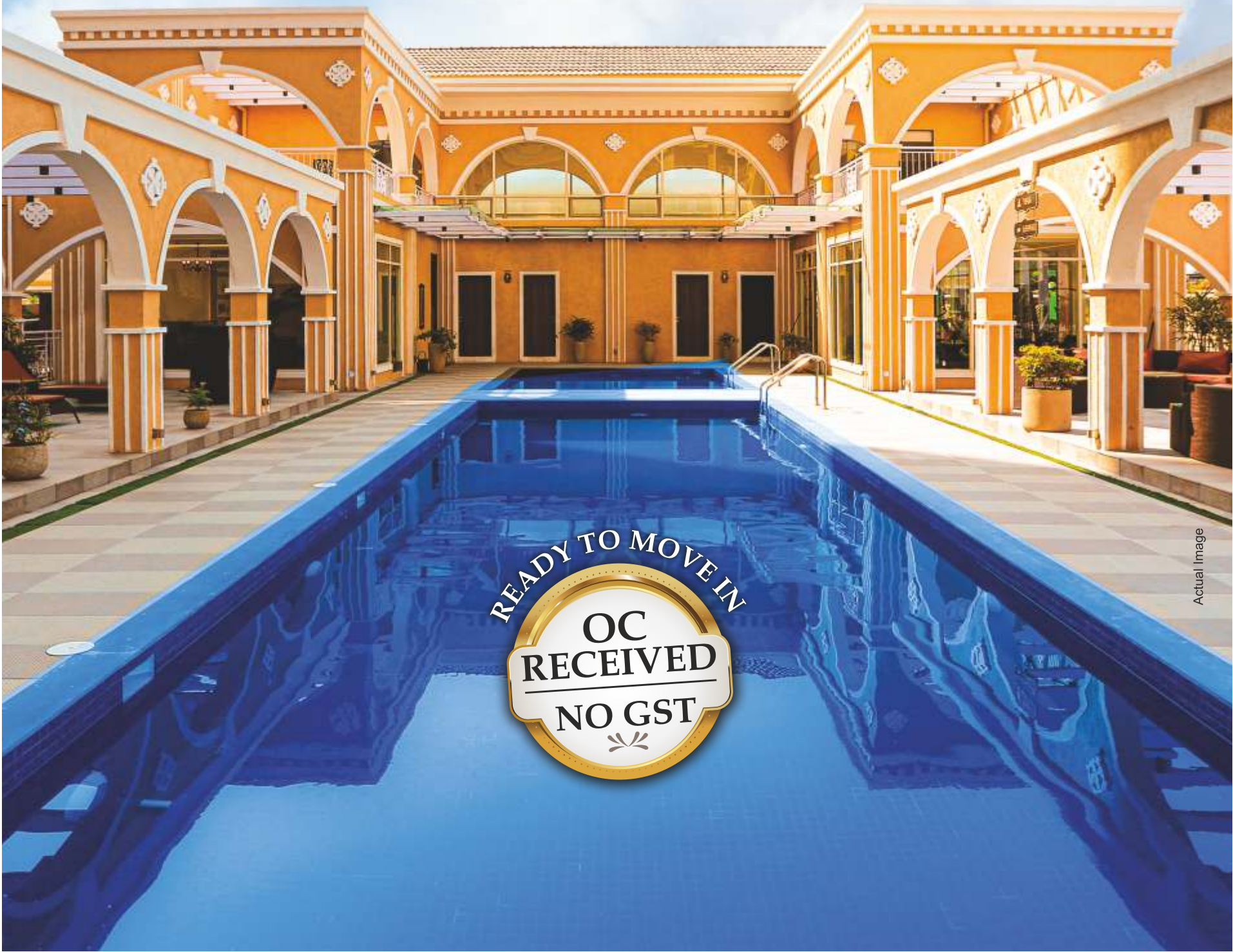
Gym | Swimming Pool | Kids' Play Area | Amphitheatre

39 Storey tower with 2 wings, Premium 2 & 3 BHK homes,  
**Prime Location & OC Received.**



# Come Home To A Masterpiece

— at —  
**NORTH CELESTE**  
Mira Road



Actual Image







## OC RECEIVED FOR ATRIA, ESTELLA & CELESTE

POSSESSION CEREMONY  
WITH

HAPPY  
CUSTOMERS



## Mira-Bhayander RISING

An initiative by JP INFRA

JP Infra has developed an expertise not only in designing class-leading affordable homes, but stimulating surroundings as well. What used to be a value addition to their projects, creating thriving neighbourhood communities has now become a mission in its own right, with the advent of Mira Bhayander Rising. This initiative by JP Infra is one of the visions they have for the development of the suburb. It leverages the company's resources and ideas to create civic and social infrastructure that will shape future developments across Mira Road and Bhayander.

It started with us composing an original rap anthem to celebrate Mira Road and Bhayander, accompanied by a music video featuring some of the suburb's most popular spots. The release of the anthem and the video was a great event in itself, accompanied by a stand-up show by some of the best known comics, like Atul Khatri and local boy, Govind Menon. While the launch of the video was a glitzy affair, it did even better online! The video logged 1,56,000 organic views on Facebook and 15,000 views on YouTube. In addition to that, it garnered 1.4K likes, 250 plus comments and 3.4K plus shares as well.

scan to view the video



## SPECIAL MOMENTS



Mira-Bhayander  
RISING

An initiative by JP INFRA





From boring to soaring, from dormant to vibrant, Mira-Bhayander has indeed come a long way!  
And now it's ready, to be the ultimate destination for all kinds of recreation.



# AWARDS

