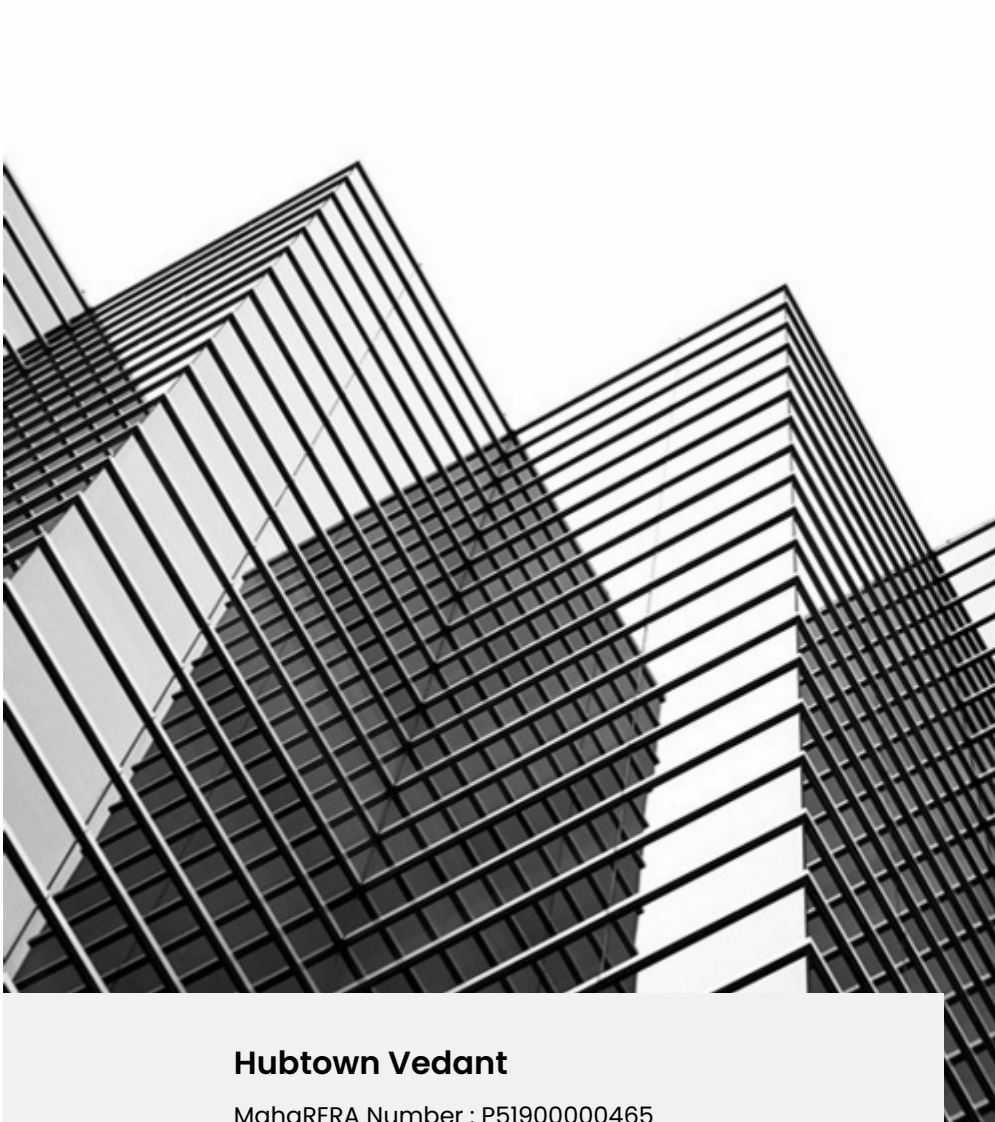


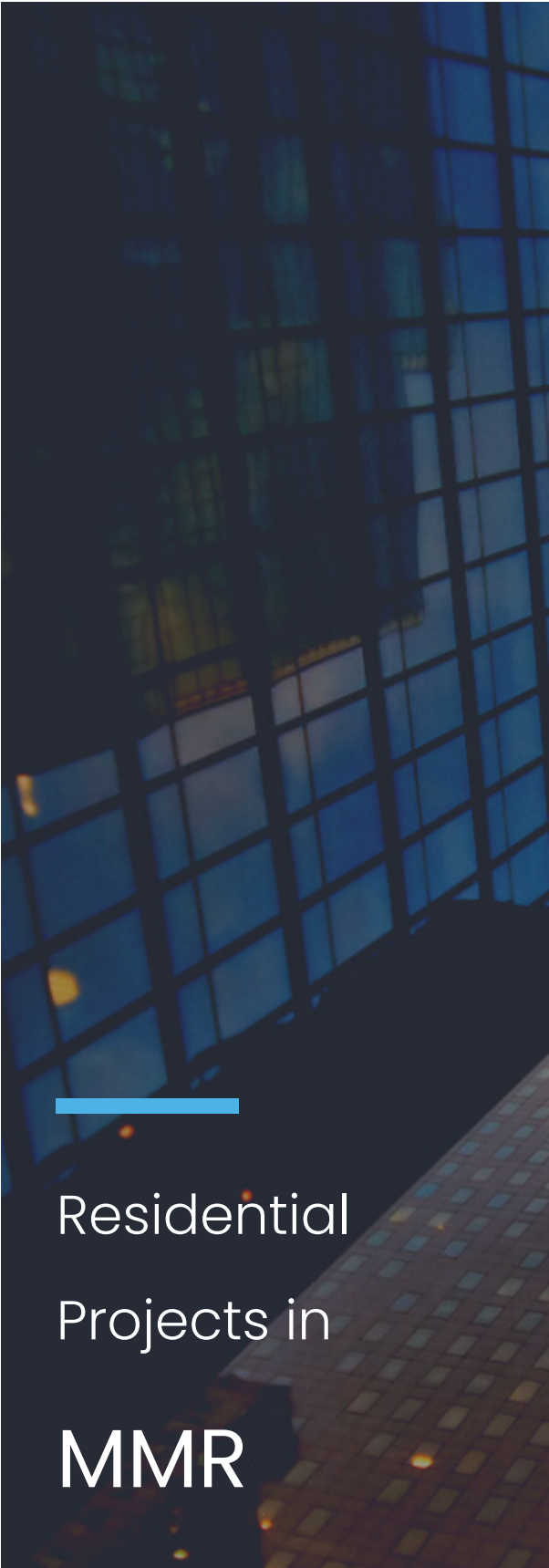
propscience.com

# PROP REPORT



**Hubtown Vedant**

MahaRERA Number : P51900000465



# 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 Sion. Sion is a neighbourhood of Mumbai. The village formerly marked the boundary between Mumbai and Salsette Island but now the name remains even after Mumbai was joined to the Island and extends up to Mulund. One of the local historical places in Sion is a hilltop garden commonly known as Sion Fort. Sion shares its name with a railway station on the Mumbai suburban railway on the Central Railway line.

| Post Office | Police Station         | Municipal Ward |
|-------------|------------------------|----------------|
| Sion        | Matunga Police Station | Ward F North   |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 78 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- Mukundrao Ambedkar Rd **850 Mtrs**
- Guru Teg Bahadur Nagar Monorail Station **600 Mtrs**
- Guru Tegh Bahadur Nagar **900 Mtrs**
- Eastern Express Hwy, Maharashtra **1.4 Km**
- Somaiya Hospital **3.4 Km**
- Orchids The International School **3.7 Km**
- Carnival Cinemas Imax **2 Km**
- Kapole Stores, Mira Mansion **1.6 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | NA                   | 1                          |

## BUILDER & CONSULTANTS

Incorporated in 2012, Hubtown was founded by Mr Hemant Shah. Hubtown is India's leading real estate development company with four decades of expertise in delivering high-quality real estate solutions to their customers across the various segments. Hubtown group has developed approx. 14 million sq. ft. area to date and currently has a pipeline of ongoing & upcoming projects with area of more than 45 million square feet over the next 5-6 years.

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

# PROJECT & AMENITIES



| Time Line                     | Size      | Typography  |
|-------------------------------|-----------|-------------|
| Completed on 31st March, 2019 | 0.22 Acre | 1 BHK,2 BHK |

## Project Amenities

|                                   |                                                                                     |
|-----------------------------------|-------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Sit-out Area                                                       |
| <b>Business &amp; Hospitality</b> | Clubhouse                                                                           |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting                                                               |

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HUBTOWN VEDANT

# BUILDING LAYOUT



| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| A Wing     | 2               | 21           | 4               | 1 BHK,2 BHK    | 84             |

|                       |   |    |   |             |    |
|-----------------------|---|----|---|-------------|----|
| B Wing                | 2 | 21 | 4 | 1 BHK,2 BHK | 84 |
| First Habitable Floor |   |    |   | 7th floor   |    |

### Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 870 sqft          |
| 2 BHK         | 1310 – 1570 sqft  |
| 1 BHK         | 870 sqft          |
| 2 BHK         | 1310 – 1570 sqft  |

|                         |                           |
|-------------------------|---------------------------|
| Floor To Ceiling Height | Greater than 10 feet      |
| Views Available         | Water Body / City Skyline |

|                              |                                                                        |
|------------------------------|------------------------------------------------------------------------|
| Flooring                     | Vitrified Tiles                                                        |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |
| Finishing                    | NA                                                                     |
| HVAC Service                 | NA                                                                     |
| Technology                   | NA                                                                     |
| White Goods                  | NA                                                                     |

HUBTOWN VEDANT

# COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | --            | --              | INR 15200000 |

|       |    |    |                          |
|-------|----|----|--------------------------|
| 2 BHK | -- | -- | INR 22900000 to 27500000 |
|-------|----|----|--------------------------|

**Disclaimer:** Prices mentioned are approximate value and subject to change.

|            |                 |               |
|------------|-----------------|---------------|
| GST        | Stamp Duty      | Registration  |
| 0%         | 5%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 0           | INR 0         |

|                     |                                                                           |
|---------------------|---------------------------------------------------------------------------|
| Festive Offers      | The builder is not offering any festive offers at the moment.             |
| Payment Plan        | NA                                                                        |
| Bank Approved Loans | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank |

### Transaction History

Details of some of the latest transactions can be viewed in Annexure A.



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    | 70    |
| Local Environment | 80    |
| Land & Approvals  | 44    |
| Project           | 74    |
| People            | 46    |
| Amenities         | 50    |
| Building          | 53    |
| Layout            | 86    |

|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 48            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>61/100</b> |

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HUBTOWN VEDANT

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