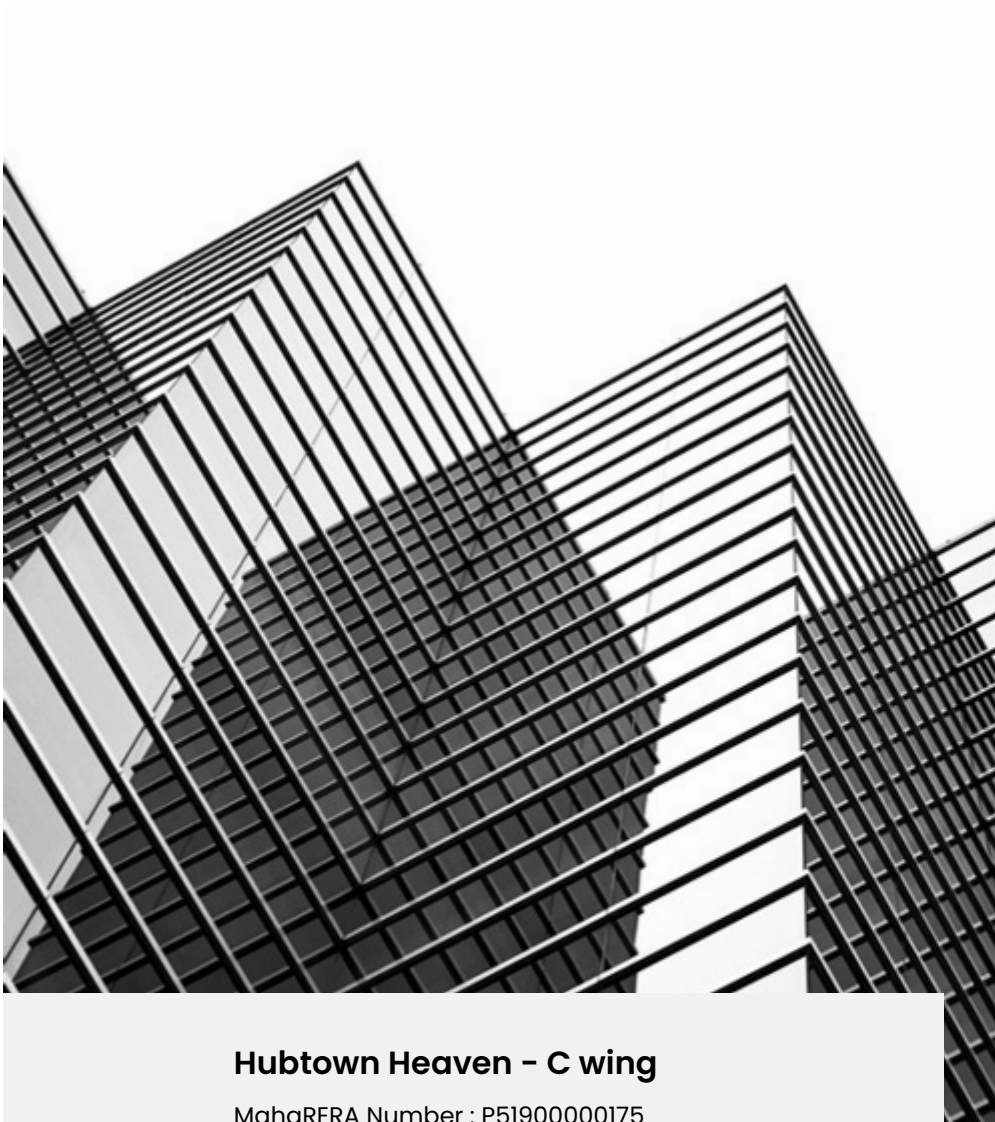


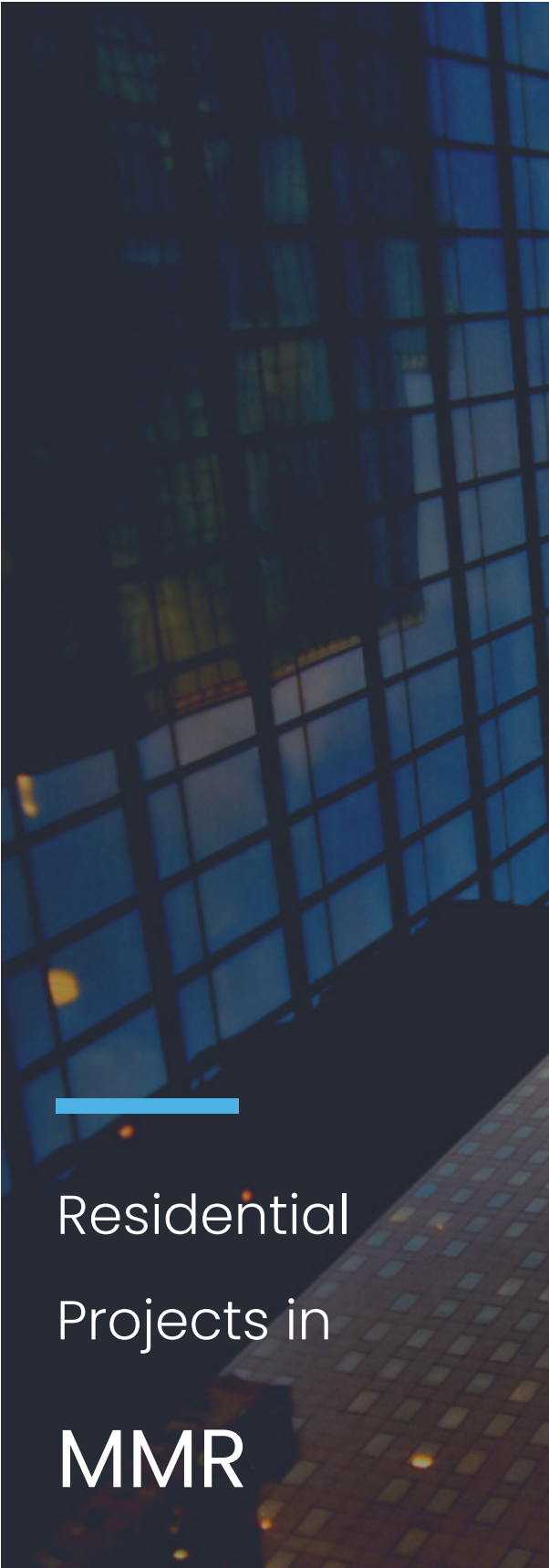
propscience.com

# PROP REPORT



**Hubtown Heaven - C wing**

MahaRERA Number : P51900000175



# 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 Matunga. Matunga is a locality in the heart of Mumbai city. Matunga is a quiet residential area. There are many temples and mosques in this area. The Lal Bahadur Shastri Market is the main market of Matunga, housing multiple shops and hawkers selling vegetables, clothes, jewellery and groceries.

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

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 300 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.2 Km**
- Circle House Bus Stop **600 Mtrs**
- Kings Circle Railway Station **600 Mtrs**
- King's Cir Flyover **750 Mtrs**
- S L Raheja Hospital **3 Km**
- R A Podar College Of Commerce & Economics **1 Km**
- PVR Cinemas **2 Km**
- Sahakari Bhandar **850 Mtrs**

## LAND & APPROVALS

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

HUBTOWN HEAVEN - C  
WING

## 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               |

HUBTOWN HEAVEN - C  
WING

# PROJECT & AMENITIES

| Time Line                    | Size     | Typography |
|------------------------------|----------|------------|
| Completed on 30th June, 2025 | 0.4 Acre | 2 BHK      |

## Project Amenities

|                        |                                                          |
|------------------------|----------------------------------------------------------|
| Sports                 | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | Sit-out Area                                             |
| Business & Hospitality | Clubhouse                                                |
| Eco Friendly Features  | Green Zone,Rain Water Harvesting                         |

|                         |
|-------------------------|
| HUBTOWN HEAVEN – C WING |
|-------------------------|

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                       |   |    |   |           |    |
|-----------------------|---|----|---|-----------|----|
| Wing C                | 2 | 11 | 2 | 2 BHK     | 22 |
| First Habitable Floor |   |    |   | 2nd Floor |    |

### Services & Safety

- Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- Fire Safety :** Sprinkler System
- Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- Vertical Transportation :** High Speed Elevators

|                            |  |
|----------------------------|--|
| HUBTOWN HEAVEN – C<br>WING |  |
|----------------------------|--|

## FLAT INTERIORS

|                         |                                 |
|-------------------------|---------------------------------|
| Configuration           | RERA Carpet Range               |
| 2 BHK                   | 619 – 636 sqft                  |
| Floor To Ceiling Height | Between 9 and 10 feet           |
| Views Available         | Water Body / City Skyline       |
| Flooring                | Marble 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 HEAVEN - C  
WING

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 26600000 to 27300000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5%  | 5%         | INR 30000    |

| Floor Rise | Parking Charges | Other Charges |
|------------|-----------------|---------------|
| NA         | INR 0           | INR 0         |

|                            |                                                                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                                        |
| <b>Payment Plan</b>        | NA                                                                                                                                   |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank |

### Transaction History

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

HUBTOWN HEAVEN – C  
WING

## 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.



| Category          | Score  |
|-------------------|--------|
| Place             | 73     |
| Connectivity      | 83     |
| Infrastructure    | 86     |
| Local Environment | 63     |
| Land & Approvals  | 44     |
| Project           | 74     |
| People            | 46     |
| Amenities         | 42     |
| Building          | 57     |
| Layout            | 63     |
| Interiors         | 55     |
| Pricing           | 30     |
| Total             | 60/100 |

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