

propscience.com

PROP REPORT



Hubtown Harmony B Wing

MahaRERA Number : P51900017709



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 **500 Mtrs**
- Kings Circle Railway Station **500 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

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2024	1.17 Acre	1 BHK,1.5 BHK,2 BHK,3 BHK,4 BHK

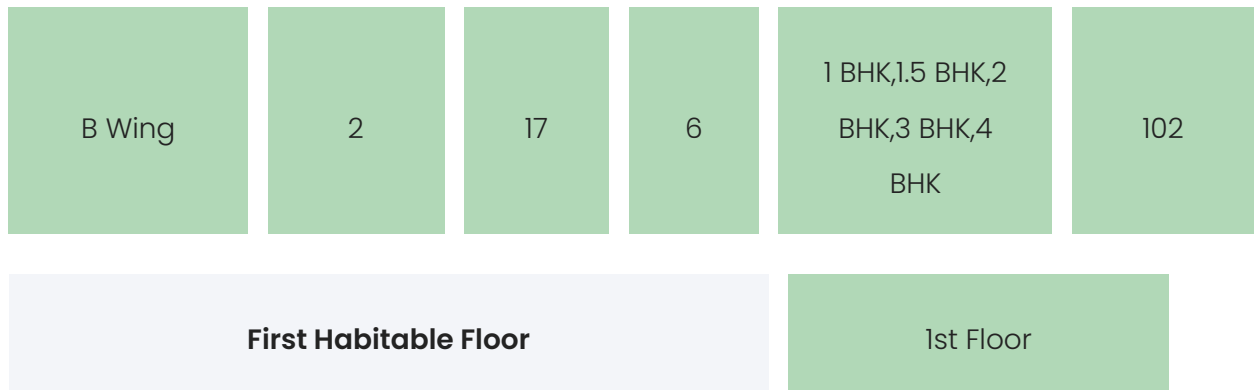
Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	375 - 390 sqft
1.5 BHK	424 - 486 sqft
2 BHK	525 - 559 sqft

3 BHK	695 - 808 sqft
4 BHK	820 - 931 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	WIFI enabled
White Goods	Modular Kitchen

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 34710	INR 14717040	INR 17266089 to 18778628
1 BHK	INR 34500	INR 12937500	INR 15255186 to 15869506
2 BHK	INR 34945	INR 18346125	INR 21367001 to 22751227
3 BHK	INR 35212	INR 24472340	INR 28289613 to 32890839
4 BHK	INR 35337	INR 28976340	INR 33379133 to 37899793

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

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,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.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	429	5	INR 12181203	INR 28394.41
May 2022	468	11	INR 13319645	INR 28460.78
April 2022	468	7	INR 13122034	INR 28038.53
April 2022	571	NA	INR 15394274	INR 26960.2

March 2022	412	2	INR 9935575	INR 24115.47
March 2022	412	11	INR 12647536	INR 30697.9
February 2022	424	7	INR 13313395	INR 31399.52
January 2022	559	8	INR 16022368	INR 28662.55
December 2021	571	15	INR 16388561	INR 28701.51
December 2021	390	7	INR 11685293	INR 29962.29
November 2021	412	NA	INR 11986790	INR 29094.15
November 2021	374	7	INR 11469875	INR 30668.11
November 2021	466	NA	INR 9046000	INR 19412.02
October 2021	390	16	INR 10604060	INR 27189.9
October 2021	412	9	INR 8400000	INR 20388.35

October 2021	390	13	INR 11234243	INR 28805.75
September 2021	412	8	INR 10857607	INR 26353.42
September 2021	390	NA	INR 13215144	INR 33884.98
August 2021	525	5	INR 15645035	INR 29800.07
June 2021	429	NA	INR 10002719	INR 23316.36

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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	50
Project	61
People	46
Amenities	42
Building	57
Layout	65
Interiors	55
Pricing	30
Total	59/100

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