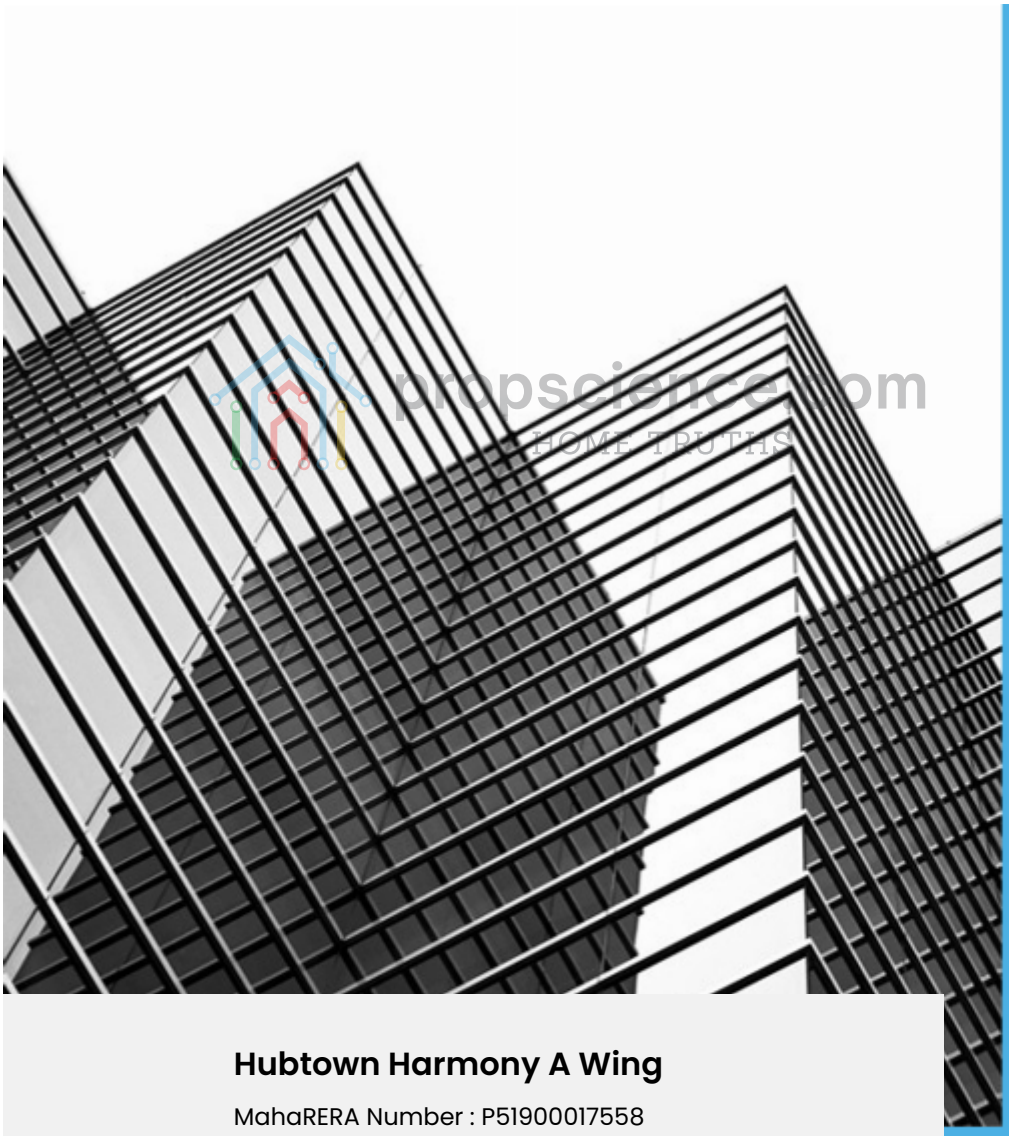
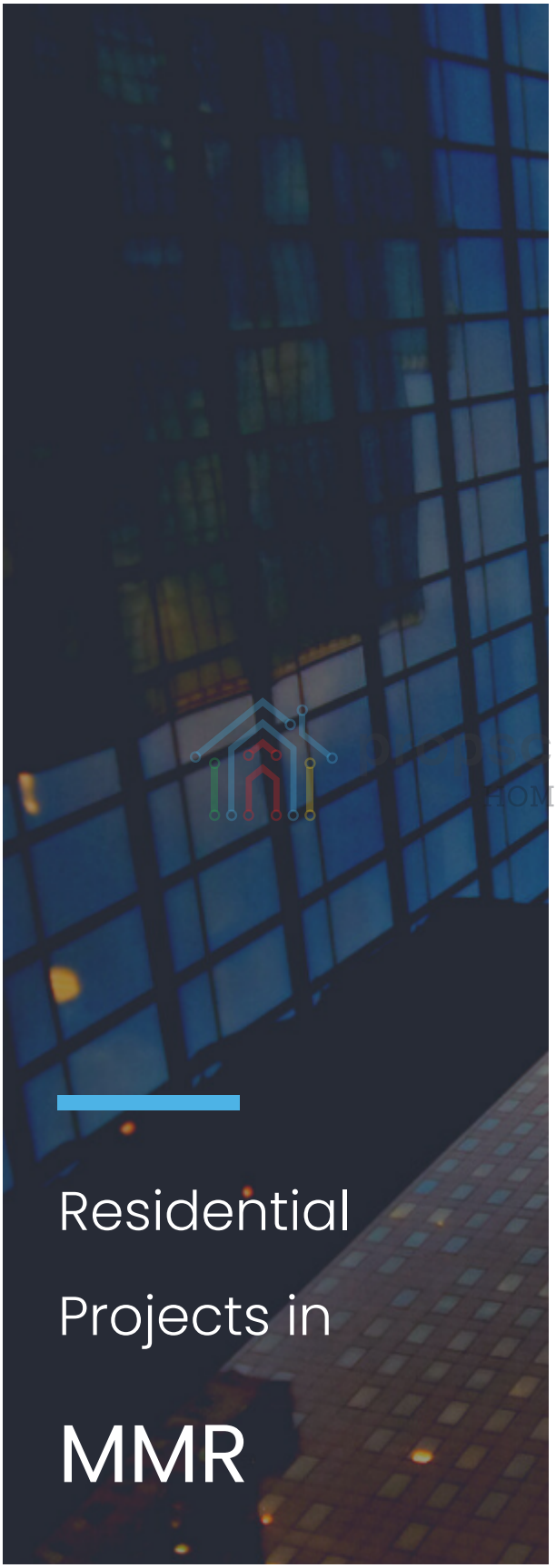
propscience.com

PROP REPORT



Hubtown Harmony A Wing

MahaRERA Number : P51900017558



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.

Propscience.com HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

HUBTOWN HARMONY A WING

BUILDER & CONSULTANTS

propscience.com

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 HARMONY A WING

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	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

propscience.com
HOME TRUTHS

HUBTOWN HARMONY A WING

BUILDING LAYOUT

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

A Wing	2	17	6	1 BHK,1.5 BHK,2 BHK,3 BHK,4 BHK	102

First Habitable Floor	1st Floor

Services & Safety

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

HUBTOWN HARMONY A WING

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

HUBTOWN HARMONY A WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 34500	INR 12937500	INR 15255186 to 15869506
1.5 BHK	INR 34710	INR 14717040	INR 17266089 to 18778628
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

propscience.com
HOMESCIENCE

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.

HUBTOWN HARMONY A WING

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

HUBTOWN HARMONY A WING

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

HUBTOWN HARMONY A WING

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

propscience.com
HOME TRUTHS

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS