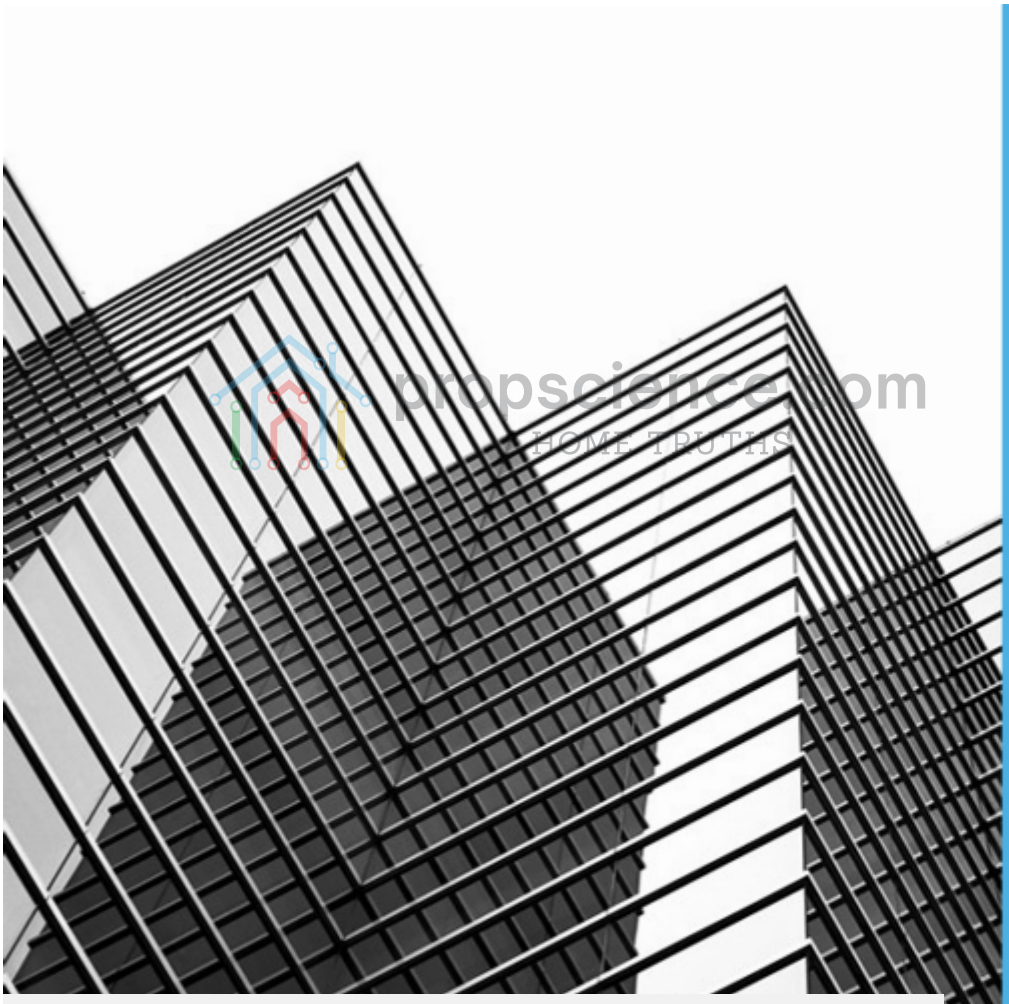
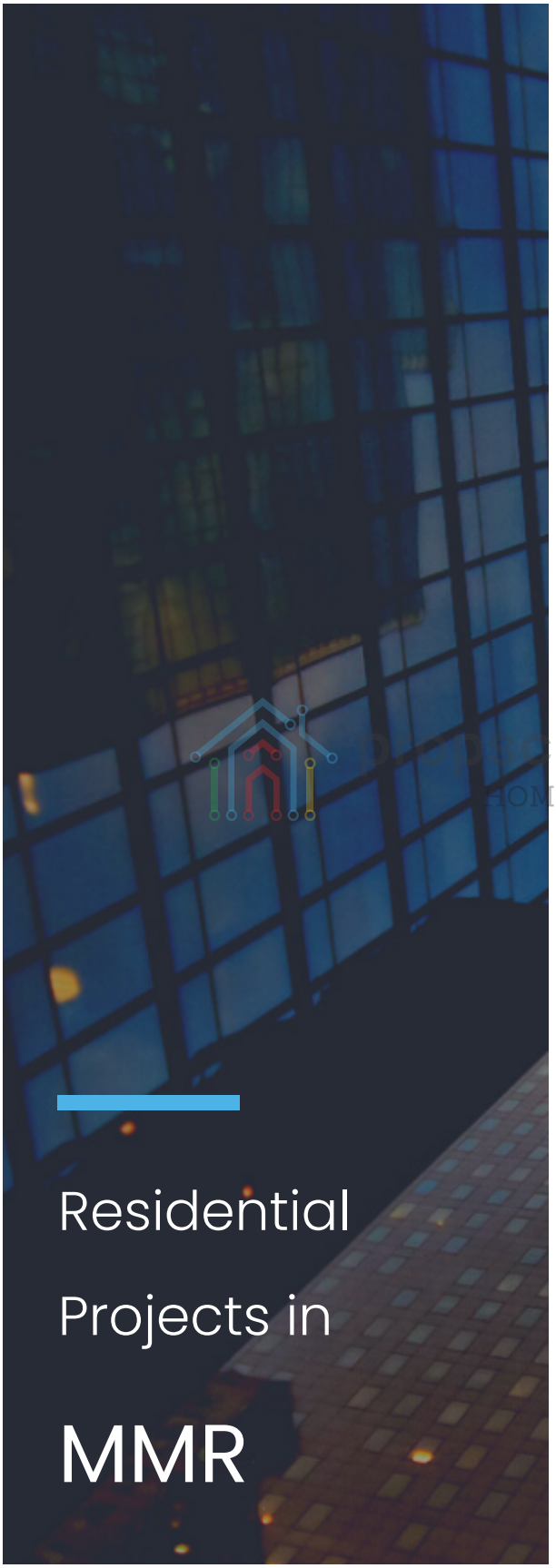
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PROP REPORT



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.

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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

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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

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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

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HOME TRUTHS

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 WING

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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

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HOME TRUTHS

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

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

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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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HOME TRUTHS

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