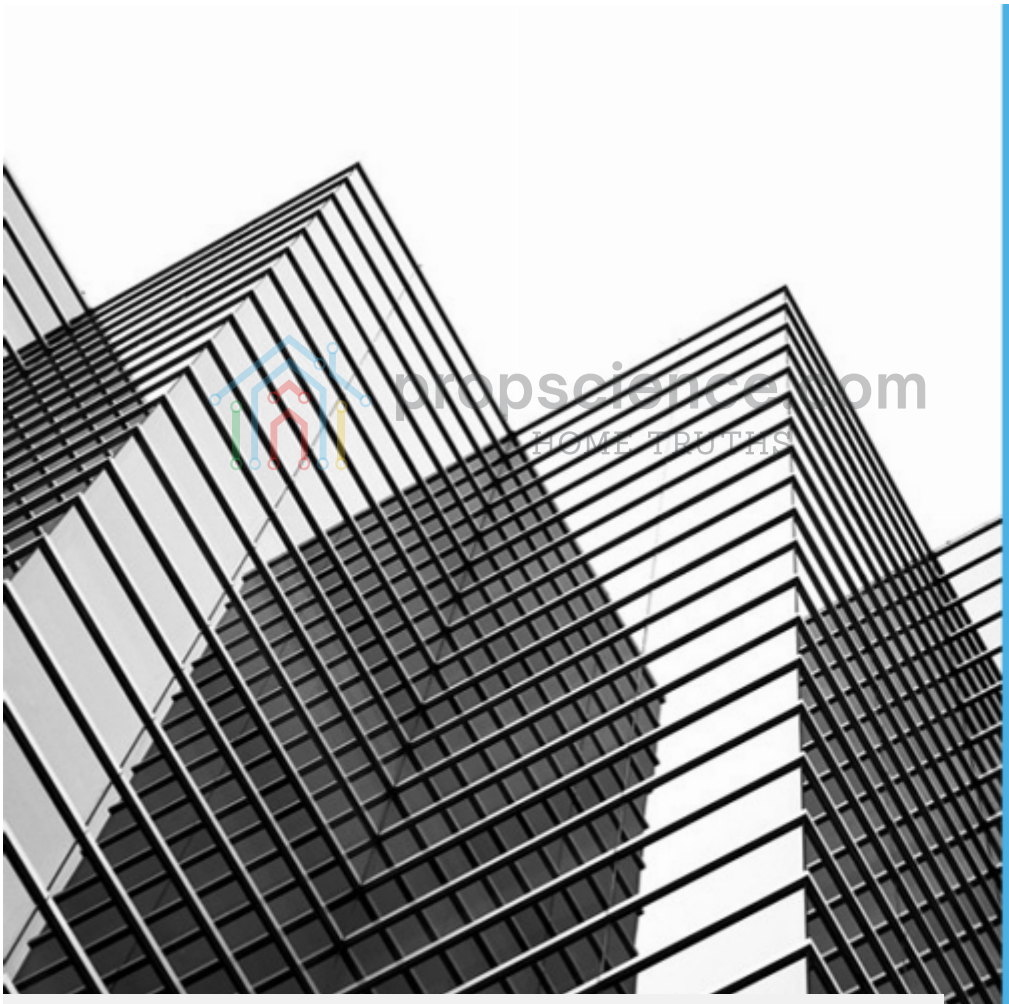
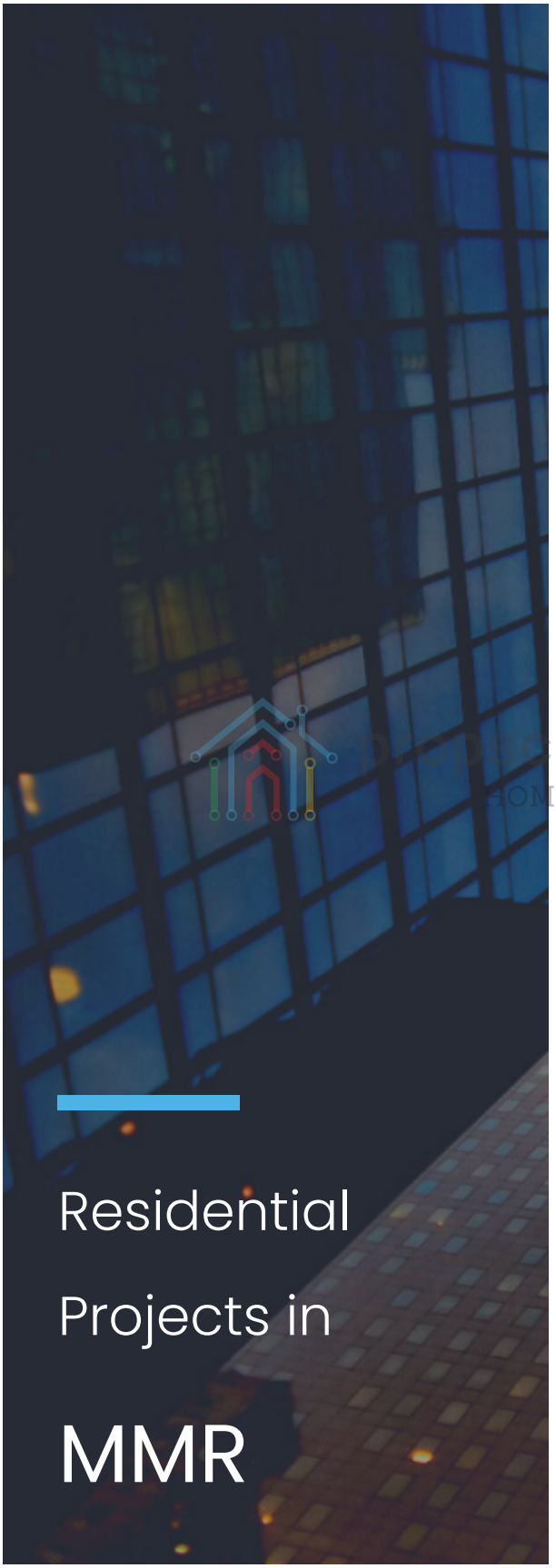
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PROP REPORT



Hubtown Sunstone A Wing

MahaRERA Number : P51800000183



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 Bandra (East). Bandra is an upscale coastal suburb located in Mumbai, India. The suburb is located to the immediate north of the Mithi River, which separates Bandra from Mumbai City district. It is the third-largest commercial hub in Maharashtra. Bandra East is an up-and-coming area with clusters of high-rises like Bandra Kurla Complex, home to offices and trendy Asian, South American and European restaurants.

Post Office	Police Station	Municipal Ward
Bandra East	Khar Police Station	Ward H East

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HOME TRUTHS

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 245 poor AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **5.50 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.70 Km**
- Bandra East Bus Depot **500 Mtrs**
- Bandra Terminus **2.40 Km**
- Western Express Highway **750 Mtrs**
- Guru Nanak Hospital **400 Mtrs**
- Chetna College **500 Mtrs**
- Cinemax Theatre **350 Mtrs**
- Hill Road Market, 4-A, Hill Rd, Sayed Wadi, Ranwar, Bandra West, Mumbai, Maharashtra 400050 **3.90 Km**

HUBTOWN SUNSTONE A WING

LAND & APPROVALS

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

HUBTOWN SUNSTONE A 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 SUNSTONE A WING

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st January, 2021	0.47 Acre	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Gymnasium,Indoor Games Area
Leisure	Steam Room

Business & Hospitality	Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

HUBTOWN SUNSTONE A WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Hubtown Sunstone	3	21	4	2 BHK,3 BHK	84

First Habitable Floor	2 nd floor

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Services & Safety

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

HUBTOWN SUNSTONE A WING

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	647 - 1065 sqft
3 BHK	1046 - 1164 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA

White Goods	NA

HUBTOWN SUNSTONE A WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 41984.73	INR 27200000	INR 27200000 to 45000000
3 BHK	INR 41969.41	INR 43900000	INR 43900000 to 48900000

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HOME LOANS

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,PNB Housing Finance Ltd

Transaction History

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

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ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	836	21	INR 26840000	INR 32105.26
April 2022	1281	21	INR 40594144	INR 31689.42
March 2022	1330	21	INR 40223000	INR 30242.86
February 2022	817	20	INR 28712640	INR 35143.99

February 2022	1105	5	INR 52200000	INR 47239.82
November 2021	1105	5	INR 52200000	INR 47239.82
November 2021	1026	NA	INR 29000000	INR 28265.11
October 2021	1388	14	INR 55000000	INR 39625.36
October 2021	760	20	INR 25967140	INR 34167.29
September 2021	690	12	INR 29000000	INR 42028.99
August 2021	1883	6	INR 51800000	INR 27509.29
July 2021	1209	20	INR 37300000	INR 30851.94
July 2021	921	15	INR 30073000	INR 32652.55
July 2021	1209	20	INR 39748348	INR 32877.05
June 2021	1164	20	INR 38314596	INR 32916.32
June 2021	817	20	INR 27144000	INR 33223.99

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May 2021	1241	19	INR 42266948	INR 34058.78
May 2021	837	15	INR 26140000	INR 31230.59
April 2021	1151	NA	INR 40361600	INR 35066.55
April 2021	1326	1	INR 40100000	INR 30241.33

HUBTOWN SUNSTONE A WING

PROJECT PROPSCORE

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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	48
Connectivity	83
Infrastructure	84

Local Environment	83
Land & Approvals	42
Project	74
People	46
Amenities	48
Building	77
Layout	49
Interiors	73
Pricing	30
Total	**61/100**

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HUBTOWN SUNSTONE A WING

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