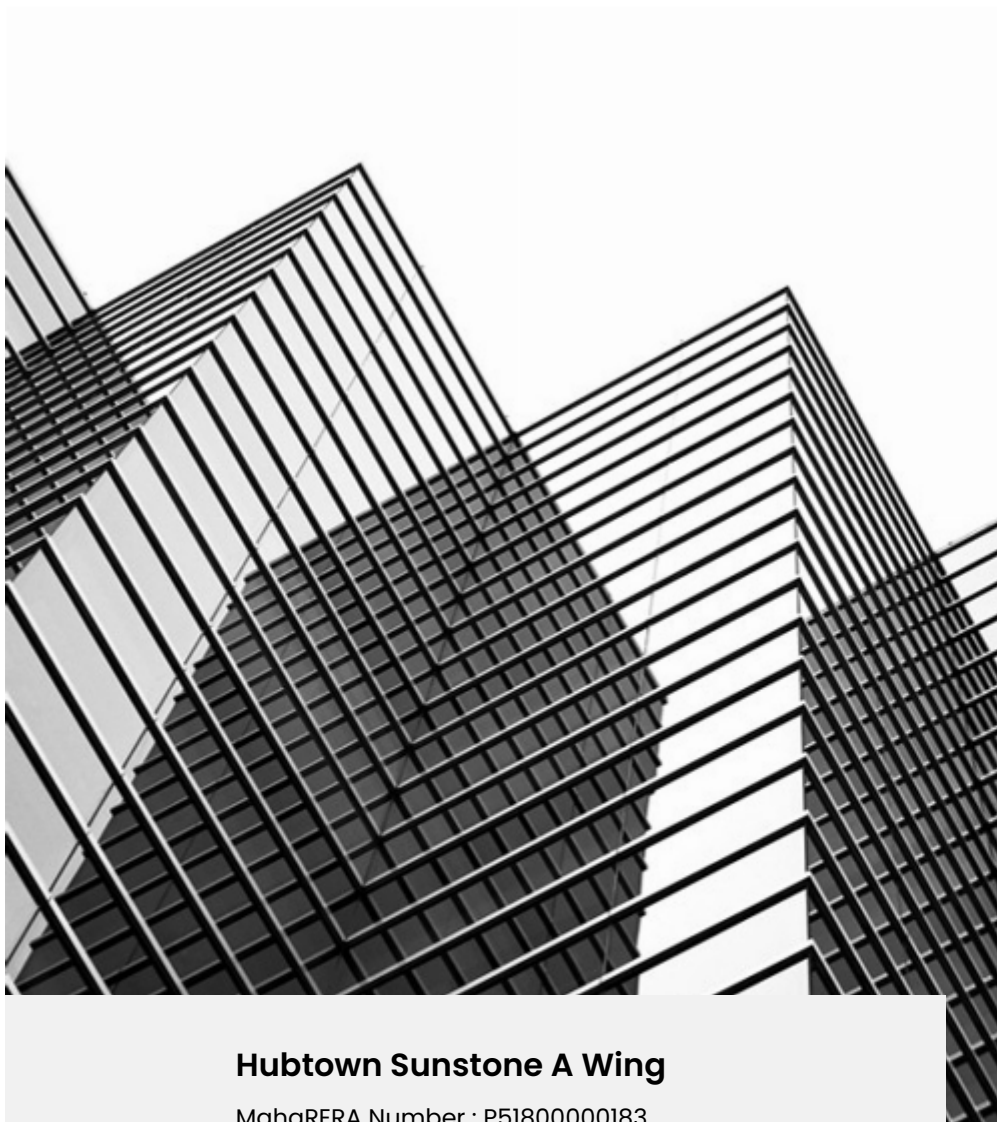


propscience.com

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.

HUBTOWN SUNSTONE A

WING

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

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

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

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
------------------------------	------------

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

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

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

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.

HUBTOWN SUNSTONE A
WING

ANNEXURE A

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

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

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

HUBTOWN SUNSTONE 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.

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 or 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.