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# PROP REPORT



**Hubtown Greenwoods A Wing**

MahaRERA Number : P51700000365



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 Vartak Nagar. Vartak Nagar is a locality in the city of Thane. Pokhran No. 1 passes through the area and joins Pokhran No. 2 at Lake Upvan. A large part of Vartak Nagar is covered by 63 acres of MHADA colonial buildings. These buildings are occupied by industrial workers employed by manufacturing units in and around Thane. Some well-known companies, such as Raymond, Kores, Voltas, NRB Bearing, Blue Star, etc., have branches in Vartak Nagar and the neighbouring areas. The famous landmark in the area is the Sai Baba Temple. Schools in the area include Sulochana Devi Singhania High School, Little Flower High School, Brahman Vidyalaya, Smt Savitri Devi Thirani School, and College. Due to remodelling and new real estate development, the area is gradually transforming. The locality is well connected by roads as the Eastern Expressway is very near and the nearest railway station is Thane.



| Post Office | Police Station             | Municipal Ward |
|-------------|----------------------------|----------------|
| Jekegram    | Vartaknagar Police Station | NA             |

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- International Airport **29.1 Km**
- Khopat S.T. Terminus **2.3 Km**
- Thane Railway Station **9.1 Km**
- Eastern Express Highway **1.6 Km**
- Bethany Hospital **1.6 Km**
- Singhania School **1.2 Km**
- Viviana Mall **2.0 Km**
- Big Bazaar Viviana Mall **2.0 Km**

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## LAND & APPROVALS

| Last updated on the Maharashtra RERA website | On-Going Litigations | RERA Registered Complaints |
|--|----------------------|----------------------------|
| NA   | 4                    | 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               |



# PROJECT & AMENITIES

| Time Line                         | Size        | Typography          |
|-----------------------------------|-------------|---------------------|
| Completed on 30th September, 2018 | 425.09 Sqmt | 1 BHK,1.5 BHK,2 BHK |

## Project Amenities

|        |   |
|--------|---|
| Sports | Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium |
|--------|---|

|                                   |  |
|-----------------------------------|--|
| <b>Leisure</b>                    | Yoga Room / Zone, Pet Friendly                       |
| <b>Business &amp; Hospitality</b> | Restaurant / Cafe, Clubhouse                         |
| <b>Eco Friendly Features</b>      | Waste Segregation, Landscaped Gardens, Water Storage |

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## BUILDING LAYOUT

| Tower Name                   | Number of Lifts | Total Floors | Flats per Floor | Configurations        | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|-----------------------|----------------|
| Hubtown Greenwoods<br>A wing | 3               | 26           | 6               | 1 BHK, 1.5 BHK, 2 BHK | 156            |
| <b>First Habitable Floor</b> |                 |              |                 |                       | 1st            |

### Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, MyGate / Security Apps
- **Fire Safety** : Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas / slums / gutters / sewers

- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 374 - 401 sqft    |
| 1.5 BHK       | 462 sqft          |
| 2 BHK         | 501 - 527 sqft    |

|                         |  |
|-------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |

|          |   |
|----------|---|
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
|----------|---|

|   |   |
|---|---|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Laminated flush doors,Double glazed glass windows   |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | WIFI enabled  |
| <b>White Goods</b>                      | NA  |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | --            | --              | INR 7106000 to 7619000 |
| 1.5 BHK       | --            | --              | INR 8778000            |

|       |    |    |                            |
|-------|----|----|----------------------------|
| 2 BHK | -- | -- | INR 9519000 to<br>10013000 |
|-------|----|----|----------------------------|

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 5%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 500000             | INR 0                |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      |  <p>The builder is not offering any festive offers at the moment.</p> |
| <b>Payment Plan</b>        | Time Linked Payment  |
| <b>Bank Approved Loans</b> | Axis Bank,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,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

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| June 2022        | 856         | 1     | INR 12500000 | INR 14602.8     |
| June 2022        | 880         | 25    | INR 11700000 | INR 13295.45    |
| May 2022         | 411         | 6     | INR 6500000  | INR 15815.09    |
| April 2022       | 742         | 10    | INR 9350000  | INR 12601.08    |
| April 2022       | 526         | 20    | INR 8900000  | INR 16920.15    |
| March 2022       | 498         | 14    | INR 7400000  | INR 14859.44    |
| March 2022       | 686         | 2     | INR 8200000  | INR 11953.35    |
| February 2022    | 385         | 25    | INR 6400000  | INR 16623.38    |
| January 2022     | 510         | 20    | INR 7200000  | INR 14117.65    |
| January 2022     | 498         | 21    | INR 9000000  | INR 18072.29    |

|                       |     |    |             |              |
|-----------------------|-----|----|-------------|--------------|
| <b>December 2021</b>  | 410 | 18 | INR 6500000 | INR 15853.66 |
| <b>October 2021</b>   | 380 | 26 | INR 6500000 | INR 17105.26 |
| <b>September 2021</b> | 438 | 11 | INR 7450000 | INR 17009.13 |
| <b>September 2021</b> | 373 | 9  | INR 6500000 | INR 17426.27 |
| <b>August 2021</b>    | 496 | 1  | INR 8000000 | INR 16129.03 |
| <b>August 2021</b>    | 52  | 24 | INR 6500000 | INR 125000   |
| <b>July 2021</b>      | 528 | 29 | INR 7600000 | INR 14393.94 |
| <b>June 2021</b>      | 411 | 22 | INR 5350000 | INR 13017.03 |
| <b>June 2021</b>      | 530 | 17 | INR 8750000 | INR 16509.43 |
| <b>May 2021</b>       | 528 | 17 | INR 8462500 | INR 16027.46 |

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## PROJECT PROPSCORE



Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

| Category          | Score |
|-------------------|-------|
| Place             | 73    |
| Connectivity      | 65    |
| Infrastructure    | 92    |
| Local Environment | 100   |
| Land & Approvals  | 50    |
| Project           | 61    |
| People            | 46    |
| Amenities         | 56    |
| Building          | 55    |
| Layout            | 53    |



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|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>62/100</b> |

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