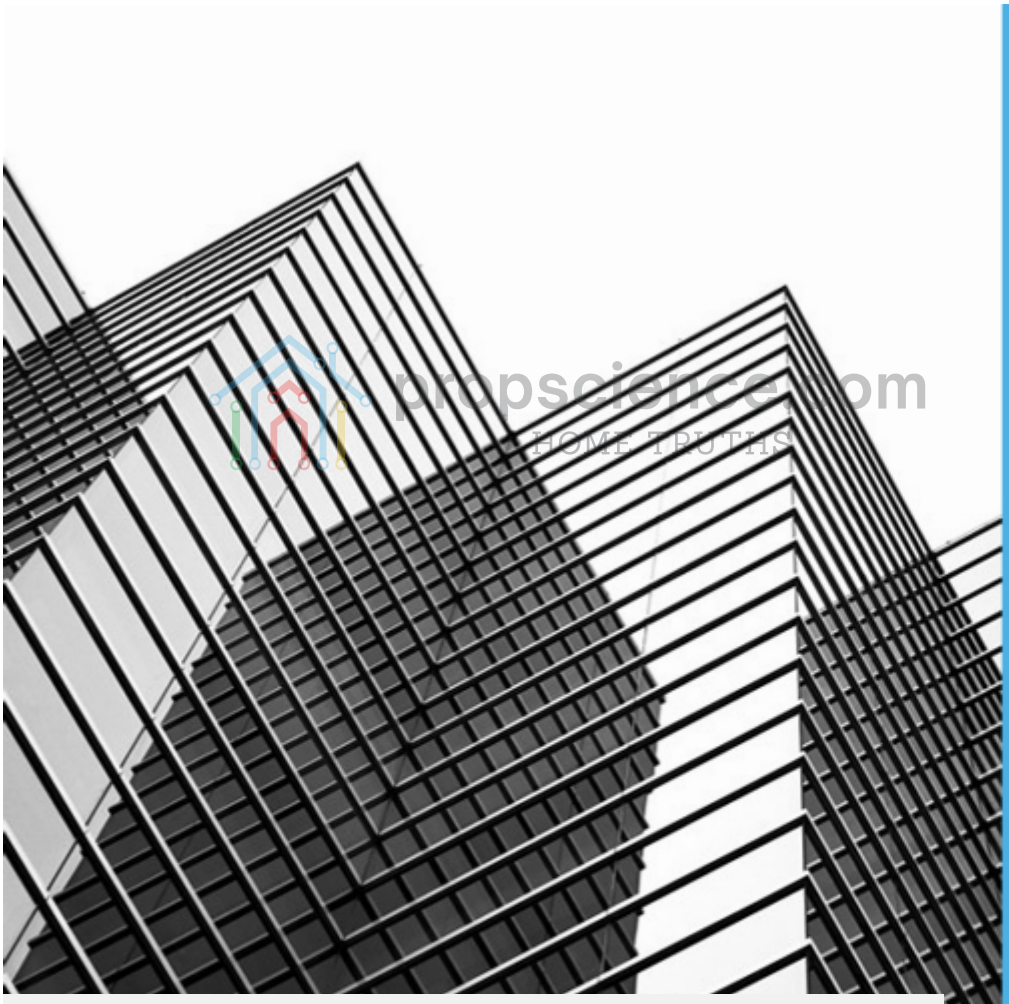
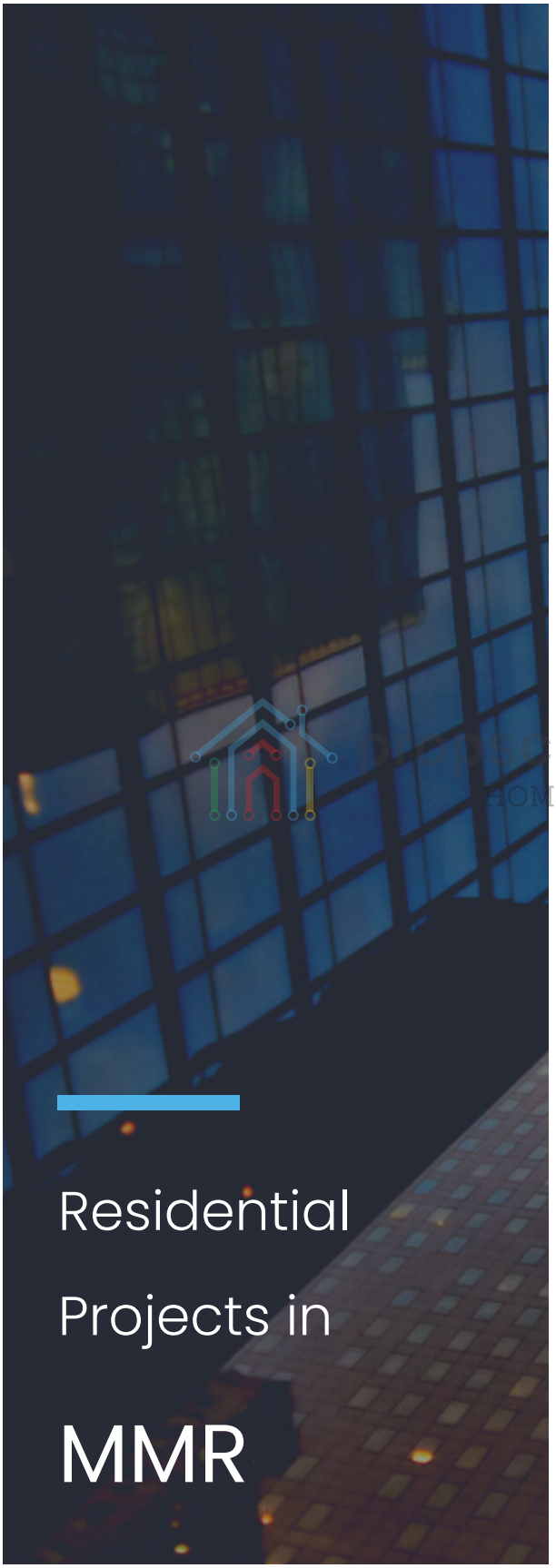
propscience.com

PROP REPORT



Hubtown Greenwoods D Wing

MahaRERA Number : P51700000369



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 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.

propscience.com
HOME TRUTHS

Post Office	Police Station	Municipal Ward
Thane R.S.	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 **4.2 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**

HUBTOWN GREENWOODS
D WING

LAND & APPROVALS

propscience.com
HOME TRUTHS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	3	1

HUBTOWN GREENWOODS
D 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 GREENWOODS
D WING

propscience.com
HOME TRUTHS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2019	498.95. Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone,Pet Friendly

Business & Hospitality	Restaurant / Cafe,Clubhouse
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

HUBTOWN GREENWOODS D WING

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Hubtown Greenwoods D Wing	3	30	6	1 BHK,2 BHK,3 BHK	180

First Habitable Floor	1st

propscience.com
HOME TRUTHS

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

HUBTOWN GREENWOODS

D WING

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	355 sqft
2 BHK	427 - 526 sqft
3 BHK	673 sqft

propscience.com
HOME TRUTHS

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA

Technology	WIFI enabled
White Goods	NA

HUBTOWN GREENWOODS D WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6425000
2 BHK	--	--	INR 7728700 to 9520000
3 BHK	--	--	INR 12181000

propscience.com
HOME TRUTHS

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 500000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI 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.

HUBTOWN GREENWOODS
D WING

propscience.com
HOME TRUTHS

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
December 2021	410	18	INR 6500000	INR 15853.66
October 2021	380	26	INR 6500000	INR 17105.26
September 2021	438	11	INR 7450000	INR 17009.13
September 2021	373	9	INR 6500000	INR 17426.27
August 2021	496	1	INR 8000000	INR 16129.03

propscience.com
HOME TRUTHS

August 2021	52	24	INR 6500000	INR 125000
July 2021	528	29	INR 7600000	INR 14393.94
June 2021	411	22	INR 5350000	INR 13017.03
June 2021	530	17	INR 8750000	INR 16509.43
May 2021	528	17	INR 8462500	INR 16027.46

HUBTOWN GREENWOODS D WING

PROJECT PROPSCORE

propscience.com
HOME TRUTHS

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	73

Infrastructure	92
Local Environment	100
Land & Approvals	62
Project	61
People	46
Amenities	56
Building	55
Layout	53
Interiors	63
Pricing	40
Total	**64/100**

propscience.com
HOME TRUTHS

HUBTOWN GREENWOODS
D 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