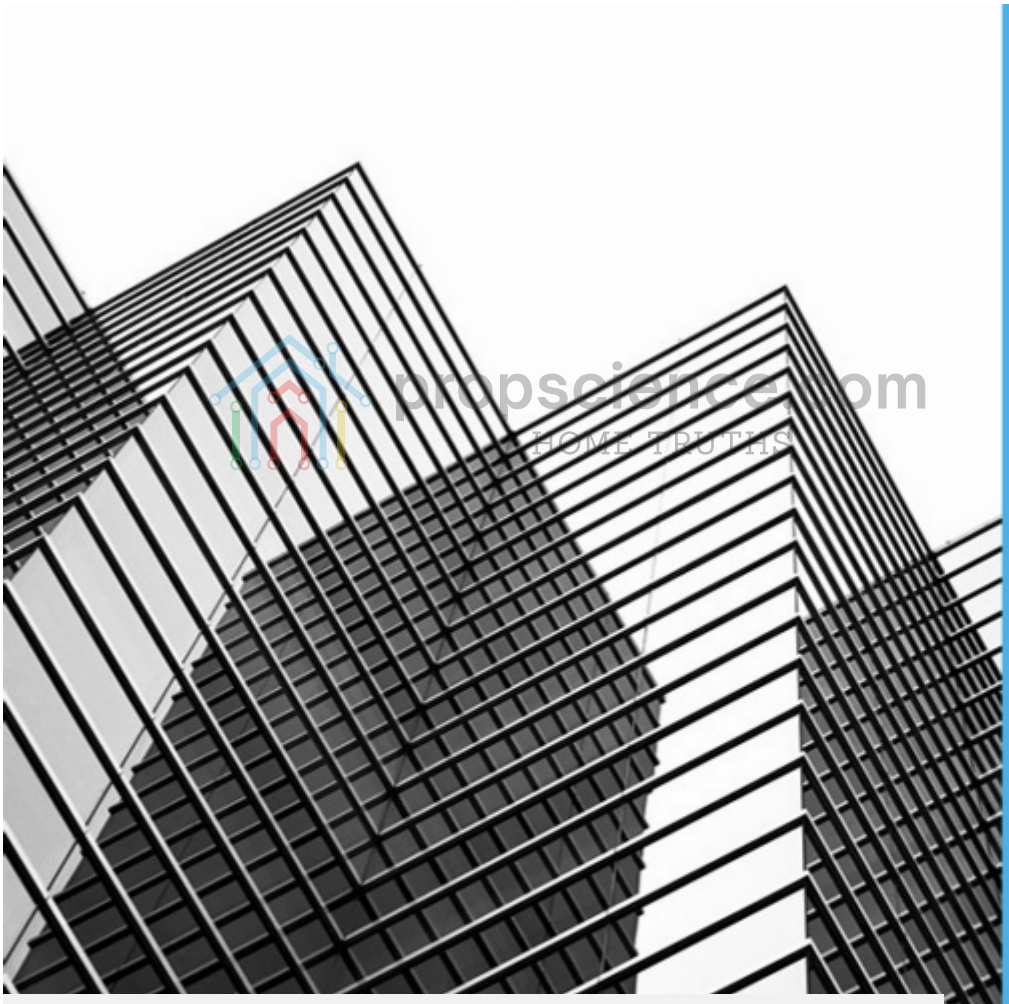
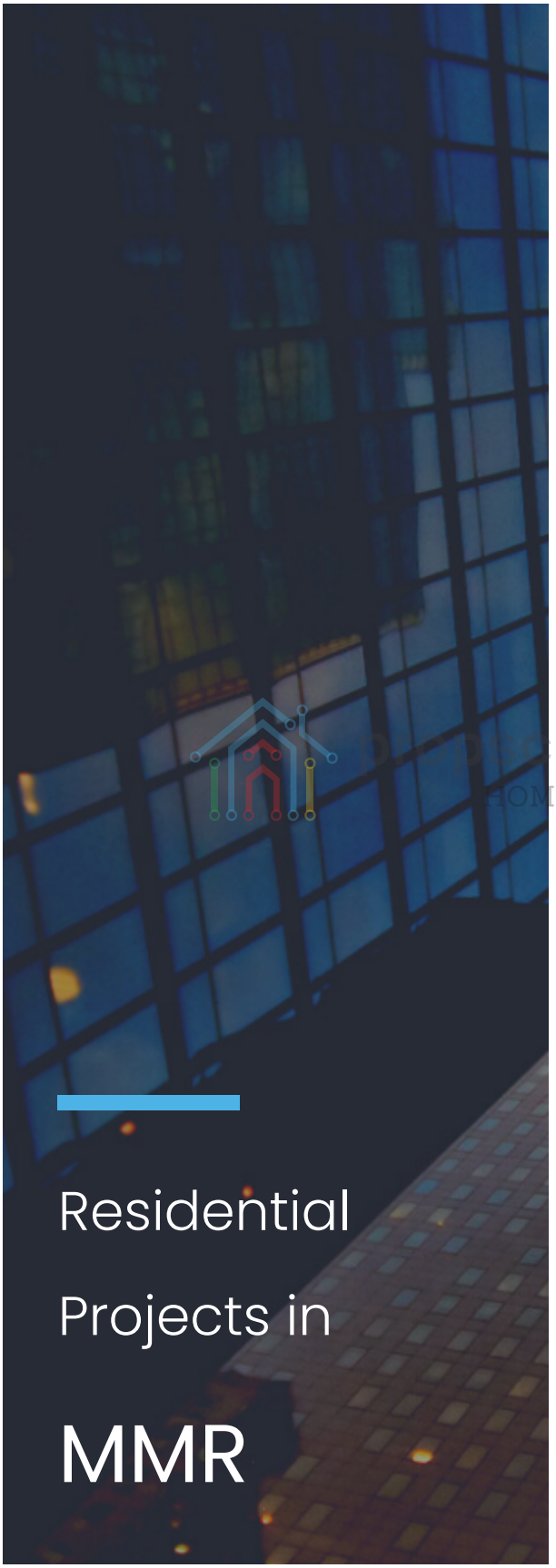
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PROP REPORT



Hubtown Greenwoods F Wing

MahaRERA Number : P51700000602



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 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.

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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 **4.8 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
F WING

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	4	1

HUBTOWN GREENWOODS
F 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
F WING

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st January, 2021	557.77 Sqmt	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 F WING

BUILDING LAYOUT

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

First Habitable Floor	1st

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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

F WING

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	512 - 575 sqft
3 BHK	701 - 714 sqft

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

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Flooring	Marble 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
F WING

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 10240000 to 11500000
3 BHK	--	--	INR 14020000 to 14280000

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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	Time Linked Payment
Bank Approved Loans	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.

HUBTOWN GREENWOODS
F WING

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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
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
August 2021	52	24	INR 6500000	INR 125000

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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
F 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.

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Category	Score
Place	73
Connectivity	73
Infrastructure	92

Local Environment	100
Land & Approvals	62
Project	71
People	46
Amenities	56
Building	55
Layout	53
Interiors	63
Pricing	30
Total	**64/100**

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