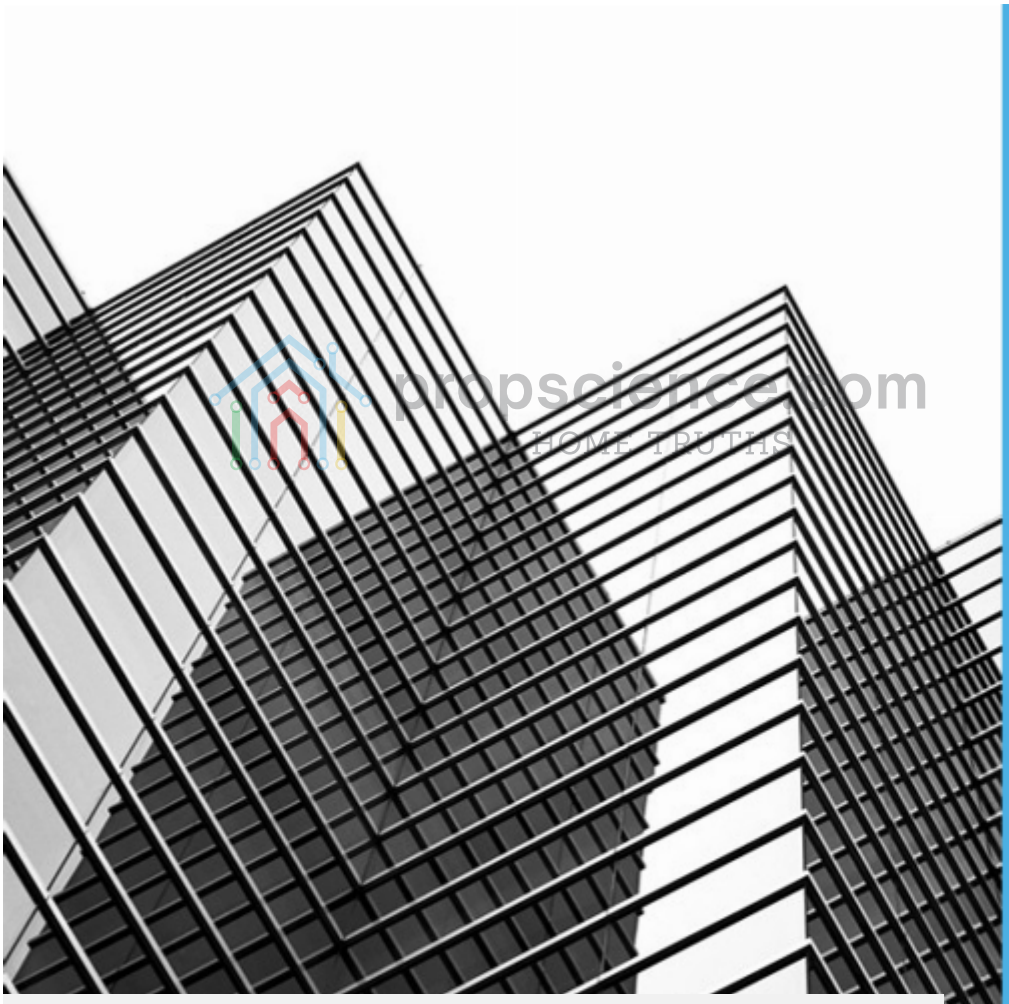
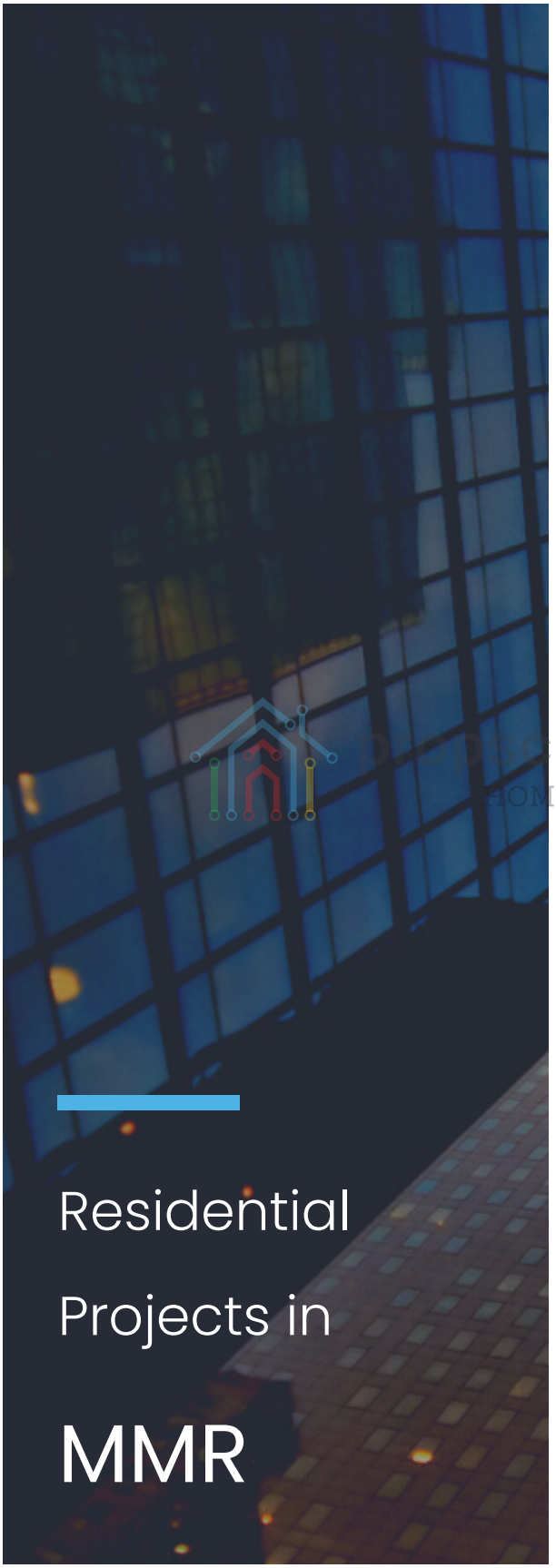
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# PROP REPORT




**Hubtown Siddhi**

MahaRERA Number : P51700001954



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 |
|---|---|---|
| NA | NA | 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 118 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- International Airport **29.1 Km**
- Devdayanagar Bus Stop **650 Mtrs**
- Thane Railway Station **4.8 Km**
- Eastern Express Highway **2.3 Km**
- Bethany Hospital **1.6 Km**
- Smt. Sulochanadevi Singhania School **1.0 Km**
- Viviana Mall **1.6 Km**
- D'Mart **1.1 Km**

HUBTOWN SIDDHI

# LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|---|---|---|
| NA | NA | 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 31st January, 2023 | 587.01 Sqmt | 2 BHK,3 BHK |

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## Project Amenities

| | |
|---|---|
| **Sports** | Basketball Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| **Leisure** | Pet Friendly |
| **Business & Hospitality** | Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant |

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Hubtown Siddhi | 2 | 18 | 3 | 2 BHK,3 BHK | 54 |

| First Habitable Floor | 5th |
|---|---|

### Services & Safety

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- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 705 sqft |

| | |
|---|---|
| 3 BHK | 1039 - 1089 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,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Luster Finish Paint,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | Optic Fiber Cable |
| **White Goods** | NA |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 3 BHK | -- | -- | INR 25143800 to 26353800 |
| 2 BHK | -- | -- | INR 17061000 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 6% | INR 30000 |
| **Floor Rise** | **Parking Charges** | **Other Charges** |
| NA | INR 0 | INR 0 |

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| | |
|---|---|
| **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,IDBI 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.

# 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** | 73 |
| **Connectivity** | 73 |
| **Infrastructure** | 92 |
| **Local Environment** | 80 |
| **Land & Approvals** | 44 |
| **Project** | 78 |
| **People** | 46 |
| **Amenities** | 64 |

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| | |
|---|---|
| **Building** | 68 |
| **Layout** | 53 |
| **Interiors** | 63 |
| **Pricing** | 40 |
| **Total** | **64/100** |

## HUBTOWN SIDDHI

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