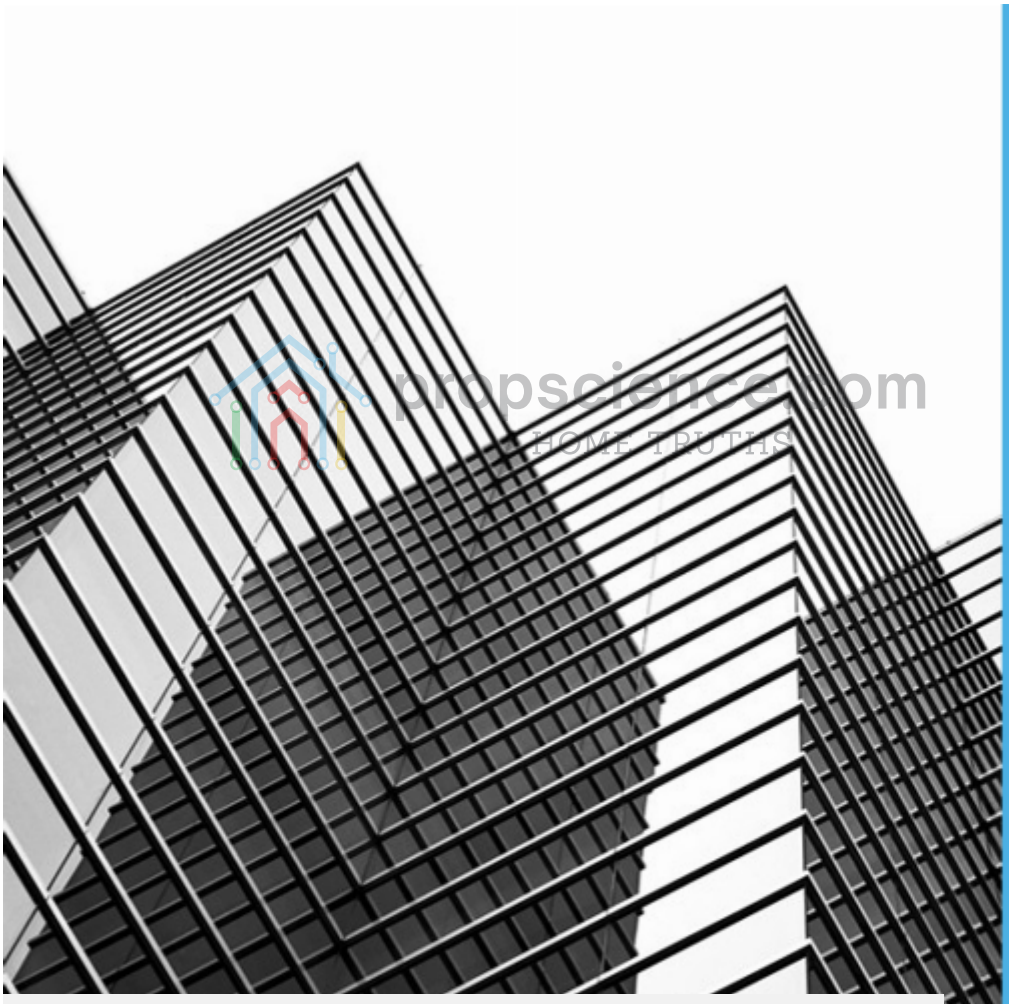
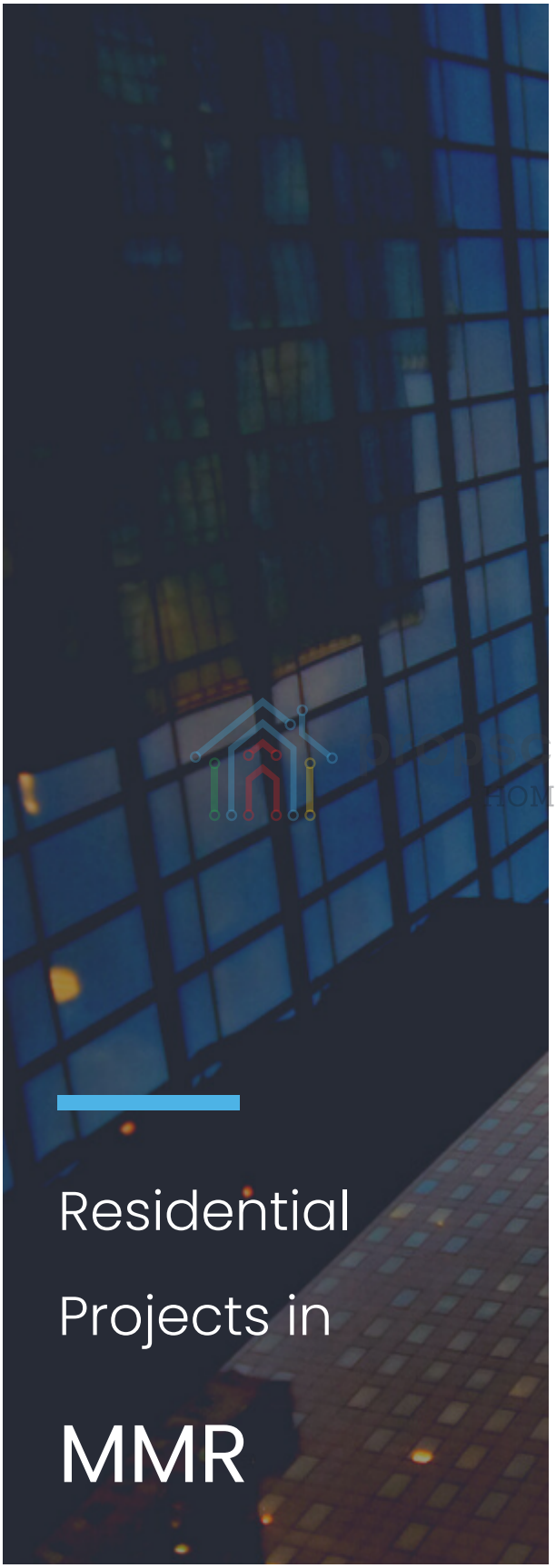
propscience.com

# PROP REPORT




## Hubtown Premiere Residences - Bel Air

MahaRERA Number : P51800005688



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station | Municipal Ward |
|---|---|---|
| Andheri | DN Nagar Police Station | Ward K West |

propscience.com
HOME TRUTHS

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 500 Severe AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **7.60 Km**
- Link Road Bus stop **150 Mtrs**
- Andheri Railway Station West **3.00 Km**
- Western Express Highway **5.50 Km**
- Kokilaben Dhirubhai Ambani Hospital **100 Mtrs**
- Bombay Cambridge School, Caser Road ,Amboli **1.90 Km**
- Infiniti Mall, New Link Rd **2.10 Km**
- Apna Bazar Building, JP Rd, **1.00 Km**

HUBTOWN PREMIERE RESIDENCES - BEL AIR

# LAND & APPROVALS

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

HUBTOWN PREMIERE RESIDENCES - BEL AIR

propscience.com
HOME TRUTHS

# 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 December, 2025 | 4.00 Acre | 2 BHK,2.5 BHK,3 BHK |

## Project Amenities

| | |
|---|---|
| **Sports** | Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium |
| **Leisure** | Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room |
| **Business & Hospitality** | Banquet Hall,Conference / Meeting Room,Barbeque Pit,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Multipurpose Hall |
| **Eco Friendly Features** | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage |

propscience.com
HOME TRUTHS

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Hubtown Premiere Residences - Bel Air | 3 | 25 | 4 | 2 BHK,2.5 BHK,3 BHK | 100 |

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

propscience.com
HOME TRUTHS

### Services & Safety

- **Security :** Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

HUBTOWN PREMIERE RESIDENCES - BEL AIR

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 700 sqft |
| 2.5 BHK | 940 sqft |
| 3 BHK | 1126 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Road View / No View |

| | |
|---|---|
| **Flooring** | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

propscience.com
HOME TRUTHS

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2.5 BHK | INR 31500 | INR 29610000 | INR 29610000 |
| 3 BHK | INR 31500 | INR 35469000 | INR 35469000 |
| 2 BHK | INR 31500 | INR 22050000 | INR 22050000 |

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

propscience.com
HOME TRUTHS

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 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** | Construction Linked Payment |
| **Bank Approved Loans** | Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,Kotak Bank,SBI Bank |

**Transaction History**

Details of some of the latest transactions can be viewed in Annexure A.

HUBTOWN PREMIERE RESIDENCES - BEL AIR

# 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.

propscience.com
HOME TRUTHS

| Category | Score |
|---|---|
| **Place** | 65 |
| **Connectivity** | 65 |
| **Infrastructure** | 92 |

| | |
|---|---|
| **Local Environment** | 73 |
| **Land & Approvals** | 42 |
| **Project** | 70 |
| **People** | 46 |
| **Amenities** | 70 |
| **Building** | 63 |
| **Layout** | 59 |
| **Interiors** | 73 |
| **Pricing** | 50 |
| **Total** | **64/100** |

propscience.com
HOME TRUTHS



**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.

propscience.com
HOME TRUTHS

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