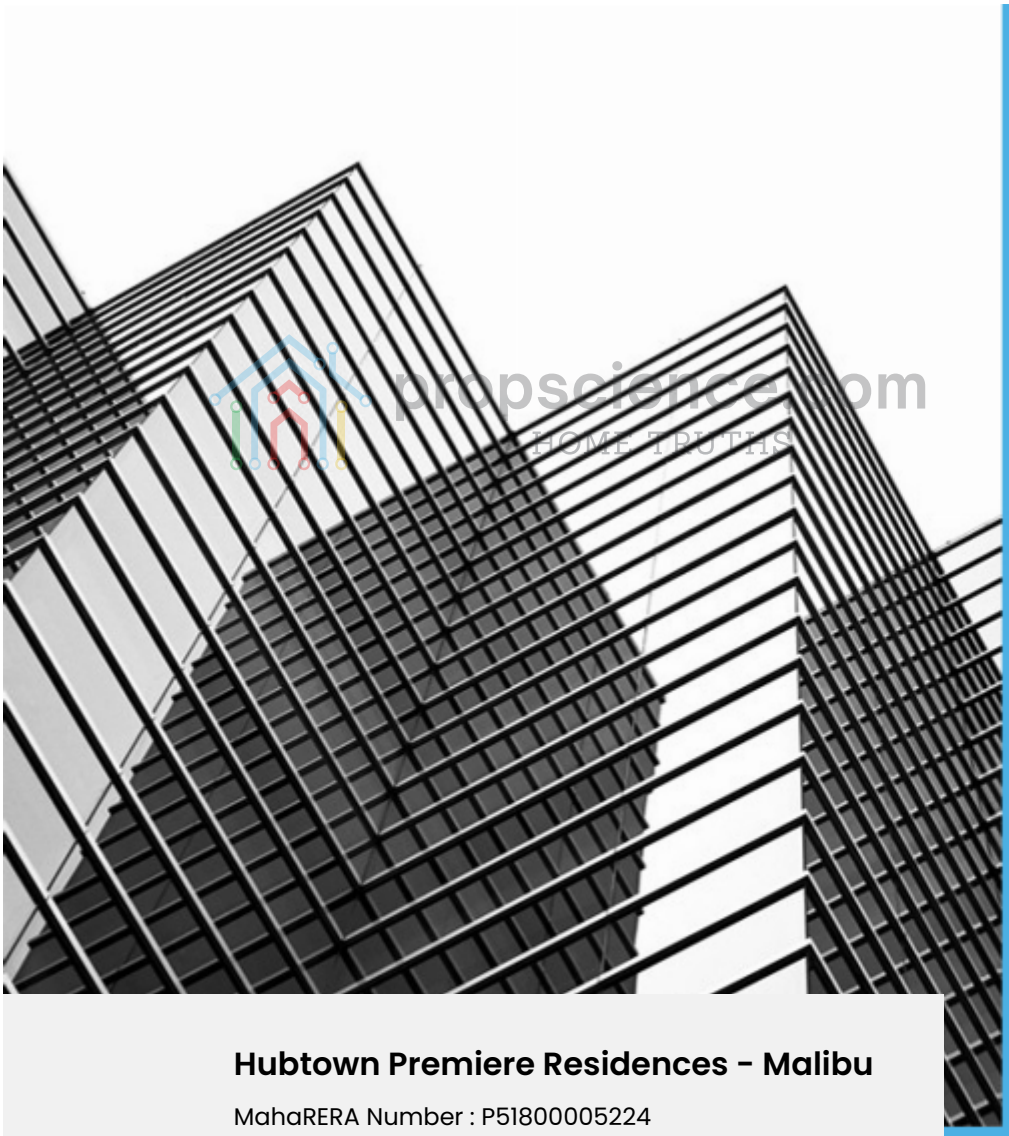
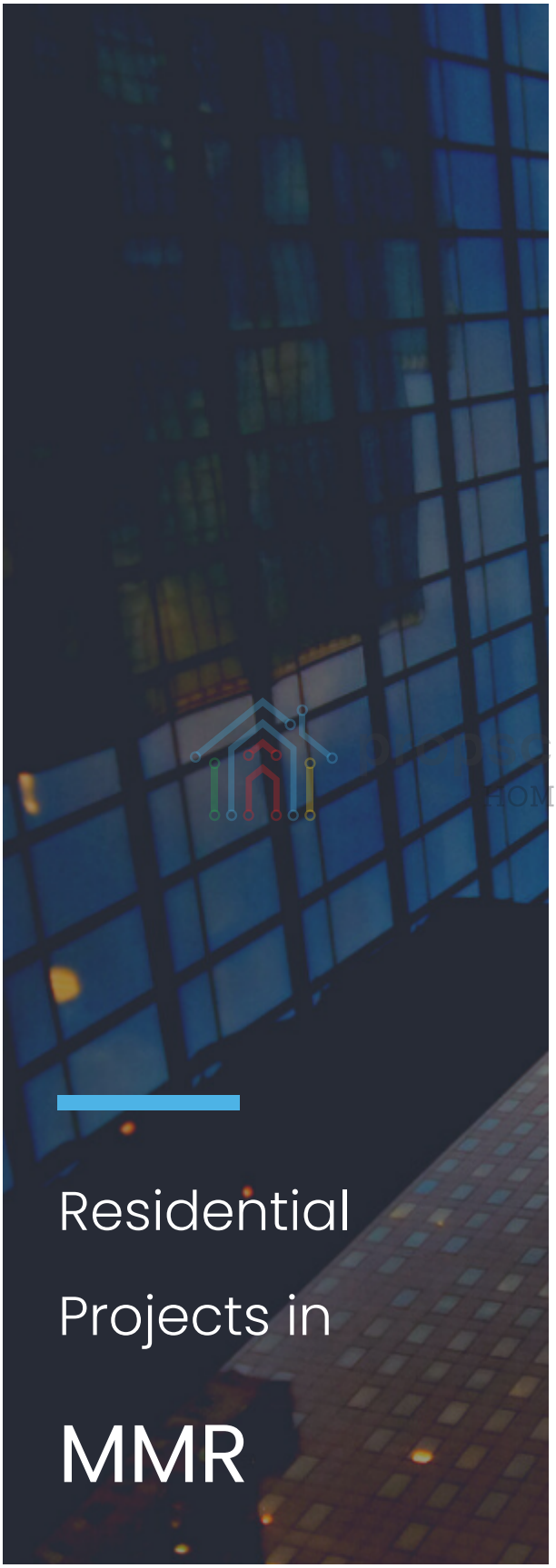
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PROP REPORT



Hubtown Premiere Residences - Malibu

MahaRERA Number : P51800005224



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 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

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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**
- Four Bunglow bus stop **200 Mtrs**
- Andheri Station (W), **3.00 Km**
- Western Express Highway **5.50 Km**
- KOKILABEN DHIRUBHAI AMBANI HOSPITAL **0.1 Km**
- Bombay Cambridge School, Caser Road ,Amboli ,Andheri-West phone, Ceasar Rd, Amboli **1.90 Km**
- Infiniti Mall, New Link Rd, **1.90 Km**
- Kamdhenu Departmental Store, **230 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	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 March, 2023	4.00 Acre	2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Library / Reading Room
Business & Hospitality	Conference / Meeting Room,Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage

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HUBTOWN PREMIERE
RESIDENCES - MALIBU

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Malibu - Upto 13th Floor	3	25	4	2 BHK,2.5 BHK,3 BHK	100
Malibu - 14th to 25th Floor	3	25	4	2 BHK,2.5 BHK,3 BHK	100
First Habitable Floor				5th floor	

Services & Safety

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

HUBTOWN PREMIERE RESIDENCES - MALIBU

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	700 - 735 sqft
2 BHK	700 - 735 sqft
2.5 BHK	858 - 940 sqft
3 BHK	1125 sqft
3 BHK	1125 - 1186 sqft

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

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Flooring	NA
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 31500	INR 22050000	INR 22050000 to 23152500
2.5 BHK	INR 31500	INR 27027000	INR 27027000 to 29610000
3 BHK	INR 31500	INR 35437500	INR 35437500 to 37359000

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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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	IDBI Bank

Transaction History

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

HUBTOWN PREMIERE RESIDENCES - MALIBU

PROJECT PROPSCORE

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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	65
Connectivity	65

Infrastructure	92
Local Environment	73
Land & Approvals	42
Project	70
People	46
Amenities	54
Building	63
Layout	56
Interiors	48
Pricing	40
Total	**59/100**

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