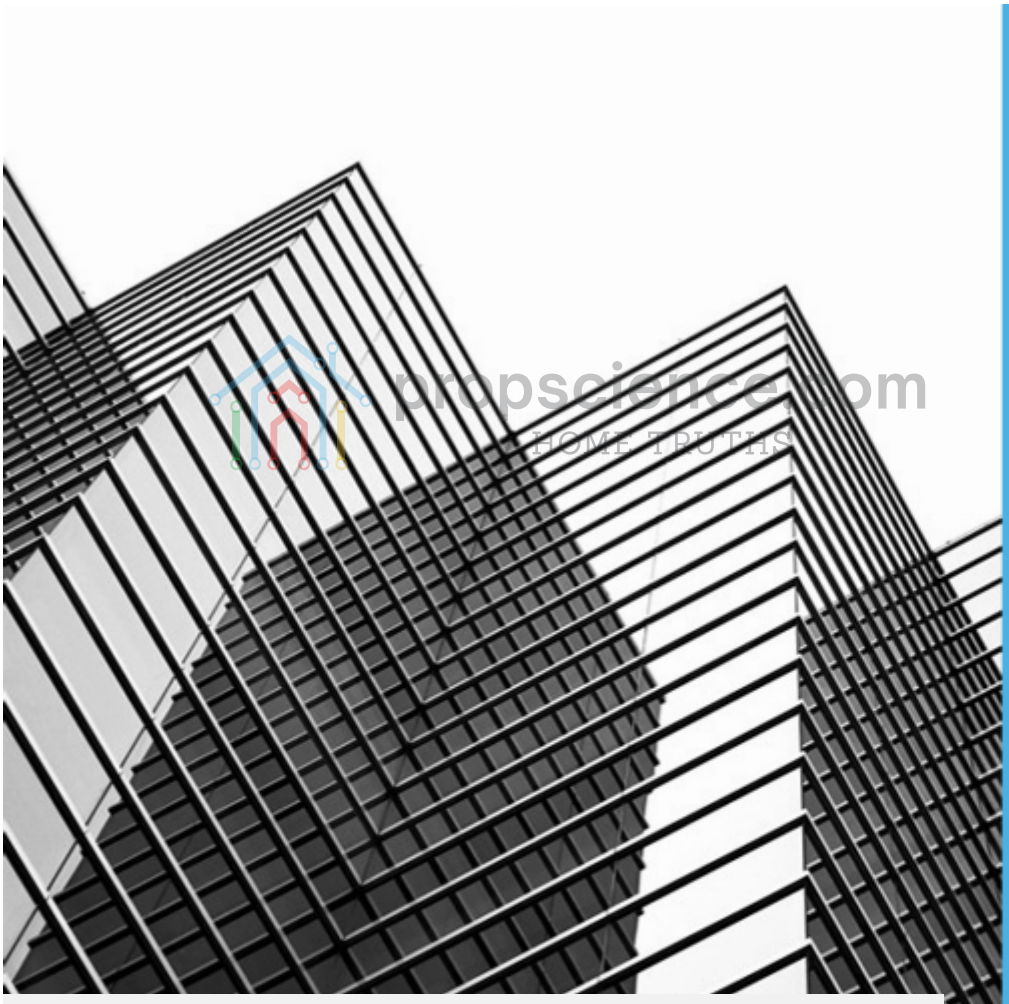
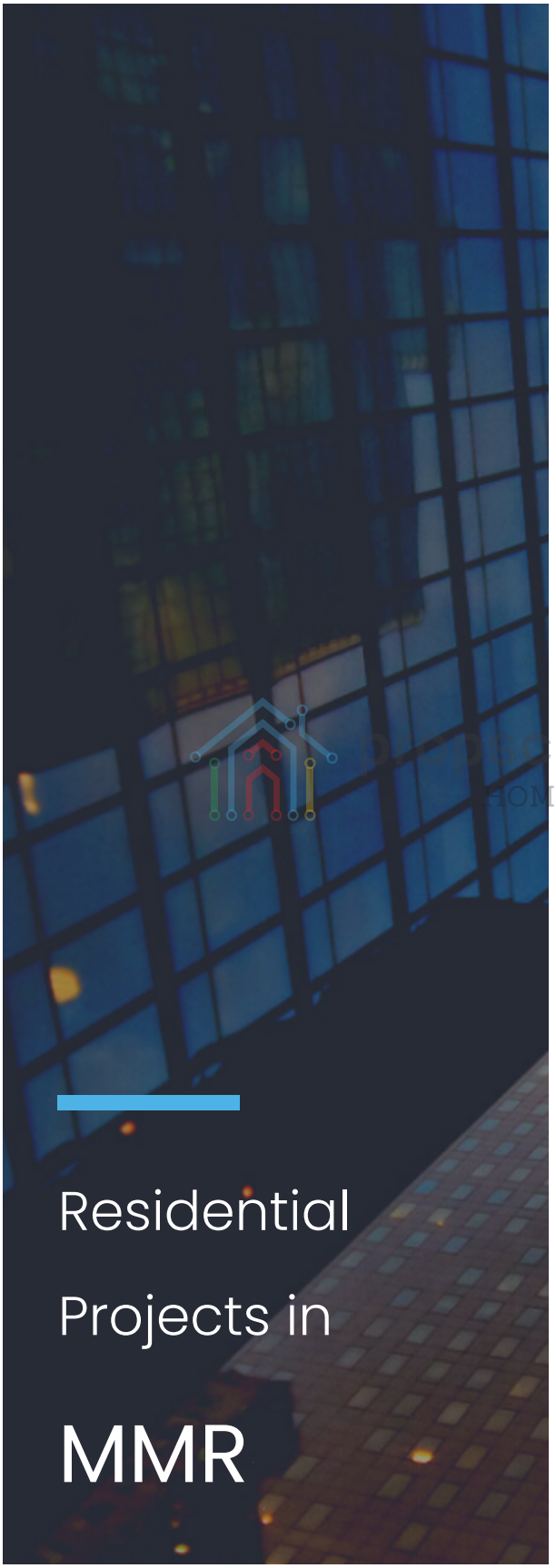
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PROP REPORT



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.

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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**
- 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

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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 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

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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

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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

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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.

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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.

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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**

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