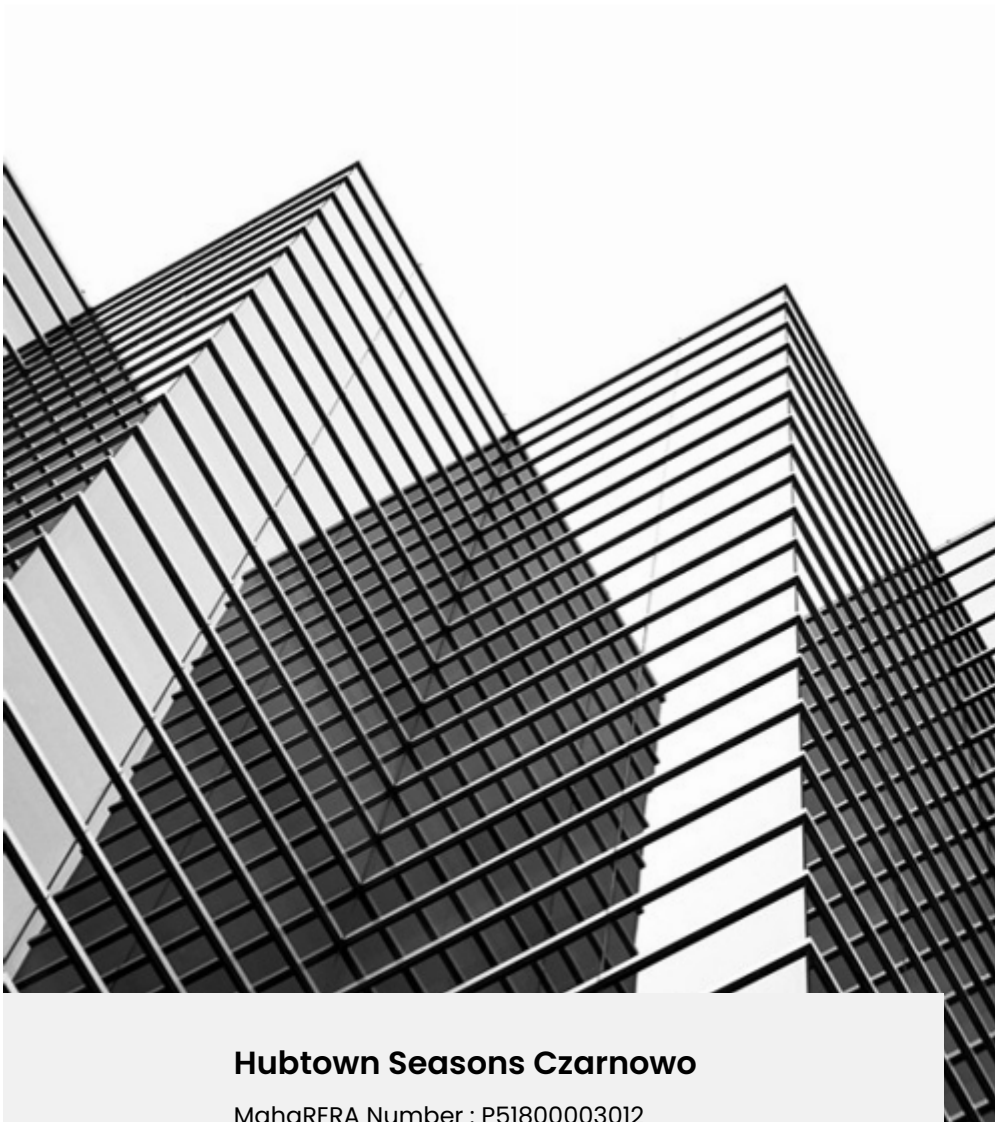


propscience.com

# PROP REPORT



**Hubtown Seasons Czarnowo**

MahaRERA Number : P51800003012



# 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.

## LOCATION

The project is in Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11 Km**
- Fine Arts, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **350 Mtrs**
- Chembur Railway Station, Narayan Gajanan Acharya Marg, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **1 Km**
- Chembur Flyover, Mumbai, Maharashtra **850 Mtrs**
- Zen Multi Speciality Hospital in Mumbai, Plot No, 425, 10th Rd, near Sandu Garden, Jai Ambe Nagar, Chembur Gaothan, Chembur, Mumbai, Maharashtra 400071 **400 Mtrs**
- St. Anthony's Girls' High School, St Anthony's Rd, Chembur, Mumbai, Maharashtra 400071 **1.2 Km**
- K Star Mall **1.3 Km**
- Society Stores, Opp. Apna Sahakari Bank & SBI Near Joy Hospital, DK Sandu Marg, near Sandhu Garden, Chembur (E, Mumbai, Maharashtra 400071 **650 Mtrs**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	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
HDFC Bank	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1 Acre	2 BHK,2.5 BHK,3 BHK,4 BHK,5.5 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park,Tree House,Wooden Treetop Walk,Bird Bath,Pergola
<b>Business &amp; Hospitality</b>	Barbeque Pit,Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Czarnowo	3	14	6	2 BHK,2.5 BHK,3 BHK,4 BHK,5.5 BHK	84
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	837 – 1204 sqft
2.5 BHK	977 – 1029 sqft
3 BHK	1136 – 1656 sqft
4 BHK	1638 – 2642 sqft
5.5 BHK	3040 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
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen,Water Purifier

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 33000	INR 27621000	INR 27621000 to 29469000



2.5 BHK	INR 33000	INR 32241000	INR 32241000 to 33660000
3 BHK	INR 33000	INR 37488000	INR 37488000 to 54648000
4 BHK	INR 33000	INR 54054000	INR 54054000 to 87186000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR Extra Parking Charges - 1000000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

## 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	48
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	59
People	55

<b>Amenities</b>	78
<b>Building</b>	55
<b>Layout</b>	70
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

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