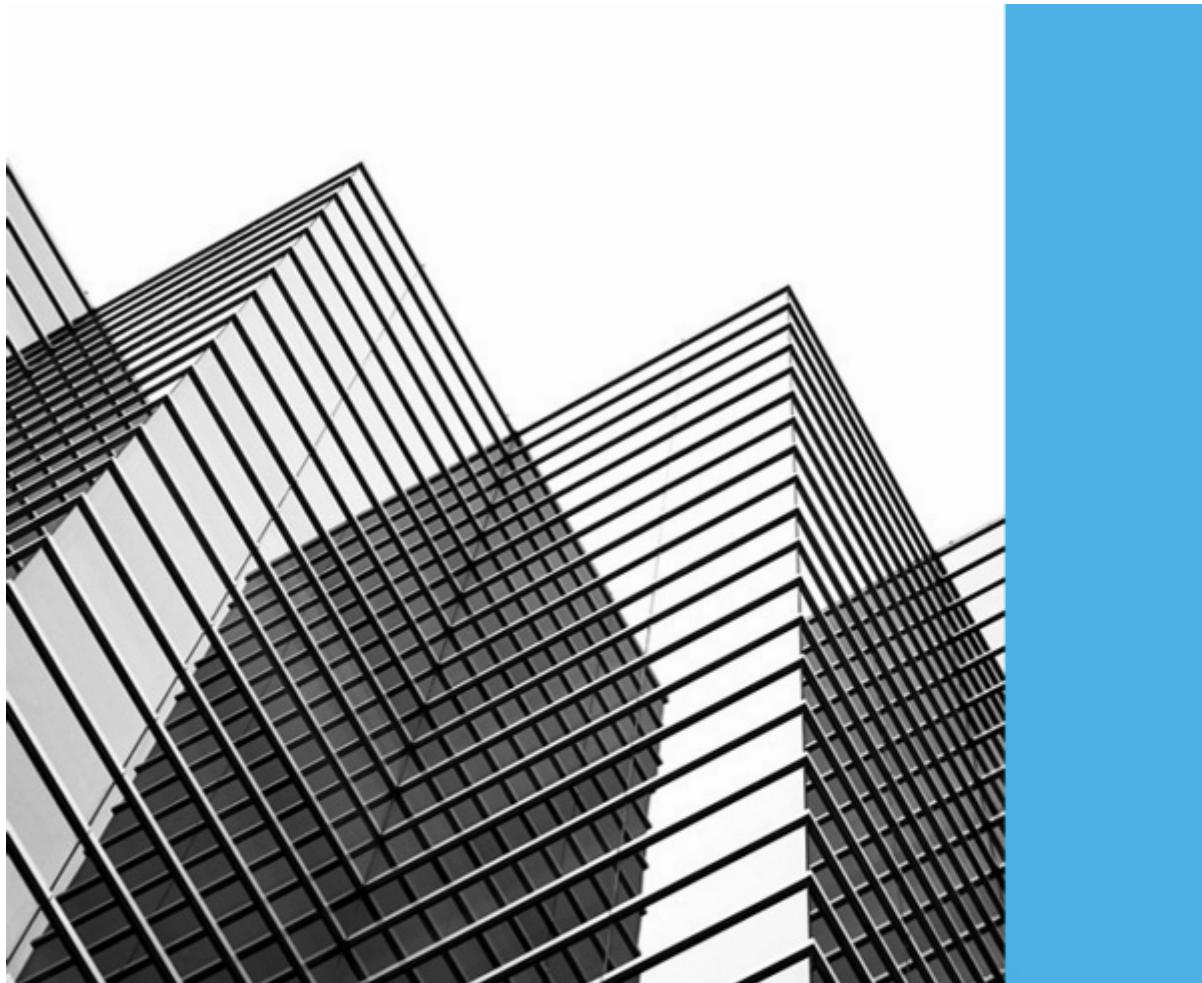


PROP REPORT



Runwal Nirvana

MahaRERA Number : P51900010100

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 Parel. Parel locality in central Mumbai gets its name from the Parali Vaijanath Mahadev temple. Parel used to have a number of mills, but these have been replaced by new office developments.

Post Office	Police Station	Municipal Ward
Parel	Bhoiwada Police Station	Ward F South

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **13.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.60 Km**
- Prabhadevi Railway Station **1.6 Km**
- P. D. Hinduja National Hospital & Medical Research Centre **4.50 Km**
- Ruia College **2.50 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA

4

1

RUNWAL NIRVANA

BUILDER & CONSULTANTS

Established in 1978 under the leadership of Mr Subash Runwal and Mr Subodh Runwal, the Runwal Group is a real estate company with projects in the residential and commercial sectors. Over its four decades in the business, the company has cemented itself as one of India's premier developers with an extensive portfolio consisting of over 65 projects and 11 million square feet. The company's flagship retail project was the R City malls in Ghatkopar and Mulund. Presently the company is developing a 115-acre integrated township in Dombivali by the name of Runwal Gardens. Their residential portfolio has a mix of affordable housing and affordable luxury projects in Mumbai, Thane and Dombivli Kalyan.

Project Funded By**Architect****Civil Contractor**

NA

NA

NA

RUNWAL NIRVANA

PROJECT & AMENITIES

Time Line**Size****Typography**

Completed on 31st March, 2023

1.25 Acre

2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Landscaped Gardens

RUNWAL NIRVANA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nirvana Part 1	6	54	5	2 BHK,3 BHK	270
First Habitable Floor				8 th floor	

Services & Safety

- **Security** : Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

RUNWAL NIRVANA

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	708 - 726 sqft
3 BHK	1078 - 1325 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles, Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

RUNWAL NIRVANA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 6361.32	--	INR 26300000 to 26900000
3 BHK	INR 41509.43	--	INR 39900000 to 52200000

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	20:20:20:20:20
Payment Plan	NA
Bank Approved Loans	Axis Bank,DHFL Bank,IIFL Bank,Indialbulls Home Loans,SBI Bank

Transaction History

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

RUNWAL NIRVANA

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	63
Connectivity	33
Infrastructure	44
Local Environment	30
Land & Approvals	56
Project	68
People	56
Amenities	42
Building	53
Layout	45
Interiors	53
Pricing	30
Total	48/100

Disclaimer

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