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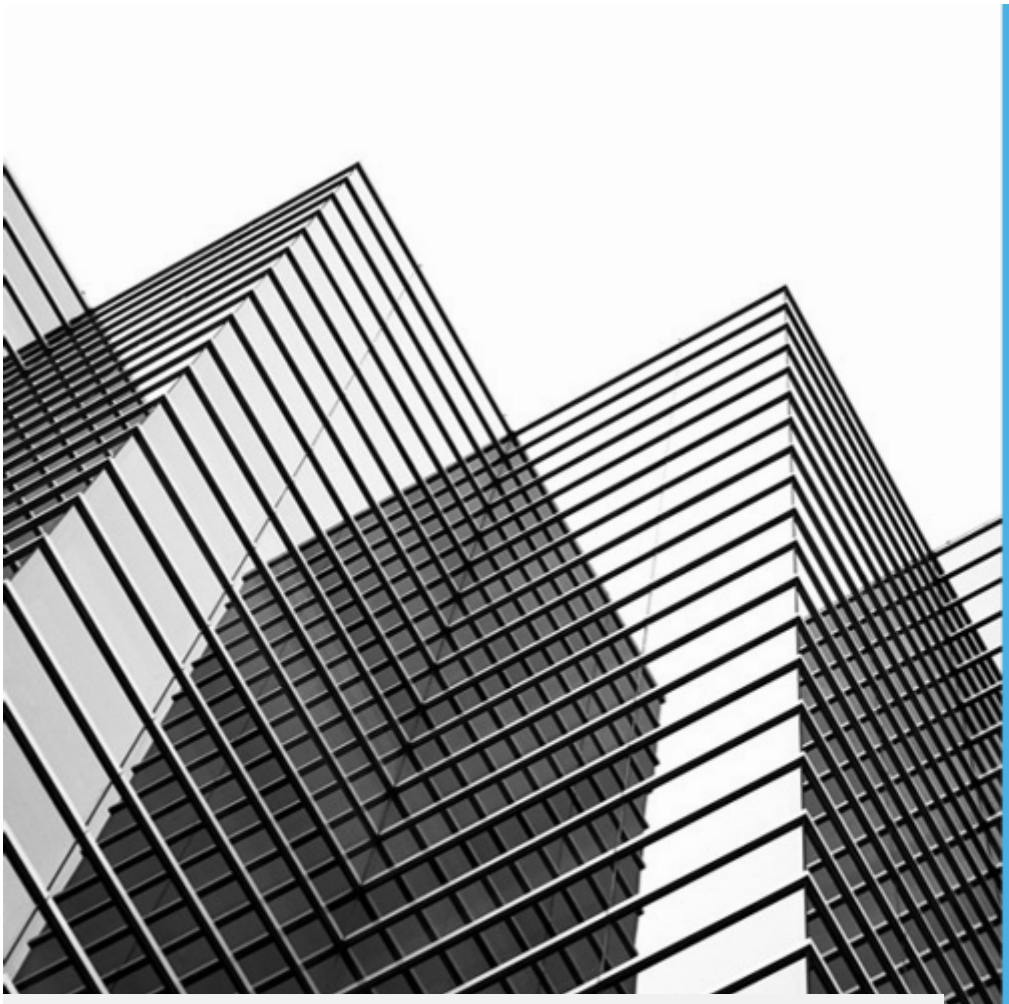
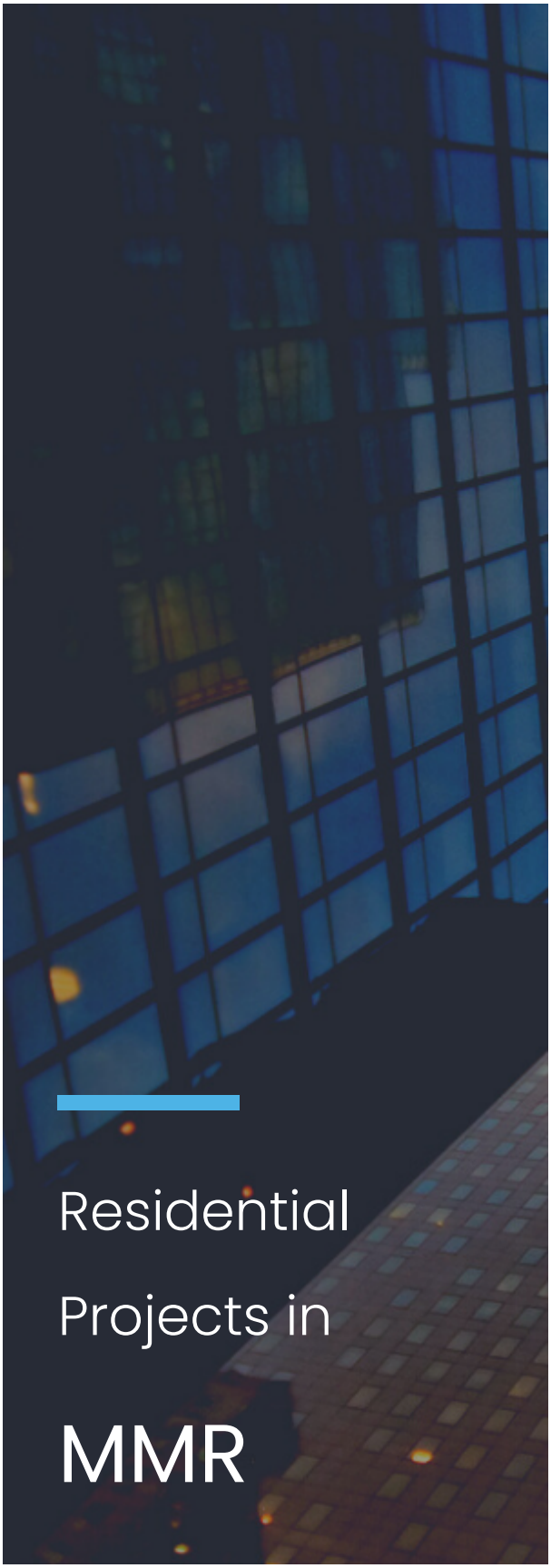
PROP REPORT



Runwal Forest Tower 1-4

MahaRERA Number : P51800000818



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 Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name rom 'bhandupeshwas', one of the names of the hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup Ind. Estate	NA	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **14.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.3 Km**
- Birla Company, Lal Bahadur Shastri Rd, Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **400 Mtrs**
- Vivo Ghatkopar, Shraddhanand Road-Hirachand Desai Road Ghatkopar (W Near Ghatkopar Railway Station, Mumbai, Maharashtra 400086 **6.7 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **1.2 Km**
- Eastern Express Hwy, Maharashtra **9.0 Km**
- Fortis Hospital Mulund, Mulund Goregaon Link Rd, Nahur West, Industrial Area, Bhandup West, Mumbai, Maharashtra 400078 **4.7 Km**
- St Xavier's High School & Jr College, Lal Bahadur Shastri Rd, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **600 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.3 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **1.2 Km**

RUNWAL FOREST TOWER 1-4

LAND & APPROVALS

Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold.

Encumbrances

Parts of the plot of land upon which the project has been constructed have been mortgaged to ICICI Bank, ICICI Home Finance Company Ltd, HDFC Ltd., and Piramal Fund Management Pvt. Ltd.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	6	2

RUNWAL FOREST TOWER 1-4

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 FOREST TOWER 1-4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2021	616300 Sqmt	1.5 BHK,2 BHK,Studio

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

RUNWAL FOREST TOWER 1-4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	3	53	4	1.5 BHK	212
Tower 3	6	36	8	1.5 BHK	288
Tower 4	4	36	6	2 BHK	216
Tower 2	3	53	4	1.5 BHK	212

First Habitable Floor	Ground Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

RUNWAL FOREST TOWER 1-4

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	471 sqft
1.5 BHK	471 sqft
2 BHK	661 - 732 sqft
1.5 BHK	471 sqft

Floor To Ceiling Height	Between 9 and 10 feet

Views Available	Open Grounds / Landscape / Project Amenities

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

RUNWAL FOREST TOWER 1-4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 25053.08	INR 11800000	INR 11800000

2 BHK	INR 23146.75	INR 15300000	INR 15300000 to 17200000

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

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	542	1	INR 11600000	INR 21402.21
March 2022	542	19	INR 9800000	INR 18081.18
February 2022	727	13	INR 13000000	INR 17881.71
February 2022	736	21	INR 13650175	INR 18546.43
February 2022	721	15	INR 13402844	INR 18589.24
January 2022	646	32	INR 13380822	INR 20713.35
January 2022	535	36	INR 10616781	INR 19844.45
January 2022	736	34	INR 14060475	INR 19103.91
December 2021	736	36	INR 13740335	INR 18668.93

December 2021	661	35	INR 16309420	INR 24673.86
December 2021	649	30	INR 11913845	INR 18357.23
November 2021	647	23	INR 12179847	INR 18825.11
November 2021	661	27	INR 15000000	INR 22692.89
November 2021	471	9	INR 10945500	INR 23238.85
October 2021	588	22	INR 10795961	INR 18360.48
October 2021	661	27	INR 15000000	INR 22692.89
September 2021	615	24	INR 12312218	INR 20019.87
September 2021	1242	32	INR 23579594	INR 18985.18
September 2021	518	36	INR 10150000	INR 19594.59

August 2021	647	12	INR 11962105	INR 18488.57

RUNWAL FOREST TOWER 1-4

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	65
Infrastructure	64
Local Environment	90
Land & Approvals	62
Project	70

People	56
Amenities	56
Building	65
Layout	55
Interiors	38
Pricing	30
Total	**59/100**

Disclaimer

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