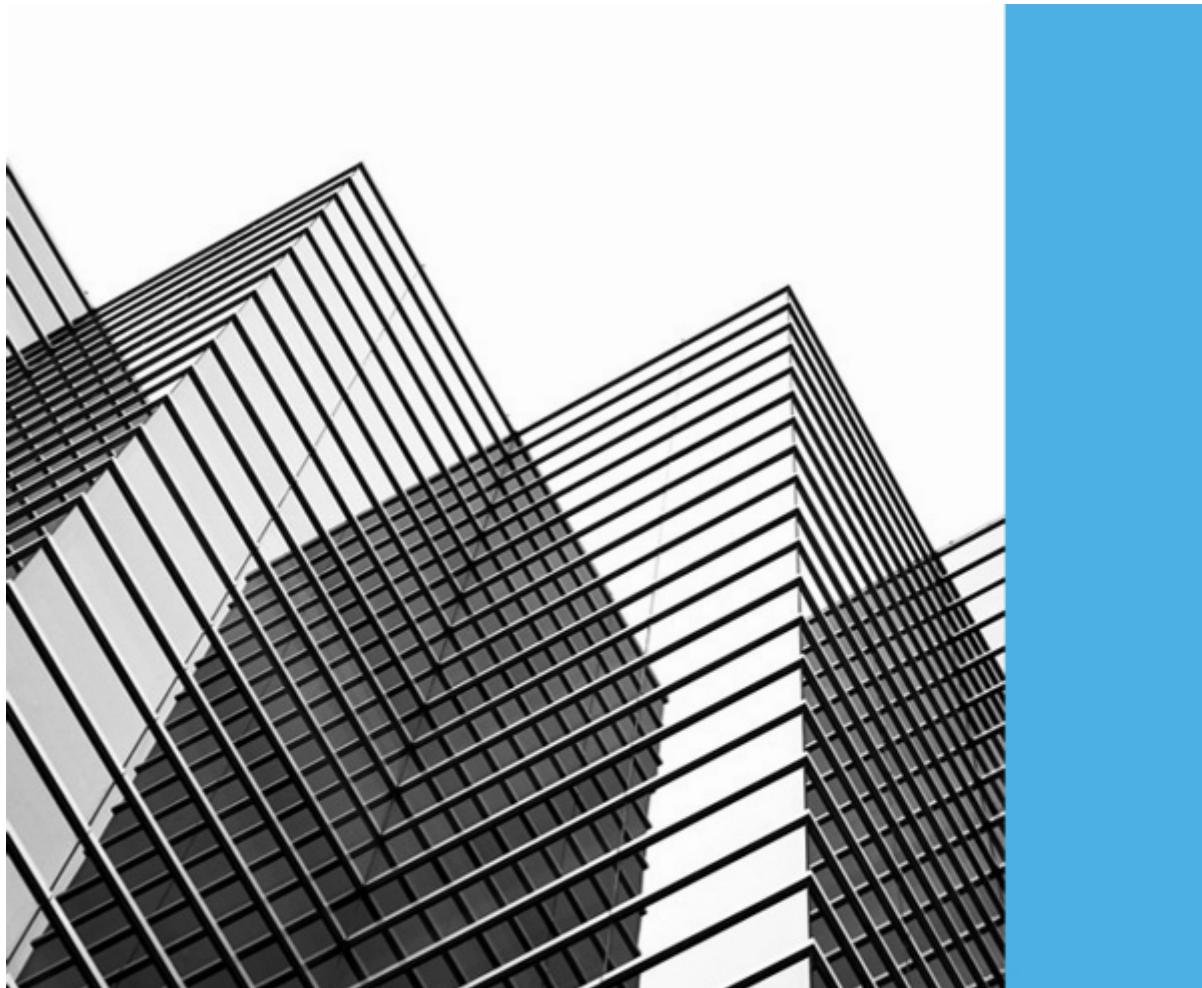
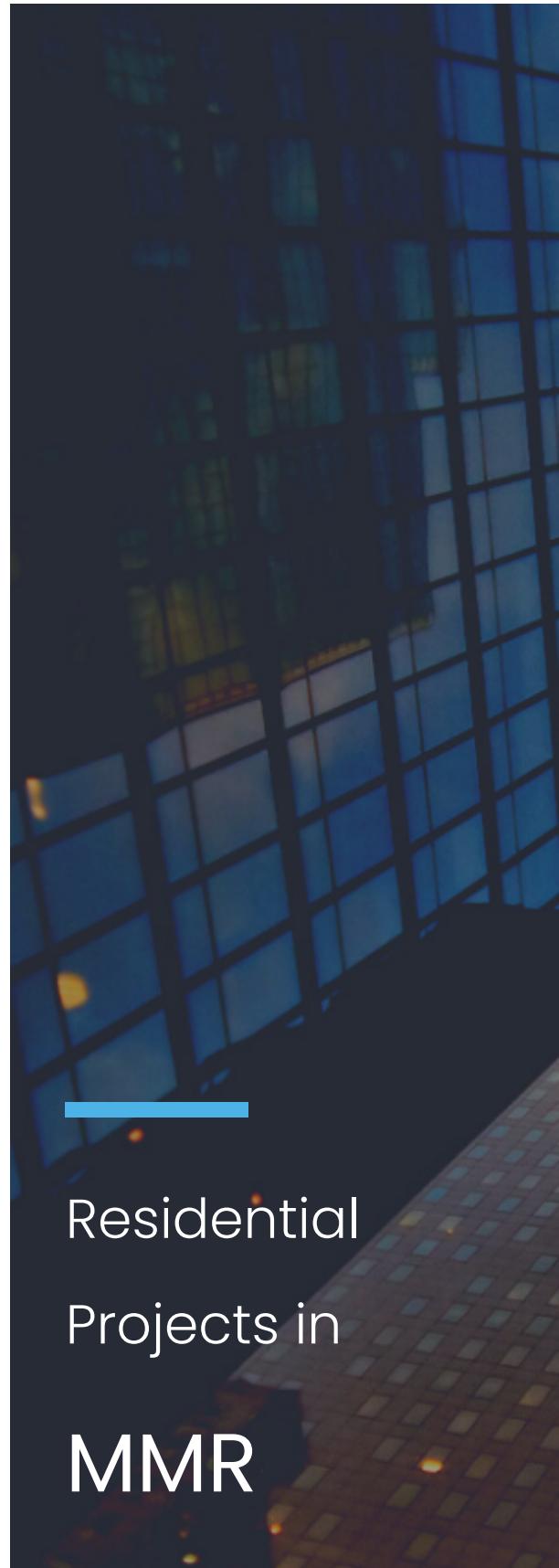


PROP REPORT



Runwal Eirene-Part 1

MahaRERA Number : P51700004574



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 Balkum. Balkum Pada is a locality in Thane West, part of the Konkan Division. It is one of the most important towns in the Thane district. Infrastructure development, such as the construction of the Balkum flyover, which connects it to the Eastern Express Highway, has helped Balkum transform its image from a mid-segment to an upscale residential area that meets the needs of people. It is well connected by Thane Bhiwandi Road, Eastern Express Highway, Mumbai Nasik Highway, and Ghodunder Road. The nearest train station is Thane and is about 5 km away. CST International Airport is 25 km away. The upcoming metro stations, Kapurbawdi and Balkum, are planned on Line 5, which Thane plans to connect with Bhiwandi, Kalyan, and other places in the eastern suburbs. It has schools, colleges, supermarkets, and shopping centres in the area. Many industrial centres are in the vicinity.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA | NA | NA |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB.

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **23.6 Km**
- Balkum Pada **350 Mtrs**
- Thane Railway Station **5.4 Km**
- Eastern Express Highway **1.9 Km**
- Jupiter Hospital **3.2 Km**
- D.A.V. Public School **2.7 Km**
- Viviana Mall **3.9 Km**
- DMart, Kolshet **2.3 Km**

RUNWAL EIRENE-PART 1

LAND & APPROVALS

Last updated on the MahaRERA website

May 2022

On-Going
Litigations

1

RERA Registered
Complaints

5

RUNWAL EIRENE-PART 1

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 EIRENE-PART 1

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|---------------|-------------------|
| Completed on 30th June, 2025 | 25095.54 Sqmt | 1 BHK,2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Badminton Court,Cricket Pitch,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Mini Theatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area |
| Business & Hospitality | Banquet Hall,Visitor's Room,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant |

RUNWAL EIRENE-PART 1

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|-------------------|----------------|
| Tower 6A | 3 | 42 | 4 | 1 BHK,2 BHK,3 BHK | 168 |
| Tower 6B | 3 | 42 | 4 | 1 BHK,2 BHK,3 BHK | 168 |

| | | | | | |
|----------|---|----|---|-------------------|-----|
| Tower 6C | 3 | 42 | 4 | 1 BHK,2 BHK,3 BHK | 168 |
| Tower 6D | 3 | 42 | 4 | 1 BHK,2 BHK,3 BHK | 168 |
| Tower 7 | 3 | 36 | 4 | 1 BHK,2 BHK,3 BHK | 144 |
| Tower 8 | 3 | 36 | 4 | 2 BHK,3 BHK | 144 |
| Tower 9 | 3 | 36 | 4 | 2 BHK,3 BHK | 144 |
| Tower 10 | 3 | 36 | 4 | 1 BHK,2 BHK,3 BHK | 144 |
| Tower 11 | 3 | 36 | 4 | 1 BHK,2 BHK,3 BHK | 144 |
| Tower 12 | 3 | 36 | 4 | 1 BHK,2 BHK,3 BHK | 144 |
| Tower 13 | 3 | 36 | 4 | 1 BHK,2 BHK,3 BHK | 144 |

First Habitable Floor

3rd

Services & Safety

- **Security :** Society Office, Maintenance Staff, Security System / CCTV, Boom Barriers, Security Staff, Earthquake Resistant Design
- **Fire Safety :** Sprinkler System, Fire rated doors / walls, Fire Hose, Fire cylinders, CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators, Stretcher Lift, Auto Rescue Device (ARD)

RUNWAL EIRENE-PART 1

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 392 sqft |
| 2 BHK | 592 - 644 sqft |
| 3 BHK | 867 - 915 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 - 644 sqft |
| 3 BHK | 867 - 915 sqft |
| 1 BHK | 392 sqft |

| | |
|-------|----------------|
| 2 BHK | 592 - 644 sqft |
| 3 BHK | 867 - 915 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 - 644 sqft |
| 3 BHK | 867 - 915 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 sqft |
| 3 BHK | 915 sqft |
| 2 BHK | 644 sqft |
| 3 BHK | 867 - 915 sqft |
| 2 BHK | 644 sqft |
| 3 BHK | 867 - 915 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 sqft |

| | |
|-------|----------|
| 3 BHK | 915 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 sqft |
| 3 BHK | 915 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 sqft |
| 1 BHK | 392 sqft |
| 2 BHK | 592 sqft |

| | |
|--------------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|---|
| Flooring | Vitrified Tiles, Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards |

| | |
|---------------------|--|
| Finishing | Laminated flush doors, Double glazed glass windows |
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | NA |

RUNWAL EIRENE-PART 1

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK | INR 18112.24 | -- | INR 7100000 to 7252000 |
| 2 BHK | INR 14130.43 | -- | INR 8700000 to 9100000 |
| 3 BHK | INR 19146.48 | -- | INR 16600000 to 19100000 |

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

| | | |
|------------|-------------------|---------------------|
| GST | Stamp Duty | Registration |
|------------|-------------------|---------------------|

| | | |
|-------------------|------------------------|----------------------|
| 1% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 500000 | INR 0 |

| | |
|----------------------------|---|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indiabulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

Transaction History

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

RUNWAL EIRENE-PART 1

ANNEXURE A

| Transaction Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| October 2022 | 740 | 34 | INR 12845426 | INR 17358.68 |

| | | | | |
|-----------------------|-----|----|--------------|--------------|
| October 2022 | 516 | 11 | INR 9470832 | INR 18354.33 |
| October 2022 | 520 | 36 | INR 9104046 | INR 17507.78 |
| September 2022 | 426 | 18 | INR 7000000 | INR 16431.92 |
| September 2022 | 865 | 34 | INR 14909326 | INR 17236.22 |
| September 2022 | 516 | 31 | INR 9200000 | INR 17829.46 |
| August 2022 | 511 | 30 | INR 9550411 | INR 18689.65 |
| August 2022 | 520 | 11 | INR 9272082 | INR 17830.93 |
| August 2022 | 511 | 30 | INR 9550411 | INR 18689.65 |
| August 2022 | 375 | 1 | INR 6435386 | INR 17161.03 |
| August 2022 | 741 | 1 | INR 14161000 | INR 19110.66 |
| July 2022 | 741 | 33 | INR 12894043 | INR 17400.87 |
| July 2022 | 595 | 33 | INR 10405837 | INR 17488.8 |
| July 2022 | 470 | 18 | INR 7200000 | INR 15319.15 |

| | | | | |
|-----------|-----|----|--------------|--------------|
| July 2022 | 375 | 24 | INR 6215028 | INR 16573.41 |
| July 2022 | 520 | 34 | INR 9272082 | INR 17830.93 |
| July 2022 | 484 | 24 | INR 8079493 | INR 16693.17 |
| July 2022 | 595 | 1 | INR 11807305 | INR 19844.21 |
| June 2022 | 520 | 25 | INR 8842171 | INR 17004.18 |
| June 2022 | 595 | 26 | INR 12200000 | INR 20504.2 |

RUNWAL EIRENE-PART 1

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 | 73 |
| Connectivity | 65 |

| | |
|-----------------------------|---------------|
| Infrastructure | 84 |
| Local Environment | 100 |
| Land & Approvals | 70 |
| Project | 67 |
| People | 56 |
| Amenities | 100 |
| Building | 68 |
| Layout | 55 |
| Interiors | 63 |
| Pricing | 50 |
| Total | 71/100 |

RUNWAL EIRENE-PART 1

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