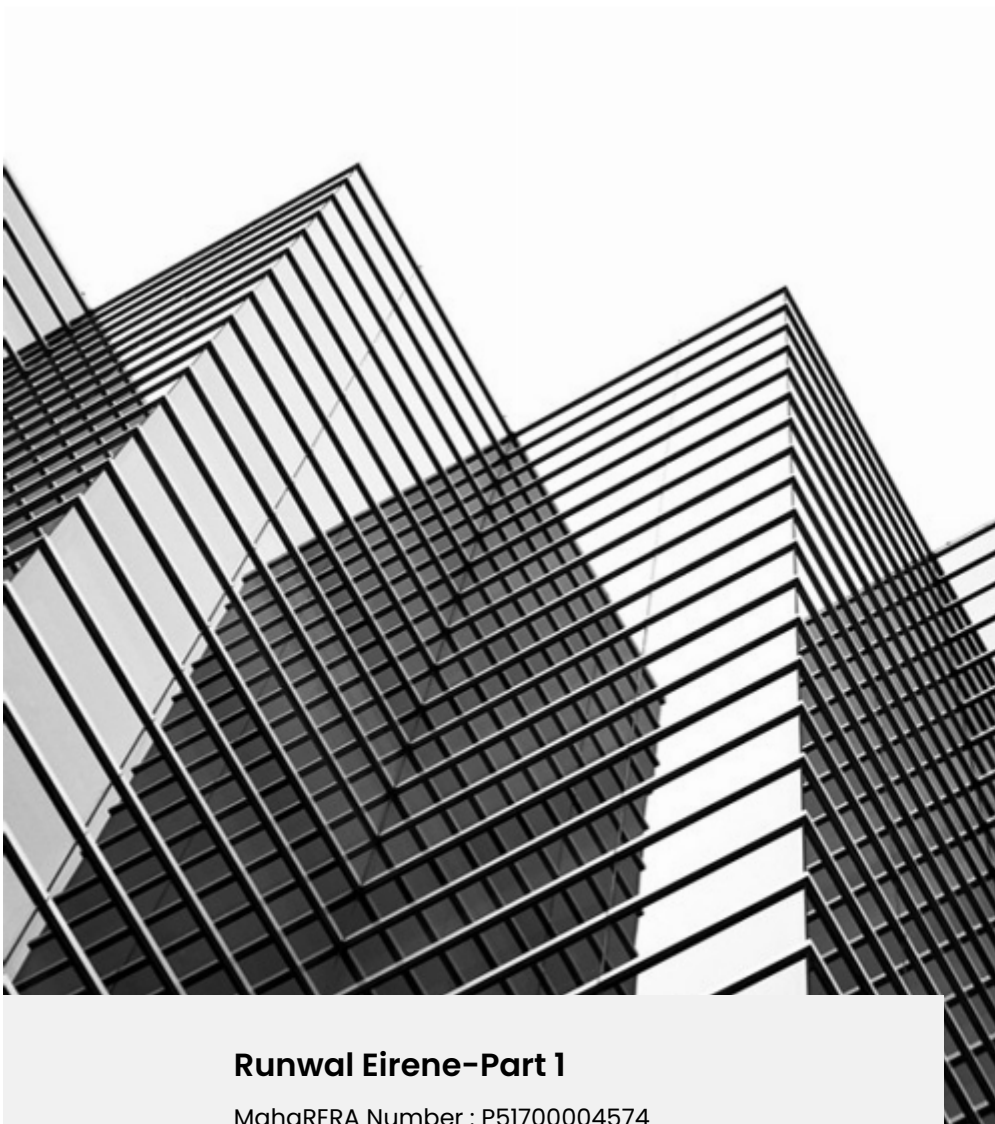


PROP REPORT



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	On-Going Litigations	RERA Registered Complaints
May 2022	1	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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers 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,Indialbulls 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

Transection 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	741	1	INR 14161000	INR 19110.66
August 2022	375	1	INR 6435386	INR 17161.03
July 2022	595	33	INR 10405837	INR 17488.8
July 2022	741	33	INR 12894043	INR 17400.87
July 2022	470	18	INR 7200000	INR 15319.15

July 2022	520	34	INR 9272082	INR 17830.93
July 2022	484	24	INR 8079493	INR 16693.17
July 2022	375	24	INR 6215028	INR 16573.41
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

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This

information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an

advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.