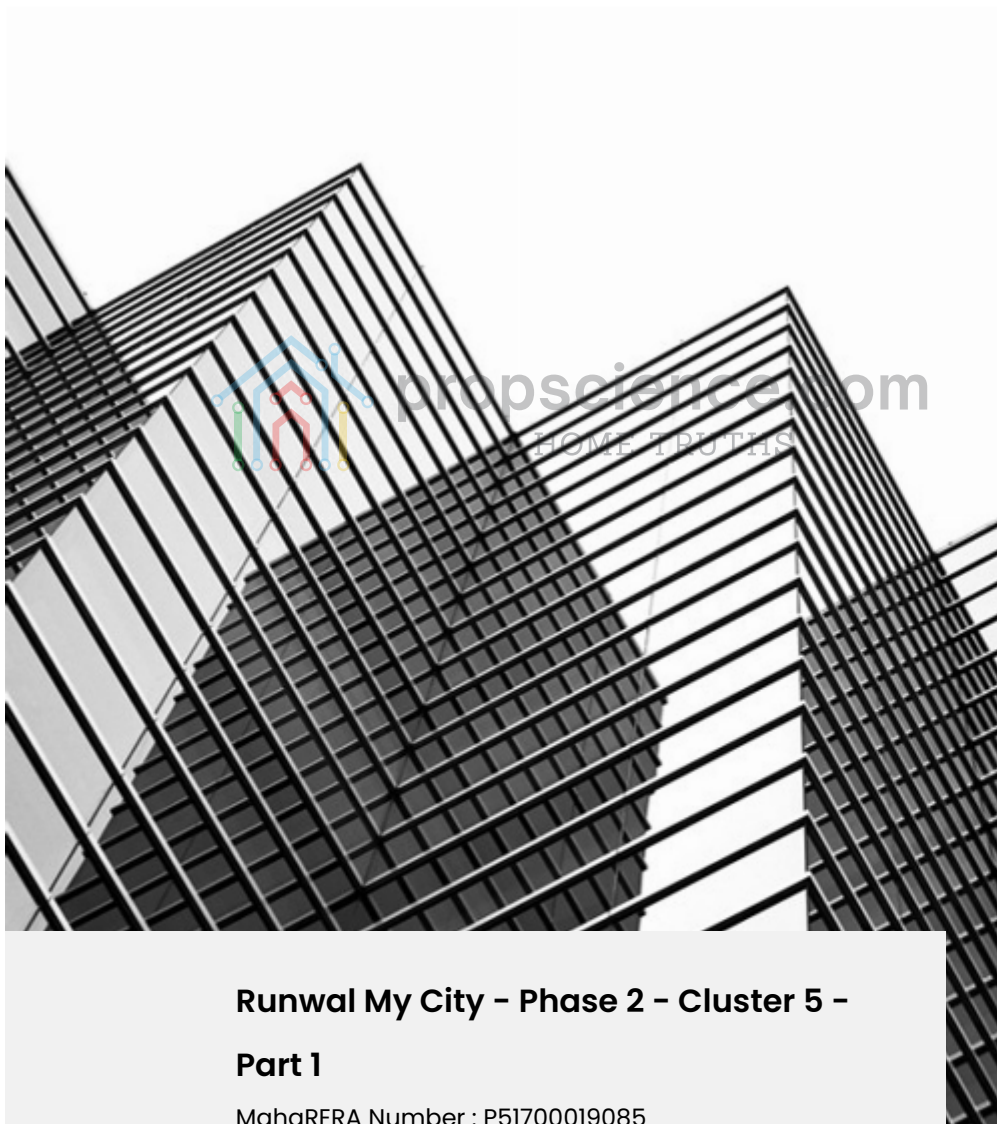


propscience.com

PROP REPORT



Runwal My City - Phase 2 - Cluster 5 -

Part 1

MahaRERA Number : P51700019085



Residential
Projects in
MMR

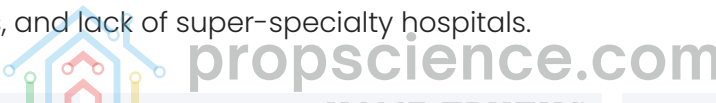
WE HELP YOU MAKE THE INVESTMENT

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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.



Post Office	Police Station	Municipal Ward
Dombivali	Dombiwali Police Station	Ward E

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 85 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **47.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **37.6 Km**
- Bus Stop Bhopar Gaon **1.9 Km**
- Dombivli Railway Station **6.1 Km**
- Kalyan - Shilphata Rd **2.1 Km**
- AIMS Hospital **5.2 Km**
- Ryan International School **1.4 Km**
- LODHA Xperia Mall **6.3 Km**
- D-Mart **2.6 Km**

RUNWAL MY CITY - PHASE
2 - CLUSTER 5 - PART 1

LAND & APPROVALS

Legal Title Summary propscience.com HOME TRUTHS

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

Encumbrances

The land upon which the project has been constructed is mortgaged to ICICI Bank.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	1	2

RUNWAL MY CITY - PHASE
2 - CLUSTER 5 - PART 1

BUILDER & CONSULTANTS



Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUNWAL MY CITY - PHASE
2 - CLUSTER 5 - PART 1

PROJECT & AMENITIES



Time Line	Size	Typography
2024 Ready to move	156 Acre	1 BHK,2 BHK,3 BHK



propscience.com

HOME TRUTHS

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Amphitheatre,Library / Reading Room,Sit-out Area
Business & Hospitality	Barbeque Pit,Clubhouse

Eco Friendly Features

Waste Segregation,Rain Water
Harvesting,Landscaped Gardens,Water Storage

RUNWAL MY CITY – PHASE

2 – CLUSTER 5 – PART 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
TOWER 1	3	23	6	2 BHK,3 BHK	138
TOWER 2	3	23	6	1 BHK,2 BHK	138
TOWER 3	3	23	6	1 BHK,2 BHK	138
TOWER 4	3	23	6	2 BHK,3 BHK	138
Tower 5	3	23	6	1 BHK,2 BHK	138
Tower 6	3	23	6	1 BHK,2 BHK	138

First Habitable Floor

4th

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

RUNWAL MY CITY - PHASE

2 - CLUSTER 5 - PART 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	510 - 570 sqft
3 BHK	776 sqft
1 BHK	372 - 409 sqft
2 BHK	510 - 570 sqft
1 BHK	372 - 409 sqft
2 BHK	510 - 570 sqft

2 BHK	510 - 570 sqft
3 BHK	776 sqft
1 BHK	409 sqft
2 BHK	510 sqft
1 BHK	409 sqft
2 BHK	510 - 570 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods

NA

RUNWAL MY CITY - PHASE

2 - CLUSTER 5 - PART 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 9158.82	INR 4671000	INR 5190000 to 6190000
3 BHK	INR 9104.38	INR 7065000	INR 7850000
1 BHK	INR 9671.15	INR 3933000	INR 4370000 to 4395000

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	INR 250000	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,HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

RUNWAL MY CITY – PHASE
2 – CLUSTER 5 – PART 1

ANNEXURE A



propscience.com
HOME TRUTHS

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	705	20	INR 4204000	INR 5963.12
October 2022	526	25	INR 5228500	INR 9940.11
October 2022	401	24	INR 3000000	INR 7481.3

October 2022	379	11	INR 3800000	INR 10026.39
September 2022	379	16	INR 3805100	INR 10039.84
September 2022	384	27	INR 3875100	INR 10091.41
September 2022	403	18	INR 3400000	INR 8436.72
September 2022	541	17	INR 4995000	INR 9232.9
August 2022	377	1	INR 3855100	INR 10225.73
August 2022	384	6	INR 3300000	INR 8593.75
August 2022	474	6	INR 3700000	INR 7805.91
August 2022	526	18	INR 5169911	INR 9828.73
June 2022	350	NA	INR 3091078	INR 8831.65
June 2022	570	NA	INR 5282277	INR 9267.15
June 2022	570	NA	INR 5413899	INR 9498.07
May 2022	524	NA	INR 4991314	INR 9525.41



propscience.com
HOME TRUTHS

May 2022	510	NA	INR 4696000	INR 9207.84
May 2022	350	NA	INR 3144578	INR 8984.51
April 2022	406	NA	INR 3979004	INR 9800.5
April 2022	576	NA	INR 5512385	INR 9570.11

RUNWAL MY CITY - PHASE
2 - CLUSTER 5 - 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	38
Connectivity	65
Infrastructure	58

Local Environment	100
Land & Approvals	70
Project	63
People	56
Amenities	70
Building	55
Layout	55
 Interiors	55
Pricing	40
Total	60/100

propscience.com
HOME TRUTHS

RUNWAL MY CITY - PHASE
2 - CLUSTER 5 - PART 1

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.

