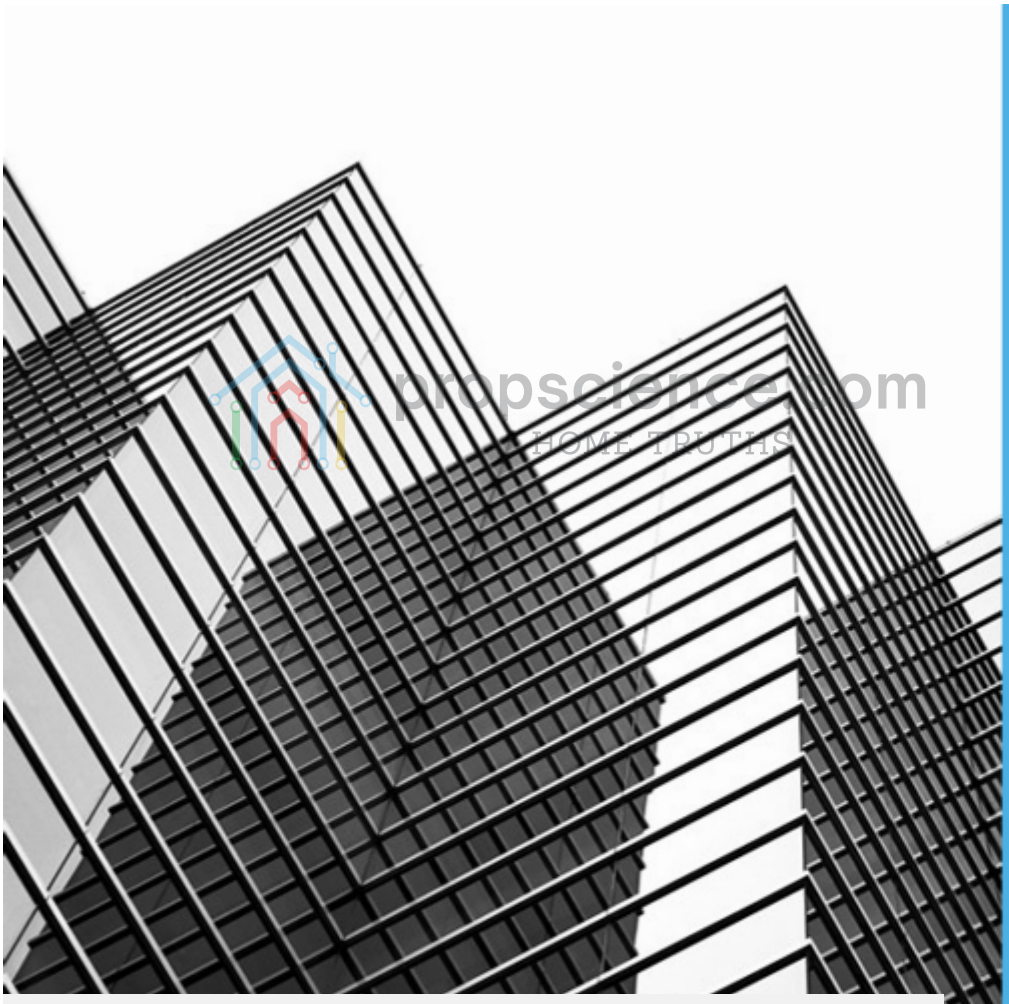
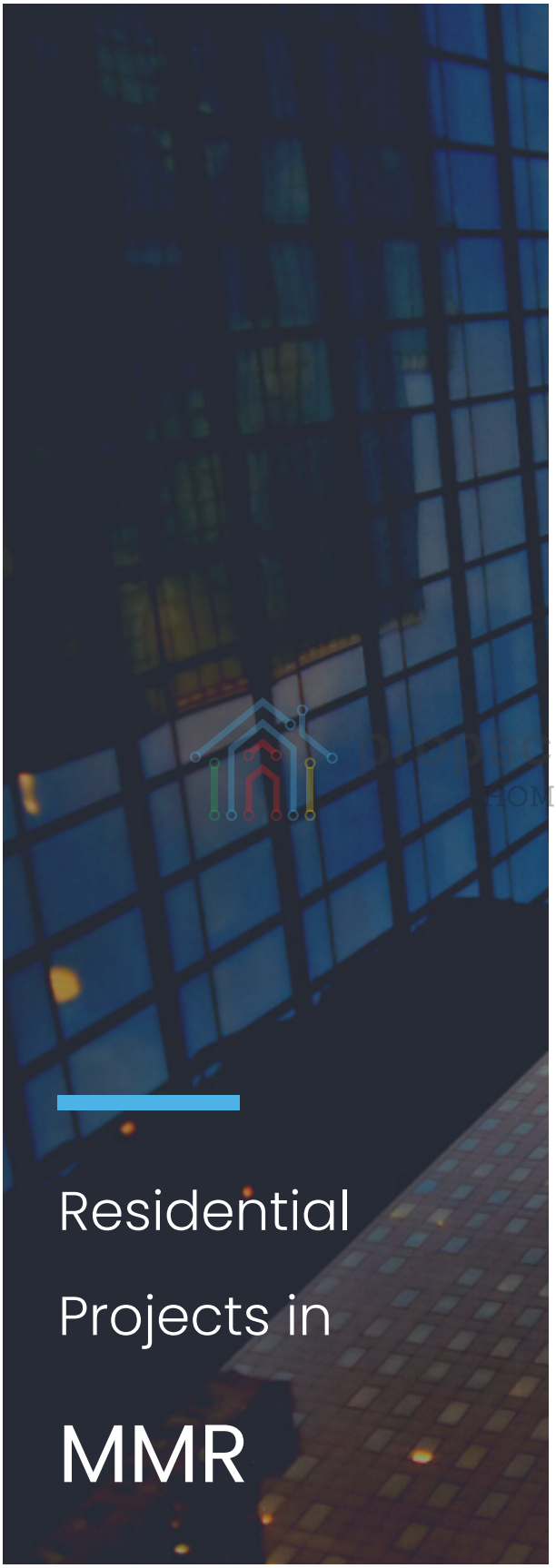
propscience.com

PROP REPORT



Runwal Gardens Phase I

MahaRERA Number : P51700022699



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.

Propscience.com HOME TRUTHS

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.

propscience.com
HOME TRUTHS

Post Office	Police Station	Municipal Ward
Shilphata S.O	NA	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 74 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **48 Km**
- Navi Mumbai International Airport **31.2 Km**
- Premier Company, Bus stop **300 Mtrs**
- Dombivli Railway Station **5.3 Km**
- Kalyan - Shilphata Rd, Bhadra Nagar **300 Mtrs**
- AIMS Hospital **4 Km**
- Ryan International School **1.6 Km**
- Xperia Palava Mall **4.8 Km**
- D-Mart **1.2 Km**

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 on which the project is developed is mortgaged to Vistra ITCL(India) Limited.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	NA	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
Kotak Bank	NA	NA

propscience.com
HOME TRUTHS

RUNWAL GARDENS PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	150 Acre	1 BHK,1.5 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Temple,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Barbeque Pit,Clubhouse
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

RUNWAL GARDENS PHASE I

propscience.com
HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 2	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138

Tower 3	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 4	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 5	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 6	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 7	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 8	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 9	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 10	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 11	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 12	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138

propscience.com
HOME TRUTHS

First Habitable Floor	4th

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,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,Goods Lift

RUNWAL GARDENS PHASE I

FLAT INTERIORS

propscience.com
HOME TRUTHS

Configuration	RERA Carpet Range
1 BHK	471.58 - 476.32 sqft
1.5 BHK	524.11 sqft
2 BHK	653.61 - 668.24 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft

2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	352.53 - 465.77 sqft
1.5 BHK	533.91 sqft
1 BHK	429.36 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft

propscience.com
HOME TRUTHS

2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	429.38 - 469.1 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft

propscience.com
HOME TRUTHS

1 BHK	352.53 - 465.77 sqft
1.5 BHK	533.91 sqft
1 BHK	429.36 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	352.53 - 436.17 sqft
1.5 BHK	503.54 sqft
2 BHK	666.84 sqft
3 BHK	907.1 sqft

propscience.com
HOME TRUTHS

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	Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

RUNWAL GARDENS PHASE I

COMMERCIALS

propscience.com
HOME TRUTHS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 7973.2	INR 2811000	INR 2951550 to 3987900
1.5 BHK	INR 7973.55	INR 4015000	INR 4215750 to 4470900
2 BHK	INR 7973.87	INR 5041000	INR 5293050 to 5604900

3 BHK	INR 7974.75	INR 7234000	INR 7595700 to 7602000

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

GST	Stamp Duty	Registration
5%	0%	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,HDFC Bank,ICICI Bank,SBI Bank

propscience.com
HOME TRUTHS

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.
September 2022	492	4	INR 4456850	INR 9058.64
September 2022	490	31	INR 5431100	INR 11083.88
September 2022	352	8	INR 3932500	INR 11171.88
September 2022	794	11	INR 7637133	INR 9618.56
September 2022	323	11	INR 3226636	INR 9989.59
September 2022	487	26	INR 4980350	INR 10226.59
September 2022	564	8	INR 5819200	INR 10317.73
September 2022	348	16	INR 3463446	INR 9952.43
September 2022	493	16	INR 5270600	INR 10690.87

propscience.com
HOME TRUTHS

September 2022	668	20	INR 6894900	INR 10321.71
September 2022	323	14	INR 3309952	INR 10247.53
September 2022	306	10	INR 3454292	INR 11288.54
August 2022	668	16	INR 6921189	INR 10361.06
August 2022	348	18	INR 3703850	INR 10643.25
August 2022	493	7	INR 4897000	INR 9933.06
August 2022	432	11	INR 4405500	INR 10197.92
July 2022	493	13	INR 5188500	INR 10524.34
June 2022	442	21	INR 4453968	INR 10076.85
June 2022	563	24	INR 5561403	INR 9878.16
June 2022	669	17	INR 6841100	INR 10225.86

propscience.com
HOME TRUTHS

RUNWAL GARDENS PHASE I

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	70
Local Environment	100
Land & Approvals	58
Project	61
People	65
Amenities	84
Building	55
Layout	54

propscience.com
HOME TRUTHS

Interiors	48
Pricing	40
Total	**61/100**

RUNWAL GARDENS PHASE I

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.

propscience.com
HOME TRUTHS

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 of 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.

propscience.com
HOME TRUTHS