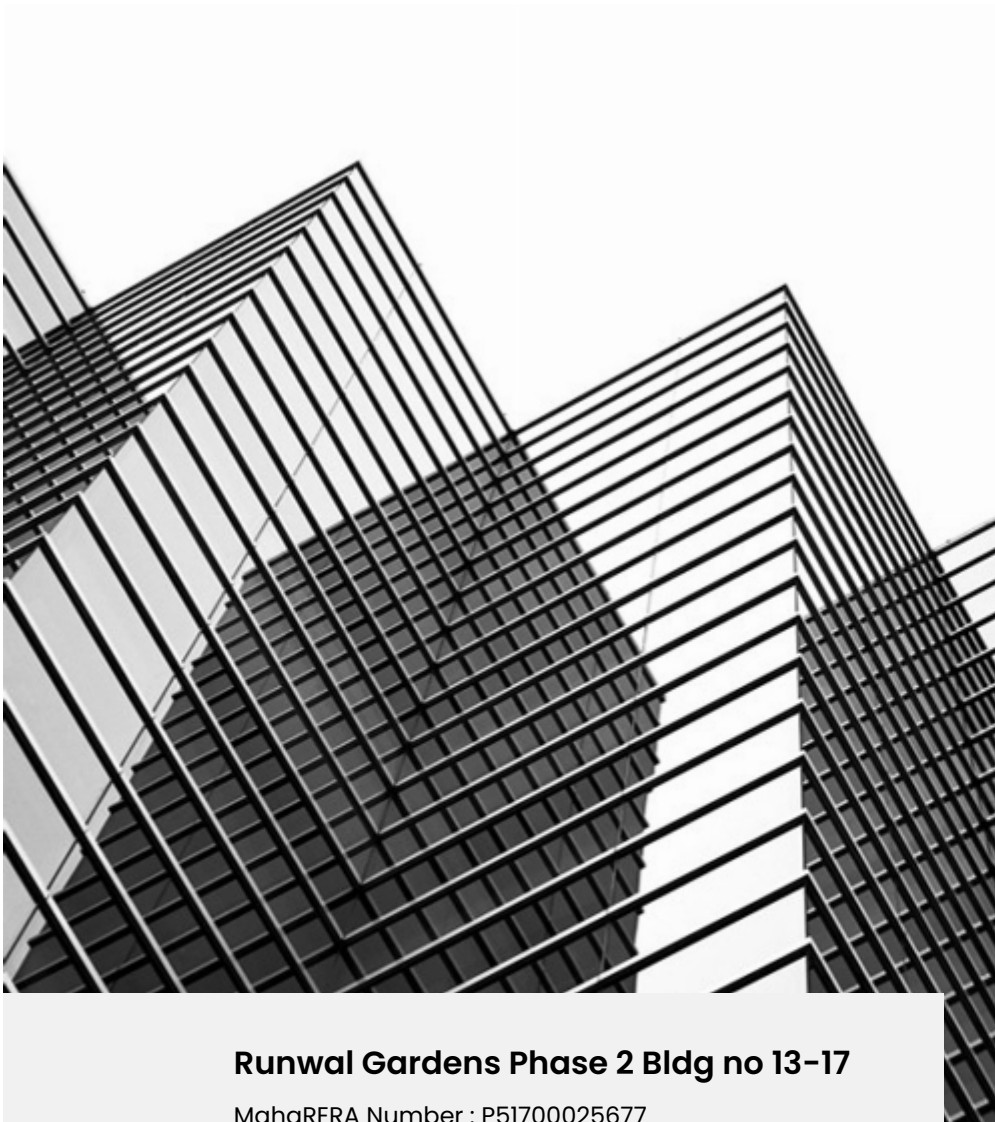


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# PROP REPORT



**Runwal Gardens Phase 2 Bldg no 13-17**

MahaRERA Number : P51700025677



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 |
|---------------|----------------|----------------|
| 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 **46.5 Km**
- Navi Mumbai International Airport **30.9 Km**
- Manpada Gaon **600 Mtrs**
- Dombivli Railway Station **5.3 Km**
- Kalyan – Shilphata Rd, Bhadra Nagar, Desale Pada **230 Mtrs**
- AIMS Hospital **4.3 Km**
- New Sunrise English High School **2.3 Km**
- Xperia Palava Mall **2.9 Km**
- D-Mart **1.2 Km**

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RUNWAL GARDENS PHASE

2 BLDG NO 13-17

## LAND & APPROVALS

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### Legal Title Summary

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                          |

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RUNWAL GARDENS PHASE

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# 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               |

RUNWAL GARDENS PHASE  
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# PROJECT & AMENITIES

| Time Line                           | Size        | Typography                          |
|-------------------------------------|-------------|-------------------------------------|
| Completed on 31st December,<br>2024 | 150<br>Acre | 1 BHK,1.5 BHK,2 BHK,3<br>BHK,Studio |

## Project Amenities

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

RUNWAL GARDENS PHASE  
2 BLDG NO 13-17

# BUILDING LAYOUT

| Tower Name     | Number of Lifts | Total Floors | Flats per Floor | Configurations            | Dwelling Units |
|----------------|-----------------|--------------|-----------------|---------------------------|----------------|
| Building No 13 | 2               | 23           | 6               | 1 BHK,1.5 BHK,2 BHK,3 BHK | 138            |
| Building No 14 | 3               | 23           | 8               | 1 BHK,1.5 BHK,2 BHK,3 BHK | 184            |

|                       |   |    |   |                               |     |
|-----------------------|---|----|---|-------------------------------|-----|
| Building No<br>15     | 2 | 23 | 6 | 1 BHK,1.5 BHK,2<br>BHK        | 138 |
| Building No<br>16     | 3 | 23 | 8 | 1 BHK,1.5 BHK                 | 184 |
| Building No<br>17     | 2 | 23 | 6 | 1 BHK,1.5 BHK,2<br>BHK,Studio | 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,Goods Lift

RUNWAL GARDENS PHASE  
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## FLAT INTERIORS

| Configuration | RERA Carpet Range   |
|---------------|---------------------|
| 1 BHK         | 352.5 - 441.81 sqft |

|         |                      |
|---------|----------------------|
| 1.5 BHK | 484.09 sqft          |
| 2 BHK   | 621.39 sqft          |
| 3 BHK   | 866.29 sqft          |
| 1 BHK   | 436.1 - 485.28 sqft  |
| 1.5 BHK | 484.09 sqft          |
| 2 BHK   | 613 - 621.71 sqft    |
| 3 BHK   | 866.29 sqft          |
| 1 BHK   | 441.81 - 485.28 sqft |
| 1.5 BHK | 490.44 sqft          |
| 2 BHK   | 565.12 - 629.14 sqft |
| 1 BHK   | 352.5 - 437.72 sqft  |
| 1.5 BHK | 484.09 sqft          |
| 1 BHK   | 352.17 - 441.81 sqft |
| 1.5 BHK | 490.44 sqft          |



|        |                      |
|--------|----------------------|
| 2 BHK  | 565.12 – 625.16 sqft |
| Studio | 259.85 sqft          |

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

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Laminated flush doors   |
| <b>HVAC Service</b>                     | Split / Box A/C Provision   |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | NA  |

|  |  |
|--|--|
| <p>RUNWAL GARDENS PHASE</p> <p>2 BLDG NO 13-17</p> |  |
|--|--|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| Studio        | INR 7975.12   | INR 2072336     | INR 2175952            |
| 1.5 BHK       | INR 7975.01   | INR 3860637     | INR 4053669 to 4106829 |
| 1 BHK         | INR 7974.92   | INR 2808594     | INR 2949024 to 4063580 |
| 2 BHK         | INR 7974.93   | INR 4506794     | INR 4732133 to 5268238 |
| 3 BHK         | INR 7974.98   | INR 6908644     | INR 7254076            |

**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         |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                        |
| <b>Payment Plan</b>        | Construction Linked Payment  |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

### Transaction History

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

RUNWAL GARDENS PHASE  
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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| September 2022   | 352         | 8     | INR 3932500 | INR 11171.88    |
| September 2022   | 492         | 4     | INR 4456850 | INR 9058.64     |
| September 2022   | 490         | 31    | INR 5431100 | INR 11083.88    |

|                |     |    |             |              |
|----------------|-----|----|-------------|--------------|
| 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 | 348 | 16 | INR 3463446 | INR 9952.43  |
| September 2022 | 564 | 8  | INR 5819200 | INR 10317.73 |
| September 2022 | 493 | 16 | INR 5270600 | INR 10690.87 |
| 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 |

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## 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    |

|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 65            |
| <b>Infrastructure</b>       | 78            |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 67            |
| <b>People</b>               | 65            |
| <b>Amenities</b>            | 92            |
| <b>Building</b>             | 55            |
| <b>Layout</b>               | 54            |
| <b>Interiors</b>            | 48            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>63/100</b> |

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RUNWAL GARDENS PHASE  
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