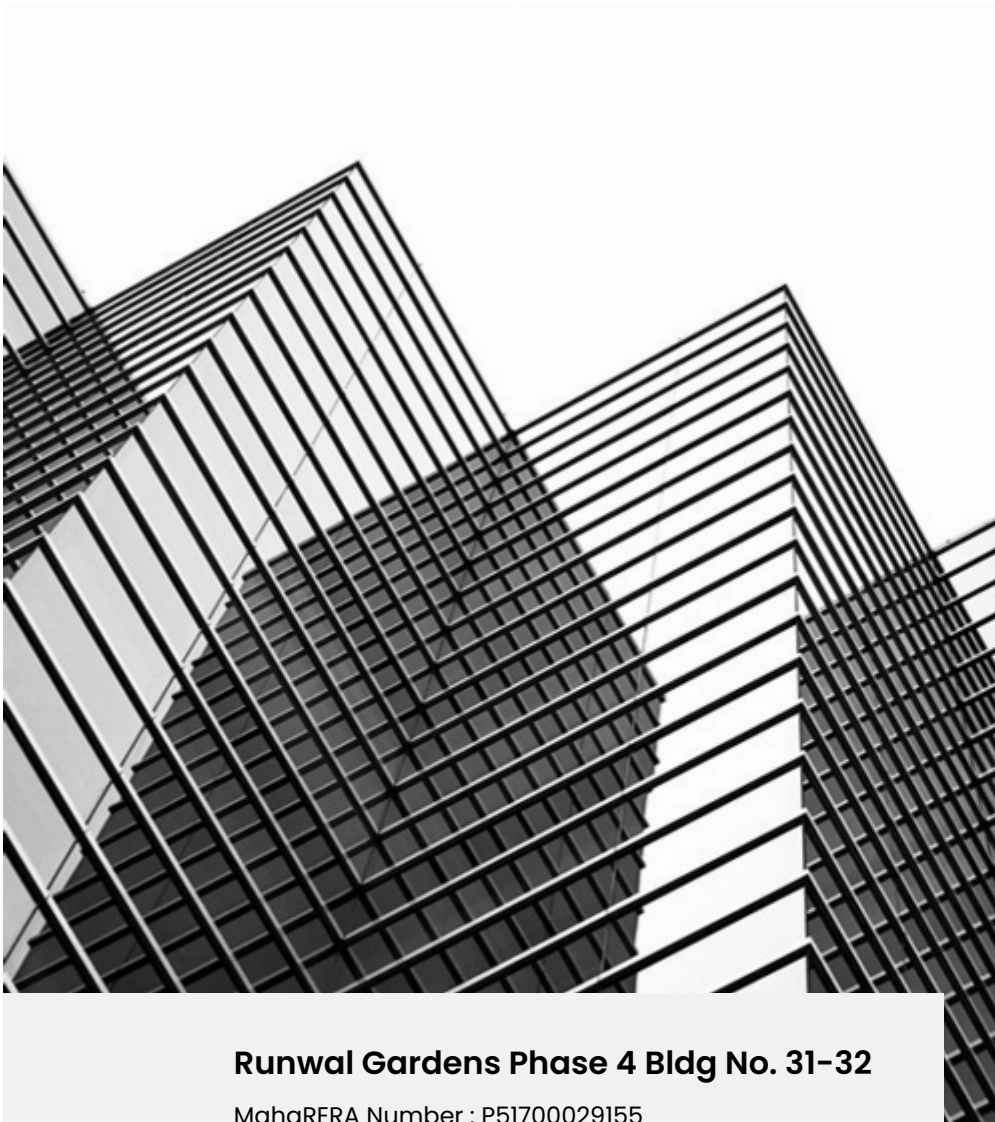


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# PROP REPORT



**Runwal Gardens Phase 4 Bldg No. 31-32**

MahaRERA Number : P51700029155



## 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
Dombivali I.A.	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**
- LODHA Xperia Mall **2.9 Km**
- D-Mart **1.2 Km**

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RUNWAL GARDENS PHASE

4 BLDG NO. 31-32

## LAND & APPROVALS

### 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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# 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, 2025	150 Acre	1 BHK,1.5 BHK,2 BHK,3 BHK

## 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,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens,Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 31	4	33	10	1 BHK,1.5 BHK,2 BHK,3 BHK	330

Tower 32	4	34	10	1 BHK,1.5 BHK,2 BHK	340
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 nallas /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	369 – 428 sqft
1.5 BHK	484 – 505 sqft
2 BHK	530 – 620 sqft
3 BHK	794 sqft

1 BHK	369 – 469 sqft
1.5 BHK	484 – 505 sqft
2 BHK	530 – 621 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	Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

<div> <div>RUNWAL GARDENS PHASE</div> <div>4 BLDG NO. 31-32</div> </div>	
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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 7969.48	INR 3858216	INR 4052822 to 4227582
1 BHK	INR 7964.6	INR 2940614	INR 3088936 to 3928507
2 BHK	INR 7969.89	INR 4226972	INR 4440177 to 5201376
3 BHK	INR 7968.72	INR 6327166	INR 6646303

**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,Bajaj Finance Ltd,HDFC Bank,ICICI 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	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	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>	65
<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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