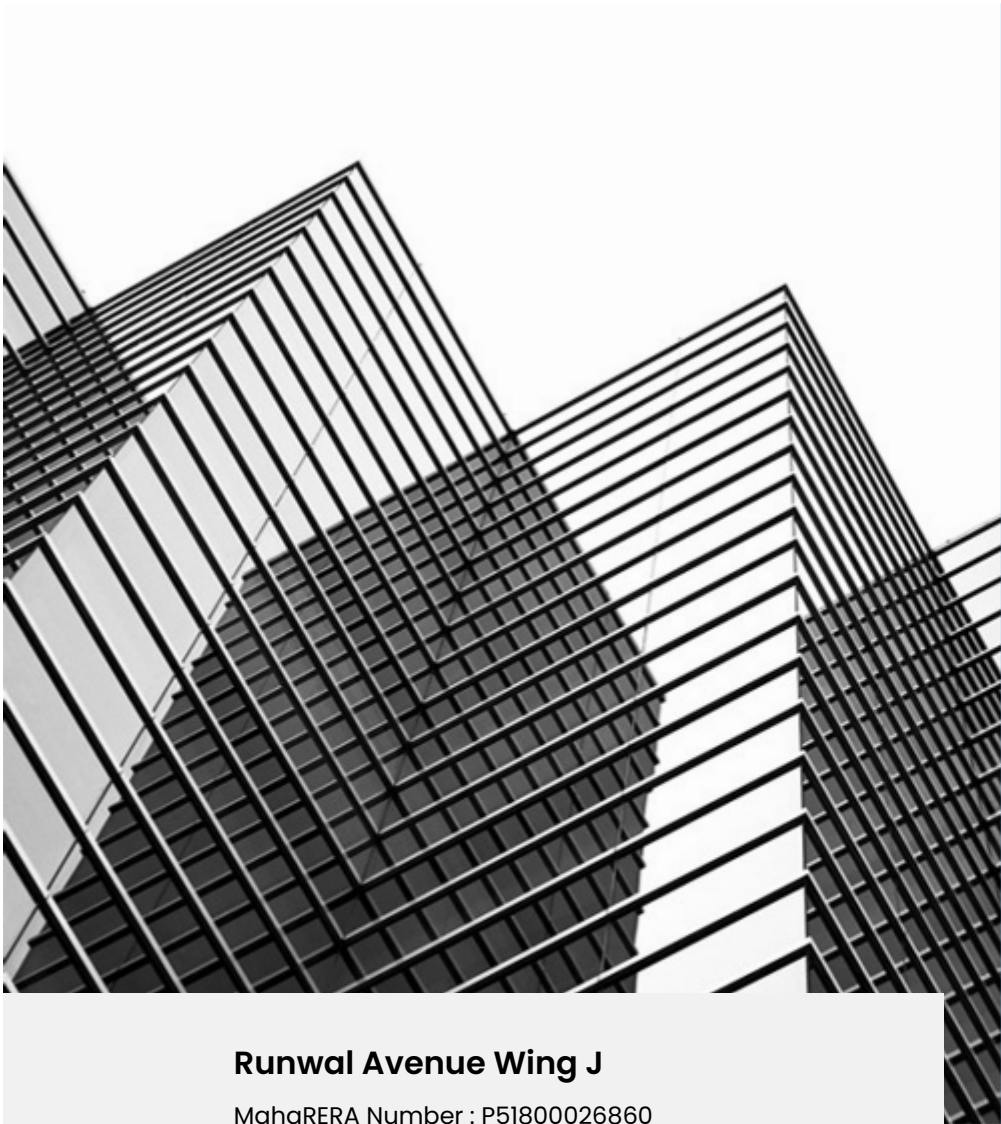


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# PROP REPORT



**Runwal Avenue Wing J**

MahaRERA Number : P51800026860



## 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 Kanjurmarg (East). Kanjurmarg is a suburb in east central mumbai. Kanjurmarg railway station is the main access point for IIT Bombay. Kanjurmarg East is a developed residential locality.

| Post Office  | Police Station            | Municipal Ward |
|--------------|---------------------------|----------------|
| Bhandup East | Kanjurmarg Police Station | Ward S         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 32 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- TI, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **14.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.2 Km**
- CG Power and Industrial Solutions Ltd Bus Stop **450 Mtrs**
- Vivo Ghatkopar, Shraddhanand Road-Hirachand Desai Road Ghatkopar (W Near Ghatkopar Railway Station, Mumbai, Maharashtra 400086 **6.6 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **2.7 Km**
- Eastern Express Hwy, Maharashtra **1.5 Km**
- Dr. L. H. Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **4.4 Km**
- Orchids The International School, Vikhroli, 4-83, SM Mandir Marg, Rajiv Gandhi Nagar, Vikhroli, Mumbai, Maharashtra 400083 **1.6 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.2 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **2.8 Km**

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RUNWAL AVENUE WING J

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| October 2022                         | NA                   | 1                          |

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RUNWAL AVENUE WING J

# 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 AVENUE WING J

# PROJECT & AMENITIES

| Time Line                    | Size         | Typography  |
|------------------------------|--------------|-------------|
| Completed on 30th June, 2027 | 1234.61 Sqmt | 1 BHK,2 BHK |

### Project Amenities

|                        |   |
|------------------------|---|
| Sports                 | Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park  |
| Business & Hospitality | NA  |
| Eco Friendly Features  | Rain Water Harvesting,Landscaped Gardens,Water Storage  |

RUNWAL AVENUE WING J

# BUILDING LAYOUT



| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Runwal Avenue Wing-J  | 5               | 54           | 8               | 1 BHK,2 BHK    | 432            |
| First Habitable Floor |                 |              |                 | 10th Floor     |                |

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

RUNWAL AVENUE WING J

## FLAT INTERIORS

| Configuration | RERA Carpet Range    |
|---------------|----------------------|
| 1 BHK         | 353.28 – 368.34 sqft |
| 2 BHK         | 475.02 – 489.22 sqft |

|                         |                       |
|-------------------------|-----------------------|
| Floor To Ceiling Height | Between 9 and 10 feet |
| Views Available         | Road View / No View   |

|                              |   |
|------------------------------|---|
| Flooring                     | Marble Flooring,Vitrified Tiles,Anti Skid Tiles   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |

|                     |  |
|---------------------|--|
| <b>Finishing</b>    | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b> | NA   |
| <b>Technology</b>   | Optic Fiber Cable  |
| <b>White Goods</b>  | NA   |

RUNWAL AVENUE WING J

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | INR 24976.92  | INR 8900000     | INR 8900000 to 9200000   |
| 2 BHK         | INR 24528.84  | INR 11700000    | INR 11700000 to 12000000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5%  | 2%         | INR 30000    |



| Floor Rise | Parking Charges | Other Charges |
|------------|-----------------|---------------|
| NA         | INR 0           | 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,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank |

### Transaction History

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

RUNWAL AVENUE WING J

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| November 2022    | 489         | 33    | INR 11408760 | INR 23330.8     |

|                  |     |    |              |              |
|------------------|-----|----|--------------|--------------|
| November<br>2022 | 555 | 33 | INR 12228950 | INR 22034.14 |
| November<br>2022 | 555 | 32 | INR 12228950 | INR 22034.14 |
| November<br>2022 | 368 | 34 | INR 8549096  | INR 23231.24 |
| November<br>2022 | 464 | 34 | INR 10514196 | INR 22659.91 |
| November<br>2022 | 554 | 38 | INR 13431850 | INR 24245.22 |
| November<br>2022 | 464 | 41 | INR 10544490 | INR 22725.19 |
| November<br>2022 | 453 | 35 | INR 10550825 | INR 23291    |
| November<br>2022 | 747 | 41 | INR 18583250 | INR 24877.18 |
| November<br>2022 | 368 | 7  | INR 8378500  | INR 22767.66 |
| November<br>2022 | 353 | 30 | INR 8264680  | INR 23412.69 |

|                          |     |    |              |              |
|--------------------------|-----|----|--------------|--------------|
| <b>November<br/>2022</b> | 555 | 27 | INR 12105126 | INR 21811.04 |
| <b>November<br/>2022</b> | 453 | 28 | INR 10012613 | INR 22102.9  |
| <b>November<br/>2022</b> | 747 | 35 | INR 18295125 | INR 24491.47 |
| <b>October<br/>2022</b>  | 553 | 21 | INR 13124801 | INR 23733.82 |
| <b>October<br/>2022</b>  | 555 | 14 | INR 11772242 | INR 21211.25 |
| <b>October<br/>2022</b>  | 558 | 42 | INR 13909550 | INR 24927.51 |
| <b>October<br/>2022</b>  | 555 | 35 | INR 12559734 | INR 22630.15 |
| <b>October<br/>2022</b>  | 406 | 10 | INR 8011327  | INR 19732.33 |
| <b>October<br/>2022</b>  | 453 | 11 | INR 10079475 | INR 22250.5  |

RUNWAL AVENUE WING J

# 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             | 48    |
| Connectivity      | 83    |
| Infrastructure    | 64    |
| Local Environment | 80    |
| Land & Approvals  | 58    |
| Project           | 76    |
| People            | 56    |
| Amenities         | 62    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 63            |
| <b>Layout</b>    | 45            |
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>61/100</b> |

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RUNWAL AVENUE WING J

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