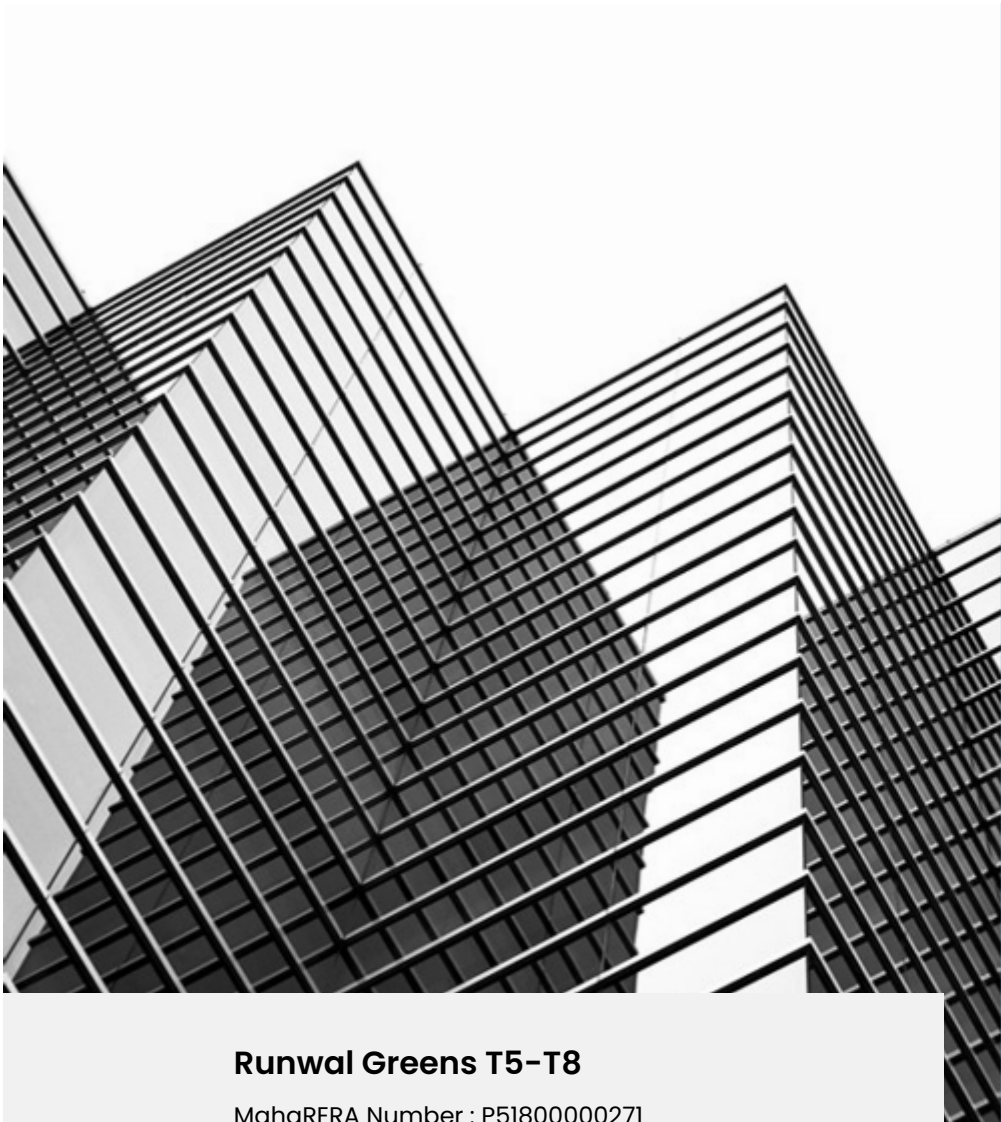


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PROP REPORT



Runwal Greens T5-T8

MahaRERA Number : P51800000271



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Bhandup West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 128 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **20.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.9 Km**
- Fortis Hospital Bus Stop **150 Mtrs**
- Gorgaon~Mulund Link Road Metro Station **1.7 Km**
- Nahur Railway Station **2.3 Km**
- Eastern Express High Way **2 Km**
- Fortis Hospital **150 Mtrs**
- Seven Isles International School **2.2 Km**
- Nirmal Lifestyle Mall **1 Km**
- Ratna Supermarket **1.2 Km**

RUNWAL GREENS T5-T8

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	10	1

RUNWAL GREENS T5-T8

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 Dombivli 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 GREENS T5-T8

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2019	22 Acre	2 BHK,3 BHK,3.5 BHK,4 BHK

Project Amenities

Sports	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Multipurpose Hall
Eco Friendly Features	NA

RUNWAL GREENS T5-T8

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Cypress	6	35	4	3.5 BHK,4 BHK	140
Ebony	3	35	4	3 BHK,4 BHK	140
Redwood	3	35	4	3 BHK	140
Pinewood	7	35	4	3 BHK	140
First Habitable Floor				5th Floor	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
3.5 BHK	1382 sqft
4 BHK	1890 sqft
3 BHK	1052 sqft
4 BHK	1988 sqft
3 BHK	1215 sqft
3 BHK	1095 - 1096 sqft

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

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings
Finishing	NA
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	--	--	INR 38000000
3 BHK	--	--	INR 29000000 to 33500000

4 BHK	--	--	INR 52000000 to 54700000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
05%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC Bank

Transaction History

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

RUNWAL GREENS T5-T8

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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	72
People	56
Amenities	56
Building	57
Layout	72

Interiors	38
Pricing	30
Total	62/100

RUNWAL GREENS T5-T8

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