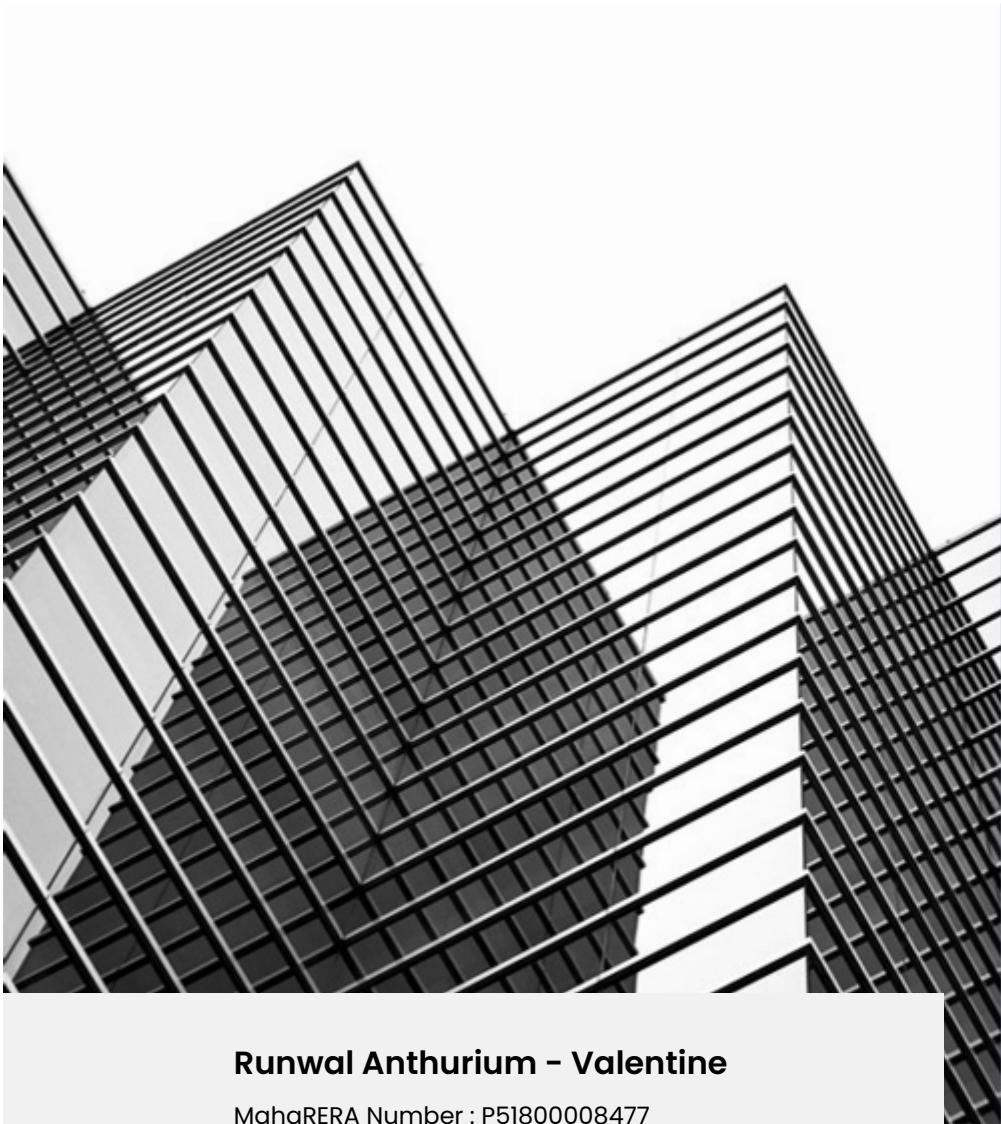


PROP REPORT



Runwal Anthurium – Valentine

MahaRERA Number : P51800008477



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 |
|----------------|----------------|----------------|
| Mulund Dd Road | NA | Ward T |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 62 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.6 Km**
- Veena Nagar **290 Mtrs**
- Mulund Station (W) **1.6 Km**
- Lal Bahadur Shastri Rd **100 Mtrs**
- Manisha Universal Multispeciality Hospital **1.4 Km**
- NES International School **1.5 Km**
- R Mall **1.4 Km**
- A-One Super Stores **260 Mtrs**

LAND & APPROVALS

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

PROJECT & AMENITIES

| Time Line | Size | Typography |
|--------------------|-----------|------------|
| 1970 Ready to move | 0.98 Acre | 3 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Yoga Room / Zone,Spa,Senior Citizen Zone,Deck Area,Sit-out Area,Pergola |
| Business & Hospitality | Party Lawn,Clubhouse |
| Eco Friendly Features | Landscaped Gardens |

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Valentine | 3 | 35 | 4 | 3 BHK | 140 |
| First Habitable Floor | | | | 1st Flor | |

Services & Safety

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

RUNWAL ANTHURIUM –
VALENTINE

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|-------------------------|-----------------------|
| 3 BHK | 789 – 963 sqft |
| Floor To Ceiling Height | Between 9 and 10 feet |

| | |
|-----------------|---------------------|
| Views Available | Road View / No View |
|-----------------|---------------------|

| | |
|------------------------------|--|
| Flooring | Marble Flooring |
| Joinery, Fittings & Fixtures | Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| Finishing | Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

RUNWAL ANTHURIUM -
VALENTINE

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 3 BHK | -- | -- | INR 21300000 to 26000000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 0% | 0% | 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 | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,SBI Bank |

Transaction History

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

RUNWAL ANTHURIUM –
VALENTINE

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 | 55 |
| Connectivity | 83 |
| Infrastructure | 86 |
| Local Environment | 80 |
| Land & Approvals | 56 |
| Project | 71 |
| People | 56 |
| Amenities | 64 |
| Building | 55 |
| Layout | 53 |
| Interiors | 38 |
| Pricing | 30 |

Total

61/100

RUNWAL ANTHURIUM -
VALENTINE

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