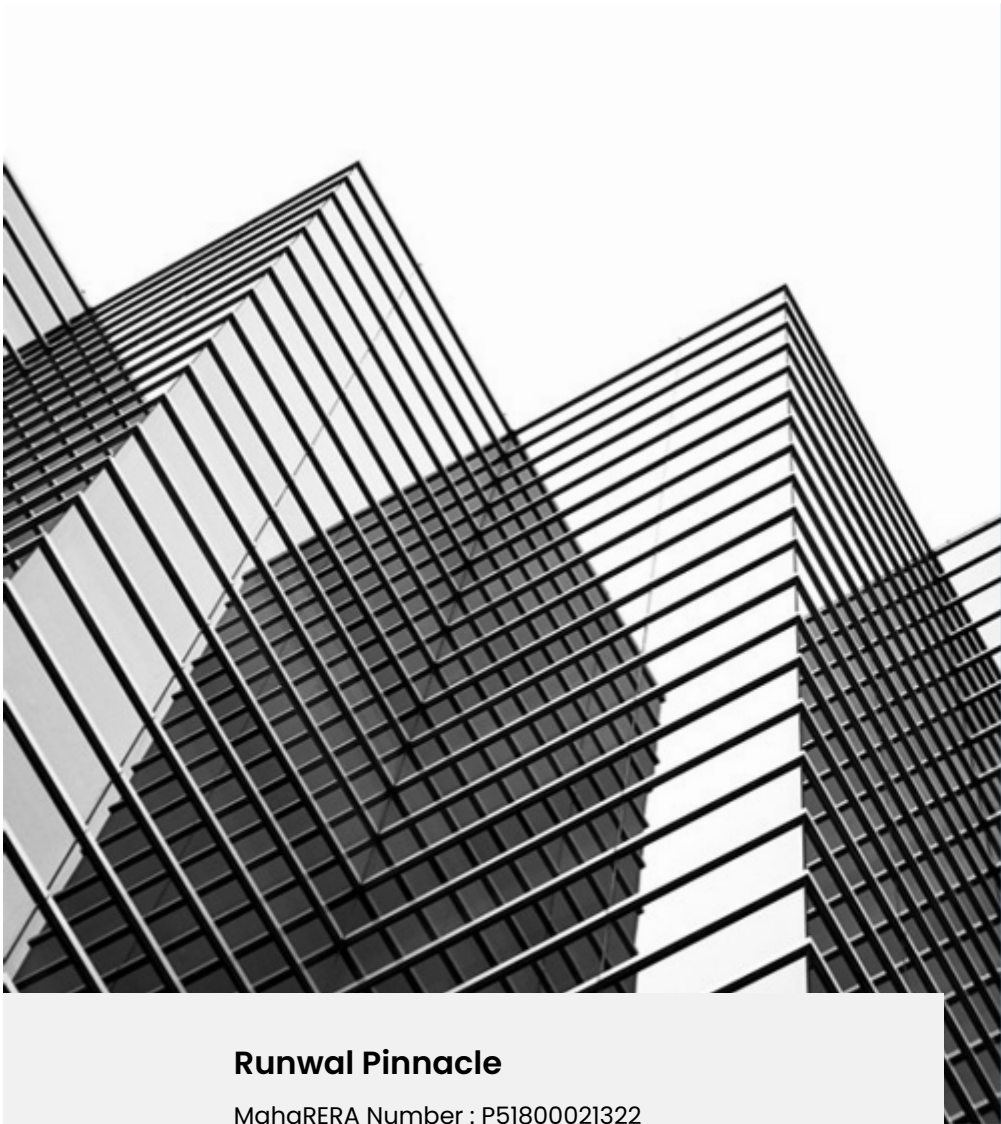


propscience.com

PROP REPORT



Runwal Pinnacle

MahaRERA Number : P51800021322



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 Industrial Estate	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 124 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **13.9 Km**
- Fortis Hospital Bus Stop **150 Mtrs**
- Nahur Railway Station **800 Mtrs**
- Eastern Express High Way **2 Km**
- Fortis Hospital **190 Mtrs**
- Mulund College Of Commerce **2 Km**
- R Mall **3.3 Km**
- Dmart **850 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	1	1

RUNWAL PINNACLE

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 PINNACLE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	1.25 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

RUNWAL PINNACLE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	4	67	4	1 BHK,2 BHK,3 BHK	268
Tower 2	4	67	6	1 BHK,2 BHK,3 BHK	402
Tower 3	4	67	4	1 BHK,2 BHK,3 BHK	268
Tower 4	4	67	4	1 BHK,2 BHK,3 BHK	268
Tower 5	4	67	5	1 BHK,2 BHK,3 BHK	335
First Habitable Floor				14th Floor	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	457 sqft
2 BHK	672 sqft
1 BHK	457 sqft
2 BHK	672 sqft
3 BHK	861 sqft
1 BHK	457 sqft
2 BHK	672 sqft
3 BHK	861 sqft
1 BHK	457 sqft
2 BHK	672 sqft
3 BHK	861 sqft

1 BHK	457 sqft
2 BHK	672 sqft
3 BHK	861 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

RUNWAL PINNACLE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 22975.93	--	INR 10500000
2 BHK	INR 23065.48	--	INR 15500000
3 BHK	INR 24390.24	--	INR 21000000

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

GST	Stamp Duty	Registration
5%	6%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank,YES Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2022	942	28	INR 21066000	INR 22363.06
May 2021	673	10	INR 12810000	INR 19034.18
April 2021	740	9	INR 13512150	INR 18259.66
March 2021	462	13	INR 9900000	INR 21428.57
March 2021	596	12	INR 12733529	INR 21364.98
March 2021	904	14	INR 19800400	INR 21903.1
February 2021	871	25	INR 18360000	INR 21079.22
February 2021	457	24	INR 9252000	INR 20245.08
February 2021	462	25	INR 9380952	INR 20305.09

January 2021	457	23	INR 9400000	INR 20568.93
January 2021	461	25	INR 9400000	INR 20390.46
January 2021	461	9	INR 9223530	INR 20007.66
December 2020	860	22	INR 17819505	INR 20720.35
December 2020	457	15	INR 8919780	INR 19518.12
December 2020	502	10	INR 9887229	INR 19695.68
November 2020	461	18	INR 9419780	INR 20433.36
November 2020	779	8	INR 14137596	INR 18148.39
October 2020	658	NA	INR 13512150	INR 20535.18
September 2020	1065	7	INR 17511250	INR 16442.49

**September
2020**

1106

14

INR 20863875

INR 18864.26

RUNWAL PINNACLE

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	78
Local Environment	70
Land & Approvals	56
Project	67

People	56
Amenities	62
Building	67
Layout	58
Interiors	63
Pricing	40
Total	63/100

RUNWAL PINNACLE

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the

content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.