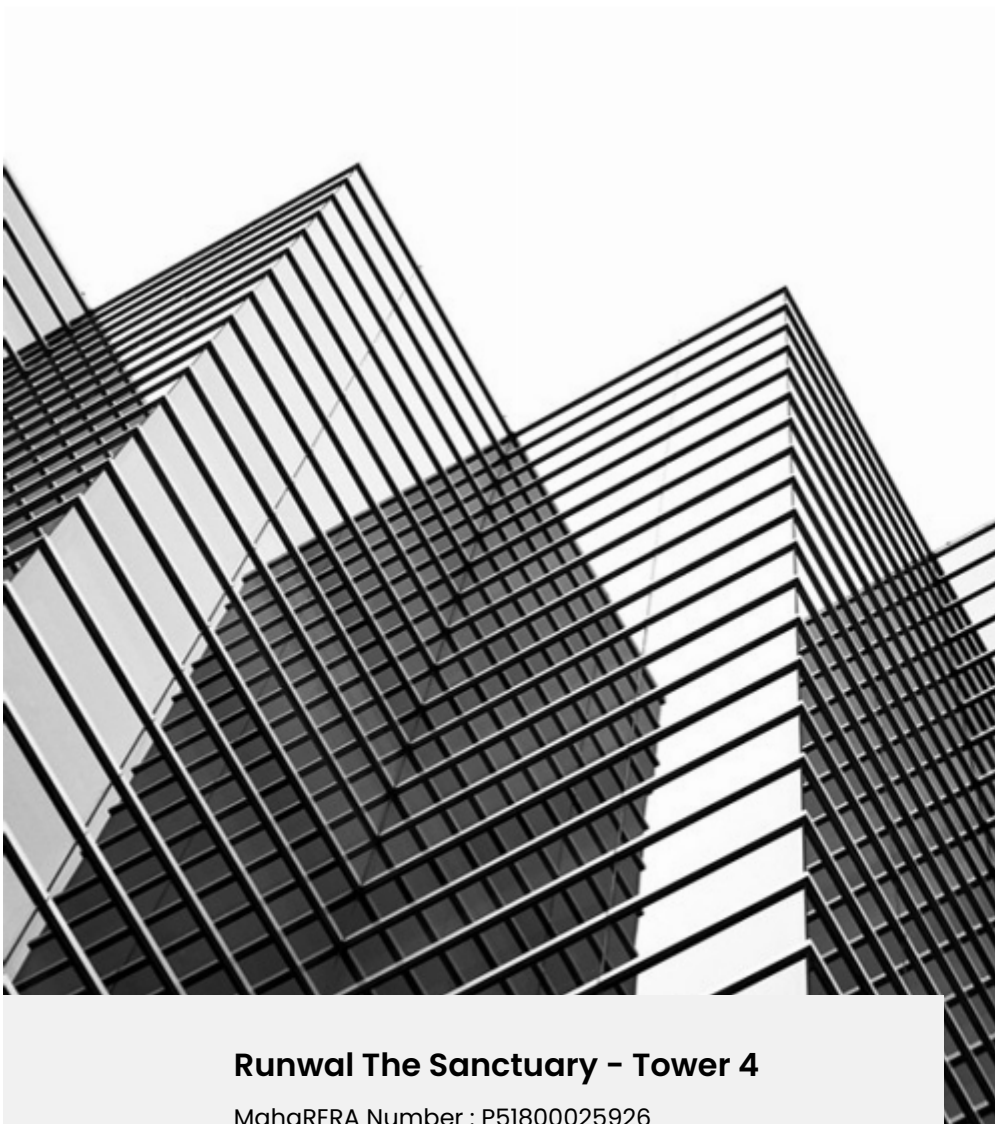


PROP REPORT



Runwal The Sanctuary – Tower 4

MahaRERA Number : P51800025926



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 West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 90 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **20.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.9 Km**
- Ralli Wolf, Asha Nagar, Mulund West, Mumbai, Maharashtra 400080 **500 Mtrs**
- Gorgaon~Mulund Link Road Metro Station **1 Km**
- Mulund Railway Station (W) **2.2 Km**
- Eastern Express Highway **6.3 Km**
- Fortis Hospital Mulund, **1.6 Km**
- NES International School **1.7 Km**
- Nirmal Lifestyle Mall **750 Mtrs**
- Indira Nagar Bus Stop **1.4 Km**

RUNWAL THE SANCTUARY
– TOWER 4

LAND & APPROVALS

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

RUNWAL THE SANCTUARY
– TOWER 4

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUNWAL THE SANCTUARY
– TOWER 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	6.15 Acre	2 BHK,3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Temple,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,ATM / Bank Attached,Party Lawn,Clubhouse

Eco Friendly Features

Waste Segregation,Herb Garden,Green Zone,Landscaped Gardens,Water Storage

RUNWAL THE SANCTUARY
- TOWER 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 4	3	46	6	2 BHK,3 BHK,4 BHK,5 BHK	276
First Habitable Floor				5th 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 nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

RUNWAL THE SANCTUARY
- TOWER 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	690 sqft
3 BHK	1030 sqft
4 BHK	1380 sqft
5 BHK	2060 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
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable

White Goods	NA
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RUNWAL THE SANCTUARY – TOWER 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 21594.2	INR 14900000	INR 14900000
3 BHK	INR 21359.22	INR 22000000	INR 22000000
4 BHK	INR 21739.13	INR 30000000	INR 30000000
5 BHK	INR 21359.22	INR 44000000	INR 44000000

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

GST	Stamp Duty	Registration
7%	5%	INR 40000
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.

RUNWAL THE SANCTUARY
- TOWER 4

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	65

Infrastructure	86
Local Environment	80
Land & Approvals	56
Project	66
People	56
Amenities	76
Building	53
Layout	65
Interiors	53
Pricing	40
Total	63/100

RUNWAL THE SANCTUARY
– TOWER 4

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