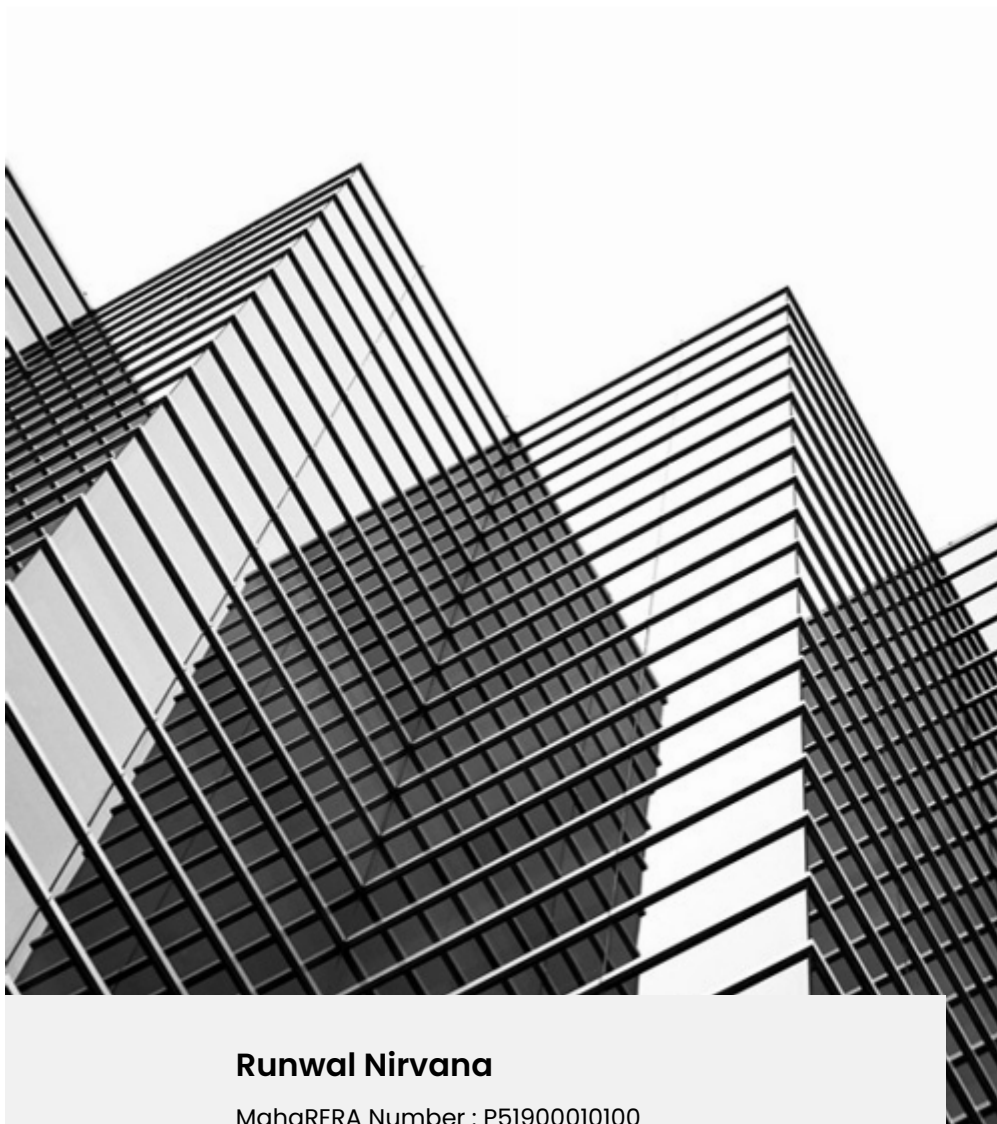


propscience.com

PROP REPORT



Runwal Nirvana

MahaRERA Number : P51900010100



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 Parel. Parel locality in central Mumbai gets its name from the Parali Vaijanath Mahadev temple. Parel used to have a number of mills, but these have been replaced by new office developments.

| Post Office | Police Station | Municipal Ward |
|-------------|-------------------------|----------------|
| Parel | Bhoiwada Police Station | Ward F South |

Neighborhood & Surroundings

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **13.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.60 Km**
- Prabhadevi Railway Station **1.6 Km**
- P. D. Hinduja National Hospital & Medical Research Centre **4.50 Km**
- Ruia College **2.50 Km**

LAND & APPROVALS

Last updated on the MahaRERA website

On-Going
Litigations

RERA Registered
Complaints

NA

4

1

RUNWAL NIRVANA

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 NIRVANA

PROJECT & AMENITIES

Time Line

Size

Typography

Completed on 31st March, 2023

1.25 Acre

2 BHK,3 BHK

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Multipurpose Court,Tennis Court,Swimming Pool,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room |
| Business & Hospitality | Party Lawn,Clubhouse |
| Eco Friendly Features | Waste Segregation,Landscaped Gardens |

RUNWAL NIRVANA

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Nirvana Part 1 | 6 | 54 | 5 | 2 BHK,3 BHK | 270 |
| First Habitable Floor | | | | 8 th floor | |

Services & Safety

- **Security** : Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

RUNWAL NIRVANA

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 708 - 726 sqft |
| 3 BHK | 1078 - 1325 sqft |

| | |
|-------------------------|----|
| Floor To Ceiling Height | NA |
| Views Available | NA |

| | |
|------------------------------|-------------------------------------|
| Flooring | Vitrified Tiles, Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings, Kitchen Platform |

| | |
|---------------------|--|
| Finishing | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

RUNWAL NIRVANA

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK | INR 6361.32 | -- | INR 26300000 to 26900000 |
| 3 BHK | INR 41509.43 | -- | INR 39900000 to 52200000 |

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 | NA | NA |

| | |
|----------------------------|---|
| Festive Offers | 20:20:20:20:20 |
| Payment Plan | NA |
| Bank Approved Loans | Axis Bank,DHFL Bank,IIFL Bank,Indialbulls Home Loans,SBI Bank |

Transaction History

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

RUNWAL NIRVANA

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 | 63 |
| Connectivity | 33 |
| Infrastructure | 44 |
| Local Environment | 30 |
| Land & Approvals | 56 |
| Project | 68 |
| People | 56 |
| Amenities | 42 |
| Building | 53 |
| Layout | 45 |
| Interiors | 53 |
| Pricing | 30 |
| Total | 48/100 |

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