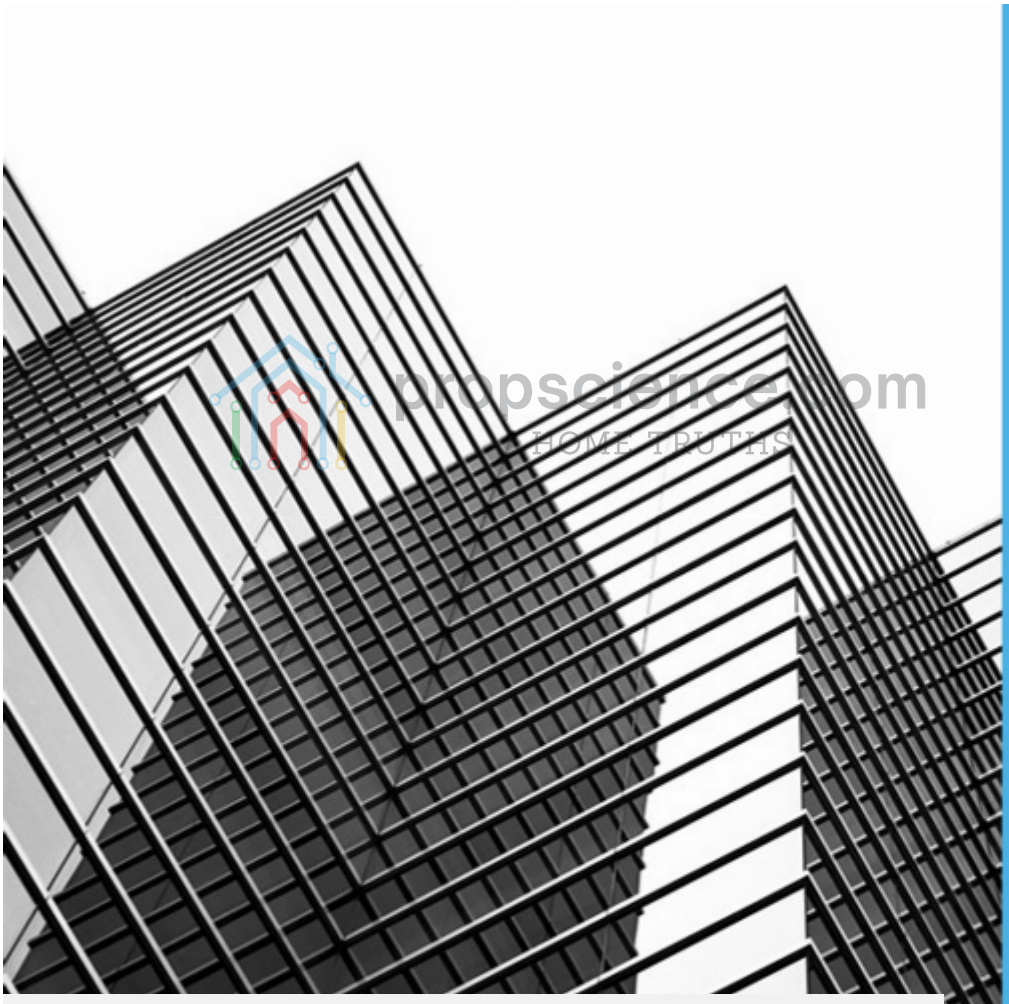
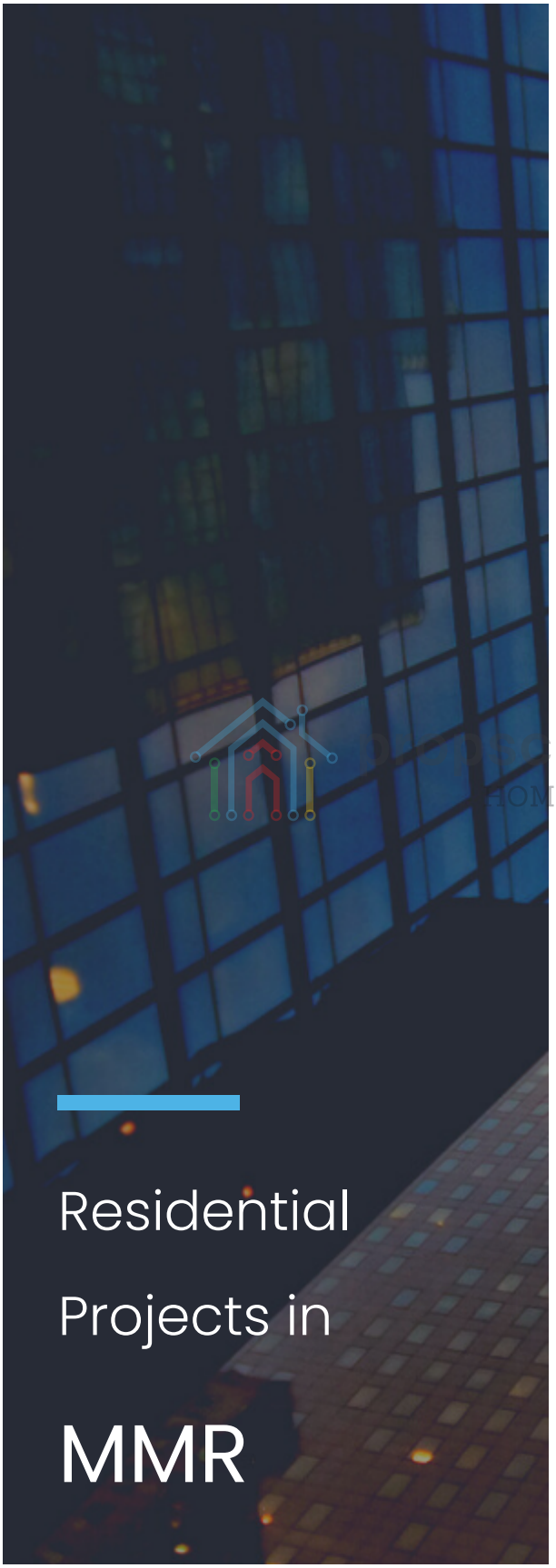
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PROP REPORT



Runwal My City Phase 2 - Cluster 4

MahaRERA Number : P51700008440



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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LOCATION

The project is in Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Dombivali	Dombiwali Police Station	Ward E

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 85 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **45.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **38.5 Km**
- Bus Stop Bhopar Gaon **1.6 Km**
- Dombivli Railway Station **5.7 Km**
- Kalyan - Shilphata Rd **1.8 Km**
- AIMS Hospital **4.9 Km**
- Ryan International School **1.1 Km**
- LODHA Xperia Mall **6 Km**
- D-Mart **2.3 Km**

LAND & APPROVALS

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Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold land.

Encumbrances

The land upon which the project has been constructed is mortgaged to ICICI Bank.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	19

RUNWAL MY CITY PHASE 2 - CLUSTER 4

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUNWAL MY CITY PHASE 2 - CLUSTER 4

PROJECT & AMENITIES

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Time Line	Size	Typography
Completed on 31st December, 2027	156 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Library / Reading Room,Sit-out Area
Business & Hospitality	Banquet Hall,Clubhouse

Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

RUNWAL MY CITY PHASE 2 - CLUSTER 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 01	3	23	4	2 BHK,3 BHK	92
Tower 02	3	23	4	2 BHK,3 BHK	92
Tower 03	3	23	4	1 BHK,2 BHK	92
Tower 04	3	23	4	2 BHK	92
Tower 05	3	23	4	1 BHK,2 BHK	92
Tower 06	3	23	4	2 BHK,3 BHK	92
Tower 07	3	23	4	2 BHK	92
Tower 08	3	23	4	1 BHK,2 BHK	92

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Tower 09	3	23	4	1 BHK,2 BHK	92
Tower 10	3	23	4	2 BHK	92
Tower 11	3	23	4	1 BHK,2 BHK	92
Tower 12	3	23	4	1 BHK,2 BHK	92

First Habitable Floor	4th

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

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RUNWAL MY CITY PHASE 2 - CLUSTER 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	524.42 - 576.41 sqft

3 BHK	759.93 sqft
2 BHK	524.42 - 576.41 sqft
3 BHK	759.93 sqft
1 BHK	406.12 sqft
2 BHK	524.42 - 576.41 sqft
2 BHK	524.42 - 576.41 sqft
1 BHK	406.12 sqft
2 BHK	524.42 - 576.41 sqft
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1 BHK	406.12 sqft
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1 BHK	406.12 sqft

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1 BHK	406.12 sqft
2 BHK	524.42 - 576.41 sqft
1 BHK	406.12 sqft
2 BHK	524.42 - 576.41 sqft

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

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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA

RUNWAL MY CITY PHASE 2 - CLUSTER 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 966.5	INR 557100	INR 5190000 to 6190000
3 BHK	INR 9332.44	INR 7092000	INR 7880000
1 BHK	INR 973.97	INR 395550	INR 4395000

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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 250000	INR 0

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

Transaction History

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

RUNWAL MY CITY PHASE 2 - CLUSTER 4

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	705	20	INR 4204000	INR 5963.12
October 2022	526	25	INR 5228500	INR 9940.11
October 2022	401	24	INR 3000000	INR 7481.3

October 2022	379	11	INR 3800000	INR 10026.39
September 2022	379	16	INR 3805100	INR 10039.84
September 2022	384	27	INR 3875100	INR 10091.41
September 2022	403	18	INR 3400000	INR 8436.72
September 2022	541	17	INR 4995000	INR 9232.9
August 2022	377	1	INR 3855100	INR 10225.73
August 2022	384	6	INR 3300000	INR 8593.75
August 2022	474	6	INR 3700000	INR 7805.91
August 2022	526	18	INR 5169911	INR 9828.73
June 2022	350	NA	INR 3091078	INR 8831.65
June 2022	570	NA	INR 5282277	INR 9267.15
June 2022	570	NA	INR 5413899	INR 9498.07
May 2022	524	NA	INR 4991314	INR 9525.41

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May 2022	510	NA	INR 4696000	INR 9207.84
May 2022	350	NA	INR 3144578	INR 8984.51
April 2022	406	NA	INR 3979004	INR 9800.5
April 2022	576	NA	INR 5512385	INR 9570.11

RUNWAL MY CITY PHASE 2 - CLUSTER 4

PROJECT PROPSCORE

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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	38
Connectivity	65
Infrastructure	64

Local Environment	100
Land & Approvals	64
Project	63
People	56
Amenities	62
Building	55
Layout	55
Interiors	55
Pricing	30
Total	**59/100**

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RUNWAL MY CITY PHASE 2 - CLUSTER 4

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