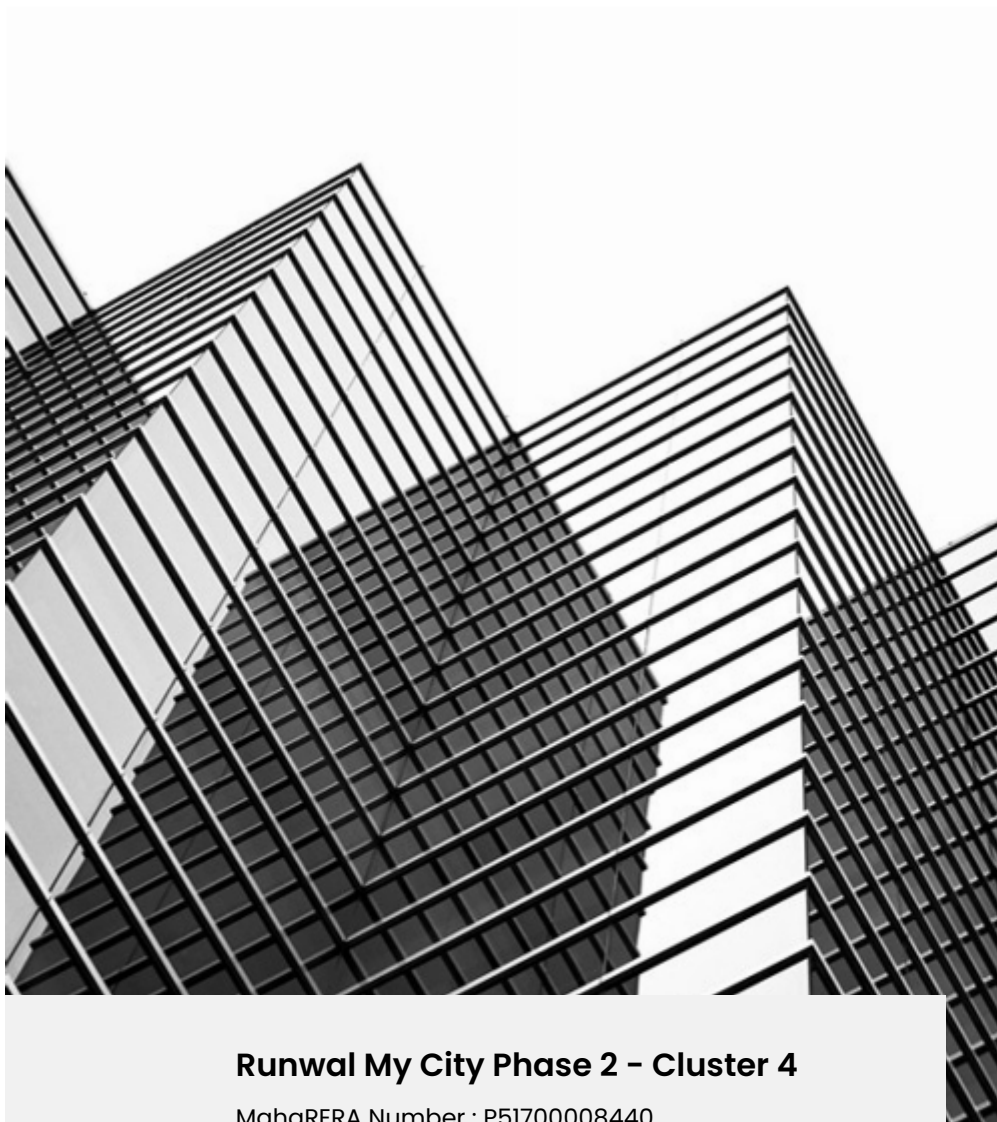


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PROP REPORT



Runwal My City Phase 2 - Cluster 4

MahaRERA Number : P51700008440



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

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 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.

| 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**

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LAND & APPROVALS

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 |

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BUILDER & CONSULTANTS



| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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PROJECT & AMENITIES



| 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

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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 |

| | | | | | |
|----------|---|----|---|-------------|----|
| 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 nallas /slums /gutters /sewers
- **Vertical Transportation** : NA

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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 |
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| 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 |

| | |
|---|---|
| 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

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COMMERCIALS

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

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.

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ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| October 2022 | 705 | 20 | INR 4204000 | INR 5963.12 |
| October 2022 | 379 | 11 | INR 3800000 | INR 10026.39 |
| October 2022 | 526 | 25 | INR 5228500 | INR 9940.11 |

| | | | | |
|-----------------------|-----|----|-------------|--------------|
| October 2022 | 401 | 24 | INR 3000000 | INR 7481.3 |
| 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 |

| | | | | |
|-------------------|-----|----|-------------|-------------|
| 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 |

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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 | 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 |

RUNWAL MY CITY PHASE 2
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