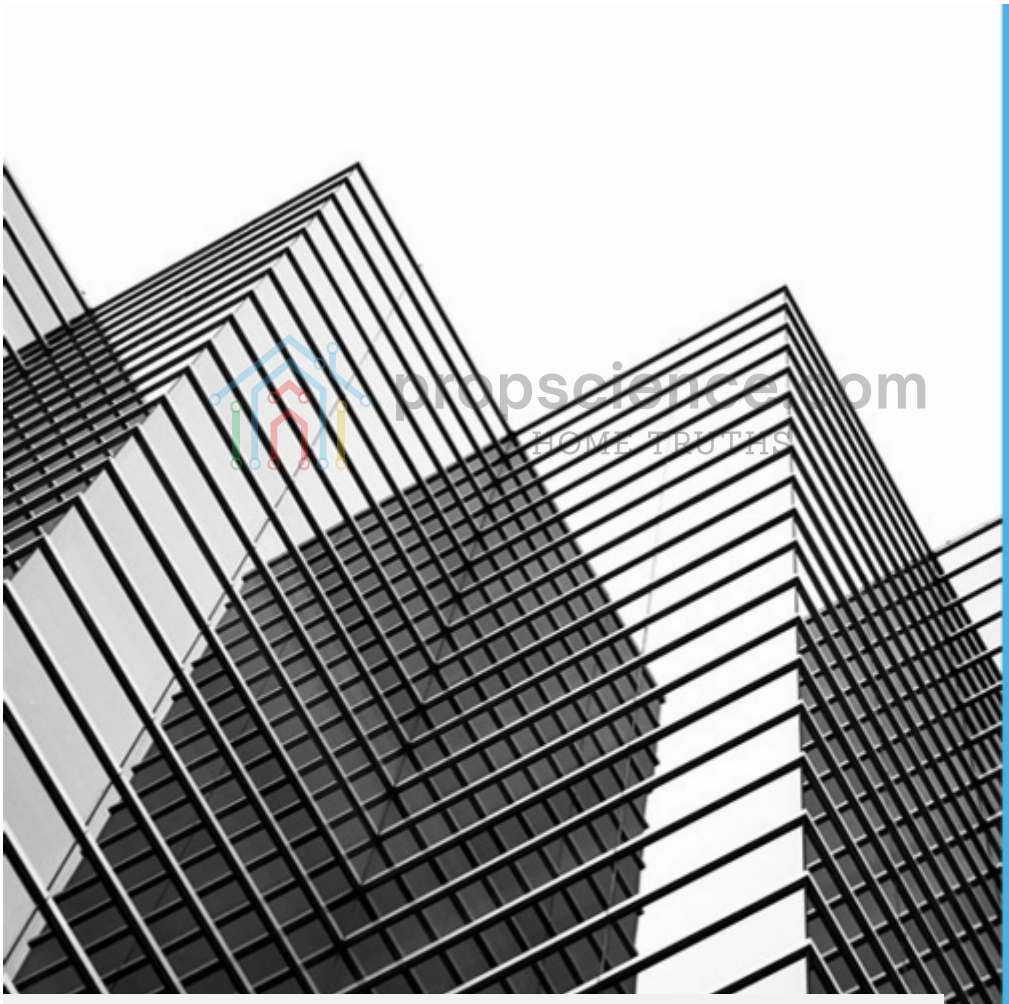
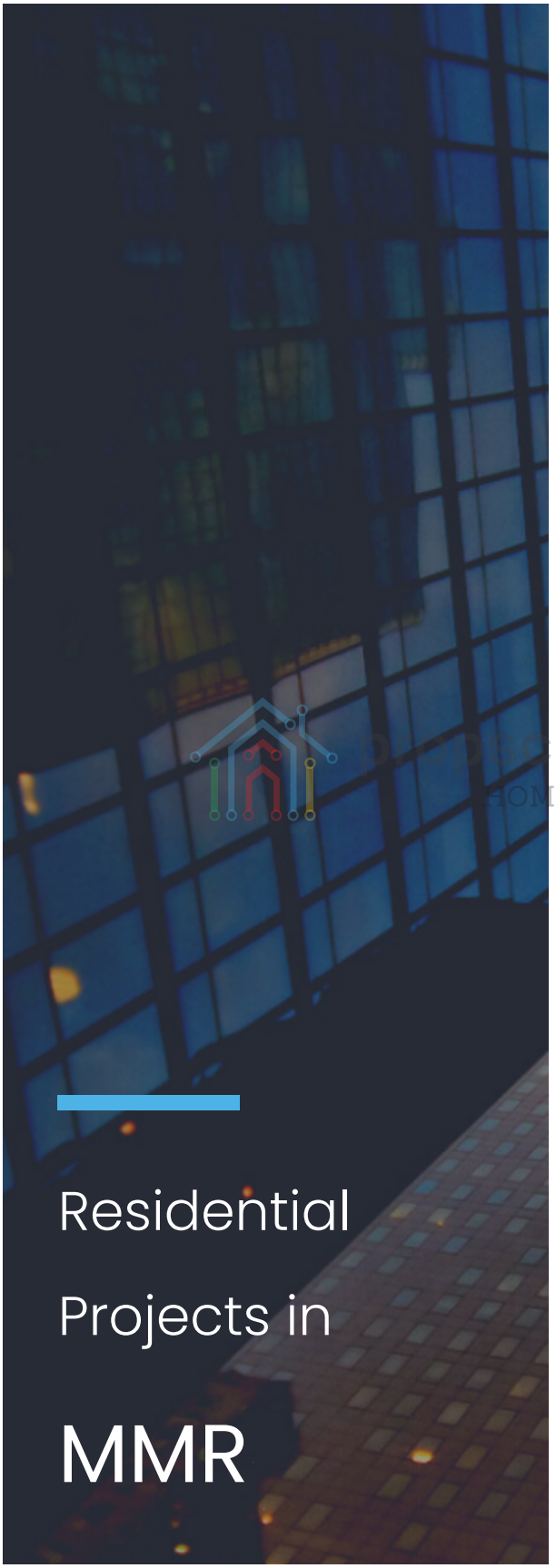
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PROP REPORT



Runwal Codename Rare

MahaRERA Number : P51800034594



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.

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LOCATION

The project is in Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Andheri	DN Nagar Police Station	Ward K West

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 70 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.6 Km**
- Andheri West Bus Depo **2.7 Km**
- Andheri Railway Satation West **2.8 Km**
- SV Road **2.8 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute **1.4 Km**
- Sardar Patel College of Engineering **1.2 Km**
- The Club **500 Mtrs**
- D Mart **3.5 Km**

LAND & APPROVALS

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

RUNWAL CODENAME RARE

BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	1959.58 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Swimming Pool,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn,Sky Lounge / Bar,Clubhouse
Eco Friendly Features	Green Zone,Landscaped Gardens,Water Storage

RUNWAL CODENAME RARE

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Codename RARE by Runwal	4	16	8	2 BHK,3 BHK	128

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

RUNWAL CODENAME RARE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	797 sqft
3 BHK	1041 - 1156 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 43038000
3 BHK	--	--	INR 56214000 to 62424000

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

GST	Stamp Duty	Registration
5%	6%	INR 35000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

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

Transaction History

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

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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	65
Connectivity	83
Infrastructure	84
Local Environment	100
Land & Approvals	44
Project	83
People	56
Amenities	48
Building	65
Layout	53
Interiors	73
Pricing	40
Total	**66/100**

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RUNWAL CODENAME RARE

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