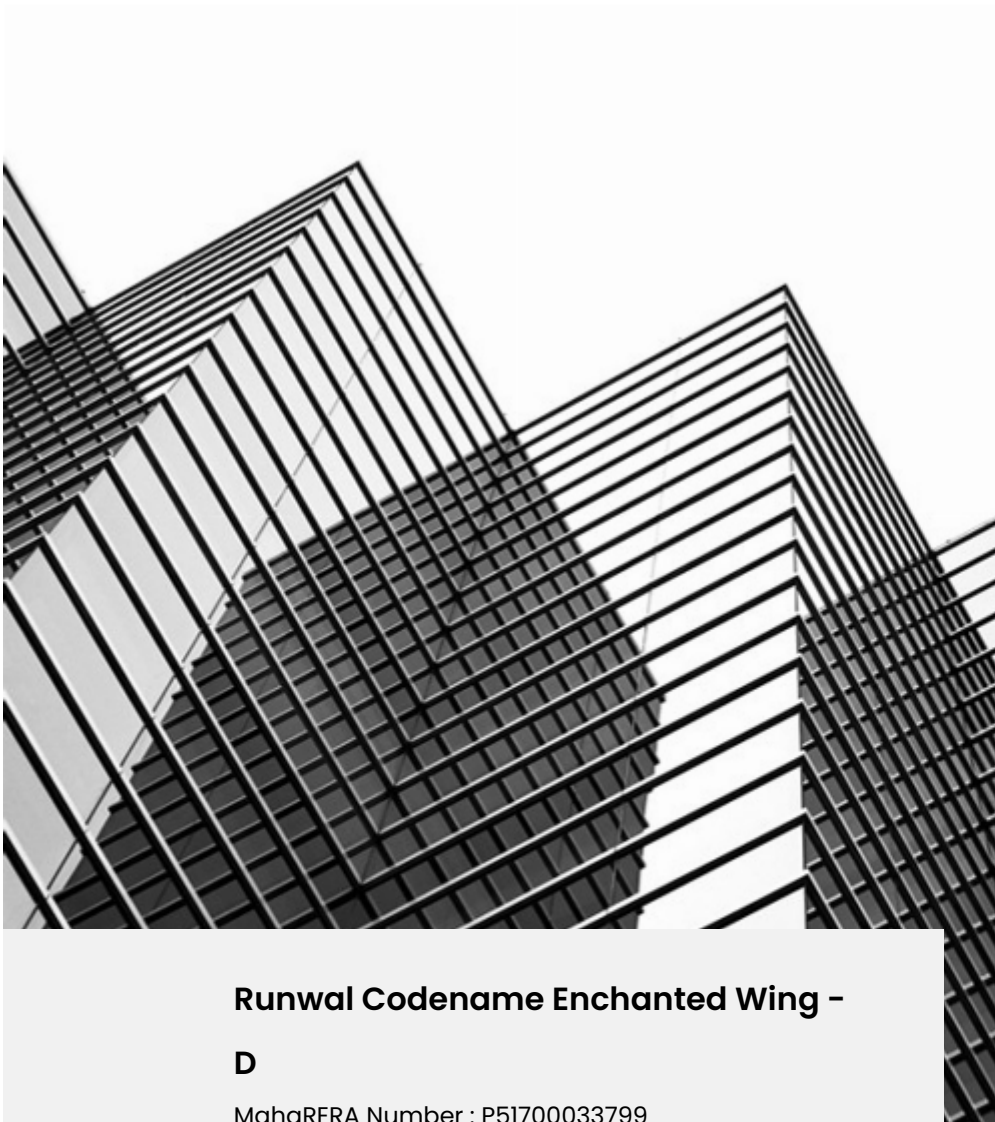


PROP REPORT



Runwal Codename Enchanted Wing –

D

MahaRERA Number : P51700033799



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Sandozbaugh	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 40 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.8 Km**
- Kolshet Bus Stop **550 Mtrs**
- Thane Railway Station **7.1 Km**
- Ghodbunder Road **3.1 Km**
- Highland Super Speciality Hospital **2.6 Km**
- C.P. Goenka International School **3.8 Km**
- The Walk **4.9 Km**
- DMart Kolshet **2.6 Km**

RUNWAL CODENAME
ENCHANTED WING - D

LAND & APPROVALS

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

RUNWAL CODENAME
ENCHANTED WING - D

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

RUNWAL CODENAME
ENCHANTED WING - D

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2028	1149 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Charging Ports – Electrical Cars

RUNWAL CODENAME ENCHANTED WING – D

BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower D	8	56	12	1 BHK,2 BHK	672

First Habitable Floor	2nd
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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,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
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FLAT INTERIORS



Configuration	RERA Carpet Range
1 BHK	390 – 418 sqft
2 BHK	508 – 627 sqft

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

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	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

RUNWAL CODENAME ENCHANTED WING – D

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 7100000 to 7800000
2 BHK	--	--	INR 9300000 to 12000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 500000	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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital

Transaction History

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

RUNWAL CODENAME

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	508	16	INR 7423064	INR 14612.33
September 2022	390	9	INR 5994493	INR 15370.49
August 2022	354	40	INR 5190921	INR 14663.62
August 2022	354	33	INR 5369493	INR 15168.06
August 2022	508	29	INR 7379830	INR 14527.22
August 2022	354	8	INR 4638894	INR 13104.22
August 2022	354	3	INR 4744493	INR 13402.52
August 2022	594	17	INR 9662172	INR 16266.28

August 2022	389	6	INR 5676420	INR 14592.34
August 2022	354	35	INR 5414136	INR 15294.17
August 2022	354	21	INR 4923064	INR 13906.96
July 2022	594	20	INR 9723393	INR 16369.35
July 2022	390	16	INR 6102528	INR 15647.51
July 2022	354	14	INR 4833779	INR 13654.74
July 2022	508	8	INR 7266814	INR 14304.75

RUNWAL CODENAME
ENCHANTED WING - D

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
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Place	73
Connectivity	55
Infrastructure	76
Local Environment	100
Land & Approvals	50
Project	75
People	56
Amenities	84
Building	65
Layout	53
Interiors	63
Pricing	40
Total	66/100

RUNWAL CODENAME

ENCHANTED WING - D

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