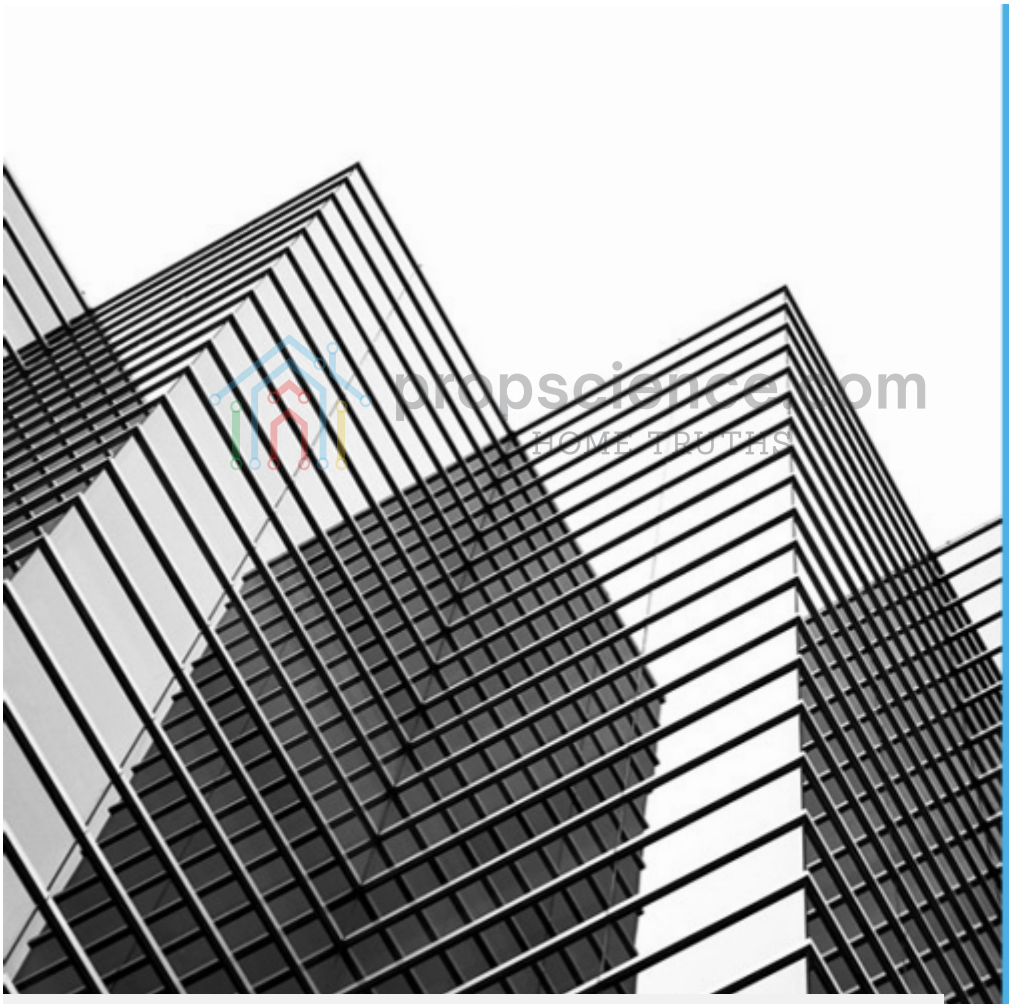
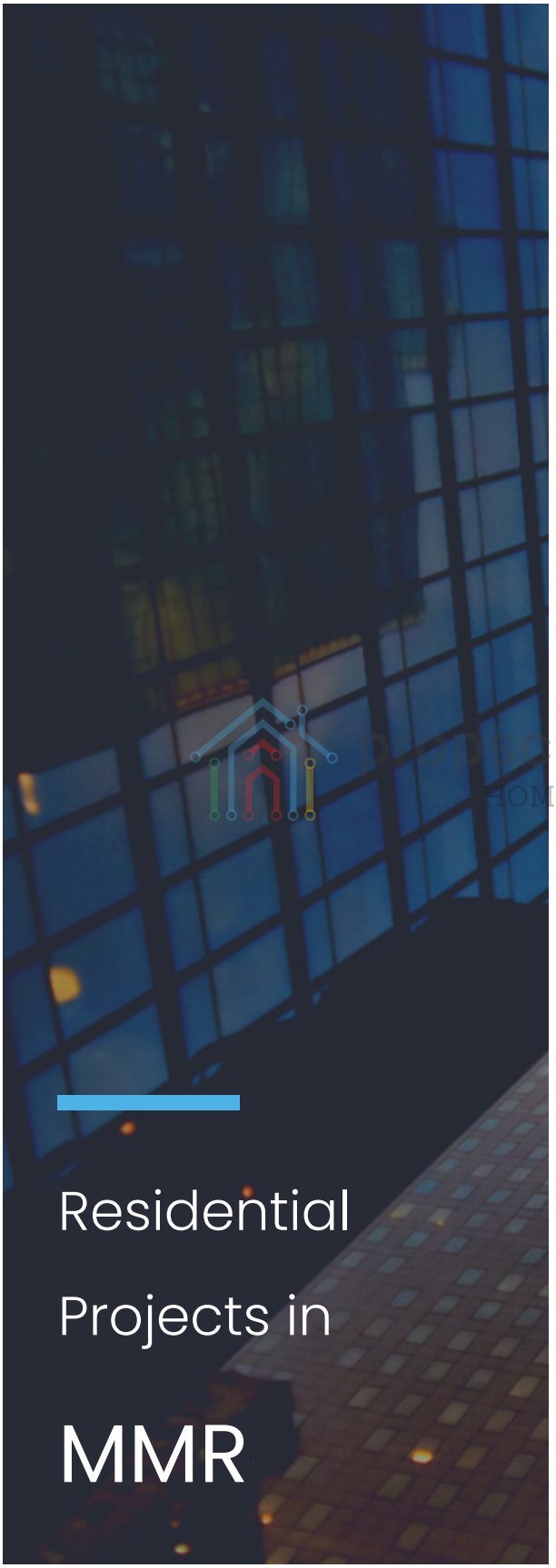
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PROP REPORT



Runwal Forest Tower 9 -11

MahaRERA Number : P51800001137



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 Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name rom 'bhandupeshwas', one of the names of the hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup Ind. Estate	NA	Ward S

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **14.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.3 Km**
- Birla Company, Lal Bahadur Shastri Rd, Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **400 Mtrs**
- Vivo Ghatkopar, Shraddhanand Road-Hirachand Desai Road Ghatkopar (W Near Ghatkopar Railway Station, Mumbai, Maharashtra 400086 **6.7 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **1.2 Km**
- Eastern Express Hwy, Maharashtra **9.0 Km**
- Fortis Hospital Mulund, Mulund Goregaon Link Rd, Nahur West, Industrial Area, Bhandup West, Mumbai, Maharashtra 400078 **4.7 Km**
- St Xavier's High School & Jr College, Lal Bahadur Shastri Rd, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **600 Mtrs**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.3 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **1.2 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.

Encumbrances

Parts of the plot of land upon which the project has been constructed have been mortgaged to ICICI Bank, ICICI Home Finance Company Ltd, HDFC Ltd., and Piramal Fund Management Pvt. Ltd.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	6	3

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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

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RUNWAL FOREST TOWER 9 -11

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2025	616300 Sqmt	1 BHK,1.5 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Putting Green,Skating Rink,Swimming Pool,Jogging Track,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Restaurant / Cafe
Eco Friendly Features	Water Bodies / Koi Ponds,Rain Water Harvesting,Landscaped Gardens

RUNWAL FOREST TOWER 9 -11

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower-10	4	54	8	1.5 BHK,2 BHK	432
Tower-11	4	54	8	1 BHK,1.5 BHK,2 BHK	432
Tower-9	4	48	4	3 BHK	192

First Habitable Floor	Ground Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

RUNWAL FOREST TOWER 9 -11

FLAT INTERIORS

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Configuration	RERA Carpet Range
1.5 BHK	465 - 535 sqft
2 BHK	590 - 669 sqft
1 BHK	430 sqft
1.5 BHK	509 sqft
2 BHK	616 - 666 sqft

3 BHK	983 - 1129 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,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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RUNWAL FOREST TOWER 9 -11

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 22429.91	INR 10500000	INR 11900000 to 13600000
2 BHK	INR 22240.26	INR 13600000	INR 15400000 to 17500000
1 BHK	INR 22093.02	INR 9500000	INR 10800000
3 BHK	INR 21566.63	INR 21200000	INR 24900000 to 28900000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	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,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

RUNWAL FOREST TOWER 9 -11

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	1081	29	INR 19412514	INR 17957.92
December 2022	647	27	INR 13352451	INR 20637.48
November 2022	1081	10	INR 19574741	INR 18107.99

November 2022	1242	19	INR 22036649	INR 17742.87
November 2022	647	33	INR 13500637	INR 20866.52
October 2022	511	32	INR 10049444	INR 19666.23
October 2022	559	11	INR 11141615	INR 19931.33
October 2022	677	36	INR 12893994	INR 19045.78
September 2022	730	36	INR 14087574	INR 19298.05
September 2022	473	18	INR 9319848	INR 19703.7
September 2022	588	3	INR 11791714	INR 20053.94
August 2022	473	34	INR 8960674	INR 18944.34
August 2022	588	5	INR 11418585	INR 19419.36

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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	63
Connectivity	65
Infrastructure	64
Local Environment	90
Land & Approvals	62
Project	70
People	56
Amenities	62

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Building	65
Layout	54
Interiors	73
Pricing	40
Total	**64/100**

RUNWAL FOREST TOWER 9 -11

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