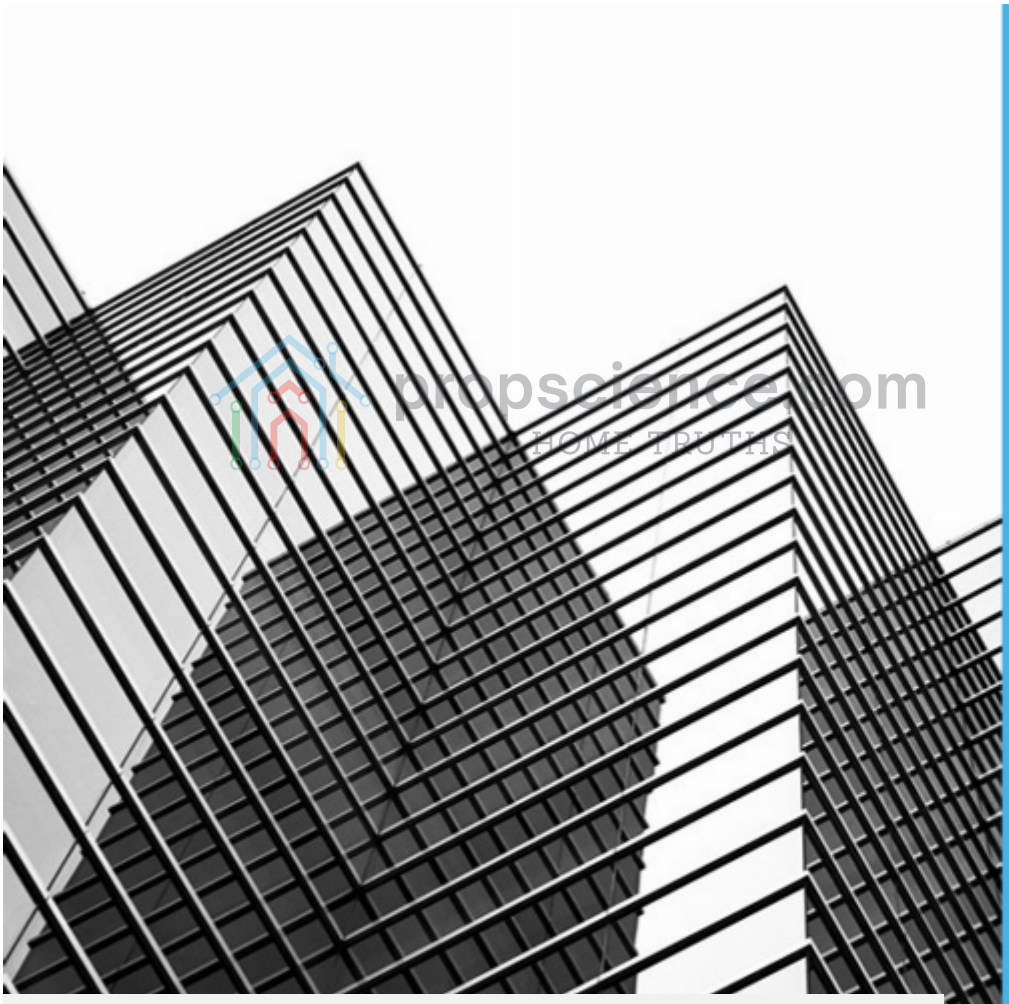
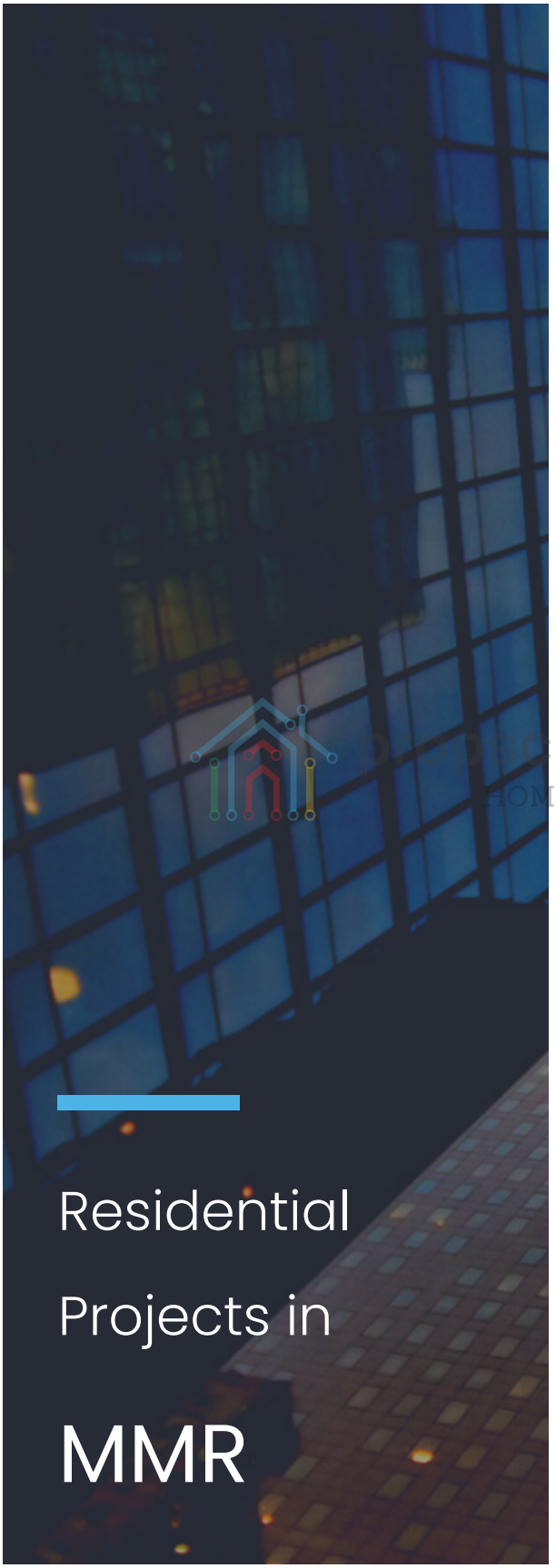
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PROP REPORT



Runwal My City - Phase 1 - Part 1

MahaRERA Number : P51700000528



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 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 **45.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **37.9 Km**
- Bus Stop Bhopar Gaon **1.9 Km**
- Dombivli Railway Station **5.8 Km**
- Kalyan - Shilphata Rd **2.1 Km**
- AIMS Hospital **5.2 Km**
- Ryan International School **1.3 Km**
- LODHA Xperia Mall **6.3 Km**
- D-Mart **2.6 Km**

RUNWAL MY CITY - PHASE 1 - PART 1

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	NA	18

RUNWAL MY CITY - PHASE 1 - PART 1

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

RUNWAL MY CITY - PHASE 1 - PART 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	4.4 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

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Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

RUNWAL MY CITY - PHASE 1 - PART 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
A3	3	23	6	1 BHK,2 BHK	138
A4	3	23	6	1 BHK,2 BHK	138
B2	3	23	4	2 BHK	92
C3	3	23	6	2 BHK,3 BHK	138
C4	3	23	4	2 BHK,3 BHK	92
First Habitable Floor				4th	

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Key Card Entry,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

RUNWAL MY CITY - PHASE 1 - PART 1

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	455.13 sqft
2 BHK	544.42 - 592.21 sqft
1 BHK	455.13 sqft
2 BHK	544.42 - 592.21 sqft
2 BHK	544.42 - 592.21 sqft
2 BHK	544.42 - 592.21 sqft
3 BHK	762 sqft
2 BHK	544.42 - 592.21 sqft
3 BHK	762 sqft

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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,Anodized Aluminum / UPVC Window Frames,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 9135.85	INR 4158000	INR 4620000
2 BHK	INR 932.37	INR 507600	INR 5640000 to 6040000

3 BHK	INR 9269.03	INR 7063000	INR 7847000

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

GST	Stamp Duty	Registration
0%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,SBI Bank

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Transaction History

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

RUNWAL MY CITY - PHASE 1 - PART 1

ANNEXURE A

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

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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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RUNWAL MY CITY - PHASE 1 - PART 1

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	58
Local Environment	100
Land & Approvals	58
Project	70
People	56
Amenities	76
Building	78
Layout	55
Interiors	55

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Pricing	40
Total	**62/100**

RUNWAL MY CITY - PHASE 1 - PART 1

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