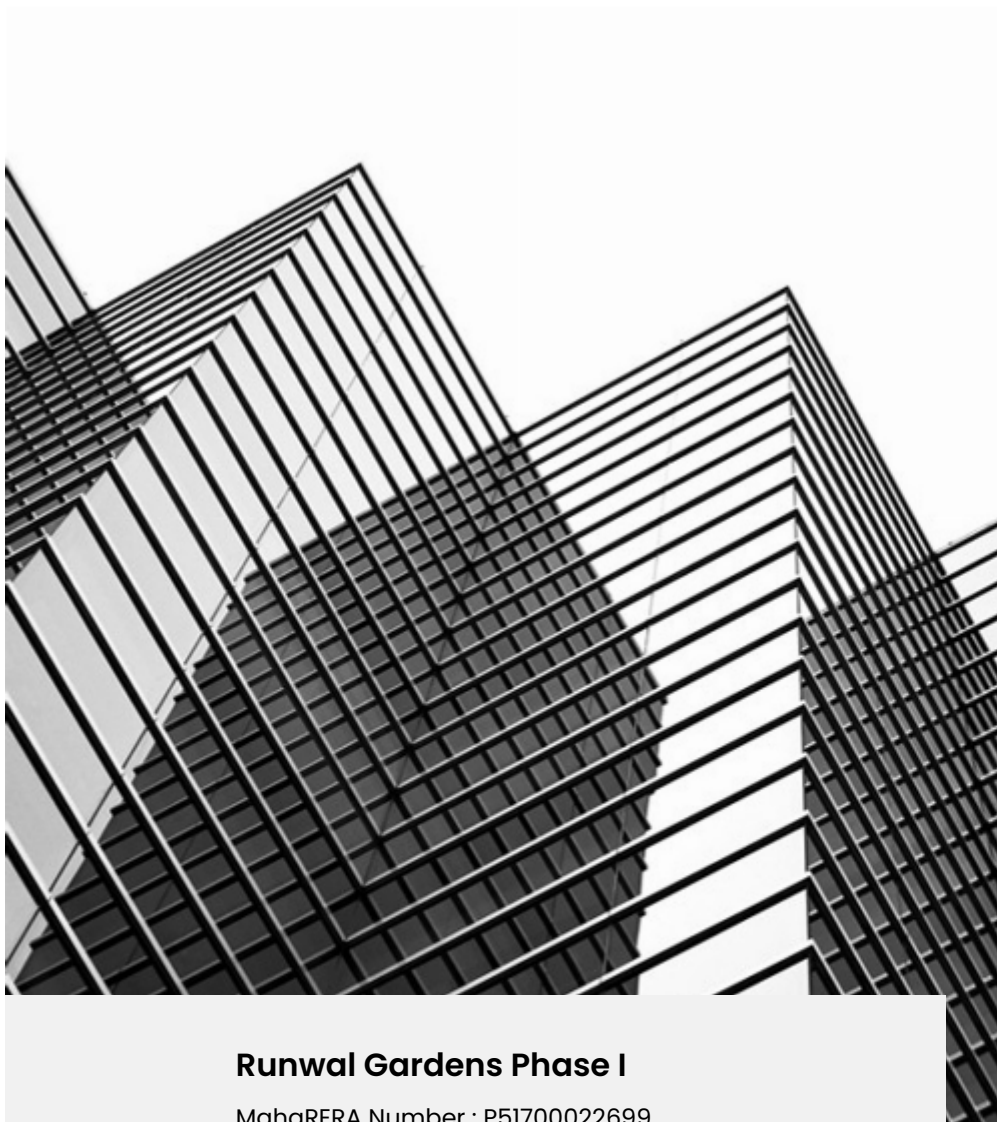


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# PROP REPORT



**Runwal Gardens Phase I**

MahaRERA Number : P51700022699



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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
Shilphata S.O	NA	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 74 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **48 Km**
- Navi Mumbai International Airport **31.2 Km**
- Premier Company, Bus stop **300 Mtrs**
- Dombivli Railway Station **5.3 Km**
- Kalyan - Shilphata Rd, Bhadra Nagar **300 Mtrs**
- AIMS Hospital **4 Km**
- Ryan International School **1.6 Km**
- Xperia Palava Mall **4.8 Km**
- D-Mart **1.2 Km**

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## RUNWAL GARDENS PHASE I

# LAND & APPROVALS

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## 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 on which the project is developed is mortgaged to Vistra ITCL(India) Limited.

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

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## RUNWAL GARDENS PHASE I

# 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
Kotak Bank	NA	NA

## RUNWAL GARDENS PHASE I

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	150 Acre	1 BHK,1.5 BHK,2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Basketball Court,Multipurpose Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Temple,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Banquet Hall,Barbeque Pit,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

## RUNWAL GARDENS PHASE I

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 2	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138

Tower 3	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 4	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 5	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 6	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 7	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 8	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 9	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138
Tower 10	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 11	3	23	8	1 BHK,1.5 BHK,2 BHK,3 BHK	184
Tower 12	2	23	6	1 BHK,1.5 BHK,2 BHK,3 BHK	138

First Habitable Floor

4th

## Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System, Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators, Goods Lift

RUNWAL GARDENS PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	471.58 - 476.32 sqft
1.5 BHK	524.11 sqft
2 BHK	653.61 - 668.24 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft



2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	352.53 - 465.77 sqft
1.5 BHK	533.91 sqft
1 BHK	429.36 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft

2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	429.38 - 469.1 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	437.89 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft

1 BHK	352.53 - 465.77 sqft
1.5 BHK	533.91 sqft
1 BHK	429.36 - 465.77 sqft
1.5 BHK	503.54 sqft
2 BHK	632.19 - 669.31 sqft
3 BHK	907.74 sqft
1 BHK	352.53 - 436.17 sqft
1.5 BHK	503.54 sqft
2 BHK	666.84 sqft
3 BHK	907.1 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
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<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
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<b>Flooring</b>	Vitrified Tiles
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<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

## RUNWAL GARDENS PHASE I

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 7973.55	INR 4015000	INR 4215750 to 4470900
1 BHK	INR 7973.2	INR 2811000	INR 2951550 to 3987900
2 BHK	INR 7973.87	INR 5041000	INR 5293050 to 5604900

3 BHK	INR 7974.75	INR 7234000	INR 7595700 to 7602000
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	0%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	INR 0

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

### Transaction History

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

RUNWAL GARDENS PHASE I

## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>September 2022</b>	352	8	INR 3932500	INR 11171.88
<b>September 2022</b>	492	4	INR 4456850	INR 9058.64
<b>September 2022</b>	490	31	INR 5431100	INR 11083.88
<b>September 2022</b>	794	11	INR 7637133	INR 9618.56
<b>September 2022</b>	323	11	INR 3226636	INR 9989.59
<b>September 2022</b>	487	26	INR 4980350	INR 10226.59
<b>September 2022</b>	564	8	INR 5819200	INR 10317.73
<b>September 2022</b>	348	16	INR 3463446	INR 9952.43
<b>September 2022</b>	493	16	INR 5270600	INR 10690.87

<b>September 2022</b>	668	20	INR 6894900	INR 10321.71
<b>September 2022</b>	323	14	INR 3309952	INR 10247.53
<b>September 2022</b>	306	10	INR 3454292	INR 11288.54
<b>August 2022</b>	668	16	INR 6921189	INR 10361.06
<b>August 2022</b>	348	18	INR 3703850	INR 10643.25
<b>August 2022</b>	493	7	INR 4897000	INR 9933.06
<b>August 2022</b>	432	11	INR 4405500	INR 10197.92
<b>July 2022</b>	493	13	INR 5188500	INR 10524.34
<b>June 2022</b>	442	21	INR 4453968	INR 10076.85
<b>June 2022</b>	563	24	INR 5561403	INR 9878.16
<b>June 2022</b>	669	17	INR 6841100	INR 10225.86

RUNWAL GARDENS PHASE I

## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	65
<b>Infrastructure</b>	70
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	58
<b>Project</b>	61
<b>People</b>	65
<b>Amenities</b>	84
<b>Building</b>	55
<b>Layout</b>	54



<b>Interiors</b>	48
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

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## RUNWAL GARDENS PHASE I

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