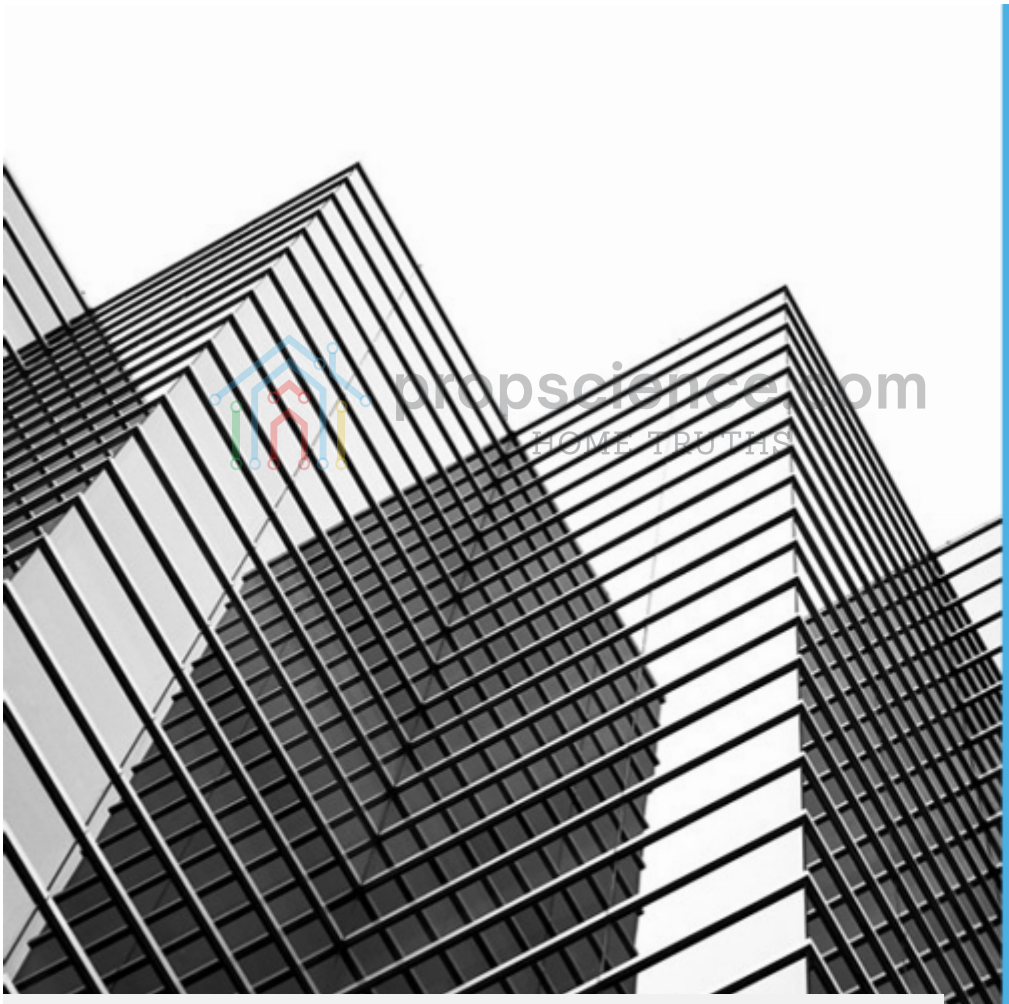
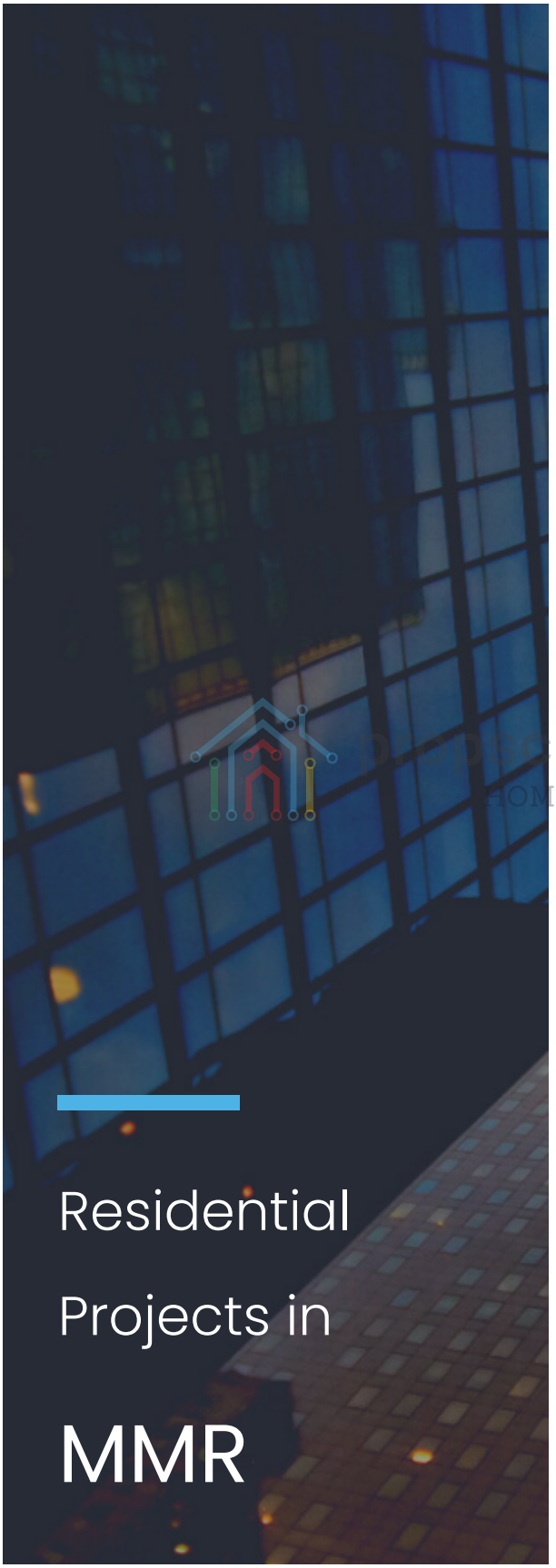
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# PROP REPORT




## Runwal Gardens Phase 4 Bldg No 33 34

MahaRERA Number : P51700030533



Residential Projects in MMR

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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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RUNWAL GARDENS PHASE 4 BLDG NO 33 34

# 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 |
|---|---|---|
| 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 104 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Terminal Building **37 Km**
- Chhatrapati Shivaji Maharaj International Airport **35.5 Km**
- Manpada Gaon **600 Mtrs**
- Dombivli Railway Station **4.7 Km**
- Kalyan - Shilphata Rd **230 Mtrs**
- AIMS Hospital **4.3 Km**
- New Sunrise English High School **2.3 Km**
- LODHA Xperia Mall **2.9 Km**
- D Mart **1.2 Km**

RUNWAL GARDENS PHASE 4 BLDG NO 33 34

# LAND & APPROVALS

## Legal Title Summary

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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 |

RUNWAL GARDENS PHASE 4 BLDG NO 33 34

# 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 |

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RUNWAL GARDENS PHASE 4 BLDG NO 33 34

# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 30th June, 2025 | 1475.77 Sqmt | 1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK |

## Project Amenities

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

RUNWAL GARDENS PHASE 4 BLDG NO 33 34

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Bldg No 33 | 6 | 34 | 9 | 1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK | 306 |

| | | | | | |
|---|---|---|---|---|---|
| Bldg No 34 | 6 | 34 | 9 | 1 BHK,1.5 BHK,2 BHK,2.5 BHK,3 BHK | 306 |

| | |
|---|---|
| **First Habitable Floor** | 4th Floor |

## Services & Safety

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

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 2 BHK | 560.7 - 646.03 sqft |
| 1.5 BHK | 488.5 - 490.44 sqft |
| 3 BHK | 665.08 - 759.12 sqft |

| | |
|---|---|
| 1 BHK | 440.84 sqft |
| 2.5 BHK | 665.08 - 668.2 sqft |
| 1 BHK | 440.84 sqft |
| 2 BHK | 560.7 - 668.2 sqft |
| 2.5 BHK | 665.08 - 668.52 sqft |
| 3 BHK | 751.91 - 759.12 sqft |
| 1.5 BHK | 488.5 - 490.44 sqft |

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| | |
|---|---|
| **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** | Laminated flush doors,Double glazed glass windows |

| | |
|---|---|
| **HVAC Service** | Split / Box A/C Provision |
| **Technology** | NA |
| **White Goods** | NA |

RUNWAL GARDENS PHASE 4 BLDG NO 33 34

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 2 BHK | INR 8371.68 | INR 4694000 | INR 4928700 to 5876850 |
| 1.5 BHK | INR 8372.07 | INR 4090000 | INR 4294500 to 4311300 |
| 2.5 BHK | INR 8371.74 | INR 5568000 | INR 5846400 to 5876850 |
| 3 BHK | INR 8372.01 | INR 6295000 | INR 6609750 to 6673800 |
| 1 BHK | INR 8372.65 | INR 3691000 | INR 3875550 |

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

| GST | Stamp Duty | Registration |
|---|---|---|
| 5% | 0% | 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,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 GARDENS PHASE 4 BLDG NO 33 34

# ANNEXURE A

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

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

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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** | 38 |
| **Connectivity** | 73 |
| **Infrastructure** | 78 |
| **Local Environment** | 90 |
| **Land & Approvals** | 58 |
| **Project** | 65 |
| **People** | 65 |
| **Amenities** | 86 |

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| | |
|---|---|
| **Building** | 55 |
| **Layout** | 54 |
| **Interiors** | 63 |
| **Pricing** | 40 |
| **Total** | **64/100** |

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