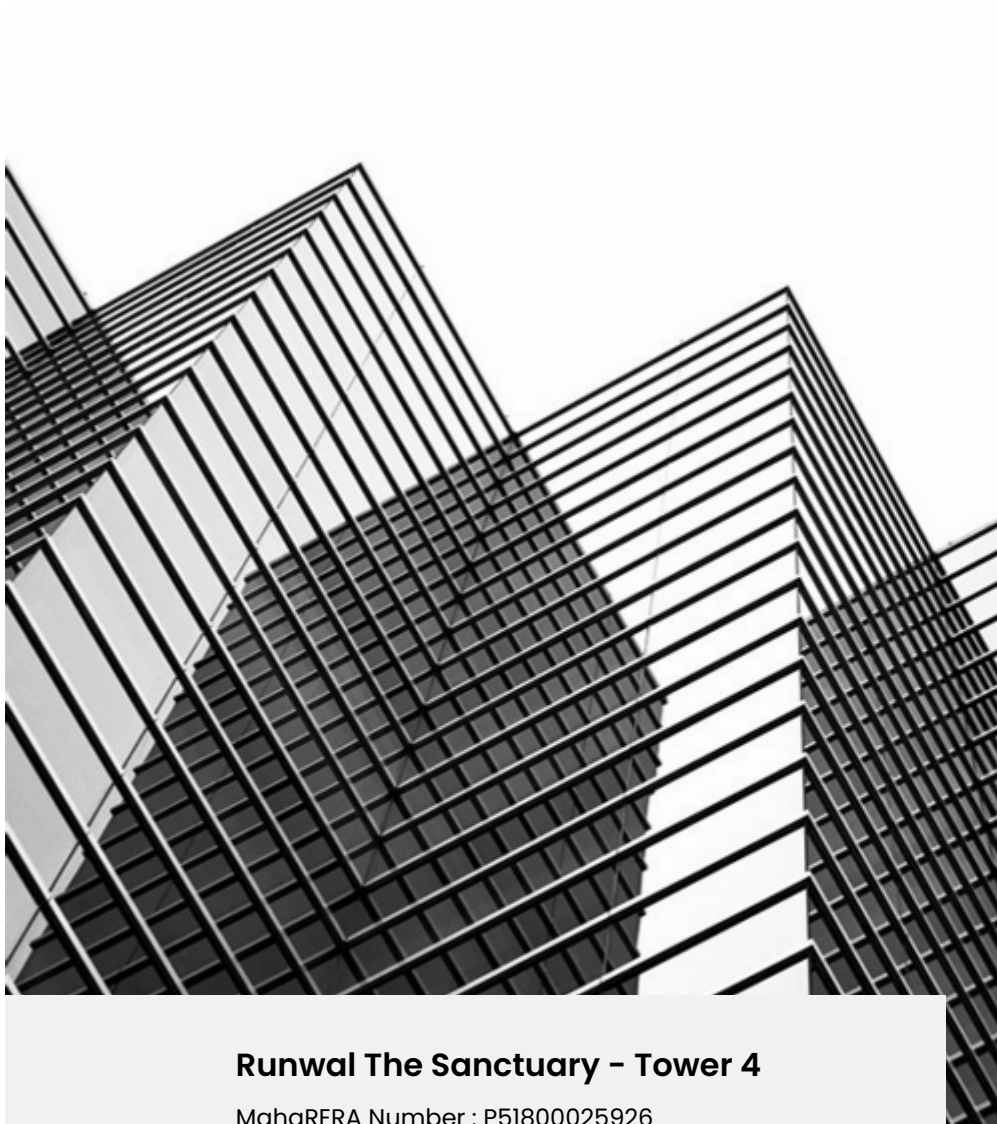


propscience.com

# PROP REPORT



**Runwal The Sanctuary - Tower 4**

MahaRERA Number : P51800025926



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 90 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **20.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.9 Km**
- Ralli Wolf, Asha Nagar, Mulund West, Mumbai, Maharashtra 400080 **500 Mtrs**
- Gorgaon~Mulund Link Road Metro Station **1 Km**
- Mulund Railway Station (W) **2.2 Km**
- Eastern Express Highway **6.3 Km**
- Fortis Hospital Mulund, **1.6 Km**
- NES International School **1.7 Km**
- Nirmal Lifestyle Mall **750 Mtrs**
- Indira Nagar Bus Stop **1.4 Km**

RUNWAL THE SANCTUARY  
- TOWER 4

## LAND & APPROVALS

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

RUNWAL THE SANCTUARY  
- TOWER 4

## BUILDER & CONSULTANTS

<b>Project Funded By</b>	<b>Architect</b>	<b>Civil Contractor</b>
NA	NA	NA

**RUNWAL THE SANCTUARY**  
- TOWER 4

## PROJECT & AMENITIES

<b>Time Line</b>	<b>Size</b>	<b>Typography</b>
Completed on 30th June, 2026	6.15 Acre	2 BHK,3 BHK,4 BHK,5 BHK

### Project Amenities

<b>Sports</b>	Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Temple,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,ATM / Bank Attached,Party Lawn,Clubhouse

### Eco Friendly Features

Waste Segregation,Herb Garden,Green Zone,Landscaped Gardens,Water Storage

RUNWAL THE SANCTUARY

- TOWER 4

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 4	3	46	6	2 BHK,3 BHK,4 BHK,5 BHK	276

First Habitable Floor	5th 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 THE SANCTUARY

- TOWER 4

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	690 sqft
3 BHK	1030 sqft
4 BHK	1380 sqft
5 BHK	2060 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable

White Goods

NA

RUNWAL THE SANCTUARY

- TOWER 4

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 21594.2	INR 14900000	INR 14900000
3 BHK	INR 21359.22	INR 22000000	INR 22000000
4 BHK	INR 21739.13	INR 30000000	INR 30000000
5 BHK	INR 21359.22	INR 44000000	INR 44000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
7%	5%	INR 40000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,SBI Bank,YES Bank

### Transaction History

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

RUNWAL THE SANCTUARY  
- TOWER 4

## 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	55
Connectivity	65

<b>Infrastructure</b>	86
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	56
<b>Project</b>	66
<b>People</b>	56
<b>Amenities</b>	76
<b>Building</b>	53
<b>Layout</b>	65
<b>Interiors</b>	53
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

---

**RUNWAL THE SANCTUARY**  
- TOWER 4

**Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property

provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.