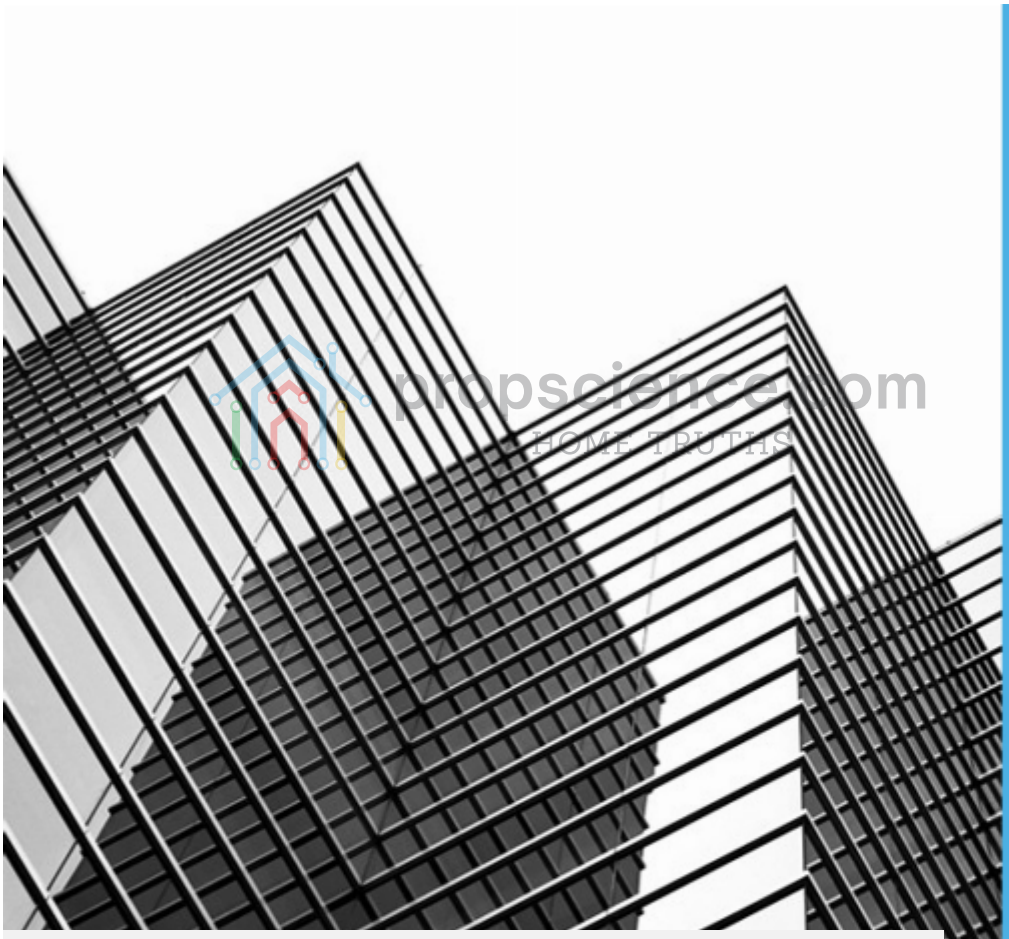
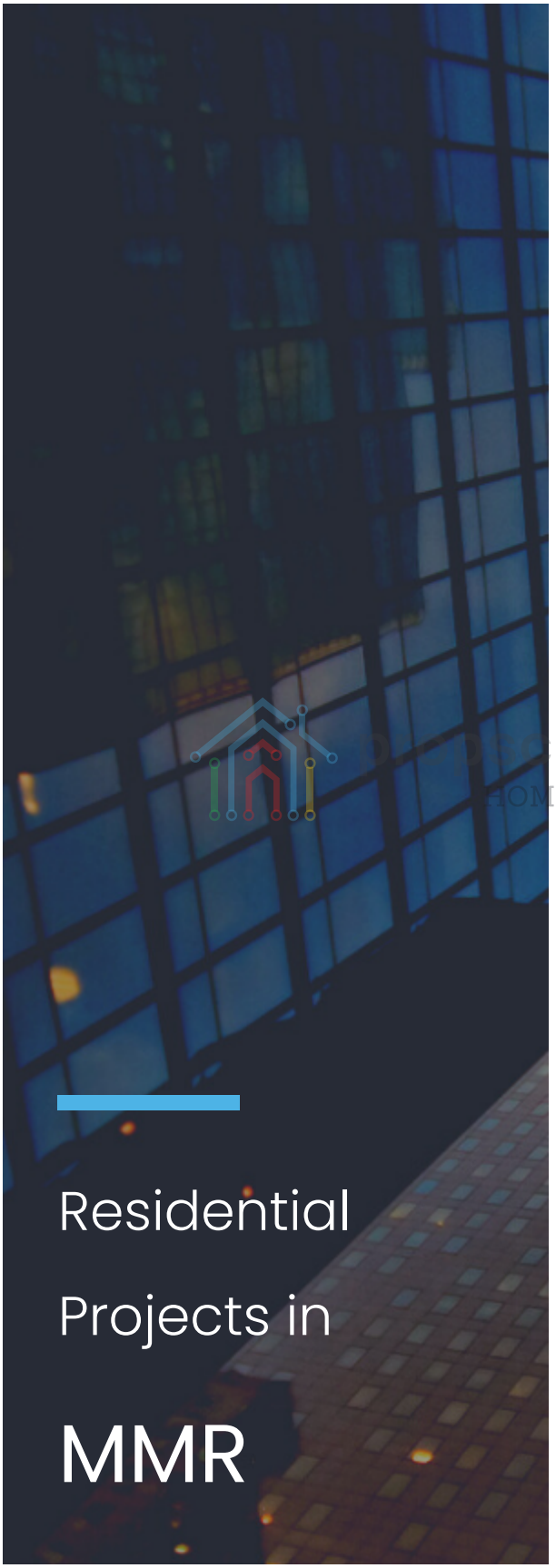
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PROP REPORT



Runwal My City - Phase 2 - Cluster 5 - Part 3

MahaRERA Number : P51700027171



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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HOME TRUTHS

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 **37.6 Km**
- Bus Stop Bhopar Gaon **1.9 Km**
- Dombivli Railway Station **6 Km**
- Kalyan - Shilphata Rd **2.1 Km**
- AIMS Hospital **5.2 Km**
- Ryan International School **1.2 Km**
- LODHA Xperia Mall **6.8 Km**
- D-Mart **2.6 Km**

RUNWAL MY CITY - PHASE 2 - CLUSTER 5 - PART 3

LAND & APPROVALS

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

RUNWAL MY CITY - PHASE 2 - CLUSTER 5 - PART 3

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

RUNWAL MY CITY - PHASE 2 - CLUSTER 5 - PART 3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	156 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

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Sports	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

RUNWAL MY CITY - PHASE 2 - CLUSTER 5 - PART 3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 10	3	25	8	1 BHK,2 BHK,3 BHK	200
Tower 11	3	25	8	1 BHK,2 BHK,3 BHK	200
Tower 12	3	25	8	1 BHK,2 BHK,3 BHK	200
First Habitable Floor				4th	

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Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	350 sqft
2 BHK	510.5 - 570 sqft
3 BHK	776 sqft
1 BHK	409 sqft
2 BHK	510.5 - 570 sqft
3 BHK	776 sqft
1 BHK	372 - 409 sqft
2 BHK	510.5 - 570 sqft
3 BHK	776 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

RUNWAL MY CITY - PHASE 2 - CLUSTER 5 - PART 3

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9671.15	INR 3400000	INR 3500000 to 4395000
2 BHK	INR 9149.85	INR 4671000	INR 5190000 to 6190000

3 BHK	INR 9104.38	INR 7065000	INR 7850000

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

GST	Stamp Duty	Registration
5%	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 2 - CLUSTER 5 - PART 3

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	65
People	56
Amenities	62

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HOME TRUTHS

Building	55
Layout	55
Interiors	55
Pricing	40
Total	**59/100**

RUNWAL MY CITY - PHASE 2 - CLUSTER 5 - PART 3

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HOME TRUTHS

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