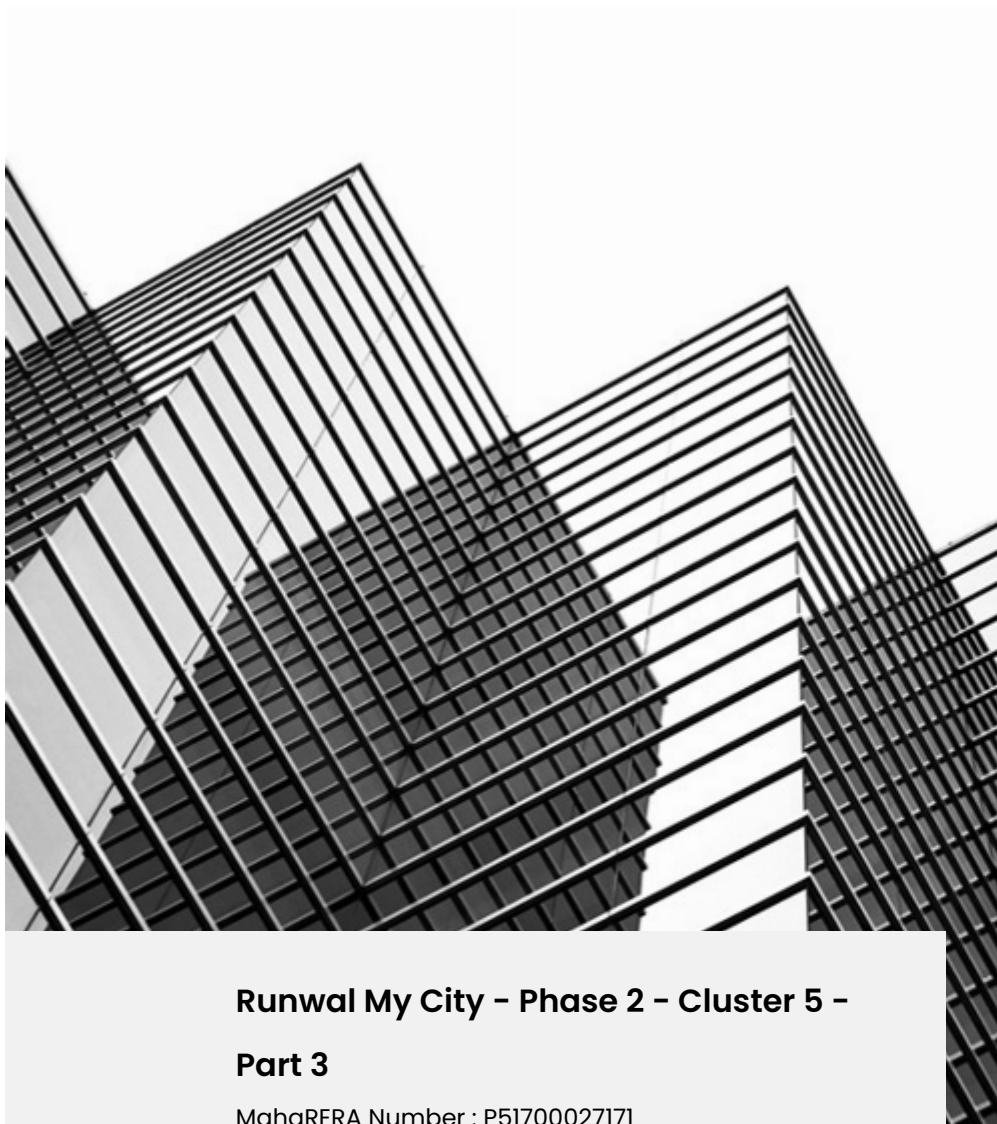


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# PROP REPORT



**Runwal My City - Phase 2 - Cluster 5 -**

**Part 3**

MahaRERA Number : P51700027171



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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
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**

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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

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RUNWAL MY CITY - PHASE

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## BUILDER & CONSULTANTS

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Project Funded By	Architect	Civil Contractor
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NA

NA

NA

RUNWAL MY CITY – PHASE  
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## PROJECT & AMENITIES

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

### Project Amenities

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

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# 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	

## 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

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

<b>Flooring</b>	Vitrified Tiles
<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>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

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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
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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%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 250000	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 MY CITY – PHASE  
2 – CLUSTER 5 – PART 3

# PROJECT PROPSCORE

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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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	65
<b>Infrastructure</b>	58
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	58
<b>Project</b>	65
<b>People</b>	56
<b>Amenities</b>	62

<b>Building</b>	55
<b>Layout</b>	55
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>59/100</b>

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RUNWAL MY CITY – PHASE  
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