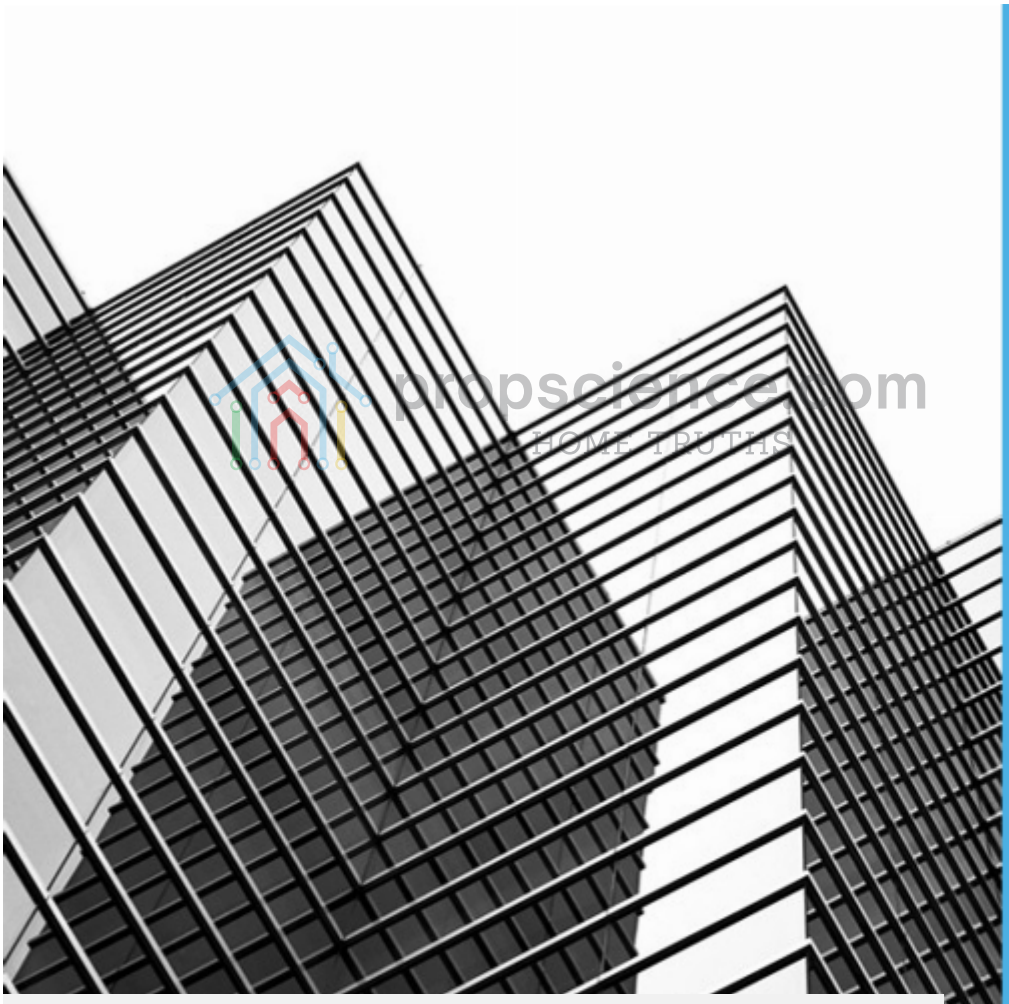
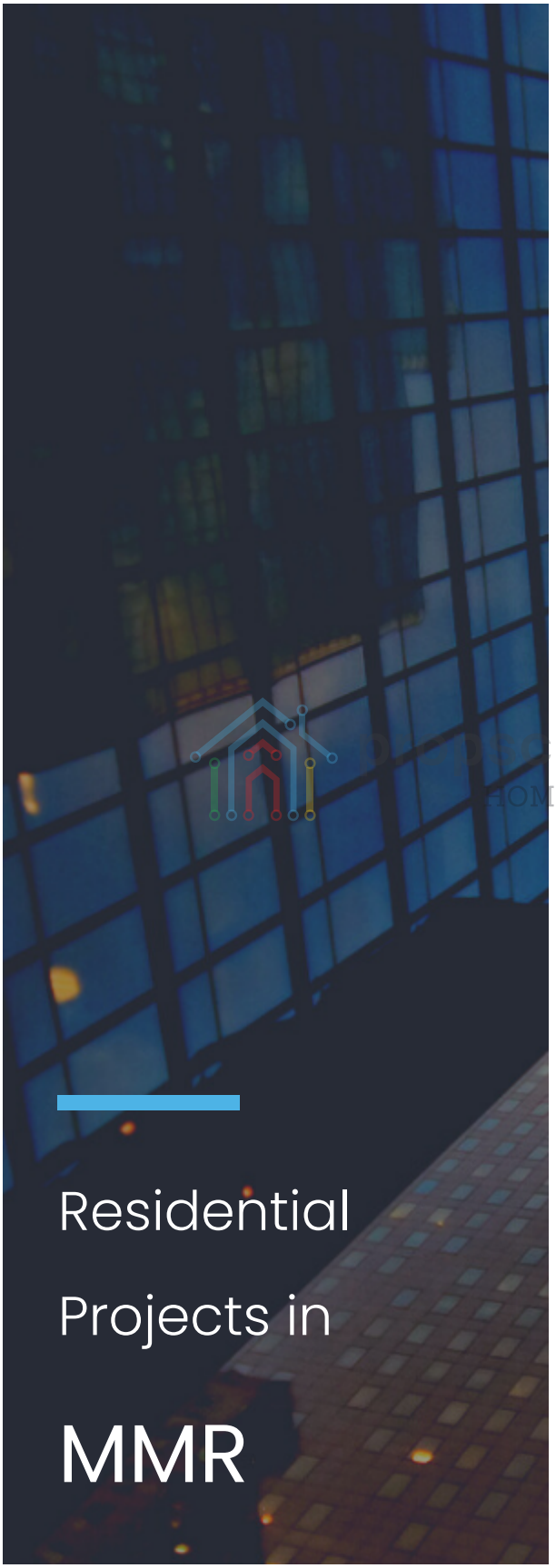
propscience.com

PROP REPORT



Runwal Avenue Wing K

MahaRERA Number : P51800028811



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.

Propscience.com HOME TRUTHS

LOCATION

The project is in Kanjurmarg (East). Kanjurmarg is a suburb in east central mumbai Kanjurmarg railway station is the main access point for IIT Bombay. Kanjumarg East is a developed residential locality.

Post Office	Police Station	Municipal Ward
Bhandup East	Kanjurmarg Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 32 AQI and the noise pollution is 51 to 85 dB .

propsclence.com
HOME TRUTHS

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **14.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.2 Km**
- CG Power and Industrial Solutions Ltd Bus Stop **450 Mtrs**
- Vivo Ghatkopar, Shraddhanand Road-Hirachand Desai Road Ghatkopar (W Near Ghatkopar Railway Station, Mumbai, Maharashtra 400086 **6.6 Km**
- Kanjur Marg Station (W), Ambedkar Nagar, Kanjurmarg West, Bhandup West, Mumbai, Maharashtra 400078 **2.7 Km**
- Eastern Express Hwy, Maharashtra **1.5 Km**
- Dr. L. H. Hiranandani Hospital, Hillside Rd, Hiranandani Gardens, Ramabai Ambedkar Nagar, Powai, Mumbai, Maharashtra 400076 **4.4 Km**
- Orchids The International School, Vikhroli, 4-83, SM Mandir Marg, Rajiv Gandhi Nagar, Vikhroli, Mumbai, Maharashtra 400083 **1.6 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **5.2 Km**
- D Mart, Damji shamji business Galleria, next to Toyo House, Kanjurmarg West, Maharashtra 400078 **2.8 Km**

propscience.com
HOME TRUTHS

LAND & APPROVALS

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

RUNWAL AVENUE WING K

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
NA	NA	NA

propscience.com
HOME TRUTHS

RUNWAL AVENUE WING K

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	1119.92 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

RUNWAL AVENUE WING K

BUILDING LAYOUT

propscience.com
HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Runwal Avenue Wing K	4	54	7	1 BHK,2 BHK,3 BHK	378

First Habitable Floor	10th 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 AVENUE WING K

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	760.7 sqft
2 BHK	567.91 - 571.78 sqft
1 BHK	401.07 sqft

propscience.com
HOME TRUTHS

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View
Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

RUNWAL AVENUE WING K

COMMERCIALS

propscience.com
HOME TRUTHS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 24319.71	INR 18500000	INR 18500000
2 BHK	INR 24475.71	INR 13900000	INR 13900000 to 14000000
1 BHK	INR 24683.97	INR 9900000	INR 9900000

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

GST	Stamp Duty	Registration
5%	2%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

propscience.com
HOME TRUTHS

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	555	32	INR 12228950	INR 22034.14
November 2022	464	34	INR 10514196	INR 22659.91
November 2022	368	34	INR 8549096	INR 23231.24
November 2022	555	33	INR 12228950	INR 22034.14
November 2022	554	38	INR 13431850	INR 24245.22
November 2022	464	41	INR 10544490	INR 22725.19
November 2022	453	35	INR 10550825	INR 23291
November 2022	747	41	INR 18583250	INR 24877.18
November 2022	368	7	INR 8378500	INR 22767.66

propscience.com
HOME TRUTHS

November 2022	555	27	INR 12105126	INR 21811.04
November 2022	453	28	INR 10012613	INR 22102.9
November 2022	747	35	INR 18295125	INR 24491.47
October 2022	553	21	INR 13124801	INR 23733.82
October 2022	406	10	INR 8011327	INR 19732.33
October 2022	558	42	INR 13909550	INR 24927.51
October 2022	555	14	INR 11772242	INR 21211.25
October 2022	555	35	INR 12559734	INR 22630.15
October 2022	453	11	INR 10079475	INR 22250.5
October 2022	453	30	INR 10077829	INR 22246.86

propscience.com
HOME TRUTHS

October 2022	555	17	INR 12169750	INR 21927.48

RUNWAL AVENUE WING K

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.

propscience.com
HOME TRUTHS

Category	Score
Place	48
Connectivity	83
Infrastructure	64
Local Environment	80
Land & Approvals	58
Project	66

People	56
Amenities	62
Building	63
Layout	48
Interiors	53
Pricing	40
Total	**60/100**

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 of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

propscience.com
HOME TRUTHS

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.