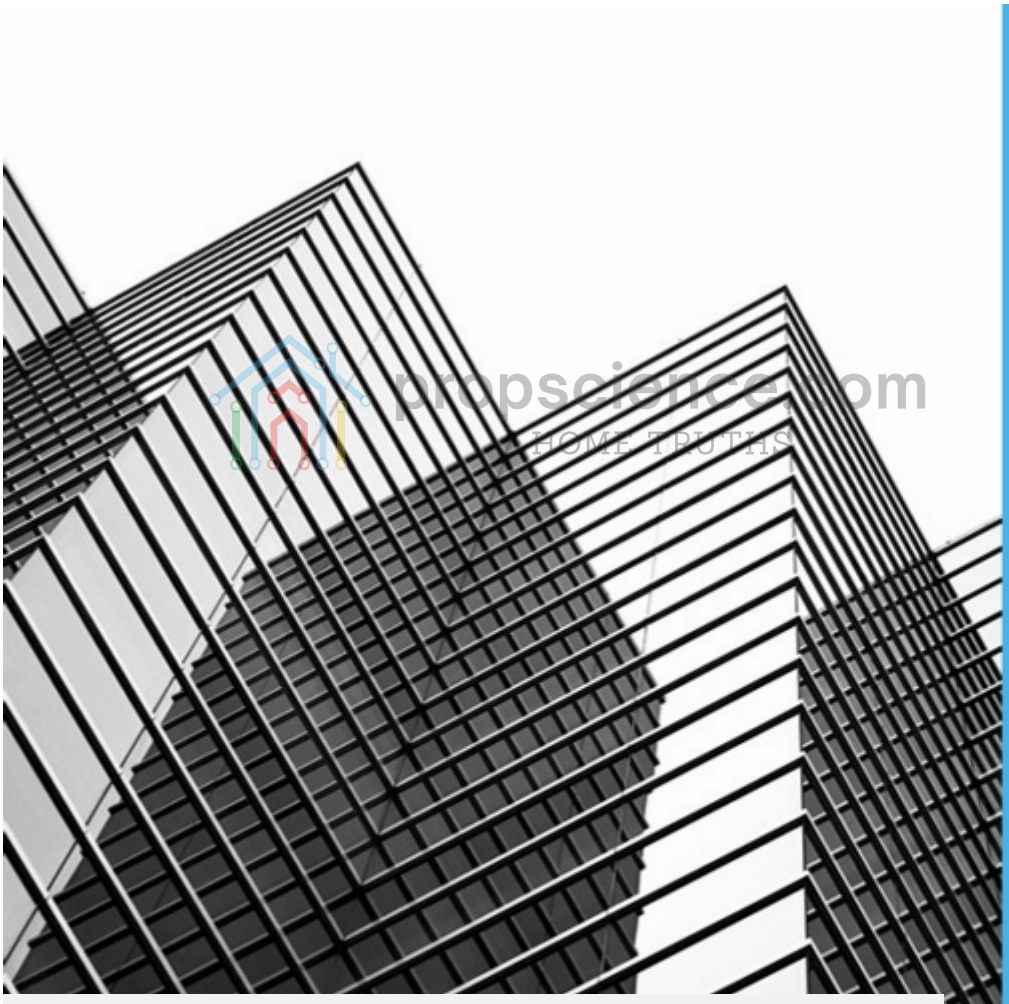
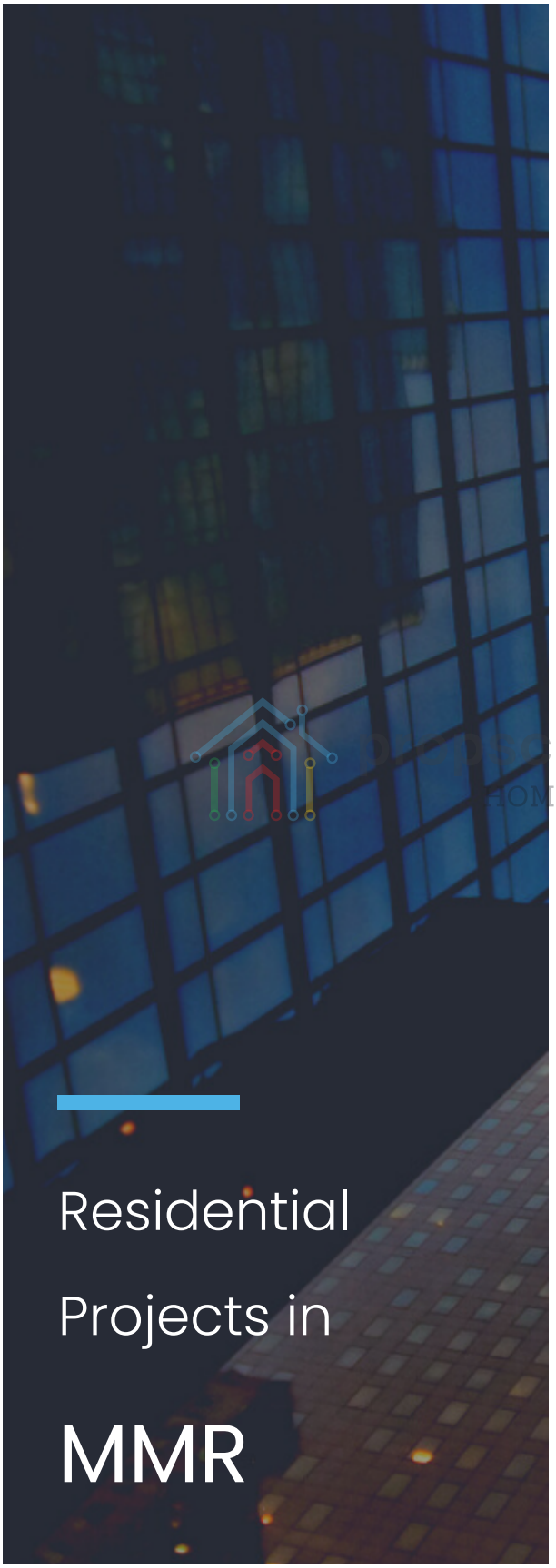
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PROP REPORT



Runwal Avenue Wing J

MahaRERA Number : P51800026860



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 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 .

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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**

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LAND & APPROVALS

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

RUNWAL AVENUE WING J

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

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RUNWAL AVENUE WING J

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	1234.61 Sqmt	1 BHK,2 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 J

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Runwal Avenue Wing-J	5	54	8	1 BHK,2 BHK	432

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 J

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	353.28 - 368.34 sqft
2 BHK	475.02 - 489.22 sqft

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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,Light Fittings,Stainless Steel Sink,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 J

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 24976.92	INR 8900000	INR 8900000 to 9200000
2 BHK	INR 24528.84	INR 11700000	INR 11700000 to 12000000

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

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Transaction History

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

RUNWAL AVENUE WING J

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	489	33	INR 11408760	INR 23330.8

November 2022	464	34	INR 10514196	INR 22659.91
November 2022	368	34	INR 8549096	INR 23231.24
November 2022	555	32	INR 12228950	INR 22034.14
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	368	7	INR 8378500	INR 22767.66
November 2022	747	41	INR 18583250	INR 24877.18
November 2022	453	35	INR 10550825	INR 23291
November 2022	353	30	INR 8264680	INR 23412.69

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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	555	35	INR 12559734	INR 22630.15
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	453	11	INR 10079475	INR 22250.5

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RUNWAL AVENUE WING J

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	48
Connectivity	83
Infrastructure	64
Local Environment	80
Land & Approvals	58
Project	76
People	56
Amenities	62

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Building	63
Layout	45
Interiors	63
Pricing	40
Total	**61/100**

RUNWAL AVENUE WING J

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