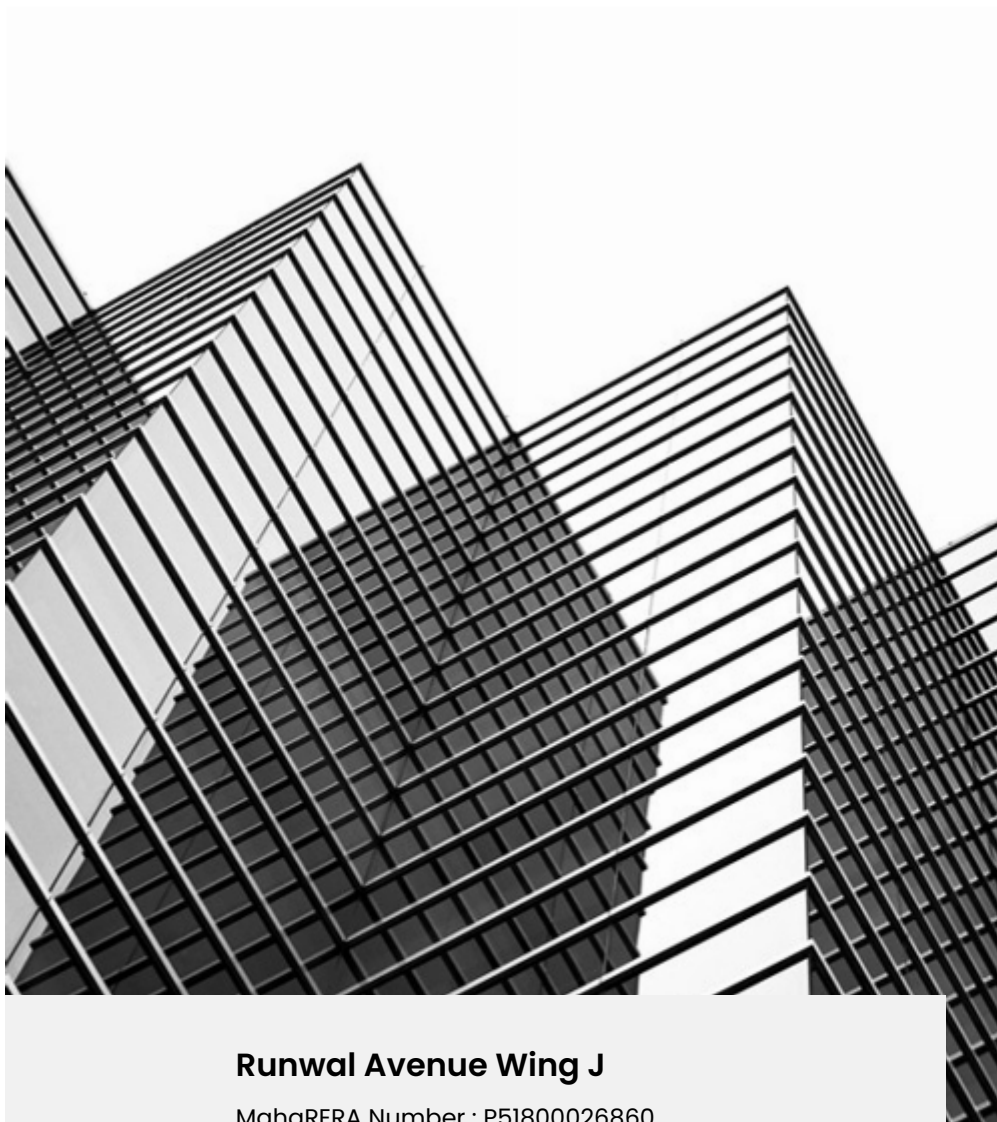


propscience.com

# 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.

## 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. Kanjurmarg 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.

### Connectivity & Infrastructure

- TI, 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**

---

RUNWAL AVENUE WING J

## 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

## RUNWAL AVENUE WING J

# PROJECT & AMENITIES

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

## Project Amenities

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

## RUNWAL AVENUE WING J

# BUILDING LAYOUT

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 nallas / 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

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Road View / No View

<b>Flooring</b>	Marble Flooring, Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Electrical Sockets / Switch Boards

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

RUNWAL AVENUE WING J

## COMMERCIALS

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

<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,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
----------------------------	---

### 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

<b>November 2022</b>	368	34	INR 8549096	INR 23231.24
<b>November 2022</b>	464	34	INR 10514196	INR 22659.91
<b>November 2022</b>	555	33	INR 12228950	INR 22034.14
<b>November 2022</b>	555	32	INR 12228950	INR 22034.14
<b>November 2022</b>	554	38	INR 13431850	INR 24245.22
<b>November 2022</b>	464	41	INR 10544490	INR 22725.19
<b>November 2022</b>	453	35	INR 10550825	INR 23291
<b>November 2022</b>	747	41	INR 18583250	INR 24877.18
<b>November 2022</b>	368	7	INR 8378500	INR 22767.66
<b>November 2022</b>	353	30	INR 8264680	INR 23412.69

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

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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	48
<b>Connectivity</b>	83
<b>Infrastructure</b>	64
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	58
<b>Project</b>	76
<b>People</b>	56
<b>Amenities</b>	62

<b>Building</b>	63
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

---

## RUNWAL AVENUE WING J

### **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.