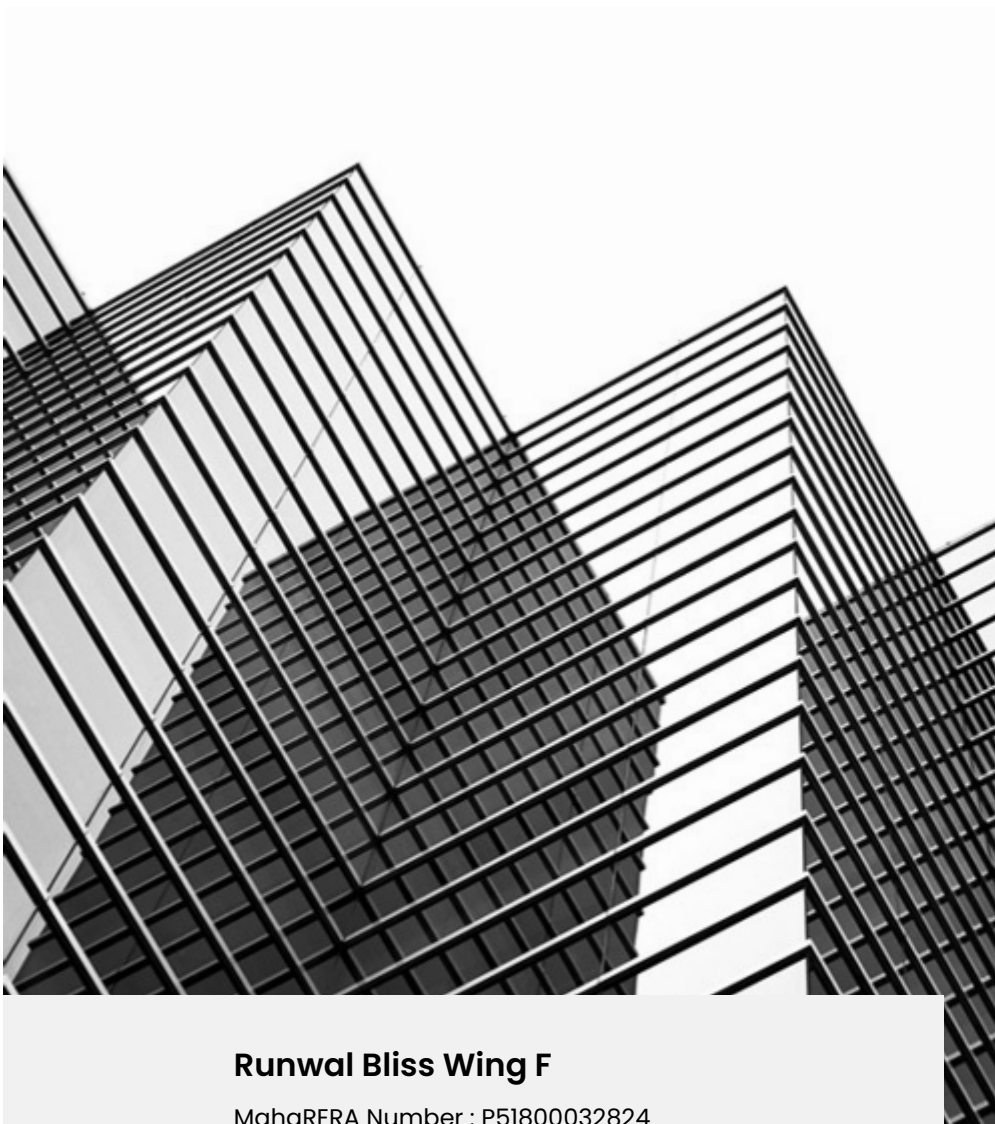


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# PROP REPORT



**Runwal Bliss Wing F**

MahaRERA Number : P51800032824



# 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 46 AQI and the noise pollution is 51 to 85 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.7 Km**
- Kanjur Village Bus Stop **350 Mtrs**
- Bhandup Railway Station **1.5 Km**
- Eastern Express Hwy, Maharashtra **3.3 Km**
- Hiranandani Hospital **3.5 Km**
- Podar International School **4.5 Km**
- R City Mall **4.5 Km**
- Vaibhav Enterprises-Mini Supermarket **700 Mtrs**

# LAND & APPROVALS

## Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold land. The builders got the rights for development in April 2014.

## Encumbrances

The land upon which the project has been constructed is mortgaged to IDBI Trustee Services Limited.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2023                         | NA                   | 1                          |

RUNWAL BLISS WING F

# BUILDER & CONSULTANTS

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| HDFC Bank         | NA        | NA               |

RUNWAL BLISS WING F

# PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2026 | 0.13 Acre | 3 BHK,4 BHK |

## Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium                        |
| Leisure                | Amphitheatre,Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area |
| Business & Hospitality | Clubhouse  |
| Eco Friendly Features  | Rain Water Harvesting,Landscaped Gardens,Water Storage   |

RUNWAL BLISS WING F

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                       |   |    |   |             |     |
|-----------------------|---|----|---|-------------|-----|
| Wing F                | 4 | 53 | 6 | 3 BHK,4 BHK | 318 |
| First Habitable Floor |   |    |   | 1st 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 BLISS WING F

## FLAT INTERIORS

| Configuration           | RERA Carpet Range                            |
|-------------------------|--|
| 3 BHK                   | 1675 – 2050 sqft                             |
| 4 BHK                   | 3250 sqft                                    |
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |

|   |  |
|---|--|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles  |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |
| <b>Finishing</b>                        | False Ceiling  |
| <b>HVAC Service</b>                     | NA   |
| <b>Technology</b>                       | Optic Fiber Cable  |
| <b>White Goods</b>                      | Modular Kitchen,Air Conditioners                                       |

RUNWAL BLISS WING F

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 3 BHK         | INR 14070.86  | INR 23650276    | INR 25952301 to 32298527 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 12% | 5%         | INR 40000    |

| 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,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

### Transaction History

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

RUNWAL BLISS WING F

## 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 |
|----------|-------|
|----------|-------|



|                             |               |
|-----------------------------|---------------|
| <b>Place</b>                | 48            |
| <b>Connectivity</b>         | 73            |
| <b>Infrastructure</b>       | 62            |
| <b>Local Environment</b>    | 80            |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 75            |
| <b>People</b>               | 65            |
| <b>Amenities</b>            | 70            |
| <b>Building</b>             | 55            |
| <b>Layout</b>               | 75            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>63/100</b> |

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