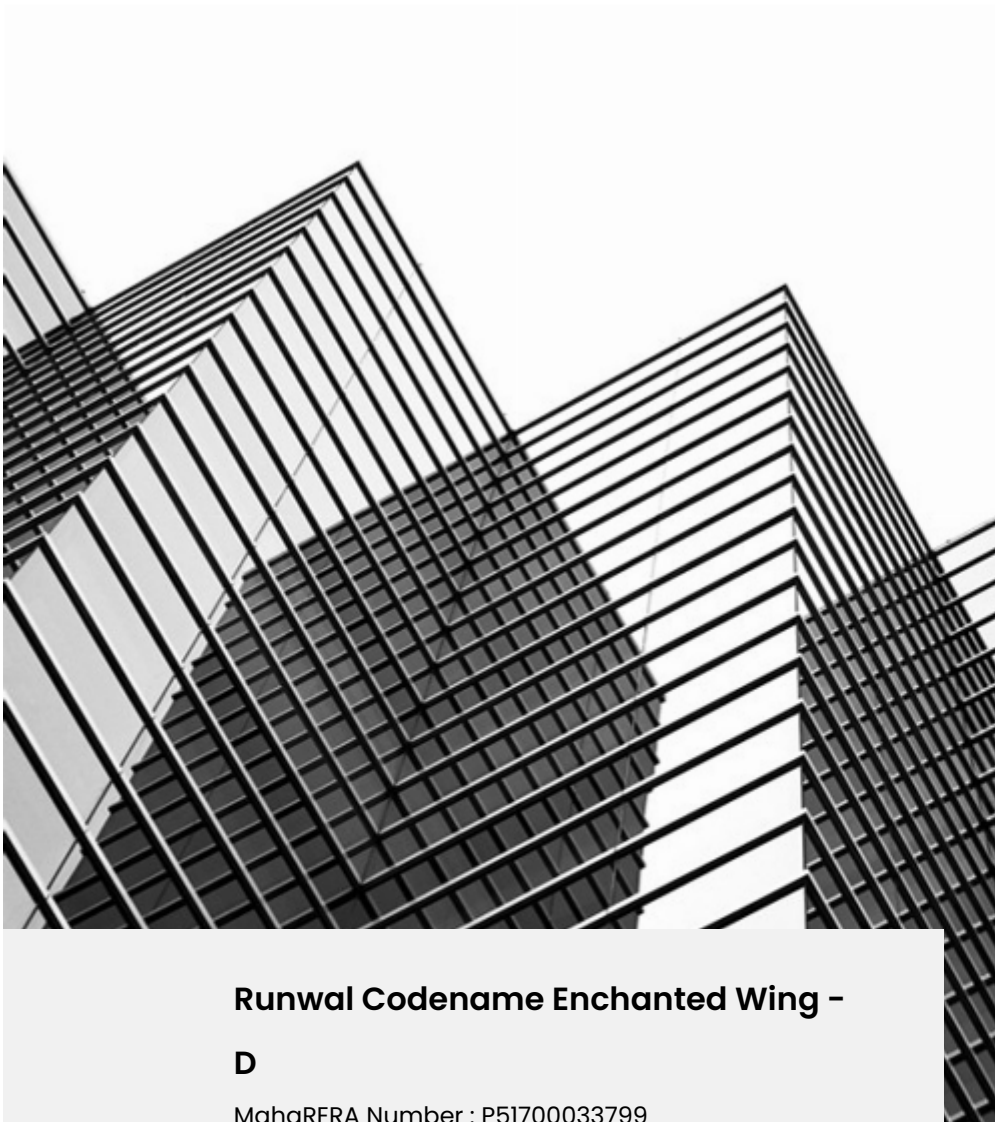


# PROP REPORT



**Runwal Codename Enchanted Wing –**

**D**

MahaRERA Number : P51700033799



# 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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Sandozbaugh | NA             | NA             |

## Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 40 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.8 Km**
- Kolshet Bus Stop **550 Mtrs**
- Thane Railway Station **7.1 Km**
- Ghodbunder Road **3.1 Km**
- Highland Super Speciality Hospital **2.6 Km**
- C.P. Goenka International School **3.8 Km**
- The Walk **4.9 Km**
- DMart Kolshet **2.6 Km**

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## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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

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## PROJECT & AMENITIES

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| Time Line                    | Size      | Typography  |
|------------------------------|-----------|-------------|
| Completed on 30th June, 2028 | 1149 Sqmt | 1 BHK,2 BHK |

Project Amenities

|                        |                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Sports                 | Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area                       |
| Leisure                | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly                                                               |
| Business & Hospitality | Day Care,ATM / Bank Attached,Clubhouse,Multipurpose Hall                                                                     |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Charging Ports – Electrical Cars |

|                                       |
|---------------------------------------|
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|---------------------------------------|

BUILDING LAYOUT



| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Tower D               | 8               | 56           | 12              | 1 BHK,2 BHK    | 672            |
| First Habitable Floor |                 |              |                 | 2nd            |                |

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

|                    |
|--------------------|
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FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 390 – 418 sqft    |
| 2 BHK         | 508 – 627 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,Anti Skid Tiles                                                                                                                 |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | False Ceiling,Laminated flush doors,Double glazed glass windows                                                                                 |
| <b>HVAC Service</b>                     | NA                                                                                                                                              |
| <b>Technology</b>                       | Optic Fiber Cable                                                                                                                               |
| <b>White Goods</b>                      | NA                                                                                                                                              |

|                                                          |  |
|----------------------------------------------------------|--|
| <div>RUNWAL CODENAME</div> <div>ENCHANTED WING – D</div> |  |
|----------------------------------------------------------|--|

# COMMERCIALS

|                      |                      |                        |                  |
|----------------------|----------------------|------------------------|------------------|
| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b> |
|----------------------|----------------------|------------------------|------------------|

|       |    |    |                         |
|-------|----|----|-------------------------|
| 1 BHK | -- | -- | INR 7100000 to 7800000  |
| 2 BHK | -- | -- | INR 9300000 to 12000000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 1%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 500000      | 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,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital |

## Transaction History

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

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| September 2022   | 508         | 16    | INR 7423064 | INR 14612.33    |
| September 2022   | 390         | 9     | INR 5994493 | INR 15370.49    |
| August 2022      | 354         | 40    | INR 5190921 | INR 14663.62    |
| August 2022      | 354         | 33    | INR 5369493 | INR 15168.06    |
| August 2022      | 508         | 29    | INR 7379830 | INR 14527.22    |
| August 2022      | 354         | 8     | INR 4638894 | INR 13104.22    |
| August 2022      | 354         | 3     | INR 4744493 | INR 13402.52    |
| August 2022      | 594         | 17    | INR 9662172 | INR 16266.28    |

|             |     |    |             |              |
|-------------|-----|----|-------------|--------------|
| August 2022 | 389 | 6  | INR 5676420 | INR 14592.34 |
| August 2022 | 354 | 35 | INR 5414136 | INR 15294.17 |
| August 2022 | 354 | 21 | INR 4923064 | INR 13906.96 |
| July 2022   | 594 | 20 | INR 9723393 | INR 16369.35 |
| July 2022   | 390 | 16 | INR 6102528 | INR 15647.51 |
| July 2022   | 354 | 14 | INR 4833779 | INR 13654.74 |
| July 2022   | 508 | 8  | INR 7266814 | INR 14304.75 |

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## 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>                | 73            |
| <b>Connectivity</b>         | 55            |
| <b>Infrastructure</b>       | 76            |
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 75            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 84            |
| <b>Building</b>             | 65            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 63            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>66/100</b> |

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