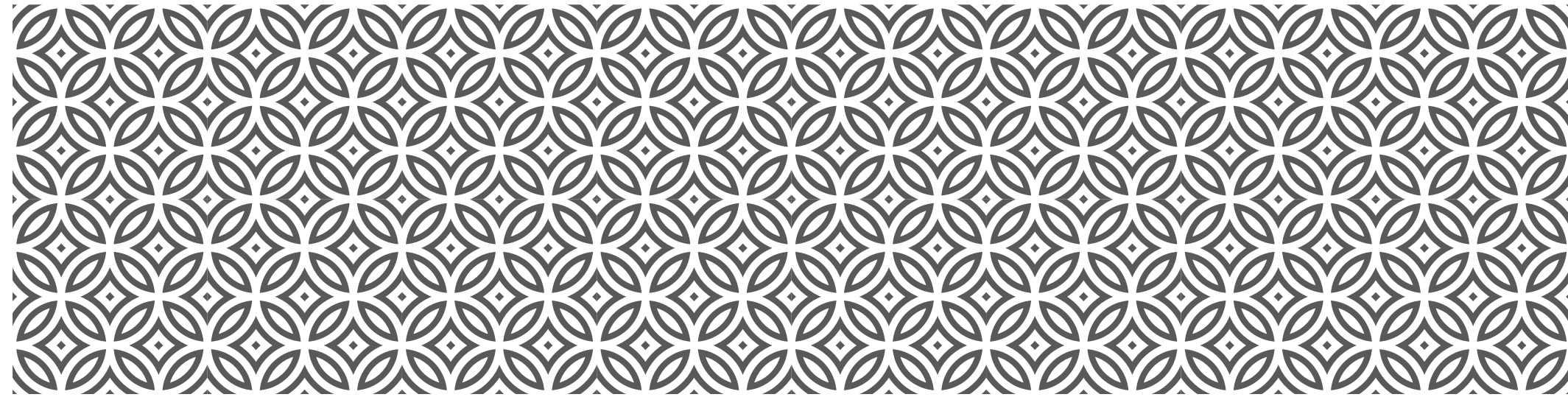


A decorative geometric pattern consisting of repeating interlocking shapes, possibly stylized leaves or diamonds, arranged in a grid. The pattern is rendered in a lighter shade of blue than the background.

# RUNWAL AVENUE

---

KANJURMARG (E)



WORLD CLASS LIVING AT

KANJURMARG

THE NEW CITY CENTRE



Stock Photograph

# OUR INSPIRATION

Welcome New York to your city. They say, only the best gets the best. So why should you compromise on your lifestyle and location? Discover your chance to live a class above the rest by adopting the international lifestyle that Runwal Avenue brings to the new city centre - Kanjurmarg. Introducing Broadway, homes offering you everything you need and everything you could need, within close proximity. This is your gateway to international living standards.



EXPANSE OF GREENS  
WITHIN YOUR WORLD

CENTRAL PARK,  
NEW YORK



Stock Photograph

**TIMES SQUARE,  
NEW YORK**

**VIBRANT LIFESTYLE  
WITHIN YOUR WORLD**



# WHERE EVERY ELEMENT WORKS TO INSPIRE



HOMES DESIGNED TO PERFECTION



THE GREEN GRANDEUR



MODERN CONVENIENCES & ENTERTAINMENT



CLOSE TO PROPOSED METRO HUB



IN THE HEART OF CITY



PREMIUM RECREATIONAL AMENITIES

# WELCOME TO KANJURMARG

## A WORLD FOR COUNTLESS POSSIBILITIES

### LIFE AT THE NEW CITY CENTRE

Kanjurmarg is a location that has emerged as the new city centre of Mumbai. Situated in the heart of Mumbai, it offers three aces - accessibility, appreciation and abundant spaces. Kanjurmarg has grown rapidly and has become a much sought-after destination amongst home buyers. It offers countless avenues to enjoy world class living curated by Broadway just for you. Being strategically positioned, Kanjurmarg brings every destination close to you. Situated just 10 minutes from Powai, it offers all of Powai's advantages at a far more attractive price.





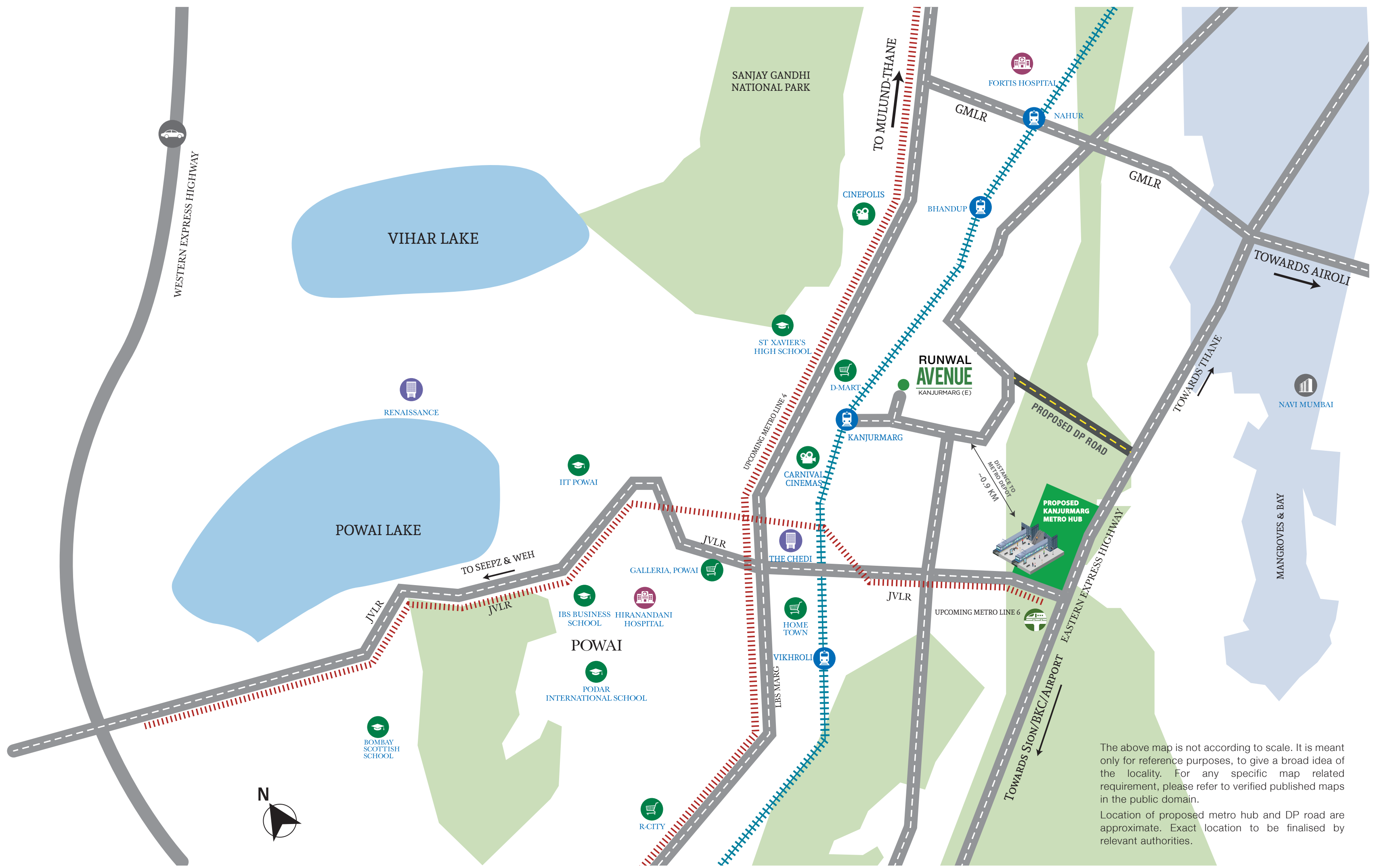
KANJURMARG

MAKE YOUR MARG



A VENUE FOR  
CITY CENTRE  
LIVING

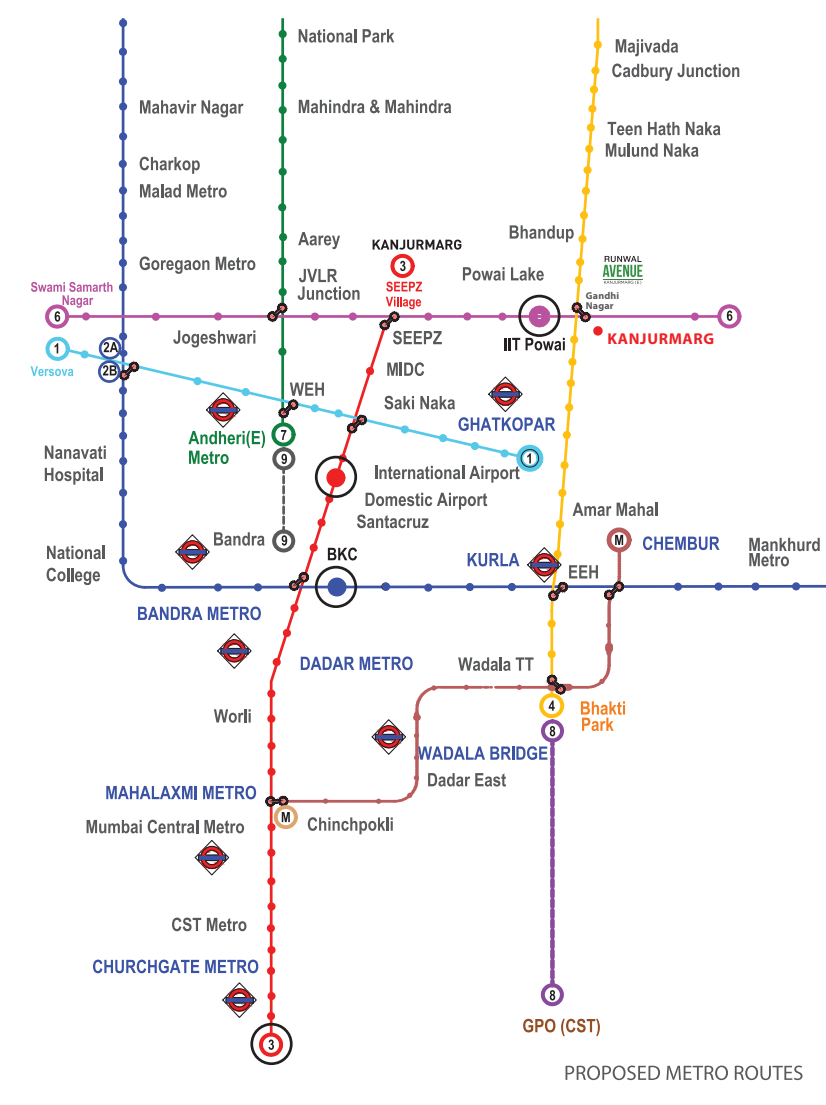




The above map is not according to scale. It is meant only for reference purposes, to give a broad idea of the locality. For any specific map related requirement, please refer to verified published maps in the public domain.

Location of proposed metro hub and DP road are approximate. Exact location to be finalised by relevant authorities.

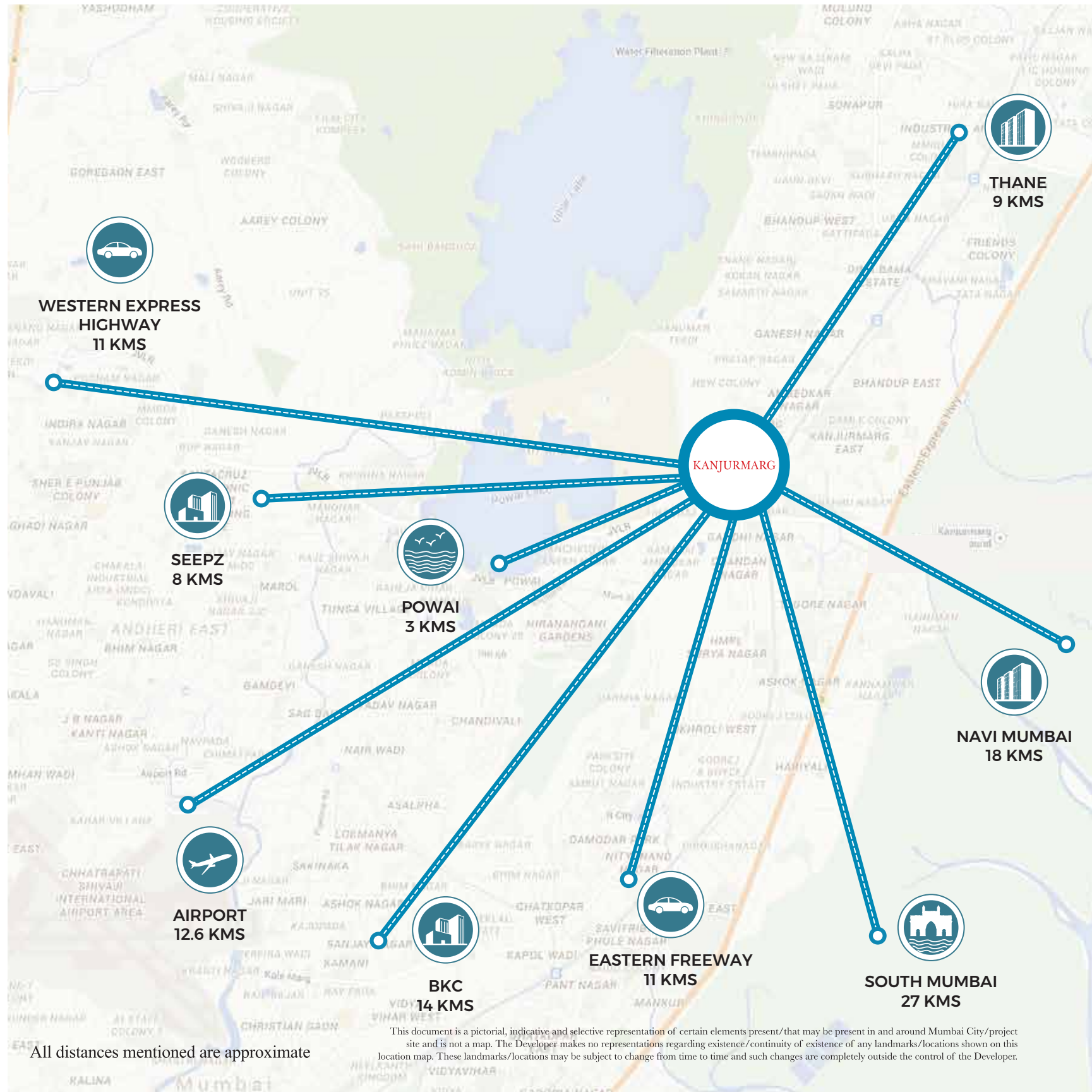
# EXCELLENT METRO CONNECTIVITY



## MOVE TO AN ADDRESS WHERE YOUR WORLD COMES CLOSER

DISTANCES TO KEY HUBS OF THE CITY		ROAD CONNECTIVITY		RAIL CONNECTIVITY	
POWAI	3 KMS	LBS MARG	1.5 KMS	PROPOSED METRO STATION	0.9 KM
SEEPZ	8 KMS	JVLR	0.9 KM	KANJURMARG STATION	0.3 KM
BKC	14 KMS	E. EXP. HIGHWAY	1.5 KMS	BHANDUP STATION	0.8 KM
AIRPORT	12.6 KMS				
ANDHERI	11 KMS				
THANE	9 KMS				
SOUTH MUMBAI	27 KMS				

All distances mentioned are approximate & are meant for broad reference only.



All distances mentioned are approximate

This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer.

BRING YOUR WORLD CLOSER  
WITH AN ADDRESS THAT SIGNIFIES  
**WORLD CLASS  
LIVING**

# KANJURMARG

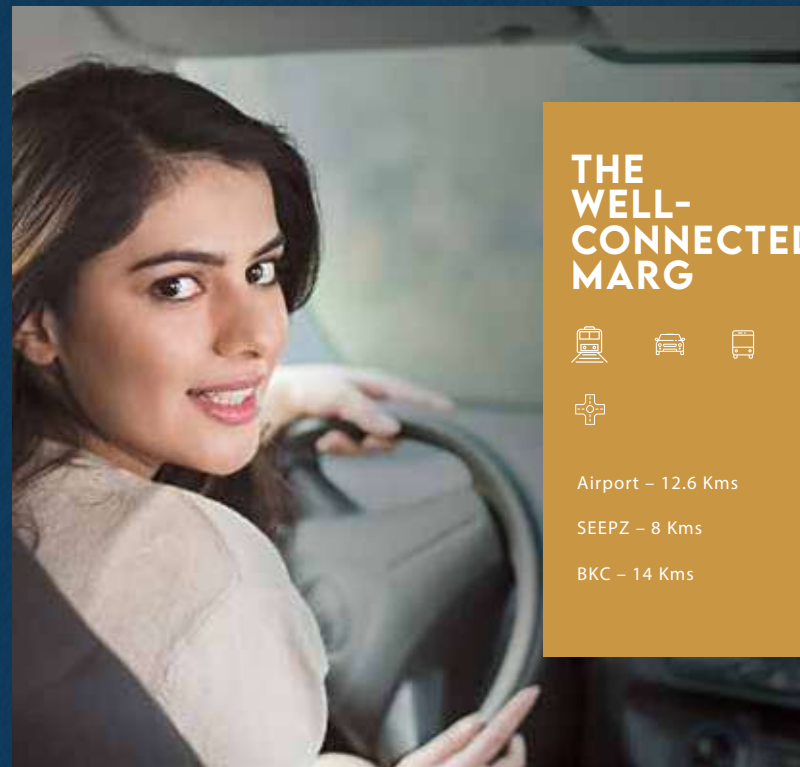
MAKE YOUR MARG



## THE LIFESTYLE MARG



- R City Mall – 4.5 Kms
- Galleria, Powai – 4 Kms
- Renaissance – 7 Kms
- Hometown – 2 Kms
- D-Mart – 2 Kms
- Carnival Cinemas – 2 Kms



## THE WELL-CONNECTED MARG



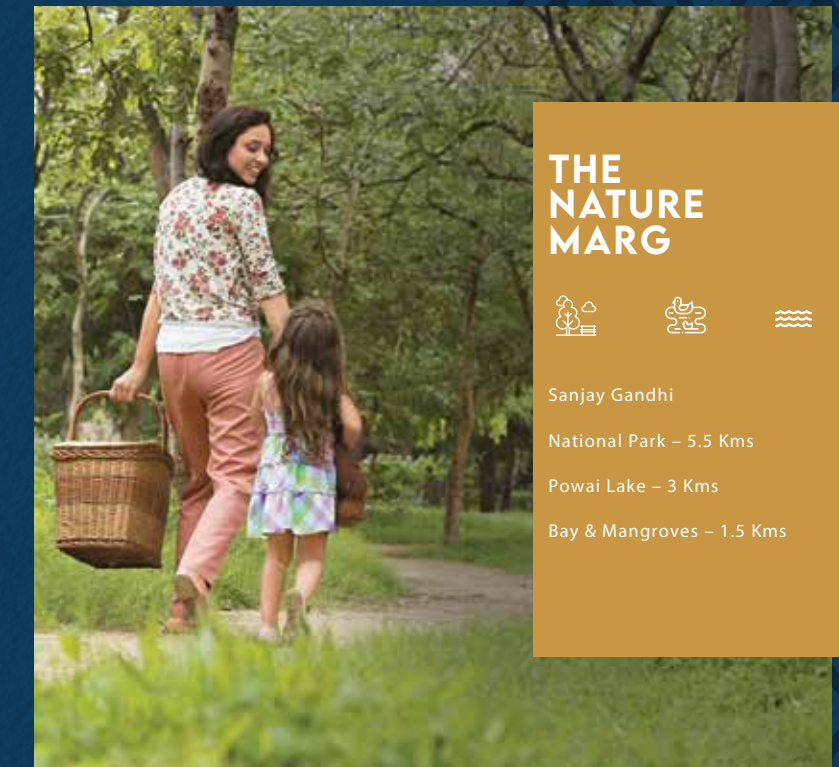
- Airport – 12.6 Kms
- SEEPZ – 8 Kms
- BKC – 14 Kms



## THE KNOWLEDGE MARG



- Podar International School – 3.5 Kms
- Bombay Scottish School, Powai – 6.5 Kms
- IIT, Powai – 2.5 Kms



## THE NATURE MARG



- Sanjay Gandhi National Park – 5.5 Kms
- Powai Lake – 3 Kms
- Bay & Mangroves – 1.5 Kms

# A WORLD FOR UNMATCHED CONNECTIVITY

One of the busiest cities in the world, New York, as a location ensures maximum connectivity for its community. Similarly, Runwal Avenue is situated in the arterial location of Kanjurmarg bringing every significant landmark closer to you. From the strategically important business districts like SEEPZ & BKC to the International Airport, every key hub of the city is easily accessible. Runwal Avenue at Kanjurmarg enjoys fantastic road, rail and upcoming metro connectivity for you to live closer to everywhere you want to be.



30 Minutes To BKC Via Eastern Exp. Highway & SCLR.



45 Minutes To South Mumbai Via Eastern Exp. Highway & E. Freeway.



30 Minutes To The International Airport Via JVLR & Andheri Kurla Road.



25 Minutes To BKC Via The New Chunabhatti-BKC Connector.



30 Minutes To Goregaon Via The Proposed GMLR Connector.



A WORLD FOR  
YOUR GOOD LIFE

**EXPERIENCE WORLD CLASS LIVING  
AT IT'S BEST. WELCOME TO RUNWAL AVENUE.**

It is a perfect blend of fine living, sought-after comforts, high-street delights and green open spaces. Being a part of larger township development, Broadway offers the privilege of going beyond the ordinary in providing a lifestyle that you have always wished for. Surrounded by the classiest of comforts, conveniences and excellent connectivity, this will be the venue for numerous happy memories, making it your world for a good life.

# A MAGNIFICENT ADDITION TO THE CITY SKYLINE



# A WORLD FOR DELIGHTFUL BEGINNINGS

Your world, surrounded by comforts & conveniences.

Broadway at Runwal Avenue has been engineered to provide you with a lifestyle that goes above your daily living. It has been designed to pamper you with countless experiences and comforts you always wished for.

## HIGHLIGHTS



Part of a large township development



State-of-the-art club facilities



Health clinic to keep you and your loved ones fit and worry free



Exquisitely designed smart residences



Swimming pools and recreational amenities



Integrated high-street retail with cafés, bistros, stores and much more



Business centre for work from home lifestyle



A beautiful public garden of approx. 5 acres nearby

# A WORLD FOR UNLIMITED INDULGENCES

Welcome to a life full of joyful experiences.

At Broadway, each day will be a joy as you indulge in a wide range of amenities that Runwal Avenue will bring to you.

## EXCLUSIVE AMENITIES DESIGNED FOR YOU



Landscaped gardens



Swimming pools



Fully equipped gym



Aqua gym / Jacuzzi



Walking / Jogging track



Multi-purpose court



Open green vistas



Badminton courts



Yoga pavilion



Kids' play area



Crèche



Indoor games





# LUXURY & SERENITY

Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offering. The allottee must refer to the agreement for sale for actual details.



# A PRIVILEGED LIFESTYLE

Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offering. The allottee must refer to the agreement for sale for actual details.



**RELAX &  
REFRESH**



# SPACES FOR LITTLE ONES

Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offers. The allottee must refer to the agreement for sale for actual details.

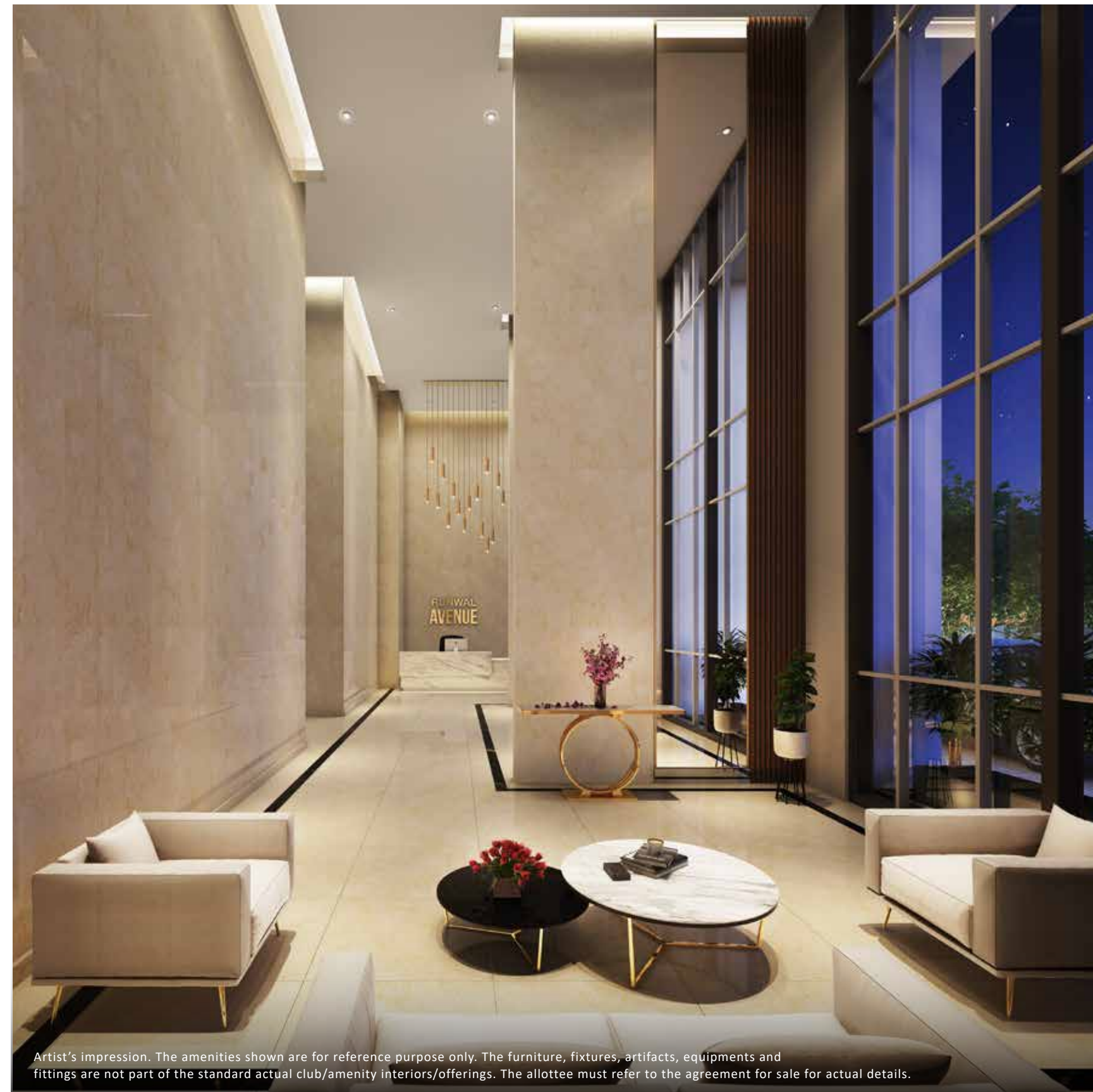


# OPEN SPACES FOR ALL

Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offering. The allottee must refer to the agreement for sale for actual details.

# A WORLD FOR GRAND ARRIVALS

At Runwal Avenue, we want to give all the residents a chance to truly experience the sheer grandeur that comes with living in a landmark development. An impressive majestic lobby will welcome you home, ushering you into a safe and secure environment.



Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offering. The allottee must refer to the agreement for sale for actual details.



Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offerings. The allottee must refer to the agreement for sale for actual details.

# EVERY DETAIL IS MASTERED TO PERFECTION

Inspired by international standards, Runwal Avenue residences have been crafted to delight.

## INTERNAL SPECIFICATIONS

- Anodized aluminium windows
- Laminated flush door for all internal doors
- Solid flush door shutter; both side laminate finish for main door
- Vitrified tile flooring in living, dining & all bedroom
- Acrylic/Plastic paint with gypsum finish walls

## BATHROOM

- Bathroom dado up to door height
- Anti-skid tiles
- Branded CP fittings and sanitary ware

## KITCHEN

- Exhaust fan
- Provision for water purifier
- Vitrified flooring
- Polished granite kitchen platforms with stainless steel sink single bowl
- Branded CP fittings
- Dado tiles 2 feet above kitchen platform



Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offerings. The allottee must refer to the agreement for sale for actual details.

The above specifications are proposed and subject to change as may be necessary.

# A MESMERIZING VIEW, EVERYDAY

Make every morning and evening blissful. With breathtaking views of the bay, hills and surrounding greens, breathe into the lap of nature.

Actual View From 45<sup>th</sup> Floor

The Developer makes no representations regarding the existence/continuity of the view shown herein.



# THE JOY OF NATURE & THE LUXURY OF EXPANSE

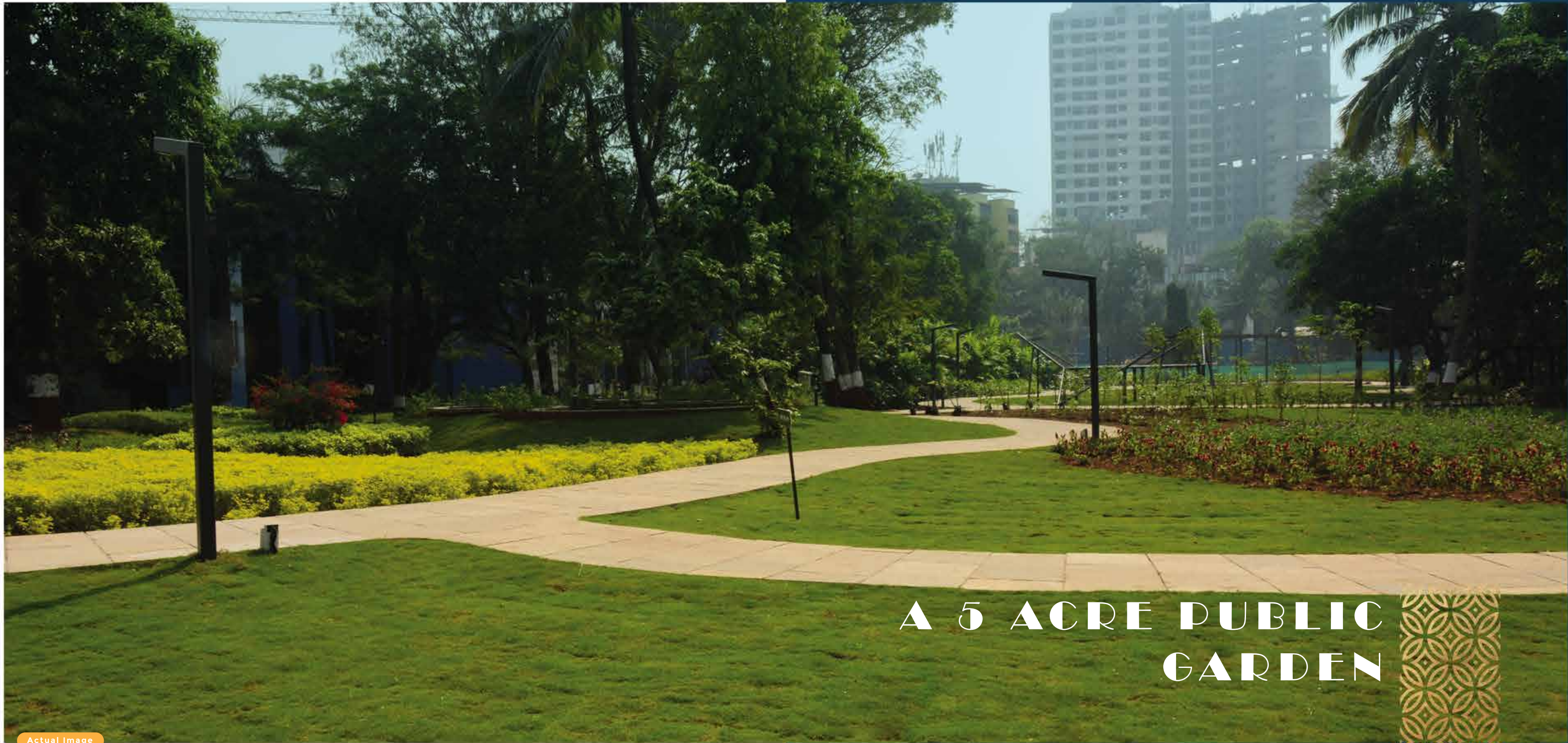
The joy of New York's Central Park is now in Kanjurmarg. A beautiful public garden of approx. 5 acres, situated just a 5 minute walk away, will bring to you the joys of nature and green spaces closer. Experience the rare jewel of large, open and green spaces in the hustle of the metro city. Walk, jog, run, play or just relax and soak in the beautiful surroundings.



Actual Image



Actual Image



A 5 ACRE PUBLIC  
GARDEN

Actual Image





Stock Photograph



Stock Photograph

# FIFTH AVENUE

## A WORLD FOR HIGH STREET INDULGENCES

Runwal Avenue will feature its very own "Fifth Avenue" - inspired by the most famous international retail destination. Experience world class shopping, dining, and social hangout spots right at your doorstep. The upmarket retail galleria will feature branded stores, restaurants, cafés, salons, and much more. Live, dine, entertain, play and unwind at Runwal Avenue.



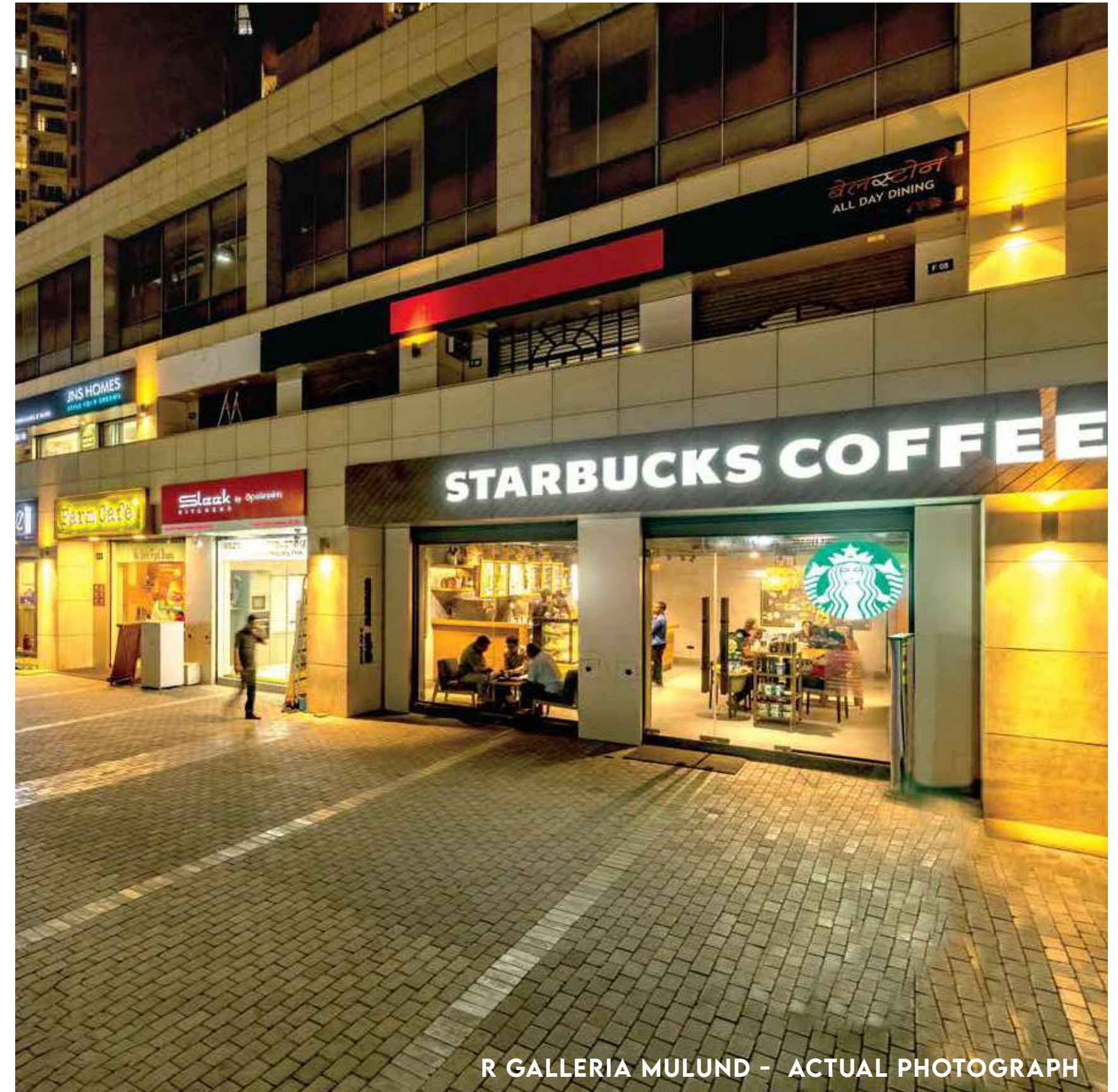
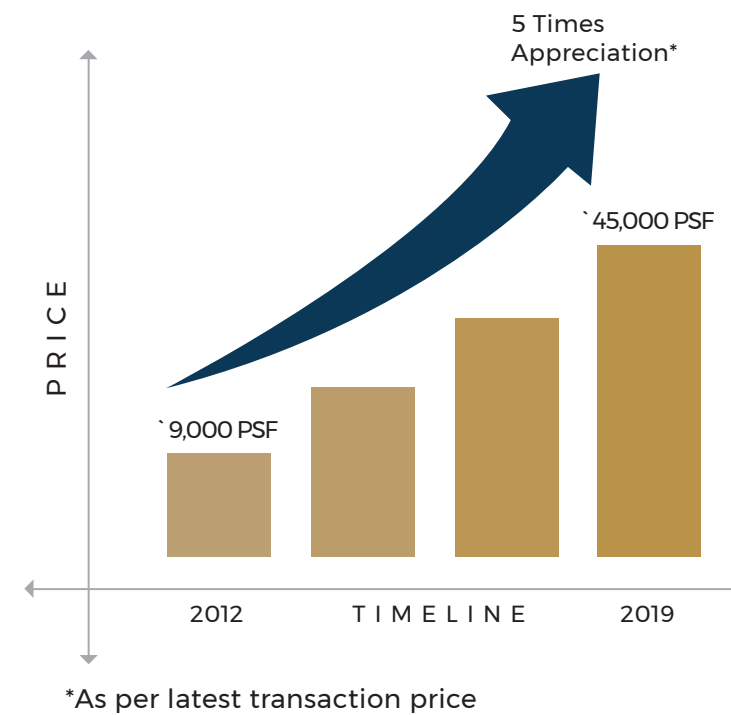
**SHOP, DINE,  
ENTERTAIN**

Artist's impression. The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offering. The allottee must refer to the agreement for sale for actual details.

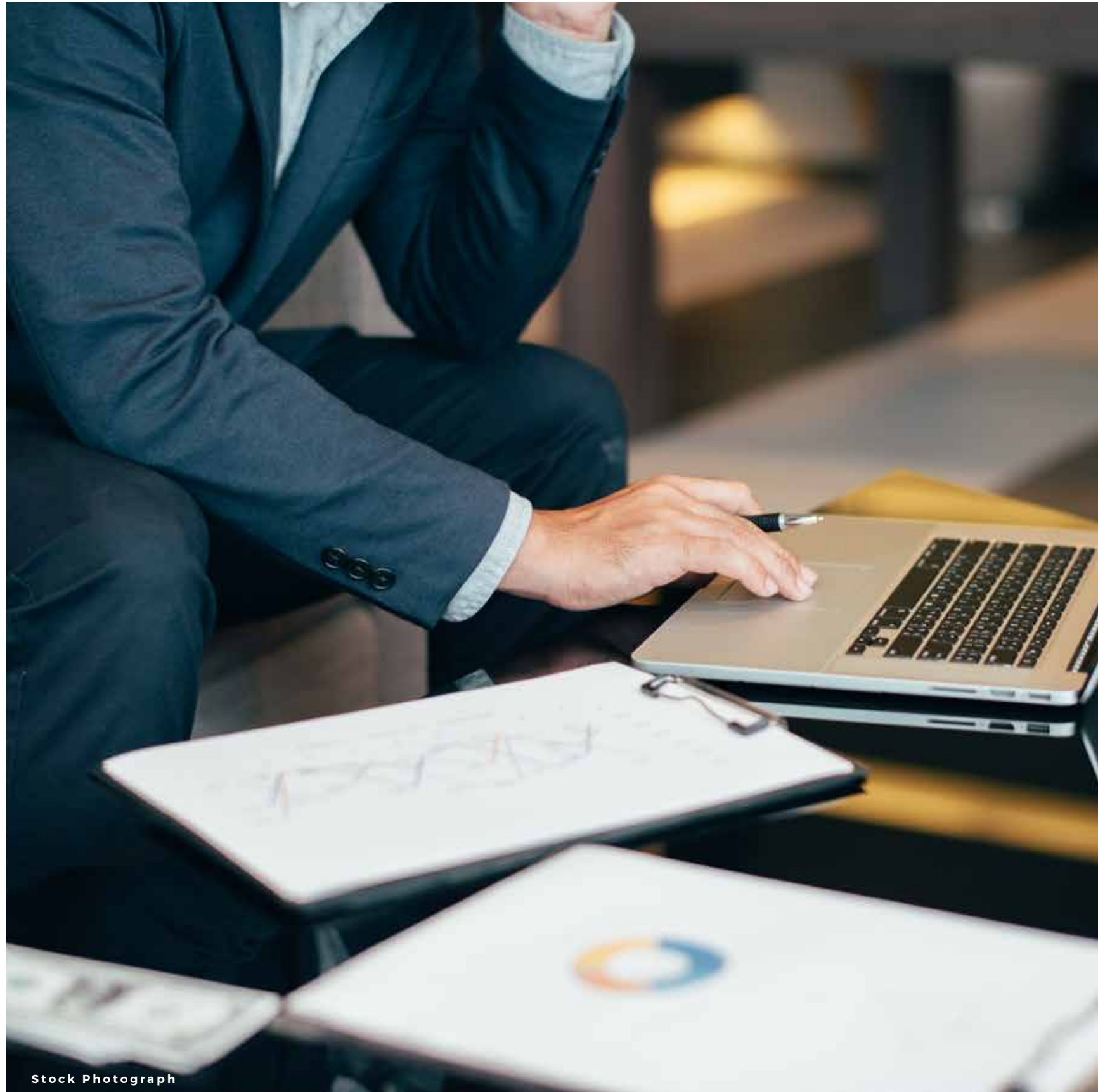
# A WORLD FOR TRANSFORMATION & GROWTH

Mumbai's New City Centre - Kanjurmarg has continued to attract home buyers with its modern culture and rich mix of life essentials. It's a destination that brings together modernity and blissful living, areas for entertainment and relaxation, avenues for dining, shopping and much more. The integrated high-street with Runwal Greens at Mulund in the form of R Galleria was a great game-changer for the entire micro-market. From elevating a sleepy neighbourhood to a bustling epicentre, R Galleria, Mulund has played a key role in bringing price appreciation in the region. Runwal Avenue brings together residential and retail landmarks in perfect harmony with a variety of world class amenities. This 'wholesome' flavour of Kanjurmarg & Runwal Avenue makes it a preferred destination for home buyers.

## R GALLERIA MULUND: THE GROWTH OVER TIME



R GALLERIA MULUND - ACTUAL PHOTOGRAPH



Stock Photograph

## **A SPECIAL SPACE FOR YOUR WORK FROM HOME LIFESTYLE**

### **WI-FI ENABLED BUSINESS CENTRE SPACE**

Bringing world class living in it's purest form, Runwal Avenue has designed a Wi-Fi enabled business centre just for you to cater to your work from home lifestyle. Considering the new normal of work from home routine, this is a space where you can focus on your work without the distractions of home, yet being at home.

# WORLD CLASS HEALTHCARE FOR YOU AND YOUR LOVED ONES

**Health Clinic by A Reputed Healthcare Institution | Dedicated Ambulance  
Service for Residents**

Most families have members ranging across different age groups and the proximity to an accredited healthcare institution is always a great advantage. Residents at Runwal Avenue will never need to worry because they will have access to quality medical care right at their doorstep.



Stock Photograph



## DESIGN CONSULTANT

### HAFEEZ CONTRACTOR

Hafeez Contractor is the name that is synonymous with the transformation of Powai. He brought his famed expertise to Kanjurmarg, in the form of Runwal Bliss and now continues the saga with Runwal Avenue. Architect Hafeez Contractor (AHC) is one of the finest design consultancy firms of India that prides itself on the unique design concept and bold execution.

“The creation of ‘Runwal Avenue’ was an important design idea for me. The mix of Retail & Residential, combined in a way that retail creates the lively spine of over a quarter of a kilometre along a covered drive, while the residential provides tranquillity with its separate entries and a large landscaped vehicle-free space at about 80 feet off the ground.”

### LANDMARK PROJECTS:

- Hiranandani Gardens, Powai – Mumbai
- Infosys – Pune
- The Imperial – Mumbai



## STRUCTURAL CONSULTANTS

### JW CONSULTANTS LLP

Considered as one of the most reputed construction consultants in India, JW Consultants have created impressive structures with projects spanning residential, commercial, industrial, retail, institutional, hospitality and healthcare sectors among others.

### LANDMARK PROJECTS

- Beau Monde – Mumbai
- Infosys – Bangalore
- Grand Hyatt – Pune



## ABOUT US

In Mumbai, Runwal Group's name stands out in the real estate space for quality and consistency. Established in 1978 by its visionary founder, Mr. Subhash Runwal, the group has developed over 65 projects and millions of square feet of real estate into quality projects.

Today it is one of the top developers in the country. The group has brought smiles to over 25,000 happy families in all corners of Mumbai. Runwal Group also holds the distinction of being the first to introduce the concept of malls in the suburbs and is known for its landmark project, R-City.



A strong legacy  
of 40 years



Portfolio of  
65 projects



50 delivered  
projects

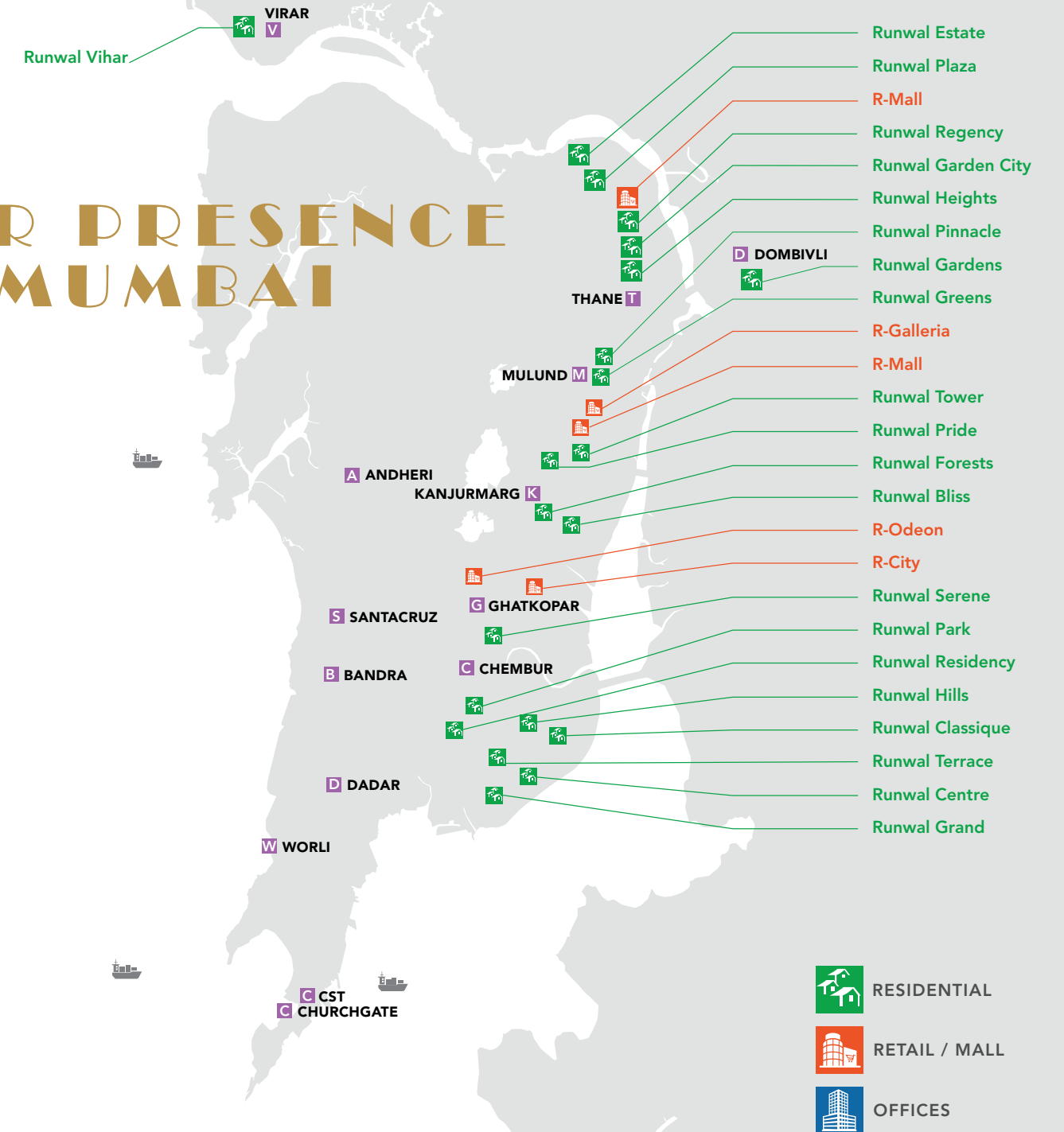


Known for quality, trust &  
transparency



Pioneers in mall & retail  
development

## OUR PRESENCE IN MUMBAI



Map not to scale.  
Locations are approximate.

# ACCOMPLISHMENTS AND ACCOLADES

More than any accomplishment, there's one significant thing which matters the most - customer happiness. Carrying forward the splendid legacy, Runwal Group continues it's mission of delivering quality projects. It feels good when the world appreciates our work and our creations.

## Runwal Avenue

Best Upcoming Project of the Year 2021

## Runwal Group

Developer of the year HT Real Estate Titans 2021

## Runwal Gardens

Iconic Township of the Year - Mid-day Real Estate & Infrastructure Icons 2019

## Runwal Pinnacle

Most Admired Upcoming Project of the Year - Real Estate & Infrastructure Round Table & Awards, 2019

## Runwal Forests

Luxury Project of the Year - Mumbai. Asia Real Estate Excellence Awards, 2019

## Runwal Bliss

The Ultimate Luxury Residential Project of Central Suburbs - HT Real Estate Awards 2018

## Runwal Greens

Preferred Customer Choice Luxury Project of the Year - Lokmat 2015

## Runwal Greens

The Best Residential Project of the Year - CNBC Awaaz Real Estate Awards, 2013

## R-City

Best Retail Project of the year 2013 (MMR) - CNBC Awaaz Real Estate Awards 2013

# OUR LANDMARK PROJECTS



## WHY SHOULD YOU BUY AT RUNWAL AVENUE?

- ★ JUST 3 KMS FROM POWAI, AT A FAR MORE ATTRACTIVE PRICE
- ★ A STONE'S THROW AWAY FROM KANJURMARG RAILWAY STATION
- ★ CLOSE TO UPCOMING METRO LINES
- ★ INTEGRATED HIGH-STREET DEVELOPMENT
- ★ NUMEROUS LIFESTYLE AMENITIES
- ★ TRUSTED BRAND WITH A 40 YEAR PROVEN TRACK RECORD
- ★ GREAT PRICE APPRECIATION POTENTIAL
- ★ CLEAR & MARKETABLE TITLE



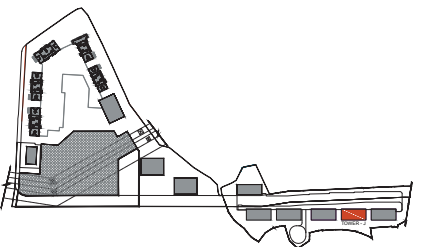
# FLOOR PLANS

# MADISON (TOWER - J)

## BAY VIEW



## FOREST VIEW



# BROADWAY (TOWER - K)

## BAY VIEW

### 2 BHK

**RERA CARPET AREA**  
51.04 + 1.72 = 52.76 SQ. MT.  
549.40 + 18.51 = 567.91 SQ. FT.

### 3 BHK

**RERA CARPET AREA**  
68.99 + 1.68 = 70.58 SQ. MT.  
742.62 + 18.08 = 760.70 SQ. FT.

### 2 BHK

**RERA CARPET AREA**  
50.86 + 1.72 = 52.58 SQ. MT.  
547.47 + 18.51 = 565.98 SQ. FT.



### 2 BHK

**RERA CARPET AREA**  
51.40 + 1.72 = 52.99 SQ. MT.  
553.28 + 18.51 = 571.79 SQ. FT.

### 1 BHK

**RERA CARPET AREA**  
37.26 SQ. MT.  
401.07 SQ. FT.

### 1 BHK

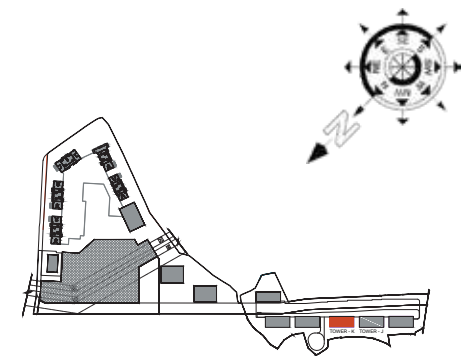
**RERA CARPET AREA**  
37.26 SQ. MT.  
401.07 SQ. FT.

### 2 BHK

**RERA CARPET AREA**  
51.40 + 1.72 = 52.99 SQ. MT.  
553.28 + 18.51 = 571.79 SQ. FT.

## FOREST VIEW

All Dimensions and Area are unfinished. The dimensions mentioned on these floor plans are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma Agreement for Sale.





 **1800 102 3939**

 **www.runwalgroup.in**

Site Address: Runwal Avenue, Crompton Greaves Compound, Kanjurmarg (East), Mumbai – 400 042.

Corporate Office: Runwal & Omkar Esquare, 4th Floor, Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (East), Mumbai – 400 022.

The project has been registered via MahaRERA registration number: Runwal Avenue, Wing-J: P51800026860, Wing-K: P51800028811.

Available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: This printed material does not constitute an offer and/or contract of any type between the owner/developer and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease to be entered into between the parties and no details mentioned in this printed material shall in any way govern such transactions. The Allottee must refer to the agreement for sale for actual details.