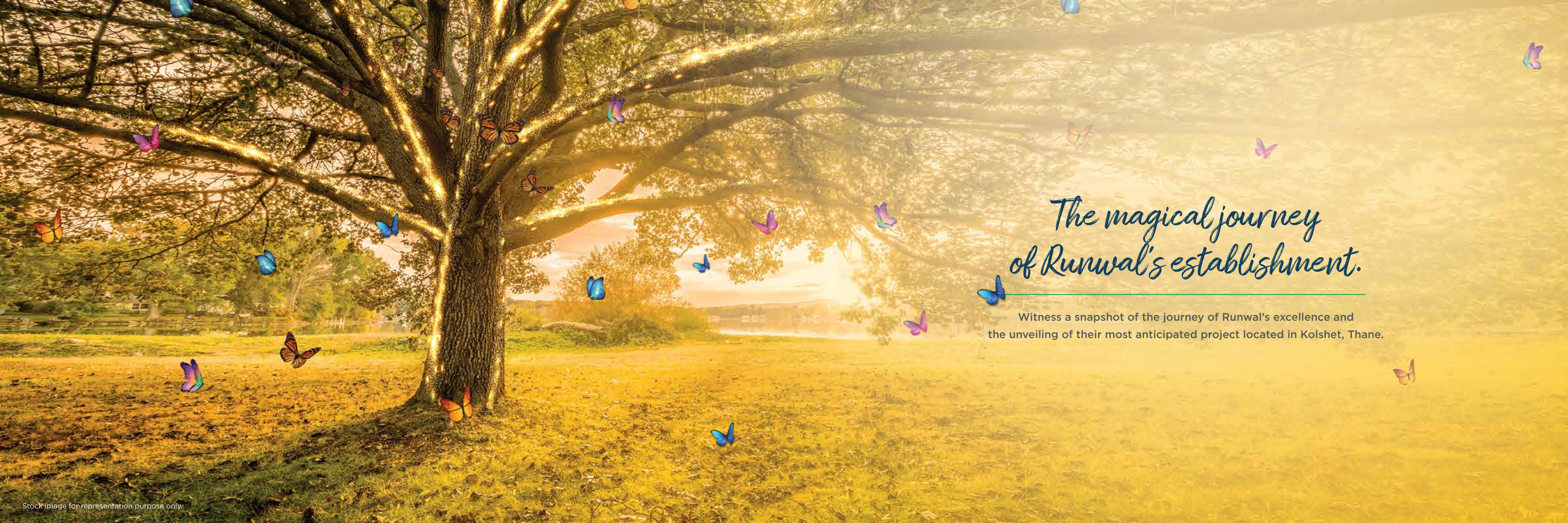




*A Magical World Awaits*

MahaRERA Registration No. P51700033799 | Available on Website: [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

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*The magical journey  
of Runwal's establishment.*

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Witness a snapshot of the journey of Runwal's excellence and the unveiling of their most anticipated project located in Kolshet, Thane.

# The magical legacy

## THE RUNWAL JOURNEY

### 1978-2002



- Mr. Subhash Runwal, laid the foundation of Runwal Group in 1978.
- Mr. Sandeep Runwal, the 2<sup>nd</sup> generation, joined the business, ventured into retail sector.
- Mr. Subodh Runwal, the younger son, joined the business introducing and acing the new format of township development.

### 2002-TILL DATE



- Mr. Saurabh Runwal, the 3<sup>rd</sup> generation, joined in 2020 with a vision of making a futuristic company.



- Set a new trend by collaborating with Foreign Direct Investment.
- Forayed into organised retail with R Mall, Mulund and followed by one of Mumbai's largest malls R City, Ghatkopar.
- Forayed into township with the launch of Runwal MyCity and Runwal Gardens.

## THE RUNWAL LEGACY

**42+**  

**PROJECTS DELIVERED**

24+ projects under construction.

**35K+** 

**HAPPY FAMILIES**

Have chosen their dream home at Runwal Group.

**33+**  

**AWARDS & ACCOLADES**

ET Best Realty Brand Award 2021.  
Business Leader Of The Year Awards 2021.  
Star Realty 2011-12 Lords Of The Land.

**45+** 

**YEARS OF LEGACY**

Pioneers in organised retail and residential real estate.

# Thane's magical evolution story

THANE

PANCHPAKHADI


CADBURY JUNCTION

MAJIWADA


GHODBUNDER ROAD

KOLSHET


## 1960s

- Companies like Raymond, Modella, Voltas, Kores, PIL were set up.
- Thane district became a part of the state of Maharashtra.
- Approx. 1 Lac + 


## 1970s

- New Thane Creek Bridge joining Sion and Panvel completed.
- MSEB started the electricity supply.
- Expansion of Panchpakhadi.
- Location: Naupada area and the Teen Hath Naka.
- Approx. 2 Lac + 


## 1980s

- Thane Municipality changed to Thane Corporation.
- Center of connectivity - Cadbury Junction.
- Location: Eastern Express Highway, offers connection internally, as well as to Mumbai's prime locations.
- Approx. 3 Lac + 


## 1990s

- Airoli Bridge was completed.
- Growth of infrastructural development at Majiwada.
- Smooth connectivity and proximity to hospitals, educational institutes, and entertainment hubs.
- Approx. 7 Lac + 

## 2000s

- Thane receives the Clean City Award.
- Progression at Ghodbunder Road.
- Improved road connectivity to Mumbai via Eastern Express Highway and Western Highway.
- Approx. 1 Million + 

## 2020 - TILL DATE

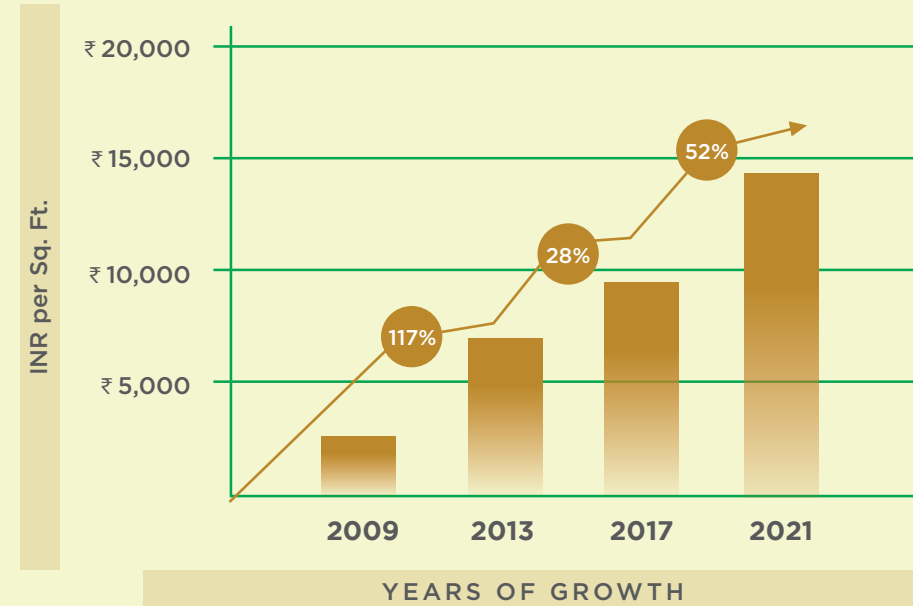
- An abundance of social infrastructure, business and commercial growth.
- Higher employment generation.
- Kolshet emerges as a residential hotspot.
- Connectivity to Mumbai, Bhiwandi, and Western Suburbs of Mumbai including Borivali, Mira-Bhayander.
- Approx. 8 Million + 



# The magical growth of value

Seamless connectivity and close proximity to superior infrastructural facilities have led to the growth of Kolshet, as a hotspot for investment and appreciation.

## KOLSHET - A DESTINATION SET TO GROW



The graph displays data that numerically shows the price appreciation over the span of 10 years.

Source: 99 acres.

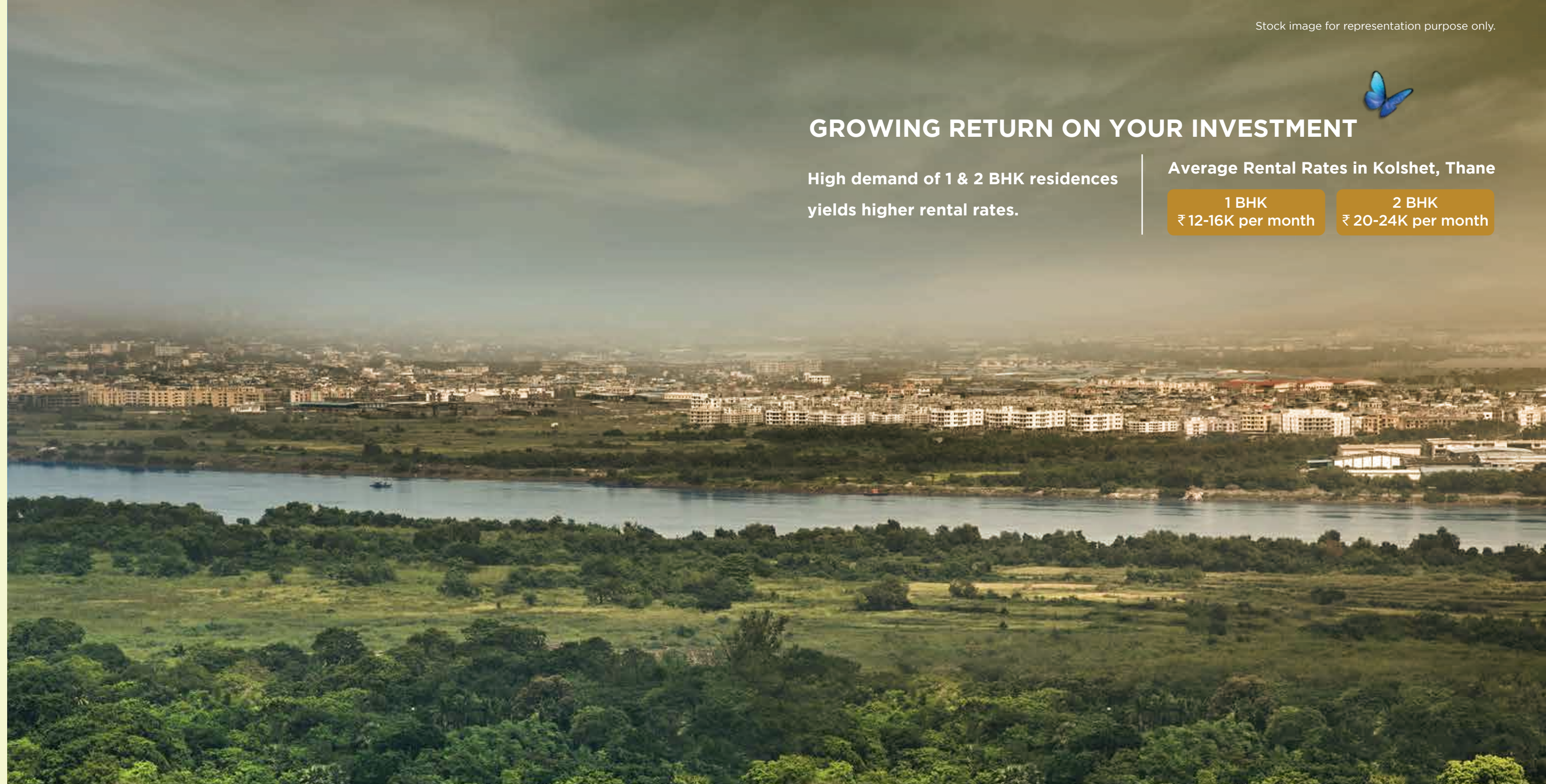
## GROWING RETURN ON YOUR INVESTMENT

High demand of 1 & 2 BHK residences yields higher rental rates.

### Average Rental Rates in Kolshet, Thane

1 BHK  
₹ 12-16K per month

2 BHK  
₹ 20-24K per month



*The magical destination*



# The magic of great connectivity

## PRESENT INFRASTRUCTURE



### Connectivity

- Eastern Express Highway & Ghodbunder Road (10 mins)
- Thane Railway Station (12 mins)
- LBS Marg (20 mins)



### Educational Institutions

- University of Mumbai Sub-Campus (4 mins)
- Hiranandani Foundation School (5 mins)
- Rustomjee Cambridge International High School & Junior College (8 mins)
- C.P. Goenka International School (12 mins)
- St. Xaviers English High School and Junior College (13 mins)
- D.A.V. Public New Generation School (13 mins)
- Smt. Sulochanadevi Singhanian School (15 mins)
- Vasant Vihar High School and Junior College (15 mins)
- DG International School (18 mins)



### Hospitals

- Currae Multi-Speciality Hospital (3 mins)
- Bethany Hospital (6 mins)
- Life Line Hospital (7 mins)
- Highland Corporate Parks Speciality Hospital (7 mins)
- Horizon Prime Hospital (11 mins)
- Hiranandani Hospital (12 mins)
- Jupiter Hospital (14 mins)



### Malls

- The Walk High Street (5 mins)
- Big Centre (7 mins)
- R Mall (8 mins)
- Viviana Mall (15 mins)
- Korum Mall (16 mins)

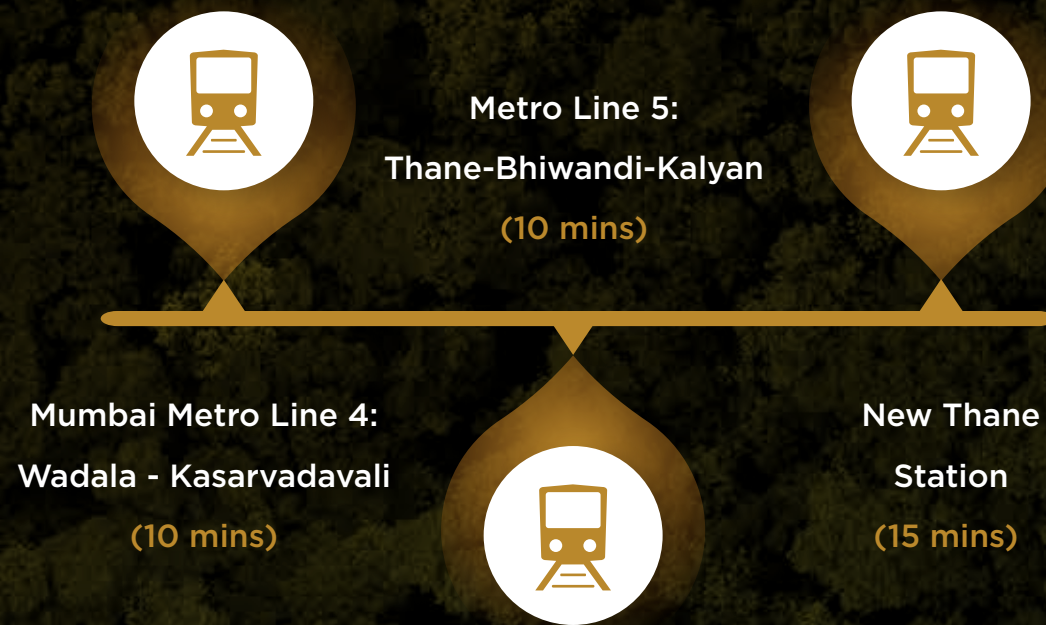


### Corporate Parks

- Hiranandani Business Park, Hiranandani Estate (5 mins)
- MBC Infotech Park, Ghodbunder Road (7 mins)
- G Corp Tech Park, Ghodbunder Road (7 mins)
- Kalpataru Prime, Wagle Industrial Estate (8 mins)

# The magic of great connectivity

## FUTURE PLANNED INFRASTRUCTURE





# Come, experience a magical life.



Discover a home surrounded by 1600 acres of greenery



Where you can befriend over 250 species of birds



A home where you can open your windows to 270 degree panoramic views



Where the Ulhas river flows serenely by your home



Where the air you breathe is fresher than anywhere else in the city

*Nature creates  
a magical abode for you*



Discover a privileged life where nature  
conspires to create an abode that will leave you mesmerised.

**~25-Acre Community  
Enveloped in Green**



Shot on location.

*Resort lifestyle  
with 70+ amenities*

## *Wellness amenities*

**EXPERIENCE THE CHARM OF EXCEPTIONAL  
WELLNESS AMENITIES LIKE THE FEW MENTIONED.**



5 Theme-Based Gardens



Yoga/Meditation Zone



Art Cafe & Library



Pharmacy



Steam & Spa



Guest Rooms



6000 Sq. Ft.  
Well-Equipped Gymnasium

# Sports amenities

EXPERIENCE THE MAGIC OF THRILLING SPORTS AMENITIES.



Cricket Pitch



Badminton Court



Tennis Court



Rock Climbing



Multipurpose Court



Jogging & Cycling Track

# Entertainment amenities

THE MAGICAL ENTERTAINMENT AMENITIES THAT KEEP YOU AMUSED AT ALL TIMES.



Mini Theatre



Bowling Alley



Indoor Games Zone



Aerobics & Dance Arena

# Resort Lifestyle amenities

A WORLD OF MESMERIZING  
RESORT LIFESTYLE AMENITIES WHERE SERENITY IS SUPREME.



Mini Golf



Sky Promenade



Beach Club Pool



Riverside Infinity Viewing Deck

Stock image for representation purpose only.



## The magical exemplar

### PROJECTS DELIVERED BY THE RUNWAL GROUP IN THANE

- Runwal Garden City Phase 1
- Runwal Garden City Phase 2
- Runwal Garden City Phase 3
- Runwal Estate Phase 1
- Runwal Estate Phase 2
- Dahlia, Runwal Garden City
- Runwal Regency
- Runwal Eirene
- Runwal Nagar
- Runwal Plaza
- Runwal Pearl
- R Mall

