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Site address: Runwal Gardens, Kalyan - Shilphata Rd, Manpada, Dombivli (E), Maharashtra 421204.

Corporate address: Runwal & Omkar Esquare, 4th Floor, Off. Eastern Express Hwy, Sion (E), Mumbai 400022.

The project "Runwal Gardens" is being developed in a phase-wise manner and the various phases have been registered with MahaRERA bearing registration numbers as follows: Runwal Gardens Phase 1 - P51700022699, Runwal Gardens Phase 2 Bldg no 13-17 - P51700025677, Runwal Gardens Phase 2 Bldg no 18-23 - P51700024154, Runwal Gardens Phase 3 Bldg no 24-26 - P51700026228, Runwal Gardens Phase 3 Bldg no 27-28 - P51700026927, Runwal Gardens Phase 3 Bldg no 29-30 - P51700028344, Runwal Gardens Phase 4 Bldg no. 31-32 - P51700029155, Runwal Gardens Phase 4 Bldg no. 33-34 - P51700030533, Runwal Gardens Phase 4 Bldg no. 35-36 - P51700031319, Runwal Gardens Phase 4 Bldg No. 37 - P51700033206, Runwal Gardens Phase 4 Bldg No. 38 - P51700046550, Runwal Gardens Phase 5 Bldg no. 39-42 - P51700031609, Runwal Gardens Phase 8 Bldg No. 44 - P51700047512 and the details pertaining to the project are available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer - The images and other details shown in the video/ad here in are only indicative and the developer/owner reserves the right to change any or all of these in the interest of the development as per applicable rules & regulations. IndusInd Bank is providing project finance for the development of the project "Runwal Gardens". No-objection certificate of IndusInd Bank Ltd. will be required to be obtained prior to entering into any agreement for the sale of any unit in Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VIII and Shopping Arcade. Further, Runwal Gardens is a brand name for the larger project and the information given herein also pertains to the larger project. We will be registering separate real estate projects, from time to time. Any purchaser/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.

Alchemist/Clay



LAUNCHING  
**PRIME**  
AVENUE

AT

**RUNWAL**  
**GARDENS**

KALYAN - SHIL RD, DOMBIVLI EAST

\*T&C APPLY | STOCK IMAGE

## 115-Acres: A Landscape Of Joy

With 115-acres of land, Runwal Gardens is truly an integrated township. Within its premises, there is a shopping mall, offices, high-street retail, and a multi-specialty medical centre. It is built to fulfil all your basic as well as lifestyle needs. Everything you need is right here. Amidst the lush green grass, over 1800 trees and 14+ gardens, the property is truly an evergreen space of joy. The apartments face the garden and offer beautiful views of nature.

Located in a magical setting, Runwal Gardens is aptly named.



Actual Image

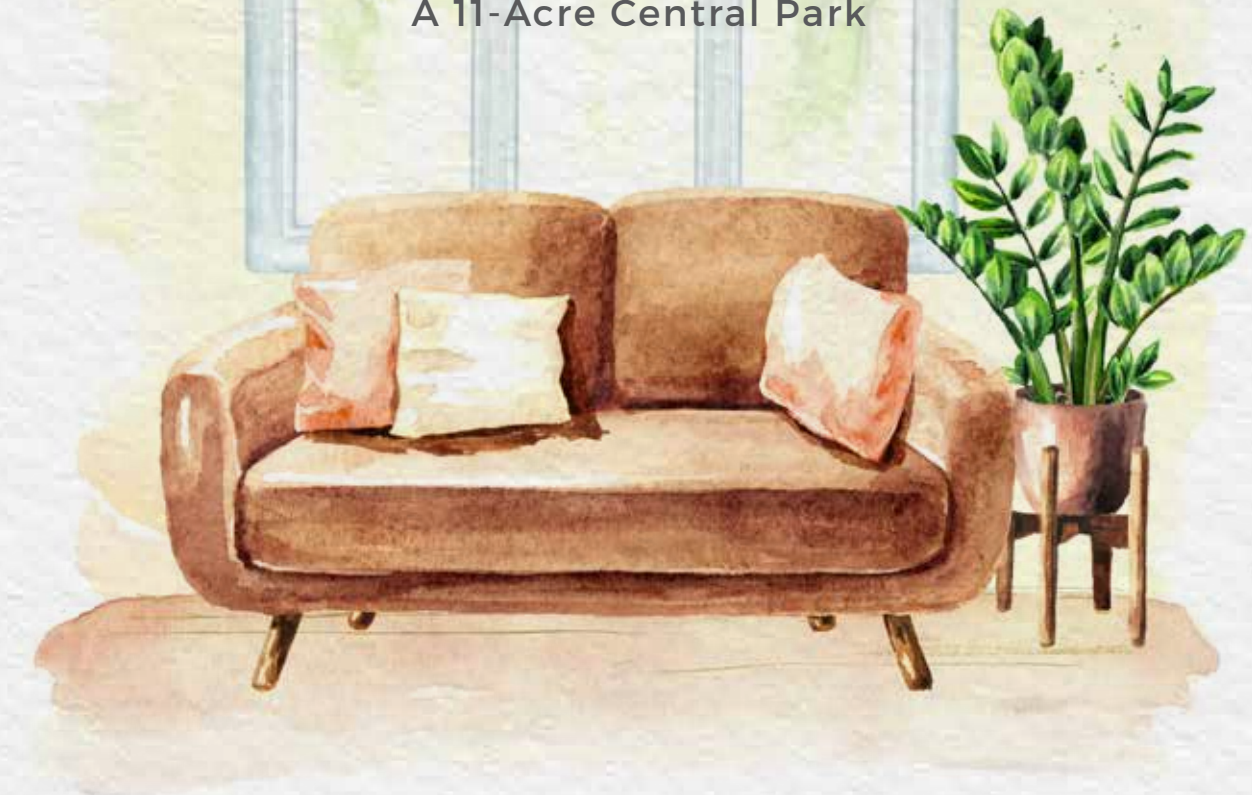
## Life At Prime Avenue

Township With 100+ Amenities

Conveniences Of World-Class School, High-End Mall,  
Business Centre & Multi-specialty  
Medical Centre Within Premises

MMR's Most Well-Connected Township

Abundant Greenery With 14+ Gardens &  
A 11-Acre Central Park



Stock Photograph



Business centre for work from home\*



EuroSchool\*



11-acre central park\*



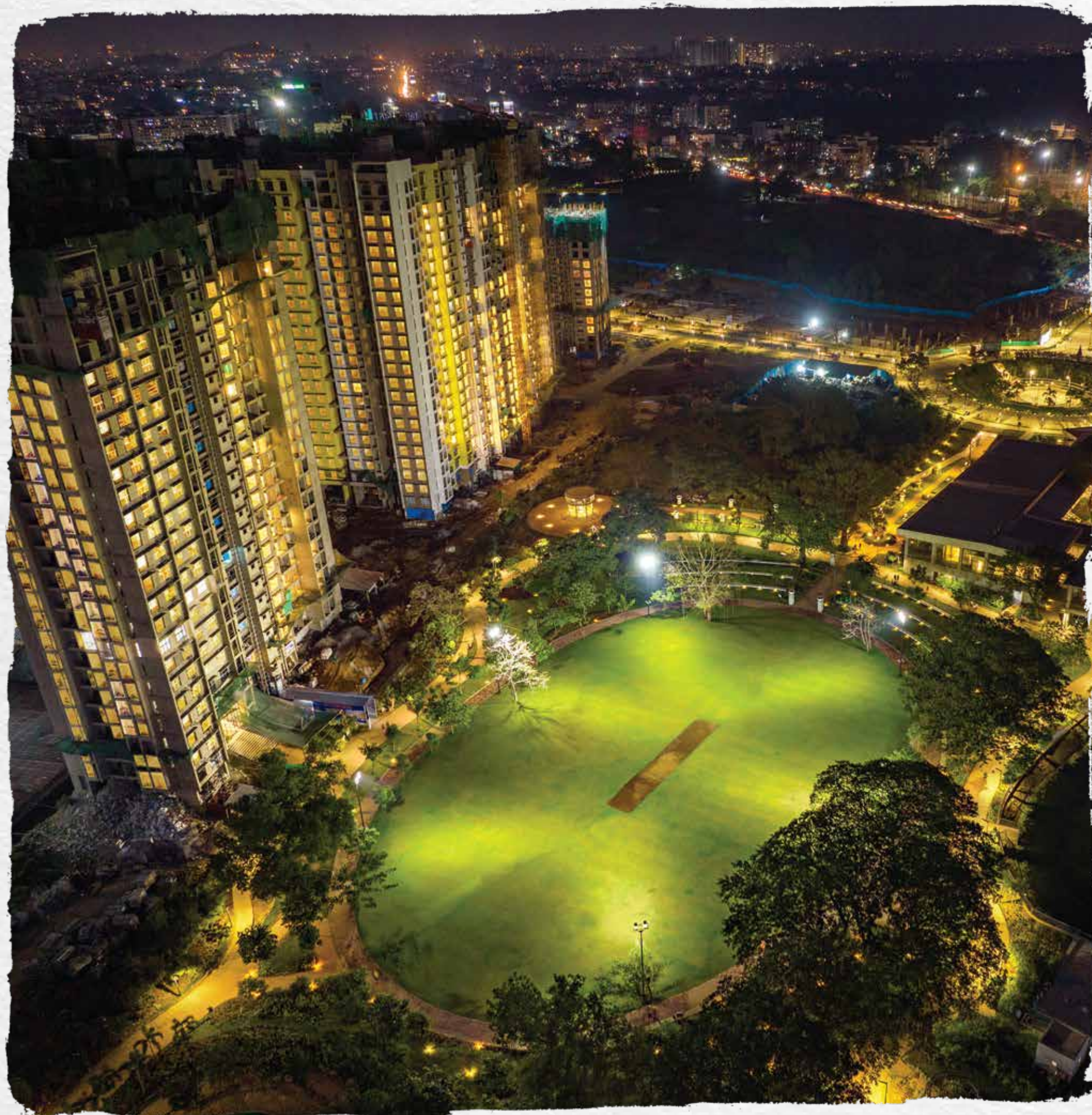
Mall\*



1800+ trees\*



Multi-specialty medical centre\*



Actual Image

## Why Should You Buy At Prime Avenue?

2 separate entry and exit gates to ease the flow of traffic

◆◆◆◆

Provide better access to Kalyan-Shil Road

◆◆◆◆

Closest to the proposed mall: Your neighborhood shopping gateway

◆◆◆◆

Everyone can find something to enjoy  
Kids' Play Area | Senior Citizen Corner | Jogging Track

Runwal Gardens' Prime Avenue is a well-connected phase of the township.





Actual Image

## Exclusive Amenities At Prime Avenue

We have crafted amenities exclusively for this phase, keeping in mind something for everyone.



Jogging track



Gymnasium



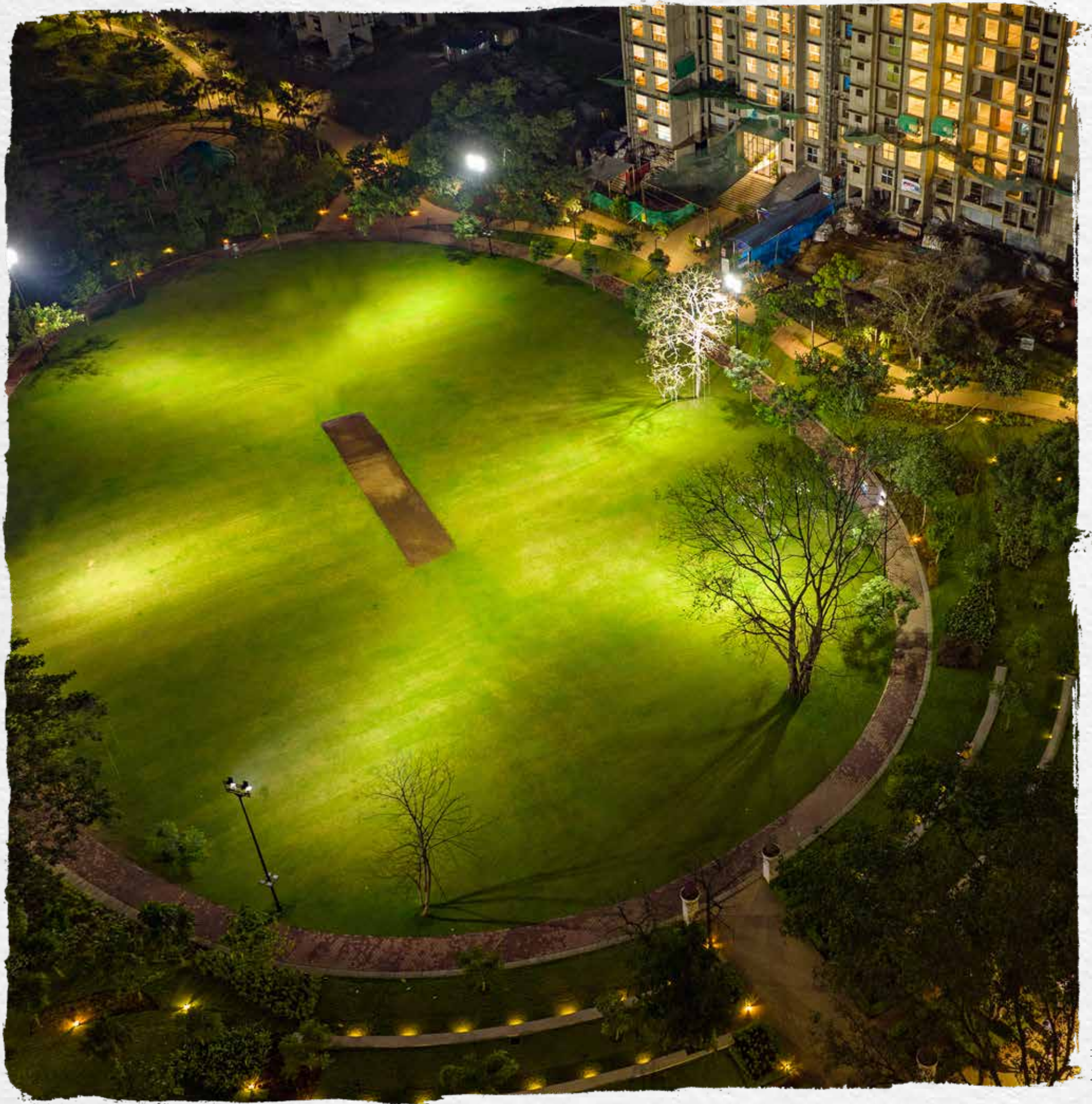
Open sitting area



Exclusive indoor play area



Kids' play area



Actual Image

## Prime Avenue: A Part Of Runwal Gardens' Township

Runwal Gardens has been the most successful Real Estate development with over 8,000 families buying their dream home with us & a true indicator of our success is the 21%\* appreciation gained by our customers on their initial investment.

Prime Avenue offers easy access to all the township features like 100+ amenities, 14+ gardens & 11-acre central park. Runwal Gardens is set to be one of the most vibrant communities to reside.

Our vibrant community welcomes you to Runwal Gardens.

\*Calculated basis the psf rate from Oct 2019 to Aug 2021

# DISTINCTIVELY CRAFTED FOR YOU

- 01 Sculpture Garden
- 02 French Garden
- 03 Gazebo with Seating
- 04 Arcadia
- 05 Amphitheatre
- 06 3.4 Kms Jogging Track
- 07 3.4 Kms Cycling Track
- 08 Rain Water Harvesting Pond
- 09 Deck Overlooking Pond
- 10 Gazebo
- 11 Kids' Nurture Zone
- 12 Chess Club Garden
- 13 Health Juice/Food Kiosks
- 14 Picnic Area
- 15 Multi-Sports Arena
- 16 Picnic Gazebo
- 17 Skating Rink
- 18 Teens Play Area
- 19 Pet Zone
- 20 Yoga Cabanas
- 21 Reflexology Zone
- 22 Cluster Gardens
- 23 Future Development
- 24 Multiple Gardens
- 25 Nursery
- 26 Blossom Gardens with Trells
- 27 Miyawaki Gardens



Artist's Impression

The Master Plan of the Project and the other plans herein have not been sanctioned and are proposed at this stage and the Promoter/Owner shall be entitled and reserves its right to make such variations, alterations, amendments or deletions thereto as the Promoter/Owner may consider necessary in the interest of the development and as per the provisions of law or as may be required and approved by the concerned local/statutory authorities from time to time. The Promoter/Owner expressly clarifies and makes it abundantly clear that the finalised details, specifications and particulars with respect to any facet or component of the project (including as depicted or stated herein) shall be as indicated in the registered agreement for sale that may be executed and as disclosed on the website of MahaRera, and not otherwise.

This is only an illustration. The layout will not be developed as per this illustration. The Contents of this illustration shall not be relied upon while making any decisions relating to the real estate project. The central gardens and other common amenities such as school, mall; health centre, town hall, community market, bus station, police station, fire station as shown in proposed layout of the larger integrated township land will be usable by the residents of the whole Runwal Gardens and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens residents.








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Map not to scale. For reference only.

# MMR's Best Connected Township

Located right on Kalyan-Shil Road, this 115-acre township brings everything you need right to your doorstep. With the Airoli-Katai tunnel road connecting Kalyan-Shil Road, which further links to Central Mumbai, your travel time will be reduced by over 45 minutes. Not only this, but Runwal Gardens will also boast of a rapid metro transport system and a Multimodal Corridor in the neighbourhood.

-  **Kalyan - Shil Road (0.0 Km)**  
 The current arterial lifeline of this locality is getting wider through a 50 meter road and with a new flyover which connects to Airoli - Katai Tunnel and MMC.
-  **Airoli - Katai Tunnel Road (1.5 Kms)**  
 The proposed tunnel will directly connect Airoli and other Central Suburbs, bypassing Shilphata, Mahape and Mumbai roads.
-  **Multimodal Corridor [MMC] (0.0 Km)**  
 The 126 Kms long corridor planned from Virar to Alibaug will run adjacent to Runwal Gardens. It will consist of wide roads, rail lines and change the definition of faster travel.
-  **Vasai - Panvel Rail Expansion (2.2 Kms)**  
 The proposed 70 Kms railway line will enhance connectivity to Panvel and Vasai.
-  **Kalyan - Taloja Metro Line (0.2 Km)**  
 The proposed 20.75 Kms metro line will cut down the travel time by 75%, reducing road congestion and the dependency on local trains. The proposed Diva - Manpada station will be a pleasant 5 minute walk from Runwal Gardens.
-  **Mankoli - Mothagaon Bridge (7.0 Kms)**  
 The six lane 980 meter long bridge will be built over the Ulhas River. It will connect Thane to Dombivli as well as circumvent Airoli and Mahape from the other side, reducing the travel time to just 15 minutes.
-  **Ahmedabad - Mumbai Bullet Train (3.9 Kms)**  
 Located near Runwal Gardens, this proposed 506-kilometer corridor will provide easy access to major hubs in Maharashtra & Gujarat.



# Discover The Lifestyle Difference

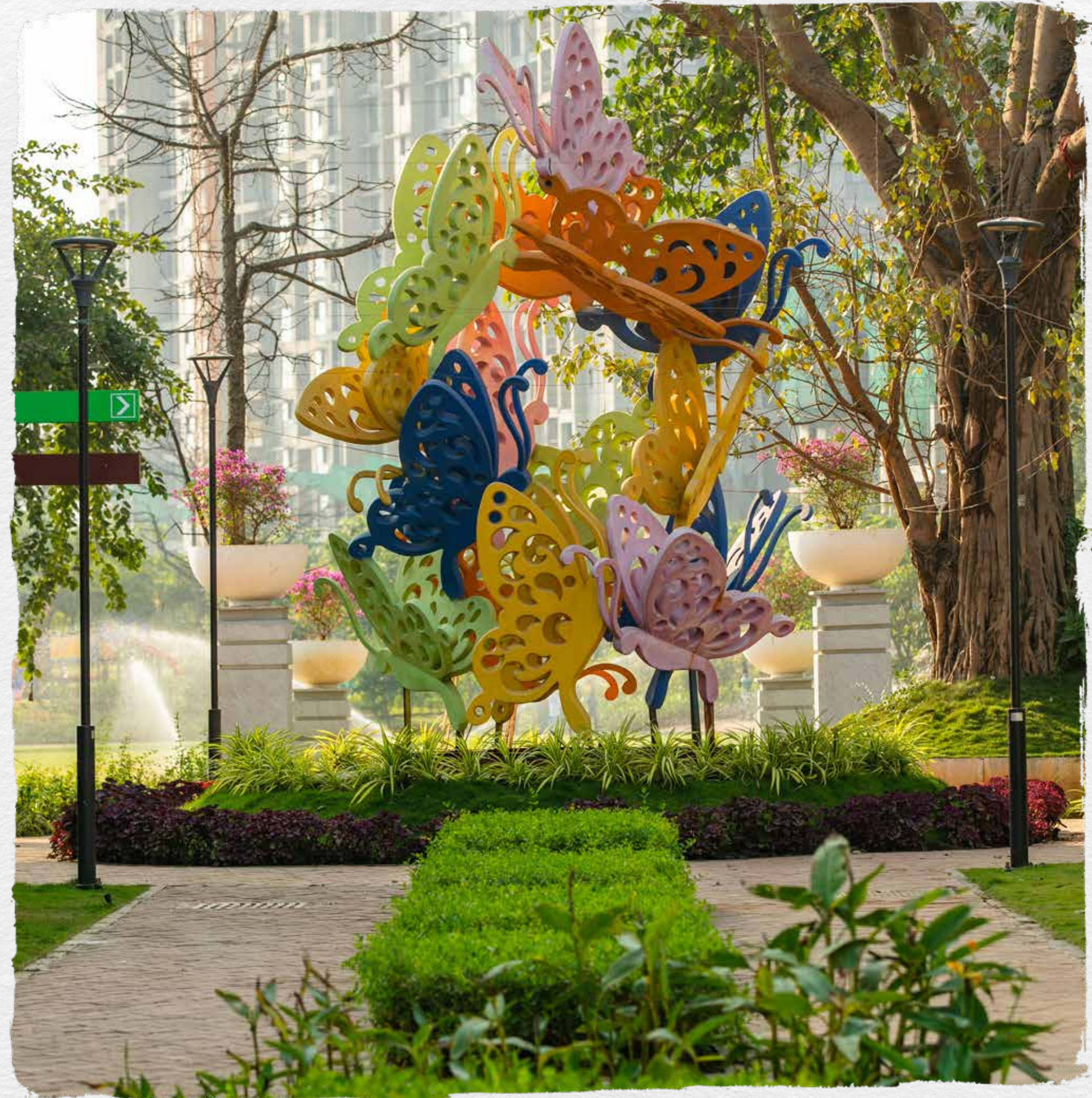
The stunning Central Park, spread over 11 acres, is the soul of the township. It is a place to enjoy lush greenery, take up health and fitness activities, meet friends and spend time with your family.

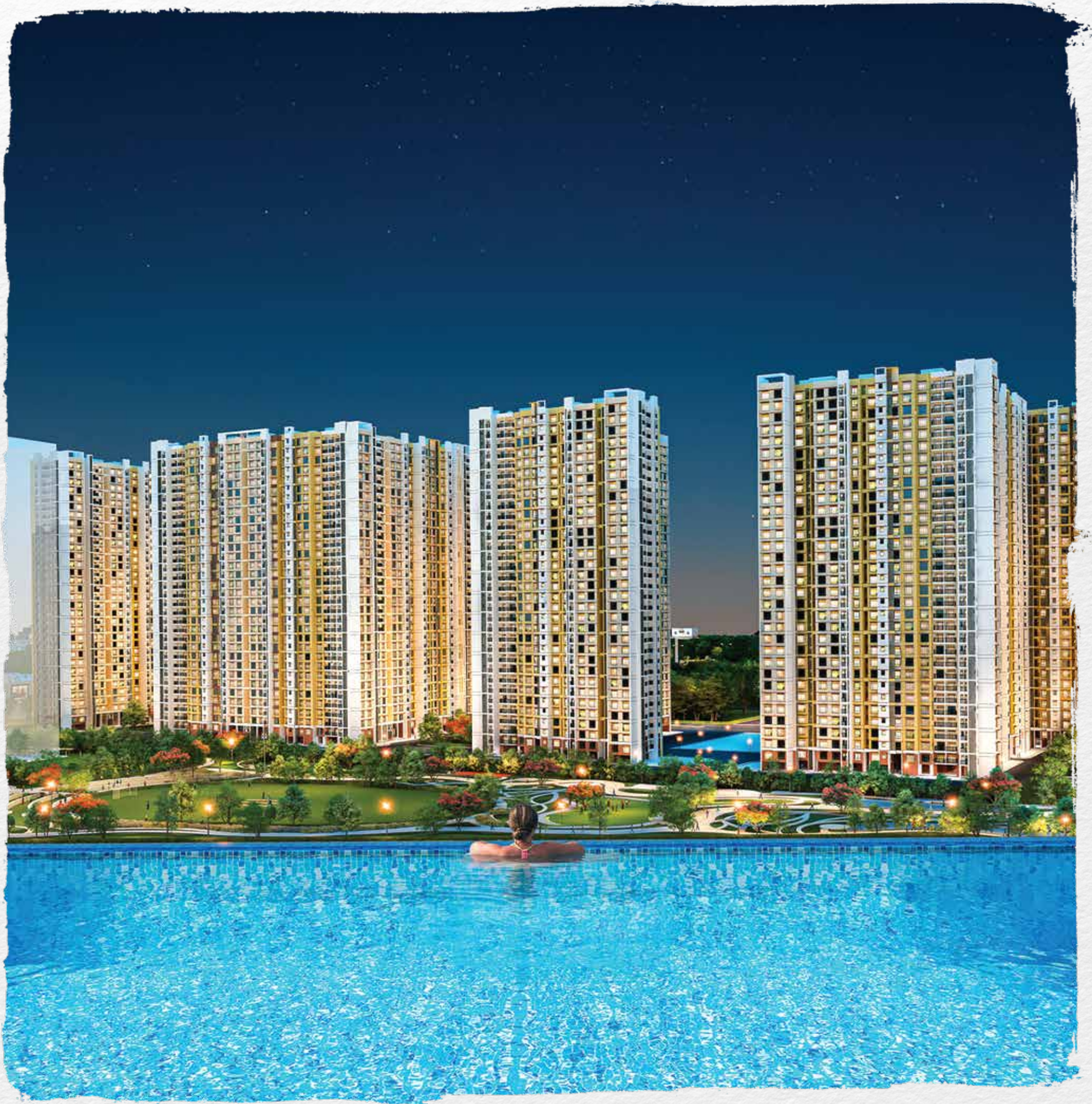
## Central Park Amenities

- ◆ French Garden
- ◆ Chess Plaza
- ◆ Gazebo with Seating
- ◆ Health Kiosks
- ◆ Palm Court
- ◆ Toddler Park
- ◆ Play Ground
- ◆ Floral Plantation
- ◆ Arcadia
- ◆ Picnic Gazebo
- ◆ Multi Sports Arena
- ◆ Trellis with Creepers
- ◆ Amphitheatre
- ◆ Herbs Garden
- ◆ Gravel Pathway
- ◆ Reflexology Garden
- ◆ Skating Rink
- ◆ Rock Seating
- ◆ Teens Play Area
- ◆ Sculpture Garden
- ◆ Seasonal Garden
- ◆ Cycling Track
- ◆ Pet Zone
- ◆ Barbeque Zone
- ◆ Natural Water Holding Pond
- ◆ Yoga Cabanas
- ◆ Jogging Track
- ◆ Bonsai Garden
- ◆ Maze Garden
- ◆ Bulbs and Tubers Garden
- ◆ Central Piazza
- ◆ Stargazing Deck with Telescope
- ◆ Kids' Play Area
- ◆ Cultural Events Zone
- ◆ Yoga Deck
- ◆ Cacti Garden
- ◆ Bonfire Pit
- ◆ Iconic Sculptures

## 100+ Amenities

The central gardens will be be usable by the residents of the whole Runwal Gardens and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens residents.





## Two Elevated Clubhouse Experiences Spread Over 1,17,000 Sq. Ft.

A lavish lifestyle with a stunning view by the infinity pool. Something that one can only imagine, you can experience the high life and the breathtaking ambience designed specifically for the connoisseurs.

### Clubhouse Amenities

- ◆ Multiple Tennis Courts
- ◆ Swimming Pools
- ◆ Terrace Lawns
- ◆ Indoor Pool for Women
- ◆ Aqua Gym
- ◆ Squash Court
- ◆ 24 x 7 Café
- ◆ Banquet Hall
- ◆ Gymnasium
- ◆ Children's Play Area
- ◆ Music Room
- ◆ Library Zone
- ◆ Podcasting Studio
- ◆ Snooker Room
- ◆ TT Room
- ◆ Business Centre for Work From Home
- ◆ Mini Theatre
- ◆ Golf Putting Zone

### Township Utilities

- ◆ Laundromat
- ◆ Supermarket
- ◆ Convenience Shop
- ◆ ATM
- ◆ Crèche with Digital Eye
- ◆ Co-Working Spaces
- ◆ Spa & Salon

The Promoter will construct a club house on a portion of the multi-level car park by using the FSI. The said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent.

# World-Class Partnership

## Runwal Group Redefining Future Living For You

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



### DESIGN CONSULTANT HAFEEZ CONTRACTOR

Architect Hafeez Contractor is a renowned name in architecture and smart living. He promotes sensible use of land to build sustainable and compact cities which strikes a balance between the increasing population and the available land. A recipient of Padma Bhushan, Hafeez Contractor is the name behind some of the most awe-inspiring architectural marvels in the world. He describes his vision for Runwal Gardens: "I would like the residents of Runwal Gardens to have lifestyle which will let them wake up and walk into a large garden within a few minutes. This is a luxury which apartment owners in the city can only dream of."

### LANDMARK PROJECTS

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

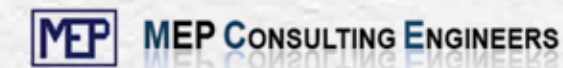


Runwal Gardens is a unique project. It is one of the few projects where the residents can be close to nature while living in a city. A large park centrally located within the project with playgrounds, themed play areas, jogging and cycling tracks, botanical gardens, nested recreational areas and more than a thousand trees provides the residents with an opportunity to engage with nature on a day-to-day basis. Landscape consultant, PS Designs



To give highrise living experience to the occupant with assured structural safety and durability. Robust structural configuration to ensure comfort of living during adverse natural conditions. State-of-the-art Engineering has been put in to practice.

Judicious placement of structural members shall give flexibility of Internal planning to the end-user. Quality construction and use of latest technology ensures low maintenance of cost of structure." Structural consultant, Mahimtura Consultants Pvt. Ltd.



Runwal Gardens is one of the most iconic townships in MMR and our expert advisors have identified key working areas and critical design requirements to enhance the performance of the best-in-class building equipment. These cost-effective yet value-added systems are installed to provide a safe & secure environment to its residents and will extend the lifespan of this township. MEP Consultants is a leading services provider having a decade+ experience in the field of mechanical, electrical and plumbing design. MEP consultants, MEP Consulting Engineers.