




# PROPINSIGHT

A Detailed Property Analysis Report

 40,000+  
Projects

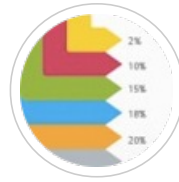
 10,000+  
Builders

 1,200+  
Localities

Report Created On - 17 Aug, 2016

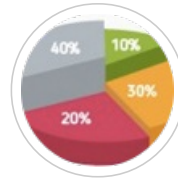


# What is *PROPINSIGHT?*



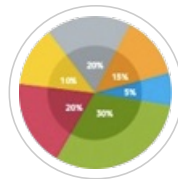
## Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



## Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



## Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



## Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



# Runwal Anthurium


Mulund West, Mumbai


₹ 1.33 Cr onwards

Livability Score



 Project Size  
4 Towers

 Configurations  
2,3,4 Bedroom Apartment

 Possession Starts  
Dec '17



# What is *PRICE INSIGHT?*



## Pricing Comparison

Comparison of detailed prices with various other similar projects



## Pricing Trends

Price appreciation and trends for the project as well as the locality



## Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

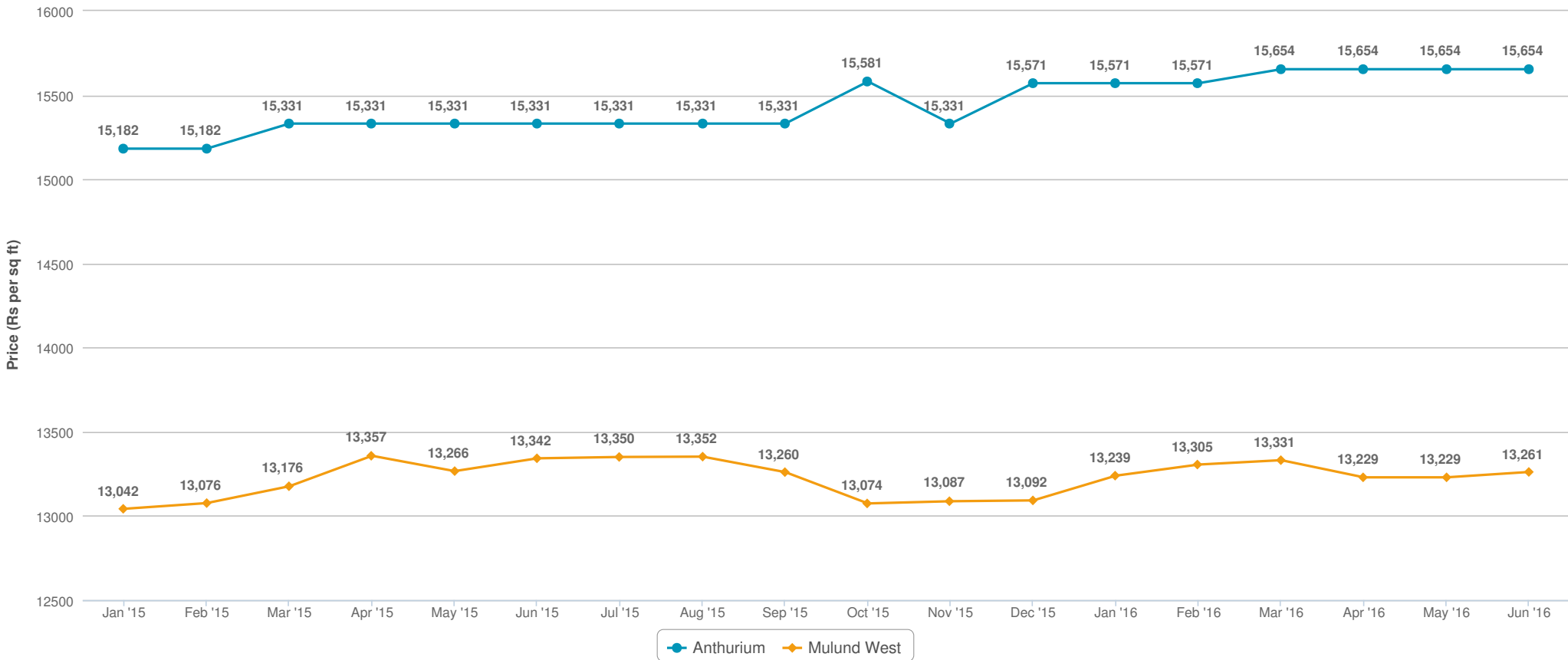


## Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

# Price Trend Of Runwal Anthurium

## Runwal Anthurium VS Mulund West, Mumbai



Property Type	2BHK+2T	3BHK+3T	4BHK+4T
Area (sq.ft.)	1022, 1205, 1225, 1275, 1310, 1390	1495, 1585, 1900	2400, 2475



# Price Comparison With Other Projects Similar To Runwal Anthurium



Runwal Anthurium  
Mulund West, Mumbai



Neptune Gulmohar  
Mulund West, Mumbai



SiroyaFm Jamnaram  
Mulund West, Mumbai

Primary Purchase Price

13.0K/sq.ft.

15.5K/sq.ft.

15.0K/sq.ft.

Advance Maintenance Charges (Month)

N.A.

N.A.

N.A.

Car Parking Charges

N.A.

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

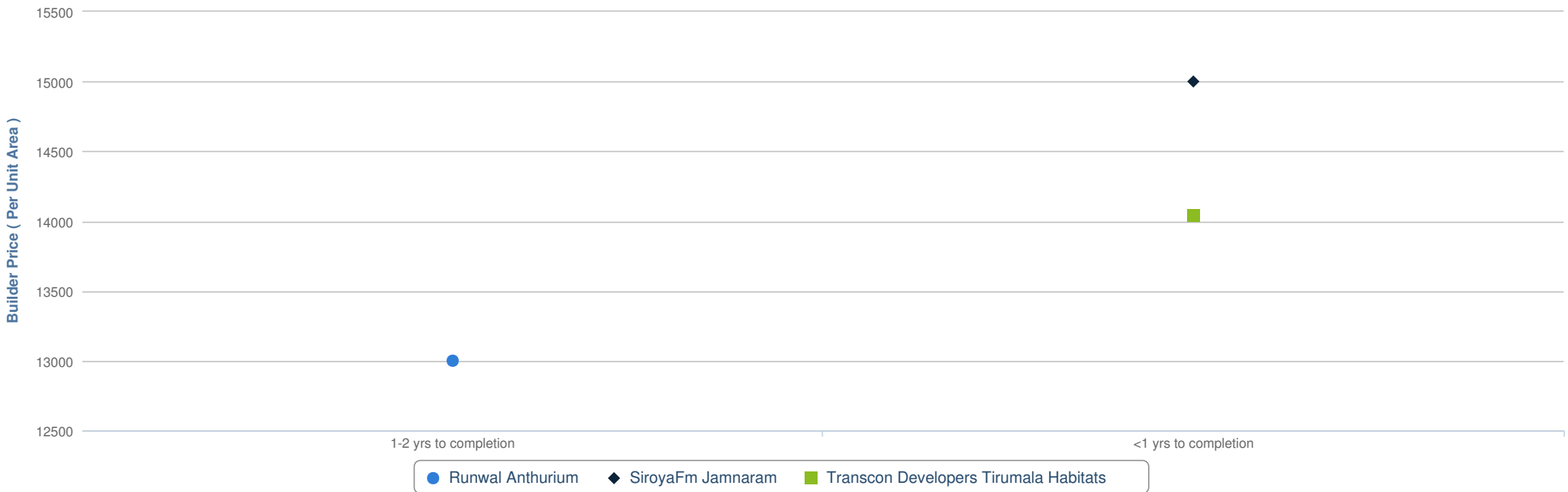
N.A.

N.A.



# Price Versus Time-To-Completion

## Current status of projects in 5 km vicinity of Runwal Anthurium



Runwal Anthurium's current price is Rs. 13000/sq. ft. and it is in Under Construction stage.

In comparison to locality, Runwal Anthurium is overpriced by Rs. 2392.62/sq. ft.

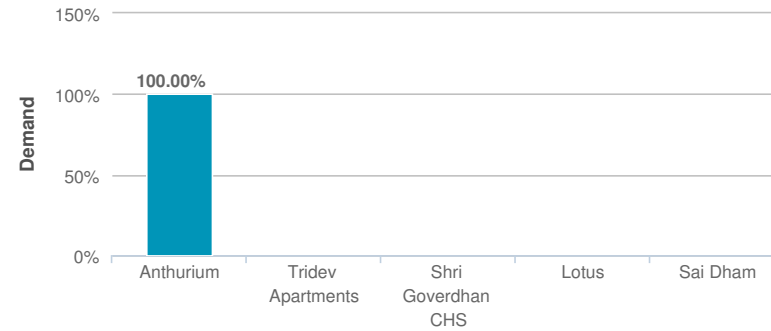
Highest price in the locality is for SiroyaFm Jamnaram at 15000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Runwal Anthurium at 13000/sq. ft. and it is in Under Construction stage.

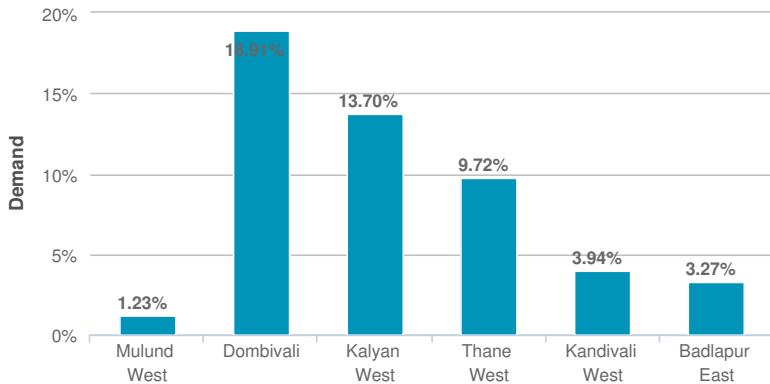
## Analysis

- Anthurium has 100.00 % demand amongst all projects in Mumbai.
- The highest demand 100.00% in Mumbai is for Anthurium.
- The lowest demand 0.00% in Mumbai is for Tridev Apartments

### Demand of projects in 5 km vicinity of Runwal Anthurium



### Demand in popular localities of Mumbai



## Analysis

- Mulund West has 1.23 % demand amongst all projects in Mumbai.
- The highest demand 18.91% in Mumbai is for Dombivali.
- The lowest demand 1.23% in Mumbai is for Mulund West





## ***PROJECT INSIGHT***

*Favorite project vis-a-vis similar others*



### **Basic Details Comparison**

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



### **Amenities Comparison**

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

# Runwal Anthurium Comparison With Other Similar Projects



Runwal Anthurium  
Mulund West, Mumbai



Neptune Gulmohar  
Mulund West, Mumbai



SiroyaFm Jamnaram  
Mulund West, Mumbai

Livability Rating*	8.8/10	8.7/10	8.5/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Runwal	Neptune	SiroyaFm
Locality	Mulund West, Mumbai	Mulund West, Mumbai	Mulund West, Mumbai
Number of Towers	4	1	1
Project Land Area	N.A.	N.A.	0.57 Acres

\*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

\*Safety rating is provided on the basis of safety pin data

# Runwal Anthurium Comparison With Other Similar Projects (Continued ...)



Runwal Anthurium  
Mulund West, Mumbai



Neptune Gulmohar  
Mulund West, Mumbai



SiroyaFm Jamnaram  
Mulund West, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	3.81	1	N.A.
Loading Percentage	52.07%	59.96%	N.A.
Launch Date	Mar `10	Oct `14	Apr `14
Possession Date	Dec `17	Dec `17	Dec `16
Delay	12 month(s)	3 month(s)	On time

# Amenities Comparison Of Runwal Anthurium With Other Similar Projects


















Runwal Anthurium  
Mulund West, Mumbai



Neptune Gulmohar  
Mulund West, Mumbai



SiroyaFm Jamnaram  
Mulund West, Mumbai

Gymnasium			
Swimming Pool			
Cafeteria			
Club House			
Children's play area			

Amenities not available in any project

Sports Facility Golf Course Maintenance Staff



## ***BUILDER INSIGHT***

*Credentials of the builder*



### **Builder Profile**

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



### **Delivered Projects**

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



### **Under-Construction Projects**

Info about top under-construction projects of the builder along with their price appreciation trends



Established in the year 1978, Runwal Group is a leading real estate developer based in Mumbai . Mr. Subhash Runwal is the Chairman of the company and Sandeep Runwal and Subodh Runwal are the Directors.

The primary business of the firm involves development of properties for residential and retail sectors. The company has developed more than 65 residential projects in the suburbs of Mumbai like Thane, Chembur, Mulund and Ghatkopar.

Runwal Group is currently developing close to 5 million sq. ft. of space in and around Mumbai and has plans to develop another 5 million sq. ft. in future.

### Top Projects:

- Serene in Deonar, Mumbai comprising 24 units of 2 BHK apartments with sizes ranging from 970 sq. ft. to 1,170 sq. ft.
- Hills in Chembur, Mumbai comprising 36 units of 2 and 3 BHK apartments with sizes ranging from 950 sq. ft. to 1,275 sq. ft.
- Grand in Chembur, Mumbai comprising 24 units of 2 and 3 BHK apartments.
- Plaza in Thane West, Mumbai offering 2 and 3 BHK apartments.
- Estate in Thane West, Mumbai offering 2 and 3 BHK apartments.
- Regency in Thane West, Mumbai offering 2 and 3 BHK apartments.

### Key residential projects by Runwal Group currently under construction are:

- Pearl in Thane West, Mumbai comprising 462 units of 2 and 3 BHK apartments with sizes ranging from 1,010 sq. ft. to 1,215 sq. ft.
- [Garden City](#) in Thane West, Mumbai comprising 568 units of 2 and 3 BHK apartments with sizes ranging from 1,005 sq. ft. to 1,675 sq. ft.
- Greens in Mulund West, Mumbai comprising 1,386 units of 2, 3 and 54 BHK apartments with sizes ranging from 1,165 sq. ft. to 3,150 sq. ft.
- My Desire in Dombivali, Mumbai comprising 1,296 units of 1, 2 and 3 BHK apartments with sizes ranging from 645 sq. ft. to 1,105 sq. ft.
- Euphoria in Kondhwa , Pune comprising 650 units of 1, 2 and 3 BHK apartments with sizes ranging from 560 sq. ft. to 1,325 sq. ft.

Runwal Group has received the Lords of the Land 2011-12 award by Start Realty and has also been recognized as a “preferred developer” by the Maharashtra Government.

Experience	38 Years
Project Delivered	35
Ongoing Projects	13

# Top Projects Delivered By Runwal



Livability Score

9.0

**Runwal Grand**  
Chembur, Mumbai

Project was delivered on Sep, 2012



Livability Score

8.9

**Runwal The Orchard Residency**  
Ghatkopar West, Mumbai

Project was delivered on Jun, 2012



Livability Score

8.8

**Runwal Pride**  
Mulund West, Mumbai

Project was delivered on Apr, 2008



NOT AN ACTUAL PROJECT IMAGE Livability Score

8.7

**Runwal Centre**  
Deonar, Mumbai

Project was delivered on Aug, 2011



Livability Score

8.8

## Runwal Bliss

Kanjurmarg, Mumbai

Project is expected to be delivered on Nov, 2019  
after a delay of 5 month(s).

Has seen a price appreciation of 4.3 % over last 16 month(s)



Livability Score

8.6

## Runwal Pearl

Thane West, Mumbai

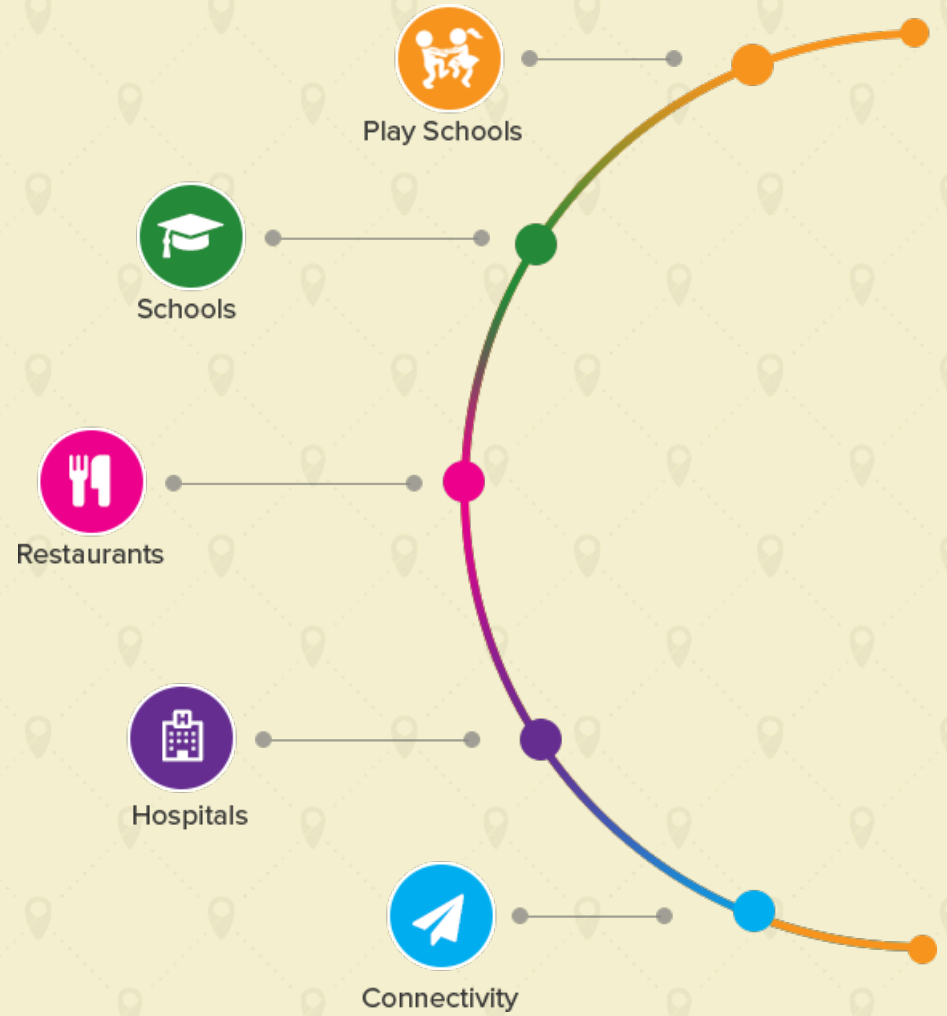
Project is expected to be delivered on Apr, 2017  
after a delay of 15 month(s).

Has seen a price appreciation of 8 % over last 38 month(s)

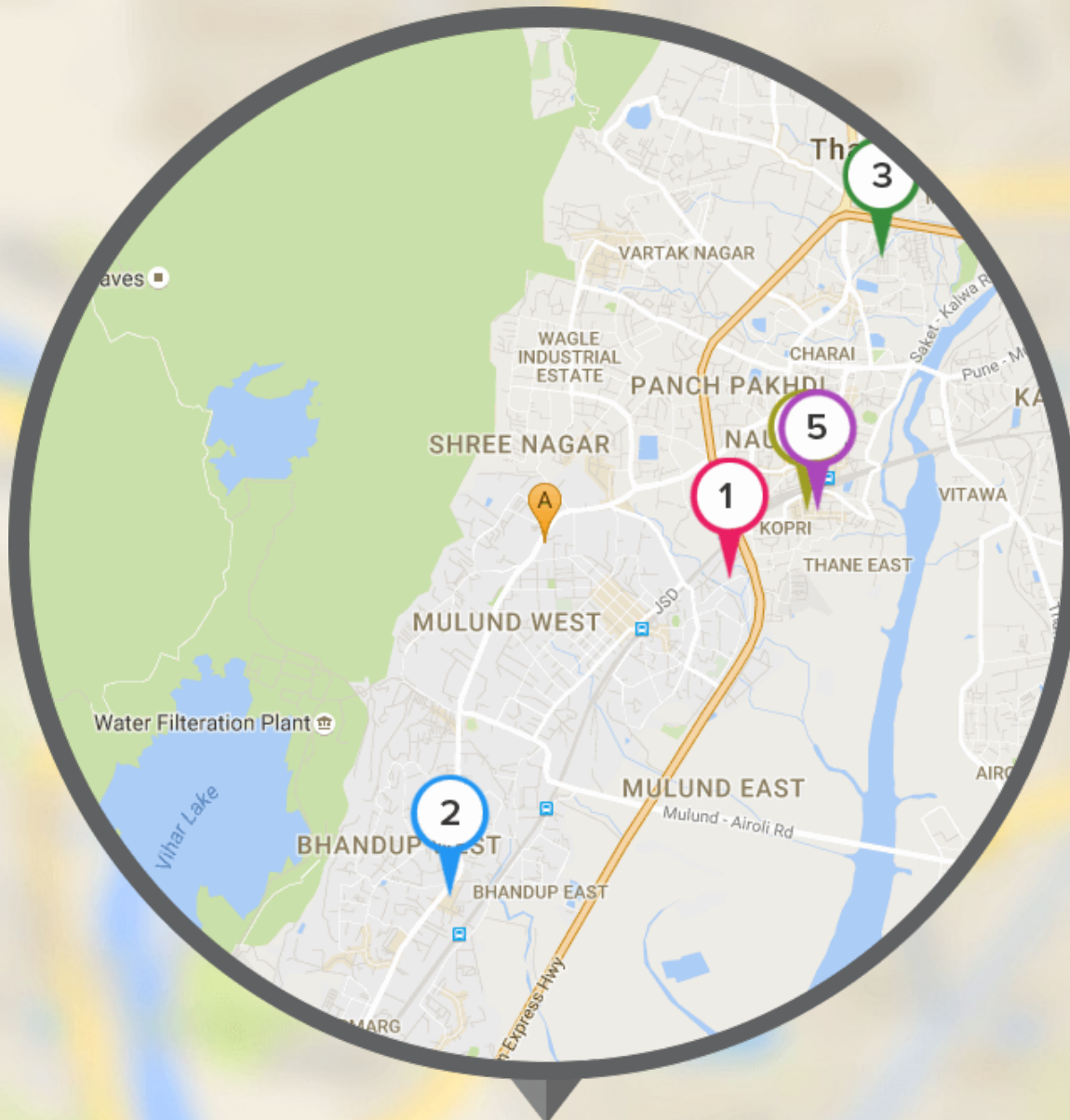


# LOCALITY INSIGHT

Everything you want to know about the locality




# Play Schools Near Runwal Anthurium, Mumbai



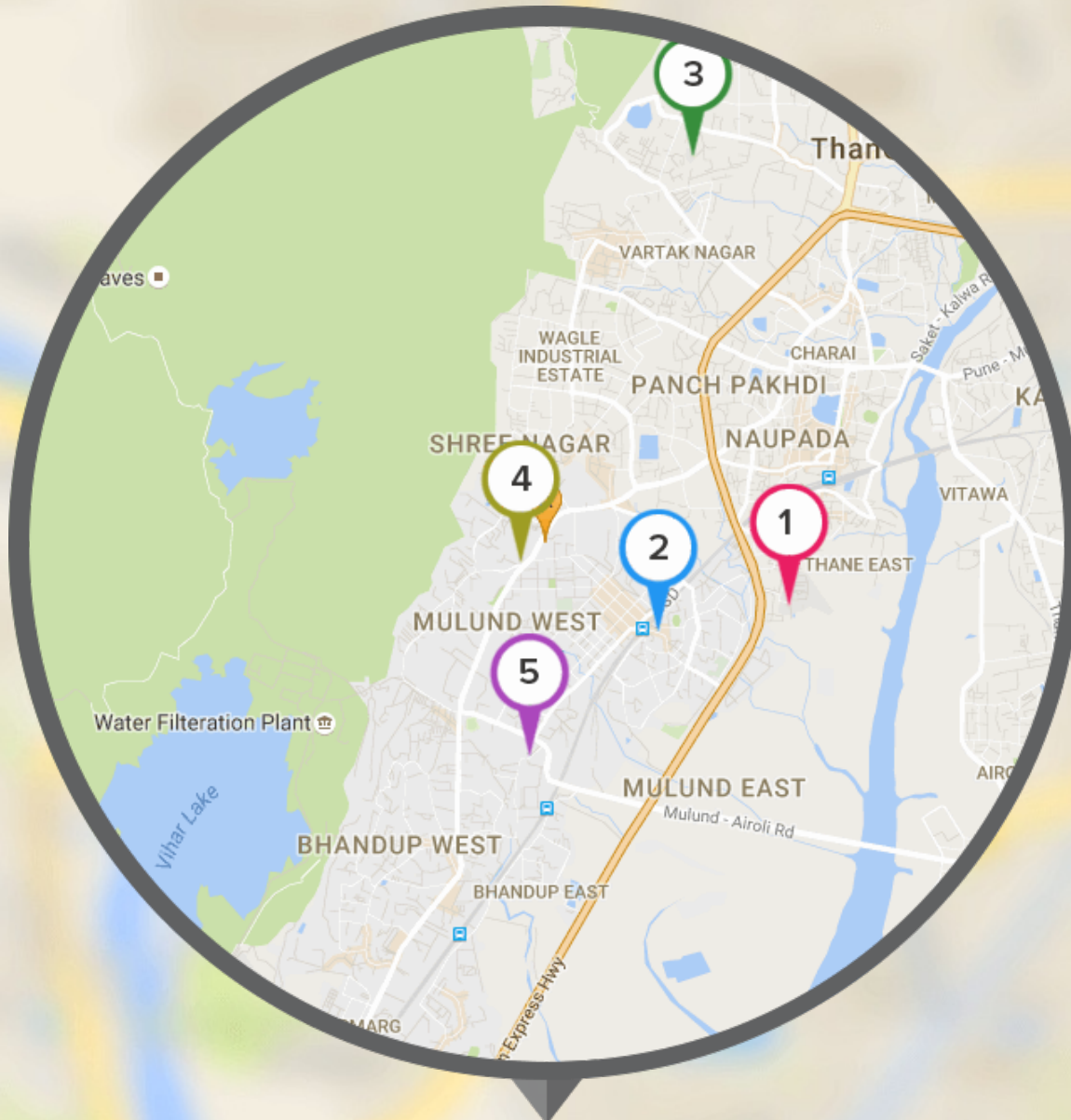
Play Schools

## Top 5 Play Schools (within 5 kms)

- 1** Tulips Nursery & Playground  
★★★★★ 2.01Km
- 2** EuroKids Bhandup (W), Mumbai  
★★★★ 3.96Km
- 3** Peapod Preschool & Activity Center  
★★★ 4.72Km
- 4** Vibgyor Tods  
★★★ 2.83Km
- 5** Jeewan Jyoti English Pre Primary School  
★★ 2.94Km

 Represents the location of Runwal Anthurium

# Schools Near Runwal Anthurium, Mumbai

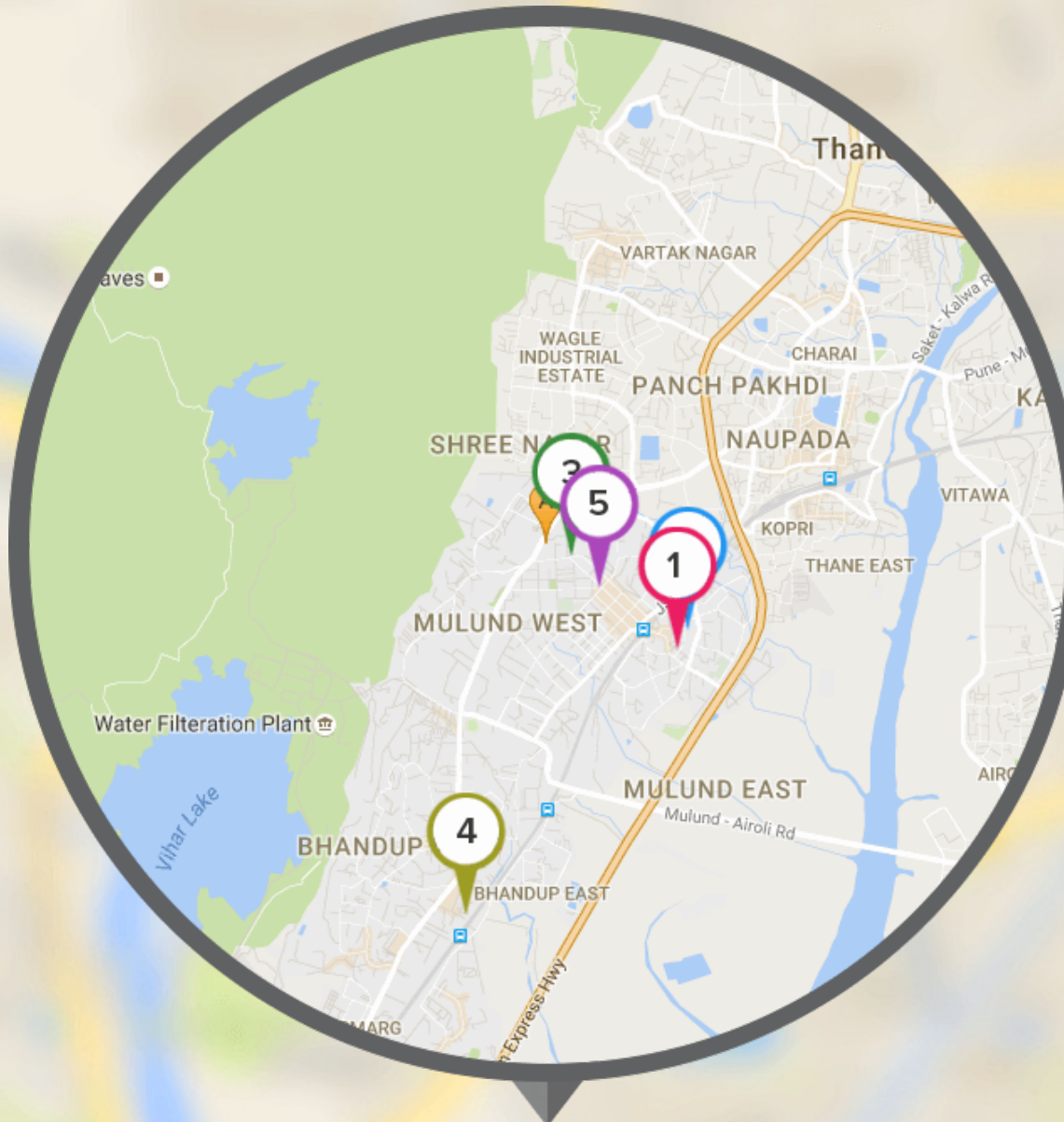


Schools

## Top 5 Schools (within 5 kms)

- 1** Nalanda Public School  
★★★★★ 2.70Km
- 2** DAFFODILS HIGH PUBLIC SCHOOL  
★★★★ 1.55Km
- 3** Little Flower High School  
★★★★ 4.42Km
- 4** EuroKids Mulund West  
★★★★ 0.36Km
- 5** ST Pius High School  
★★★★ 2.32Km


**A** Represents the location of Runwal Anthurium



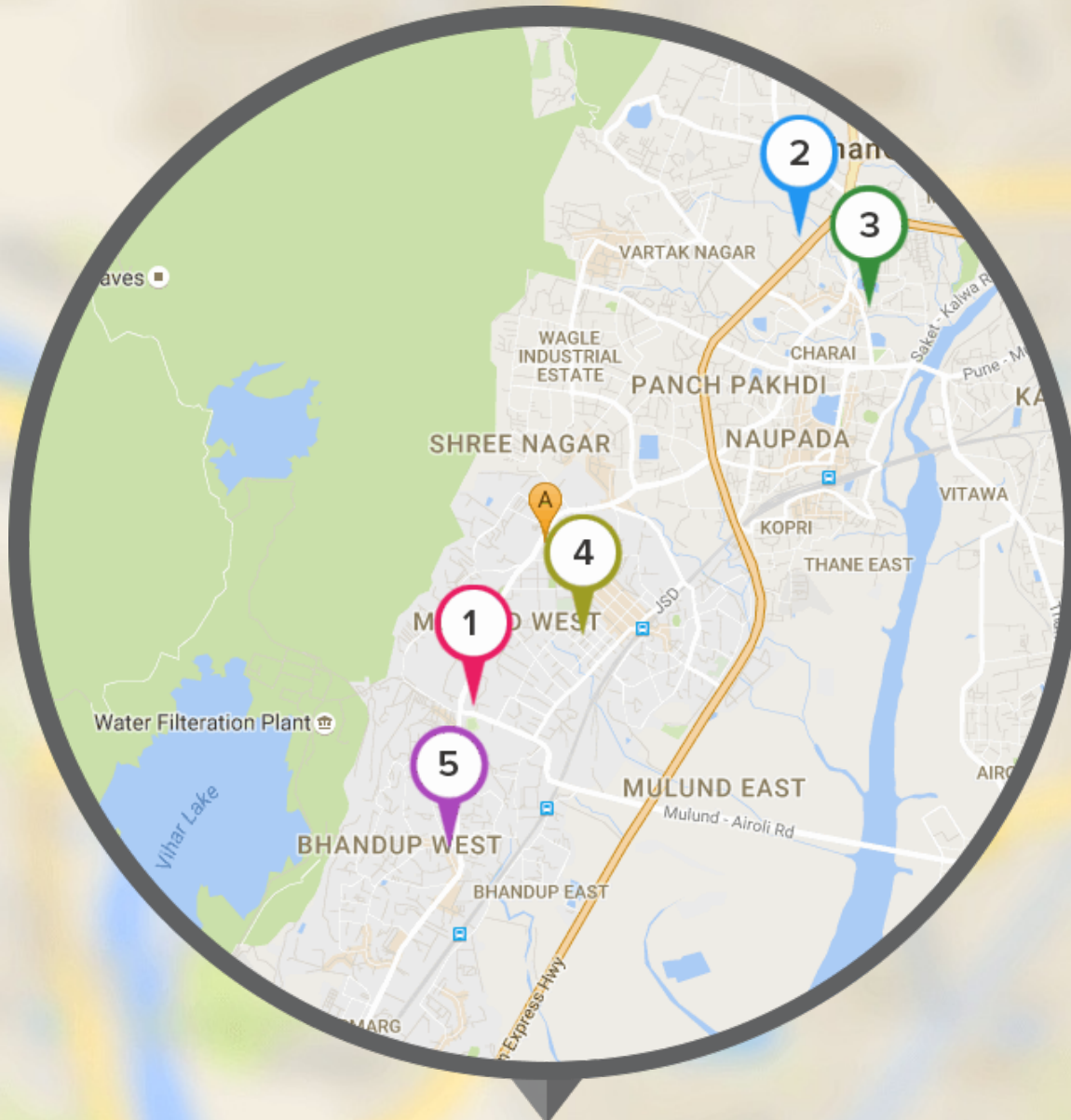
Restaurants

## Top 5 Restaurants (within 5 kms)

- 1** Sai Pooja Veg Treat ★ 1.82Km
- 2** Shree Hari Om Shiv Shakti Hotel ★ 1.78Km
- 3** Mast Khao ★ 0.30Km
- 4** Bikaner Restaurant ★ 4.10Km
- 5** Sanmaan Family Restaurant and Bar ★ 0.75Km

 Represents the location of Runwal Anthurium

# Hospitals Near Runwal Anthurium, Mumbai



Hospitals

## Top 5 Hospitals (within 5 kms)

1	Fortis Mulund ★★★★★	1.96Km
2	Jupiter Hospital ★★★★★	4.25Km
3	Sunjeevan Hospital and ICU ★★★★★	4.29Km
4	Hira Mongi Navneet Hospital ★★★★★	1.10Km
5	Sanjeevani Hospital ★★★★★	3.46Km

A Represents the location of Runwal Anthurium

# Connectivity Near Runwal Anthurium, Mumbai



## Top 2 Connectivity (within 5 kms)

- 1** Thermo-Tech Industries 2.74Km  
★
- 2** Thane Municipal Corporation Tunnel - Thane Mahanagar Palika 2.81Km  
★

**A** Represents the location of Runwal Anthurium

Connectivity



PROPTIGER



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