




PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

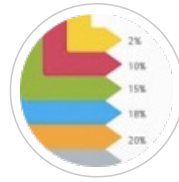
 10,000+
Builders

 1,200+
Localities

Report Created On - 20 Jul, 2016

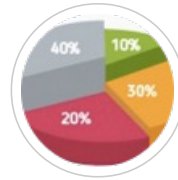


What is *PROPINSIGHT?*



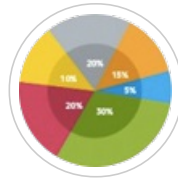
Price Insight

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 Bliss


Kanjurmarg, Mumbai


₹ 99.9 Lacs onwards

Livability Score



 Project Size
6 Towers

 Configurations
2,3,4,5 Bedroom Apartment

 Possession Starts
Nov '19



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

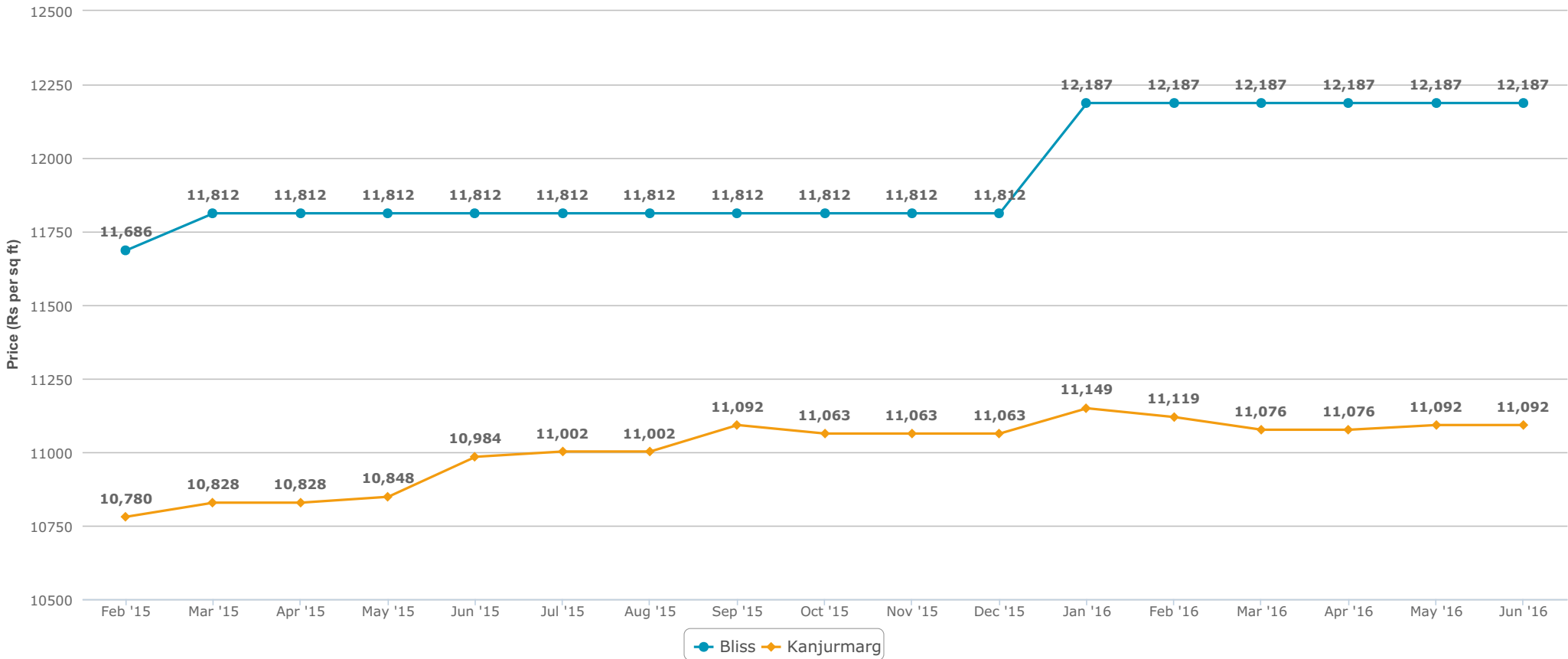


Demand Comparison

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 Bliss

Runwal Bliss VS Kanjurmarg, Mumbai



Property Type	2BHK+2T	3BHK+3T	4BHK+6T	5BHK+6T
Area (sq.ft.)	850, 1100, 1115, 1225, 1250, 1265, 1275	1675, 1675, 1750, 1775, 2025, 2050	3250	4000



Price Comparison With Other Projects Similar To Runwal Bliss



Runwal Bliss
Kanjurmarg, Mumbai



Runwal Forests
Kanjurmarg, Mumbai



Sheth Corp Avante
Kanjurmarg, Mumbai

Primary Purchase Price

11.8K/sq.ft.

12.0K/sq.ft.

12.0K/sq.ft.

Advance Maintenance Charges (Month)

Rs. 30 (One time)

N.A.

N.A.

Car Parking Charges

N.A.

Covered : Rs. 7 Lacs (One time)

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

Rs. 500 (psf*)

Rs. 200 (psf*)

N.A.



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Runwal Bliss



Runwal Bliss's current price is Rs. 11750/sq. ft. and it is in Under Construction stage.

In comparison to locality, Runwal Bliss is overpriced by Rs. 1094.19/sq. ft.

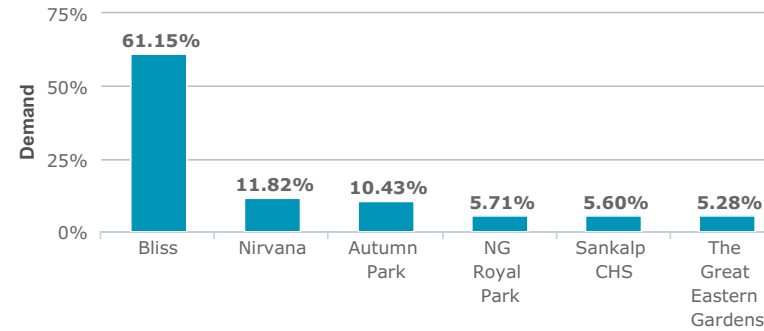
Highest price in the locality is for Lodha Aurum Grande at 15201/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Jaycee Homes Savannah at 8200/sq. ft. and it is in Under Construction stage.

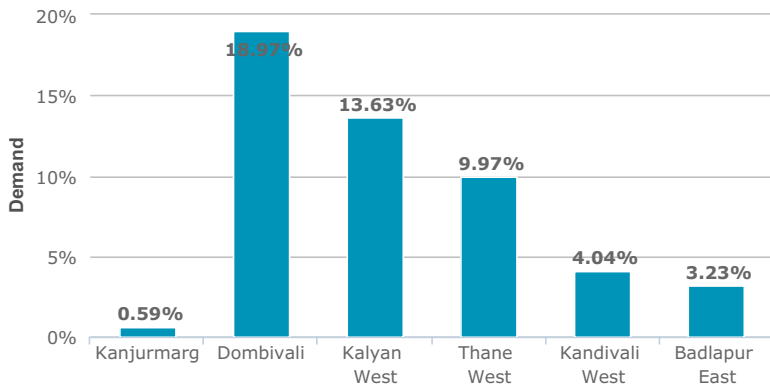
Analysis

- Bliss has 61.15 % demand amongst all projects in Mumbai.
- The highest demand 61.15% in Mumbai is for Bliss.
- The lowest demand 5.28% in Mumbai is for The Great Eastern Gardens

Demand of projects in 5 km vicinity of Runwal Bliss



Demand in popular localities of Mumbai



Analysis

- Kanjurmarg has 0.59 % demand amongst all projects in Mumbai.
- The highest demand 18.97% in Mumbai is for Dombivali.
- The lowest demand 0.59% in Mumbai is for Kanjurmarg



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 Bliss Comparison With Other Similar Projects



Runwal Bliss
Kanjurmarg, Mumbai



Runwal Forests
Kanjurmarg, Mumbai



Sheth Corp Avante
Kanjurmarg, Mumbai

Livability Rating*	8.8/10	8.9/10	8.6/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Runwal	Runwal	Sheth Corp
Locality	Kanjurmarg, Mumbai	Kanjurmarg, Mumbai	Kanjurmarg, Mumbai
Number of Towers	6	12	3
Project Land Area	36 Acres	16 Acres	1.9 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 Bliss Comparison With Other Similar Projects (Continued ...)



Runwal Bliss
Kanjurmarg, Mumbai



Runwal Forests
Kanjurmarg, Mumbai



Sheth Corp Avante
Kanjurmarg, Mumbai

Part of Township	No	No	No
Average Flats Per Floor	5.65	4	4.69
Loading Percentage	66.13%	63.27%	60.03%
Launch Date	Apr `16	Jan `14	N.A.
Possession Date	Nov `19	Dec `18	Jun `19
Delay	5 month(s)	On time	On time

Amenities Comparison Of Runwal Bliss With Other Similar Projects



Runwal Bliss
Kanjurmarg, Mumbai



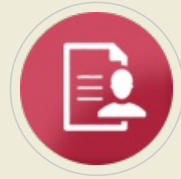
Runwal Forests
Kanjurmarg, Mumbai



Sheth Corp Avante
Kanjurmarg, Mumbai

24 X 7 Security			
Lift Available			
Rain Water Harvesting			
Vaastu Compliant			
Car Parking			

Common Amenities	Gymnasium Swimming Pool Children's play area Club House Jogging Track Power Backup Landscaped Gardens		
Amenities not available in any project	Sports Facility Golf Course Intercom		



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

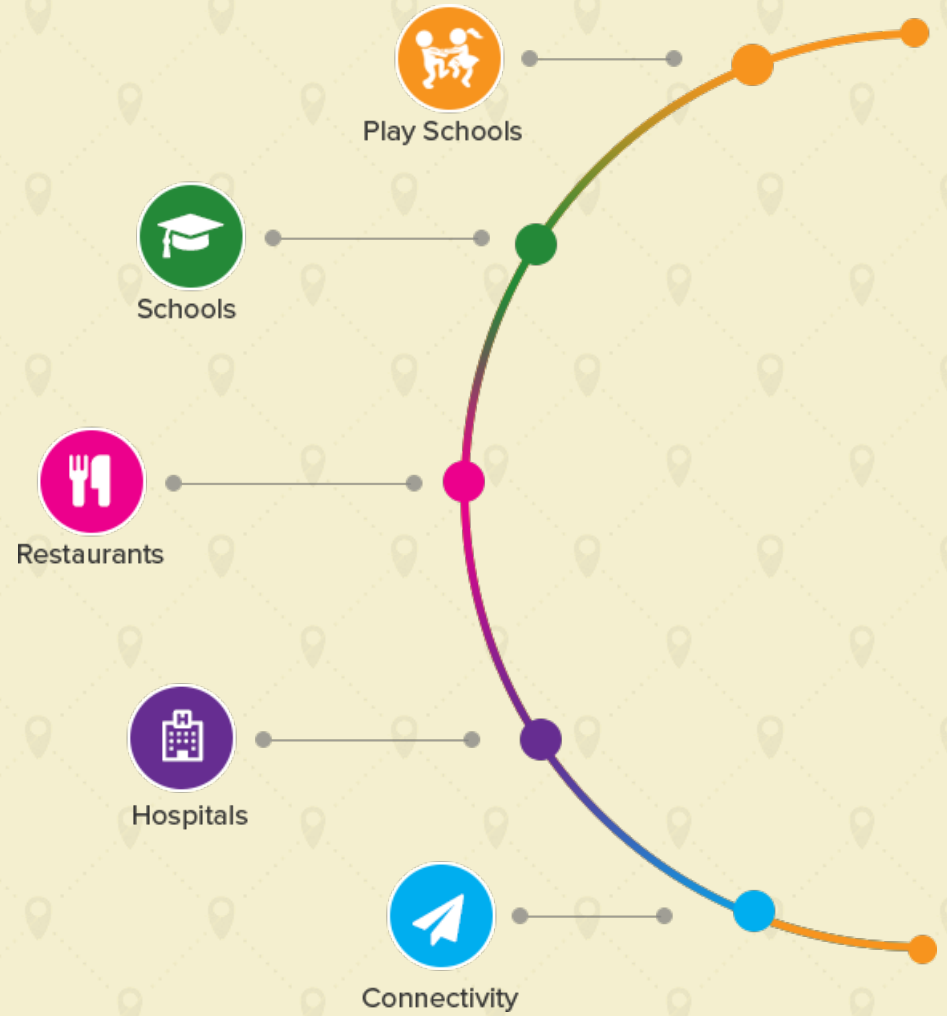
Thane West, Mumbai

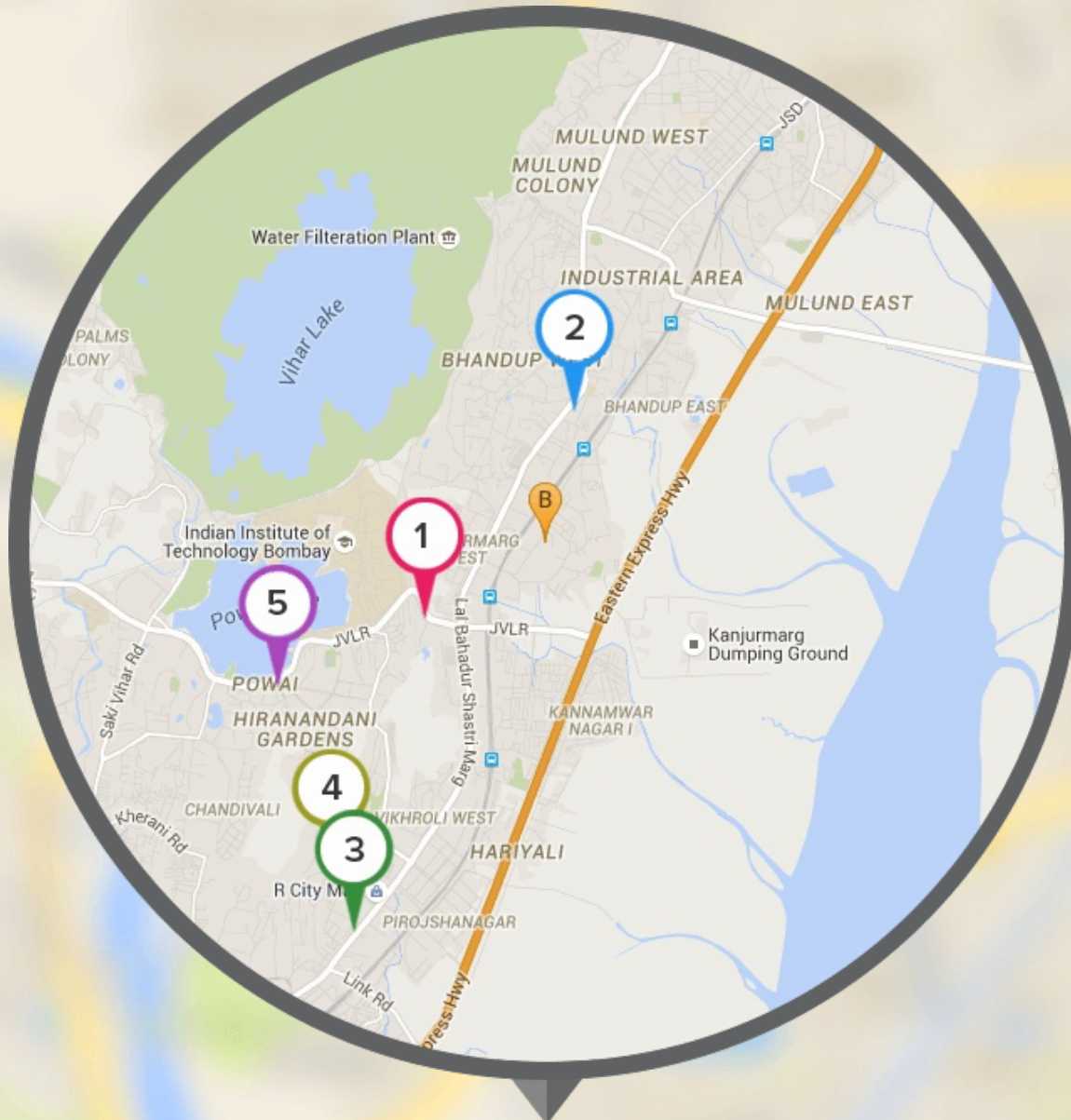
Project is expected to be delivered on Apr, 2017
after a delay of 15 month(s).

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

LOCALITY INSIGHT

Everything you want to know about the locality




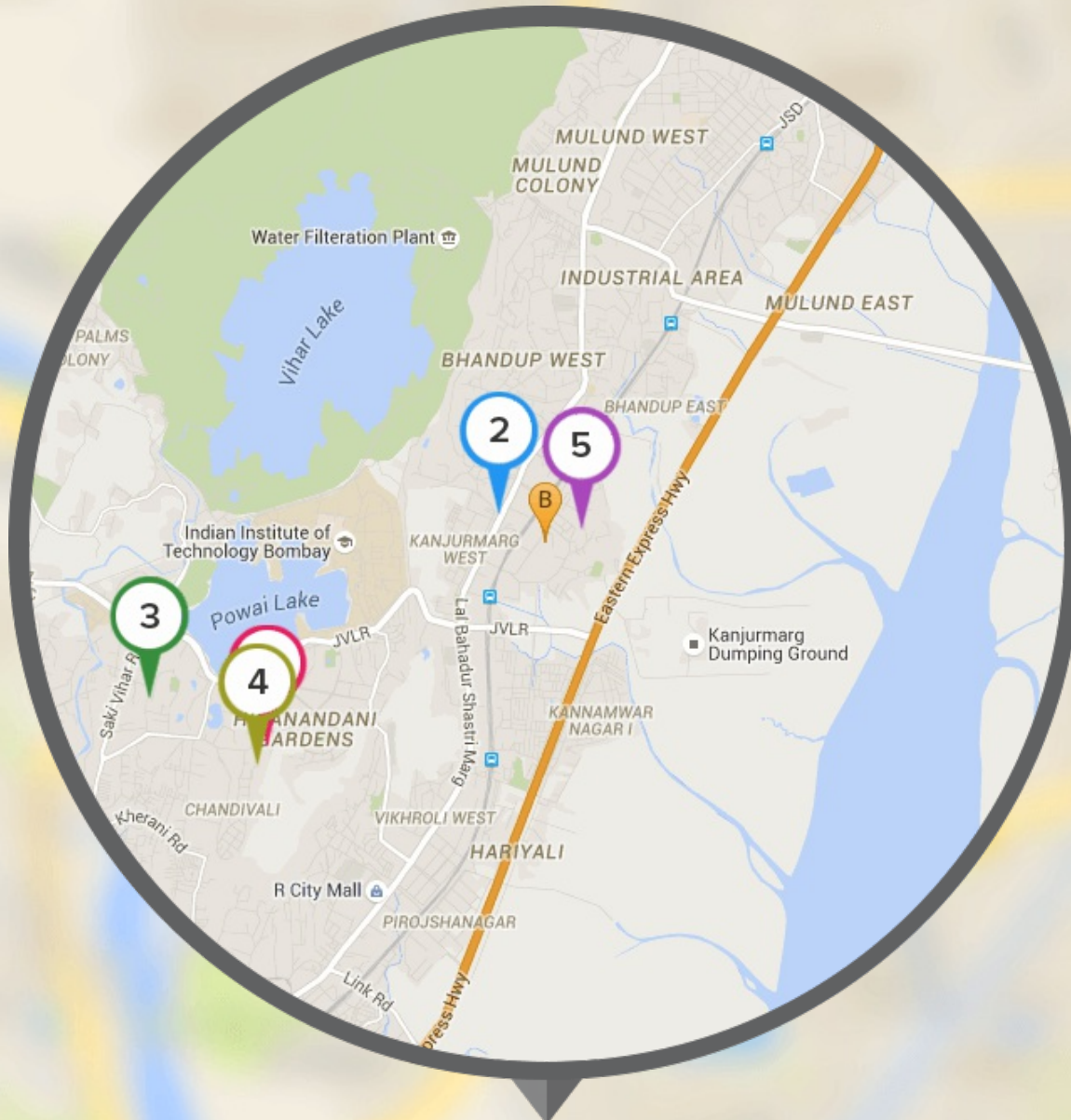


Play Schools

Top 5 Play Schools (within 5 kms)

- | | | |
|---|--|--------|
| 1 | EuroKids
★★★★★ | 1.55Km |
| 2 | EuroKids Bhandup (W),
Mumbai
★★★★ | 1.43Km |
| 3 | Caireen Kids
★★★★ | 4.68Km |
| 4 | EuroKids
★★★★ | 4.24Km |
| 5 | JUST KIDDIN
PRESCHOOL, Powai, Mumbai
★★★ | 3.28Km |


 Represents the location of Runwal Bliss

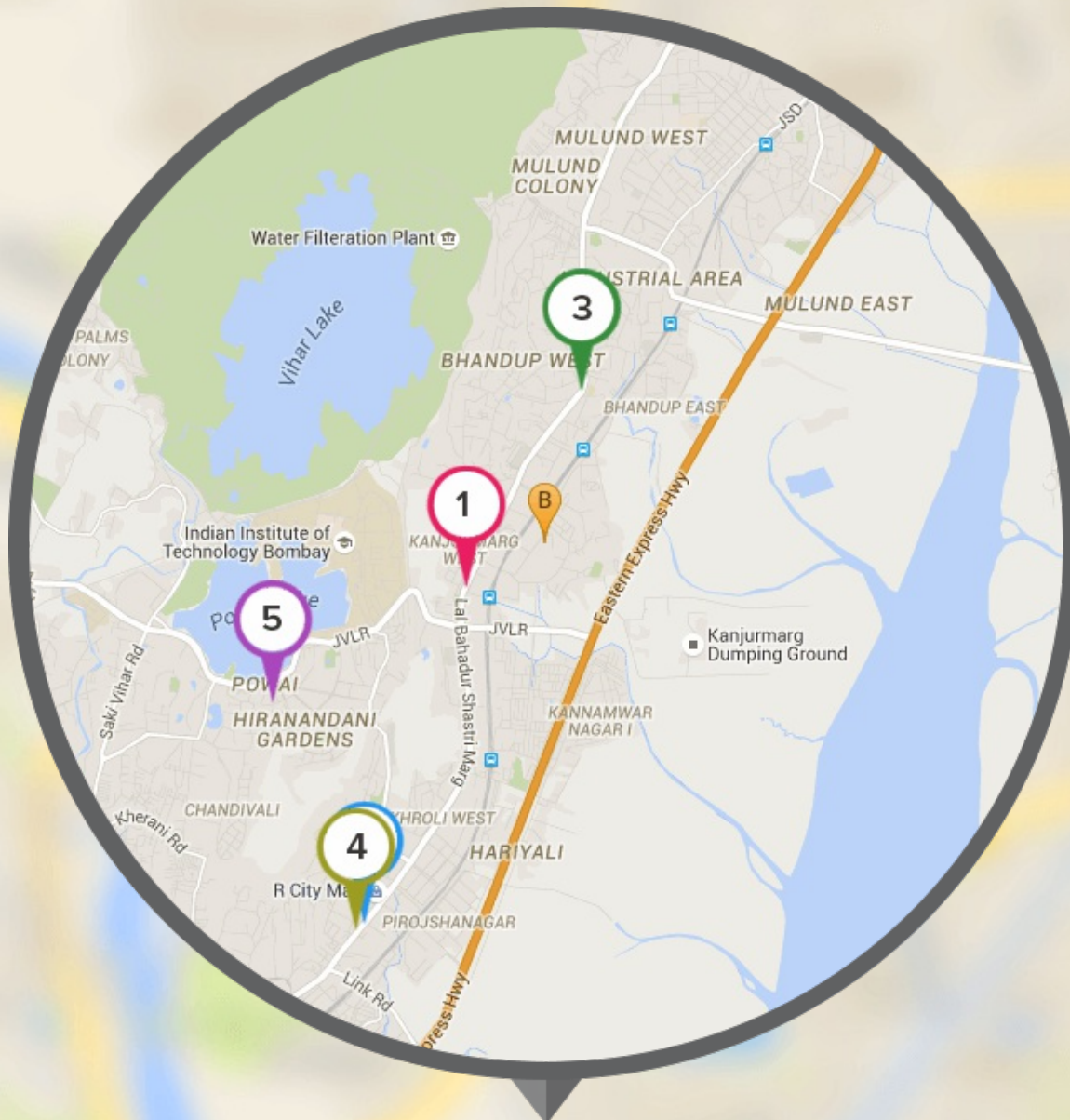


Schools

Top 5 Schools (within 5 kms)

- | | | | |
|---|-------------------------------|-------|--------|
| 1 | Hiranandani Foundation School | ★★★★★ | 3.73Km |
| 2 | St. Xaviers High School | ★★★★★ | 0.59Km |
| 3 | Bombay Scottish | ★★★★★ | 4.58Km |
| 4 | Pawar Public School | ★★★★ | 3.93Km |
| 5 | SFXHS | ★★★★ | 0.42Km |

 Represents the location of Runwal Bliss



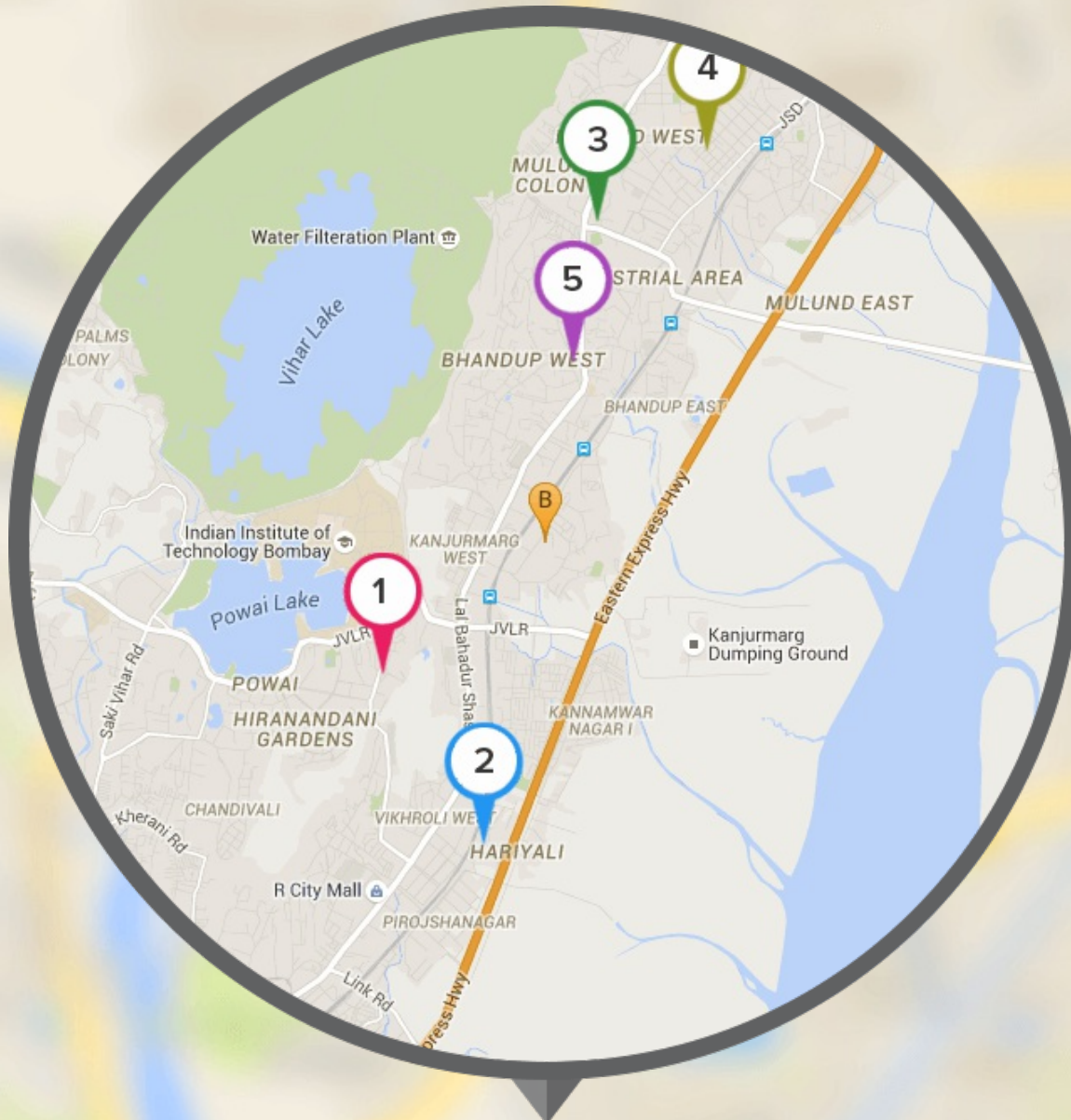
Restaurants

Top 5 Restaurants (within 5 kms)

- 1** Sheetal Samudra Restaurant ★ 0.99Km
- 2** Abhinandan Dining Bar ★ 4.54Km
- 3** Pooja Restaurant ★ 1.68Km
- 4** Spirit Restaurant & Bar ★ 4.65Km
- 5** Powai Paani Poori - Pooja's Favourite ★ 3.40Km

B Represents the location of Runwal Bliss

Hospitals Near Runwal Bliss, Mumbai

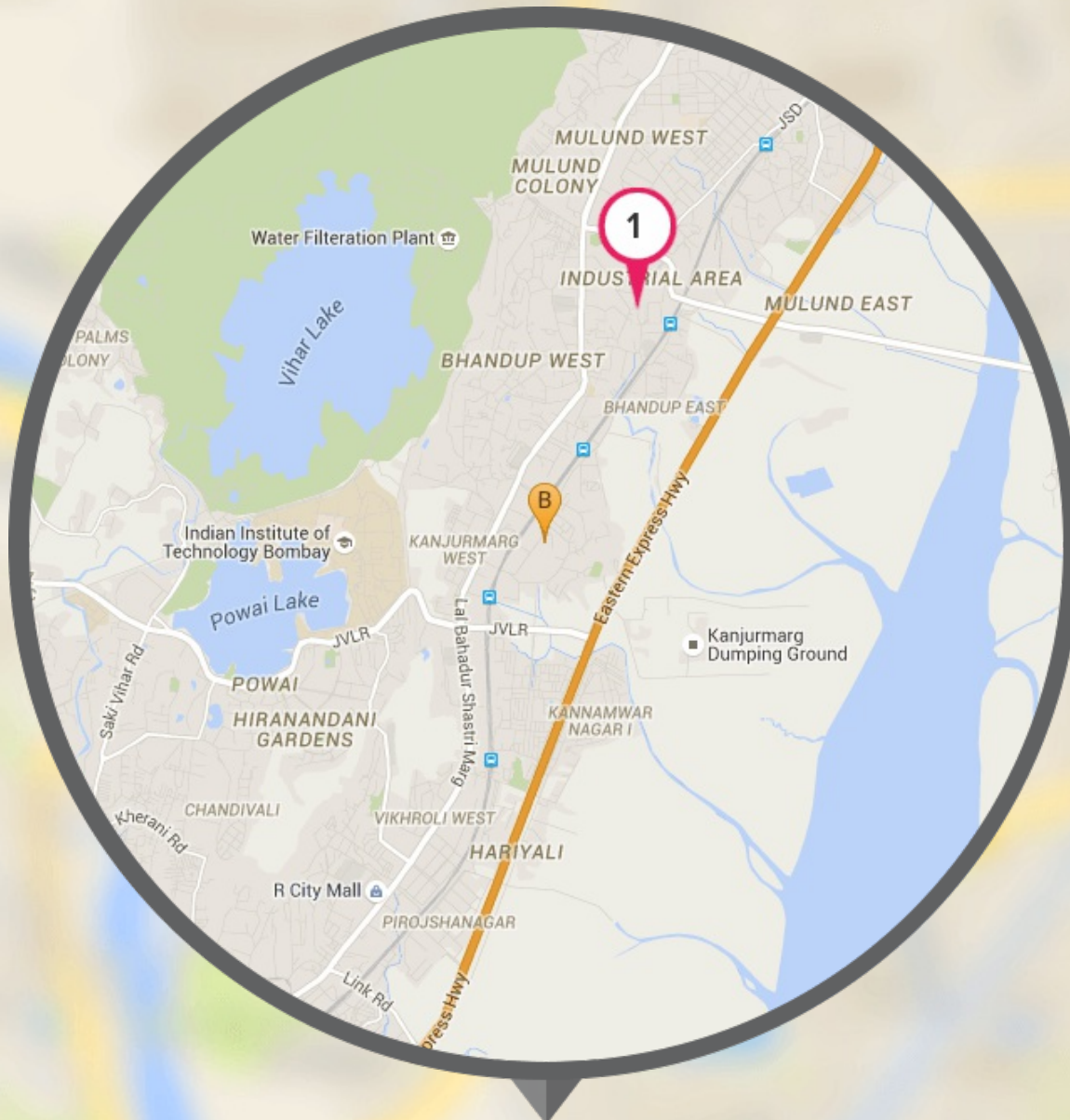


Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|-----------------------------|-------|--------|
| 1 | LH Hiranandani Hospital | ★★★★★ | 2.27Km |
| 2 | Godrej Memorial Hospital | ★★★★★ | 3.34Km |
| 3 | Fortis Mulund | ★★★★★ | 3.47Km |
| 4 | Hira Mongi Navneet Hospital | ★★★★ | 4.53Km |
| 5 | Sanjeevani Hospital | ★★★★ | 1.94Km |

B Represents the location of Runwal Bliss



Top 1 Connectivity (within 5 kms)

1 Thermo-Tech Industries ★ 2.69Km

B Represents the location of Runwal Bliss

Connectivity



PROPTIGER



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