

Your Home By
THE PARK

PARKSIDE | AT | *R* **RUNWAL**
CITY CENTRE
—Kanjurmarg—



YOUR WORLD WITHIN *five minutes*

In a world that seems to be changing with every second, here's a place where life will feel like a breeze. Enter your very own sanctuary at Runwal City Centre, a township unlike any other. Everything you ever needed or would need is within 5 minutes of your reach, a luxury in today's world of time constraints. Luxurious homes, a renowned school, world class offices, high street retail and a sprawling Central Park, make this the perfect address to call home. All this, in the heart of the city, next door to Powai. Live, learn, work and play at Runwal City Centre.



LIVE IN A WORLD BUILT *for you*

Here is a lifestyle curated to delight you. The residences at Runwal City Centre are a wholesome product of urban convenience meeting homely comfort. It is a place where communities are fostered and individual ambitions encouraged. Runwal Bliss & Runwal Avenue, a part of this township, are Mumbai's finest residential addresses. Multiple amenities along with widespread green spaces make them the perfect places to live, with the best of all worlds.



ARTIST'S IMPRESSION





STOCK PHOTOGRAPH

WORLD-CLASS EDUCATION JUST *a step away*

Education is the guiding force of our society and we know how much it means for you to give your child the best education possible. Keeping this in mind, Runwal City Centre has a renowned school proposed within the campus. This makes sure that your child learns in the finest environment just 5 minutes from home while you get your peace of mind.



Success
IS A WAY OF LIFE HERE

Work-life balance is a much spoken phrase these days. At Runwal City Centre you won't have to talk about it because you will be living it. Runwal Commerz is a state of the art workspace designed especially to cater to your career ambitions without giving up on spending time with your loved ones. Life at Runwal City Centre brings to you the luxury of walking to work, the ultimate urban dream.





STOCK PHOTOGRAPH

SHOP, DINE & *Entertain*

Taking a quick break from your daily routine has never been more exciting or simpler. Fifth Avenue, an upmarket high street retail destination at Runwal City Centre is the perfect place to relax and unwind.



INDULGENCES AT YOUR *Doorstep*

Fifth Avenue is an integrated high-street that offers a wide range of options for shopping, dining and entertainment. With its numerous cafes, bistros, salons, brand stores, convenience stores, boutiques and other amenities, this vibrant retail centre is the ideal place to pamper yourself. Whether you're looking to catch up with friends, enjoy a delicious meal, or indulge in some retail therapy, Fifth Avenue has something for everyone.



ARTIST'S IMPRESSION





ACTUAL IMAGE

AN URBAN OASIS, ACRES OF *serenity*

At the heart of Runwal City Centre, lies a sprawling 8-acre Central Park, a haven of tranquillity amidst the bustling urban landscape. The lush greenery and vibrant flora are carefully curated to create a harmonious and serene environment, inviting residents to escape the stress of everyday life and bask in the beauty of nature.



WE PROMISED. WE DELIVERED.

Runwal City Centre's Flagship
Development – Runwal Bliss

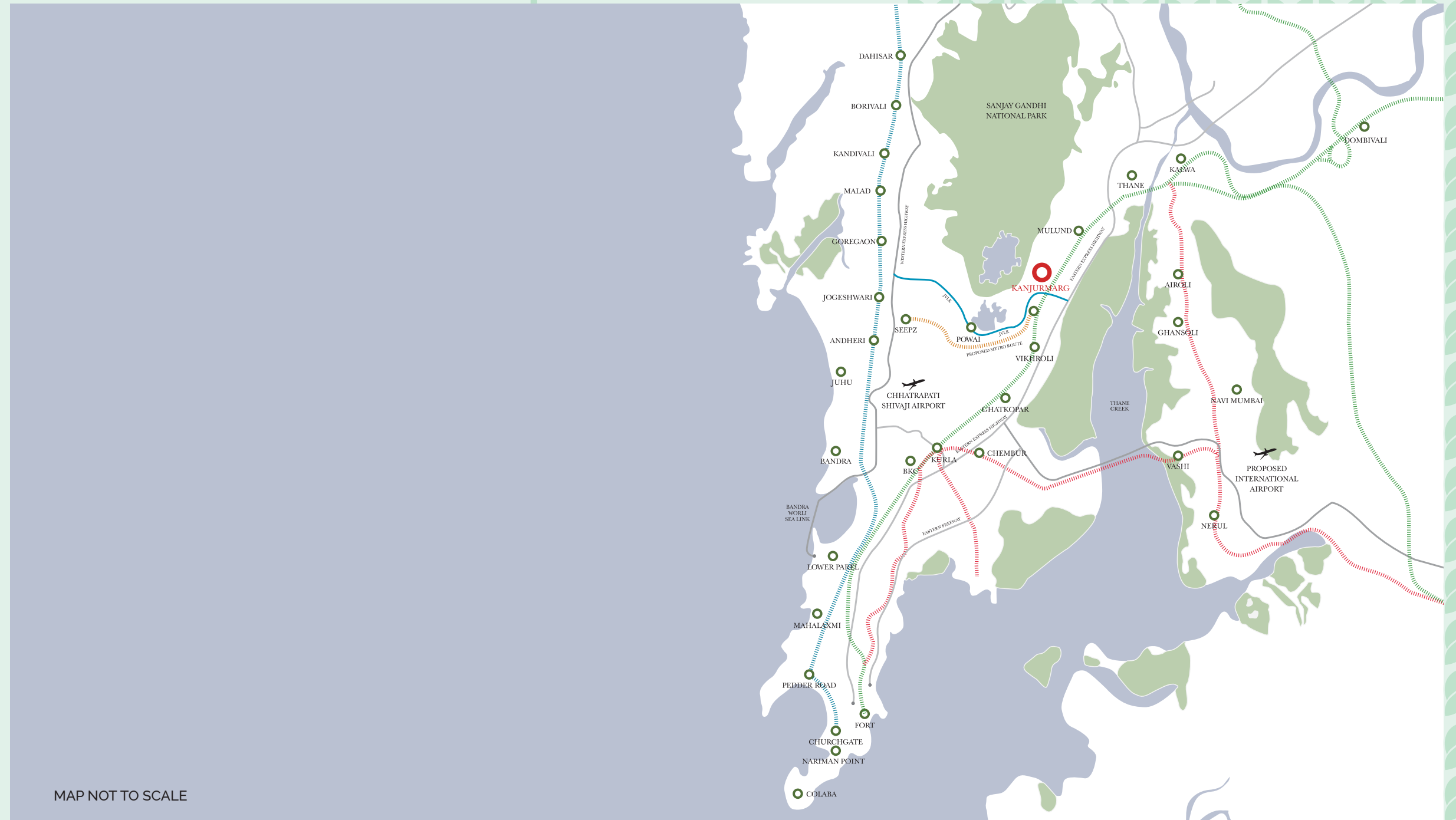
Our strong track record of delivery continues with Runwal Bliss, one of the finest residential addresses of Mumbai. Flat possessions are in progress here. This residential complex is situated within the expansive 36-acre Runwal City Centre and offers the perfect blend of luxury and serenity.

ACTUAL IMAGE



KANJURMARG THE NEW *city centre*

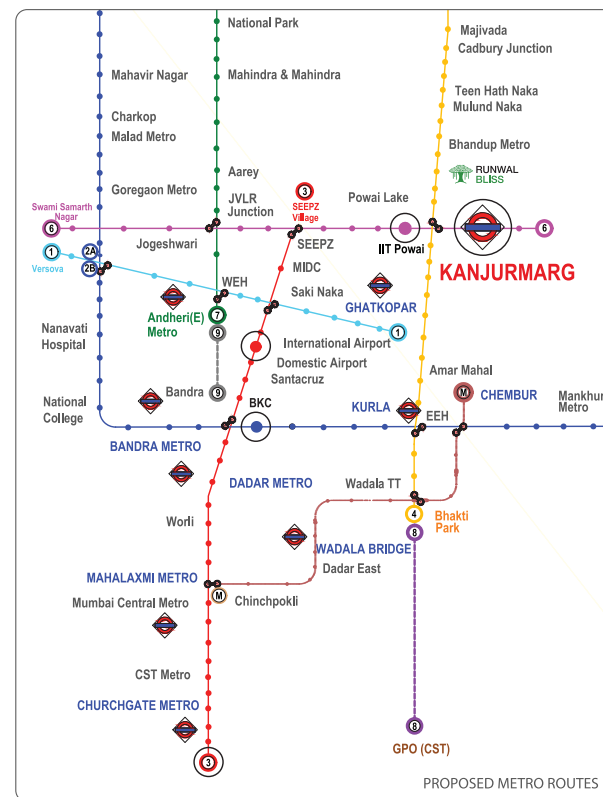
Kanjurmarg has emerged and has become the new city centre of Mumbai, offering accessibility, appreciation and ample spaces. It is situated in the heart of Mumbai and has quickly become a desirable location for homebuyers. It is only 2 km away from Powai but is considered a superior alternative, offering a great lifestyle at more attractive prices.



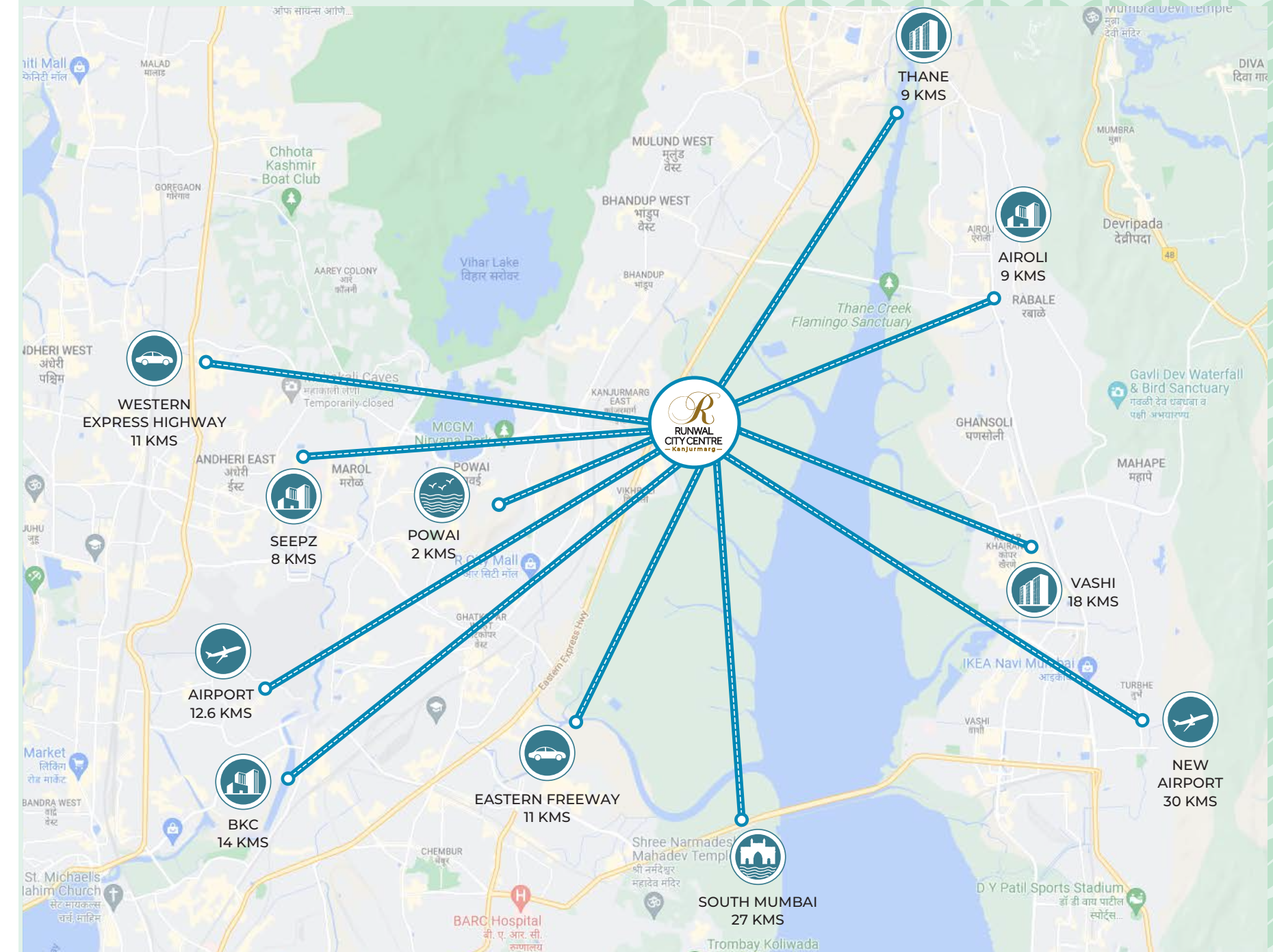
DISCOVER THE PERFECT *Location*

Aspiring home buyers increasingly prefer Kanjurmarg due to its ideal combination of accessibility and convenience. Situated in a central location, it provides excellent connectivity and easy access to all areas of the city, making commuting a breeze.

UPCOMING METRO CONNECTIVITY



MAP TAKEN FROM SECONDARY SOURCES



ALL DISTANCES MENTIONED ARE APPROXIMATE

THE EASE OF LIVING:
content & connected

Runwal City Centre is situated in proximity to various social and civic amenities such as educational institutions, healthcare facilities, entertainment centres and other essential services. Additionally, it boasts exceptional connectivity, with upcoming metro line, railway stations and major roads just a few minutes away. The location offers stunning panoramic views of Sanjay Gandhi National Park and mangroves.



Location of proposed metro hub is approximate. Exact location to be finalised by relevant authorities. 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.

Well-Developed SOCIAL INFRASTRUCTURE

SHOPPING MALLS & ENTERTAINMENT

HOME TOWN	2.0 KM
D-MART	2.0 KM
BIG CINEMAS / CINEPOLIS	3.5 KM
GALLERIA, POWAI	4.0 KM
R-CITY MALL	4.5 KM

5 STAR HOTELS

MELUHA THE FERN	4.5 KM
THE WESTIN, POWAI LAKE	7.0 KM

SCHOOLS & COLLEGES

VIBGYOR SCHOOL	WITHIN CAMPUS
IIT, POWAI	2.5 KM
IBS	3.5 KM
PODAR INTERNATIONAL SCHOOL	3.5 KM
BOMBAY SCOTTISH SCHOOL	6.5 KM

HOSPITALS

HIRANANDANI HOSPITAL	3.5 KM
FORTIS HOSPITAL	4.5 KM
GODREJ HOSPITAL	5.3 KM

STRATEGIC LOCATION BETWEEN TWO MAJOR SUBURBAN RAILWAY STATIONS

KANJURMARG RAILWAY STATION	0.3 KM	JVLR	0.9 KM
BHANDUP RAILWAY STATION	0.8 KM	EASTERN EXPRESS HIGHWAY	1.5 KM
UPCOMING METRO LINE	0.9 KM	LAL BAHADUR SHASTRI MARG	1.5 KM

Disclaimer: All distances mentioned are approximate

ALL ROADS LEADS TO *Kanjurmarg*



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

STOCK IMAGE



30 Minutes To Goregaon Via The Proposed GMLR Connector.

STOCK IMAGE



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

STOCK IMAGE



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

STOCK IMAGE



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

STOCK IMAGE

The drive times mentioned above are approximate estimations meant for broad references only. The actual time taken will depend on traffic conditions.

Launching

PARKSIDE

– AT –

R RUNWAL
CITY CENTRE
– Kanjurmarg –

RUNWAL CITY CENTRE INTRODUCES A NEW RESIDENTIAL TOWER

- ✔ A part of the Runwal Bliss cluster, this tower offers residences in multiple configurations with options of private decks
- ✔ Centrally located with easy access to township amenities and facilities
- ✔ Provides panoramic views of the surrounding greens
- ✔ An 8-acre Central Park just outside the tower
- ✔ A unique combination of stunning views, central location and well-designed living spaces



ICONIC LIVING AMIDST A WORLD OF
conveniences



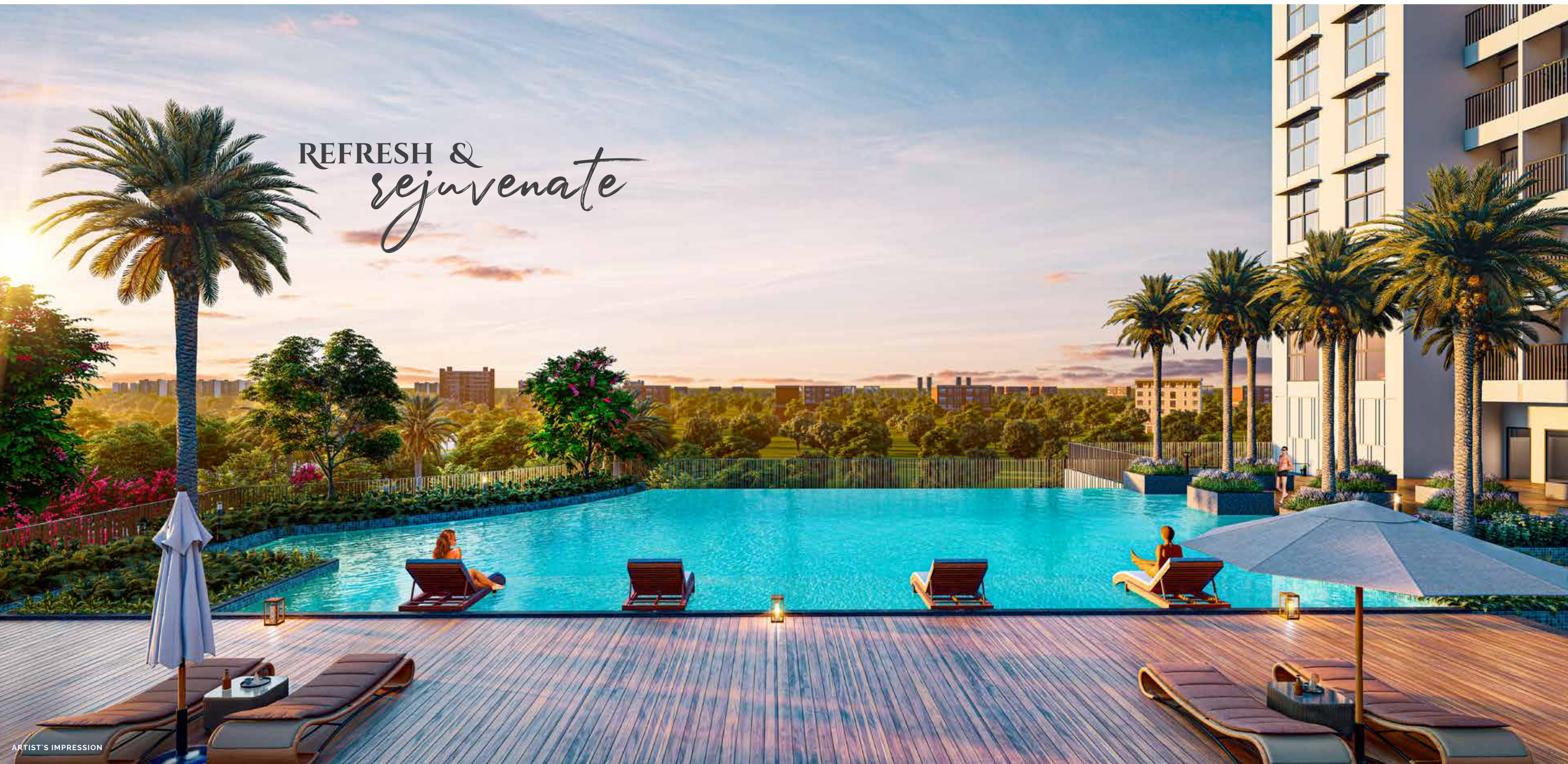
PRIDE & *privilege*





SPACES FOR ALL
ages

REFRESH &
rejuvenate



A woman with her hair in a bun is relaxing in a hot tub. She is leaning back against a white ledge, and a rolled-up white towel with two yellow flowers is tucked behind her neck. The background shows a stone wall and some greenery, suggesting an outdoor spa setting. The water in the hot tub is a vibrant blue.

IMMACULATE DESIGN COUPLED
WITH FIRST-CLASS
amenities

World-class
LIFESTYLE AMENITIES JUST FOR YOU

CLUBHOUSE AMENITIES

- ✓ SWIMMING POOL WITH KIDS' POOL
- ✓ ART & MUSIC ROOM
- ✓ FULLY EQUIPPED GYM
- ✓ WI-FI ENABLED CLUBHOUSE
- ✓ LIBRARY
- ✓ PARTY HALL
- ✓ MINI THEATRE
- ✓ MULTI-PURPOSE HALL
- ✓ SQUASH COURT
- ✓ YOGA PAVILION
- ✓ INDOOR GAMES - POOL/SNOOKER, CHESS, CARROM, TABLE TENNIS

INFRASTRUCTURAL FACILITIES

- ✓ DG BACK UP IN ESSENTIAL & COMMON AREAS
- ✓ REPUTED ELEVATOR IN EVERY TOWER
- ✓ INTERCOM FACILITY
- ✓ SEWAGE TREATMENT PLANT
- ✓ MULTIPLE LEVEL STACK PARKING
- ✓ PROVISION FOR VIDEO DOOR PHONE
- ✓ RAINWATER HARVESTING
- ✓ CCTV SURVEILLANCE

EXTERNAL AMENITIES

- ✓ ENTRANCE LOBBY IN EACH TOWER AT DROP OFF LEVEL
- ✓ KIDS' PLAY AREA
- ✓ AMPHITHEATRE
- ✓ ARRIVAL PLAZA
- ✓ JOGGING TRACK
- ✓ FLORAL GARDEN
- ✓ LANDSCAPED GARDEN
- ✓ SENIOR CITIZEN CORNER
- ✓ SKATING RINK
- ✓ TENNIS COURT
- ✓ CYCLING TRACK

The details, specifications and amenities mentioned above are indicative and subject to change as may be necessary. Please refer to the agreement for sale for actual details. Allottees will also be entitled to use of Clubhouse Amenities and External Amenities listed above.



Amenities
LOCATED WITHIN PARK SIDE

- ✓ WI-FI ENABLED CLUBHOUSE
- ✓ SWIMMING POOL WITH KIDS' POOL
- ✓ RETAIL ARCADE
- ✓ INDOOR GAMES - TABLE TENNIS, CHESS, CARROM ETC.
- ✓ FULLY EQUIPPED GYMNASIUM



The details, specifications and amenities mentioned above are indicative and subject to change as may be necessary.



Luxury IS IN THE DETAILS

INTERNAL SPECIFICATIONS

- ANODIZED ALUMINIUM WINDOWS
- VITRIFIED FLOORING
- LAMINATED FLUSH DOOR FOR ALL INTERNAL DOORS
- ACRYLIC/PLASTIC PAINT WITH GYPSUM FINISH WALLS
- HIGH END VITRIFIED TILES FLOORING IN LIVING, DINING & ALL BEDROOMS

KITCHEN

- EXHAUST FAN
- BRANDED CP FITTINGS
- SOLID FLUSH DOOR SHUTTER BOTH SIDE LAMINATE FINISH FOR MAIN DOOR
- PROVISION FOR WATER PURIFIER
- POLISHED GRANITE KITCHEN PLATFORMS WITH STAINLESS STEEL SINK-SINGLE BOWL
- KITCHEN DADO TILES 2 FEET ABOVE KITCHEN PLATFORM

BATHROOM

- ANTI-SKID TILES IN BATHROOMS
- BATHROOM DADO UP TO DOOR HEIGHT
- BRANDED CP FITTINGS AND SANITARY WARE

The details, specifications and amenities mentioned above are indicative and subject to change as may be necessary. Please refer to the agreement for sale for actual details.





HAFEEZ CONTRACTOR

DESIGN CONSULTANT

A name that is synonymous with Powai's transformation is Hafeez Contractor. His famed expertise now comes to Kanjurmarg in the form of Runwal Bliss. Architect Hafeez Contractor (AHC) has a reputation for creating innovative design concepts and bold execution.

"Runwal Bliss is a unique site. It's size and scale had given me the opportunity to come up with a design where I believe an ambience will be created that would set it apart from other developments. The existing 'BANYAN TREE' was an inspiration for me and I have attempted to carry the 'Bliss' that it provides into the design."



SHOT AT LOCATION

STRUCTURAL CONSULTANT



JW CONSULTANT LLP

As a leading construction consultant in India, JW Consultants has developed an impressive portfolio of residential, commercial, industrial, retail, institutional, hospitality and healthcare projects across various sectors.

ABOUT *ug*

Runwal Group stands out for quality and consistency in Mumbai's Real Estate market. It was founded in 1978 by its visionary founder, Mr. Subhash Runwal and has a portfolio of 65+ projects and has developed millions of square feet of Real Estate.

It is one of the country's leading developers today, providing homes to 35,000 families throughout Mumbai. Runwal Group came up with the concept of malls in the suburbs and is noted for having developed the landmark project, R-City.



A strong legacy of
45+ years



Portfolio of
65+ projects



50+ delivered
projects



Pioneers in mall &
retail development

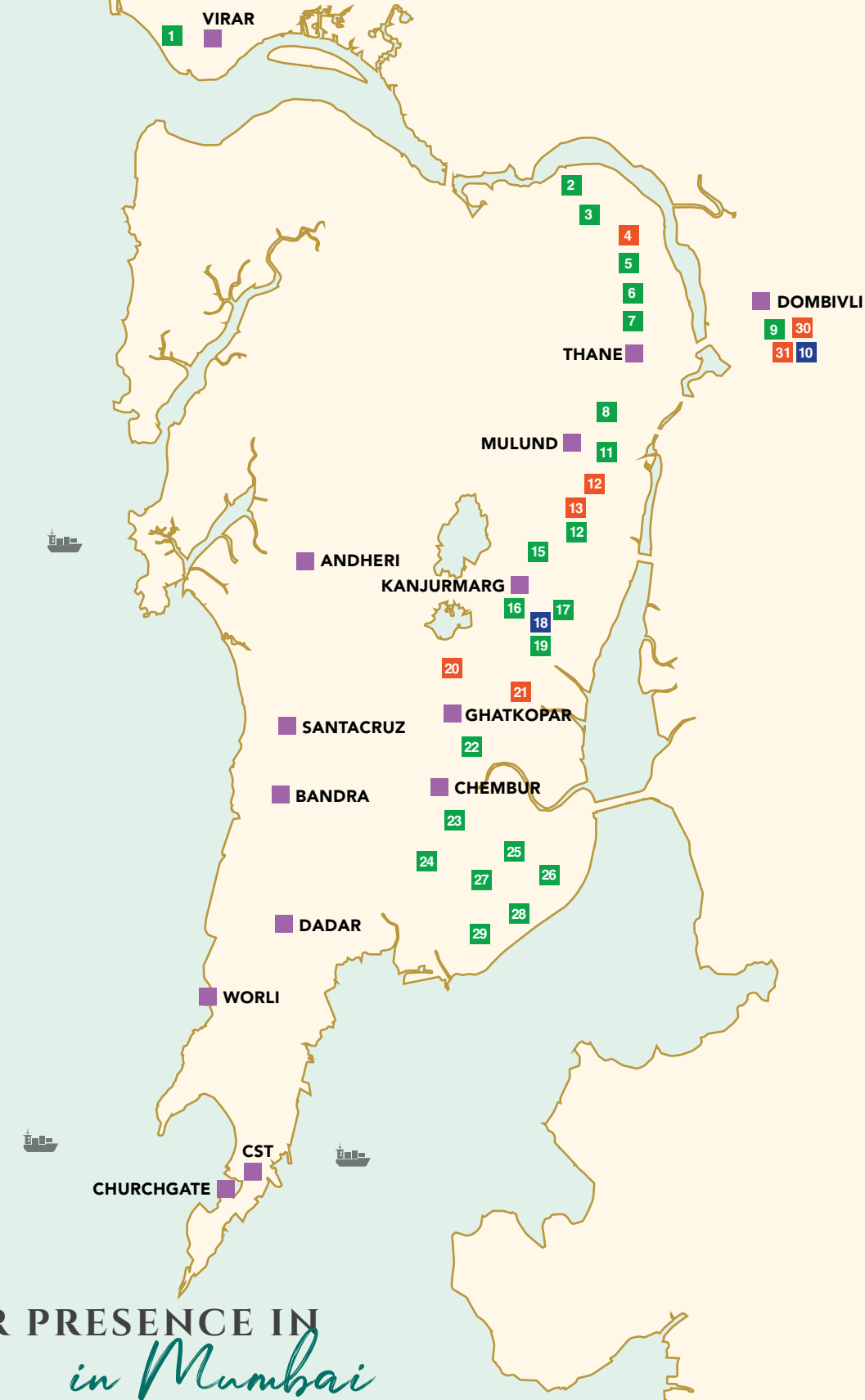


Known for quality,
trust & transparency






Customer base of
35,000+ happy families

OUR PRESENCE IN *in Mumbai*



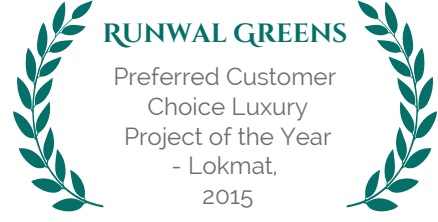
1. RUNWAL VIHAR
2. RUNWAL ESTATE
3. RUNWAL PLAZA
4. R MALL
5. RUNWAL REGENCY
6. RUNWAL GARDEN CITY
7. RUNWAL HEIGHTS
8. RUNWAL PINNACLE
9. RUNWAL GARDENS
10. RUNWAL EDGE
11. RUNWAL GREENS
12. R GALLERIA
13. R MALL
14. RUNWAL TOWER
15. RUNWAL PRIDE
16. RUNWAL FORESTS
17. RUNWAL BLISS
18. RUNWAL COMMERZ
19. RUNWAL AVENUE
20. R ODEON
21. R CITY
22. RUNWAL SERENE
23. RUNWAL PARK
24. RUNWAL RESIDENCY
25. RUNWAL HILLS
26. RUNWAL CLASSIQUE
27. RUNWAL TERRACE
28. RUNWAL CENTRE
29. RUNWAL GRAND
30. R GALLERIA
31. R MALL

-  RESIDENTIAL
-  RETAIL / MALL
-  OFFICE

Map not to scale. Locations are approximate.

ACCOMPLISHMENTS & Accolades

One thing matters more than any accomplishment - customer satisfaction. Runwal Group continues to deliver quality projects as part of it's legacy. We enjoy it when the world appreciates our work and creations.



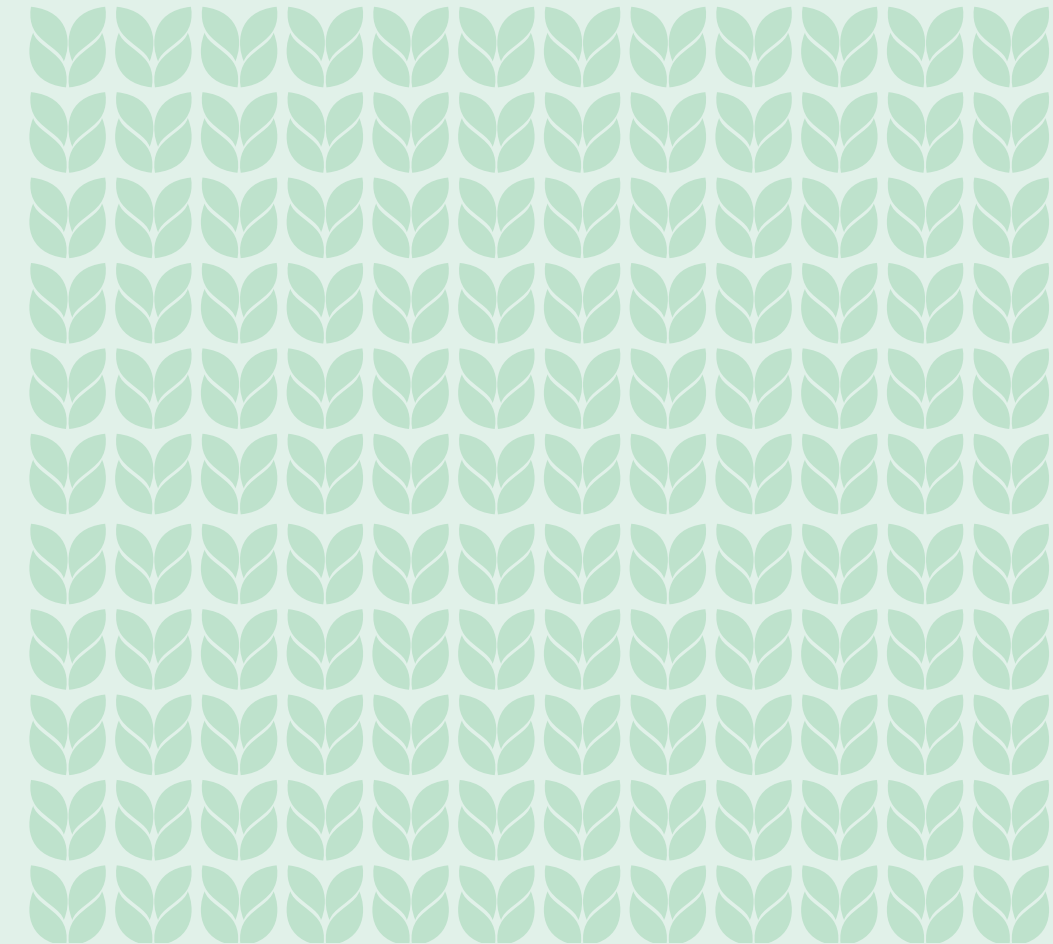
OUR LANDMAR Projects



Why Buy at **PARK SIDE**

Park Side is planned to be one of the finest residential developments in the central suburbs of Mumbai. With the lush gardens, premium residences and a host of amenities, it will offer a world-class lifestyle in the heart of the city. It is one of the best Real Estate investment propositions in Mumbai.

- ✓ Part of a large mixed use development
- ✓ Exquisitely planned residences in multiple configurations
- ✓ Just 10 mins from Powai, at far more attractive prices
- ✓ Excellent connectivity. Close to rail, road and upcoming Metro
- ✓ Numerous lifestyle amenities including a 20,000 sq. ft. clubhouse
- ✓ An 8-acre Central Park in the master layout
- ✓ Proposed school, office spaces and high-street retail in the master layout
- ✓ Phase 1 of Runwal Bliss is ready. Construction in full swing for other towers
- ✓ Reputed developer with a strong delivery track record





www.runwalgroup.in

Site Address: Runwal City Centre, Crompton Greaves Compound, Kanjurmarg (E), 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 no.: Wing A: P51800001670, Wing B: P51800005684, Wing C: P51800001903, Wing D: P51800001296, Wing E: P51800001477, Wing F: P51800032824, Wing G: P51800035134, Wing H: P51800050459. Available at website: <http://maharera.mahaonline.gov.in> under registered projects.

DISCLAIMER: Project Runwal Bliss Towers A to H are financed by HDFC Ltd. The property has been mortgaged in favour of HDFC Ltd. and the buyer will be required to obtain a no-objection certificate prior to entering into any agreement for the same of any in the project. This printed material does not constitute an offer and/or contract of any type between the owner/developer and the recipient. Images, specifications & details mentioned herein are indicative and subject to change. 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.