

# Our landmark projects



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Site Address: Runwal Commerz, Runwal City Centre, Crompton Greaves Compound, Kanjurmarg (E), Mumbai 400 042.

Corporate Office: Runwal & Omkar Esquare, 4<sup>th</sup> Floor, Off. Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai 400 022.

Runwal Avenue has been registered via MahaRERA registration no.: Runwal Avenue, Wing-J: P51800026860, Wing-K: P51800028811, Wing-L: P51800031895, Wing-M: P51800033514, Runwal Bliss 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. Available at website: <http://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: Runwal City Centre is the brand name for an entire land parcel of approximately 36 acres in Kanjurmarg East. The layout comprises of projects - Runwal Bliss, Runwal Avenue, Runwal Commerz and all future development on this land parcel. Any transactions entered into in this layout shall be with the respective SPV of the given project and as per its respective RERA registration. This print/audio/video 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/lease/leave & license at this development shall be governed by the terms and conditions of the agreement for sale/lease/leave & license to be entered into between the parties and no details mentioned in this printed material shall in any way govern such transactions. The allottee/purchaser/lessee/licensee must refer to the agreement for sale/lease deed/leave & license agreement for actual details.

# THE PERFECT BUSINESS ADDRESS

**RUNWAL**  
**COMMERZ**



# Inspire & Impress

With an office at Runwal Commerz, you get the best of everything at Runwal City Centre. An integrated lifestyle environment in which you can Live, Learn, Work, and Play. Designed with the goal of bringing true convenience to its residents' lives. Runwal City Centre is a 36-acre mega-campus that serves all of its residents' needs. With a school for your children to attend, a place for you to work, and high-street shopping to unwind on weekends, all of this is located around an 8-acre Central Park. This is an ever-increasingly valuable way of life and investment.

As a business address, it has been designed to inspire the workforce and impress your clients.





Stock Image

**LIVE. LEARN.  
WORK. PLAY.**

— AT —

**R** RUNWAL  
CITY CENTRE  
—Kanjurmarg—

A 36 ACRE TOWNSHIP



# LIVE

Come home to the finest residences surrounded by beautifully landscaped green open spaces, resort-like club & recreational amenities, and space for every family member. Runwal Bliss & Runwal Avenue bring the perfect blend of comforts and conveniences.



Stock Image



Artist's Impression

# LEARN

Leave your child's education worries behind. At Runwal City Centre, a renowned school within the campus will offer the perfect venue for your kid to learn and flourish. It will offer world-class education within a safe and secure surroundings.



# WORK

Premium office spaces within the campus will allow Runwal City Centre residents to enjoy a walk-to-work lifestyle. Say goodbye to the daily commute hassles.



Artist's Impression



Stock Image

# PLAY

Shop, dine and entertain at Fifth Avenue, the integrates highstreet of Runwal City Centre. With cafes, bistros, salons, brand stores, convenience stores, boutiques and much more, it will be the perfect place to relax & unwind.



RUNWAL  
COMMERZ

## The perfect ecosystem

Productivity. Growth. Success.

Welcome to Runwal Commerz, one of the highlights of Runwal City Centre. It is a business park offering modern Grade - A work spaces with cutting edge design and the best of facilities, amenities and services.

Runwal Commerz offers much more than just office spaces. It is a holistic business opportunity created by one of the top developers of the country. This will be a one-of-a-kind space for the workforce, allowing them to work, live, learn and play within a thoughtfully designed ecosystem. It is an address curated to nurture productivity and growth.

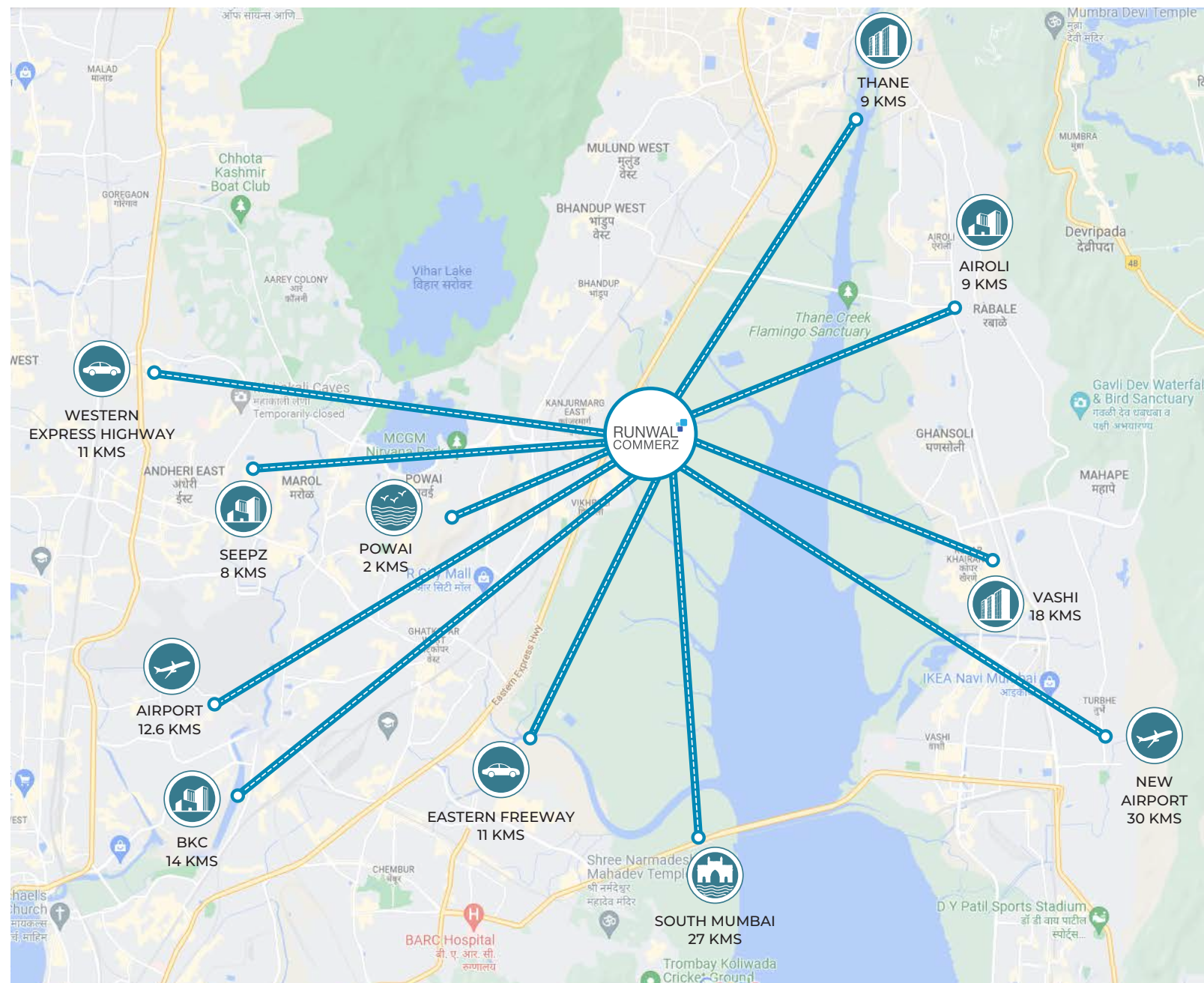


# Kanjurmarg: an ideal business location

At the centre of everything that matters.

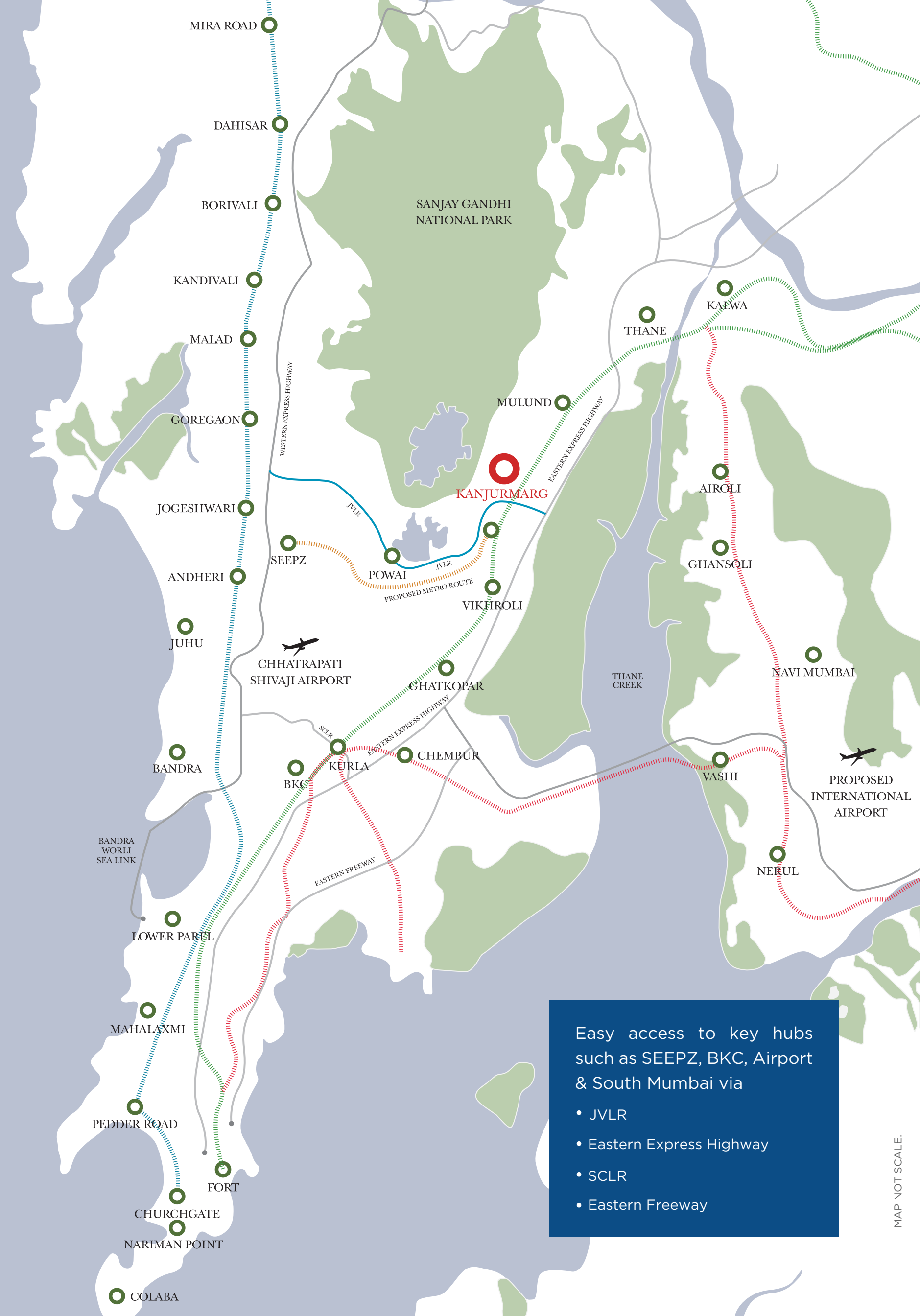
A central location, rapid infrastructure growth and excellent appreciation potential have made Kanjurmarg a preferred business and residential destination.

Runwal Commerz will stand tall in Kanjurmarg East, a rapidly evolving locale which will transform the region. With excellent connectivity, it will offer amazing ease of commute from all parts of the city to the workforce. It will also provide easy access to key locations in MMR such as Thane, Airoli & the upcoming Navi Mumbai International Airport.



ALL DISTANCES MENTIONED ARE APPROXIMATE.

This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer.



Easy access to key hubs such as SEEPZ, BKC, Airport & South Mumbai via

- JVLR
- Eastern Express Highway
- SCLR
- Eastern Freeway

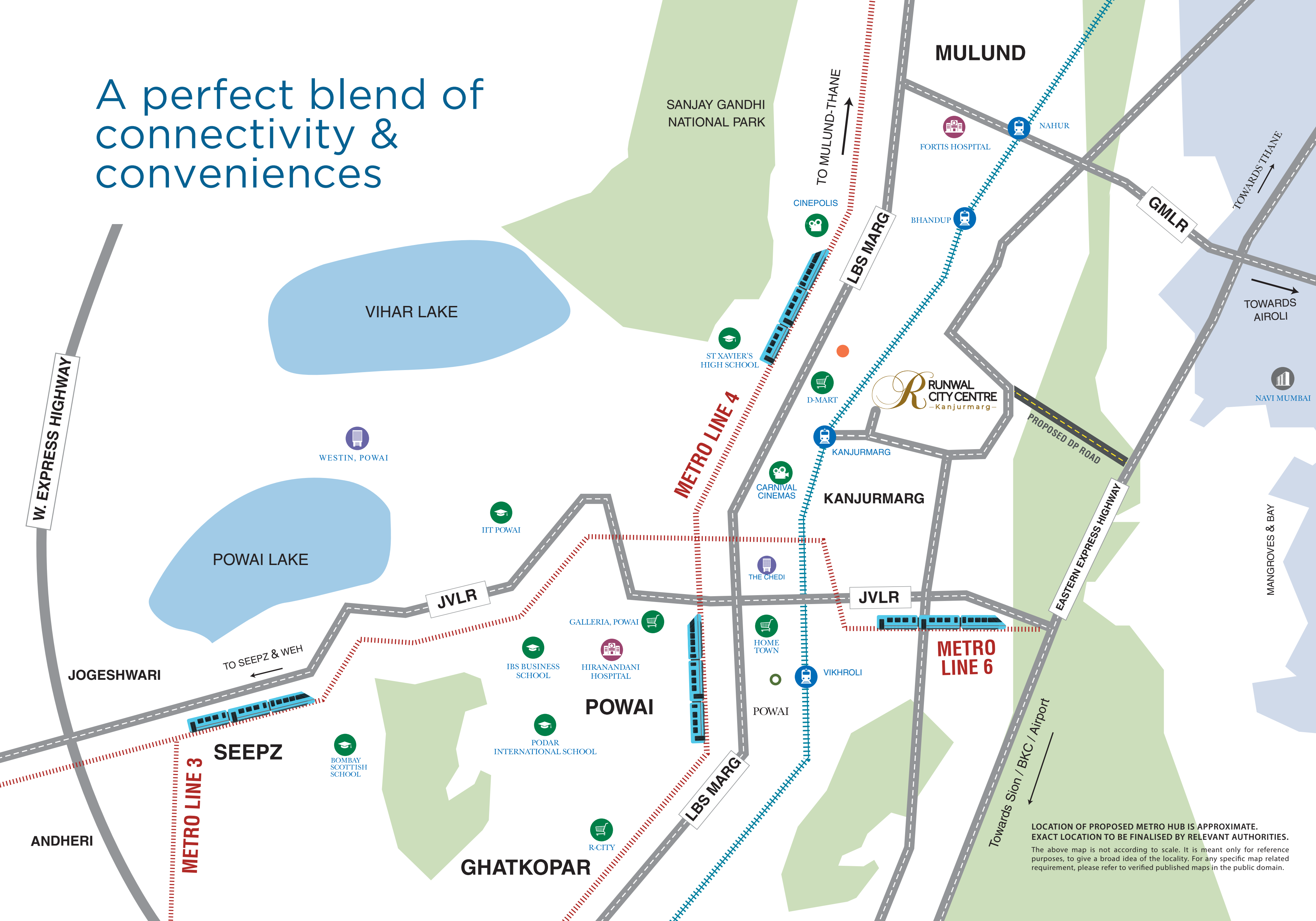
MAP NOT SCALE.







# A perfect blend of connectivity & conveniences



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.



# Where superior architecture meets exceptional workspace

RUNWAL  
COMMERZ

When superior architecture gives way to exceptional performance, it is almost awe inspiring. It is also what makes Runwal Commerz an exceptional workspace. It's where timeless quality and sterling design blend together to create thoughtful spaces that boost productivity. Any business operating from here will enjoy efficiently designed spaces, modern comforts & conveniences and unique natural surroundings. Runwal Commerz offers an ecosystem which is perfect for a wide range of business houses.

- Strategic Location
- Part Of A 36 Acre Township
- Modern Design
- Efficient & Flexible Office Spaces
- IGBC Green Pre-Certified
- Recreational & Lifestyle Amenities
- Adjacent To An 8-acre Central Park



PROPOSED DEVELOPMENTS



PROPOSED DEVELOPMENTS





# A world-class experience

It is all about finesse & ease at Runwal Commerz. From the majestic driveways to the triple height entrance lobbies, each element has been designed to delight. Runwal Commerz's grand exteriors complement the exquisite and spacious interiors perfectly, while the interspersed open spaces provide a welcome break from routine. The design is planned to enhance productivity and reduce fatigue.

With seamless parking, a warm reception area, efficiently planned work spaces with the perfect mix of functionality and aesthetics, Runwal Commerz will set the mood for a productive day, every day.





# Spaces designed to inspire

The spaces at Runwal Commerz have been designed to inspire the workforce and create an ambience that delights them. So grand facades, expansive driveways, majestic lobbies and well planned work sapces are complimented by multiple open areas. These thoughtfully designed zones not only enhance the overall aesthetics & circulation within the campus, they also create spaces for the occupants to relax, unwind and rejuvenate.





# Work routines and wellness avenues in perfect symphony

Thinking out of the box will come naturally to the workforce at Runwal Commerz. Beautifully landscaped green zones, promenades and break-out areas will provide breathing zones to relax as well as to break the routine and monotony of office indoors. Apart from amenities such as gym, yoga room, health clinic and crech this too will help in raising wellness quotient of the campus and reduce employee fatigue.





# Modern comforts with natural surroundings

Runwal Commerz has been planned in a way that the occupants enjoy cutting edge office facilities as well as green natural surroundings and open areas. Runwal City Centre township will have over 20,000 shrubs & trees, making it a green urban oasis. With well planned plazas, sitting areas, water bodies, hardscaping and landscaping, Runwal Commerz will be a one of its kind office campus offering the best of both worlds, in the heart of the city.



The amenities shown are for reference purpose only. The furniture, fixtures, artifacts, equipments and fittings are not part of the standard actual club/amenity interiors/offering. The allottee must refer to the agreement for sale for actual details.

Artist's Impression



# Dynamic work spaces, with a view, for the visionaries!

In a world with more concrete and fewer natural surroundings, finding green vistas is difficult. But not at Runwal Commerz. The panoramic view of 8 acre Central Park will boost the workforce's mood and improve overall productivity.



**An 8-acre Central Park In The Township**

**Actual View**



# Work and recreation, perfectly balanced

Work feels better when there's also enough play. At Runwal Commerz, the occupants can enjoy just the right balance between work and much required leisure. F & B outlets, coffee shops, promenades, retail stores, al fresco seating and many more such spaces will help the employees unwind and rejuvenate. They will look forward to returning back to work, every day.





# Post-work leisure, at the doorstep

## FIFTH AVENUE

KANJURMARG EAST

After work, take advantage of some of the best entertainment, shopping and dining options at Fifth Avenue, the integrated highstreet. Let your hair down on the weekends with your team members while enjoying great food and beverages. Or just unwind after a hard day's work. After all, this is what we call "living in the moment."





# The bliss of walking to work

Runwal Commerz is a part of the Runwal City Centre township which includes Runwal Bliss & Runwal Avenue, the finest residential addresses in the city. Work force at Runwal Commerz can choose to live at any of these addresses and enjoy the walk to work lifestyle.

## Better Living:

- One of the largest & finest residential townships
- 1, 1.5, 2 & 3 BHK residences
- Multiple lifestyle amenities
- A renowned school in the campus
- Adjacent to a massive 8-acre Central Park
- Perfect address for the workforce

## Better Working:

- Beautiful arrival plaza
- Grand entrance lobby
- Food court in the campus
- Gym for the health conscious
- A creche - to cater to working parents
- A range of F&B outlets in the premises - entertain your guests or unwind after work
- Outdoor kiosks & seating - a relaxing break out, al fresco style





# Never out of your sight

Runwal Commerz takes care of all the needs of its residents and their family members. Children here are on the same 36-acre campus as their parents and the commute time to your office and their school is almost zero, which means more family time.

A proposed renowned school in the heart of the thriving residential community will be the ideal setting for children to access high-quality education on campus. They will learn and grow in a safe environment that encourages them to creatively thrive and explore their potential to its fullest.





# Where work meets life

Return to the intimacy of life without distances. At Runwal Commerz, work is only a short walk away, making it a happy slice of a wholesome life. Its improved work-life balance will chip away at that nagging stress and replace it with the joy of living. Runwal Commerz offers a holistic life that goes much beyond just office spaces. It is an HR delight and an investment masterstroke.





# A lifestyle that combines work and recreation



Stock Images

# Blueprint of excellence

## Building features & amenities

- To be registered as IGBC/UGBC platinum/gold rated green building
- Expansive driveways for efficient circulation
- Elegant glass facade for the buildings
- Efficient glazing
- Triple height air-conditioned main lobby with marble flooring
- Elevator lobby dado finished with vitrified tile and granite Elevators with Auto Rescue Device
- Common lobbies finished with vitrified tile flooring
- 100% DG power back-up for common areas Façade cleaning system

## Wellness features in the campus

- At 5 mins. walking distance from Kanjurmarg & Bhandup railway stations
- Green building
- Health clinic within the premises
- Gymnasium, yoga & meditation room
- Green promenades & open landscaped vistas

## Safety and security features

- Advanced fire fighting system as per CFO norms, equipped with sprinkler system in designated common areas and inside individual office/retail areas
- Fire alarm system in offices/retail and common areas
- Access through main lobby & CCTV surveillance in designated common areas
- Access control through visitor management system
- Boom barriers at main gate and parking ramp

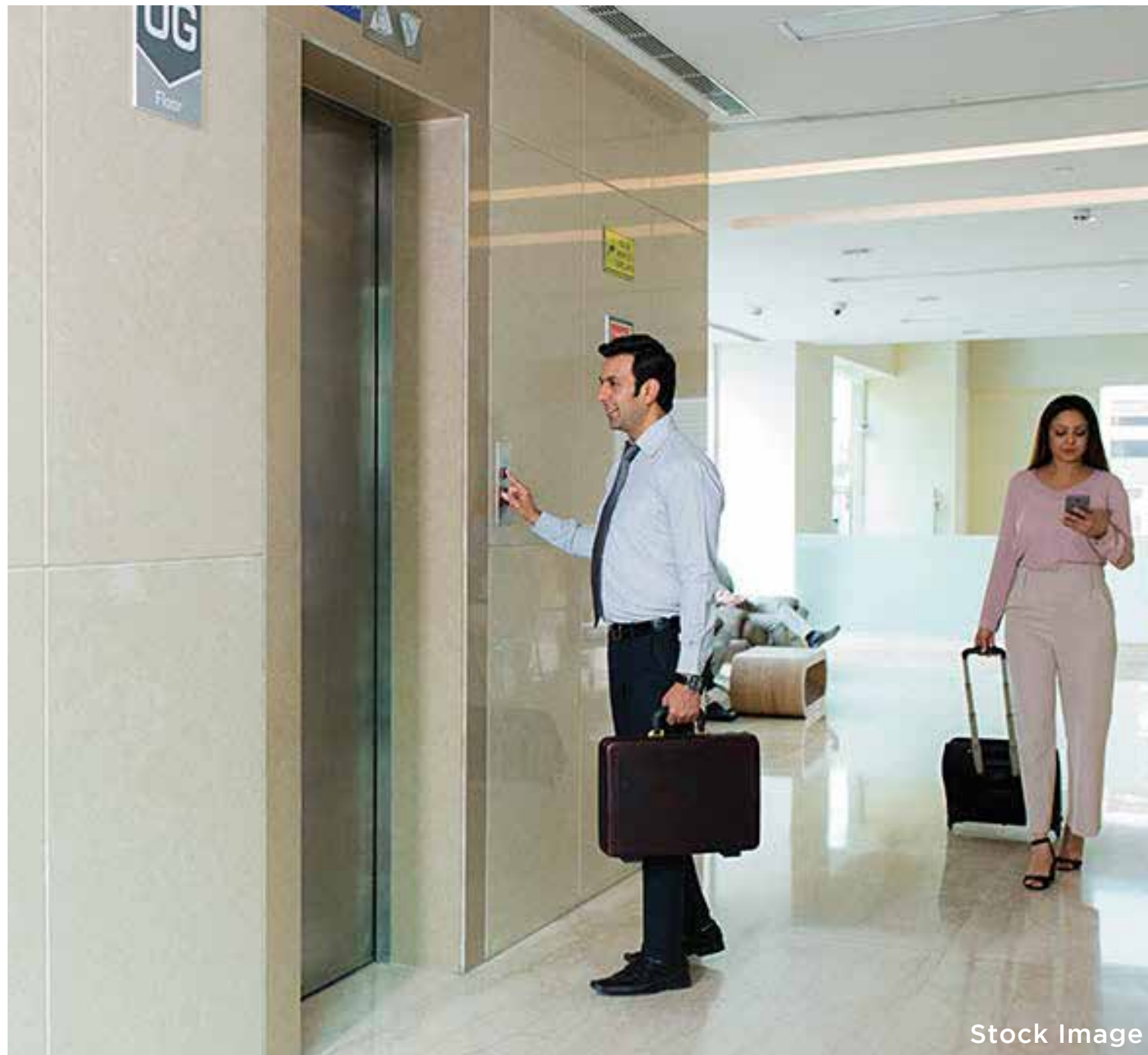
## Services

- Public address system in designated common areas
- Electricity supply with individual meter provided for each office unit/shop
- Energy-efficient lighting in designated common areas & gardens
- Provision of EV charging points
- Solar photo-voltaic system at terrace for renewable energy
- Rainwater harvesting for sustainability



# Top notch facilities & services

Runwal Commerz offers work spaces with world-class services, facilities and ambiance. The specifications have been meticulously planned to offer the finest experiences.

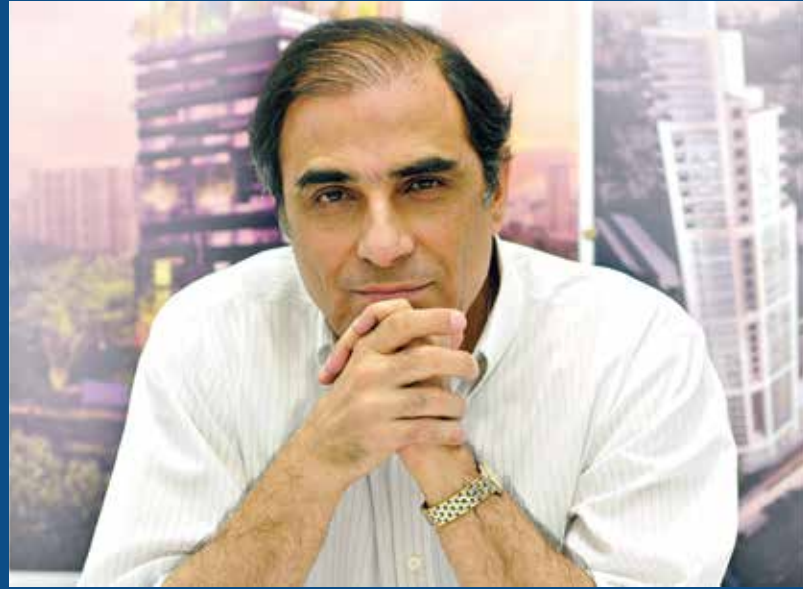


Sr. No.	Internal & External Specifications	Runwal Commerz 1 Details
1.	Floor Load	400 Kg / Sq. Mtr.
2.	Lobby	Triple Height With Italian Marble Or Similar
3.	Façade Style	Full Glass
4.	Floor Height (Slab Top To Slab Top)	4.2 Mtrs. Clear
5.	Unit Sizes	350 - 820 Sq. Ft. Offices
6.	Internal Unit Specification	Bareshell Unit
7.	Wash Room	Provision With Every Unit (EWC & Basin)
8.	Parking Ratio	1 Per Unit
9.	Green Building	IGBC Gold & Well Rating
10.	DG Backup	Emergency
11.	AC System	Air Cooled Chiller
12.	Lifts	Multiple Lifts For Passengers. Separate Service Lift.
13.	Lighting Control	Sensors / Timer
14.	Access System	Main Entrance Lobby
15.	Control Room	Main Entrance Lobby
16.	CCTV	Common Areas & Lifts
17.	Fire Fighting	Sprinklers In Common & Tenant Areas
18.	Renewable Energy	Solar Panel System On Terrace
19.	Drop Off Points	Public Transport & Shuttle Services

## Amenities In Runwal Commerz Campus

- Multiple F&B Venues & Coffee Shops
- Health Clinic & Crèche
- Gymnasium, Yoga Room, Meditation Room
- EV Charging Points
- ATM / Bank Branch
- Salon & Retail Stores
- Landscaped Terrace Area
- Pet Park





Ar. Hafeez Contractor

## Designed by the best, to offer the best

A name that is synonymous with Powai's transformation is Architect Hafeez Contractor. His famed expertise has extended to Kanjurmarg in the form of Runwal City Centre. Architect Hafeez Contractor (AHC), known for innovative design concepts and bold execution has designed Runwal Commerz.



Artist's Impression

# A legacy of landmarks

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



# Why choose



- Perfect location for an office, in the heart of the city. Just 10 mins from Powai
- Easy access to the airport and other key hubs of the city
- Amazing ease of commute for the workforce - connectivity by rail, road and upcoming Metro
- Part of a large 36-acre township development
- Grade A office spaces with cutting-edge design
- Efficient & flexible office spaces with world-class infrastructure
- F & B outlets, food court, gym, crèche & high street retail within the premises
- An 8-acre Central Park right outside the office building
- Lifestyle residences & school within the township - excellent options for the workforce
- Enhanced price appreciation potential
- Reputed developer with a strong track record of delivery