

WELCOME TO THE  
**BIGGEST**  
OPPORTUNITY  
— OF 2021 —

 **RUNWAL**  
**TIMELESS**

O W N Y O U R T I M E

BKC-WADALA GROWTH CORRIDOR  
2 & 3 BED DECK RESIDENCES



# TIMELESS LEGACY IN CREATING INSPIRING LIFE SPACES.

WE PROMISED TO BUILD HOMES,  
NOT APARTMENTS. **WE DELIVERED.**

WE PROMISED TO BUILD INNOVATION HUBS,  
NOT OFFICES. **WE DELIVERED.**

WE PROMISED TO BUILD EXPERIENCE CENTRES,  
NOT MALLS. **WE DELIVERED.**

## WE PROMISED. YOU TRUSTED. WE DELIVERED.

WE ARE THE PROMISE KEEPERS.



A FOUR DECADE  
LEGACY



PROJECTS  
DELIVERED



MILLION SQ. FT.  
DELIVERED



PROJECTS UNDER  
DEVELOPMENT







**A VISION TO SEE  
AHEAD OF TIME**  
THE CREATORS

STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

### SUBHASH RUNWAL



Mr. Subhash Runwal is the Chairman of Runwal Group and a Chartered Accountant by education. From his humble beginnings on arriving in Mumbai in 1967, to being featured on the Forbes list of billionaires in 2015, Mr. Subhash Runwal's story is one of grit, passion and an unwavering belief that - "NOTHING IS IMPOSSIBLE". And it is this belief that forms the foundation of what the world today recognizes as Runwal Group. Mr. Subhash Runwal has been instrumental in charting out the vision for the group. He has operated with the approach that life and business can be fulfilling and successful when one has the betterment of society and the community at the heart of our activities and thought process. While business thrives with a focus on profitability, he has ensured that giving back has always been at the core of all that he does to the society.

His philanthropic activities are conducted with the same passion and fervor with which he has run the business which have seen recognition in the form of the Samaj Ratna that was conferred upon him by the President of India, Hon. Smt. Pratibha Patil.

### SANDEEP RUNWAL



Mr. Sandeep Runwal is the youngest alumnus of the Indian Institute of Management, Bangalore and a fellow member of the India Advisory Board of Harvard Business School. He took over the reins of the everyday business in 1993 as Managing Director of the Runwal Group. A leader and manager extraordinaire, Mr. Sandeep Runwal has been pivotal in the accelerated growth the Group witnessed in the last 2 decades. His uncanny foresight has led to key land acquisitions in Pune, Wadala, Andheri, and has driven some of the most path-breaking collaborations in the real estate business in terms of partnerships with Warburg Pincus and GIC. These feats have led to him being felicitated as a Young Turk by CNBC. His "NEVER-SAY-DIE ATTITUDE" combined with his insightful and studied approach to the business has resulted in numerous industry awards and recognitions, one of which made Runwal rank amongst the top 50 Real Estate & Infrastructure companies in India by Construction Week.

As a people person, Mr. Sandeep Runwal lays great emphasis on nurturing relationships and this value has been a cornerstone of the business at the Runwal Group.

### SAURABH RUNWAL



A stalwart appointed as the "Associated Director of Runwal Group in September 2020, Mr. Saurabh Runwal has been actively involved in the Residential and Retail projects of the group by boosting the sales, management, and project delivery of the company. Before he started to flourish Runwal with his wisdom and expertise of the industry, Saurabh was a Senior Associate Consultant at Bain & Company where his prime focus was on projects in Construction, Manufacturing, and Healthcare. He was able to serve the company for more than 2 years, was recognized for his excellent performance, and also receive the fast promotions in the history of his company.

# OUR MANY CREATIONS OVER THE TIME



- RESIDENCES
- MALLS
- OFFICES
- TOWNSHIP

Established in 1978, Runwal is one of Mumbai's premier real estate developers, operating in the residential, commercial and organized retails verticals. With a robust track record of 51 delivered projects with over 20 thousand Happy Families, it has continuously driven to keep the 'customer' as a focal point in the designing, planning and construction of all its projects.

Operating in the Luxury, Premium and Large-Format Townships categories in residential development, Runwal today also owns and manages the largest retail mall chain in Mumbai with over 2 million sq.ft. of GLA that includes R City-Ghatkopar (W) which is one of Mumbai's Biggest Mall, R Mall-Mulund, R Mall-Thane and R Odeon-Ghatkopar (E). It currently manages a portfolio of 14 ongoing projects with almost 11 mn sq.ft. under development across Mumbai and the MMRDA region. One of the fastest growing entities in the sector the group claims to have operated with excellent customer care levels and the highest standards for the welfare of society and the environment since the last 4 decades.

## COMPLETED PROJECTS

- SANGEETA APARTMENT
- SANDEEP PARK
- RUNWAL SHOPPING CENTRE
- RUNWAL PARK
- RUNWAL NAGAR
- RUNWAL PLAZA
- PAREKH BUILDING
- SWASTIK PLAZA (PLOT A&C)
- RUNWAL CENTRE PHASE 1
- SUBODH PARK RUNWAL TOWERS
- RUNWAL HERITAGE
- SAURABH (PLOT NO. 39)
- RUNWAL REGENCY
- RUNWAL GARDEN RUNWAL NAGAR PHASE 2
- RUNWAL ESTATE PHASE 1
- RUNWAL CENTRE PHASE 2
- RUNWAL CLASSIQUE
- RUNWAL RESIDENCY
- RUNWAL HEIGHTS
- RUNWAL GRANDEUR
- RUNWAL PRIDE
- RUNWAL HILLS
- RUNWAL GRAND
- RUNWAL GARDEN CITY PHASE 1 AND 2
- THE RUNWAL ORCHARD RESIDENCY
- RUNWAL SYMPHONY
- R EUPHORICA
- RUNWAL BLISS
- RUNWAL GREENS
- RUNWAL FORESTS
- OLIVE R GALLERIA
- RUNWAL CHAMBERS
- SANDEEP TERRACE
- KIRTIKAR APARTMENTS
- RUNWAL VIHAR
- R BOYS HOSTEL
- R GIRLS HOSTEL

## ONGOING PROJECTS

- THE RESIDENCE
- THE RESERVE
- RUNWAL ELEGANTE
- NIRVANA
- THE SANCTUARY
- RUNWAL ANTHURIUM
- RUNWAL ELINA | DAHLIA
- RUNWAL GARDEN CITY PHASE 1 AND 2
- RUNWAL EIRENE
- RUNWAL PEARL
- RUNWAL SERENE
- RUNWAL MYCITY
- CODENAME NEW BEGINNINGS
- RUNWAL TIMELESS

## OFFICES

- R CITY OFFICES
- R SQUARE

## MALLS

- R CITY MALL, GHATKOPAR (W)
- R MALL, MULUND
- R MALL, THANE
- R ODEON MALL, GHATKOPAR

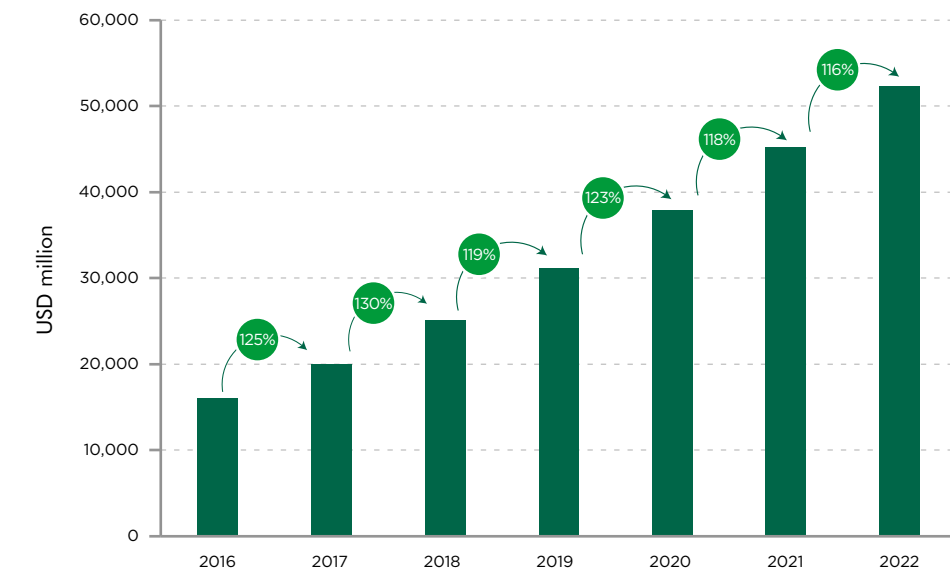


# THE RIGHT TIME

## 2021 REALTY REPORT



The Mumbai Metropolitan Region (MMR) residential market remains one of the few bright spots during the ongoing pandemic, and it is expected that the sector will exhibit healthy growth in the future. Showing the signs of revival, the property sales across MMR have improved in the second quarter of 2020. Measures like lower property rates, reduction in stamp duty by the State Government, and reduction in home loan rates have been instrumental in facilitating the upward trajectory of real estate sales this year. With affordability in terms of property purchase being on the rise, it currently is truly a buyers' market.



‘THE MARKET IS PROMISING, AND WITH THE APEX BANK BEING OPTIMISTIC ABOUT THE ECONOMIC GROWTH, THE REAL ESTATE SECTOR WOULD SEE A MARKED CHANGE IN 2021.’



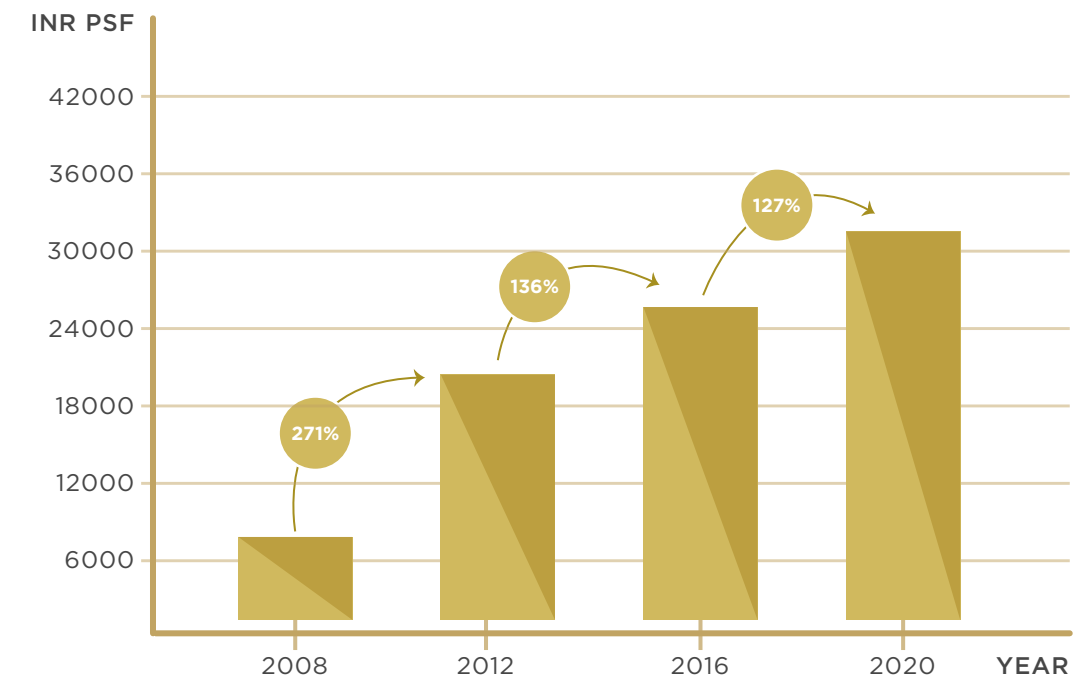
# THE RIGHT PLACE BKC-WADALA



STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

## MUMBAI'S NEW INVESTMENT HOT BED

UNPARALLELED CONNECTIVITY, PROXIMITY TO BUSINESS HUBS AND BENEFICIARY OF MANY INFRASTRUCTURAL DEVELOPMENTS HAS SEEN WADALA GROW AS THE HOT BED OF INVESTMENT AND APPRECIATION.



Source: Research Report.

## WADALA GROWTH STORY

**HIGH DEMAND FOR 1 BHKS & 2 BHKS  
ACCRUING HIGH RENTAL YIELD**

**AVERAGE 1 BHK RENTAL: 51-55K/MONTH**

**AVERAGE 2 BHK RENTAL: 70-75K/MONTH**



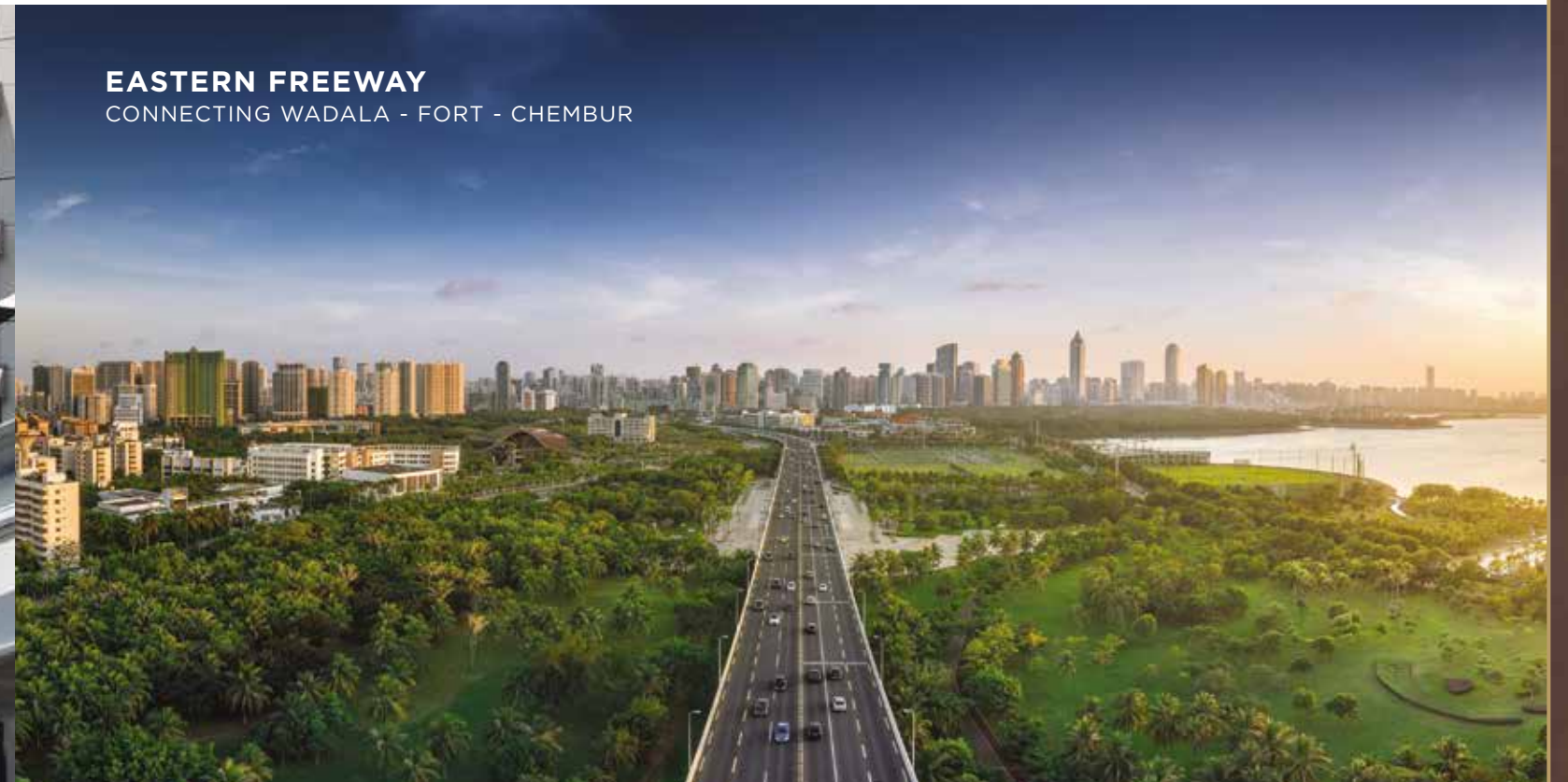
# BKC-WADALA

THE DESTINATION THAT HAS IT ALL!

Logistically, Wadala, which is billed to become a transportation hub, has the most efficient connectivity when it comes to public transportation, be it trains, buses, monorail or the upcoming metro along with its proximity to the Eastern Freeway. Wadala, being centrally located between South Mumbai and the suburbs, benefits from its connectivity.



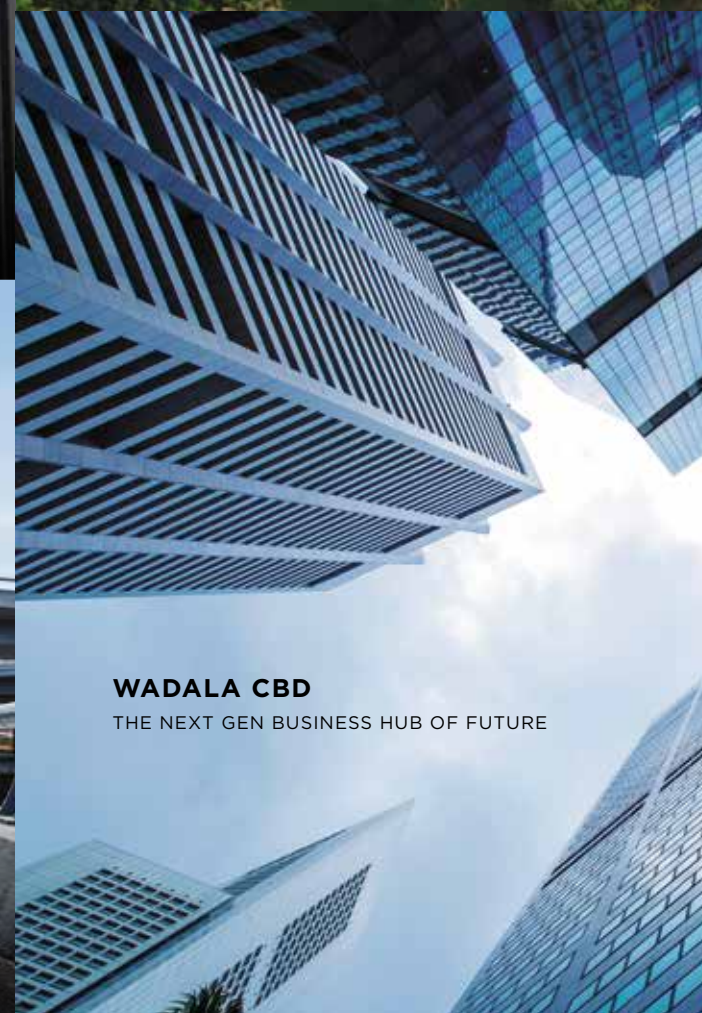
**MONORAIL**  
CONNECTING WADALA - CHEMBUR - JACOB CIRCLE



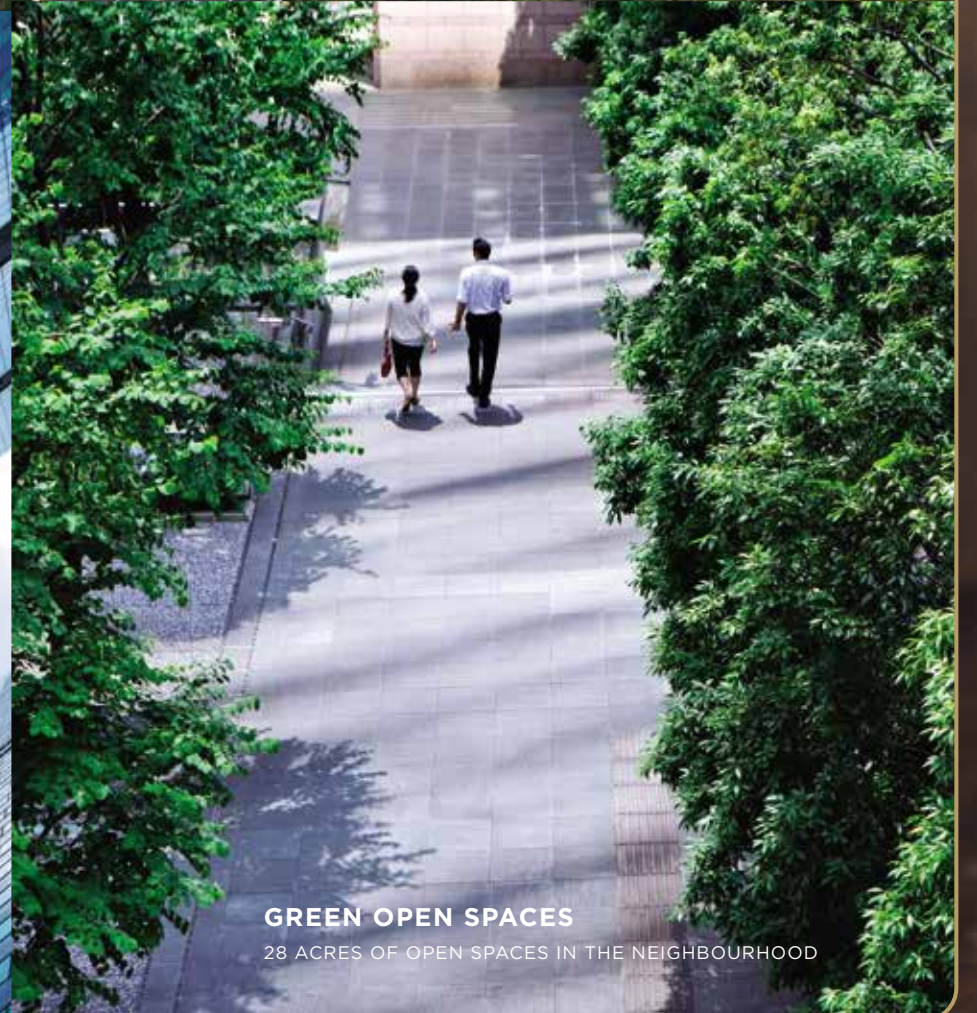
**EASTERN FREEWAY**  
CONNECTING WADALA - FORT - CHEMBUR



**WADALA BKC CONNECTOR**  
CONNECTING WADALA - BKC



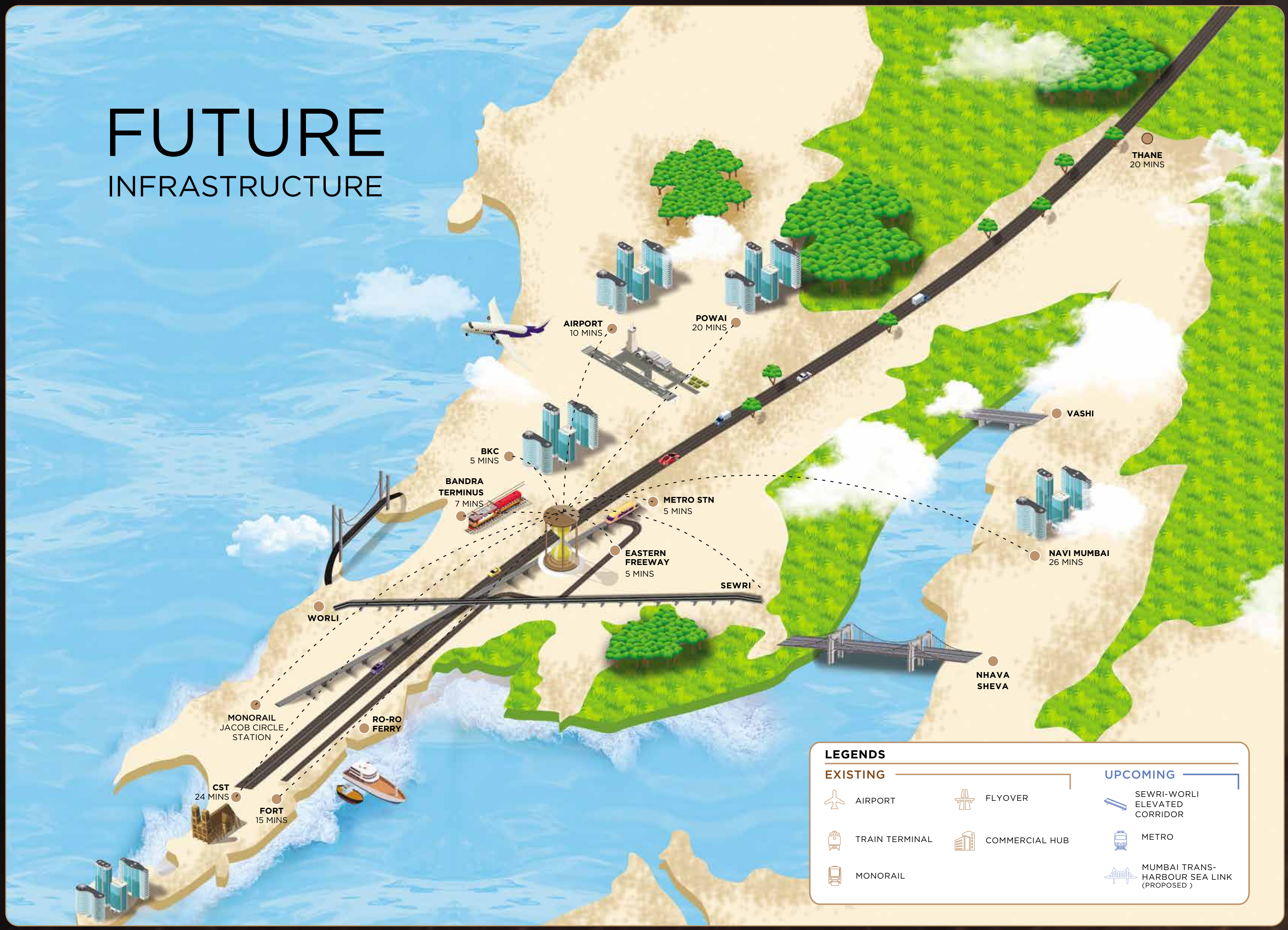
**WADALA CBD**  
THE NEXT GEN BUSINESS HUB OF FUTURE











**GREEN OPEN SPACES**  
28 ACRES OF OPEN SPACES IN THE NEIGHBOURHOOD



# FUTURE INFRASTRUCTURE



**LEGENDS**

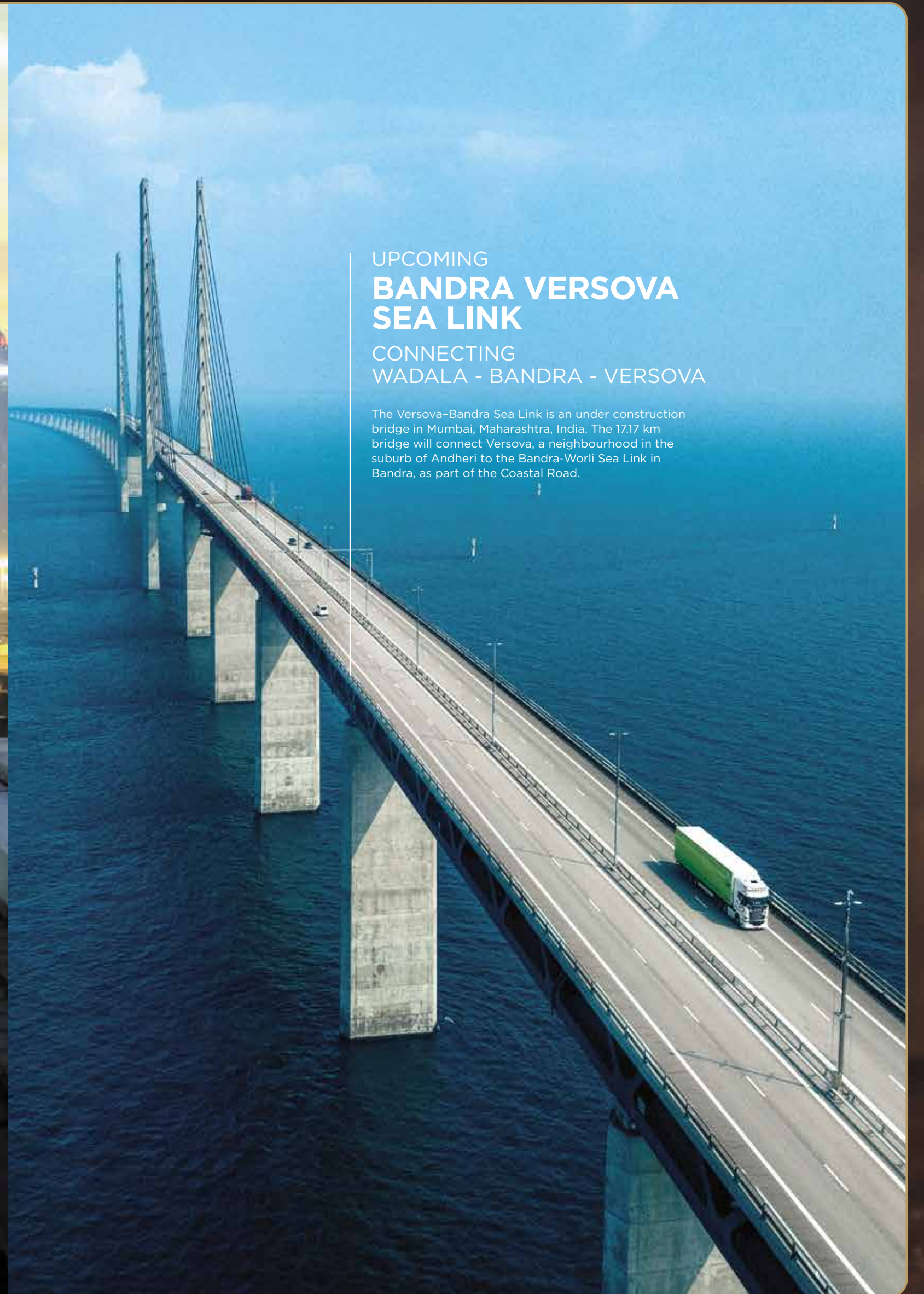
EXISTING		UPCOMING	
	AIRPORT		FLYOVER
	TRAIN TERMINAL		COMMERCIAL HUB
	MONORAIL		SEWRI-WORLI ELEVATED CORRIDOR
			METRO
			MUMBAI TRANS-HARBOUR SEA LINK (PROPOSED)





UPCOMING  
**METRO LINE**  
CONNECTING WADALA  
ACROSS MUMBAI

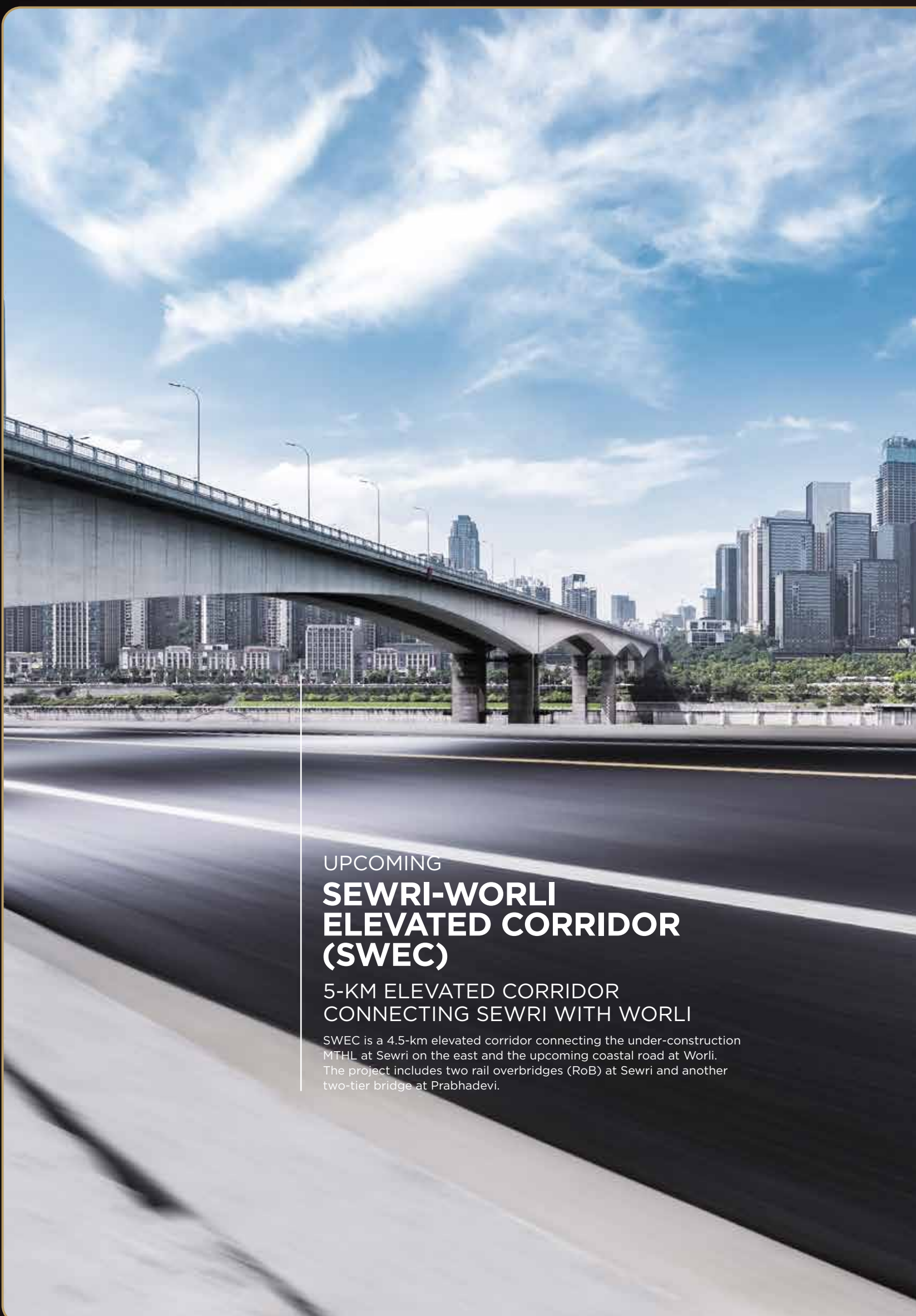
The 32.32 km (20.08 mi) line is planned to be fully elevated, and is expected to consist of 32 stations from Wadala (Mumbai) to Kasarvadavali (Ghodbunder Road, Thane) via Ghatkopar, Mulund and Teen Hath Naka, a popular traffic crossing in Thane.



UPCOMING  
**BANDRA VERSOVA  
SEA LINK**  
CONNECTING  
WADALA - BANDRA - VERSOVA

The Versova-Bandra Sea Link is an under construction bridge in Mumbai, Maharashtra, India. The 17.17 km bridge will connect Versova, a neighbourhood in the suburb of Andheri to the Bandra-Worli Sea Link in Bandra, as part of the Coastal Road.





UPCOMING  
**SEWRI-WORLI  
ELEVATED CORRIDOR  
(SWEC)**

5-KM ELEVATED CORRIDOR  
CONNECTING SEWRI WITH WORLI

SWEC is a 4.5-km elevated corridor connecting the under-construction MTHL at Sewri on the east and the upcoming coastal road at Worli. The project includes two rail overbridges (RoB) at Sewri and another two-tier bridge at Prabhadevi.



UPCOMING  
**MUMBAI  
TRANS-HARBOUR SEA LINK**

CONNECTING WADALA TO  
NAVI MUMBAI AND BEYOND

The Mumbai Trans Harbour Link (MTHL) is a 22 km-long sea bridge being developed over the Mumbai Harbour in the Mumbai Metropolitan Region (MMR), Maharashtra, India. When completed, the MTHL will become the longest sea link in India.





# BKC-WADALA THE NEXT BUSINESS CAPITAL OF MUMBAI

A STRONG URBAN DESIGN FRAMEWORK WITH A LARGE NETWORK OF WIDE PEDESTRIAN-ONLY STREETS, PARKS, AND PLAZAS LINED WITH RETAIL, LEISURE, AND CIVIC AMENITIES, CONNECTING ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENT TO THE DIFFERENT MODES OF PUBLIC TRANSPORTATION IS UNDERWAY.

**Proposed BKC 2** at Wadala will propel Mumbai to become **Informational City of the 21<sup>st</sup> Century.**

BKC 2 will create more than **92,000 jobs** for the next three decades.

**Wadala CBD** will emerge as a **cohesive and integrated Urban Design.**



# TALK OF THE TOWN DESTINATION

WADALA - THE FUTURE INVESTMENT INFRASTRUCTURAL HOTSPOT

“With a host of planned infrastructure developments, property prices in **Wadala may grow by 10-15 percent** in the next couple of years. The proposed hike may entice investors planning to diversify their portfolio and earn a higher return on investment.”

“WADALA EMERGING AS THE BKC OF THE FUTURE.”<sup>1</sup>

WWW.BUSINESS-STANDARD.COM

## Wadala on track to become a mini Bandra-Kurla Complex: Naredco president

The area has a new flyover and is emerging as the new central business district of Mumbai

Topics: bandra kurla complex | MMRDA | Mumbai BKC

Pavan Lall  
Last Updated at January 14, 2020 22:04 IST


After Bandra-Kurla Complex (BKC) became the poster-boy of how new and well-laid districts can be carved out of a city, which is land strapped and clogged, it's Wadala emerging as the BKC of the future.

Niranjan Hiranandani, president of the National Real Estate Development Council (Naredco) and co-founder and managing director of the Hiranandani Group, said Wadala has

## Mumbai: A third business district to come up at Wadala

On September 16, the CM-led urban development department notified control rules for the implementation of the move.

Written by **Sanjay A. Athar** / Mumbai | September 16, 2019 10:02 am



The Mumbai Metropolitan Region Development Authority (MMRDA), which was notified as the region's special planning authority in 2005, has proposed to set up a business district over 64 hectares. (Representation image)

After Backbay Reclamation and Bandra-Kurla Complex (BKC), Mumbai is set to get its third commercial business district. Chief Minister Devendra Fadnis has approved the plan to transform Wadala into the "commercial centre on the lines of the BKC".

IN JUNE 2010, AN EMPOWERED COMMITTEE, FIRST RECOMMENDED DEVELOPMENT OF THE REGION AS A BUSINESS DISTRICT.<sup>4</sup>

INDIANEXPRESS.COM

MMRDA EVALUATED RS 2 LAKH/SQ.MT. AS THE LAND RATE FOR WADALA IN FUTURE.<sup>2</sup>

WWW.FREEPRESSJOURNAL.IN

MUMBAI  
Updated on: Monday, January 13, 2020 10:44 AM IST

## Wadala to mint Rs 35,000 crore as a new biz hub after BKC

By **Koushik Arora** | [View Comments](#)



**MUMBAI:** After generating substantial revenue by leasing the Bandra-Kurla Complex (BKC) land parcels by setting up a world-class business hub in the queens of suburbs, the Mumbai Metropolitan Region Development Authority (MMRDA) is now eyeing to mint money by leasing the 777 hectares of free available land parcels in Wadala. It has evaluated the built-up area for development of Wadala land costing nearly Rs2 lakh per square metres, will fetch about Rs35,000 crore revenue earnings in return.

COMMERCIAL EXPLOITATION OF 17.1 ACRE OF LAND IS EXPECTED TO GENERATE 1700 CRORES FOR OTHER INFRASTRUCTURE PROJECTS.<sup>5</sup>

WWW.DNAINdia.COM

## DNA EXCLUSIVE: MMRDA plans commercial use of 17.1 acres around Wadala monorail depot

Revenue of Rs 1700 cr to be used to finance ongoing transport infrastructure projects




Mumbai Metropolitan Region Development Authority (MMRDA) has framed up a plan to undertake Transit Oriented Development (TOD) of land around the existing monorail depot situated at Wadala.

The plan is to undertake commercial exploitation of 17.1-acre land, allowing open construction area of 212 lakh sq ft by providing the following 4 key amenities for the TOD. MMRDA intends to complete the

Mumbai's Wadala tipped among world's most promising property hubs

Updated: March 18, 2019 11:01 AM IST

- The Wadala region has the prospect of development opportunities similar to those seen at Bandra-Kurla, according to The Wealth Report 2019 released by Knight Frank.
- A 128-acre transit terminal is being planned to replace the existing one and the land is being developed into a prime real estate location within the Bandra-Kurla Complex in Mumbai's CBD.
- The track terminal is in the process of getting out and once that project is complete, MMRDA will auction the land to developers and contractors.



“IF MMRDA SUCCEEDS IN ITS EFFORTS TO BUILD A BUSINESS DISTRICT IN WADALA AS IT DID IN BKC, SIMILAR RATES CAN BE EXPECTED, THE REPORT SAID.”<sup>3</sup>

WWW.CNBCTV18.COM

## Wadala East to become one of Mumbai's most exciting new growth corridors

Infrastructure projects make Wadala East, Mumbai attractive

Topics: East Mumbai

Author: **Raj Singh**  
Last Updated at September 16, 2017 22:57 IST



The eastern corridor of Mumbai - especially the suburbs from Ghatkopar to Mulund and Thane - has been witnessing a major transformation over recent years.

From being a largely industrial belt to developing into a hub for malls and premium residential towers replete with the latest amenities, the area has undergone tremendous transformation. Infrastructure projects have always had several positive implications for Mumbai's real estate market, and what these suburbs are witnessing now is predominantly the impact of a significantly improved infrastructure scenario...

“WADALA EAST TO BECOME ONE OF MUMBAI'S MOST EXCITING NEW GROWTH CORRIDORS.”<sup>6</sup>

WWW.BUSINESS-STANDARD.COM

1. [https://www.business-standard.com/article/economy-policy/wadala-on-track-to-become-a-mini-bandra-kurla-complex-naredco-president-12001301230\\_1.html](https://www.business-standard.com/article/economy-policy/wadala-on-track-to-become-a-mini-bandra-kurla-complex-naredco-president-12001301230_1.html)  
 2. <https://www.freepressjournal.in/mumbai/wadala-to-mint-rs-35000-crores-as-a-new-biz-hub-after-bkc>  
 3. <https://www.cnbctv18.com/news/economy/mumbai-property-wadala-track-terminal-knight-frank-wealth-report-2020-5430391.htm>  
 4. <https://indianexpress.com/article/Cities/mumbai/mumbai-a-third-business-district-to-come-up-at-wadala-6004603/>  
 5. <https://www.dnaindia.com/mumbai/report-dna-exclusive-mmrda-plans-commercial-use-of-171-acres-around-wadala-monorail-depot-2726483>  
 6. [https://www.business-standard.com/article/economy-policy/wadala-east-to-become-one-of-mumbai-s-most-exciting-new-growth-corridors-1709301464\\_1.html](https://www.business-standard.com/article/economy-policy/wadala-east-to-become-one-of-mumbai-s-most-exciting-new-growth-corridors-1709301464_1.html)





**THAT THING CALLED TIME.**

NEVER ENOUGH FOR MOST...  
AT HAND FOR A PRIVILEGED FEW.

**THE TRUE LUXURY OF TIME IS BEING ABLE TO....  
OWN YOUR TIME**





## CONNECTIVITY

- MONORAIL - 4 MIN
- EASTERN FREEWAY- 5 MIN
- EASTERN EXPRESS HIGHWAY - 5 MIN
- LOCAL RAIL (HARBOUR & WESTERN) - 7 MIN

## CBD

- WADALA BUSINESS DISTRICT - 4 MIN
- BANDRA KURLA COMPLEX - 5 MIN
- LOWER PAREL - 10 MIN
- SEWRI - 14 MIN
- FORT - 15 MIN

## EDUCATIONAL INSTITUTES

- SCHOOL
- DON BOSCO HIGH SCHOOL - 7 MIN
  - SOUTH INDIAN EDUCATION WELFARE SOCIETY SCHOOL - 8 MIN
  - NATIONAL KANNADA EDUCATION SOCIETY HIGH SCHOOL - 9 MIN
  - J.B.C.N. INTERNATIONAL SCHOOL - 10 MIN
  - AUXILIUM CONVENT HIGH SCHOOL - 10 MIN
  - DADAR PARSII YOUTH HIGH SCHOOL - 10 MIN
  - ST. GREGORIOS HIGH SCHOOL - 10 MIN
  - BOMBAY SCOTTISH SCHOOL - 12 MIN

## COLLEGE

- NEW SIES COLLEGE - 7 MIN
- SIWS COLLEGE - 9 MIN
- VJTI - 9 MIN
- RUJA COLLEGE - 9 MIN
- R A PODAR COLLEGE - 10 MIN
- MUMBAI B.ED. COLLEGE FOR WOMEN - 10 MIN

## HEALTHCARE

- KIKABHAI TRUST HOSPITAL - 6 MIN
- NOWROSJEE WADIA MATERNITY HOSPITAL - 10 MIN
- WADALA TB HOSPITAL - 12 MIN
- BAJAJ ORTHOPEDIC HOSPITAL - 12 MIN
- TATA/ KEM HOSPITAL - 12 MIN
- HINDUJA HOSPITAL - 14 MIN

## SHOPPING

- IMAX DOME - 4 MIN
- PVR SION - 6 MIN
- SHANMUKHANANDA HALL - 7 MIN
- MCA CLUB - 7 MIN
- JIO GARDEN - 8 MIN
- R CITY - 14 MIN
- PHOENIX PALLADIUM - 16 MIN

## NATURE PARKS

- BHAKTI PARK GARDEN- 5 MIN
- MANCHERJI JOSHI PARK - 8 MIN
- KARVE GARDEN- 8 MIN
- FIVE GARDENS - 9 MIN

## FUTURE CONNECTIVITY

- SEWRI-WORLI ELEVATED CORRIDOR (SWEC)
- BANDRA VERSOVA SEA LINK
- MUMBAI TRANS-HARBOUR SEA LINK
- METRO LINE

- BKC-WADALA GROWTH CORRIDOR
- MONORAIL STATION
- RAILWAY STATION
- CBD (CENTRAL BUSINESS DISTRICT)
- EDUCATIONAL INSTITUTES
- ENTERTAINMENT/ THEATRE
- SHOPPING/ MARKET/ MALL
- HOSPITALS





ARTIST'S IMPRESSION



PRESENTS

 **RUNWAL**  
**TIMELESS**  
OWN YOUR TIME  
BKC-WADALA GROWTH CORRIDOR

PROJECT HIGHLIGHTS

2 & 3 BED DECK RESIDENCES

22,000 SQ.FT. OF SKY PROMENADE

50+ AMENITIES

LOCATED AT BKC-WADALA GROWTH CORRIDOR



250+

HAPPY FAMILIES



OWN YOUR TIME

BKC-WADALA GROWTH CORRIDOR

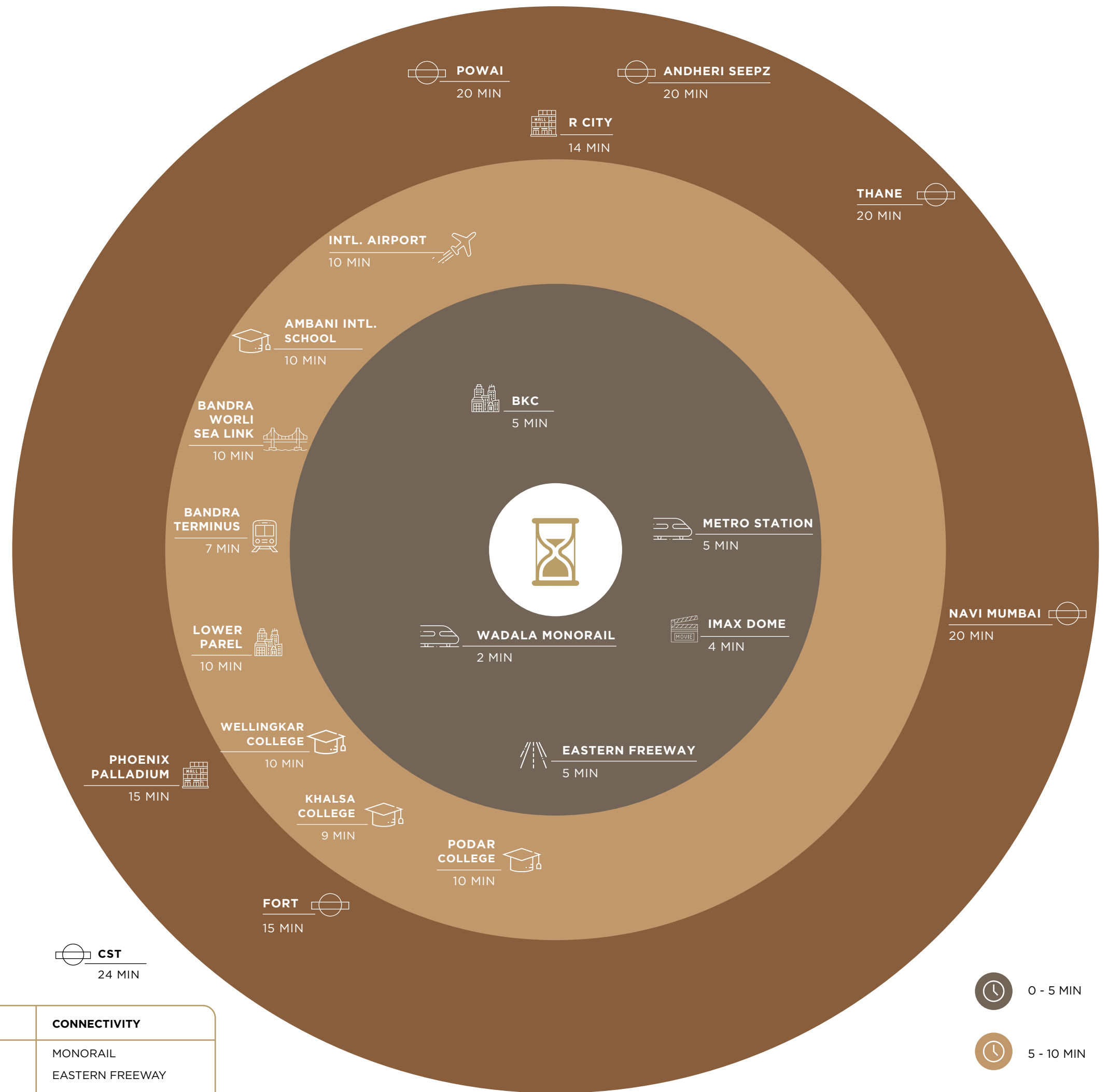
ALREADY HOME TO MANY  
UNSEEN DREAMS AND  
TIMELESS MEMORIES

Glad to announce that our project has been chosen by as many as 250+ Happy Families who made the decision to finally own their time and spend some of the most important and eminent moments of their life at our project, that is an address which will become a TIMELESS asset of their lives.



# A TIMELESS LOCATION THAT HAS IT ALL

A CENTRAL LOCATION IN MUMBAI'S MOST CENTRAL ADDRESS BRINGS YOU CLOSER TO ALL PARTS OF MUMBAI, BE IT SOUTH MUMBAI, WESTERN & CENTRAL MUMBAI AS WELL AS NAVI MUMBAI.



CBD'S	ENTERTAINMENT	EDUCATION	CONNECTIVITY
BKC LOWER PAREL NARIMAN POINT FORT	IMAX R CITY PHOENIX PALLADIUM	KHALSA COLLEGE PODAR COLLEGE WELINGKAR COLLEGE AMBANI INTL. SCHOOL	MONORAIL EASTERN FREEWAY INTL. AIRPORT BANDRA WORLI SEA LINK

- 0 - 5 MIN
- 5 - 10 MIN
- 10 - 20 MIN





**IT'S TIME TO  
CONNECT FASTER TO EVERYWHERE**

MONORAIL - 4 MIN  
 EASTERN FREEWAY - 5 MIN  
 EASTERN EXPRESS HIGHWAY - 5 MIN  
 LOCAL RAIL (HARBOUR & WESTERN) - 7 MIN



**IT'S TIME TO  
BEING CLOSE TO NATURE**

- BHAKTI PARK GARDEN - 5 MIN
- MANCHERJI JOSHI PARK - 8 MIN
- KARVE GARDEN - 8 MIN
- FIVE GARDENS - 9 MIN





## IT'S TIME TO

GET FASTER TO WORK. EARLY TO HOME.

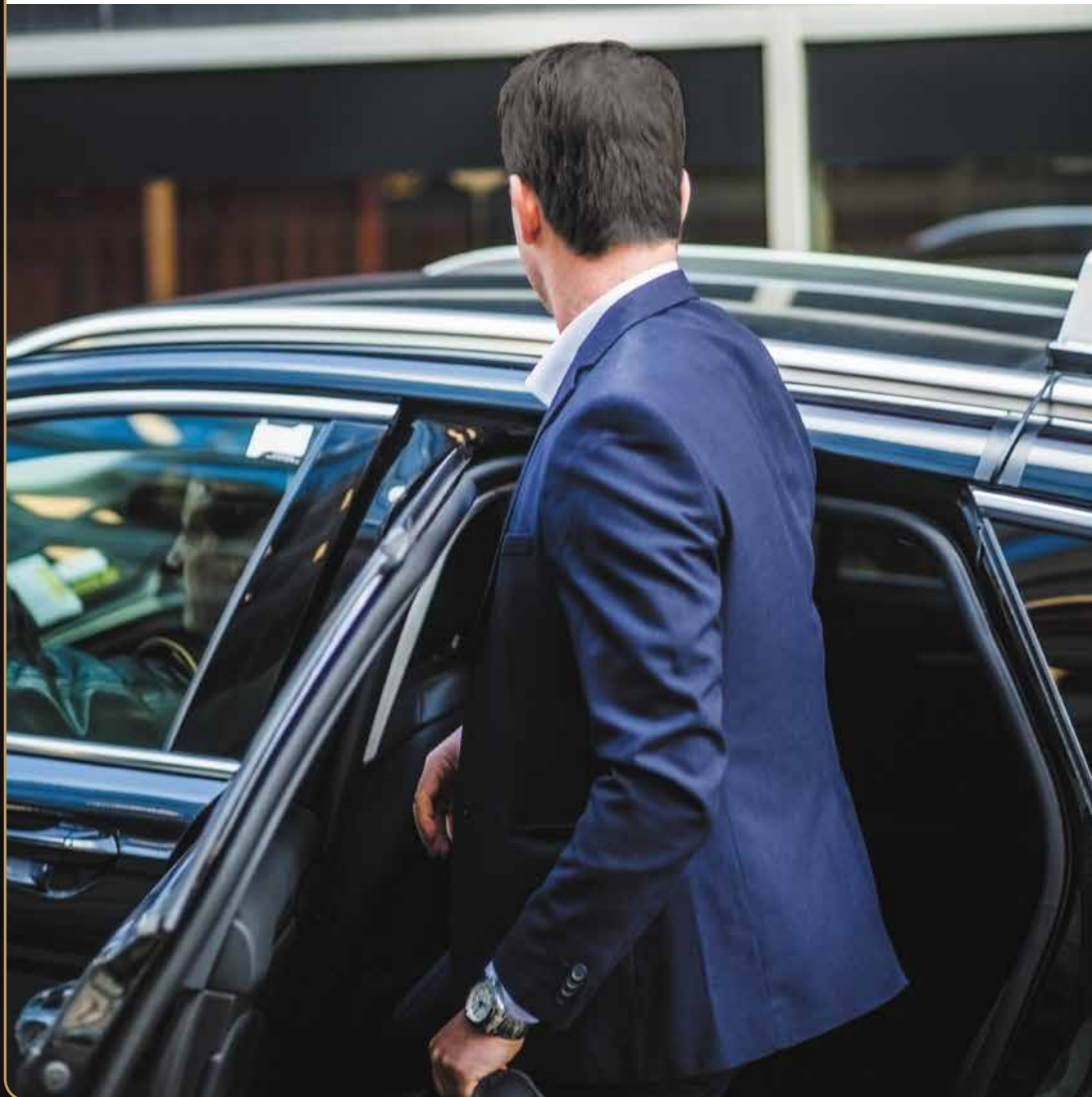
WADALA BUSINESS DISTRICT - 4 MIN

BANDRA KURLA COMPLEX - 5 MIN

LOWER PAREL - 10 MIN

SEWRI - 14 MIN

FORT - 15 MIN



## IT'S TIME TO

GET CLOSER TO SCHOOLS & COLLEGES

DON BOSCO HIGH SCHOOL - 7 MIN

SOUTH INDIAN EDUCATION WELFARE SOCIETY SCHOOL - 8 MIN

NATIONAL KANNADA EDUCATION SOCIETY HIGH SCHOOL - 9 MIN

J.B.C.N. INTERNATIONAL SCHOOL - 9 MIN

AUXILIUM CONVENT HIGH SCHOOL - 10 MIN

DADAR PARSII YOUTH HIGH SCHOOL - 10 MIN

ST. GREGORIOS HIGH SCHOOL - 10 MIN

BOMBAY SCOTTISH SCHOOL - 12 MIN



NEW SIES COLLEGE - 7 MIN

SIWS COLLEGE - 9 MIN

VJTI - 9 MIN

RUIA COLLEGE - 9 MIN

R A PODAR COLLEGE - 10 MIN

MUMBAI B.ED. COLLEGE FOR WOMEN - 10 MIN





**IT'S TIME TO  
GET BEST HEALTHCARE  
IN NEAR VICINITY**

- KIKABHAI TRUST HOSPITAL - 6 MIN
- NOWROSJEE WADIA  
MATERNITY HOSPITAL - 10 MIN
- WADALA TB HOSPITAL - 12 MIN
- BAJAJ ORTHOPEDIC HOSPITAL - 12 MIN
- TATA/ KEM HOSPITAL - 12 MIN
- HINDUJA HOSPITAL - 14 MIN



**IT'S TIME TO  
HAVE SHOPATAINMENT  
BY YOUR DOORSTEP**

- IMAX DOME - 4 MIN
- PVR SION - 6 MIN
- SHANMUKHANANDA HALL - 7 MIN
- MCA CLUB - 7 MIN
- JIO GARDEN - 8 MIN
- R CITY - 14 MIN
- PHOENIX PALLADIUM - 16 MIN





**TIME FOR SPACE**  
2 & 3 BED DECK RESIDENCES





## TIME FOR ARRIVAL

### MAJESTIC ENTRANCE GATE

A grand entry gate leading to a spectacularly designed lobby ensures that every day homecoming feels so special.

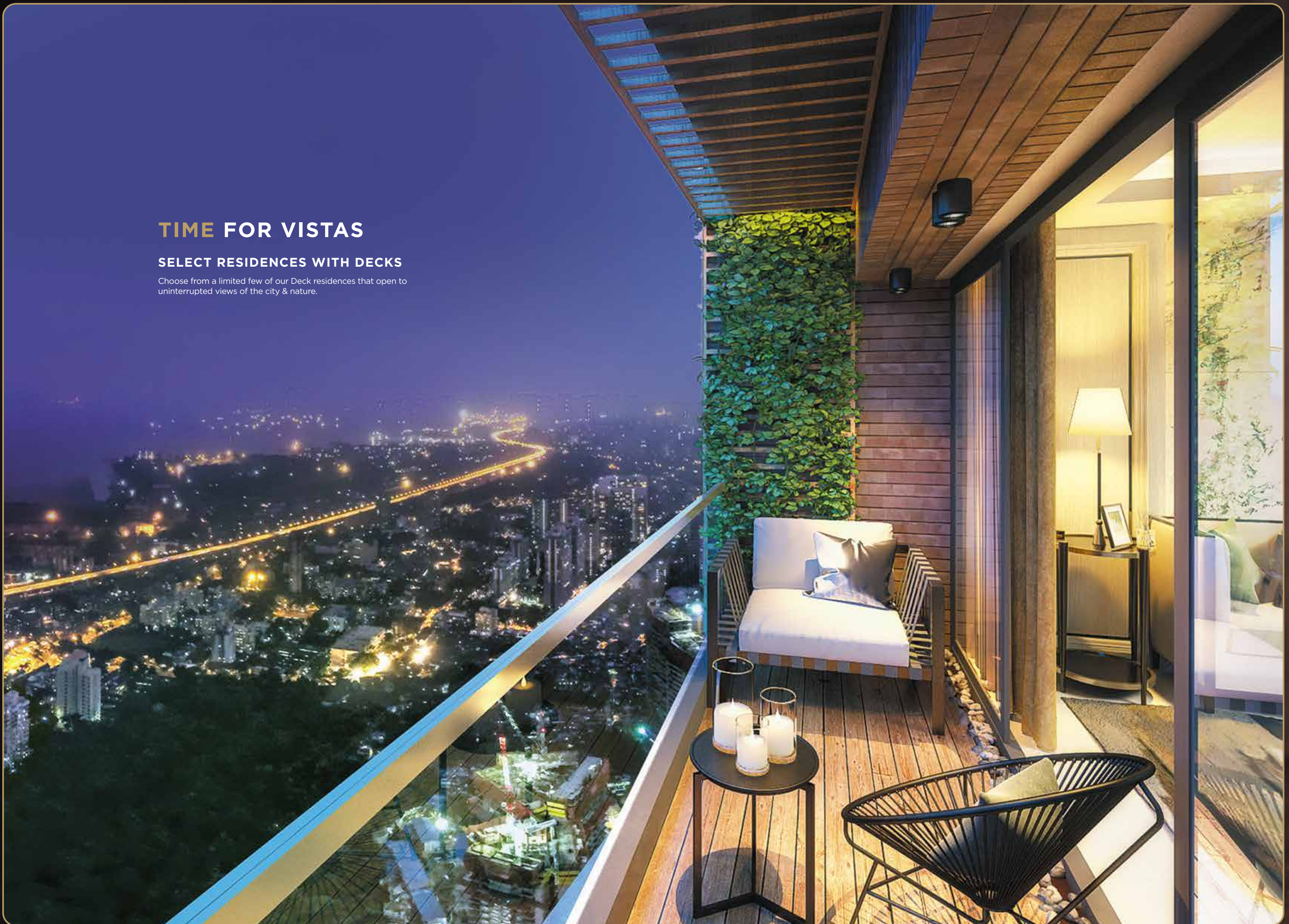




## TIME FOR VISTAS

### SELECT RESIDENCES WITH DECKS

Choose from a limited few of our Deck residences that open to uninterrupted views of the city & nature.





IMAGINE A LIFE SPACE,  
WHERE TIME IS AT HAND & IN PLENTY.  
WHERE MOMENTS CAN BE LIVED AND  
MEMORIES CAN BE CHERISHED.  
A SPACE WHERE EXPERIENCES ARE SAVOURED  
AND EVERYDAY LIVING FEELS  
TIMELESS

 **RUNWAL**  
**TIMELESS**  
OWN YOUR TIME  
BKC-WADALA GROWTH CORRIDOR





## MASTER LAYOUT PLAN



### AMENITIES AT GROUND LEVEL

- |                                 |                             |                      |                       |                       |
|---------------------------------|-----------------------------|----------------------|-----------------------|-----------------------|
| 1. ENTRY/EXIT PORTAL            | 6. SENIOR CITIZEN AREA      | 11. ROCK CLIMBING    | 16. SELFIE WALL       | 21. KIDS CYCLING PATH |
| 2. DROP OFF AREA                | 7. REFLEXOLOGY PATH         | 12. BUOY BALL SWINGS | 17. ART CRAFT SECTION | 22. CLUB              |
| 3. DOUBLE HEIGHT ENTRANCE LOBBY | 8. MEDICINAL HERBS / PLANTS | 13. BALL EXERCISE    | 18. PHOTO BOOTH       | 23. LOTUS POND        |
| 4. KIDS CRECHE AREA             | 9. KIDS PLAY AREA           | 14. LAWN SIT OUTS    | 19. TRELLIS           | 24. POOL DECK         |
| 5. HIGH STREET RETAIL           | 10. TODDLERS PLAY ZONE      | 15. INTERACTIVE AREA | 20. INFORMAL SIT OUTS | 25. BAR COUNTER       |

Maha RERA no: P51900005685 | Available at <https://maharera.mahaonline.gov.in>

Disclaimer: The images and other details herein are only indicative. The Developer/Owner reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's Impression are used to illustrate amenities, specifications, images and other details. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of the project architect. This electronic / printed material does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer / Owner. The Developer / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness or any information contained herein. Project presently financed by HDFC Bank Ltd and NOC/permission of HDFC Bank Ltd. will be obtained for sale of property, if required. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Developer sales team only, by physically visiting the project site and the authorized website of RERA. You are requested NOT to visit any unauthorized or unverified website/broker/(online / offline) to receive any information about any projects of the Developer and/or its sister concerns.



## SKY PROMENADE



### SKY PROMENADE AMENITIES

- |                           |                       |                   |                           |
|---------------------------|-----------------------|-------------------|---------------------------|
| 1. SPORTS BAR             | 6. OUTDOOR GYM        | 11. YOGA DECK     | 16. PERGOLA WITH SEATINGS |
| 2. BARBEQUE AREA          | 7. BAR/ JUICE COUNTER | 12. MEDITATION    | 17. INFORMAL SEATINGS     |
| 3. CABANA/ LOUNGE SEATING | 8. JUNGLE ADVENTURE   | 13. URBAN FARMING | 18. LANDSCAPED GARDEN     |
| 4. SUNDOWNER PARTY AREA   | 9. ART CAFE           | 14. SIT OUT AREA  | 19. FEATURE WALL          |
| 5. AMPHITHEATRE           | 10. OUTDOOR LIBRARY   | 15. JOGGING TRACK |                           |

Maha RERA no: P51900005685 | Available at <https://maharera.mahaonline.gov.in>

Disclaimer: The images and other details herein are only indicative. The Developer/Owner reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's Impression are used to illustrate amenities, specifications, images and other details. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of the project architect. This electronic / printed material does not constitute an offer and/or contract of any type between the Developer / Owner and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer / Owner. The Developer / Owner does not warrant or assume any liability or responsibility for the accuracy or completeness or any information contained herein. Project presently financed by HDFC Bank Ltd and NOC/permission of HDFC Bank Ltd. will be obtained for sale of property, if required. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Developer sales team only, by physically visiting the project site and the authorized website of RERA. You are requested NOT to visit any unauthorized or unverified website/broker/(online / offline) to receive any information about any projects of the Developer and/or its sister concerns.





ART CRAFT SECTION



DIGITAL GAMING ZONE



GROCERY/ DELI MART



HIGH STREET RETAIL



REFLEXOLOGY PATH



KIDS CRÈCHE

## TIME FOR ACTIVE PURSUITS

OVER 25 + GROUND LEVEL AMENITIES

- KIDS CRECHE AREA
- HIGH STREET RETAIL
- SENIOR CITIZEN AREA
- REFLEXOLOGY PATH
- MEDICINAL HERBS / PLANTS
- KIDS PLAY AREA
- TODDLERS PLAY ZONE
- ROCK CLIMBING
- BUOY BALLS WINGS
- LAWN SIT OUTS
- INTERACTIVE AREA
- SELFIE WALL
- ART CRAFT SECTION
- PHOTO BOOTH
- TRELLIS
- INFORMAL SIT OUTS
- CYCLING TRACK - KIDS
- DROP OFF AREA
- DOUBLE HEIGHT ENTRANCE LOBBY
- ENTRY PORTAL





## TIME TO SOCIALIZE

OVER 20+ CLUBHOUSE AMENITIES

- BANQUET
- SPILL OVER PARTY SPACE
- GYM & FITNESS CENTRE
- BOXING ARENA
- DANCE STUDIO
- AERIAL FITNESS
- CHANGING ROOM & LOCKERS
- GUEST SUITES
- POOL
- KIDS POOL
- LOTUS POND
- POOL DECK
- BAR COUNTER
- DAY BEDS
- POOL LOUNGERS
- WATER JETS & JACUZZI
- SPA WITH MASSAGE ROOMS
- PARTY DECK
- BAR COUNTER



**TIME TO  
RELAX, REJOICE, REJUVENATE.  
SIGNATURE CLUB INDULGENCES**



SWIMMING POOL



LOTUS POND



SPA WITH MASSAGE ROOMS



BILLIARDS ROOM



GYM & FITNESS CENTER





# TIME FOR LEISURE

PRESENTING

## 22,000 SQ.FT. OF SKY PROMENADE

Get high on life's indulgences with a spectacularly designed Sky Promenade. Offering avenues from the sports bar to the outdoor library to cabana seatings, overlooking the panoramic vistas of Mumbai.

---





## TIME TO CELEBRATE

(22,000 SQ.FT. SKY PROMENADE)

OVER 20+ TERRACE AMENITIES

- SPORTS BAR
- BARBEQUE AREA
- CABANA / LOUNGE SEATING
- SUNDOWNER PARTY AREA
- COFFEE / KITTY ZONE
- AMPHITHEATRE
- OUTDOOR GYM
- JUICE COUNTER
- JUNGLE ADVENTURE
- ART CAFÉ
- OUTDOOR LIBRARY
- YOGA DECK
- MEDITATION AREA
- URBAN FARMING
- SIT OUT AREAS
- JOGGING TRACK
- PERGOLA WITH SEATINGS
- INFORMAL SEATINGS
- LANDSCAPED AREAS
- FEATURE WALL





## TIME FOR GROOVE

### SUNDOWNER LOUNGE

Own the night, partying at the roof-top Sundowner Deck with family and friends.



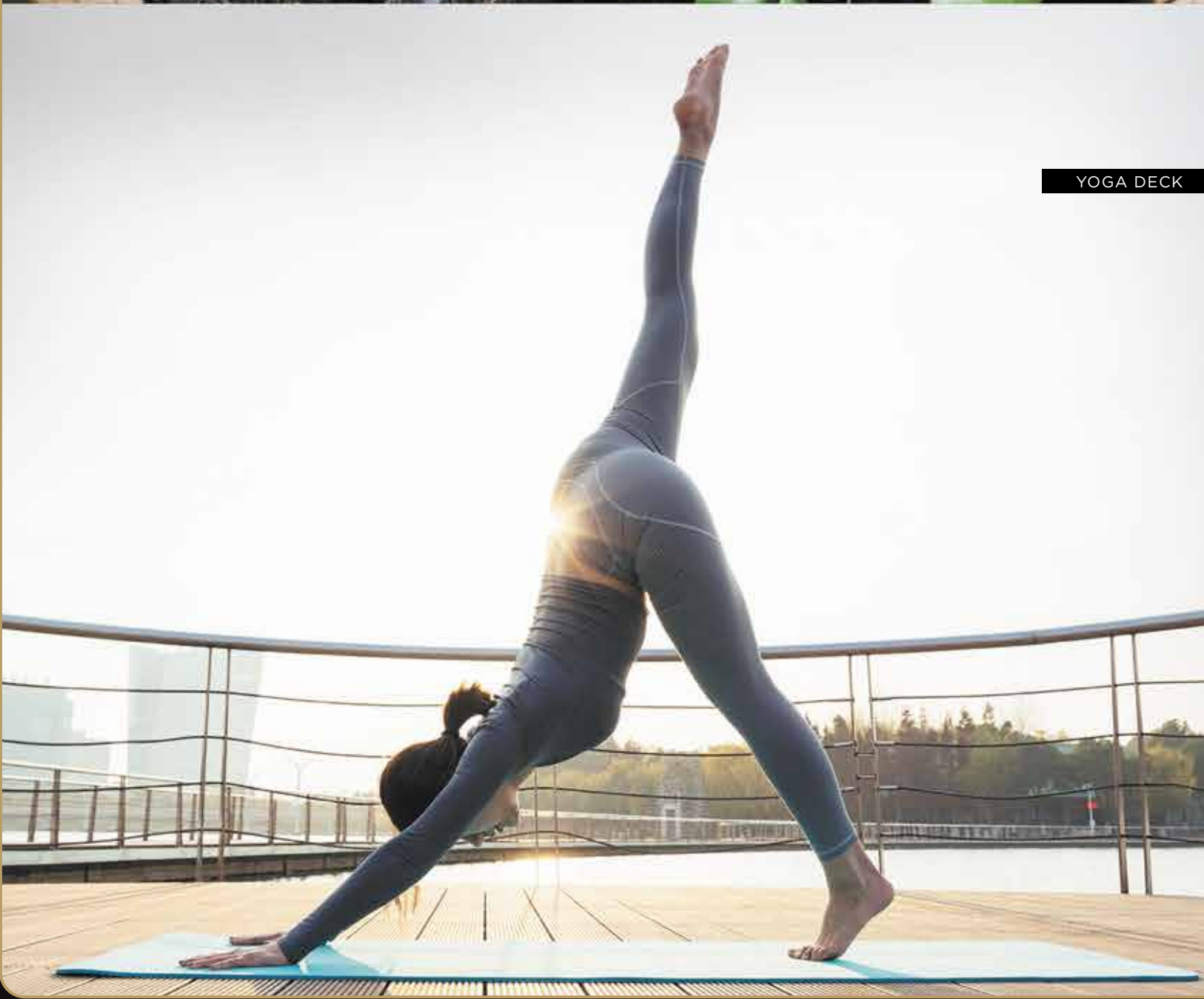
TIME TO FEEL  
TOP OF THE WORLD.  
SIGNATURE SKY PROMENADE INDULGENCES



URBAN FARMING



BARBEQUE AREA



YOGA DECK



JACUZZI





## OUR PARTNERS IN PROGRESS

### **DESIGN ARCHITECT**

M/S. MANDVIWALA QUTUB & ASSOCIATES

### **STRUCTURAL CONSULTANT**

M/S. MAHIMTURA CONSULTANTS PVT. LTD.

### **MEP**

M/S. ELECTRO-MECH CONSULTANTS PVT. LTD.

### **ENVIRONMENTAL CONSULTANT**

M/S. ENVIRO ANALYSIS AND ENGINEERS PVT. LTD.



www.runwal.com



 **RUNWAL**  
**TIMELESS**  
OWN YOUR TIME  
BKC-WADALA GROWTH CORRIDOR

SITE ADDRESS: RUNWAL TIMELESS,  
NEAR WADALA MONORAIL STATION, WADALA, MUMBAI

www.runwalmartimeless.com

MahaRERA No.: P519C0005685 | Available at <https://maharera.mahaonline.gov.in>

Strategic Partner  
**ANAROCK**  
RESIDENTIAL

\*The images and other details herein are only indicative. The Developer reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's impressions are used to illustrate amenities, specifications, images and other details. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of the project architect. This electronic / printed material does not constitute an offer and/or contract of any type between the Developer and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale / lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Developer. The Developer does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. Project presently financed by Tata Capital Housing Finance Limited and NOC / permission of Tata Capital Housing Finance Limited will be obtained for sale of property, if required. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Developer sales team only, by physically visiting the project site and the authorised website of RERA. You are requested NOT to visit any unauthorized or unverified website/broker (online / offline) to receive any information about any projects of the Developer and/or its sister concerns.