



BEYOND BUSINESS  
L.B.S. MARG, MULUND (W)

# THE CITY SQUARE

WHERE CORPORATES STAND TALL IN MUMBAI



www.runwal.com



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SITE: R SQUARE, L.B.S. MARG, MULUND (W)

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# A LEGACY OF EXCEEDING EXPECTATIONS



Established in 1978, Runwal is one of Mumbai's premier real estate developers, operating in the residential, commercial and organized retail vertical. With a robust track record of 51 delivered projects with over 20 thousand happy families, Runwal Group has continuously striven to keep the 'customer' as a focal point for all its projects.

Operating in the Luxury, Premium and Large-Format Township 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 RCity, 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 real estate sector, Runwal 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.



## THE FIRST AMONG EQUALS

- 1st** TO GET FDI IN REAL ESTATE
- 1st** ROOFTOP CONNECTED TERRACE GARDEN - SKY PROMENADE AT RUNWAL ELEGANTE, ANDHERI
- 1st** MALL IN MULUND - R MALL
- 1st** SINGLE LARGEST TRANSACTION OF ₹ 240 CR. AT THE RESIDENCE, NEPEAN SEA ROAD

Image for representation purpose

# A VISION TO SEE AHEAD OF TIME THE PIONEERS



## 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 Associate 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, & project delivery of the company. Before he started to flourish Runwal Group 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 and was recognized for his excellent performance. He also received the fastest promotion in the history of his company.

# THE MASTERS OF MULUND



- Runwal Towers in 1991 was the first stepping stone towards the huge success of Runwal Group.
- Successfully developed and delivered multiple projects spanning across luxurious residential and spacious commercial developments is a testimony about our commitment and consistent growth.
- Winning hearts of over thousands of happy families makes us glow with happiness.
- Love, Trust and Accolades we have received has crowned us as THE MASTERS OF MULUND.

#RunwalMulund

Image for representation purpose



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, WE ARE...

**Masters of Mulund**

# MULUND – THE KEY TO GREAT CONNECTIVITY

R Square enjoys the benefit of location, situated close to Mulund station and Eastern Express Highway, it has quick access to South Mumbai and the Western suburbs. You can commute easily via arterial roads like LBS Road and JVLR that link Mulund to Thane, Bhiwandi, Vikhroli, Sion and more. Located in a prime residential location, the project enjoys the supreme advantage of various transportation modes like the upcoming Goregaon Mulund Link Road and the Metro line 4.

- 📍 Eastern Express Highway – 10 mins
- 📍 JVLR – 15 mins
- 📍 Thane – 15 mins
- 📍 Mulund & Nahur – 5 mins
- 📍 Railway Stations – 10 mins
- 📍 Kanjurmarg/ Vikhroli – 15 mins
- 📍 Bandra Kurla Complex – 25 mins
- 📍 CBD Belapur – 40 mins
- 📍 Lower Parel CBD – 40 mins
- 📍 Nariman Point – 50 mins



# FUTURE INFRASTRUCTURE

Located at Golden Mile, LBS Marg is best known for its connectivity, giving easy access to various hubs in Mumbai

## PEDAL YOUR WAY TO FITNESS

Explore the longest upcoming jogging and cycling track that covers a stretch of 39 KM and connects Mulund to Antop Hill.

Image for representation purpose



## HUB OF ENTERTAINMENT COMES CLOSER

The upcoming six-lane Goregaon-Mulund Link Road will connect Mulund with Film City, Goregaon via a 12.7 KM six-lane road.

Image for representation purpose



## METRO- JUST A DOOR STEP AWAY

The upcoming Metro Line 4, that's at a stone's throw away from your office will make daily commute a cakewalk for you.





## R SQUARE - NOT JUST ANOTHER BUSINESS ADDRESS

R Square is not just another business address, it's a vision statement carved from the ambition of an exalted journey. A standalone tower spread across a mammoth acre; R Square has been built with the primary intention of continuing its legacy of exceeding expectations.

The tower consists of ready to move in smart boutique office spaces ranging from 650 to 2200 sq.ft - perfect for both fast growing start-ups and well-established companies.



Artist's Impression

Image for representation purpose



# WORLD CLASS OFFICE SPACES

R Square is designed with state-of-the-art facilities that you need to take your business to the next level.

The flexible floor plans, cutting – edge office are tailored to suit your business needs.

An apt choice for the businesses / professionals like:

- Healthcare
- Chartered Accountants
- Doctors
- HR Consultants
- Tech Startups
- Logistic Firms
- Consultants
- Architects
- Engineering
- Co-working Centers
- Food processing -co. and many more

# ENJOY WORK WITH SCENIC HILL VIEWS

Work spaces that are not just impressive but also offer mesmerising lush green views of the Yogi Hills.



**A PANORAMIC CITYSCAPE VIEW**

**THE BREATHTAKING HILL VIEW**



Image for representation purpose



Image for representation purpose





# TAILOR-MADE OFFICES FOR EVERY BUSINESS

Dynamic & Futuristic setup designed to fulfill the needs of your enterprise. In line with our promise of exceptional business center, every element at Runwal R Square exudes superiority.

- Self-contained offices with on-suite Washroom & Pantry
- Energy efficient full glass façade
- Ample amount of natural sunlight
- Gated & secured work spaces
- Double Height Entrance Lobby
- Grand drop-off
- Natural sunlight & ventilation on floor lobbies and staircases
- Large and spacious washrooms on every floor for visitors

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Designed such that office spaces can be seamlessly combined  
Fully fitted washrooms in each office space





EDUCATION



HEALTH CARE

# BRING WORK-LIFE BALANCE TO YOUR LIFE

LBS Marg, Mulund gives easy access to a plethora of opportunities for an active life, after work hours. With R Mall, Mulund, Social Hubs, entertainment zones & sports hubs, it offers a healthy work-life balance by all means.



CONNECTIVITY



SHOPPERTAINMENT

Image for representation purpose

