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A CITY OF
GARDENS AT
THE CENTER
OF DOMBIVLI.



Welcome to Runwal Gardens. This thoughtfully planned property has expanse of lush green grass, over 1,800 trees and more than 14 breathtaking gardens; making life truly evergreen. Most of the apartments face the garden and bring you beautiful views of nature. Runwal Gardens is aptly named so as it lets you live amidst this magical setting.





DISCOVER
A LIFE
SURROUNDED
BY CHERISHED
MOMENTS.

Welcome to the stunning Central Park at Runwal Gardens. Spread across a sprawling 11 acres, it is designed to transform the way you and your family will live. Buzzing with activities, filled with excitement, laughter and alive with beautiful human emotions; it is planned and designed to let you and your family bond, play and live an active life.

The central gardens will be be usable by the residents of the whole Runwal Gardens and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens residents.

115 ACRES.
A LANDSCAPE
OF JOY.



Runwal Gardens is a heritage that you would gift to the next generation as it seamlessly weaves convenience, thoughtfulness and technological innovations amidst a safe and secure environment. It addresses all socio-environmental concerns that urban life presents to us and adds a sense of balance to your living.



Stock Photograph

ALL THAT
MATTERS,
CLOSER
TO YOU.

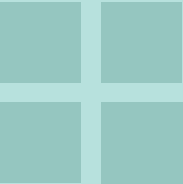


Stock Photograph

Runwal Gardens, spread across 115 acres, is truly an integrated township. Within its premises is a renowned school, 10 lakh sq. ft. mall, offices, high street retail and a multispecialty hospital. It is built to fulfill all your basic as well as lifestyle needs. Everything you need is here, so that you can enjoy convenience and peace of mind inside your township.



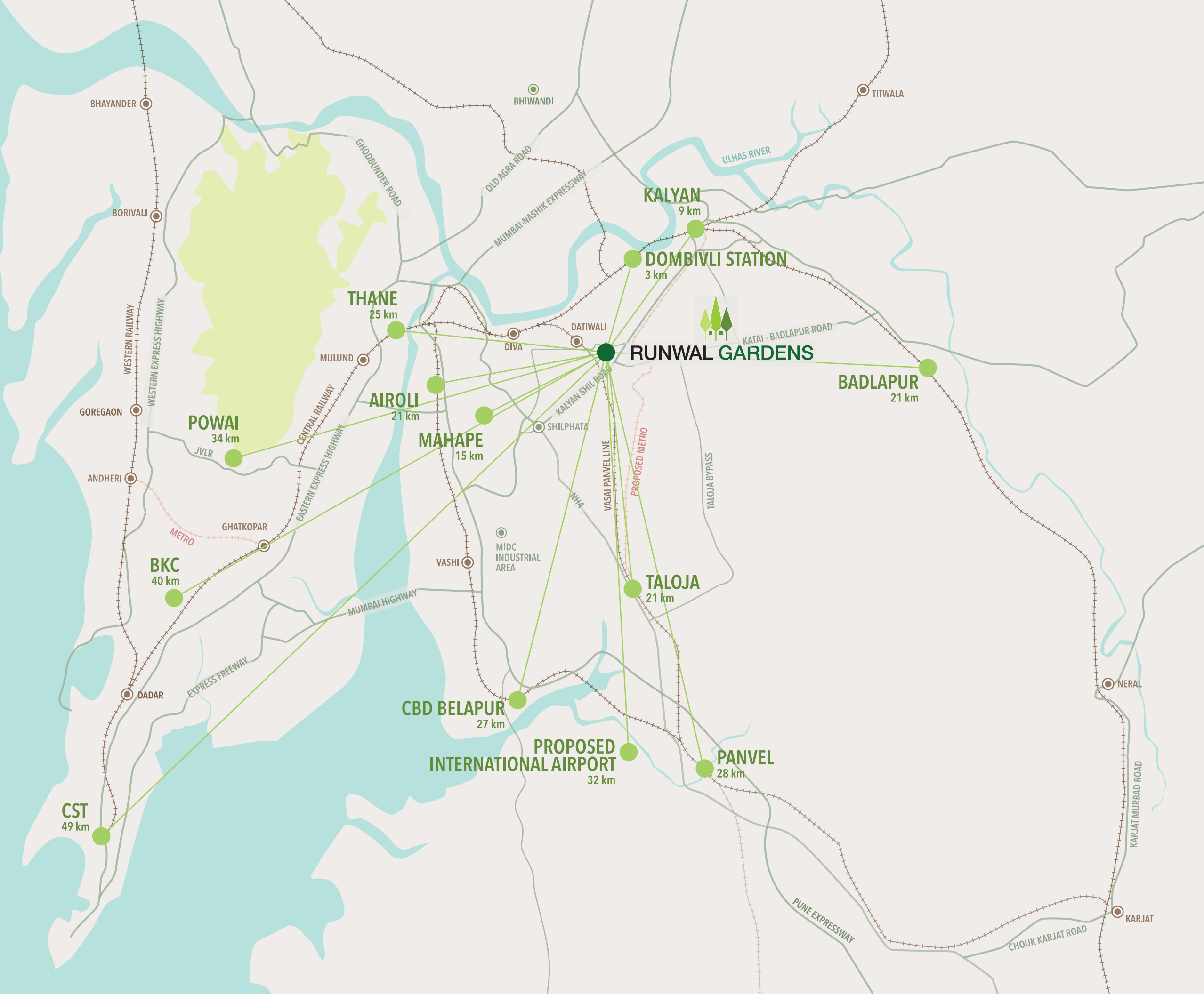
Artist's Impression



CONVENIENCE
OF LOCATION
COMES
COMPLIMENTARY.



- Situated at the centre of the Economic Triangle of Navi Mumbai, Thane and Kalyan
- Well-connected by rail, nearby stations include Dombivli, Diva & Dattiwali
- Planned expansion of roads, leading to Vashi, Dombivli and Kalyan
- MMRDA has identified Dombivli as a growth centre, like BKC and CBD Belapur





FUTURE READY, TO ENSURE YOU ARE CLOSER TO YOUR DESTINATIONS.



Kalyan-Taloja Metro Line (0.2 km)

The proposed 20.75 km Metro line will cut down the travel time by 75%; reducing road congestion and the dependence on local trains. The proposed Diva-Manpada station will be a pleasant 5 minute walk from your home in Runwal Gardens.



Multimodal Corridor [MMC] (0.0 km)

The 126 km long corridor planned from Virar to Alibaug will run adjacent to Runwal Gardens. It will consist of wide roads, rail lines and change the perspective of faster travel.



Airoli-Katai Tunnel Road (1.5 km)

The proposed tunnel will directly connect Airoli and other Central Suburbs, bypassing Shilphata, Mahape and Mumbra roads.



Kalyan-Shil Road (0.0 km)

The current arterial lifeline of this locality is getting wider through a 30 meter road with a new flyover which connects to Airoli - Katai Tunnel and MMC.



Vasai-Panvel Rail Expansion (2.2 km)

The proposed 70 km railway line will provide connectivity to Panvel and Vasai. Dativali station is very close to Runwal Gardens.



Mankoli-Mothagaon Bridge (7.0 km)

The six lane 980 meter long bridge will be built over the Ulhas River. It will connect Thane to Dombivli as well as circumvent Airoli and Mahape from the other side; reducing the travel time to just 15 minutes.

TOWARDS
PANVEL

Map not to scale. For reference only.

ADMIRE THE
BEAUTY OF
EFFICIENT
DESIGN.

TOWNSHIP AMENITIES

- 01 Sculpture Garden
- 02 French Garden
- 03 Gazebo with Seating
- 04 Arcadia
- 05 Amphitheatre
- 06 3.4 km Jogging - Walking Track
- 07 3.4 km Cycling Track
- 08 Rain Water Harvesting Pond
- 09 Yoga Deck
- 10 Gazebo
- 11 Kids Nurture Zone
- 12 Chess Club Garden
- 13 Health Juice/Food Kiosks
- 14 Picnic Area
- 15 Multi-Sports Arena
- 16 Picnic Gazebo
- 17 Skating Rink
- 18 Teens Play Area
- 19 Per Zone
- 20 Yoga Cabanas
- 21 Reflexology Zone
- 22 Club House
- 23 Cluster Gardens
- 24 Grand Entry Avenue
- 25 Future Development
- 26 Central Piazza

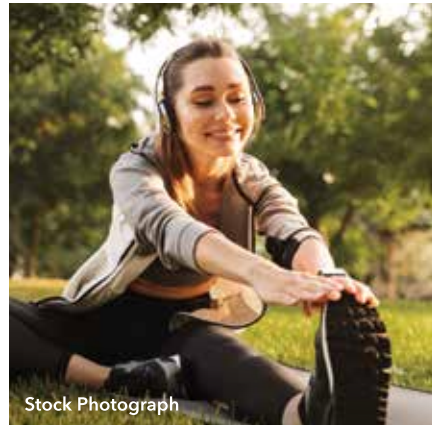
The Multipurpose Sports Arena hosts India's passion – cricket. Brought to you in association with Cricket Australia, a world class Cricket Education Program (CEP) will nurture your children's talent under expert supervision. The large cricket ground will also host the exciting Runwal Gardens Premier League, and with it you will get an opportunity to shine on the field. Runwal Gardens is open for little masters, stars and champions.



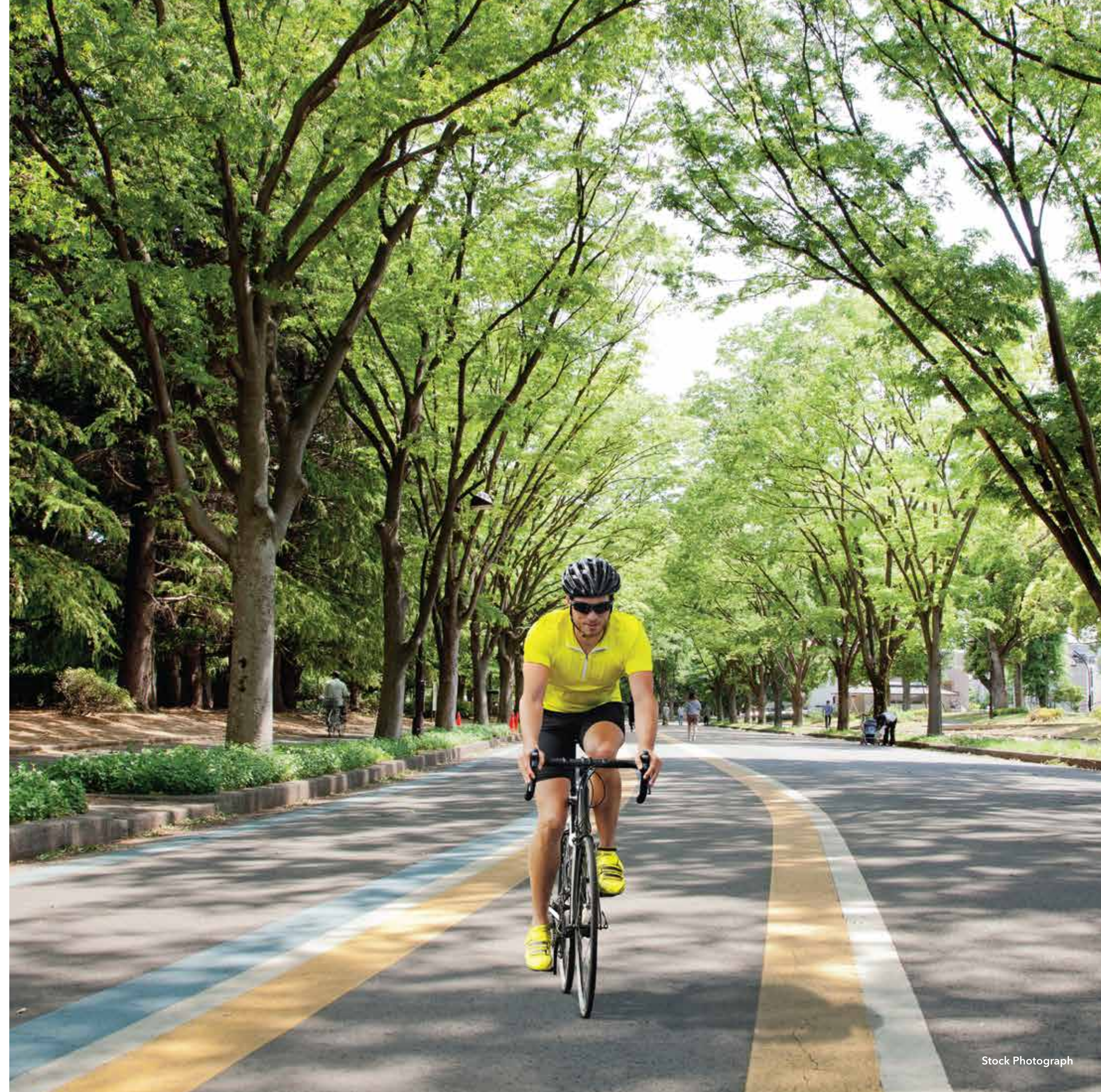
SHOWCASING
THE LITTLE
MASTERS AND
SUPERSTARS.



ENJOY A
FITNESS
REGIME IN
THE LAP OF
NATURE.



The Jogging and Cycling track is built around the stunning 11 acre Central Park. It is 3.4 km long, making it one of the longest tracks in your locality. Its natural contour gives you an elated experience. Now keep fit and healthy in a natural environment.





Stock Photograph

Enjoy the best of Retail, High street, entertainment, multi-dimensional shopping experience and more, all under one roof at R-Mall, Dombivli. The mall is located within the township and is just a five-minute walk from your apartment, which means you don't have to postpone shopping, catching up with friends or celebrating with family due to traffic jams or long distance travels.



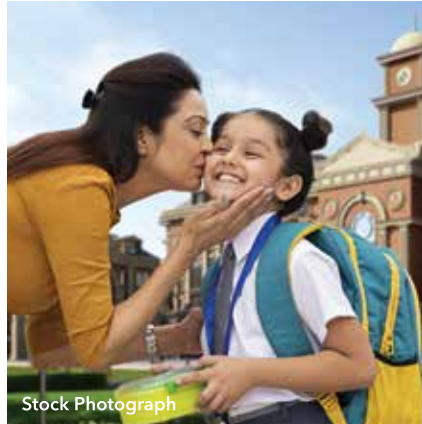
SHOPPING,
FOOD &
ENTERTAINMENT;
ALL CLOSE
TO HOME



Stock Photograph



Artist's Impression



WORLD-CLASS
EDUCATION
IN A SECURE
ENVIRONMENT.



Runwal Gardens will also have a renowned school and will provide a secure childhood for your children. Since the entire township has CCTVs and the school is located within the township, your children will never be out of your sight. Your children will also get first preference during school admission, ensuring you are free from their education worries.





LAUNCHING
NORTH AVENUE
AT RUNWAL GARDENS.
EXQUISITELY
DESIGNED 1, 2 & 3
BED RESIDENCES.





DESIGN STORY,
WOVEN AROUND
YOUR
LIFESTYLE.



The architecture of Runwal Gardens intelligently uses the space to give you the advantage of living in a spacious, airy and aesthetically pleasing apartment. Since most of the apartments face the park and the gardens, you and your family will always be closer to the lush views of greenery.



Based on Vastu



Spacious



Airy & Natural Light



Eco-friendly Design



Home Automation System







DISCOVER JOY,
EVERY DAY.

The stunning Central Park, spread over 11 acres, is the soul of the township.

It is a place to enjoy lush greenery, take up health and fitness activities,
meet friends and spend time with your family.

CENTRAL PARK AMENITIES

- | | | |
|------------------------------|---------------------------|----------------------------------|
| ▪ French Garden | ▪ Chess Plaza | ▪ Palm Court |
| ▪ Gazebo with seating | ▪ Health Kiosks | ▪ Floral Plantation |
| ▪ Toddler Park | ▪ Play Ground | ▪ Sculpture Garden |
| ▪ Arcadia | ▪ Picnic Gazebo | ▪ Iconic Sculptures |
| ▪ Maze Garden | ▪ Bonfire Pit | ▪ Trellis with Creepers |
| ▪ Multi-sports Arena | ▪ Herbs Garden | ▪ Gravel Pathway |
| ▪ Amphitheatre | ▪ Skating Rink | ▪ Rock Seating |
| ▪ Reflexology Garden | ▪ Teens Play Area | ▪ Seasonal Garden |
| ▪ Jogging Track | ▪ Pet Zone | ▪ Barbeque Zone |
| ▪ Cycling Track | ▪ Yoga Cabanas | ▪ Stargazing Deck with Telescope |
| ▪ Natural Water Holding Pond | ▪ Bonsai Garden | ▪ Cultural Events Zone |
| ▪ Yoga Deck | ▪ Cacti Garden | ▪ Central Piazza |
| ▪ Kids Play Area | ▪ Bulbs and Tubers Garden | |



DELIGHTFUL
MOMENTS,
RIGHT OUTSIDE
YOUR HOME.

Step out of your home and enjoy a panoramic view of nature as well as indulge in a
host of activities right outside your building. What's more, these amenities are exclusively
designed for your building and let you enjoy a great lifestyle at your own pace.

CLUSTER AMENITIES

- | | |
|----------------------|--------------------------|
| ▪ Flag Hoisting Area | ▪ Bonfire Area |
| ▪ Yoga Zone | ▪ Organic Farming |
| ▪ Amphitheatre | ▪ Temple |
| ▪ Doodle Corner | ▪ Senior Citizen Corner |
| ▪ Outdoor Gym | ▪ Walking Jogging Tracks |
| ▪ Kids Play Area | ▪ Sculpture Garden |
| ▪ Seating Alcoves | ▪ Hammock Garden |
| ▪ Flower Garden | ▪ Reading Zone |
| ▪ Plaza | ▪ Basketball Court |
| ▪ Multipurpose Court | |

TOWNSHIP WITH 100+ AMENITIES

TOWNSHIP WITH 100+ AMENITIES



MOVE UP
TO AN
ELEVATED
LIFESTYLE.

TOWNSHIP WITH 100+ AMENITIES

Conveniently located just besides the North Avenue is the MLCP which hosts useful township amenities, and a Luxurious Clubhouse on the top.

The R Club is spread over a massive 67,000 sq. ft. and has an infinity pool which overlooks the stunning central park and the enchanting surroundings.

Made for connoisseurs like you, its membership is by invitation only.

CLUB HOUSE AMENITIES

- Terrace Lawns
- Multiple Tennis Courts
- Swimming Pools
- Indoor Pool for women
- Aqua Gym
- Squash Court
- 24 x 7 Café

- Banquet Hall
- Gymnasium
- Multiple Badminton Courts
- Mini Theatre
- Golf Putting Zone
- Children's Play Area
- Music Room

- Library Zone
- Podcasting Studio
- Snooker Room
- TT Room

TOWNSHIP UTILITIES

- Laundromat
- Supermarket
- Convenience Shops
- ATM
- Creche with Digital Eye
- Co-working Spaces
- Spa & Salon

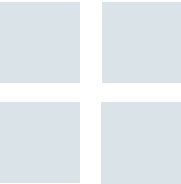
The Promoter will construct a club house on a portion of the multi-level car park by using the FSI. The said Club House is not a common area and facility and/or a common amenity and will always remain separate and independent.



Artist's Impression

RUNWAL GROUP,
CHANGING
MUMBAI'S
SKYLINE AND
LIFESTYLE.





RUNWAL GROUP,
INTEGRATING VISION
AND CUSTOMER
NEEDS.



The Mumbai based Runwal group was established in 1978 by its visionary Chairman - Mr. Subhash Runwal. Four decades later, the group has emerged as a leading name in Mumbai's real estate sector with a huge portfolio that comprises of over 65 projects and millions of square feet of quality developments. The group has a strong customer base of more than 25,000 happy families across all corners of Mumbai. Apart from residential projects, the group is also a pioneer in the mall development arena and is well known for its iconic project in Mumbai – R City.

Much of the Group's success lies in its dynamic approach, professional team and strong commitment to customer delight.

- Proven track record of 40 years
- Legacy of trust and transparency
- Clear and marketable titles
- Highest quality standards

More than any accomplishment, there's one significant thing which matters the most – customer happiness. Carrying forward the splendid legacy, Runwal Group continues its mission of delivering quality projects. It feels good when the world appreciates our work and our creations.



Runwal Forests



Runwal Bliss



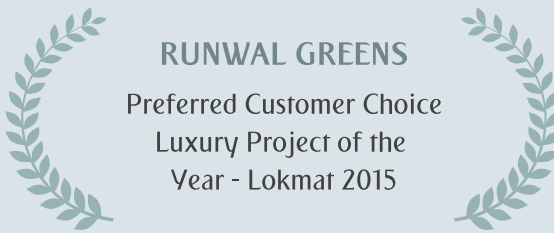
Runwal Greens



Runwal Pinnacle



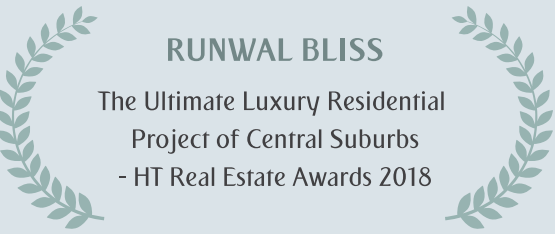
RUNWAL FORESTS
Luxury Project of The Year -
Mumbai. Asia Real Estate
Excellence Awards, 2019



RUNWAL GREENS
Preferred Customer Choice
Luxury Project of the
Year - Lokmat 2015



RUNWAL GREENS
The Best Residential Project of
the Year - CNBC Awaaz
Real Estate Awards,
2013



RUNWAL BLISS
The Ultimate Luxury Residential
Project of Central Suburbs
- HT Real Estate Awards 2018

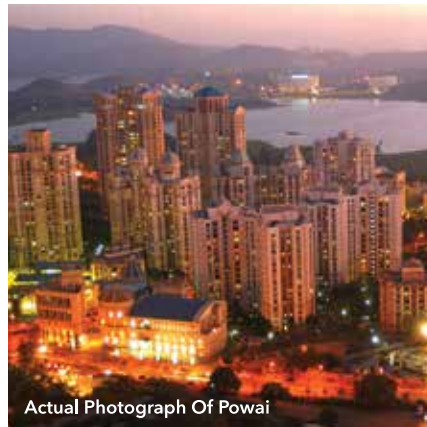
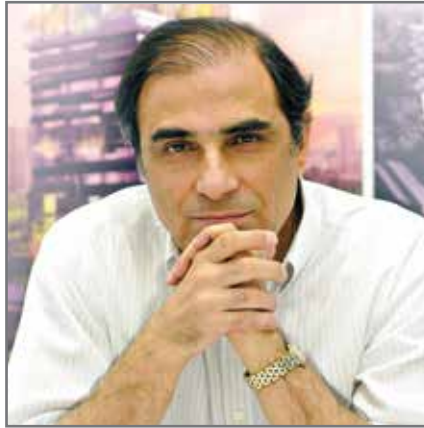


R CITY
Shopping Centre of the Year
- CMO Asia Retail
Congress 2014



R CITY
Best Retail Project of the year 2013
(MMR)- CNBC Awaaz Real
Estate Awards 2013

MEET THE
MIND BEHIND
THE MODERN
MASTERPIECES.



Architect Hafeez Contractor is a renowned name known in architecture and smart living. He promotes sensible use of land to build sustainable and compact cities which strikes a balance between the increasing population and the available land.

A recipient of Padman Bushan, Hafeez Contractor is the name behind some of the most awe inspiring architectural marvels in the world.

He describes his vision for Runwal Gardens:

"I would like the residents of Runwal Gardens to have lifestyle which will let them wake up and walk into a large garden within a few minutes. This is a luxury which apartment owners in the city can only dream of."

PARTNERING
EXCELLENCE FOR A
'NON COMPROMISING'
LIFE.

BUROHAPPOLD
ENGINEERING



"Burohappold has utilised its international expertise and global experience to bring in the best global practice for Runwal gardens. The water, power and urban transport problem in suburban Mumbai has been studied in depth for understanding the root cause and a sustainable, resilient engineering solution has been achieved.

A state of the art security system with complete site wide coverage integrated with a stable communication network only adds to the success of this mega project."

Infra consultant, Burohappold Engineering

"Runwal Gardens is a unique project. It is one of the few projects where the residents can be close to nature while living in a city. A large park centrally located within the project with playgrounds, themed play areas, jogging and cycling tracks, botanical gardens, nested recreational areas and more than a thousand trees provides the residents with an opportunity to engage with nature on a day-to-day basis." **Landscape consultant, PS Designs**

To give Highrise living experience to the occupant with assured structural safety and durability. Robust structural configuration to ensure comfort of living during adverse natural conditions. State of art Engineering has been put in to practice.

Judicious placement of structural members shall give flexibility of internal planning to the end-user.

Quality construction and use of latest technology ensures low maintenance of cost of structure." **Structural consultant, EPICONS Consultants Pvt. Ltd.**

MEP consultants, MEP Consulting Engineers.



Call: 1800 102 3939 | Email: contact@runwal.com | www.runwalgardens.com

Site Address: Runwal Gardens, Kalyan - Shilphata Rd., Manpada, Dombivli (E), Maharashtra 421 204.

Corporate Address: Runwal & Omkar Esquare, 5th Floor, Off. Eastern Express Highway,
Sion (E), Mumbai 400 022.

The project has been registered via MahaRera registration no.: Runwal Gardens Phase 2 Bldg. No. 18-23 : P51700024154.
Available at website: <http://maharera.mahaonline.gov.in> under registered projects.

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