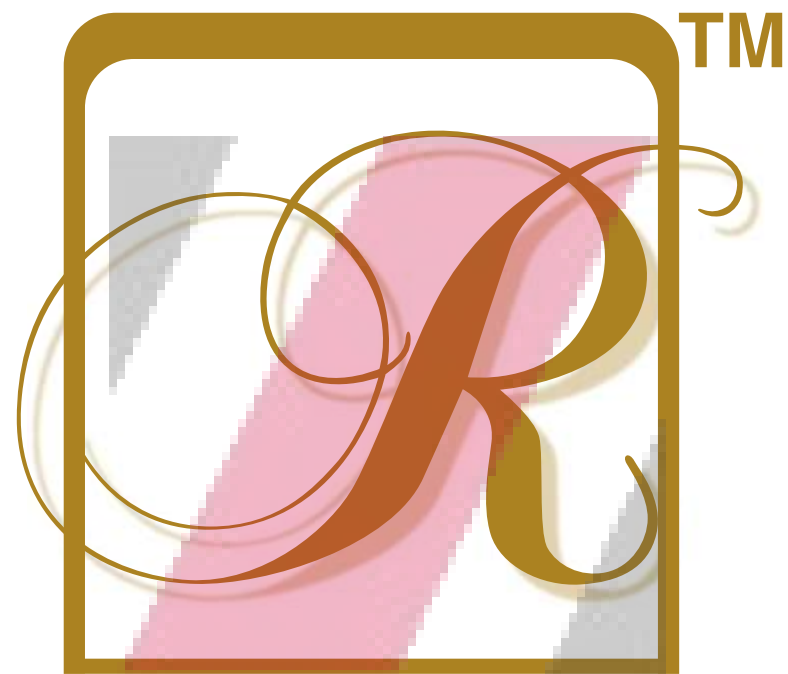


A woman and two children are captured in mid-air, jumping joyfully against a warm, orange-hued sunset sky. The woman on the left is in a dynamic pose with one arm extended. The child in the middle is also jumping, and the child on the right is standing on the ground, looking up. The scene is filled with a sense of movement and happiness.

A GARDEN CITY MADE FOR
A LITTLE MISCHIEF AND NAUGHTY SMILES
RUNWAL GARDEN CITY

ZRICKS.COM



RUNWAL

Since 1978

With you, always...

RUNWAL
GARDEN CITY
CELEBRATE LIFE
BALKUM, THANE

LISTEN TO THE WIND, BIRDS AND LAUGHTER

Introducing Runwal Garden City at Balkum, Thane.

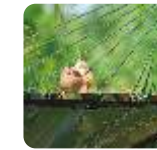
Spread across 27 acres, this space is designed to provide you with all the comforts of modern day living. Nestled cozily within is an impressive 1 lakh sq. ft. of podium gardens that resembles a sheet of green for little feet to play on.

Runwal Garden City houses a luxurious swimming pool and a marvelously designed Club House with a fully equipped gymnasium and sports facilities emulating international standards. With a spectacular view of the Yeoor hills and the flowing Thane Creek, nature comes together to give you a lifestyle that you deserve.

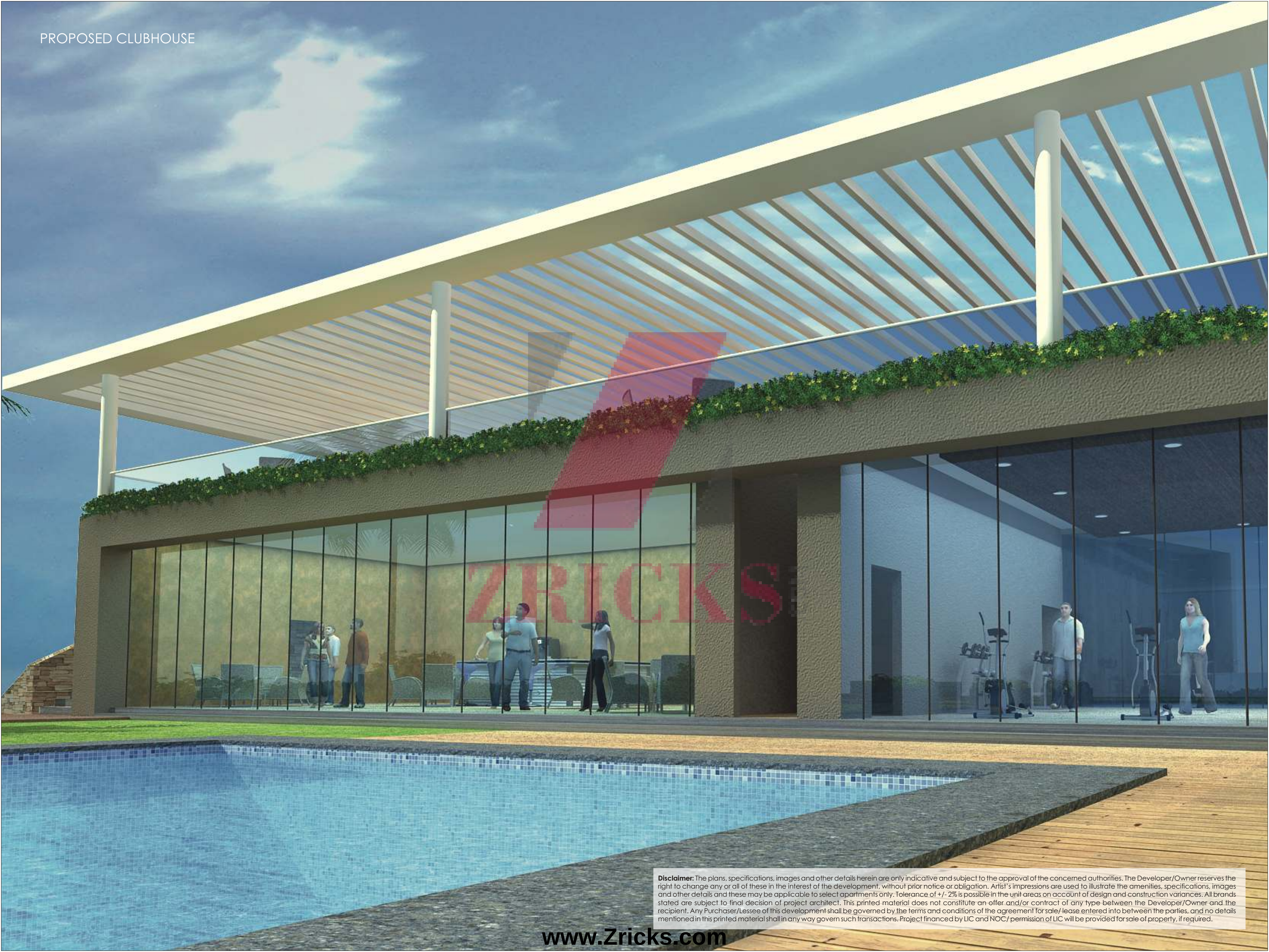
ZRICKS.COM



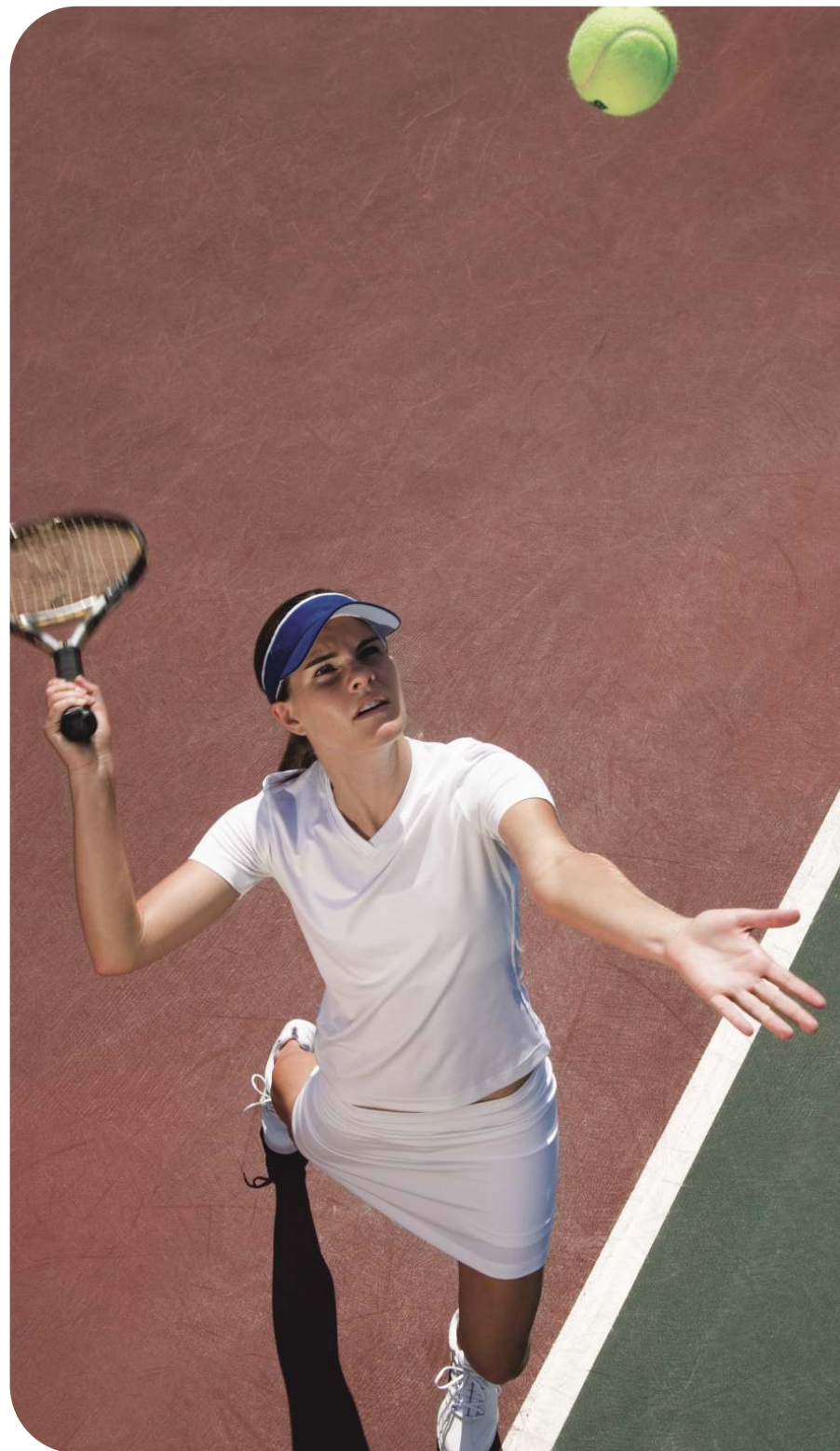
The 21 majestic residential towers have thoughtfully designed 2 and 3 BHK residences and are strategically located close to the Eastern Express Highway and the upcoming Mumbai University. There are a plethora of malls, multiplexes, hyper markets and everything else you need in close proximity. Come and make Runwal Garden City your home and life a continuous celebration.



ACTUAL SITE PHOTOGRAPH



Disclaimer: The plans, specifications, images and other details herein are only indicative and subject to the approval of the concerned authorities. The Developer/Owner reserves the right to change any or all of these in the interest of the development, without prior notice or obligation. Artist's impressions are used to illustrate the amenities, specifications, images and other details and these may be applicable to select apartments only. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of project architect. This printed material does not constitute an offer and/or contract of any type between the Developer/Owner and the recipient. 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 printed material shall in any way govern such transactions. Project financed by LIC and NOC/ permission of LIC will be provided for sale of property, if required.



STATE-OF-THE-ART CLUBHOUSE

Beyond the enchanted podium gardens is an experience of soothing pleasure waiting for you. Welcome to the clubhouse, where the water cascades into a crystal clear lap pool. Take a dip and tune out of the world. Here are some of the additional features available in the clubhouse:

Grand Reception Lounge: The heart of the clubhouse where a variety of activities await you.

Gymnasium: Get fitter and healthier with world-class equipments.

Squash Court: Gear up for some swift action to keep you on your toes.

Yoga Centre: Realize true mental peace and calm here.

Table Tennis: Flex your muscles over a game against a friend.

Steam Room: Relax and rejuvenate after a rigorous workout.

Snooker: Sharpen your skills with precision and focus.

Tennis Court: Unwind over an action-packed game.

Banquet Hall: Be a perfect host to your guests.

Terrace Garden: Enjoy a stroll and elevate your senses.

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LIFESTYLE COMFORTS

At Runwal Garden City, we have created the perfect ambience for you to have a good lifestyle. There is something for each member of your family- manicured gardens for leisurely walks, children's activity areas, well-defined play areas and entertainment zones. Here are a few of the features:

Lap Pool: Timed laps on Mondays or lazy strokes on Sundays, the pool is ready whenever you are.

Kids' Pool: Lounge around while your kids have fun splashing around.

Party Lawn: Enjoy a quiet get-together or an extravagant birthday party at the perfect venue to entertain guests.

Box Cricket: Encourage your child's budding talent while exercising your muscles.

Badminton Court: Test your agility over a quick game.

Basketball Court: Shoot a few friendly hoops or challenge an opponent.

Amphitheatre: Chill out at the end of the day with the stage set under a star lit sky.

Customized Sandpit: Foster your child's creative streak.

Kid's Play Area: Watch your kids transform into their favorite superhero.

Gazebo: Laze around and enjoy a peaceful evening.

LIFESTYLE COMFORTS - INTERNAL

Runwal Garden City's serene atmosphere is enhanced by the facilities of a contemporary lifestyle. It brings together the best of convenience and comforts to create a lifestyle that is best suited for you and your family. Here are some of the features to indulge you:

Specifications

- Grand entrance lobby
- Vitrified flooring in hall, kitchen and passage
- Laminated wooden flooring in master bedroom
- Designer bathroom tiles
- Earthquake resistant structures
- Letter box for each flat

Security

- Intercom facility
- 24-hour security

Electricals

- Concealed copper wiring with circuit breakers
- Adequate electrical points with premium quality modular switches
- Cable and telephone points in living room and bedrooms
- D. G. backup for common area and elevators

Doors/ Windows

- Anodized aluminum sliding windows
- Designer flush doors with premium fittings
- Bay windows
- Internal Finish-POP finish wall and OBD paint

Kitchen

- Granite kitchen platform and S. S. sink with drain board
- Ceramic dado tiles

Bathroom

- Premium quality bathroom fittings and accessories
- Concealed plumbing with premium quality sanitary fittings
- Instant geyser/ boiler of a reputed brand
- Provision for exhaust fan in bathrooms





TOWER NO. & NAME

A1 DAFFODIL	B2 ROSEMARY	T2 JASMINE
A2 DAISY	C1 SUNFLOWER	T3 MARIGOLD
A3 IVY	C2 TULIP	T4 IRIS
A4 LILY	D DAHLIA	T5 MULBERRY
B1 ORCHID	T1 ASTER	

LIFESTYLE AMENITIES

A WELL-EQUIPPED CLUBHOUSE	F LAP POOL	K BOX CRICKET
B BANQUET HALL	G KIDS' POOL	L AMPHITHEATRE
C GYMNASIUM	H PARTY LAWN	M SANDPIT FOR KIDS
D BADMINTON COURT	I STEAM ROOM	N KIDS' PLAY AREA
E SQUASH AREA	J BASKETBALL COURT	O GAZEBO

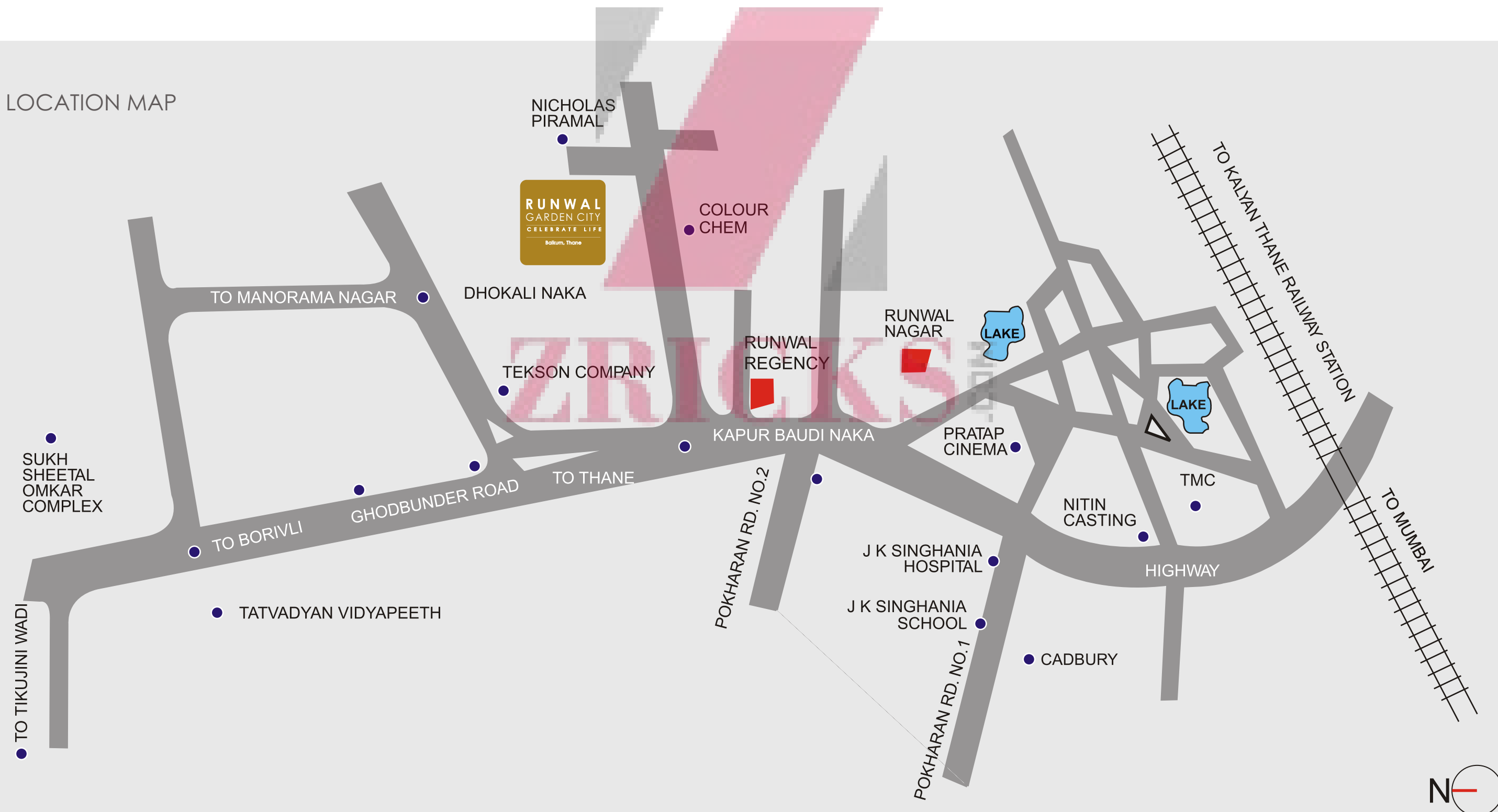
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A CONVENIENT LOCATION

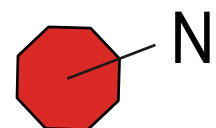
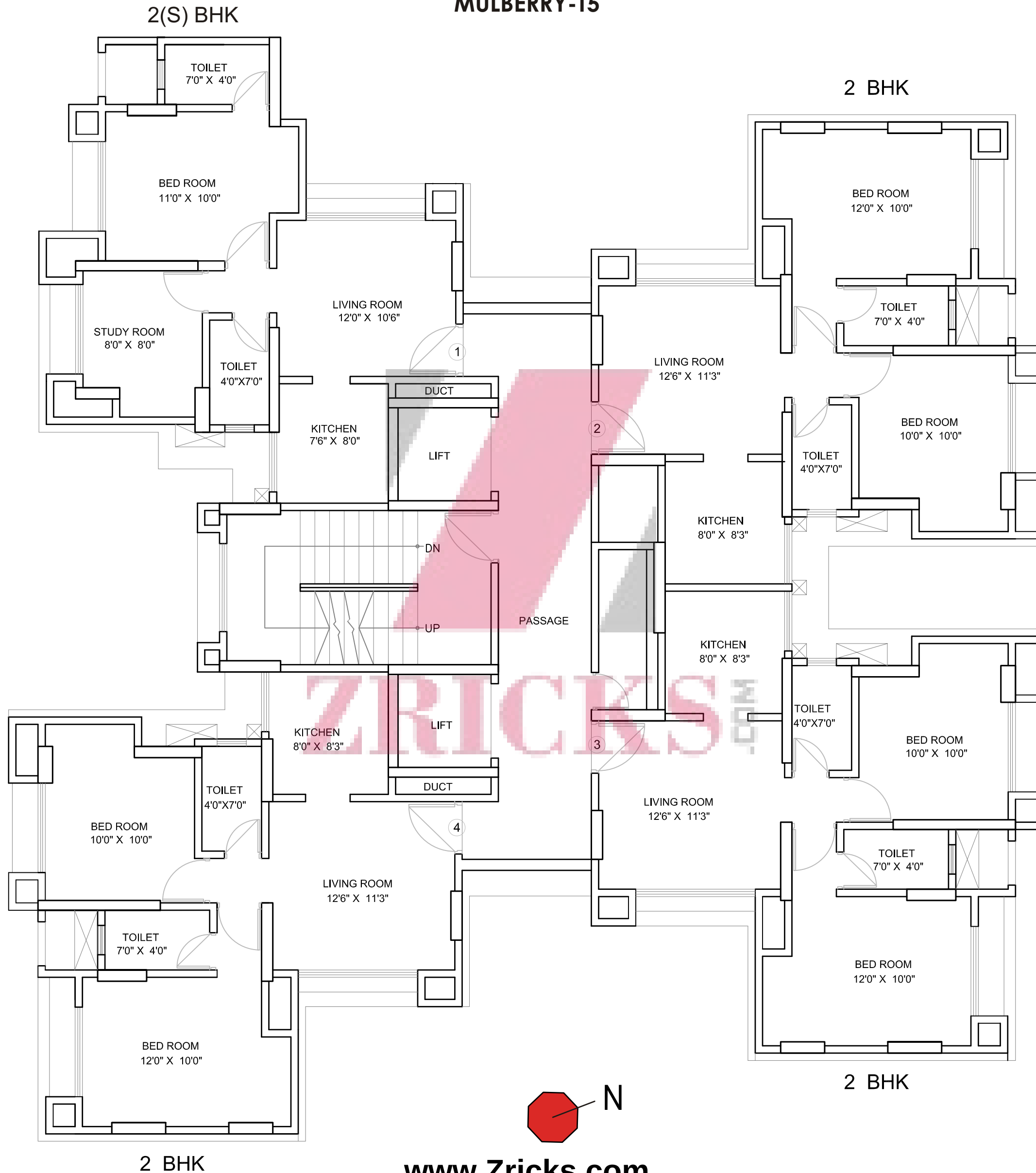
- 4 km from Thane station
- 1 km from the Eastern Express Highway
- Schools, colleges, hospitals, banks, ATMs, malls, restaurants and multiplexes in the vicinity



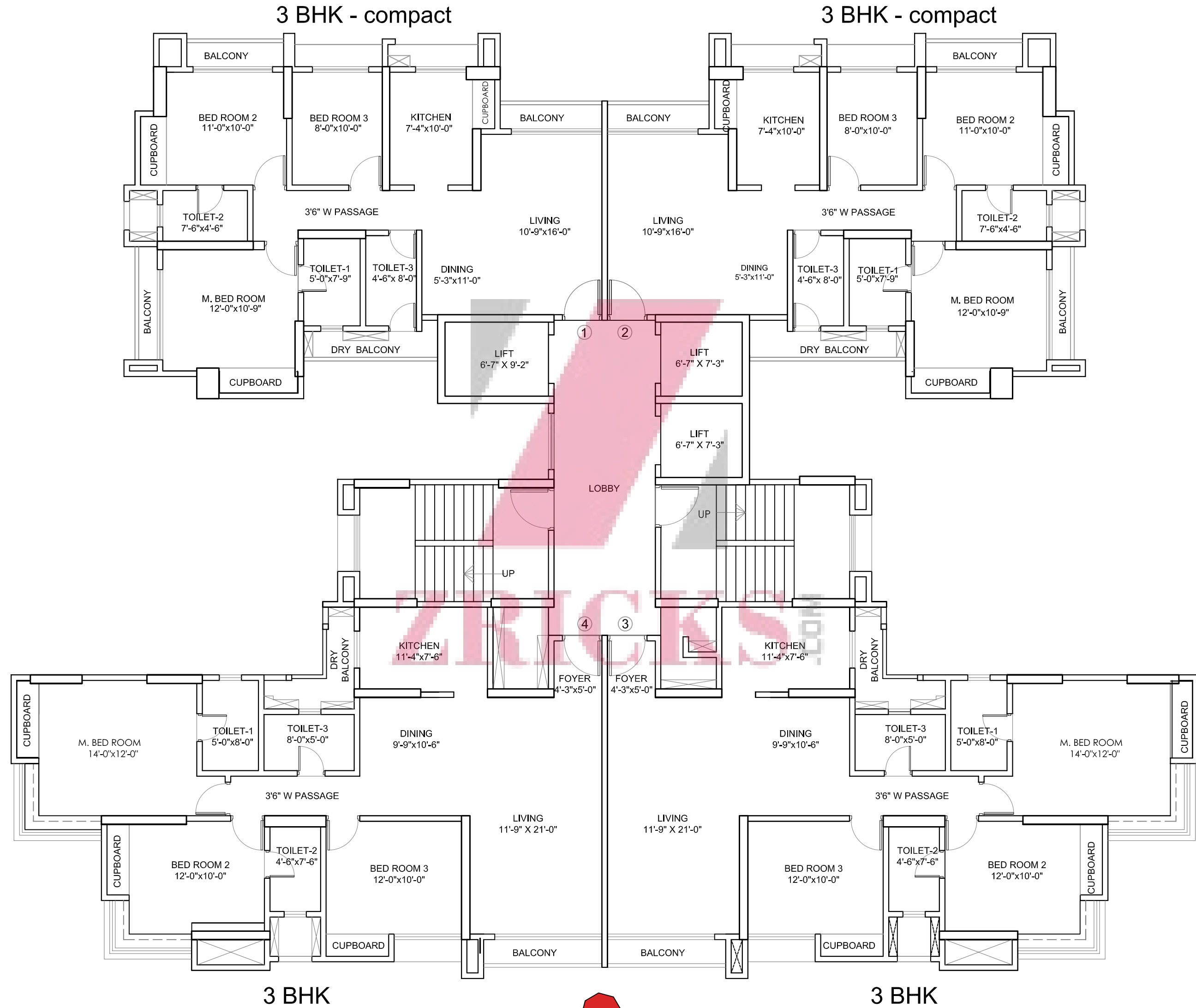
LOCATION MAP



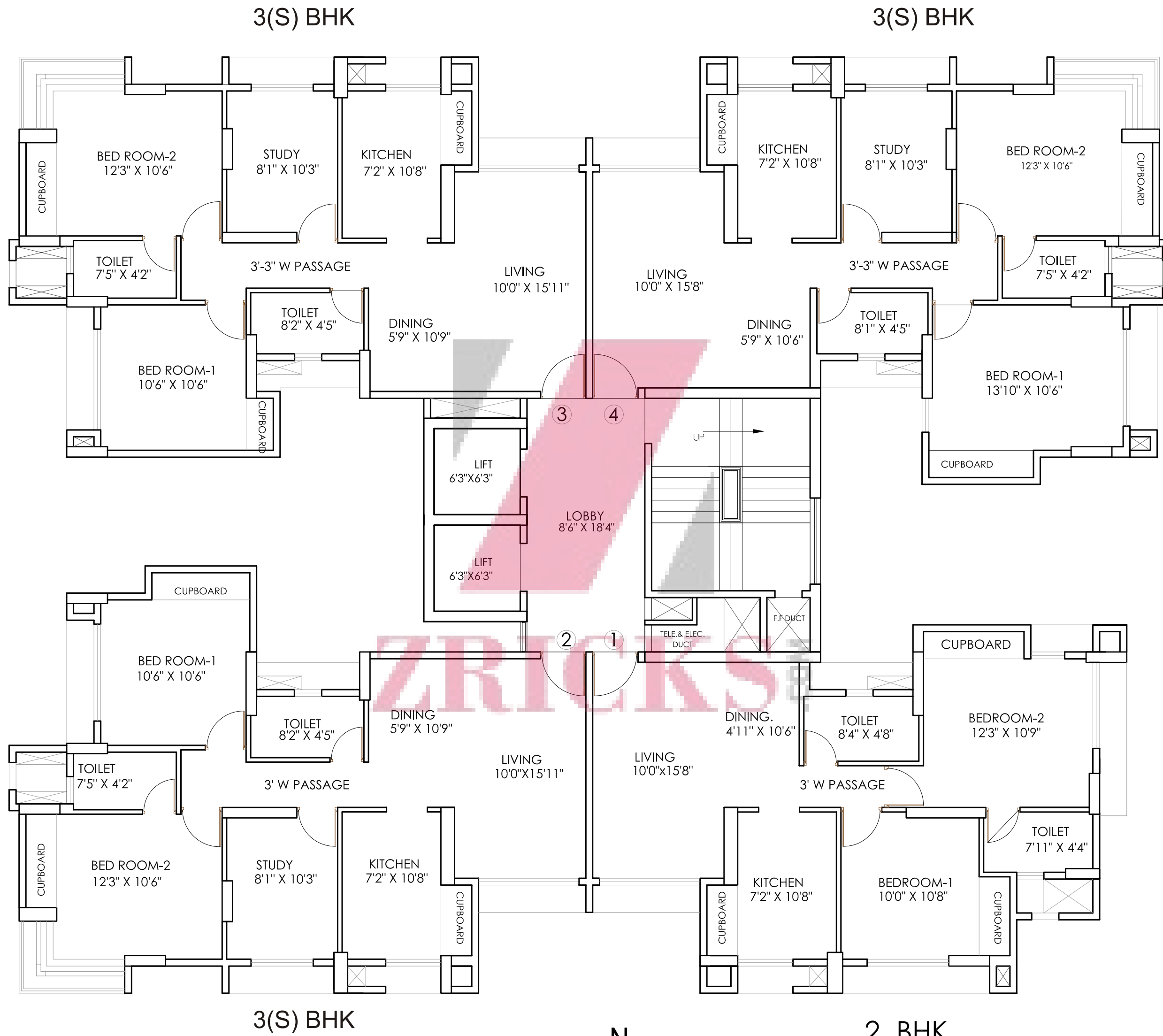
TYPICAL FLOOR FOOTPRINT OF TOWER
MULBERRY-T5



TYPICAL FLOOR FOOTPRINT OF TOWER
DAHLIA-D



TYPICAL FLOOR FOOTPRINT OF TOWER
LILY-A4

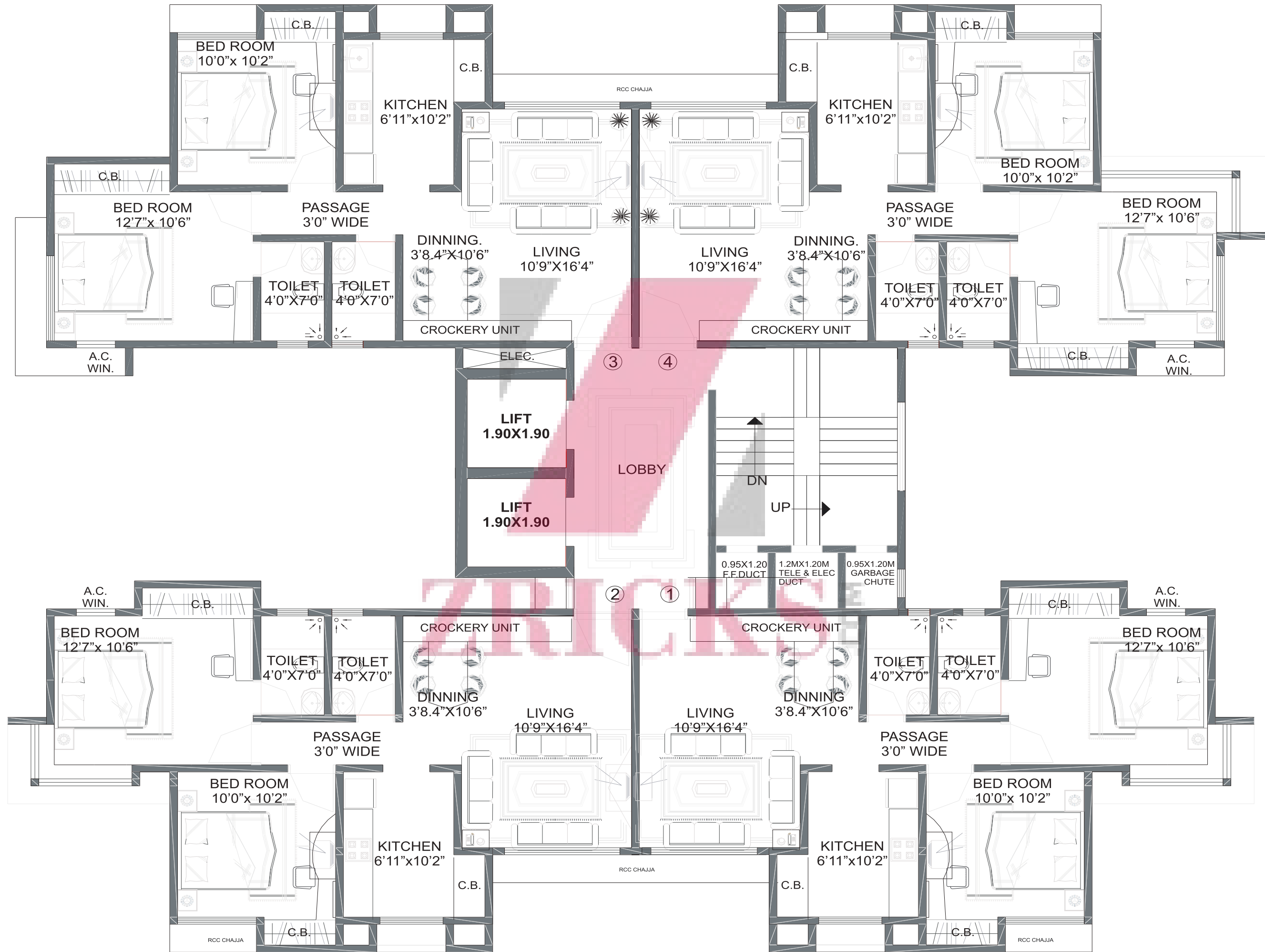


Typical Floor Plan for Tower

DAFFODIL - A1

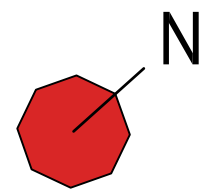
2 BHK

2 BHK

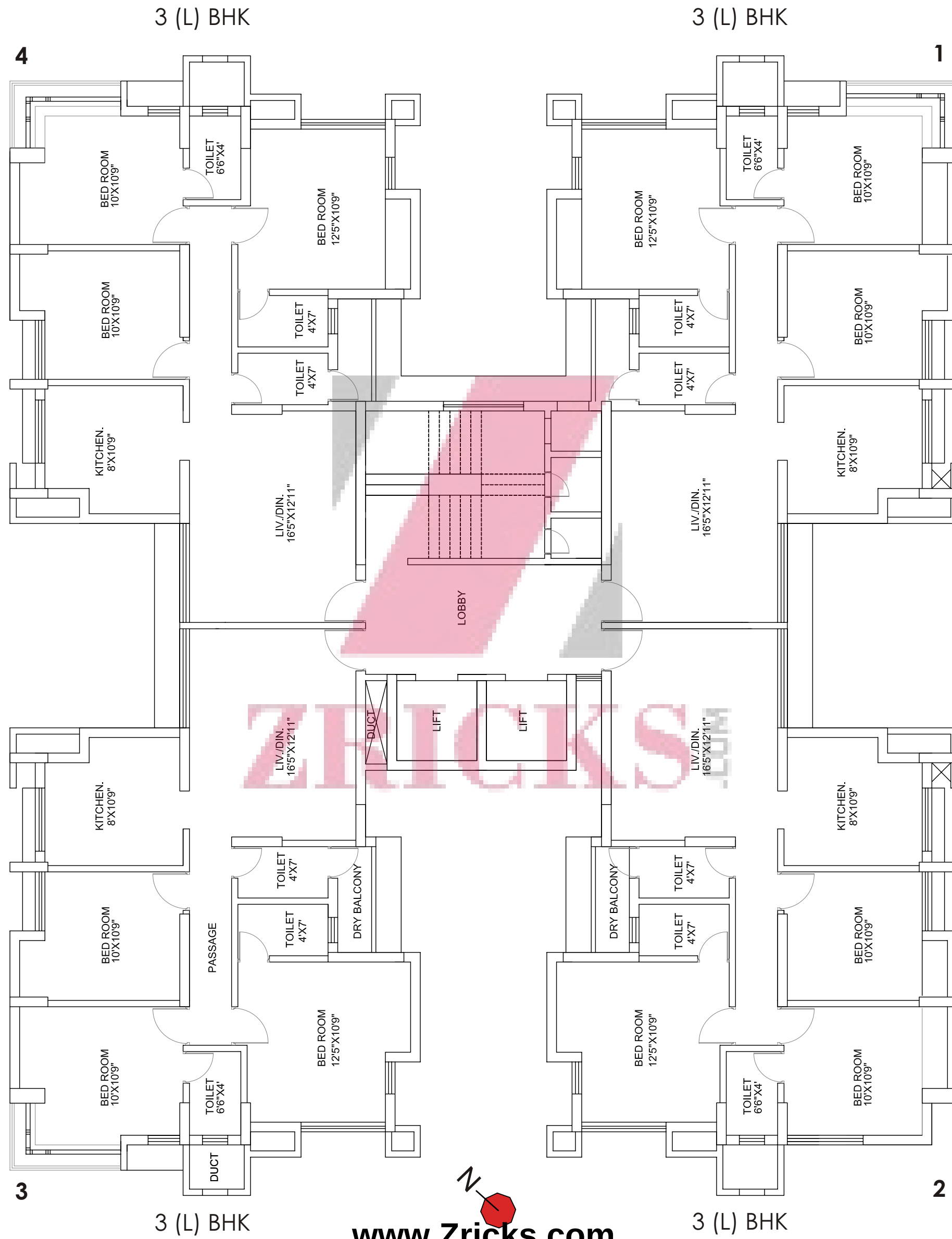


2 BHK

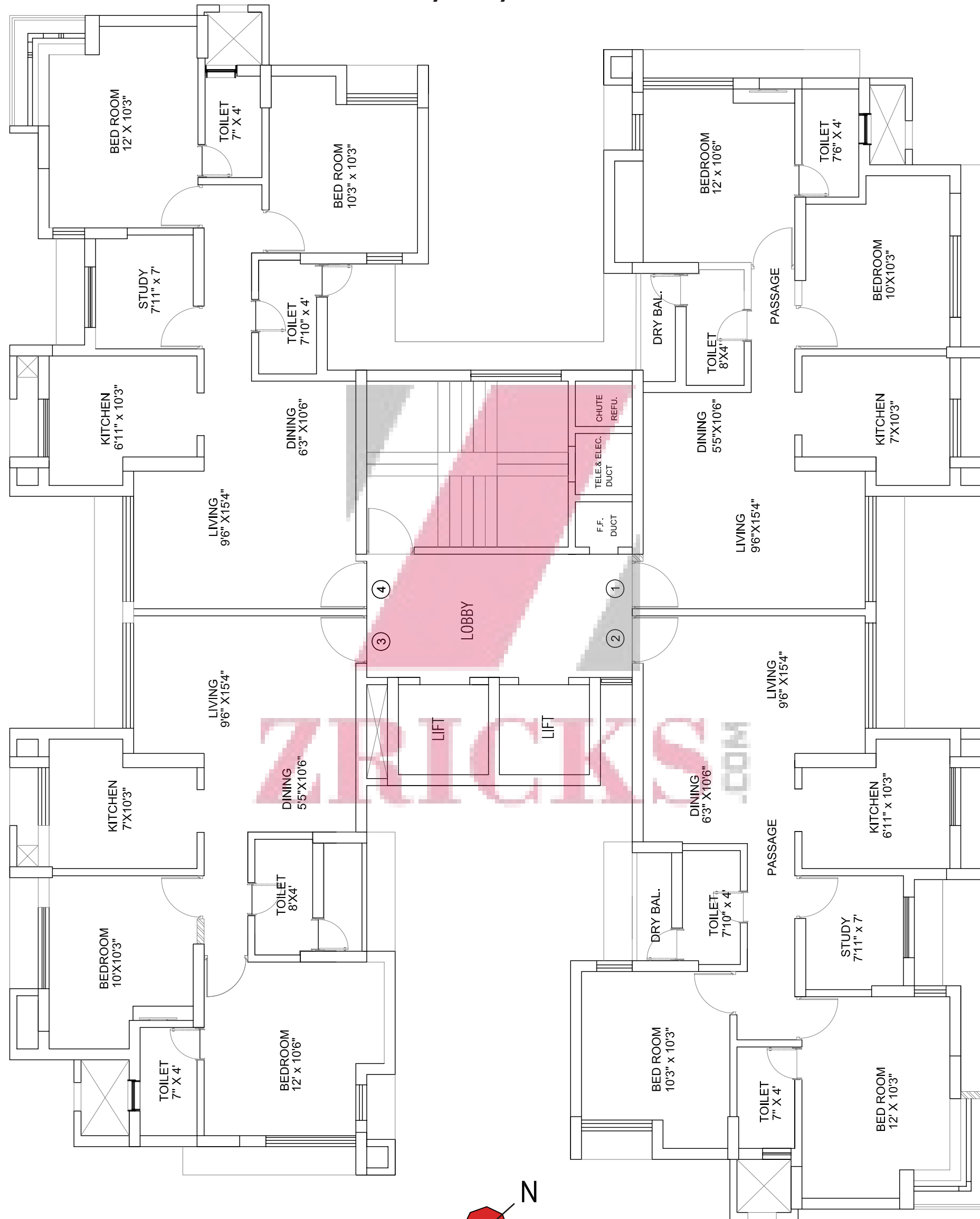
2 BHK



Typical Floor Footprint of Towers
Sunflower & Tulip - C1&C2



Typical Floor Plan of 2 BHK in Towers Daisy & Ivy-A2 & A3





RUNWAL GROUP

CURRENT PROJECTS

Runwal Anthurium
Next to R Mall, Mulund (W)



3 (S), 3 (L), 4 (S) & 4 (L) BHK

Runwal Elegante
Lokhandwala, Andheri (W)



3, 4 & 5 BHK

Runwal Pearl
Ghodbunder Rd., Thane (W)



3 (S) & 3 (L) BHK

READY POSSESSION

Runwal R Square Offices
Opp. R Mall, Mulund



Hi-Tech Offices
1000 – 4000 sq. ft.

Runwal Symphony
Vakola, Santacruz (E)



3 (S) & 3 (L) BHK

Runwal Elina
Saki Naka



2, 3 (S) & 3 (L) BHK

THE RUNWAL GROUP

In the year 1978, a visionary – Mr. Subhash S. Runwal set the foundation for a company to shape the dreams of families across the city. Today, the Runwal Group is revered as one of the leading real estate developers in Mumbai. Our first and foremost focus has been to exceed our customers' expectations and fulfil their future aspirations. With a unique multi-domain portfolio that covers the residential, commercial and retail space, we touch people's lives in many different ways.

Our every project – be it a residential apartment, mega shopping mall or office complex – is built on our values of reliability and transparency. Over the years, we have given the city more than 60 landmark projects and provided over 10,000 families with a lifetime of happiness – a dream home.

BRAND ETHOS

Our customers are the centre of our universe, and everything revolves around our customers' desires. In a way, our guiding philosophy can be summed up in one word: 'YOU'. We believe in earning your trust and building a long-lasting relationship. It reflects in our brand's positioning statement **"With You, Always..."** The three dots in the statement signify a relationship that continues forever.

CORPORATE PHILOSOPHY

We have always focused on designing and building projects around your needs and wants. Our every project starts with a detailed market research to understand your requirements. It includes understanding your needs from the project, your personal preferences in architecture and aesthetics and your desired level of lifestyle.

We also conduct a geographic research to study the traffic scenario, population density and developments. Accordingly, we design and build projects with huge parking spaces, multiple access gates and other lifestyle conveniences, which answer the future needs of the society.

ENVIRONMENTAL FOCUS

Apart from your personal requirements, we take into consideration the needs of the natural surroundings. We conduct a study on the current bio-diversity of the flora and fauna and the possible impact of the project on the same. On the basis of this analysis, we identify the developments needed to offset the environmental impact like introducing waste water management, development of the green lung through landscapes and peripheral green development amongst many others.

THE RIGHT PARTNERS

"No two projects are the same." At the Runwal Group, we don't just believe in this axiom. We live by it. That's why we meticulously choose the right partners – architects,

technical consultants, landscape designers, planning engineers and technical engineers – who would be able to meet the specific requirements of each project. Time and again, we undertake several initiatives to connect with the local channel partners to get a true understanding of your preferences and desired amenities.

CUSTOMER CARE

At the Runwal Group, we believe in giving you more than you expect. Because you are at the heart of everything we do. We focus our efforts first and foremost towards your needs and requirements. Our experts are always there to provide you with assistance and guidance at every step.

In every project we undertake, you will find a dedicated team, who will address your queries and assist you in the documentation process. If you want to opt for a home loan, we will help you with that too. Our team will provide you complete assistance in identifying the right finance provider and negotiating the best terms for you.

Our customer care team will regularly update you on the status and development of the project after booking. We carry out a three step process before the apartment is given to you for possession. Firstly, the apartment is inspected by the project team, then by the possession team and finally by the facilities team. After the clearance is obtained from all three divisions, we will invite you to come and inspect the apartment to your satisfaction.

At the time of possession, our facilities team will help you in moving in and make sure that your family receives a grand welcome. But our facilities team's services don't just end here. Our team will continue to provide you assistance on a day-to-day basis – be it getting a plumber, finding a maid or getting your house painted. We make sure that our every customer-centric service adds value at all times.

QUICK RESPONSE INITIATIVE

We believe that giving a personal service helps us in understanding your needs. That's why we are at your service through an interactive customer response programme, whenever, wherever. We are the first real estate developer to initiate this response programme, across the digital platform with a maximum response time of 24 hours to your queries.

EASY CONNECT

At the Runwal Group, we connect with our audience through several group activities, customer service channels and digital avenues. Apart from exploiting the regular media options, we communicate through various digital platforms – websites, microsites, banners, direct response emailers, Facebook, Twitter and others. We have always focused on creating precise marketing collaterals, which assist you in understanding the project and taking the right decision.



Site Address: Runwal Garden City, Opp. Colour Chem, Near Nicholas Piramal, Balkum, Thane (W).

For details, call: 9867722881, 022 65847307 | Email: gardencity@runwal.com

Corporate Office: Runwal Developers Pvt. Ltd., Runwal and Omkar E Square, 5th Floor,

Opp. Sion Chunabhatti Signal, Sion (E), Mumbai – 400 022. Tel.: 022 61133000