



PROJECT REPORT

RUNWAL BLISS

by Runwal Group, Kanjurmarg

ABOUT THE NEIGHBOURHOOD:

Kanjur Marg is a suburb in eastern part Mumbai. It lies on the Central Railway line of the Mumbai Railways. Prior to the development, the neighborhood was an established industrial hub companies like Crompton Greaves and The Indian Smelting And Refining Company Limited. However, the suburb is fast developing into a business district with planned corporate campuses like OneWorld and Lodha iThink. The area is strategically located near Powai and the IIT Mumbai campus with excellent connectivity to the IT hubs of Seepz, Vikhroli, Airoli and Mahape.

This area is also the starting point for the JVLR (Jogeshwari Vikhroli Link Road) which connects the Eastern and Western Express Highways.

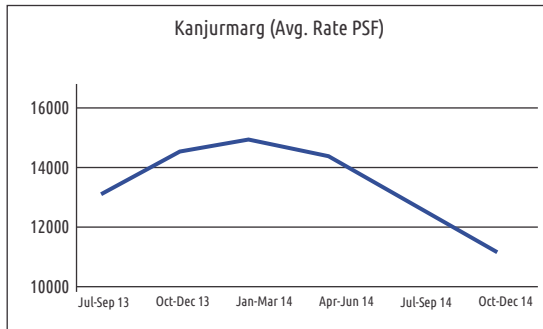
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INDIA

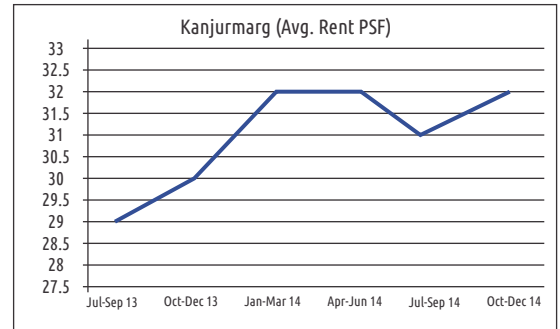
CAPITAL VALUES AND LEASE RENTALS IN THE AREA:

The capital values have decreased by about 15 per cent since Jan 2013 and by about 22 per cent Jul 2013

The rentals in this area have increased by about 10 per cent since Jan 2013 and by about 7 per cent since Jul 2013



Source: Magic Bricks



Source: Magic Bricks

Note: The above figures indicate properties in different stages of construction, completed and ready to use properties, hence the average rates are higher.

KANJURMARG INFRASTRUCTURE:

Infrastructure*	No. of Establishments	Establishment Name*
Educational Infrastructure **	> 5	St. Xavier's High School, St. Francis Xavier High School, IES Kindergarden and Secondary School, Adarsh Vidyalaya
Banks	> 5	PMC Bank, Punjab National Bank, Abhudaya Bank, SBI Model Co-operative Bank
ATMs	> 6	Axis Bank ATM, PMC Bank ATM, SBI ATM, ICICI Bank ATM, HDFC Bank ATM, Janakalyan Sahakari Bank ATM
Hotels / Restaurants	> 5	Cheftoon's Chilliz, Soma's Fast Food Corner, New Malwani Katta, Picardo's
Supermarkets	> 1	Kb's Supermarket
Clubs/Associations	~ 1	Country Club
Hospitals	> 4	Arogyam Cancer Hospital, Mind Health Center, Aniket Nursing Home
High Street Shopping/ Malls		

* This list is indicative not exhaustive | ** Includes all educational institutions from Pre school to Post graduation

Source: Coldwell Banker India

ABOUT THE DEVELOPER:

The Runwal group was established in 1978. The group is one of the leading players in several segments like residential, commercial and retail. Since its founding, the group has accumulated tremendous goodwill, and has the earned privilege of being recognized as a "preferred developer" of real estate by the Maharashtra Government.^[1]

ABOUT THE PROJECT:

The project is located near Kanjurmarg railway station. It is well connected to Powai and Eastern Express Highway. The complete project is spread across 36 acres of beautiful lush of greenery while 8 acres is dedicated to Phase 1. Six multistoried towers containing lavish and luxury apartments are planned in this project.^[1]



INDIA

COMPARABLE PROJECTS

Project Name	Bliss	Savannah
Developer	Runwal	Jaycee Homes
Construction Status	Pre-launch	Under Construction
No. of Buildings/Blocks/Wings	6 (On Offer, Phase 1)	9
Area Under Development	8 Acres (Phase 1)	9 Acres
No. of Floors	Tower 1 & 2 - 34 Floors, Tower 3 - 31 Floors, Tower 4 - 29 Floors Tower 5 - 25 Floors, Tower 6 - 29 Floors	40
Unit Mix	1 BHK, 2 BHK, 3 BHK	1 BHK, 2 BHK
Unit Sizes	Tower No. 5 - 2 BKH (S) - Saleable/Carpet (Sq. ft.) - 1100/662, Tower No. 1 & 2 - 2 BHK (B&C) - Saleable/Carpet (Sq. ft.) - 1100/662, Tower No. 1 & 2 - 2 BHK (B&C) - Saleable/Carpet (Sq. ft.) - 1100/662, Tower No. 3 (with deck) 3 BHK Small - Saleable/Carpet (Sq. ft.) - 1750/1028, Tower No. 3 (without deck) 3 BHK Small - Saleable/Carpet (Sq. ft.) - 1650/974, Tower No. 3 - 5 BHK Small - Saleable/Carpet (Sq. ft.) - 4000/2355	1 BHK: 707; 2 BHK: 990 - 1,075
Possession (exp)	TBA	Dec-18
Internal Amenities	TBA	Imported Marble Flooring, French Windows, Designer Bath Fittings, Intercom System, LPG Leak Alarm.
External Amenities	ies - Pool Table, Multipurpose Party & Banquet Hall	Gym, Swimming Pool, Health Club, Children's Play Area, Garden, Spa, Jacuzzi, Tennis Court, Golf Course, Basket Ball Court.
Price Psf (INR)	Box rate from INR 90 Lac - 5.5 Cr.	on request

* This is an indicative list ; ** Source: Magic Bricks, 99 Acres, etc.

Source: Coldwell Banker India

PROJECT ON GOOGLE MAPS:



BIBLIOGRAPHY:

1. Runwal Group, [Online]. Available: <http://www.runwal.com/default.asp>.
2. Google Maps, [Online]. Available: https://www.google.co.in/maps?newwindow=1&espv=2&q=runwal+bliss&um=1&ie=UTF-8&sa=X&ei=1Kq0VMzPFcmPuASD4oDoCw&ved=0CAgQ_AUoAQ.