



www.runwalgroup.in
 6931 5223

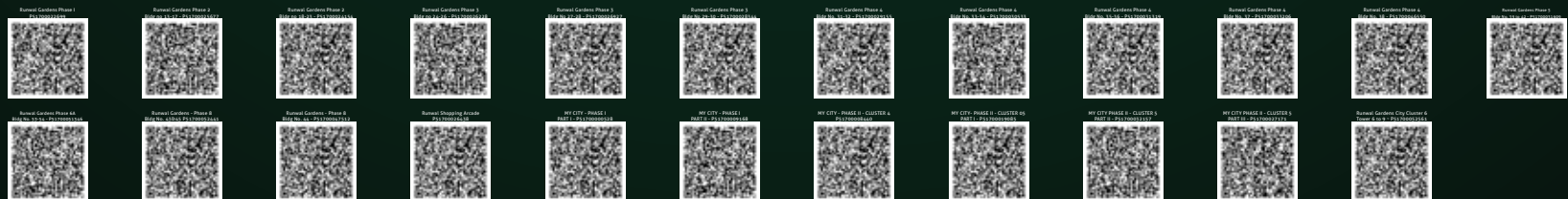
SITE ADDRESS: RUNWAL GARDEN CITY, KALYAN - SHILPHATA ROAD, MANPADA, DOMBIVLI (E), MAHARASHTRA 421204.
 CORPORATE ADDRESS: RUNWAL & OMKAR ESQUARE, 4TH FLOOR, OFF. EASTERN EXPRESS HWY., SION (E), MUMBAI 400 022.

Strategic Partner

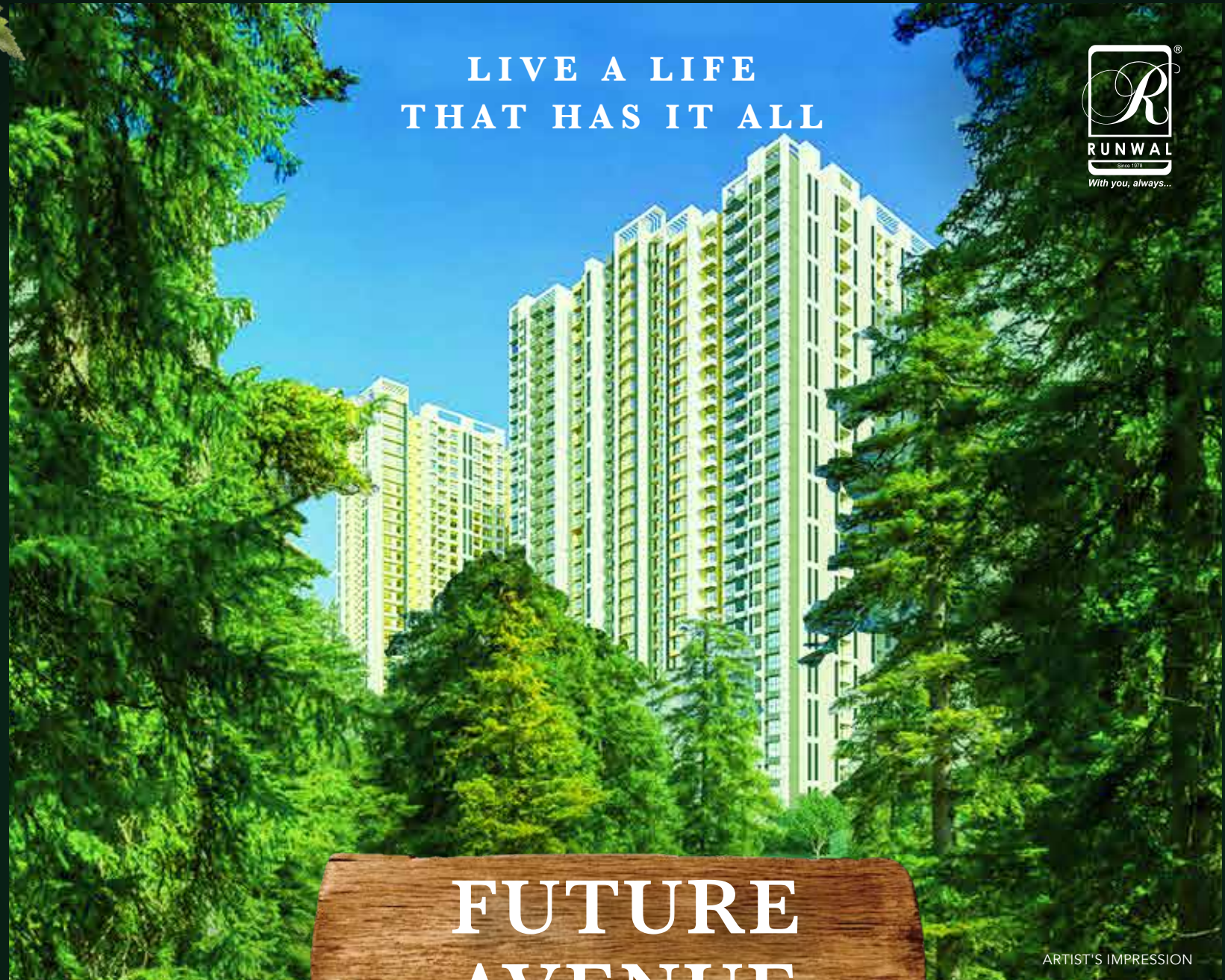


Disclaimer: Runwal Garden City comprises of the Projects 'Runwal Gardens' and 'Runwal MyCity'. The master plan for the project Runwal Garden city is for the purpose of illustration only. IndusInd Bank is providing project finance for the development of the project 'Runwal Gardens' & the Project Runwal My City is financed by ICICI Bank Ltd. No-objection certificate of IndusInd Bank Ltd. will be required to be obtained prior to entering into any agreement for the sale of any unit in Phase I, Phase II, Phase III, Phase IV, Phase V, Phase VI, Phase VII, Shopping Arcade, and Runwal Edge of Runwal Gardens. No-objection certificate of ICICI Bank Ltd. will be required to be obtained prior to entering into any agreement for sale of any unit in Runwal My City. The plans, specifications, images, and other details herein are only indicative, and the owners reserve the right to change any or all of these in the interest of the development as per applicable rules & regulations. This material does not constitute an offer and/or contract of any type between the owners and the recipient. Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease to be entered into between the parties and no details mentioned in this material shall in any way govern such transaction. The Allottee must refer to the agreement for sale for actual details. Further, Runwal Garden City is a brand name for the larger project and the information given herein also pertains to the larger project. We will be registering separate real estate projects, from time to time.

The project "Runwal Gardens" is being developed in a phase-wise manner and the various phases have been registered with MahaRERA bearing registration numbers as follows: Runwal Gardens Phase 1 - P51700022699, Runwal Gardens Phase 2 Bldg no 13-17 - P51700025677, Runwal Gardens Phase 2 Bldg no 18-23 - P51700024154, Runwal Gardens Phase 3 Bldg no 24-26 - P51700026228, Runwal Gardens Phase 3 Bldg no 27-28 - P51700026927, Runwal Gardens Phase 3 Bldg no 29-30 - P51700028344, Runwal Gardens Phase 4 Bldg no. 31-32 - P51700029155, Runwal Gardens Phase 4 Bldg no. 33-34 - P51700030533, Runwal Gardens Phase 4 Bldg no. 35-36 - P51700031319, Runwal Gardens Phase 4 Bldg No. 37 - P51700033206, Runwal Gardens Phase 4 Bldg No. 38 - P51700046550, Runwal Gardens Phase 5 Bldg no. 39-42 - P51700031609, Runwal Gardens Phase 6A Bldg No.53-54 - P51700051346, Runwal Gardens Phase 8 Bldg No. 43 and 45 - P51700047512, Runwal Gardens Phase 8 Bldg No. 43 and 45 - P51700052441, Runwal Edge P51700048175, Runwal Shopping Arcade P51700026438, Runwal Commerz - Tower 1 P51800047579, MyCity Phase I Part I - P5170000528, Phase I Part II - P51700009168, Phase II Cluster 4 - P51700008440, Phase II Cluster 5 Part I - P51700019085, Cluster 5 PART II, - P51700032157, Cluster 5 PART III - P51700027171, Runwal Gardens City Cluster 6 tower 6 to 9 - P51700052561. Available on website https://maharera.mahaonline.gov.in under registered projects.



LIVE A LIFE
 THAT HAS IT ALL



FUTURE
 AVENUE

ARTIST'S IMPRESSION





STOCK PHOTO

STEP INTO THE LIFE THAT HAS IT ALL

Discover the serenity of nature at Future Avenue, in Runwal Garden City, Dombivli. Embraced by verdant landscapes, this development offers an exquisite living experience. Multiple gardens grace the estate, enhancing its natural charm. The well-designed homes provide modern comforts and enchanting views. Besides, the township boasts excellent connectivity, making daily life effortless. Residents can relish nature, numerous shopping options, and a plethora of recreational amenities. Life at Future Avenue is a testament to the beauty of nature, making it an ideal choice for those seeking a tranquil yet connected lifestyle.



REMARKABLE
LOCATION

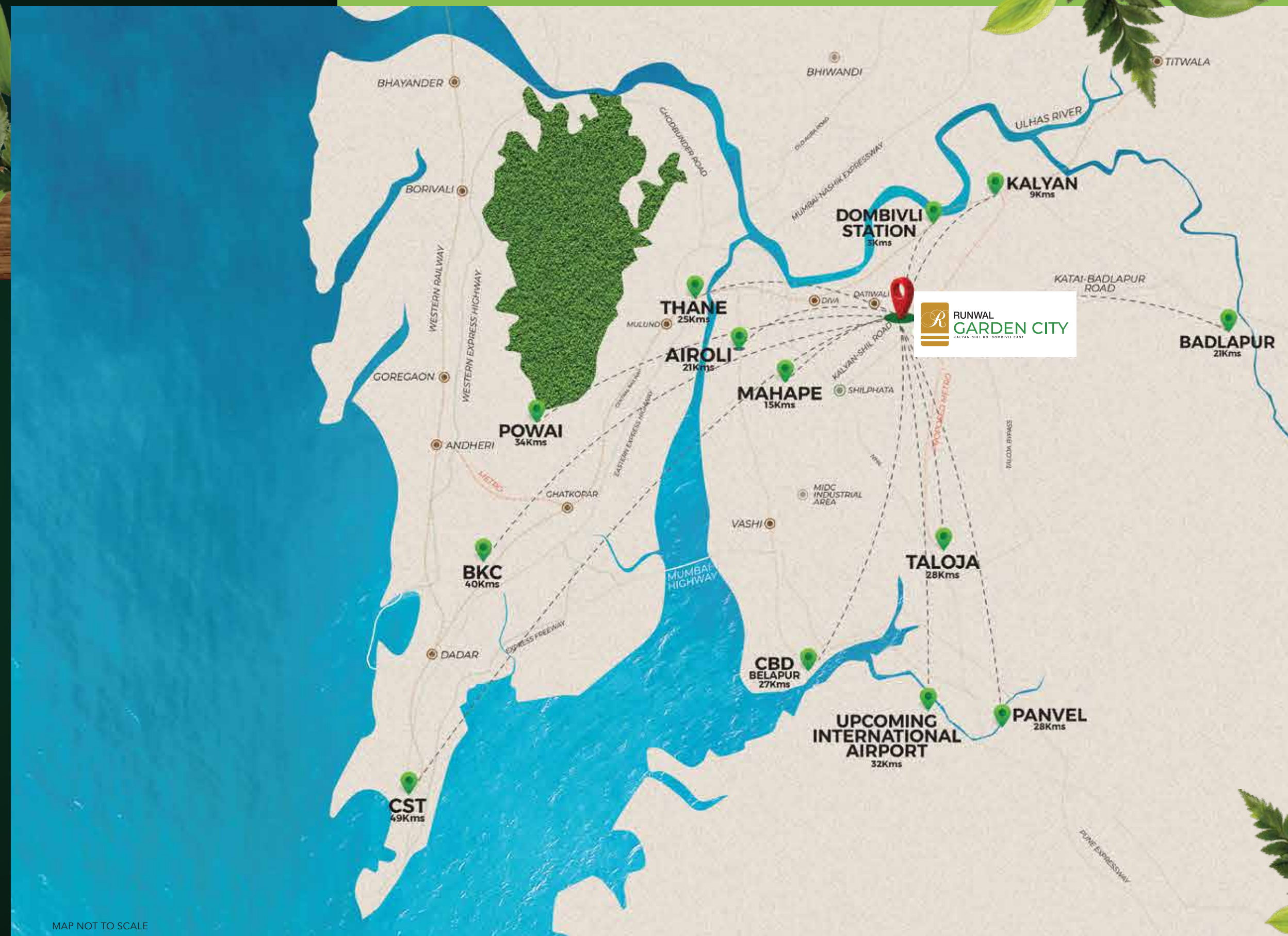
A LOCATION THAT HAS IT ALL

Situated at the center of the economic trinity of Navi Mumbai, Thane and Kalyan

Well-connected by rail. Nearby stations include Dombivli and Diva

Planned expansion of roads leading to Navi Mumbai, Thane and Kalyan

MMRDA has identified Dombivli as a Central Business District like BKC and Belapur. Robust transit network and quality infrastructure



THE FUTURE AVENUE IS WHERE THE FUTURE LOOKS GOOD

Embracing a life that has it all, this corridor seamlessly blends future-friendly infrastructure with a rich heritage. It stands as a testament to transformative excellence, ensuring a legacy of prosperity for both current residents and generations to come.



KALYAN-SHIL ROAD
0.0 KM



VIRAR - ALIBAUGH
MULTIMODAL CORRIDOR
0.0 KM



PROPOSED MANPADA
METRO STATION
0.2 KM



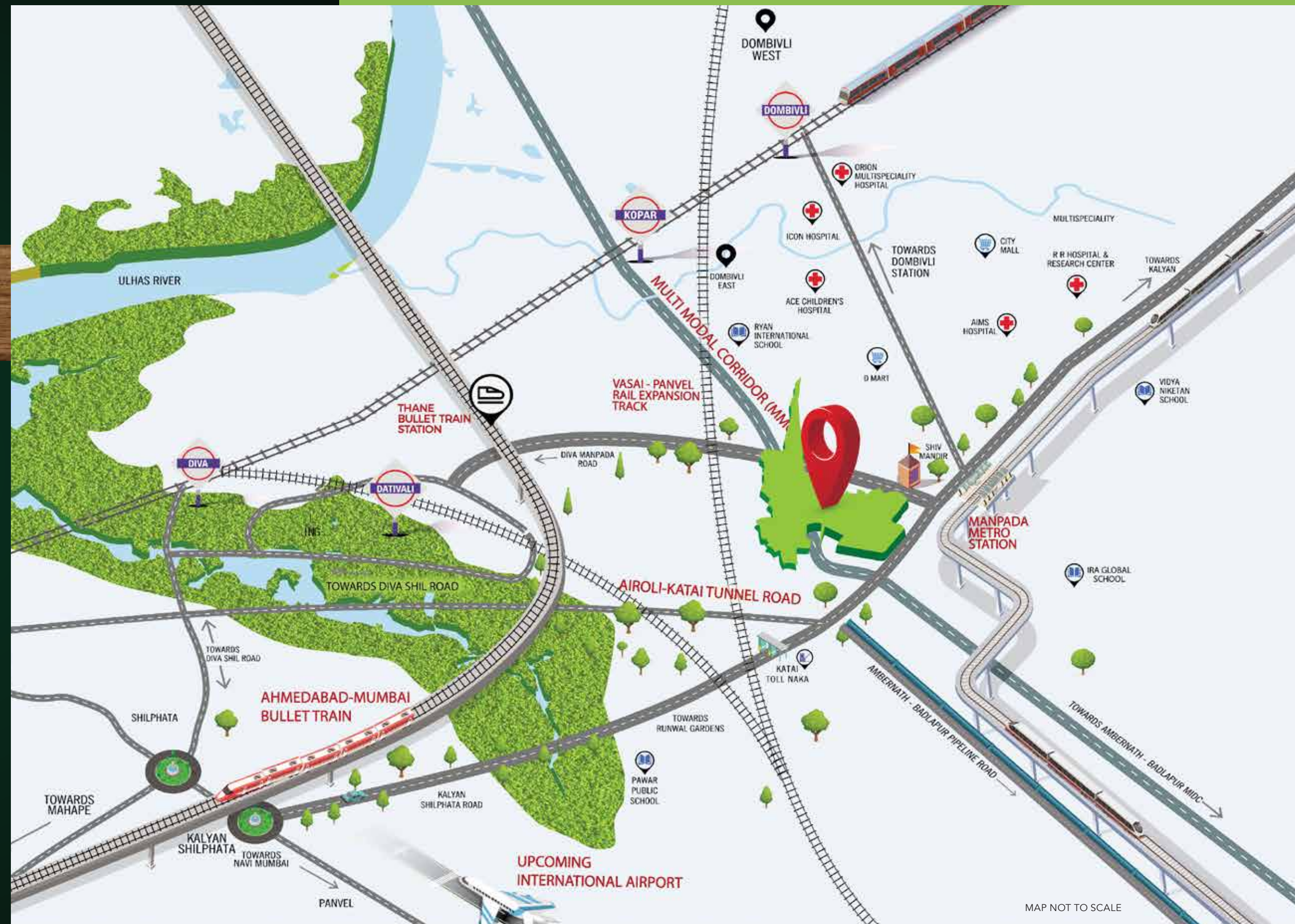
AIROLI-KATAI TUNNEL
1.2 KM



BULLET TRAIN STATION
2.0 KM



NAVI MUMBAI INTERNATIONAL
AIRPORT
32 KM



MAP NOT TO SCALE



ARTIST'S IMPRESSION

WELCOME TO THE CITY THAT HAS IT ALL

Here is a 250+ acre integrated township where your needs and convenience take center stage. From commercial hubs and educational institutions to healthcare facilities and recreational areas, everything is just a stone's throw from your exquisite residence. Discover a place where everything you desire is within reach, ensuring your life is enriched and hassle-free.

HOME THAT HAS IT ALL



ARTIST'S IMPRESSION



Disclaimer : Runwal Garden City comprises of the Projects, 'Runwal Gardens' and 'Runwal MyCity'. The master plans for the project Runwal Gardens and MyCity are for the purpose of illustration only. The Promoter/Owner shall be entitled and reserves its right to make such variations, alterations, amendments or deletions or amalgamation of the layouts of Runwal Gardens and MyCity as the Promoter/Owner may consider necessary in the interest of the development and as per the provisions of law or as may be required and approved by the concerned local/statutory authorities from time to time. The Promoter/Owner expressly clarifies and makes it abundantly clear that the finalised details, specifications, and particulars with respect to any facet or component of the respective project i.e. Runwal Gardens and MyCity (including as depicted or stated herein) shall be as indicated in the registered agreement for sale that may be executed and as disclosed on the website of MahaRERA, and not otherwise. This is only an illustration. The layout will not be developed as per this illustration. The Contents of this illustration shall not be relied upon while making any decisions relating to the real estate project. The central gardens and other common amenities such as school, mall, health centre, town hall, community market, bus station, police station, fire station along with other township amenities as shown in proposed layout of the larger integrated township land will be usable by the residents of the whole Runwal Gardens City and also by the general public. It should not be construed as exclusive amenities for Runwal Gardens or Runwal MyCity residents. Separate real estate projects will be registered in both the Projects, Runwal Gardens and MyCity from time to time. The Prospective purchaser is hereby requested to read the details of the Project as uploaded on the MahaRera website before making any bookings.

A MASTER LAYOUT THAT HAS IT ALL

Unwind in Nature's Lap & Discover Unparalleled Bliss and Comfort in Our **250+ Acre Mega City**

LAUNCHING

FUTURE AVENUE

MODERN 1, 2 & 3 BHK HOMES

FEEL REFRESHED FEEL RECHARGED

This extraordinary township not only offers comprehensive amenities but also provides dedicated features for each residential pocket, ensuring every day brims with vibrancy. With an abundance of recreational and rejuvenation facilities, lush green spaces, engaging interactive corners, and a thriving sports arena, Runwal Garden City ensures you won't need to venture far from home to enjoy a fulfilling life.





ARTIST'S IMPRESSION

EXPERIENCE THE SPLENDOR OF WELL-CRAFTED HOMES

Experience the allure of meticulously designed 1, 2 & 3 BHK homes that elevate your daily living to unprecedented heights. Your ideal home is on the horizon, where exquisite interior design meets an exceptional lifestyle.

LOBBY AREA



LIVING AREA



MODERN KITCHEN

SPACIOUS
BEDROOMS





ARTIST'S IMPRESSION

**250+ LIFESTYLE AMENITIES
ONE AMAZING ADDRESS**



EXCLUSIVE CLUSTER AMENITIES

Experience a diverse range of amenities catering to all ages and interests, including a kids' play area, butterfly and Zen gardens, jogging track, outdoor gym, picnic area, amphitheatre, party hall, and more. Stay connected with WiFi at the cloud garden, enjoy the kids' pool, or relax in the reading lounge. This community offers something for everyone, from active lifestyles to serene retreats.

GROUND LEVEL CLUSTER AMENITIES

SWING GARDEN	SCRIBBLING WALL	FLORAL GARDEN
GAZEBO	BADMINTON COURT	MINI GOLF
PICNIC GARDEN	SKATING AREA	FUTSAL COURT
PLAY / MEDITATION LAWN	ORCHARD GARDEN	CLOUD GARDEN WITH WIFI

PODIUM LEVEL CLUSTER AMENITIES

KIDS' PLAY AREA	PLAZA SEATING	GAZEBO
JOGGING TRACK	OUTDOOR GYM	PARTY LAWN
BUTTERFLY GARDEN	REFLEXOLOGY PATH	ZEN GARDEN
INFANTS PLAY AREA	AMPHITHEATRE SEATING	FLORAL GARDEN
CRECHE	POOL DECK	LIBRARY
LAP POOL	PARTY HALL	INDOOR GAMES AREA
KIDS' POOL	READING LOUNGE	RECREATIONAL ZONE
AQUA GYM	SEMI OPEN PLAY ZONE	SENIOR CITIZENS AREA

PODIUM LEVEL



ARTIST'S IMPRESSION



JOGGING TRACK

STOCK PHOTO



GYMNASIUM

STOCK PHOTO



MINI GOLF

STOCK PHOTO

BADMINTON



STOCK PHOTO

SENIOR
CITIZENS AREA



STOCK PHOTO

LIBRARY



STOCK PHOTO

EXCLUSIVE CENTRAL PARK AMENITIES

Discover an array of cluster amenities designed for your enjoyment, from a kids' pool and aqua gym to a party hall and reading lounge. Plus, there's a dedicated space for working from home, indoor games, recreational areas, and serene spots like a gazebo, lotus pond, and a timeless clock tower to enjoy.

TOPIARY GARDEN

SEASONAL GARDEN

ORCHARD TREE TRAILS

SENIOR CITIZENS CORNER

CRICKET GROUND

JOGGING TRACK

CYCLING TRACK

KIDS' AMUSEMENT ZONE

FLOWER GARDEN

MIYAWAKI FOREST

BUTTERFLY GARDEN

BOARD GAMES PLAZA

SKATING RINK

PICNIC SEATING

HEALTH JUICE KIOSKS

GAZEBO WITH SEATING

SCULPTURE

AMPHITHEATRE

OUTDOOR GYM

SUNDIAL

PET PARK

LOTUS POND

CLOCK TOWER



CRICKET
GROUND



ARTIST'S IMPRESSION

AMPHITHEATRE



ARTIST'S IMPRESSION

A WORLD CLASS TOWNSHIP WITH THE BEST IN CLASS AMENITIES



3 CENTRAL PARKS



250+ AMENITIES



5.5-ACRE DEDICATED SPORTS ACADEMY



EUROSCHOOL & RYAN INTERNATIONAL SCHOOL (OPERATIONAL)



70% OPEN SPACES



HIGH STREET RETAIL



MEDICAL CENTERS



3 CITY CLUBHOUSES



34+ GARDENS



ARTIST'S IMPRESSION

TOWNSHIP
CLUBHOUSE



RYAN
INTERNATIONAL
SCHOOL



HIGH-STREET
RETAIL

R GALLERIA 2



MEDICAL
CENTRE

TEMPLE



24/7 CCTV
SURVEILLANCE

24 M WIDE
INTERNAL ROADS



STOCK PHOTO



ARTIST'S IMPRESSION



STOCK PHOTO

CURIOUS ABOUT WHY FUTURE AVENUE IS THE ULTIMATE PLACE TO CALL HOME?

Discover a visionary living experience at our future-ready community, where you can simply walk to work, provide your children with world-class education, and relish the serenity of open green spaces.

- ◆ FUTURE READY LOCATION
- ◆ WALK TO WORK
- ◆ WORLD CLASS EDUCATION
- ◆ OPEN GREEN SPACES
- ◆ SPORTS ACADEMY
- ◆ VIEWS OF 4.5-ACRE CENTRAL PARK
- ◆ COMMUNITY LIVING
- ◆ DEDICATED CLUSTER AMENITIES
- ◆ PRIVATE CLUBHOUSE
- ◆ SAFETY & SECURITY

**PARTNERING WITH THE BEST,
FOR WORLD-CLASS LIVING
IN DOMBIVLI**

Structural Consultant

Mahimtura Consultants Pvt Ltd

MEP Consultant

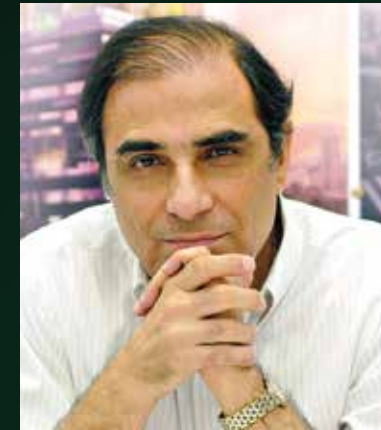
Consistent Engineering Consultants Pvt Ltd (Dubai)

Landscape Consultant

PS Landscape Design & Ecology

Infra Consultant

Econ Pollution control consultants



**MODERN RESIDENCES
IMAGINED BY PADMA BHUSHAN**

HAFEEZ CONTRACTOR

A name that is synonymous with Powai's transformation is Hafeez Contractor. His famed expertise now comes to Dombivli in the form of Runwal MyCity. Architect Hafeez Contractor (AHC) has a reputation for creating innovative design concepts and bold township execution.

LANDMARK PROJECTS

- Hiranandani Gardens, Powai – Mumbai
- Infosys – Pune
- The Imperial – Mumbai



REDEFINING FUTURE LIVING FOR YOU

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 of over 65 projects and millions of square feet of quality developments. The Group has a strong customer base of more than 35,000 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.



THE NAME OF TRUST



A strong legacy of
45+ years



Pioneers in mall &
retail development



Portfolio of
65+ projects



Known for quality,
trust & transparency



50+ delivered
projects



Customer base of
35,000+ happy families

**RUNWAL GROUP:
CHANGING MUMBAI'S
SKYLINE AND LIFESTYLE**

RESIDENTIAL & COMMERCIAL

- | | | |
|-----------------------|--------------------|----------------------|
| 1. RUNWAL VIHAR | 12. R GALLERIA | 23. RUNWAL PARK |
| 2. RUNWAL ESTATE | 13. R MALL | 24. RUNWAL RESIDENCY |
| 3. RUNWAL PLAZA | 14. RUNWAL TOWER | 25. RUNWAL HILLS |
| 4. R MALL | 15. RUNWAL PRIDE | 26. RUNWAL CLASSIQUE |
| 5. RUNWAL REGENCY | 16. RUNWAL FORESTS | 27. RUNWAL TERRACE |
| 6. RUNWAL GARDEN CITY | 17. RUNWAL BLISS | 28. RUNWAL CENTRE |
| 7. RUNWAL HEIGHTS | 18. RUNWAL COMMERZ | 29. RUNWAL GRAND |
| 8. RUNWAL PINNACLE | 19. RUNWAL AVENUE | 30. R GALLERIA |
| 9. RUNWAL GARDENS | 20. R ODEON | 31. R MALL |
| 10. RUNWAL EDGE | 21. R CITY | |
| 11. RUNWAL GREENS | 22. RUNWAL SERENE | |



MUMBAI

- Residences
- Malls
- Offices

Map not to scale. For reference only.