

KANJURMARG

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THE IDEAL RESIDENTIAL CHOICE

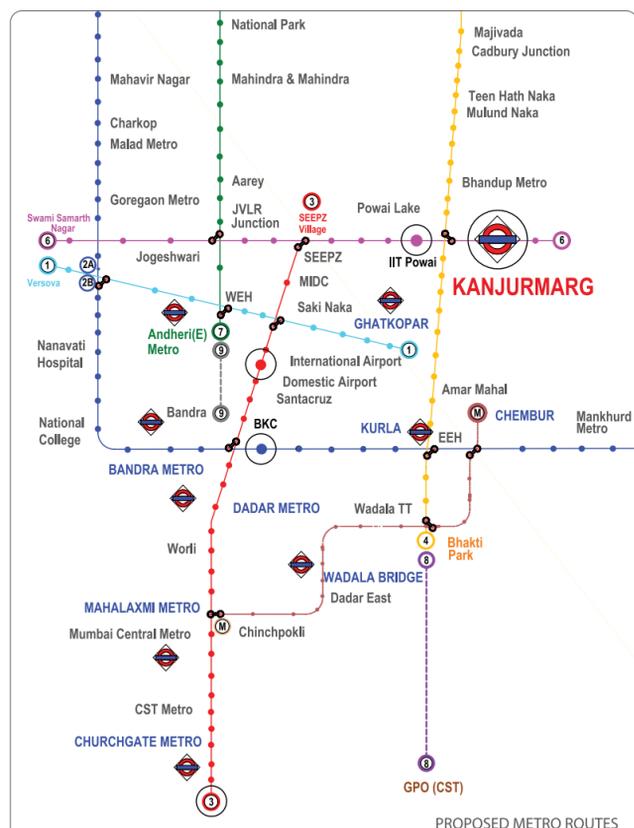
An enviable location, impeccable connectivity, developing infrastructure, well planned projects at affordable values and green environs – it's no wonder that Kanjurmarg is becoming the preferred residential destination of upwardly mobile individuals and families.

Kanjurmarg may derive its name from the local Kanjur village but that is where the association ends. Kanjurmarg today is a vibrant, pulsating suburb that boasts of well-developed infrastructure, remarkable connectivity and residential projects that add a new dimension to luxury living. The icing on the cake are the tranquil surroundings, the lush green ambience and the serene locales which are major draw for home buyers looking

to live in the city and yet be apart from the congestion and pollution.

CONNECTIVITY THAT IS UNRIVALLED

Whether it is road or rail, Kanjurmarg offers every option of travel. When it comes to the road network, the Jogeshwari-Vikhroli Link Road (JVLR), an important arterial road connecting the eastern and western suburbs as well as the Eastern and Western Express Highways, starts here. Kanjurmarg is right on LalBahadurShastriMarg which connects the eastern suburbs to Thane. Eastern Freeway gives a quick access to South Mumbai while the SCLR connects it to the BKC and the western suburbs. The Kanjurmarg station provides a link to the much touted 'Mumbai Life Line' - the local train network - which also serves as the main access point for several locations in Powai and other suburbs. Air travel is also facilitated by the expediency of reaching the Mumbai International Airport via the AndheriKurla Road and SCLR. In fact, Kanjurmarg will soon be on Mumbai's Metro line, making it one of the most well connected localities of Mumbai. The Lokhandwala-SEEPZ-Kanjurmarg Metro corridors will raise the connectivity to a new level.



(Map taken from secondary sources)

ALL FACILITIES FOR A FAMILY

Typically, young families and joint families are looking to move to bigger homes with an upgraded lifestyle and for them Kanjurmarg is the perfect location as it has all the conveniences required for modern living. Education institutes, health centres, shopping, entertainment, eating out, temples and even employment opportunities – Kanjurmarg has it all! Just to name a few, there are Premier educational institutions like IIT Bombay, Bombay Scottish, Podar International School, St. Francis

Xavier High School; swanky malls like R City Mall, Home Center, D Mart, Big Cinemas, Galleria Powai; well-developed healthcare facilities with the Fortis Hospital, Hiranandani Hospital, Aarogyam Cancer Hospital and Naval Hospital. It is also one of the most sought-after 'business districts' with several business and IT parks located in the area including the LodhaiThink Campus, DS Business Galleria and Crompton Greaves. Some of the best known corporate houses such as L&T, Accenture, HDFC Bank and Godrej located in the

vicinity. It also has good connectivity to Andheri SEEPZ, Vikhroli IT parks and the SEZ at Powai. This allows residents in the area to experience a healthy work-life balance, cutting down on commute times.

LUXURY ON A BUDGET...THE TWIN MEET AT KANJURMARG

Buying a home in Mumbai for most people involves some level of compromise. While they may have a long checklist which includes aspects like good connectivity, infrastructure that supports family life, spacious

apartment, luxurious amenities, open green spaces, landscaped gardens, safety and security features...the reality is that they would probably have to cede a few given the budget constraints. But here is where Kanjurmarg offers the perfect blend of luxury projects at price points that could easily work on a reasonable budget. Moreover, with attractive subvention schemes and other offers from developers in the area, owning a dream home that ticks all the boxes in your checklist is now a definite reality rather than a remote possibility.

RUNWAL GROUP – TRANSFORMING KANJURMARG TO A LIFESTYLE DESTINATION

Runwal Group's projects offer luxury, lifestyle and convenience. They are some of the best residential offerings in Kanjurmarg.

Kanjurmarg has grown into a preferred residential destination and there is little wonder that it has attracted a number of top developers here to set up their iconic projects. The leading name amongst these is the Runwal Group, which holds approximately 50 acres of land in Kanjurmarg. Runwal Group is currently developing two beautiful residential projects – Runwal Forests and Runwal Bliss – in the West and East of Kanjurmarg respectively. Being located in

LOCATION USPs

- Just 10 mins from Powai, at virtually half the price
- Excellent connectivity by rail, road & upcoming Metro
- Set for exponential growth like Powai, Ghatkopar & Mulund

Kanjurmarg gives both the projects the advantages of connectivity and rapidly growing infrastructure.

“ We have two of the largest projects in Kanjurmarg, with a combined presence of almost 50 acres. We have taken carefully thought steps to ensure Runwal Forests and Runwal Bliss offer more than just a home. They are designed to offer a unique lifestyle experience. With open spaces, greenery and recreational facilities far superior to what is currently available, these two projects are going to transform this area into an upmarket luxury residential address. With Metro access adding to the location's already excellent connectivity, quality housing such as what we are developing and extremely attractive real estate prices, Kanjurmarg is poised for a quantum jump similar to Powai. It is an extremely attractive investment option for home buyers.”

— Mr. Subodh Runwal, Director of Runwal Group



ACTUAL SITE IMAGE - RUNWAL FORESTS



RUNWAL BLISS

Runwal Bliss, located at the Crompton Greaves Compound Kanjurmarg East, has been designed and planned to provide the best combination of location, luxury and convenience. With large green open spaces, landscaped surroundings, aesthetically designed residences and some of the most premium recreational amenities on offer, it is poised to emerge as a landmark when completed and will transform the neighbourhood. Built around a 150 year old banyan tree at its heart, Runwal Bliss boasts of a serenity and the lush green environs which are hard to find in cities. A grand club, swimming pools, gym,

yoga zone, jogging/cycling areas and large open spaces are some of the many features of this upmarket development. The immaculately designed apartments are in 1.5, 2, 3 & 4 BHK (with prices starting from Rs 1.6 crore onwards) variants and offer a spectacular view of the hills and creek from the higher floors.

- Design: Architect Hafeez Contractor
- Landscape: Sitetconix, Singapore
- Approvals received. Construction in progress by Shapoorji Pallonji

LIMITED PERIOD OFFER

Special 10:20:30:40 Easy Pay Plan. Pay just 10% now and nothing for next 9 months. Just 3 bullet payments till possession. Huge savings on pre EMI costs. T&C apply.



RUNWAL FORESTS

Runwal Forests is located on LBS Marg, Kanjurmarg West, just 5 minutes from Powai. It offers a unique blend of location, convenience and amenities. The exquisitely designed residences are available in configurations ranging from 1.5 BHK, 2 and 3 BHK (with prices starting from Rs 1.4 crore onwards). The multiple high rise towers of Runwal Forests, are spread across a 15 acre pure residential expanse. These residences have been planned to give residents a feel of being close to nature while having access to all conveniences of an urban life. Keeping in line

with its name, the project features abundant green cover throughout with beautiful trails and open vistas. A large clubhouse, gym, cricket ground, Zen Garden and various other amenities make this project a true lifestyle address.

- Design: Kapadia Associates Design LLP
- Landscape: LSG Landscape Architecture, USA
- Approvals received. Advanced stage of construction

LIMITED PERIOD OFFER

Special bank subvention scheme - pay just 1%, which can be as low as Rs. 1.25 lakhs, and nothing till possession. T&C apply.

The project has been registered via MahaRERA registration number for Wing A: P51800001670, Wing B: P51800005684, Wing C: P51800001903, Wing D: P51800001296, Wing E: P51800001477 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

The project has been registered via MahaRERA registration number for Tower 1-4: P51800000818, Towers 5-8: P51800001838, Tower 9-11: P51800001137 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.