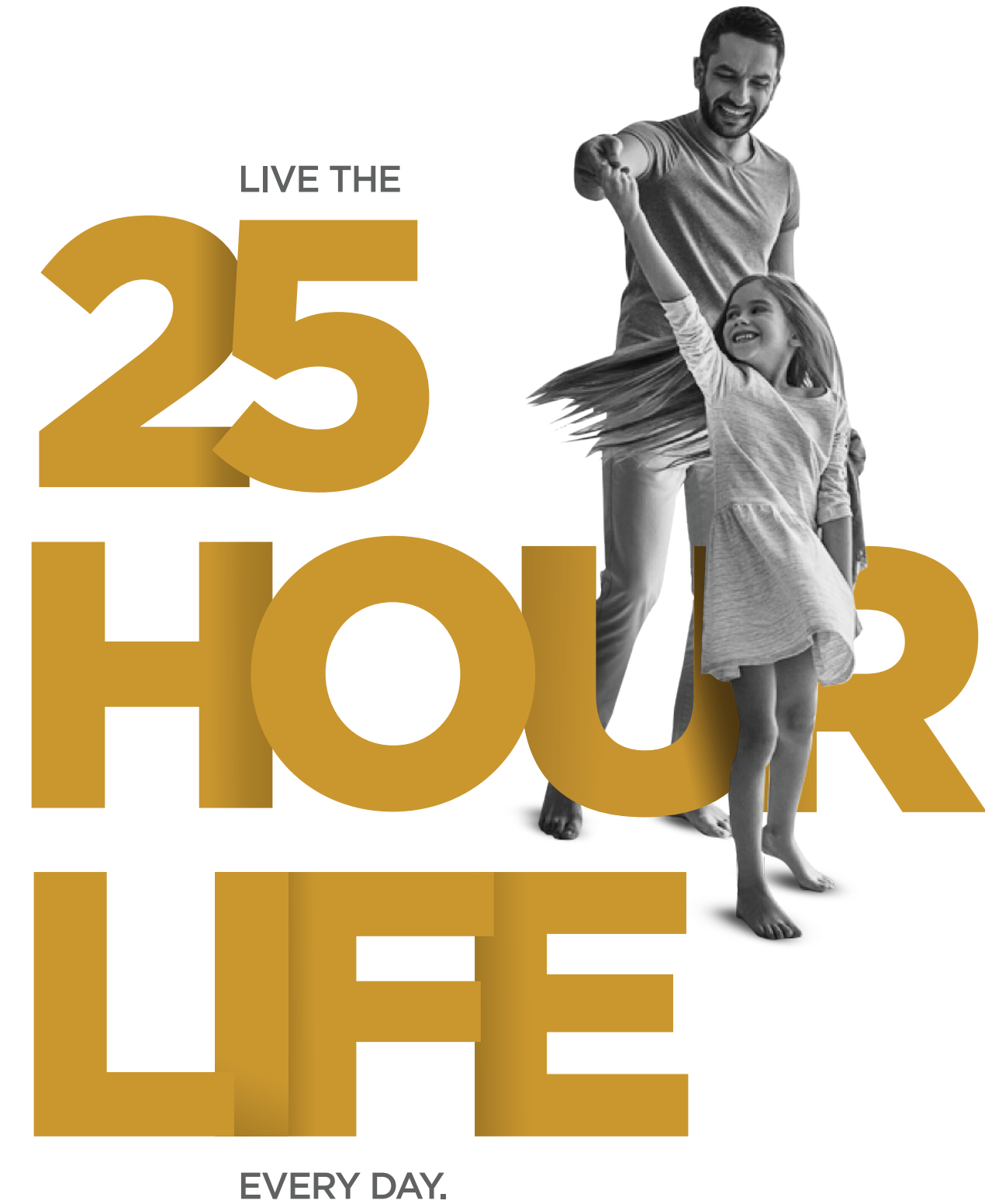


RUNWAL
25 HOUR LIFE
MANPADA, THANE



The project has been registered via MahaRERA registration number - **P51700053696, P51700048270, P51700048278** & is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Site address: Codename 25 Hour Life at Manpada, Next to R Mall, Ghodbunder Road, Thane (W).

Disclaimer: The images and other details herein are only indicative. The Promoter reserves the right to change any or all of these in the interest of the development, as per provision of law. Artist's impressions are used to illustrate amenities, specifications, images, and other details. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated are subject to final decision of the project architect. This electronic / printed material does not constitute an offer and/or contract of any type between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic/printed material. 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 electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Promoter. The Promoter does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA) applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter's sales team only, by physically visiting the project site and the authorized website of RERA. You are requested NOT to visit any unauthorized or unverified website/broker (online/offline) to receive any information about any projects of the Promoter and/or its sister concerns. *Terms & Conditions Apply. Project presently financed by TATA Capital Housing Finance Ltd. / ICICI Bank Limited (ICICI) and NOC / permission of TATA Capital Housing Finance Ltd. / ICICI Bank Limited (ICICI) will be obtained for sale of property, if required. *Terms & Conditions Apply.



RUNWAL
25 HOUR LIFE
MANPADA, THANE



FOREWORD

Rush! Rush! Rush! Is that what life has become? Where 24 hours are simply not enough to find time for oneself?

Here comes a life with all the time you need – the 25-hour life brought to you by Runwal. To begin with Thane's finest high-rise towers will provide premium residences for those who enjoy a luxury lifestyle. And these homes are surrounded by everything that makes up a complete day. It's a place where children, parents and even grandparents will find something for themselves and more for the family to enjoy together.

As for connectivity, that in itself will be a new experience in the 25-hour life. Situated right on Ghodbunder Road, the 25-hour life has road access to each part of Thane and Mumbai. The metro station, potentially coming up at the gates, will only make it easier. Not to forget, the Thane train station is within easy reach as well.

Imagine – you have a life where your day actually gives you more time for yourself.

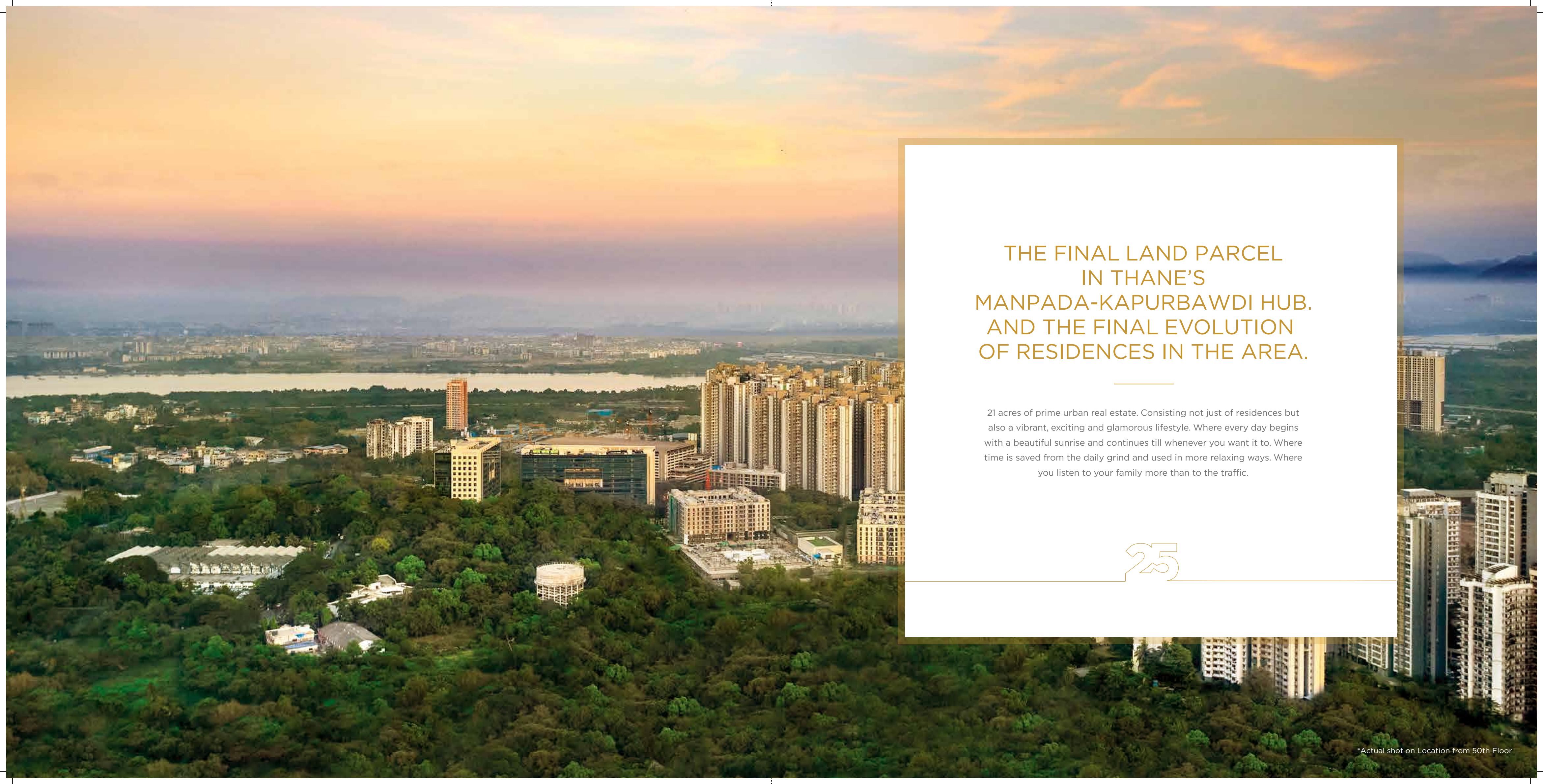
THANE – A CITY THAT’S GROWING EVERY HOUR OF EVERY DAY. AND MORE.

Located between the rolling Parsik and Yeour hills, Thane has been evolving over the past few decades into one of the fastest growing Central Business Districts around the Mumbai Metropolitan Region. R-Mall, a signature retail development by the Runwal Group, is witness to this growth story. In these years, Thane has also grown as a residential zone for people of all ages and socio-economic categories.

- **Connectivity:** Thane has exceptional connectivity to Central Mumbai, Western Suburbs and Navi Mumbai via rail & road.
- **Neighbourhood:** Thane, also known as the city of lakes, is flanked by the Sanjay Gandhi National Park and the Yeoor hills.
- **Ecosystem:** The ecosystem that Thane has to offer is better than Mumbai in terms of infrastructure, connectivity, livability index and most importantly, the lifestyle.
- **Social Life:** Thane offers the best of education, recreational avenues, open spaces and greens.
- **Upgrade:** Thane, now, is the perfect upgrade when it comes to quality homes, and accessibility to commercial hubs.
- **Culture:** Thane’s diverse demographic ensures strong cultural moorings and offers a variety of avenues for cultural expressions.

*Source: Census 2021



An aerial photograph of a cityscape at sunset. The sky is filled with soft, warm colors of orange, pink, and purple. In the foreground, there is a dense forest of green trees. In the middle ground, several modern high-rise apartment buildings are visible, some with glass facades. In the background, a wide river or lake stretches across the horizon, with more city buildings visible in the distance under a hazy sky.

THE FINAL LAND PARCEL
IN THANE'S
MANPADA-KAPURBAWDI HUB.
AND THE FINAL EVOLUTION
OF RESIDENCES IN THE AREA.

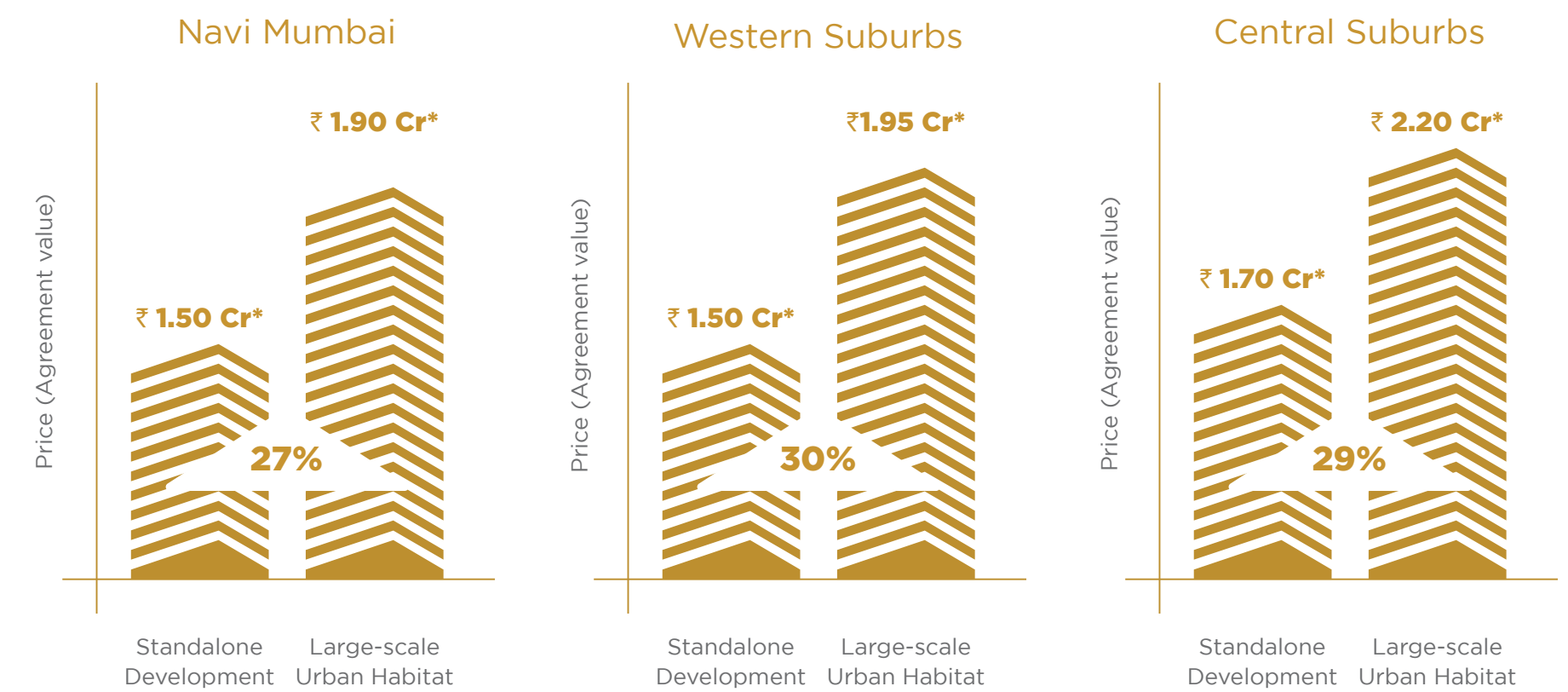
21 acres of prime urban real estate. Consisting not just of residences but also a vibrant, exciting and glamorous lifestyle. Where every day begins with a beautiful sunrise and continues till whenever you want it to. Where time is saved from the daily grind and used in more relaxing ways. Where you listen to your family more than to the traffic.



REAL ESTATE VALUATIONS FOR LUXURY DEVELOPMENTS HAVE GROWN IN MMR OVER THE PAST FEW YEARS.

With homes in Manpada already rising fast in value (up to 3X) and this gated community being so carefully curated, right on Ghodbunder Road, there is no doubt that the homes here will grow in value.

25





WORLD-CLASS
INFRASTRUCTURE

SEAMLESSLY CONNECTED
SO YOU CAN SPEND MORE TIME
WITH LOVED ONES.
AND NOT IN TRAFFIC.



MUMBAI METRO LINE 4



An elevated 32 station metro line from Wadala to Kasarvadavli-Thane, covering Mulund, Ghatkopar and other major points will make everyday travel comfortable and secure.

MUMBAI METRO LINE 5



Connecting Thane-Bhiwandi-Kalyan, this metro line will be the smartest way to travel from the northern parts of Thane.

BORIVALI - THANE TUNNEL



Drastically cutting down the Thane-Borivali travel time to just 15 mins, this twin tunnel will be the easiest and most affordable way to commute in future.

KOLSHET - SOUTH MUMBAI VASAI WATERWAY



Thane-Mumbai and Thane-Vasai will be the first intra-city water services in Mumbai which will connect Kalyan-Thane-Vasai-Mumbai and Navi-Mumbai

HI-SPEED THANE ROAD



MMRDA plans a massive 6-lane high-speed Thane road, cutting down travel time from 1.5 hours to just 10 mins. This 11 Km stretch will start from the northern-most tip of Mulund and end at Gaimukh, Thane.

CENTRAL PARK ROAD LINKING KOLSHET & BHIWANDI



A proposed link road project between Kolshet and Bhiwandi Naka through Grand Central Park Road will let you cover 17 kms in just 10 mins.

UNDERGROUND RAILWAY LINE CONNECTING CST-THANE



A 34 km underground corridor is in process which will connect Thane to CSMT in just 21 mins which is half the current duration taken.

2 NEW BRIDGES OVER THANE CREEK



Thane creek to get 2 new over-bridges with a length of 2-4 km each. These links will connect Bhiwandi-Paygaon and Kharbao with Gaimukh and Kasarwadavli in no time.



A LOCATION THAT IS ALIVE 24X7. TO LET YOU LIVE 25X7.



Representational image

EDUCATIONAL INSTITUTIONS

- University of Mumbai Sub-Campus (4 mins)
- Hiranandani Foundation School (5 mins)
- Rustomjee Cambridge International High School & Junior College (8 mins)
- C.P. Goenka International School (12 mins)
- St. Xaviers English High School and Junior College (13 mins)
- D.A.V. Public New Generation School (13 mins)
- Smt. Sulochanadevi Singhania School (15 mins)
- Vasant Vihar High School and Junior College (15 mins)
- DG International School (18 mins)



Representational image

MALL & SUPER MARKET

- D Mart - GB Road (4 mins)
- R Mall (1 mins)
- Korum Mall (6 mins)
- Big Centre (5 mins)
- The Walk High Street (4 mins)

HOSPITALS

- Currae Multi-Speciality Hospital (3 mins)
- Bethany Hospital (6 mins)
- Life Line Hospital (7 mins)
- Highland Super Speciality Hospital (7 mins)
- Horizon Prime Hospital (11 mins)
- Hiranandani Hospital (12 mins)
- Jupiter Hospital (14 mins)



Representational image

CORPORATE PARKS

- Hiranandani Business Park, Hiranandani Estate (5 mins)
- MBC Infotech Park, Ghodbunder Road (7 mins)
- G Corp Tech Park, Ghodbunder Road (7 mins)
- Kalpataru Prime, Wagle Industrial Estate (8 mins)



Representational image



URBAN HABITAT

A LIFESTYLE SO COMPLETE, YOU WILL NEED AT LEAST 25 HOURS A DAY TO ENJOY IT.

We bring you Thane's only true Urban Habitat - a landmark project that boasts of lavish residences with 50+ amenities which add value to your life. It's a place where you can live, work, play, shop, learn and eat - all at the same place. Where every hurried day meets a laidback, stress-free evening. Where weekends meander along, letting your soul rejuvenate and your body, re-energise.

Welcome to a home where every day will bestow you with so much more life per hour. And more hours per day.

25



6 PILLARS
OF
THE 25-HOUR LIFE

LIVE | WORK | PLAY
EAT | SHOP | LEARN

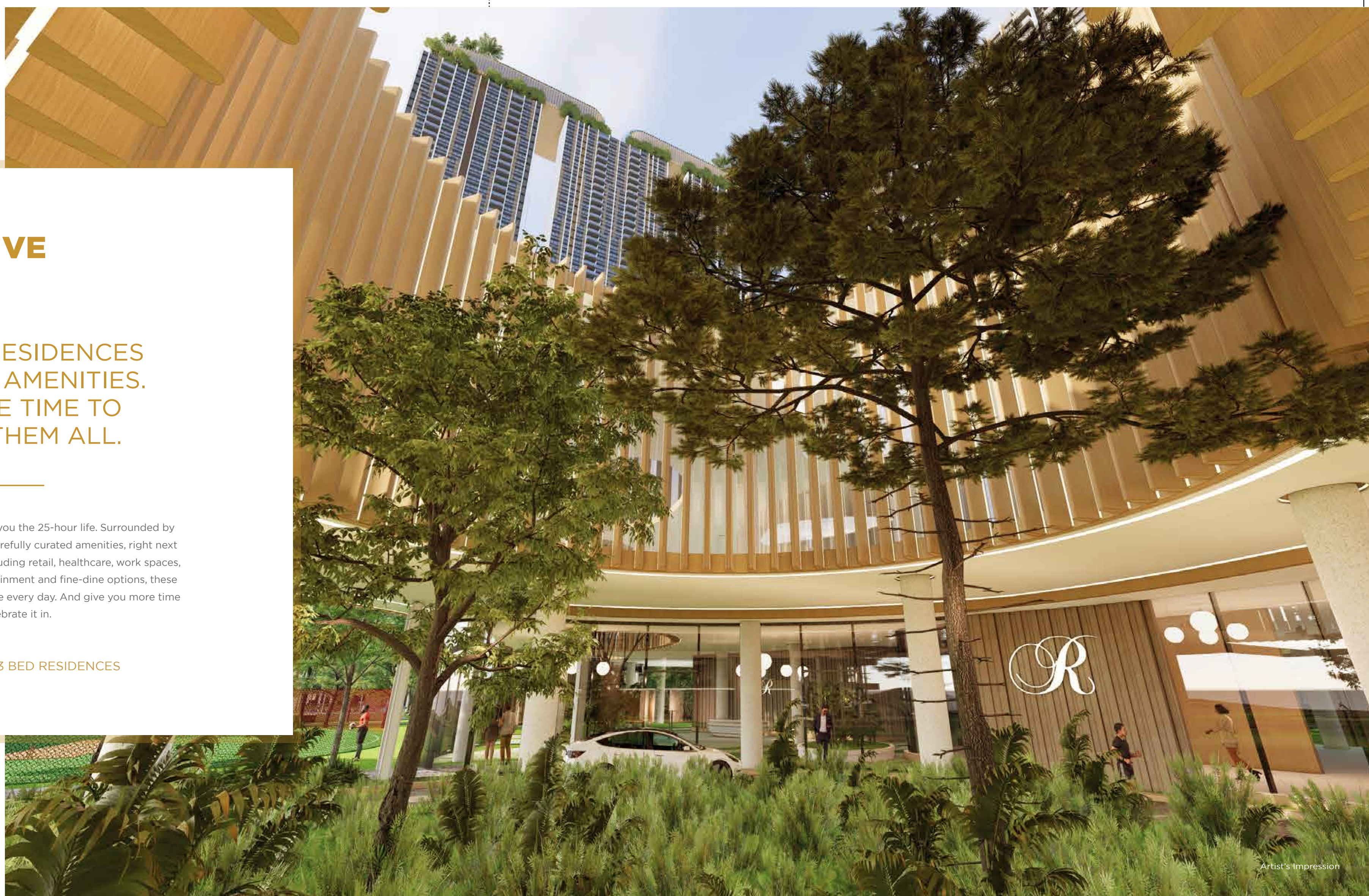


LIVE

LUXURY RESIDENCES
WITH 50+ AMENITIES.
AND THE TIME TO
ENJOY THEM ALL.

Welcome to homes that bring you the 25-hour life. Surrounded by 4.5 acres of open space, 50+ carefully curated amenities, right next door to all one needs in life, including retail, healthcare, work spaces, educational institutions, entertainment and fine-dine options, these homes allow you to celebrate life every day. And give you more time to celebrate it in.

PREMIUM 1, 2 & 3 BED RESIDENCES

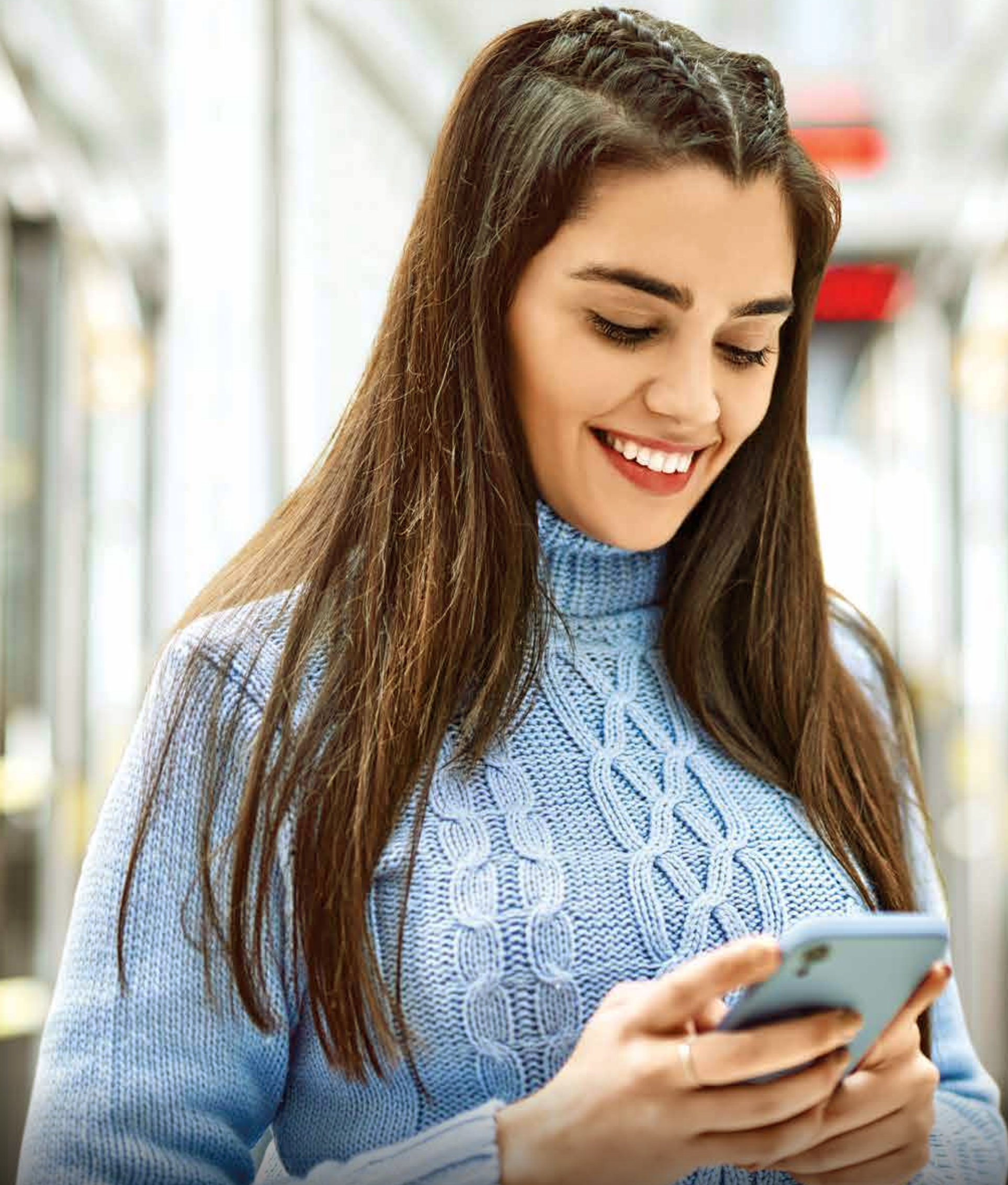


WORK

TIME TO MAKE THE
RIGHT CONNECTIONS.
ON THE ROAD AND
WITH LIKE-MINDED PEOPLE.

Imagine being connected totally. With multi-modal connectivity to every work hub in Thane and in Mumbai. What it gives you is time to enjoy life in your amenity laden home and the opportunity to connect with a wide network of people.

MULTIPLE MODES OF CONNECTIVITY



EAT

THINK ABOUT IT – THE 25-HOUR LIFE FOR YOUR TASTEBUDS TOO.

Gourmets of the world and foodies will find much food for thought, and for tasting, out here. Cuisines as varied as Maharashtrian, Malwani, Thai, Chinese, Italian and Continental, amongst others, are waiting for you in the surrounding areas. There's time to let every new day bring a new taste.

A RANGE OF GOURMET RESTAURANTS.



PLAY

A LIFE WHERE THERE'S TIME FOR ENTERTAINMENT TOO.

Movies for you. Play-zones for your kids. Music concerts for everyone.
All within easy reach. Which means an evening out doesn't necessarily
mean a painful drive out and then back.
Obviously, you spend more time doing the things you love rather than
listening to traffic.

EXCITING ENTERTAINMENT OPTIONS





LEARN

TIME TO STUDY AND
TIME TO PLAY MEANS
WELL-ROUNDED CHILDREN.

Some of Thane's best schools are within minutes of your home. Which means your kids don't have to travel for hours. Leaving them fresh for learning and to play. Literally speaking, kids learn even while they play. All of which means just one thing - happier children.

CHOOSE FROM THE FINEST EDUCATIONAL INSTITUTIONS



SHOP


YOUR FAVOURITE BRANDS
RIGHT NEXT DOOR.
LESS TRAVEL TIME
AND MORE SHOPPING TIME.

Who doesn't love shopping? And yet, finding time for it today has become a chore. But when you have the finest retail stores within minutes of home, shopping will become what it once was - a pleasurable activity.

SHOP FOR YOUR FAVOURITE BRANDS



PROJECT OVERVIEW



21 ACRES WHERE RESIDENCES,
CONNECTIVITY,
ENTERTAINMENT AND
EDUCATION COME TOGETHER.
OR, **THE 25-HOUR LIFE**
BROUGHT TO REALITY.

25



MASTER LAYOUT



SO MUCH TO DO,
YOU WILL NEED 25 HOURS
EVERY DAY TO ENJOY IT ALL.

Amenities at Ground

1. Main Gateway - Residential
2. Main Gateway - Commercial
3. Commercial Plaza
4. Commercial - Future Development
5. Residential Drop-Off
6. Paddle Ball Court
7. Pet's Park
8. Exit Gateway - Residential
9. Exit Gateway - Commercial
10. Amenity Plot
- 10A. Reservation for School

Amenities at Podium

11. Central Open Space / Multipurpose Court
12. Fire Truck Access Road
13. Elevated Walkway
14. Amphitheatre
15. Stage Deck
16. Pavillion
17. Terrain Landscape
18. Library Cove

19. Community Sit-outs
20. Putting Golf
21. Fitness Hub
22. Reflexology Pathway
23. Yoga Lawn
24. Kid's Play Area
25. Sand Pit
26. Covered Walkway
27. Senior's Citizen Sitout
28. Lily / Lotus Pond
29. Floating Deck Dining
30. Banquet Lawn
31. BBQ Pavillion
32. Tennis Courts
33. Cricket Pitch
34. Basket Ball Court
35. Skating Rink
36. Reflection pool
37. Club House Drop-off
38. Club House
39. Swimming Pool

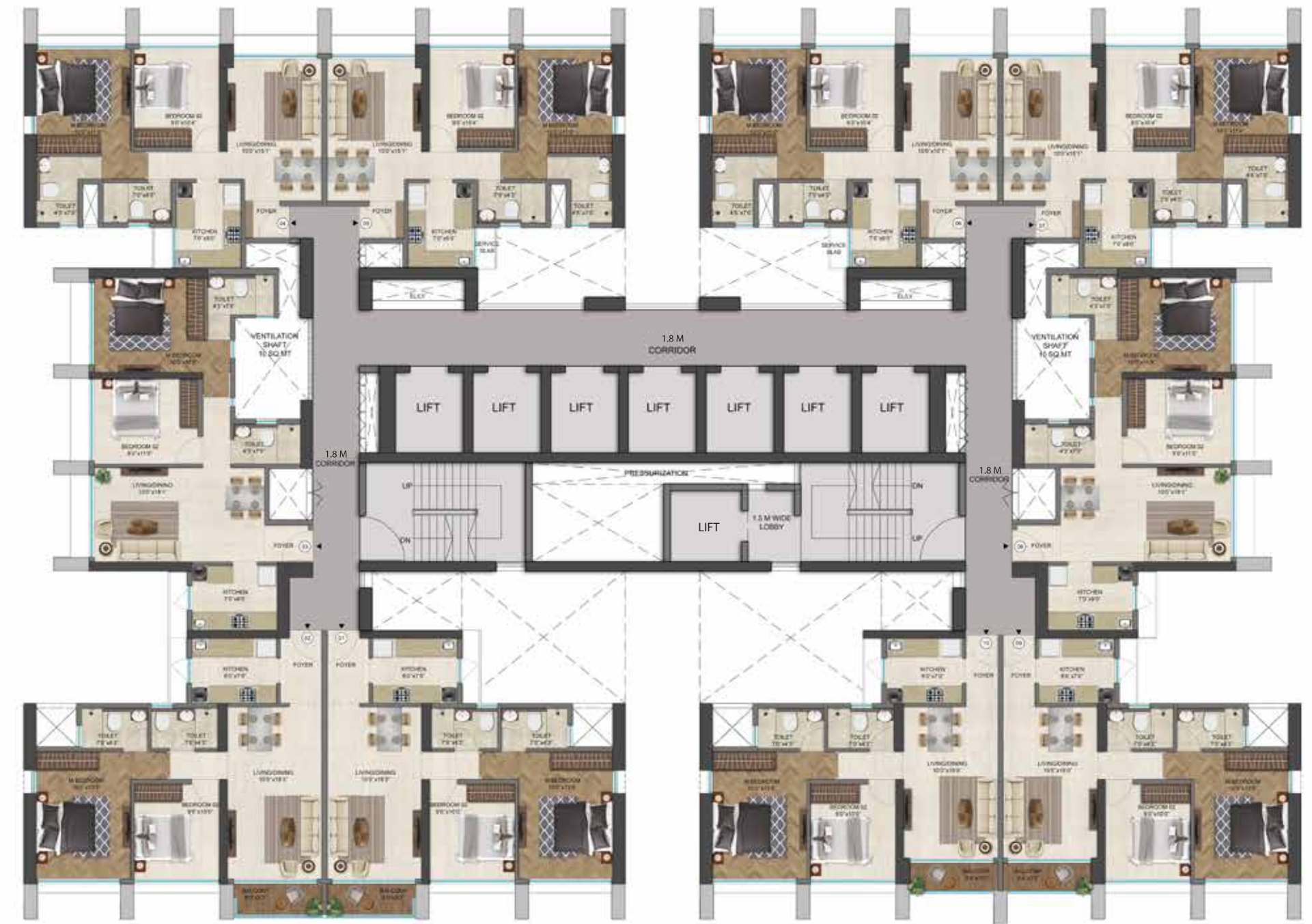
FLOOR PLAN A1

25



FLOOR PLAN B1

25



FLOOR PLAN C1

25



DESIGNED TO GIVE YOU MEMORIES AND THE TIME TO MAKE THEM.

Built on 21 acres of land, the 25-hour life not only brings you over 50 amenities to fill each day, but also many unique features to help you create memories. And, of course, you will never forget the views of Sanjay Gandhi National Park from your home.



21 ACRES OF LAND PARCEL



50+ AMENITIES



4.5 ACRES OF OPEN SPACES



VIEWS OF SANJAY GANDHI NATIONAL PARK AND THE ULHAS RIVER



ONE OF THE LARGEST CLUBHOUSE



SUPER CONNECTIVITY AND LIFESTYLE INFRASTRUCTURE

AMENITIES

AMENITIES THAT
GIFT YOU THE
MOST IMPORTANT
ONE OF ALL: TIME.

25



ACTIVE AMENITIES



NATURE AMENITIES



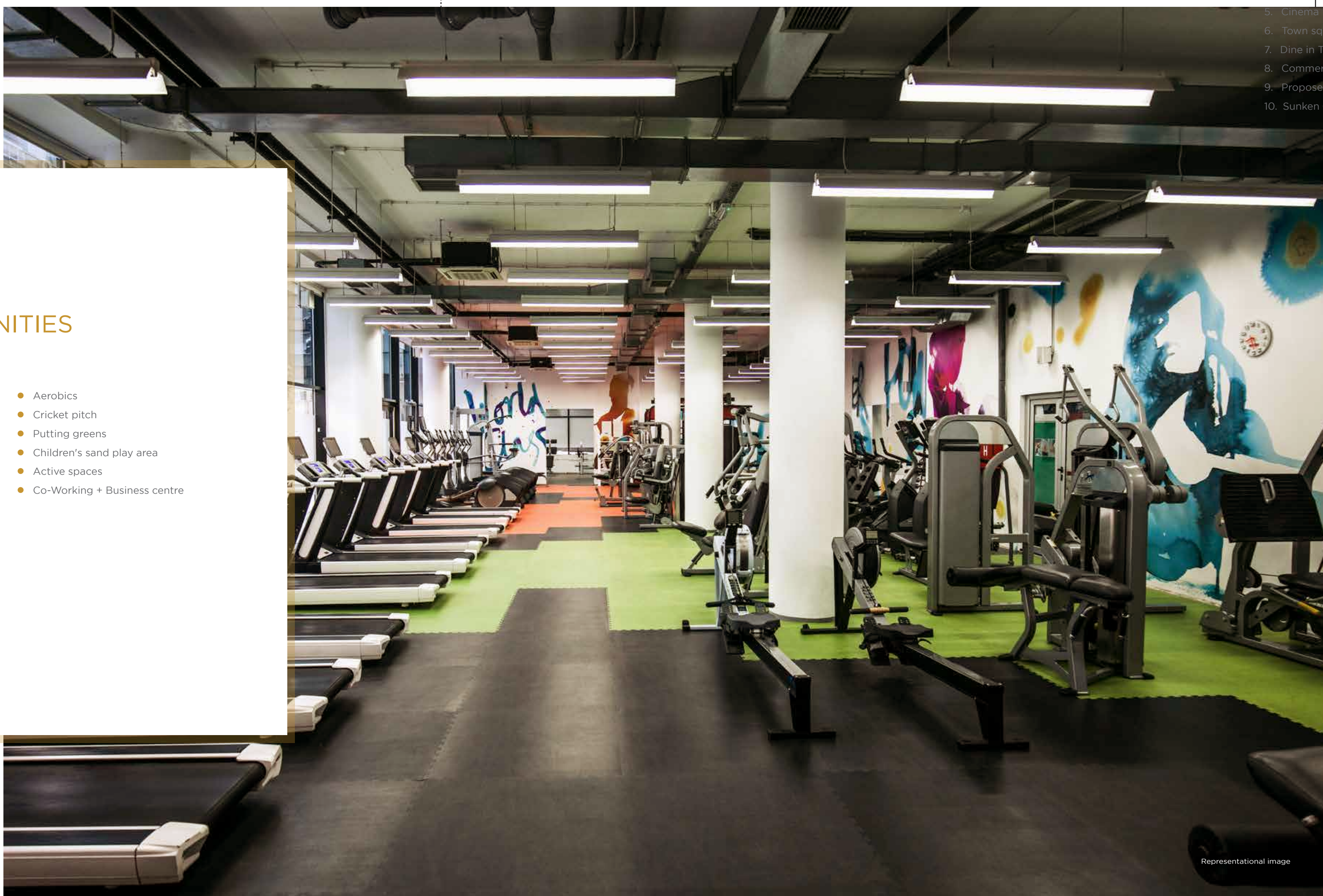
SOCIAL AMENITIES



WELLNESS AMENITIES

ACTIVE AMENITIES

- 2 Badminton courts
- 2 Squash courts
- Indoor games area
- Outdoor gym
- Indoor gym
- Indoor pool + facilities
- Kids swimming pool
- Elevated jogging track
- Swimming pool
- Crossfit - Outdoor
- Aerobics
- Cricket pitch
- Putting greens
- Children's sand play area
- Active spaces
- Co-Working + Business centre



- 15. Multipurpose Courts
- 16. Pet Park
- 17. Drop off
- 18. Retail /Residential Exit
- 19. Amenity Area
- 20. Inclusive Housing



NATURE AMENITIES

- Sunken garden/Central garden
- Terrain landscaping
- Fish ponds
- Covered walkway
- Flower tunnel/Flora trellis

SOCIAL AMENITIES

- Guest suites
- Banquets
- Outdoor party area/Festival square
- Indoor café
- Seniors park
- Laundrette
- ATM
- Supermarket
- Pet park
- Picnic & BBQ pavillion
- Sky club
- Arrival lobby
- Drivers' & servants' rest room
- Reception lounge
- Library
- 2 theatres
- Arts & crafts/Exhibition area
- Creche
- Outdoor café





WELLNESS AMENITIES

- Cascading pool
- Lily/Lotus pond
- Reflection pool
- Herb garden
- Leisure pavillions
- Infinity pool
- Spa
- Salon
- Yoga
- Meditation
- Health clinic
- Pharmacy

WE THINK ABOUT
YOUR SECURITY 24X7.
SO THAT YOU'RE
AT PEACE 25X7.

The entire complex is protected by a CCTV network in the parking areas, entrance lobbies, basements and amenity areas.

This is backed by manual security at every touchpoint across the entire area.

25

DESIGNED AND BUILT WITH
THE FINEST MATERIALS.
SO THAT YOU SPEND EVERY
HOUR IN THE LAP OF LUXURY.

25



LIVING/DINING/LOBBY/PASSAGE

Floor	Marble finish Vitrified tiles
Walls	Acrylic Emulsion paint
Ceiling	Putty with Acrylic Emulsion paint
Main Door with frame	Fire Rated Door Veneer Finish as per CFO norms (45 to 54mm thick)
Punning/Wall	Gypsum plaster
Skirting	75mm high skirting



BEDROOMS

Floor	Marble finish Vitrified tiles
Walls	Acrylic Emulsion paint
Ceiling	Putty with Acrylic Emulsion paint
Punning	Gypsum plaster
Skirting	75mm high skirting



BALCONY

Floor	Anti-skid tiles
Ceiling	Exterior Grade paint
Railing	SS 304 and Toughened Glass Glass - 1m high from top of the RCC upstand.



KITCHEN/UTILITY

Walls	Tile Dado - vitrified tiles 600 mm above counter. Below counter - 2 nd quality white tiles Balance Area paint (acrylic emulsion)
Ceiling	Putty with Acrylic Emulsion paint
Counter (1 & 2 service platform)	Granite Stone
Sink	SS Single Bowl Sink
Fittings/Fixtures	Swan faucet



ENTRANCE LOBBY

Floor	Ground Lobby-Italian marble, Typical Lobby-Marble finished vitrified tiles.
Walls	Lift fascia - Stone cladding, 6 mm thick Gypsum Punning, Acrylic Emulsion as per design +GVT vitrified tiles as per architects
Ceiling	Gypsum False Ceiling, Acrylic Emulsion paint
Lights	LED light fitting



COMMON TOILET

Walls	Vitrified Tile up to false ceiling
Floors	Vitrified Tile
Ceiling	Grid ceiling - Calcium silicate with paint
Counters	Granite counter if applicable
Sanitary ware	Equivalent to "ROCA-Mid Range Series"
CP fittings	Equivalent to "ROCA/equivalent"
Geyser of 15 litres	Branded
Door	Both sides laminated flush door (38 to 40mm thick)
Door frame	Granite door frame
Electrical Switches	Schneider Clipsal series or equivalent



CORRIDOR

Floor	Vitrified flooring with granite band
Walls	Lift fascia-stone cladding, 6mm thick gypsum punning, acrylic emulsion
Ceiling	Gypsum False Ceiling, Acrylic Emulsion



MASTER TOILET

Walls	Vitrified tile up to false ceiling
Floors	Vitrified Tile
Ceiling	Grid ceiling- Calcium silicate with paint
Counters	Stone counter as applicable
Sanitary ware	Equivalent to "Roca/Parryware-Mid Range Series"
CP fittings	Equivalent to "ROCA/equivalent"
Geyser of 25 litres	Branded
Door	Both-sides laminated Flush Door (38 to 40mm thick)
Door frame	Granite door frame
All Bedroom and Toilet	Granite and P-white
Window Frame	Double patti for frame



STAIRCASES

Floor	Tile finish (Johnson or equivalent)
Walls	Putty & paint
Ceiling	Putty & paint
Doors	Fire rated metal door with, vision panel & panic bar
Window/ External Glazing	Powder coated aluminium sliding windows with bottom fixed panel
Power Backup	Only for essential services.
Fire Fighting System	Synchronized firefighting system with sprinklers, smoke and heat detection system as per norms
Security System	CCTV for parking area and entrance lobby at ground floor, basements and amenity areas
Video door phone	Considered
Elevators	High-speed Elevators
Rain water harvesting	Rainwater Harvesting system considered
External Paint	Texture Paint



LIFT LOBBY

Floor	Vitrified flooring
Walls	Lift fascia - Stone cladding 6 mm thick Gypsum Punning, Acrylic Emulsion as per design
Ceiling	Gypsum False Ceiling, Acrylic Emulsion paint
Lights	LED light fitting



PLANNED BY THOSE WHO HAVE
DELIVERED GLOBAL MARVELS.
TO HELP YOU ENJOY
A WORLD CLASS LIFESTYLE.

Broadway Malyan, one of the world's finest master planners of urban design have planned Runwal's 25-hour life. Having already delivered global landmarks like Ageas' innovative second office, City Centre Deira and an Anantara resort, they are uniquely qualified to create a lifestyle you will enjoy.

BroadwayMalyan^{BM}

25

A LEGACY
BUILT BY GENERATIONS.
AND QUALITY.



A LEGACY THAT INSPIRES US
TO CREATE MORE FOR YOU.
AND YOU TO PLACE MORE
TRUST IN US.

Since the foundation in 1978,
our vision has always been to transform
the face of India's real estate
and bring it at par with internationally
celebrated landmarks.



ACHIEVEMENTS:

- Forayed into organized retail with R Mall, Mulund and followed by one of Mumbai's largest mall, R City, Ghatkopar.

35+ 
PROJECT DELIVERED

45 
YEARS OF LEGACY

WE WORK 25X7 FOR A SIMPLE REWARD:
OUR CUSTOMERS' SMILES.

Every Runwal home delivers smiles to the faces of happy
and satisfied customers.



ONGOING PROJECTS BY THE RUNWAL GROUP.



RUNWAL DAHLIA, THANE (WEST)



RUNWAL EIRENE, THANE



CODENAME ENCHANTED, THANE



RUNWAL ZENITH, THANE



RUNWAL SANCTUARY, MULUND



RUNWAL TIMELINESS, WADALA



CODENAME RARE, OFF JUHU CIRCLE
ANDHERI (W)



RUNWAL ELEGANTE, LOKHANDWALA



RUNWAL NIRVANA, PAREL



RUNWAL THE CENTRAL PARK, PUNE



THE RESIDENCE, NEPEAN SEA ROAD



RUNWAL THE RESERVE, WORLI