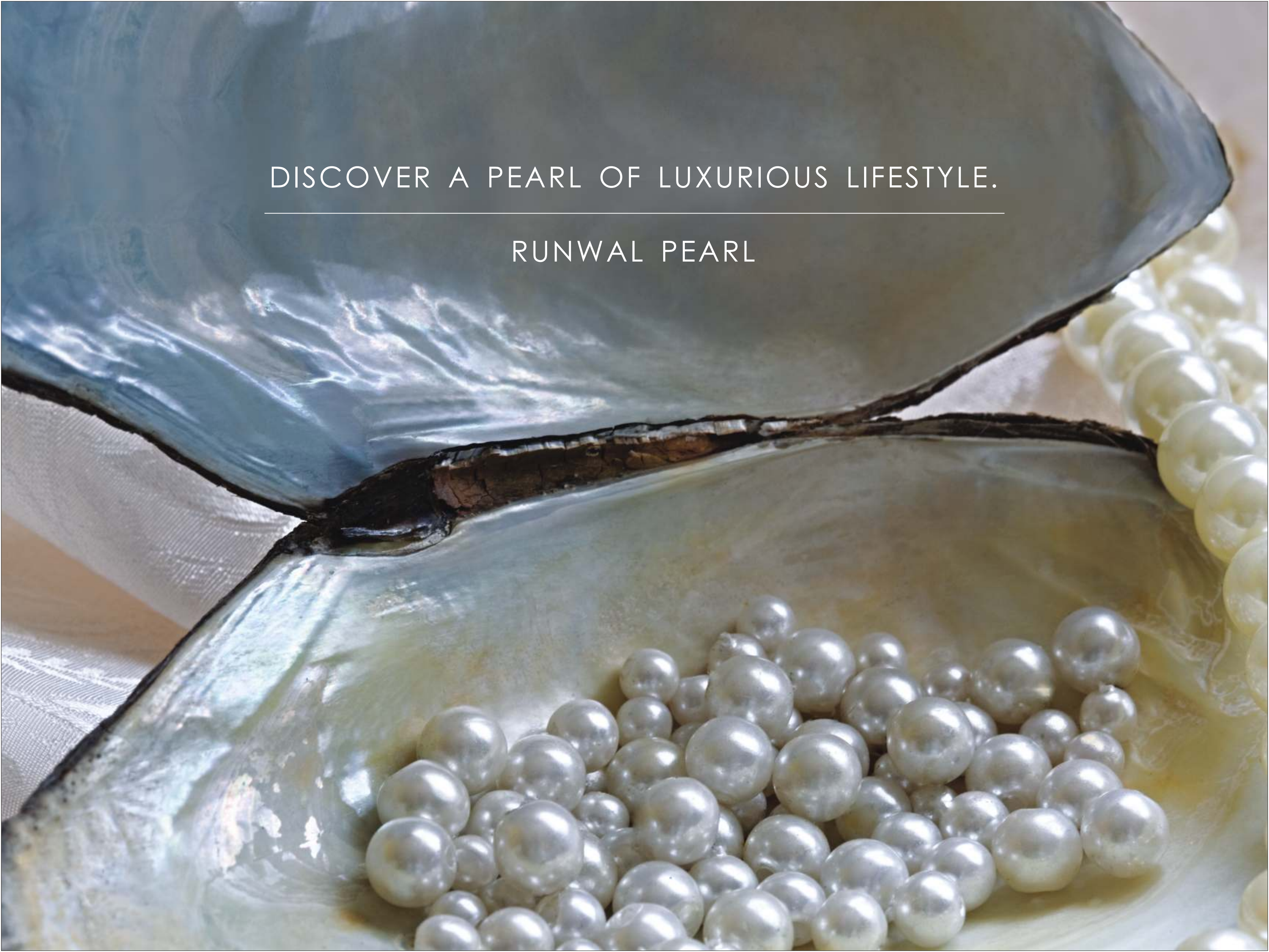




DISCOVER A PEARL OF LUXURIOUS LIFESTYLE.

RUNWAL PEARL



R U N W A L

Since 1978

With you, always...



RUNWAL PEARL

PURITY, PANACHE, PEACE

GHODBUNDER RD., THANE(W)

PURITY. PANACHE. PEACE.

Introducing Runwal Pearl, Thane. A piece of paradise nestled in the lap of nature.

Rejuvenate your senses. Revitalize your mind. And live in complete harmony with nature. Runwal Pearl is where the purest forms of nature come together to give you a lifestyle where you feel blessed and enlightened. Embrace a new way of living, where modern-day luxuries and the soothing calm of being amidst nature go hand-in-hand. Be greeted by open meadows, spectacular views and majestic hills and call this magical place, home!



ARTISTIC RENDITION

Set in an idyllic and peaceful location overlooking the Yeoor Hills and surrounded by landscaped gardens, Runwal Pearl is a perfect blend of space and luxury. The residential tower is home to thoughtfully designed 2 and 3 BHK luxury residences and the state-of-the-art clubhouse has a host of modern amenities that can be enjoyed alone or with family.





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 Bank Of Baroda and NOC/permission of Bank Of Baroda will be provided for sale of property, if required.



STATE-OF-THE-ART CLUBHOUSE

Drawing inspiration from nature, at Runwal Pearl, we've created an area for your recreation. We call it the clubhouse, but it is the heart of all the activity surrounded by nature's soul. Here are a few of the features available at the clubhouse:

Party Lawn: Incredibly spacious, it is the perfect venue to host your guests.

Gymnasium: Rigorous workouts or relaxing stretches, this is where you can achieve it all.

Indoor Games: Jostle your nerves with a game of table tennis or play a game of strategy with billiards.

Card Room: Play to your strengths in a round of bridge or poker.

Steam Room: Calm your muscles after a thorough workout.

Multipurpose Hall: Whatever be the occasion, celebrate in style.

Reading Lounge: Curl up with your favorite book anytime.

LIFESTYLE COMFORTS

A cool breeze, the scent of fresh earth, the sound of chirping birds; these will be your companions on an evening sojourn at Runwal Pearl. With a host of other lifestyle comforts to indulge you, prepare yourself to be one with nature with the following to enjoy:

Jogging Track: Enhance your stamina or take a leisurely stroll.

Kid's Play Area: Rubberized flooring to give your children the freedom to jump, roll and play without hurting themselves.

Yoga And Meditation Pavilion: Realize true mental peace and calm here.

Acupressure Zone: The alternative healthcare, dedicated to your well-being.

Adult & Kid's Pool: Time your laps while your kids splash around in their mini sea of adventure.

Pergola: Spend a peaceful evening under the shade.



BASK IN LUXURY

Runwal Pearl's thoughtfully designed residences come with lifestyle conveniences to give you a feeling of comfort. It offers a perfect blend of space and luxury.



LIFESTYLE CONVENIENCES

Specifications

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

Security

- Video door phone, intercom facility and 24-hour security

Kitchen

- Granite kitchen platform and S.S. sink
- Ceramic wall tiles

Electricals

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

Doors/ Windows

- Anodized aluminium windows
- Designer flush doors with premium fittings
- Internal Finish - Gypsum finish wall and OBD paint

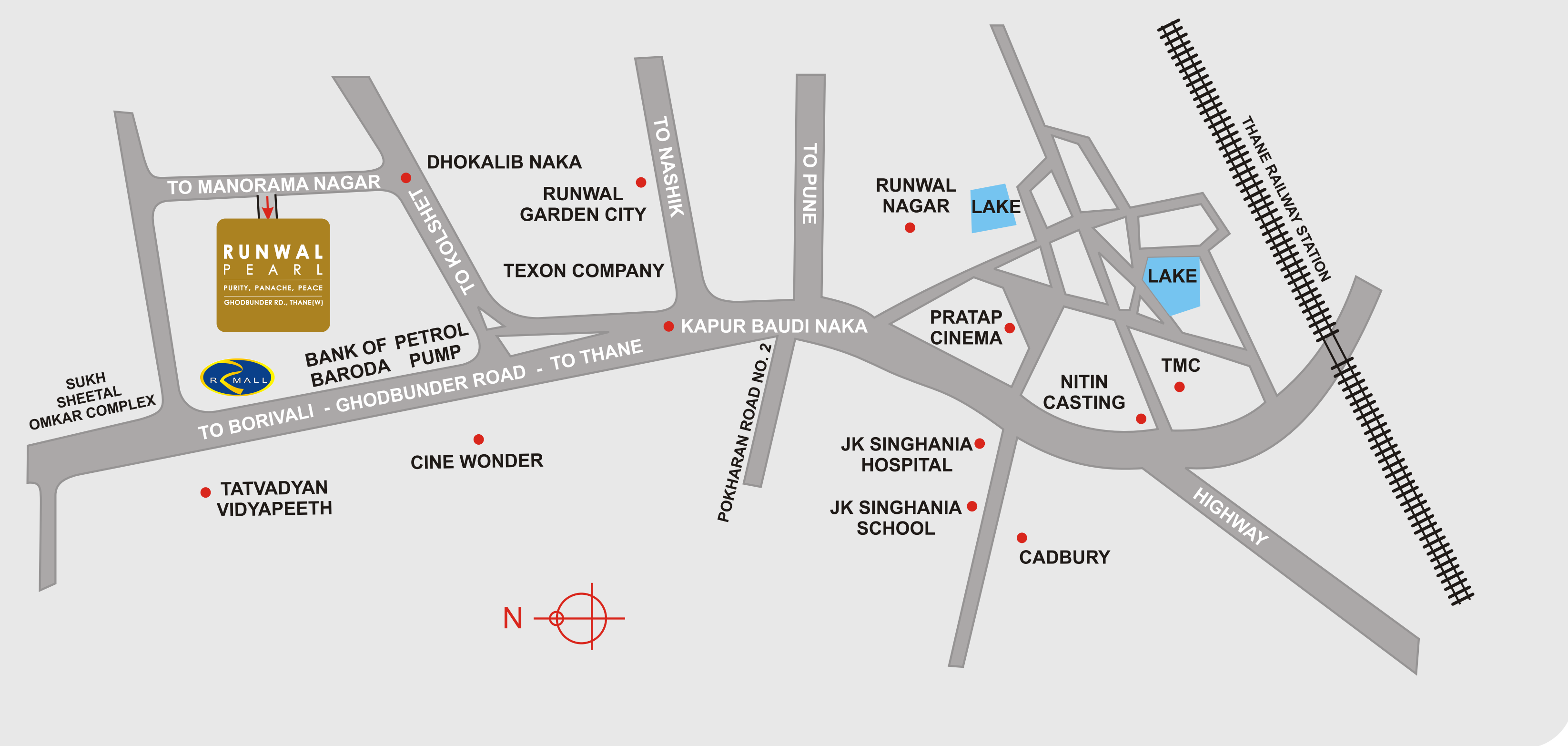
Bathroom

- Premium quality bathroom fittings and accessories
- Concealed plumbing with premium quality sanitary fitting
- Instant geyser/ boiler of a reputed brand
- Exhaust fan in all bathrooms

CONVENIENTLY LOCATED:

- Behind R Mall, Thane
- 10-12 mins. drive from Thane station
- 5 mins. from Eastern Express Highway
- Close proximity to schools, colleges, hospitals, banks, ATMs, restaurant & multiplexes

LOCATION MAP





CONCH

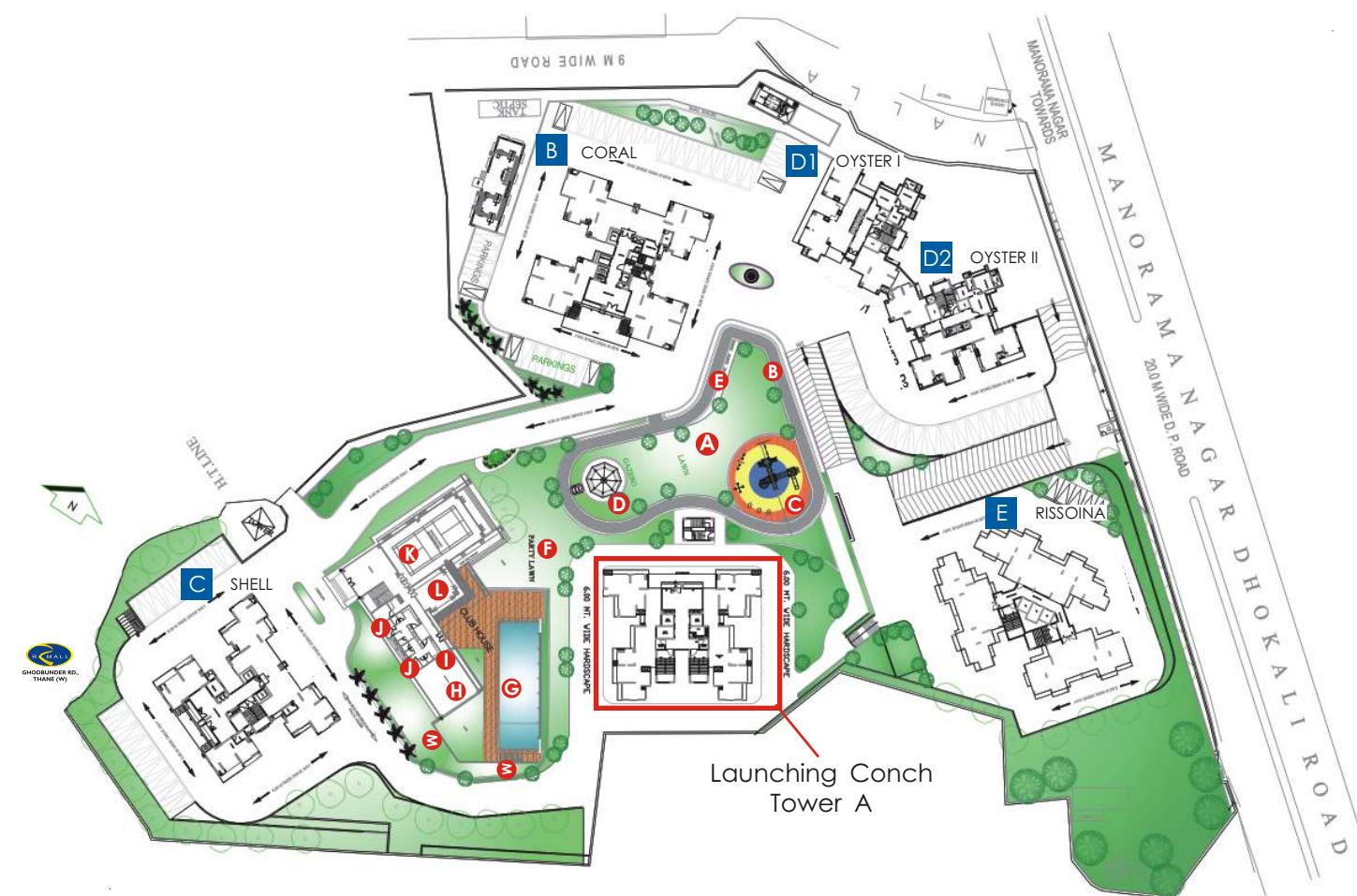
Nestled amidst lush green environs in Ghodbunder road and behind R Mall, Thane is a pearl waiting to be discovered – Runwal Conch. In a cozy natural environment, it offers luxurious 2 & 2.5 BHK residences, which are thoughtfully designed to give you more carpet area. With a state-of-the-art clubhouse and landscaped gardens, every residence is a treasure. A treasure that you will cherish for a lifetime.

TOWER NO. & NAME

- B** CORAL
- C** SHELL
- D1** OYSTER I
- D2** OYSTER II
- E** RISSOINA

LIFESTYLE AMENITIES

- A** LUSH GREEN LANDSCAPED GARDEN
- B** JOGGING TRACK
- C** KIDS' PLAY AREA WITH RUBBERIZED FLOORING
- D** MEDITATION PAVILION
- E** ACUPRESSURE ZONE
- F** PARTY LAWN
- G** SWIMMING POOL WITH KIDS' POOL
- H** GYMNASIUM
- I** SNOOKER/BILIARDS/TABLE TENNIS
- J** STEAM ROOM
- K** BADMINTON COURT/MULTIPURPOSE HALL
- L** READING LOUNGE
- M** PERGOLA



Disclaimer: The developer reserves the right to make additions, alterations or amendments to the plans, specifications, features, images and details as may be deemed appropriate in the interest of continuing improvement.

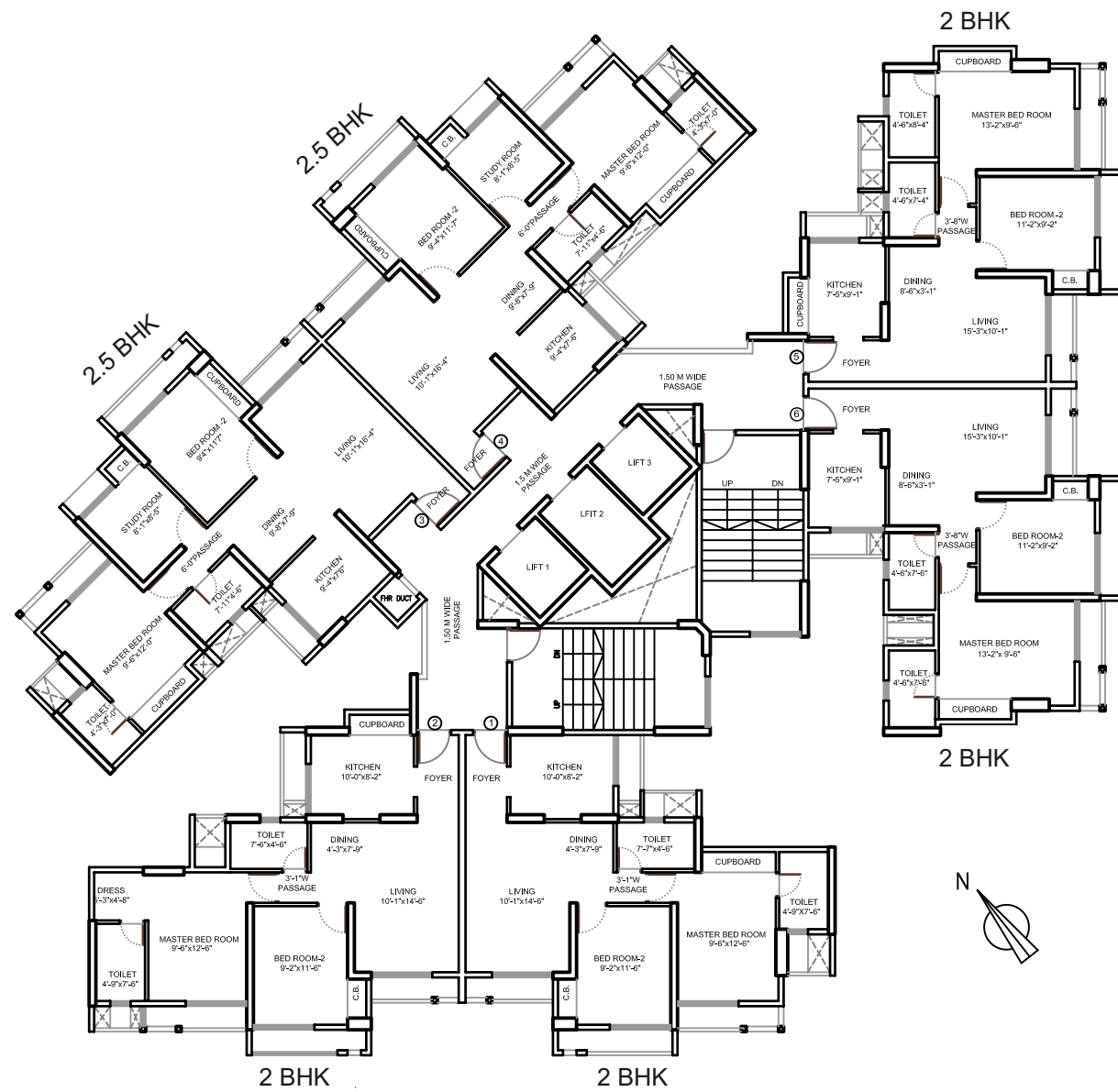
- 2 & 2.5 BHK
- Lush green landscape garden
- Jogging track
- Rubberized kids play area
- Senior citizen's area
- Amphitheatre
- Party lawn

- Rainwater harvesting
- Meditation pavilion
- Acupressure zone
- State-of-the-art gymnasium
- Changing rooms, steam rooms & toilets

- Multi-purpose hall
- Badminton court
- Swimming Pool with Kids pool
- Snooker/ Billiards / Table tennis
- Reading lounge
- Pergola

*Conditions apply

TYPICAL FLOOR PLAN OF RISSOINA - TOWER E



TYPICAL FLOOR PLAN OF CONCH - TOWER A



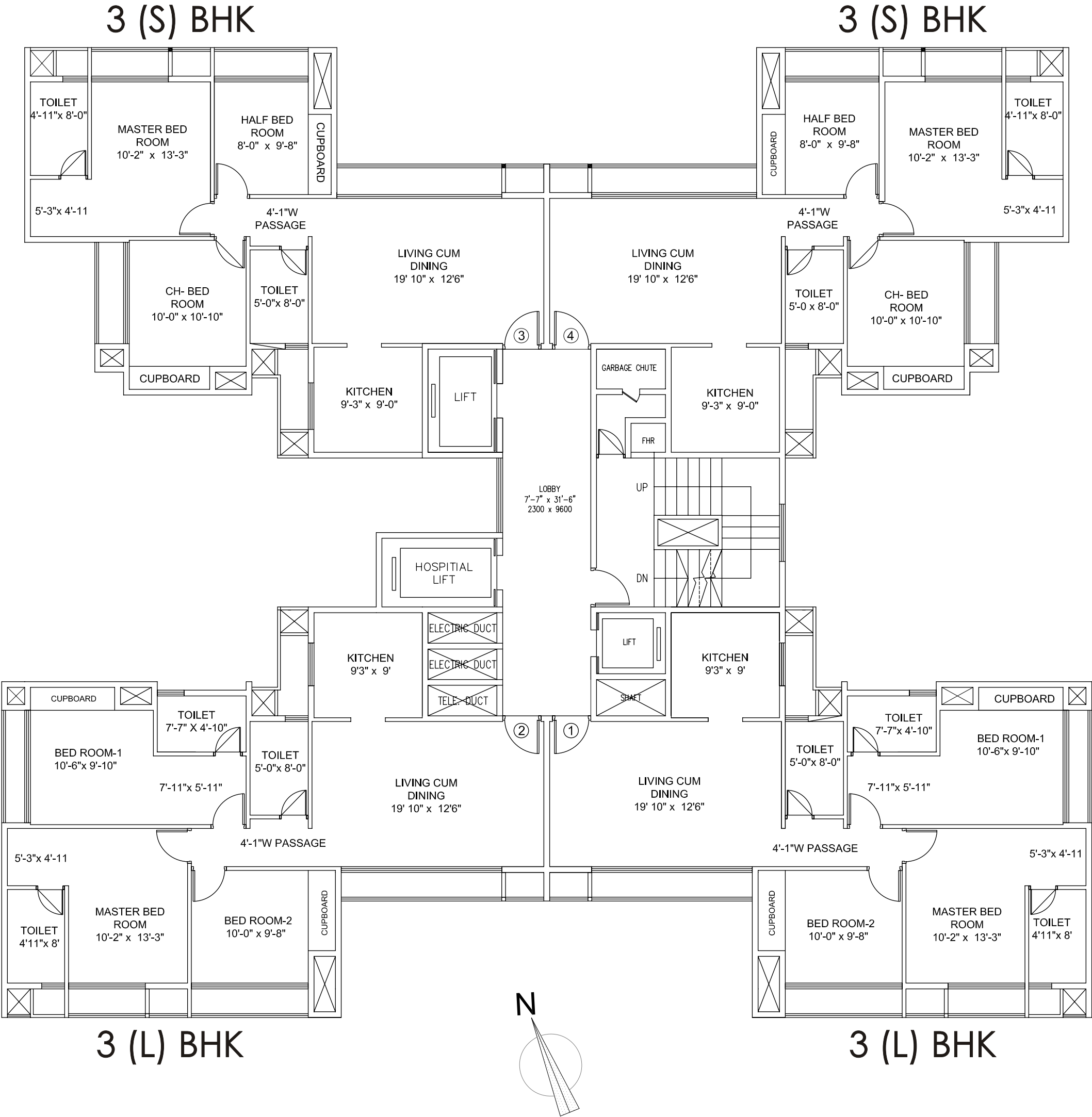
INTERNAL AMENITIES:

Elegantly designed entrance lobby | D.G backup for common areas and elevators | Good quality external texture paint | Vitrified tiles flooring in all rooms | OBD paint | Ceramic/vitrified flooring & DADO in kitchen | Granite kitchen platform with 2 feet height DADO tiles | S.S Sink of reputed brand | Vitrified tiles flooring and DADO in toilets | Good quality CP and Sanitary Fittings | Gyser in all toilets | Exhaust fan in all toilets

Laminated finish external and interior door shutter with wooden frames

Good quality hardware for all doors | Anodized aluminum sliding windows | Good quality branded electrical fittings and accessories | Cable and telephone points in living room and bedrooms | Professionally managed 24x7 security facility | Fire protection system | VDP system and intercom in every flat

TYPICAL FLOOR FOOTPRINT OF CORAL - TOWER B





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 Garden City
Balkum, Thane



2, 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 Pearl, Behind R Mall, Ghodbunder Road, Thane (W).

For details, call: 022 65257079, 9833680020 | Email: pearl@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