

**RUNWAL**  
**FORESTS**  
K A N J U R M A R G   W E S T





## THE ADDRESS OF JOY



## LIFE ON THE CENTRE STAGE

Welcome to life on the centre stage, at Runwal Forests. Here's your opportunity to be a part of an iconic and one of the most sought after landmarks in the city. The best of homes, views and lifestyle amenities await you at a location that is the epicentre of urban living. Now live, connect and indulge in a world that has been crafted exclusively for you. All this, in the heart of the city, surrounded by amazing natural views of the bay and greens. Experience life at the address of joy.



# RISE UP TO A BETTER LIFESTYLE AT KANJURMARG

Upgrade to a better lifestyle at Kanjurmarg with its unique offerings. Kanjurmarg is rapidly becoming the first choice of aspiring home buyers as it offers you a perfect mix of convenience, connectivity and luxury. You will find exclusively designed homes, large open green spaces and premium amenities making this area an extremely attractive proposition. Located only 2 Kms away from it and considered to be a better version of Powai, this area comes with all the location advantages at far more attractive prices.



Night View of Powai



## The Lifestyle Marg



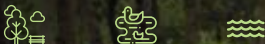
- R City Mall - 4 kms
- Galleria, Powai - 3 kms
- The Westin Powai - 7 kms
- Hometown - 2 kms
- D-Mart - Less than 1 km
- Cinepolis - 650 mtrs

## The Well-connected Marg



- Airport - 10.5 kms
- SEEPZ - 7 kms
- BKC - 14 kms

## The Nature Marg



- Sanjay Gandhi National Park - 4 kms
- Powai Lake - 3 kms
- Bay & Mangroves - 1.5 kms

## The Knowledge Marg



- Podar International School - 3 kms
- Bombay Scottish School, Powai - 7 kms
- IIT, Powai - 1.5 kms

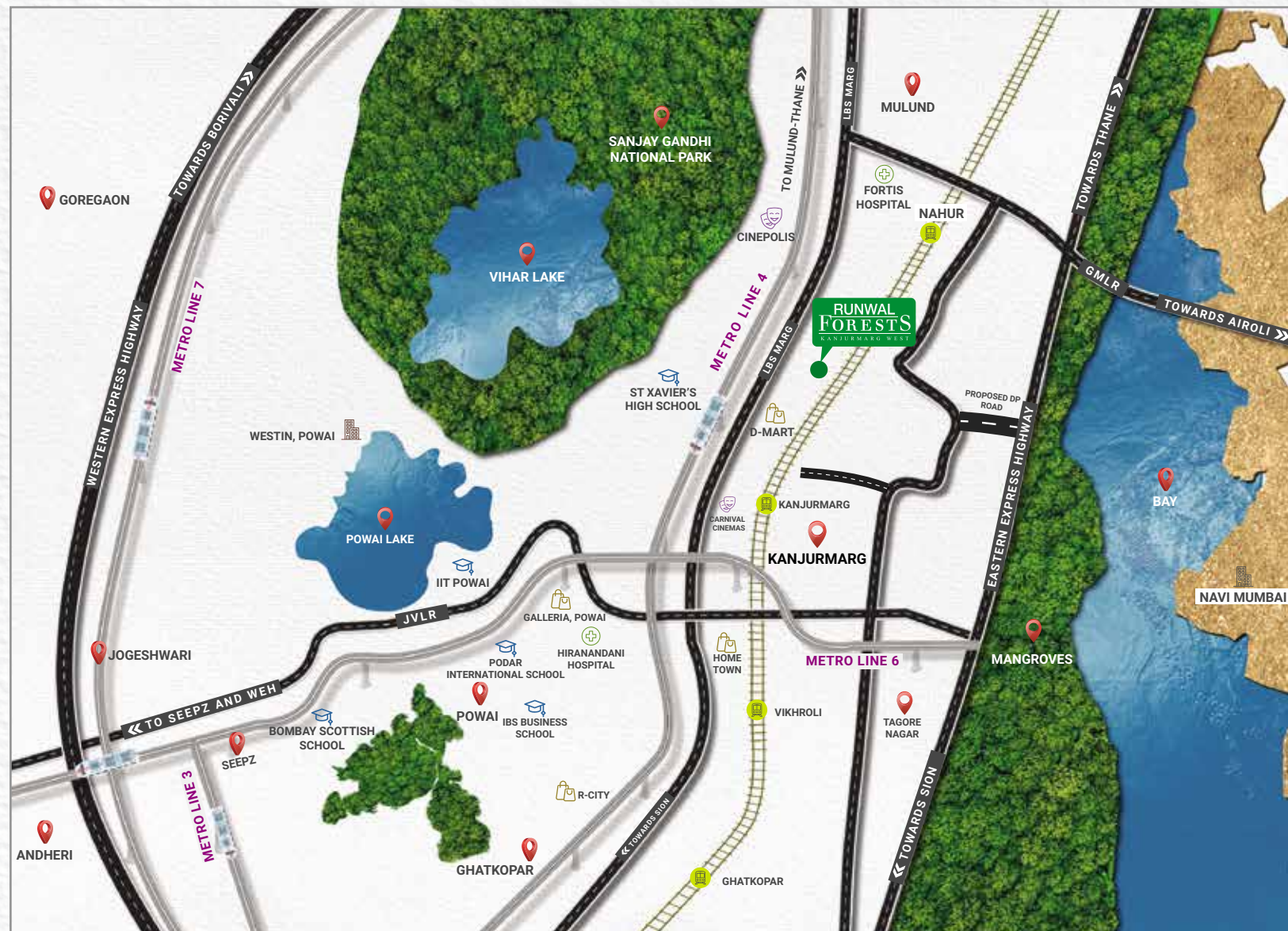
All distances are approximate & are meant for broad references only.

Images for representational use only.



# KANJURMARG

— THE NEW CITY CENTRE —



The above map is not according to scale. It is meant only for reference purposes, to give a broad idea of the locality. For any specific map related requirement, please refer to verified published maps in the public domain.

## THE JOYS OF LIVING AT THE NEW CITY CENTRE

Experience the ease of commute at a location which brings the world to you. Be it a well-known hospital or a celebrated hotel, a top-rated educational institute or a well-recognised business hub, everything is now within easy reach from your home.



### DISTANCES TO KEY HUBS OF THE CITY

|         |          |              |         |
|---------|----------|--------------|---------|
| Powai   | 3 Kms    | Andheri      | 11 Kms  |
| SEEPZ   | 7 Kms    | Thane        | 6.5 Kms |
| BKC     | 14 Kms   | South Mumbai | 27 Kms  |
| Airport | 10.5 Kms |              |         |



### ROAD CONNECTIVITY

|                 |         |
|-----------------|---------|
| LBS Marg        | 0 Km    |
| JVLR            | 1.4 Kms |
| E.Exp.Highway   | 2.8 Kms |
| SCLR            | 11 Kms  |
| Eastern Freeway | 12 Kms  |



### RAIL CONNECTIVITY

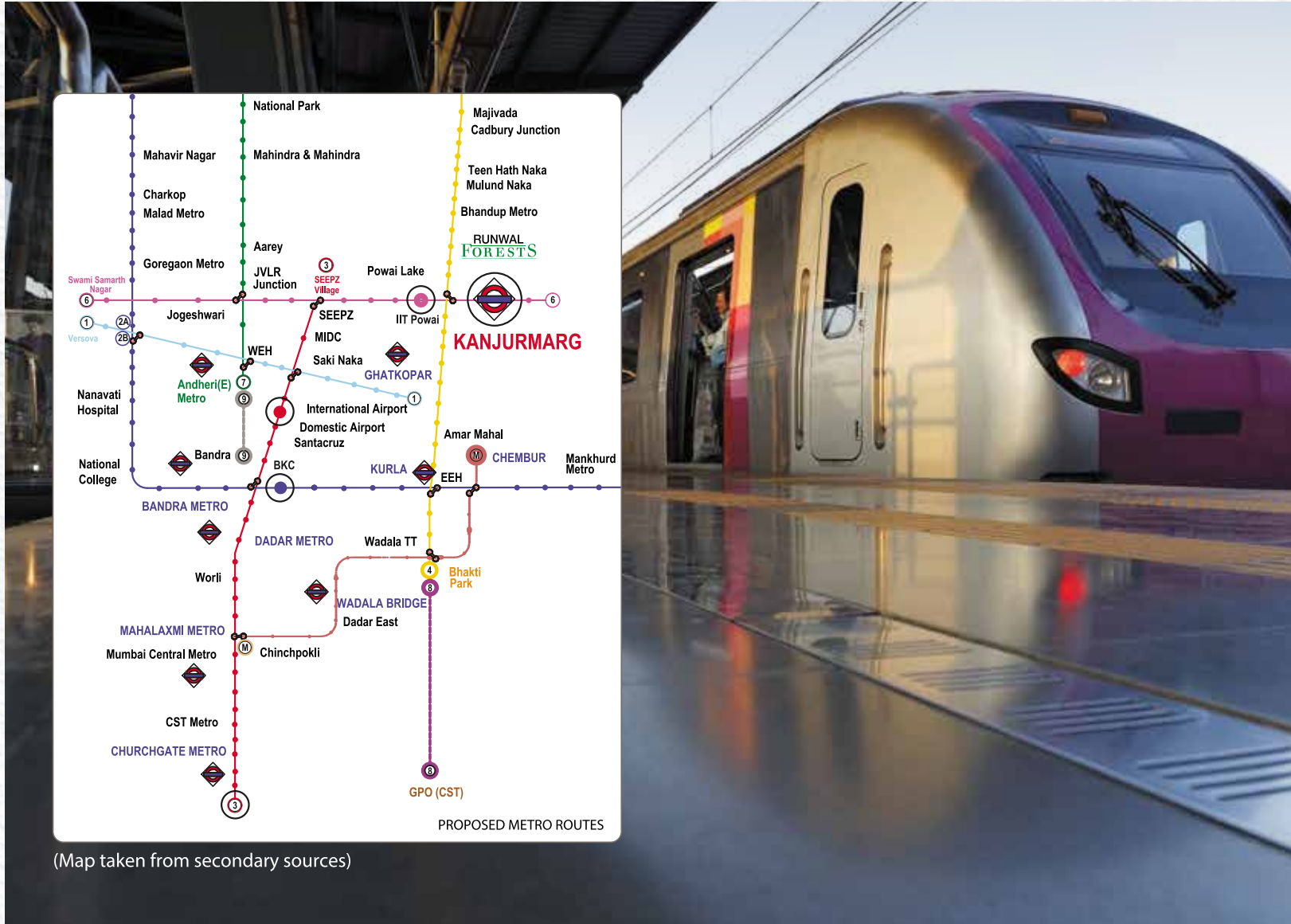
|                    |        |
|--------------------|--------|
| Upcoming Metro     | 0.1 Km |
| Kanjurmarg Station | 1 Km   |
| Bhandup Station    | 1 Km   |

All distances are approximate & are meant for broad references only.



# LIVE IN A WORLD WHERE COMMUTES ARE SHORTER

It's your time to arrive at the new city centre - Kanjurmarg, where everything is nearby. Rail, road and the upcoming metro connectivity are all set to cut your commute shorter and make your life a breeze.



Metro station coming up right outside Runwal Forests

# ONE DESTINATION WITH MULTIPLE CONNECTIONS



30 Minutes To BKC Via Eastern Exp. Highway & SCLR.



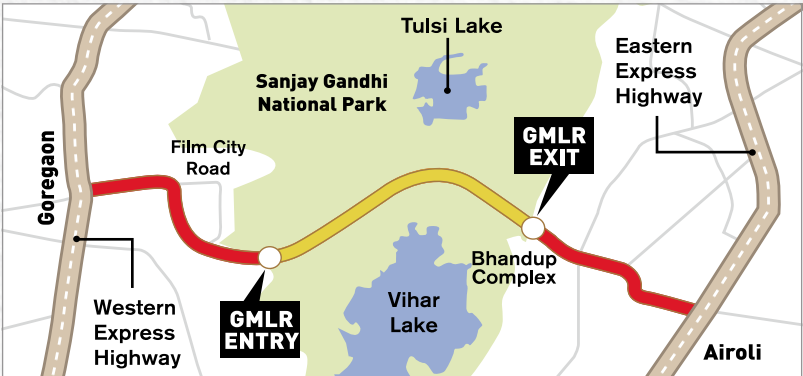
30 Minutes To The International Airport  
Via JVLR & Andheri Kurla Road.



45 Minutes To South Mumbai  
Via Eastern Exp. Highway & E. Freeway.



25 Minutes To BKC  
Via The New Chunabhatti-BKC Connector.



30 Minutes To Goregaon  
Via The Proposed GMLR Connector.

The drive times mentioned above are approximate estimations meant for broad references only. The actual time taken will depend on the traffic conditions.





Actual View Of Runwal Forests - Phase 1

# RUNWAL FORESTS

KANJURMARG WEST

## AN ICONIC ADDRESS

Experience the joy of expanse & the luxury of a resort, right at home. Experience life at Runwal Forests.

- Already a landmark in the neighbourhood
- 15 acres of pure residential campus
- Urban forest-themed development
- Large green open spaces
- 35,000 sq. ft. luxurious clubhouse
- Phase 1 completed & delivered





Artist's Impression

## FINEST RESIDENCES IN THE HEART OF THE CITY

### HIGHLIGHTS

- Exquisite lifestyle residences
- Prime location on LBS Marg
- Just 10 mins from Powai
- Adjacent to upcoming Metro Line
- Health clinic in the premises by Apollo
- Business centre for 'Work From Home'
- Health café
- Efficiently planned homes
- Modern infrastructure
- Premium club & recreational amenities

The amenities shown are for reference purpose only. The furniture, fixtures, artefacts, equipments and fittings are not part of the standard actual clubs/amenities interiors/offerings. The allottee must refer to the agreement for sale for actual details.





## THOUGHTFUL INDULGENCES CURATED FOR YOU

A 35,000 sq.ft. clubhouse, a cricket ground and much more.

Come home to a world where being healthy is considered as being happy. Runwal Forests is ready to elevate you to a world of fine experiences, from lush green open spaces, numerous exciting sports facilities, soothing recreational avenues to every comfort that's present to make you feel happier.



Numerous sports facilities



Indoor & outdoor swimming pools



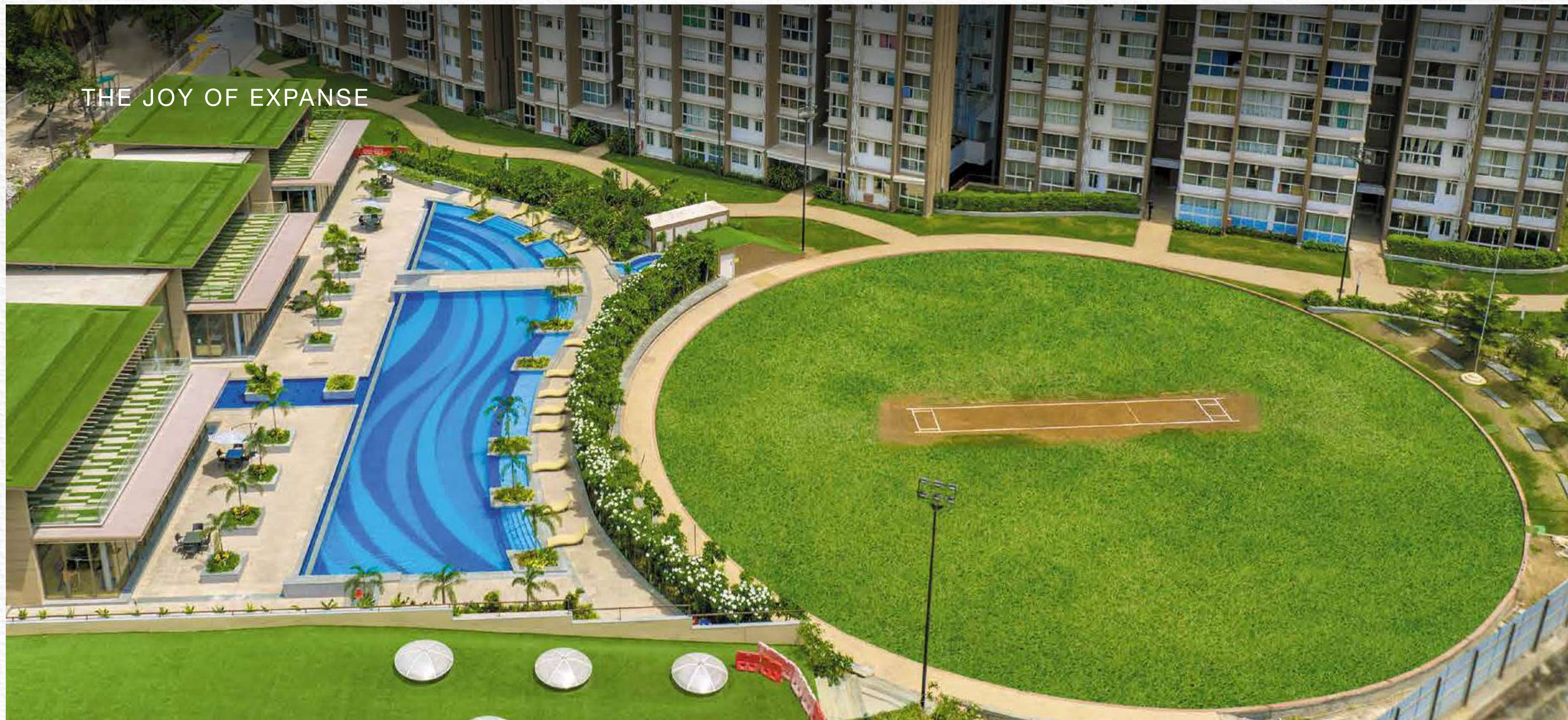
Restaurant & convenience retail



Kids' play areas

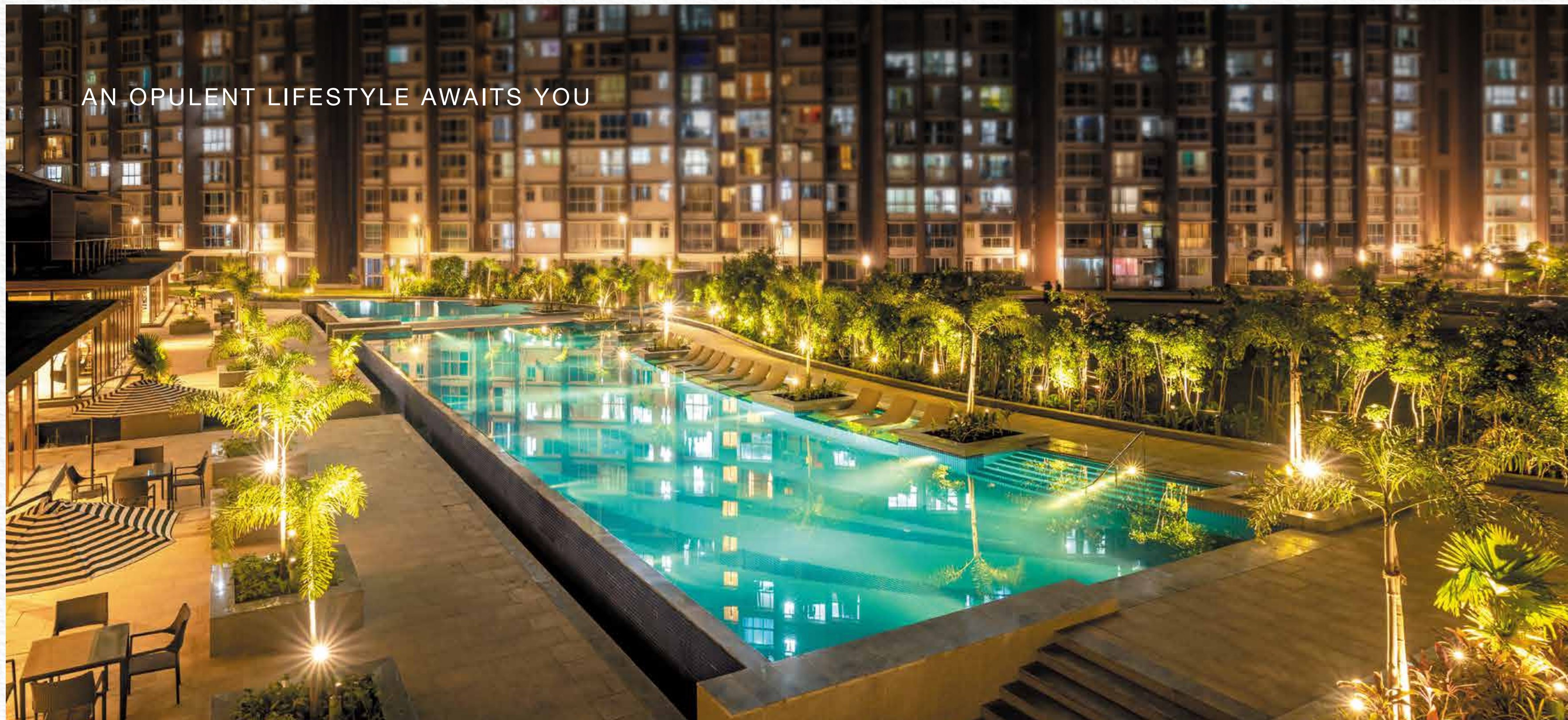






Actual Photo





Actual Photo

Artist's Impression





Actual Photo - Entrance Fountain

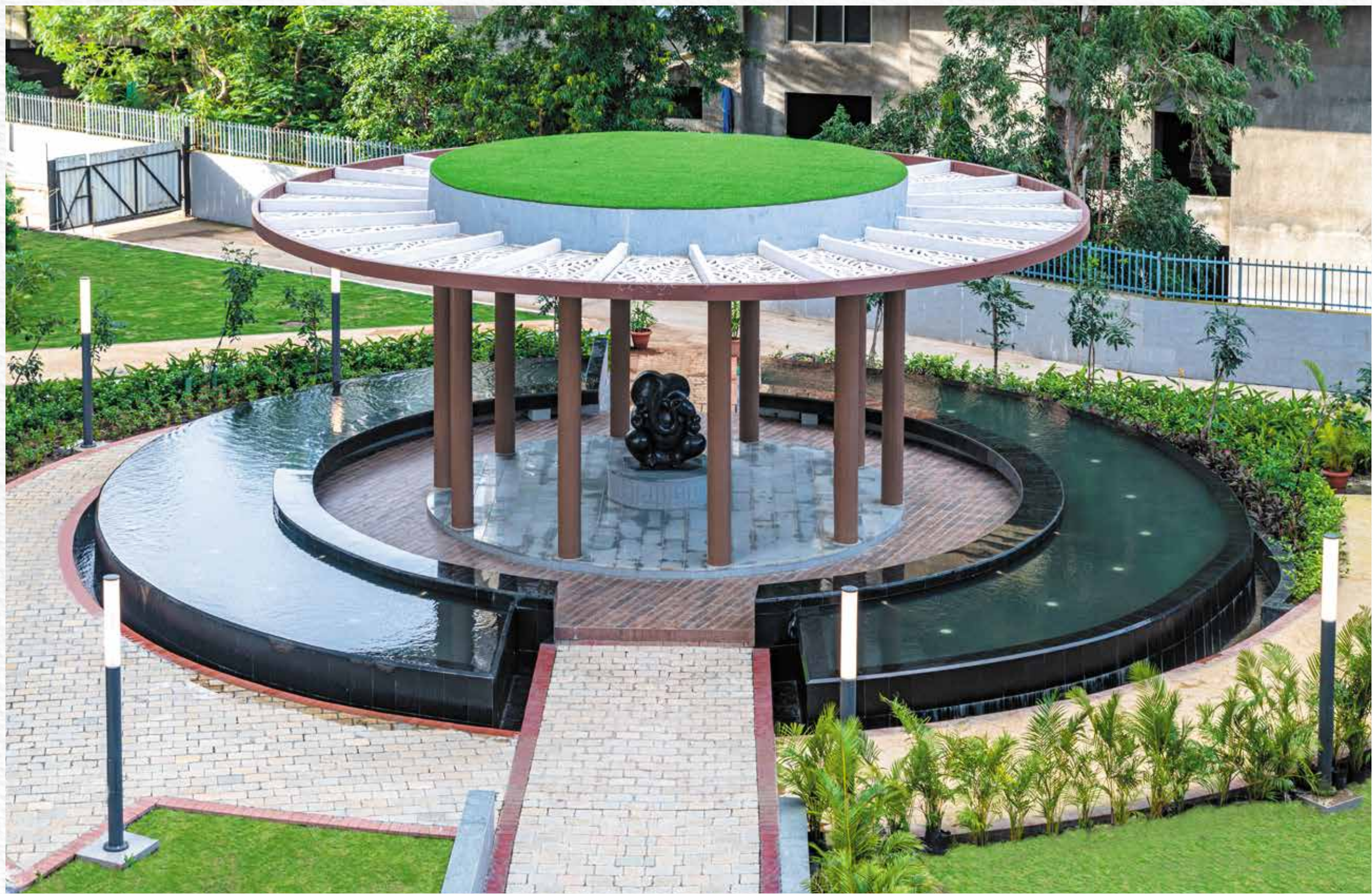
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# THE DREAM IS ALREADY A REALITY

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RUNWAL FORESTS - ACTUAL PHOTOGRAPHS

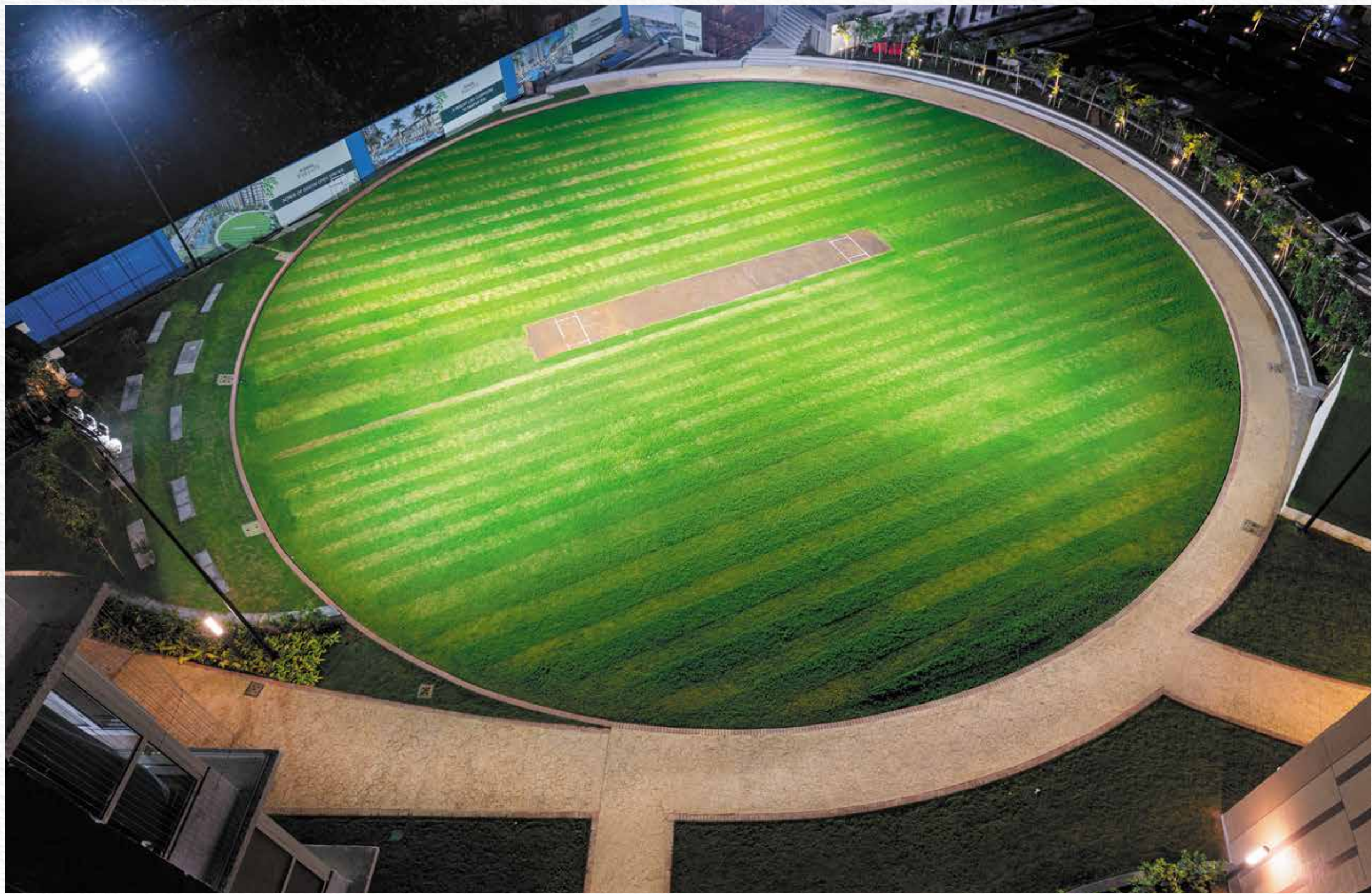




STAY IN TOUCH WITH  
YOUR SPIRITUAL SIDE

Actual Photo - Meditation Pavilion





A RARE LUXURY -  
YOUR OWN  
CRICKET GROUND!

Actual Photo - Cricket Ground





ENJOY THE RESORT LIFE  
EVERYDAY

Actual Photo - Swimming Pool At R Club





HOMES THAT KEEP  
YOU FIT & HEALTHY

Actual Photo - Fully Equipped Gym At R Club





Image for representational use only.

## BE ASSURED WITH A TOUCH OF CARE

- **Health clinic by Apollo**
- **Pharmacy**
- **Ambulance service for the residents**

We know that health is wealth, and keeping the same in mind at Runwal Forests we are providing services such as a health clinic & pharmacy within the premises. Ambulance service will also be available for the residents.





## DISCOVER THE EASE OF WORKING FROM HOME

- **Business centre**
- **Hi-speed & secured internet**

Ushering you into the new-age culture of work from home routines. Runwal Forests has a business centre space within the premises, which allows you to comfortably manage your work without any disturbance. It will be equipped with hi-speed internet service, creating your own office space.





# A CANVAS CALLED HOME TO EXPLORE THE JOY OF LIVING



Artist's Impression

## SPACES DESIGNED TO DELIGHT YOU EVERYDAY.

Apartments in Runwal Forests have been designed to offer you maximum space and comfort. Let everyday be full of joy.

- Luxurious 1, 1.5, 2 & 3 bed residences
- Well-planned homes
- Smart layouts
- Efficient planning
- Premium finishes
- Modern amenities

The amenities shown are for reference purpose only. The furniture, fixtures, artefacts, equipments and fittings are not part of the standard actual clubs/amenities interiors/offering. The allottee must refer to the agreement for sale for actual details.





View from select apartments / towers on higher floors (above 30th floor)  
The Developer makes no representations regarding existence/continuity of the view shown herein.

Mangroves & Bay - Actual View From Runwal Forests



## BREATHTAKING PANORAMIC VIEWS



View from select apartments / towers on higher floors (above 30th floor)  
The Developer makes no representations regarding existence/continuity of the view shown herein.

Powai - Actual View From Runwal Forests



# INTERNAL SPECIFICATIONS

## 1, 1.5 & 2 BHK

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Vitrified flooring in living room, dining room, bedrooms and kitchen</li><li>• Branded CP fittings and sanitary ware</li><li>• Polished granite kitchen platforms with stainless steel sink</li><li>• Acrylic/plastic paint with gypsum finish walls</li><li>• Exhaust fan in bathroom and kitchen</li><li>• Powder coated aluminum windows</li></ul> | <ul style="list-style-type: none"><li>• Solid flush main door shutter - veneer finish on front &amp; laminated finish on back</li><li>• Solid flush door shutter for bedrooms &amp; toilets - laminate finish</li><li>• Bathroom dado tiles up to door height</li><li>• Kitchen dado tiles 2 feet above kitchen platform</li></ul> |
|---|--|

## 3 BHK (LILY - TOWER 9)

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Polished granite kitchen platforms with stainless steel sink</li><li>• Air-conditioners in living room and bedrooms</li><li>• Agglomerate marble flooring in the living room</li><li>• Vitrified flooring in other bedrooms, kitchen &amp; deck</li><li>• Luster paint with gypsum finished walls</li><li>• Height of 11 ft slab top to slab top (unfinished)</li><li>• Branded CP fittings and sanitary ware</li></ul> | <ul style="list-style-type: none"><li>• Solid flush main door shutter - veneer finish on front &amp; laminated finish on back</li><li>• Solid flush door shutter for bedrooms &amp; toilets - laminate finish</li><li>• Powder coated aluminum windows</li><li>• Bathroom dado tiles up to door height</li><li>• Exhaust fan in bathroom and kitchen</li><li>• Kitchen dado tiles 2 feet above kitchen platform</li></ul> |
|---|---|

# AMENITIES

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Central landscape areas</li><li>• Cricket ground</li><li>• Modern clubhouse with<ul style="list-style-type: none"><li>- State-of-the-art gymnasium</li><li>- Party hall</li><li>- Café/bakery</li><li>- Mini-theatre</li><li>- Basketball/Badminton court</li><li>- Squash court</li><li>- Tennis court</li><li>- Games room</li><li>- Baby crèche</li><li>- Music/art room</li><li>- Steam/massage room</li><li>- Convenience store</li></ul></li></ul> | <ul style="list-style-type: none"><li>• Pharmacy</li><li>• Indoor &amp; outdoor swimming pools</li><li>• Jogging/running/cycling track</li><li>• Zen garden</li><li>• Putting green</li><li>• Dedicated kids' play area</li><li>• Open air gymnasium</li><li>• Skating rink</li><li>• Yoga zone</li><li>• Senior citizen area</li></ul> |
|--|---|



## ABOUT US

In Mumbai, Runwal Group's name stands out in the real estate space for quality and consistency. Established in 1978 by its visionary founder, Mr. Subhash Runwal, the group has a portfolio of over 65 projects and has developed millions of square feet of real estate into quality projects. Today, it is one of the top real estate developers in the country.

The group, has brought smiles to over 35,000 happy families in all corners of Mumbai. Runwal Group also holds the distinction of being the first to introduce the concept of malls in the suburbs and is known for its landmark project - R City



A strong legacy of  
40 years



Portfolio of over  
65 projects



50 delivered  
projects

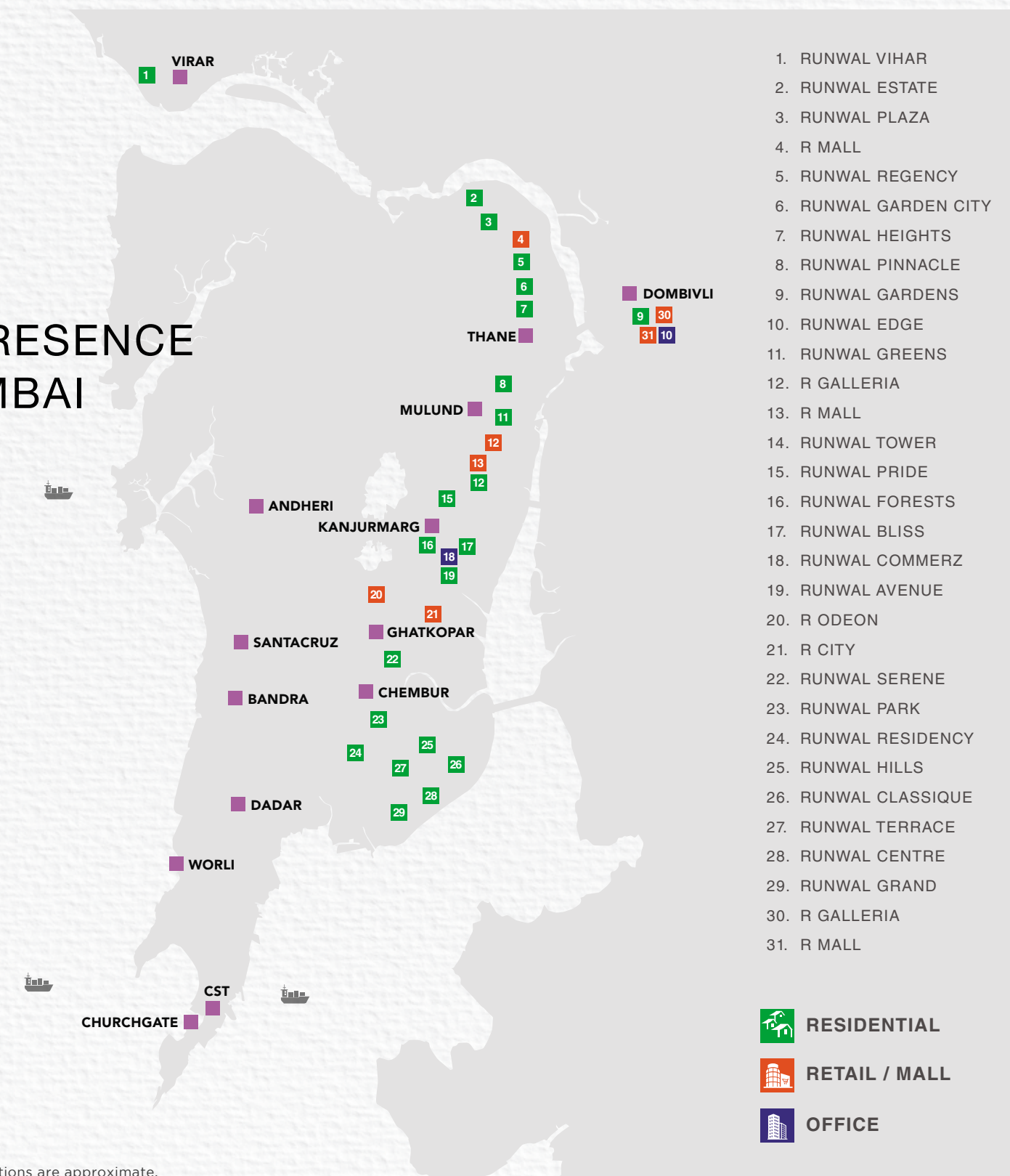


Known for  
quality, trust &  
transparency



Pioneers in  
mall & retail  
development

## OUR PRESENCE IN MUMBAI





## WHY SHOULD YOU INVEST AT RUNWAL FORESTS?

- 15 acres development – one of the largest in the neighbourhood
- Great location with excellent connectivity
- The finest gated community of Kanjurmarg
- One of a kind homes with wellness-inspired living
- Phase 1 of Runwal Forests already completed and delivered
- Trusted brand with a 45 years proven track record
- Approvals in place, construction in progress



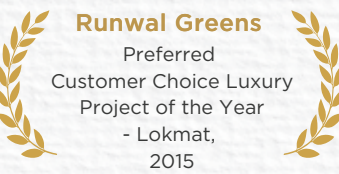
Actual Photo

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# ACCOMPLISHMENTS AND ACCOLADES

Above anything else, there’s one thing which matters the most – customer happiness. Carrying forward the splendid legacy of delighting customers, Runwal Group continues its mission of delivering quality projects. The group has received many accolades in its glorious journey.



# OUR LANDMARK PROJECTS







The project has been registered via MahaRERA registration no.:  
Runwal Forests: T1-T4: P51800000818, T5-T8: P51800001838, T9-T11: P51800001137  
available at website: <http://maharera.mahaonline.gov.in> under registered projects.

Call: +91 22 6931 5223 | [www.runwalgroup.in](http://www.runwalgroup.in)

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**Site Address:** Runwal Forests, Near Mangatram Petrol Pump,  
Lal Bahadur Shastri Marg, Kanjurmarg (West),  
Mumbai - 400 078.

**Corporate Office:** Runwal & Omkar Esquare, 4<sup>th</sup> Floor,  
Off. Eastern Express Highway, Opp. Sion-Chunabhatti Signal,  
Sion (East), Mumbai - 400 022.

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Runwal Forests is financed by and mortgaged to HDFC Ltd. and NOC / permission of HDFC Ltd. will be required prior to entering into Agreement of Sale of any Flat in the project. The plans, specifications, images and other details herein are only indicative and the developer / owner reserves 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 owner / developer 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.

Runwal Forest Tower 1 - 4  
P51800000818



Runwal Forests Tower 5-8  
P51800001838



Runwal Forests Tower 9 - 11  
P51800001137

