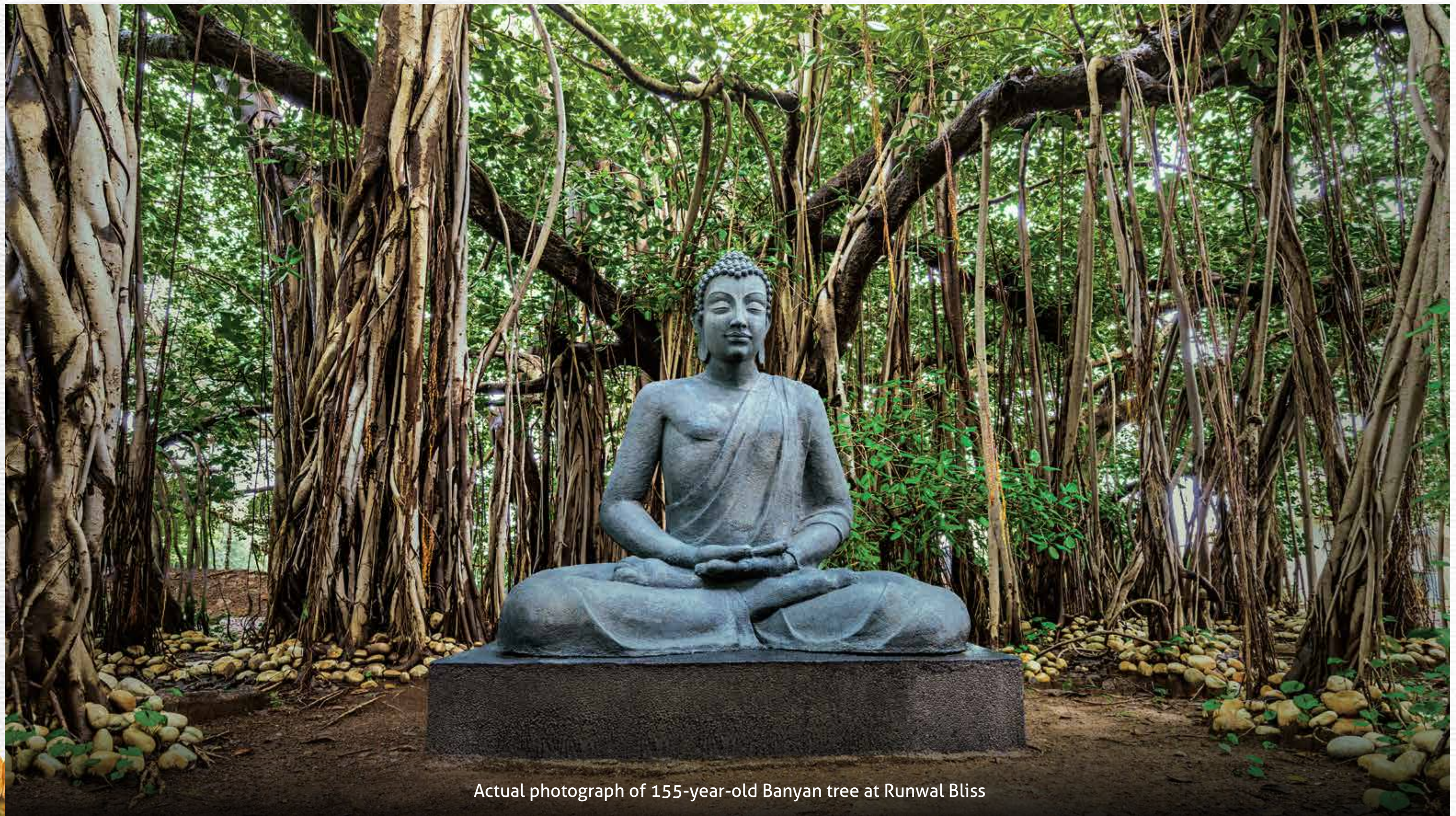




ABOUT RUNWAL BLISS



Actual photograph of 155-year-old Banyan tree at Runwal Bliss

BLISS IS A BLESSING

A luxury residential township built
around an ancient Banyan tree.






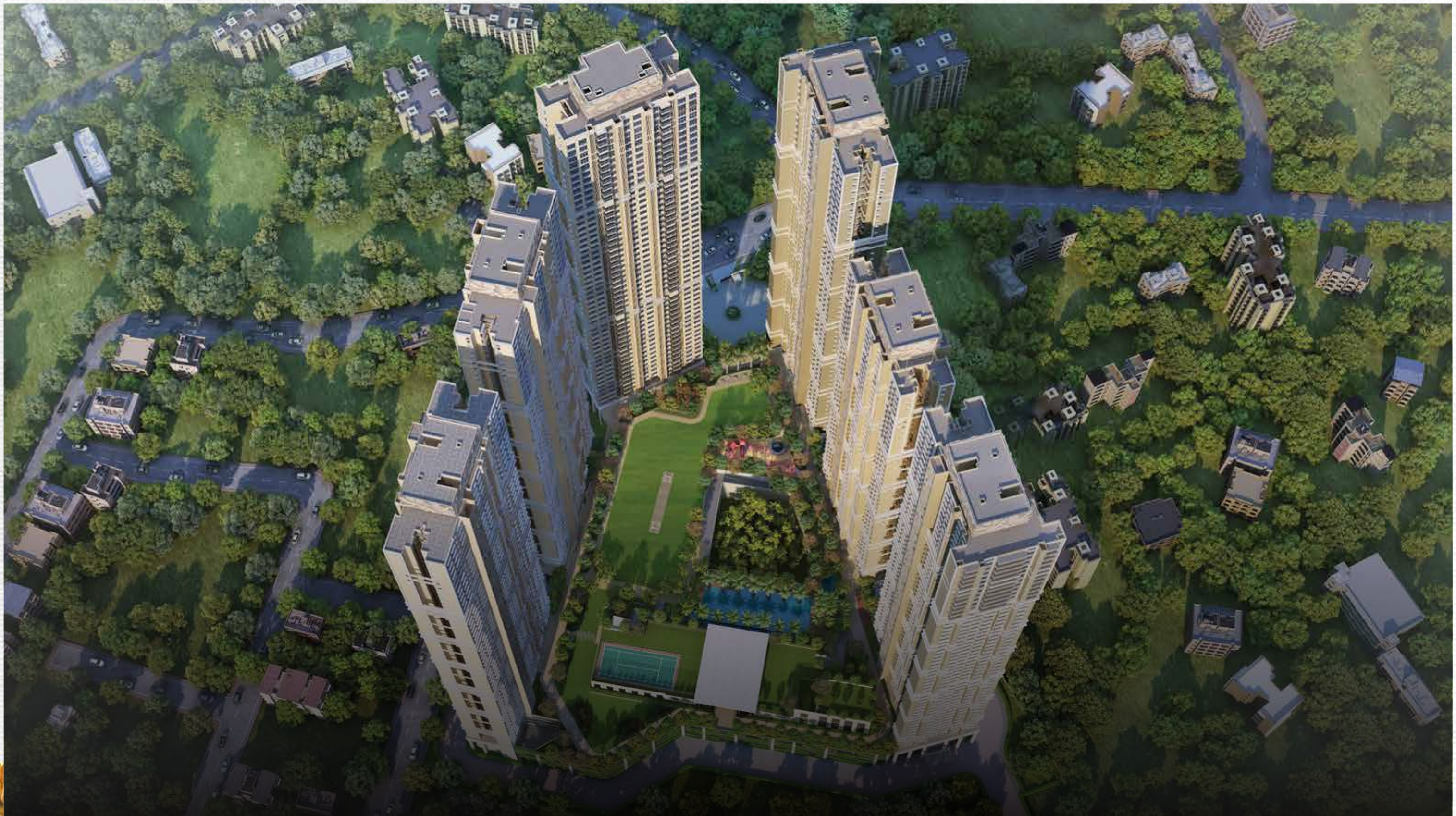
BLISS

THE HAPPIEST STATE OF BEING

Where do you find bliss amidst the city's chaos? When did you last feel that pure, simple joy? What is it that eliminates stress and weariness from the daily grind?

The answer to the question is found in a space where an ancient Banyan tree sits majestically and symbolizes bliss. You will discover an oasis of peace and tranquillity in the heart of the city. Runwal Bliss offers lush green vistas, a world of indulgences & conveniences and a lifestyle unlike any other.





Artist's Impression

A WORLD OF JOY AND **MAGNIFICENCE**

Runwal Bliss is one of the best residential developments in Mumbai's central suburbs. It offers lush gardens, luxurious 2, 3, 5 & 6 BHK residences set amidst a number of lifestyle amenities.

TOWER NOS.	TOWER NAME
A	IVY
B	DAFFODILS
C	IRIS
D	MARIGOLD
E	JASMINE
F	SUNFLOWER

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GETTING READY IN 2022

Runwal Group has over 4 decades of expertise in creating landmarks & Runwal Bliss is a testament to the impeccable standards of our architecture & design. Runwal Bliss is on track to deliver 5 luxurious towers this year and it will redefine luxurious living in Kanjurmarg.



Stock Photograph

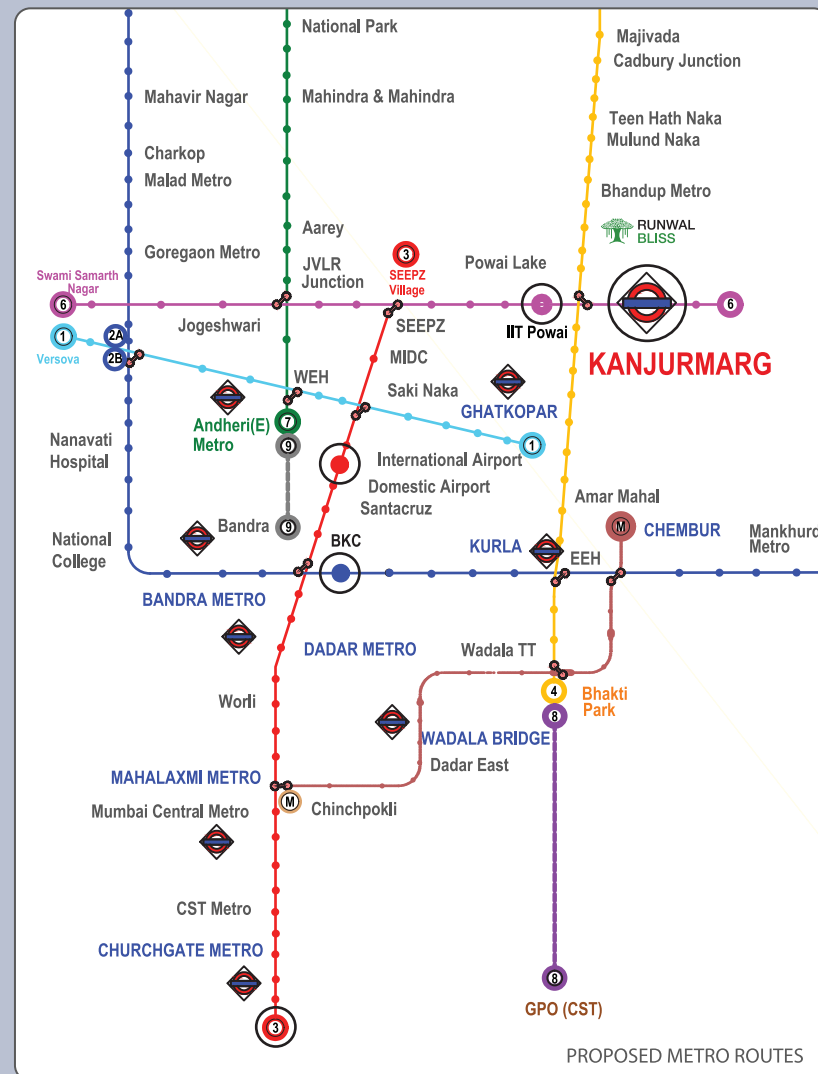
SAFE & SECURE SURROUNDINGS

A VIBRANT GATED COMMUNITY

It is often said that who you are is defined by the company you keep. As a gated community, Runwal Bliss is a haven for like-minded people and a place where all the essential social & recreational amenities are conveniently located.



LOCATION



Map taken from secondary sources

This document is a pictorial, indicative and selective representation of certain elements present that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representation regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subjective to change from time to time and such changes are completely outside the control of the Developer.

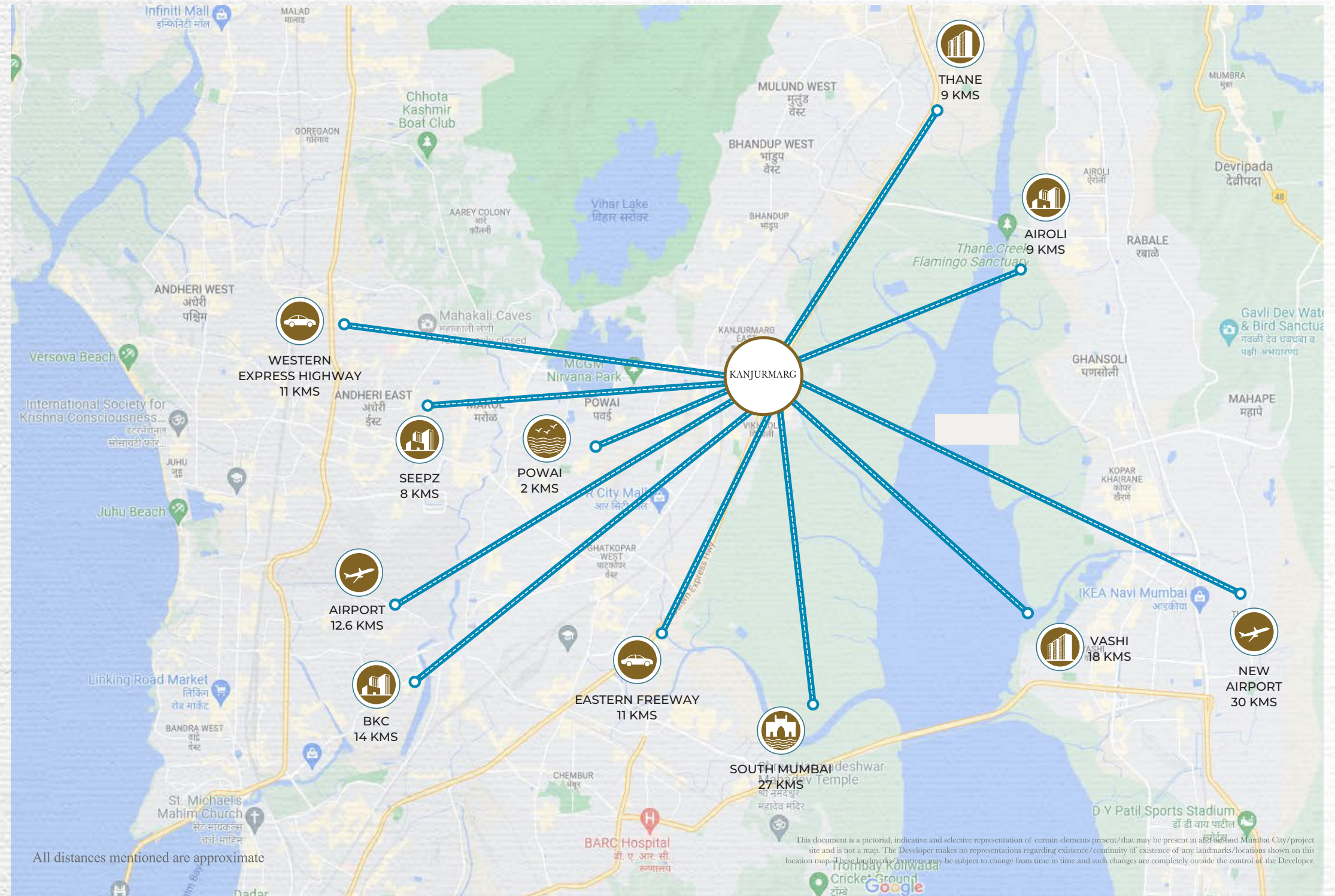


Map not to scale

KANJURMARG: A PERFECT LOCATION MADE BETTER

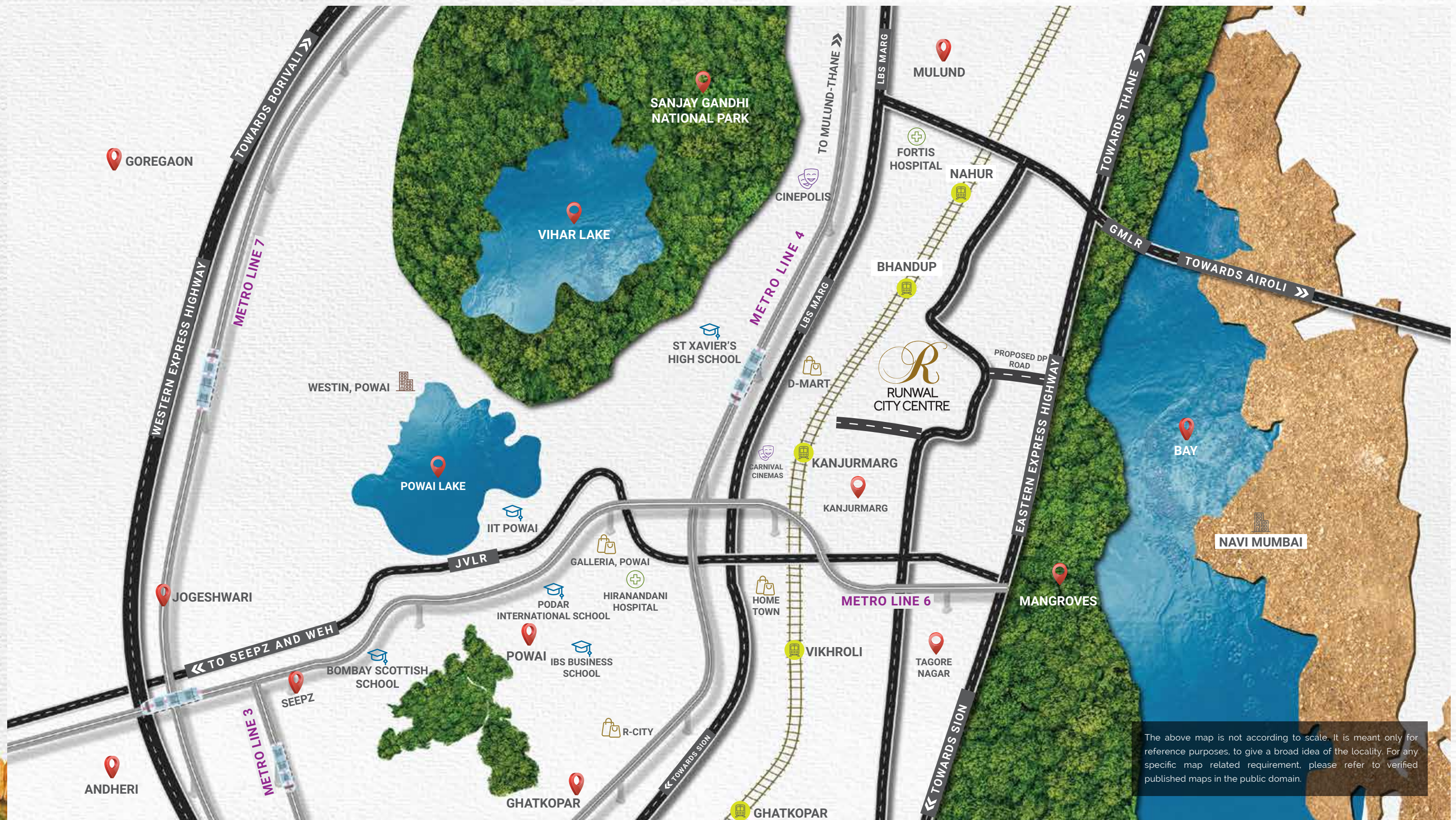
Kanjurmarg is rapidly becoming the first choice of aspiring home buyers as it offers a perfect mix of convenience, connectivity and luxury. Located only 2 kms away from it and considered to be a better version of Powai, this area comes with all the advantages at far more attractive prices.

KANJURMARG THE NEW CITY CENTRE



Kanjurmarg is a location that has emerged as the new city centre of Mumbai. Situated in the heart of Mumbai, it offers three aces - accessibility, appreciation and abundant spaces. Kanjurmarg has grown rapidly and has become a much sought-after destination amongst home buyers.

The Western Suburbs is accessible via the JVLR; International Airport and BKC via the SCLR & Chunabhatti Connector, South Mumbai is easily accessible via E.Exp.Highway and the Eastern Freeway, while Navi Mumbai is just across the Airoli Bridge. The new Metro lines will enhance connectivity to SEEPZ, BKC, Thane, Colaba and other key hubs of MMR.



A WORLD THAT REVOLVES AROUND YOU

Runwal Bliss is close to all social & civic infrastructure such as education, healthcare, entertainment and other necessities. At the same time, it is blessed with excellent connectivity, being a few minutes away from the upcoming Metro lines. With panoramic green views of Sanjay Gandhi National Park and the mangroves, it's like having the best of both worlds.

ALL ROADS LEAD TO KANJURMARG



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



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



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



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



30 Minutes To
Goregaon
Via The Proposed
GMLR Connector.

WELL-DEVELOPED SOCIAL INFRASTRUCTURE

SHOPPING MALLS & ENTERTAINMENT

Home Town	2.0 Kms
D-Mart	2.0 Kms
Big Cinemas / Cinepolis	3.5 Kms
Galleria, Powai	4.0 Kms
R-City Mall	4.5 Kms

SCHOOLS & COLLEGES

IIT, Powai	2.5 Kms
IBS	3.5 Kms
Podar International School	3.5 Kms
Bombay Scottish School	6.5 Kms

5 STAR HOTELS

Meluha The Fern	4.5 Kms
The Renaissance	7.0 Kms

HOSPITALS

Hiranandani Hospital	3.5 Kms
Fortis Hospital	4.5 Kms
Godrej Hospital	5.3 Kms

STRATEGIC LOCATION BETWEEN TWO MAJOR SUBURBAN RAILWAY STATIONS

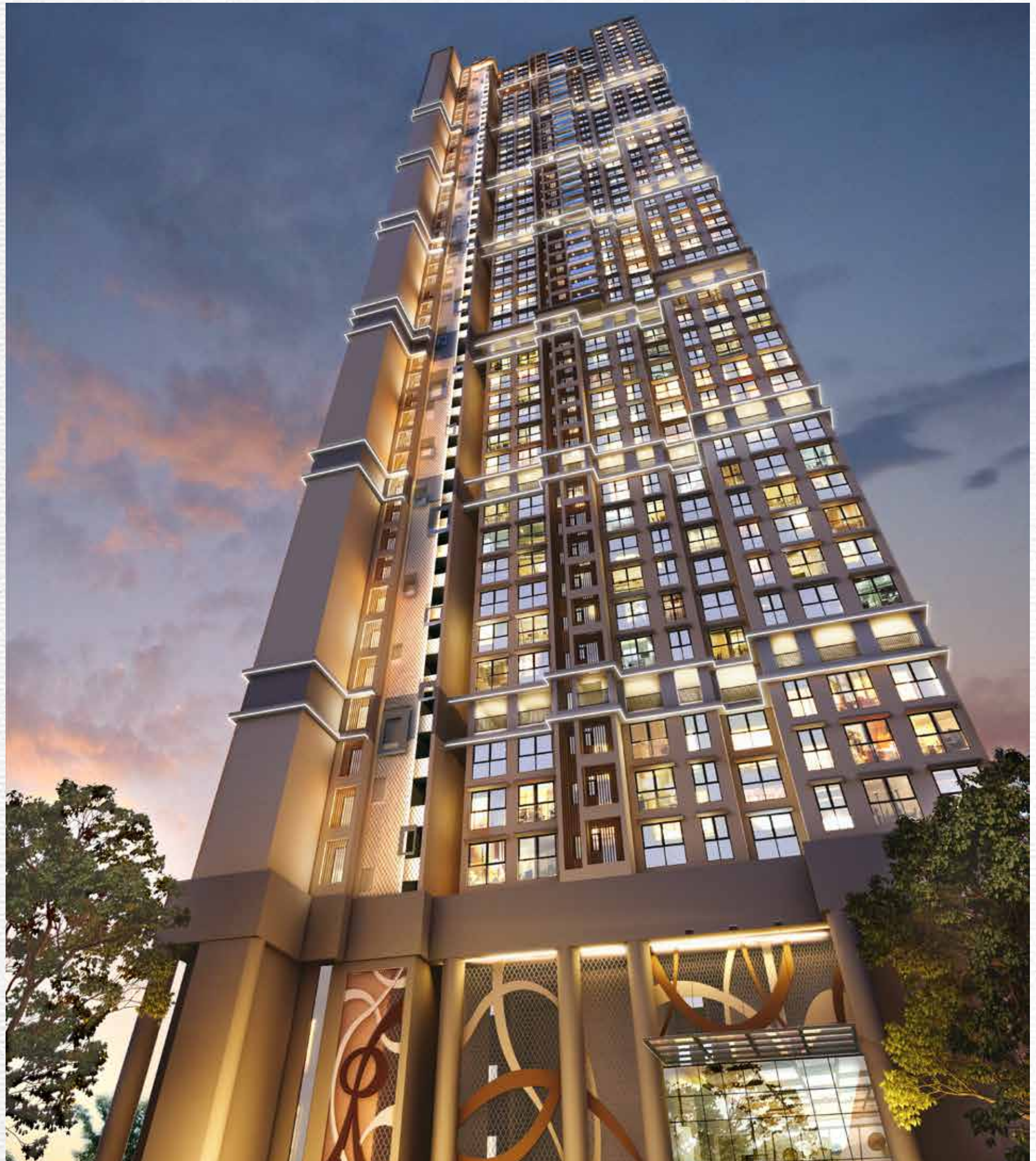
Kanjurmarg Railway Station	0.3 Km
Bhandup Railway Station	0.8 Km
Upcoming Metro Line	0.9 Km

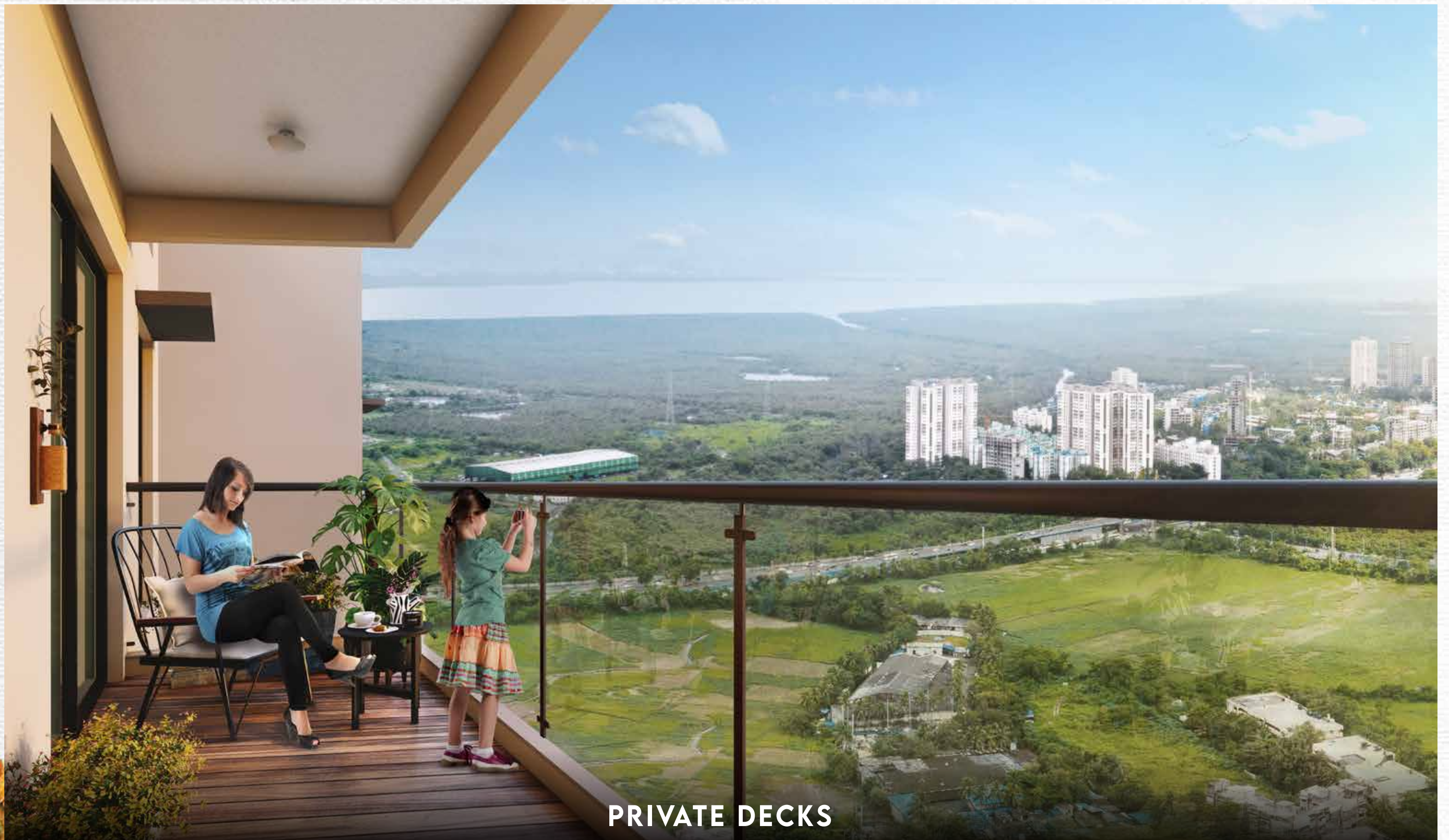
JVLR	0.9 Km
Eastern Express Highway	1.5 Kms
Lal Bahadur Shastri Marg	1.5 Kms



WELCOME TO
SUNFLOWER

**YOUR HOME IS YOUR CANVAS,
MAKE IT A MASTERPIECE.**

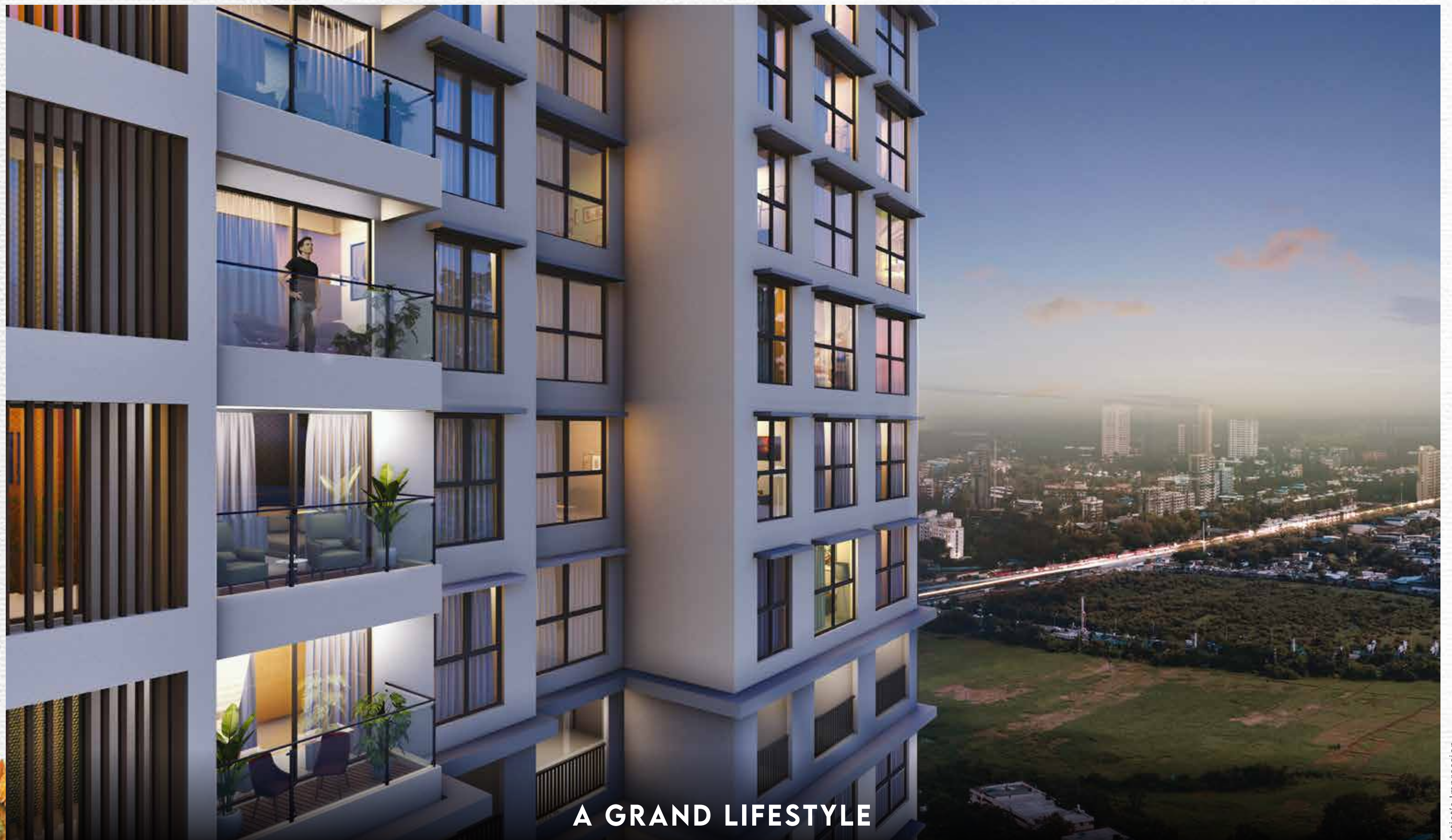




PRIVATE DECKS

GET MORE FROM LIFE WITH A BALCONY

Enjoy the luxury of added space that comes with private sit-outs. Step out for fresh air and mesmerising views whenever you wish to.



A GRAND LIFESTYLE

THE MASTERPIECE

WITH A MODERN LIFESTYLE

This urban masterpiece offers the best of modern lifestyle and conveniences. Exquisitely designed apartments, in a majestic high-rise tower will keep delighting the residents of Sunflower every day.

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Artist's Impression



LIFESTYLE AMENITIES

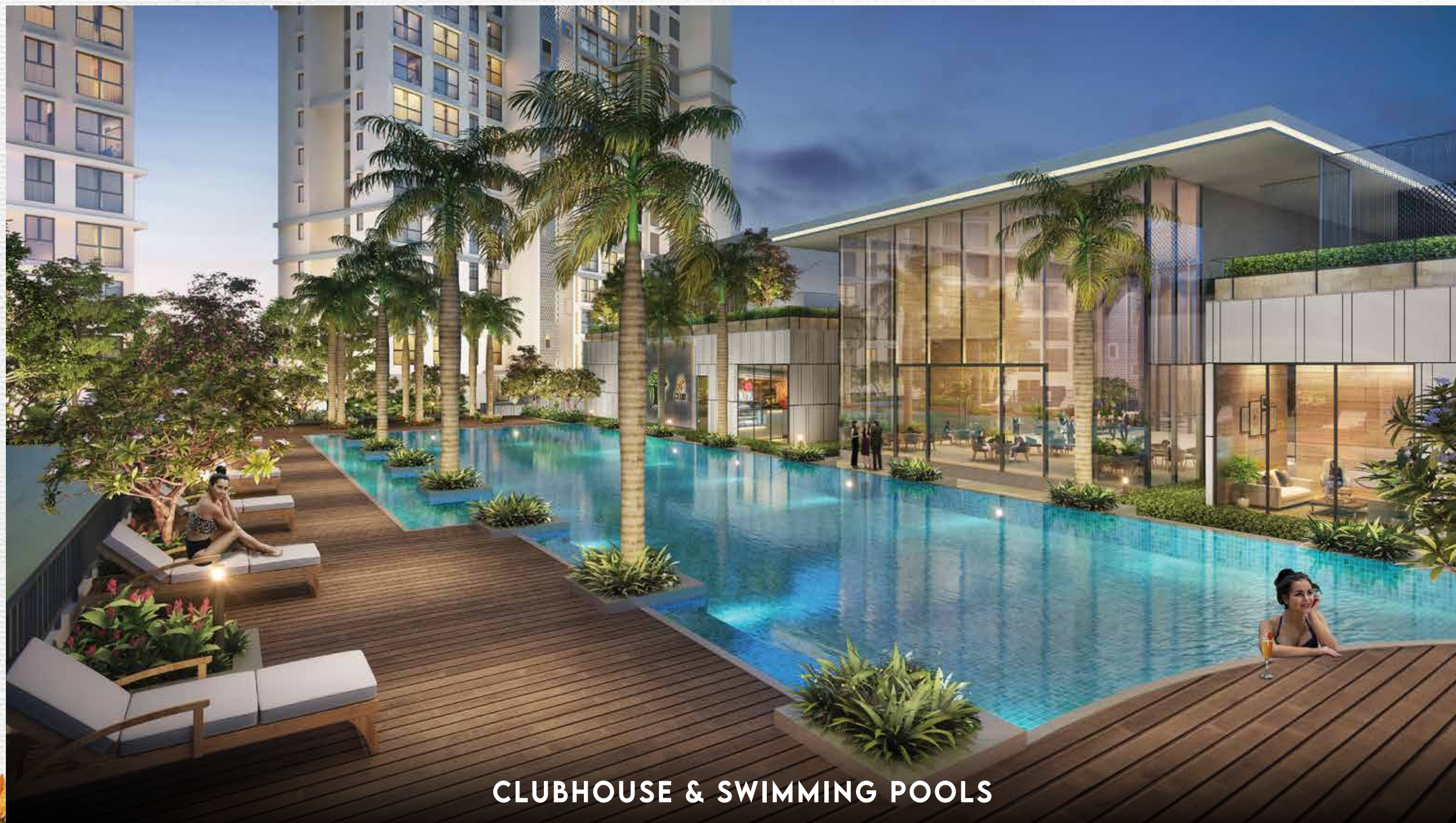


Artist's Impression

A GRAND VIEW OF THE CENTRAL PODIUM

The magic of the outdoors comes to life right at home, with the Central Podium of Runwal Bliss. A collection of lifestyle experiences and tranquil greenery, create a space perfect for reflection and relaxation. This impressive green view will be yours from your home at Sunflower.

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CLUBHOUSE & SWIMMING POOLS

Artist's Impression

ENOUGH AND MORE WAYS TO ENJOY LIFE

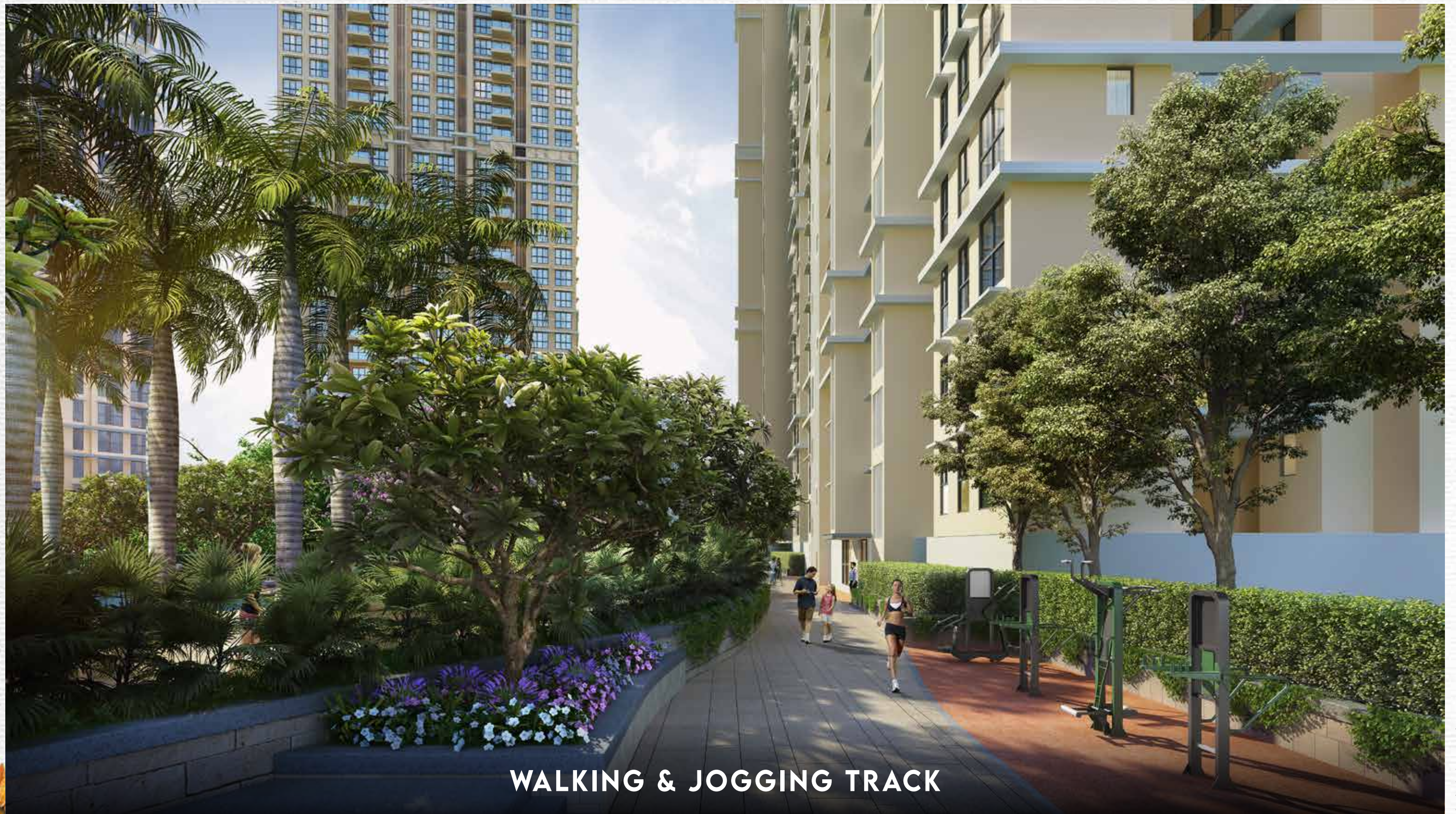
Sunflower at Runwal Bliss offers a clubhouse full of indulgences and a variety of leisure activities. A unique blend of excitement and relaxation, it is a place where entertainment and sports combine to thoroughly refresh and rejuvenate you.



CENTRAL LAWN & PLAY AREA

YOUR GREEN ESCAPE

The beautiful green spaces and amenities at Runwal Bliss have been designed to offer joyful avenues to each member of the family, regardless of their age.

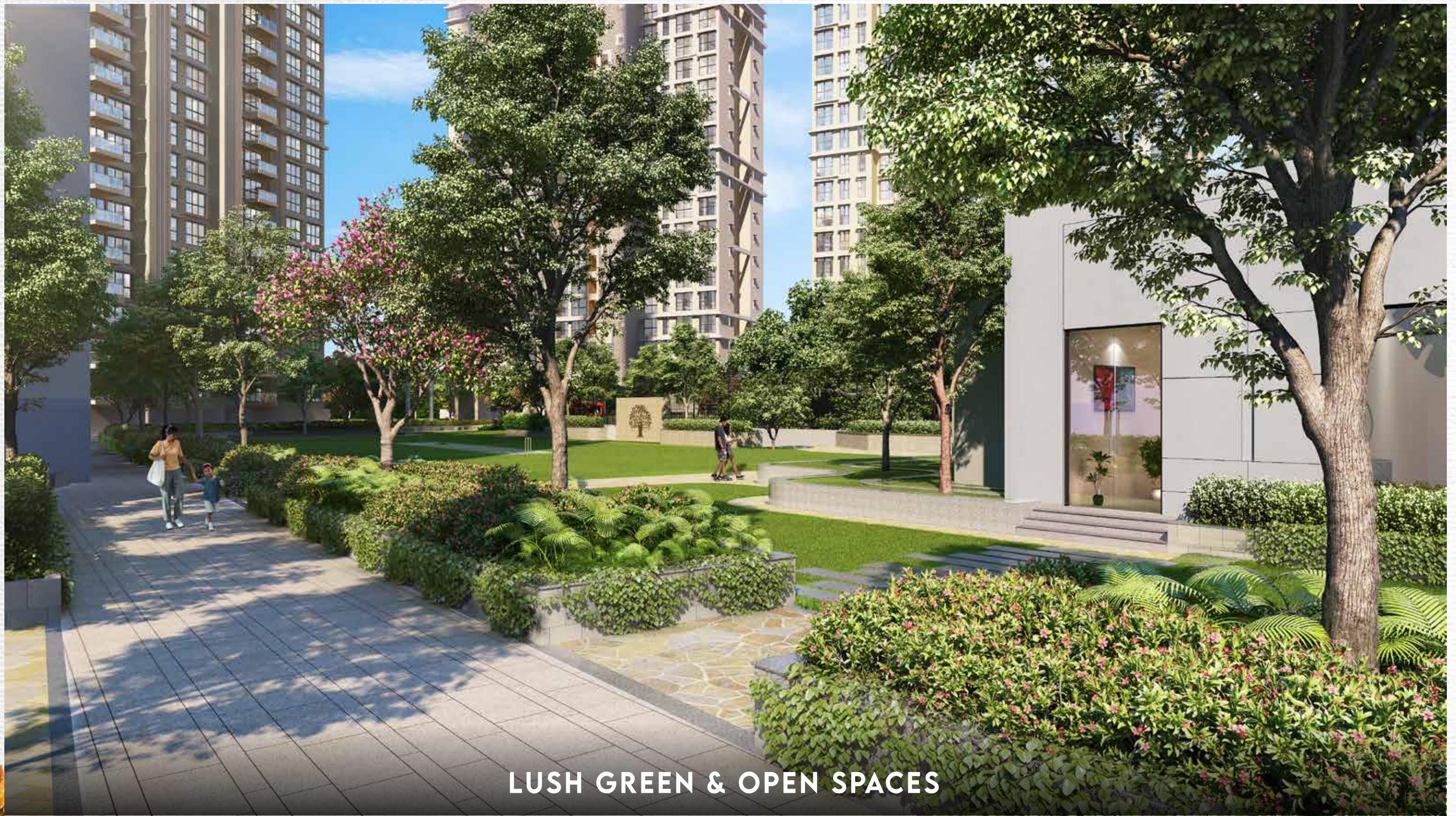


WALKING & JOGGING TRACK

Artist's Impression

HEALTH & WELLNESS **BEGIN HERE**

Sunflower's green surrounding is part of the privilege of owning a home here. Discover spaces for all your fitness routines and a life that brings in better health & wellness. Come home to a lifestyle that will keep your mind and body young.



LUSH GREEN & OPEN SPACES

THE NEVER ENDING SERENITY

Living amidst lush green and open spaces, experience a superior quality of life at your home in Kanjurmarg. A true luxury to have, in the heart of the city.



GYM



CRÈCHE



HEALTHCARE CENTRE



PHARMACY

Stock Photographs

THOUGHTFUL TOWER AMENITIES

Apart from the numerous amenities available on campus, Sunflower has a set of amenities located within the tower for an added touch of convenience.



A 6-ACRE CENTRAL PARK

SHOT AT LOCATION

BEAUTIFULLY LANDSCAPED SPACES

THE GRASS IS ALWAYS
GREENER HERE!

Runwal Bliss will have an overall green open space of approximately 9 acres, which is a rare luxury.

The highlight is a beautifully landscaped 6-acre Central Park right outside your home at Sunflower. Whether it is your morning jogs or quiet evening strolls, this massive park will be the perfect venue for your everyday activities.



PICTURE PERFECT SURROUNDINGS

YOUR EVERYDAY DOSE OF FRESHNESS

The Central Park at Runwal Bliss has a lush green landscape, children's play area, a 700 mtrs. cycling track, 1.4 kms walking/jogging track, open gym, organic farm, spice garden, a 100-seater amphitheatre and much more. With approximately 15,000 trees and shrubs, this green arena is an absolute gem and a privilege of life at Sunflower.



STUNNING PANORAMIC VIEW



Artist's Impression with actual external view

LOOK DEEP INTO NATURE

In a world with more concrete and less natural surroundings, finding green vistas is difficult. But not at Runwal Bliss. The panoramic views of the surrounding greens will boost your mood and rejuvenate your soul.

View from select apartments on higher floors (above 25th floor). The developer makes no representations regarding existence/continuity of existence of the view shown herein.



SPACIOUS INTERIORS



SPACIOUS HOMES

MAGNIFICENT IN EVERY SENSE

Efficiently planned spacious interiors are the hallmark of residences at Sunflower. Come home to a world of luxury and warmth.

Show flat is for reference purpose only. The furniture, fixtures, artefacts, equipment's and fillings in the show-flat are not part of the standard actual flat/offering. The Promoter reserves the right to change the design, features, and specifications of the same as per the applicable laws. The specifications agreed between the promoter and the allottee under the agreement for sale to be entered between the parties shall only be taken as final. The allottee must refer to the agreement for sale for actual details.

Artist's Impression



AMENITIES & SPECIFICATIONS

EXCLUSIVE LIFESTYLE AMENITIES

JUST FOR YOU

CLUBHOUSE AMENITIES

- SWIMMING POOL WITH KIDS' POOL
- WI-FI ENABLED CLUBHOUSE
- MINI THEATRE
- INDOOR GAMES - POOL/SNOOKER, CHESS, CARROM, TABLE TENNIS
- FULLY EQUIPPED GYM
- JACUZZI
- TENNIS COURT
- ART & MUSIC ROOM
- LIBRARY
- YOGA PAVILION
- MULTI-PURPOSE HALL
- PARTY HALL
- SQUASH COURT
- BARBEQUE LOUNGE
- CAFÉ

EXTERNAL AMENITIES

- ENTRANCE LOBBY IN EACH TOWER AT DROP OFF LEVEL
- ARRIVAL PLAZA
- LANDSCAPED GARDEN
- KIDS' PLAY AREA
- FLORAL GARDEN
- JOGGING TRACK
- SKATING RINK
- SENIOR CITIZEN CORNER
- AMPHITHEATRE
- CYCLING TRACK

INFRASTRUCTURAL FACILITIES

- DG BACK UP IN ESSENTIAL & COMMON AREAS
- SEWAGE TREATMENT PLANT
- RAINWATER HARVESTING
- HIGH SPEED LIFT IN EVERY TOWER
- MULTIPLE LEVEL PARKING
- CCTV SURVEILLANCE
- INTERCOM FACILITY FROM LOBBY TO APARTMENT
- VIDEO DOOR PHONE
- 2 STAIRCASES PER TOWER FOR EMERGENCY EXIT

LUXURY IS IN THE DETAILS

3 BHK INTERNAL SPECIFICATIONS

- ANODIZED ALUMINIUM WINDOWS
- LAMINATED FLUSH DOOR FOR ALL INTERNAL DOORS
- SOLID FLUSH DOOR SHUTTER WITH BOTH SIDES VENEER FINISH FOR MAIN DOOR
- HIGH END VITRIFIED TILES FLOORING IN LIVING, DINING & ALL BEDROOMS
- ACRYLIC / PLASTIC PAINT WITH GYPSUM FINISH WALLS
- GLASS RAILING IN BALCONY
- AIR-CONDITIONERS IN 2 BEDROOMS & LIVING AREA

KITCHEN

- PROVISION FOR EXHAUST FAN
- PROVISION FOR WATER PURIFIER
- VITRIFIED FLOORING
- POLISHED GRANITE KITCHEN PLATFORMS WITH STAINLESS STEEL SINK-SINGLE BOWL
- BRANDED CP FITTINGS
- KITCHEN DADO TILES 2 FEET ABOVE KITCHEN PLATFORM

BATHROOM

- PROVISION FOR EXHAUST FAN
- BATHROOM DADO UP TO DOOR HEIGHT
- ANTI-SKID TILES IN BATHROOMS
- BRANDED CP FITTINGS AND SANITARY WARE



OUR PARTNERS

DESIGN CONSULTANT

HAFEEZ CONTRACTOR

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

"Runwal Bliss is a unique site. It's size and scale had given me the opportunity to come up with a design where I believe an ambience will be created that would set it apart from other developments. The existing 'BANYAN TREE' was an inspiration for me and I have attempted to carry the 'Bliss' that it provides into the design."



LANDMARK PROJECTS

HIRANANDANI GARDENS, POWAI - MUMBAI | INFOSYS - PUNE | THE IMPERIAL - MUMBAI



*Construction partner for select towers

The Imperial

CONSTRUCTION PARTNER

SHAPOORJI PALLONJI*

Founded nearly 150 years ago, Shapoorji Pallonji is one of India's oldest construction giants. Over the centuries, they built a variety of engineering masterpieces including factories, nuclear research facilities, scientific establishments, stadiums and auditoriums, airports, hotels, hospitals, giant skyscrapers, housing complexes and townships.

LANDMARK PROJECTS

THE IMPERIAL - MUMBAI

TAJ MAHAL & TOWER (NEW WING) - MUMBAI

PALACE OF SULTAN OF OMAN - MUSCAT

STRUCTURAL CONSULTANT

JW CONSULTANT LLP

As a leading construction consultant in India, JW Consultants has developed an impressive portfolio of residential, commercial, industrial, retail, institutional, hospitality, and healthcare projects across various sectors.

LANDMARK PROJECTS

BEAU MONDE - MUMBAI

INFOSYS - BANGALORE

GRAND HYATT - PUNE

Beau Monde





OUR LEGACY

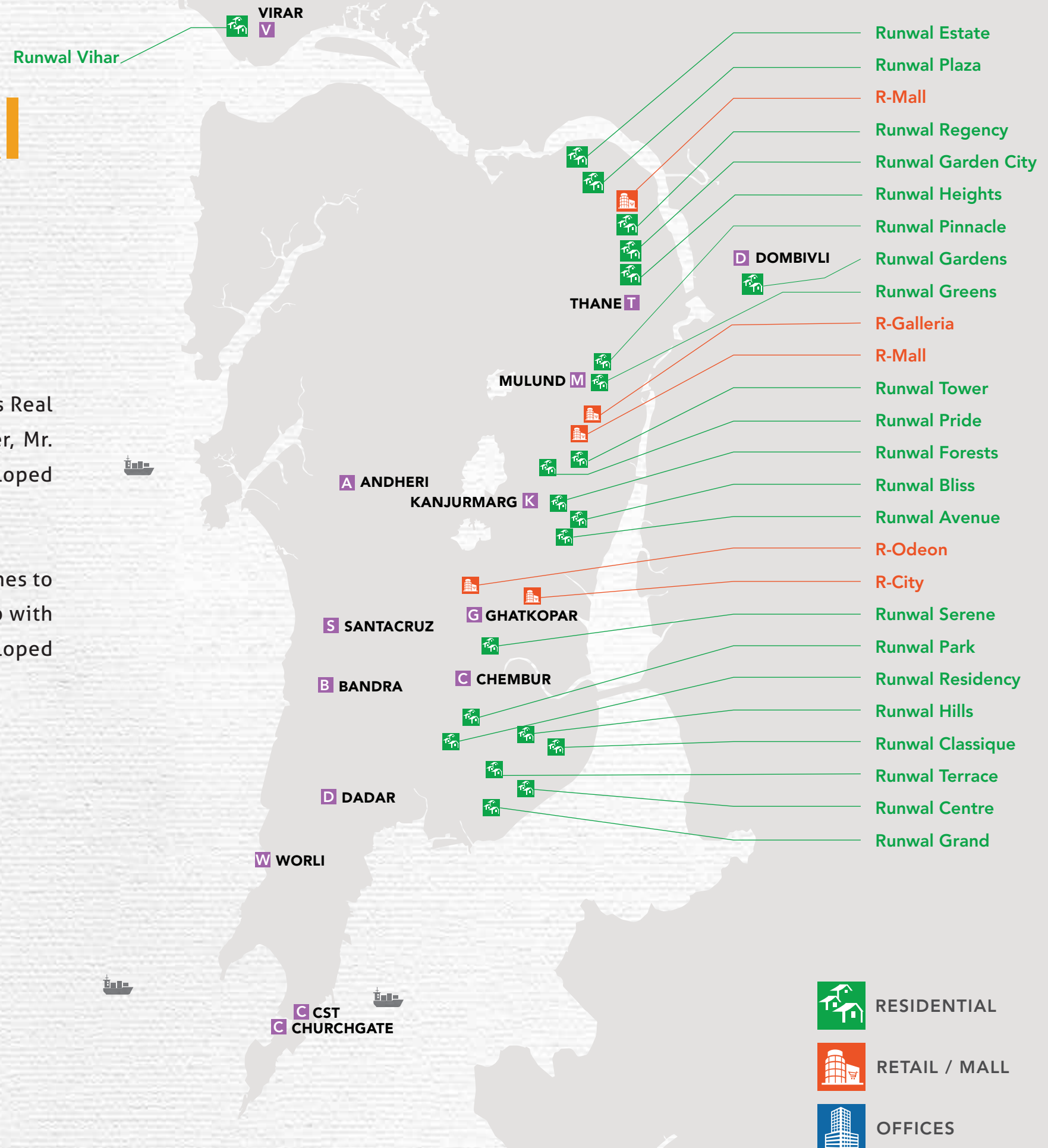
OUR PRESENCE IN MUMBAI

ABOUT US

Runwal Group stands out for quality and consistency in Mumbai's Real Estate market. It was founded in 1978 by its visionary founder, Mr. Subhash Runwal and has a portfolio of 65+ projects and has developed millions of square feet of Real Estate.

It is one of the country's leading developers today, providing homes to over 30,000 families throughout Mumbai. Runwal Group came up with the concept of malls in the suburbs and is noted for having developed the landmark project, R-City.

- A strong legacy of 40 years
- Portfolio of 65+ projects
- 50+ delivered projects
- Known for quality, trust & transparency
- Pioneers in mall & retail development
- Customer base of over 30,000 happy families



Map not to scale.
Locations are approximate.

OUR LANDMARK PROJECTS

RUNWAL GREENS,
MULUND



RUNWAL FORESTS,
KANJURMARG



RUNWAL PINNACLE,
MULUND



RUNWAL GARDENS,
DOMBIVLI



RUNWAL AVENUE,
KANJURMARG

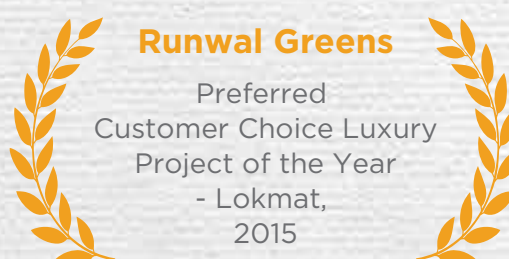


R-CITY,
GHATKOPAR



ACCOMPLISHMENTS AND ACCOLADES

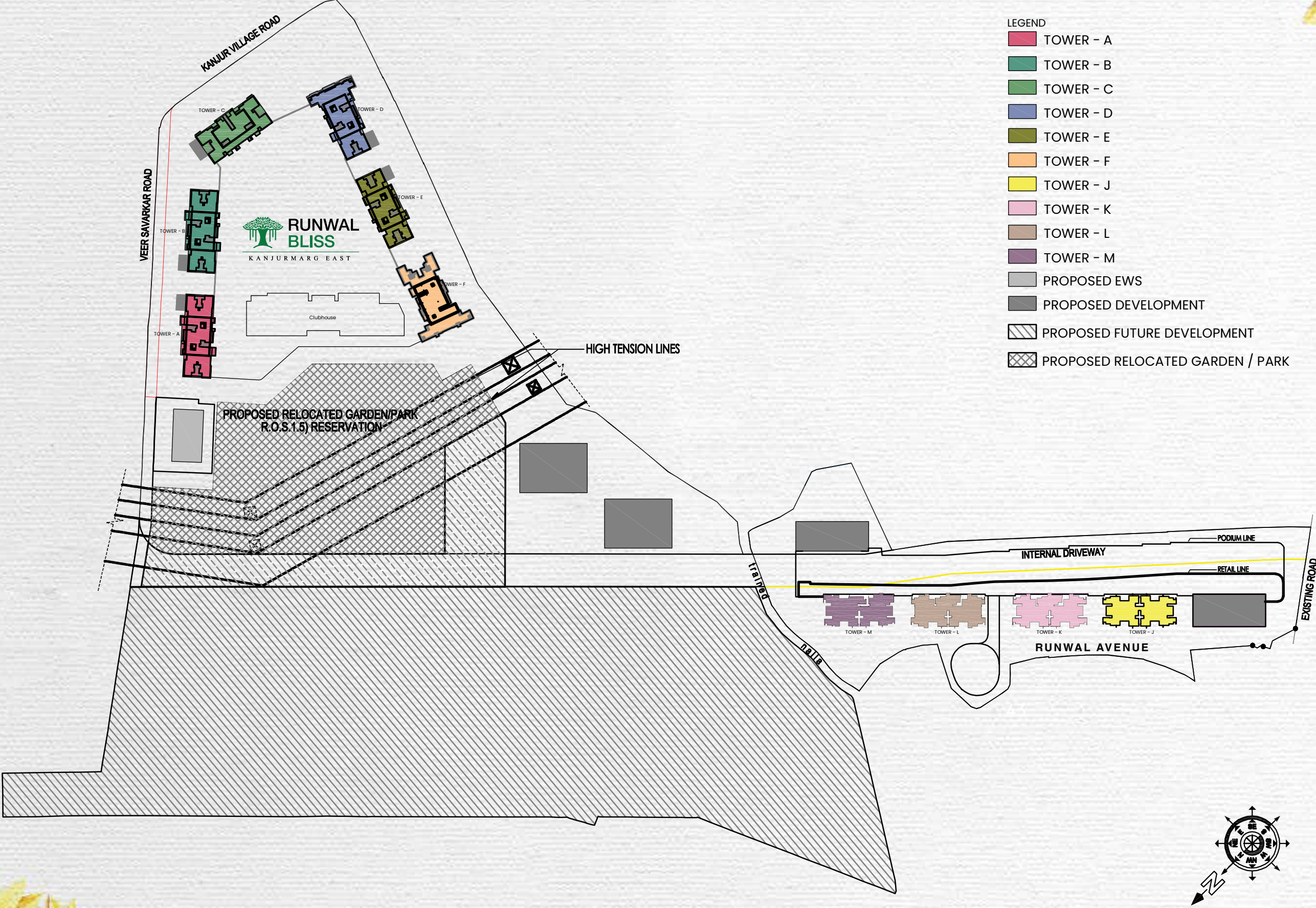
One thing matters more than any accomplishment - customer satisfaction. Runwal Group continues to deliver quality projects as part of it's legacy. We enjoy it when the world appreciates our work and creations.





FLOOR PLANS

MASTER PLAN



LAYOUT PLAN

NOTE: THE PROPOSED PLAN IS SUBJECT TO CHANGE FROM TIME TO TIME AS MAY BE SANCTIONED BY STATUTORY AUTHORITIES.

All Dimensions and Area are unfinished. The dimensions mentioned on these floor plans are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma Agreement for Sale.

TOWER A - IVY
Type
2 BHK Luxury
2 BHK Premium

GARDEN SIDE

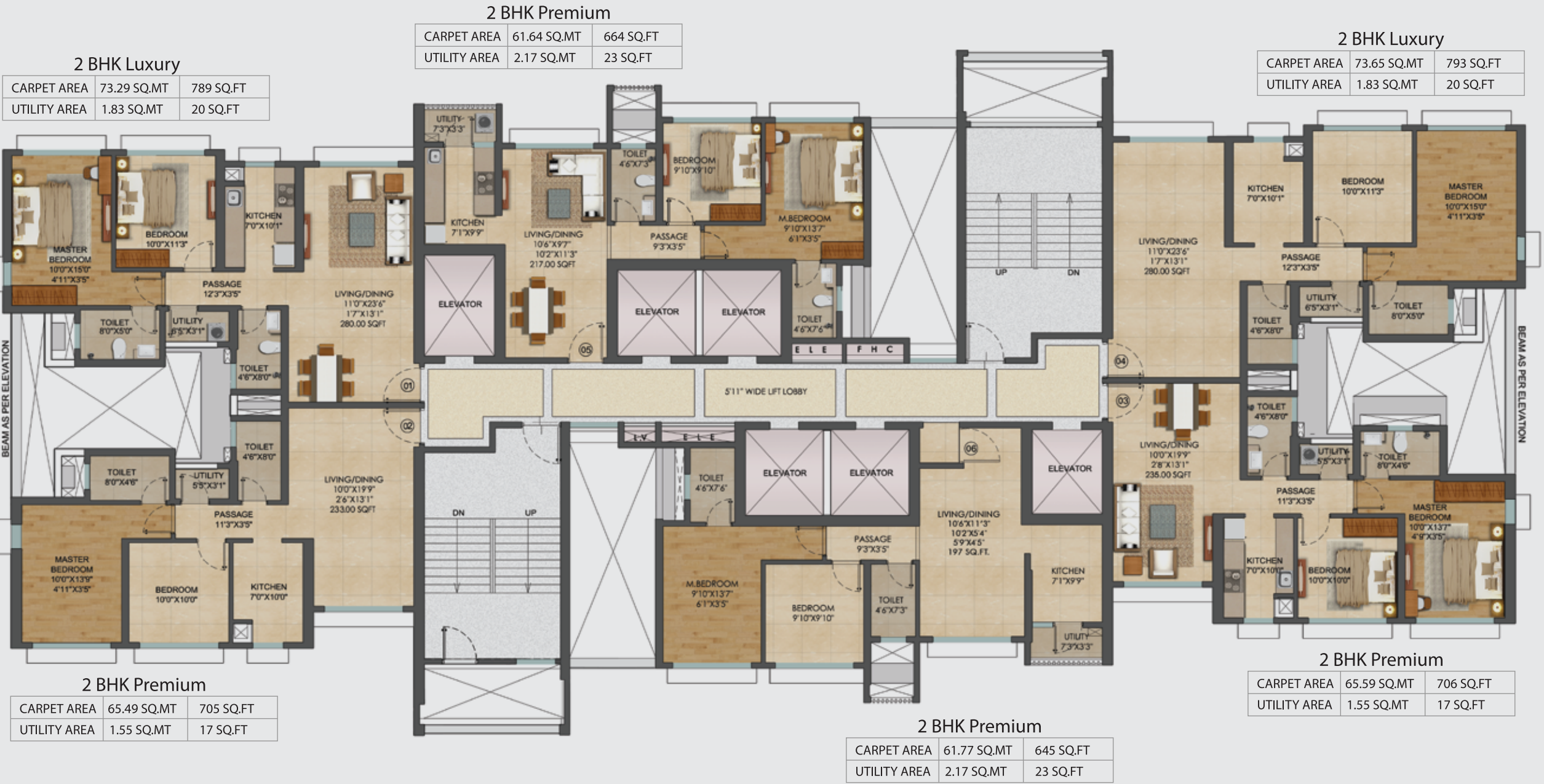
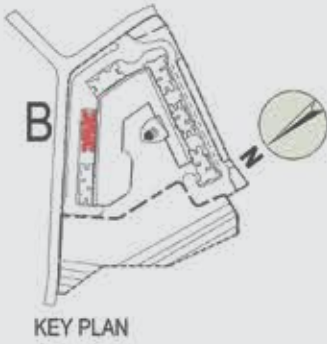


TOWER A

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TOWER B-DAFFODILS
Type
2 BHK Luxury
2 BHK Premium

GARDEN SIDE



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TOWER D - MARIGOLD		
Type		
2 BHK Luxury		
2 BHK Premium		

2 BHK Luxury

CARPET AREA	71.78 SQ.MT	773 SQ.FT
UTILITY AREA	2.21 SQ.MT	24 SQ.FT

2 BHK Luxury

CARPET AREA	71.78 SQ.MT	773 SQ.FT
UTILITY AREA	2.21 SQ.MT	24 SQ.FT



GARDEN SIDE

TOWER D

All Dimensions and Area are unfinished. The dimensions mentioned on these floor plans are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma Agreement for Sale.

TOWER E - JASMINE
Type
1.5 BHK
2 BHK Premium



GARDEN SIDE

TOWER E

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TOWER F - SUNFLOWER
Type
3 BHK Smart

3 BHK Smart

	SQ. MT.	SQ. FT.
CARPET AREA	79.89	859.95
UTILITY AREA	1.96	21.10
TOTAL	81.85	881.05

3 BHK Smart

	Sq. Mt.	SQ. FT.
CARPET AREA	78.32	843.05
UTILITY AREA	2.13	22.93
TOTAL	80.45	865.98

3 BHK Smart

	SQ. MT.	SQ. FT.
CARPET AREA	81.37	875.88
UTILITY AREA	2.03	21.85
TOTAL	83.40	897.73

3 BHK Smart

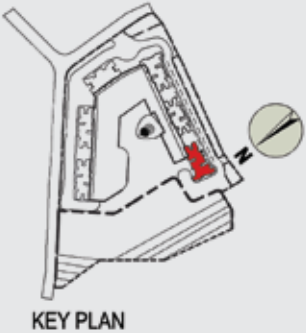
	SQ. MT.	SQ. FT.
CARPET AREA	81.37	875.88
UTILITY AREA	2.03	21.85
TOTAL	83.40	897.73

3 BHK Smart

	Sq. Mt.	Sq. Ft.
CARPET AREA	79.03	850.69
UTILITY AREA	2.13	22.93
TOTAL	81.16	873.62

3 BHK Smart

	Sq. Mt.	Sq. Ft.
CARPET AREA	79.89	859.95
UTILITY AREA	1.96	21.10
TOTAL	81.85	881.05



GARDEN SIDE

TOWER F
UP TO 18TH FLOOR

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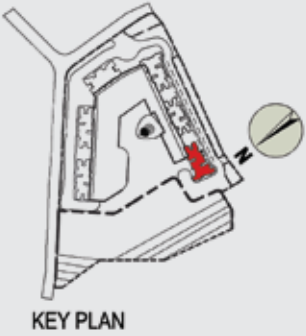
TOWER F - SUNFLOWER
Type
3 BHK Smart
3 BHK Smart With Deck

3 BHK Smart

	Sq. Mt.	Sq. Ft.
CARPET AREA	80.21	863.40
UTILITY AREA	1.96	21.10
TOTAL	82.17	884.49

3 BHK Smart With Deck

	Sq. Mt.	Sq. Ft.
CARPET AREA	78.94	849.73
DECK +UTILITY AREA	6.13	65.68
TOTAL	85.07	915.71



3 BHK Smart With Deck

	Sq. Mt.	Sq. Ft.
CARPET AREA	82.41	887.08
DECK +UTILITY AREA	5.68	61.14
TOTAL	88.09	948.22

3 BHK Smart With Deck

	Sq. Mt.	Sq. Ft.
CARPET AREA	82.41	887.08
DECK +UTILITY AREA	5.68	61.14
TOTAL	88.09	948.22

3 BHK Smart With Deck

	Sq. Mt.	Sq. Ft.
CARPET AREA	79.64	857.26
DECK +UTILITY AREA	6.13	65.98
TOTAL	85.77	923.25

GARDEN SIDE

TOWER F
19TH FLOOR ONWARDS

All Dimensions and Area are unfinished. The dimensions mentioned on these floor plans are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma Agreement for Sale.

THE BLISS OF GIVING



MR. SUBHASH RUNWAL WITH THE THEN PRESIDENT PRATIBHA PATIL, RECEIVING THE SAMAJ RATNA AWARD



MR. SUBHASH RUNWAL DONATING A CANCER VAN AT AN EVENT INAUGURATED BY THE THEN CHIEF MINISTER DEVENDRA FADNAVIS

Runwal Group firmly believes that the greatest joy in the world is the joy of giving. So, we will donate Rs.10,000 to charity for every unit sold at Runwal Bliss.



The project has been registered via MahaRERA registration no.: Wing A: P51800001670, Wing B: P51800005684, Wing C: P51800001903, Wing D: P51800001296, Wing E: P51800001477, Wing F: P51800032824, Wing G: P51800035134, Wing H: P51800050459. Available at website: <http://maharera.mahaonline.gov.in> under registered projects.

Call: +91 22 6931 5223 | www.runwalgroup.in

Site Address: Runwal City Centre, Crompton Greaves Compound, Kanjurmarg (E),
Mumbai 400 042.

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

MahaRERA QR Code



Project Runwal Bliss Towers A to H are financed by HDFC Ltd. The property has been mortgaged in favour of HDFC Ltd. and the buyer will be required to obtain a no-objection certificate prior to entering into any agreement for the same of any 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.