



DOMBIVLI'S MOST LOVED TOWNSHIP





ACTUAL IMAGE

WHERE LIFE COMES A FULL CIRCLE

At Sunval Group, we believe in creating more than just buildings, we explore and build thriving communities that nurture life in all its dimensions. Inspired by the values of harmonious living, our meticulously designed Sunval Gardens, a sprawling 110-acre integrated township. Here, life comes a full circle as residents discover a perfect balance of serenity, connectivity and convenience.



FIND YOUR BLISS IN THE LAP OF NATURE

Nature is not just a sight to behold but to be with, every day. As the name suggests, General Gardens brings to you life as joyous as a garden. Here you have all 12+ uniquely named gardens that recreate the sense of well-being residents feel.

- French Garden
- Main Garden
- Reflexology Garden
- Ritual Garden
- Café Garden
- Bells & Tapers Garden
- Herbs Garden
- Sculpture Garden
- Seasonal Garden
- Flower Garden
- Hammock Garden
- Chess Club Garden
- Claret Garden
- Pet Garden



 **RETAIL**
 **EDUCATION**
 **TOWNSHIP FACILITIES**

A 5-MINUTE WALK IS ALL IT TAKES!

Life is about enjoying small moments and experiencing bigger joys. This gets easier when you remove the everyday hassles and live life to all its glory! Runwal Gardens brings to you a life where all your needs are within a 5-minute walk. From school, office, mall and entertainment areas to sports areas, we make it all happen for the lifestyle you dreamed of.

Time and distance mentioned in the image may vary due to the traffic conditions, during peak hours and the time spent travelling from one location to other.

DOMBIVLI'S MOST LOVED TOWNSHIP- RUNWAL GARDENS

Welcome to a true paradise of urban living in Dombivli East. Dombivli Gardens has always been a recognition of integrated urban living, built around a network of modern amenities and natural joy. Dombivli Gardens offers a unique and tranquil living experience that allows residents to immerse themselves in a serene environment.

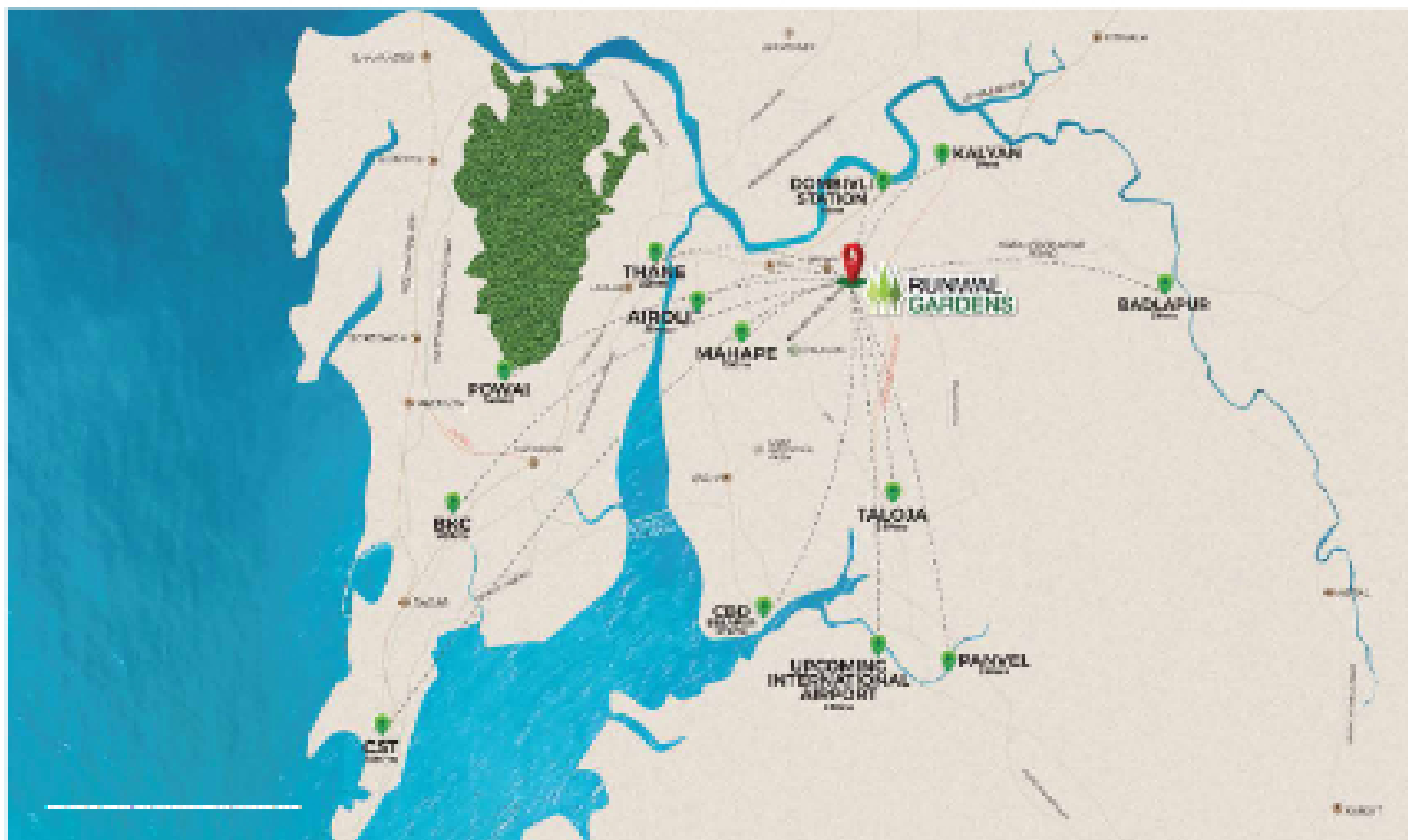
- 10-acre Central Park
- 10+ Gardens
- 1800+ Trees
- 70% Open Space
- 100+ Amenities
- 2 Luxury Clubhouses
- Sardar Patel & Ryan International School*
- Temple
- Multi-specialty Medical Center
- Fire Station
- Police Station
- Metro Just 100M Away*

*Dombivli - Chhatrapati

ACTUAL IMAGE



A REMARKABLE
LOCATION



LOCATED IN THE EPICENTRE OF MMR

Situated at the center of the economic triangle of New Mumbai, Thane and Kalyan

Well connected by rail. Nearby stations include Dombivli, Chur and Dahanu

Diagonal expansion of roads leading to New Mumbai, Thane and Kalyan

MMCG has identified Dombivli as a Central Business District (CBD) and Bazaar

Developments network and quality infrastructure



MAP NOT TO SCALE. FOR ORIENTATION PURPOSES ONLY.

MOST CONVENIENT LOCATION OF KALYAN-DOMBIVLI

Dombivli is at the heart of Kalyan-Dombivli and is the most convenient location in MMC. With its excellent growth and development, Dombivli is your ideal location to thrive.

Kalyan - Dombivli Road 0.5 Km

Mumbai Metro Line (MMC) 0.5 Km

Kalyan - Talaja Metro Line (T) 0.5 Km

Airport - Kalyan Tunnel Road 1.5 Km

Amalwadi - Mumbai Metro Line 1.5 Km

Mumbai - Mithangam Bridge 7.0 Km

Upcoming Pawan International Airport 12.0 Km

**115-ACRE
INTEGRATED
TOWNSHIP**



DISTINCTIVELY CRAFTED FOR YOU

- 01 Sculpture Garden
- 02 French Garden
- 03 Terrace with Seating
- 04 Arcade
- 05 Amphitheatre
- 06 3d Kona Jogging Track
- 07 3d Kona Cycling Track
- 08 Cold Water Harvesting Canal
- 09 Dash Overlooking Canal
- 10 Canals
- 11 Cold Water Zone
- 12 Chess Club Garden
- 13 Health Club/Pool/Kitchen
- 14 Canals Area
- 15 Multi-Sports Area
- 16 Canals Canals
- 17 Seating Circle
- 18 Tennis Day Area
- 19 Cricket Ground
- 20 Yoga Canals
- 21 Reflexology Zone
- 22 Cluster Gardens
- 23 Future Development
- 24 Mynorah Gardens
- 25 Harris & Shroves Garden
- 26 Blossom Gardens with Trails
- 27 Oak Zone



PHASES OF EXCELLENCE



CENTRAL AVENUE

IN THE HEART OF
RUNWAL GARDENS

Launching spacious 1 & 2 bed homes right at the heart of Central Avenue, Runwal Gardens, in this sprawling 18-acre township everything you need is available right next door as it seamlessly blends urban comforts and nature. Step into this world today as it unveils 10 gardens, 100+ lifestyle amenities, 1000+ trees and green connectivity awaits you.

Thoughtfully designed 1 and 2 BHK residences

ARTIST'S IMPRESSION



ACTUAL IMAGE

EAST AVENUE

EMBRACE THE MODERN URBAN LIVING

A remarkable achievement delivered ahead of schedule. It showcases unwavering commitment and meticulous planning. Residents can now enjoy living in their dream homes with stunning landscapes and top-notch amenities only at East Avenue.

PHASE 1 OC RECEIVED 9 MONTHS IN ADVANCE

The location is subject to change without notice.



NORTH AVENUE

EXPERIENCE THE VIBRANT LIFESTYLE

Stay fit and healthy in our Redwood world. Enjoy green spaces and activity areas just outside your home. North Avenue offers outdoor gardens for quiet workouts and leisurely activities with friends and family. Experience all this and more.

Meticulously designed 1, 2 and 3 BHK residences.

ARTIST'S IMPRESSION



DISCOVER THE TRANQUILITY

Experience the charm of South Mumbai at Runwal Gardens. Enjoy open green spaces, upmarket shopping and superior connectivity. Embrace the lively essence of South Avenue with a wealth of social infrastructure that caters to your unique lifestyle needs.

Thoughtfully designed 1, 2 and 3 BHK residences



ARTIST'S IMPRESSION

WEST AVENUE

COME HOME TO THE ULTIMATE URBAN PARADISE

The architecture of Current Gardens intelligently uses the space to give you the advantage of living in a spacious, airy and aesthetically pleasing apartment. Here nature meets luxury.

Versatile range of thoughtfully designed 1, 2 and 3 BHK residences



ARTIST'S IMPRESSION

PRIME AVENUE

INDULGE IN THE OPULENCE

Discover Prime Avenue, a remarkable phase within a 10-acre township, offering over 100 amenities. Enjoy top-tier education, high-end shopping, business opportunities and healthcare services all in one place. Immerse yourself in a serene oasis of nature with 12 gardens and an 18-acre Central Park.

Beautifully designed 1 and 2 BHK residences.



**EXCLUSIVE
AMENITIES**

LIFESTYLE AMENITIES THAT TRANSCEND EXPECTATIONS

Think and you shall have. With more than 100 amenities surrounding you, each day here is a possibility to experience something new. World-class facilities such as landscaped gardens, jogging trails, cycling trails, swimming pools and amphitheater to name a few, are at your disposal. Our commitment to endless amenities is a reflection of our dedication to enhancing your quality of life, ensuring that you can enjoy the very best that life has to offer right at your doorstep.

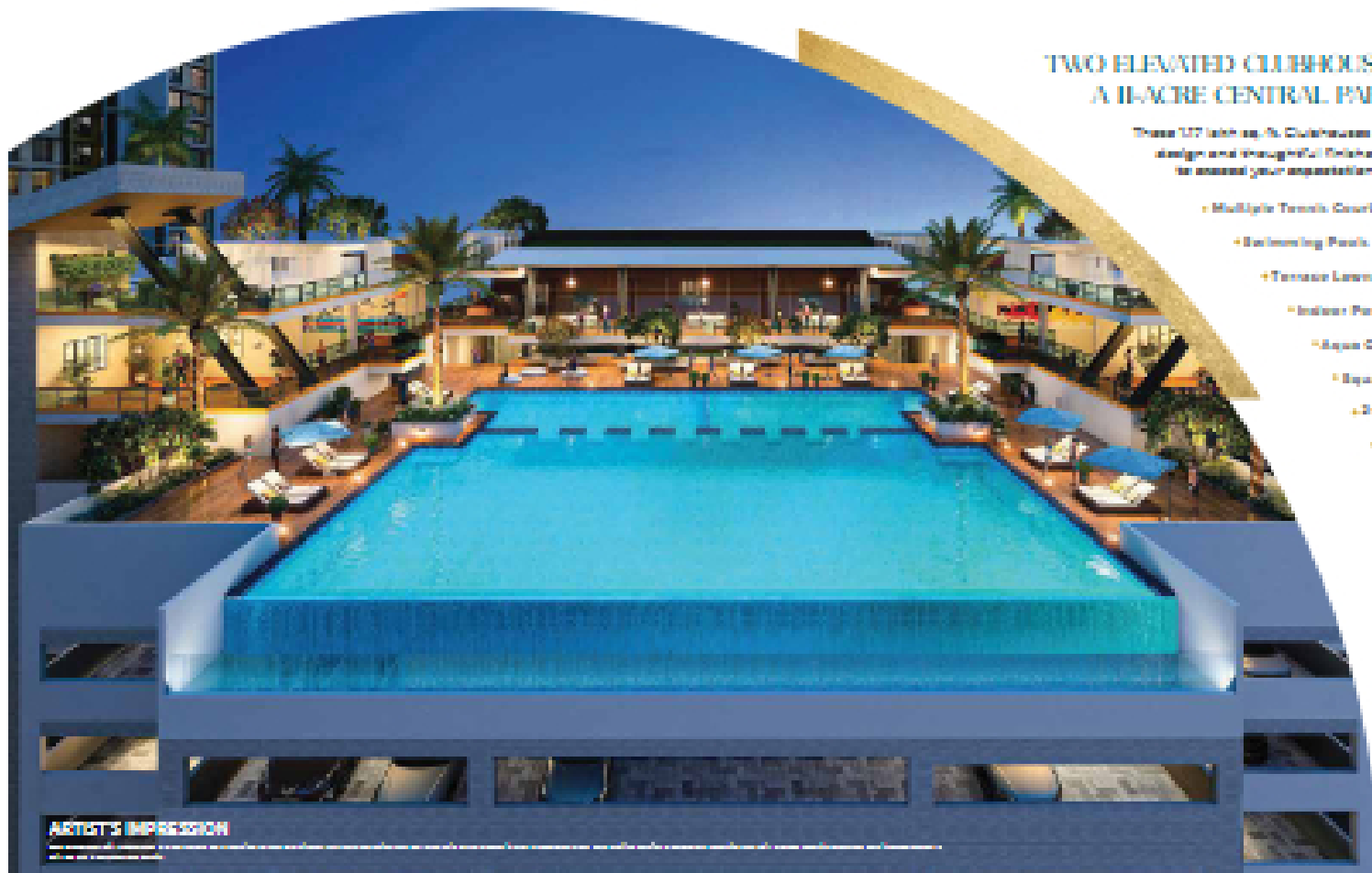
CLUSTER AMENITIES

- Play Holding Area
- Barbecue Area
- Yoga Zone
- Organic Farming
- Amphitheatre
- Temple
- Beach Barner
- Senior Citizen Corner
- Outdoor Gym
- Walking/Jogging Trails
- Kids' Play Area
- Sculpture Garden
- Multi-purpose Court
- Seating Area
- Hammock Garden
- Flower Garden
- Dining Zone
- Chess
- Basketball Court

CENTRAL PARK AMENITIES

- French Garden
- Chess Chess
- Canoe with Rowing
- Health Kiosk
- Palm Court
- Toilet Park
- Playground
- Floral Ornament
- Arcade
- Natural Water Holding Canal
- Multi-Sports Area
- Trails with Crayons
- Amphitheatre
- Market Garden
- Canal Gateway
- Geology Garden
- Bowling Club
- Book Reading
- Tennis Play Area
- Sculpture Garden
- Seasonal Garden
- Cycling Trails
- Golf Zone
- Barbecue Zone
- Yoga Calmaria
- Jogging Trails
- Tennis Garden
- Floral Canals
- Water Garden
- Bull and Taurus Garden
- Central Plaza
- Bungee Jump with
- Telescope
- Kids' Play Area
- Cultural Events Zone
- Yoga Deck
- Golf Garden
- Barbecue Pit
- Kids Sculpture

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TWO ELEVATED CLUBHOUSES WITH A 11-ACRE CENTRAL PARK VIEW

These 137 lush sq. ft. Clubhouses offer a wealth of amenities and features. With its contemporary design and thoughtful details, our clubhouse is a true haven of comfort and luxury, designed to exceed your expectations and elevate your everyday living.

- Multiple Tennis Courts
- Swimming Pools
- Terrace Lounges
- Indoor Pool for Women
- Aqua Gym
- Squash Court
- 24 x 7 Café
- Banquet Hall
- Gymnasium
- Golf Putting Zone
- Children's Play Area
- Music Room
- Library Zone
- Poolside Bar
- Exercise Room
- TT Room
- Business Center for Work from Home
- Mini Theater

ARTIST'S IMPRESSION



11-ACRE CENTRAL PARK

With its lush greenery, tranquil spaces and vibrant flora, Central Gardens is designed keeping you well being in mind. From the serene oasis of a blooming Thoreau central garden and the garden to the fresh air of a grassy meadow, open green spaces provide a peaceful escape from everyday stress.

ACTUAL IMAGE



ACTUAL IMAGE

CENTRAL PLAZA

The Central Plaza is a dynamic and welcoming space, designed to bring people together in celebration of community and culture. With its diverse array of leisure activities and huge open space, it serves as a hub of social activity and reflects the vibrancy of Curatorial Gardens. Come experience the joy and connection of our community for yourself!



**FINEST COMMERCIAL
& RETAIL DEVELOPMENTS**



RUNWAL EDGE ⁺ DOMBIVLI

THE PERFECT BUSINESS ADDRESS

Where productivity meets comfort and collaboration meets innovation, Runwal Edge is designed with your needs in mind, providing a sleek and stylish environment that inspires creativity and fosters growth. Gain the ultimate convenience of living close to your job, as you can spend more time on the things you love.

 **Spacious smart business spaces from 110-400 sq.ft.**

 **Central + 24-hour access**

 **Multi-network lifestyle**

 **24x7, 3-tier security system**

 **Over 100 premium garden facing inventory**

 **Basement carpool arrangement**



R MALL: THE LARGEST MALL IN KALYAN-DOMBIVLI

■ Mall is a true haven for fashion enthusiasts, families and entertainment seekers alike, offering a surreal selection of the world's most sought-after brands and outlets. With a variety of restaurants, movie theatres and arenas, you'll never run out of things to do.



THE FINEST RETAIL DEVELOPMENT IN KALYAN-DOMBIVLI

From groceries to clothing, D-Galleria has you covered! The residents have the perfect destination that satisfies shopping with its avant-garde architecture, luxurious amenities and exceptional retail offerings. Our accessible location makes it easy to run errands and shop without driving all over town, so you don't have to worry about getting stuck in traffic or waiting in long lines.

ARTIST'S IMPRESSION



EXCLUSIVE TOWNSHIP FACILITIES



WORLD-CLASS EDUCATION FOR YOUR CHILDREN AT EURO SCHOOL

With a dedicated faculty that is committed to excellence and a rigorous curriculum that is designed to challenge and inspire, Euro School is the perfect place for your child to thrive. From the excitement of attending classes without worrying about long commutes to learning in the latest educational technologies and resources, your child will gain an incredibly rewarding experience.



CLOSER TO DIVINITY: MAJESTIC TEMPLE

Let your faith strengthen and grow to reach spiritual heights. Here, visitors can find solace in prayer and contemplation, connect with their spiritual selves and strengthen the bonds of community through shared rituals and celebrations. Truly, this temple is a peaceful haven that unites the hearts of all those who seek its sacred embrace.



STOCK PHOTOGRAPH

MULTI SPECIALITY MEDICAL CENTRE

Your health and wellness is always a priority here. The medical centre inside the facility ensures that you always get the best healthcare facilities at every given point. Quick access to medical professionals and necessary medical supplies can make all the difference in an emergency. You will never have to travel too far for healthcare again.



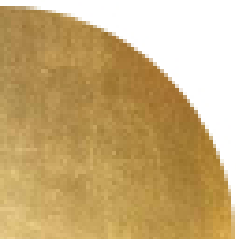
FIRE STATION: STAY WORRY-FREE

Disaster is better than none. This value has been truly applied in the township with all its safety and security measures. An In-house Fire Station is an such addition to the measures. Residents can be stress-free knowing that there's an immediate response for every emergency.



24X7 COMMITTED TO YOUR SAFETY

Secure and safe environment - that's what you get with the CCTV surveillance system provided in our township. Global Citizens ensure you always feel at peace here by taking every safety measure possible. 24X7 CCTV surveillance along with a police station within the township provides the best security for you and your loved ones.



PARTNERING WITH THE BEST, FOR WORLD-CLASS LIVING IN DOMBIVLI



PS DESIGNS

Landscape consultant

Runwal Gardens is a unique project. It is one of the few projects where the residents can be close to nature while living in a city. A large park centrally located within the project with playgrounds, themed play areas, jogging and cycling tracks, botanical gardens, nestled recreational areas and more than a thousand trees, provides the residents with an opportunity to engage with nature on a day-to-day basis.



MAHIMTURA CONSULTANTS PVT. LTD.

Structural consultant

To give high-rise living experience to the occupant with assured structural safety and durability. Robust structural configuration to ensure comfort of living during adverse natural conditions. State-of-the-art engineering has been put in to practice. Judicious placement of structural members shall give flexibility of internal planning to the end-user. Quality construction and use of latest technology ensures low maintenance of cost of structure.



MEP CONSULTING ENGINEERS

MEP consultant

Runwal Gardens is one of the most iconic townships in MMR and our expert advisors have identified key working areas and critical design requirements to enhance the performance of the best-in-class building equipment. These cost-effective yet value-added systems are installed to provide a safe & secure environment to its residents and will extend the lifespan of this township. MEP Consultants is a leading services provider having a decade+ experience in the field of mechanical, electrical and plumbing design.



RUNWAL GARDENS RESIDENCES IMAGINED BY PADMA BHUSHAN

—❦ HAFEEZ CONTRACTOR ❦—

A name that is synonymous with Devco's transformation is Hafeez Contractor. His famed expertise now comes to Devco's in the form of Runwal Gardens. Lakhnau Hafeez Contractor (LHC) has a reputation for creating innovative design concepts and solid township associations.

—❦ LANDMARK PROJECTS ❦—

- Hinemahal Gardens, Devco • Mumbai
- Indigo • Pune
- The Imperial • Mumbai



REDEFINING FUTURE LIVING FOR YOU

The Mumbai-based Rural Group was established in 1978 by its visionary Chairman - Mr. Subhash Rural. Four decades later, the Group has emerged as a leading name in Mumbai's real estate sector with a huge portfolio of over 65 projects and millions of square feet of quality developments. The Group has a strong customer base of more than 35,000 happy families across all corners of Mumbai. Apart from residential projects, the Group is also a pioneer in the mall development arena and is well known for its iconic project in Mumbai - R.City.

Much of the Group's success lies in its dynamic approach, professional team and strong commitment to customer delight.

THE NAME OF TRUST


A strong legacy of
40+ years


Pioneers in mall &
retail development


Portfolio of
65+ projects


Known for quality,
trust & transparency

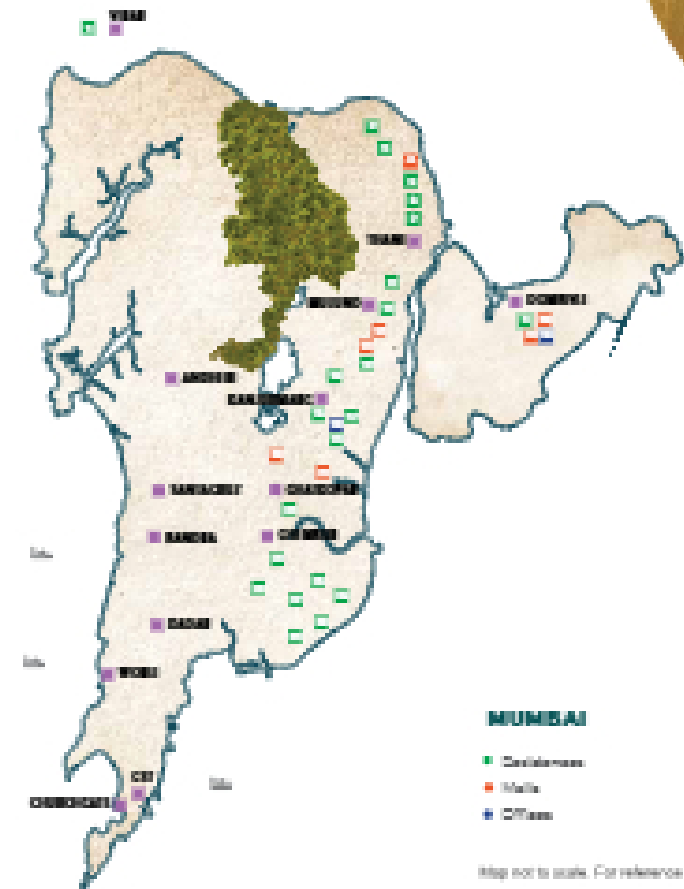

65+ delivered
projects


Customer base of
35,000+ happy families

RUNWAL GROUP CHANGING MUMBAI'S SKYLINE AND LIFESTYLE

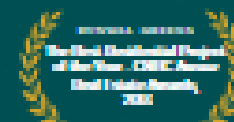
RESIDENTIAL & COMMERCIAL

- | | | |
|-----------------------|--------------------|----------------------|
| 1. SUNVAL VIEW | 13. D CALLEDIA | 25. SUNVAL DAK |
| 2. SUNVAL ESTATE | 14. D MALL | 26. SUNVAL DEEDENCY |
| 3. SUNVAL CLADA | 15. SUNVAL TOWER | 28. SUNVAL HILL |
| 4. D MALL | 16. SUNVAL COIDE | 29. SUNVAL CLASSIQUE |
| 5. SUNVAL DEEDENCY | 17. SUNVAL FORESTE | 27. SUNVAL TERRACE |
| 6. SUNVAL CASCAD CITY | 18. SUNVAL BLUE | 23. SUNVAL CENTER |
| 7. SUNVAL HEIGHTS | 19. SUNVAL CORNICE | 28. SUNVAL COAND |
| 8. SUNVAL CIRCLE | 20. SUNVAL AVENUE | 30. D CALLEDIA |
| 9. SUNVAL CASCENS | 21. D CORON | 27. D MALL |
| 10. SUNVAL SIDE | 22. D CITY | |
| 11. SUNVAL CORNE | 23. SUNVAL DEED | |



ACCOMPLISHMENTS AND ACCOLADES

One thing matters more than any accomplishment – customer satisfaction. General Group continues to deliver quality projects as part of its legacy. We enjoy it when the world appreciates our work and abilities.





Site Address: Runwal Gardens, Kalyan - Shilphata Rd., Manpada, Dombivli (E), Maharashtra 421 204.

The Integrated township project "Runwal Gardens" is being developed in a phase-wise manner and the various phases have been registered with MahaRERA bearing registration numbers as follows: Runwal Gardens Phase 1 - P57000033609, Runwal Gardens Phase 2 Bldg no 18-19 - P57000033677, Runwal Gardens Phase 2 Bldg no 18-25 - P57000034194, Runwal Gardens Phase 3 Bldg no 34-35 - P57000035235, Runwal Gardens Phase 3 Bldg no 37-38 - P57000035227, Runwal Gardens Phase 3 Bldg no 39-40 - P57000035344, Runwal Gardens Phase 4 Bldg no. 51-52 - P57000035755, Runwal Gardens Phase 4 Bldg no. 33-34 - P57000035833, Runwal Gardens Phase 4 Bldg no. 35-36 - P57000035932, Runwal Gardens Phase 4 Bldg No. 37 - P57000035906, Runwal Gardens Phase 4 Bldg No. 38 - P57000046350, Runwal Gardens Phase 5 Bldg no. 39-42 - P57000036009, Runwal Gardens Phase 5 Bldg No.44 - P57000047512, Runwal Shopping Arcade- P57000038458, Runwal Edge – P57000045775, Runwal Gardens Phase 6A, Bldg No.53-54 - P5700003946 and the details pertaining to the project are available on the website <https://maharera.maharaj.in/garden> under registered projects.

Disclaimer - The Images and other details shown in the ad herein are only indicative and the developer reserves the right to change any or all of these in the interest of the development as per applicable rules & regulations. Indusreal Estate is providing project details for the development of the project "Runwal Gardens". Management certificate of Indusreal Estate Ltd. will be required to be obtained prior to entering into any agreement for the sale of any unit in Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6A, Phase 6, Runwal Shopping Arcade and Runwal Edge. Further, Runwal Gardens is a brand name for the larger project and the information given herein also pertains to the larger project. We will be registering separate real estate projects, from time to time. Any purchase/sale of this development shall be governed by the terms and conditions of the agreement for sale/sale to be entered into between the parties.