



RUNWAL
REALTY
SINCE 1978



RUNWAL
REALTY
SINCE 1978



The project has been registered via MahaRERA registration number - **P51700053696, P51700048270, P51700048278** & is Available at <http://maharera.mahaonline.gov.in>

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

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.

LIVE THE

25 HOUR LIFE



EVERY DAY.

MANPADA - THANE

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.

Spacious 1 & 2 Bed Residences

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

REASONS TO CHOOSE:

1

Promising Metropolis: Our huge land parcel has enabled us to create a self-sustained mixed-use integrated urban habitat, promoting holistic living and enabling ‘walk-to-work’ at an unprecedented scale.

2

Connectivity: Thane has exceptional connectivity to Central Mumbai, Western Suburbs and Navi Mumbai via rail & road.

3

Infrastructure: Over the years, widened highways, well-maintained flyovers and other infrastructural developments have made Thane one of the most preferred cities in India.

4

Neighbourhood: Thane, also known as the city of lakes, is flanked by the Sanjay Gandhi National Park and is surrounded by Yeoor hills.

*Actual Shot on Location



Geographically located between the rolling Parsik and Yeoor Hills, Thane has been evolving over the past few decades into one of the fastest growing Central Lifestyle District around the Mumbai Metropolitan Region. R-Mall, one of the signature retail developments by the Runwal Group, is witness to and also a part of the growth story. Increasing footfalls of consumers with discerning taste have proven that Thane is expanding as a residential zone of choice with the influx of young professionals and rising millennials.

5

Ecosystem: The ecosystem that Thane has to offer is better than Mumbai in terms of infrastructure, connectivity, livability index and most importantly the lifestyle.

6

Social Life: Thane offers the best of education, recreational avenues, open spaces and greens that helps in the overall well-being of your family.

7

Upgrade: Thane now is the perfect upgrade when it comes to quality homes, lifestyle and great accessibility to commercial hubs.

8

Culture: Thane’s diverse demographic ensures strong cultural moorings, and offers a variety of avenues for cultural expressions.

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

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

*Actual Shot on Location



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.

With large-scale urban habitats in Manpada already rising fast in value and this self-contained gated community being so carefully curated, right on Ghodbunder Road, there is no doubt that the homes here will command tremendous appreciation.

Source: Internal market study of 2 BHK in RTMI developments.

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



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)



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)



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)



HOSPITALS

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



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

UPCOMING		PROPOSED		PROPOSED		PROPOSED	
MUMBAI METRO LINE 4	MUMBAI METRO LINE 5	BORIVALI – THANE TUNNEL	KOLSHET – SOUTH MUMBAI VASAI WATERWAY	HI-SPEED THANE ROAD	CENTRAL PARK ROAD LINKING KOLSHET & BHIWANDI	UNDERGROUND RAILWAY LINE CONNECTING CST-THANE	2 NEW BRIDGES OVER THANE CREEK SPEEDING UP MUMBAI-NASHIK TRAVEL
							
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.	Connecting Thane-Bhiwandi-Kalyan, this metro line will be the smartest way to travel from the northern parts of Thane.	Drastically cutting down theThane-Borivali travel time to just 15 mins, this twin tunnel will be the easiest and most affordable way to commute in future.	Thane-Mumbai and Thane-Vasai will be the first intra-city water service in Mumbai which will connect Kalan- Thane-Vasai-Mumbai and Navi-Mumbai.	MMRDA plans a massive 6-lane high-speed Thane road, cutting down travel time from 1.5 hours to just 10 mins. With an 11 Km stretch, this marvellous route will start from Northern most tip of Mulund and end at Gaimukh, Thane.	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.	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.	Thane creek to get 2 new over-bridges to push trafic from Mumbai to Nashik & Gujarat with ease. With the length of 2-4 km each, these links will connect Bhiwandi-Paygaon and Kharbao with Gaimukh and Kasarwadavli in no time.

These are the infrastructural projects announced by the government in various reputed media articles and developer is not responsible for the completion of these projects.



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

LEGENDS

1. Main Gateway - Residential
2. Main Gateway - Retail + Commercial
3. Retail Plaza
4. F&B Street
5. Cinema
6. Town square
7. Dine in Trees
8. Commercial Offices
9. **Proposed Club House**
10. Sunken Garden
11. Sports Zone
12. Leisure Zone
13. Children's Zone
14. Wooded Trail
15. Multipurpose Courts
16. Pet Park
17. Drop off
18. Retail / Residential Exit
19. Amenity Area
20. Inclusive Housing



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

25

Artist Impression



4.5 ACRES OF OPEN SPACE WITH CENTRAL GREENS 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 with central greens, 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.

25



Artists' Impression

VIEWS OF SANJAY GANDHI
NATIONAL PARK, ULHAS CREEK &
BOTANICAL GARDEN CITYSCAPE

25

Artist Impression

50+ AMENITIES TO DO
MORE EVERYDAY

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



NATURE AMENITIES

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





SOCIAL AMENITIES

- Guest suites
- Banquets
- 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



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

Since the Runwal Group was founded in 1978, its vision has always been to transform the face of India's real estate and bring it at par with internationally celebrated landmarks. From the finest residential and business properties to world-class high-street retail, this highly respected name has three generations of expertise cementing its beliefs in stone.

25

ACHIEVEMENTS:

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

42+



PROJECT DELIVERED

24 projects under construction

35+



AWARDS & ACCOLADES

Realty plus excellence award (west), 2016
Ultra luxury residential project, 2020
Best real estate company of the year, 2021

35K+



HAPPY FAMILIES

Have chosen their dream home at Runwal Group

45+



YEARS OF LEGACY

Pioneers in organized retail & residential real estate