



RUNWAL
REALTY
SINCE 1978

THERE IS NOTHING MORE PRECIOUS THAN HOME

THE
CENTRAL
PARK

PCMC'S JEWEL. YOUR PRIDE.



RUNWAL GROUP
MORE THAN 40 YEARS OF RESHAPING LIVES

Bringing to life of mantra of Mr. Subhash Runwal. “nothing is impossible” with acquisition of a 22-acre land parcel in Thane, Mumbai, began the journey of Runwal. Since 1978, Runwal has cemented its position as pioneer in the city, by building the 1st sky Promenade in Runwal Elegante, developing the 1st mall in Mulund

-R Mall, 1st to receive FDI in real estate. The Orchard Residency and 1st to cross ₹ 240 crore for a single purchase at The Residence, Nepean Sea Road. With a diversified portfolio of residential, commercial, and organised retail, Runwal has not only transformed the Mumbai skyline but also its lifestyle.

51 + DELIVERED PROJECTS

**OVER 30
MILLION SQ. FT.
DEVELOPED AND
DELIVERED**

**OVER 11
MILLION SQ. FT.
UNDER
DEVELOPMENT**

**OVER
20,000 HAPPY
FAMILIES**



RUNWAL GROUP AWARDS & RECOGNITIONS

WINNER OF THE CNBC AWAAZ
REAL ESTATE AWARDS 2013

ASIA PACIFIC PROPERTY AWARDS
WINNER 2019-2020

REALTY PLUS EXCELLENCE
AWARD (WEST) WINNER 2016

INTERNATIONAL PROPERTY
AWARD ASIA PACIFIC REGION 2020-21

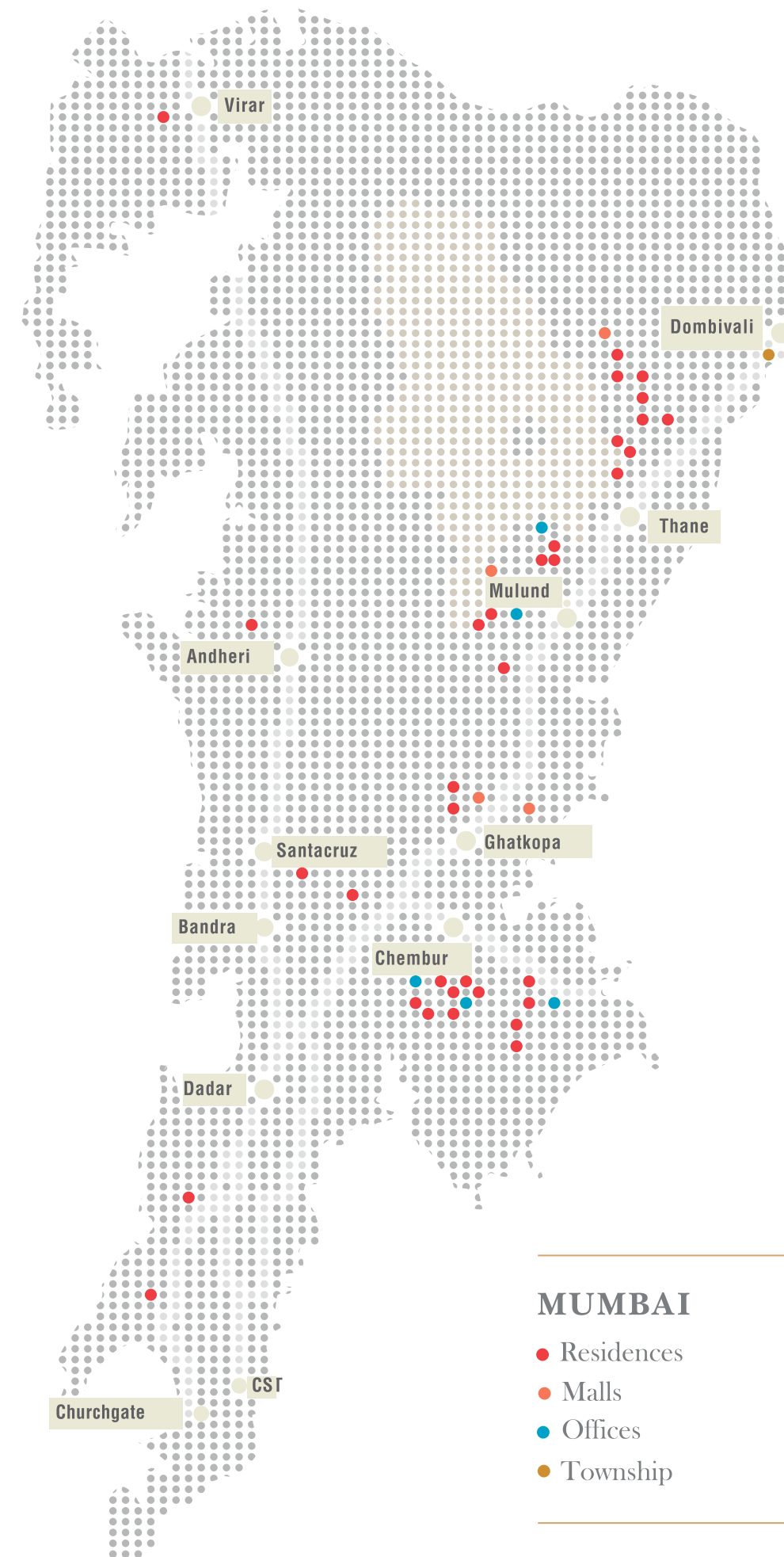
CNN NEWS 18 – REAL ESTATE
& BUSINESS EXCELLENCE AWARDS,
2020 TOWNSHIP PROJECT OF
THE YEAR FOR RUNWAL MYCITY

CNN NEWS 18 – REAL ESTATE
& BUSINESS EXCELLENCE AWARDS,
2020 LUXURY PROJECT
OF THE YEAR FOR THE RESERVE

CNN NEWS 18 – REAL ESTATE & BUSINESS EXCELLENCE AWARDS, 2020
ULTRA LUXURY RESIDENTIAL PROJECT OF THE YEAR FOR THE RESIDENCE

PRESENCE IN MUMBAI

Runwal is one of Mumbai's premier real estate developers. With the customer as a focal point in the designing, planning and construction of all the project, it operates in the residential, commercial and organised retail verticals



CURRENT PROJECTS

- Runwal Eirene
 - Runwal Garden City - Dahlia
 - Runwal Elegante
 - Runwal MyCity
 - The Residence
 - Nirvana by Runwal
- Runwal Pearl
 - Runwal Elina
 - Runwal Serene
 - The Reserve
 - Runwal Sanctuary
 - Runwal Timeless

COMPLETED PROJECTS

- Sandeep Park
 - Runwal Shopping Centre
 - Runwal Park
 - Runwal Nagar
 - Runwal Plaza
 - Runwal Towers
 - Runwal Heritage
 - Runwal Regency
 - Runwal Garden
- Runwal Estate
 - Runwal Centre
 - Runwal Classique
 - Runwal Residency
 - Runwal Heights
 - Runwal Grandeur
 - Runwal Pride
 - Runwal Hills
 - Runwal Grand
- Runwal Symphony
 - R Euphorica
 - Runwal Bliss
 - Runwal Greens
 - Runwal Forests Olive
 - R Galleria
 - Runwal Chambers
 - Runwal Garden City
 - The Orchid Residency

MALLS

- R City Mall, Ghatkopar
- R Mall, Odeon, Ghatkopar
- R Mall, Mulund (W)
- R Mall, Thane

OFFICES

- R City Offices
- Runwal Square



**AN ARRAY OF OUR FLAGSHIP
RESIDENTIAL LANDMARKS**



RUNWAL ANTHURIUM
Mulund



THE RESIDENCE
Nepean Sea Road



THE RESERVE
Worli



RUNWAL EIRENE
Thane



RUNWAL MYCITY
Dombivli East



RUNWAL ELEGANTE
Andheri West



**NIRVANA BY
RUNWAL GROUP**
Parel



**UPCOMING
DEVELOPMENTS**
Mulund & Wadala



#RunwalComesToPune
with an iconic project in PCMC

**PUNE'S
LARGEST RESIDENTIAL COMMUNITY**



PCMC is one of the most flourishing and quickly accelerating cities in the Pune Metropolitan Region. Thanks to its well-planned social and civic infrastructure, extensive road network, transit hubs and presence of key landmarks, PCMC is replete to sustain and enhance the living conditions of its people. The myriad privileges of the neighbourhood, makes it an ideal choice of new home buyers.



FEEL TRANSPORTED TO A NEW WORLD

Strategically located near the old Mumbai-Pune Highway, the site boasts of a series of flyovers, high-speed road networks and railways. With such enhanced connectivity, reaching out to the world will be simply effortless.



| | | | | | |
|-------------|----------|---------------|--------|--------|--------|
| Petrol Pump | Hospital | Mall / Stores | Temple | Garden | Mosque |
| Commercial | Court | School | Cinema | Bank | Hotel |



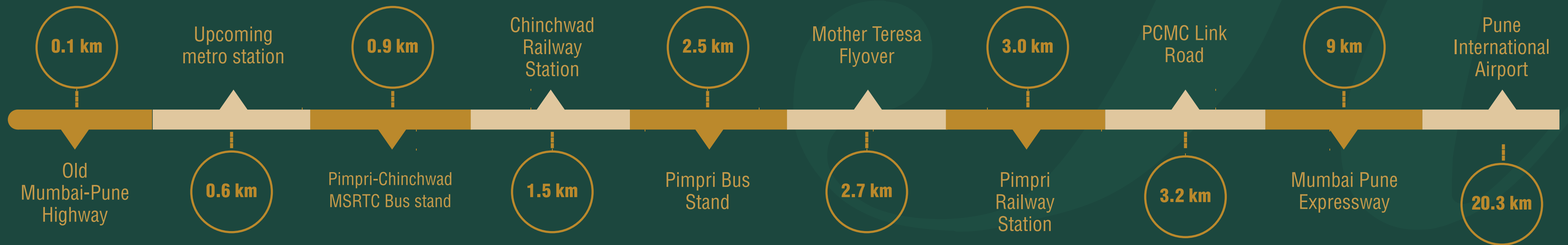
gettyimages
Ketkam sakultap

064208164



SUPERIOR CONNECTIVITY. SUPREME ADDRESS.

PCMC has the best of conveniences without compromising on accessibility. With the upcoming metro station at Finolex Chowk on the Pimpri-Swargate route that's just minutes away from The Central Park, savour seamless connectivity to your favourite places.





HOTELS & RESTAURANTS



ENTERTAINMENT



SCHOOL & COLLEGES



HOSPITALS



IT



MANUFACTURING

IN AND AROUND THE VICINITY



**Classy hotels
and restaurants**



**Best of entertainment
and shopping**



**Prestigious schools
and colleges**



**World-class
health centres**



IT and manufacturing giants

— P R E S E N T I N G —

THE
CENTRAL
PARK

PCMC'S JEWEL. YOUR PRIDE.



**A QUINTESSENTIAL HAVEN
A GREEN GEM OF THE CITY**



**26 - acre integrated
township**



**5-acres of open
spaces**



50+ amenities

**Blending together a ritzy lifestyle with
natures charm The Central Park will be
Runwal's crown jewel in Pimpri Chinchwad.**

26 - ACRE INTEGRATED TOWNSHIP



**2.5 Million
Sq. Ft. Residential
development**



**1 Million
Sq. Ft. Mall**



**Commercial
Space Of
1.02 Million
Sq. Ft.**



**RESIDENTIAL
CLUSTER
SPREAD ACROSS
8 ACRES**





Artist's Impression



ELEVATE YOUR SENSES AT A GLANCE

**Tallest development in PCMC
with 12 towers**



— E M B R A C E N A T U R E —



**5 ACRES OF
OPEN SPACE,
ONE OF
THE LARGEST
IN PCMC.**

gettyimages™

25 YEARS

Anthony Lee



**2 lakhs Sq. of of recreational ground
one of the largest in PCMC region**



Multiple theme gardens - flower



Outdoor amphitheater



**Dedicated yoga and meditation
desk**



Organic flourishing herb garden



Tree houses & kid's area



SPREAD YOUR WINGS WITH A PLETHORA OF OUTDOOR AMENITIES IN THE OPEN SPACES

**A scenic pleasure herb garden with air
scented by beauty and refreshment of
blossoms and tiny green leaves, pleasing
your senses day and night.**



**LIVE THE
FIRST DAY OF SPRING
EVERY DAY**

**2+ Km
Bicycle Path & Nature Trail**



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stockstudioX



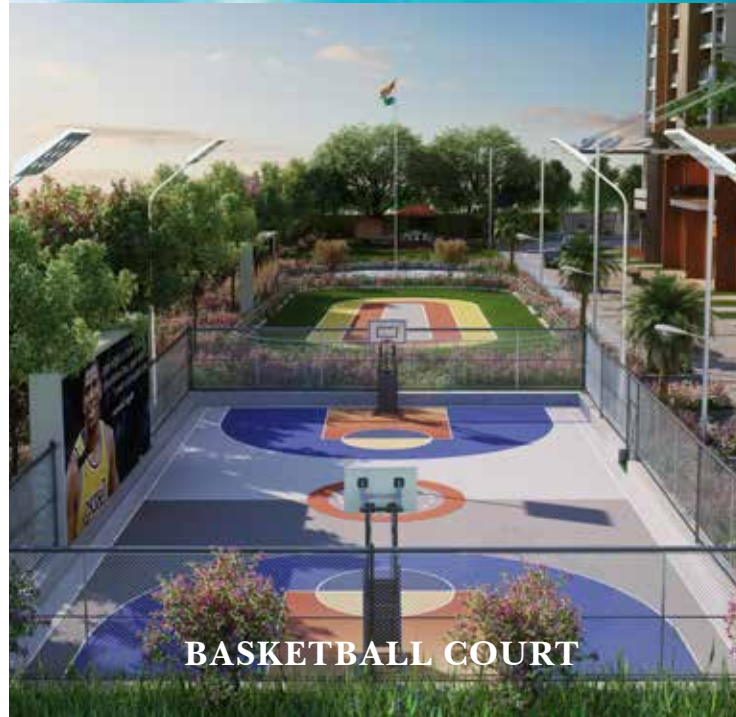
SWIMMING POOL



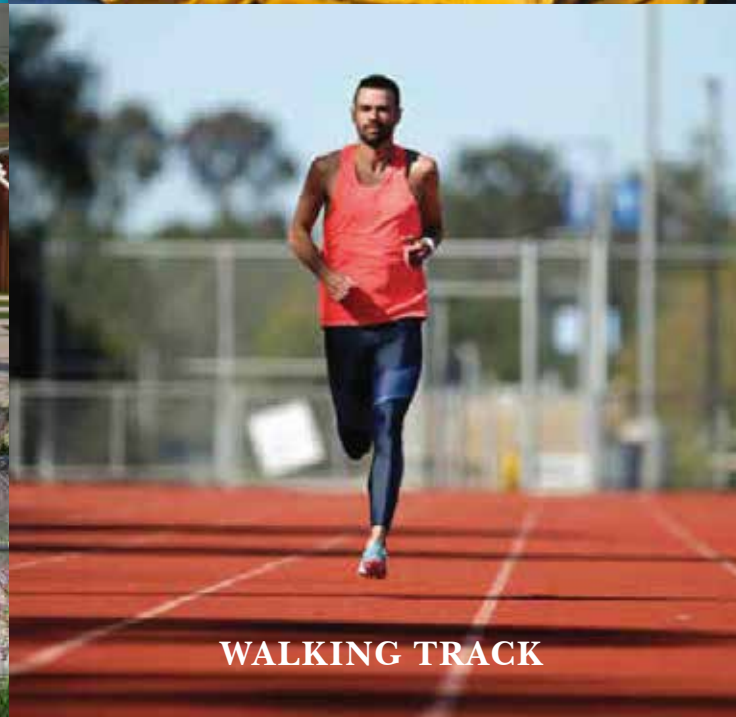
DIGITAL GAMING ZONE



NATURE SITOUT



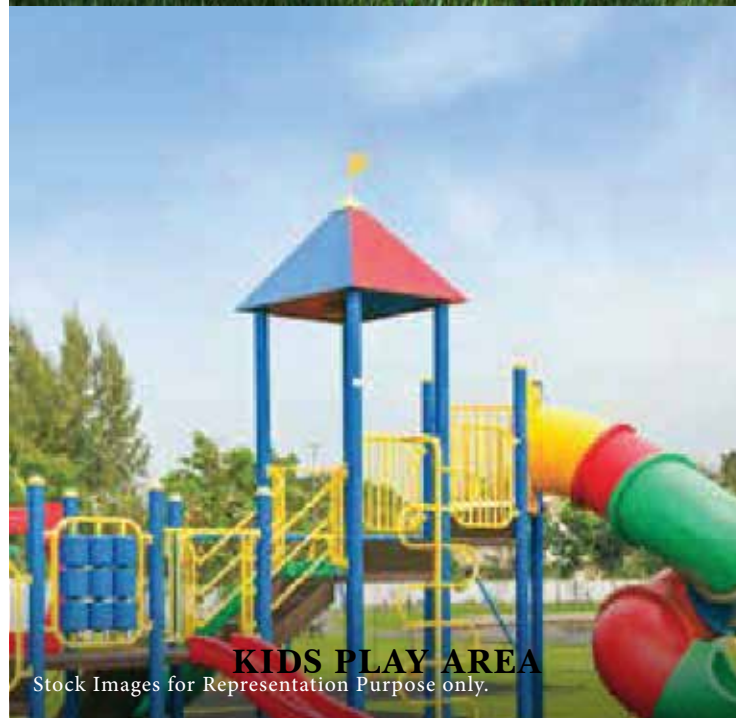
BASKETBALL COURT



WALKING TRACK

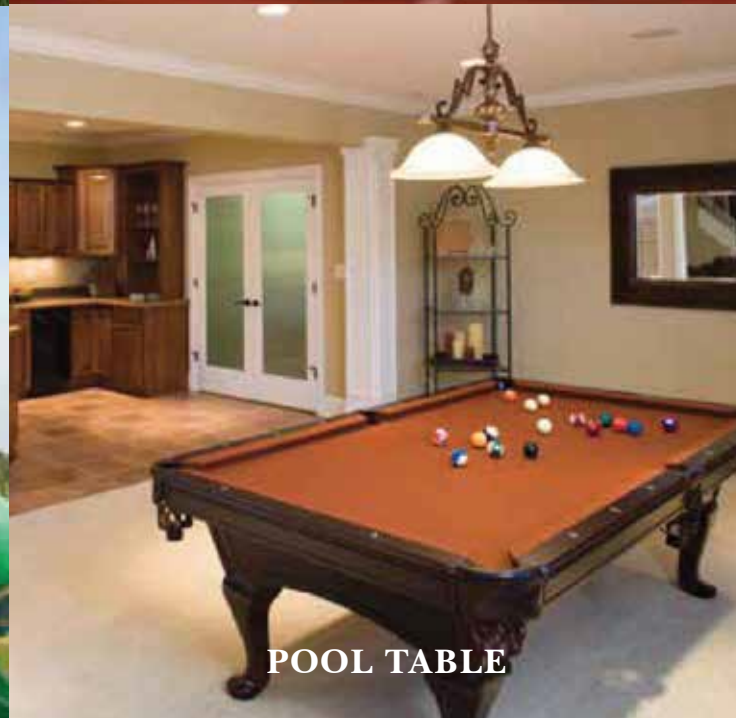


TENNIS COURT



KIDS PLAY AREA

Stock Images for Representation Purpose only.



POOL TABLE



GYMNASIUM



50+ ENTICING ACTIVITIES

Over 50 engaging amenities, spanning across 2 lakh sq. ft. of recreational ground with largest central podium & landscape amenities space. The Central Park spoils you for choice. Your comfort and convenience means the world to us.

MASTER LAYOUT PLAN



A WORK OF ART THAT BREATHES LIFE INTO YOU

With an inspiring combination of planning, architecture and design, this masterpiece proves to be a heavenly abode to you and an invaluable asset to the city.

GROUND LEVEL AMENITIES

- Cycling track – 830m
- Nature trail – 610m
- Walkway – 800m
- Internal road
- Boundary plantation
- Median
- Residential entry plaza
- Drop-off
- Strolling garden
- Feature pergolas
- Reading deck
- Organic farming
- Gazebo
- Senior citizens' plaza
- Bonfire deck
- Barbecue deck
- Alfresco dining
- Treehouse
- Tree court + clubhouse plaza
- Skate park
- Basketball court
- Lawn mounds
- Tree house
- Tennis court
- Multipurpose court
- Pets' park
- Artists' corner
- Youngsters' sitout

PODIUM LEVEL AMENITIES

- Walking track
- Interactive plaza
- Central spine
- Thematic plantation
- Kids' play area
- Kids' hide & seek burrower
- Toddlers' play area
- Rock climbing wall
- Feature structure
- Entrance plaza
- Herbal garden
- Stage
- Multipurpose lawn
- Open amphitheatre
- Hobby garden
- Open gymnasium
- Nature sitout
- Yoga/meditation deck
- Lawn mound
- Tree court
- Reflexology path - 50m
- Zen garden
- Senior citizens' seating
- Social gathering plaza
- Sculpture court
- Cycle track
- Event space - 400 to 500 persons

Disclaimer: The Master Plan of the Project and the other plans herein have not been sanctioned and are proposed at this stage and the Promoter/Owner shall be entitled and reserves its right to make such variations, alterations, amendments or deletions thereto as the Promoter/Owner may consider necessary in the interest of the development and as per the provisions of law or as may be required and approved by the concerned local/statutory authorities from time to time without obtaining consent of any / all flat purchasers.

The Promoter/ Owner reserves the right to change the location of the various developments depicted on the Master Plan. The background of this image is merely for artistic representation and does not exist on site. The Promoter/Owner expressly clarifies and makes it abundantly clear that the finalised details, specifications and particulars with respect to any facet or component of the project (including as depicted or stated herein) shall be as indicated in the registered agreement for sale that may be executed and as disclosed on the website of MahaRera, and not otherwise.

S & GAMES



THEATER



AEROBICS

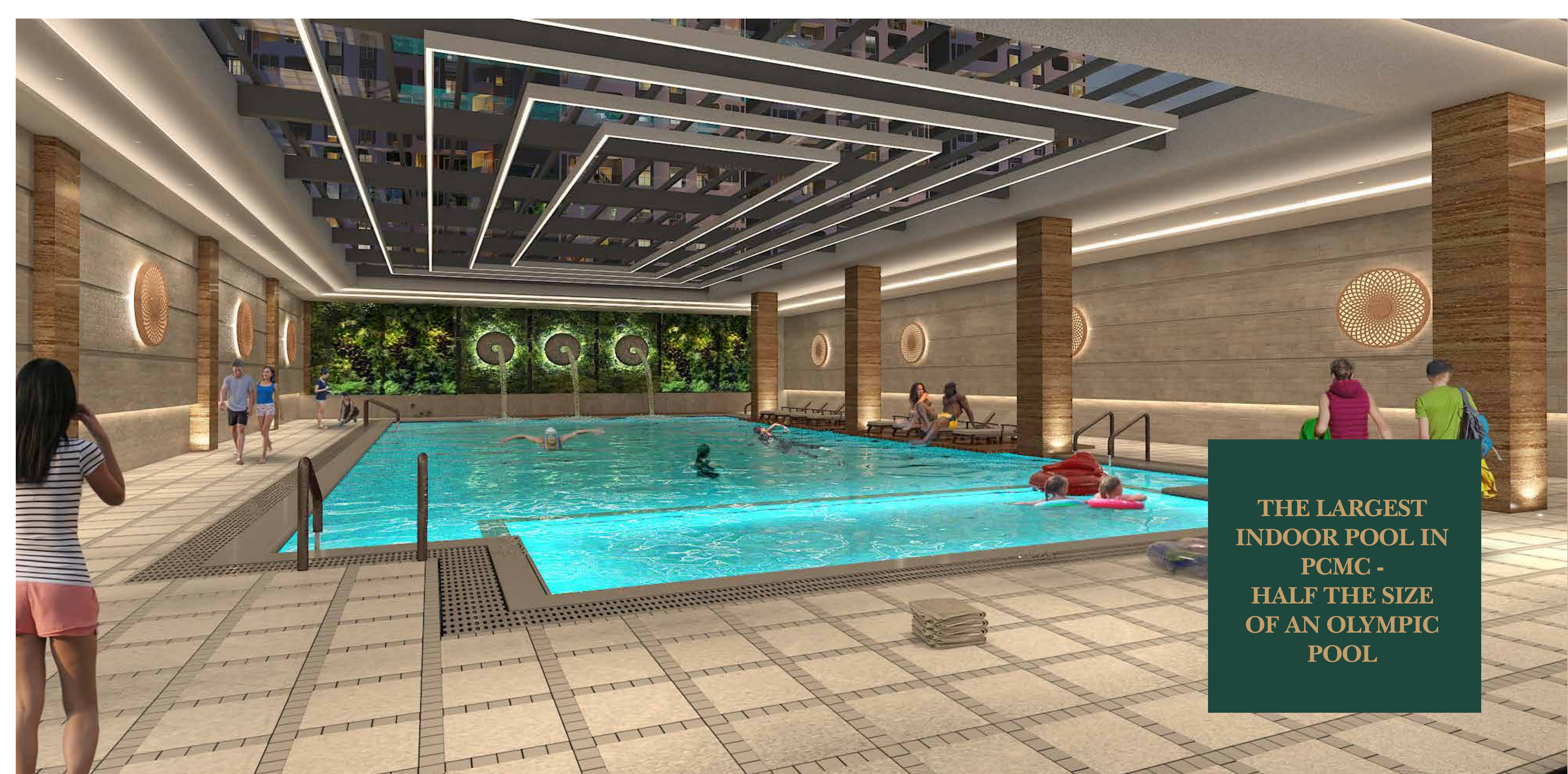
BADMINTON

GYMNASIUM

AY FIT

BUILD MUSCLE
LOSE FAT
LOOK AMAZING!

ONE OF THE
LARGEST
CLUBHOUSES
IN PCMC - 40,000
SQ. FT



**THE LARGEST
INDOOR POOL IN
PCMC -
HALF THE SIZE
OF AN OLYMPIC
POOL**



LOSE YOURSELF
IN REVELRY



PARTY HALL



BANQUET HALL



DANCE HALL



MINI THEATRE



AQUARIUM CAFÉ



REJUVINATION FOR
THE BODY,
MIND AND SOUL



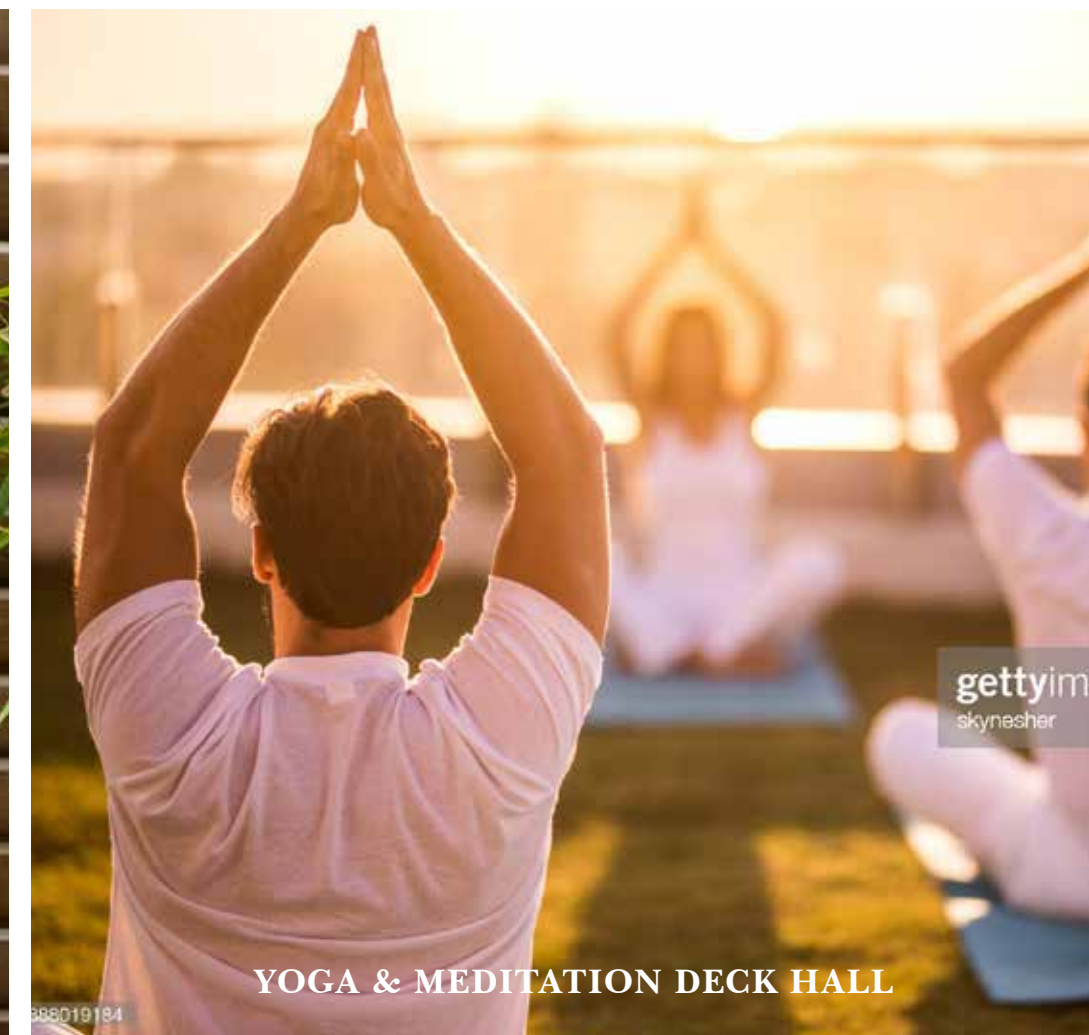
AEROBICS ROOM



SAUNA BATH



SPA AND WELLNESS



YOGA & MEDITATION DECK HALL



DOCTOR'S ROOM

YOUR SAFETY IS OUR
HIGHEST PRIORITY



CCTV CAMERAS



RFID BOOM BARRIER AT ENTRY GATE



ELECTRONIC ACCESS



HIGH-TECH ALARM SYSTEM

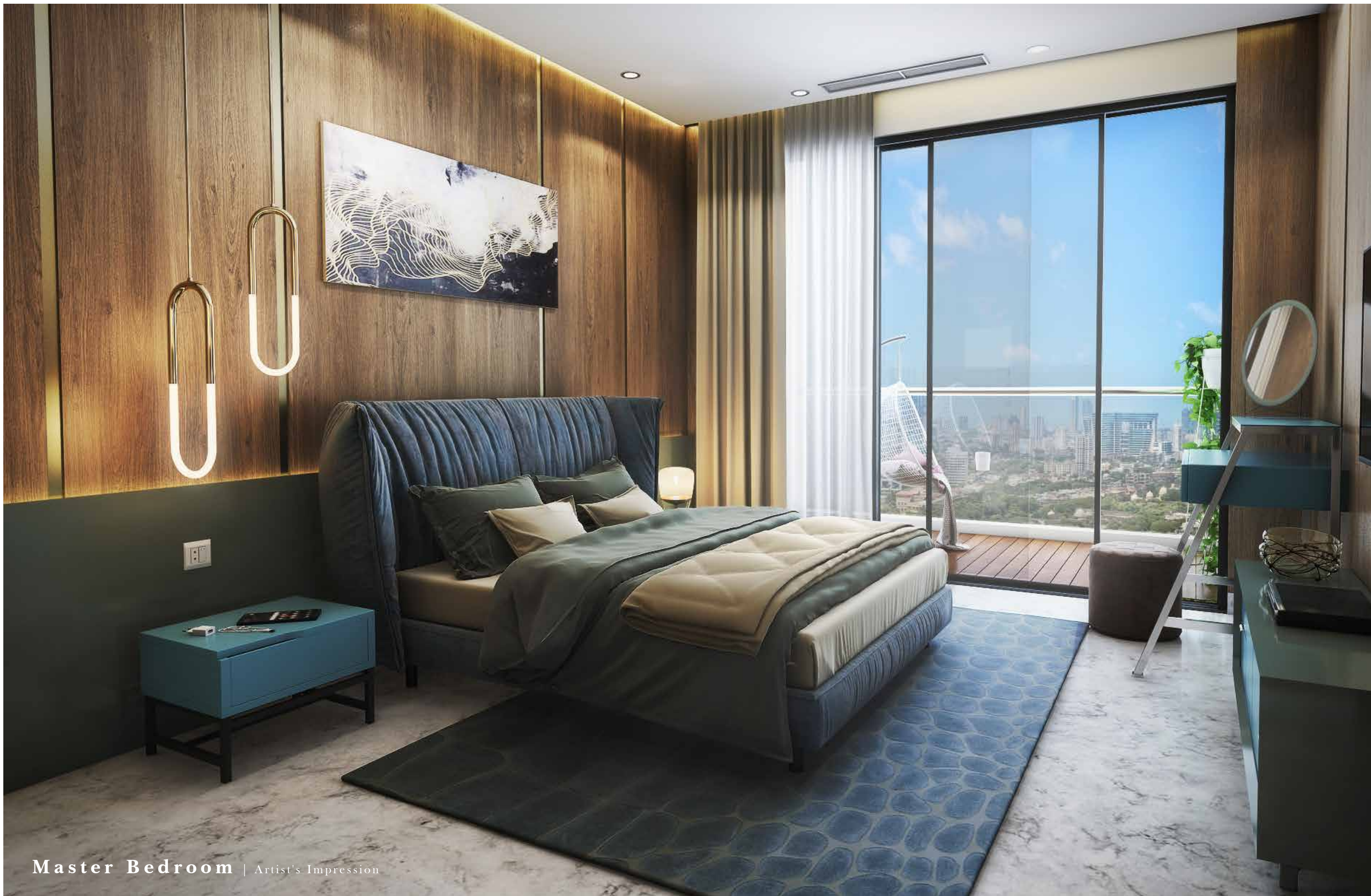
A large, stylized graphic of a leaf or branch, rendered in a lighter shade of green than the background. It features several curved, overlapping shapes that suggest the veins and edges of a leaf, positioned behind the central text.

— YOUR APARTMENT —



LUXURIOUS SUNDECK
RESIDENCES WITH
PANORAMIC INDULGENCE





Master Bedroom | Artist's Impression



SPACES THAT EXUDE
SHEER COMFORT



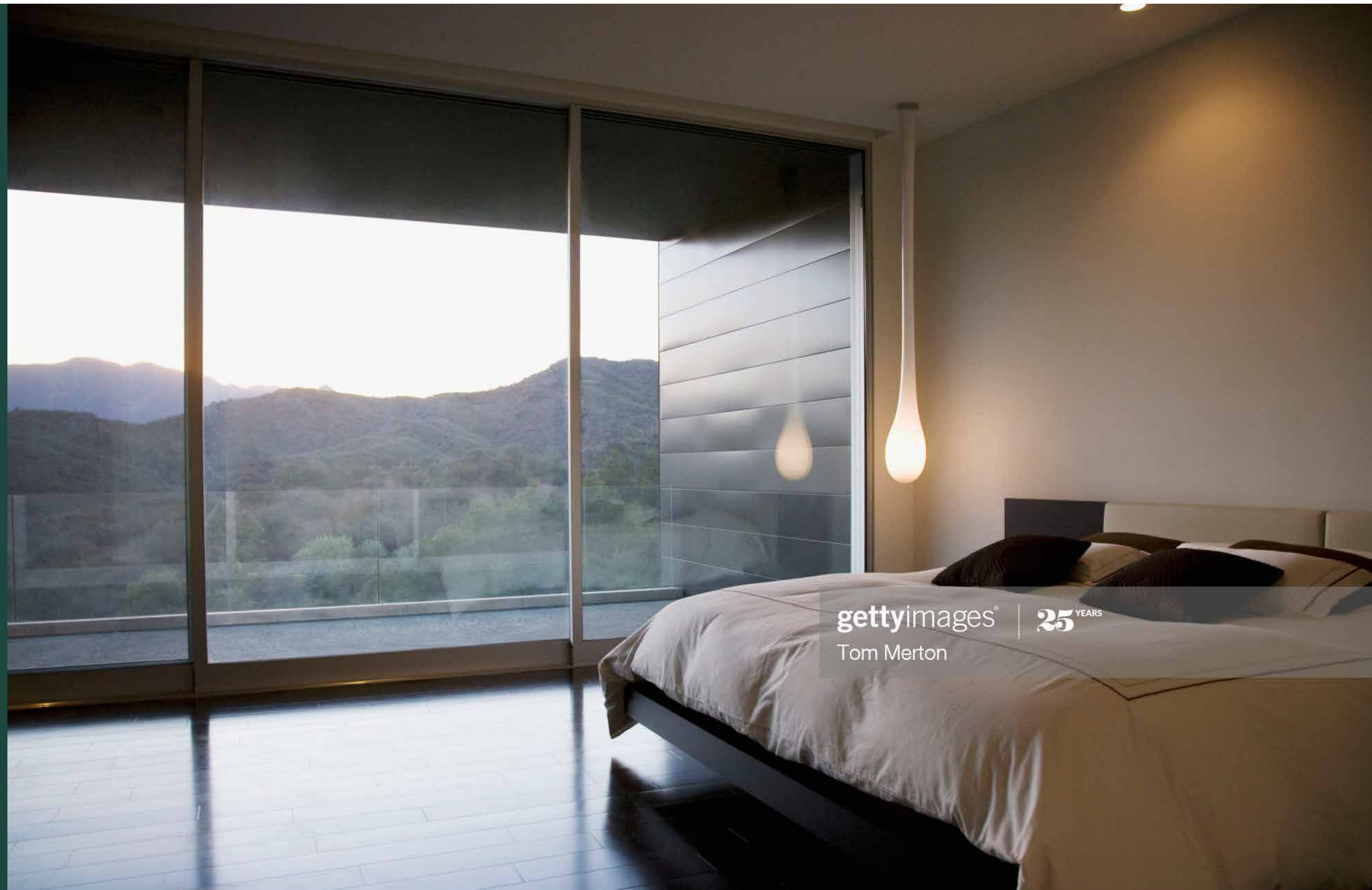
AN ARCHETYPE OF PREMIUM SPECIFICATIONS

DOORS & WINDOWS

- Laminated main doors with night latch
- Laminated internal doors
- Powder-coated aluminium sliding windows with mosquito net
- Safety grill for all windows
- Acrylic paint with weather shield on external walls
- OBD finish for internal walls

FLOORING

- Vitrified tiles in living area, dining area, kitchen, master bedroom & other bedrooms
- Anti-skid flooring in utility area, balcony & bathrooms
- Vitrified tiles in corridors
- Glazed dado tiles up to lintel



gettyimages®
Tom Merton

25 YEARS

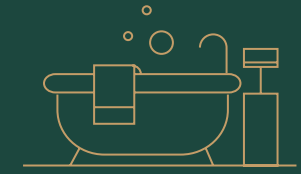


AN ARCHETYPE OF PREMIUM SPECIFICATIONS

KITCHEN

- Granite counter top on platform with SS sink
- Provision for chimney
- Provision for water purifier
- Dado up to 2 ft.





AN ARCHETYPE OF PREMIUM SPECIFICATIONS

BATHROOMS

- C.P fittings of Jaguar/Kohler equivalent
- Sanitary fittings of Jaguar/Kohler equivalent
- Provision for geysers

ELECTRICAL

- Branded modular concealed copper wiring
- Electrical provision for AC in all bedrooms
- Video door phone



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WE ONLY WORK WITH THE BEST

Aided by master craftsmen from the award-winning architectural firm of Bentel Associates and a team of professionals adept in their respect fields, every detail of The Central Park has been engineered to perfection.

PARTNERS

DESIGN ARCHITECT
Bentel Associates

ENVIRONMENT CONSULTANT
REHAU

COST CONSULTANT
WTP Cost Management India

LANDSCAPE CONSULTANT
Green Spaces Alliance

R Retail Ventures Private Limited

R Retail Ventures Private Limited is a joint venture between Runwal Group-India's leading real estate developers and Warburg Pincus LLC -one of the world's leading private equity firm. The collaboration pursues the vision of becoming India's largest retail-led mixed-use developer. It plans to develop properties in the metros and tier 1, 2, 3 cities of India with a strong commitment towards delivering exceptional experiences to customers, retailers and shoppers. It operates in 3 major verticals – Retail, Commercial & Residential in the form of mixed-use developments to build the perfect balance to meet the consumer needs of a futuristic lifestyle.

Warburg Pincus

Warburg Pincus, LLC is an American private equity firm with offices in the United States, Europe, Brazil, China and India with a 50+ years track record of private equity investing. It has invested more than \$77 billion in more than 870 companies in 40 countries around the world. Warburg Pincus has a strong track record of investing in India since the mid-1990s.



RUNWAL
REALTY
SINCE 1978

For more information, call: 1800 267 9606

R Retail Ventures Ltd., Old Premier Factory, Mumbai Pune Road, Chinchwad, Pune - 411019
Maha RERA Registration No. P52100025260/ P52100030291 | Available at <http://maharera.mahaonline.gov.in>

www.runwalthecentralpark.com

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