KOLTE • PATIL

Creation, not Construction.

This brochure is purely conceptual and not a legal offering. All building pictures, specifications, images, plans, drawings, amenities, dimensions, elevations, illustrations, facilities, features, layouts, other information, etc. as seen in the advertisement, are tentative, indicative and subject to variations and modifications by the company without any notice and subject to approvals of competent authorities. Furniture, fixtures, accessories and furnishings shown are only for representational purpose and shall not be provided in the actual flat. The manufacturer is accountable for the warranty of the fittings and fixtures that will be provided and the developer shall not be liable for the same. This Project has been registered via MAHARERA Registration No: P52100047721 for Buildings C-16, P52100047722 for building B-11 and is available on the website. http://maharera.mahaonline.gov.in under registered projects. T&C Apply*

LITTLE EARTH
BY KOLTE-PATIL

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Lovable, laudable, liveable Pune...

According to a recently conducted official survey, Pune emerged as the 'Most Liveable City'. And how very true it is! Pune is a fast-developing metropolitan that have already earned the status of being called, 'Oxford of the East' in view of the highest educational standards of the city, and also 'The Detroit of India', considering Pune's constructive contribution in Automobile sector. Besides, Pune is a renowned IT hub on the global map. The harmonious culture and the progressive yet peaceful social community fabric truly make it lovable. And upcoming connectivity infrastructure developments such as 161.73 KMs long Ring Road that would connect all major hubs, 12 KM long Metro, the work of which is already underway...and many other noteworthy initiatives will make Pune even better for living...And far smarter in terms of investment assuring amazing returns.







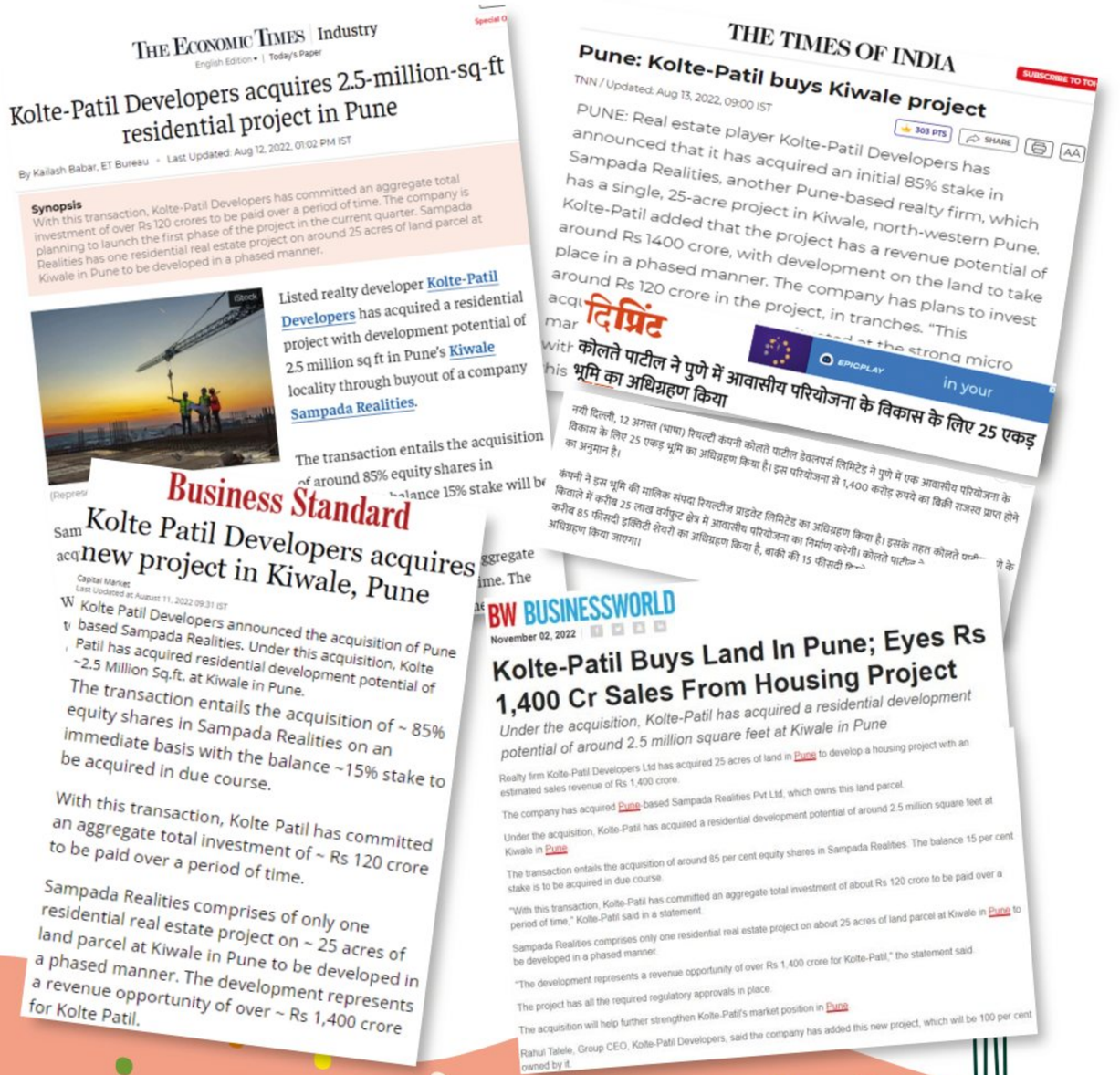




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Our entry into Pune's fastest growing residential market

Cleverly crafted homes, meticulous layout design, inspiring open spaces, impressive elevation and a good set of amenities are the striking features of Little Earth...your next home! Please be assured. Everything here is being built keeping you in mind...taking inspirations from your aspirations of an upgraded life!



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A sublime suburb.
An amazing address!

Much beyond the location, Kiwale-Mamurdi Road is the lifestyle destination for happy families like yours. Peacefully away from the city chaos yet perfectly in sync with a blissful life, it is an emerging locality with endless advantages. Here, you could unleash the nature-lover in you. And at the same time keep the future-go-getter in you on your toes! Strike a perfect balance between your professional, social and personal life. Stay connected with the major industrial hubs of PCMC and aligned with the bustling Western corridor too. Own this address fulfilling every dream that you have seen for the upgrade called - a new home! Surround yourself with a happening locale ideally suited for a wonderful community life.

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INTRODUCING

LITTLE EARTH
BY KOLTE-PATIL

A finely crafted 2 & 3 BHK home here, promises a lot more than just a good living. It's a bouquet of goodies! An enticing expanse of 25 acres, a gated community, serene environment, eye-pleasing open spaces, **5 clubhouses and 50+ lifestyle amenities,** a 72 feet wide private boulevard, the smart mix of retail spaces & commercials and much more...No wonder 450+ families have already chosen this one-of-its-kind living paradise as their home. And now for the upcoming phases, the life is going to be even more exciting.



Actual Image

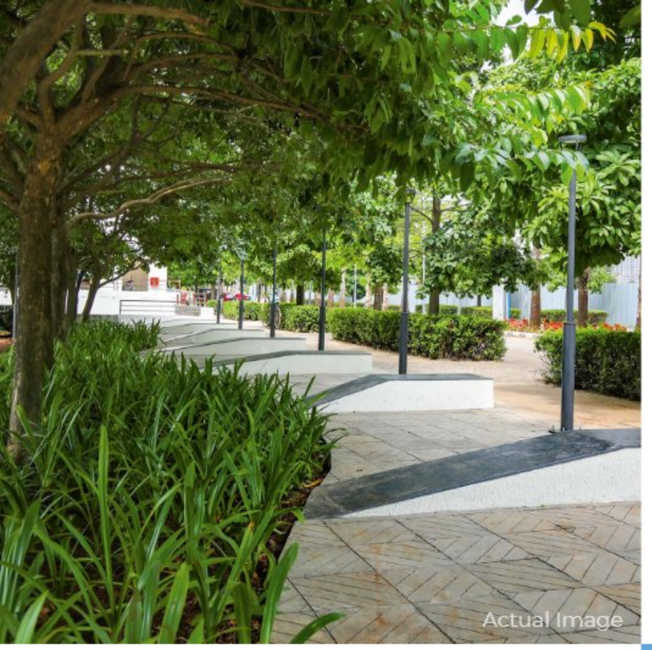
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- 2 & 3 BHK Homes
- 25 Acres of Project
- Commercial + Retail Spaces
- Ample Parking Space
- 72 Feet Private Boulevard
- 50+ Lifestyle Amenities
- Off Pune Mumbai Express Highway
- 4 Elevators for Each Floor (Except C-16)
- Solar PV Panels for C-10, C-11
- Rain Water Harvesting* (T&C)
- Multi Layer Security System
- Fire Fighting System for Each Building
- Sewage Treatment Plant
- Earthquake Resistant RCC Frame Structure

Much More...

Tower C-10,11 & 12 will be developed by "Kiwale Project Private Limited". This is for inter-departmental discussions only and not to be circulated. this is not a project advertisement or marketing material.



Cuddled by the idyllic nature

The environs are soothing & calming. It is truly a privilege to live so close to nature. Here sierras are your neighbours, panoramic views are your best buddies and chirping of rarely heard birds is the rhythm of life...



Celebrate every occasion

Make magical memories by spending a gala time with your loved ones. Invite your relatives, friends, colleagues for special moments of life. Explore finer features clubbed with as many as Five Club Houses...

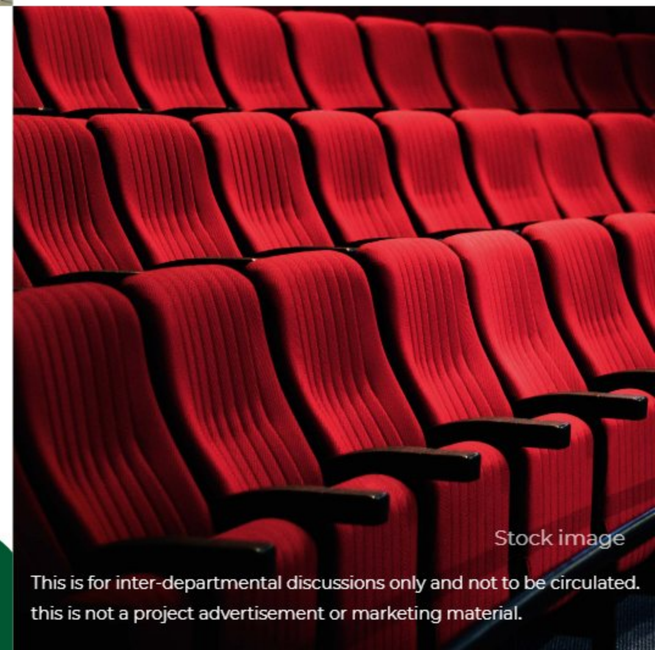
Your private heaven beneath the open sky

Breathe free. Feel enchanted & relaxed. Enjoy fresh breeze of unpolluted air. Look up to fascinating open skies and bathe in golden, warm rays of Sunlight. Open your mind to make the most of vast expanse of open spaces...



A movie maniac? Don't go far...

We know your love for movies. We know you like to freakout with your family and spend hours together for awesome entertainment. That's why we have created a multiplex within the premises. So, don't go far. Simply walk down with your Popcorns, Munching & Soft Drinks...



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5 Clubhouses to make you happier!

More is always better. If you have ever longed for one fully-equipped Club House, consider yourself fortunate to have as many as five of them! Each one is categorically dedicated to various fun-filled activities such as Leisure, Health, Kids' Play, Sports, and more. Simply putting, now you can be choosy & picky which one to go for. In fact, you can earmark one for your workout, whereas make other favourites for family functions and indoor games. Wow, that's the kind of happier living you are going to experience here in Little Earth!

Actual Image

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Wish more. Get more.

The environs are soothing & calming. It is truly a privilege to live so close to nature. Here sierras are your neighbours, panoramic views are your best buddies and chirping of rarely heard birds is the rhythm of life...

Actual Image

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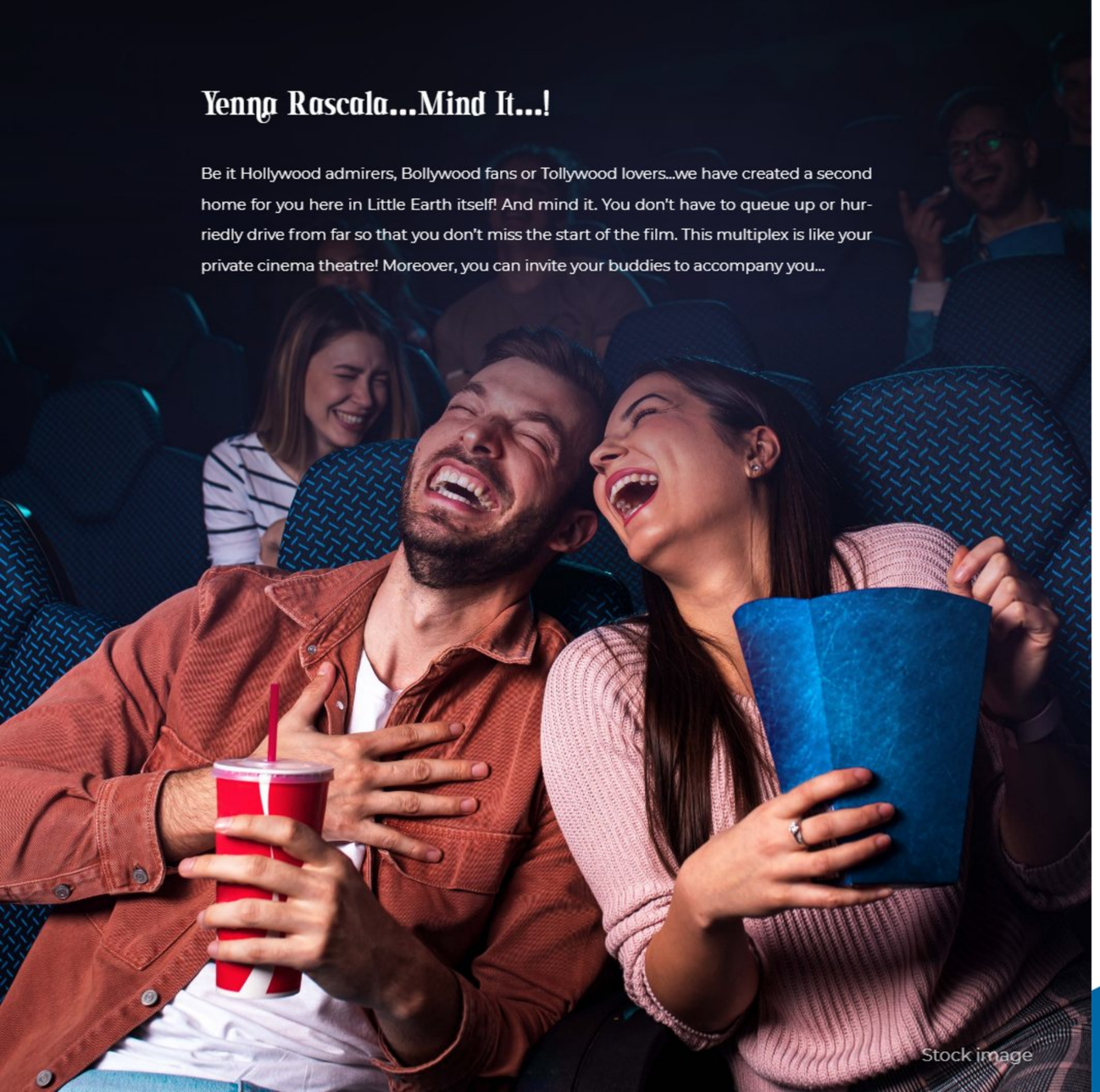
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Yenna Rascala...Mind It...!

Be it Hollywood admirers, Bollywood fans or Tollywood lovers...we have created a second home for you here in Little Earth itself! And mind it. You don't have to queue up or hurriedly drive from far so that you don't miss the start of the film. This multiplex is like your private cinema theatre! Moreover, you can invite your buddies to accompany you...



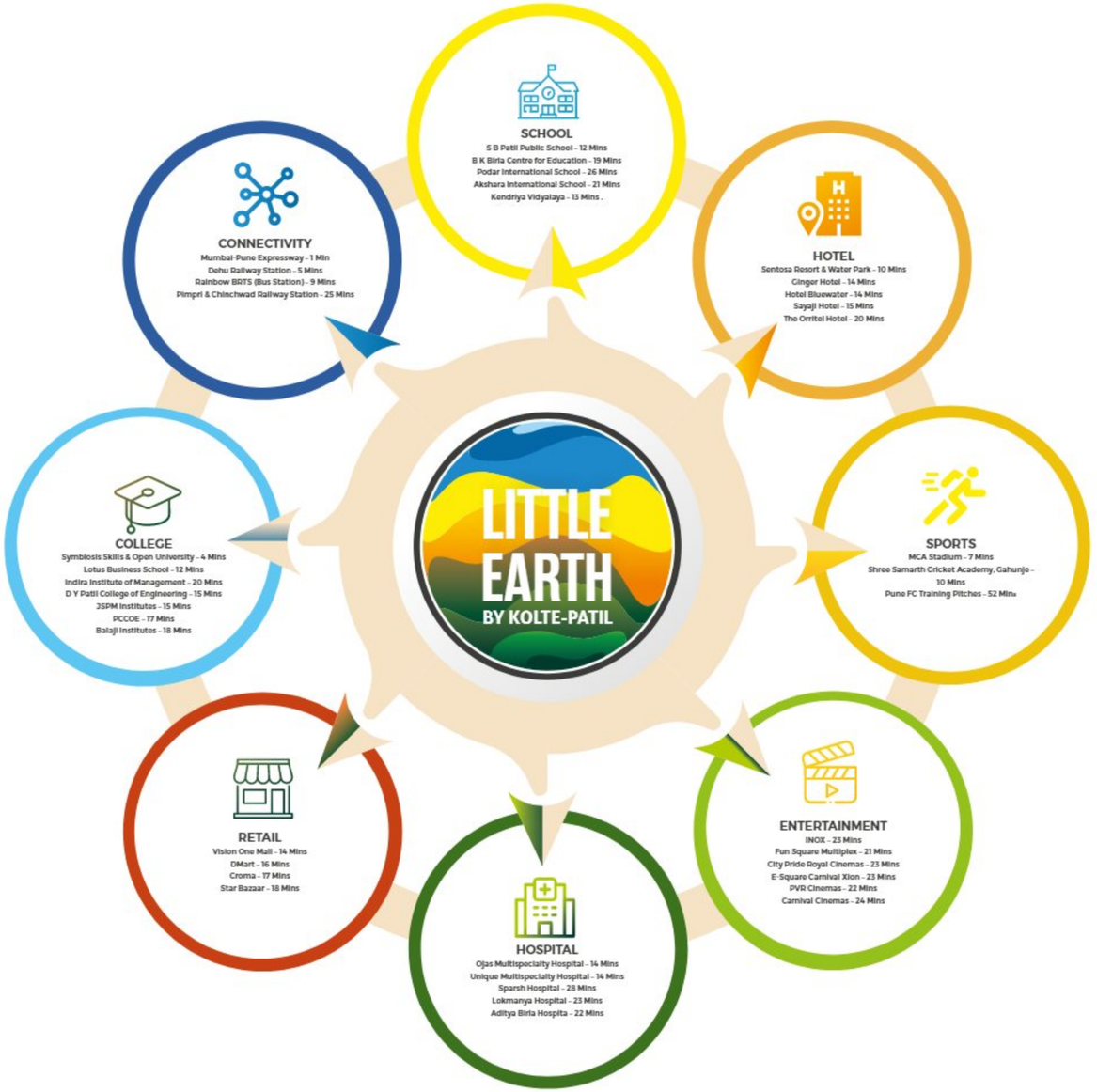
Turn every mesmerizing moment into a joyful memory...

- Glass House café
- Spa
- Gazebo
- Pergola
- Card room
- Gymnasium
- Library
- Skating rink
- Central Park
- Basket Ball Court
- Landscape garden
- Amphitheatre
- Jogging track
- Yoga / Meditation room
- Community Hall
- Two tennis court
- Badminton Court
- Cricket practice area
- Shopping Plaza
- Swimming Pool
- AV Room

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Stay connected to fun, family & future!

Be it marketplaces, industrial hubs, lifestyle conveniences, shopping & entertainment zones, healthcare facilities, future opportunities, family celebrations or just fun...nothing is far from here. This place is so blessed that you will love easy access to all your desirable aspirations. It will not only exceed all your expectations, but will keep on pleasantly surprising you with unexpected joys.

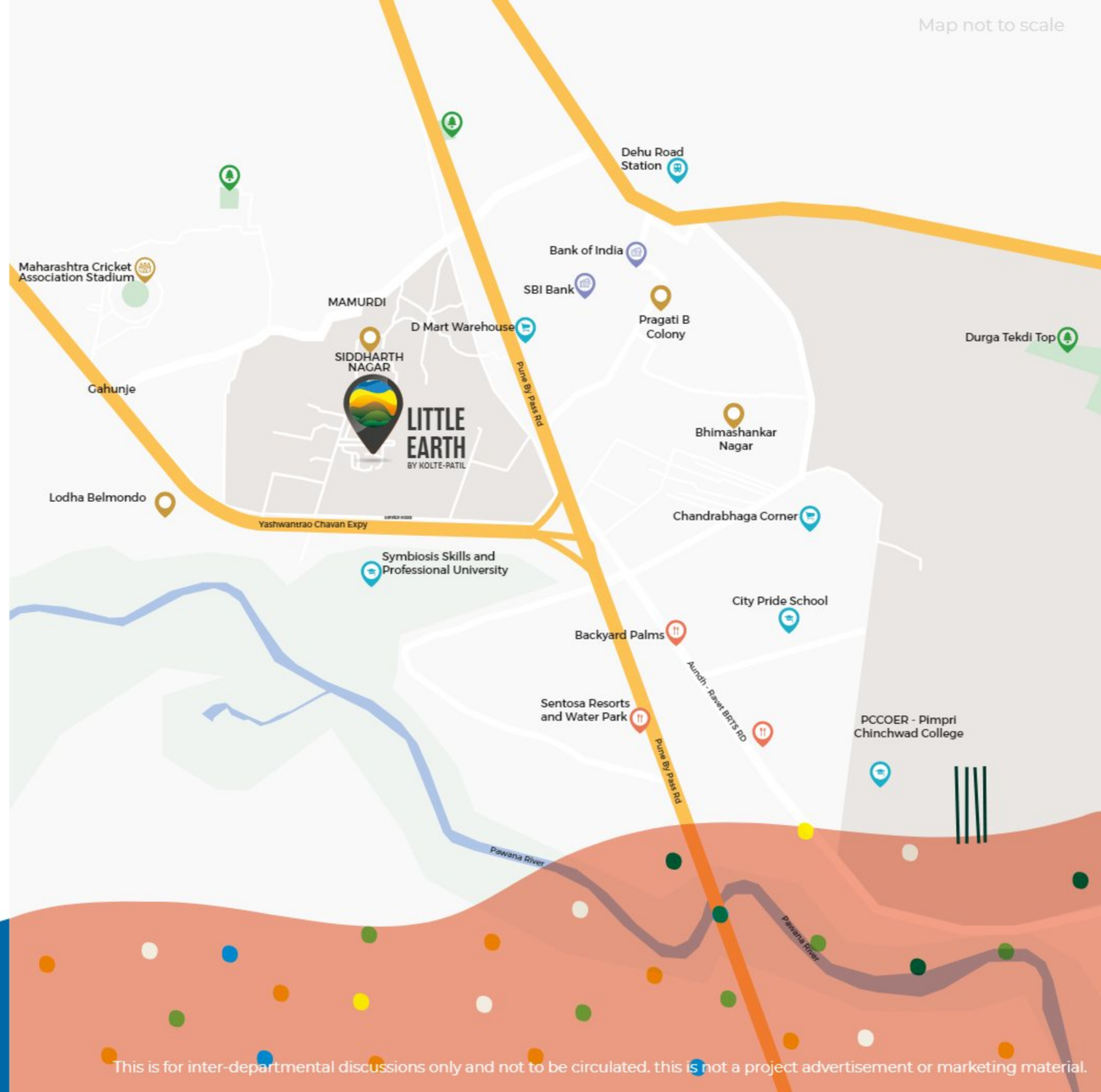


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Location

Discover the good life that you have envisioned for your loved ones. It's a spectrum of joys that offers every shade you would love to explore. This blessed address is at the epicentre of convenience. It is well connected to Ravet, Talegaon, PCMC, Hinjawadi, Dehu Road, Akurdi, Talawade and both Highways too. So, you would enjoy easy access to many commercial localities & business hubs within the close periphery. You would also experience nearness to all sought-after lifestyle desirables like Malls, Multiplexes, Exotic Fine-Dine Restaurants, Cricket Stadium, Renowned Schools, International Universities, Prestigious Healthcare Facilities, Refreshing Gardens and Temples in your community neighbourhood. You'll be spoilt for choice...literally!

- The Central & well-connected location
- Enviably close to Bypass as well as Expressway
- A fast-developing neighbourhood of progressive families
- Community of likeminded people
- Easy access from Kiwale & Mamurdi
- One of the most liveable localities in West Pune



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Upcoming Connectivity Infrastructure:

- Upcoming International Airport in Navi Mumbai which would have the capacity to handle 25 million passengers yearly
- Upcoming 12 km-long Metro. The work is already underway
- Proposed Hyperloop which would also connect Mumbai and Navi Mumbai International Airport
- As per Ease of Living Index 2018 released by the Ministry of Housing and Urban Affairs, out of the 11 cities surveyed, Pune emerged as the most livable city in India
- Development of Pune Road towards Satara – Bangalore highway
- Upcoming 63.84 km Railway line from Lonavala to Pune
- Trans harbour link and missing link
- Upcoming 161.73 km-long Ring Road which would connect to all the major hubs of Pune



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Master Plan

While building this wonderful world, the centre of inspiration is you!

Layout- Enriched with Amenities:

1. ENTRY/EXIT
2. COMMERCIAL
3. SPACE FOR HAPPY STREET
4. SEATING NOOKS
5. LEISURE LAWN
6. KID`S PLAY AREA
7. SAND PIT
8. PAVILLION
9. MULTIPURPOSE COURT
10. AMPHITHEATRE
11. GANESH SCULPTURE
12. SWIMMING POOL
13. KID`S POOL
14. CENTRAL PARK
15. OUTDOOR FITNESS ARENA
16. TREE PLAZA
17. FLOOR CHESS BOARD
18. ACCUPRESSURE PATHWAY
19. WI-FI ZONE
20. SKATING RINK
21. PRACTICE CYCLING TRACK
22. PUBLIC PLAZA
23. SENIOR CITIZEN`S DEN
24. SCULPTURE COURT
25. OUTDOOR PRACTICE AREA
26. BONFIRE
27. SUNKEN SEATING
28. OUTDOOR WORK STATION
29. TENNIS COURT
30. BASKETBALL COURT
31. SWING PLAZA
32. PRACTICE CRICKET PITCH
33. PETS PARK
34. BARBEQUE ZONE
35. ALFRESCO DINNING
36. PARTY LAWN
37. CRICKET GROUND
38. JOGGING TRACK

Dynamic Podium:

P1 : PODIUM 1 : KID`S DEN

P2 : PODIUM 2 : SPORTS ARENA

P3 : PODIUM 3 : YOUTH ZONE

5 Clubhouses:

CH1 - CLUB AQUA

CH2 - CLUB PYRO

CH3 - HEALTH OZONE

CH4 - CLUB ORBIT

CH5 - CLUB TIERRA



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Cool & Captivating... An idea to relish !

Dynamic Podium:

PODIUM 1 – KID`S DEN

> SEATING NOOKS

> LEISURE LAWN

> KID`S PLAY AREA

> SAND PIT

> PAVILLION

> MULTIPURPOSE COURT

> AMPHITHEATRE

PODIUM 2 – SPORTS ARENA

> LEISURE LAWN

> KID`S PLAY AREA

> PAVILLION

> SWIMMING POOL

> KID`S POOL

> SUNKEN SEATING

> OUTDOOR WORK STATION

> TENNIS COURT

> BASKETBALL COURT

> SWING PLAZA

> PRACTICE CRICKET PITCH

PODIUM 3 – YOUTH ZONE

> TREE PLAZA

> FLOOR CHESS BOARD

> ACCUPRESSURE PATHWAY

> WIFI ZONE

5 Clubhouses:

CH1 – CLUB AQUA

A. CAFETERIA

B. AV ROOM

C. SPA AREA

D. GYM

E. MEDITATION HALL / YOGA HALL

CH2 – CLUB PYRO

A. PERFORMING ARTS

CH3 – HEALTH OZONE

A. AEROBICS & CARDIO HALL

B. GYMNASIUM

CH4 – CLUB ORBIT

A. PLAY GROUP AREA

B. CRECHE

C. KID`S WORKSHOP AREA

D. INDOOR GAMES

E. LIBRARY

CH5 – CLUB TIERRA

A. BADMINTON COURT/ MULTIPURPOSE HALL



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Gain a glimpse of the space
you have always dreamed of

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Specifications

Walls

> Interior Walls- Plastered And Painted In Oil Bound Distemper
> Exterior Walls- Painted With Acrylic Based Paint
> Kitchen- Glazed Tiles Only On The Wall Above Kitchen Platform And Up To Lintel Level
> All Bathroom- Ceramic Tiles From Floor To Lintel Level Or Up To 7'ft Height

Floor

> Living And Dining Room, Bedroom, Kitchen: Vitrified Tiles
> All Bathrooms, Terrace And Utility Areas : Ceramic Tiles

Electrical

> Concealed Conduit With FRP PVC Insulated Copper Wires, Modular Switches
> Cable TV Point Provision In Living And Master Bedroom
> Provision For Broadband Internet Connection

Kitchen

> Polished Granite Kitchen Counter Top
> Stainless Steel Sink

Windows

> Powder Coated Aluminum Framed Sliding Windows with Mosquito net and M. S. Safety Grills

Doors

> Main Entrance Door- Prehung door
> All Bedrooms - Waterproof Plywood Frames With Commercial Flush Doors. And Bathrooms With Marble Doors Frame
> Balcony And Terrace- Powder Coated Aluminum Frame With Fixed Glass Doors and SS glass railings

Car Park

> Covered Car Parking

Bathrooms

> Designer Bathroom With Good Quality. Vitreous Ceramic Ware for Water Closets And Wash Basins
> Health Faucets In All Toilet
> Premium C. P. Fitting

Safety

> State of art fire fighting system in common areas.

• **SPECIFICATIONS FOR BUILDING- C-15, 17 & 18**

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Specifications

Flooring

> Living, Dinning, Kitchen, Passage, Lobby - Vitrified Tiles
> All Bedrooms - Vitrified Tiles
> Balcony, Dry Balcony - Ceramic Tiles
> Window Sill - Granite
> Staircase - Tiles

Home Automation

> Light & Fan Control Switches in Living, Dining & Master Bedroom
> Video Door Phone
> Main Door Digital Lock

• SPECIFICATIONS FOR BUILDING-B11

Internal Electrification

> Switches & Wiring - Modular switches of Legrand, Anchor, Havells, Vinay or equivalent with concealed copper wiring
> Light Points & Power Points - Adequate Power / Light points provided
> Invertor - Only Provision
> Tv - Tv Points Provided in Living & Master bedroom
> D.G. Back-up - Only for Common Areas & Lifts

Wall Finishes

> Interior - Gypsum Finished Walls with OBD
> Exterior - Texture Finish Acrylic Paint

Air Conditioning

> Electrical Provision for AC in All Bedrooms

Toilets

> CP Fittings - Jaguar or Equivalent Make
> Flooring - Anti-skid Ceramic Tile Flooring
> Dado - Glazed Ceramic Tiles upto Lintel Level
> Sanitary ware - Jaguar, Hindware, Parryware, Cera Or Equivalent
> Basin counter - Granite Counters for Basins
> False Ceiling - Grid False Ceiling
> Exhaust Fan - Only Provision
> Boiler / Geyser - Only Provision
> Solar Water Supply - Solar Water Connection for One Toilet (Limited Supply)

Kitchen

> Full Body Vetrified Tile / Granite Platform with S.S. Sink
> Dado in Ceramic Tiles upto Lintel Level above Granite Platform
> Water Purifier- Only Provision

Doors & Windows

> Main Door - Prehung Laminated Doors
> Internal Doors - Prehung Laminated Doors
> Windows - Powder Coated Aluminium Sliding Windows with Mosquito Mesh & MS Grill
> Balcony - Powder Coated Aluminium Sliding Door with Mosquito Mesh

Plumbing

> Type - Concealed Anti-Corrosive Plumbing & Underslung Drainage.

Railings

> Balcony - S.S. Glass Railing
> Staircase - M.S. Railing

Lifts

> Passenger Lift, Service Lift

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Actual Image


Actual Image

Specifications

Flooring

> Living, Dinning, Kitchen, Passage, Lobby - Vitrified Tiles
> All Bedrooms - Vitrified Tiles
> Balcony, Dry Balcony - Ceramic Tiles
> Staircase - Tiles

Kitchen

> Granite Platform with S.S. Sink
> Dado in Ceramic Tiles upto Lintel Level above Platform
> Water purifier- Only Provision

• SPECIFICATIONS FOR BUILDING- C-16

Internal Electrification

> Switches & Wiring - Modular switches of Legrand, Anchor, Havells, Vinay or equivalent with concealed copper wiring
> Light Points & Power Points - Adequate Power / Light points provided
> Invertor - Only Provision
> T.V. Point - Tv Points Provided in Living & Master bedroom
> D.G. Back-up - Only for Common Areas & Lifts

Wall Finishes

> Interior - Gypsum Finished Walls with OBD
> Exterior - Acrylic Paint

Air Conditioning

> Electrical Provision for AC in All Bedrooms

Toilets

> CP Fittings - Jaguar or Equivalent Make
> Flooring - Anti-skid Ceramic Tile Flooring
> Dado - Glazed Ceramic Tiles upto Lintel Level
> Sanitary ware - Jaguar,Hindware, Parryware, Cera Or Equivalent
> Basin counter - Granite Counters for Basins
> Exhaust fan - Only Provision
> Boiler/Geyser - Only Provision
> Solar water supply - Solar Water Connection for One Toilet (Limited Supply)

Home Automation

> Light & Fan Control Switches in Living, Dining & Master Bedroom
> Video Door Phone
> Main Door Digital Lock

Doors & Windows

> Main Door - Prehung Laminated Doors
> Internal Doors - Prehung Laminated Doors
> Windows - Powder Coated Aluminium Sliding Windows with Mosquito Mesh & MS Grill
> Balcony - Powder Coated Aluminium Sliding Door with Mosquito Mesh

Plumbing

> Type - Concealed Anti-Corrosive Plumbing.

Railings

> Balcony - S.S. Glass Railing
> Staircase - M.S. Railing

Lifts

> Passenger Lift, Service Lift

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विश्वासाचे प्रतिक

KOLTE • PATIL

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With greatness comes great responsibility too!

Welcome to the fascinating world of Kolte Patil Developers Ltd. We are proud to be Pune's first NSE & BSE listed Real Estate Company. With landmark masterpieces across prime localities of Pune, Mumbai & Bengaluru, what drives us is our motto – Creation, not Construction! More than 50 completed projects, a wide range of residential, retail & commercial developments and 20 Millions+ Sq. Ft. of quality construction...exemplify people's unshakable trust on us. Constant A+ Crisil Rating for our projects, indicates our penchant for the topmost quality. Since last 30 glorious years, what we have been striving hard for is best-in-class creations reflecting unmatched greatness. And what humbles us is the fact that with greatness comes great responsibility too...

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