

A FRESH VIEWPOINT FOR THE THINKING MIND



3RD AVENUE

Life
REPUBLIC

An integrated township
near Hinjewadi, Pune

FOR THE THINKING MIND

Life Republic - the community for thinking minds presents well designed 1 and 2 BHK apartments in **3rd Avenue**. Two high rise towers, each of 20 floors with 12 apartments per floor. Every apartment will be designed in such a way, that it will maximise the use of space in a most contemporary manner. Built with latest technology, homes here will have features that will take living to a new high.

*The township is proposed to be 400 acres. This communication is an imaginary concept and the plan shown need not to be scaled. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availability & the discretion of the developer.



SO MUCH SCENERY. SO MUCH BEAUTY. SO MUCH LUXURY.



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A VIEW TO ELEVATE THE SPIRIT



Every apartment here will be blessed with beautiful open views on two sides. The windows of your living room will give you an uninterrupted scenic view of the hills that will elevate your spirit every single day. Since your home in the **3rd Avenue** is located close to the township entrance you will also have a beautiful open view of the lush green landscaping, inspiring art sculptures and a water fountain.

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FEATURES TO UPLIFT BOTH BODY AND MIND

- All towers rise tall above sprawling Green Podiums
- Club House includes Multipurpose Hall (Aerobic ,Yoga, Meditation), Party Lawn, Fully equipped Gymnasium/Fitness Centre, Steam Bath Facility, Indoor Games (Carom, Pool Table, Table Tennis, Chess)
- Party Lawn with landscaped mounds and shrub beds.
- Swimming Pool with Kid's Pool
- Children's Play Zone and Toddler's Play Area
- Amphitheatre
- Jogging Track, Acupressure Track & Reflexology Path
- Multipurpose Court
- Activity Wall / Climber Wall
- Gazebo
- Meditation Area
- Senior Citizen's Park
- Toilets for drivers and maids
- Ample Car Parking
- Visitors Tracking System



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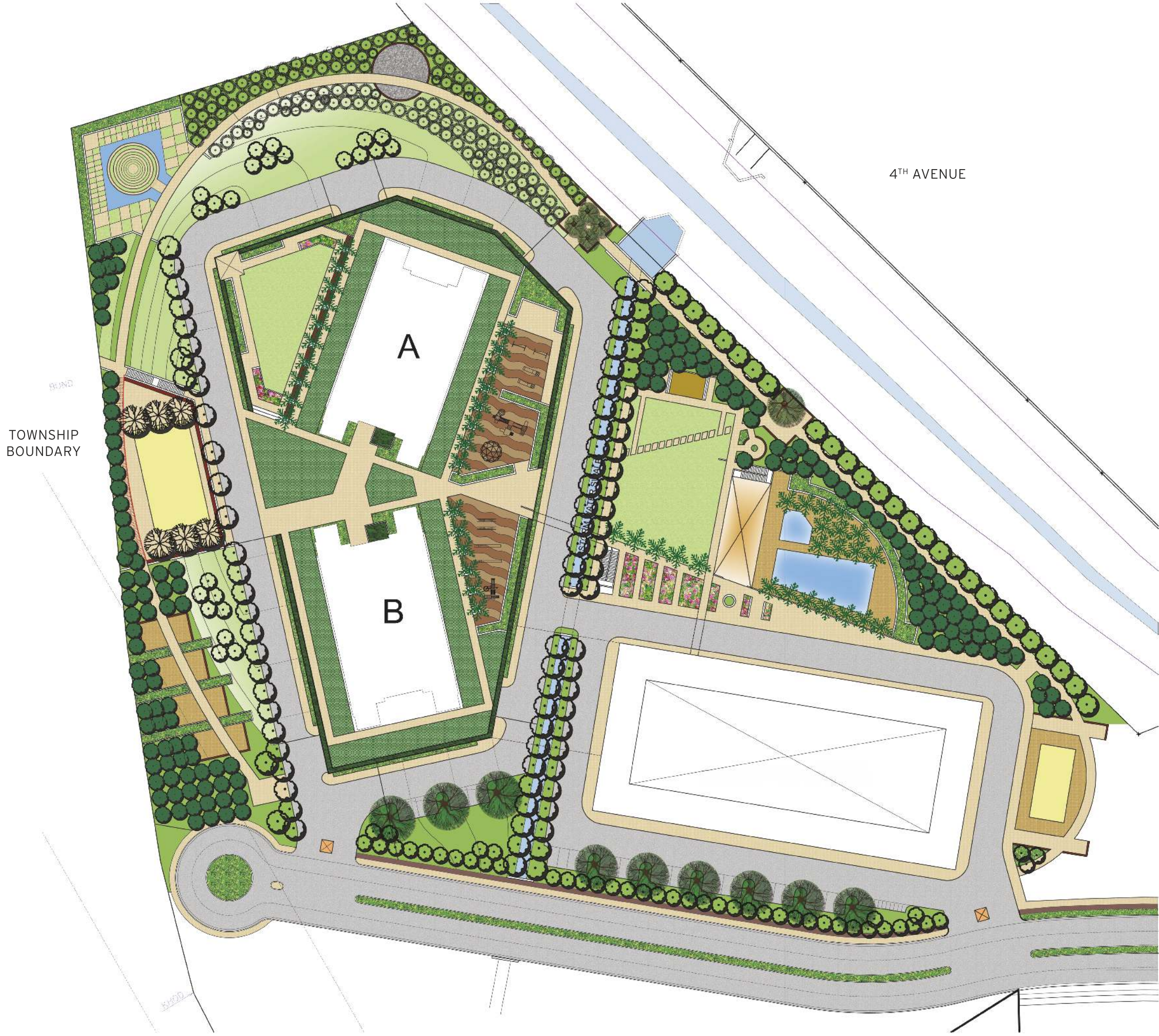
WATCH YOUR CHILDREN PLAY WITH ABANDON
WITH NO CARS COMING IN THEIR WAY,
EXCEPT MAYBE AN OCCASIONAL NATIVE BIRD.

3RD AVENUE

1 & 2 BHK APARTMENTS

The biggest bane of growing up in an urban setup is the lack of playgrounds. The innate urge to play outdoors often leads children to negotiate space at the sides of busy roads or in smaller lanes. At Life Republic, we make no compromises when it comes to playgrounds. Large, uninterrupted play areas are one of the first things you can expect here. You will be pleased to know that we have planned to create the children's play area in a vehicle free zone to ensure your little ones' safety even while they are playing.

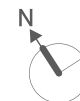
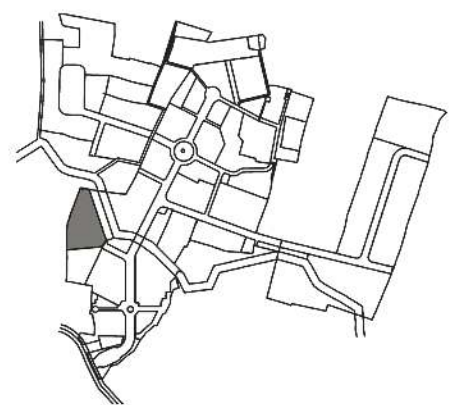
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4TH AVENUE

3RD AVENUE

BLOCK PLAN



TOWNSHIP
BOUNDARY

TOWNSHIP BOUNDARY

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TYPICAL FLOOR PLAN
(2ND,4TH,6TH,8TH,10TH,12TH,14TH,16TH,18TH,20TH)



SALEABLE AREA STATEMENT

Type	Flat Nos.	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
2 BHK	201, 206, 207, 212	712.23	51.42	993.00
1 BHK	202, 203, 204, 205, 208, 209, 210, 211	453.39	-	589.00

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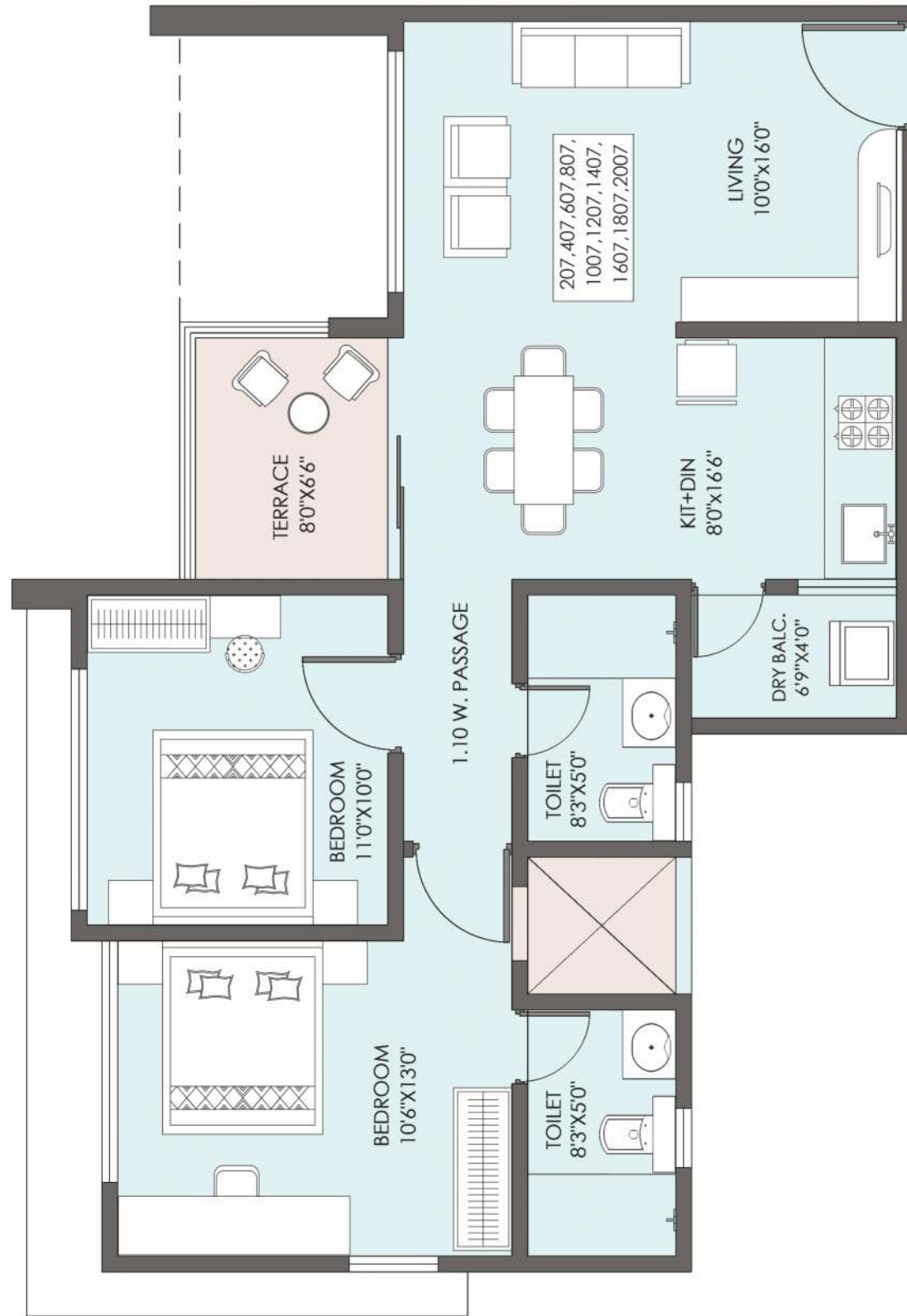
TYPICAL FLOOR PLAN
(3RD,5TH,7TH,9TH,11TH,13TH,15TH,17TH,19TH,21ST)



SALEABLE AREA STATEMENT

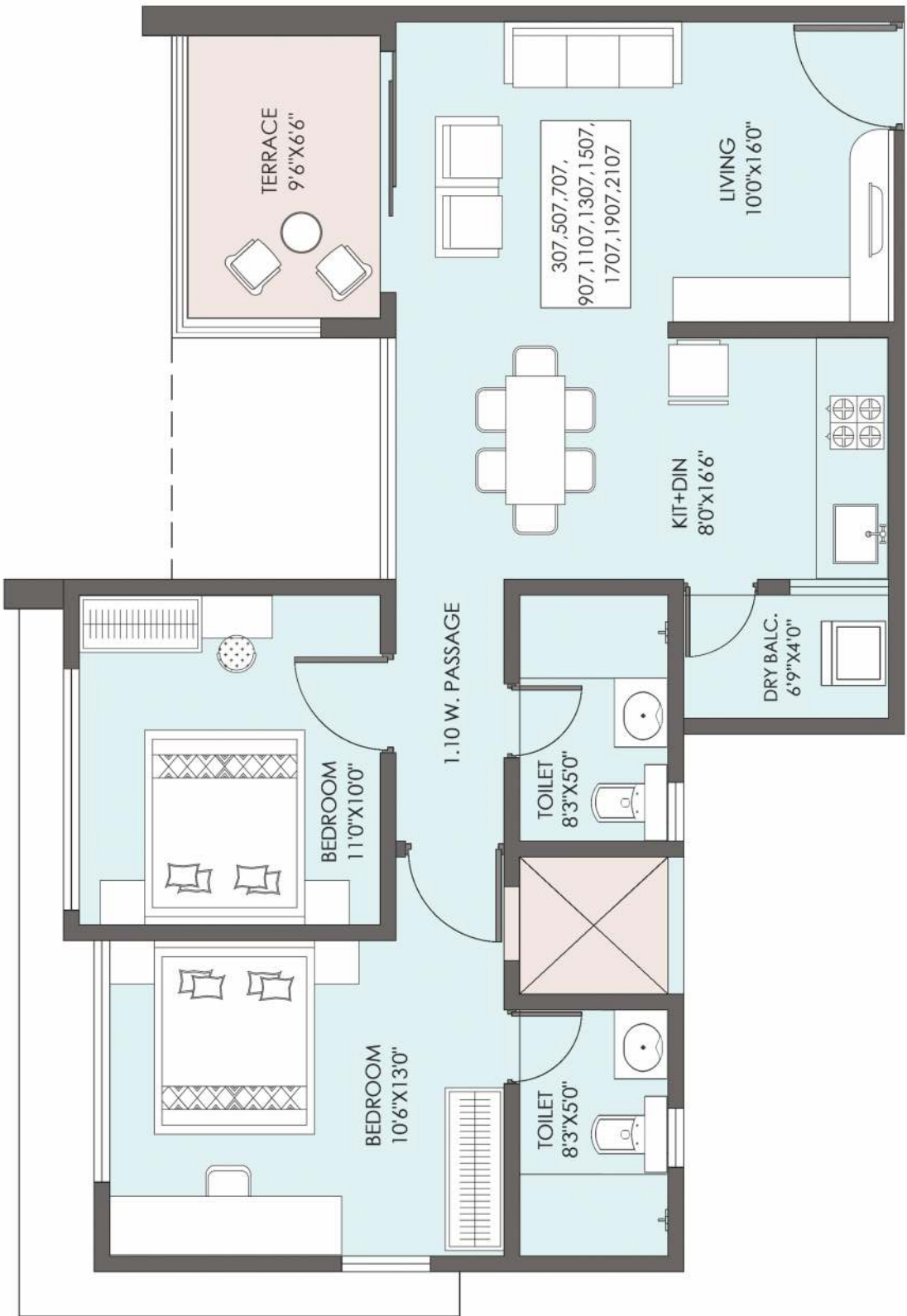
Type	Flat Nos.	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
2 BHK	301, 306, 307, 312	712.23	60.24	1004.00
1 BHK	302, 303, 304, 305, 308, 309, 310, 311	453.39	-	589.00

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2 BHK (EVEN)
 (2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH)

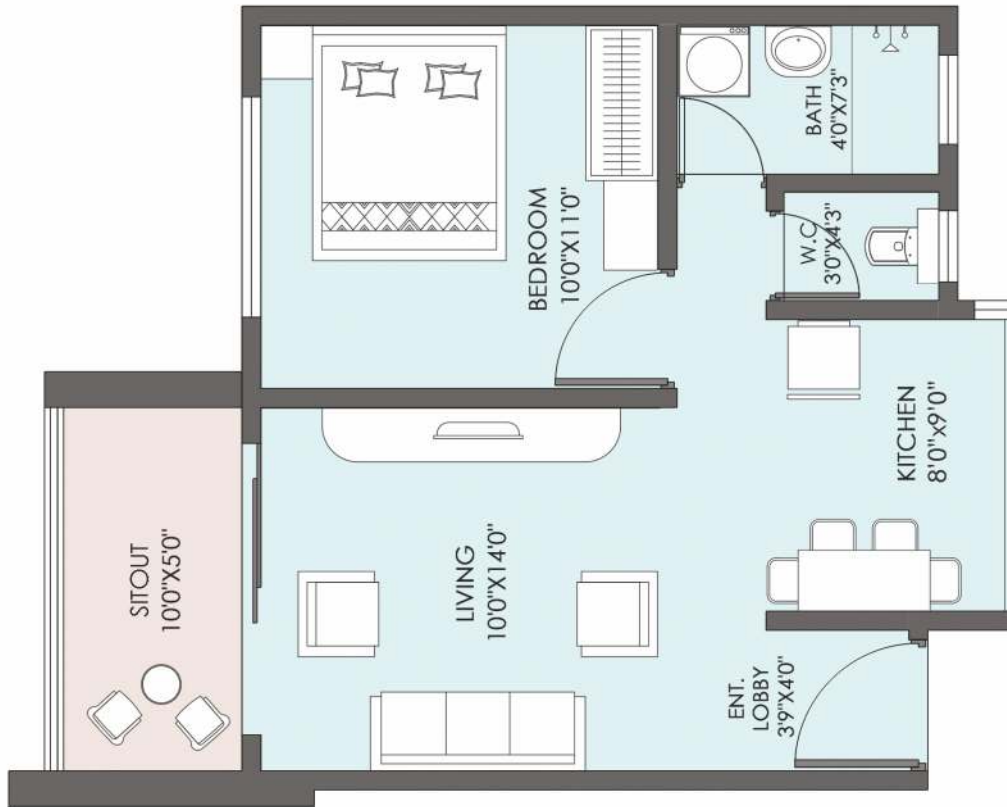
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2 BHK (ODD)
 (3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH)

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TYPICAL 1 BHK



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SPECIFICATIONS OF 3RD AVENUE

PRODUCT	Fine Residences
CONFIGURATION AND SALEABLE AREA VARIANTS	1 BHK: 589 - 748 SQFT 2 BHK: 993 - 1161 SQFT
SPECIFICATIONS	R.C.C. - Earthquake resistant structure confirming to IS code Plaster - External - Textured finish - Internal - Gypsum plaster finish Flooring & tiling - Vitrified tiles in entire flat - Terrace & dry balcony ceramic tiles Doors - Decorative main entrance door - Terrace door powder coated aluminum sliding - Granite frame for all toilet & dry balcony doors. - Laminated doors for washrooms Windows - Powder coated 3 track aluminum sliding windows with mosquito net - Windows with safety grills - Granite window sill Kitchen - S.S. sink - Gas leak detector - Ceramic tiles dado up to lintel level - Jaquar / equivalent C.P. fitting for kitchen - Water purifier - Exhaust fan in kitchen Washrooms / Toilets - Tiling: Ceramic dado tiles up to lintel level - Granite counter wash basin for master bed washroom for 2 BHK Flooring - Anti-skid flooring in all washrooms - Glass partition in master bed toilet for 2 BHK - Jaquar / equivalent chrome plated fittings for all Toilets. - Wall hung European Water Closet (commode) in all washrooms - Solar water in master bedroom toilet Water supply - Recycled water for flushing and gardening Electrification - Branded modular switches in entire apartment - T.V. point in living room and bedroom - Concealed electrification with branded copper wiring 15 Amps power points for utilities - Provision for Broadband connection in living room - Provision for inverter in each flat Paintings - Superior water resistant texture paint for external walls - OBD in all rooms Elevators - Passenger and service elevators - high speed elevators with generator backup for each building Security system - Video door phone for each apartment - Intercom facility - Security cabin linked with intercom to all apartments Terrace - Antiskid ceramic tiles in terrace - Safety railings for terrace

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BROUGHT TO YOU BY



A COMMUNITY FOR THINKING MINDS
SPREAD ACROSS HUNDREDS OF ACRES.
A COMMUNITY NEW INDIA ASPIRES FOR.

Mirroring the ambitions of New Indians,
Life Republic is designed to achieve one single objective: a meaningful way of life for the thinking mind.
Built around the core values of creativity, sensitivity and sustainability, this way of life moves beyond
the fragile, loosely interpreted aspiration of luxurious lifestyle that limits itself to the four walls
of a home.
It enters the realm of a life of substance.
A life of inclusion, freedom and expression; of engagement with art and nature;
of sustainability and responsibility; of democratic values and good governance; of healthy living
and modern conveniences.



All this, with like-minded thinking minds who come together to inspire
the creation of a community that fosters a new imagination to enhance
the experience of living manifold.
All this, just 3.5 kilometres from Hinjewadi, the IT hub of Pune.

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IMAGINE LIFE AT LIFE REPUBLIC

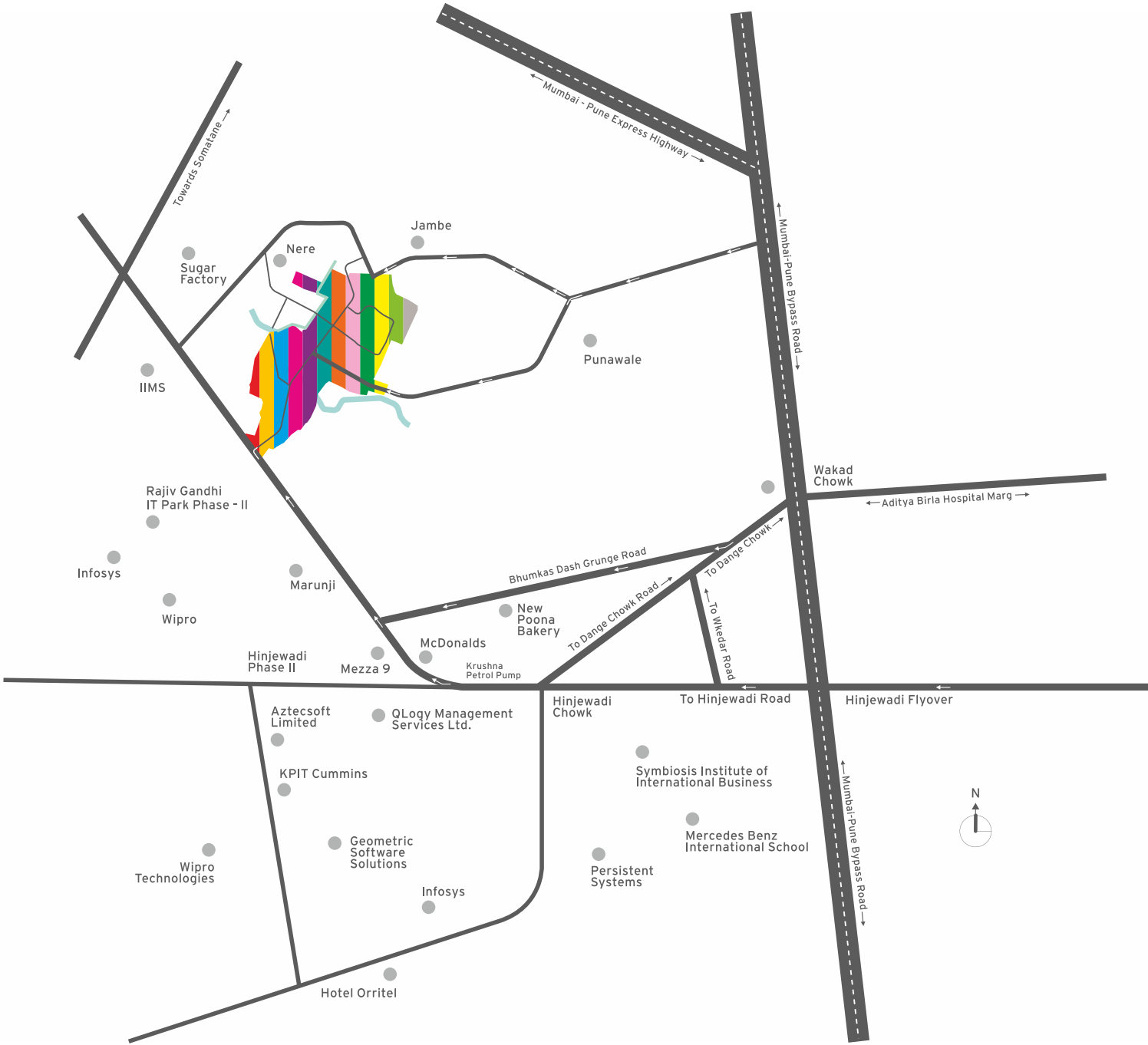
To symbolise ‘the meaningful way of life’ at Life Republic, the Life Republic flag is decorated with 12 colours, each representing a key feature.



INFRA WIDE CENTRAL BOULEVARD ROAD NETWORK BRIDGES, OVERPASSES	RESIDENTIAL VILLAS LAKEFRONT RESIDENCES FINE RESIDENCES VALUE RESIDENCES	COMMERCIAL BUSINESS PARKS COMMERCIAL COMPLEXES
RETAIL ESSENTIAL SHOPPING GALLERIA RETAIL HIGHSTREET WAREHOUSE SHOPPING	ENTERTAINMENT & RECREATION MULTIPLEX PERFORMANCE ART THEATRE PARTY VENUES PREMIUM CLUB MODERN CITY CLUB RECREATION CLUB	EDUCATION SCHOOLS MUSEUM
SPORTS PLAYGROUNDS SPORTS ACADEMIES SPORTS CLUB	HEALTH HOSPITAL MULTIFAITH MEDITATION CENTRE WALKING, JOGGING AND CYCLING TRACKS	NATURE NATURAL GREENS BOTANICAL GARDEN LANDSCAPED BOULEVARDS GREENSCAPES
ART CIVIC ART ART GALLERY ART PROMENADE	URBAN FARM ORGANIC FARMING AGRO INSTITUTE VEGETABLE MARKET	MANAGEMENT & MAINTENANCE ZONAL AUTHORITY POWER STATION FIRE STATION POLICE STATION CONSERVATION OF RESOURCES CODE OF ETHICS SHARED RESOURCES

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LOCATION ADVANTAGES



5 minutes from the Rajiv Gandhi Hinjewadi IT Park, Phase I & II
In close proximity to other key locations (Aundh, Baner, Chandni Chowk, Ganeshkhind), schools (Orchid, Loyola, St Joseph), hospitals (Aditya Birla Hospital, Medipoint), entertainment and hospitality destinations (Esquare, Adlabs, Crossword, McDonalds, VITS)
Bengaluru-Pune Bypass: 7 minutes
Mumbai-Pune Expressway: 15 minutes
Pune Airport, Pune Station, Koregaon Park, Kalyani Nagar, M.G. Road, Laxmi Road at a distance of 30 to 45 minutes



KOLTE-PATIL DEVELOPERS LTD.

Founded over 2 decades ago and guided by a simple yet profound philosophy: ‘Creation, not construction’, Kolte-Patil Developers Ltd is one of the foremost real estate companies with over 8 million SQFT of landmark developments in Pune and Bengaluru. Headed by a team of visionaries and dynamic leaders, Kolte-Patil has till date built projects in multiple segments such as residential, commercial, retail, IT parks, integrated townships, and hotels. The long standing mission of the company is to dedicate itself to create spaces that blend in with the surroundings and exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof. The core values of the company - honesty, innovation, excellence, eco-friendliness, technology, sustainability, value and commitment to time schedules - are perfectly aligned with the living and working spaces it builds.

The township is a Joint Venture between Kolte-Patil Developers Limited and India Advantage Fund III & IV.
The funds managed by ICICI Venture Funds Management Company Limited.

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KOLTE-PATIL DEVELOPERS LTD.

Corporate Office:

**Kolte-Patil I-Ven Townships (Pune) Ltd.,
Survey No. 74, Marunji,
Hinjewadi-Marunji-Kasarsai Road,
Taluka Mulshi, Pune 411057, Maharashtra.
INDIA.**

Sales Office:

**Tel +91 (20)6677 8899
+91 99238 90000 | +91 99236 90000
Fax +91 (20)6677 8710
Email: info@liferepublic.in**

www.liferepublic.in



Disclaimer: This brochure is an imaginary concept and the plan shown need not to be scaled. All plans are subject to accommodate the changes as per the sanctioning authorities. All amenities and specifications are as per availabilities and the discretion of the developer. Nature and location of all amenities and proposed development shown in proposed master plan can be added, omitted or shifted as per developers discretion. Apartments/units will be sold on the basis of carpet areas. Saleable, built-up areas are shown for information purpose only. Areas of all structural projections like RCC columns and RCC walls are included in the carpet area. All furniture items/accessories shown are indicative. Advertisement, brochure and all price information sheets are merely invitation to the offer. 50% of the flats/units are mirror images of the plan shown. Terms & Conditions as applicable. The first phase is of 147 acres in the proposed 400 acres township.