Life Republic is a proposed 400 acres community designed to achieve one single objective: a meaningful way of life for a 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.

At Hinjewadi.

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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
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6TH AVENUE, SE (A & B)

LEGEND
- WING C (COMMERCIAL)
- WING A, B (RESIDENTIAL)

NO. OF RESIDENTIAL BUILDINGS: 2 NOS.
NO. OF FLOORS: P+P+21
NO. OF TENANTS: 504 NOS.
NO. OF SHOPS BUILDING: 1 NO.
NO. OF FLOORS FOR SHOPS BUILDING: B+G+2

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<table>
<thead>
<tr>
<th>Area Statement (Sq.Ft)</th>
<th>Carpet</th>
<th>Saleable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Typical 1BHK (Type-I)</strong></td>
<td>451</td>
<td>587</td>
</tr>
</tbody>
</table>

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RESIDENTIAL BUILDING LAYOUT
TYPICAL FLOOR PLAN (1ST TO 21ST FLOOR)

<table>
<thead>
<tr>
<th>FLAT NOS.</th>
<th>CARPET AREA (SQ.FT.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>101,102,105,106,107,108,111,112</td>
<td>451</td>
</tr>
<tr>
<td>101,102,105,106</td>
<td>457</td>
</tr>
</tbody>
</table>

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**PRODUCT**

Value Residences

**CONFIGURATION AND SALABLE AREA VARIANTS**

1BHK: 587 - 595 SQFT

**HIGHLIGHTS**

- Well-designed apartments
- Landscaped garden areas with lawns, mounds and garden furniture
- Grass pavers
- Shrub beds
- Gazebos
- Senior Citizens Park
- Traffic-free gardens on podium

**COMMON AMENITIES**

- Clubhouse with gymnasium, a party lawn and a multipurpose hall
- Multipurpose play court
- Swimming pool
- Multipurpose play equipment with synthetic flooring and a baby pool for kids

**SPECIFICATIONS**

**STRUCTURAL SPECIFICATIONS**

- Earthquake resistant RCC structure in ALUFORM work

**FLOORING**

- Vitrified flooring
- Antiskid ceramic flooring for attached terraces

**LIFTS AND STAIRCASES**

- High-speed automatic lifts with generator backup
- Grand entrance lobbies
- Enclosed staircases with fire door

**WET AREAS**

- Antiskid ceramic flooring
- Glazed tiles dado for walls up to lintel level
- Wall hung EWC with concealed flush valve
- Counter top wash hand basins in all toilets
- Single lever diverter for all toilets
- Laminated flush door with granite frame for all toilets
- Exhaust fan provision

**KITCHEN AREA**

- Granite kitchen platform with S.S. sink
- Glazed dado above kitchen platform up to lintel level
- Exhaust fan provision
- Provision for washing machine in dry balcony

**PAINTINGS**

- Oil bound distemper
- External paint in waterproof texture paint
- Window grill/railing painted with oil paint

**WINDOWS**

- Powder coated 3 track aluminum sliding windows with mosquito net

**DOOR SHUTTERS & FRAMES**

- Laminated flush door and laminated frame with S.S. hardware fittings for main entrance
- Laminated flush door and frame with S.S. finish
- Mortise lock for bedrooms

**ELECTRICAL**

- Concealed copper wiring
- Modular switches
- Provision for inverter installation
- Provision for A.C. in all bedrooms

**MISCELLANEOUS**

- Drinking water purification unit
- Solar water heating system for master toilet
- Letter box

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LIFE REPUBLIC
BROUGHT TO YOU
BY KOLTEPATIL

KOLTE-PATIL DEVELOPERS LTD.

Founded over 2 decades ago and guided by a simple yet profound philosophy: 'Creation, not construction', KoltePatil Developers Ltd is one of the foremost real estate companies with over 7 million SQFT of landmark developments in Pune and Bengaluru. Headed by a team of visionaries and dynamic leaders, KoltePatil 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 a commitment to time schedules - are perfectly aligned with the living and working spaces it builds.

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

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