

A life
worthy to be called
‘Your Life’



A life of back-to-back meetings...

but with open skies, with private garden,
and with yourself



A life of getting accustomed to a new discipline...
of narrating your grandma's stories to your children
in your own veranda



A life of having agile strategies...

to be able to mould your lifestyle as per your mood,
sometimes quiet, sometimes happening



Welcome to 'Your Life'

Where every inch of your home will reflect you

Where you can choose when you want to be amidst a few or amidst a bustling community

Where you'll never run out of choices on how to spend your every moment

Launching
Nora
at Life Republic

70
exclusive plots
for the
privileged few



Life Republic.
Dedicated to imaginations
and aspirations.

- A township spread across 158 hectares (390 acres)
- Nature's abundance everywhere you go
- Multi-level security
- The 2000 mtr. (5 acre) entrance boulevard, a global school, state-of-the-art fire station already functional
- 24 mtr. (150 sq.ft.) wide internal spine roads



**The journey from
imagination to reality**

- A self-sustainable living with everything you may need within its expanse
- Building a sensitive community with the touch of art and culture
- 3000 happy dwellings with nearly 10,000 residences
- Thousands more to join the living over the years



But at Nora,
there's room only for 70 legacies

This perfect resort living has all the makings of a weekend home, but surprisingly, it will be your everyday home.

One of the most exclusive offerings at Life Republic, here's your opportunity to belong to a like-minded community of the who's who of the world.



Sector Layout

Plot Specifications

SR. NO.	PLOT NOS.	AREA PER PLOT (SQ.M.)	PERMISSIBLE F.S.I. PER PLOT (SQ.M.)
1	01	265.65	265.65
2	02,06,09,10,14,15,18,19,24,25,26, 27,32,33,34,37,38,39,42,43,44,47, 48,49,52,53,54,57,58,59,62,63,64	165.00	165.00
3	03	189.80	189.80
4	04	174.77	174.77
5	05	142.50	142.50
6	07,08,16,17,40, 41,50,51,60,61	183.15	183.15
7	11	180.38	180.38
8	12	376.63	376.63
9	12A,20	200.77	200.77
10	21	198.00	198.00
11	22	211.25	211.25
12	23	257.86	257.86
13	28,31	187.50	187.50
14	29,30	232.50	232.50
15	35	169.89	169.89
16	36	175.36	175.36
17	45	178.78	178.78
18	46	193.36	193.36
19	55	170.61	170.61
20	56,65	165.00	165.00
21	66,67,68,69	198.00	198.00
22	70	219.55	219.55



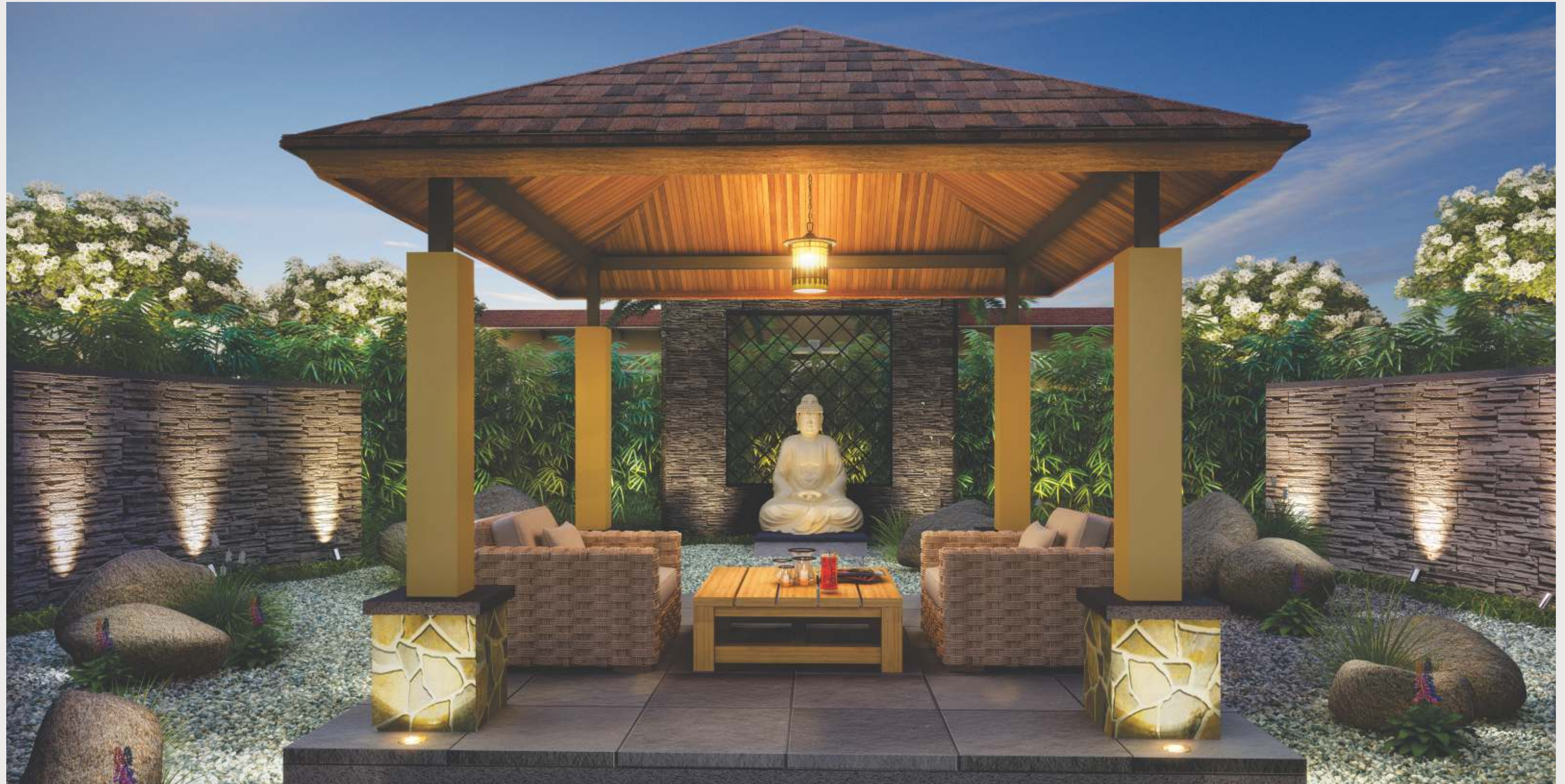
This is all
that life demands

- Beat some new champ at the clubhouse with indoor games or at the multipurpose hall or at the half basketball court
- A freeform lagoon pool with beach entry and waterspouts



The many reasons to fall in love with Nora

- Bask in the beauty of your own private garden
- Conceptualize and build your bungalow with the option of using Kolte-Patil's expert team of renowned architects and interior designers
- Completely developed plots sized from 142.50 sq.mt. (1533.87 sq.ft.) to 376.63 sq.mt. (4054.05 sq.ft.)
- All statutory NOCs will be given through Kolte-Patil's consultants



**A resort-style living
for every single day**

- An inspirational structure, luxurious gazebos for complete relaxation
- An elaborately designed multi-purpose lawn for all those exclusive get-togethers
- A yoga and meditation pavilion because peace should be a constant
- Awaken your sixth sense at the profoundly designed Zen garden
- With thoughtfulness at the core, the children's play area is designed with a caretaker pavilion



For all your senses,
including the sixth one

- Sensory garden with aromatic plants to introduce new fragrances
- Floating stepping-stones
- Kids' pool and pool deck for everyone to enjoy



**Here landscaping takes the lead,
and living and relaxing unite**

- Make way into the residential spaces through beautifully designed landscapes
- Dense tropical plantations create a filter between the outside world
- Tropical landscaping doesn't just set the mood in the Club, but also is wisely used to separate various avenues
- All social areas are themed like a stylish resort, to add luxury and relaxation to every corner

Exclusive amenities to make ‘Your Life’ even more special

Legend

- 1 Security Cabin
- 2 Children's Play Area
- 3 Sand Play
- 4 Half Basketball Court
- 5 Zen Garden
- 6 Yoga Pavilion
- 7 Multipurpose Lawn
- 8 Lagoon Pool
- 9 Kids' Pool
- 10 Pool Seater w/ Jacuzzi Jets
- 11 Clubhouse with Gymnasium, multipurpose hall and indoor games

Common Specifications

- Compound wall around Sector boundry
- Internal plot boundary wall in chain link fencing
- Main entrance & exit gate with security cabin
- Sewer line will be provided from STP up to plot. With provision of chamber outside plot
- Domestic water supply will be provided by hydro pneumatic system up to every plot entry with in isolation valve along with water meter
- Storm water line will laid from plot to point of external disposal with provision of chamber plot
- Flushing water supply will be provided by hydro pneumatic system in STP up to every plot entry with isolation valve
- Internal roads (bitumen) with street light
- CCTV Surveillance for common area. Intercom facility will be provided up to (Feeder pillar)
- Power supply to be taped by customer from allocated feeder pillar up to individual meter (4.95 KW with single phase)



All the
makings of
a worthy life
are here,
at Life Republic

Class-apart
Entertainment

Future-ready
Infrastructure

Assuredly
Secured

Amazingly
Sustainable

Self-sufficiency
to Count on

Class-apart ENTERTAINMENT

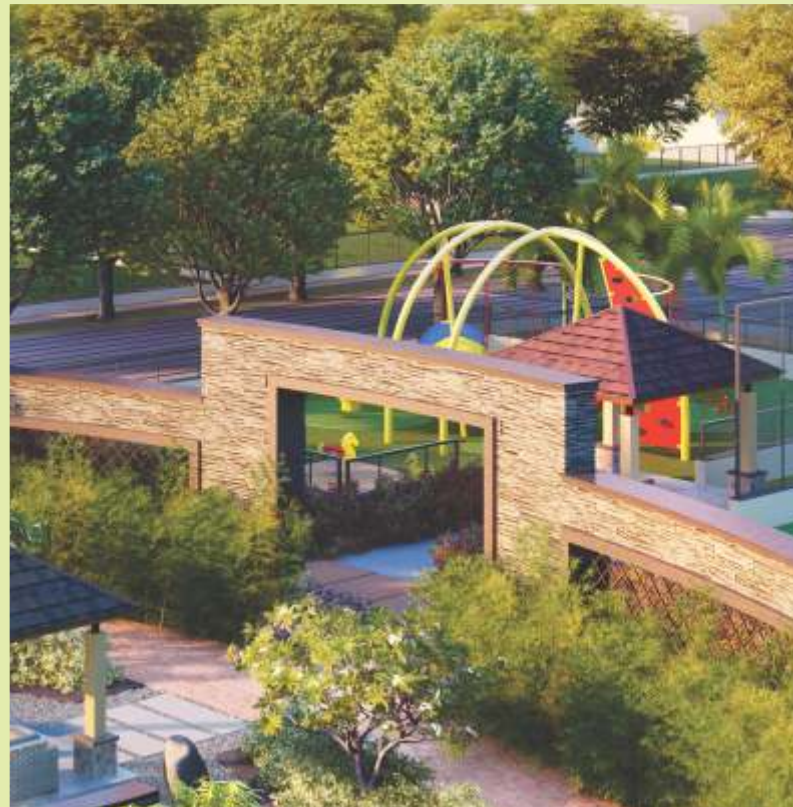


- Everyday shopping avenues



- Fast food joints

- Proposed concept gardens under development



- Food truck zone



Future-proof INFRASTRUCTURE



- Proposed bus service within the township



- A 2000 sq.mtr. (5-acre) entrance boulevard for a grand welcome

- Designed considering anticipated traffic volume for the future



- Proposed healthcare facilities within premises for check-ups or emergencies



Assuredly SECURED



- A gated community living



- Developed & handed over to PMRDA fire station

- Multi-level security system



- Proposed police station within the township



Amazingly SUSTAINABLE



- 100000 sq.m. of plantation areas within the township
- Ample water supply

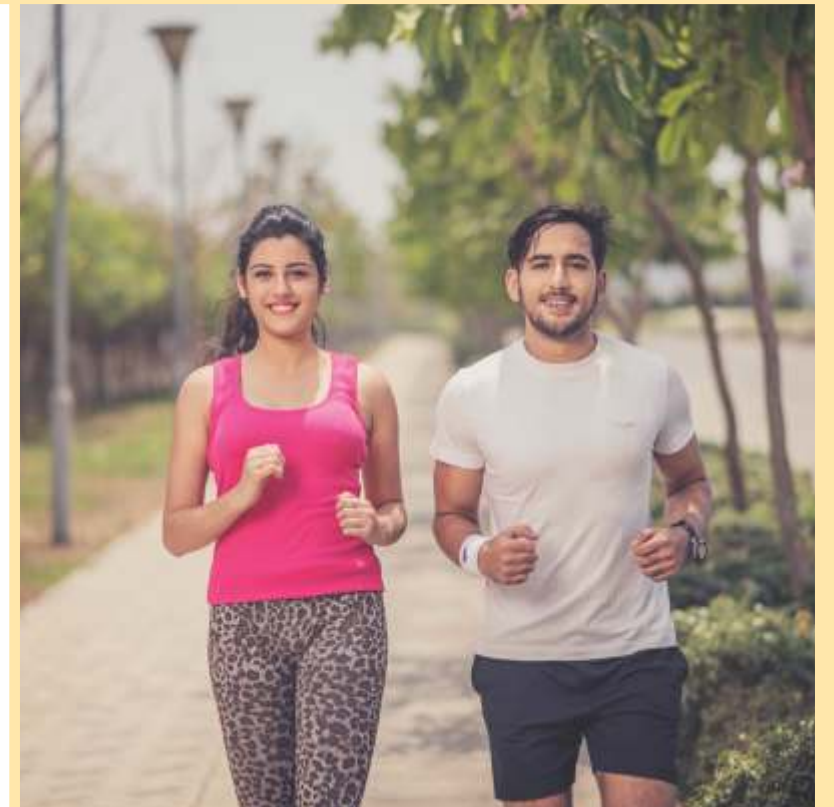


- 8000 trees already planted, 12,000 trees planned to be planted

- Native plantations, theme plantations, gardens, boulevards



- Ample of open areas for improved living



SELF-SUFFICIENCY

to count on



- Anisha Global – the next gen school within the campus already functional



- Commercial spaces within the township under development

- Social infrastructure like day care, hobby classes and more



- Phasewise WTP planned to cater to the needs of today and the future



Amazingly convenient
LOCATION





If appreciation is what you love, you'll love Nora

- Considering the price trends near Hinjawadi & Marunji and the rising demand, the locality proves to be a good investment
- Being an infotech park, Hinjawadi is one of the biggest focuses of Maharashtra Govt. for even more infrastructural development

Every resident's pride...
awards and accolades
bestowed on Life Republic...

★ Golden Bricks Award 2017
Best township project of the year,
More than 200 Acres.

★ NDTV Property Awards.
Township project of the year.

★ Green project of the year.

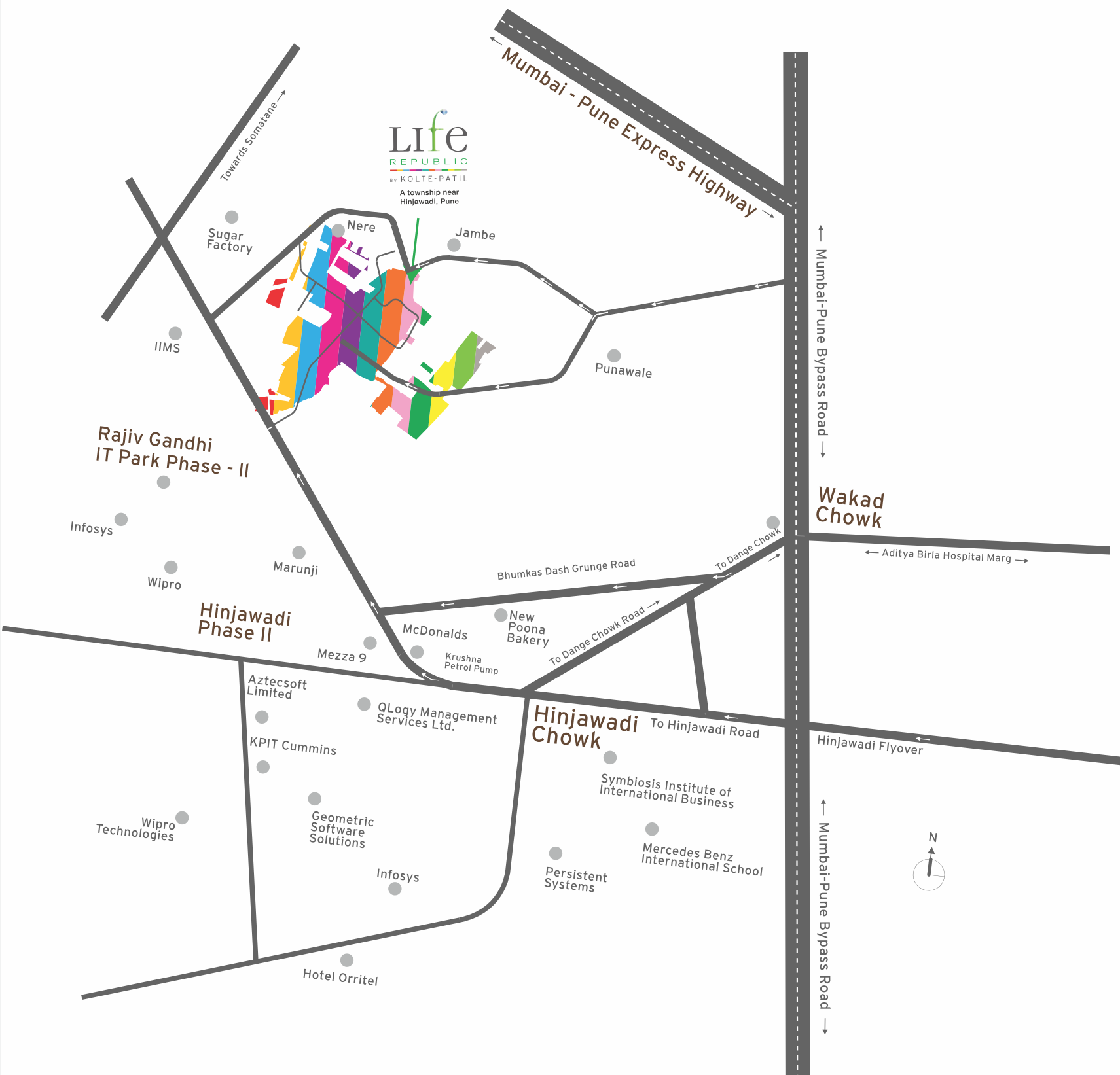
★ Pride of Maharashtra Awards.
Integrated township of the year.

★ Integrated township of the year.

★ Jotun.
Winner - Most prestigious project

★ The Times of India
Premium Property Showcase
JW Marriott

★ CIA World Construction Award.
Best developer in township project 2016,
Epic Media Pvt. Ltd.



ROAD NETWORK SHOWN IS SCHEMATIC



TRANSFORMING SUSTAINABLE LIVING FOR TOMORROW

Kolte-Patil, a name synonymous with Pune's booming real estate market, is known for their sheer excellence in developing landmark destinations for the past two decades. Guided by the profound philosophy "Creation, not Construction", Kolte-Patil has developed over 2 crore sq. ft. of land across Pune and Bangalore. The long-standing mission of their projects is to exude vitality and aesthetic appeal, making the spaces present-perfect and future-proof.



OVER 2
DECADES OF
REAL ESTATE
EXPERTISE



DEVELOPED
OVER 2 CRORE
SQ.FT. OF SPACES



PUNE'S MOST
TRUSTED
AND REPUTED
DEVELOPER



WINNER OF
SEVERAL
REAL ESTATE
AWARDS



AWARDED AS
PROMISING BRAND
OF 2018 BY
THE ECONOMIC TIMES



**Life Republic Site: Survey No. 74, Marunji, Hinjawadi, Marunji-Kasarsai Road,
Taluka Mulshi, Pune-411057**

Life Republic - Sector R 17 B - 17 B Avenue - Nora is registered with MahaRERA under
Registration No. P52100022278 available at the website: <http://maharera.mahaonline.gov.in>

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