

A FRESH VIEWPOINT FOR THE THINKING MIND



3RD AVENUE

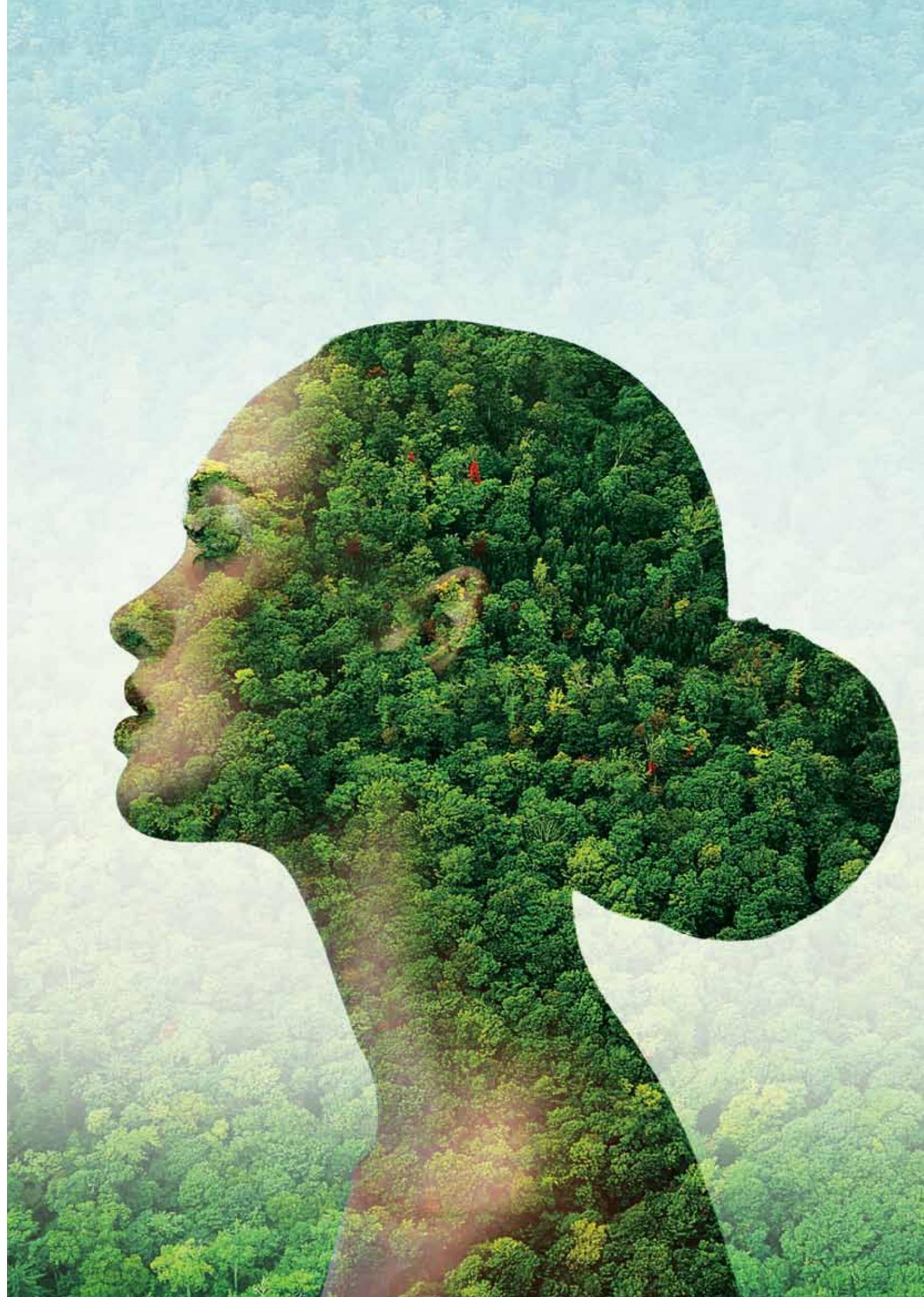
Life
REPUBLIC

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.



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.

3RD AVENUE

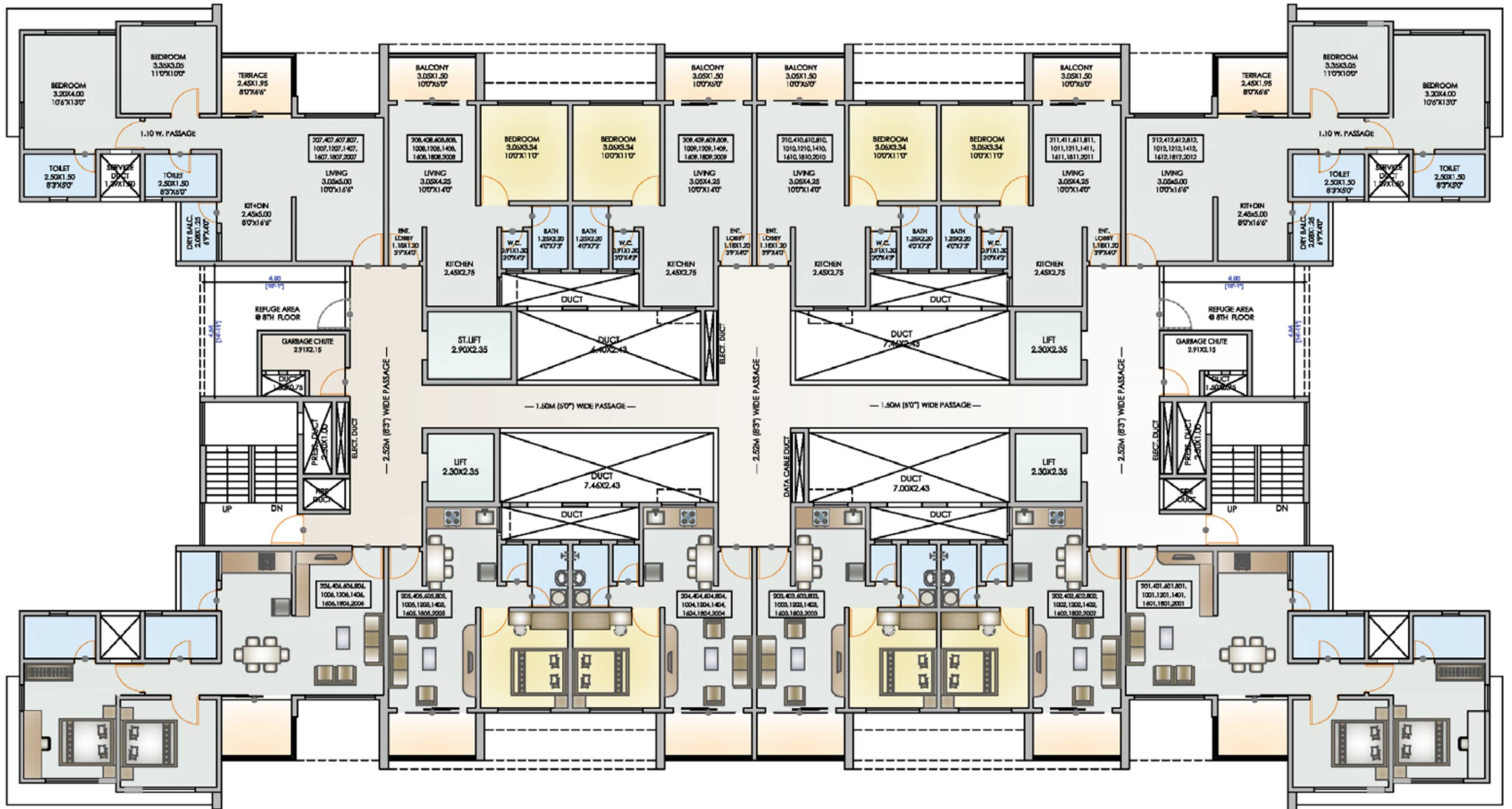
BLOCK PLAN

LEGENDS

- | | |
|------------------------|---------------------|
| 1 Entry | 16 Fire Tender Path |
| 2 Driveway | 17 Party Lawn |
| 3 Parking | 18 Totlot Area |
| 4 Storm Water Swale | 19 Pergola |
| 5 Pathway | 20 Senior Citizen |
| 6 Shrub Bed | 21 Viewing Deck |
| 7 Lawn Slope | 22 Skating Rink |
| 8 Sit-Out | 23 Play Area |
| 9 Forest | 24 Sogano |
| 10 Basket Ball Court | 25 Angithi |
| 11 Flower Garden | 26 Barbeque |
| 12 Horticulture Garden | 27 Stage Cum Gazebo |
| 13 Cricket Pitch | 28 Swimming Pool |
| 14 Tennis Court | 29 Baby Pool |
| 15 Zen Garden | 30 Deck |



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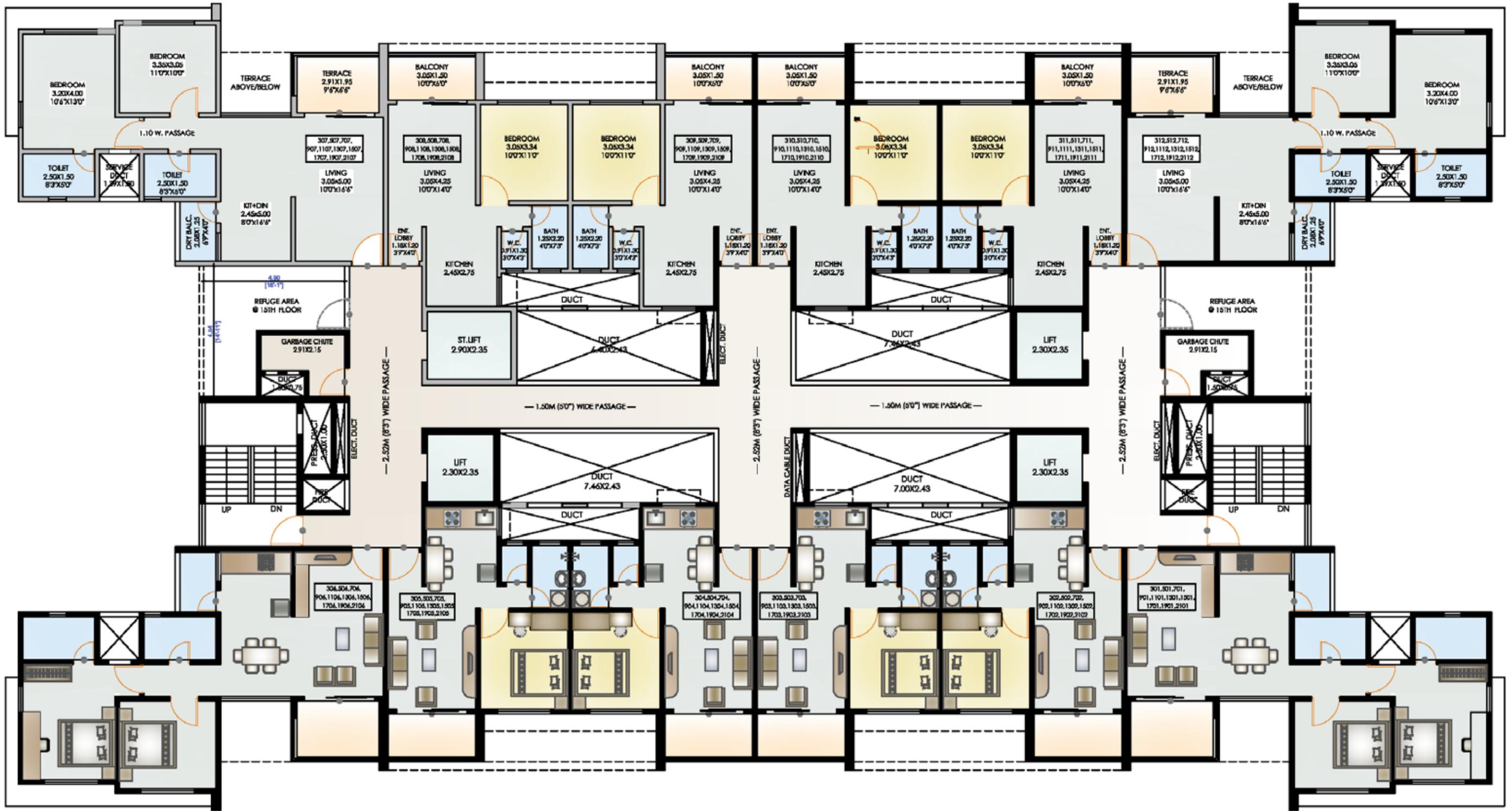
TYPICAL FLOOR PLAN
 (2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH)



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	52	1032
1 BHK	202, 203, 204, 205, 208, 209, 210, 211	453	-	612

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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	62	1043
1 BHK	302, 303, 304, 305, 308, 309, 310, 311	453	-	612

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

BUILDING 'C'



SALEABLE AREA STATEMENT

Type	Flat Nos.	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
1 BHK	201, 208	453	-	612
2 BHK	202, 203, 204, 205, 206, 207	704	95	1077

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

BUILDING 'C'



SALEABLE AREA STATEMENT

Type	Flat Nos.	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
1 BHK	301, 308	453	-	612
2 BHK	302, 303, 304, 305, 306, 307	705	115	1106

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

BUILDING 'D'



SALEABLE AREA STATEMENT

Type	Flat Nos.	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
1 BHK	201, 208	453	-	612
2 BHK	202, 203, 204, 205, 206, 207	704	95	1077

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

BUILDING 'D'



SALEABLE AREA STATEMENT

Type	Flat Nos.	Carpet Area (Sq.Ft.)	Terrace Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
1 BHK	301, 308	453	-	612
2 BHK	302, 303, 304, 305, 306, 307	705	115	1106

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SPECIFICATIONS OF 3RD AVENUE

PRODUCT	Fine Residences
CONFIGURATION AND SALEABLE AREA VARIANTS	1 BHK: 612 - 777 SQFT 2 BHK: 1032 - 1106 SQFT
SPECIFICATIONS	R.C.C. <ul style="list-style-type: none">• Earthquake resistant structure confirming to IS code. Plaster <ul style="list-style-type: none">• External - Textured finish.• Internal - Gypsum plaster finish. Flooring & tiling <ul style="list-style-type: none">• Vitrified tiles in all the rooms. Doors <ul style="list-style-type: none">• Decorative main entrance door.• Powder coated aluminum terrace door.• Granite frame for all washrooms and dry balcony doors.• Laminated doors for washrooms. Windows <ul style="list-style-type: none">• Powder coated aluminum sliding windows with mosquito net.• All windows with safety grill.• Granite window sill.• Aluminum louvers/fixd glass with exhaust fan provision for washrooms. Kitchen <ul style="list-style-type: none">• Granite top kitchen platform with stainless steel sink.• Gas leak detector.• Ceramic tiles dado above counter up to lintel height.• Jaguar / equivalent C.P. fitting for kitchen.• Provision for water purifier, water heater & exhaust fan in kitchen.• Reticulated pipe gas system.• Modular kitchen for 2 BHK and 1 BHK.

Washrooms

- Tilling: ceramic dado tiles up to lintel in all washrooms.
- Flooring: Anti-skid flooring in all washrooms.
- Granite counter wash basin for 2 BHK master bed washroom.
- Bracket mounted wash basin for 1 BHK.
- Jaguar / equivalent chrome plated fittings for all washrooms.
- Provision for water heater & exhaust fan in washrooms.
- Wash basin in common washroom.
- Wall hung European water closet (commode) in all washrooms.
- Solar Water in master bedroom toilet.
- Glass partition in master bed toilet for 2 BHK.

Water supply

- Adequate water storage in underground water tanks.
- Recycled water for flushing and gardening.

Electrification

- Branded modular switches in entire apartment.
- T.V. point in living room and master bedroom.
- Concealed electrification with branded copper wiring.
- Provision for split AC in all bedrooms.
- 15 Amps power points for utilities.
- Provision for inverter in each flat.

Paintings

- Superior water resistant texture paint for external walls.
- OBD in all rooms.

Elevators

- Three passenger and one service - high speed elevators with generator backup for each building.

Security system

- Video door phone.
- Intercom facility.
- Security cabin linked with video intercom to all apartments.

Terrace

- Antiskid ceramic tiles in terrace.
- Safety railings for terrace.

3RD AVENUE

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.



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.



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LOCATION ADVANTAGES



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.

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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KOLTE-PATIL DEVELOPERS LTD.

Corporate Office:

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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.