QRIOUS

At Life Republic, Near Hinjawadi

QRIOUS

AND WHY SHOULDN'T YOU BE?

When you are living in the land of more! Where every day brings you

UNEXPECTED
SURPRISES
UNMATCHED
DELIGHTS
UNLIMITED
EXPERIENCES

So that you can live your fullest in a new home and a big township.

WELCOME & SETTLE FOR MORE.

MORE ABOUT THE BLUEPRINT MASTERPLAN

MASTER PLAN

LEGENDS

A. Entry to Landscape from Building Lobbies
B. Pathway
C. Feature Wall
D. Clubhouse Entry Steps/Ramp
E. Courtyard Plantation
F. Sculpture
G. Internal Driveway
H. Entry to Landscape from Internal Driveway
I. Seat/Benches Along Multipurpose Lawn
J. Mound with Tree Plantation

GROUND AMENITIES

Part - A (Phase 1)

1. Pet Park
2. Lawn
3. Bus Stop Pavillion

Part - B (Subsequent Phases)

4. Seating
5. Fruit Orchard
6. Multipurpose Lawn
7. Tree Plaza
8. Butterfly Garden

PODIUM OUTDOOR AMENITIES

Part - A (Phase 1)

9. Seating
10. Jogging Track
11. Tiered Seating
12. Outdoor Workstation
13. Basketball Court
14. Futsal Court
15. Cricket Practice Net
16. Skating Rink

Part - B (Subsequent Phases)

17. Pavilion Seating
18. Adult Pool
19. Kids' Pool
20. Pool Bar
21. Underwater Seat
22. Sunken Seating
23. Cabana
24. Overflow Water Edge with Lounge Seating
25. Multipurpose Lawn
26. Amphitheatre Seating
27. Yoga Deck
28. Yoga Lawn
29. Outdoor Fitness Area
30. Board Games
31. Adventure Sports
32. Senior Citizen Pavilion
33. Swing Plaza
34. Sand Pit
35. Toddler Play Area
36. Caretaker's Pavilion
37. Kids' Play Area
38. Creative Arena
39. Service Counter + Dining
40. Clubhouse
    - Multipurpose Hall
    - Badminton Court
    - Squash Court
    - Indoor Games Area
    - Space for Digital Game Area
    - Space for His/Her Spa Area
    - Space for Creche, Toddler Indoor Play Area+Pantry
    - Steam Room
    - Gymnasium
    - Yoga / Zumba Room
    - Reading Room
    - Co-working Area
    - Meeting Room
    - Space for Hobby Room
    - 2 Nos. of guest Room
    - AV Room
41. Terrace Amenities

Part A (Phase 1) & Part - B (Subsequent Phases)

- Multipurpose lawn (Artificial)
- Deck with Seating
- Service Counter

Disclaimer: It is pertinent to be noted that, the Promoter shall complete the construction of common areas and amenities mentioned in Part A (Phase I) along with the completion of the buildings in Phase – I and remaining common areas and amenities mentioned in Part B (Subsequent Phases) shall be completed along with the completion of the buildings in Subsequent Multiple Phases. Further, all the common areas and amenities mentioned hereinabove shall be available for the common use and enjoyment for all the allottees of the residential apartments in Phase – I and Subsequent Multiple phases.

MORE ABOUT THE PLANS

FLOOR PLANS

DISCLAIMER - THIS IS FOR INTER-DEPARTMENTAL DISCUSSIONS ONLY AND NOT TO BE CIRCULATED. THIS IS NOT A PROJECT ADVERTISEMENT OR MARKETING MATERIAL.



INTERNAL PURPOSE ONLY

TOWER B
(1st FLOOR)

UNIT TYPE	FLAT NUMBERS	FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.M.)	BALCONY AREA (SQ.FT.)	PRIVATE TERRACE OTS AREA (SQ.M.)	PRIVATE TERRACE OTS AREA (SQ.FT.)
3 BHK LUXURIOUS	101	102.20	1100.08	12.81	137.89	70.50	758.86
2 BHK LUXURIOUS	102	71.65	771.24	12.42	133.69	24.32	261.78
2 BHK LARGE	103	67.06	721.83	8.13	87.51	28.45	306.24
3 BHK LARGE	104	93.64	1007.94	10.94	117.76	85.25	917.63
3 BHK LARGE	105	93.67	1008.26	11.24	120.99	33.31	358.55
2 BHK LARGE	106	67.30	724.42	7.93	85.36	8.83	95.05
2 BHK LUXURIOUS	107	71.65	771.24	11.96	128.74	5.83	62.75
3 BHK LUXURIOUS	108	102.20	1100.08	12.81	137.89	45.12	485.67



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INTERNAL PURPOSE ONLY

TOWER B

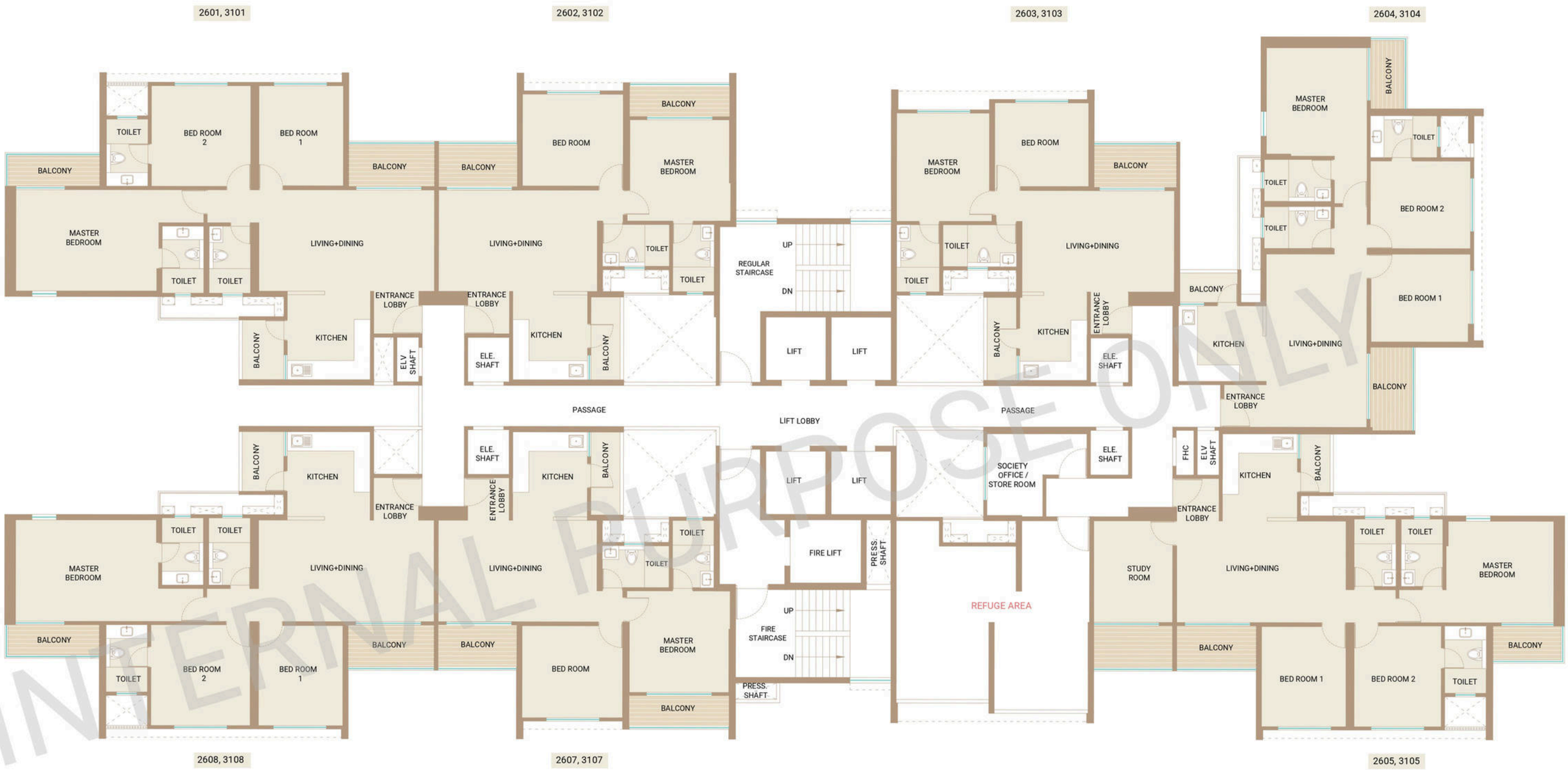
(22nd TO 36th TYPICAL FLOOR)

UNIT TYPE	FLAT NUMBERS	FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.M.)	BALCONY AREA (SQ.FT.)
3 BHK LUXURIOUS	2201, 2301, 2401, 2501, 2701, 2801, 2901, 3001, 3201, 3301, 3401, 3501, 3601 2208, 2308, 2408, 2508, 2708, 2808, 2908, 3008, 3208, 3308, 3408, 3508, 3608	102.58	1104.17	11.80	127.02
2 BHKLUXURIOUS	2202, 2302, 2402, 2502, 2702, 2802, 2902, 3002, 3202, 3302, 3402, 3502, 3602 2207, 2307, 2407, 2507, 2707, 2807, 2907, 3007, 3207, 3307, 3407, 3507, 3607	71.93	774.25	11.66	125.51
2 BHK LARGE	2203, 2303, 2403, 2503, 2703, 2803, 2903, 3003, 3203, 3303, 3403, 3503, 3603	67.69	728.62	7.86	84.61
3 BHK LARGE	2204, 2304, 2404, 2504, 2704, 2804, 2904, 3004, 3204, 3304, 3404, 3504, 3604	93.92	1010.95	9.98	107.42
3 BHK LARGE	2205, 2305, 2405, 2505, 2705, 2805, 2905, 3005, 3205, 3305, 3405, 3505, 3605	93.86	1010.31	9.80	105.49
2 BHK LARGE	2206, 2306, 2406, 2506, 2706, 2806, 2906, 3006, 3206, 3306, 3406, 3506, 3606	67.37	725.17	7.62	82.02



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INTERNAL PURPOSE ONLY

TOWER B

(26th & 31st REFUGE FLOOR)

UNIT TYPE	FLAT NUMBERS	FLAT CARPET AREA (SQ.M.)	FLAT CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.M.)	BALCONY AREA (SQ.FT.)
3 BHK LUXURIOUS	2601, 3101 2608, 3108	102.58	1104.17	11.80	127.02
2 BHK LUXURIOUS	2602, 3102 2607, 3107	71.93	774.25	11.66	125.51
2 BHK LARGE	2603, 3103	67.69	728.62	7.86	84.61
3 BHK LARGE	2604, 3104	93.92	1010.95	9.98	107.42
3.5 BHK	2605, 3105	105.51	1135.71	14.22	153.06

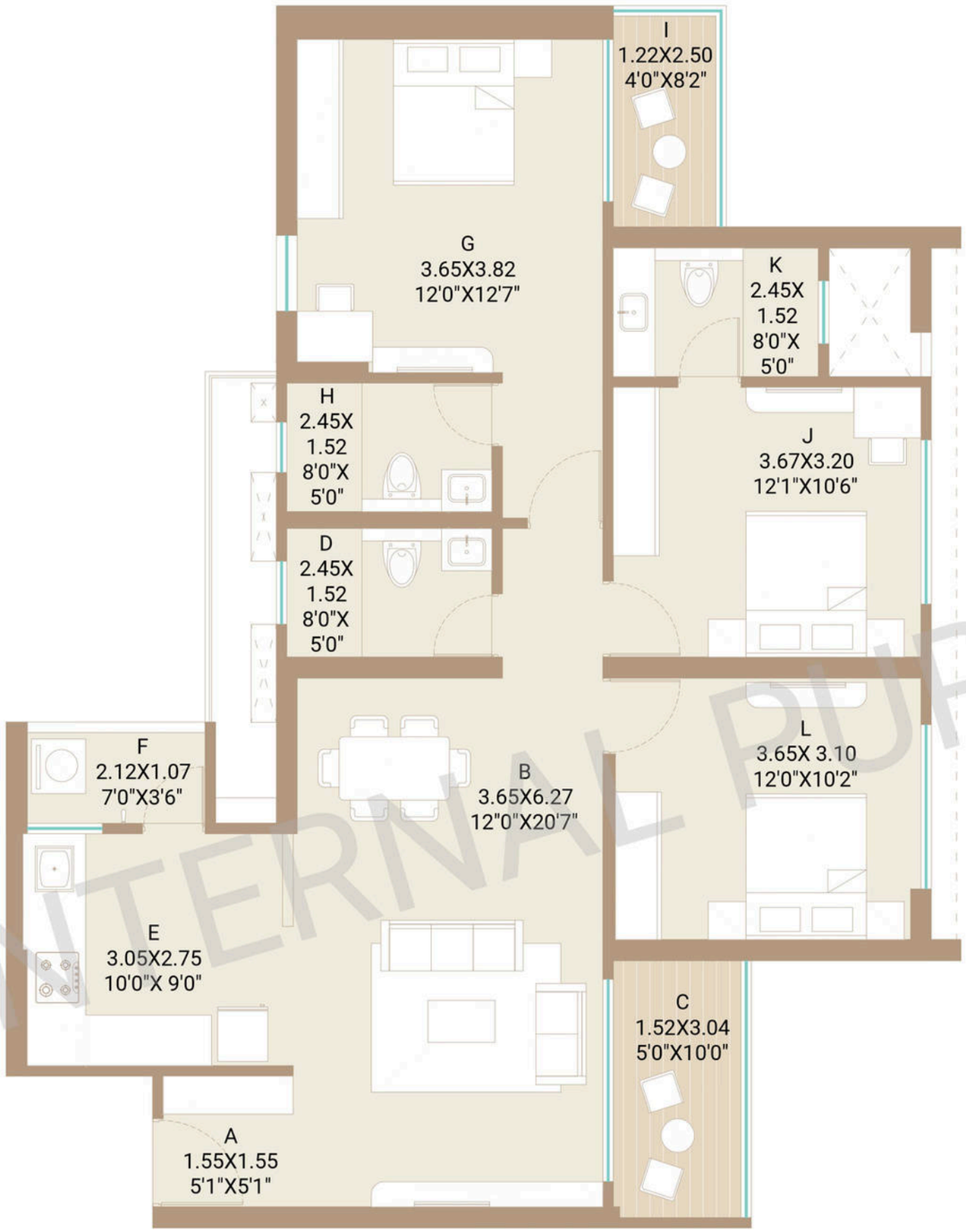


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MORE ABOUT THE UNITS

UNIT PLANS

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2ND TO 11 TH FLOOR
TYPICAL FLAT NO. 04

TOWER - B

3 BHK LARGE

Flat Carpet Area (Sq.m./Sq.ft) : 93.41/1005.47
Balcony Area (Sq.m./Sq.ft) : 9.98/107.42

LIVING SPACE

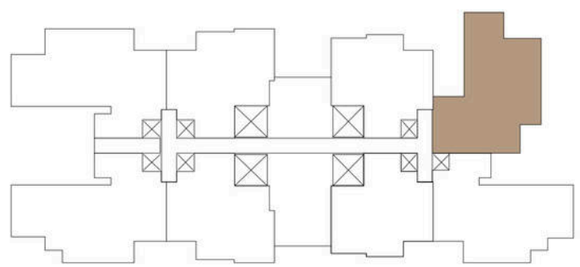
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BALCONY
J. BEDROOM 01
K. TOILET
L. BEDROOM 02



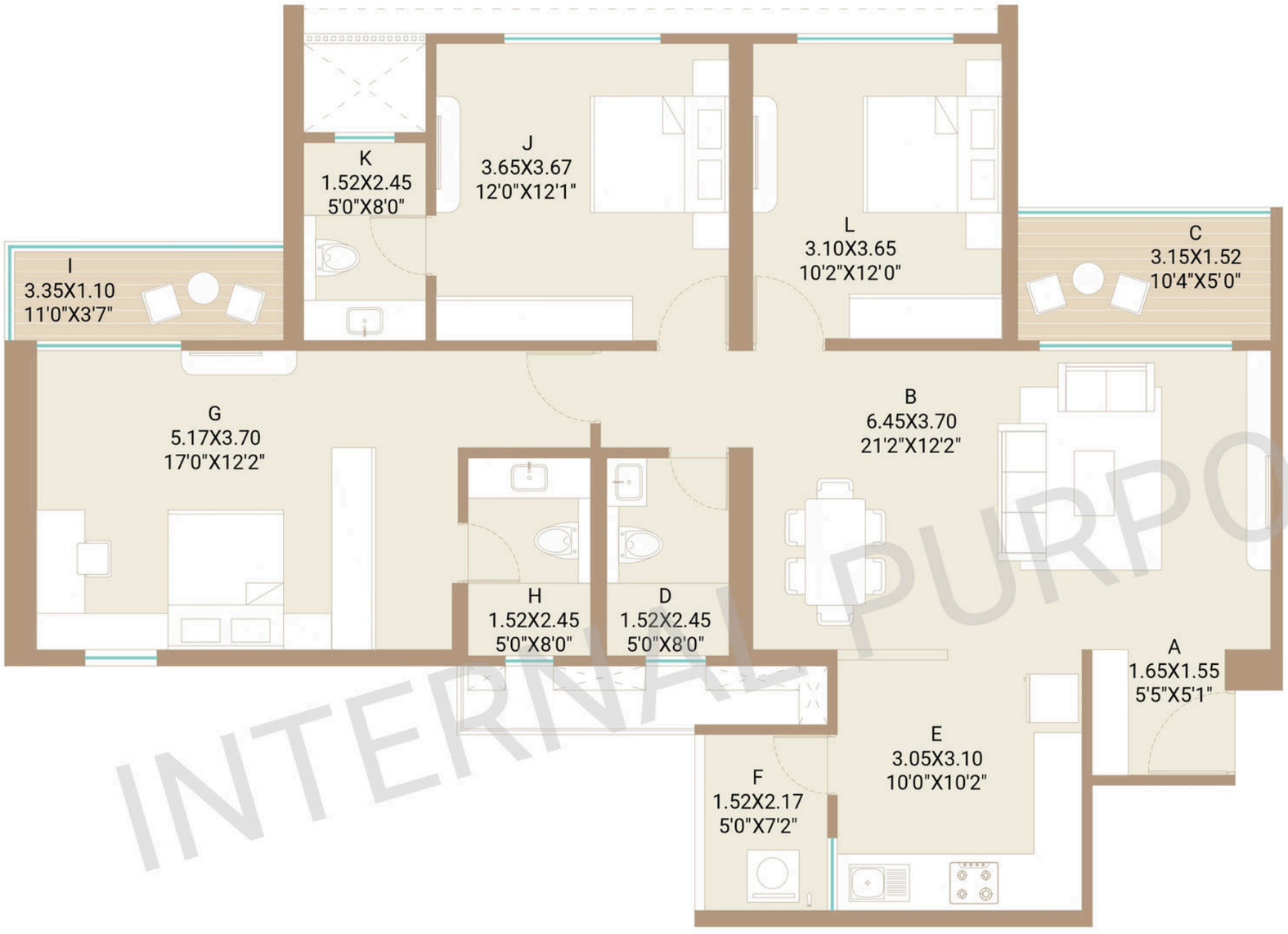
TOWER - B



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INTERNAL PURPOSE ONLY

12TH TO 36 TH FLOOR
TYPICAL FLAT NO. 01 & 08

TOWER - B & C

3 BHK LUXURIOUS

Flat Carpet Area (Sq.m./Sq.ft) : 102.58/1104.17
Balcony Area (Sq.m./Sq.ft) : 11.80/127.02

LIVING SPACE

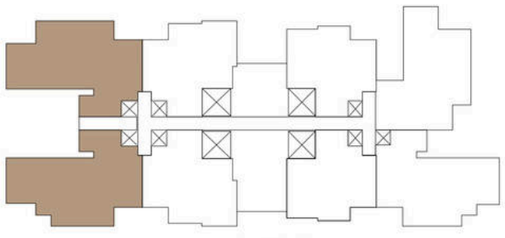
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

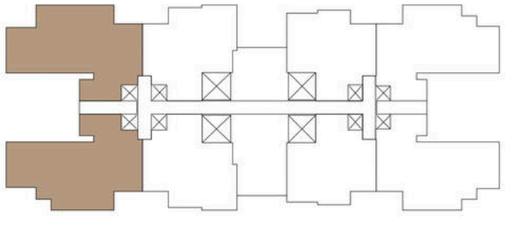
E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BALCONY
J. BEDROOM 01
K. TOILET
L. BEDROOM 02



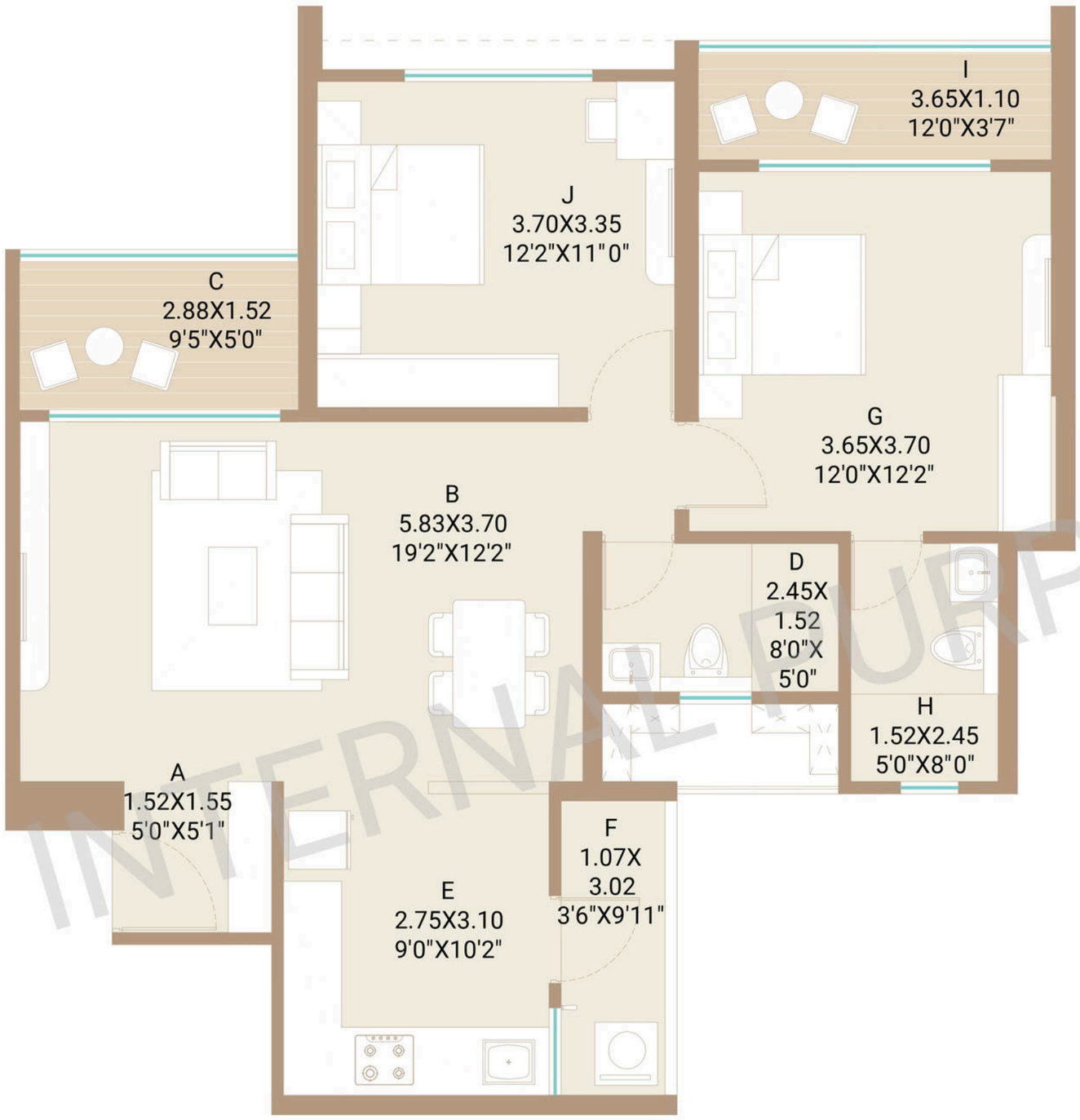
TOWER - B



TOWER - C

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12TH TO 36 TH FLOOR
TYPICAL FLAT NO. 02 & 07

TOWER - B & C

2 BHK LUXURIOUS

Flat Carpet Area (Sq.m./Sq.ft) : 71.93/774.25
Balcony Area (Sq.m./Sq.ft) : 11.66/125.51

LIVING SPACE

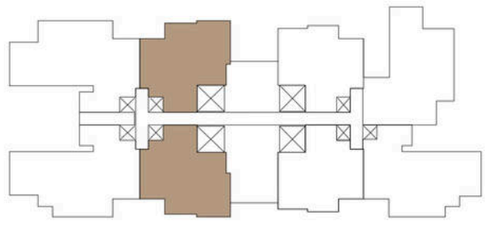
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

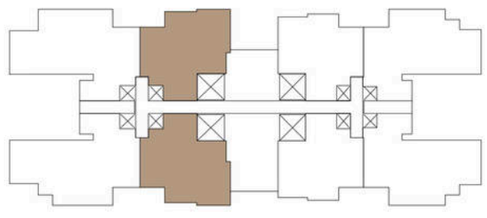
E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BALCONY
J. BEDROOM



TOWER - B



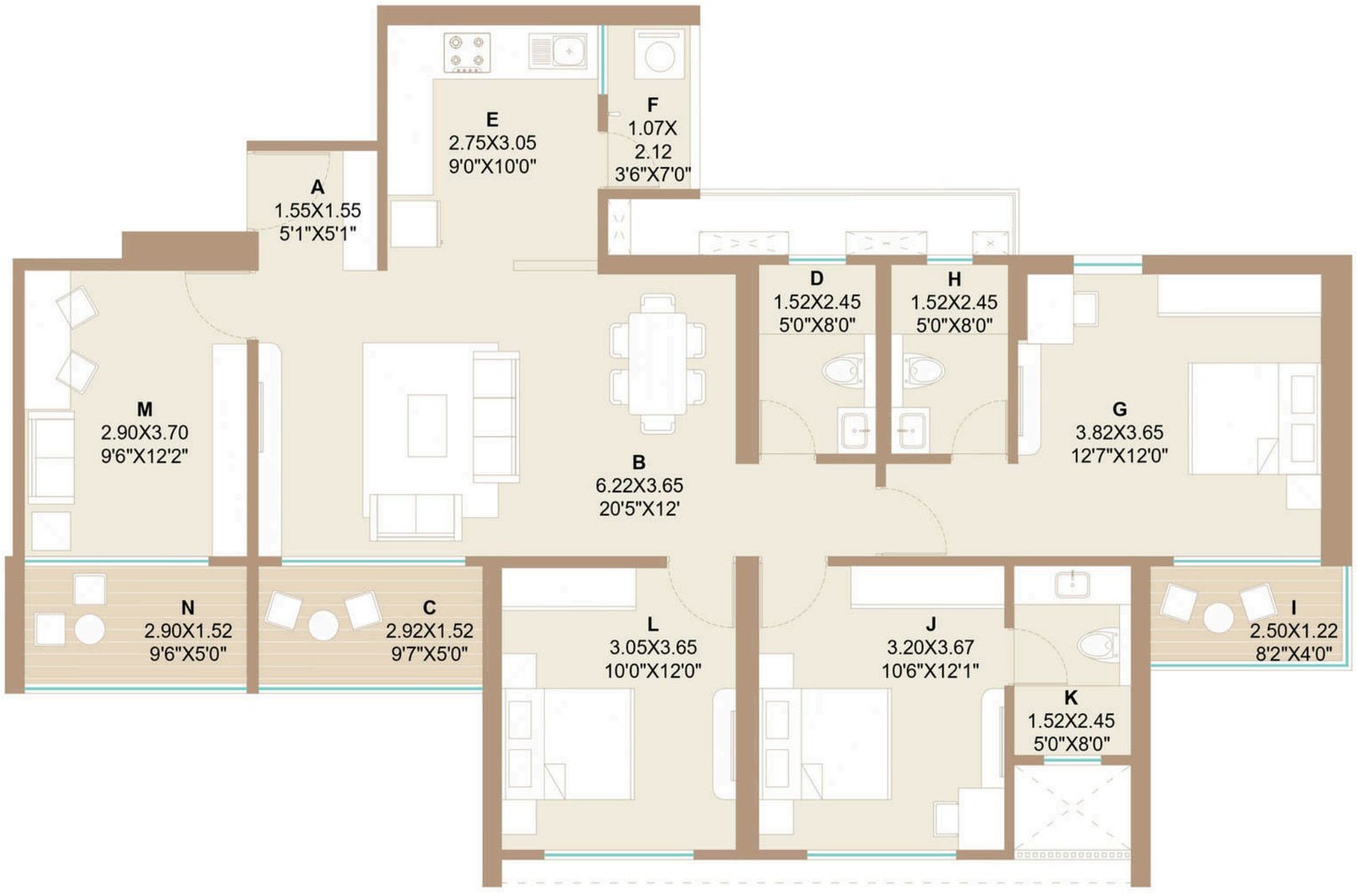
TOWER - C



INTERNAL USE PURPOSE ONLY

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FLAT NO. 605 & 1105

TOWER - B & C

3.5 BHK

Flat Carpet Area (Sq.m./Sq.ft) : 105.09/1131.19
Balcony Area (Sq.m./Sq.ft) : 14.22/153.06

LIVING SPACE

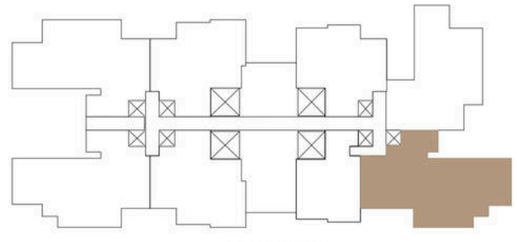
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

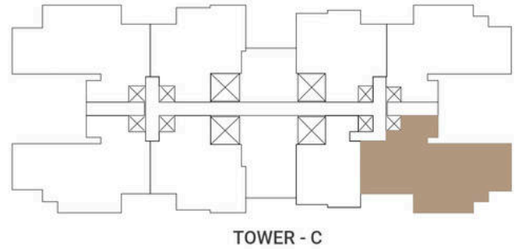
E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BALCONY
J. BEDROOM 01
K. TOILET
L. BEDROOM 02
M. STUDY ROOM
N. BALCONY



TOWER - B

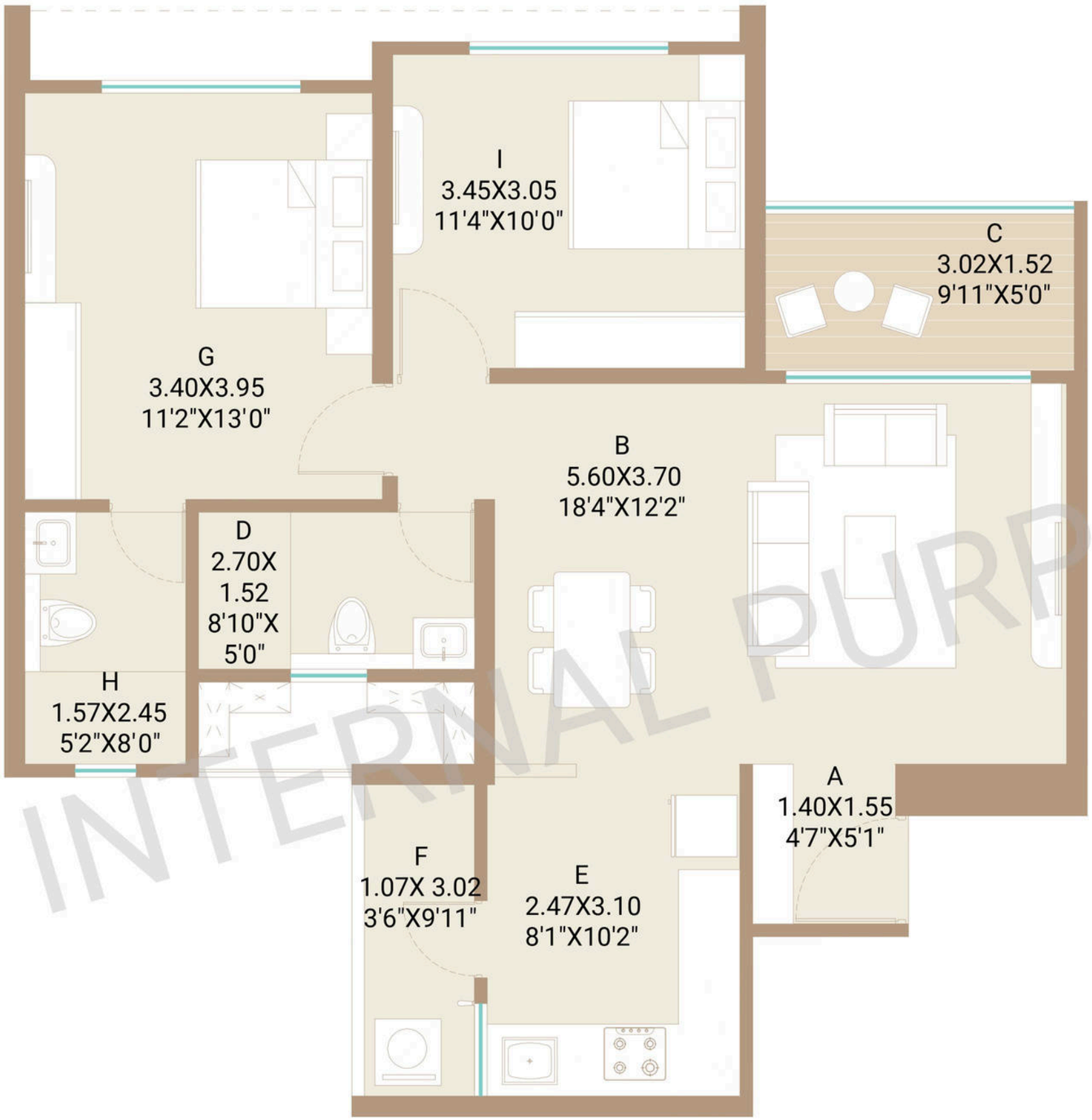


TOWER - C



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12TH TO 36TH FLOOR
TYPICAL FLAT NO. 03

TOWER - B

2 BHK LARGE

Flat Carpet Area (Sq.m./Sq.ft) : 67.69/728.62
Balcony Area (Sq.m./Sq.ft) : 7.86/84.61

LIVING SPACE

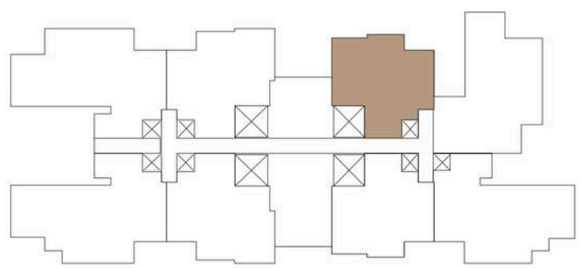
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BEDROOM



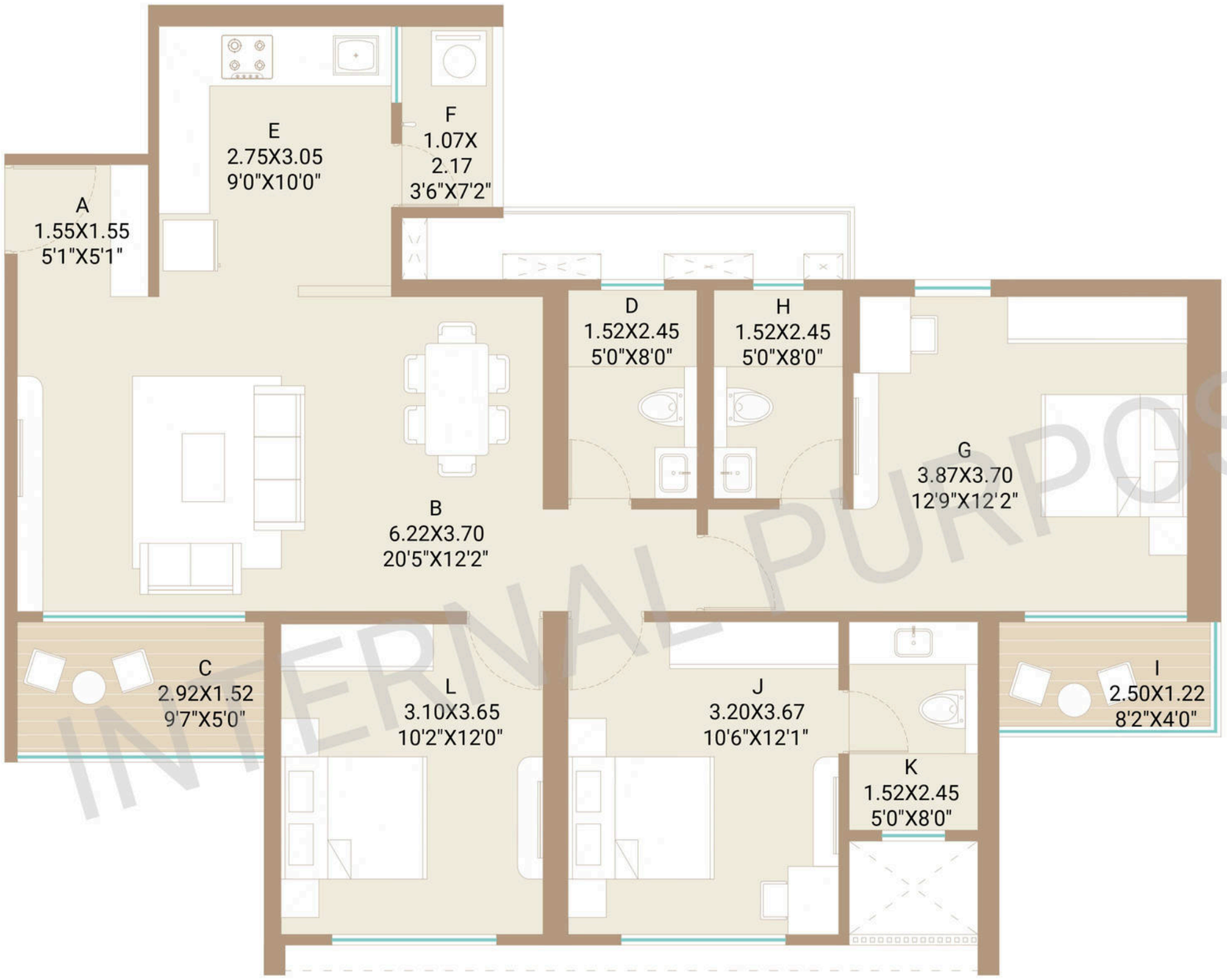
TOWER - B



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12TH TO 36TH FLOOR
TYPICAL FLAT NO. 05

TOWER - B

3 BHK LARGE

Flat Carpet Area (Sq.m./Sq.ft) : 93.86/1010.31
Balcony Area (Sq.m./Sq.ft) : 9.80/105.49

LIVING SPACE

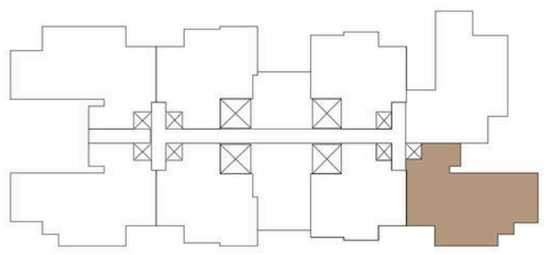
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BALCONY
J. BEDROOM 01
K. TOILET
L. BEDROOM 02

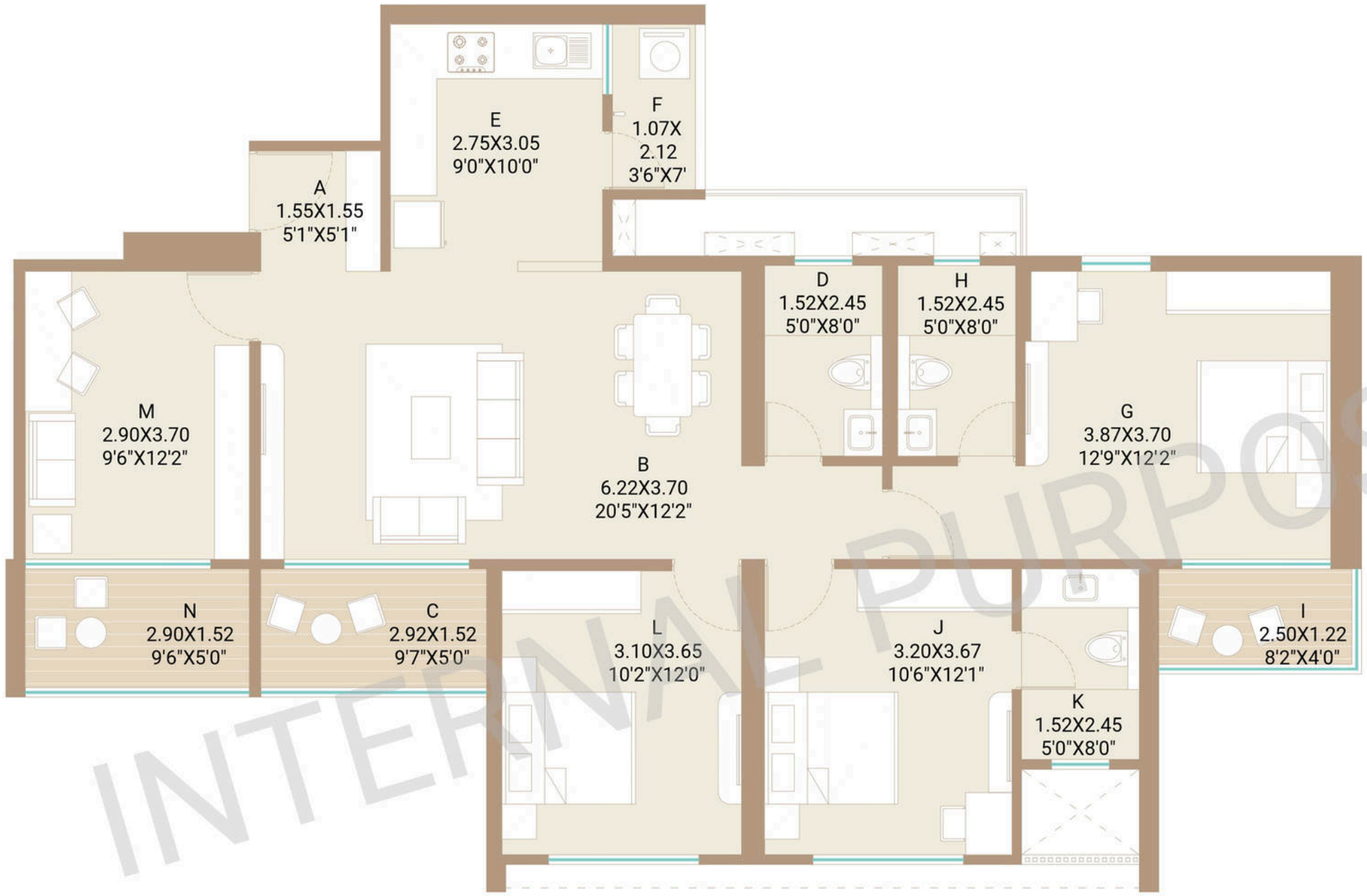


TOWER - B

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FLAT NO. 1605, 2605, 3105

TOWER - B

3.5 BHK

Flat Carpet Area (Sq.m./Sq.ft) : 105.51/1135.71
Balcony Area (Sq.m./Sq.ft) : 14.22/153.06

LIVING SPACE

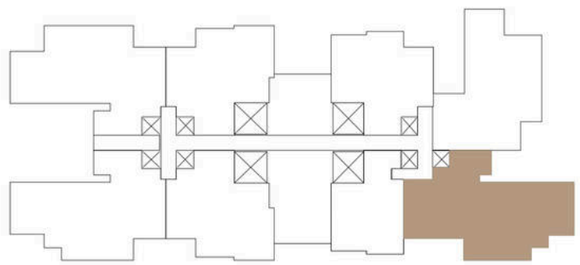
A. ENTRANCE LOBBY
B. LIVING + DINING
C. BALCONY
D. TOILET

KITCHEN SPACE

E. KITCHEN
F. BALCONY

BEDROOMS

G. MASTER BEDROOM
H. TOILET
I. BALCONY
J. BEDROOM 01
K. TOILET
L. BEDROOM 02
M. STUDY ROOM
N. BALCONY



TOWER - B

INTERNAL PURPOSE ONLY

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MORE ABOUT THE MAKE

400+ ACRE INTEGRATED TOWNSHIP

A BIRD'S EYE VIEW

400+ ACRE INTEGRATED TOWNSHIP

This is not just an expansive green campus.
It is an urban lifestyle destination replete with state-of-the-art facilities for education, healthcare, daily necessities and leisure.
Situated in Pune's IT hub, it's a city itself with a community that acts like a family



Actual Image

TOWNSHIP HIGHLIGHTS

GREENERY

- ~ 3.5 Acre Urban Park
- ~ 5 Acre Entrance Boulevard
- Green Landscape across township

AMENITIES

- Yoga Pavilion
- Swings
- Outdoor Seatings
- Jogging Track
- Outdoor Gym
- Electric Bicycle Stand
- Acupressure Pathway
- Retail Highstreets

FACILITIES

- ~ 24M Internal Spine Road
- Crimson Anisha Global School
- Fire Station
- Bus Stops
- Police Station
- Pharmacy
- Water Treatment Plant
- Organic Waste Compost
- Essential Shopping

Certain facilities are subject to change*

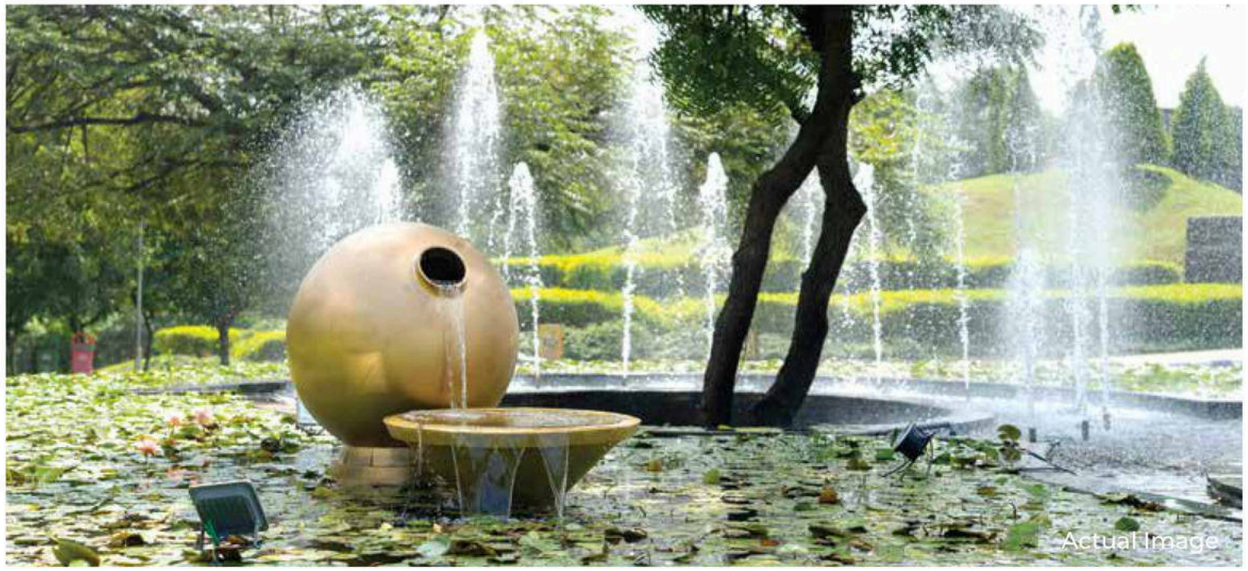

Fire Station


Essential Shopping

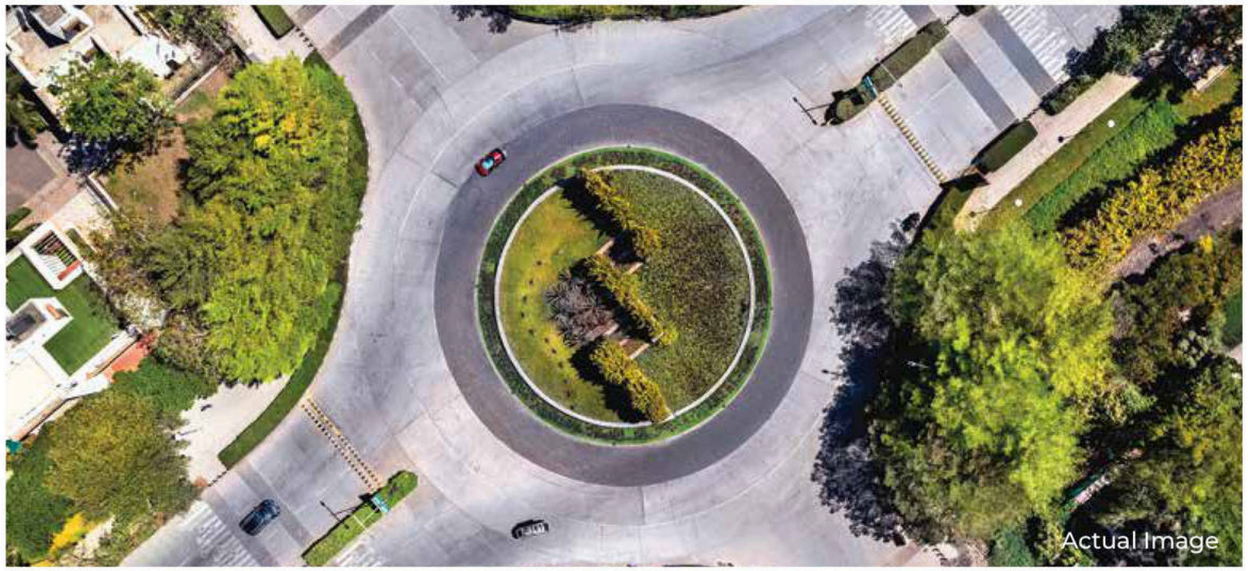

Entrance Boulevard

Actual Images

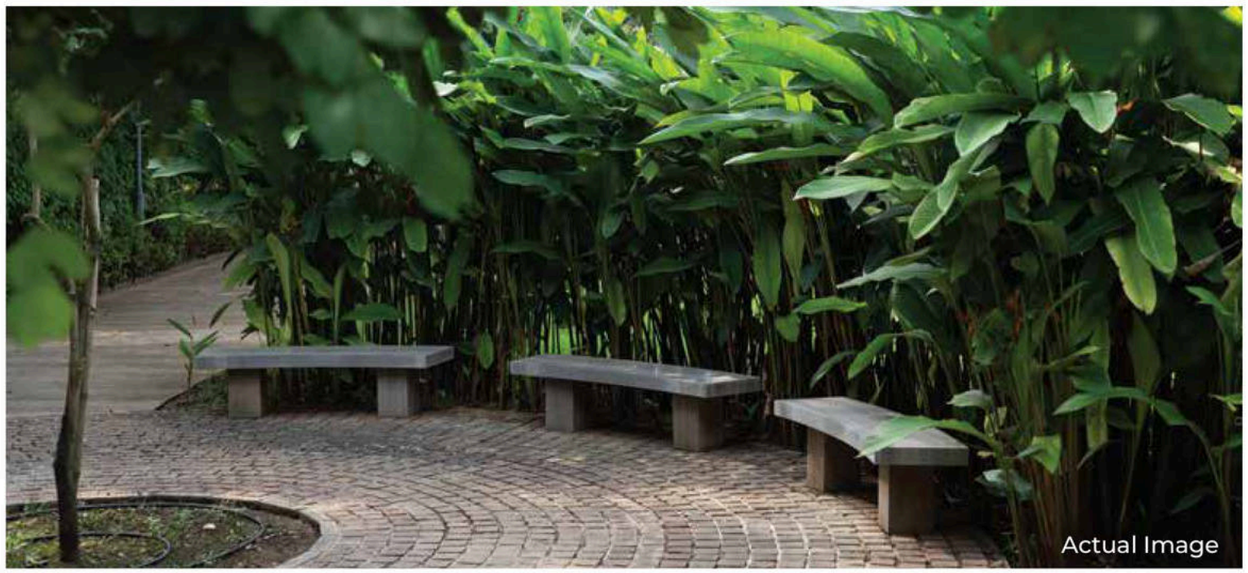

Actual Image


Actual Image


Actual Image


Actual Image


Actual Image


Actual Image

Location Highlights

SCHOOLS

- Crimson Anisha Global School
- Indira International School
- Akshara International School
- Vibgyor School
- Mahindra International School

SHOPPING MALL

- Phoenix Mall of the Millennium
- Elpro City Square Mall
- Grand High Street Mall
- Xion Mall Hinjawadi
- Vision One

ENTERTAINMENT

- PVR
- Carnival Cinemas
- INOX
- Butterfly Trampoline Park
- Dinosaur Garden

COLLEGES

- NICMAR
- Bharti Vidya Peeth
- DY Patil
- Indira Institute of Management
- JSPM
- Alard College
- IIMS

HOSPITAL

- Apollo Clinic
- Aditya Birla Hospital
- Surya Mother and Child Super Speciality Hopsital
- Life Point
- Sahyadri Hospital

RETAIL & HIGH STREET

- D-Mart
- Smart Bazar
- Decathlon
- Balewadi High Street
- Croma

IT PARK

- TCS
- Wipro
- Infosys
- Embassy Tech Zone
- Quadron Business Park

LEGEND

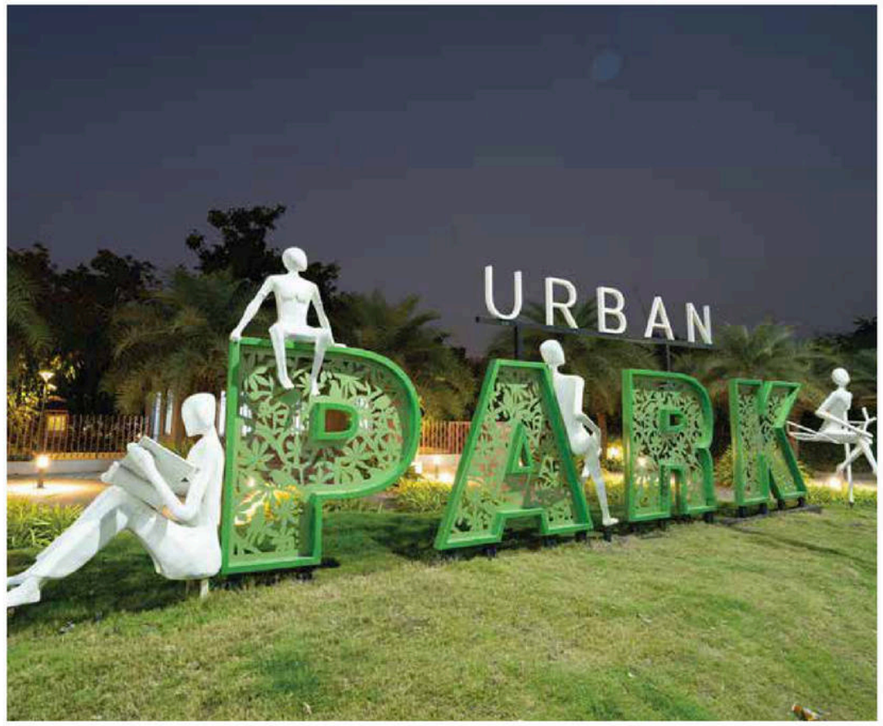
- Expressway
- Main Roads
- Main Roads Leading to Life Republic
- Metro
- Railway
- Rivers
- Bridge
- Chowk
- Railway Station
- Junctions Connecting Life Republic
- Future Roads

Shirgaon
New Mumbai-Bengaluru Expressway
SOMATANE PHATA
MCA Stadium
KIWALE
Mukai Chowk
Dehuroad Rly. Station
Old Mumbai - Pune Highway
Symbiosis Open University
RAVET
ISKCON Temple
Sentosa Resort
Mumbai - Pune Bypass Road (NH48)
Aundh-Ravet BRTS Road
Akurdi Rly. Station
Sant Tukaram Maharaj Bridge
Adhira International School
Lotus Business School
D Y Patil University
Somatne-Kasarsai Road
Punawale
NORTH GATE
18 Latitude Mall
EAST GATE
Zudio
Pawna River
Aditya Birla Hospital
Nerhe
Kasarsai Dam
Cambridge International School
Proposed World Trade Center
JSPM College
Decathlon
Vision One Mall
Dange Chowk
Aditya Birla Hospital Marg
IIMS
JAMBHE
Indira College of Commerce and Science
Ginger Hotel
Marunji
MAIN GATE
LIFE REPUBLIC by KOLTE-PATIL
Akshara International School
Marunji Road
Bhumkar Chowk
Tech Mahindra
Alard Public School
Laxmi Chowk
Western Avenue by Kolte Patil
Phoenix Mall of Millennium
Life Point Hospital
Embassy Tech Zone
Infosys
Wipro Circle
Vibgyor School
Mezza 9
Dange Chowk Road
D-Mart
Wakad Chowk
Hinjawadi Phase II
Hinjawadi-Kasarsai Road
Wipro Phase II Stn.
Pall India Stn.
Grand High Street Mall
Shivaji Chowk Stn.
Shivaji Chowk
Hinjawadi Stn.
Wakad Stn.
Quadron Business Park
Infosys Phase II Stn.
Dohler Stn.
Ruby Hall Clinic
Surya Hospital
Hinjawadi Phase I
TCS
Quadron Stn.
Symbiosis
Megapolis Circle Stn.
Hinjawadi Phase III
Maan Road
Accenture
Blue Ridge Public School
Mula River
Balewadi Stadium
Mumbai-Pune Bypass Road (New Mumbai-Bengaluru Expressway)
Global Indian International School
The Orchid Hotel Pune
BANER MAHALUNGE ROAD
Baner
Mountain Area
N
Map not to scale

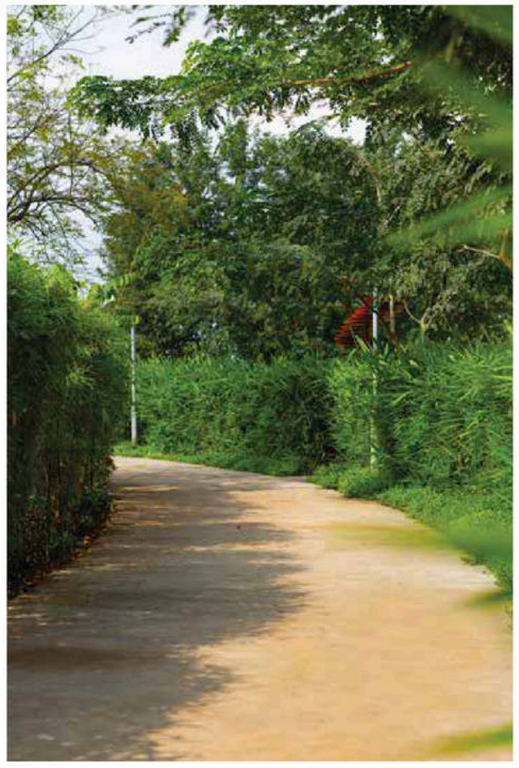
LIVE AN OXYGEN-RICH LIFE

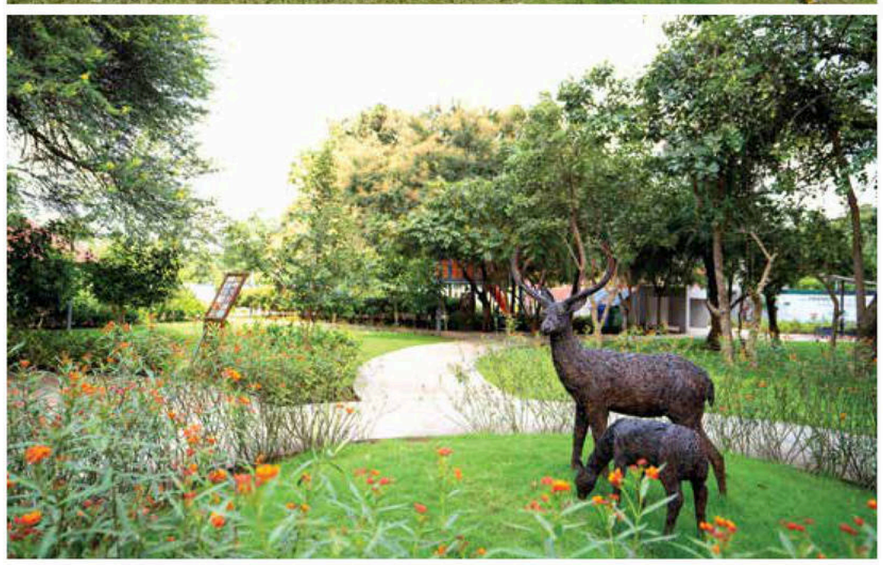
~3.5 ACRE URBAN PARK

Clear the carbonated air as manicured green landscapes envelop you with rejuvenating freshness. A serene park with inviting leisure and celebration spaces, Urban Park is the heartbeat of the township, promoting greenery and a healthy life!









Actual Images

LIVE IN HARMONY

30,000+ RESIDENTS

Another key highlight of owning a home within a township is having the help of a continuous support system. When the community is filled with friendly faces, it helps keep the heart happy. Similarly, having a known neighbourhood puts your mind at ease.

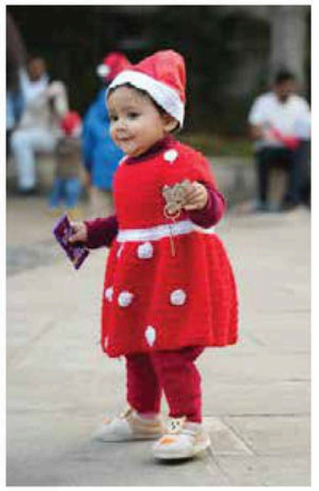
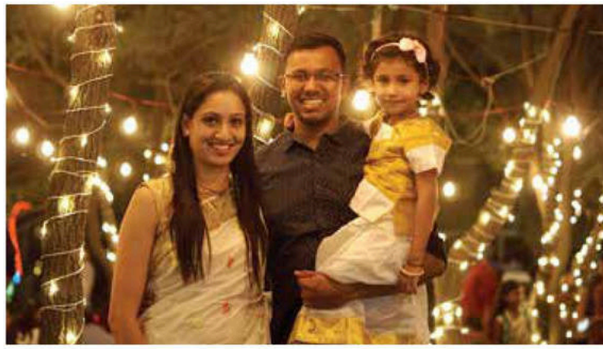
Thriving Community

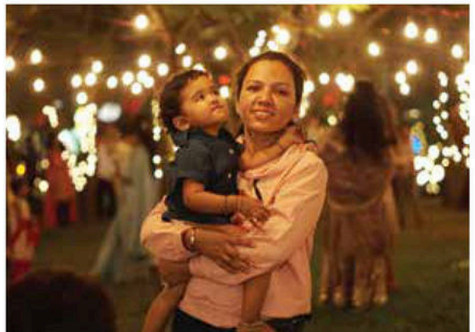
Actual Images

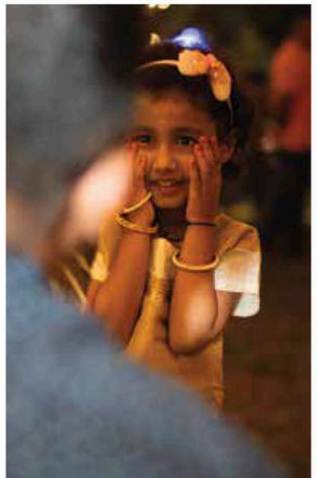











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Life REPUBLIC By KOLTE-PATIL

KOLTE • PATIL
Creation, not Construction.

Thriving Community

Call: 1800 266 2233 | www.liferepublic.in

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

Disclaimer: All art renderings, illustrations, photographs and pictures contained in this brochure are an artist's impression only and the same should not be considered as the final view of the final project. Standard kitchen platform along with sink will be provided. Rest of the furniture and kitchen appliances are only for representation purpose. Unit area dimensions to be referred as per the measurements outlined in the RERA Application. Any discrepancies between the sanctioned dimensions and actual dimensions shall necessitate revisions as per RERA guidelines. Since the project is under evaluation, there is a possibility that there may be certain changes in the project as presented in this advertisement. Every interested purchaser should take note of this express representation.

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