



Life  
REPUBLIC

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.

A proposed 400 acres community for thinking minds.

A proposed 400 acres community New India aspires for.

All this, with likeminded thinking minds who when come together inspire the creation of a community that fosters a new imagination, that enhances the experience of living manifold. All this, just 3.5 kilometres from Hinjewadi, the IT hub of Pune.



**Imagine** driving out of your home through a central boulevard as wide as the Mumbai-Pune Expressway.

At the main entrance of Life Republic begins a central spine boulevard that traverses the entire length of the township beginning from the main entrance right to the exit. Beside this, the entire township is planned to have a full-fledged road network to be built to international specifications. The road network ensures rapid connectivity with Hinjewadi; Express Highway Bypass and the Pimpri-Chinchwad Municipal Corporation.

**Imagine** having a choice of five types of homes for that one cosy haven you can call your own.

At Life Republic, the meaningful way of life comes attached with a home of your own choice, size, location, even budget. Take your pick from a luxurious villa, an exquisite lakefront residence, a luxury residence, or a well-appointed value residence. There are also double-height twin-bungalows when two friends or families choose to live next door to each other.

**Imagine** walking to work. For fitness freaks, cartwheeling to work is an option too.

For every city to thrive, it needs a healthy mix of businesses - big, medium and small to boost its own fiscal economy. At Life Republic, retail businesses apart, international standard commercial office spaces are being designed to suit the needs of every business. By developing commercial spaces within the community we have cut the distance thus encouraging a new way of life where you have more time for your family and closed ones.

**Imagine** sacrificing just a power nap to shop for world's best brands at the neighbourhood highstreet or catching up on the latest blockbusters at the neighbourhood multiplex, almost always on a whim.

Life Republic promises its residents all the shades of a city life. With all recreational facilities at an arm's length from your home, you get the liberty to shop, eat, drink, watch a movie the minute you feel like it. Not just that but we also plan to get the best fashion and lifestyle brands at your doorstep. To excite you further, we will also have gourmet restaurants, international coffee chains, health and wellness stores, lounge bars, a spa and a fitness centre as well.

**Imagine** a life where you get the liberty to choose your entertainment and recreation at your own ease.

We have a dream to develop a township where picnic spots are just at an arm's length. With dense green cover and lush greenery around you can plan your picnics, write poetry, or read a story to your little one in the shade of a tree. With streetside cafes and all season gardens just adjacent to your home, you get the freedom to host Sunday afternoon barbeque picnics yet stay close to your home. With grand party venues and trained staff we ensure that your parties are hassle free and you enjoy them too. Not just that but now you are granted a choice of vibrant clubs to unwind your weekend as per your moods and taste.

**Imagine** your children hopping, skipping and jumping to school everyday.

Travelling long distances to school deprives children the opportunity of learning even on the way to school. Through the tinted windows of a car or a bus, the outside world becomes a dull shade of its real self. This is why at Life Republic, with more than one school at prominent junctions for easy accessibility for children living in the community we make sure your child explores and learns even on his way to school. The paths are littered with flora and fauna to make the walk both invigorating and educational.

## **I** **mag**ine enrolling your children into renowned sports academies a stone's throw from your home.

For children with a burning passion for sports, we have plans to install dedicated sports academies for each of the high-in-demand sports such as football, tennis, cricket, and badminton. To get your children the best mentors in the industry we are also looking at tie-ups with renowned national and international bodies. This apart, there are large playgrounds and walkways for jogging, cycling and walking, and other sports infrastructure to shape the sportsmen of tomorrow.

## **I** **mag**ine eloquently expressing your silence in a multifaith meditation centre after a busy day at work.

The meditation centre will be a vast, open uninterrupted space that allows your mind to wander freely only to come to a stillness you have been always seeking.

The dome shaped structure covered with lush green on the outside and skylights for natural light to trickle in will lend an aura of calm to even the surroundings around it.

As far as physical health needs are concerned, there will be a full-fledged medical care centre to take care of any emergency, should it arise.

## **I** **mag**ine living in a community that has natural dense greens.

The very presence of natural green terrain in the community will ensure that native birds and butterflies will be your constant neighbours. The air will remain fresher and the ambience incredibly alive. We have plans to not only retain the forest in its full glory but replant any trees, plants and vegetation that may have matured.

We are looking at designing nature walks and other initiatives to encourage your children and your loved ones to experience the miracle of nature at close quarters.

## **I** **mag**ine considering taking up art as a serious hobby inspired by the exquisite civic art all around you.

Art is essentially the affirmation, the blessing, and the deification of existence, once said a world renowned philosopher. Nothing can be more true than that. Man, art and buildings have been together since time immemorial. Only the expression evolves. In ancient time, temples and other religious structures and symbols made up civic art, today new age symbols and designs do.

Civic art today also becomes an expression of civic life. It defines a community's culture, conveys its values and humanity, inspires ambition, and opens up minds.

At Life Republic, the city centre and the various town circles and junctions serve as perfect opportunities for civic art.

The art piece at the city centre will be the most vital as it will also serve as a landmark for the residents and outsiders.

## **I** **mag**ine buying organic produce freshly harvested from an urban farm right next to your home.

Worldover, food security and genetically modified foods are fast becoming matters of grave concern. How much and what kind of food is being put out on the dinner plates for children is a question that will be on every parent's mind.

Fortunately, many savvy citizens have found their answer in kitchen gardening, in growing their own food. So surprises are eliminated and nutrition takes precedence again.

At Life Republic, we stretch the idea of kitchen gardening to community gardening. Ample number of acres have been earmarked for urban farming. So you can not only see how your food is grown, but also participate if you wish. Inculcating this value system in children is known to have a significant impact in shaping their personalities and worldview.

## **I** **mag**ine a community where life is simply perfect with no inconvenience to bother you.

Potable drinking water, uninterrupted power supply, and effective garbage disposal system have been causes for concern in Indian cities for decades.

At Life Republic, we are determined to correct this by installing a fully-functional, responsible zonal authority that will work round the clock to ensure all your basic civic needs are met and on time. The authority will also be responsible for basic safety and security; security against fire and law and order situation for which a local fire and police station will be established.

In addition to that, a Code of Ethics, a basic charter on the community's belief on matters such as quality, privacy, cleanliness of the surroundings, upkeep of the common amenities will be mapped out for each resident to follow diligently. For instance, this will be community where spitting, littering and honking are a no-no and giving right of way to pedestrians is a big yes.





## 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.

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







## LIFE REPUBLIC BROUGHT TO YOU BY KOLTE-PATIL



### 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 7 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 a commitment to time schedules - are perfectly aligned with the living and working spaces it builds. Because after all, the company is guided by a simple yet profound philosophy: Creation not construction.

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

## 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







**2<sup>ND</sup> AVENUE, SE**  
3 BHK Quad Villas  
3.5 BHK Twin Bungalows  
4 BHK Twin Bungalows





**6<sup>TH</sup> AVENUE, SE  
(A & B)**

1 BHK Apartments



**7<sup>TH</sup> AVENUE, SE**

2 & 3 BHK  
LUXURY APARTMENTS



**4<sup>TH</sup> AVENUE, SW**

2 & 3 BHK  
LUXURY APARTMENTS



# Life

REPUBLIC

Corporate Office:  
Kolte-Patil I-Ven Townships (Pune) Pvt. Ltd.,  
Survey No. 74, Marunji,  
Hinjewadi-Marunji-Kasarsai Road,  
Taluka Mulshi, Pune 411057, Maharashtra.  
INDIA.  
Tel +91(20)6677 8800  
Fax+91(20)6677 8878

Sales Office:  
Tel +91(20)66778899  
+919923890000 | +919823690000  
Fax+91(20)66778710  
Email: info@liferepublic.in

[www.liferepublic.in](http://www.liferepublic.in)



**KOLTE-PATIL DEVELOPERS LTD.**

AXIS Credits - The project property is currently mortgaged to Axis Bank Ltd. NOCs / permission for sale of flat / property will be obtained from Axis Bank Ltd. As required.

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.