

# THE GOLDEN ERA OF ABUNDANT LUXURIES

COMING SOON AT

Life

REPUBLIC

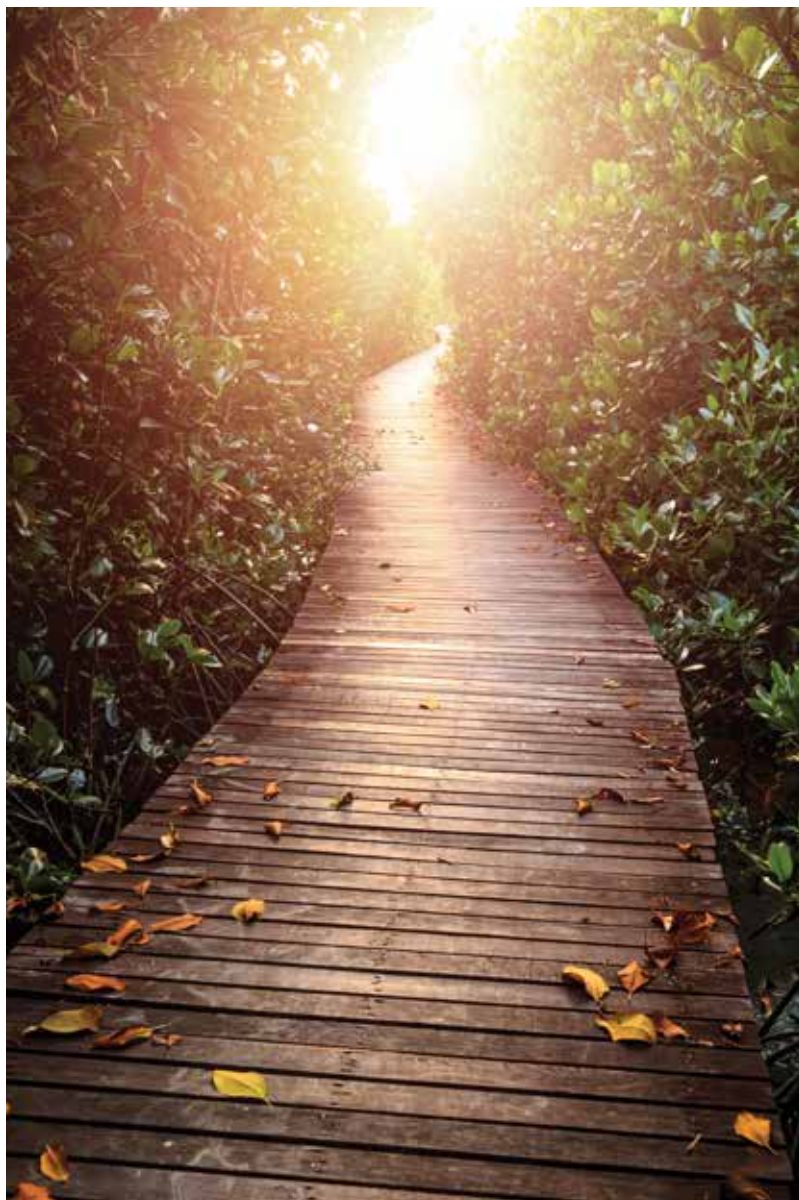
By KOLTE-PATIL





**INSPIRED BY OUR 2 CRORE SQ.FT. OF DEVELOPED SPACES  
WE CONTINUE TO SET NEW BENCHMARKS**

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## INNOVATIVE BY NATURE, POISED FOR THE FUTURE.

Kolte Patil, a name that's eminent in Pune, for its 2 decades of sheer excellence in developing landmark destinations. Guided by the profound philosophy "Creation, not construction", Kolte Patil has developed over 2 cr sq.ft. of land across Pune & 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 and integrated townships. 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.



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



## WESTERN PUNE'S MOST ASPIRATIONAL TOWNSHIP SPREAD ACROSS HUNDREDS OF ACRES



Life republic, a township spread across 151.12 Hectares (373 acres) of undulating greens, designed to achieve one single objective: a meaningful way of life for the likeminded community. Life Republic is a community being built around the core values of creativity, sensitivity and sustainability. It's a life of freedom and expression; of sustainability and sensitivity; of democratic values and good governance; of ancient wisdom and modern conveniences.

- A self-sustainable living with everything you may need within its expanse
- Building a sensitive community with the touch of art and culture
- Nature's abundance everywhere you go
- Home to more than 2000 families
- Community to rise by thousands more
- Multi-level security
- The 5 acre entrance boulevard, a global school, state of the art fire station already functional
- More than 60,000 people to join the living over the years
- 150 ft. wide Internal spine roads

# HINJAWADI: THE EPICENTRE OF ALL YOUR ASPIRATIONS



We have chosen Hinjawadi as your future destination for a reason. It is an ideal residential suburb crowned by major industrial hubs, IT companies, great social infrastructure, well known educational institutes and finest healthcare facilities. Hinjawadi has excellent connectivity by railways and roadways that connect you easily with city's prominent destinations. Moreover, in spite of being surrounded by so much, this new lifestyle hub offers calm and pure environment. No wonder, it's an ideal address for the citizens of tomorrow.



**INDIA'S ONE OF THE  
LARGEST IT PARK**



**PRESENCE OF MULTIPLE  
EDUCATIONAL  
INSTITUTIONS**



**EXCELLENT  
CONNECTIVITY  
TO PRIME LOCATIONS**



**UPCOMING PUNE  
METRO RAIL CORRIDOR**



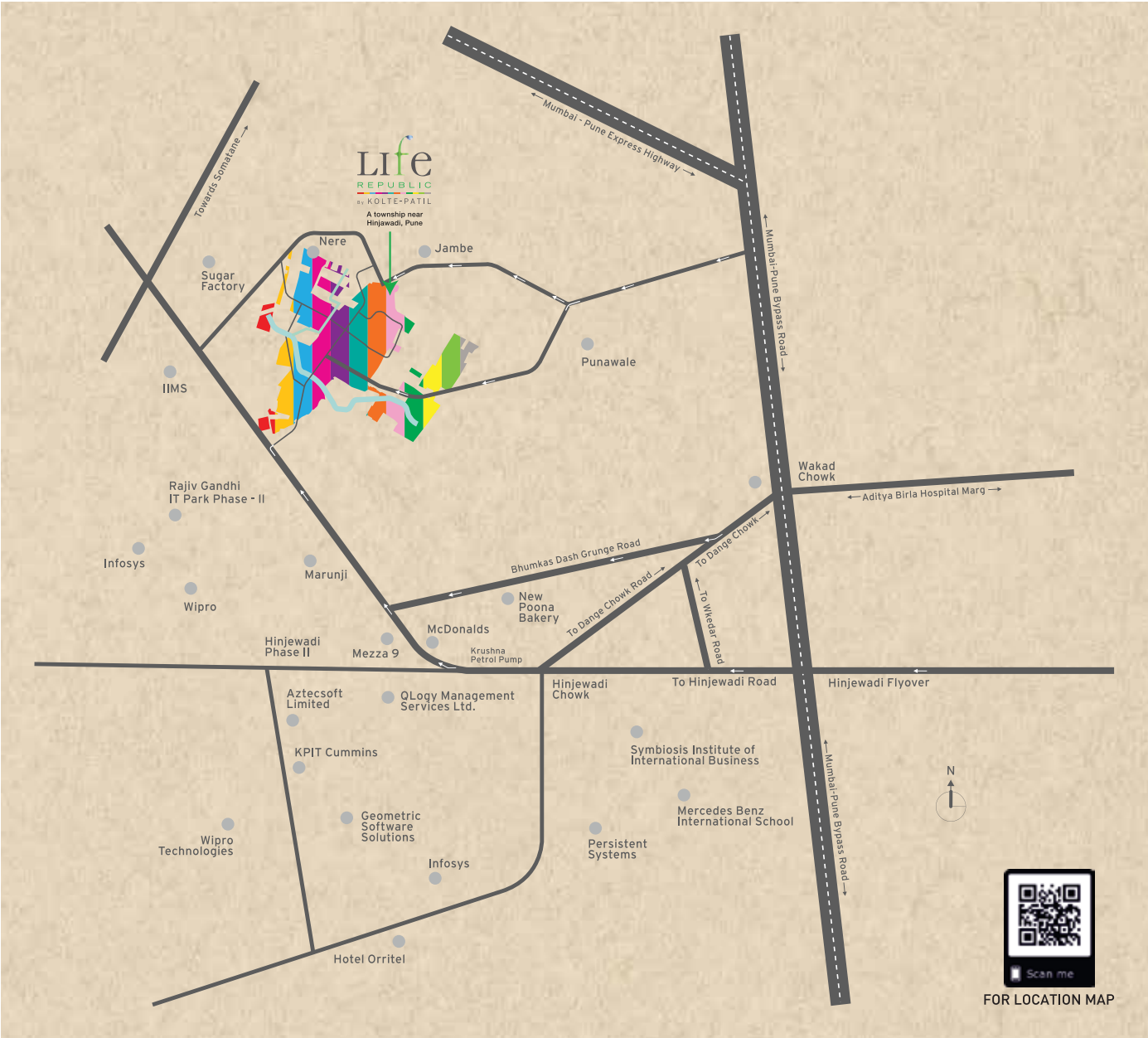
**NEIGHBOUR TO  
PROMINENT  
WORKPLACES**



**HIGH DEMAND OF  
RENTAL APARTMENTS**



# LOCATION MAP



ROAD NETWORK SHOWN IS SCHEMATIC

# ABUNDANCE OF CONVENIENCES



## CONNECTIVITY CONTRIBUTING TO YOUR LIFESTYLE

Multiple connectivity from Hinjawadi, PCMC - 8 kms | Rajiv Gandhi IT Park, Phase 1 & 2 - Within 7 kms

In close proximity to key locations like Wakad, Aundh, Baner, Chandni Chowk, University Road | Pune Airport - 29 kms



### SCHOOLS

Anisha Global School  
Mercedes Benz International School  
Pawar Public School  
VIBGYOR High School  
Alard Public School



### HOSPITALS

Aditya Birla Memorial Hospital  
Medipoint



### ENTERTAINMENT

Xion Esquare | Westend Mall



### SPORTS

MCA Stadium  
Balewadi Stadium



### CONNECTIVITY

Upcoming Pune Metro Connecting Hinjawadi to Shivaji Nagar  
Upcoming Mahalunge - Hinjawadi IT PARK Bridge on Mula River  
Connecting Baner & Balewadi  
Upcoming 110m wide ring road to link PMC to Major Highways

# OROAVENUE

COMING SOON AT

Life

REPUBLIC

By KOLTE-PATIL



# ABOUT ORO AVENUE



Birth of eternal happiness will take shape in Life Republic, as we unveil the best sector of Life Republic – “ORO AVENUE”. Once you arrive here, your Golden Era will begin. The lush green landscape, limitless lifestyle features and Hinjawadi’s strategic location, here everything is planned to give you abundance of happiness. It’s a world full of lively social environment, fun-filled activities and innumerable sporting avenues, where time never turns boring. Be a part of this rare living experience and let your golden period begin.

**1 & 2 BED  
RESIDENCES**

**PROMINENT SECTOR  
IN THE HEART OF  
LIFE REPUBLIC**

**MORE THAN 70% AREA  
IS FREE OF BUILDING  
FOOTPRINT**

**MORE THAN 20+  
AMENITIES**

**22 STOREY  
HIGHRISE TOWER**

# HOMES DESIGNED WITH FINEST FITMENTS

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## Kitchen

- Vitrified flooring tiles
- Granite top kitchen platform with Stainless Steel Sink
- Ceramic dado tile two feet above counter
- Jaguar or equivalent CP fitting for kitchen
- Provision for water purifier & exhaust fan in kitchen
- Piped gas system
- Granite window sill
- Powder coated aluminum sliding window with mosquito net provision
- All windows equipped with quality grill

## Living Room

- Vitrified flooring tiles
- Gypsum-finished walls with OBD paint
- TV Point in Living room
- Powder coated aluminum sliding window with mosquito net provision
- All windows equipped with quality grill
- Granite window sill

## Others

- Intercom in every apartment
- Powder coated high speed passenger and service elevators with generator back-up for each building
- Texture paint for external wall
- Internal OBD Paint in all rooms
- Earthquake resistant structure confirming to IS code

## Electrical

- Branded modular switches in entire apartment
- Concealed electrification with branded copper wiring

## Bedrooms

- Vitrified flooring tiles
- Powder coated aluminum sliding window with mosquito net
- All windows equipped with quality grill
- Granite window sill

## Attached Terrace / Balcony

- MS safety railings for terrace
- Anti-skid ceramic flooring tile in terrace
- Powder Coated aluminum sliding door with mosquito net provision

## Toilets

- Laminated door for washroom
- Granite window sill
- Anti-skid flooring for all washrooms
- Hand washbasin
- Jaguar or equivalent CP fitting for washrooms
- Water closet (Commode) in all washrooms
- Solar heated water in Master Bedroom toilet only
- Aluminum louvers/fix glass with provision for exhaust fan for washroom
- Granite frame for all washrooms & dry balcony doors
- Ceramic dado tiles up to lintel for all washrooms





## **ABUNDANCE OF RECREATIONS**

Now your kids will run freely over a lush green landscape, while inhaling the fresh and pure air. With limitless recreational choices, making new friends will be their every day routine. . Be it Soccer, Cricket, Basket Ball or Swimming, there won't be any shortfall in excitement and fun.





**SWIMMING POOL**



**BASKET BALL COURT**



**SKATING RINK**



**PARTY LAWN**



**CRICKET PRACTICE NET**



**KIDS ADVENTURE PARK**





## **ABUNDANCE OF OPEN SPACES**

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The thoughtfully designed layout of ORO AVENUE will ensure natural light and ventilation. Here lush green landscapes will make your morning more refreshing and delightful. The well-planned amenities, towers and wide roads, here every sq. inch has been planned precisely.

Kids Adventure Park | Curved Seating | Trellis | Therapeutic Walk  
Aroma Garden | Feature Wall / Stage | Stepped Seating | Palm Court











# LAYOUT PLAN

## LEGEND

### CIRCULAR PLAZA

- 1 Curved Seater
- 2 Skating Rink
- 3 Stage
- 4 Trellis
- 5 Therapeutic Walk
- 6 Aroma Garden

### SPORTS COMPLEX

- 7 Mini Soccer Field
- 8 Basket Ball Court
- 9 Kids Adventure Park
- 10 Caretaker's Pavilion

### CLUBHOUSE

- 11 Pool Deck
- 12 Children Pool
- 13 Swimming Pool
- 14 Feature Wall / Stage
- 15 Party Lawn
- 16 Stepped Seater
- 17 Palm Court
- 18 Children Park
- 19 Seating Nook
- 20 Cricket Practice Net
- 21 Shops At Lower Level



## TOWER - 'C' | 2 BHK TYPICAL FLOOR PLAN

(1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 16<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 20<sup>TH</sup>, 21<sup>ST</sup> & 22<sup>ND</sup> FLOOR)

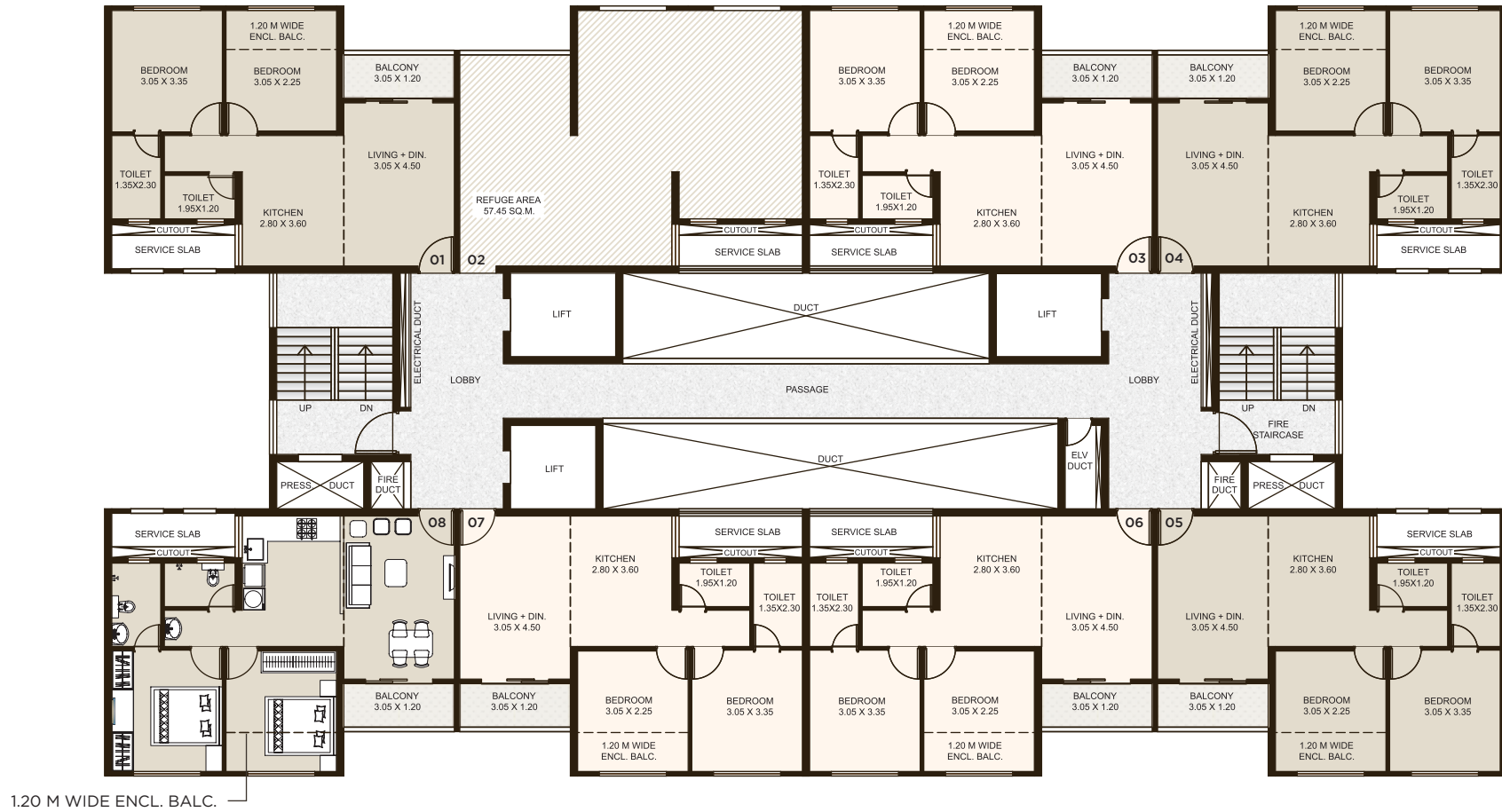


### AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.								CARPET AREA ---- sqm		
										FLAT	ENCL. BAL.	OPEN BALC.
<b>C</b>	2 BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208	51.22	3.51	3.66



## TOWER - 'C' | 2 BHK REFUGE FLOOR PLAN (7<sup>TH</sup>, 12<sup>TH</sup> & 17<sup>TH</sup> FLOOR)



### AREA STATEMENT:

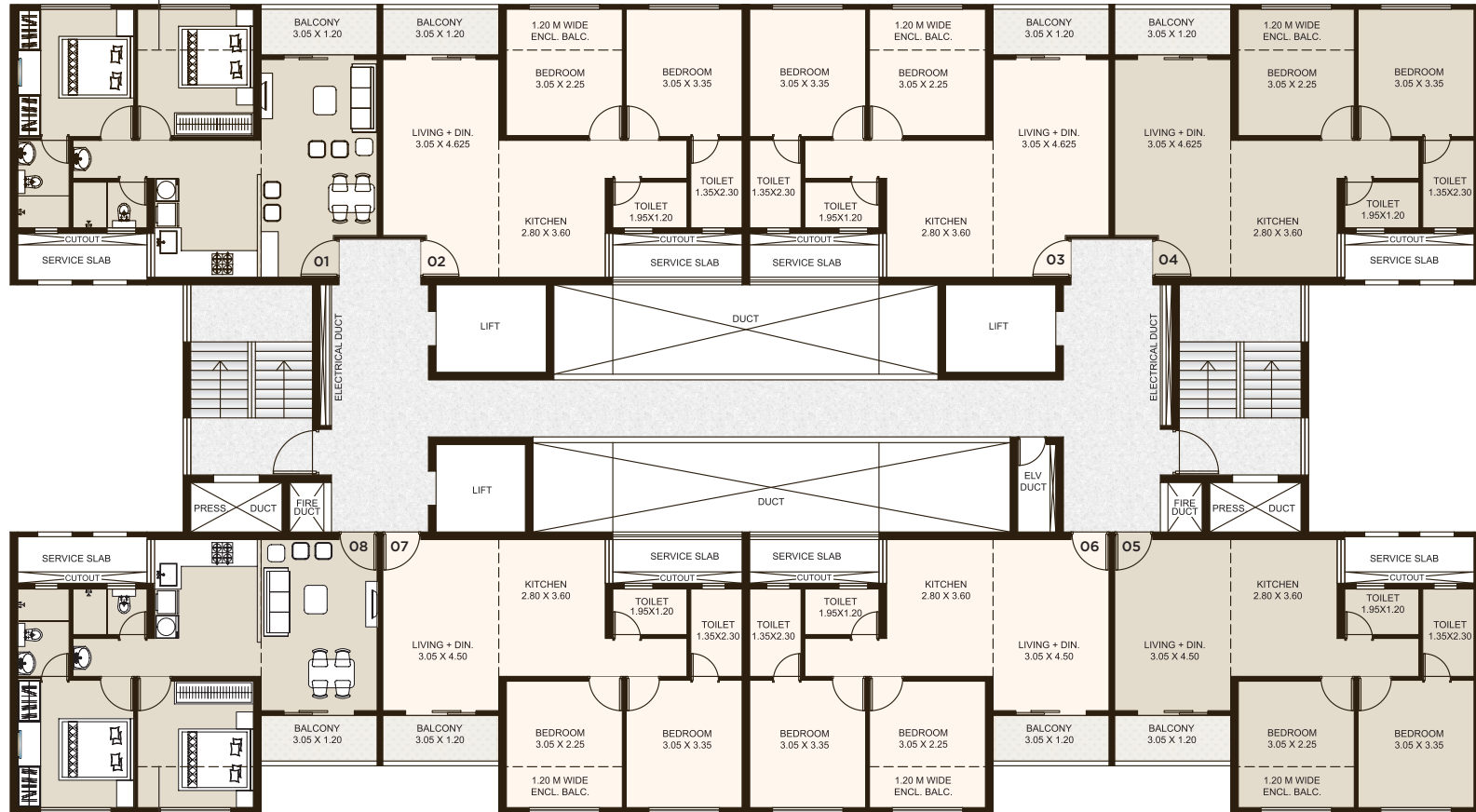
BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA ---- sqm		
			FLAT	ENCL. BAL.	OPEN BALC.
C	2 BHK	701, 1201, 1701	51.22	3.51	3.66
		703, 1203, 1703			
		704, 1204, 1704			
		705, 1205, 1705			
		706, 1206, 1706			
		707, 1207, 1707			
		708, 1208, 1708			



## TOWER - 'B & D' | 2 BHK TYPICAL FLOOR PLAN

(1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 16<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 20<sup>TH</sup>, 21<sup>ST</sup> & 22<sup>ND</sup> FLOOR)

1.20 M WIDE ENCL. BALC.



1.20 M WIDE ENCL. BALC.

### AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.				CARPET AREA ---- sqm		
						FLAT	ENCL. BAL.	OPEN BALC.
D	2 BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204	53.67	3.72	3.66

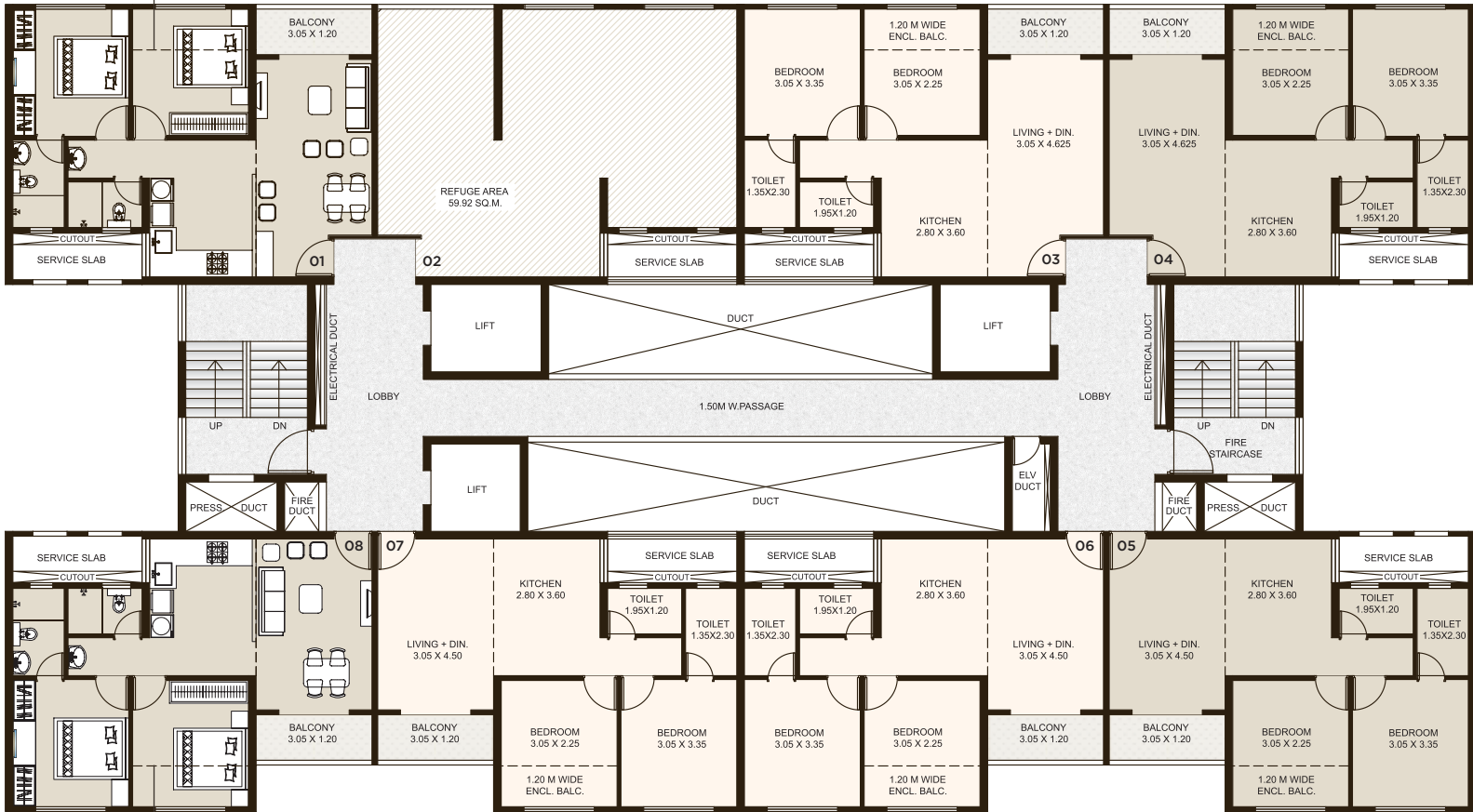
BLDG.	UNIT TYPE	FLAT NO.				CARPET AREA ---- sqm		
						FLAT	ENCL. BAL.	OPEN BALC.
D	2 BHK	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208	51.22	3.51	3.66





TOWER - 'B & D' | 2 BHK REFUGE FLOOR PLAN  
(7<sup>TH</sup>, 12<sup>TH</sup> & 17<sup>TH</sup> FLOOR)

1.20 M WIDE ENCL. BALC.



1.20 M WIDE ENCL. BALC.

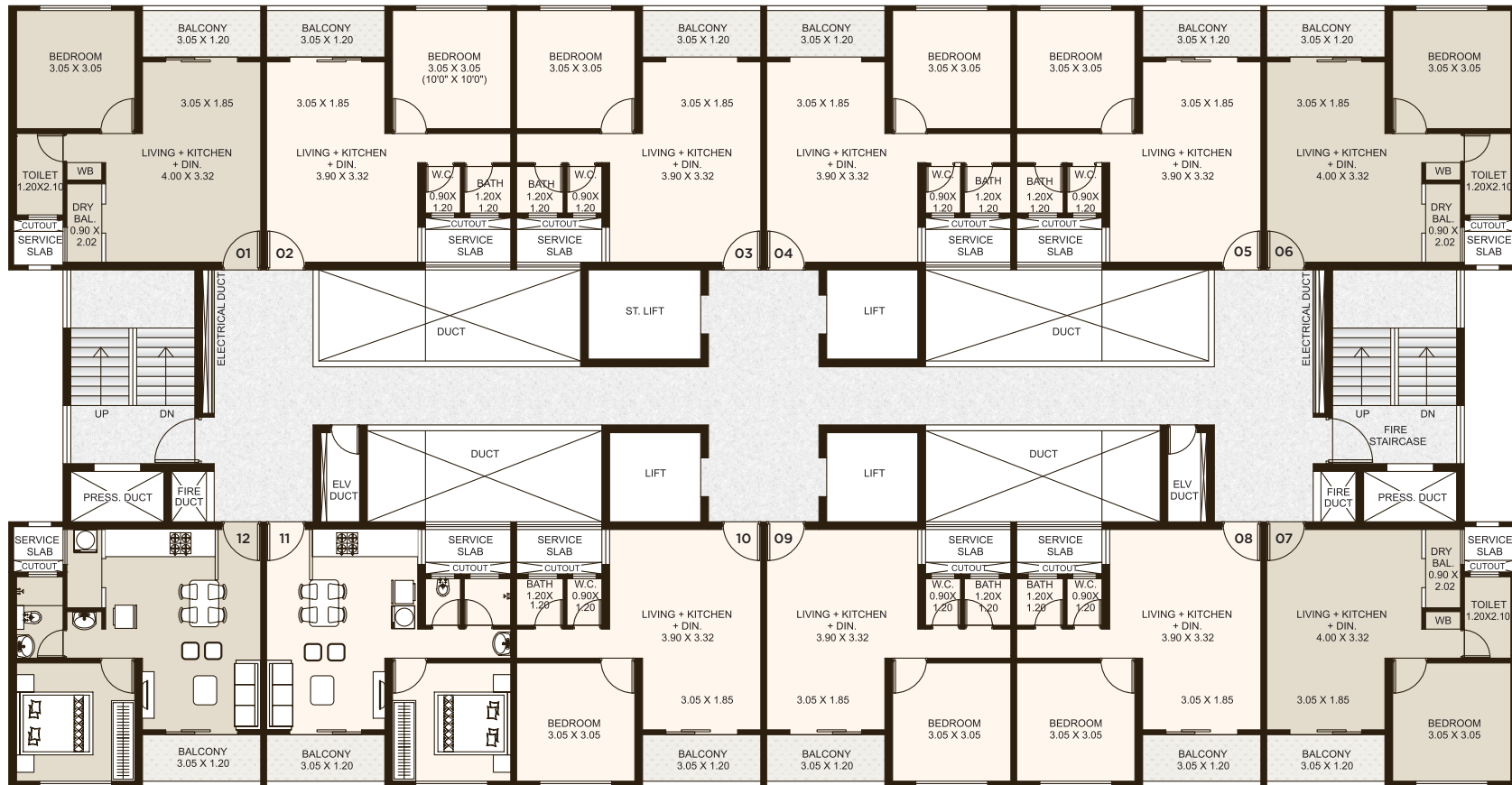
AREA STATEMENT:

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA ---- sqm		
			FLAT	ENCL.	OPEN
D	2 BHK	701, 1201, 1701	53.67	3.72	3.66
		703, 1203, 1703			
		704, 1204, 1704			
	2 BHK	705, 1205, 1705	51.22	3.51	3.66
		706, 1206, 1706			
		707, 1207, 1707			
		708, 1208, 1708			



## TOWER - 'E' | 1 BHK TYPICAL FLOOR PLAN

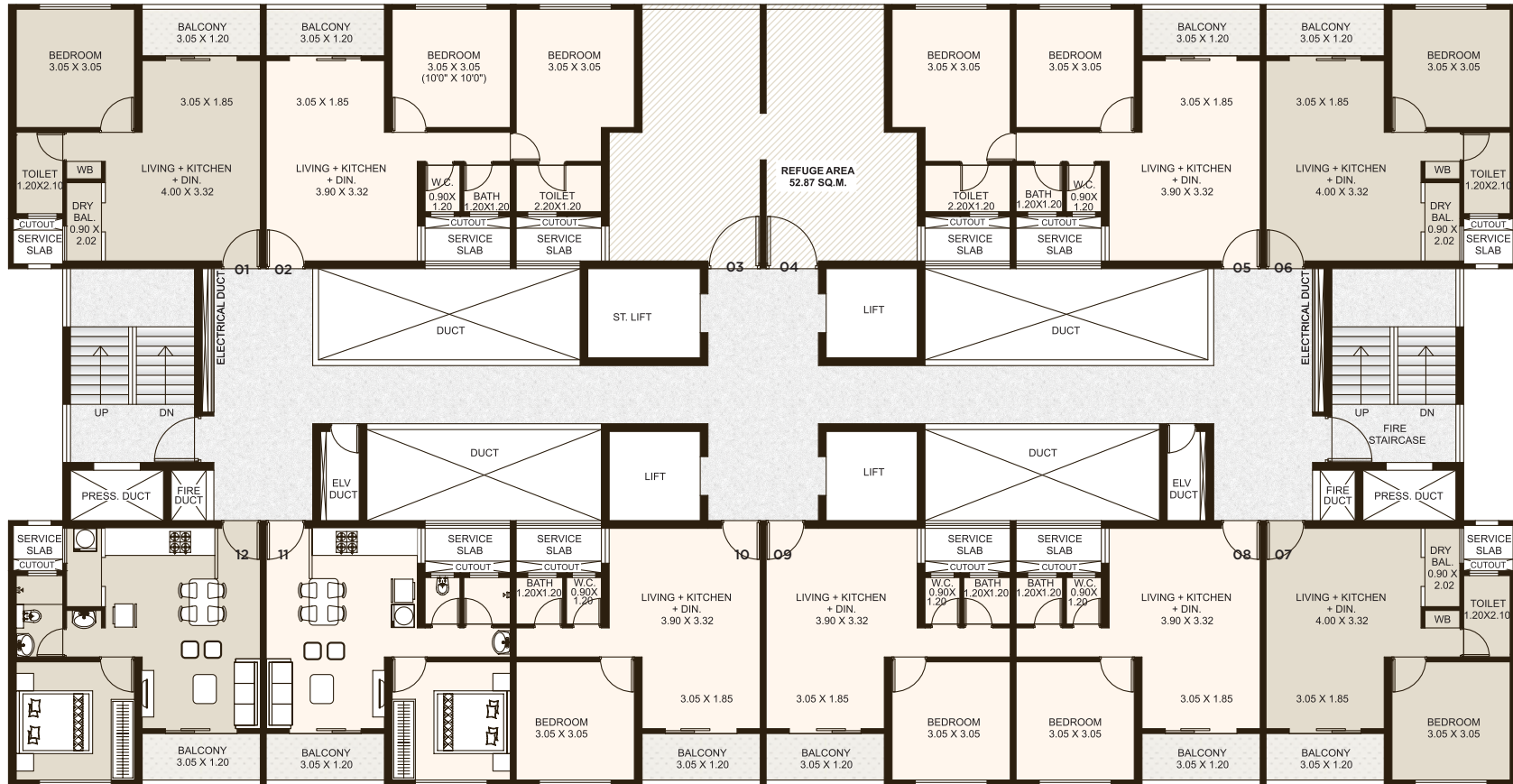
(1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup>, 5<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>, 16<sup>TH</sup>, 18<sup>TH</sup>, 19<sup>TH</sup>, 20<sup>TH</sup>, 21<sup>ST</sup> & 22<sup>ND</sup> FLOOR)



### AREA STATEMENT:

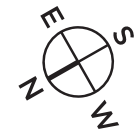
BLDG.	UNIT TYPE	FLAT NO.					CARPET AREA --- sqm					
							FLAT	ENCL. BAL.	OPEN BALC.			
E	1 BHK	101, 201, 301, 401, 501, 601, 801, 901, 1001, 1101, 1301, 1401, 1501, 1601, 1801, 1901, 2001, 2101, 2201	106, 206, 306, 406, 506, 606, 806, 906, 1006, 1106, 1306, 1406, 1506, 1606, 1806, 1906, 2006, 2106, 2206	107, 207, 307, 407, 507, 607, 807, 907, 1007, 1107, 1307, 1407, 1507, 1607, 1807, 1907, 2007, 2107, 2207	112, 212, 312, 412, 512, 612, 812, 912, 1012, 1112, 1312, 1412, 1512, 1612, 1812, 1912, 2012, 2112, 2212	34.05	3.66	1.81				
BLDG.	UNIT TYPE	FLAT NO.					CARPET AREA --- sqm					
							FLAT	ENCL. BAL.	OPEN BALC.			
E	1 BHK	102, 202, 302, 402, 502, 602, 802, 902, 1002, 1102, 1302, 1402, 1502, 1602, 1802, 1902, 2002, 2102, 2202	103, 203, 303, 403, 503, 603, 803, 903, 1003, 1103, 1303, 1403, 1503, 1603, 1803, 1903, 2003, 2103, 2203	104, 204, 304, 404, 504, 604, 804, 904, 1004, 1104, 1304, 1404, 1504, 1604, 1804, 1904, 2004, 2104, 2204	105, 205, 305, 405, 505, 605, 805, 905, 1005, 1105, 1305, 1405, 1505, 1605, 1805, 1905, 2005, 2105, 2205	108, 208, 308, 408, 508, 608, 808, 908, 1008, 1108, 1308, 1408, 1508, 1608, 1808, 1908, 2008, 2108, 2208	109, 209, 309, 409, 509, 609, 809, 909, 1009, 1109, 1309, 1409, 1509, 1609, 1809, 1909, 2009, 2109, 2209	110, 210, 310, 410, 510, 610, 810, 910, 1010, 1110, 1310, 1410, 1510, 1610, 1810, 1910, 2010, 2110, 2210	111, 211, 311, 411, 511, 611, 811, 911, 1011, 1111, 1311, 1411, 1511, 1611, 1811, 1911, 2011, 2111, 2211	34.41	3.66	---

# **TOWER - 'E' | 1 BHK REFUGE FLOOR PLAN** (7<sup>TH</sup>, 12<sup>TH</sup> & 17<sup>TH</sup> FLOOR)



## **AREA STATEMENT:**

BLDG.	UNIT TYPE	FLAT NO.	CARPET AREA ---- sqm		
			FLAT	OPEN BALC.	DRY BALC.
E	1 BHK	701, 1201, 1701	34.05	3.66	1.81
		706, 1206, 1706			
		707, 1207, 1707			
		712, 1212, 1712			
	1 BHK	708, 1208, 1708	34.41	3.66	---
		709, 1209, 1709			
		710, 1210, 1710			
		711, 1211, 1711			
	2BHK	702, 1202, 1702	49.28	3.66	---
		705, 1205, 1705			







**Site Office:** Life Republic, Survey No. 74, Marunji, Hinjawadi-Marunji-Kasarsai Road, Taluka Mulshi,  
Pune 411057, Maharashtra. INDIA. **CALL FOR MORE INFORMATION: 1800-266-6654**

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\*T&C Apply

The project has been registered via **MahaRERA registration number: P52100017116** as **ORO AVENUE Sector R9** and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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