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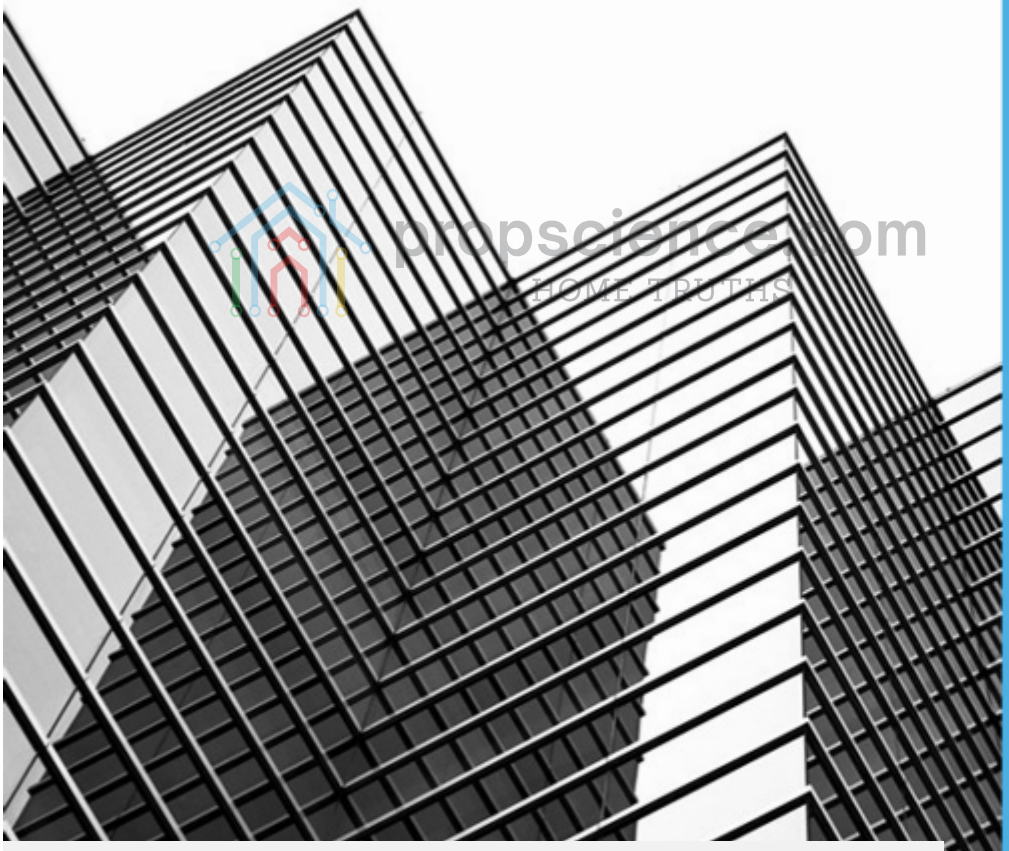
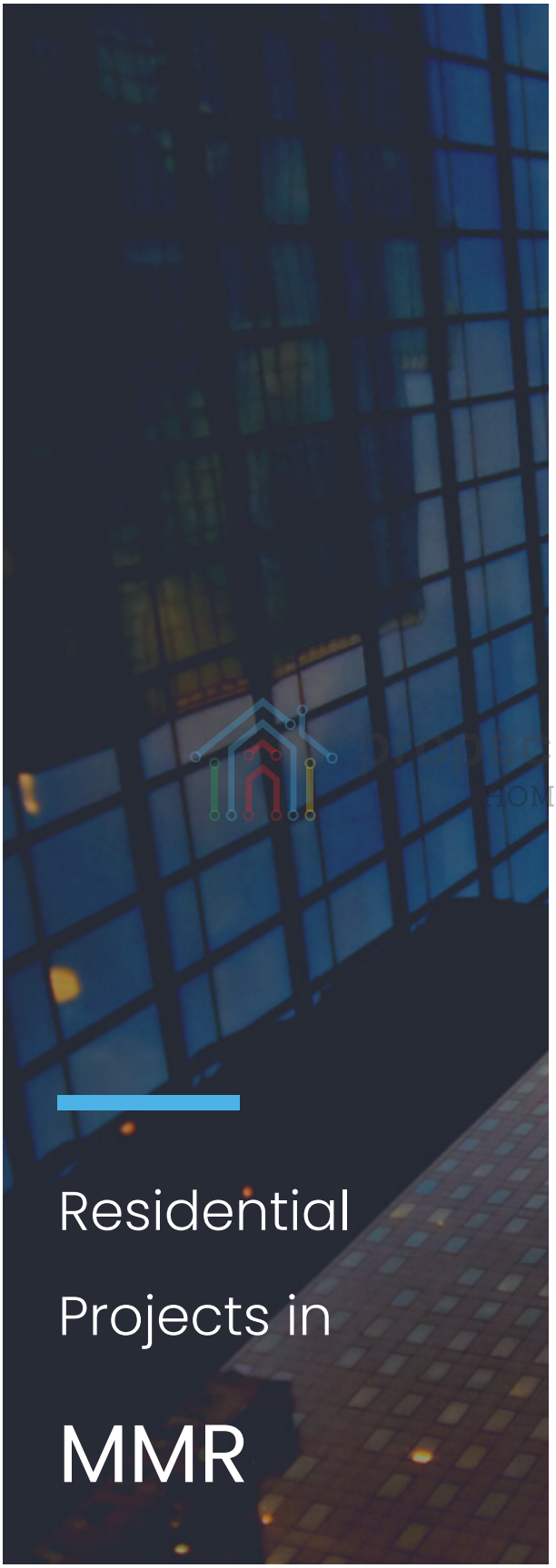
PROP REPORT



Life Republic Sector R9-ORO Avenue

MahaRERA Number : P52100017116



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 75 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Pune International Airport **29.6 Km**
- Motherson Company **600 Mtrs**
- Chinchwad Railway **12.8 Km**
- NH 48, Punvale Bazar **4.9 Km**
- Aditya Birla Memorial Hospital **9.9 Km**
- Alard Public School **2.8 Km**
- Xion Mall **6.2 Km**
- D Mart **6.3 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	14	1

LIFE REPUBLIC SECTOR R9- ORO AVENUE

BUILDER & CONSULTANTS

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Founded in the year 1991 by Mr. Aniruddha Patil, Kolte-Patilites started the real estate development business in Jalgaon with a vision to offer plotting development, row houses, and bungalows to home buyers at value pricing with an emphasis on quality. The company has been creating landmarks for over 3 decades and has developed and constructed over 50 projects including residential complexes, commercial complexes and IT Parks covering a saleable area of ~20 million square feet across Pune, Mumbai and Bengaluru. They have won "Integrated Township of the Year 2021" - IVY Estate and many more such awards.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

LIFE REPUBLIC SECTOR R9- ORO AVENUE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	30696.61 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Barbeque Pit,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone,Landscaped Gardens

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LIFE REPUBLIC SECTOR R9-ORO AVENUE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building A	3	23	8	2 BHK	184
Building B	3	12	8	2 BHK	96
Building C	3	23	8	2 BHK	184
Building D	3	23	8	2 BHK	184
Building E	3	23	8	1 BHK,2 BHK	184
First Habitable Floor				1st Floor	

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

LIFE REPUBLIC SECTOR R9-ORO AVENUE

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	551 sqft
2 BHK	551 - 577 sqft
2 BHK	551 sqft
2 BHK	551 - 577 sqft
1 BHK	366 - 370 sqft
2 BHK	530 sqft

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HOME TRUTHS

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

LIFE REPUBLIC SECTOR R9-ORO AVENUE

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 7728.78	INR 4097263	INR 4302127 to 4685372
1 BHK	INR 7732.25	INR 2831003	INR 2972553 to 3003981

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration

5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

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HOME TRUTHS

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

LIFE REPUBLIC SECTOR R9-ORO AVENUE

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to

derive from each aspect of the project.

Category	Score
Place	53
Connectivity	55
Infrastructure	44
Local Environment	100
Land & Approvals	58
Project	82
People	39
Amenities	70
Building	65
Layout	53
Interiors	73
Pricing	40
Total	**61/100**

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