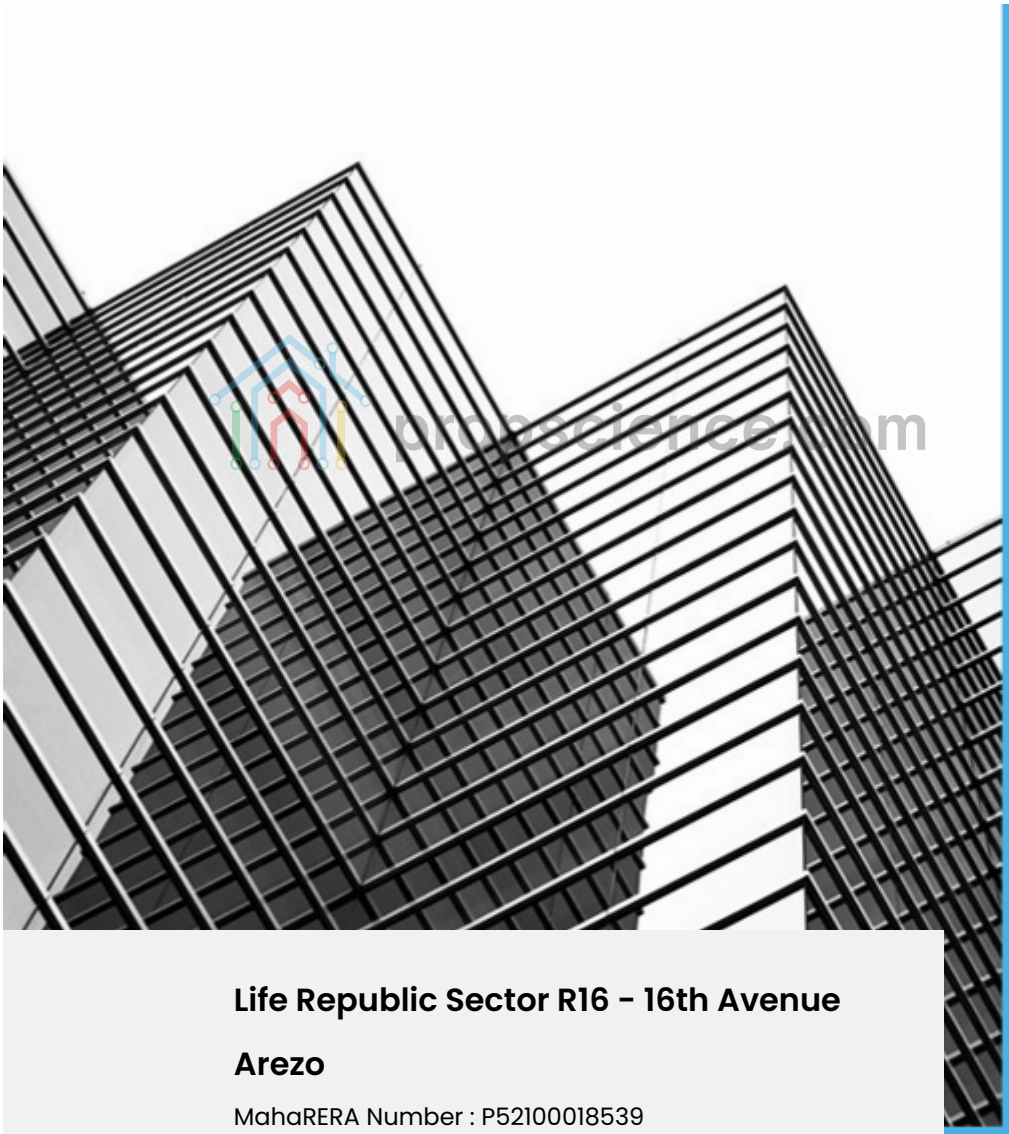
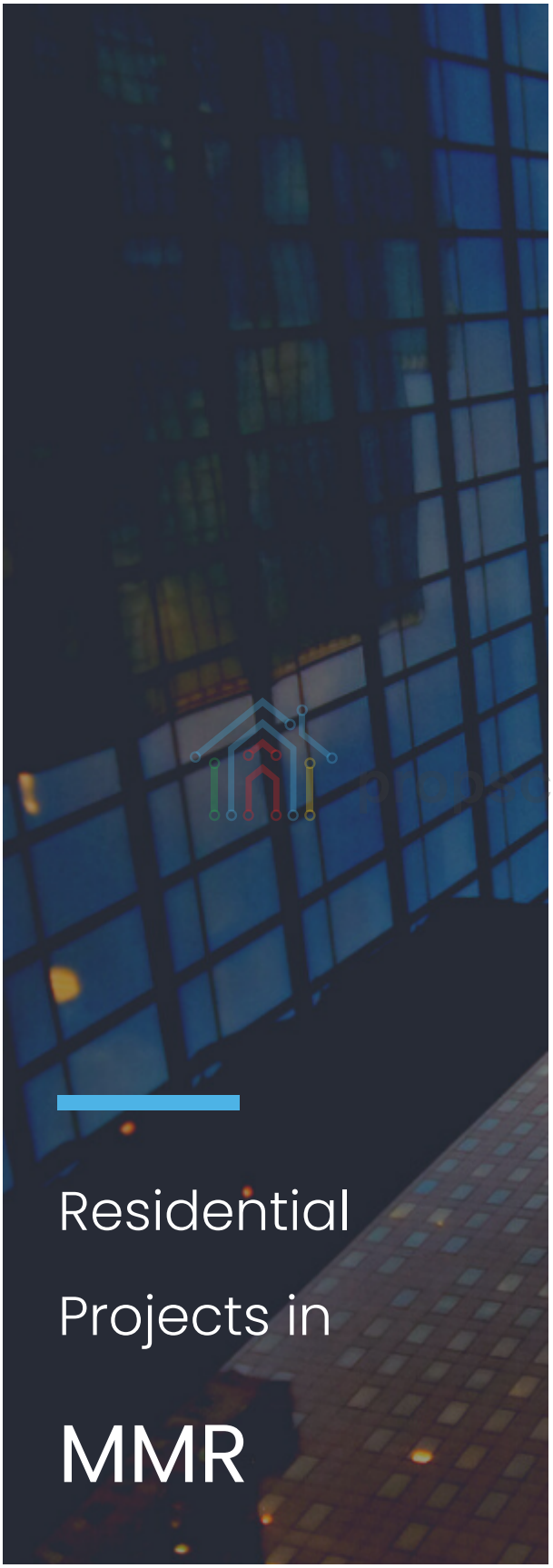
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PROP REPORT



Life Republic Sector R16 - 16th Avenue Arezo

MahaRERA Number : P52100018539



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.

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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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
October 2022	14	1

LIFE REPUBLIC SECTOR R16 - 16TH AVENUE AREZO

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 R16 - 16TH AVENUE AREZO

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	17356.3 Sqmt	2 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Kids Play Area,Kids Pool,Outdoor Gym,Indoor Games Area
Leisure	Yoga Room / Zone,Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Herb Garden,Solar Pannel

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LIFE REPUBLIC SECTOR R16 - 16TH AVENUE AREZO

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	23	8	2 BHK	184
Building C	3	23	8	2 BHK	184

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,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

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LIFE REPUBLIC SECTOR R16 - 16TH AVENUE AREZO

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	620 - 628 sqft
2 BHK	620 - 628 sqft

2 BHK	620 - 628 sqft

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

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LIFE REPUBLIC SECTOR R16 - 16TH AVENUE AREZO

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 7722.28	INR 4790672	INR 5030206 to 5094807

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	NA	NA

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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

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	628	NA	INR 4872534	INR 7758.81
December 2022	620	NA	INR 4723884	INR 7619.17
December 2022	620	NA	INR 4684926	INR 7556.33
October 2022	620	NA	INR 4712106	INR 7600.17
August 2022	624	NA	INR 4464811	INR 7155.15
July 2022	624	NA	INR 4647011	INR 7447.13
July 2022	620	NA	INR 4621506	INR 7454.04
June 2022	624	NA	INR 4510361	INR 7228.14
May 2022	628	NA	INR 4479514	INR 7132.98
April 2022	624	NA	INR 4373711	INR 7009.15

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April 2022	624	NA	INR 4546801	INR 7286.54
March 2022	624	NA	INR 4373711	INR 7009.15
March 2022	620	NA	INR 4349706	INR 7015.65
February 2022	620	NA	INR 4376886	INR 7059.49
December 2021	620	NA	INR 4304406	INR 6942.59
November 2021	620	NA	INR 4323432	INR 6973.28
October 2021	620	NA	INR 4168506	INR 6723.4
August 2021	620	NA	INR 4123206	INR 6650.33
August 2021	624	NA	INR 4282611	INR 6863.16
August 2021	620	NA	INR 4168506	INR 6723.4

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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	77
People	39
Amenities	64
Building	65
Layout	53

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Interiors	73
Pricing	40
Total	**60/100**

LIFE REPUBLIC SECTOR R16 - 16TH AVENUE AREZO

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