

Project Review

Life Republic Sector R22

22nd Avenue Atmos Phase II · Jambe, Pune
MahaRERA P52100056082 · Kolte-Patil Developers Ltd
Filing observed 11 October 2026

Worth shortlisting, with conditions before payment. Start with A1403 for a compact 2BHK, or A1201/A1701 if you need three bedrooms. These give useful room layouts above the parking levels without choosing the top floor. The shared township facilities are an attraction, but the lender position, later legal disputes and unfinished services need written answers.

1 / First 2BHK to inspect: A1403

Floor 14 · 669 sqft / 62.15 sqm RERA carpet. Living room and bedrooms face roughly north towards the shared garden above parking. The entrance faces east when looking out. This suits a smaller household seeking less west-facing living-room exposure. Bedrooms are 3.05 m wide: check bed and wardrobe clearance. The kitchen opens to an internal open-to-sky court. Towers limit the outlook. [3]

One condition changes the buying decision: the March 2025 accountant's certificate lists A1403 as sold/allotted; the latest register lists it as unsold. Get the earlier cancellation documents and confirmation that no previous buyer retains rights before paying for it. [1, 2]

Closest filed references	Agreement value	Why useful
LRR22A1402 · sold	Rs 65.86 lakh Rs 65,85,960	Same floor; north-facing 2BHK, same area.
LRR22A1503 · sold	Rs 66.91 lakh Rs 66,91,460	Same position, one floor higher; same area.

2 / First 3BHKs: A1201, then A1701

Floors 12 and 17 · 906 sqft / 84.19 sqm each · filed unsold. Both have north-facing living rooms, east-facing entrances and a 3.95 × 3.65 m west-facing master bedroom. Choose A1201 if its total quote is lower, or A1701 for a higher floor. The larger master bedroom helps furniture fit, but receives west sun. Openings on two sides do not guarantee a breeze or clear long view. [1, 3]

Same-position references	Agreement value	Area / floor
LRR22A1101 · sold	Rs 84.54 lakh Rs 84,53,629	84.19 sqm · floor 11
LRR22A1801 · sold	Rs 89.01 lakh Rs 89,01,450	84.19 sqm · floor 18

How to use all prices in this report. These are filed agreement values from the register observed on 11 October 2026, not current offers or all-in budgets. No agreement or registration dates are supplied. “Sold” and “booked” are different filed statuses; sold does not itself prove a registered deed. RERA carpet is internal floor area including internal walls, excluding balconies; sqft are rounded. All units have wing “NA”; the letter in each ID identifies the building. Filed unsold does not establish live availability. [1]

Alternatives for a different priority

3 / F2004: compare for more 2BHK space per rupee

Floor 20 · 697 sqft / 64.71 sqm · filed unsold. This north-west corner has west-facing living space and an east-facing entrance. It is about 28 sqft larger than A1403, while the nearby filed deals below have similar totals. Prefer it only if the current quote compensates for west heat, the top-floor roof exposure and F's less advanced construction. Ask what roof tanks or machinery sit above the flat and for roof waterproofing and insulation details. [1, 3]

Same-position references	Agreement value	Comparison limit
LRR22F1904 · sold	Rs 66.06 lakh Rs 66,05,585	64.71 sqm; floor 19, below the top floor.
LRR22F1804 · sold	Rs 64.56 lakh Rs 64,55,849	64.71 sqm; floor 18.

4 / G1501: a larger 3BHK if west light suits you

Floor 15 · 934 sqft / 86.76 sqm · filed unsold. The living room faces west towards the podium; the corner master bedroom also opens south. The entrance faces east. It gives about 28 sqft more carpet than A1201, but stronger afternoon sun in the living room and tower A to the south. G1801 is the same-area fallback if available; there is no evidence-based floor premium to assume. [1, 3]

Same-position references	Agreement value	Comparison limit
LRR22G1601 · booked	Rs 93.24 lakh Rs 93,23,905	86.76 sqm; nearby floor, booked status.
LRR22G1101 · sold	Rs 90.83 lakh Rs 90,83,357	86.76 sqm; four floors below G1501.

5 / F0607: for morning-facing rooms and three bedrooms

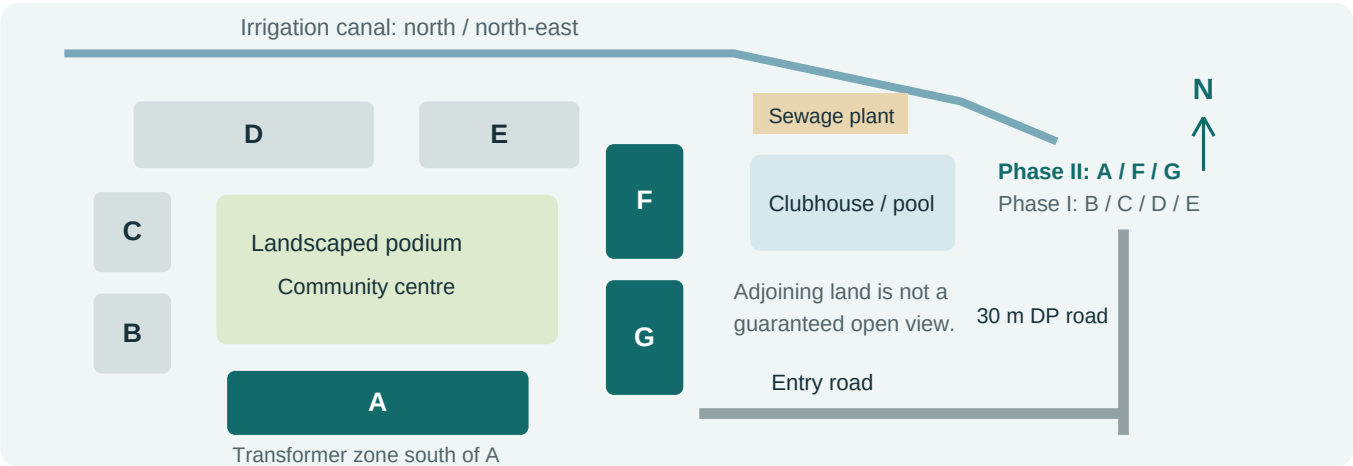
Floor 6 · 945 sqft / 87.75 sqm · filed unsold. The refuge-floor drawing shows three bedrooms, including a master bedroom, and east-facing living space. Its entrance faces west. It is beside a shared refuge area used for emergency safety, not a private terrace. Check whether people in the refuge area can see into the rooms; privacy measures must preserve emergency access. F is less advanced than A and G. This is a special layout, not a larger version of the usual F 2BHK. [1, 3]

Same special layout	Agreement value	Comparison limit
LRR22F1107 · booked	Rs 92.08 lakh Rs 92,07,915	87.75 sqm; refuge floor 11.
LRR22F1607 · booked	Rs 93.45 lakh Rs 93,44,721	87.75 sqm; refuge floor 16.

There is no sold-status comparison for this special F layout in the register. Do not use ordinary F 2BHK prices to value it. For entrance-direction preferences, the first four choices already offer east-facing entrances; that does not mean east-facing living rooms. These approximate directions come from the plans, not a site compass check.

The home sits inside a much larger shared sector

Phase II has **483 flats in A, F and G**, with 8,198.27 sqm of allocated land. Plans show A with 22 residential floors, F with 20 and G with 21, above differing parking levels. The whole R22 layout has **1,103 homes plus 15 shops**, including separately registered Phase I (B, C, D and E). Judge the shared amenities against that larger population. [3, 4]



Schematic, not to scale. Approximate orientation; positions from layout sheet 1. [3]

Shared space. The 36,044.75 sqm sector includes 3,952.60 sqm of declared recreational open space, about 11%. This includes the clubhouse/pool zone, not just lawn. Plans also show a central landscaped podium above parking and a community centre; the clubhouse includes gym, badminton and multipurpose space. Obtain Phase II’s amenity rights and share of running costs. [3, 4]

Everyday checks. The declaration assigns Phase II 483 car and 483 scooter spaces; only 14 visitor car spaces serve the sector. A count does not allocate a bay to your flat. Each tower shows four lifts; this alone cannot predict waiting time. Check your bay size, the step-free route from parking to the flat and the pedestrian route to the clubhouse. Low floors sit closer to parking decks, driveways and shared activity; inspect their actual sightlines before accepting a discount. [3, 4]

A is further along, but none is shown ready to occupy

At 30 June 2026	A	F	G
Structural slabs completed	100%	57%	91%
Internal walls / finishes / doors / windows	28%	6%	11%

The same architect’s certificate shows roads, water supply, fire systems and landscaping at 0%; sewerage at 38%, storm drains 40%, electrical facilities 33% and community buildings 10%. A’s lead does not establish an earlier handover: shared services and approvals still matter. The filed completion date is **30 April 2029**, revised from 31 December 2028; it is not a flat-specific possession promise. [5]

Send: “What possession date and delay remedy will my agreement state? When will water, sewage treatment, fire systems, lifts, roads, clubhouse and pool be usable? Please give dated milestones and explain which depend on another phase.”

Water-storage calculations refer to the township treatment plant, but do not establish a reliable drinking-water supply. Ask for its source, daily allocation, test reports, tanker backup/cost and power backup inside flats. Inspect the canal/drainage route, sewage plant near F and transformer zone south of A; their presence alone does not prove flooding, smell or noise.

Clear these three issues before paying

1 / The lender's confirmation must cover your exact flat

The March 2024 title report records a **Rs 125 crore Bajaj Housing Finance loan facility**. Its mortgage description covers part of Sector R22 Phase I, identified B/C/D/E flats and payments due from their buyers. The builder's Form B describes the loan as a burden on project land more broadly. These papers do not settle whether your A, F or G flat is covered today. If the builder does not repay, the lender could claim the property used as security to recover its money. A blank mortgage field in the inventory is not protection. [6]

Send: "For my exact tower, floor and flat, please supply the current mortgage documents and property list. Obtain the lender's written confirmation that my flat is outside its claim, or its permission to sell with binding conditions stating the payment needed and when its claim over my flat will be removed."

Have your lawyer check that the lender's letter and your agreement describe the same flat, land rights and payment route. A general builder assurance or a letter merely saying "no objection" may not explain how the lender's claim will be removed.

2 / A civil dispute and a later complaint need their papers

Civil case 1226 of 2024 before the Civil Judge Junior Division, Pune is filed as ongoing and awaiting a decision. The entry declares no temporary court order restricting activities, but does not explain the claim, parties or affected property. We cannot tell whether a sale, construction or land rights could be affected. The title report's earlier "no suits" statement is dated 8 March 2024. [6, 7]

Complaint **SM12600083, filed 23 January 2026**, is against the former township company. The record points to an order called "Case No SM12600083.pdf", but that PDF is not supplied. Its subject and outcome remain unknown; this does not mean no order exists. [7]

Send: "Please give the claim and application papers, parties, property details and latest orders for case 1226/2024, and the complaint and referenced order for SM12600083. Explain what each claimant asks the court or authority to do and whether any current order limits sale or construction of my flat."

3 / Land rights and the company signing your agreement

The title report covers a larger 67,133 sqm property held partly by named Patil and Kolte owners and partly by the developer. It relies on development agreements from 2006 and 2010 and a later developer land purchase. This is wider than Phase II's allocated land. The current filing names **Kolte-Patil Developers Ltd**. The latest accountant's certificate records a merger order dated 7 October 2025, effective from 1 April 2024. The order itself is not supplied. [6, 8]

The declaration promises a **perpetual lease of sector land**: continuing land-use rights, different from outright ownership. The land lease and ownership of common amenities go to the larger project's residents' bodies. The three-month deadline starts only after all phases, later phases and amenities have completion/occupation certificates and all residents' associations are formed. The building structure has a separate transfer deadline: three months after its occupation certificate (permission to occupy), subject to payment and other conditions. [9]

Send: "Give my lawyer the current land-rights papers, merger order and authority of the seller to sign. Show who will own the building and hold the land lease, the lease rent and use/transfer conditions, and when each transfer happens. What access, amenity and maintenance rights will my agreement protect while later phases remain unfinished?"

Get the money, permissions and contract in writing

Money still needed to finish the project

At 30 June 2026, the chartered accountant (CA) shows **Rs 292.04 crore total estimated cost**, Rs 135.83 crore incurred and Rs 156.21 crore remaining. The engineer's narrower construction estimate is Rs 213.28 crore, with Rs 72.74 crore incurred. These are different cost scopes. Actual funding reported comprises Rs 57.97 crore of secured borrowing and Rs 77.86 crore of customer receipts used for the project. These figures rely on builder-provided records without an audit. [8]

The CA says the **finance-cost revision requested on 9 December 2025 was still pending**. If refused, any excess money withdrawn from the project account must be put back. **Send:** "Give the decision, latest CA certificate and proof that any required money was put back. How will you fund this and the remaining work?" [8]

Check the approved plan for your exact flat

The PMRDA-stamped drawings refer to conditions in an Annexure A that is not supplied. The portal lists 24 floors for each tower, while the drawings show 22/20/21 residential floors plus parking levels. Two inventory rows are grouped under different buildings: F0105 under A, and G0105 under F. Match the flat ID, floor, carpet area and plan in the agreement; do not rely on a sales brochure. [1, 3]

A further **7,532.10 sqm is allocated to a "subsequent phase"**. This is land area, not a confirmed building size or location. Do not treat vacant land east of F/G as a protected view. **Send:** "Supply the current approved layout and floor plan, permission letter and Annexure A and proof its conditions are met. Mark the later-phase land, proposed height, access and service sharing. Explain and resolve the different floor and unit entries for my flat." [3, 4]

The disclosed contract terms can cost you money

The April 2024 declaration quotes selected clauses, not the full sale agreement. If you miss three instalments and do not correct this within 15 days of written notice, the builder may cancel and deduct **10% of the total agreement price**, plus specified interest, taxes, stamp/registration charges, brokerage and buyer-loan amounts. The stated 30-day refund is subject to a registered cancellation deed, with no refund interest. [9]

Final carpet area may change by up to 3%, with the price adjusted at the agreed per-sqm rate; a reduction refund is due within 45 days with prescribed interest. A five-year clause covers structural, workmanship, quality and service defects. Delay excuses include government or court orders affecting development. **Send:** "Give the full current agreement, amount due now, later milestones, cancellation deductions, delay remedy and exceptions. Explain changes from the filed clauses." [9]

Ask for comparable quotes: "Confirm availability and give each shortlisted flat's agreement amount and total including taxes, stamp duty, registration, parking, club charges, deposits and advance maintenance. State monthly maintenance and coverage." Compare the same inclusions with the filed references; these do not establish a market range or fixed floor premium. For A1403, also require the earlier-buyer cancellation papers (page 1).

Source key. "Doc" means filing document ordinal. [1] sold_unsold.json, observed 11 Oct 2026. [2] doc49 p4; doc11 pp13–14. [3] PMRDA sheets 1–57, docs51–108; earlier docs15–42. [4] declarations docs2–4,8. [5] architect doc10, 30 Jun 2026; header/extensions. [6] title doc14, 8 Mar 2024, pp2–9,21–22; Form B doc13. [7] litigation/complaint records. [8] CA doc11, 30 Jun 2026, pp1–3,15–16; engineer doc12; finance/escrow. [9] legal declaration doc1, 3 Apr 2024, pp1–3.

The June CA's 442 sold/allotted and 41 unsold rows were not merged with the register's 443 sold/booked and 40 unsold rows. The old FY2024–25 Q2 default flag is now inactive. Filing review only; no site inspection or current builder quote.