



Chiku AND his

HOME AT

LIFE ●●●●
MAXIMA





CHIKU IS VERY HAPPY AND ALWAYS KEEPS TALKING

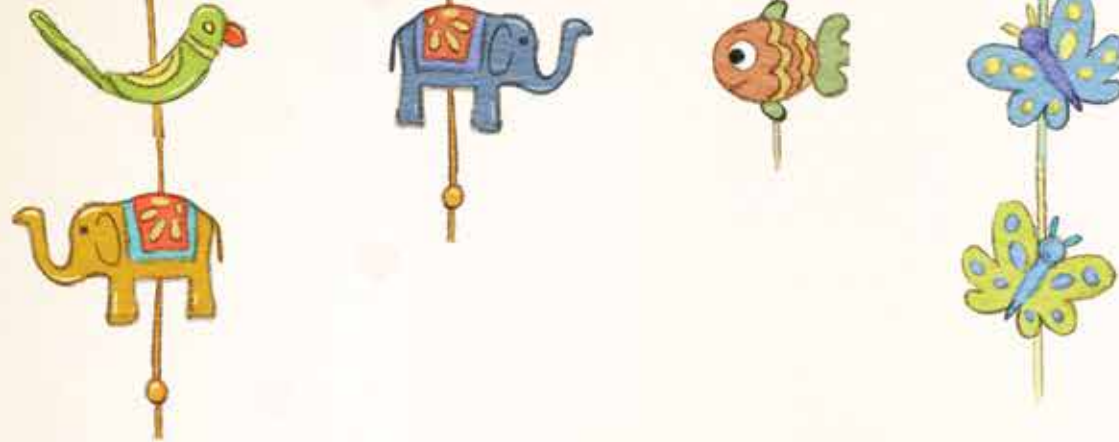
Maths class, assembly or even when he's walking.

His teacher is curious about this non-stop talk,
And asks him to share his stories with the flock.

A delighted Chiku faces his friends, ★
To start with a story where happiness has no end.







It's my home in the midst of greens,

🐦 WHERE BIRDS KEEP CHIRPING ★ 🏠 AND THE BREEZE IS SERENE. ☀️

As dad runs around and gives me a piggyback ride,
Max wags his tail whenever I fail to hide.



🌀 • Location: Kirkatwadi • Configuration: 1, 2, 2.5 BHK Homes • Area: 17 acres • Number of homes: 1500+ 🌀

His friends seem excited as Chiku tells them a story, ★
Of how the king lost his beard, yet the theatre clapped in glory.
Painting and dancing keeps all of them busy,
Now performing on the stage seems very easy.

THE YOGA WAALE RAJORA IS ALWAYS ~ HAPPY AND FIT, *

As the kids sit around and listen to his stories super hit.



• Amphitheatre • Jogging track • Senior citizens' area • Walking trail

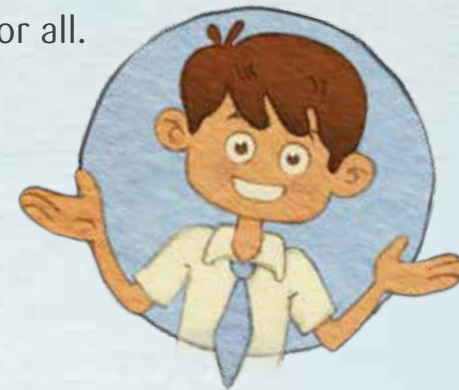
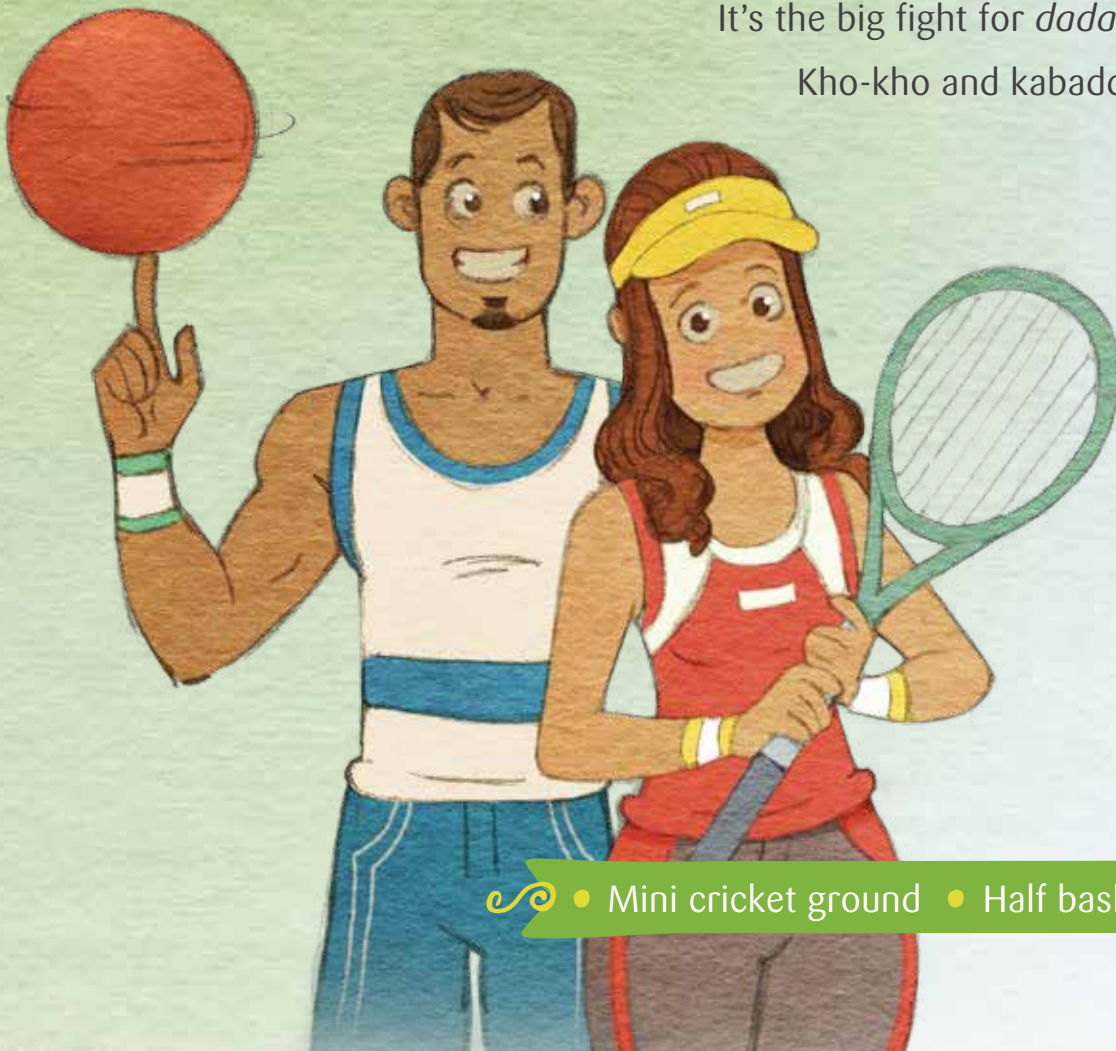


BACCHA PARTY VERSUS AAJOBA IS THE SPECIAL CRICKET MATCH,

Kids are the winners as *ajji* takes the catch.

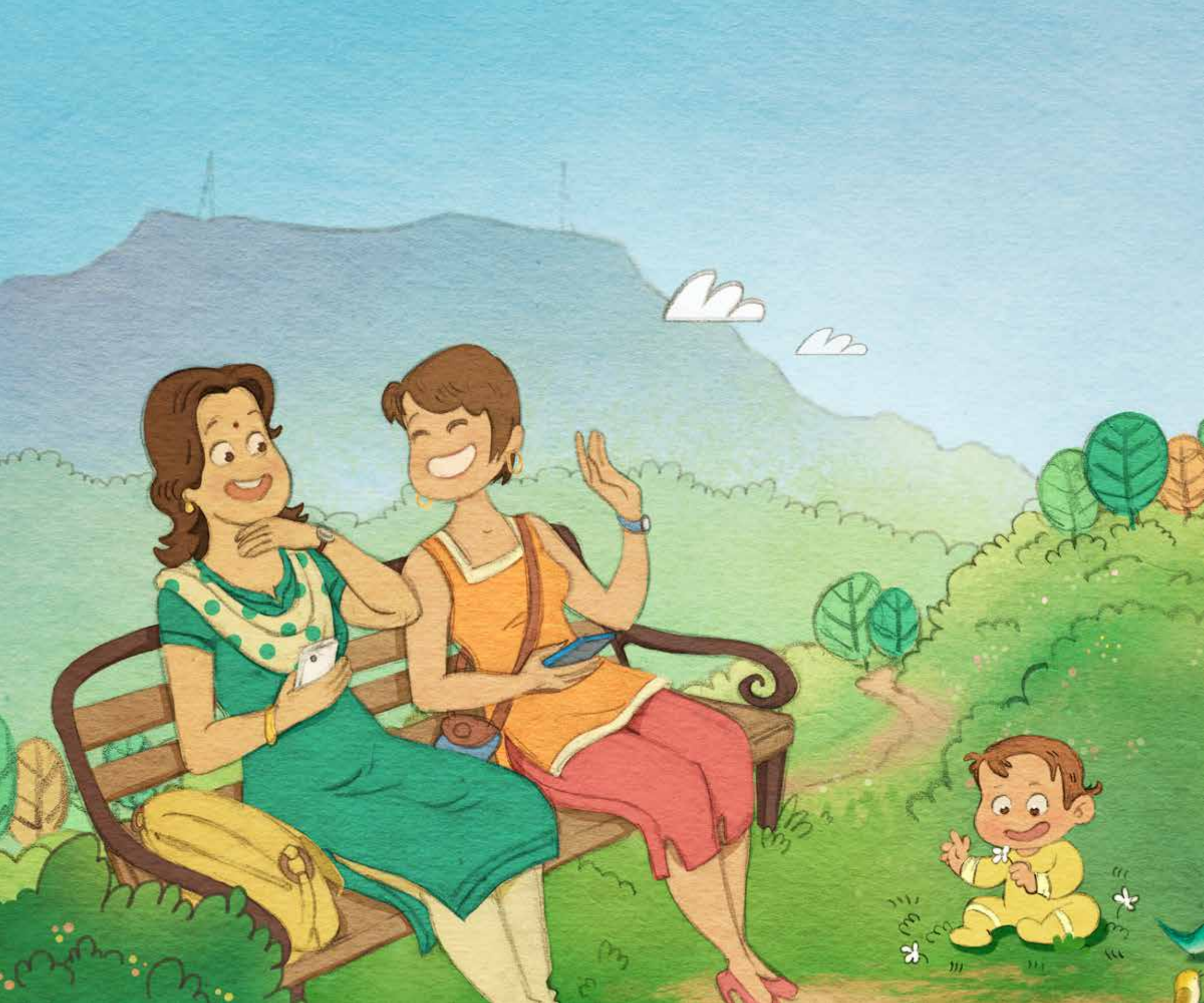
It's the big fight for *dadas* as they play basketball,

Kho-kho and kabaddi make it fun for all.



• Mini cricket ground • Half basketball court • Multi-activity area







* WHILE GOLU KEEPS THROWING MUD AT EVERYONE IN THE PARK,*

Langdi players get scared as Max begins to bark.
While Chiku plays hide-and-seek as mumma looks away,
Fighting over mangoes makes even the trees run away.



CLIMBING ON THE ROOFTOP AND * JUMPING INTO THE POOL,

The madness is awesome and water super cool.

Mumma asks dad to stay fit and exercise,



Dad acts lazy and grows in his waist size.



• Fitness zone • Rooftop swimming pool





WHETHER IT'S A BIRTHDAY ▶ OR BAPPA COMING HOME,

It's a one big family that celebrates all along.

From biryani party and pizza to *puranachi poli* 🌞

Maximum celebrations, whether it's New Year, Diwali or Holi

The teacher seemed dazed as Chiku went on,

His home took her back to the childhood of her own.

• Club house • Party lawn





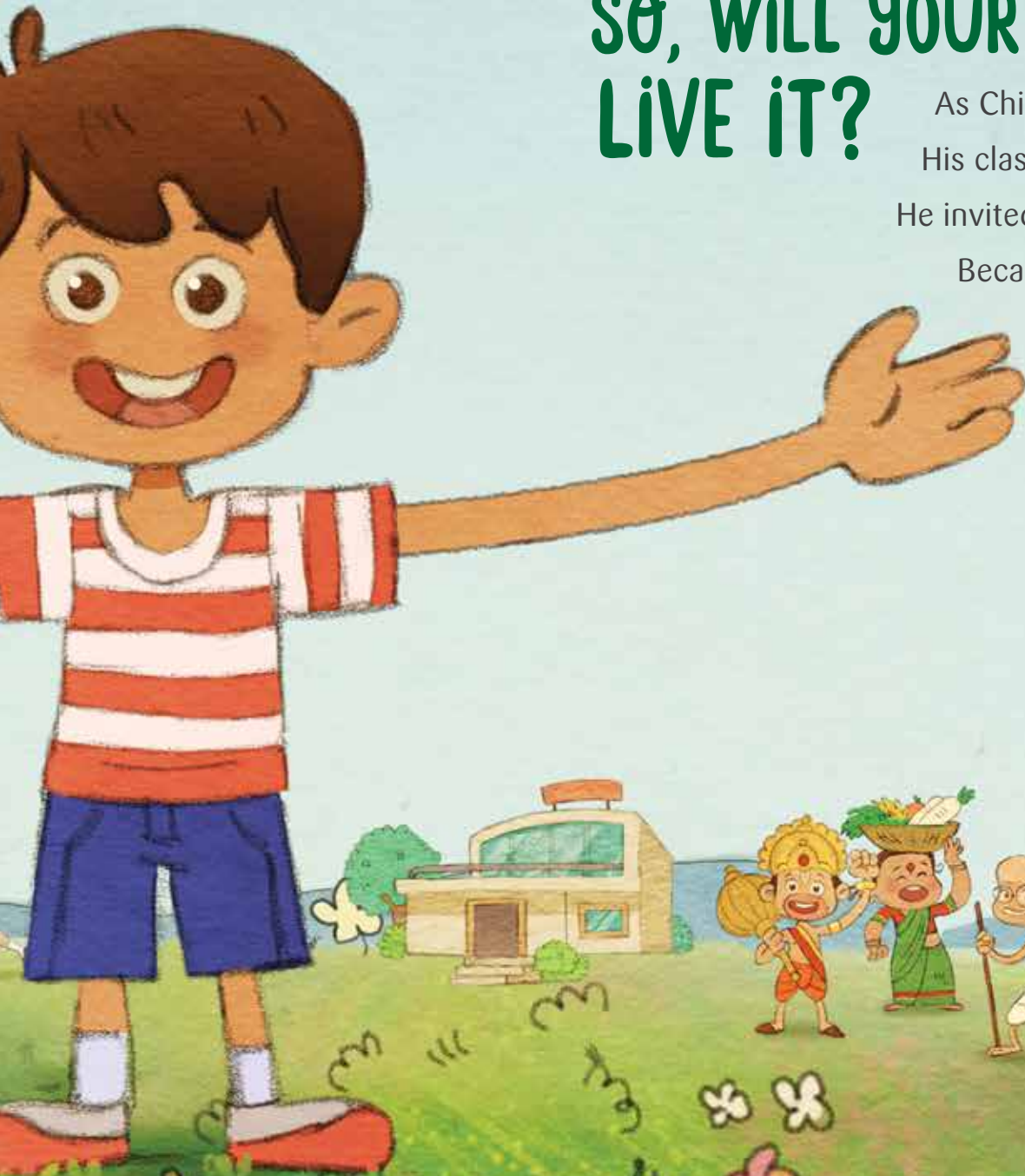
EVERY DAY IS AWESOME WHEN 
LIFE GIVES YOU MAXIMUM

LIFE 
MAXIMA



SO, WILL YOUR CHILD LISTEN TO THIS STORY OR LIVE IT?

As Chiku finished his stories of the wonderland,
His classmates clapped as Chiku raised his hands.
He invited them home for a party that'll be awesome,
Because over there, fun is always maximum!



ABOUT PATE DEVELOPERS



Founded in 1983, Pate Developers is a name synonymous with delivering quality homes across budgets and across the city of Pune. Having delivered more than 50 projects, over 12 lakh sq. ft. of space, Pate Developers is the reason behind the happiness of more than 3,000 families.

Ethical practices, timely possession and quality construction are the pillars on which homes by Pate Developers stand firmly. Currently, the name is associated with 27 ongoing projects across various prime locations in the city.

ABOUT FUTURE PROPERTIES

A growing name in Pune's real estate sector since 2005, Future Properties has been associated with residential projects that offer niche lifestyles to the people.

With projects across Pune, Future Properties is on the verge of delivering 2 million sq. ft. in the near future.

Life Maxima is an offering that aims to deliver the best of city living, without compromising on the benefits of a healthy, outdoor living.





CREDITS

- | | |
|-----------------------------|-------------------------------|
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| ● Interior Architect | Lovekar Design Associates |
| ● Legal Advisor | Adv. P. M. Khire |
| ● Structural Consultant | J+W Consultants |
| ● 3D Views | Atelier Graphics |
| ● Walkthrough & Scale Model | Sparrow Interactive Pvt. Ltd. |
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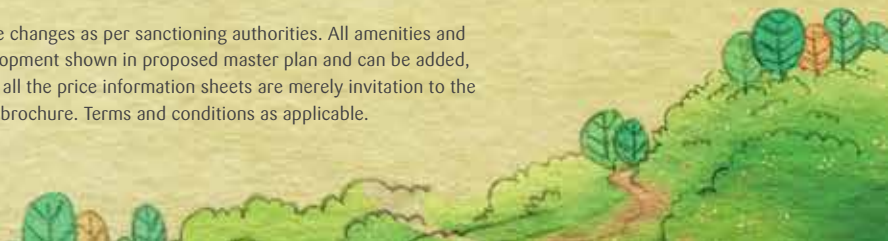
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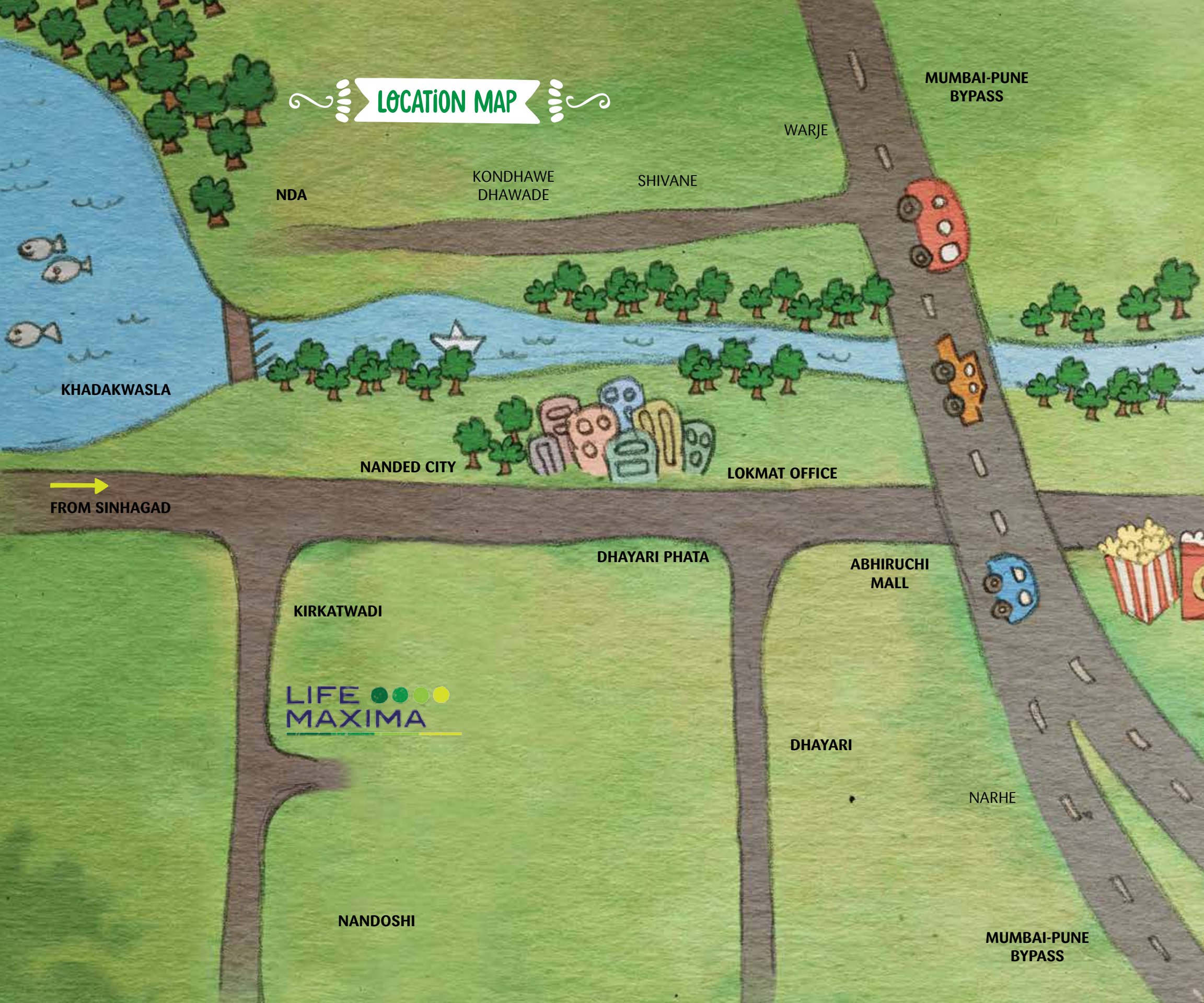
 Site Address: Sr. No. 262, 263, 269 - 276, Mouje Kirkatwadi, Tal Haveli, Pune 

Google Coordinates for Life Maxima : 18°26'13.8"N 73°47'51.1"E

Disclaimer: This brochure is a conceptual representation and need not be to scale. All plans are subject to accommodate the changes as per sanctioning authorities. All amenities and specifications are as per availability and discretion of the developer. Nature and location of all amenities are proposed development shown in proposed master plan and can be added, omitted or shifted as per the developer's discretion. All furniture items/accessories are indicative. Advertising, brochure and all the price information sheets are merely invitation to the offer. The advertising agency does not endorse or take responsibility for the claims made in the contents of the brochure. Terms and conditions as applicable.



LOCATION MAP



MUMBAI-PUNE BYPASS

WARJE

NDA

KONDHAWE DHAWADE

SHIVANE

KHADAKWASLA

FROM SINHAGAD

NANDED CITY

LOKMAT OFFICE

DHAYARI PHATA

ABHIRUCHI MALL

KIRKATWADI

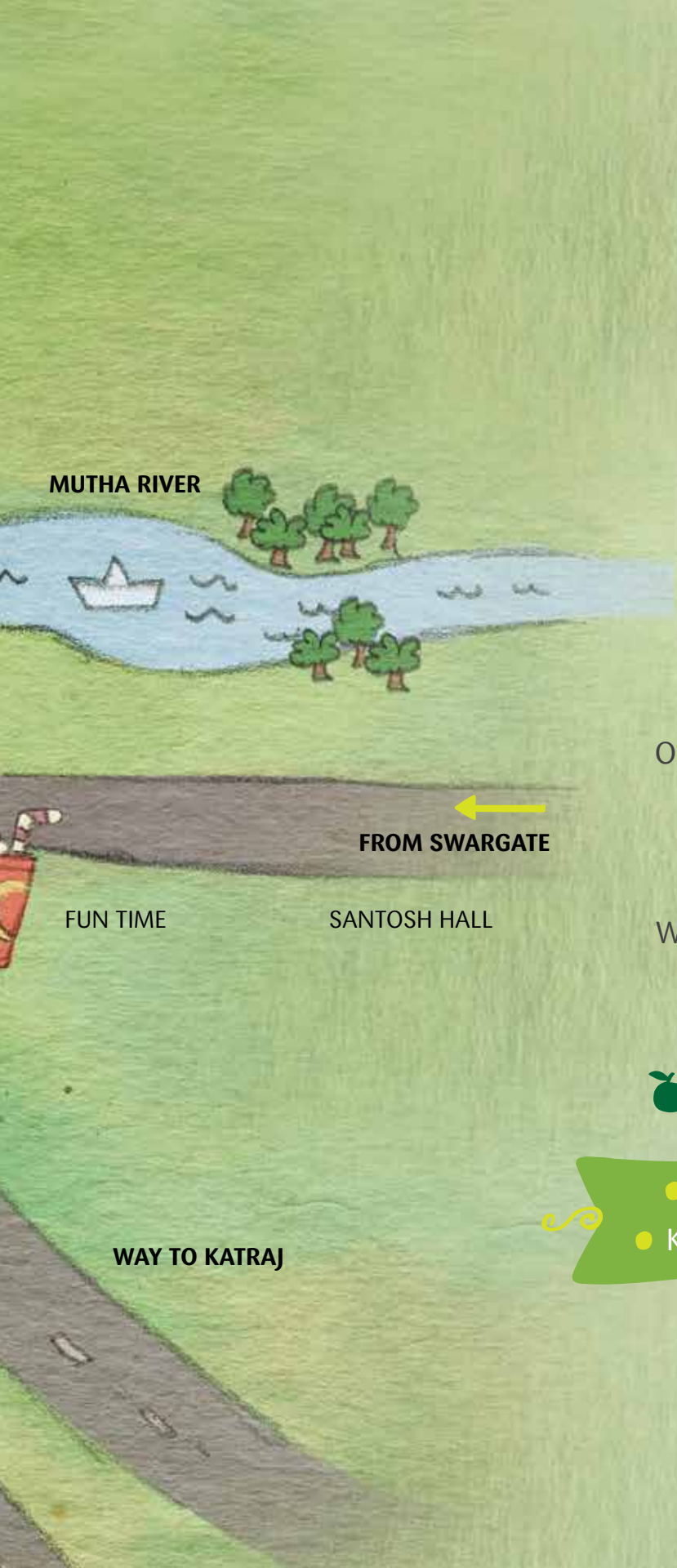
LIFE MAXIMA

DHAYARI

NARHE

NANDOSHI

MUMBAI-PUNE BYPASS



A NEIGHBOURHOOD WITH ❤️ MAXIMUM CONNECTIVITY

Kirkatwadi, located on Sinhagad Road, is a place where the best of everything is available.

On one side are the most popular weekend destinations of Pune, namely, Sinhagad, Khadakwasla, Peacock Bay and Panshet; while on the other side, all the conveniences of Pune city are on offer.

With easy access to Kothrud, Baner, Katraj, Shivane and other developed suburbs of Pune, everything from schools, colleges, corporate workspaces, hospitals and entertainment spaces, present umpteen avenues that fulfill daily needs and deliver an urban lifestyle.

- Nanded City - 3.5 km
- Abhiruchi Mall - 5 km
- Deccan - 12.2 km
- Khadakwasla - 3.2 km
- Rajaram Bridge - 8.1 km
- Swargate - 12.5 km



A1

A2

A3

B1

B2

B3

B4

C1

C2

C3

C4

C5

C6

C7

Amenity Space

1

2

3

4

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12

13

A PROJECT WITH MAXIMUM LIFESTYLE 🌿

30 amenities at Life Maxima are spread over 17 acres of space. Ensuring that the spaces promote community interaction, the project layout positions the buildings and amenities such that, they are easily accessible and create a sense of togetherness. 🐢

- 1 Grand entrance area
- 2 Mother's den
- 3 Children's play area



- 9 Clubhouse with swimming pool



- 10 Mini cricket ground



- 4 Nature trail
- 5 Amraai
- 6 Temple
- 7 Lily pond
- 8 Amphitheatre



- 11 Multi-activity area
- 12 Half basketball court
- 13 Proposed commercial complex

* FACILITIES THAT OFFER MAXIMUM CARE

In addition to the best amenities that allow a fun-filled outdoor living, certain well-thought facilities take care of the nature and evolving needs of the people. Looking after the nature and conserving its resources are the following facilities:



Vermiculture plant



Sewage water treatment & recycling plant



Recharging bore well

At the same time, the changing scenario of urban living has been taken care of by providing some value additions that deliver a comfortable lifestyle.



Rainwater harvesting



Solar water heating system in master toilet



Fire fighting system



Wi-Fi enabled clubhouse



SPECIFICATIONS

The specifications at Life Maxima have been carefully chosen to suit the urban tastes and give the home the perfect ambience for a fine living.



Flooring and Tiling

- Living room, dining and passage: Vitrified tiles - 2' x 2'
- Terrace: Anti-skid ceramic tiles
- Toilet floor: Anti-skid ceramic tiles - 1' x 1'
- Toilet Dado: Ceramic tiles up to window top
- Kitchen Dado: Designer glazed tiles up to window top
- Trimix parking
- Staircase tread and riser: Natural stone for tread
- Lobbies: Granite/Marble/Tiles



Plaster

- Ceiling Plaster: POP finish
- Internal wall: Gypsum plaster (smooth finish)
- External wall : Sand-faced double coat plaster



Windows

- Two-track aluminum windows with two shutters
- Granite window sill on one side



RCC

- Conventional RCC framed structure



Lift

- Kone or equivalent make with generator/battery backup



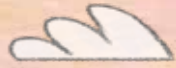
Brickwork

- 6" thick AAC block work



Bathrooms

- Hot-cold mixer unit in toilet
- Floor mounted commode in all toilets
- Provision for exhaust fan
- Provision for boiler in master bedroom's toilet
- Wash basin in passage



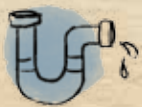
Painting

- Oil bound distemper for internal walls
- Oil paint for grills
- Semi acrylic paint for external walls



Electrification

- Concealed wiring
- 3.5 light points in each room
- TV point in living room and master bedroom
- Telephone point in living room
- 15 Amp point in kitchen and dry balcony



Plumbing

- Concealed plumbing
- Jaquar or equivalent make CP fittings in bathrooms, toilets and kitchen



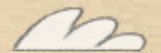
Doors

- Main door: Laminated flush door
- Toilet door: Both side painted flush door
- Bedroom doors: Both side painted flush doors
- Toilet door frame: RCC
- Door frames: RCC
- Door fittings: Good quality fittings



Kitchen

- Granite top platform: Wall to wall
- Stainless steel sink
- Glazed tiles Dado up to window top
- Provision for exhaust fan
- Attached dry balcony with provision for washing machine tab



Railings

- MS railing for all attached terraces, dry balcony and staircases



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THE PROJECT OFFERS

amenities for every age group
and ensures that every
family member lives
the outdoor life.



◀ THE BEST OUTDOORS FOR MAXIMUM LIVING

At Life Maxima, the promise is to reintroduce the joy of outdoor living.


Every age group has something to look forward to at Life Maxima. Age-specific outdoor amenities make life, exciting and fulfilling.

At the same time, the entire family can have a picnic right outside the home whenever they want, without having to wait for long weekends or holidays.


- Landscaped clubhouse
- Swimming pool on clubhouse terrace
- Night garden with fragrant shrubs
- Party lawn area
- Children's play area
- Climbing wall
- Multi-activity zone
- Toddlers' play zone
- Senior citizens' area
- Jogging track cum nature trail
- Amphitheatre
- Outdoor yoga space
- Play equipment for kids
- Temple with lily pond
- Designer entrance lobby
- Fully-equipped gymnasium
- Table Tennis room
- Projector/TV room
- Mini cricket ground
- Half basketball court
- Multipurpose synthetic court
- Card/Carom room
- Washrooms in common areas
- Mother's den
- Hammock garden
- *Aamrai*



*THE ADDRESS OF MAXIMUM OPPORTUNITIES

Welcome to Life Maxima, a residential project of 1, 2 and 2.5 BHK Homes at Kirkatwadi where the best outdoors and  even better indoors await you.

While the homes promise a fine indoor living experience, a huge 17 acre expanse with more than 1500 homes at the project, brings with it maximum opportunities to explore liveliness.

Life Maxima promises to take you into a world where you get maximum out of every moment in life. 



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MAXIMUM LIFE IN EVERY MOMENT

Living in the city brings many restrictions with it. The outdoors rarely provide the spaces that are needed by different members of a family, especially the kids. They crave for playgrounds and open spaces, where they can run and enjoy without worrying about traffic.

While senior citizens seek recreational spaces, the family desires avenues right outside the home where they can enjoy the outdoor life, together.

It's time to live a restriction-free life where maximum happiness awaits every member of the family. It's time to live maximum in every moment.

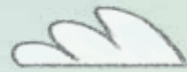
Pate Developers and Future Properties invite you to own the outdoor life. Here, embrace maximum joy of outdoors and indoors, in addition to the benefits of city life.


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EVERY DAY IS AWESOME WHEN ✿
✿ LIFE GIVES YOU MAXIMUM





MAXiMUM Life

MAXIMUM LIFESTYLE

LIFE ●●●●
MAXIMA

1, 2 & 2.5 BHK HOMES
AT KIRKATWADI, PUNE