

SO MUCH MORE

QRI@US

P H A S E 2

2 & 3 BHK Homes

**MORE** SPACE  
FEATURES  
GREENERY  
AMENITIES  
COMMUNITY  
**LIFE**

DREAM  
UPGRADE  
BREATHE  
EXPERIENCE  
SOCIALISE  
**LIVE** **MORE**

We all want a little extra from life, don't we?  
A little more space to unwind, a little more  
time to breathe, a little more joy in the  
everyday.

And when your home gives you those moments  
effortlessly, life just feels better.

**THAT FEELING, THE ONE  
YOU'VE BEEN CRAVING, STARTS RIGHT HERE!**

WITH SO MUCH  
**MORE**  
TO RELAX...TO BREATHE...TO LIVE...

**MORE  
TIME FOR  
FAMILY  
AND  
SELF!**

Live closer to work or just work from home. With bigger spaces and thoughtful amenities, there's finally time to unwind, connect, and just be.



**MORE  
FREEDOM  
TO BE  
WHO YOU  
WANT  
TO BE!**

Surround yourself with an inclusive community of open-minded people. It's a place that lets you explore, grow, and feel completely at ease in your own skin.





**MORE  
EXPERIENCES  
THAT  
MAKE EVERY  
MOMENT  
COUNT!**

*From lively adventures to cozy corners, everyday life feels a little more special. Even a simple breath of fresh air becomes a rewarding experience!*



**MORE  
OPPORTUNITIES  
THAT  
KEEP YOU  
EXCITED FOR  
TOMORROW!**

*Meet new people, watch the community grow, and enjoy the perks of living in a well-connected, ever-evolving townships. There's always something new around the corner.*





## MORE ABOUT THE MAKE

PROJECT HIGHLIGHTS  
MASTER PLAN  
LANDSCAPE DESIGN  
ARCHITECTURAL UPGS



## MORE ABOUT THE HOME

PRODUCT OFFERINGS  
DESIGN FEATURES  
PLANS & LAYOUTS  
SPECIFICATIONS

## MORE ABOUT THE AMENITIES

THE G CLUB  
AQUATIC DELIGHTS  
NATURAL ESCAPES  
AGILITY ZONE  
TINY TREASURES  
RECREATIONAL AMENITIES  
ACTIVITY ZONES



## MORE ABOUT THE TOWNSHIP

TOWNSHIP DELIGHTS  
INFRASTRUCTURE  
ACCESS & CONNECTIVITY  
COMMUNITY





MORE  
ABOUT  
THE

**MAKE**



## **QRIOUS GIVES YOU A WARM WELCOME**

A lush residential arrival invites you to a world where thoughtful design meets natural beauty.

Separate entryways for residents and retail ensure a harmonious flow.

The gentle contours of the land guide you smoothly to various parking levels.

Similarly, the co-ventured garden ensures safe play areas for children.

ORIGUS GIVES YOU  
A WARM WELCOME

## WHERE EVERY SPACE IS AN INDULGENCE

Surrounded by a 5-staged building  
layout, an expansive 4.3 acres  
amenity area introduces you to  
54 amenities including a serene  
swimming pool and a grand clubhouse

The landscaped podium also creates  
a striking architectural design which  
makes for an impressive look.





WHERE EVERY SPACE IS AN  
INDULGENCE

## FROM BOTTOM TO THE TOP

Situated ~119M above the ground, the  
terrace offers an uninterrupted view of  
the main road and the podium.

The rooftop also boasts sleek  
amenities, increasing the joy of  
indulgence across all levels.

Its overlapping buildings also ensure  
the feeling of skyward openness.

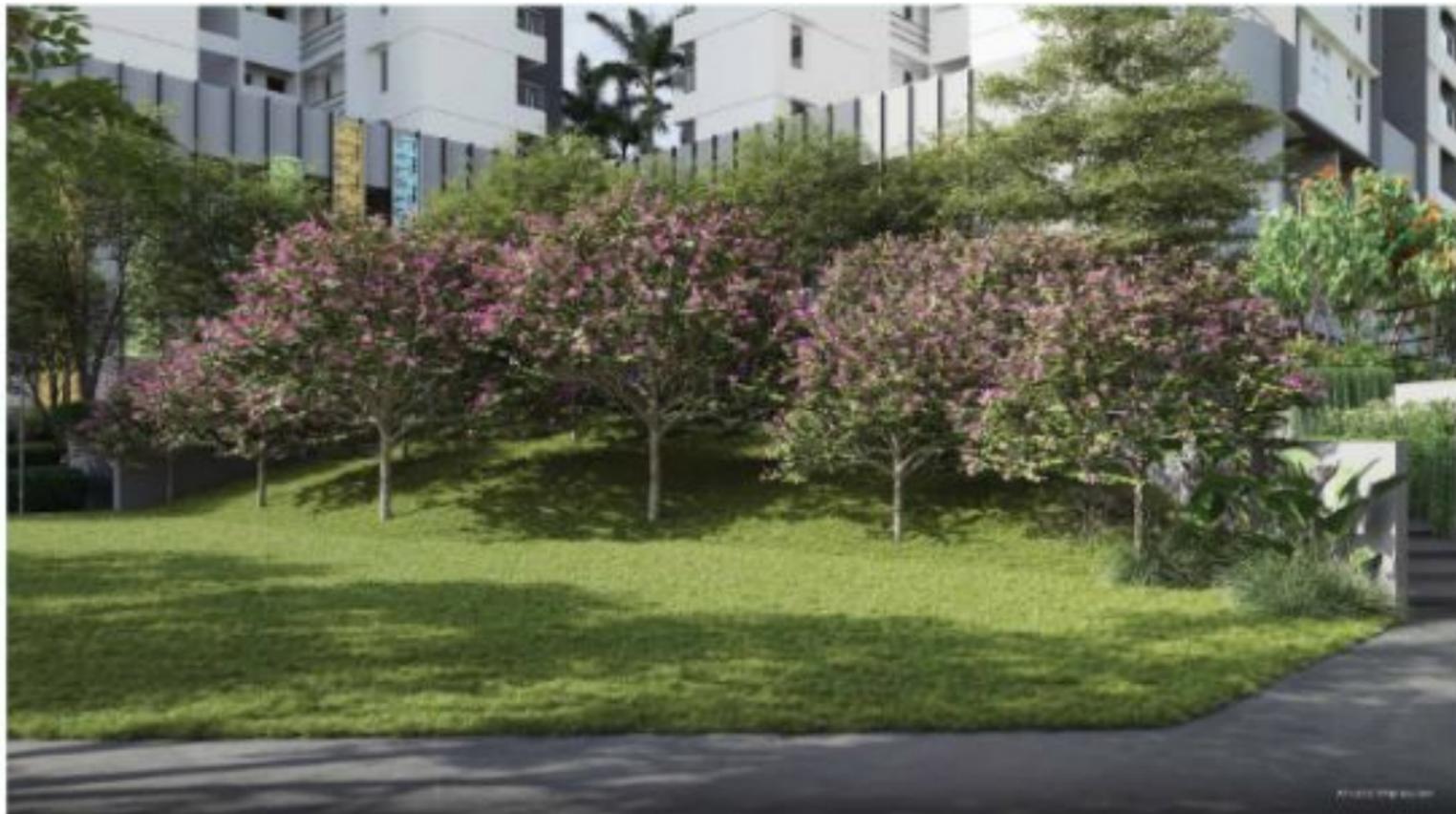
FROM BOTTOM TO THE TOP

## **BLENDING MODERN INFRA WITH GREENERY**

Spread across ~0.75 acres, gardens and trees take over the earth.

The buildings curve gracefully around and embrace the built, green spaces below.

Optimal greenery also ensures a balanced ecosystem of fresh air and natural light. Ideal for urban living.





**SO MUCH  
MORE  
THAN JUST  
A HOME**

LAUNCHING  
**3**  
TOWERS

—  
**36**  
HABITABLE FLOORS

—  
**50+**  
AMENITIES

—  
**2 & 3**  
BHK HOMES

—  
EXPENSIVE VIEWS

SO THAT YOU CAN  
IMAGINE LIFE ON  
A BIGGER SCALE

**& SEE THE  
BIG PICTURE**

- A. Entry to Carriage from Building Lobbies
- B. Pathway
- C. Feature Wall
- D. Clubhouse Entry Signage
- E. Courtyard Planting
- F. Seating
- G. Internal Driveway

- H. Entry to Landscape from Internal Driveway
- I. Street Benches Along Multipurpose Lane
- J. Mixed-use Tree Plantation

**GROUND AMENITIES**

**Part - A (Phase 1)**

- 1. Pet Park
- 2. Lawn
- 3. Pavilion

**Part - B (Subsequent Phases / Phase 2)**

- 4. Seating
- 5. Fruit Orchard
- 6. Multipurpose Lawn
- 7. Teen Plaza
- 8. Butterfly Garden

**POSSIBLE OUTDOOR AMENITIES**

**Part - A (Phase 1)**

- 9. Seating
- 10. Jogging Track
- 11. Target Seating
- 12. Outdoor Workstation
- 13. Basketball Court
- 14. Futsal Court
- 15. Cricket Practice Net
- 16. Skating Rink

**Part - B (Subsequent Phases / Phase 2)**

- 17. Pavilion Seating
- 18. Adult Pool
- 19. Kids' Pool
- 20. Pool Bar
- 21. Underwater Seat
- 22. Sunken Seating
- 23. Cabana
- 24. Overflow Water Edge with Lounge Seating
- 25. Multipurpose Lawn
- 26. Amphitheatre Seating
- 27. Yoga Deck
- 28. Yoga Lawn
- 29. Outdoor Fitness Area
- 30. Board Games

- 31. Adventure Sports
- 32. Senior Citizen Pavilion
- 33. Swing Plaza
- 34. Sand Pit
- 35. Toddler's Play Area
- 36. Designer Pavilion
- 37. Kids' Play Area
- 38. Gender Area
- 39. Service Counter + Dining
- 40. Clubhouse
- 41. Football

**Terrace Amenities**

**Part - A (Phase 1) &**

**Part - B (Subsequent Phases / Phase 2)**

- 42. Multipurpose Lawn (Art Field)
- 43. Deck with Seating
- 44. Service Counter



Resident to visit & see to be visited by all. The Resident shall complete the entire portion of a certain area that is not shown in Phase 1 & Phase 2, along with the completion of the buildings in Phase 1 & 2. The following information shall be provided in Part B (2) to the plan. The plan shall be completed along with the completion of the buildings in 1 & 2 subsequent phases. Further, all the common areas and amenities mentioned hereunder shall be provided for the common use and enjoyment for all the residents of the buildings in Phase 1 and Subsequent Multiple phases.



MORE  
ABOUT  
THE

**AMENITIES**

**INTRODUCING  
THE Q CLUB**

SPREAD ACROSS  
**-19,000 SQ. FT.**

SOAKING  
**20+**  
AMENITIES

IDEAL FOR  
SOCIALIZING

PERFECT FOR  
ALL AGE GROUPS



SOME EXTRA  
DETAILS TO  
PLAN YOUR FUN  
—  
LOWER LEVEL

- A Baderstein Court
- B Splash Court
- C Indoor Games Area
- D Space for Croch. Toddler Indoor Play Area + Potty
- E Multipurpose Hall
- F His Toilet
- G His Steam Room
- H Space for His Spa Area
- I His Locker
- J Her Toilet
- K Her Steam Room
- L Space for Her Spa Area
- M Her Locker
- N Kids' Pool
- O Spawning Pool
- P Space for Digital Game Area



1. All dimensions are in feet unless otherwise specified.

2. Dimensions & sizes are for the enclosed in feet (color) & square feet are only for customer's understanding. #000 is not refer the same for any new related software.

SOME EXTRA  
DETAILS TO  
PLAN YOUR FUN  
—  
UPPER LEVEL

- G Gymnasium
- R Yoga/Zumba Room
- S Storage Area
- T Reading Room
- U Co-Working Area & Meeting Area
- V Space for Hobby Room
- W 2 Nos. of Guest Rooms
- X AV Room



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2. Dimensions & sizes are only intended to give a general idea of the customer's understanding. It may be subject to change for any reason related to the project.



**MORE  
POOL  
MORE  
COOL!**



## AQUATIC DELIGHTS

Making  
swimming  
a grand affair

### DIVE IN

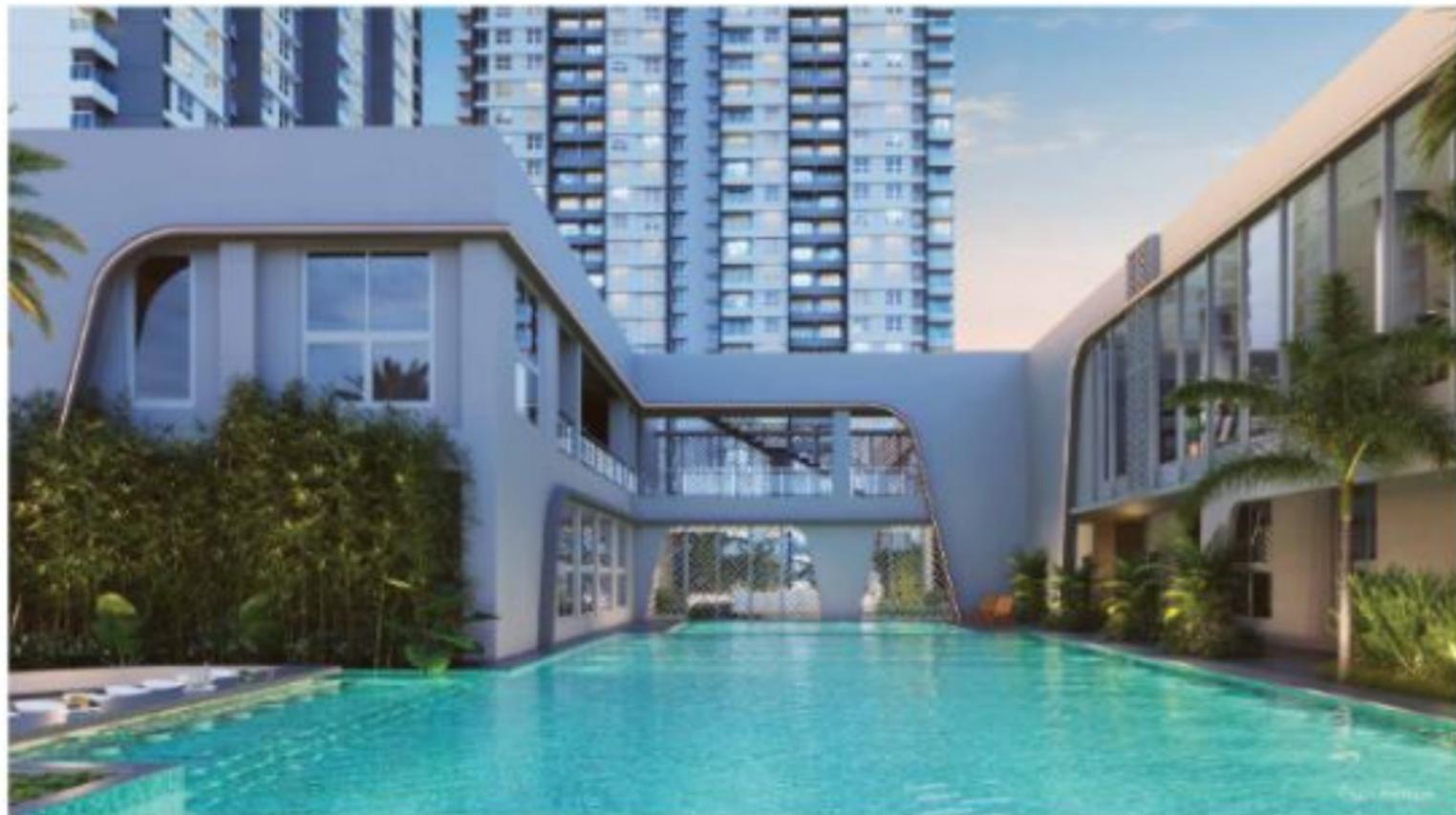


Soak a few laps or just float the stress away in the calm waters of the **Adult Pool**.

### SPLASH TIME



Try new, big laughs and water fun with all the cheer of the vibrant **Kids' Pool**.



## **DIP YOUR TOES**

Sometimes, an amenity can be more than just an object of indulgence.

The glistening waters of our grand swimming pool has the ability to engage your eyes and touch your feet with its oceanic appearance.

So, just dip your toes and melt into the beauty!



## **OTHER POOLSIDE AMENITIES!**

POOL BAR

UNDERWATER SEATING

CABANA &  
SUNKEN SEATING

OVERFLOW WATER EDGE  
WITH LOUNGE SEATING

**SPEND  
MORE TIME  
IN NATURE!**





## NATURAL ESCAPES

Explore a collection of exclusive green spaces for refreshing outdoor experiences.

## NOSTALGIC EXPERIENCES



Take a trip down the memory lane as you stroll and relish the fresh sight from the **Peak Orchard**.

## PEACEFUL SURROUNDINGS



Breathe fresh air as you stroll peacefully with the company of nature. Or just walk around, soaking into the beauty of green at the **Tree Plaza**.

## COLOURFUL VISTAS



Indulge in a visually captivating and educational journey as you witness nature's splendor of flowers and butterflies in the **Butterfly Garden**.



**MORE  
EXCUSES  
TO  
EXERCISE!**



## AGILITY ZONE

ARENAS THAT KEEP  
THE SPORTSMAN SPIRIT

## FEEL THE THRILL



Dive into challenging activities  
as you experience the adrenaline  
rush with some  
**Adventure Sports.**

## SCORE HIGH



Feel like a champion  
as you practice your putt shots  
and curve drives at the  
**Coolest Practice Net.**

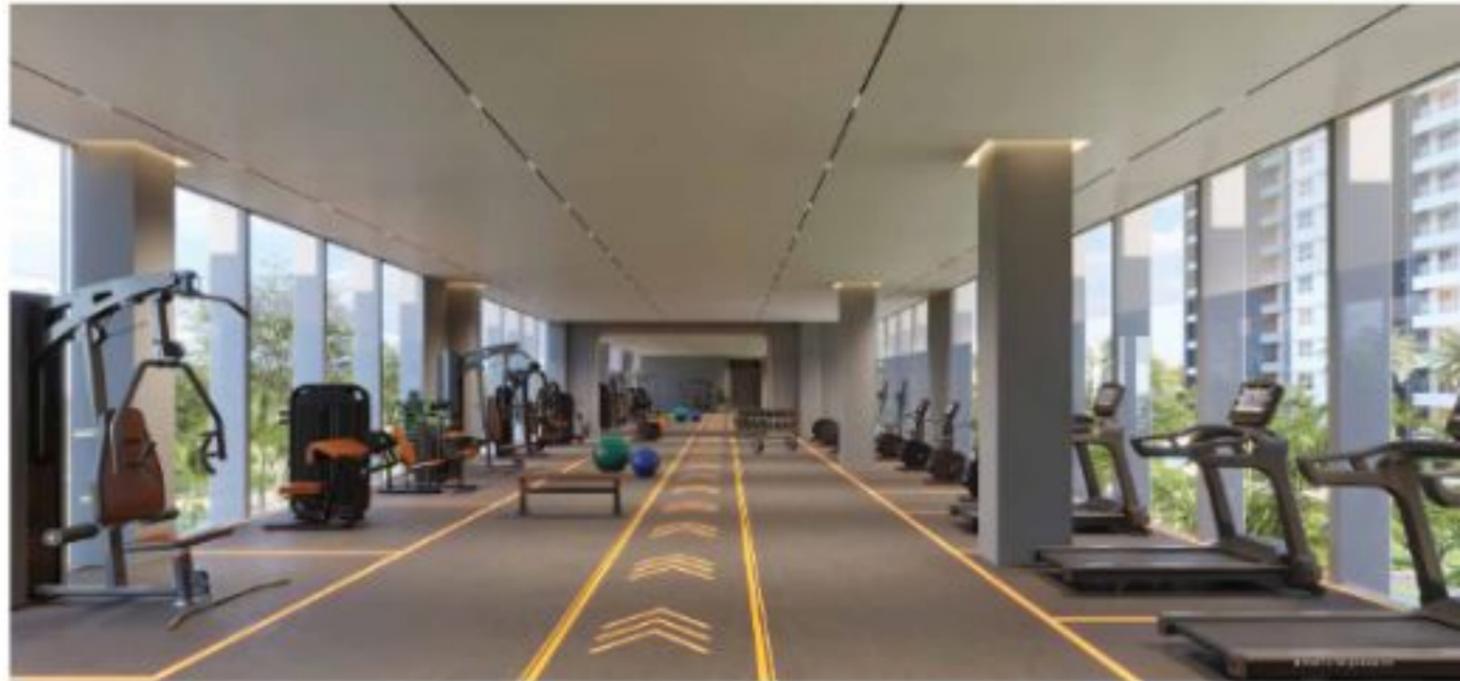


## STAY STRONG

Push limits, break a sweat, and feel the burn here and there in the fully-equipped **Rejuvenate**.

From cardio exercises to weight training, start your day with fixed routines that naturally boost your confidence.

When you have a swimming pool on one side and greenery on the other, an enclosed gym turns into a rejuvenating space!





## BE MATCH READY!

Enjoy the thrill as you ace every court game like a true athlete. From racket sports to energetic ball games, our sports courts are ready to support every athletic endeavor.

Baseball Court  
Futsal Court  
Jogging Track  
Skating Rink

## SWING & SMASH!

Practice your swing techniques and improve your concentration by dedicating yourself to a daily round of *Racket Sports*.

Racquetball  
Badminton Court  
Squash Court



**LESS  
SCREENS  
MORE  
PLAY!**





## TINY TREASURES

Let joy  
take growth

## JOYOUS MOMENTS



Colorful, soft, safe  
and just their size for  
early adventures!  
Such delight in the  
Toddler Play Area.

## FUN DAYS



Slide, swing and  
giggle all day.  
The little ones rule the  
Kids' Play Area.



## HAPPY HOURS

Heavy rains or scorching heat, weather shouldn't stop the fun!  
 So, we have a place where tots, teens and guests can continue  
 without any breaks - Kids' Play Area!

## PEACE CORNER

Catch your breath or watch your  
 child play nearby from  
 the Saretok's Pavilion.



## SLOW PLAY

Roll as swings sway gently and  
 the kids dig deep in joy at the  
 Swing Plaza & Sand Pit.





**THERE'S  
MORE TO  
REVIVAL!**



**RECREATIONAL  
AMENITIES**

Enjoy the  
best of  
relaxation

**RESET  
HERE**



Skip 100+ channels,  
cancel all stress,  
and relax in your place at the  
space for Netflix & Pop.

**READ  
EASY**



Get lost in pages, not pages!  
Quiet moments await at the  
**Reading Room.**

**TUNE  
OUT**



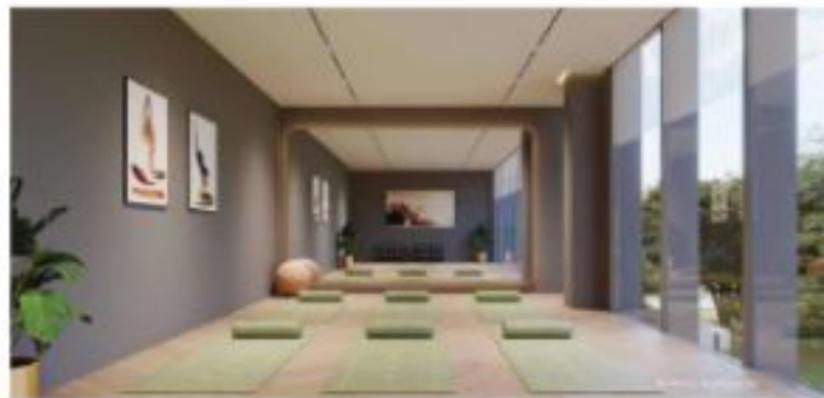
Movie nights at **Studio Days**  
are different in the ultimate  
**AV Room.**



## REVITALIZE YOUR SENSES

What's your go-to fitness routine? If you are looking for a more tranquil experience, you can explore the Yoga Lawn & Deck!

But, if it's a precise yet energetic routine you seek, then enter the Yoga/Tantra Room.



## GO CRAZY

Improve your problem-solving and strategic thinking skills, with the mandatory chess of fun!



Card games, board games, you name it and we have it! Be it with family or a bunch of friends, engage in the endless gamut of our **Indoor Games Area** & space for **Digital Games Area**.

**MORE &  
MORE  
FOR ALL!**





## ACTIVITY ZONES

Useful equipment zones for everyone!

## UNWIND TOGETHER



A peaceful spot to relax, chat or just sit in the day at the **Senior Citizens' Pavilion**.

## RUN WILD



Tail-wagging fun and off-leash fun await at the lovely **Pet Park**.



## DYNAMIC OUTDOORS

Host weekend get-togethers, festive celebrations by choosing across The Multipurpose Lawn.

## LIVELY INDOORS

Celebrate birthdays, host events or catch up with pals and at the Multipurpose Hall.

## HOBBY MOOD

Unleash your hidden talents and hone your artistic skills at the space for Hobby Room.



## WORK MODE

Find an optimal and stimulating way to boost your deadlines with the Outdoor Workstation.





## STAY INSPIRED, FEEL IMPRESSED!

Sometimes all we are looking for is more relaxation, more privacy in the outdoors. And this is precisely what the dynamic seating areas at Orissa aim to do.

Be it an introspective journey to a moment of fulfilling leisure, we have various options to help you feel recharged and relaxed.

*Front Seating*

*Podium Seating*

*Amphitheatre Seating*





MORE  
ABOUT  
THE

HOME



## OUR 2 BHK HOMES ARE MORE COMFORTABLE.

How do we do it?

Well, being space optimizers,  
the layout has been designed  
such that it offers spacious interiors,  
perfect for families or professionals.

This creates a warm and  
inviting space with  
more room to grow!

Design Advantage of 2 & 3 BHK Homes:  
Spacious Layout  
Well-thought Layout for Better Space  
Hybrid Lighting

## OUR 3 BHK HOMES HAVE SPACE FOR PASSION.

Whether it's Yoga mats and beads  
or a desk studio pen stand,  
this room is crafted to fulfill  
personal pursuits. Ideal for a  
growing family, it offers a crisp,  
functional and charming space with  
new uses for hobbies.

Design Advantage of 3.5 BHK Home  
Large Master  
Separately Accessing Balcony  
Regulation View





**CHECK OUT  
THE HOME  
LAYOUT!**

## 2 BHK LARGE

FLAT CARPET AREA  
(SQ M/SQ FT):  
67.69/729.60

BALCONY AREA  
(SQ M/SQ FT):  
7.84/84.61

### LIVING SPACE

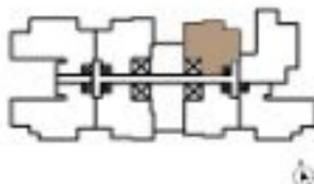
- A Entrance Lobby
- B Living + Dining
- C Balcony
- D Toilet

### KITCHEN SPACE

- E Kitchen
- F Balcony

### BEDROOMS

- G Master Bedroom
- H Toilet
- I Bedroom



1. All dimensions are in meter unless otherwise specified.

2. Dimensions & area are tentatively mentioned in feet (color) & square feet are only for customer's understanding. Final to vary when the same for any revision related whenever.

**2 BHK  
LUXURIOUS**

FLAT CARPET AREA  
(SQ. M./SQ. FT.)  
71.93/774.25

BALCONY AREA  
(SQ. M./SQ. FT.)  
11.84/129.57

**LIVING SPACE**

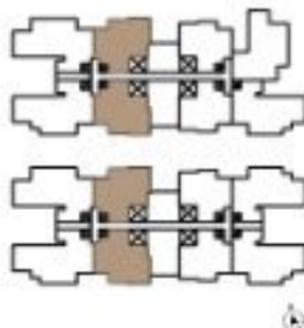
- A. Entrance Lobby
- B. Living + Dining
- C. Balcony
- D. Toilet

**KITCHEN SPACE**

- E. Kitchen
- F. Balcony

**BEDROOMS**

- G. Master Bedroom
- H. Toilet
- I. Balcony
- J. Bedroom



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2. Dimensions & area are approximately mentioned in feet (radius & square feet are only for customer's understanding. It may be not same like same for any new related schemes).

## 3 BHK LARGE

FLAT CARPET AREA  
(SQ. M./SQ. FT.)  
83.86/9010.31

BALCONY AREA  
(SQ. M./SQ. FT.)  
9.89/105.49

### LIVING SPACE

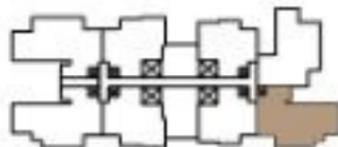
- A. Entrance Lobby
- B. Living + Dining
- C. Balcony
- D. Toilet

### KITCHEN SPACE

- E. Kitchen
- F. Balcony

### BEDROOMS

- G. Master Bedroom
- H. Toilet
- I. Balcony
- J. Bedroom 01
- K. Toilet
- L. Bedroom 02



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## 3 BHK LUXURIOUS

FLAT CARPET AREA  
(SQ M/SQ FT)  
182.88/1104.17

BALCONY AREA  
(SQ M/SQ FT)  
11.88/127.82

### LIVING SPACE

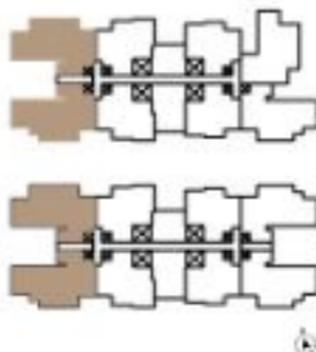
- A Entrance Lobby
- B Living + Dining
- C Balcony
- D Toilet

### KITCHEN SPACE

- E Kitchen
- F Balcony

### BEDROOMS

- G Master Bedroom
- H Toilet
- I Balcony
- J Bedroom 01
- K Toilet
- L Bedroom 02



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**WANT  
TO KNOW  
MORE?**



## HERE'S A LIST OF INTRICATELY DESIGNED SPECS

### FLOORING

- Living 1200 x 600 MM Marble Finish Vitrified Flooring Tiles
- Kitchen 1200 x 600 MM Marble Finish Vitrified Flooring Tiles
- Bedroom Deck 1200 x 600 MM Studio Top or 2 FT Above Platform
- Bedroom 1200 x 600 MM Marble Finish Vitrified Flooring Tiles
- Washroom 1200 x 600 MM Designer Ceramic Tiles (Up to 4' Level) 600 x 600 MM Anti-Slip Flooring
- Balcony (Kitchen) 600 x 600 MM Ceramic/Stone/Teak Flooring Tiles
- Balcony (Living) 600 x 1200 MM Ceramic/Stone/Teak Flooring Tiles

### KITCHEN

- 1 Slabbed Granite Platform
- 30 Dials in 2 BHK & 3 BHK Large
- 30 Inch Wash Basin & Granite 2 BHK Corner
- Provision for Exhaust Fan

### WALL FINISHES

- Interior Spackles Finished with Semi Acrylic Paint
- Exterior Solux Paint

### RAILINGS

- 60" x Toughened Glass Safety Railing

\*Actual view to be provided by 3rd party vendor





## SOME MORE THOUGHTFULLY CURATED FEATURES

### SCORES & WINDOWS

- **Score** - Engineered Wood Score
- **Windows** - LPIVC Tinted / Heat Reflective Glass Windows with Monopipe Rail and Slatted Sill
- **Balcony** - LPIVC Tinted / Heat Reflective Glass Sliding Door with Monopipe Rail

### HOME AUTOMATION/SECURITY SYSTEMS

- **Mobile Application** - Compatible Touch Interface & Compatible Home Automation Device
- **Light, Fan & Pet Speed Control** in Living, Dining & Master Bedroom of All Apartments
- **Smart Lock for Main Door**
- **Surveillance Video Surveillance**

### INTERNAL ELECTRIFICATION

- **Submeter or Equivalent Meterable Submeter** in Each Apartment
- **Presence of Equivalent Connected Device** in Living
- **Presence of Electrical Panels & Devices** for air
- **Presence of Gas Appliances**
- **Presence of FTTN (Fiber To The Home)\***
- **Presence for Water Purifier**
- **Presence for Dishwasher**
- **USB & 2-Port Charging Point** in Living Area/Balcony

### TOILETS

- **Flooring** - 1200x900 MM Designer Ceramic Tiles (up to limit 600 x 900 MM bonded Flooring)
- **Sanitary Ware** - Toilet or Equivalent Sanitary Fixings
- **Cp Fixing** - Toilet or Equivalent Wall-mounted CP Fixings
- **Water Closet** - Closed Top Mechanism
- **Exhaust Fan** - Presence for Exhaust

\*Fiber-to-the-home provided by 3rd party vendor



MORE  
ABOUT  
THE

**TOWNSHIP**



## TOWNSHIP AMENITIES

### GREENERY



~ 3.5 Acre of Urban Park

~ 2 Acre of Entrance Boulevard



Green Landscape across Township

### AMENITIES



Yoga Pavilion



Seating Outdoor



Outdoor Seating



Jogging Track



Bath



Electric Bicycle Stand



Accessibility Pathway



Restaurants & Retail Highstreets

### FACILITIES



~ 2KM Internal Drive Road



Canadian Bilingual Global School



Fire Station



Health Care Apollo Clinic



Police Station



Pharmacy



Bus Stop



Organic Waste Compost



Essential Shopping



Water Treatment Plant



- 3 ACRES  
ENTRANCE  
BULLEVDARD



- 2KM  
INTERNAL  
SPIRE ROAD



450+ ACRES  
INTEGRATED  
TOWNSHIP



25+ TOWNSHIP  
AMENITIES

## TOWNSHIP HIGHLIGHTS!

30,000+ RESIDENTS



- 2.5 ACRES  
URBAN  
PARK

## LOCATION HIGHLIGHTS!

### SCHOOLS

- Dimple Anuja Model School
- Indira International School
- Akshara International School
- Vignette School
- Mahadex International School

### SHOPPING MALL

- Phoenix Mall of the Millennium
- Dora City Square mall
- Grand High Street Mall
- Rock Mall Indira Park
- Vision One

### ENTERTAINMENT

- PVR
- Central Cinema
- IMAX
- Butterfly Soapstone Park
- Soccer Garden

### DETAIL & HIGH STREET

- S-Mart
- Smart Bazar
- Swastika
- Sakshat high street - Green

### COLLEGES

- NICMAR
- Shanti Vidyaarth
- ST Paul
- Indira Institute of Management
- JIPM
- Alara College
- IIMS

### HOSPITAL

- Apollo Clinic
- Aditya Birla Hospital
- Sarva Mother and Child
- Super specialty Hospital
- Life Point
- Sakshat hospital

### ST PARK

- PVR
- Wala
- Infocity
- Embassy Tech Zone
- Quadra Business Park

## LEGEND

	Expressway		Bridge
	Main Road		Check
	Main Road Leading to Life Republic		Railway Station
	Metro		Junctions Connecting Life Republic
	Railway		Future Road
	River		





maharera.maharashtra.gov.in



*Thriving Community*

**1800 266 2233**

Site office: Life Republic, Survey No. 74, Marunji, Hinjawadi-Marunji-Kasarsai Road, Taluka Mulshi, Pune - 411057

[www.liferepublic.in](http://www.liferepublic.in)

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