

# SAY GOODBYE TO YOUR LANDLORD

NO MORE COMPROMISE.  
BE THE PROUD OWNER OF A HOME.

ROHAN  
**ABHILASHIA**

— FULFILLING ASPIRATIONS —

30 ACRES OF GOOD LIVING





**BE THE PROUD OWNER  
OF A HOME.**

To be able to live by your own code is dream living come true. Your home at Rohan Abhilasha is designed with great regard to aesthetics and within a budget you will appreciate. Walk home whenever you want, and find out what being your own master feels like.





## THE HOMES

Each home is laid out over an expanse of nearly 30 acres, ensuring you'll never run out of the space you need. Each block bears its own distinctive identity, especially built with the surrounding landscape and greenery in mind. The residences thoughtfully account for more than just living. Rooms, entrances and exits are designed with the playful liveliness of children and senior citizens in mind, allowing freedom of movement for people as well as the breeze.

Choose your own address from neatly designed 1, 2 and 3 BHK homes.





### HOMELY BY DESIGN

What we love most about what we do is giving you the best of both worlds. In this case, privacy that still feels open Homes are designed with a double-height terrace where the bedrooms and living rooms open up to a glorious view without compromising on your privacy. Common corridors overflow with light and crisp natural air, with multiple spots that encourage conversation and integration.





## BUILT AROUND LIFE

30 acres is a lot of space! And we've made sure every square inch is united in both form and function. All traffic is limited to the peripheral roads, just to make sure you never miss the view. Functional aesthetics work on two levels with the multi storeyed car park that grants easy access in and out of the buildings. Uninterrupted walkways help you make the best of your long, leisurely walks. Good health takes prime estate in your life at Rohan Abhilasha, with a gymnasium that overlooks a view that's worth all the sweat. An additional, secluded swimming pool for women makes every dip nothing short of a thoroughly personal ritual. Individual blocks are subtly differentiated with the help of landscaping-colour-coded with flowering plants that blossom at different times of the year. Small yet significant touches such as variations in the design of stairs, entrances and motifs help give each block a sense of individuality. Architecture, after all, is design at work.



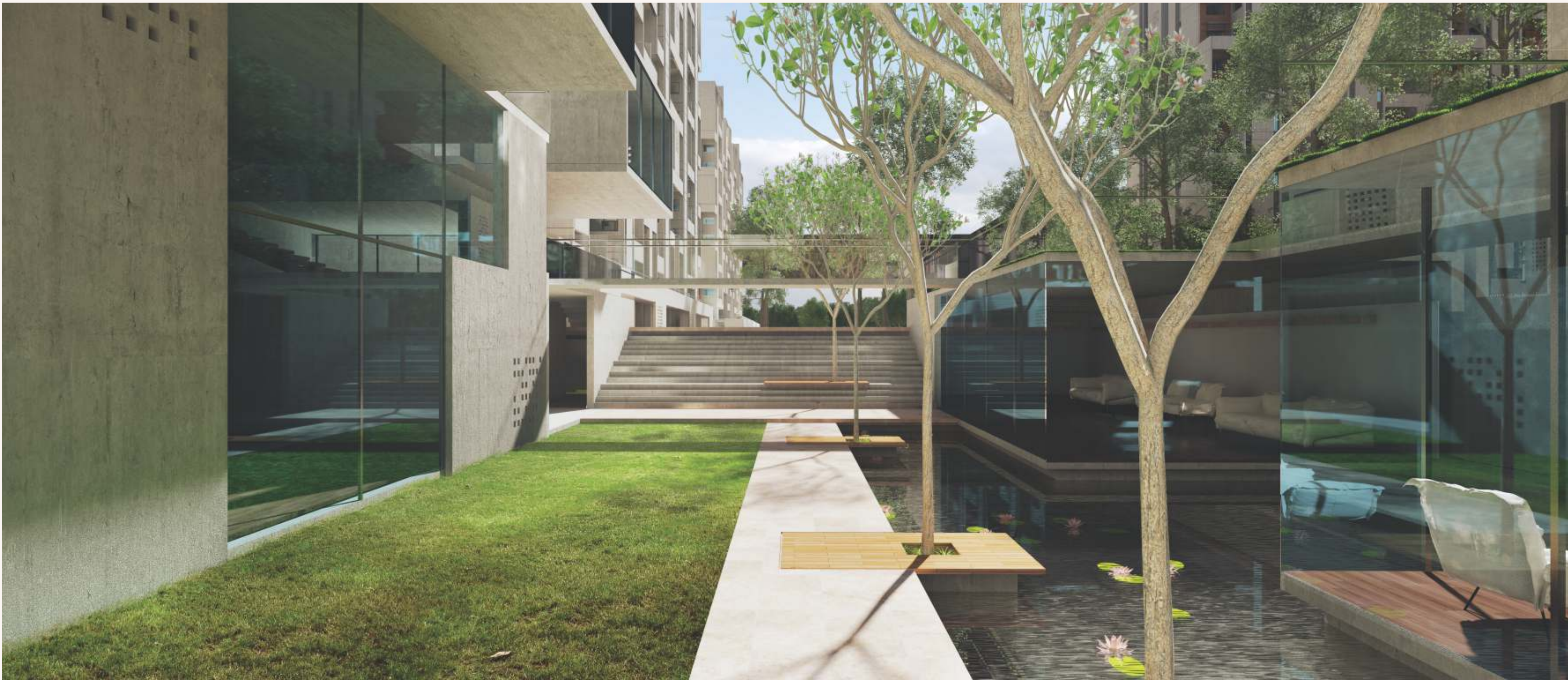


## PLUS HOMES



Over years and years of designing living spaces, we found that every home needed to be more than just a home. Making a selection of some of the things that matter most to living, we designed what we now call the Plus Home. Plus stands for Perfect ventilation, Lively light, Utmost privacy and Smart space. Because a home is often where life's best moments are.





## ECO HOMES

We believe that life must exist alongside nature, not at the cost of it. We like to call it 'ECO Housing'. Every housing plan is designed to minimise alteration to the natural terrain, making sure that energy is conserved wherever possible.

For starters, sewage water is recycled and used for gardening and flushing. To help prevent any further depletion of ground water levels, rain water harvesting comes to our aid. While wet waste is used to nourish the vegetation. Across every Rohan property in general, fly ash, is adequately used in the construction. Owing to the natural light and ventilation conceived by the architecture, the thermal roofing helps keep the interiors cooler, resulting in decreased use of electricity.





### OUT IN THE OPEN

Open spaces are integral to our design principles. Common corridors connecting different units are made to be nourished by natural light, with gaps between the blocks channelling wind, carrying fresh breeze in and out of spaces. Courtyards, parks and lobbies are created to look and feel free and unrestrictive.





Typical **1 BHK**



Typical **2 BHK**



Typical **3 BHK**



# MASTERPLAN



Housing has come a long way from being just four walls and a roof. It's about good living and great memories. It's about having life and lifestyle under one roof. Your home at Rohan Abhilasha comes adorned with a bouquet of features, designed for comfort, leisure and entertainment.

- Landscaped area with innovative features and Party lawn
- Swimming pool
- Kids pool
- Furnished club house with indoor games and gymnasium
- Badminton court
- Guest rooms
- Lawn tennis
- Net cricket
- Multi activity
- Toddler play area
- Chitchat corner
- Day care center
- Convenient shopping
- Well decorated entrance lobby
- Automatic lifts with power backup
- 100% power back up for common facilities
- Car-wash area and sanitation facilities for drivers and servants
- Vermiculture plant
- Rainwater harvesting system
- Sewage water treatment plant
- Drip / sprinkler irrigation for landscaping
- Solar power for street lighting
- Concrete/paved internal pathways
- Seismic-resistant design
- Thermal insulation treatment for roof terraces



Note: The layout and landscape features are based on preliminary design prepared by architects & may change during final design and construction.





**SPECIFICATIONS**

**TOILETS:**

- Ceramic tile dado up to 7 ft. height
- Wash basin with pedestal
- Jaguar make or equivalent quality CP fittings
- Hot & cold mixer with overhead shower

**FLOORING:**

- Vitrified tiles flooring
- Ceramic tiles for terraces

**KITCHEN:**

- Granite platform with stainless steel sink
- Ceramic tile dado up to 2 ft. height.
- Provision for fixing of water purifier

**UTILITY AREA:**

- Ceramic tile dado up to 3 ft. height
- Provision for washing machine





ELECTRICAL:

- Concealed fire resistant high quality copper wiring
- TV point in living and master bedroom
- Telephone point in living and all bedrooms
- AC point in master bedroom
- Provision of exhaust fan in kitchen & toilets

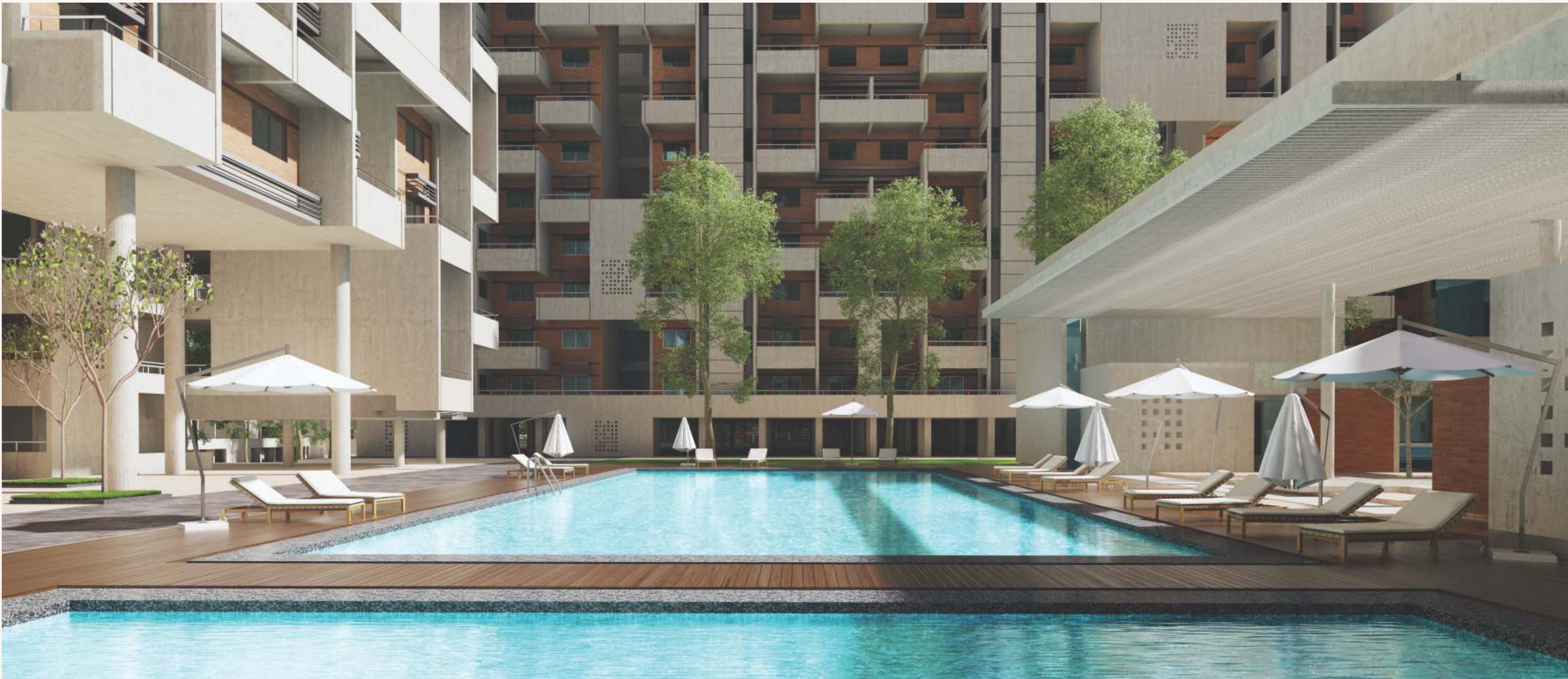
DOORS & WINDOWS:

- Elegant laminated main door
- Premium quality fixtures & fittings
- Marble sill for all windows
- Anodized/powder coated aluminum sliding doors & windows with mosquito mesh

INTERNAL FINISH & PAINT:

- Acrylic oil-bound distemper





Rohan Builders started in 1993 as a modest yet strong, consistent, multi - faceted, multi - disciplinary organisation, committed to customer satisfaction. Be it a residential or commercial construction, we have always banked on innovation, teamwork, a high degree of technical excellence and maintaining the highest standards of business practice.





### SALIENT FEATURES

When you love your work, it shows. It is hardly a matter of wonder that nearly every one of our projects have been completed well on time. With an experienced team of over 1000 professionals and landmarks that span 15 million square-feet across the length and width of the country, we certainly have given a thing or two back to the nation. Rohan Builders having its operating verticals like Real Estate, Civil Contracts, Infrastructure, Logistics and Agriculture, we have our feet firmly on the ground and head in the clouds.





## AWARDS AND APPRECIATIONS

Our customers inspire us. They build and fortify our reputation; their recognition of our commitment to excellence that is only complemented by our recognition in the industry.

CRISIL Rating of DA2+  
This rating signifies that the developer's ability in executing real estate projects as per specified quality levels, adhering to time schedules & transferring clear titles is 'Very Good'.

CRISIL Real Estate Star ratings  
7 Star for Pune projects  
Rohan Mithila and Rohan Leher.  
6 Star for Rohan Jharoka-II  
Bengaluru.





CNBC Awaaz CRISIL & CREDAI Real Estate Award  
'Best Luxury - Residential Project' for Rohan Madhuban and 'Best Residential Project' for Rohan Jharoka in 2010.  
'Best Practices in Consumer Protection and Best Project Execution' for Rohan Tarang in 2009.  
'Best Practices in Consumer Protection' for Rohan Ashima in 2008.

Quality, Speed & Durability Award from Builders Association of India, For the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 & 2010.

AESA (Architects, Engineers & Surveyors Association)  
Award for the years 2001, 2002, 2007, 2009 and 2013.

TESE (Technology, Ecology & Environmental, Social & Economic)  
Award for the year 2013 to Rohan Mithila, Pune.





National Safety Council's  
(Karnataka) Safety Award  
To Rohan Mihira, Bengaluru  
for the year 2009.

PCERF (Pune Construction  
Engineering Research  
Foundation  
First Safety Award (Silver Cap)  
For Rohan Mithila in residential /  
commercial project category for  
the year 2011-12.

5 Star rating by Eco Housing  
(Science & Technology Park)  
Award for Rohan Mithila,  
Rohan Leher and Rohan Ishita.



OUR WORK MAKES US PROUD

With 8 million square-feet of living spaces and 5000 happy families, our best salesmen are our home owners and the most trustworthy brand ambassadors.



Rohan Mithila, Viman Nagar, Pune



Rohan Kritika, Sinhadgad Road, Pune



Rohan Jharoka, Near HAL Airport, Bengaluru



Rohan Leher, Baner, Pune



Rohan Seher, Baner, Pune



Rohan Ashima, Brookefield, Bengaluru



10 Kasturkunj, Bhosale Nagar, Pune



Rohan Madhuban, Bavdhan, Pune





SITE LOCATION

Lohegaon- Wagholi Road, 7 Km from Pune Airport.





