

OWNING A BREEZY HOME  
COMES LIGHT  
ON YOUR POCKET.



ROHAN  
Leher III

## Introducing Rohan Leher-III

What do we crave for during much-needed getaways and trips? Undoubtedly, fresh air to blow away the weariness of our ever-active lifestyle and to rejuvenate our minds and souls.

Now imagine yourself, amidst endless waves of fresh air within the comforts of your home, in every nook and corner. And that too, in an urban centre like Pune.

Welcome to a life that seems like a getaway, every day! Welcome to Rohan Leher-III, an upcoming project at Baner. Designed around the concept of PLUS Homes - just like Leher-I and Leher-II Leher-III too will capture the charm of natural breeze in each of its homes. Making every day as pleasant as a breath of fresh air.





## Joy is in the air.

Why step out of your home to get some fresh air, when you get it right inside? The 1 BHK & 2 BHK homes at Rohan Leher III treat you to revitalising fresh air, no matter where you are.

Architecture is at the forefront of it all. The homes have also been designed strictly adhering to the Rohan PLUS philosophy.

Passages and other structures that impede the flow of air have been completely done away with, so that every inlet lets in ample fresh air and natural light. Windows and doors have been placed to ensure optimal cross-ventilation for the residents.

And this design optimally utilises every inch of space, ensuring maximum usable area to the buyer.

The location of the project, Baner, is a big draw. Its proximity to Hinjewadi, one of India's rising IT hubs, makes it easy to commute to work. Excellent connectivity to the important areas of the city is yet another highlight. And importantly, Baner's inclusion into the Pune Municipal Corporation (PMC) has ensured that the project gets the best of civic amenities.

With so much going for it, Rohan Leher III is ideal, both from a living as well as investment perspective. And the reputation and success of the Leher brand makes the decision of buying a home at Rohan Leher III a sound one.

So switch off the ACs and the fans, and enjoy the abundance of joy that fresh air brings to you.



## Architect's Note

An abode of wholesome living, Rohan Leher-III is an apartment complex like no other. This sanctuary, a breath of fresh air, is a neighbourhood carved out in an urban setting where people come together to celebrate life in all its glory. The first aspect is the design of the unit itself, where we have used the PLUS concept effectively and created a well-ventilated, well-lit smart space, where every unit has its own privacy. Every square inch of space has its own significance, crafted to perfection with optimal efficiency. With each element having been carefully thought-through, this user-centric design focuses on value engineering. The design ensures best utilization of space available, without compromising on the design philosophy or functionality.





PLUSHOME



PERFECT  
Ventilation

LIVELY  
Light

UTMOST  
Privacy

SMART  
Space

We build homes just the way you'd build them.

We have a simple design principle. We imagine ourselves as the residents as we lay out the plan for each home. Which is why, when you walk into a Rohan home, you'll see that all the essentials of good living have been well-taken care of.

This principle of ours is at the core of the PLUS Homes philosophy. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space - the essentials of good and healthy living.





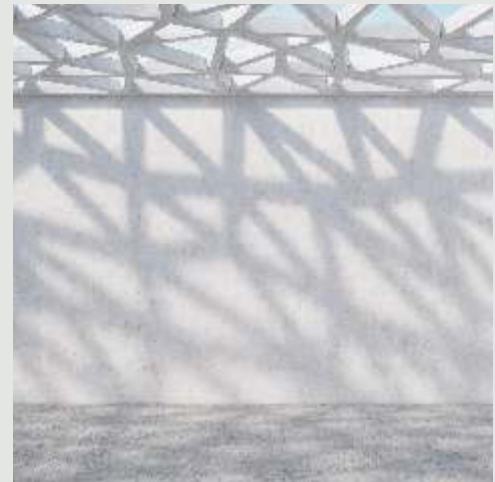
## PERFECT Ventilation

Fresh air is the soul of life. And so is natural ventilation the most crucial aspect of our designs. A well-ventilated home enjoys lower temperature owing to seamless air flow between the indoors and the outdoors. Regular air passage also prevents condensation and thereby avoids moulding and rotting of furniture. Good ventilation also ensures better health of the residents by controlling impurities like bacteria and dust, unpleasant odour and moisture content. At a Rohan home, you'll find a cross ventilation system with openings on opposite sides of every room. All round the clock, you can feel the cool wind breezing in through the open windows, air corridors and other architectural details, all specifically designed to bring in the great outdoors.



## LIVELY Light

A naturally lit home would keep not just its residents healthy, but also the planet. When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. That is to say, you'd be saving on electricity, day after day. Our engineers take special care in eliminating dark corners in the house. If natural light does not fall beyond 20 feet of the indoor space, an additional source of natural light is created.





## **UTMOST** Privacy

Privacy is usually one of the primary compromises one has to make while living in an apartment complex. But not at a Rohan home. Through masterfully planned layouts, we create an exclusive world for you and your loved ones. The main entrance opens into a lobby and not the living room, so that an outsider doesn't get direct view to your house. The windows open to landscaped greenery or other open spaces and never to a neighbour's window. In terms of privacy within the home, doors of adjacent rooms are placed at a comfortable distance from each other.

## **SMART** Space

The common belief is that more space makes for a better home. A home-buyer pays for every square foot of space, but often it happens that certain pockets of space turn out to be purposeless. Fitting a piece of furniture into a square-shaped room or trying to make use of an unwanted corner are some of the challenges that thoughtless planning poses in our lives.

But at a Rohan home, you'll find the finesse of engineering in every square inch of space. The interiors are well thought-through and functionally designed to induce a feeling of openness. So much so that every bit of space inside the home can be effectively put to use, with absolutely no wastage.





## Specification

### Toilets

- Ceramic tile dado up to 7 ft. height
- Wash basin with pedestal
- Repute make sanitary ware and C P fittings
- Hot & cold mixer with overhead shower

### Flooring

- Vitrified tiles
- Ceramic tiles for terraces & utilities

### 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
- Ample light points with modular switches
- 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
- Earth leakage circuit breaker
- Video door phone & Intercom for each flat

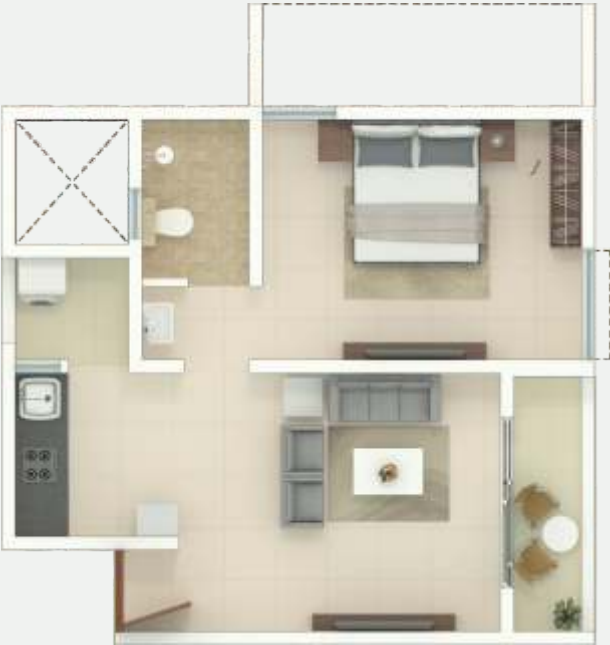
### Doors & Windows

- Elegant HDF skin doors
- S.S. finish fixtures & fittings
- Granite sill for all windows
- Powder coated aluminium sliding windows with mosquito net.

### Internal paint

- Acrylic oil-bound distemper

Typical **2 BHK**



Typical **1 BHK**

# Master Plan



## Amenities

- Landscaped area with party lawn
- Swimming pool with deck
- Kids' pool
- Club house with gymnasium
- Toddler play area
- Automatic lifts with power backup
- 100% power backup for common facilities
- Rainwater harvesting system
- Seismic-resistant structure design
- Sewage water treatment plant
- Solar lighting for common areas
- Drip / sprinkler irrigation for landscaping
- CCTV for common area
- Guest Rooms





## About Rohan Builders

Rohan Builders was founded in 1993 with an aim to build a healthier lifestyle for the city-dweller and greater sustainability for the eco-system. The years that followed saw the company making several firsts in the industry-all directed towards achieving this single-minded goal.

Over the years, Rohan Builders employed several architectural innovations and topography-inspired designs to create homes where nature and engineering found perfect harmony.

Today, Rohan Builders has built itself a name as diligent as they've built homes. And this wouldn't have been possible without the customers, who joined hands in making the world a better place.



## About Rohan Group

When you love your work, it shows. So, it's no surprise that we rarely miss a deadline when it comes to delivering projects.

With an experienced team of over 1,000 professionals and landmarks that span the length and width of the country, we certainly have given a thing or two back to the nation. Sprawling over 30 million square feet across verticals like Real Estate, Industrial and Infrastructure we have our feet firmly on the ground and our vision far ahead in the future.

**800+**

km highways  
completed by  
Rohan  
Infrastructure

Constructed  
a kilometer long  
**TWIN  
TUNNELS**  
in Jhalana Hills,  
Jaipur

**40**

multinational  
industrial  
clients

Constructed the  
**Amritsar-Wagah**  
highway  
connecting India  
and Pakistan

**8,000**

happy residents  
across 9.2 million  
sq ft completed  
built-up area

## The Art of Winning

### Awards and Achievements

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

### CRISIL Real Estate

7 Star ratings for Rohan Mithila and Rohan Leher.

### 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 and transferring clear titles is 'Very Good'.

### CNBC Awaaz CRISIL & CREDAI Real Estate Award

'Best Residential Project-Mid Segment' for Rohan Jharoka Phase II in 2015.

'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 Awards from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 and 2010.

### 5 Star rating by Eco Housing (Science & Technology Park)

Award for Rohan Mithila, Rohan Leher and Rohan Ishita.

### Construction Industry Development Council - CIDC Vishwakarma

'Best Construction Project' Award for Rohan Mithila in 2016.

### World HRD Congress & CHRO Asia

'11th The Best Employer Brand Award for the year 2016 - 2017.

### 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 for Rohan Mithila.

### National Safety Council (Karnataka) 'Unnatha Suraksha Purasakara

Safety' Award for Rohan Mihira, Bangalore for the year 2009.

### PCERF (Pune Construction Engineering Research Foundation)

First Safety Award (Silver Cap) for Rohan Mithila, for the year 2011 - 2012.

### Silicon India, Real Estate Award - Pune

Rohan Mithila - Best Luxury Apartment Project of the Year - 2015.

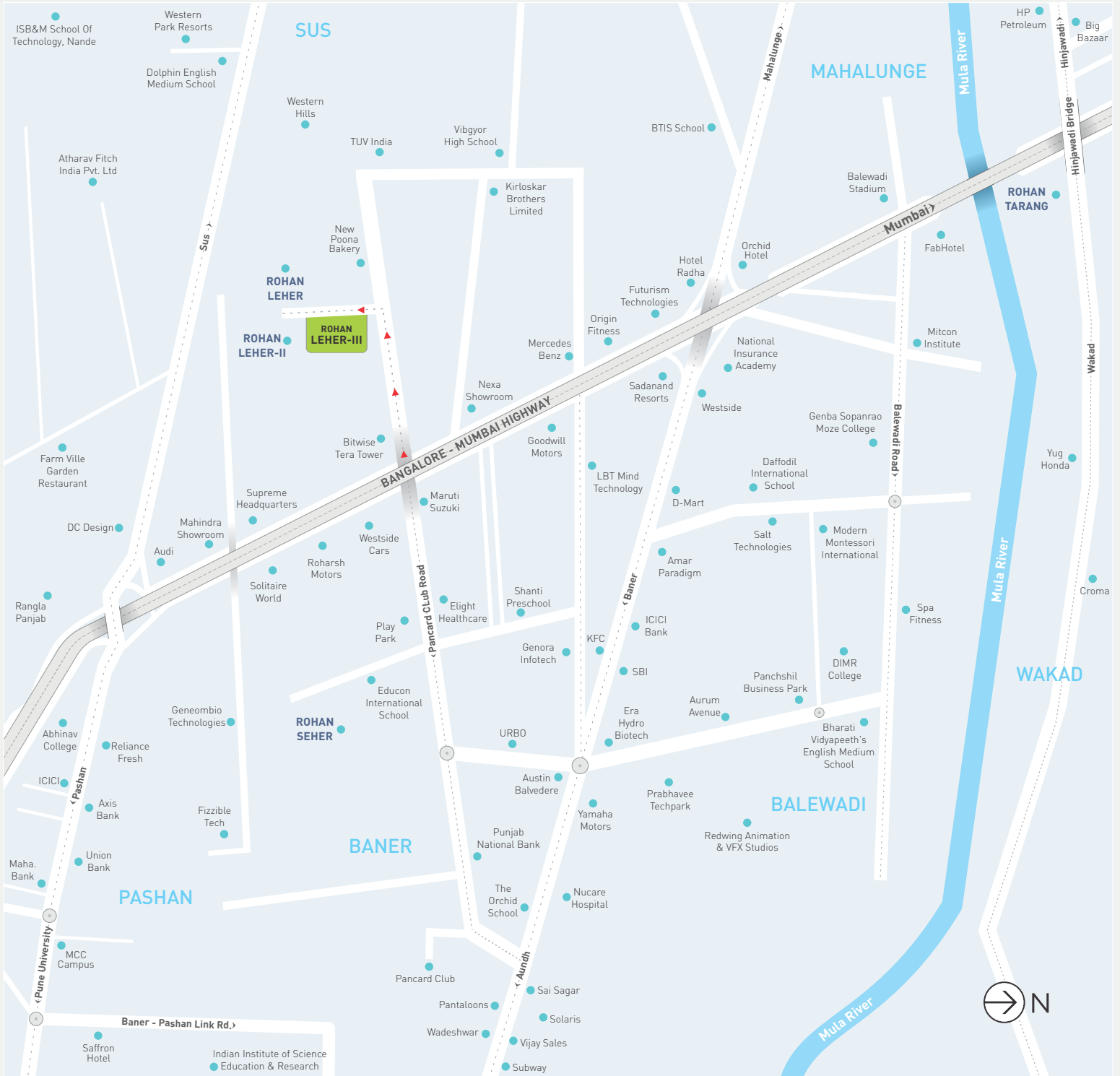
### ABP News, Real Estate Award

Rohan Mithila - Residential Property of the Year - 2015.

Rohan Abhilasha - Most Admired Upcoming Project of the Year - 2015.

### The Economic Times - Best Realty Brands

Recognizes Rohan Builders (India) Pvt. Ltd. Brand for being a symbol of excellence in Realty - 2015.



Site: Behind Bitwise Terra Tower, Baner, Pune. GPS: 18.555688, 73.768544

## Other projects of Rohan



Rohan Kritika, Sinhadgad Road, Pune.



Rohan Abhilasha, Wagholi, Pune.



Rohan Madhuban-II, Bawdhan, Pune.



Rohan Leher-II, Baner, Pune.

## Other projects of Rohan



Rohan Iksha, Bhoganhalli, Bangalore.



Rohan Avriti, ITPL Road, Bangalore.



Rohan Mithila, Near Pune Airport.



Rohan Jharoka, Near HAL Airport, Bangalore.



## PUNE OFFICE

1 Modibaug, Commercial Building,  
Ganeshkhind Road, Near Agriculture College,  
Shivaji Nagar, Pune - 411 016.  
Phone: +91-20-71017101

## BANGALORE OFFICE

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Bangalore - 560038.  
Phone: +91-80-25203520  
Email: rohanbgl@rohanbuilders.com

Email: leher3@rohanbuilders.com  
Visit: [www.rohanbuilders.com](http://www.rohanbuilders.com)

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The project has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Registration no.: Rohan Leher III- P52100000794