

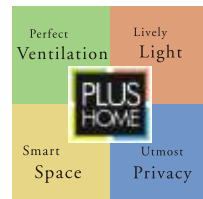


ROHAN 
ISHITA

BECAUSE YOU ARE
USED TO MORE.

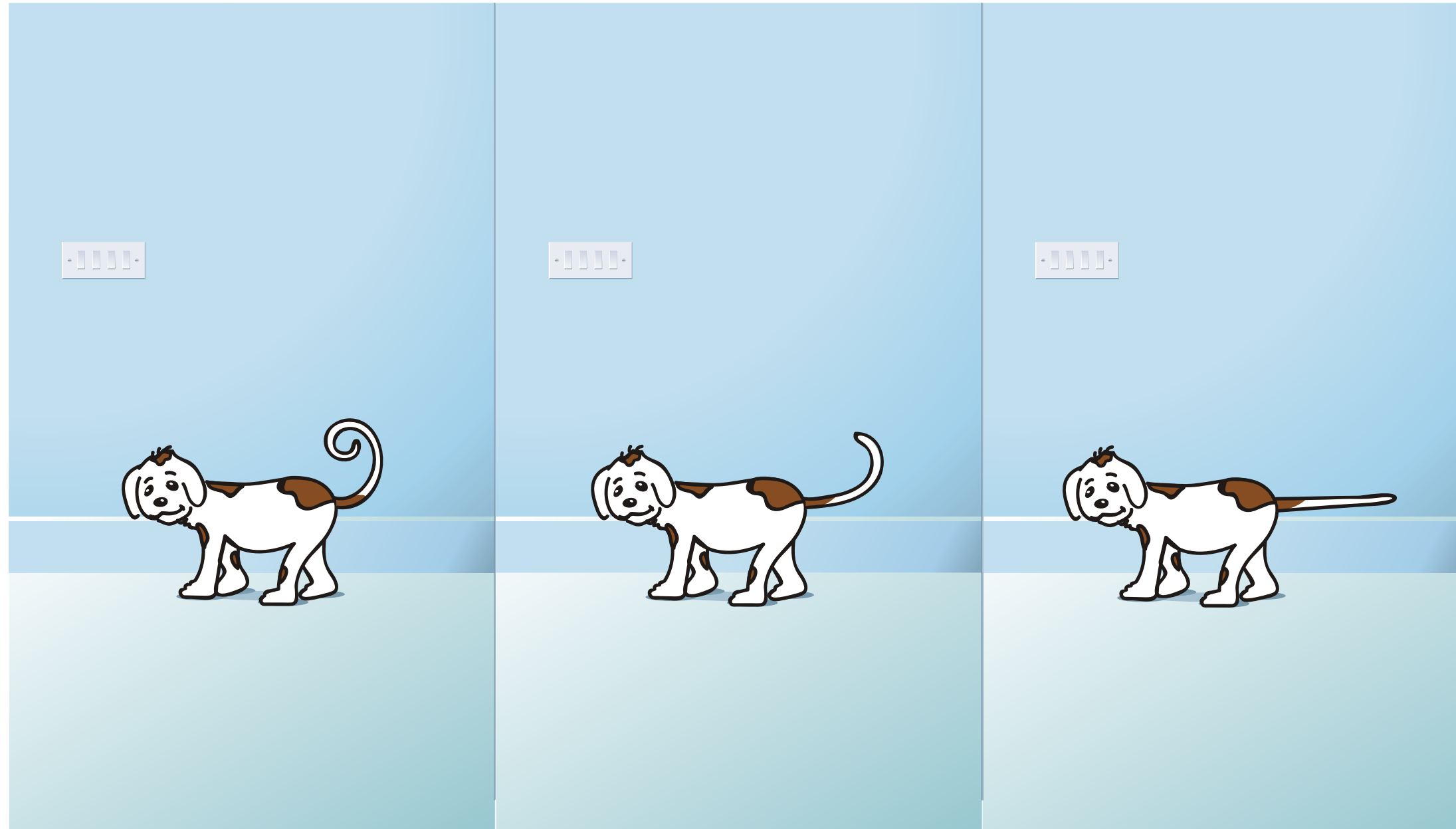
MORE VENTILATION.

Located at Mundhwa near the posh Koregaon Park, Rohan Ishita offers a feature that's sought by all: Perfect Ventilation. At Rohan Ishita, homes are not just four walls and a roof. Good ventilation results in fresh air supply inside the house.



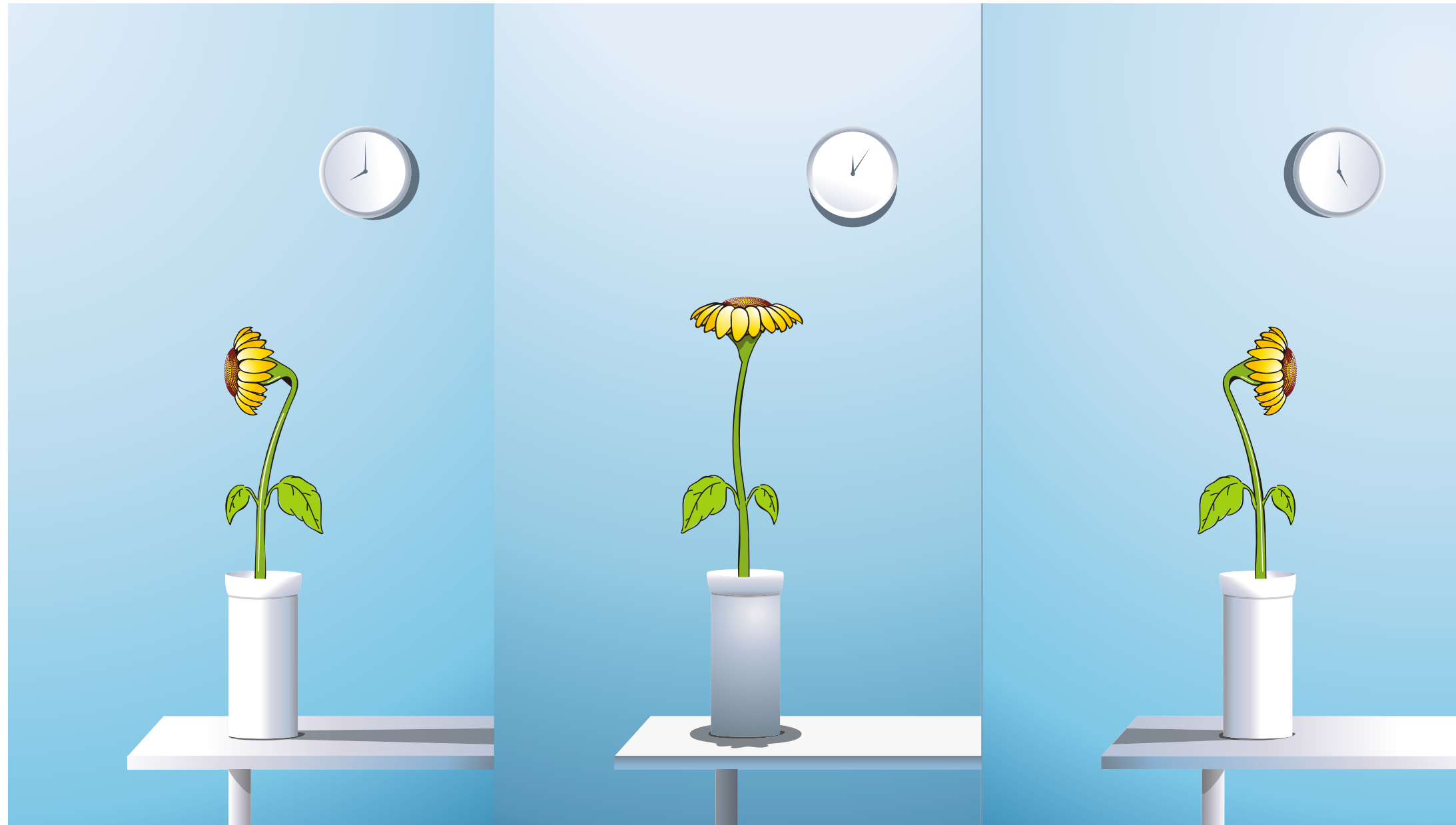
Doors and windows are strategically placed so that there is enough air circulation.

And if that wasn't enough, you could step in to the refreshing pool lounge on the 8th floor.



A host of creature comforts to pamper and refresh you are on offer. Plus, of course, enough supply of fresh air.

MORE
NATURAL
LIGHT.

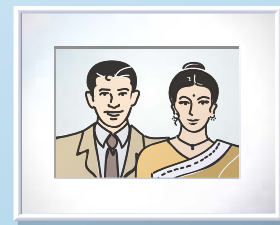


Based on Rohan's unique PLUS Homes concept, Rohan Ishita provides a naturally-lit home. PLUS stands for Perfect ventilation, Lively light, Utmost privacy and Smart space. A fresh design approach. Because we understand that light from any one source do not reach more

than 20 feet from the source, we make sure that there are more than one source of light, inside your home. It's like looking at life in a new light.

Thanks to the PLUS homes design approach, space is utilised smartly in a Rohan home. The living room and dining area are placed at a right angle (L shaped), and the living room is in a proportion of 1:1.5 so that they don't feel confined and narrow.

MORE
SPACE.



Further, the number of passages are reduced, resulting in more living space overall – each one in the family gets his share of space. Space is all that matters.

Your world is invaded; you live in the fear of hidden cameras and peeping eyes. But not when you are in your Rohan home.

MORE
PRIVACY.

The unique design ensures that your windows do not open into a neighbouring window. At Rohan Ishita, a foyer at the entrance ensures that visitors don't run straight into your



living or dining area. Privacy is ensured within your Rohan home through proper placement of rooms. You live in your own space. So the next time you want to spend a quiet evening with your family, choose the attached terrace.

While you have the best of comforts and luxury, recreation shouldn't be left behind.

MORE
SKY.

The most enticing part of Rohan Ishita is the terrace on the 8th floor. A clubhouse and a well-equipped gym, a swimming pool and a wading pool for kids, indoor games and other



facilities will ensure that the terrace is the most frequented place.

The pool and the sky. Shades of blue, to wash away your blues.

MORE ECO- FRIENDLY.



Rohan Builders believes that life must exist alongside nature, not at the cost of it. This is an ethos we call 'ECO Housing'. We start out with the plan being designed in such a way that there is minimal alteration to the natural terrain. And we make sure that energy is conserved in whatever way possible.

Drip irrigation is utilised to prevent wastage of water while watering the landscape. To help improve depleting ground water levels, we utilise rain water harvesting, thus making use of every drop of water possible. The wet waste that is generated is converted to

compost in a compost pit. Across Rohan projects, fly ash, a thermal waste, is put to good use through a proven and scientific process: it is blended with concrete and concrete blocks in a precise proportion to enhance their properties. By acting as a mini biosphere, the natural landscaping too plays a part in preserving the local eco systems. Thanks to the natural

light and ventilation offered by our PLUS Homes design, and the thermal roofing which helps to keep the interiors cooler, less electricity is consumed, resulting in huge energy savings.

MORE DIGITAL.



Digital features in a Rohan home include a number of gadgets that make life truly futuristic. With these most modern features, you can control electronic appliances inside your house through your mobile phone, over the internet or with the help of a remote control. With the digital security

features like security alarms and CCTV, you are completely secured from possible intrusion from any direction. The intelligent devices are always active to protect your home, while you peacefully sleep at night or when you are away. It also adds a lot of convenience in a world where time is a premium.

STANDARD SPECIFICATIONS

Flooring:

- Vitrified tiles for all rooms except master bedroom
- Laminated wooden flooring for master bedroom
- Anti-skid ceramic tiles for toilets

Electricals:

- Concealed, fire resistant high quality copper wiring
- Ample light points with Roma make or equivalent modular switches
- T.V. point in living & master bedroom
- Telephone point in living & all bedrooms
- A.C. point in master & children's bedroom
- Provision of exhaust fan in kitchen & toilets
- Earth leakage circuit breaker

Doors & windows

- Elegant main door with both side polished veneer finish shutter
- All internal doors: Flush door shutter with wooden frame
- Premium quality fixtures & fittings
- Powder coated aluminum glazed windows with mosquito net
- Enamel painted safety MS grill
- Powder coated aluminum louvered ventilators for toilets

Toilets:

- Glazed / Ceramic tile dado up to 7 ft. height
- Pastel colour / white sanitary ware
- Hans Grohe or equivalent quality C.P. fittings for master toilet

MORE
LUXURY.



- Jaquar make or equivalent quality C.P. fittings for all other toilets

Kitchen:

- 'L' shape kitchen platform with granite top
- S.S. kitchen single bowl sink with drain board
- 2 ft. high Glazed / Ceramic tile dado above platform
- Arrangement for fixing of water purifier

Utility

- Ceramic tiling for floor
- 3 ft. high ceramic tiles for walls
- Provision for washing machine

Internal finish & paint:

- Internal walls finished with smooth coating of Gypsum / Lime
- Acrylic oil-bound distemper painting to walls

MORE
FEATURES.



- Demarcated visitors' parking
- Automatic passenger lifts
- 100% power back-up for common utilities
- 2 kW power back-up for each apartment
- Pressurised water supply system
- Garbage chute
- Biogas plant / Compost pit
- Car washing area and sanitation facility for drivers & servants
- Durable exterior textured painting

Rohan Regulars

- All services designed by renowned consultants
- Maintenance of all common amenities by Rohan property management
- Seismic resistant design
- Concrete / paved internal roads
- Covered car parking



BECAUSE
YOU ARE
USED TO
MORE.

ROHAN ISHITA

Special Features

- Digital Home System
- Spectacular landscaped area with innovative features – designed by renowned Singapore-based architects
- Swimming pool with pool lounge
- Wading pool
- Timber decks with water features
- Well-equipped gymnasium
- Multi-purpose hall cum indoor games
- Exquisite entry feature
- Outdoor fitness station
- Barbeque area
- Centralised LPG through pipeline



LANDSCAPE PLAN: GROUND FLOOR

LEGEND:

- | | | |
|------------------------------|---------------------|-----------------------|
| 1. MAIN ENTRY | 7. TRELLIS | 13. ENTRY TO BASEMENT |
| 2. ISLAND WITH WATER FEATURE | 8. KIDS' PLAYGROUND | 14. LIFT LOBBY |
| 3. DROP-OFF AREA | 9. FITNESS STATION | 15. PODIUM CARPARK |
| 4. PLAZA | 10. DRIVEWAY | 16. SECOND ENTRY |
| 5. WATER FEATURE | 11. BARBEQUE AREA | |
| 6. GLASS-ROOF PAVILION | 12. LAWN/ AMENITY | |



LANDSCAPE LAYOUT: 8TH FLOOR

LEGEND:

- | | | |
|-----------------------------|--------------------------|---|
| 1. LIFT LOBBY | 6. MEN'S CHANGING ROOM | 12. VIEWING DECK |
| 2. CASCADE WATER FEATURE | 7. WADING POOL | 13. MULTI-PURPOSE HALL CUM INDOOR GAMES |
| 3. STEPPING STONES | 8. LADIES' CHANGING ROOM | |
| 4. POOL DECK WITH LOUNGE | 9. MAIN POOL | |
| 5. TIMBER DECK WITH TRELLIS | 11. GYMNASIUM | |

TYPICAL
2 BHK
UNIT



TYPICAL
3 BHK
UNIT



ROHAN
BUILDERS:
MORE
INNOVATION.

As a company, Rohan Builders has a single point agenda: delight customers through innovation. We make a difference by offering products that are superior in terms of quality, and have a high degree of technical excellence. From industrial to residential projects and from infrastructure to IT, Rohan has created projects that boast of the finest standards of business practice. We value long-term relationships; repeat orders with many of the reputed clients are testimony to the quality and value of services offered by us. Multinationals like Coke, Pepsi, Unilever, Fiat, LG, Cadbury's, Colgate and many more have entrusted their industrial projects with us, and we have responded by building award-winning projects for them.

Our passion for innovation is most visible in our residential projects, across Bangalore and



10 Kasturkunj



1 Modibaug

Pune. We have redefined residential living, by coming up with concepts such as "PLUS Homes" which greatly enhance the standard of life. Today, Rohan is a renowned name in residential and commercial construction – known for unique concepts, including innovative design and structure, modern and new amenities, quality construction and timely delivery. A strong, consistent, multifaceted, multi-disciplinary and dynamic organisation, committed to customer satisfaction. That's Rohan in a nutshell.



Rohan Nilay



Rohan Aasman

Some highlights about Rohan:

- A diversified group, with operations in civil engineering, real estate development, infrastructure, logistics, agriculture and IT
- Over 3.5 million sft. in residential projects
- A team of over 300 experienced engineers
- 80 landmark projects, from Uttaranchal to Pondicherry, Meghalaya to Mumbai
- An enviable track record of completing 97% of our projects on time
- A CRISIL Rating of DA2



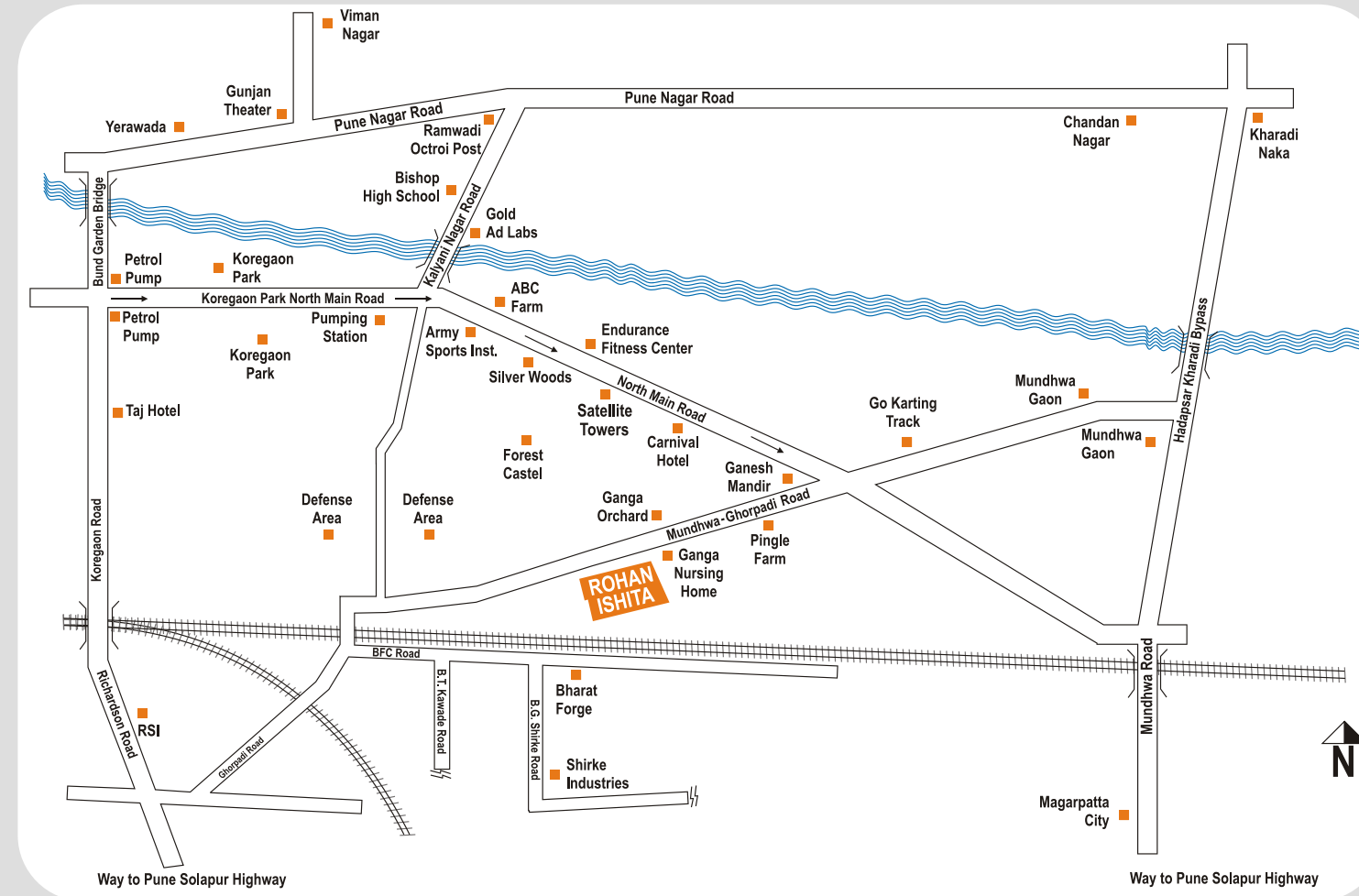
Rohan Tapovan



AWARDS & ACHIEVEMENTS

- **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'.
- **Quality, Speed & Durability Award**
from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005 and 2007.
- **Best Project Award**
from Architects, Engineers & Surveyors Association, Pune for the years 2001 and 2002.
- **International Safety Award**
from Construction Users Round Table for Outstanding Safety record.

LOCATION
MAP OF
ROHAN
ISHITA



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