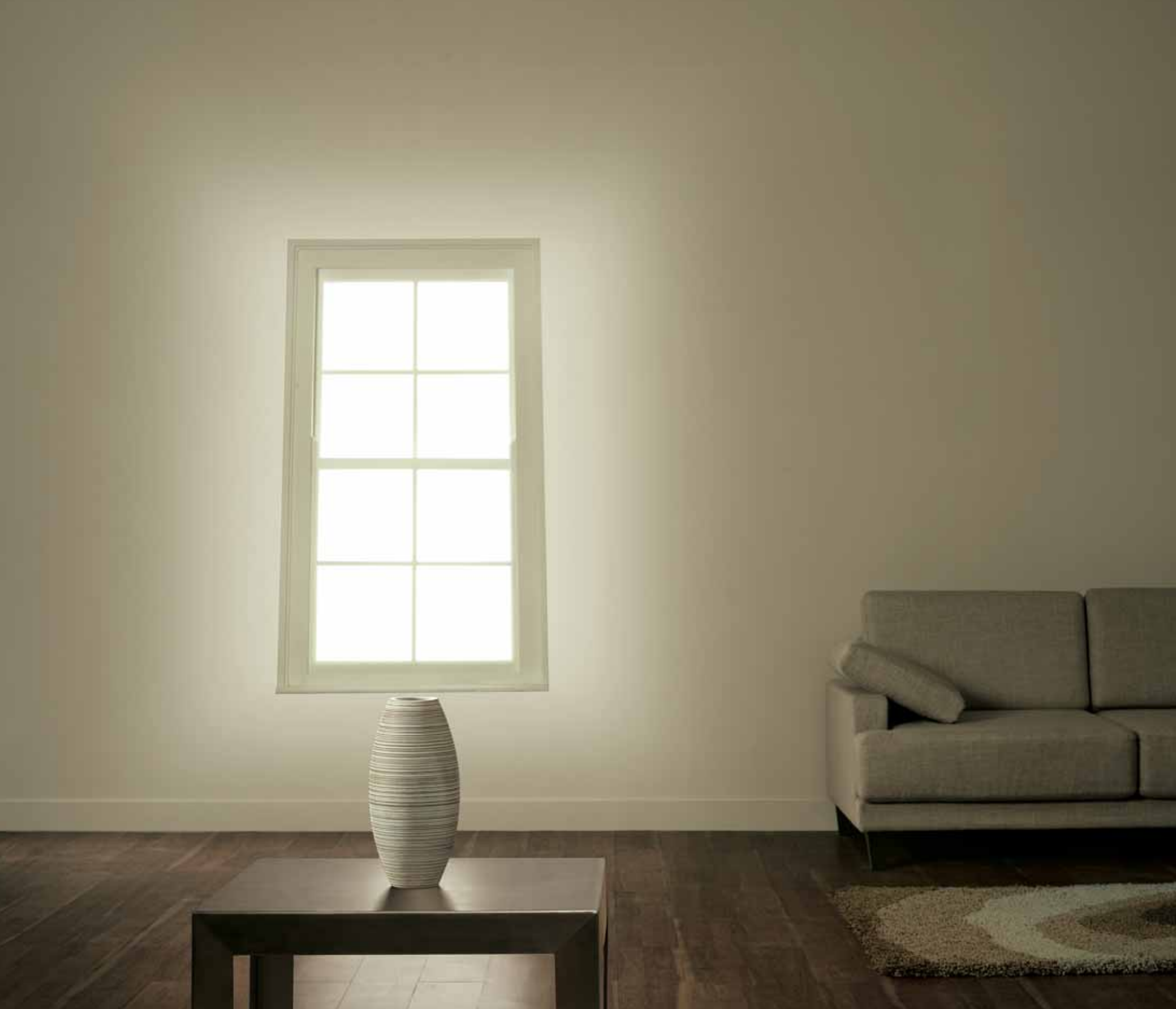




WELCOME TO HOMES WITH NATURAL LIGHTING

 **ROHAN**
MIHIRA







BRIGHTER HOMES. LIVELIER LIVES.

Have the sun rays wake you up every morning. And keep you company through your day. Let the bright cheer of natural light touch every inch of your home, and reflect in everything you do.

Come make your home at Rohan Mihira. It'll be a sunshiny day, everyday.





WELCOME NATURAL LIGHT

Pull your drapes aside. And throw the windows open. Sunlight will pour right in from the large windows in all rooms. The way we've planned your home, absolutely nothing can stop the passage of light. We've done away with the unwanted walls and passages, making sure that natural light is unobstructed. And that you have a brighter home.

What's more surprising? You'd expect an apartment complex that housed 158 apartments to block out natural light. But Rohan Mihira is very well-lit because each window looks out onto open landscapes. And not another brick wall. Moreover, all

the windows have been aligned to let in a steady stream of light.

We've ensured that for as long as you live here, you'll never feel the need to use artificial light when the sun's still up.

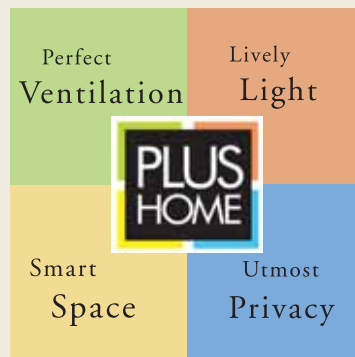


MAKE SPACE FOR LIGHT

PLUS Homes

Rohan Mihira, as any other project of ours, is inspired by a perfect blend of aesthetics and architecture, offering you everything you've always wanted for your home. Aptly known as PLUS Homes, our homes turn your basic requirements into our construction guidelines.

PLUS stands for Perfect ventilation, Lively light, Utmost privacy and Smart space – a fresh design approach. Based on this unique concept, Rohan Mihira provides naturally well-lit homes. We understand that light does not reach more than 20-feet from any one source. So, we've provided for more than one source of light inside your home. It is like looking at life in a new light.



Another feature that sets Rohan Mihira apart is the smart utilization of space. The living room and dining area are placed at right angles (L-shaped) and the living room's dimensions are in a proportion of 1:1.5 – so that it doesn't feel confined and narrow. Further, the number of passages are reduced, resulting in more living space overall – each one in the family gets his share of space.

At Rohan Mihira, we hold your personal space in high regard. The unique design ensures that your windows do not open into neighbouring windows. A foyer at the entrance ensures that visitors don't run straight into your living or dining area. Privacy is assured within your Rohan home because of proper placement of rooms. A placement that also allows cross ventilation so that your apartment has enough fresh air. And light of course.



BE ONE WITH NATURE

ECO Homes

We believe 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 every possible way.

Drip irrigation is utilized to prevent wastage of water while watering the landscape. To help improve depleting ground water levels, we utilize rain water harvesting, thus making use of every drop of water possible. The wet waste that is generated will be 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 keep the interiors cooler, less electricity is consumed, resulting in huge energy savings.



ROHAN MIHIRA SPECIALS

- Spectacular landscaped area with innovative features – designed by renowned Singapore-based architects
- Swimming pool with pool lounge
- Bubbler pool
- Well-equipped gymnasium
- Multi-purpose hall with indoor games
- Exquisite entry water feature
- Children's play area
- Senior citizens' sit-out
- Party area
- Half Basketball court
- Centralized LPG supply



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
- Demarcated visitors' parking
- Automatic passenger lifts
- 100% power back-up for common utilities
- 2 kW power back-up for each apartment
- Pressurized water supply system
- Sewage treatment plant
- Rain water harvesting
- Car washing area and sanitation facility for drivers & servants
- Durable exterior textured painting



STANDARD SPECIFICATIONS

FLOORING

- Vitrified tile flooring for all rooms
- Laminated wooden flooring for one bedroom
- Anti-skid ceramic tiles for toilets

ELECTRICAL

- 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 all bedrooms
- Provision of exhaust fan in kitchen & toilets
- Earth leakage circuit breaker

DOORS & WINDOWS

- Elegant main door
- All internal doors: Flush door shutter with wooden frame
- Premium quality fixtures & fittings
- Powder coated aluminum glazed windows with mosquito net
- Powder coated aluminum louvered ventilators for toilets



TOILETS

- Glazed / ceramic tile dado up to 7 ft. height
- Pastel color / white sanitary ware
- Hans Grohe or equivalent quality CP fittings for master toilet
- Jaquar make or equivalent quality CP 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
- Provision for fixing of water purifier



UTILITY

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

INTERNAL FINISH & PAINT

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

ROHAN MIHIRA MASTER PLAN



Legend

- 1. Grand entry water feature
- 2. Security cabin / gate
- 3. Transformer yard / LPG bank
- 4. Plaza
- 5. Vertical water feature
- 6. Sculpture

- 7. Flower garden
- 8. Shrub planting
- 9. Timber deck
- 10. Entrance lobby paving
- 11. Mist garden
- 12. Court garden

- 13. Aroma garden
- 14. Fern garden
- 15. Children's play area
- 16. Seating area
- 17. Glass sculpture
- 18. Gravel path

- 19. Elderly area
- 20. Multi-purpose court
- 21. Water feature
- 22. Party area
- 23. Pool deck
- 24. Main swimming pool

- 25. Kids' pool
- 26. Bubbler pool
- 27. Passive fountain
- 28. Sun deck
- 29. Jogging path
- 30. Vistors' parking

- 31. Spice garden
- 32. Teens' play area
- 33. Chess plaza
- 34. Youth area
- 35. Bike activity area
- 36. Basketball court

TYPICAL 2BHK UNIT



TYPICAL 3BHK UNIT





Rohan Ashima



Rohan Jharoka



Rohan Madhuban



Rohan Tapovan



Rohan Vasantha



10 Kasturkunj

DISTINCTLY DIFFERENT LIFESTYLES

Rohan Builders: Profile

Your home is your haven. The one place that is a reflection of you. Which is why we've put in all our efforts to make your dream, your home. Since our inception we've concentrated our energies and expertise into making beautiful homes. Here's our story.

Rohan Builders started in 1993 as a modest but strong, consistent, multi-faceted, multi-disciplinary organisation, committed to customer satisfaction. We have always banked on innovation, teamwork, a high degree of technical excellence and maintaining the highest standards of business practice.

Be it our residential or commercial constructions, we are today known for our innovative concepts in residential construction, design and structure, modern amenities, quality construction and timely delivery. Some of our residential projects include 10 Kasturkunj, 1 Modibaug, Rohan Aasman, Rohan Madhuban, Rohan Nilay, Rohan Seher and Rohan Tapovan in Pune; Rohan Vasantha, Rohan Jharoka and Rohan Ashima in Bangalore. And our industrial

projects include those for multinationals like Coke, Pepsi, Unilever, Fiat, LG, Cargil, Cadbury's, Colgate, to name a few.

Whatever we build, it is our endeavour to make homes that suit your needs and your dreams.

SOME HIGHLIGHTS OF ROHAN

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

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 2007, 2005, 2002, 2001, 2000, 1999, and 1997

Best of the Best Structure Award

for the year 2006, for the project Tata BlueScope Steel Ltd. at Hinjwadi, from Builders' Association of India, Pune Center

Best Project Award

from Architects, Engineers & Surveyors Association, Pune for the years 2001, 2002 and 2007.

International Safety Award

from Construction Users Round Table for Outstanding Safety record.



LOCATION MAP



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Bangalore – 560 038.
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Bhandarkar Institute Road,
Pune – 411 004. Ph: 020-4140 4140.

Email: mihira@rohanbuilders.com

Visit: www.rohanbuilders.com

ROHAN MIHIRA

Near AECS layout,
Brookefields, Chinnappanahalli.



Disclaimer: The contents in this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the plans and specifications without prior notice.

Note: The Saleable areas shown in the brochure are calculated as: Saleable area = Actual built-up area + Proportionate common area.