



BACK BY PUBLIC DEMAND

THE GIRL NEXT DOOR

Evening Show Only. Parental Advisory

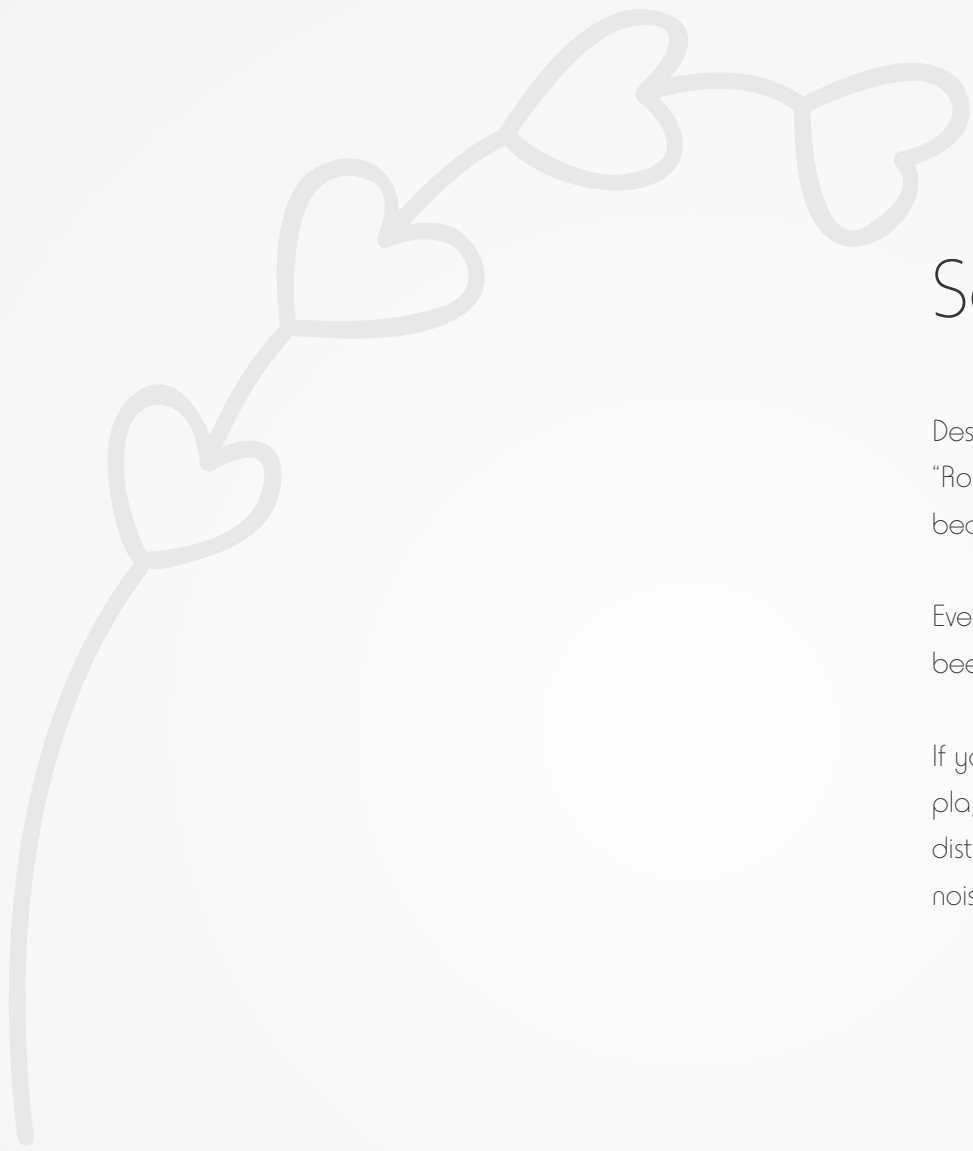
ROHAN
TARANG

Don't be entertainment for your neighbours.

DAILY 4 SHOWS



MY MOTHER-IN-LAW & I
HATRED, HUMOUR & FAMILY HISTORY



Say goodbye to nosy neighbours.

Design must enrich life. And with Rohan Tarang we have done just that. Imagine yourself at "Rohan Tarang". Open the window and instead of neighbours you will see the cityscape. This is because the layout is planned such that the windows don't open out to other windows.

Every time you open the door, your home will not be on display for the world. Each doorway has been designed in such a way that it opens into a lobby instead of your living room.

If you are the type who likes to live life at full volume, then "Rohan Tarang" is a haven. Whether you play your TV or music system at full blast, or start learning a new musical instrument, you won't be disturbing a soul. This is because there are no common walls between homes. So no irritating knocking noises from the other side, because there is no one on the other side.

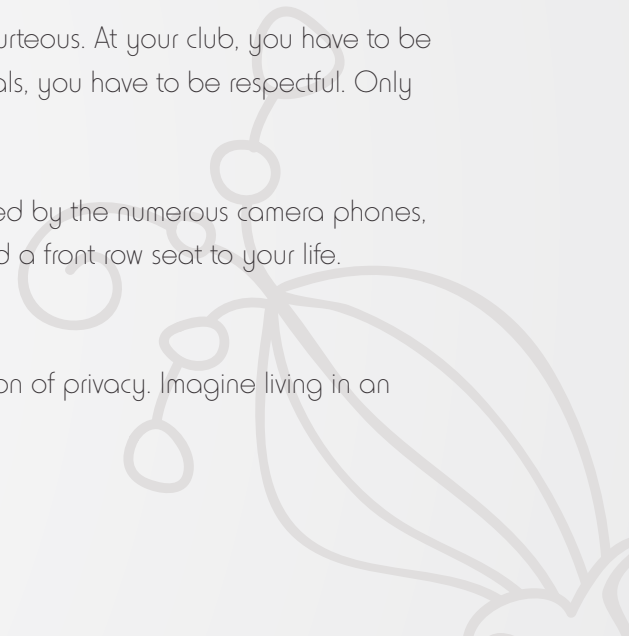


Because Home is the only place where you can be yourself.

When you go to work, you have to be formal. On the road, you have to be courteous. At your club, you have to be suave. On the golf course, you have to be a sport. When you meet professionals, you have to be respectful. Only when you come home, you can truly be the person you want to – yourself.

So, imagine if even this last space of privacy is snatched away from you, invaded by the numerous camera phones, digicams, etc. which are doing the rounds today. Imagine if your neighbour had a front row seat to your life. At Rohan, we understand the importance of privacy.

For this very reason, this concept has been evolved a concept to prevent invasion of privacy. Imagine living in an apartment and not having nosy neighbours...







Welcome to your Space.

Whether it's space in the physical sense or its emotional embodiment that you seek, you will find generous amounts of both in Rohan Tarang.

To start with, the living room and dining room are L-shaped to create a feeling of openness and ensure that valuable square feet are not wasted.

Internal walls have been placed such that passageways are reduced, thus creating more usable space in the same floor area. What's more, these apartments are open from nearly all sides and feature cross openings, resulting in improved air circulation.

Rest assured that in Rohan Tarang, you will get all the space you desire.

Layout Plan

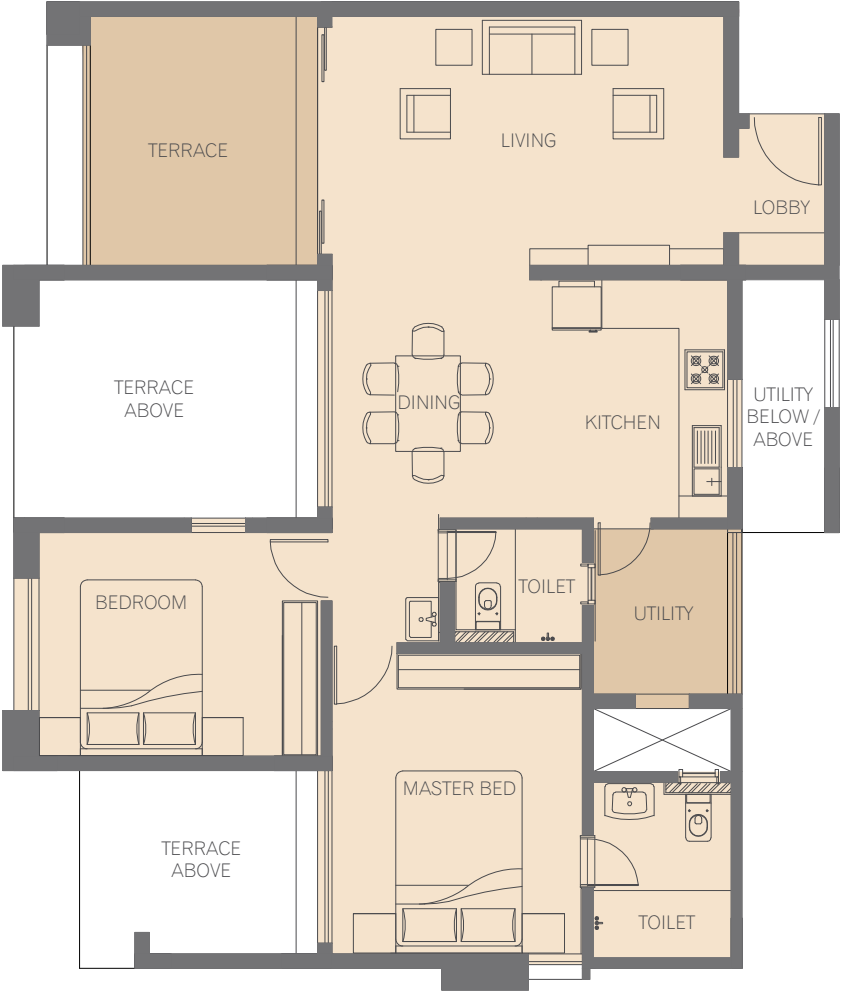


LEGEND

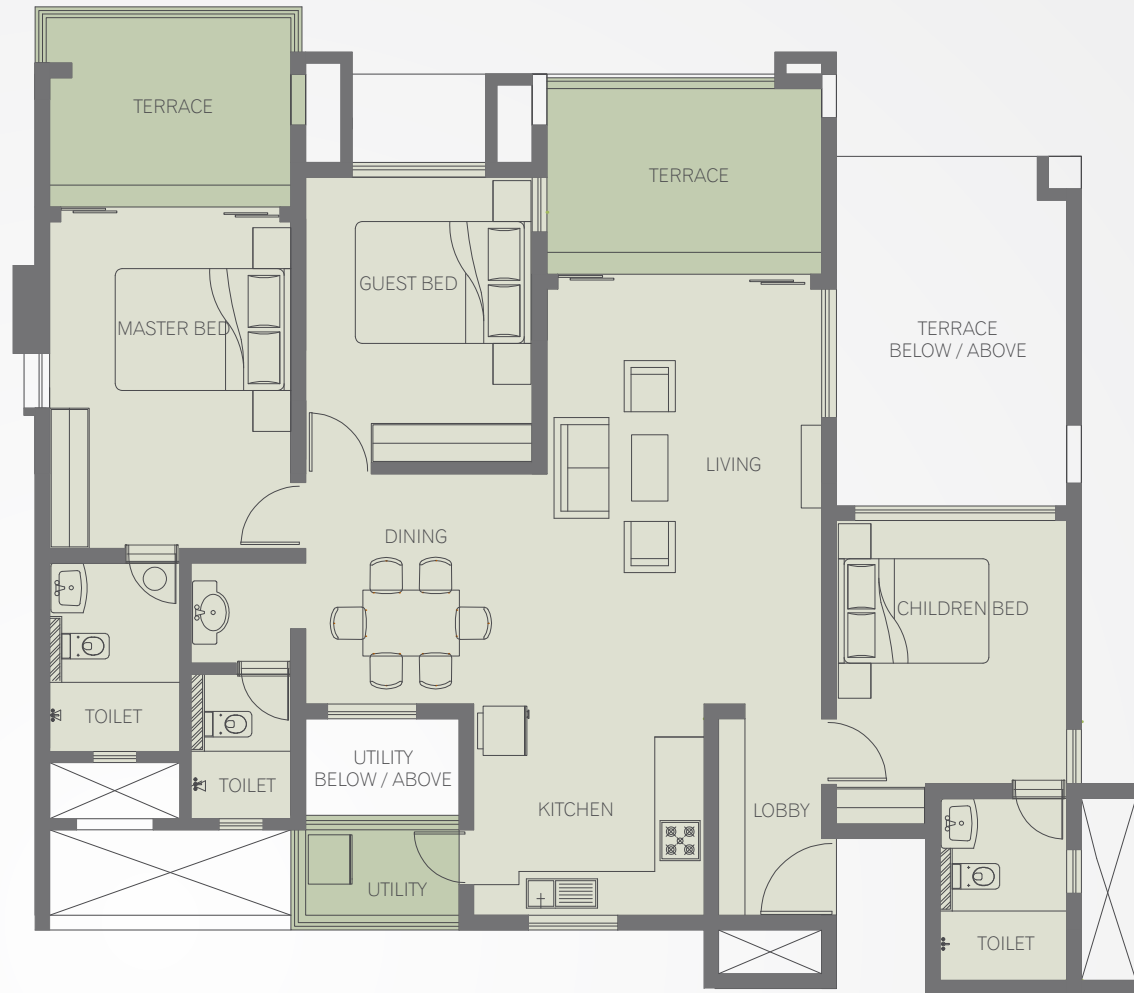
- Guardhouse with soft scape
- Courtyard vista
- Lawn / activity field
- Pool deck
- Main pool
- Wading pool
- Jacuzzi & hydromassage pool
- Water feature with feature wall
- Timber deck
- 2-level clubhouse with well equipped fitness Gym
- Gazebo
- Adventure playground
- Specimen garden / feature planting
- Fire engine access
- Vehicular access / walkway
- Access to garden & courtyard from units

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

Typical 2 BHK



Typical 3 BHK

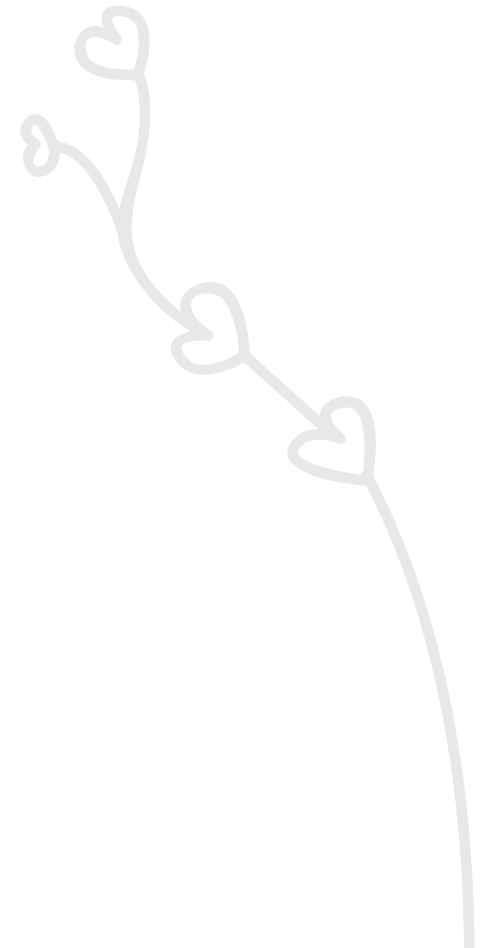


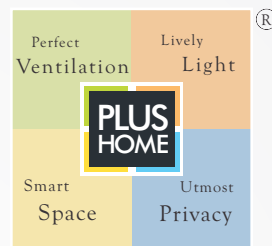
What is a home with perfect ventilation, lively light, utmost privacy & smart space?

Rohan homes come with more space and less passageways, so that there is optimum utilisation of space. Two openings on either side of the room provide optimum ventilation. And with smart designs that make living space more flexible and practical, it's not just any home.



It's a Rohan PLUS Home.





Plus Homes - Life is in the details.

Allow us to introduce to you a standard design concept of every Rohan Home - PLUS HOME. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space, which means that large windows bathe every room with an optimum amount of natural light and create ample cross-ventilation. And when it comes to space and privacy, as we said before, walls and passage ways have been intelligently managed so that both space and privacy are at their optimum level.





Eco Homes - When nature and Habitats go hand in hand.

At Rohan, we believe that life must exist alongside nature, not at the cost of it. This is an ethos we call “ECO Housing”. Today, water is a precious resource and must be conserved. Therefore, sewage water is recycled and used to water the plants and for flushing. The wet waste that is generated is processed to convert it into environment-friendly rich organic garden manure. Fly ash, a thermal power plant waste is put to good use in Rohan projects. It is blended in a precise proportion with cement to make concrete and concrete blocks to enhance their properties.

To help replenish depleting ground water levels, we utilise rain water harvesting, thus making use of every possible drop of water. To add to this, drip irrigation is used to prevent wastage while watering the landscape. The natural landscaping too helps to preserve the local ecosystems. What’s more, thanks to the natural light and ventilation offered by our PLUS HOMES design, less electricity is consumed, resulting in huge energy savings. Little wonder then, that we are proud to acclaim that homes at Rohan Tarang are truly green at heart.



ROHAN REGULARS

- All services are designed by renowned consultants
- Maintenance done by Rohan's Property Management
- Seismic-resistant structure
- Basement car parking
- Well-furnished guest rooms
- 100% power back-up for common facilities
- Power back-up for one light point and fan in each room
- Car-wash area and sanitation facilities for servants
- Rainwater harvesting
- Garbage chutes
- Bio gas plant
- Concrete / paved internal pathways
- Anti-termite treatment
- Thermal insulation treatment for roof terraces

ROHAN TARANG SPECIALS

- Smart Home solution
- Centralised LPG system
- 150% covered car parking
- Landscaped area with innovative features designed by renowned architects from Singapore
- Swimming pool with kids' pool
- Jacuzzi & hydro massage pool
- Gazebo
- Well - equipped fitness station
- Indoor games
- Effluent treatment plant

SPECIFICATIONS

TOILETS

- Glazed/Ceramic tile dado up to 7 ft height
- Marble / stone fascia for door openings
- Basin with pedestal for master bedrooms
- Pastel coloured sanitary ware
- Jaquar make or equivalent quality CP fittings
- A single lever hot and cold water mixer with overhead shower in attached toilets
- Concealed plumbing
- Cockroach preventive trap

KITCHEN

- Kitchen platform with granite top
- Stainless steel kitchen sink with a drain board
- Glazed/ceramic tile dado up to 2 ft height
- Provision for fixing a water purifier

UTILITY AREA

- Washing arrangement with a water line and drain
- Glazed / ceramic tile dado up to 3 ft height
- Ceramic tile flooring

FLOORING

- Vitrified tile flooring with skirting in all rooms
- Ceramic tiles for terraces

ELECTRICALS

- Concealed, fire-resistant high quality copper wiring
- Sufficient light points with Roma or equivalent make modular switches
- TV and telephone points in living room and master bedrooms
- Earth leakage circuit breaker
- Provision for exhaust fan in toilets

DOORS & WINDOWS

- Elegant main door with polished veneer on both sides
- Internal doors with polished veneer on both sides
- External fully glazed aluminium sliding doors
- Fully glazed aluminium windows
- Marble/granite window sill

INTERNAL FINISH & PAINT

- Internal walls with smooth finish
- Acrylic oil-bound distemper on walls



Look what our
customers built
for us

Our customers have helped us build and fortify our reputation. These prestigious recognition of our continued committed efforts towards excellence would never have been possible without our customers patronage as our customers are our real inspiration.

CREDENTIALS:

- CRISIL Real Estate - 7 Star ratings for Rohan Mithila & 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 Awards -
Year 2010 "Best Luxury - Residential Project" - Rohan Madhuban & "Best Residential Project" - Rohan Jharoka
Year 2009 for "Best Practices in consumer protection" & "Best Project Execution" - Rohan Tarang
Year 2008 - "Best Practices in Consumer Protection" - Rohan Ashima
- Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 & 2010
- AESA (Architects, Engineers & Surveyors Association) Awards for the years 2001, 2002, 2007 and 2009

Rohan Builders - A Distinctly Different Company.

Rohan Builders began in 1993 as a modest-sized but focused construction company. Even during our formative years, we decided that innovation, uncompromising commitment to quality and customer satisfaction would be our cornerstones. Thanks to this, multinationals like Coke, Pepsi, Hindustan Lever, Cadbury's, Colgate, Nestle, Cargill, Fiat, Mahindra, Ashok Leyland, Bajaj, Volkswagen, JK Tyres, MRF, LG, Hindalco, Hindustan Zink, Saint Gobain, Times of India and many more entrusted us with their industrial projects again and again. And we responded by building award-winning projects for them. 17 years on, we bring the same passion and expertise to residential projects like Rohan Mithila, Rohan Leher, Rohan Ishan, Rohan Ishita, Rohan Seher, Rohan Tarang, Rohan Madhuban, IO Kasturkunj, I Modibaug, Rohan Aasman, Rohan Tapovan, Rohan Garima and Rohan Nilay in Pune; Rohan Jharoka, Rohan Mihira, Rohan Vasantha and Rohan Ashima in Bangalore. As proof of our innovation, one has to simply look at our concept of "PLUS HOMES" that has been a consistent feature in Rohan homes, which greatly enhance the standard of living. "How" one builds is as important as "what" one builds. We are also sticklers for safety, ensuring that each project is planned, managed and executed in conformance to the best industry standards.

SOME HIGHLIGHTS:

- An experienced technical team comprising more than 700 professionals
- Almost a century of landmark projects, from Himachal to Tamil Nadu, Meghalaya to Gujarat
- CRISIL Rating of DA2 / DA2+ held consistently for the last five years
- A diversified group, with operations in civil engineering, real estate development, infrastructure, agriculture, IT, and the sunrise sector of renewable energy.

Our values and our beliefs have been built on a strong foundation.

At Rohan, we build more than just homes. We build communities. Rohan believes in delivering best-in-class projects that cater to our customers' requirements in terms of quality, space utilisation, location, safety, and timely completion – 97% of the projects are completed on or before time. Today, the Rohan Group is highly regarded for our transparency, commitment, integrity and honesty, marking standards for quality, and flawless execution of projects, and, not to mention,

Our intense passion.

With an experience of constructing more than 62 lacs sq. ft. of Residential Property, and the wishes of over 4500 families, who rather than being just the customers, have been our Brand Ambassadors & Advocates, Rohan has on its showcase several decorated projects. Here are few of them.





Rohan Madhuban, Pune

- "Best Residential Project - Luxury Segment"
Real Estate Award by CNBC CRISIL & CREDAI, 2010
- *AESA Award for Best Group Housing Project, 2009*
- *Cityscape Award for Best Real Estate Marketing Campaign, 2009*





Rohan Nilay, Pune
AESA Award for Best Landscape Design, 2008

Rohan Tapovan, Pune





Rohan Mithila, Pune
Topmost rated project by CRISIL





10 Kasturkunj, Pune

AESA Award for Best Group Housing Project, 2007



Rohan Ashima, Bengaluru

"Best Consumer Protection Practices"

Real Estate Award by CNBC CRISIL & CREDAI, 2008



Rohan Jharoka, Bengaluru

- *"Best Residential Project"*
Real Estate Award by CNBC CRISIL & CREDAI, 2010
- *Best Residential Project - South*
Real Estate Award by Zee Business & Rics

In every inch of
space that we
engage in, we try
and do things
differently.

That's over 20 million sq.ft.
we're talking about.





Reach of Rohan



Sectors Catered

- | Turnkey Projects (Design and Build)
- | Infrastructure Projects
- | Oil and Chemical Industries
- | Foundry and Forging Projects
- | Engineering Units
- | Foods and Beverage Industries
- | Health Care
- | Institutional Buildings
- | Residential Projects
- | Warehouses
- | Solid & Waste Treatment Plants
- | Renewable Energy

Our clientele includes -

- | | |
|------------------|----------------|
| Coke | Ashok Leyland |
| Pepsi | Bajaj |
| Hindustan Lever | Volkswagen |
| Cadbury's | JK Tyres |
| Colgate | MRF |
| Nestle | LG |
| Cargill | Hindalco |
| Fiat | Hindustan Zink |
| Mahindra | Saint Gobain |
| Kirloskar Toyota | Times of India |





Hinjewadi

KPIT Cummins
Infosystems Ltd.

Wipro
Technologies

Infosys
Technologies
Limited

Tata
Technologies

International Institute
of Information Technology

Bharat Petroleum
Petrol Pump

Saundarya
Garden

Hinjewadi
Solar Site

Indian Petrol Pump

Wakad
Primary School

Awwal Fibre
Glass Factory

Awwal Fibre
Glass Factory

Holiday Inn

Patil Wasti

Patil Nagar

Infant Jesus
High School

Capriccio

Wakad

Hinjewadi Flyover

ROHAN
TARANG

Bhumkas Dash Grunge Road

Dange Chowk Road

Towards Mumbai

Towards Hinjewadi

Mumbai - Pune Bypass Road

Towards Aundh, Pune

Towards Pune

B. U. Bhandari
Car Care Centre

Hotel Sayaji

Wakdkar
Vasti

Motosri
Complex

Service Road

Service Road



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