


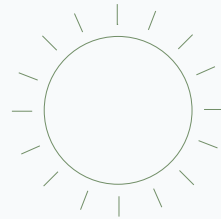


ROHAN
SAROHA

A wide-angle, high-angle photograph of a mountain range. The foreground is dominated by a dense, vibrant green forest covering a hillside. Beyond this, the landscape opens up into a series of rolling, forested ridges and valleys. The mountains in the distance are layered, with each successive range appearing slightly more hazy and blue-toned, creating a sense of depth. The sky above is filled with large, white, fluffy clouds, with patches of clear blue sky visible between them. The overall atmosphere is bright and serene.

A view
you'd
love to
wake up to

Introducing a new chapter in living



A home is defined not just by its four walls, but also by what lies beyond. Welcome to Rohan Saroha, a destination where the hills are just a continuation of your home.

Designed with exclusivity in mind, the towers offer you the privacy you always desired. A privacy that ensures if anyone is watching, that's just you – Watching the mesmerising hills and valleys in your vicinity.

With the harmony of nature and architecture, we curated a space where your life grooves to the symphony of nature.

Located in the midst of a 100+ acre township along a hillside, it offers breathtaking views of the vast terrain. A life where hills and valleys are your forever neighbour.

Discover a home that is nature's own, turning one page at a time.



Architect's note

Mindspace Architects, Bengaluru

Perched atop a sloping landscape, Rohan Saroha is the new horizon of vistas.

Designed where the slope meets the sky, this residential development offers panoramic views of the surrounding hills and valleys with the serene sky as a backdrop. Spread across 5.7 acres of hilly terrain, it houses around 589 apartments in its two buildings of 16 & 15 floors each. The facade of the building is designed with a variation in the skyline to highlight what's truly magnificent – the surroundings.

Sloping in the west-east direction, the site's lower end is along the western side, facing the adjoining 18-metre-wide road. The slope acts as a natural restriction for vehicular movement to ensure tranquil living. The multiple stilt levels and a basement ensure ample parking space for each resident. On the eastern side, there are spaces for the residents to move freely in the walkways and the amenity zones. A central wide staircase with stepped planters connects both sides for pedestrians from the buildings. Some buildings have multiple double-height spaces surrounded by landscaped courts to welcome the residents and their visitors while doubling up as an areas for interaction.

The podiums of both buildings have been extended on both sides to house amenities and to ensure the flow of landscape between the east and the west. The podium level offers rejuvenating amenities such as a large swimming pool with a kids' pool, guestrooms, change-rooms, gym, multi-purpose hall and an indoor badminton court.

The eastern side of the premise block offers multi-level walkways, jogging tracks, relaxation zones and tree-covered parks on one side. The other side gives access to wider green spaces with split levels of play areas for children and elderly seating. Connecting both the areas is a splendid amphitheatre with an integrated ramp. A lifestyle that's for every member of the family in every way possible.

Enriched with amenities. Enhanced with views. Engulfed in nature. This is your personal haven to cherish a solitude that is as refreshing as it is engaging.

Ascend to a home that is at one with the nature around.



Landscape note

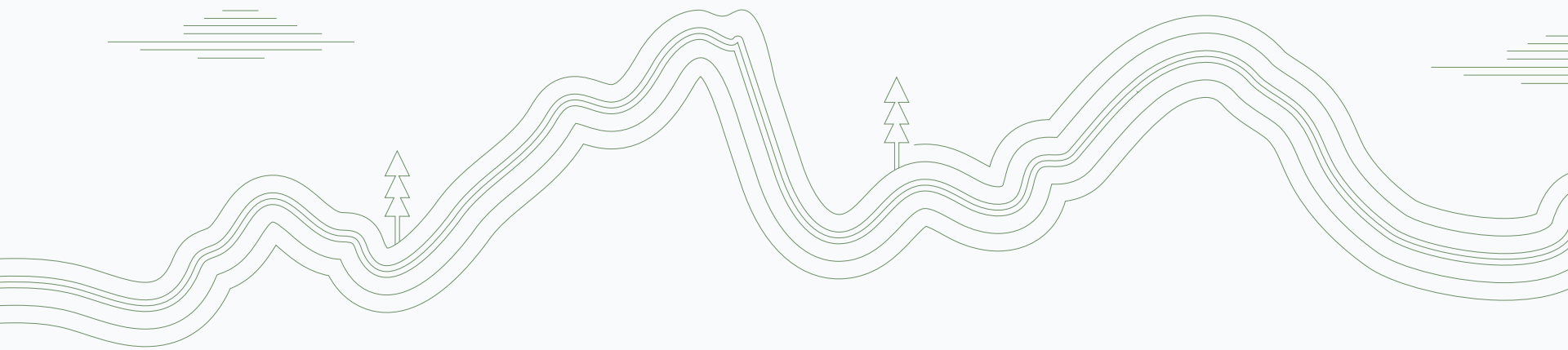


The residential development embraces the site's natural contours to transform a challenging steep site into a multi-generational haven, with its "Harmonious Terraces". A design marvel that creates a series of interconnected terraces that weave together distinct spaces for relaxation, recreation and active living. Amidst the unique harmony of nature and community, each terrace harbours an array of amenities that every family member can indulge in.

With a breezy walk via a gentle ramp, you reach the senior citizens' area. A serene and accessible terrace that creates an atmosphere of tranquillity. Sun-drenched seating areas that are interspersed with lush landscaping foster relaxation and social interaction. A raised platform provides panoramic views of the surrounding landscape, allowing for quiet contemplation.

The lower terrace is the spot your kids always want to be at. Accessible through a gentle ramp and an amphitheatre-like staircase, it offers a vibrant and engaging kids' play area. Sculptural play elements are integrated into the landscape, encouraging exploration and creativity.





Winding through the landscape is a meandering pathway that invites leisurely walks amidst the towering trees and the comfortable seating areas. This path culminates in a communal seating area, where evenings unfold with storytelling, enveloped by the enchanting scenery. Fresh air is always in plentitude with the oxygen park, which lies adjacent to this space, offering an escape into a life of relaxation and rejuvenation.

Rejuvenation is at its best when there is fitness alongside. For that, we have dedicated a terrace to physical wellness, which is designed with multi-level play courts and offers a variety of play equipment. With this dynamic and challenging play court system, make active lifestyle the only lifestyle.

The podium features interconnected landscape areas, accessible through a network of stepping stones, connecting residents to the diverse amenities. A tranquil swimming pool occupies a central position on the podium, surrounded by a vibrant space equipped with table games for social interaction. A reflexology pathway, leading to a serene meditation deck and yoga deck, provides a holistic wellness experience for residents. The podium allows exclusive access to private gardens for each resident to enjoy a private retreat in the best way one can – with oneself.

Connecting the terraces via ramps and stairs, the design breathes inclusivity and accessibility in its every element. The interplay of different levels, materials and plant life creates an enthralling landscape that nurtures a remarkable harmony. A harmony that puts the unity in the community.





Masterplan



Disclaimer: Buildings A, B, C, D & E are a part of future development. The layout and landscape features are based on preliminary design prepared by the architect and may change during final design and construction.



Masterplan



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Amenities

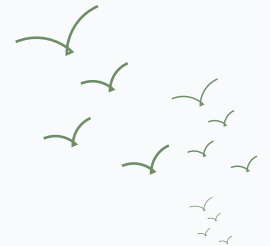
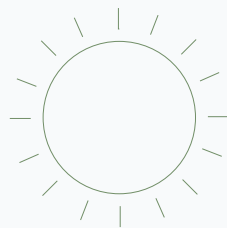
Built areas


1. Well-equipped gymnasium
2. Games area
3. Multi-purpose hall with pantry area
4. Guest rooms
5. Swimming pool, kids' pool with deck area
6. Badminton court
7. Double height multi-use spaces
8. Courtyards



Landscape areas

9. Outdoor seating alcoves
10. Meandering pathways
11. Amphitheatre
12. Yoga deck
13. Meditation deck
14. Oxygen park trail
15. Aroma garden
16. BBQ pavilion
17. Senior citizens' park
18. Open air gymnasium
19. Reflexology path
20. Pet zone
21. Co-working space
22. Toddler play area (1-5 years)
Kids' play area (6-12 years)
23. Sand pit





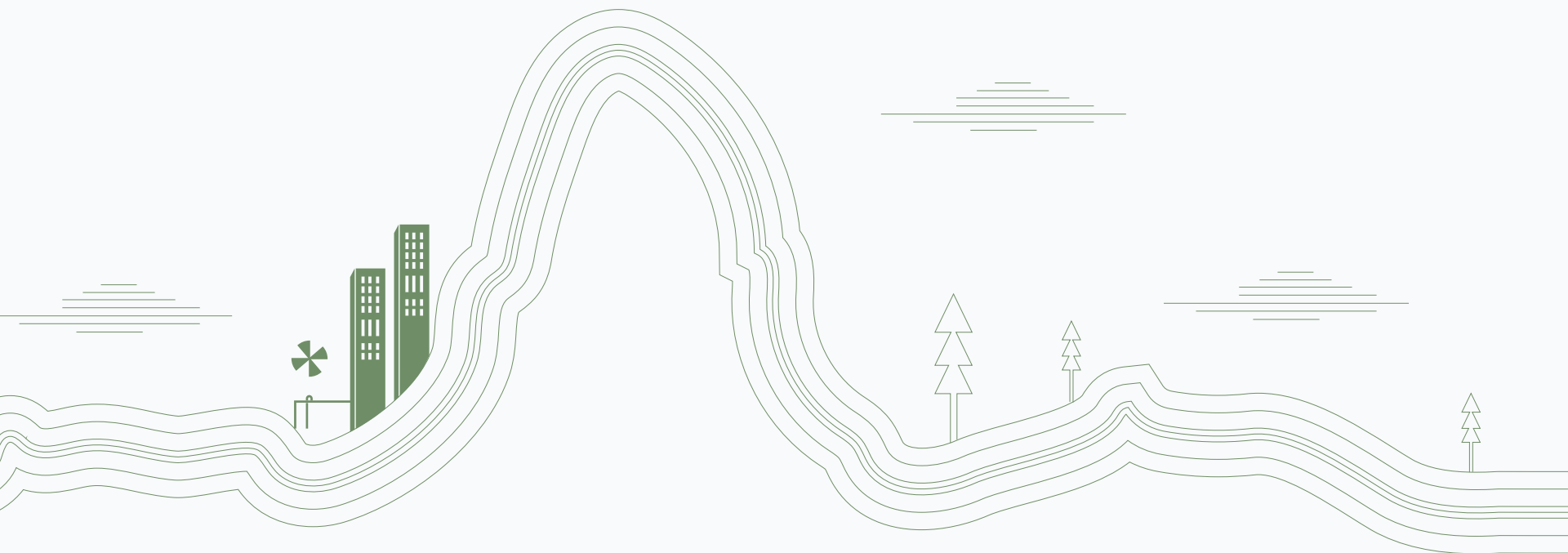
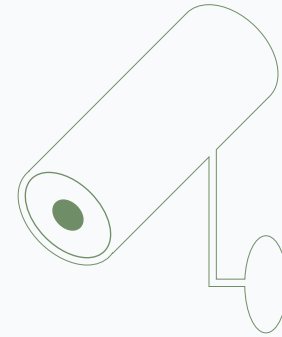
Sports areas

- 24. Tennis court
- 25. Half basketball court
- 26. Cricket practice pitch



Services

- Sewage treatment plant
- Organic waste composting
- DG back up for services and common area lighting
- CCTV in common areas
- Sanitation facilities for staff / house keeping
- Adequate branded elevators
- Fire fighting services
- Solar PV for select common area lighting





Unit plans

2 BHK

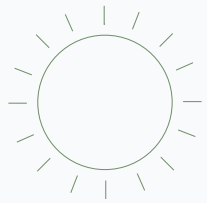
Usable Carpet Area:
836 to 969 sq. ft.



3 BHK

Usable Carpet Area:
Type 1: 1075 sq. ft.
Type 2: 1130 sq. ft.





4 BHK
Usable Carpet Area:
1536 to 1549 sq. ft.



PLUSHOME



PERFECT **LIVELY** **UTMOST** **SMART**
Ventilation Light Privacy Space





Unit specifications

STRUCTURE

- RCC structure

FLOORING

- Vitrified tiles for living, kitchen, dining, bedrooms
- Ceramic tiles for toilets, balconies / terraces and utilities

KITCHEN

- Granite platform with SS sink
- Glazed/Ceramic tile dado up to 2 ft. height above platform
- Electrical provision for water purifier, ductless chimney and refrigerator
- Kitchen sink with cold and hot water mixer & solar hot water provision

UTILITY

- Ceramic tiles for floor and dado up to parapet height
- Inlet / outlet provision for washing machine
- Water inlet point for washing

TOILETS

- Ceramic tile flooring and dado up to lintel level
- Sanitary wares and CP fittings of reputed make
- Concealed plumbing
- Slung piping with false ceiling in toilets
- Common wash hand basin with 2 ft. dado height above counter

ELECTRICAL & AIR CONDITIONING

- Concealed wiring with modular switches
- Provision for exhaust point in kitchen & toilets
- TV and AC point in all bedrooms and living room
- Earth leakage circuit breaker
- DG back-up for 1 light point and fan point in each room

DOORS & WINDOWS

- Laminated main door and elegant internal flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows / doors
- Mosquito mesh for all sliding windows
- Powder-coated aluminium openable door for utility

INTERNAL PAINT

- Internal walls with tractor emulsion paint







PLUSHOME



PERFECT
Ventilation

LIVELY
Light

UTMOST
Privacy

SMART
Space

Every home at Rohan Saroha is a PLUS home. We have a simple design principle - we only ever build a home we ourselves would live in. Which is why, all essentials of good living are taken care of in every Rohan home. We call this PLUS - Perfect ventilation, Lively light, Utmost privacy and Smart space.

Perfect ventilation

A well-ventilated home lowers indoor temperatures, thanks to seamless airflow. Homes at Rohan Saroha are nicely ventilated, keeping them cool and fresh all day.

Lively light

When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. Our designers take special care in minimising dark corners in the house.

Utmost privacy

The layout of homes at Rohan Saroha has been thoughtfully planned - windows open to views of landscaped greenery. Main entrances open into the lobby, denying neighbours and passers-by a direct view into the private spaces of your home.

Smart spaces

Every home at Rohan Saroha is laid out in a way that lets you use every square inch of every square foot of space you pay for.

Location map



Connectivity

- Chandani Chowk – 10 Mins
- Prop. Chandani Chowk Metro Station – 10 Mins
- Kothrud – 16 Mins
- Balewadi High Street – 23 Mins
- Shivajinagar Railway Station – 39 Mins
- Pune International Airport – 57 Mins

IT / Employment Hubs

- Oracle Park – 8 Mins
- Lohia Jain IT Park – 11 Mins
- Nanospace IT Park – 25 Mins
- Sharda Center – 27 Mins
- Hinjawadi IT Park – 30 Mins
- ICC Trade Tower – 33 Mins

Schools

- Eurokids Preschool – 6 Mins
- Indian Model International School – 10 Mins
- Paddington Cambridge Preschool – 11 Mins
- SSRVM – 11 Mins
- Ryan International School – 11 Mins
- Periwinkle English Medium School – 13 Mins
- Sanskriti School – 13 Mins
- Little Elly School – 14 Mins

Hospitals

- Chellaram Hospital – 13 Mins
- City Hospital – 16 Mins
- Sahyadri Hospital – 17 Mins
- Krishna Hospital – 21 Mins

Malls / Shopping

- Zudio – 4 Mins
- D-Mart – Upcoming – 10 Mins
- Westend Mall – 30 Mins
- The Pavillion – 33 Mins

Colleges

- Ambrosia (AIBM) – 9 Mins
- JSPM College of Engineering – 12 Mins
- PVPIT – 12 Mins
- Arihant (AIHM) – 14 Mins
- SIMMC – 14 Mins
- Abhinav College – 19 Mins
- MIT-WPU – 25 Mins

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— YEARS OF —
ROHAN

To,
The person holding this brochure.

Everyone dreams of a space they can call home. A space they truly own. You must have dreamt of it too. We understand your dreams because we are just like you.

We started Rohan Builders in a small, rented space with a vision of bettering lives through design and innovation. Today, we have come a long way, but we're still equally joyed while handing over the keys to a new home, to a customer.

Apart from homes, we are trusted to build offices, factories and roads with the same vision. Most of the credit for this trust goes to the tremendous faith our vendors, suppliers, partners, associates, advisors, consultants and landowners have had in us.

Our team of over 2000 professionals executes every project with great verve and passion. It comes as little surprise that we often ace delivery deadlines and win accolades.

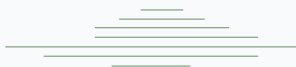
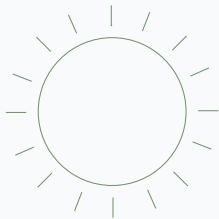
As we have crossed the three-decade milestone, we are looking to find ways to push design and innovation to newer heights.

As you look forward to buying a home, we are grateful that you are considering a Rohan home.

We have built Rohan Saroha with immense care, love and planning. We hope you find it to your liking.

Thank you once again!

From,
All of us in the Rohan family.



Awards & Achievements



AWARDED BY AESA (ARCHITECTS, ENGINEERS & SURVEYOR ASSOCIATION)

2001, 2002, 2007, 2009, 2013

CREDAI PUNE METRO - SILVER AWARD FOR THE BEST FACILITIES AT THE LABOR CAMP

Rohan Abhilasha Phase II in
Category III (300+ labors)
Rohan Nidita in Category I
(21-100 labors)

AWARDED FOR QUALITY, SPEED AND DURABILITY

1997, 1999, 2000, 2001, 2002, 2005, 2007, 2010:
Builders Association of India, Pune

AWARDED FOR SYMBOL OF EXCELLENCE IN REALTY

2015: Best Realty Brand
- The Economic Times

AWARDED FOR DESIGN & INNOVATION

2022: Times Realty Icon for
Excellence in Design and Innovation

AWARDED FOR BEST FACILITY AT LABOUR CAMP OF THE PROJECT

2024: CREDAI Pune Metro
Pride Gold Award - Category - III
(300++ labours)
Rohan Abhilasha 3

AWARDED FOR DEVELOPMENT OF THE YEAR

2013: Rohan Mithila, TESE
(Technology, Ecology & Environmental,
Social & Economic) Forum

QUALITY AWARD

11th Global Safety Summit -
Medium Enterprises
- Construction Sector (MH)
Apex India Quality Excellence Award 2023 -
Platinum Award - Construction Sector (MH)

DA2+ CRISIL RATING

2010: 7 star for Rohan Mithila
& Rohan Leher in Pune
6 star for Rohan Jharoka-II, Bengaluru

AWARDED FOR CUSTOMER SERVICE

2022: Times Realty Icon
for Excellence in Customer Service

BEST WORKPLACE CULTURE

2019: India HR Summit

AWARDED FOR BEST FACILITY AT LABOUR CAMP OF THE PROJECT

2024: CREDAI Pune Metro
Pride Gold Award - Category - I
(21-100 labours)
Rohan Anand

AWARDED FOR RESIDENTIAL PROPERTY / PROJECT OF THE YEAR

2010, 2015: Rohan Jharoka Phase II (Mid Segment)
CNBC Awaaz CRISIL & CREDAI Real Estate
2015: Rohan Mithila, Pune
- ABP News, Real Estate
2015: Rohan Mithila, Pune (Luxury Segment)
- Silicon India Real Estate
2019: Rohan Abhilasha (Mid Segment)
- ET Now News Real Estate
2019: Rohan Leher II (Luxury Project)
- ET Now News Real Estate
2019: Rohan Iksha (Mid Segment)
- ET Now News Real Estate

AWARDED BY ECO-HOUSING (SCIENCE & TECHNOLOGY PARK)

5 star rating to Rohan Mithila,
Rohan Leher & Rohan Ishita

AWARDED AS BEST EMPLOYER BRAND

2016-2017: World HRD Congress
and CHRO Asia

AWARDED FOR BEST PRACTICES IN CONSUMER PROTECTION & EXECUTION FROM CNBC AWAAZ CRISIL & CREDAI REAL ESTATE

2008: Rohan Ashima & 2009: Rohan Tarang

AWARDED FOR BEING THE MOST CUSTOMER CENTRIC BRAND OF THE YEAR

2024: Times Realty Icons Maharashtra

Milestones



Real estate
development

65+ completed projects
1.5 crore+ sq.ft. delivered
12,000+ happy families
30 lakhs+ sq.ft. under construction
DA2+ CRISIL rating
71 prestigious awards


70% repeat orders
50% multi-national clients
4.5 crore+ sq.ft. constructed
85% on-time completion
8.25 crore safe man-hours in the last 5 years
19 states covered
1 international project
45 awards for safety and quality of construction



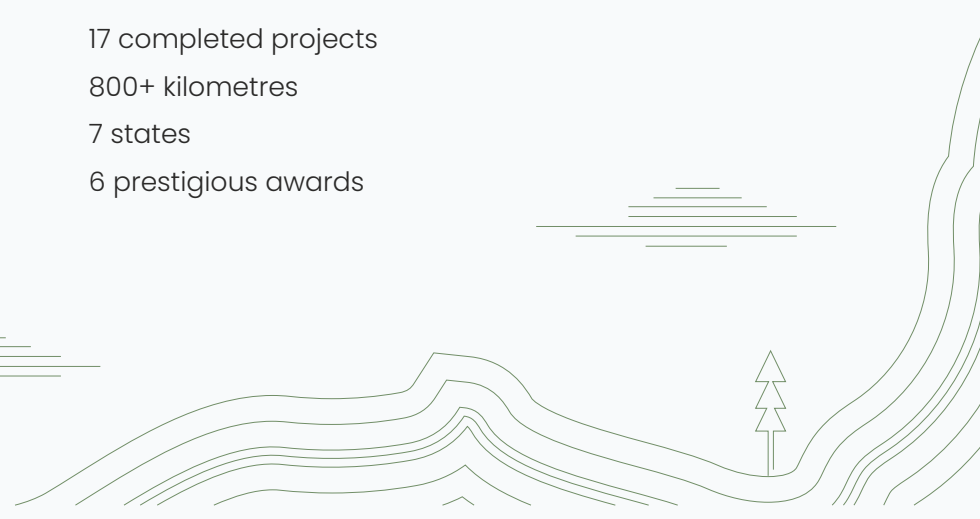
Industrial construction



Infrastructure development



17 completed projects
800+ kilometres
7 states
6 prestigious awards



Ongoing projects



Rohan Ekam, Balewadi, Pune



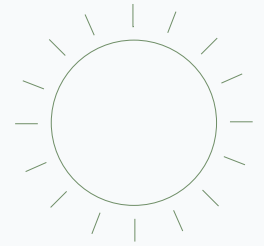
Rohan Nidita, Hinjawadi Phase 1, Pune



Rohan Harita, Tathawade, Pune



Rohan Viti, Wakad, Pune



Rohan Anand, Somatane, Pune



Rohan Ekanta, Gunjur, Bengaluru



Completed projects



Rohan Madhuban, Bavdhan, Pune



Rohan Leher II, Baner, Pune



Rohan Abhilasha, Wagholi, Pune



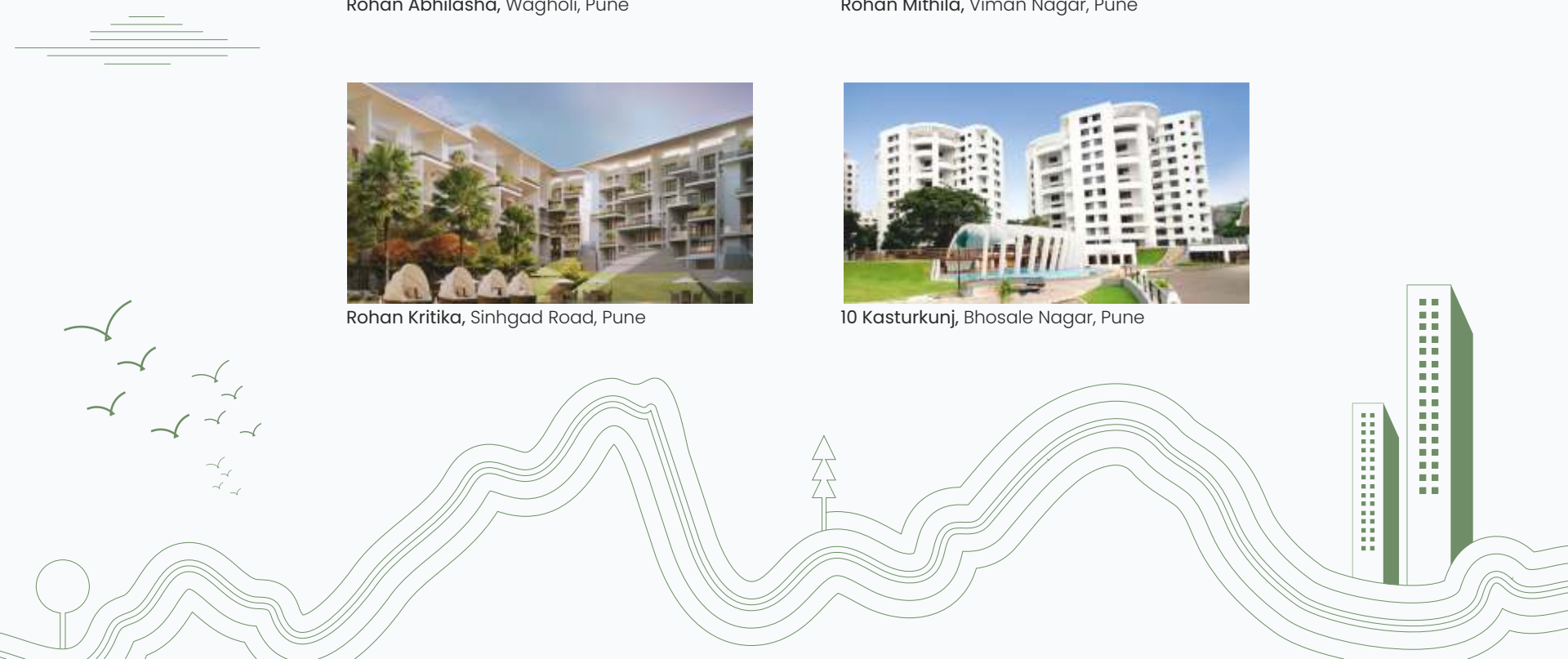
Rohan Mithila, Viman Nagar, Pune



Rohan Kritika, Sinhgad Road, Pune



10 Kasturkunj, Bhosale Nagar, Pune





MahaRERA

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