https://maharera.mahaonline.gov.in
PR1261012602175







A little more from every day

A home is never just about the rooms inside it.

It is about how life feels around them.

Morning light at the window.
Children finding space to play.
Families stepping out together.
Neighbours becoming familiar over time.

At Rohan Nitara in Mahalunge NX, life extends gently beyond the home – into open spaces, places to gather and unwind, green surroundings and a neighbourhood with room to grow.

A little more comfort.
A little more ease.

A little more life, every day.



A Home That Lets Life Open Up

Homes are not lived in one room at a time.
Life moves between the living room, the balcony, the open spaces,
the amenities, and the neighbourhood around you.

Rohan Nitara is planned with this everyday rhythm in mind.

Set in Mahalunge NX, it brings together thoughtfully designed homes,
shared spaces, lifestyle amenities and green surroundings
– so families have more ways to live, meet, relax and belong.

It also offers the advantage of a calmer location today,
with connectivity and infrastructure steadily
improving for tomorrow.





Actual view of the site.



Some locations feel complete because of
what already surrounds them.
Some feel promising because of what they are becoming.

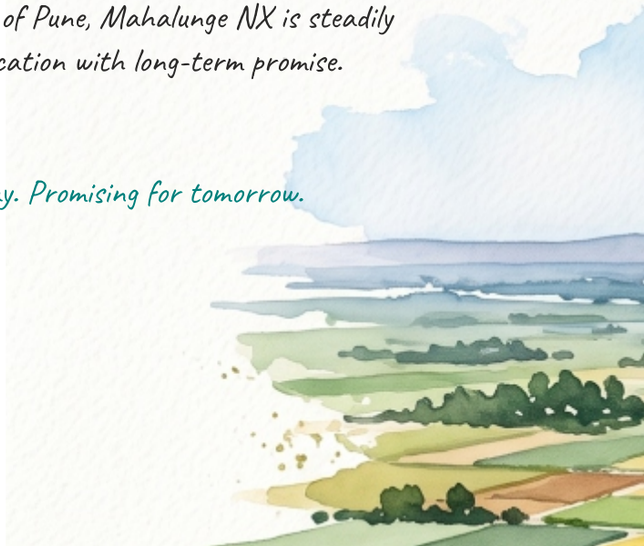
Mahalunge NX sits beautifully between the two.

Close to Pune's western growth corridor, it still retains the openness, greenery and calmer pace that many established neighbourhoods are slowly losing. Work hubs, lifestyle destinations and everyday conveniences remain within easy reach, while the setting stays comfortably away from the constant rush of the city's more crowded pockets.

Surrounded by hills, green zones and open views, Mahalunge NX offers a location that feels naturally easier to come home to. With improving road connectivity, proposed infrastructure upgrades and growing residential interest in this part of Pune, Mahalunge NX is steadily emerging as a location with long-term promise.

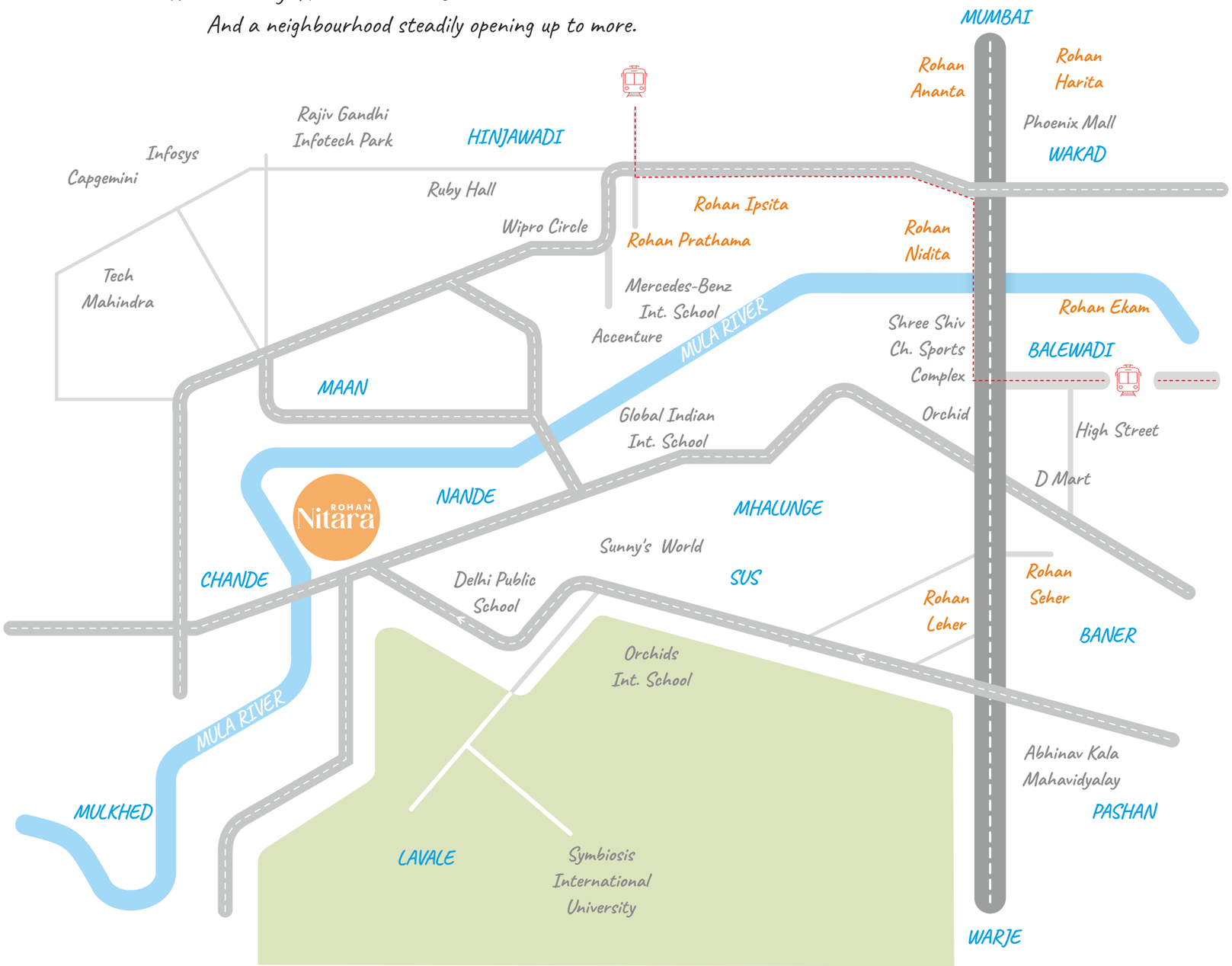
Mahalunge NX: A location with Room to Grow

Peaceful today. Promising for tomorrow.



Close to Work. Close to Life.

A good location supports more than the daily commute. It supports school mornings, doctor visits, grocery runs, coffee plans, fitness routines, weekend dinners, and all the small conveniences that make everyday life smoother. At Mahalunge NX, these everyday needs come together with ease. Work close by. Nature around. Conveniences within reach. And a neighbourhood steadily opening up to more.



IT & Business Hubs

Hinjawadi IT Park	– 15 min
Embassy Tech Park	– 18 min

Schools & Educational Institutions

Delhi Public School	– 2 min
Elpro Intl. School	– 13 min
Blue Ridge Public School	– 17 min
Bliss Intl. School	– 18 min
Mahindra Intl. School	– 15 min
Symbiosis Inst. of Intl. Business	– 15 min

Healthcare

Sanjeevani Multispeciality Hospital	– 15 min
Ruby Hall Clinic, Hinjewadi	– 13 min
Jupiter Hospital, Baner	– 20 min

Shopping & Entertainment

D Mart Hinjawadi	– 18 min
Grand Highstreet Mall	– 15 min
Streets of Europe Mall	– 12 min
Phoenix Mall of the Millennium	– 25 min

Connectivity

Sus	– 10 mins
Baner	– 15 mins
Wakad	– 20 mins
Hinjawadi Metro Station	– 10 mins
Balewadi High Street	– 20 mins
Shivajinagar Railway Station	– 35 mins
Pune International Airport	– 50 mins

Architect's Vision: Comfort, planned with care

Rohan Nitara has been designed to
make the most of its setting near the Mula River.

The planning creates a clear visual axis through the development, connecting the homes, community spaces and podium with the sky and surrounding landscape. The pool too is oriented along this axis, reinforcing the project's relationship with nature. The communal triple-height spaces bring scale, openness and a sense of arrival, while encouraging residents to naturally come together.



The building volumes have been carefully arranged to allow abundant natural light and ventilation at every level. The connection between the podium and the sky is maintained across blocks, creating an open and breathable experience. Access points to the basement and community podium are thoughtfully placed for easy navigation and a better visual flow through the project. At the podium level, amenities, gathering spaces and apartment access come together in a pedestrian-friendly manner, making movement across the community simple and intuitive. The corridors are generously perforated to bring in light and air, while reducing the feel of long, linear passages.

Inside the homes, open and flexible planning helps create a sense of spaciousness, with visual connections moving from the living and dining areas to the balcony, sky, podium or external landscape. Rooted in Rohan's PLUS Homes philosophy, every home is planned around Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space.
The idea is simple – to create comfort with style, and homes that feel good to live in every day.







BUILT AMENITIES

- Double-height entrance plaza
- Badminton court
- Indoor games room
- Multipurpose hall with pantry provision
- Guest rooms

LANDSCAPED AMENITIES

- Swimming pool with deck area
- Seating lounge
- Sunset lounge
- Toddler's corner
- Outdoor gym
- Sculpture court
- Yoga deck
- Kids' play area
- Aromatic garden
- Trellis walk
- Senior citizens' area
- Pocket gardens
- Reading lounge

SERVICES

- Sewage treatment plant
- Organic waste composting
- DG backup for essential services and common area lighting
- Firefighting system
- Adequate number of branded elevators
- CCTV surveillance in select common areas
- Sanitation facilities for staff



Disclaimer: The layout and landscape features are based on preliminary design prepared by the architect and may change during final design and construction.

Master Plan





PLUSHOME

PERFECT Ventilation · LIVELY Light · UTMOST Privacy · SMART Space

Thoughtful Design, Felt Every Day

Good design is often experienced in the smallest moments.
In the fresh air that moves through the home.
In rooms that remain naturally bright.
In the comfort of having your own private space.
And in layouts that make everyday living easier.
At Rohan, these essentials come together through the PLUS Homes philosophy.

Perfect Ventilation

Homes planned to encourage the natural movement of fresh air.

Lively Light

Thoughtfully positioned openings that bring daylight into everyday spaces.

Utmost Privacy

Layouts designed to reduce direct views and create a greater sense of personal comfort.

Smart Space

Efficient planning that helps every room feel useful, flexible and easy to furnish.

Together, they create homes that feel comfortable not just at first glance, but through every day of living.



Typical unit plans



1 BHK

Carpet Area: 35.7 Sq.M • 384.27 Sq.ft.
Balcony Area: 3 Sq.M • 32.29 Sq.ft.
Total Carpet Area: 38.7 Sq.M • 416.57 Sq.ft.



2 BHK, Type A

Carpet Area: 54.13 Sq.M • 582.66 Sq.ft.
Balcony Area: 2.34 Sq.M • 25.19 Sq.ft.
Total Carpet Area: 56.47 Sq.M • 607.84 Sq.ft.

Typical unit plans



2 BHK, TYPE B

Carpet Area: 64.11 Sq.M • 690.08 Sq.ft.
Balcony Area: 2.47 Sq.M • 26.59 Sq.ft.
Total Carpet Area: 66.58 Sq.M • 716.67 Sq.ft.



Typical unit plans



3 BHK

Carpet Area: 81.11 Sq.M • 873.07 Sq.ft.
Balcony Area: 4.14 Sq.M • 44.56 Sq.ft.
Total Carpet Area: 85.25 Sq.M • 917.63 Sq.ft.



Specifications



STRUCTURE
- RCC structure

FLOORING
- Vitrified tiles in all rooms
- Ceramic tiles in toilets and balconies

KITCHEN & UTILITY
- Granite platform with SS sink
- Glazed/ceramic tile dado up to 2 ft. above the platform
- Provision for a wall-mounted ductless chimney
- Vitrified tile flooring in the utility area
- Glazed/ceramic tile dado up to parapet height
- Provision for a water purifier
- Provision for solar hot water
- Inlet and outlet provision for a washing machine

TOILETS
- Ceramic flooring and dado up to lintel height
- Reputed-brand sanitary ware and CP fittings
- Overhead shower with hot and cold water provision
- Shaver/dryer socket in the master toilet
- Concealed plumbing with false ceiling

ELECTRICAL
- Concealed fire-resistant, high-quality copper wiring
- Ample light points with modular switches
- TV and telephone points in the living room and all bedrooms
- Exhaust fan provision in the kitchen and toilets
- AC points in all bedrooms and the living room
- Earth leakage circuit breaker (ELCB)

DOORS & WINDOWS
- Elegant flush doors
- Premium-quality fixtures and fittings
- Powder-coated aluminium windows with mosquito mesh
- Aluminium sliding doors for balconies/terraces with mosquito mesh

INTERNAL PAINT
- Internal walls finished with acrylic oil-bound distemper



To,

To the person holding this brochure.

Choosing a home does take time.

There are plans to understand, practical details to consider and many possibilities to imagine. But beyond all of that is a simple question – can this place truly feel like home?

Every family imagines that feeling differently. For some, it is morning light entering the rooms. For others, it is space for children to play, a quiet corner for parents, places to gather, and everyday conveniences close at hand.

At Rohan, thoughtful planning begins with these everyday needs.

Rohan Nitara carries this thought forward at Mahalunge NX, bringing together comfortable homes, open spaces, lifestyle amenities, green surroundings and a location that is steadily becoming better connected. It is planned to support life as it is today, while leaving room for families, routines and aspirations to grow over time.

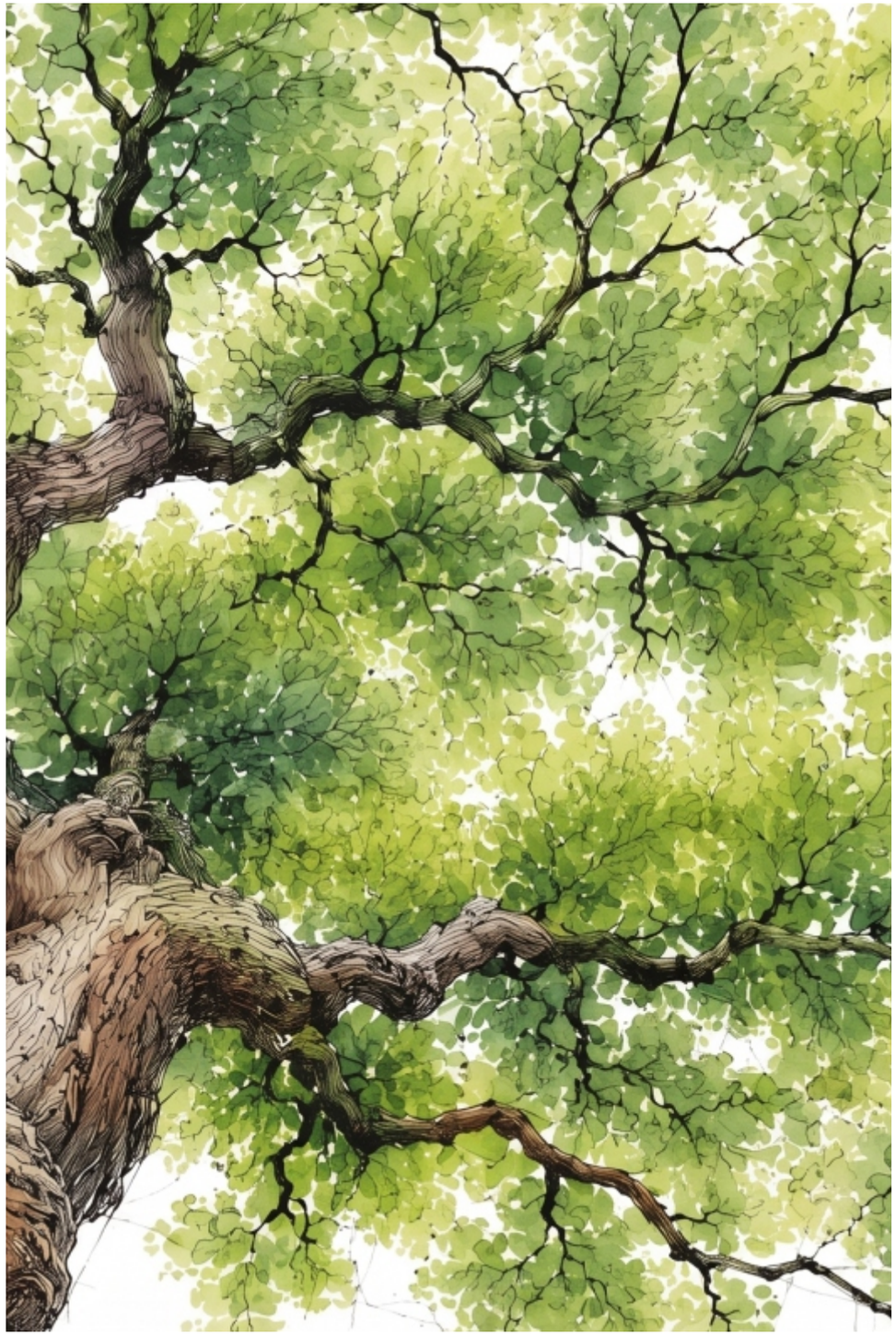
We hope you find a home that feels right for your family – comfortable in the present and reassuring for the future.

From,

All of us in the Rohan family.







Real Estate Development

65+ completed projects

1.5 crore+ sq.ft. delivered

15,000+ happy families

80 lakhs+ sq.ft. under construction

DA2+ CRISIL rating

71 prestigious awards

Infrastructure Development

17 completed projects

800+ kilometres

4 states

6 prestigious awards

Industrial Construction

60 repeat orders

69% multinational clients

3.8 crore+ sq.ft. constructed

82.5 million safe man-hours in the last 5 years

19 states covered

1 international project

44 awards for safety and economy of construction

2000+ strong team

85% on-time completion

33 YEARS OF ROHAN

Awards & Achievements

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 2 in Category III (300+ labors)
Rohan Nidita in Category I (21-100 labors)

Quality, Speed and Durability
1997, 1999, 2000, 2001, 2002, 2005, 2007, 2010
Builders Association of India, Pune

CREDAI Pune Metro Pride Gold Award
Best Facility at Labour Camp - 2024
Rohan Abhilasha 3 Category III: (300++ labours)
Rohan Anand Category I: (21-100 labours)

Symbol of Excellence in Realty
2015: Best Realty Brand – The Economic Times

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

Excellence in Innovative Design
Times Realty Icon
2022: Rohan Builders
2025: Rohan Ekam

Best Employer Brand 2016-2017:
World HRD Congress and CHRO Asia

Eco-Housing (Science & Technology Park)
5 star rating to Rohan Mithila,
Rohan Leher & Rohan Ishita

PMAY – Affordable Housing Awards
Rohan Abhilasha 2, Pune (Maharashtra)
Rohan Upavan, Bengaluru (Karnataka)
For the year 2025

Best Practices in Consumer Protection
& Execution From CNBC Awaaz
CRISIL & CREDAI REAL ESTATE
2008: Rohan Ashima
& 2009: Rohan Tarang

Green Building Certification
IGBC Gold Certification:
Rohan Abhilasha 2

Customer Service
2022 & 2025: Times Realty Icon
for Excellence in Customer Service

Customer Centric Brand of The Year
2024: Times Realty Icons Maharashtra

Best Workplace Culture 2019:
India HR Summit

India's Best Design Projects
2025: Rohan Ekam, Balewadi
Rohan Mithila Business Park,
Viman Nagar

11th Global Safety Summit
Medium Enterprises
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

National CREDAI Awards
2025: Best CSR Initiative (National)
2025: Best Residential Project (National)
– Rohan Abhilasha

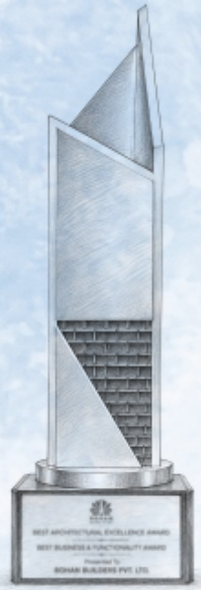
Residential Project of The Year

CNBC Awaaz CRISIL &
CREDAI 2010, 2015:
Rohan Jharoka Phase II (Mid Segment)

ABP News, Real Estate 2015:
Rohan Mithila

Silicon India Real Estate
2015: Rohan Mithila, (Luxury Segment)

ET Now News Real Estate
2019: Rohan Abhilasha (Mid Segment)
2019: Rohan Leher II (Luxury Project)
2019: Rohan Iksha (Mid Segment)



Few Ongoing projects of Rohan



Rohan Saroha, Bhugaon, Pune



Rohan Harita, Tathawade, Pune



Rohan Ekam, Balewadi, Pune



Rohan Abhilasha 4, Wagholi, Pune



Rohan Adira, Louis Wadi, Thane



Rohan Nidita, Hinjawadi Phase 1, Pune



Rohan Ekanta, Gunjur, Bengaluru



Rohan Anand, Somatane, Pune



Rohan Mithila Business Park, Viman nagar, Pune



Few Completed projects of Rohan



Rohan Madhuban, Bavdhan, Pune



Rohan Prathama, Hinjawadi Ph 1, Pune



Rohan Leher II, Baner, Pune



Rohan Tarang, Wakad, Pune



Rohan Mithila, Viman Nagar, Pune



Rohan Abhilasha, Wagholi, Pune



Rohan Akriti, Subramanyapura, Bengaluru



Rohan Ananta, Tathawade, Pune



Rohan Kritika, Sinhgad Road, Pune



Rohan Upavan, Hennur Road, Bengaluru



Pune Office

1 Modibaug, Commercial Building,
Ganeshkhind Road, Near Agriculture College,
Shivaji Nagar, Pune - 411016.

Bengaluru Office

#1147, 3rd Floor, K P Icon Building,
12th Main Road, HAL 2nd Stage,
Indira Nagar, Bengaluru - 560038.

Mumbai Office

103, Adani Inspire, G Block BKC,
Bharat Nagar, Bandra East, Mumbai,
Maharashtra - 400051.

+91-20-7101 7101
nitara@rohanbuilders.com
www.rohanbuilders.com

Follow us:

ROHAN BUILDERS & DEVELOPERS PVT. LTD. | urban life ventures

Disclaimer: The visuals, specifications, doors and windows, colours, landscaping and other project elements shown in this brochure are artistic impressions and may differ from the actual construction and development. For detailed information, please contact our sales representative.