

# MARRIAGE AT 65?



ROHAN  
- PRATHAMA -

Don't put your plans  
on hold to save for  
your dream home.

You've put a lot of dreams on hold  
in the quest for a dream home.  
The good news is, you don't need  
to do that anymore.  
Because we believe that owning a  
home doesn't have to cost a fortune.  
And we've given a concrete shape  
to this belief.  
It's called Rohan Prathama.





## Architect's note

The apartment complex is one among the many apartments in the city, has transformed the way a multistoried building functions. The volumes, the composition of facade elements and most importantly the user-centric approach.

Though an apartment complex, each unit has privilege to have views to the plaza extensions as well as designed to look into the central court to keep the users connected to the green spaces at all times. These common activity areas which form part of this apartment complex, enliven the entire project, balancing the built and un-built.

With an idea of merging the softscape and hardscape, these public spaces have been designed to have different scales of water bodies, green landscape courtyards and also include different common activities throughout the day. It acts as a public plaza during the day which transforms into a gathering space for young and old as dawn sets in.

An apartment complex as goes by the building group but surely a space designed to have an integrated living approach.



Architect Swapnil Valvatkar  
Collage Studio





### We build homes just the way you 'd build them

We have a simple design principle. We imagine ourselves as the residents as we lay out the plan for each home. Which is why when you walk into a Rohan home, you'll see that all the essentials of good living have been taken care of.

This principle of ours is at the core of the PLUS Homes philosophy. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space – the essentials of good and healthy living.





### Perfect Ventilation

Fresh air is the soul of life. And so, natural ventilation is the most crucial aspect of our designs. A well-ventilated home enjoys lower temperature owing to seamless air flow between the indoors and the outdoors. Regular air passage also prevents condensation and thereby avoids moulding and rotting of furniture. Good ventilation also ensures better health of the residents by controlling impurities like bacteria and dust, unpleasant odour and moisture content. At a Rohan home, you'll find a cross-ventilation system with openings on opposite sides of every room. All round the clock, you can feel the cool wind breezing in through the open windows, air corridors and other architectural details, all specifically designed to bring in the great outdoors.



### Lively Light

A naturally lit home would keep not just its residents healthy, but also the planet. When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. That is to say, you'd be saving on electricity, day after day. Our engineers take special care in eliminating dark corners in the house. If light does not fall beyond 20 feet of the indoor space, an additional source of natural light is created.



### Utmost Privacy

Privacy is usually one of the primary compromises one has to make while living in an apartment complex. But, not at a Rohan home. Through carefully placed windows and masterfully planned layouts, we make sure that your neighbour doesn't have a direct view into your home. The main entrance opens into a lobby and not the living room, to avoid giving an outsider a direct view to your house. The windows open to landscaped greenery or other open spaces and never to a neighbour's window.



### Smart Space

The common belief is that more space makes for a better home. A home-buyer pays for every square feet of space, but often it happens that certain pockets of space turn out to be purposeless. Fitting a piece of furniture into a square-shaped room or trying to make use of an unwanted corner are some of the challenges that thoughtless planning pose in our lives. But at a Rohan home, you'll find the finesse of engineering in every square inch of space. The interiors are well thought-through and functionally designed to induce a feeling of openness. So much so that every bit of space inside the home can be effectively put to use, with absolutely no wastage.



## Masterplan



## Amenities

- Landscaped garden with innovative features
- Club house with indoor games
- Well-equipped gymnasium
- Guest rooms
- Amphitheatre
- Kids play area
- Swimming pool & kid's pool with deck
- Party lawn
- Multi activity court
- CCTV in common areas
- Sewage treatment plant
- Organic waste composting
- Common area lighting on solar
- DG back up for services and common area lighting





## Specifications

### Structure

- RCC structure

### Flooring

- Vitrified tiles for all rooms
- Ceramic tiles for toilets, balconies and attached terraces.

### Kitchen

- Granite Platform with SS Sink
- Glazed / Ceramic tile dado up to 2 ft height above platform
- Provision for water purifier

### Toilets

- Ceramic flooring and dado up to 7 ft. height
- Repute make sanitary wares and CP fittings
- Overhead Shower with hot & cold water for Master Toilet
- Concealed plumbing

### Utility

- Ceramic tiles for floor and dado up to 3' height.
- Inlet / outlet provision for washing machine

### Electrical

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- AC point in all bedrooms
- Earth leakage circuit breaker
- TV & telephone point in living and bedrooms.
- Provision of exhaust point in kitchen & toilets

### Doors and Windows

- Elegant Flush doors
- Premium quality fixtures and fittings
- Aluminium windows with mosquito mesh
- Aluminium sliding door for terrace with mosquito mesh

### Internal paint

- Internal Oil Bound Distemper



Furniture layout



2 BHK

1 BHK







Hailed as the fastest growing region of Pune, Hinjawadi is the perfect example of booming Pune real estate. Testimony to this are the numerous IT companies, hospitals, restaurants, schools and colleges that have come up in the 'Silicon Valley of the West'. Such remarkable infrastructural development in this area has made it one of the most trusted and profitable places to invest and live in.

Created with the philosophy of providing a fulfilling life experience, Rohan Prathama located in the heart of Hinjawadi boasts of excellent facilities and amenities, all within a stone's throw distance from essential of good living . Hinjawadi is where the idea of a work-life balance is not just a myth and at Rohan Prathama be assured of a life experience that isn't short of anything.

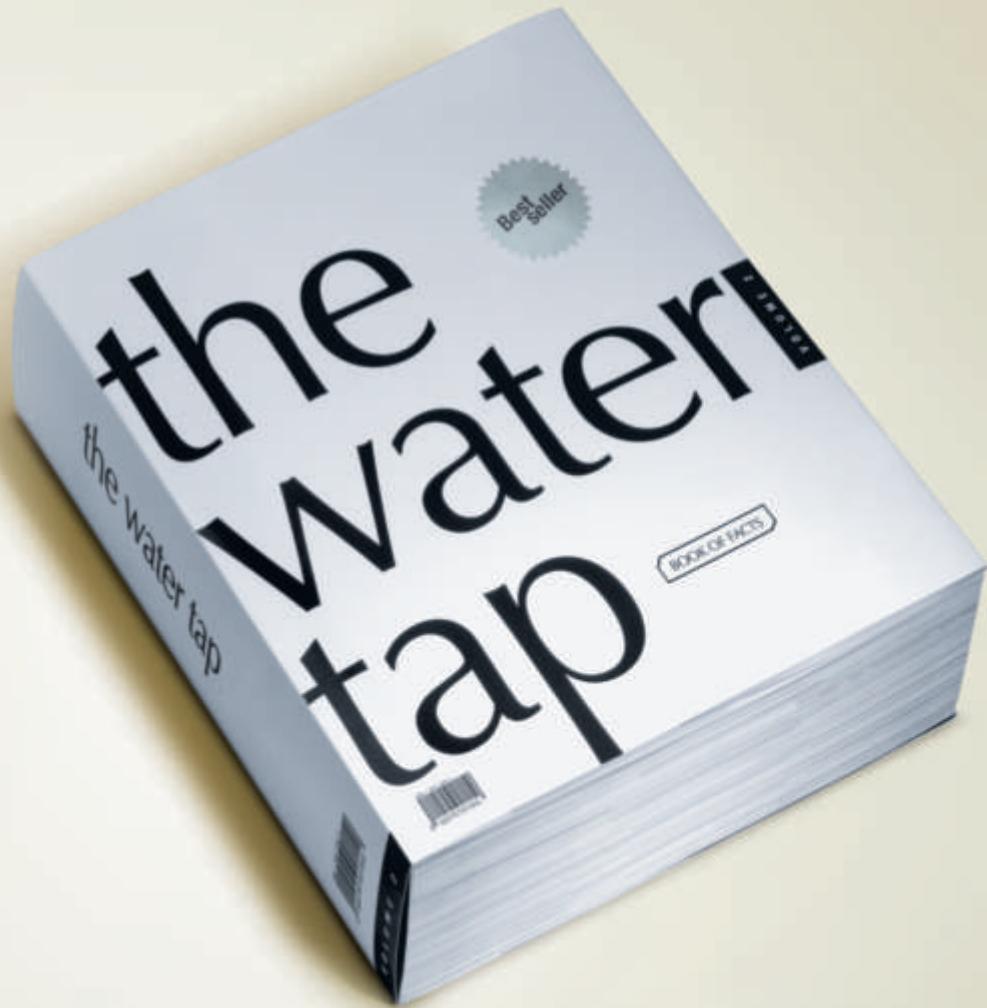
60 Y E A R W A I T  
F O R A D R E A M B I K E ?

**Don't put your plans on hold  
to save for your dream home.**

If the quest for your dream home has put your other dreams on hold, Rohan Prathama is for you. Because Rohan believes that owning a home should never have to cost a fortune. And this belief is what has shaped **Rohan Prathama**.



Every little detail is  
worth a story.



At Rohan Builders,  
we believe in paying attention to the  
minutest detail. Which means, even the  
smallest of things like nuts and bolts are  
subject to intense discussion.  
Across our properties, it is this inimitable  
desire for perfection that spurs us. And  
that's what makes our projects what they  
are: bestsellers. For more stories,  
log on to [www.rohanbuilders.com](http://www.rohanbuilders.com).



— YEARS OF —

## TRUST

Rohan Builders was founded in 1993 with an aim to build a healthier lifestyle for the city-dwellers and greater sustainability for the ecosystem. The years that followed saw the company making several firsts in the industry all directed towards achieving this single-minded goal. Over the years, Rohan Builders employed several architectural innovations and topography-inspired designs to create homes where nature and engineering found perfect harmony. Today, Rohan Builders has built itself a name as diligently as they've built homes. And this wouldn't have been possible without the customers, who joined hands in making the world a better place.

# The Rohan Group

## Great Living, Engineered.

Ever since the beginning, our vision has been clear: To better lives with our designs and innovations. In this endeavour, we've taken on challenges and found solutions to problems that had never before been answered. Along this journey, we've undertaken Real Estate, Industrial and Infrastructure projects that have now become a part of the nation's DNA.

With so much passion for what we do, it's no surprise that we rarely miss a deadline when it comes to our deliveries. With an experienced team of over 1,000 professionals and landmarks that span the length and width of the country, we have our feet firmly on the ground, and our vision far ahead in the future.

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### **Real Estate Development**

- 50+ completed projects
- 11 million+ sq.ft. delivered
- 10000+ happy families
- 4.6 million+ sq.ft. under construction
- 32%+ referral customers
- DA2+ Crisil rating
- 62 prestigious awards

### **Industrial Construction Milestones**

- 56 repeat orders
- 69% multinational clients
- 15 million+ sq.ft. constructed
- 82.5 million safe man-hours in last 5 years
- 18 states covered 1 international project
- 21 awards for safety, construction mechanism and economy of construction
- 600+ strong team
- 85% on time completion

### **Infrastructure Development**

- 17 completed projects
- 800+ kilometers
- 4 states
- 6 prestigious awards

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**Look what our  
customers built  
for us**

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Our customers inspire us. They build and fortify our reputation; their recognition of our commitment to excellence is only complemented by our recognition in the industry.

## Awards and Achievements

### **Realty Plus Conclave & Excellence Awards**

Rohan Leher-II - Themed Project of the Year - 2019

Rohan Abhilasha - Mid Segment Project of the Year 2017.

### **ET Now News Real Estate Awards for the Year-2019**

Rohan Group - Most Trusted Real Estate Brand - Residential

Rohan Abhilasha - Best Project of the Year, Pune. (Mid Segment)

Rohan Leher-II - Luxury Project of the year in Pune - Villa

Rohan Iksha - Best project of the year in Bangalore (Mid Segment)

**CNBC Awaaz CRISIL & CREDAI Real Estate Award**

'Best Residential Project-Mid Segment' for Rohan Jharoka Phase II in 2015.  
'Best Luxury - Residential Project' for Rohan Madhuban and  
'Best Residential Project' for Rohan Jharoka in 2010.  
'Best Practices in Consumer Protection' & 'Best Project Execution' for Rohan Tarang in 2009.  
'Best Practices in Consumer Protection' for Rohan Ashima in 2008.

**World HRD Congress & CHRO Asia**

'11th The Best Employer Brand' Award for the year 2016 - 2017.

**Construction Industry Development Council - CIDC Vishwakarma**

'Best Construction Project' Award for Rohan Mithila in 2016.

**The Economic Times - Best Reality Brands**

Recognizes Rohan Builders (India) Pvt. Ltd.  
Brand for being a symbol of excellence in Reality - 2015.

**Silicon India, Real Estate Award - Pune**

Rohan Mithila - Best Luxury Apartment Project of the Year - 2015.

**ABP News, Real Estate Award**

Rohan Mithila - Residential Property of the Year - 2015.  
Rohan Abhilasha - Most Admired Upcoming Project of the Year - 2015.

**Quality, Speed & Durability Awards from Builders Association of India, Pune**

for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 and 2010.

**5 Star Rating by Eco Housing (Science & Technology Park)**

Award for Rohan Mithila, Rohan Leher and Rohan Ishita.

**CRISIL Real Estate**

7 Star ratings for Rohan Mithila and Rohan Leher for the year 2010

**AESA (Architects, Engineers & Surveyors Association)**

Award for the years 2001, 2002, 2007, 2009 and 2013.

**TESE (Technology, Ecology & Environmental, Social & Economic)**

Award for the year 2013 for Rohan Mithila.

## Ongoing projects of Rohan Builders



Actual site photograph

Rohan Kritika, Sinhagad Road, Pune.



Rohan Ananta, Tathawade, Pune.



Rohan Abhilasha, Wagholi, Pune.



Rohan Leher-III, Baner, Pune.



Rohan Madhuban-II, Bawdhan, Pune.



Rohan Akriti, Subramanyapura, Bangalore.



Actual site photograph

Rohan Leher-II, Baner, Pune.



Rohan Upavan, Off Hennur Road, Bangalore.

## Few completed projects of Rohan Builders

Our work makes us proud, with 11 million+ square-feet of living spaces  
and 10000+ happy families, our best salesmen are our  
home owners and the most trustworthy brand ambassadors.



Rohan Mithila, Opp. Airport, Pune.



1 Modibaug, Ganeshkhind Road, Pune.



10 Kasturkunj, Bhosale Nagar, Pune.



Rohan Madhuban, Bawdhan, Pune.

Actual site photographs



Rohan Tarang, Wakad, Pune.



Rohan Avriti, ITPL Road, Bengaluru.



Rohan Jharoka, Near HAL Airport, Bengaluru.



Rohan Ashima, Brookefield, Bengaluru.

Actual site photographs





Project developed by:  
**Rohan Housing Private Limited**

**PUNE OFFICE:**

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

**BANGALORE OFFICE:**

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

**SITE LOCATION:**

Site: Next to Radisson Blu,  
 Hinjawadi Phase-1,  
Pune - 411057.

**PHONE:** +91-20-7101 7101

**WEBSITE:** [www.rohanbuilders.com](http://www.rohanbuilders.com)

**EMAIL:** [prathama@rohanbuilders.com](mailto:prathama@rohanbuilders.com)

**CONNECT WITH US:**



The project has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Registration numbers: Rohan Prathama - P52100018764