



**PUNE OFFICE:**

1 Modibaug, Commercial Building,  
Ganeshkhind Road,  
Near Agriculture College,  
Shivaji Nagar, Pune - 411016.  
Phone : +91 20 71017101

**BANGALORE OFFICE:**

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

**SITE LOCATION:**

S.No. 125, Opposite JSPM Institute,  
Off Mumbai-Bangalore Highway,  
Tathwade, Pune 411033.

PHONE: +91-20-7101 7101

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

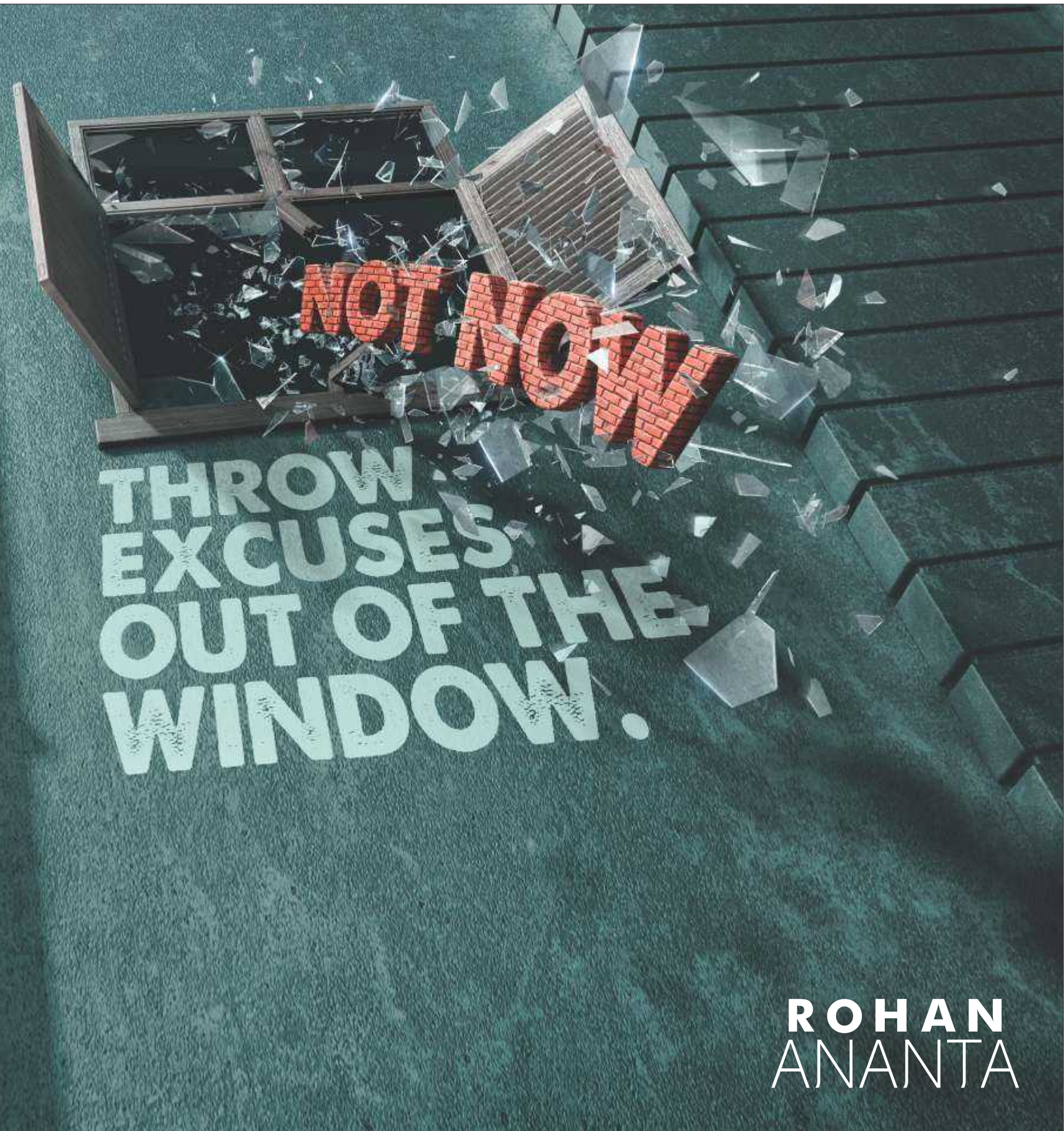
EMAIL: [ananta@rohanbuilders.com](mailto:ananta@rohanbuilders.com)

**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 Ananta Phase - I: P52100019664, Rohan Ananta Phase - II: P52100019678

Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the plans and specifications.



**ROHAN**  
ANANTA



Move on from excuses  
and move into your new home

Right on the Mumbai-Pune highway in Tathawade, lies an 8-acre of happiness. Rohan Ananta. A perfect combination of Rohan's 25 years of experience in building well-deigned homes, and wide range of amenities that cater to your every need. All this, extremely close to Hinjewadi and at an unbelievable price. So no matter what excuse you have for not buying a house, Rohan Ananta will surely make you move on from it.









## PLUS points of an Ananta home

We don't just build homes. We design them. Keeping in mind the people who will live there. And this exact approach is at the heart of our philosophy of PLUS Homes - Perfect Ventilation, Lively Light, Privacy and Smart Space.







### Perfect Ventilation

Natural ventilation is the most crucial aspect of our designs. The large windows ensure access to vistas around and the north-south orientation ensures that the harsh Pune sun does not penetrate within the space. The central courtyards encourage the breeze to flow across all internal spaces. The air is cooled as it moves. Natural ventilation is the most crucial aspect of our designs. The large windows ensure access to vistas around and the north-south orientation ensures that the harsh Pune sun does not penetrate within the space. The central courtyards encourage the breeze to flow across all internal spaces. The air is cooled as it moves.

### Lively Light

Rohan Ananta is designed around a continuous set of light-wells. These vertical courts enable the units to open on both sides continually ensuring breeze and light to permeate into the most intimate of spaces without sacrificing privacy.

### Utmost Privacy

The access to individual units is designed to maintain privacy and render each unit a degree of solitude. The design ensures a fine balance between community life and personal space. The in between spaces are beautifully articulated in various degrees of openness and seclusion. Each unit opens up to uninterrupted views on the North or South and enjoys its independent double-height balcony. The doors of adjacent homes are spaced at a comfortable distance. The windows open to landscaped greenery or other spaces. The doors and windows are designed to maintain complete privacy by maintaining distance and difference of orientation.

### Smart Space

Nimble and minimal, the internal spaces are coherent, thoughtful and elegant. Simple in the plan, they are designed to maximize the efficiency of space. So much so that every bit of space inside the home can be put to good use, and yet your home will always seem to be much bigger. A minimal, open-plan suggests that all home owners can customise their unit to a certain degree.





Typical 2 BHK



Typical 1 BHK



## Specifications

### Structure

RCC structure with AAC block internal and external walls with plaster.

### 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 master bedroom.
- Provision of exhaust point in kitchen & toilets

### Doors & Windows

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

### Internal Paint

- Internal Oil Bound Distemper





### Architect's note

While designing Rohan Ananta, our aim was to revive the lost concept of community living where a resident becomes a part of the bigger scheme of things. This sanctuary-like property is actually a neighbourhood carved out in an urban setting where people come together to celebrate life in all its glory. Every square inch of space has its own significance, crafted to perfection with optimal efficiency. With each element having been carefully thought through, this user-centric design focuses on value engineering. The design ensures best utilization of space without compromising on the design philosophy or functionality.



Aesthetically beautiful.  
Technically brilliant.

Rohan Ananta makes optimum use of the north-south breezeway. By organizing vertical services in shafts and by creating courtyards, the design ensures that there is minimal overlap between positive and negative spaces. Service levels are imagined as neighbourhood spaces where people can collect to gossip and party. A soft-edge ensures that there is ample green, and elements of water ensure tranquillity. The vehicular points of access are connected to the entry and exit points of the site ensuring complete grade-separation. Where you walk is not where you drive. Designed elegantly, the overall simplicity of the facade complements its complex and layered design. By creating multiple double-height spaces on the facade, the design breaks the monotony of an apartment block giving each block and each unit its unique aesthetic. The projections help with breaking sunlight into shadows.







## Presenting Home-Life Balance

At Rohan Ananta, the outdoors have been designed as elaborately as the indoors. Just a step inside, and you'll be greeted by an impressive stretch of landscape catering to various recreational activities. This beautiful landscaping stretches on till a seemingly infinite distance straight ahead, without the buildings obstructing your delightful view.

There is something for everyone at Rohan Ananta, to connect with the community and their own inner selves, while disconnecting from everyday stress. With a play area for children, lush gardens, swimming pool, gymnasium and many more amenities, you'll struggle to find excuses to not indulge in a happier, healthier lifestyle.



# Masterplan

Building layout



## Amenities

- Well-equipped Gymnasium
- Landscaped Garden with Innovative Features
- Indoor Games.
- Guest Rooms
- Amphitheatre
- Swimming Pool & Kids Pool with Deck
- Kids Play Area
- Provision for Crèche / Day-Care Facility
- Party Lawn
- Net Cricket
- Badminton Court
- Squash Court
- Tennis Court
- Basketball Court ( Half)
- CCTV in Common Areas
- Sanitation Facility for Servants & Drivers
- Sewage Treatment Plant
- Organic Waste Composting
- Common Area Lighting on Solar
- DG Back-up for Services and Common Area Lighting

Landscape layout



Project layout







#### **Airy and Well-Lit**

A PLUS design concept ensures that the house will always have ample amounts of natural sunlight and wind.



#### **Privacy & Retreat**

The houses have been designed in such a way that no window or balcony is visible to another apartment on the same floor.



#### **Landscape & Green**

Over the 8 acres property, you'll find intelligently placed green and water elements. This ensures that you have a tranquil corner where you can relax and unwind.



#### **North-South Orientation**

Every home & room has a been properly planned.



#### **Pedestrian Friendly**

While trying to keep fit with long walks within the property, you won't have to keep a track of incoming vehicles. All the roads inside Rohan Ananta have wide and well-connected pavements.



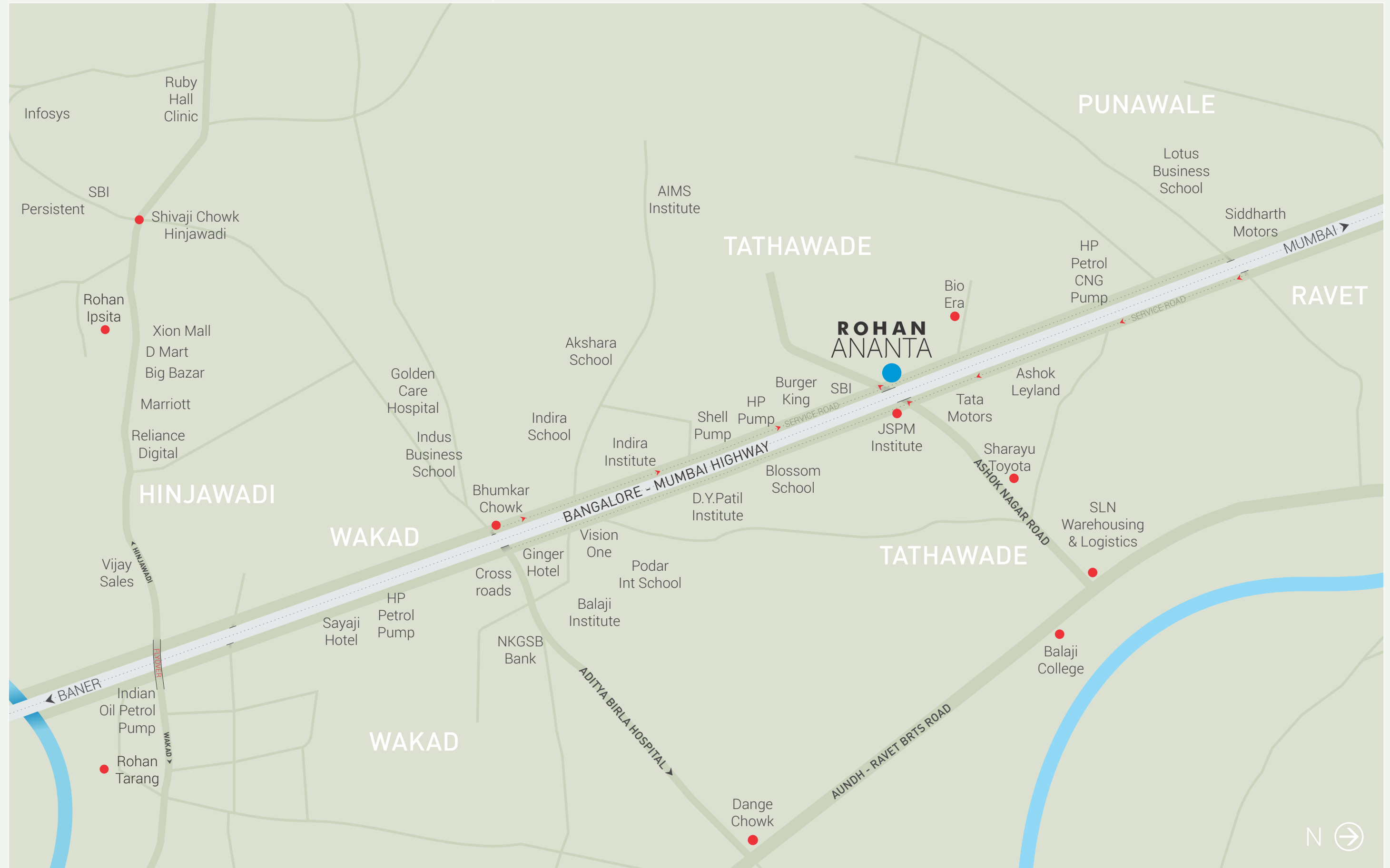
#### **Views for All**

What's the point of living in a beautiful area but not being able to experience it? Rohan's homes have been built to frame the neighbourhood view, not obstruct it.



### At the heart of development

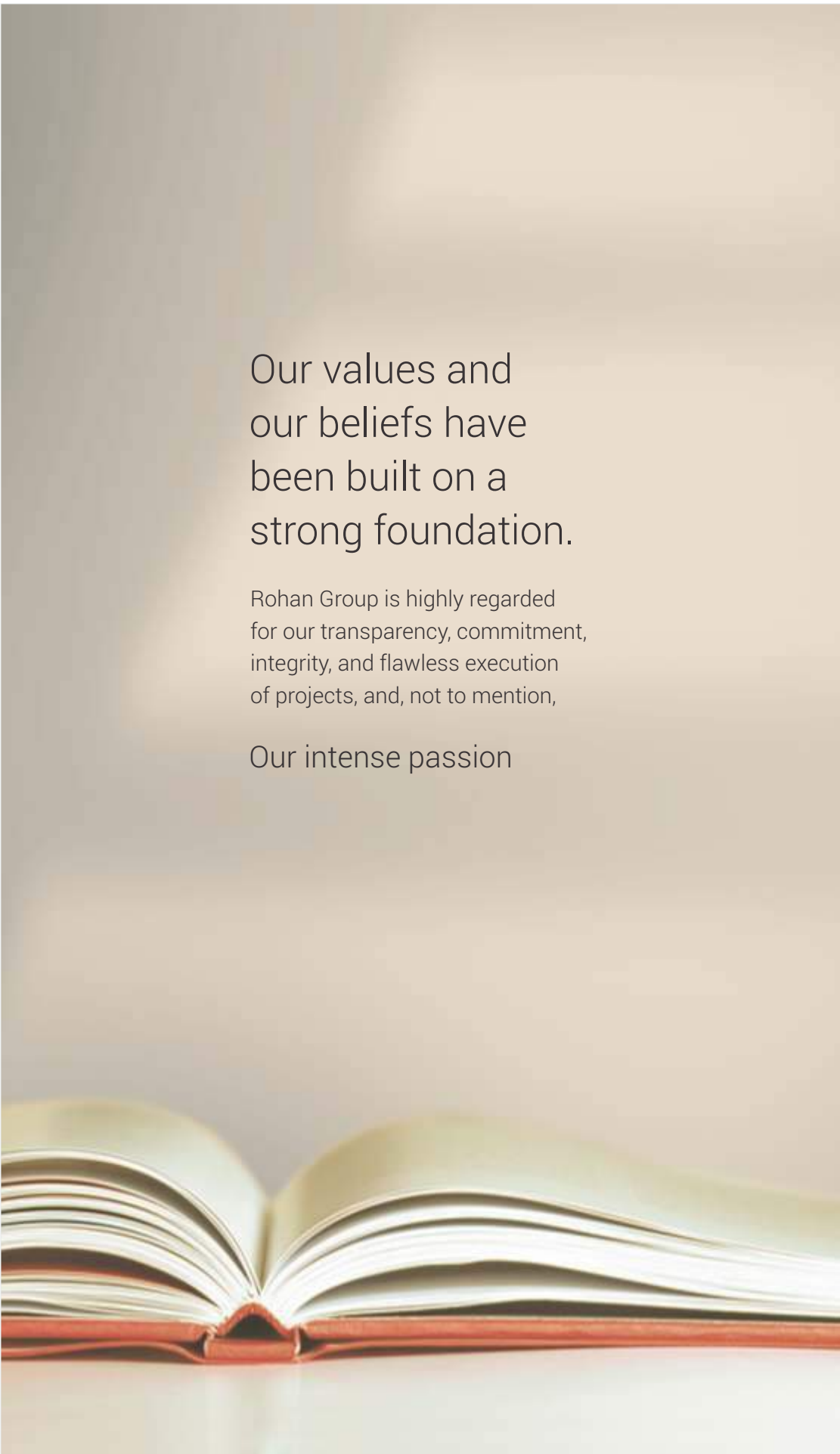
Tathawade has undergone rapid change and is emerging as a prime location in Pune. The area is developing into a popular hub with grocery marts, shopping centres and multiplexes all around. Well-connected to the Mumbai-Pune expressway, Tathawade is still a part of Pune while being away from its chaos. With great transport connectivity, popular hang-out spots and a spread of countless quality restaurants offering cuisines from all over the world, the locality around gives you enough excuses to step out of your home and indulge in fun.











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

Rohan Group is highly regarded for our transparency, commitment, integrity, and flawless execution of projects, and, not to mention,

Our intense passion

## 25 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+ sqft. delivered
- 10000+ happy families
- 4.6 million+ sqft 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



Look what our  
customers built  
for us

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.

Suhas Lunkad, Sustainable - Business Leader of the Year - 2019'

### 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)

### 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 Realty 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.

### 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.

### 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



Rohan Kritika, Sinhad Road, Pune.



Rohan Leher-II, Baner, Pune.



Rohan Madhuban-II, Bawdhan, Pune.



Rohan Iksha, Bhoganhalli, Bengaluru.



Rohan Abhilasha, Wagholi, Pune.



Rohan Leher-III, Baner, Pune.



Rohan Ipsita, Hinjawadi Phase-1, Pune.



Rohan Upavan, Off Hennur Road, Bengaluru.



## 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.



Rohan Tapovan, Patrakar Nagar, Pune.



Rohan Jharoka, Near HAL Airport, Bengaluru.



Rohan Avriti, ITPL Road, Bengaluru.



10 Kasturkunj, Bhosale Nagar, Pune.



Rohan Madhuban, Bawdhan, Pune.



Rohan Ishita, Next to Koregaon Park, Pune.



Rohan Ashima, Brookefield, Bengaluru.

Actual site photographs

Actual site photographs





**SHOW  
EXCUSES  
THE  
DOOR.**

AND MOVE INTO YOUR NEW HOME

**ROHAN  
ANANTA**