



x 8123 =



That's all it costs.



When you buy your home at Rohan Abhilasha 2, You'll spend a lot.
A lot of moments unwinding by yourself.
A lot more time at home with your family.
A lot more energy playing in the park.
Although these homes are beautifully designed around the concept of PLUS Homes, their prices that will make you wonder-
That's all it costs?



ABOUT THE PROJECT A DREAM SEQUEL

The success of Rohan Abhilasha 1 has highlighted the increasing relevance of homes that are well designed, durable living units with safe construction and green landscapes. Wagholi, a prime location for urban development, is home to what is now known as Rohan Abhilasha 2.

This project carries all the features of a Rohan home. A well-connected and serene location in the heart of nature, simple well-designed homes with the PLUS advantage, landscapes and amenities that cater to all members of a family. With this project, our architects and designers have built a vibrant community space in Wagholi which makes it a wonderful place to live.

2 Acres | 202 homes | G+9 floors | 1 & 2 BHK homes

ARCHITECT'S NOTE

AN ODE TO FREE LIVING

When you approach Abhilasha 2, a linear stretch of driveway will help you leave the world behind. From the outside, the enhanced verticality of the building will draw one's eye all the way up to the roof parasol at terrace level. All of which create a varying skyline.

As you ascend the open podium, a sense of tranquillity will descend on you as you take in the clusters of seasonal flowering trees, a sensory garden and the stepped plaza- a perfect place to enjoy the evenings.

Once inside, you'll marvel at the urban courtyards that break the hierarchy of space. These unbuilt spaces in between the interlocked building blocks create open green spaces at two levels.

To carry the same intimate scale, we have designed semi-covered trellis walkway with creepers on top that connect the open podium to the open space on ground. Here, the open spaces become active zones with amenities like a clubhouse, swimming pool, multi-utility play court & party lawn.

At Abhilasha 2, the site layout intentionally separates vehicular & pedestrian movement. The semi-basement parking level has been carved out to become an additional parking level.

Step into your living unit, and you'll notice a difference. Built on the Plus Homes principles set by Rohan Builders, each apartment features the essentials of good and healthy living- natural ventilation, well-lit spaces, privacy and smart usage of space.

In addition to these plus home concepts, each bedroom has a bay window, that acts as an extension of the bedroom & becomes the cozy corner of the room. You'll be tempted to sit and enjoy a cup of chai on this traditional jharokha style bay window, overlooking open spaces. And when you step out of your home, airy and well-lit corridors will function as urban verandas for each unit.

Abhilasha 2 was designed to go beyond what a house can do.

So that you too can live a little more, everyday.





We don't just build homes; we design them keeping in mind the things that will matter most to people who will live there. And this exact approach is at the heart of our philosophy of PLUS Homes – where PLUS is an acronym that stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space.



Perfect Ventilation

Natural ventilation is an important aspect of our designs. The windows and doors are placed in a way that ensures cross ventilation and constant airflow throughout the day in all parts of the home. The intentional gaps in the building facade too create a venturi effect, thereby allowing airflow in the central landscape area and lowering the temperature in this area.



Lively Light

All the openings inside the home are placed thoughtfully to ensure that all parts of the house are naturally well-lit. The distance between two buildings is planned such that the shadow of one building does not fall on another, thereby ensuring sunlight to even the ground floor for a majority part of the day. The corridor spaces outside the entry of each house is also well lit to allow for better interaction with neighbors.



Utmost Privacy

The access to individual homes 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 thoughtful placement of the bedrooms also ensures internal privacy. The distance between two buildings ensures that one doesn't directly look inside another house.



Smart Space

The internal spaces are coherent, thoughtful and elegant. Simple in the plan, they are designed to maximize the efficiency of space and not waste a single square inch. So much so that every bit of space inside the home can be put to good use for multiple functions. Even the double and triple height spaces in below the buildings act as extended verandas which can be utilized in multiple ways including indoor play areas, weekend vegetable mandis, kindergartens, private function spaces, etc.



The landscape at Rohan Abhilasha 2 is a lush green urban oasis that intertwines key amenities with tranquil water edges. Your arrival experience is welcoming with a grand staircase leading up to the podium level. As you ascend, you'll be flanked by walls overflowing with greenery.

The melody of a trickling lily pond and pause seating alcoves along the way will completely relax your senses. The two large activity courtyards – the “green court” and the “water court” are intersected by an Intermediate congregational space. The strikingly designed buildings rise above carefully planned garden spaces where pathways, amenities for passive recreation, pool cabanas, lounging spaces, shaded gardens and event lawns dot the vibrant landscape.

The activity courtyard on the podium is shaded with fine leafed trees to create a comfortable outdoor play experience. You can indulge in both active and passive activities within the green courtyard. Some of these include fun play areas for the younger kids, seating alcoves, foot reflexology paths, flower-herb-butterfly sensory gardens designed for little kids to learn through the sense of touch-smell, lily ponds and a serene Yoga deck overlooking the water courtyard.



The sunken courtyard is at the heart of the development. It connects both Wings A & B with a multifunctional open space for events, social gatherings, festive celebrations or regular evenings. The open-air amphitheatre steps down to the water court and overlooks the multipurpose play court which can be used as a stage during performances or social events.

The key feature of the water court is the club house. The club house is surrounded by many key amenities such as the 15-metre long swimming pool, kids' wading pool, BBQ deck, indoor-outdoor function room, kid's play courtyard, event lawn, etc. which are some of the most cherished attractions of the development. The swimming pool is designed with transparent glass railings to prioritise safety without compensating on aesthetics.

Universal accessibility has been given priority throughout the landscape with gentle ramps as per international standards cater to the differently abled. Fire engine pathways with appropriate hardstand locations are routed as per the local bylaws. The vehicular driveway runs along the periphery, without crossing the pedestrian pathway at any point.

*Come, experience living
the way it was meant to be.*

MASTERPLAN



AMENITIES

LANDSCAPE

- Landscaped garden with innovative features
- Open festive plaza / party lawn
- Amphitheatre
- Kids play area
- Basketball ring
- Multipurpose courtyard
- Sensory garden
- Yoga lawn
- Trellis walkway

BUILT

- Club house with indoor games
- Well-equipped gymnasium
- Guest rooms
- Indoor games
- Grand staircase entry way
- Swimming pool with sun lounge and kids pool

SERVICES

- Sewage treatment plant
- Organic waste composting
- Solar powered water heater provision
- DG back up for services and common area lighting
- CCTV in common areas



Actual site mock-up photographs

FURNITURE LAYOUT

1 BHK



2 BHK





Actual site mock-up photographs

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
- Water inlet point for washing

ELECTRICAL

- Concealed fire resistant high quality copper wiring
- Ample light points with modular switches
- Earth leakage circuit breaker
- TV & telephone point in living and bedrooms
- Provision of exhaust point in kitchen & toilets
- AC point in living room and bedrooms
- DG back up for 1 light point and fan point

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
- Safety MS grill for bedroom windows from outside

INTERNAL PAINT

- Internal Oil Bound Distemper



LOCATION

Not far from the hustle and bustle of the city lies serene and breezy Wagholi. This beautiful Pune suburb is surrounded by nature and offers a respite from stressful city life while maintaining close connectivity to renowned schools, colleges, clinics and restaurants in the area. Rohan Abhilasha 2 is accessible via the 15m wide Lohegaon-Wagholi road, which connects to the city via Pune Airport on one side and to areas like Pune Nagar road via Wagholi on the other. The Lohegaon-Wagholi road also connects to the nagar highway, making it traffic-free and easy to reach. The project is well connected, with access to the existing Rohan Abhilasha road as well as Diamond water park road. The project offers excellent connectivity to Pune's famous IT Parks, as well as shopping malls in the vicinity.

At Rohan Abhilasha 2, you will enjoy coming home to a peaceful haven, every single day.

Site location: Near Rohan Abhilasha, Lohegaon - Wagholi Road, Pune, Maharashtra 412207





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THAT'S ALL
IT COSTS.





YEARS OF YOUR TRUST

25 years! It has been an incredible journey. From our first days when we started out in a rented space in a small garage, to the incredible highs that we get when we see the emotions on the face of a customer, or when our clients appreciate us - the journey has been like a dream! We thank everyone who paused here for a bit before continuing on your journeys, and also to all those who have stuck with us - our clients for who we built their factories, our vendors, suppliers, partners, associates, advisors, our consultants, and the landowners who entrusted us with the biggest assets they owned. And the most special and heartfelt thanks to all of YOU who trusted us with building your dream home! This journey has been awesome! We look forward to another 25 years of doing more of the same, to deliver **GREAT LIVING!**

From

The ROHAN Family.

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 endeavor, we have taken on challenges and found solutions to problems. 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 is 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.

REAL ESTATE DEVELOPMENT

- 50+ completed projects
- 1.1 crore+ sqft. delivered
- 10,000+ happy families
- 46 lacs+ sqft under construction
- DA2+ Crisil rating
- 65 prestigious awards

INFRASTRUCTURE DEVELOPMENT

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

INDUSTRIAL CONSTRUCTION

MILESTONES

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



—
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.

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.

Indian HR Summit

Best Workplace Culture Award 2019

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



Rohan Abhilasha, Wagholi, Pune.



Rohan Madhuban-II, Bawdhan, Pune.



Rohan Prathama, Hinjawadi Phase-1, Pune.



Rohan Ipsita, Hinjawadi Phase-1, Pune.

ONGOING PROJECTS OF ROHAN BUILDERS



Rohan Ananta, Tathwade, Pune.



Rohan Iksha, Bhoganhalli, Bengaluru.



Rohan Akriti, 1 km off Kanakapura Road, Bengaluru.



Rohan Upavan, Off Hennur Road, Bengaluru.

FEW COMPLETED PROJECTS OF ROHAN BUILDERS



Rohan Mithila, Opp. Airport, Pune.



Rohan Kritika, Sinhgad Road, Pune.



10 Kasturkunj, Bhosale Nagar, Pune.



Rohan Madhuban, Bawdhan, Pune.

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 Leher-II, Baner, Pune.



Rohan Avriti, ITPL Road, Bengaluru.



Rohan Jharoka, Near HAL Airport, Bengaluru.



Rohan Ashima, Brookefield, Bengaluru.



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Bangalore office:

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The project has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Registration numbers: Rohan Abhilasha 2 : Wing A - P52100025655, Wing B - P52100025681