

HOMES  
YOU TRULY DESIRE



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Rohan Abhilasha 3 has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Regn. No. P52100050453

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ROHAN  
**ABHILASHA 3**  
WAGHOLI



## Rohan Abhilasha 3 Wagholi

A home designed thoughtfully,  
A home to enrich your experience,  
A home that you truly desire.

A home awaits you at Rohan Abhilasha 3.

## Rohan Abhilasha 3 Homes you're content with.

What wishes does one have before deciding to buy a new home? A great place to live, a vibrant neighbourhood, good value, easy access to the market, a tonne of amenities, and the list goes on.

The newest housing project by Rohan Builders, Abhilasha 3, features residences created with the needs of the homeowner in mind.

As a result, Abhilasha 3 gives you access to a number of unique features that are uncommon in the area. A gated and secure neighbourhood and smartly built homes that don't sacrifice aesthetics are all ready to greet you.

Living up to its reputation is, Rohan Abhilasha 3. A blend of comfort and design. All set to welcome you!



## Carving brick and mortar into beauty.

It takes the expert eye of an engineer to find a well-designed home for you in a grey mound of mortar.

The choice of material, the use of technology, the planning of even the smallest aspects, and most significantly, design consideration, are all done with the utmost care to provide you with sturdy, attractive homes.

When constructing Abhilasha 3, we used the design concepts for creating areas that could be appreciated by people of all ages, both individually and collectively.







## Architect's Note

A contemporary apartment building, nestled on a 2-acre property, continuing the legacy of successful ventures by Rohan - that's Abhilasha 3 for you.

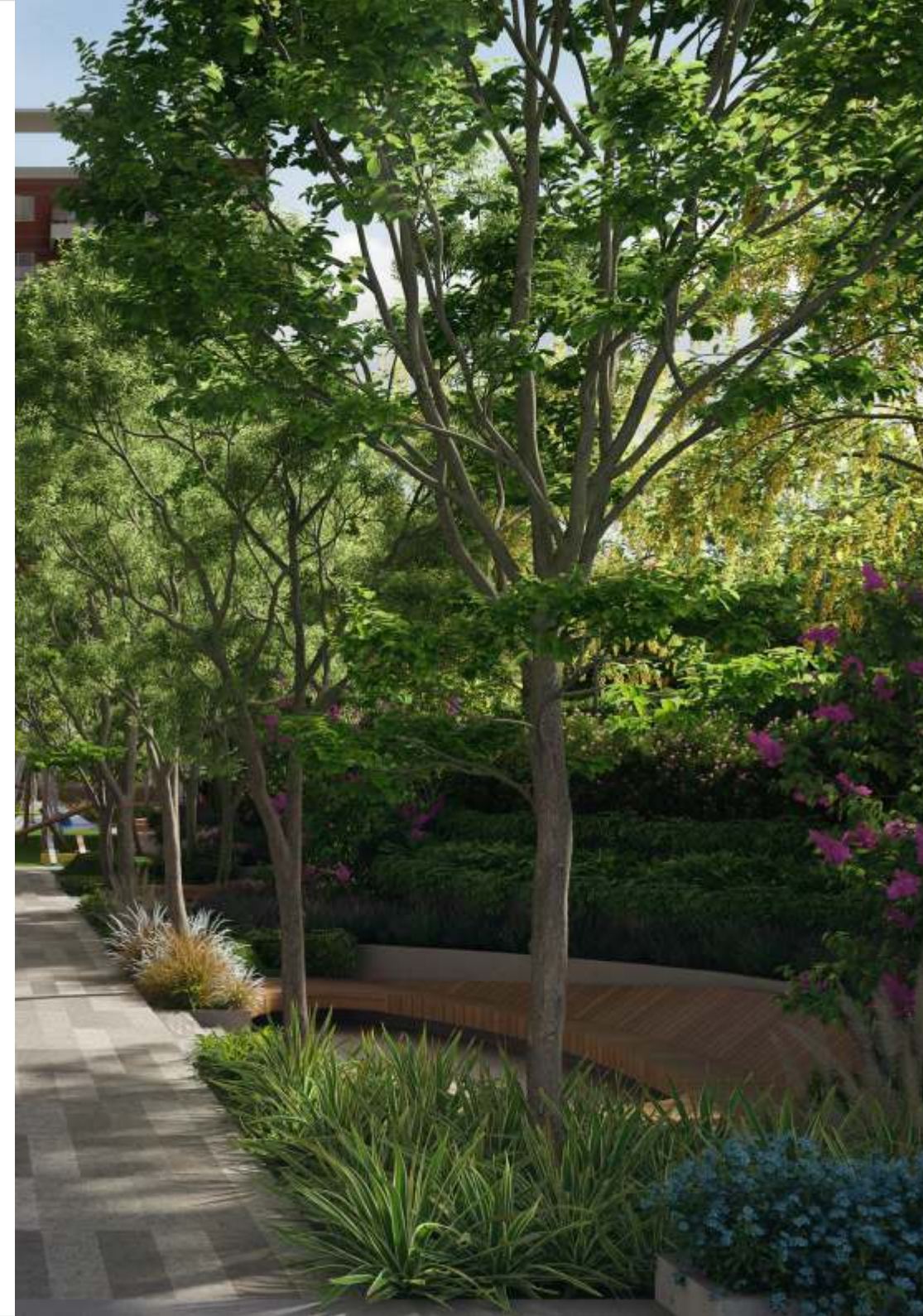
The property comprises 279 units on eleven floors, with 1 BHK, 2 BHK, and 3 BHK homes available, along with a host of amenities that make for a fulfilling experience.

The vehicular access around the building is limited to a certain part of the site, allowing us to open up the homes to a larger stretch of greenery. The premises are thus pedestrian-friendly and safe for kids, facilitating your leisurely walks and children's playtime alike. When it comes to leisure, the clubhouse is strategically located at the building entry so that it's easily accessible to everyone.

The green landscaped area around creates great visual relief for all the homes, forming its own microclimate and accommodating multiple outdoor spaces. The design of the homes ensures that all the prime spaces of the units have a private balcony for you to enjoy the view of the green landscape.

To make sure that the premises are well-ventilated and windy, periodic openings have been kept across the building, allowing for the formation of wind tunnels.

The spaces thus engineered are human and intimate. They're homes designed for life, and life designed for homes.



## Carving quality spaces

Being social creatures, we all yearn to interact with others. Because of this, Abhilasha 3's outdoor settings have a feeling of intimacy and closeness. Making the residents experience the benefits of prospering as a larger family, interacting with neighbours, and fostering a culture of coexisting, working, playing, and learning.

We have skilfully combined and integrated the outdoor and indoor spaces. The key focus of the landscape is to create a feeling of well-being within a green sanctuary, where one finds comfort and a personal sense of belonging away from the hustle-bustle of the city.

Every age group is encouraged to participate in outdoor play and fitness at Abhilasha 3. A trail for walking and running encircles the premises. Moreover, there is an indoor-outdoor pool where one can relax and refresh. There are dining pavilions and multipurpose lawn areas for gatherings, entertainment, and festivities.

Here, we've designed areas for children to play and learn from their grandparents and older family members. Herb gardens, butterfly gardens, reflexology trails, and meditation nooks are all conducive to meaningful interactions and learning.

The premises, though an amalgamation of engineering and technology, never feel far from nature. The plants in and around the area are lush tropical in nature and native to the area. A rich mix of flowering trees in various seasons offers a riot of colours, attracting birds and butterflies, thus creating a beautiful ecosystem of its own.

A property that constantly facilitates convenience, and felicitates you for your presence—that's Abhilasha 3 for you.

Abhilasha 3 is a facility that consistently promotes convenience and adds comfort.

# Master Plan

An artist's bird's eye view of Rohan Abhilasha 3



## Amenities

1. Covered swimming pool with kids pool & deck area
2. Guest rooms
- 3a. Well-equipped indoor
- 3b. Outdoor gymnasium
4. Indoor games
5. Amphitheatre / Stepped seating
6. Semi-outdoor co-working alcoves
7. Multipurpose hall
8. Landscaped gardens
9. Pedestrian walking trail
10. Open badminton court
11. Multi-function play court
12. Kids play area
13. Toddler play areas
14. Yoga/Meditation deck
15. Seating alcoves
16. Cricket pitch

# Master Plan

An artist's bird's eye view of Rohan Abhilasha 3



## Services

- Sewage water treatment plant
- Organic waste composting
- DG back up for services / common area lighting
- Solar powered common area lighting
- CCTV in common area
- Staff toilets



# Unit Plans

1 BHK



2 BHK  
Type 1





2 BHK  
Type 2



2 BHK  
Type 3

## PLUS Homes

We have a simple design principle. We imagine ourselves as the residents as we layout the plan for each home. This principle is called PLUS – Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space – the essentials of good and healthy living.

### PERFECT VENTILATION

Natural ventilation is one of the most crucial aspects of our design. A well-ventilated home lowers indoor temperature owing to seamless air flow. At a Rohan home, you get cross-ventilated rooms with the round-the-clock breeze; ensuring good health and preventing moulding and rotting of furniture.

### LIVELY LIGHT

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 every day. Our engineers ensure no dark corners remain and if the light does not fall beyond 20 feet of the indoor space, an additional source of natural light is created.

### UTMOST PRIVACY

In a Rohan home, no compromise is made on ensuring perfect privacy for its residents. Through carefully placed windows and masterfully planned layouts, neighbours are denied any direct view to our home. The main entrance opens into a lobby and not the living room, and windows open to landscaped greenery or other open spaces ensuring that our private life remains private.

### SMART SPACE

A home buyer pays for every square foot of space, but thoughtless planning often renders certain pockets of space inadequate. But at a Rohan home, interiors are well thought-through and functionally designed to induce a feeling of openness. We make sure no space goes to waste.



## Specifications

### STRUCTURE:

- RCC structure.

### FLOORING

- Vitrified tiles for all rooms
- Ceramic tiles for toilets, balconies & utilities

### KITCHEN

- Granite platform with SS Sink
- Ceramic tile dado up to 2 ft height above platform
- Provision for water purifier
- Provision for wall mount ductless chimney

### TOILETS

- Ceramic flooring and dado up to 7 ft. height
- Repute make sanitary wares and CP fittings
- Concealed plumbing
- Shaver/dryer socket for master toilet
- False ceiling in toilets

### UTILITY

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

### ELECTRICAL

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

### DOORS & WINDOWS

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

### INTERNAL PAINT

- Internal walls with acrylic emulsion paint

# Location Map



## Near by locations

### IT PARKS

- Eon IT Park
- World Trade Center
- Commerce Zone IT Park
- Business Bay
- Magarpatta Sez
- Tech Park One
- Muttha Towers
- Cerebrum IT Park
- Giga Space
- Bajaj Finserv
- Finserv
- Barclays
- Mantri IT park

### SCHOOLS

- Vikhe Patil Memorial School
- Mount Patrick Academy
- Lexicon International School
- St Joseph Convent School
- Potdar International School
- Kendriya Vidyalaya
- Suyoug Sundarji Wisdom School
- Kidzee School
- C P Goenka
- Sanskriti School

### HOSPITALS

- Lifeline Hospital
- Imax Multi speciality Hospital
- Matoshree Hospital
- Vighnaharta Hospital
- Nawale Hospital
- Apple Hospital

### COLLEGES

- JSPM College
- GH Rasoni College
- Symbiosis Law College
- DY Patil College

Site: Near Rohan Abhilasha, Gat No 1469 (P) at Wagholi, Haveli, Pune - 412207



## 30 Years of Rohan

From our early days - when we started out in a small rented space ourselves - to the joy we experience today when handing over the keys to a new home to a customer, we've come a long way. As we look back, we know it would not have been possible without the belief every single one of our clients placed in us to deliver their dream home. And we know we wouldn't have reached as far as we have if not for the confidence of clients who trusted (and continue to trust) us to build their homes, factories, and roads. And we know only too well that we would have little to show if not for the tremendous faith our vendors, suppliers, partners, associates, advisors, consultants, and landowners have had in us. And as you look to buying a home, we are privileged that you are considering a Rohan home.

We hope you find everything at Rohan Abhilasha 3 to your liking.

Thank you, once again, from all of us the Rohan family.

## The Rohan Group, great living engineered.

Since the very beginning, our vision has been clear - to better lives through design and innovation.

And you will find this vision permeates everything we've done - from real estate to industrial and infrastructural projects. Projects that have become a part of India's urban living DNA today.

Our team of over 2,000 professionals executes every single project with so much verve and passion, that it comes as little surprise that Rohan projects rarely ever miss delivery deadlines, and often win industry accolades.

And as we complete the three-decade milestone, we are looking to find ways to push design and innovation to newer heights.

Just like we have for the past 30 years.



Rohan Ananta, Tathawade



Rohan Mithila, Viman Nagar



Rohan Abhilasha, Wagholi



Rohan Prathama, Hinjawadi



Rohan Anand, Somatane

Over 15 million square-feet of living spaces, 12,000 happy families, and counting. A Rohan home-owner is many things - a proud resident, a trusted brand ambassador, a loyal fan and a testament to our commitment in making your life easier, happier.



## Awards & Accolades

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

### CRISIL Rating of DA2+

- 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

### Awarded for Design and Innovation

- 2022: Times Realty Icon for Excellence in design and innovation

### Awarded for Quality, Speed and Durability

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

### 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 A
- 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 for Best Practices in Consumer Protection & Execution

- 2008: Rohan Ashima - CNBC Awaaz CRISIL & CREDAI Real Estate
- 2009: Rohan Tarang - CNBC Awaaz CRISIL & CREDAI Real Estate

### Awarded for Symbol of Excellence in Realty

- 2015: Best Realty Brand - The Economic Times

### Awarded by AESA (Architects, Engineers & Surveyor Association)

- 2001, 2002, 2007, 2009, 2013

### Awarded for Development of the Year

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

### Awarded for Eco - Housing

- Rohan Mithila – 5 Star Rating by Eco Housing (Science & Technology Park)
- Rohan Leher - 5 Star Rating by Eco Housing (Science & Technology Park)
- Rohan Ishita - 5 Star Rating by Eco Housing (Science & Technology Park)

### Awarded as Best Employer Brand

- 2016 - 2017: World HRD Congress & CHRO Asia

### Best Workplace Culture

- 2019: India HR Summit