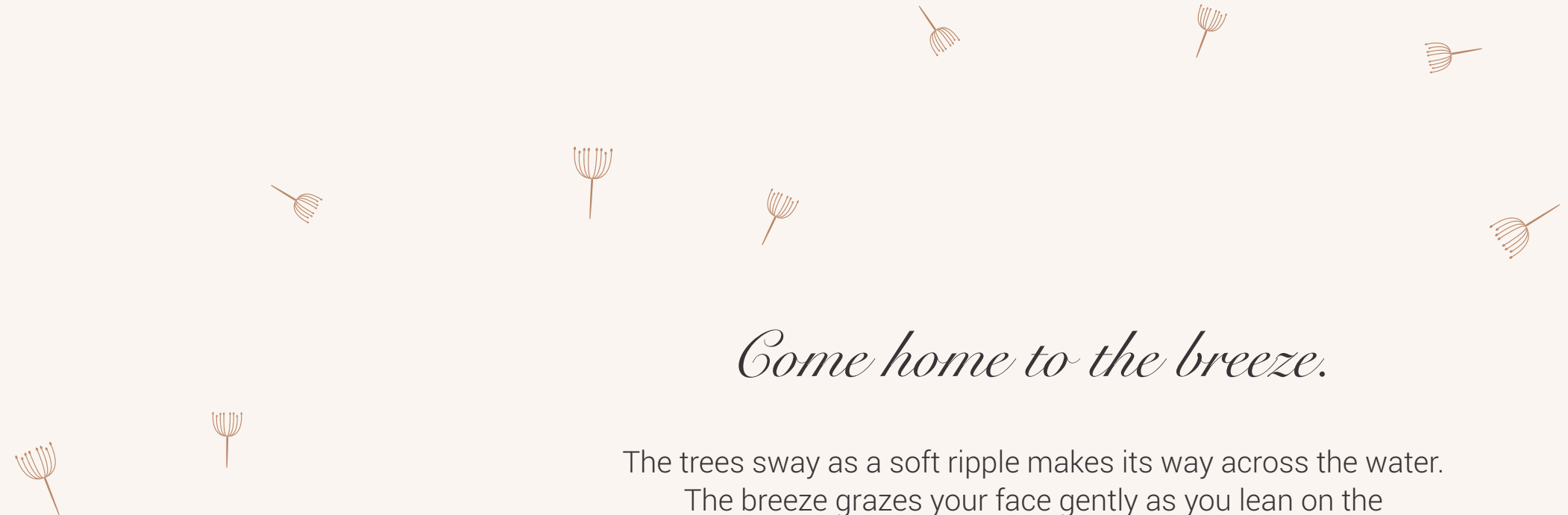


Extra windy homes.



ROHAN
Leher-11



Come home to the breeze.

The trees sway as a soft ripple makes its way across the water.
The breeze grazes your face gently as you lean on the
balcony railing, sipping your morning coffee, while your eyes
take in the view.

Just another day at your very own slice of paradise,
in the heart of the Baner.



ROHAN

ROHAN
Leher-11

A Unique Design Philosophy



A seamless blend of beautiful, spacious, low-rise structure of apartments, garden apartments, duplexes and penthouses, the project incorporates the comfort of space and the privilege of privacy in one unique package.

Modern yet timeless design and sculpted landscape having cozy walkways make the project super luxurious. Every home is designed with the aesthetics of a villa in mind, blending the comforts of an apartment with the grandeur of a villa. We like to call it a Villament.

Duplexes and penthouses aside, every apartment is positioned on a split level, so each unit has its own unique space. The inimitable design offers a beautiful view on both sides.

The core of the home is the beautiful open-planed kitchen, this not only offers easy access to and from various parts of the home but also creates a positive flow and seamless transition from one space to another.

Wide windows with bronze-aluminum shutters enclosed in extensive pergolas frame and bright white walls of the project, offering a unique contrast from the otherwise serene backdrop.

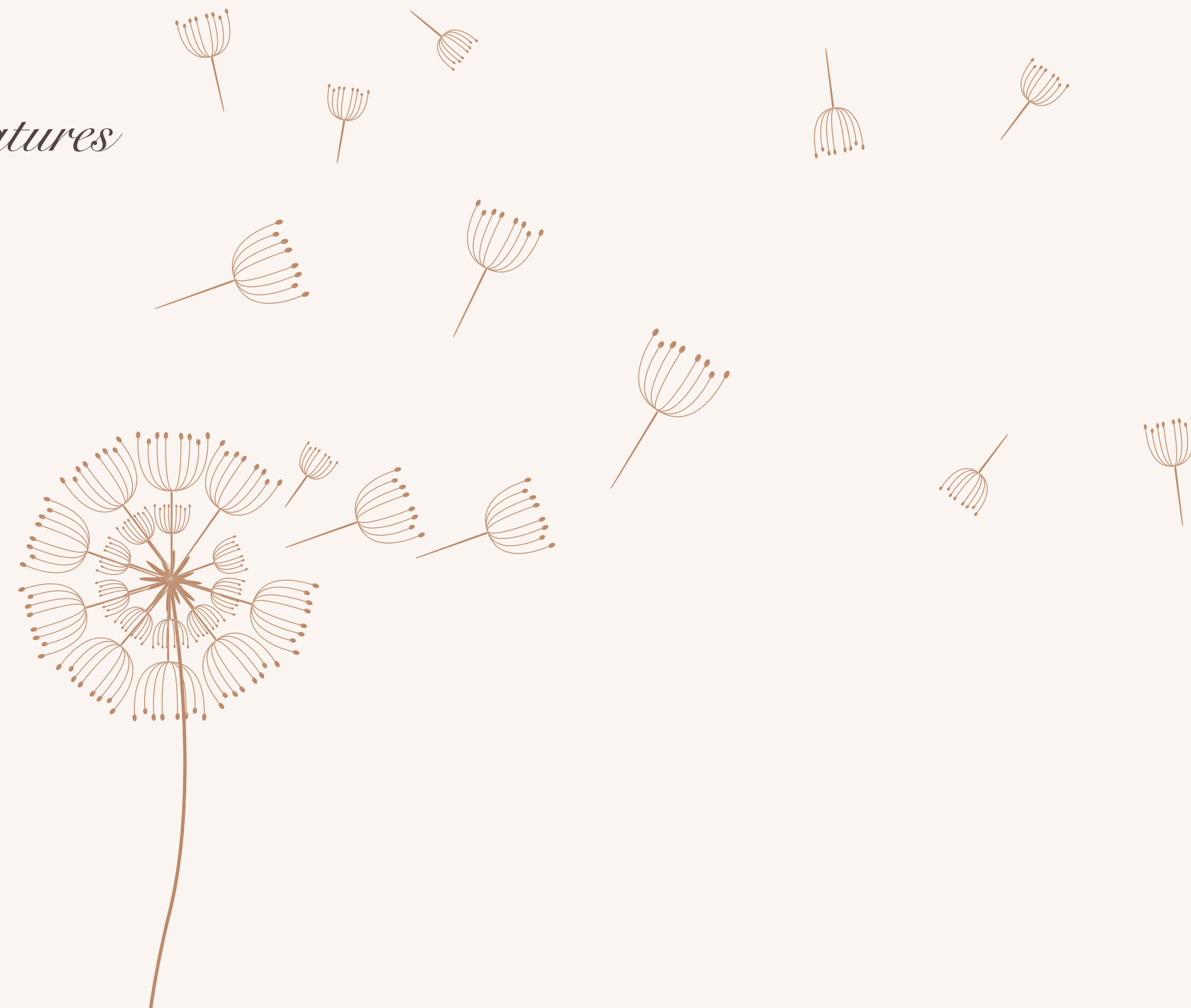
An abundance of wide, strategically located vents help ensure that every unit is uniquely well-ventilated and receives an ample dose of natural light.

The curvature on the interior walls allows for more room where you least expect it.

Subtle features such as restriction of vehicle movement to the basement highlight our design focus on a safe, uncluttered and free-flowing home environment.



Project Features



The project boasts of an impressive array of features, a testament to the high standards of luxury and comfort that come with your new home.

- Grand entrance plaza
- Landscaped garden with innovative features
- Water cascade and water bodies
- Swimming and wading pools
- Club house includes: well-equipped Gymnasium, Indoor Games, Spa with steam room, massage room, Multipurpose Hall
- Recreational areas for children
- Guest rooms
- Barbeque area



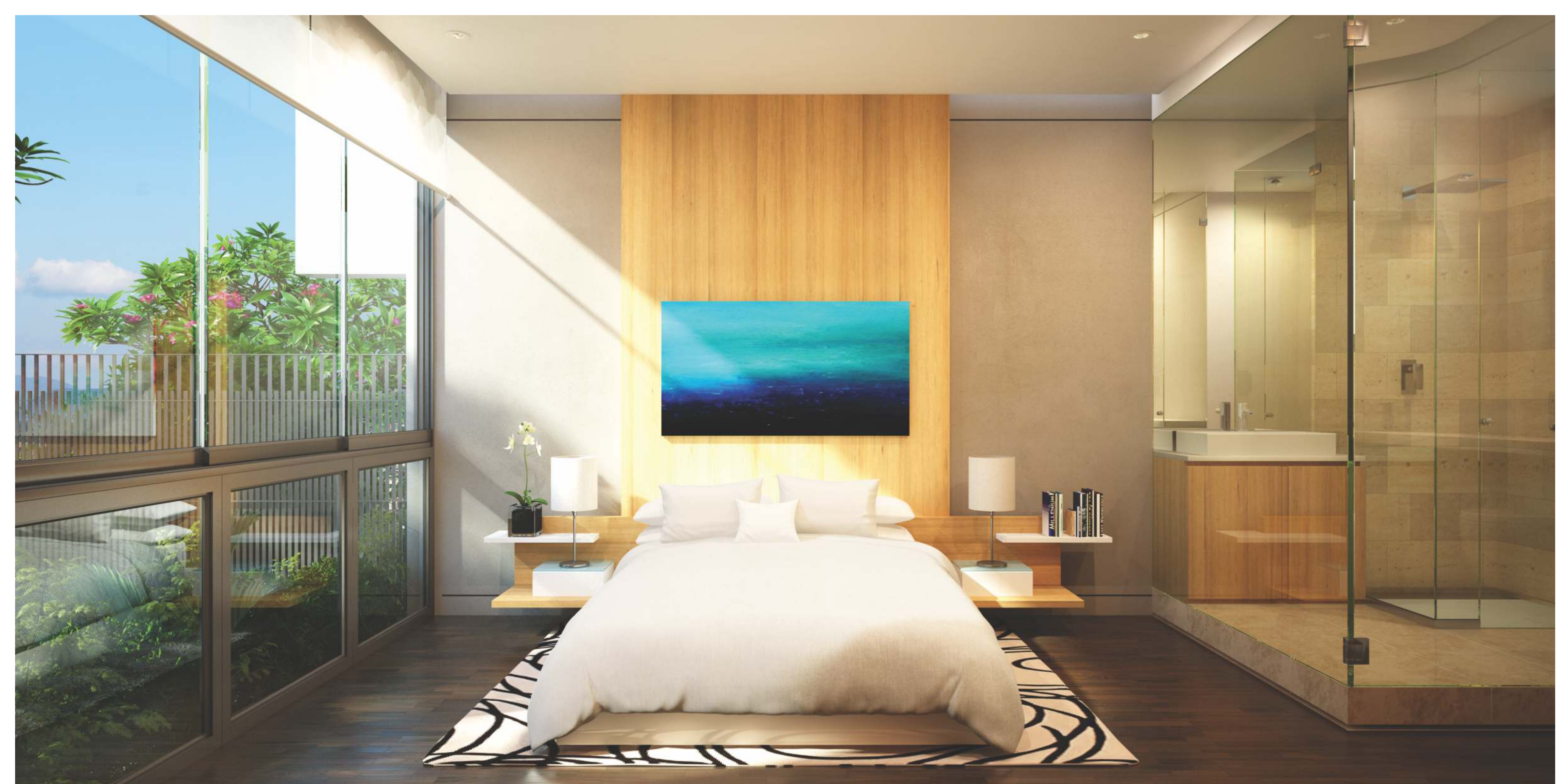


Project Facilities



Rohan Leher-II incorporates a spectrum of facilities to maximise convenience at every step. The campus boasts of state-of-the-art services, keeping in mind the community's needs.

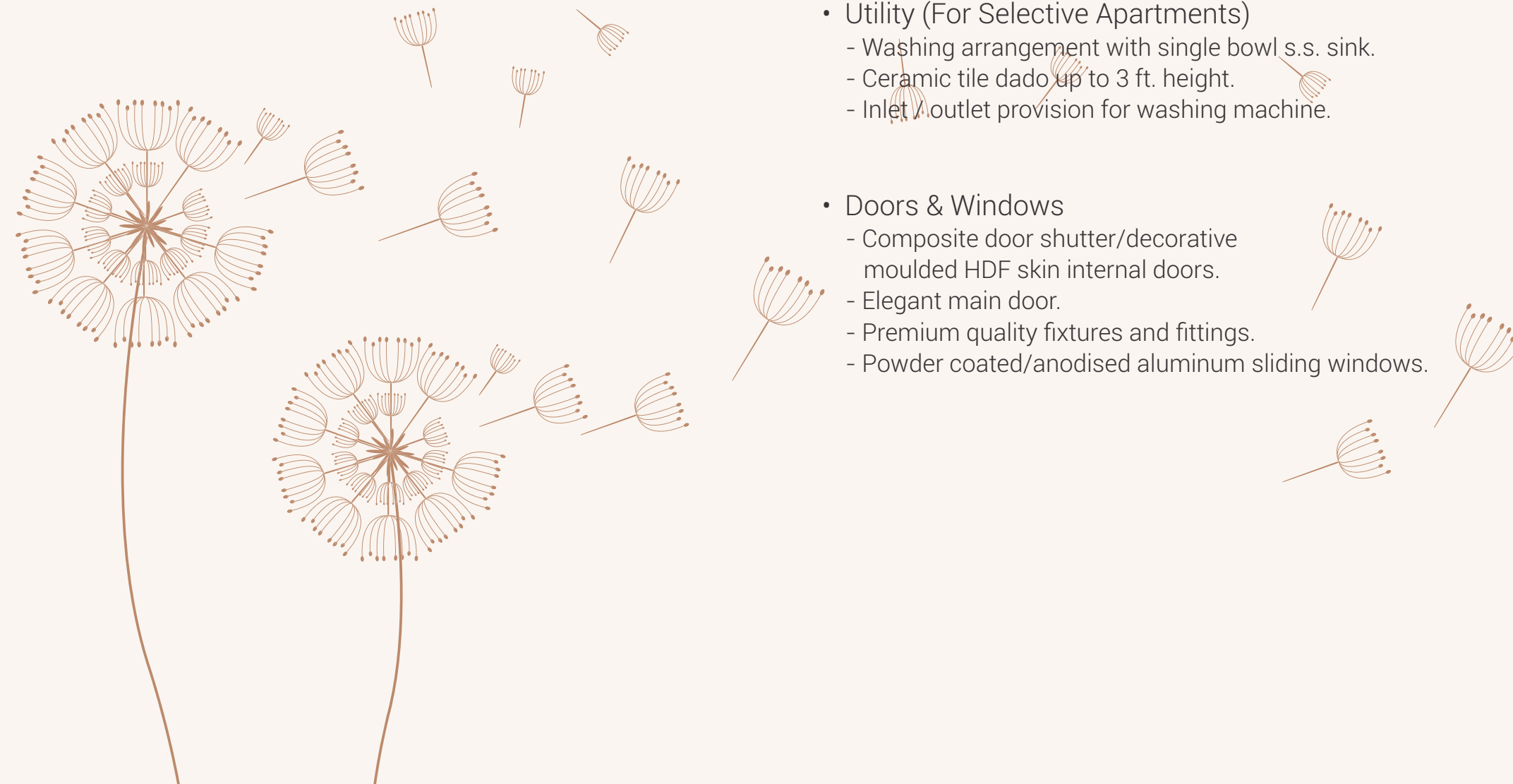
- Automatic lifts
- 100% power backup for common facilities
- Emergency power backup for fan and light points in each room
- Wet garbage composting
- Rainwater harvesting system
- Sewage water treatment plant
- Seismic-resistant structure design
- Solar lighting for common areas
- Drip/sprinkler irrigation for landscaping
- Ample covered parking
- Sanitation facilities for chauffeurs and domestic help

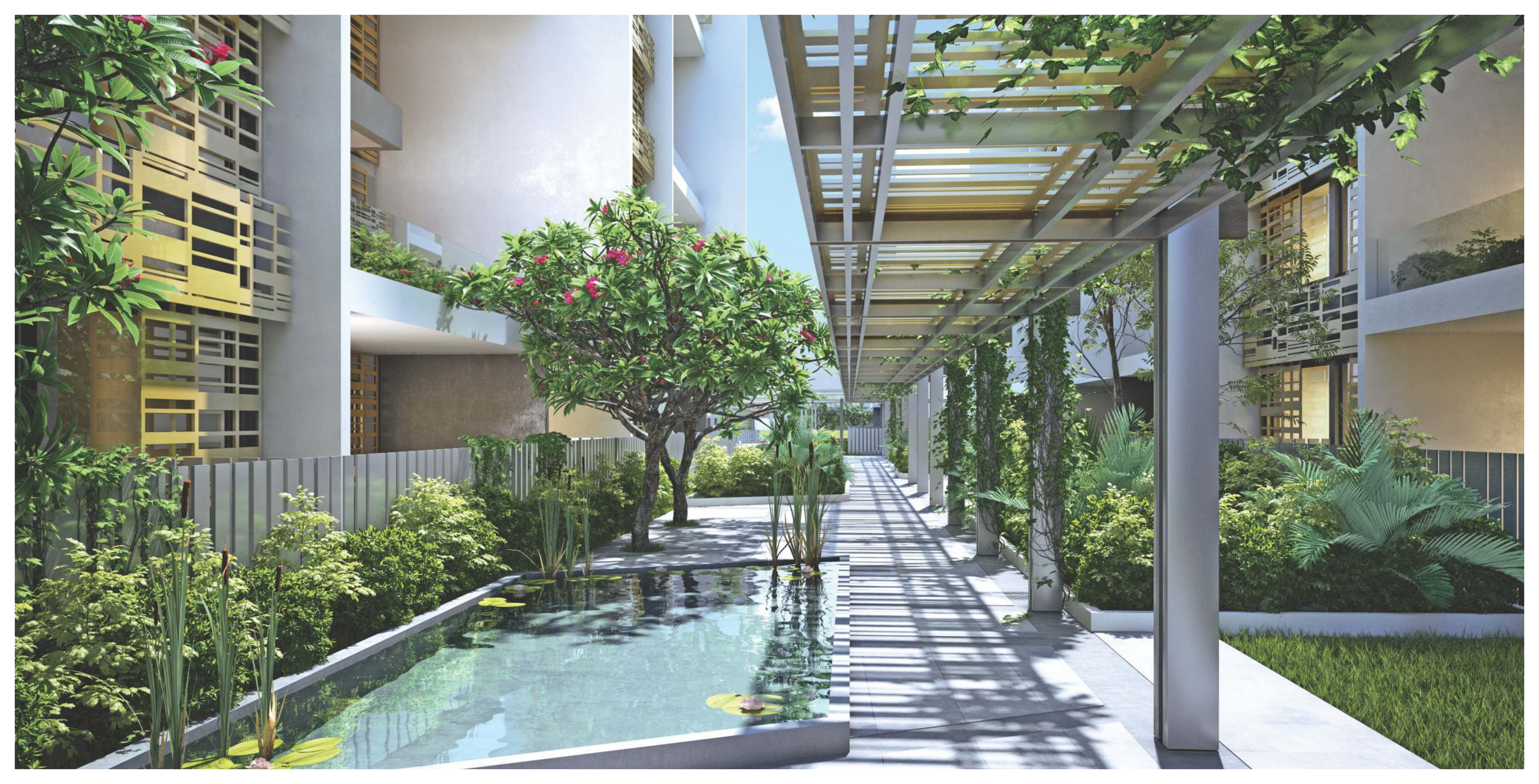


Project Specifications

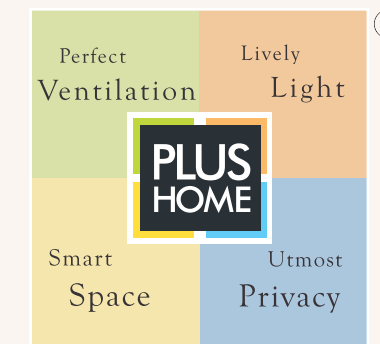
Only the best goes into the making of your new home, which is why we take pride in our promise of top-of-the-line fits and finish.

- **Flooring**
 - Vitrified tiles for living, bedrooms, dining, kitchen and lounge areas.
 - Laminated wooden / Vinyl for master bedroom.
 - Decorative ceramic tiles for terraces.
- **Bathrooms**
 - Designed with a combination of glass and tiled wall.
 - Bath tub in master bathroom.
 - Reputed make sanitary ware and premium quality CP fittings.
- **Utility (For Selective Apartments)**
 - Washing arrangement with single bowl s.s. sink.
 - Ceramic tile dado up to 3 ft. height.
 - Inlet / outlet provision for washing machine.
- **Doors & Windows**
 - Composite door shutter/decorative moulded HDF skin internal doors.
 - Elegant main door.
 - Premium quality fixtures and fittings.
 - Powder coated/anodised aluminum sliding windows.
- **Kitchen**
 - Granite platform and s.s. sink with drain board.
 - Ceramic tile dado up to 2 ft. height.
 - Provision for fixing water purifier.
 - Provision for hot water line.
- **Electricals**
 - Concealed, fire resistant and high quality copper wiring.
 - T.V. points in living room and master bedroom.
 - Telephone points in living room and all bedrooms.
 - A.C points in all bedrooms.
 - Earth-leakage circuit breaker.
 - Provision for exhaust fan for kitchen and toilets.
- **Internal Finish & Paint**
 - Acrylic oil-bound distemper.
- **For Selective Premium Apartments**
 - For garden flats - water body, decorative ceramic flooring with designed landscape and low height fence.
 - Penthouse with well landscaped roof terrace, unique design pergola and pool (optional).





Plus Homes by Rohan



Rohan Lehar-II, as any other Rohan project, is inspired by the perfect blend of aesthetics and architecture.

We credit our acclaimed PLUS Home designs - advanced construction guidelines based on your specific lifestyle requirements.
(PLUS: Perfect ventilation, Lively light, Utmost privacy & Smart space.)





Eco-friendly Homes

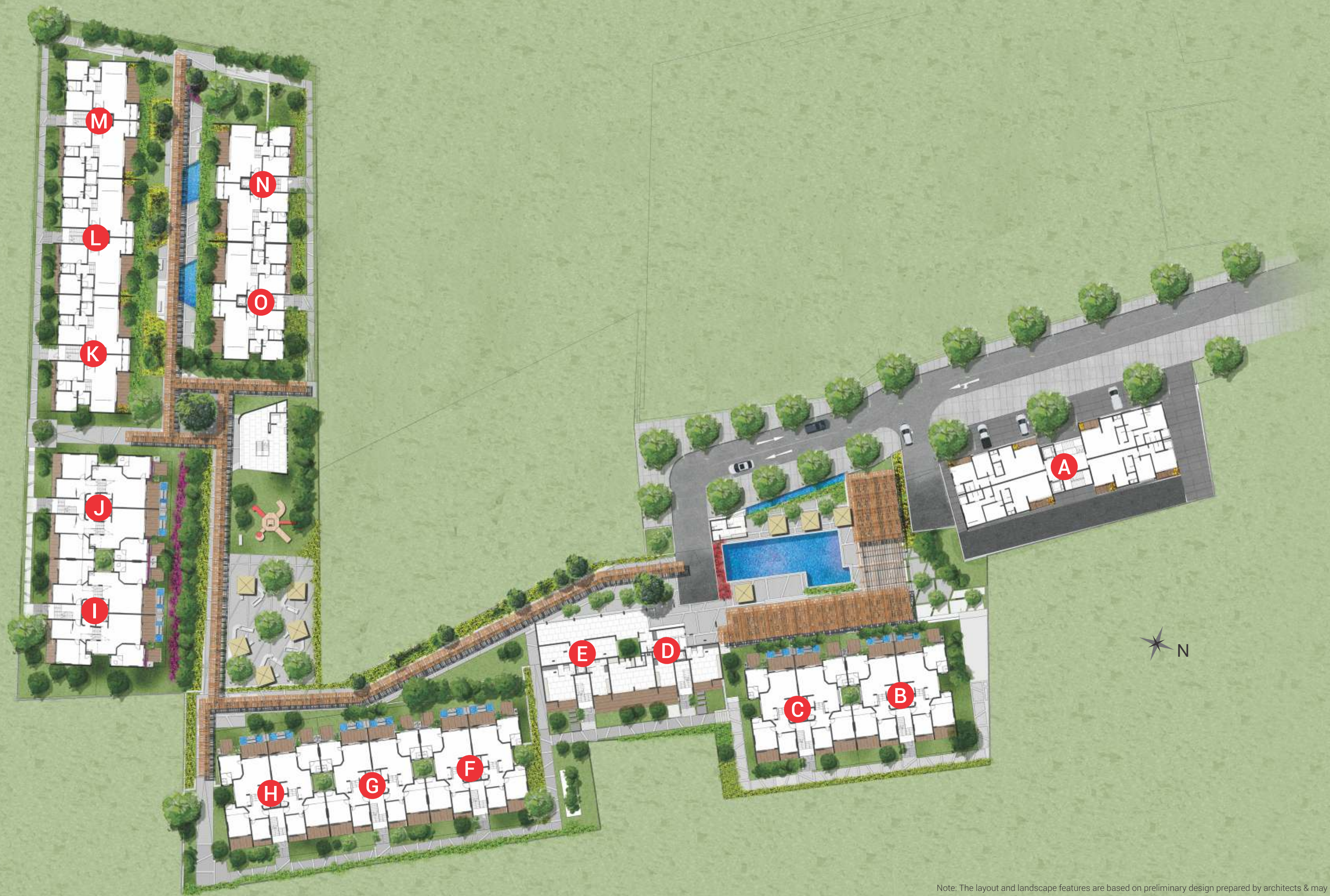


We believe that life must exist alongside Nature, not at the cost of it. We call this ethos ECO Housing. We design our homes with minimal alteration to natural terrain. We also make sure that natural energy is conserved in every possible way.

- Rain water harvesting
 - Drip irrigation
 - Sewage treatment Plant
 - Wet garbage treatment and usage of compost within project
 - Dual flushing and low flow fixtures
 - Solar energy use for landscape lighting
 - Use of fly ash reduces carbon dioxide emission from project
 - Use of high quality eco-friendly materials which reduces indoor air pollution
 - Landscape with native species and created home for native birds
 - Energy efficient systems
 - Centralised reticulated piped gas supply
- * 5 star rating by Eco Housing (Science & Technology park)
- * IGBC Green Homes Gold rating certification for Rohan Leher-II



Project Layout



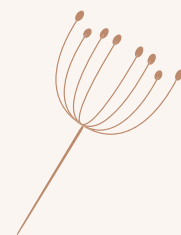
Note: The layout and landscape features are based on preliminary design prepared by architects & may change during final design and construction.



TYPICAL 3 BHK
Type - 1



TYPICAL 3 BHK
Type - 2

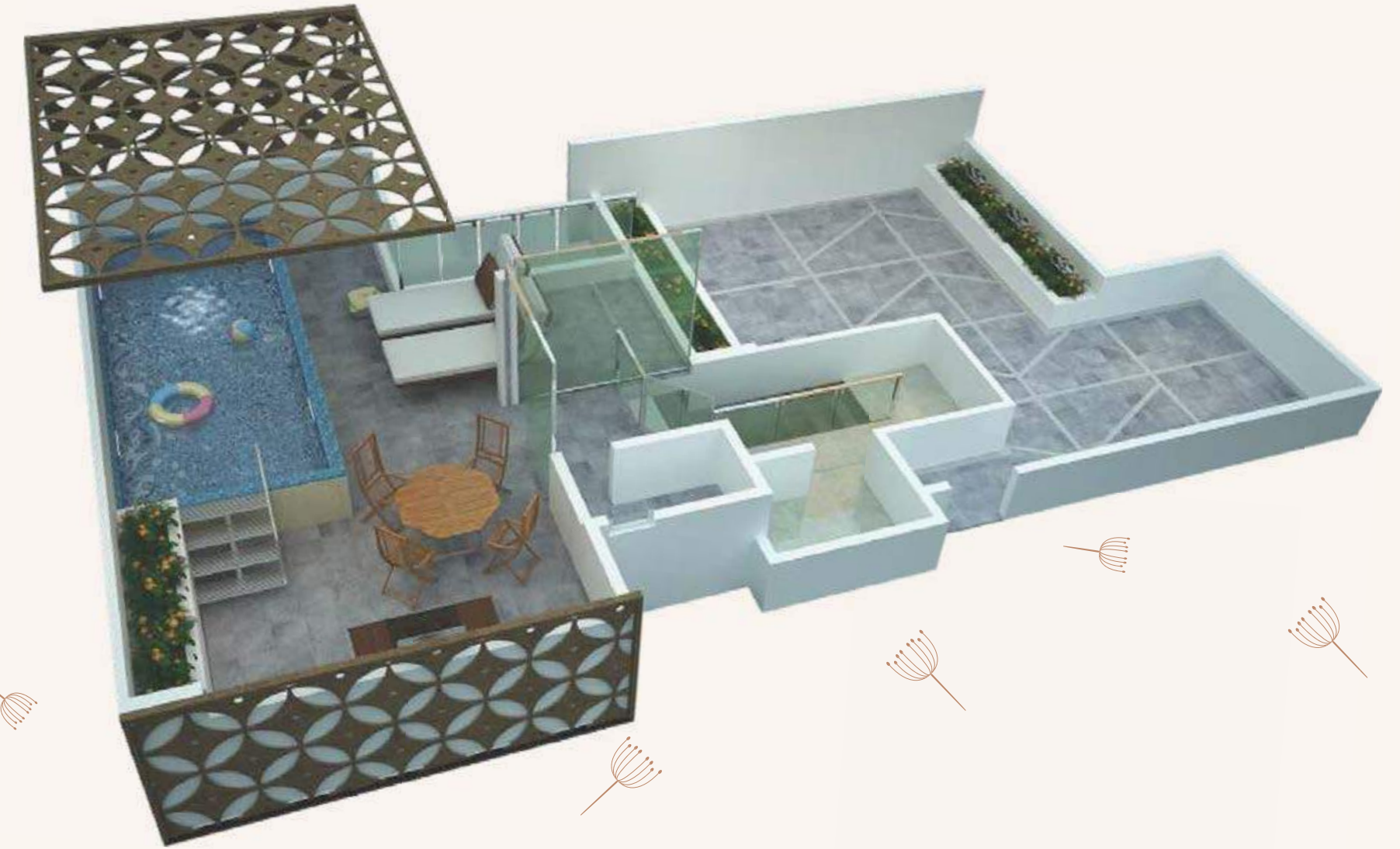




Typical 3 BHK Penthouse
Lower Level



Typical 3 BHK Penthouse
Terrace Level







Rohan Mithila, Viman Nagar, Pune



Rohan Ashima, Brookefield, Bengaluru



Rohan Jharoka, Near HAL Airport, Bengaluru



Rohan Leher, Baner, Pune



Rohan Ishita, Next to Koregaon Park, Pune



Rohan Kritika, Sinhad Road, Pune



10 Kasturkunj, Bhosale Nagar, Pune



Rohan Madhuban, Bavdhan, Pune

About Rohan Builders

Rohan Builders started in 1993 as a modest yet strong, consistent, multi-faceted, multi-disciplinary organisation, committed to customer satisfaction. Be it a residential or commercial construction, we have always banked on innovation, teamwork, a high degree of technical excellence and the highest standards of business practice.

Some Rohan highlights

- An enviable track record of completing 97% of our projects on time.
- An experienced technical team comprising more than 1000 professionals.
- 80 landmark projects, from Himachal to Tamil Nadu, Meghalaya to Gujarat.
- Many completed and ongoing residential projects in Pune and Bangalore.
- A diversified group, with operations in civil engineering, real estate development, infrastructure, logistics, agriculture and information technology.
- DA2+ CRISIL rating held consistently for the past five years

The Art of Winning

Awards and Achievements

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.

CRISIL Real Estate

7 Star ratings for Rohan Mithila and Rohan Leher.

CRISIL Rating of DA2+

This rating signifies that the developer's ability in executing real estate projects as per specified quality levels, adhering to time schedules and transferring clear titles is 'Very Good'.

CNBC Awaaz CRISIL & CREDAI Real Estate Award

'Best Luxury - Residential Project' for Rohan Madhuban and

'Best Residential Project' for Rohan Jharoka in 2010.

'Best Practices in Consumer Protection and Best Project Execution' for Rohan Tarang in 2009.

'Best Practices in Consumer Protection' for Rohan Ashima in 2008.

Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 and 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.

Unnatha Suraksha Purasakara

National Safety Council's (Karnataka) Safety Award 2009 for Rohan Mihira, Bangalore for the year 2009.

PCERF (Pune Construction Engineering Research Foundation)

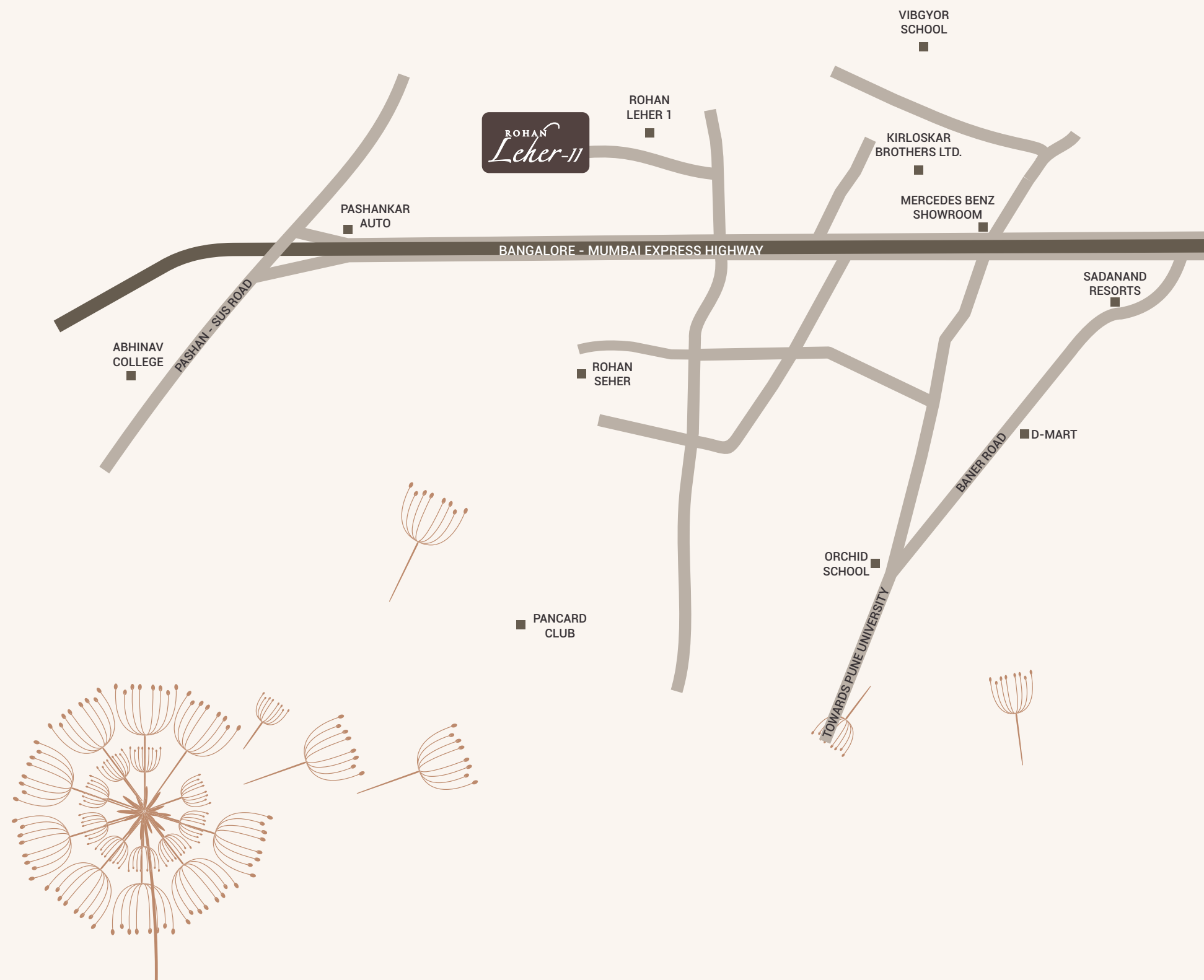
First Safety Award (Silver Cap) for Rohan Mithila in residential / commercial project category for the year 2011-12.

5 Star rating by Eco Housing (Science & Technology Park)

Award for Rohan Mithila, Rohan Leher and Rohan Ishita.

Location

Located in the heart of Baner, Pune, the project lends new meaning to the phrase 'well-connected'. With NH4 just around the corner, easy access to the key areas of Wakad, Pashan, Bavdhan and Warje is guaranteed. Other highlights within a 5 km radius include the IT hub of Hinjewadi and the Balewadi Stadium.





Pune Office - Pradeep Chambers, 813, Bhandarkar Institute Road, Pune - 411 004 Ph: 020-41404140

Bangalore Office - #1201, 1st Floor, Divya Shakti, 100 Ft Road, Indiranagar, Bangalore - 560 038 Ph: 080-25203520/21/22

Email: leher2@rohanbuilders.com | Visit: www.rohanbuilders.com

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 without prior notice.