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ankit
FIONA

1RK, 1BHK & 2BHK Apartments.

*A Fresh
Take On
Urban
Hospitality*

A project by ankit group

About Roha



Roha is an upcoming mega city located just two hours from Mumbai. Being close to city life, Roha is an oasis of natural beauty as it's located between the banks of the Kundalika River and the hills of Kalasgiri.

The Kundalika is a small river flowing from the Hills of Sahyadri to the Arabian Sea. This river originates at a small town called Bhira in the Indian State of Maharashtra, 150 km south east of Mumbai. The river is gaining popularity in recent times due to the rafting opportunities it provides during major months at Kolad, a place on the National Highway no 17, about 10 km from Roha.

Avchitgad the fort is situated near Roha. At the base of this fort is a village called Medha. The approximate height of this fort is 977 feet. It is a fairly easy trek through the jungle up to the fort which takes about an hour to climb. The great Maratha king Chhatrapati Shivaji is also believed to have reconstructed this fort. The work was carried out in a hurry and hence the name 'Avchit' (hurry) 'gad' (fort).



First 7 storeyed residential project in Roha





About Ankit Fiona:

Ankit Fiona is located in the heart of Roha. It is perfect first home for living a good lifestyle in Roha. Ankit Fiona is created to bring umpteen happiness in your life. Tucked in one of the most sought after locations, this lavish township incorporates all modern amenities that one desires for. Surrounded by the sky touching mountains, Ankit Fiona boasts of apartments where in you can sit by the window and enjoy the picturesque view of the flourishing greenery. A place where every day you wake up to fresh mornings with the whispering music of birds and spend evenings in the peaceful surroundings watching the sunset. A perfect "First Home" or "Recreational Home", enjoy spending blissful and memorable time at Ankit Fiona with your loved ones. Ankit Fiona available in 1RK, 1BHK & 2BHK apartments.



About Ankit Group:

India's emerging land developers Company with vast presence in Maharashtra's various business towns. The Group is currently developing an estimated 200 acres of prime land in and around Mumbai, Pune & Goa. and has 3 ongoing project within Maharashtra.

We at Ankit Group believe in 'Building an Enhanced Life' extends across markets with several landmark developments. The group has acquired other notable 100 acres land in Neral - MMRDA Region and around 200 acres in Lonavala, the most well known beautiful investment destination in Maharashtra, India.

We are also associated with Puranik Builders Pvt. Ltd. a leading construction company in India as JV Partner as land owner in projects like Puranik Sayama, Lonavala on 10 acres land, Puranik Mega Town, Neral on 106 acres land comprising 195 buildings & an upcoming Bungalow project at Murbad near Malshej Ghat on 63 acre land.

We whole heartedly contribute to our nation's communities and its environment. Most of our Bungalow project are environmentally sensitive by way of measures like intelligently designed gardens and open spaces that helps to reduce the temperature of the surroundings by 2-3°. Use of plants in landscaping which aid in purifying the air and reduce CO² levels. We specialized in weekends homes that are generally larger and finesse to the highest standards.

Good workmanship, best location, clear title land and a high level of features are applied to all our developments.

Live An Elevated Lifestyle

Two 7 storey tower

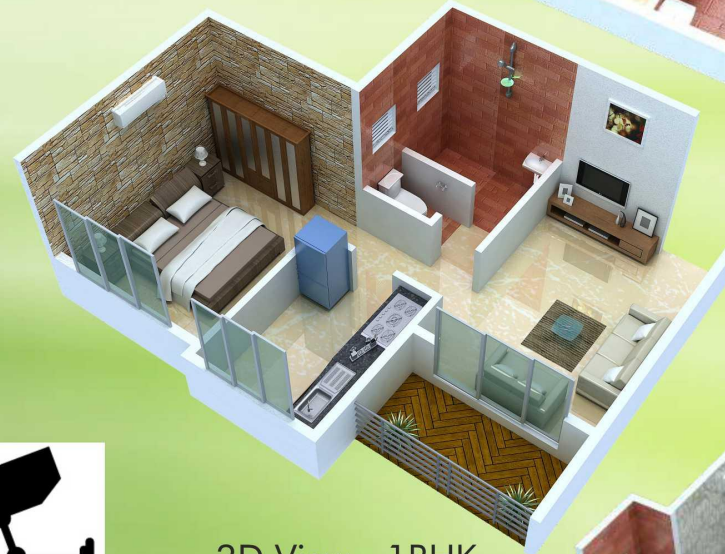


Features:

- ◆ Clubhouse with Gym
- ◆ Childrens play area
- ◆ Round the clock security
- ◆ Solar system - impressive entrance main gate with security cabin
- ◆ Fire fighting system with the statutory equipments in each lobby
- ◆ High speed lifts - Generator backup for all common areas & lifts
- ◆ Earthquake resistant construction
- ◆ Conserving natural resources - rain water harvesting
- ◆ Colleges, Schools, Hospital, Shopping areas in vicinity
- ◆ Local train up to Roha to be operational soon
- ◆ Proposed International Stadium adjacent to our project



3D View - 1RHK



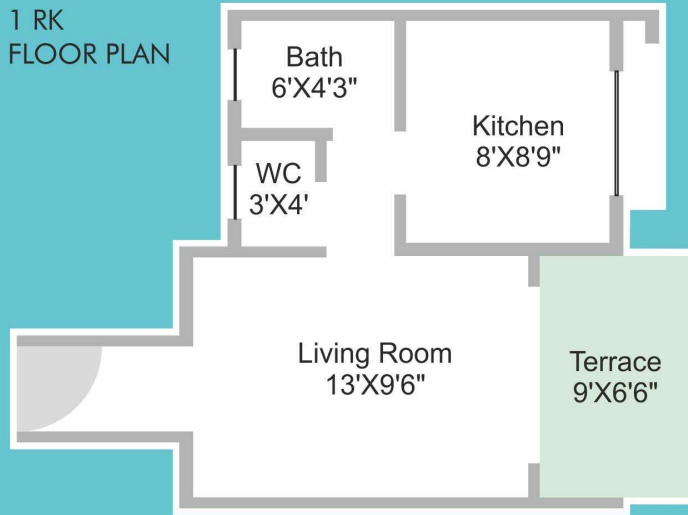
3D View - 1BHK



3D View - 2BHK



1 RK
FLOOR PLAN



Flowerbed

Bedroom
9'X12'

Kitchen
6'10'X9'

Living Room
9'6"X12'6"

1 BHK
FLOOR PLAN

WC
4'X3'

Bath
6'10"X4'

2 BHK
FLOOR PLAN

Cupboard

Bedroom
9'X12'3"

Bath
6'5"X4'5"

Kitchen
6'11"X9'

Bedroom
12'X9'

Toilet
8'X4'7"

Terrace
10'3"X10'

Living Room
17'3"X9'10"





**Blessed by
Nature's bounty.
And designed to
stay forever.**



Internal Amenities

PLASTER:

- ◆ External - Sand-faced cement plaster double coat finish
- ◆ Internal - Gypsum smooth finish plaster to wall & ceiling

WINDOWS:

- ◆ Large windows for better air circulation, ventilation & view
- ◆ Powder coated aluminum sliding windows.

KITCHEN:

- ◆ Modular kitchen
- ◆ Telephone black granite top kitchen platform
- ◆ Stainless steel sink
- ◆ Glazed dado tiles up to full height
- ◆ Provision for water purifier
- ◆ Provision for exhaust fan

FLOORING:

- ◆ 2x2' Premium vitrified with skirting
- ◆ Premium flooring each room

MASONARY:

- ◆ External 6" & internal 4" thick wall of ARC blocks (Ultratech)

BATHROOM:

- ◆ Anti-skid ceramic flooring
- ◆ High gloss dado tiles up to full height
- ◆ White sanitary ware
- ◆ Provision for exhaust fan
- ◆ Jaquar fittings in Bathroom / WC
- ◆ Hot & cold mixers
- ◆ Solar water connection
- ◆ Provision for boiler / geyser
- ◆ 100% water - proof doors

ELECTRIFICATION:

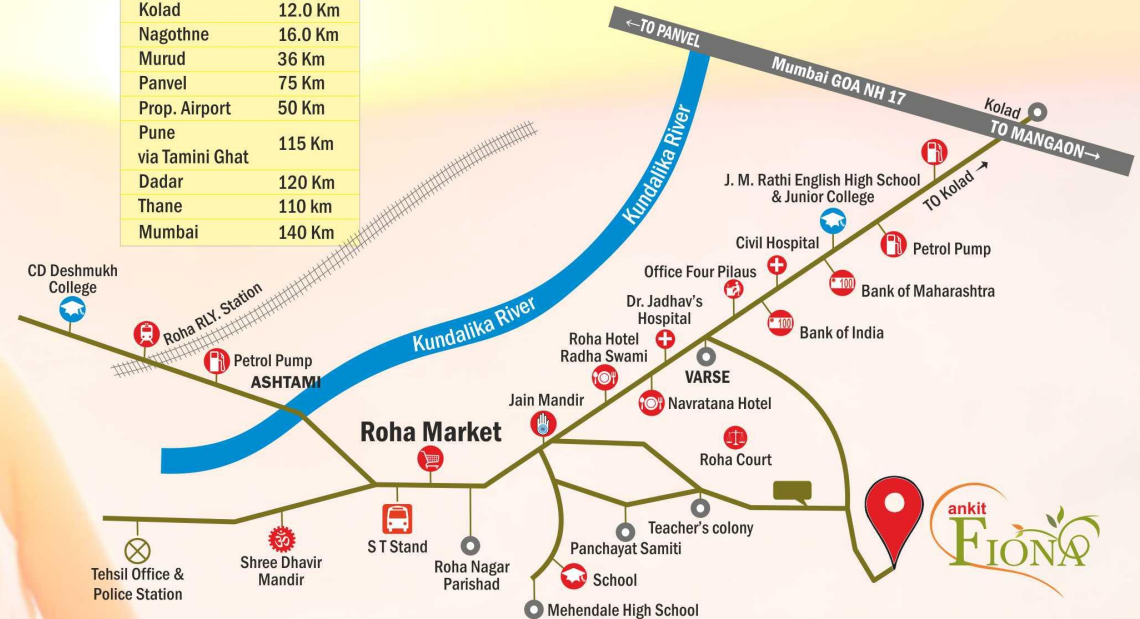
- ◆ Adequate concealed electrical points with copper wiring
- ◆ Telephone & cable point in living room
- ◆ AC point in Bedroom

DOOR:

- ◆ Decorative main entrance door laminated on both sides
- ◆ SS plated brass fitting with night latch & name plates.
- ◆ Video door phone & intercom

Home is where the heart can laugh

DISTANCE	
ST Bus Depot	0.95 Km
Rly. Station	1.35 Km
Kolad	12.0 Km
Nagothne	16.0 Km
Murud	36 Km
Panvel	75 Km
Prop. Airport	50 Km
Pune via Tamini Ghat	115 Km
Dadar	120 Km
Thane	110 km
Mumbai	140 Km



Project Approved By:



A Project By:



ankit group

Head Office:

1, Neelkanth Krupa, Plot No. 9,
Opp. Brahmin Seva Sangh Hall, Brahmin Society,
Naupada, Thane (W) - 400 602

Site Address:

Survey No. 58/9A/2, Samarth Nagar,
Bhuvaneshwar, Opp. Shankar Mandir,
Post Varse, Roha, Tal Roha, Dist.: Raigad.

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Disclaimer: This brochure is merely conceptual and its not legal document. It cannot be treated as a final part of purchase agreement. All dimensions are approximate & subject to construction variances. Floor plan used in the unit plan & images are only for representation purpose. The developer reserves sole rights to amend architectural specifications during development stages.