

PREMIERING TODAY



FAMILY SECRETS

ALL NEW NEIGHBOURS. ALL NEW CAST. STARTING 9.30PM

Rohan
Jharoka II

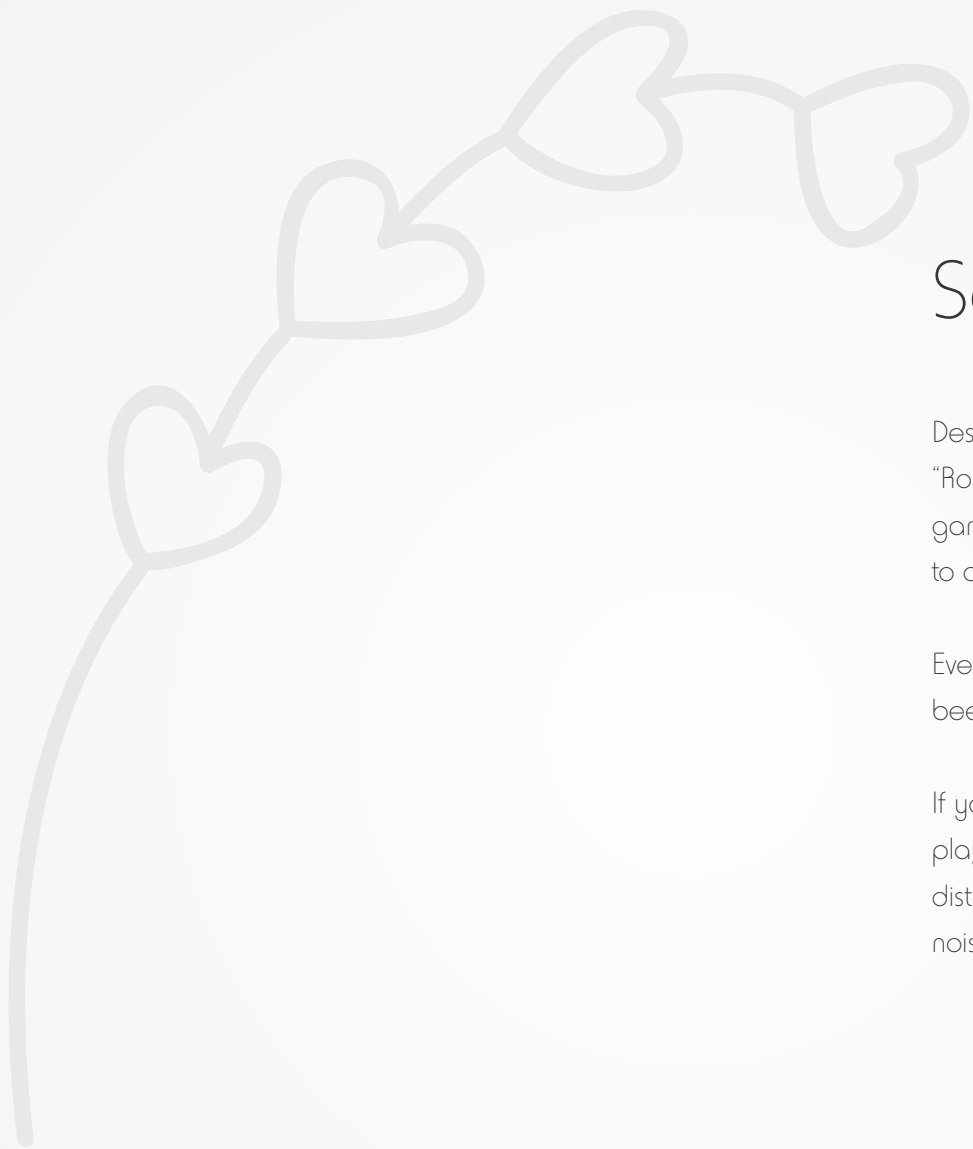
Don't be entertainment for your neighbours.



BACK BY PUBLIC DEMAND

THE GIRL NEXT DOOR

Evening Show Only. Parental Advisory



Say goodbye to nosy neighbours.

Design must enrich life. And with Rohan Jharoka we have done just that. Imagine yourself at “Rohan Jharoka”. Open the window and instead of neighbours you will see neatly landscaped gardens or the cityscape. This is because the layout is planned such that the windows don’t open out to other windows.

Every time you open the door, your home will not be on display for the world. Each doorway has been designed in such a way that it opens into a lobby instead of your living room.

If you are the type who likes to live life at full volume, then “Rohan Jharoka” is a haven. Whether you play your TV or music system at full blast, or start learning a new musical instrument, you won’t be disturbing a soul. This is because there are no common walls between homes. So no irritating knocking noises from the other side, because there is no one on the other side.

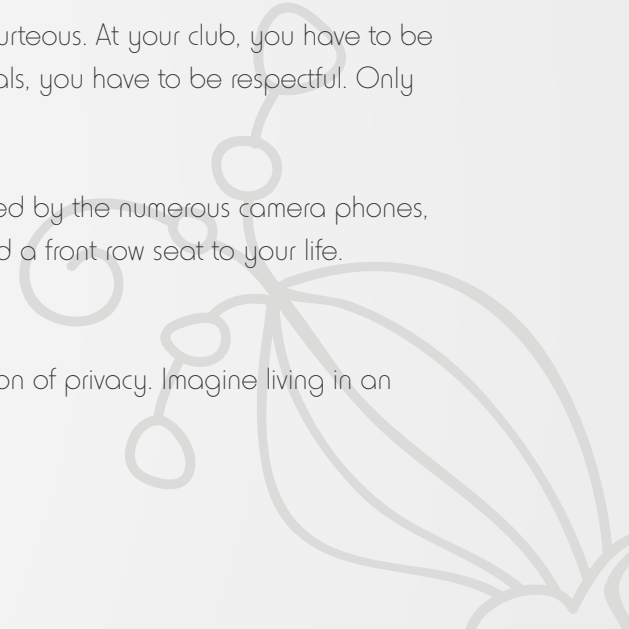


Because Home is the only place where you can be yourself.

When you go to work, you have to be formal. On the road, you have to be courteous. At your club, you have to be suave. On the golf course, you have to be a sport. When you meet professionals, you have to be respectful. Only when you come home, you can truly be the person you want to - yourself.

So, imagine if even this last space of privacy is snatched away from you, invaded by the numerous camera phones, digicams, etc. which are doing the rounds today. Imagine if your neighbour had a front row seat to your life. At Rohan, we understand the importance of privacy.

For this very reason, this concept has been evolved a concept to prevent invasion of privacy. Imagine living in an apartment and not having nosy neighbours...







Welcome to your Space.

Whether it's space in the physical sense or its emotional embodiment that you seek, you will find generous amounts of both in Rohan Jharoka.

To start with, the living room and dining room are L-shaped to create a feeling of openness and ensure that valuable square feet are not wasted.

Internal walls have been placed such that passageways are reduced, thus creating more usable space in the same floor area. What's more, these apartments are open from nearly all sides and feature cross openings, resulting in improved air circulation.

Rest assured that in Rohan Jharoka, you will get all the space you desire.

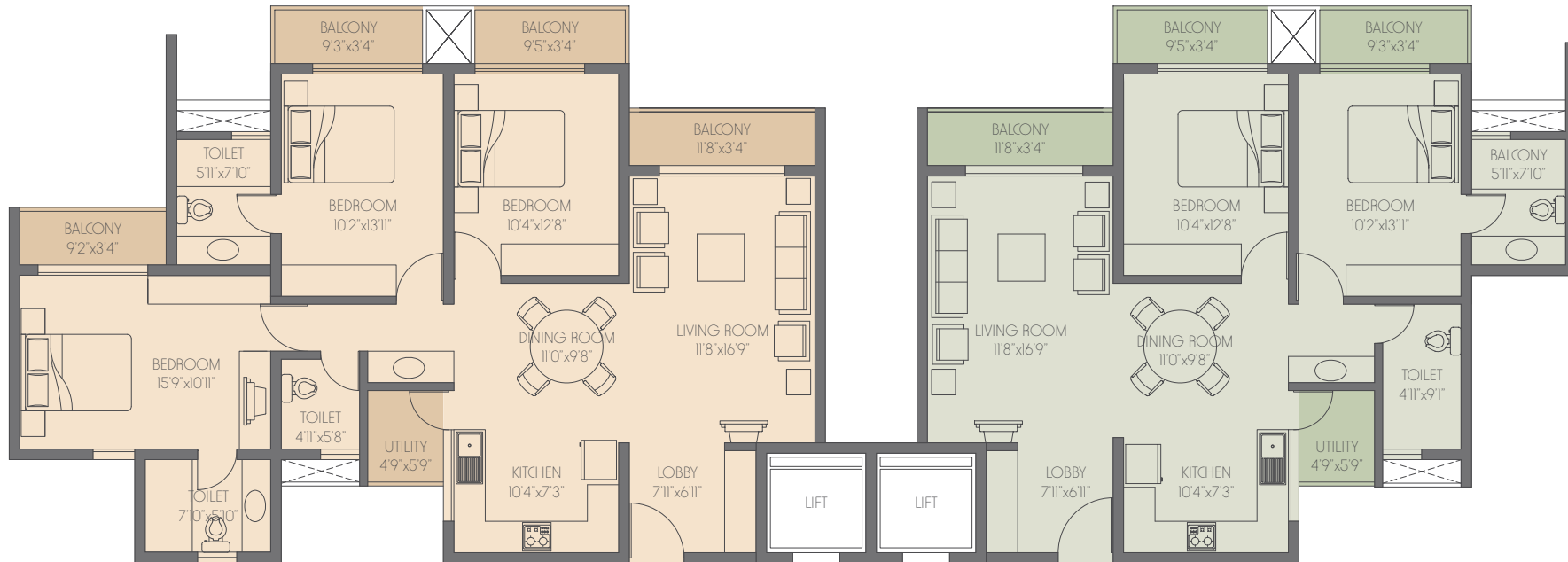
Masterplan



LEGEND

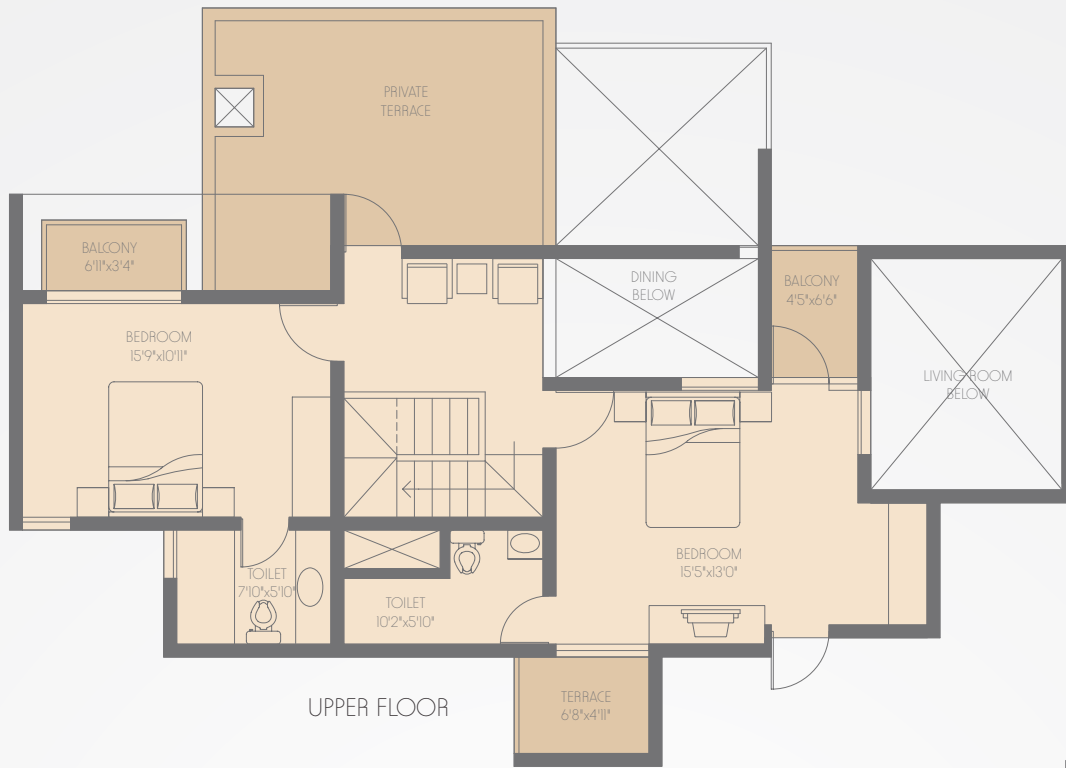
1	Entrance	11	Parents Seating	21	Jacuzzi	31	Reflexology
2	Entrance Plaza	12	Paving with Lawn Joints	22	Pergola	32	Youth Corner with Seating Walls
3	Water Spouting Obelisk Act as a Focal Point	13	Feature Wall	23	Palm Court	33	Seating Walls
4	Floating Planter with Seating	14	Waterbody Rippling above the Pebble Bed	24	Party Lawn	34	Skating Rink
5	Seating Plaza	15	Fountain Plaza water with Floating Palm Trees	25	Water Body with Water Spouting Feature	35	Bamboo Garden
6	Deck	16	Bridge connectivity	26	Plumeria Court	36	Avenue Plantation
7	Bamboo Grove	17	Bubbler Pool	27	Water Spouting Feature	37	Activity Lawn
8	Tot Lot	18	Children's Pool	28	Lawn with Stepping Stone	38	Entrance Feature Wall with Cutouts
9	Elder's Chit Chat Zone	19	Main Pool	29	Zen Garden	39	Ramp
10	Children's Play Area	20	Staggered Walls	30	Children's Play Area	40	Paved Court

Typical 3 BHK



Typical 2 BHK





UPPER FLOOR

Typical 4 BHK Duplex



LOWER FLOOR

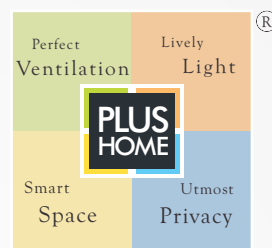
What is a home with perfect ventilation, lively light, utmost privacy & smart space?

Rohan homes come with more space and less passageways, so that there is optimum utilisation of space. Two openings on either side of the room provide optimum ventilation. And with smart designs that make living space more flexible and practical, it's not just any home.



It's a Rohan PLUS Home.





Plus Homes - Life is in the details.

Allow us to introduce to you a standard design concept of every Rohan Home - PLUS HOME. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space, which means that large windows bathe every room with an optimum amount of natural light and create ample cross-ventilation. And when it comes to space and privacy, as we said before, walls and passage ways have been intelligently managed so that both space and privacy are at their optimum level.

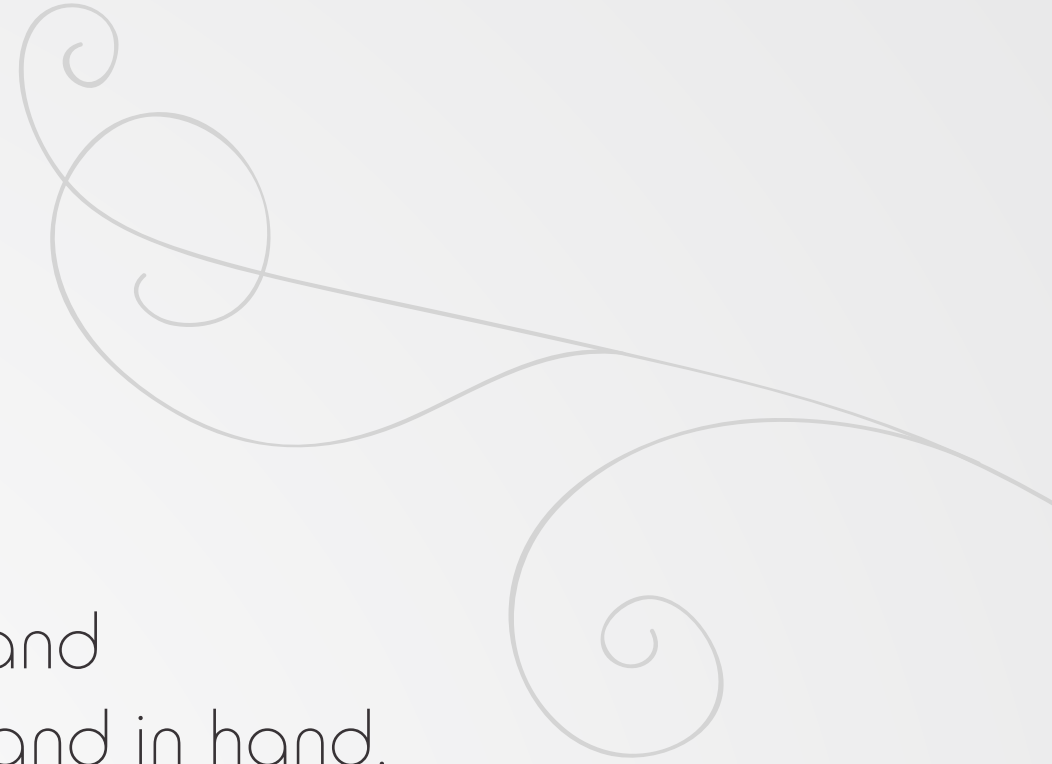




Eco Homes - When nature and Habitats go hand in hand.

At Rohan, we believe that life must exist alongside nature, not at the cost of it. This is an ethos we call “ECO Housing”. Today, water is a precious resource and must be conserved. Therefore, sewage water is recycled and used to water the plants and for flushing. The wet waste that is generated is processed to convert it into environment-friendly rich organic garden manure. Fly ash, a thermal power plant waste is put to good use in Rohan projects. It is blended in a precise proportion with cement to make concrete and concrete blocks to enhance their properties.

To help replenish depleting ground water levels, we utilise rain water harvesting, thus making use of every possible drop of water. To add to this, drip irrigation is used to prevent wastage while watering the landscape. The natural landscaping too helps to preserve the local ecosystems. What’s more, thanks to the natural light and ventilation offered by our PLUS HOMES design, less electricity is consumed, resulting in huge energy savings. Little wonder then, that we are proud to acclaim that homes at Rohan Jharoka are truly green at heart.



AMENITIES:

- Landscaped area with innovative features.
- Furnished clubhouse.
- Equipped gymnasium.
- Lit swimming pool with paved deck.
- Sparkling water bodies.
- Thick greenery & lawns.
- Concrete / paved internal pathways.
- Children play area.
- Garbage chute.
- Indoor games.
- Covered car parking.
- Sanitation facilities to drivers and servants.
- Two automatic lifts per building.
- 100% power backup for common facilities.
- Power back up of one light point & fan point in each room.
- Sewage treatment plant.
- Centralised LPG system.
- Seismic resistant design.
- Fire fighting system.
- Rain water harvesting.
- Durable exterior textured painting.
- Maintenance by Rohan's property management.



SPECIFICATIONS (For Flats) :

TOILETS:

- Ceramic tile dado up to 7 ft. height.
- Basin with marble / granite counter for master bedroom and common handwash.
- Jaguar make or equivalent quality CP fittings.
- Single lever hot & cold mixer with overhead shower in all toilets.
- Concealed plumbing lines.
- Cockroach preventive trap.

KITCHEN:

- Kitchen platform with granite top.
- S.S. kitchen sink with drain board.
- Glazed / Ceramic tile dado up to 2 ft. height above platform.
- Provision for fixing of water purifier.

UTILITY AREA:

- Washing arrangement with water line and drain.
- Ceramic tile dado up to 3 ft height.
- Ceramic tile flooring.

DOORS & WINDOWS :

- Elegant main door with veneer on both sides.
- Fully glazed UPVC sliding doors for balconies.
- Fully glazed UPVC windows with mosquito net.
- Marble/granite window sills.

FLOORING:

- Vitrified tile flooring in all rooms with option of laminated wooden flooring in one bedroom.
- Ceramic tiles for toilets, balconies and terraces.

ELECTRICAL:

- Concealed, fire resistant high quality copper wiring.
- Roma or equivalent make modular switches.
- T.V. & Telephone points in living & master bedroom.
- Earth Leakage circuit breaker.
- Provision of exhaust fan in kitchen & toilets.

INTERNAL FINISH & PAINT:

- Internal walls finished with smooth finish.
- Acrylic oil-bound distemper painting on walls.

SPECIFICATIONS (For Duplex) :

TOILET:

- Ceramic tile dado up to 7 ft height.
- Marble / Granite stone fascia for door openings.
- Basin with marble / Granite counter for master bed room and common hand wash.
- Hans Grohe or equivalent quality CP fittings for master toilet.
- Jaguar make or equivalent quality CP fitting for other toilets.
- Single lever hot & cold mixer with overhead shower.
- Concealed plumbing with insulation for hot water lines.
- Cockroach preventive trap.

FLOORING:

- Imported marble flooring in living and dining, vitrified tile in other rooms.
- Laminated wooden flooring for upper level bedrooms.
- Decorative ceramic tiles for terraces.

KITCHEN:

- Composite marble/ granite worktops with stainless steel sink with drain board.
- Ceramic tile dado up to 2 ft height.
- Provision for fixing of water purifier.

ELECTRICAL:

- Concealed fire resistant high quality copper wiring.
- Ample light point with Ave or equivalent make modular switches.
- TV point in living & upper level bed rooms.
- Telephone point in living and all bed rooms.
- AC point in master and children's bedroom.
- Provision of exhaust fan in kitchen & toilets.
- Earth leakage circuit breaker.



UTILITY AREA:

- Washing arrangement with water line and drain.
- Ceramic tile dado up to 3 ft. height.
- Inlet - outlet provision for washing machine.

DOORS & WINDOWS:

- Elegant doors with both side polished veneer.
- Premium quality brass fixtures & fittings.
- Fully glazed UPVC sliding doors for balconies.
- Fully glazed UPVC windows with mosquito net.

INTERNAL STAIRCASE:

- Internal staircase finished with wooden tread & riser.

INTERNAL FINISH & PAINT:

- Internal walls finished with smooth finish.
- Acrylic oil-bound distemper painting to walls.



Look what our
customers built
for us

Our customers have helped us build and fortify our reputation. These prestigious recognition of our continued committed efforts towards excellence would never have been possible without our customers patronage as our customers are our real inspiration.

CREDENTIALS:

- CRISIL Real Estate - 7 Star ratings for Rohan Mithila & 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 Awards -
Year 2010 "Best Luxury - Residential Project" - Rohan Madhuban & "Best Residential Project" - Rohan Jharoka
Year 2009 for "Best Practices in consumer protection" & "Best Project Execution" - Rohan Tarang
Year 2008 - "Best Practices in Consumer Protection" - Rohan Ashima
- Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 & 2010
- AESA (Architects, Engineers & Surveyors Association) Awards for the years 2001, 2002, 2007 and 2009

Rohan Builders - A Distinctly Different Company.

Rohan Builders began in 1993 as a modest-sized but focused construction company. Even during our formative years, we decided that innovation, uncompromising commitment to quality and customer satisfaction would be our cornerstones. Thanks to this, multinationals like Coke, Pepsi, Hindustan Lever, Cadbury's, Colgate, Nestle, Cargill, Fiat, Mahindra, Ashok Leyland, Bajaj, VolksWagen, JK Tyres, MRF, LG, Hindalco, Hindustan Zink, Saint Gobain, Times of India and many more entrusted us with their industrial projects again and again. And we responded by building award-winning projects for them. 17 years on, we bring the same passion and expertise to residential projects like Rohan Mithila, Rohan Leher, Rohan Ishan, Rohan Ishita, Rohan Seher, Rohan Tarang, Rohan Madhuban, IO Kasturkunj, I Modibaug, Rohan Aasman, Rohan Tapovan, Rohan Garima and Rohan Nilay in Pune; Rohan Jharoka Phase I, Rohan Mihira, Rohan Vasantha and Rohan Ashima in Bangalore. As proof of our innovation, one has to simply look at our concept of "PLUS HOMES" that has been a consistent feature in Rohan homes, which greatly enhance the standard of living. "How" one builds is as important as "what" one builds. We are also sticklers for safety, ensuring that each project is planned, managed and executed in conformance to the best industry standards.

SOME HIGHLIGHTS:

- An experienced technical team comprising more than 700 professionals
- Almost a century of landmark projects, from Himachal to Tamil Nadu, Meghalaya to Gujarat
- CRISIL Rating of DA2 / DA2+ held consistently for the last five years
- A diversified group, with operations in civil engineering, real estate development, infrastructure, agriculture. IT, and the sunrise sector of renewable energy.

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

At Rohan, we build more than just homes. We build communities. Rohan believes in delivering best-in-class projects that cater to our customers' requirements in terms of quality, space utilisation, location, safety, and timely completion – 97% of the projects are completed on or before time. Today, the Rohan Group is highly regarded for our transparency, commitment, integrity and honesty, marking standards for quality, and flawless execution of projects, and, not to mention,

Our intense passion.

With an experience of constructing more than 62 lacs sq. ft. of Residential Property, and the wishes of over 4500 families, who rather than being just the customers, have been our Brand Ambassadors & Advocates, Rohan has on its showcase several decorated projects. Here are few of them.





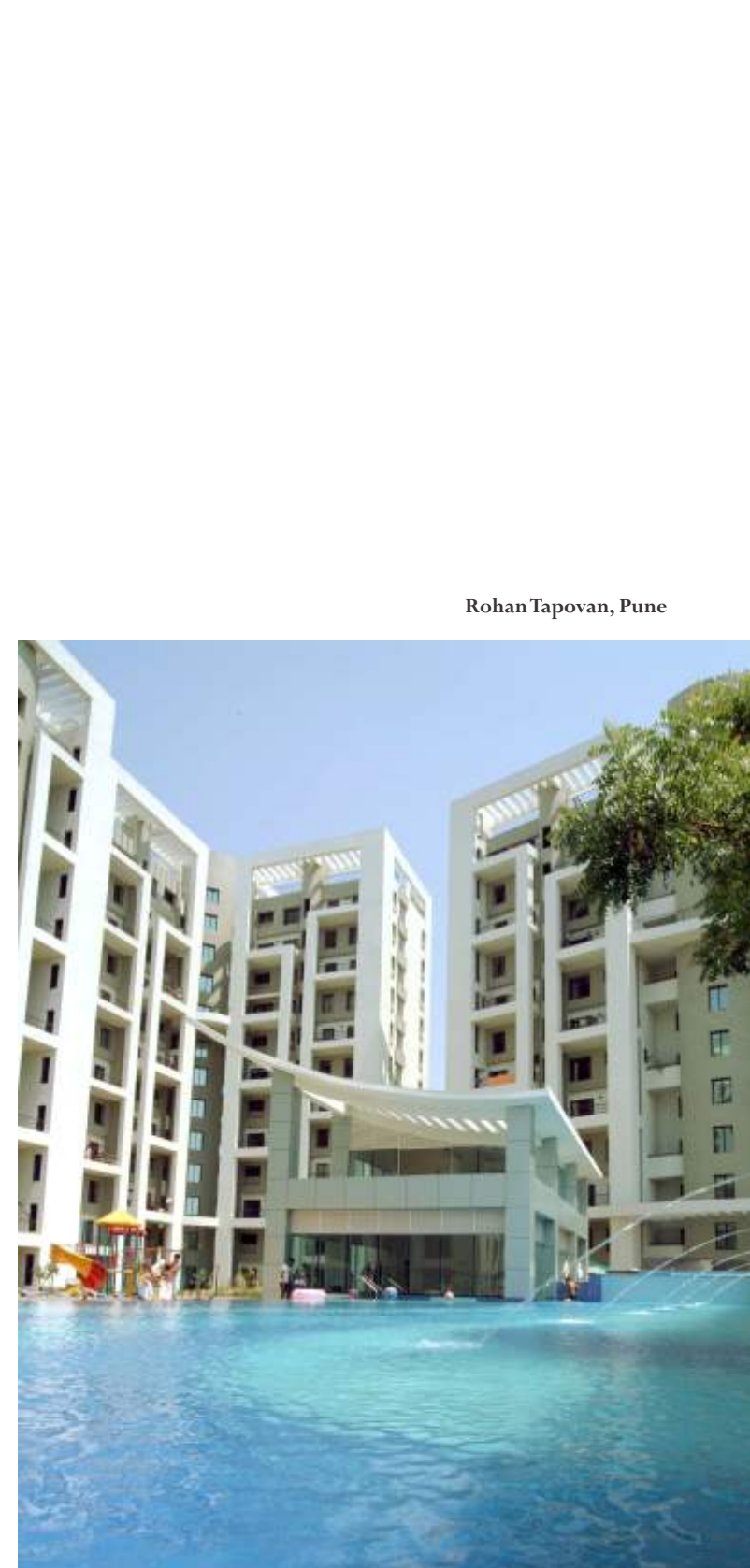
Rohan Madhuban, Pune

- "Best Residential Project - Luxury Segment"
Real Estate Award by CNBC CRISIL & CREDAI, 2010
- *AESA Award for Best Group Housing Project, 2009*
- *Cityscape Award for Best Real Estate Marketing Campaign, 2009*





Rohan Nilay, Pune
AESA Award for Best Landscape Design, 2008



Rohan Tapovan, Pune



Rohan Mithila, Pune
Topmost rated project by CRISIL





10 Kasturkunj, Pune

AESA Award for Best Group Housing Project, 2007



Rohan Ashima, Bengaluru

*"Best Consumer Protection Practices"
Real Estate Award by CNBC CRISIL & CREDAI, 2008*



Rohan Jharoka, Bengaluru

- *"Best Residential Project"*
Real Estate Award by CNBC CRISIL & CREDAI, 2010
- *Best Residential Project - South*
Real Estate Award by Zee Business & Rics

In every inch of
space that we
engage in, we try
and do things
differently.

That's over 20 million sq.ft.
we're talking about.





Reach of Rohan



Our clientele includes -

- | | |
|------------------|----------------|
| Coke | Ashok Leyland |
| Pepsi | Bajaj |
| Hindustan Lever | VolksWagen |
| Cadbury's | JK Tyres |
| Colgate | MRF |
| Nestle | LG |
| Cargill | Hindalco |
| Fiat | Hindustan Zink |
| Mahindra | Saint Gobain |
| Kirloskar Toyota | Times of India |

Sectors Catered

- | Turnkey Projects (Design and Build)
- | Infrastructure Projects
- | Oil and Chemical Industries
- | Foundry and Forging Projects
- | Engineering Units
- | Foods and Beverage Industries
- | Health Care
- | Institutional Buildings
- | Residential Projects
- | Warehouses
- | Solid & Waste Treatment Plants
- | Renewable Energy





Rohan Jharoka

Hindustan Airport

Bellandur Lake

Inner Ring Road

Old Airport Road

Indira Nagar CMH Road Metro Station

Indira Nagar III Stage

Indira Nagar

National Public School

HAL 3rd Stage

Bharat Earth Movers Ltd.

GM Palya

KG Colony

Jagdish Nagar

LB Shastry Nagar

LB Sastry Nagar Lake

Tata Sherwood

Nelluru Puram

Jeevan Bima Nagar

Nanja Reddy Colony

Sudhama Nagar

Aeronautical Development Agency

Rotary Wing Research & Design Centre HAL

HAL Heritage Centre & Aerospace Museum

Hal Grounds

BDA Colony

The Leela Palace

Hotel Royal Orchid

Axis Books

Asc Ground

Agaram

Cauvery Nagar

Murugeshpalya

Vinayak Nagar

Shiv Temple

Hindustan Airport

Kariyamma Agrhasra Road

Embassy Golf Links

Wind Tunnel Road

Challaghatta

National Aerospace Laboratories

Prestige Technology Park

BWSSB Quarters

Belur Nagasandra

Chandana

Symphony Innovation and Excellence Center

Ghata Prabha Block

Legends of Rock

Ejjipura

Maharaja

Koaramangala



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Jointly Developed with
FBD Projects