



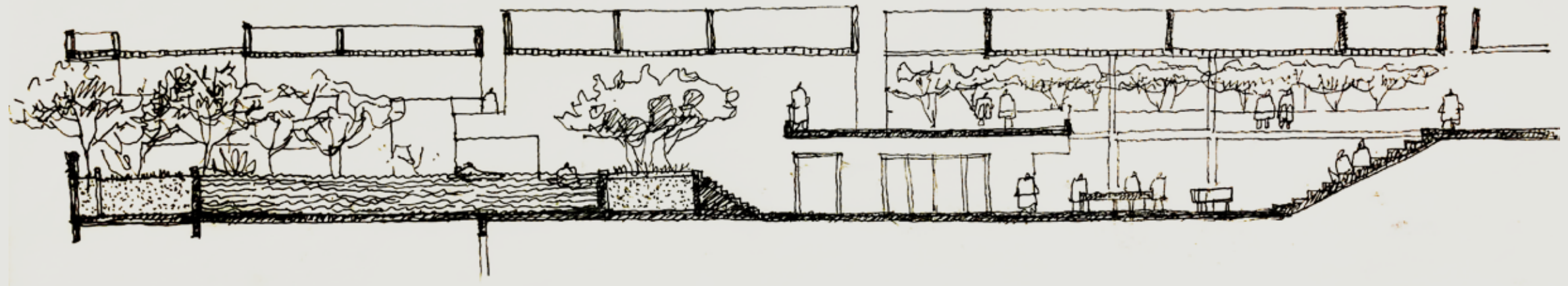
WELCOME TO *flooded-with-natural-light* 2 & 3 BHK APARTMENTS

**ROHAN**  
**VITI**  
WAKAD



## **A BREATH OF FRESH AIR** *(and plenty of natural light)*

Built to usher in as much natural light as possible, Rohan Viti fully utilizes the abundant sunlight Pune is blessed with all through the year. And the advantages of living with natural light are plentiful- it makes every room warm and inviting, and gives you a sense of well being (thanks to your body clock being in sync with the environment around). And the plentiful natural light also saves you electricity, and makes your plants grow better too.





NORTH SIDE VIEW OF THE FACADE



## ARCHITECT'S NOTE

Rohan Viti is designed to deliver uncompromising value-based living.

Here, every square inch of space is designed after indulgent planning and much deliberation. So much so that, when you come home to one of these exquisitely designed apartments, you will not find a stretch of unwanted space or a piece of meaningless design.

The elevation of the building ensures every apartment makes the most of available natural light and ventilation – no matter what the orientation.

Sky Courtyard, the public amenity floor, housed on the rooftop, includes a swimming pool, a gymnasium with semi-open seating, meeting lounges, and game areas – creating interconnected volumes & scales.

The stepped amphitheatre adds to the complex's magnificence with ample open, semi-open and covered spaces for multifunctional activities.

Rohan Viti, in our book, is a spectacular amalgamation of contemporary architecture, meticulous research, and careful planning.



ROOFTOP SWIMMING POOL & DECK AREA

# AMENITIES

Life outside the naturally well-lit apartments at Rohan Viti is designed to be just as full of life.

## The Pool Recreation Zone



- Roof top swimming pool
- Roof top sun lounge deck

## The Club at Rooftop



- Party area with attached pantry
- Recreational game area
- Well-equipped gymnasium
- Amphitheatre
- Toddler play area
- Reading nooks
- Meditation and yoga deck
- Seating lounge

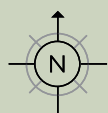
## Services



- Organic waste composting
- DG/Solar back up for services, lifts and common area lighting
- CCTV in parking level lobbies

# ROOFTOP MASTER PLAN

An artist's bird's eye view of the 3 blocks that make up Rohan Viti.



WING A

WING B

WING C



RECREATIONAL GAME ZONE & AMPHITHEATRE



# UNIT PLANS

Rohan Viti offers 2 and 3 BHK apartments — both of them diligently designed

3  
BHK



Carpet Area: 798 - 990 sq.ft.



2  
BHK

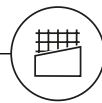
Carpet Area: 1065 - 1085 sq.ft.

# SPECIFICATIONS

We believe details matter. Reason why you will find nothing amiss at Rohan Viti.

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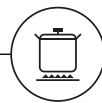
## STRUCTURE



- RCC structure

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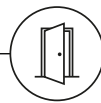
## KITCHEN + UTILITY AREA



- Granite platform with SS sink
- Glazed/ceramic tile dado up to 2ft. height above platform
- Provision for water purifier
- Provision for ductless, wall-hung chimney
- Inlet/outlet provision for washing machine

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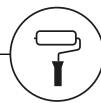
## DOORS & WINDOWS



- Elegant flush doors
- Premium quality fixtures and fittings
- Aluminium windows with mosquito mesh
- Aluminium sliding door for terrace with mosquito mesh

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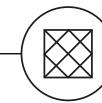
## INTERNAL PAINT



- Internal oil bound distemper

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## FLOORING



- Vitrified tiles in all rooms
- Ceramic tiles in toilets, balconies, and attached terraces

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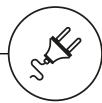
## TOILETS



- Ceramic flooring and dado up to 7ft. height
- Sanitarywares and CP fittings of reputed make
- Shower with hot & cold water in all toilets
- Concealed plumbing

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## ELECTRICAL



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

## Every home at Rohan Viti is a *PLUS* home

We have a simple design principle – we only ever build a home we ourselves would live in. Which is why, all essentials of good living are taken care of in every Rohan home.

We call this PLUS – Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space.

### Perfect ventilation



A well-ventilated home lowers indoor temperature, thanks to seamless airflow. Homes at Rohan Viti are cross-ventilated keeping them cool, and fresh all day.

### Lively light



Homes at Rohan Viti are designed with no dark corners. In fact, you

will find additional light sources in spaces where natural light does not fall beyond 20ft. of an indoor space.

### Utmost privacy



The layout of homes at Rohan Viti have been thoughtfully planned – windows open to either views of landscaped greenery, or city skylines, and main entrances open into the lobby, denying neighbours and passersby a direct view into your home.

### Smart space



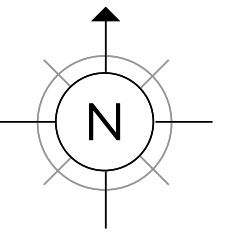
Every home at Rohan Viti is laid out in a way that lets you use every square inch of every square foot of space you pay for.









SOUTH SIDE FACADE



NORTH SIDE FACADE



- Legend
- Rohan Projects 
  - Hospital 
  - School 
  - Banks 
  - Important Lankmark 
  - Luxury Hotels 

# 29

— YEARS OF —  
**ROHAN**

From our early days — when we started off 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 offices, 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 Viti 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 1,000 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 near the three-decade milestone and we are looking to find ways to push design and innovation to newer heights. Just like we have for the past 29 years.

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### Real Estate Development

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- 65+ completed projects
- 1.39 crore+ sq.ft. delivered
- 10,000+ happy families
- 25 lacs+ sq.ft. under construction
- DA2+ CRISIL rating
- 68 prestigious awards

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### Infrastructure Development

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

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### Industrial Construction Milestones

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

# AWARDS & ACHIEVEMENTS



## Times Realty Icon 2022

Excellence in Customer Services. Excellence in Design and Innovation

## ABP News, Real Estate Award

Residential Property of the Year, Rohan Mithila, 2015. Most Admired Upcoming Project of the Year, Rohan Abhilasha, 2015.

## Quality, Speed & Durability Awards from Builders Association of India, Pune

Award for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007, and 2010.

## 5 Star Rating by Eco Housing (Science & Technology Park)

Awards for Rohan Mithila, Rohan Leher and Rohan Ishita.

## CRISIL Real Estate

7-star ratings for Rohan Mithila and Rohan Leher for the year 2010.

## The Economic Times - Best Realty Brands

Rohan Builders recognised as the Symbol of Excellence in Realty for 2015.

## AESA (Architects, Engineers & Surveyors Association)

Award for the years 2001, 2002, 2007, 2009, and 2013.

## TESE (Technology, Ecology & Environmental, Social & Economic)

Development of the Year - Rohan Mithila, 2013.

## 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

Most Trusted Real Estate Brand - Residential. Rohan Abhilasha - Best Project of the Year (Mid Segment). Rohan Leher II - Luxury Project of the Year in Pune - Villa. Rohan Iksha - Best Project of the Year (Mid Segment).

## CNBC Awaaz CRISIL & CREDAI Real Estate Award

Best Residential Project - Mid Segment - Rohan Jharoka Phase II, 2015. Best Luxury Residential Project - Rohan Madhuban. Best Residential Project - Rohan Jharoka, 2010. Best Practices in Consumer Protection & Best Project Execution - Rohan Tarang, 2009. Best Practices in Consumer Protection - Rohan Ashima, 2008.

## World HRD Congress & CHRO Asia

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 - Rohan Mithila, 2016.

## Silicon India, Real Estate Award - Pune

Best Luxury Apartment Project of the Year - Rohan Mithila, 2015.

# Other projects *of* Rohan Builders

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## Rohan Ananta

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The no-excuses-to-not-own-a-home homes



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## Rohan Anand

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Multifunctional hillside homes with a view of nature



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## Rohan Abhilasha

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Affordable homes that upgrade renters to owners



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## Rohan Prathama

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Homes connected to green spaces all around



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## Rohan Upavan

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Homes with an orchard attached





**Corporate Office:** 1 Modibaug, Commercial Building, Ganeshkhind Road, Near Agriculture College, Shivaji Nagar, Pune - 411016.

**Site Location:** Rohan Viti, Next to Rohan Tarang, Wakad, Pune - 411 057. Tel: +91-20-7101-7101, Email: [viti@rohanbuilders.com](mailto:viti@rohanbuilders.com) | [www.rohanbuilders.com](http://www.rohanbuilders.com)



Rohan Viti has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Regn. No. P52100046719

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Disclaimer: The visuals, specifications, doors & windows, colour, landscape & other developments etc. given here are an artist's visual impression which may be different from the actual construction of building and development. For detailed information you are requested to contact our sales representative.



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