



ROHAN
SEHER
OPEN HOMES
ZRICKS.COM

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life's better when things are open.
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THE PLUS HOME

We at Rohan builders spend much time, understanding your needs in a home. After arriving at the perfect formula combining all your needs, we decided to incorporate your expectations into the very fibre of our design technique. This is what we call "PLUS Homes" where PLUS stands for Perfect ventilation, Lively light, Utmost privacy & Smart space.

Perfect ventilation, Lively light,
Utmost privacy & Smart space.



VENTILATION

LIGHTING

PRIVACY

SPACE

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Luxury has changed in its meaning over the years. It is no longer just about owning an expensive car; it's about driving freely, on an open road. It's not about living in a mansion; it's about staring into the sky uninterrupted, when you open your window. We believe luxury is freedom. The freedom of Time & Space. And we aspire to bring this freedom, this openness into your life, by means of our homes.



SEHER OPEN HOMES

Welcome to a grand, new, open world.

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Your Open Home at Rohan Seher lies on one of ten storeys of the exclusive tower in the Seher complex. Completely neighbour-free, your home is open from all sides, inviting ample natural light, fresh winds and a spectacular view of scenic greens in every direction.

LIVE AN OPEN LIFE

A place that inspires a feeling of continuity and wall-less-ness in the minds of all those who call it home. A place that inspires the presence of possibilities, and the absence of limits.

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Located in the heart of Baner, yet away from the city-like hustle-bustle, Seher offers the best of both worlds. With its exceptional connectivity, everything you need is just minutes away.

A LOCATION OF CONVENIENCE

SCHOOLS / INSTITUTES

Symbiosis International University
 Indian Institute Of Tropical Meteorology
 IITM
 Vibgyor School
 Vidya Valley School
 Orchid School
 Indira Kids
 Sapling Nursery School
 Kid Zee
 First Five

HOSPITALS

Datar Hospital
 Ayushakti
 Metro Hospital
 Vishwa Hospital
 Dhanwantri Hospital

RETAIL

D - Mart
 Big Bazaar

CONNECTIVITY

AUNDH	05.00 KM
HINJEWADI	05.06 KM
PUNE UNIVERSITY	07.01 KM
KOTHRUD	09.00 KM
RAILWAY STATION	12.06 KM
AIRPORT	20.00 KM

Atria Mall
 Food Bazaar

RESTAURANTS

The Orchid Pune
 Sadanand Resort
 The Great Punjab
 Regalia Lounge
 KIVA
 Area 51
 Rangla Panjab
 Hotel Amritanjali
 Zikomo
 Pancard Club

BANKS / ATMS

Union Bank
 Canara Bank
 SBI
 SBM
 IDBI Bank
 ICICI Bank
 HDFC Bank

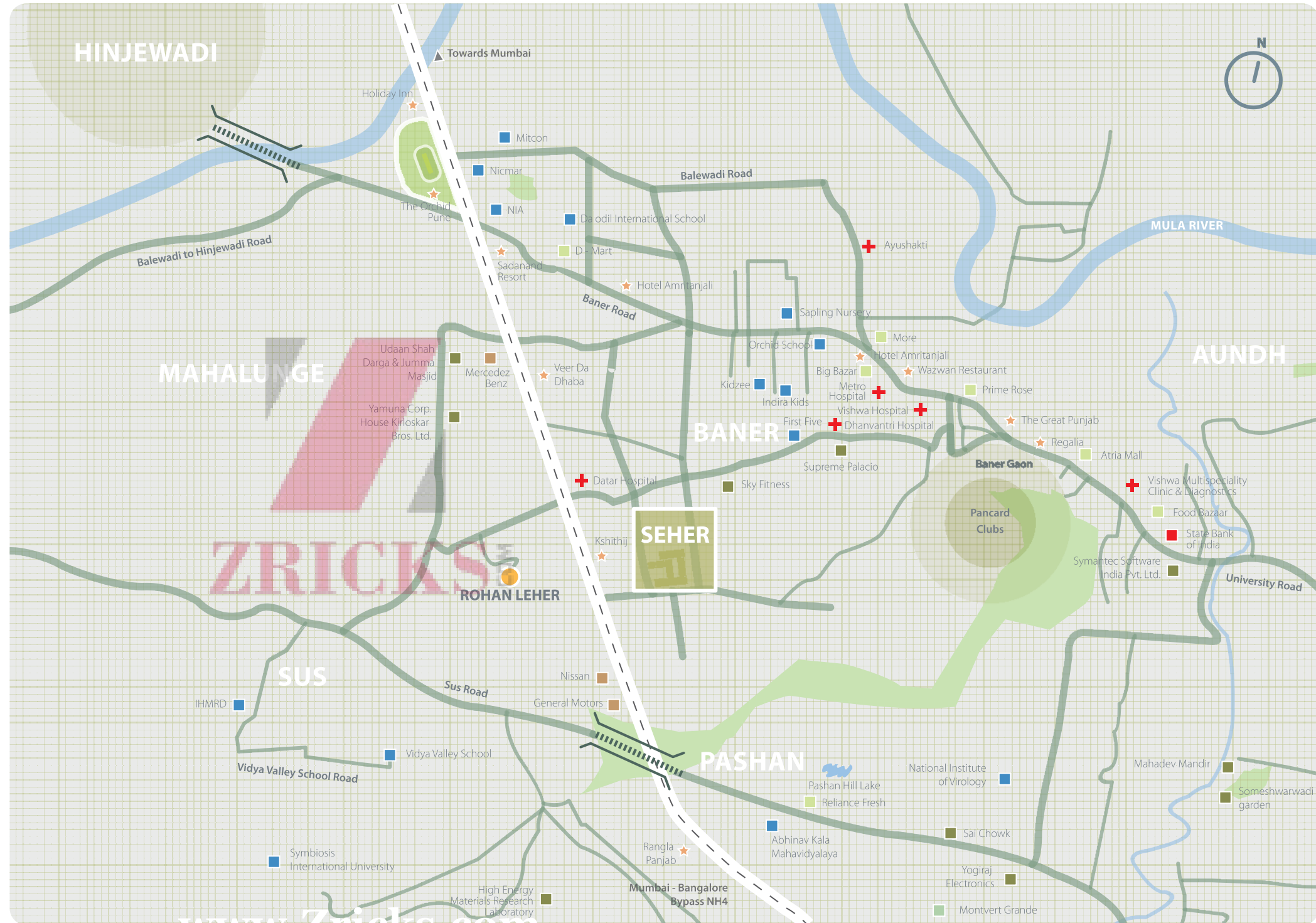
AUTOMOBILE

Toyota Dsk
 Nissan Oxford
 GM
 Mercedes Benz
 Mahindra & Mahindra.
 Bajaj
 Hero Honda

SPORTS / GYM / RECREATION

Oxford Golf Course
 Shri Shiv Chhatrapati Sports City (Cyg Site)
 Sky Fitness Gym
 Absolute Fitness Club
 Talwalkar's Gym

- ROHAN PROJECTS
- SCHOOL
- BANKS
- ★ HOTELS
- + HEALTHCARE
- RETAIL

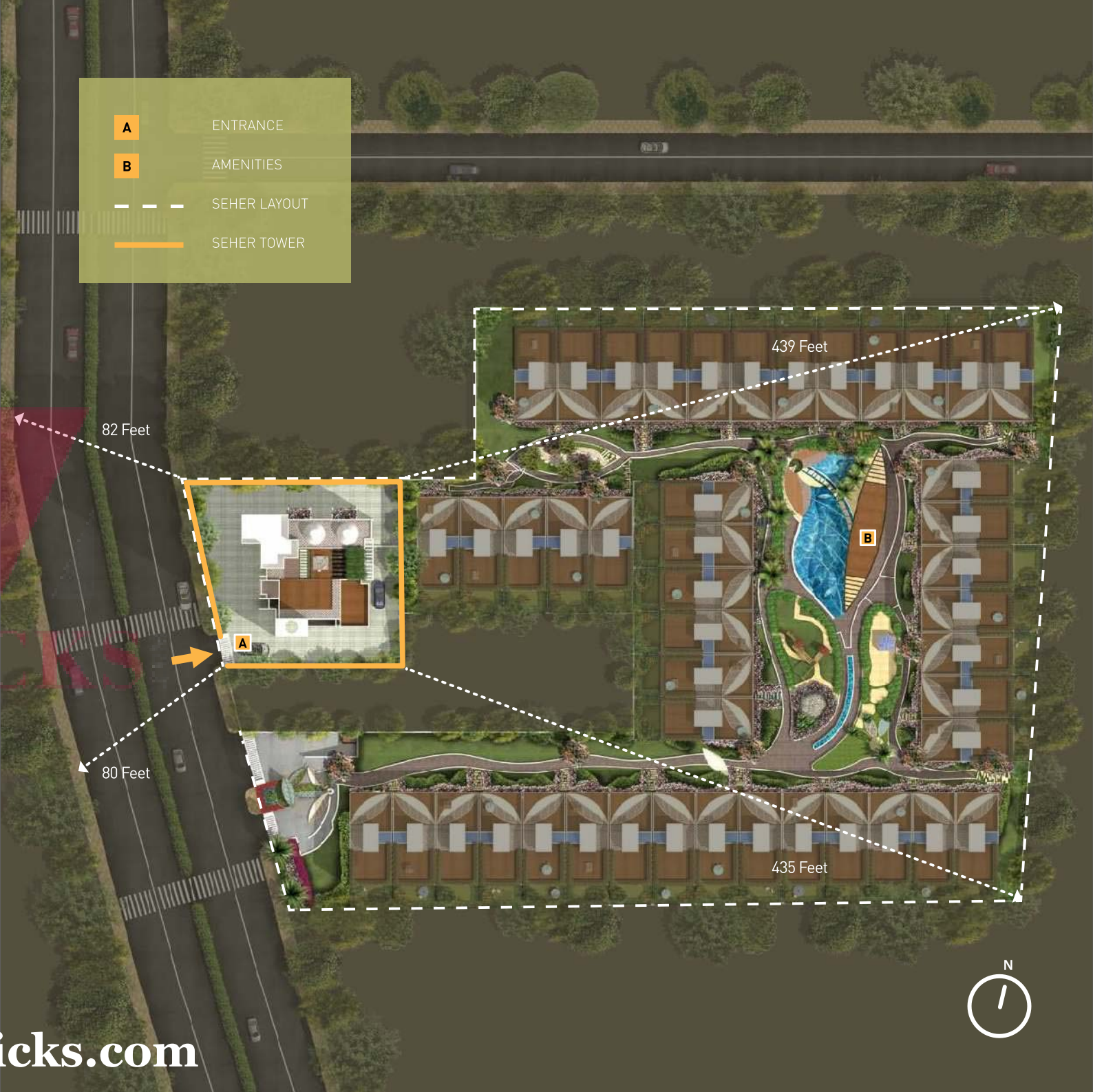


A WORLD OF PRIVACY

The Seher Tower is the only high-rise structure in the entire area. And your open home in the tower ensures that you're living above everyone around you. Situated amidst ninety low-rise townhouses of the Seher project, and away from the urban jungles, the high home offers unobstructed views in every direction, till as far as you can see.

It's like a world of your own.

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THE SEHER LIFESTYLE

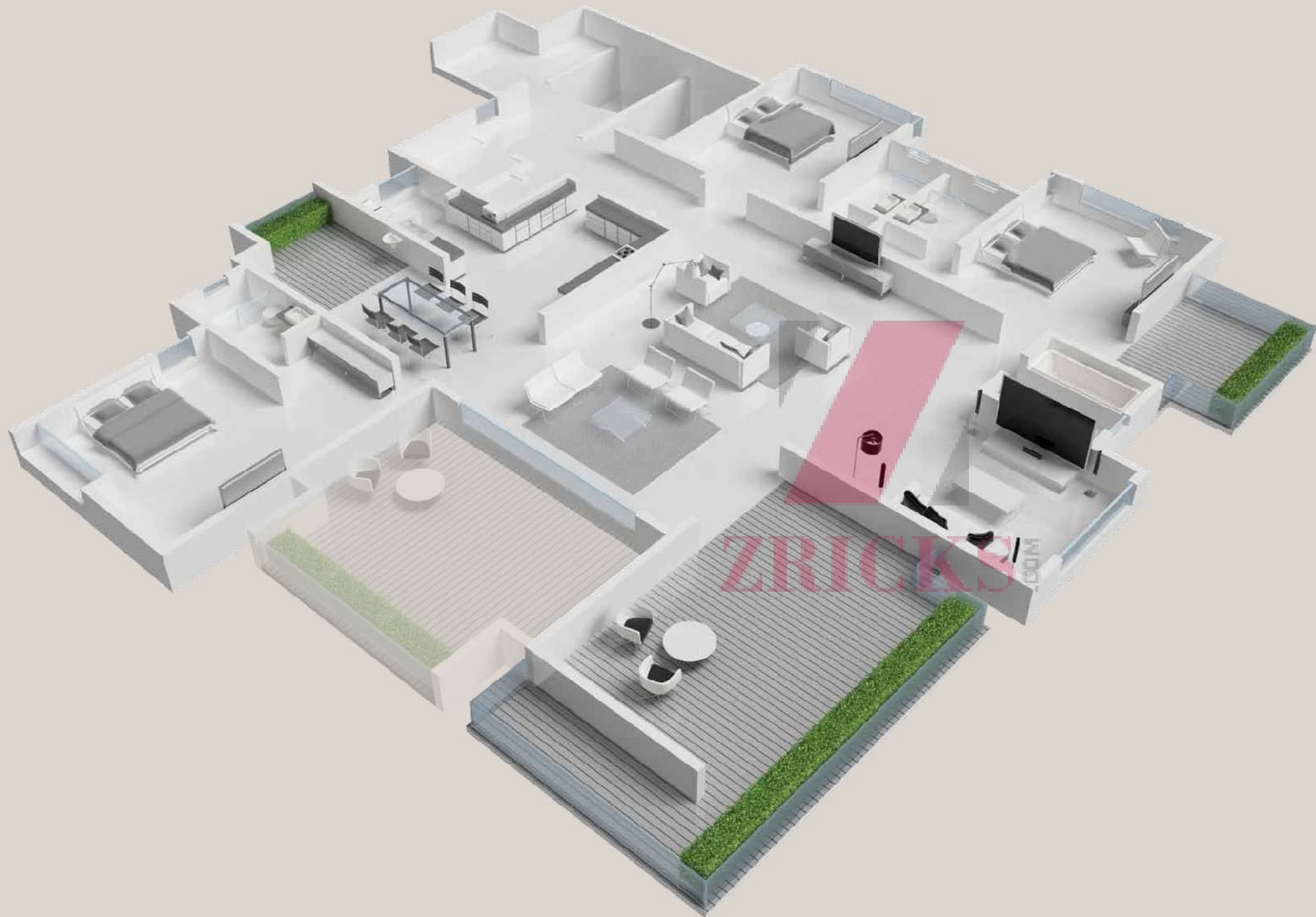
Seher is laid out across a vast 4.5 acres, with beautiful landscaped gardens, water bodies, amenities, the low-rise townhouses and the high-rise tower. The Seher Open Home Tower offers the highest luxury in the land, where each of the 4,200 sq. feet residences offer a lifestyle like no other.



YOUR HOME AT SEHER

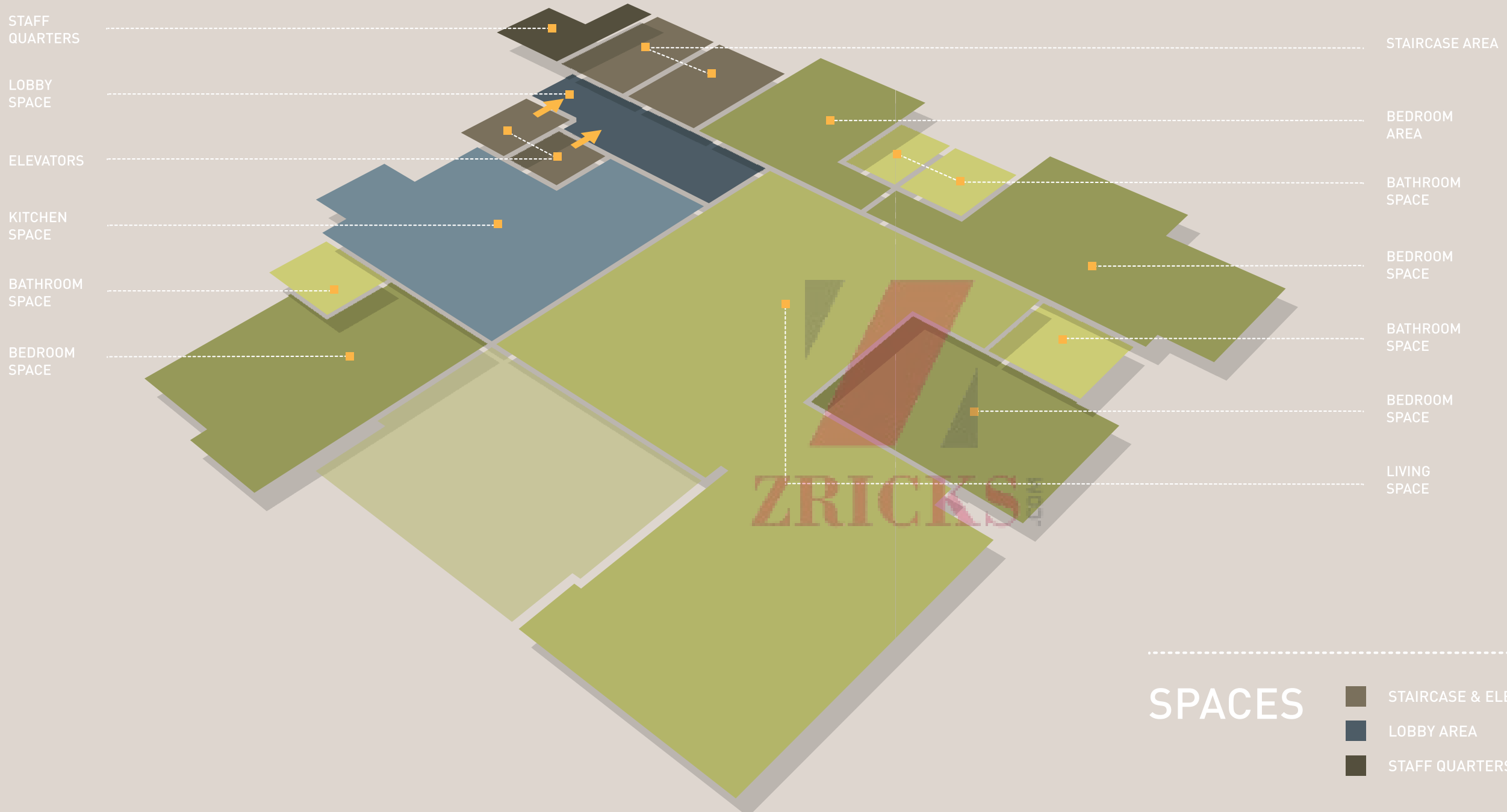
The Seher Open Home welcomes you and yours, to a realm of freedom and grandeur. Luxurious and spaciouly laid out, the open home is thoughtfully divided into -

- A private lobby
- A sprawling, dualistic living room
- The terraces
- A kitchen & dining room
- Four large bedrooms
- Well-appointed bathroom suites
- Helper's accommodation



- PERSONAL LOBBY
- DUALISTIC LIVING ROOM
- OPEN-DECK TERRACES
- KITCHEN & DINING
- FOUR BEDROOMS
- MASTER BATHROOMS
- SEPARATE STAFF QUARTERS

4 BHK
ULTRA LUXURY
OPEN HOME



SPACES

- STAIRCASE & ELEVATORS
- LOBBY AREA
- STAFF QUARTERS
- LIVING SPACE
- BEDROOM SPACE
- BATHROOM SPACE
- KITCHEN SPACE

MY HOME
MY WAY



PREMIUM EDITION

The Premium Edition offers all the luxuries which can be upgraded and customized just before you move into your home. It comes with marble flooring in the living & family areas, beautifully done up terrace areas with greenscape and deck, all rooms with wooden flooring and the AC ready home.

ULTIMATE EDITION

The Ultimate Edition brings you state-of-the-art equipment and world-class designer finishes. The home comes with a fully equipped designer kitchen system, Bang and Olufsen AV room, air-conditioning, designer bathroom suites and much more.

In the pages to follow, points marked (UE) are exclusively available in the Ultimate Edition

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LIVING ROOM & FAMILY SPACES

Seher's living rooms are optimally planned using dual arrangement settings, keeping in mind the busy Saturday nights with your guests, and the lazy Sunday evenings by yourselves. The area is designed so as to offer maximum natural light and ventilation, and seamlessly extends into your personal terrace deck area.

- Imported / Agglomerated marble flooring
- Elegant main door, 7'6" high, with polished veneer on both sides
- POP rendered walls
- Anodized aluminium / UPVC sliding doors & windows
- Schneider / equivalent branded modular electric fittings
- Provision for air conditioning
- TV and telephone points
- Air Conditioning [UE]

SIEMENS



BANG & OLUFSEN

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THE TERRACES

The home comes with open balconies and outdoor deck areas which seamlessly continue from the indoor spaces. They offer a breathtaking view of the green landscape that surrounds the property.

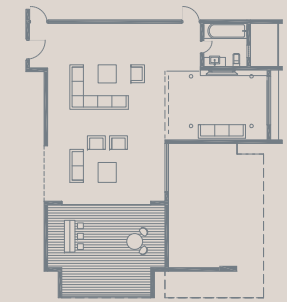
- Glass and metal railings for safety
- Designated garden and landscaped area
- Seating arrangements
- Electric points for music system and lights



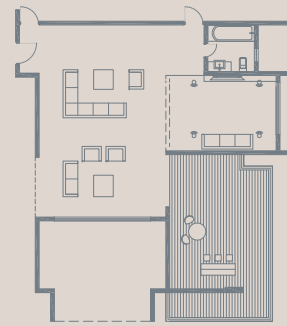
LIVING ROOM + TERRACE



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ODD FLOOR CONFIGURATION

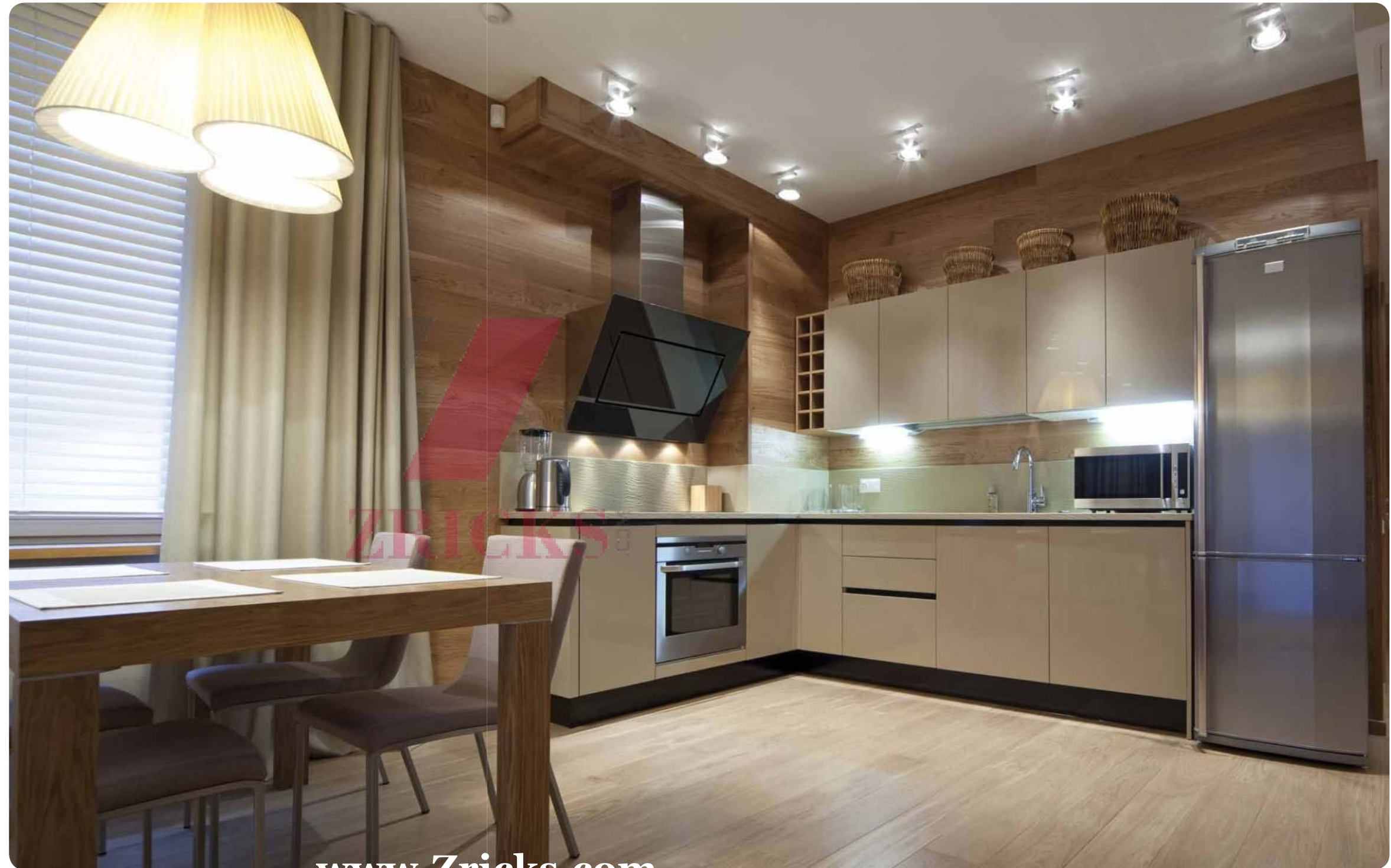


EVEN FLOOR CONFIGURATION

KITCHEN & DINING

The kitchen is a wonderfully laid-out space, housing all possible state-of-the-art equipment for you to experiment and indulge in, along with a well-appointed dining space for the whole family. It is spacious and convenient, and enjoys generous natural light and ventilation for a comfortable cooking and dining experience.

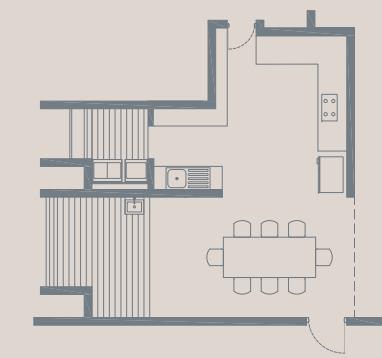
- Modular Kitchen in collaboration with reputed German Brands like Hettich / Hafele
- Fully fitted kitchen with all standard appliances and accessories from international brands like Faber / Kaff / Samsung (UE)
- Well-laid platform with granite top
- Extra electric points provided for all appliances
- Intercom services from kitchen to helpers' room & security cabin
- Utility space will have provision for washing machine & dish washer (UE)



KITCHEN + DINING



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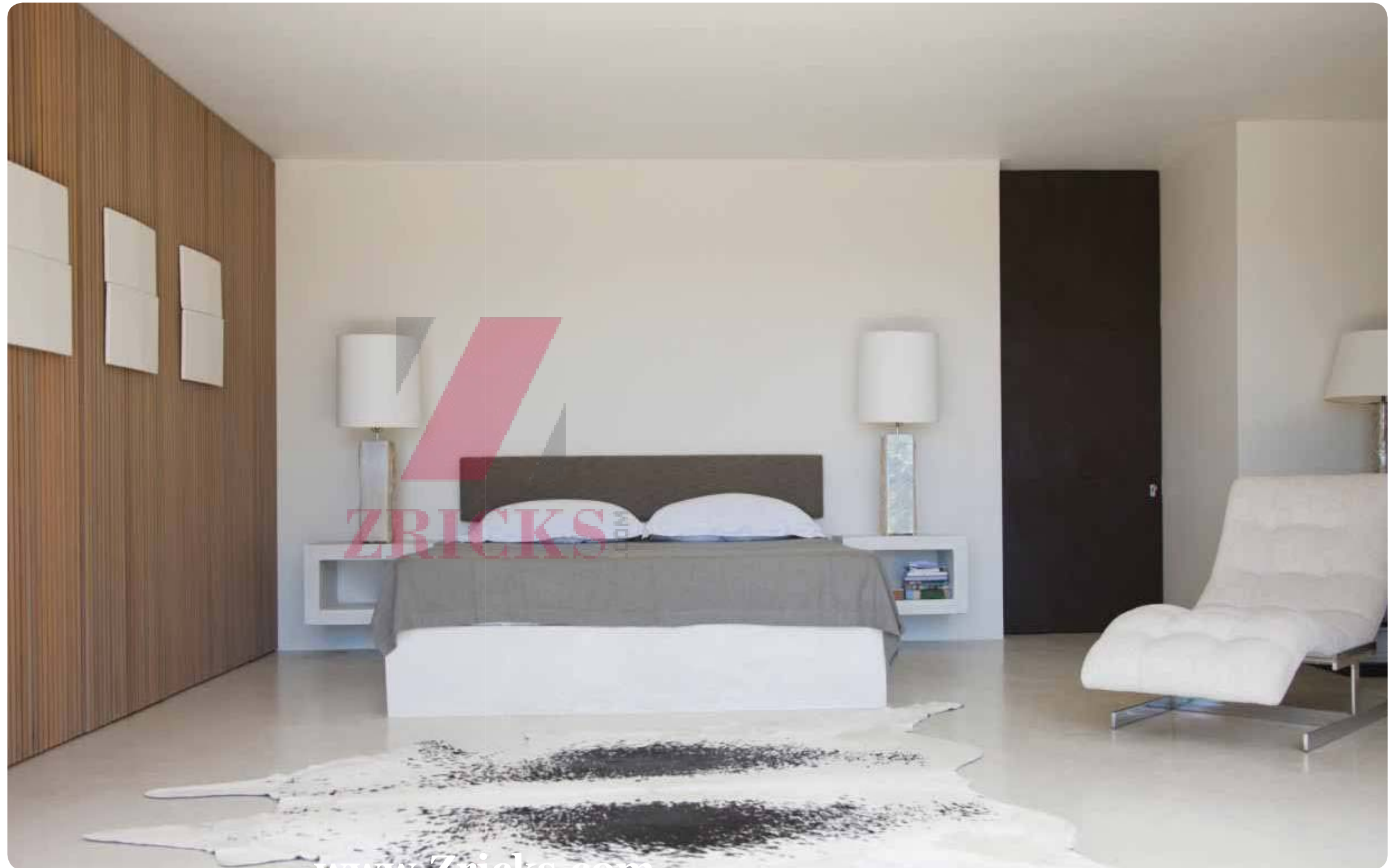
KITCHEN & DINING CONFIGURATION

BED & BATH

Your bedrooms at Seher will be regularly visited by gorgeous sunrises and spectacular views. Well-appointed windows ensure that you can look out at the world, without it looking back. So you're free to open your windows to fresh winds and the pleasant weather. The master bathroom is spacious and well-planned to accommodate different bath accessories as per your desire.

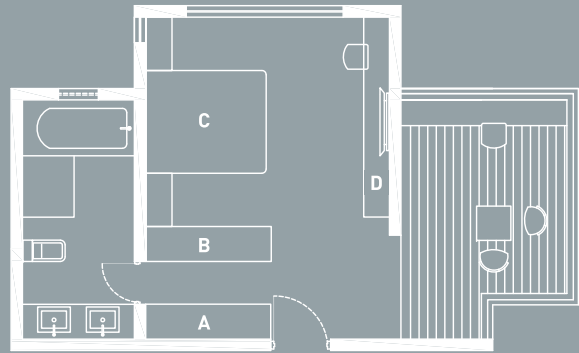
- Bedroom door with polished veneer on both sides
- POP rendered walls
- Air Conditioning (UE)
- TV and telephone points
- Premium quality CP fittings & sanitaryware
- All bathrooms fitted with shower enclosures
- Laminated wooden flooring
- Bathtub in the master bathroom (UE)
- False ceiling in all bathrooms (UE)
- All the bathrooms will be finished with natural stone / agglomerated marble / designer tile combinations
- Mirrors on counter basin (UE)

PERGO *Jaquar*



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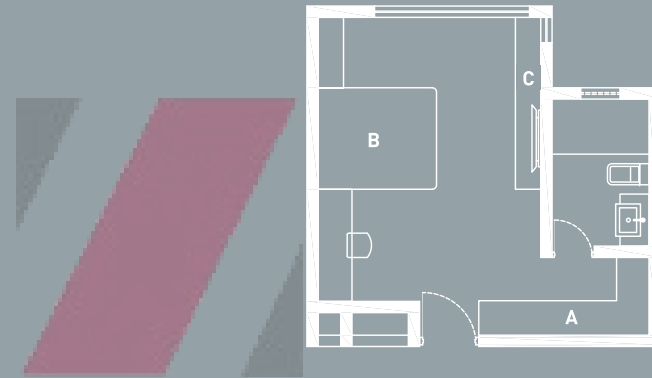
BEDROOM CONFIGURATION



MASTER BEDROOM + MASTER BATH 1
404 SQ FT + 88 SQ FT

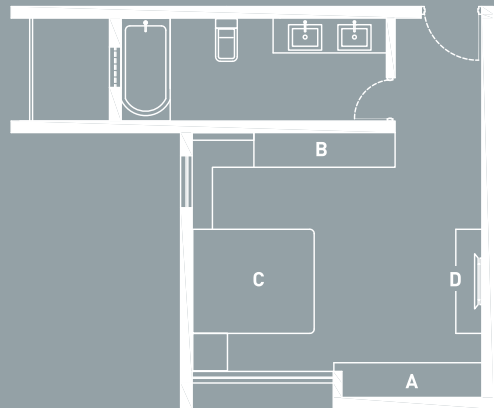
- A HIS WARDROBE W 2'0" L 7'0"
- B HER WARDROBE W 2'0" L 7'0"
- C MASTER BED W 6'0" L 6'0"
- D WALL UNIT W 1'6" L 11'6"

Luxurious 5 Piece Master Bathroom



BEDROOM + BATH 3
261 SQ FT + 49 SQ FT

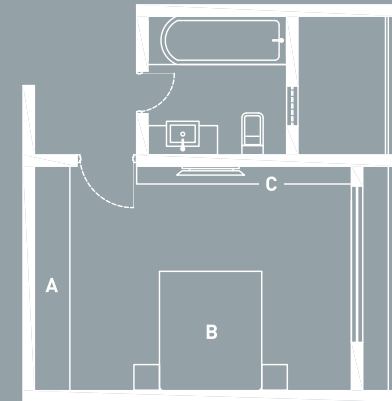
- A WARDROBE W 2'0" L 13'0"
- B MASTER BED W 6'0" L 6'0"
- C WALL UNIT W 1'6" L 10'0"



MASTER BEDROOM + MASTER BATH 2
270 SQ FT + 88 SQ FT

- A HIS WARDROBE W 2'0" L 8'0"
- B HER WARDROBE W 2'0" L 8'0"
- C MASTER BED W 6'0" L 6'0"
- D WALL UNIT W 1'6" L 7'6"

Luxurious 4 Piece Master Bathroom



BEDROOM + BATH 4
261 SQ FT + 49 SQ FT

- A WARDROBE W 2'0" L 13'0"
- B MASTER BED W 6'0" L 6'0"
- C WALL UNIT W 1'6" L 12'0"

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The 'Open' design in our homes ensures ample natural light and ventilation, resulting in lower energy consumption. This, along with our bio-gas & effluent treatment plant, drip irrigation, and rainwater harvesting makes your home a friend of the environment, and you, one of its saviours.

AN OPEN LIFE,
WILL SAVE THE WORLD.



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THE
AMENITIES

AMENITIES

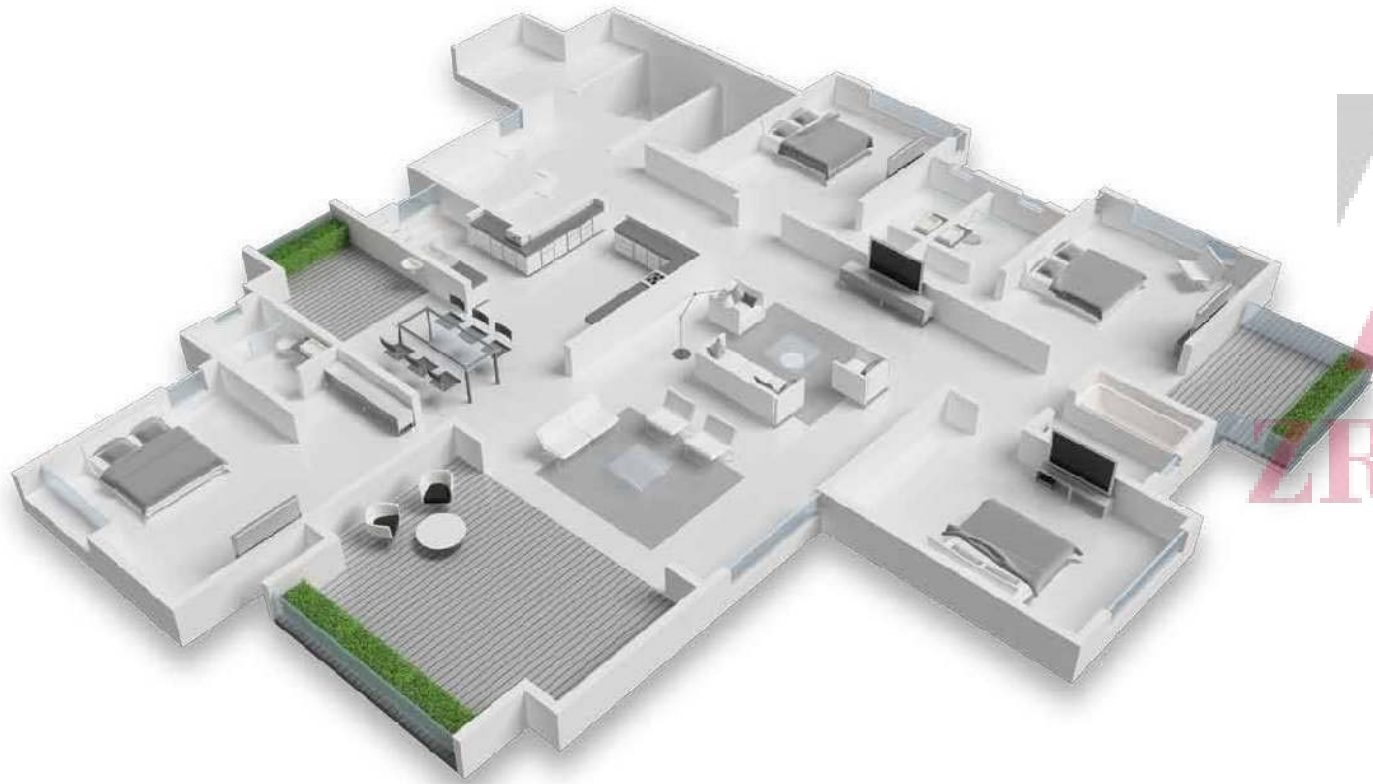
- Swimming pool with kids pool
- Separate changing rooms & washrooms for men and women near swimming pool
- Clubhouse with Gymnasium, Fitness Centre & Indoor Games
- Jogging track
- Play area for children
- Landscaped area designed by renowned architects from Singapore
- Private dining area on rooftop terrace

THE SKY LOUNGE





RESIDENCE
01, 03, 05, 07, 09

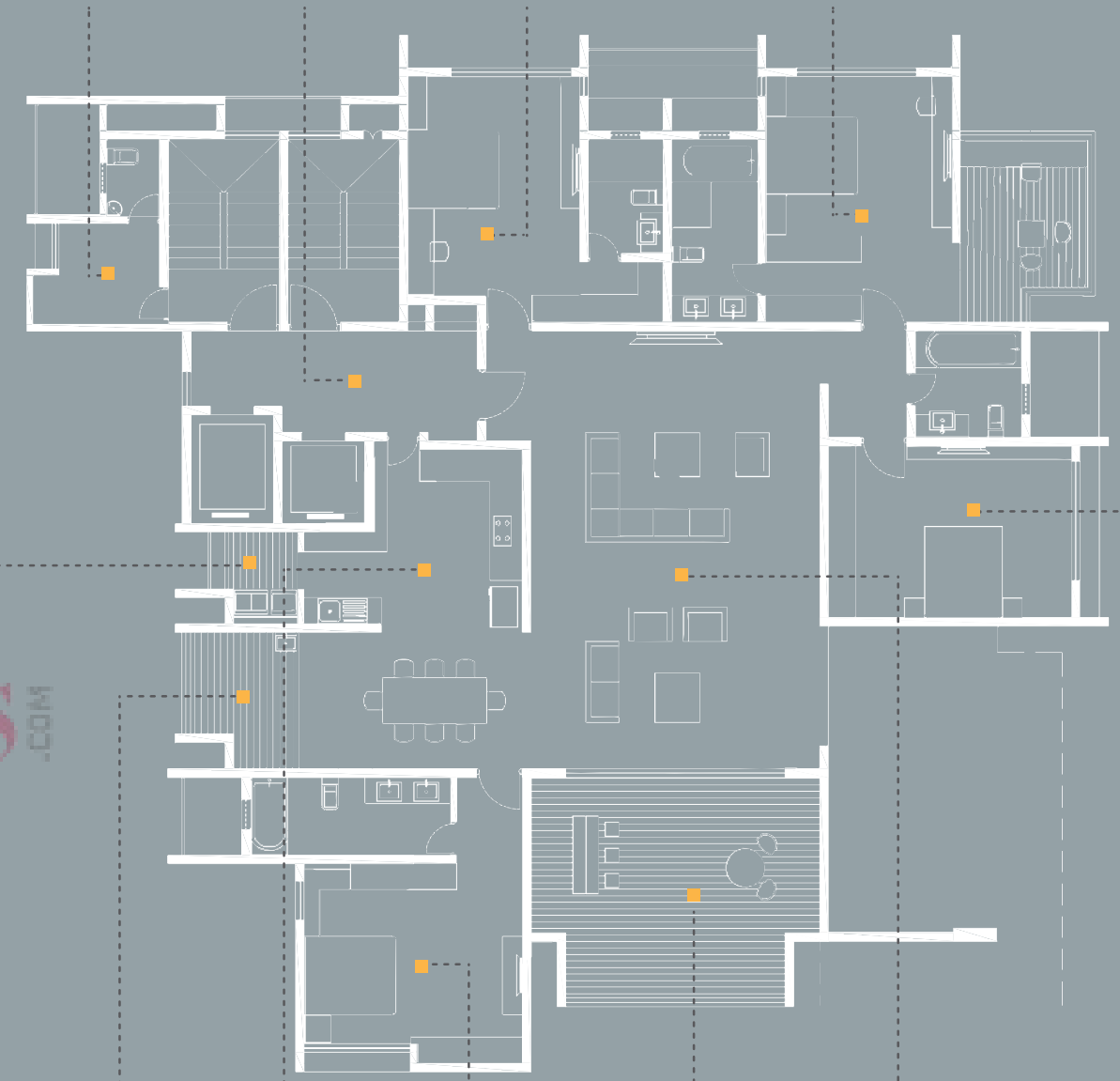


Helper's Room + Bath
 68.25 SQ FT + 23.50 SQ FT
 7'7" X 7'7" + 4'0" X 5'10"

Private Lobby
 152 SQ FT
 21'7" X 7'8"

Bedroom 3 + Bath
 261 SQ FT + 48.50 SQ FT
 13'0" X 18'6" + 5'8" X 8'7"

Master Bedroom + Study + Master Bath
 385 SQ FT + 137 SQ FT + 88 SQ FT
 14'0" X 18'6" + 10' 2" X 14' 5" + 6'5" X 13'9"



Dry Terrace
 36 SQ FT
 5'5" X 6'11"

Terrace
 110.50 SQ FT
 11'2" X 10'3"

Master Kitchen
 195.5 SQ FT
 16'6" X 13'1"

Master Bedroom 2 + Master Bath
 270 SQ FT + 88 SQ FT
 16'5" X 20'1" + 5'10" X 15'1"

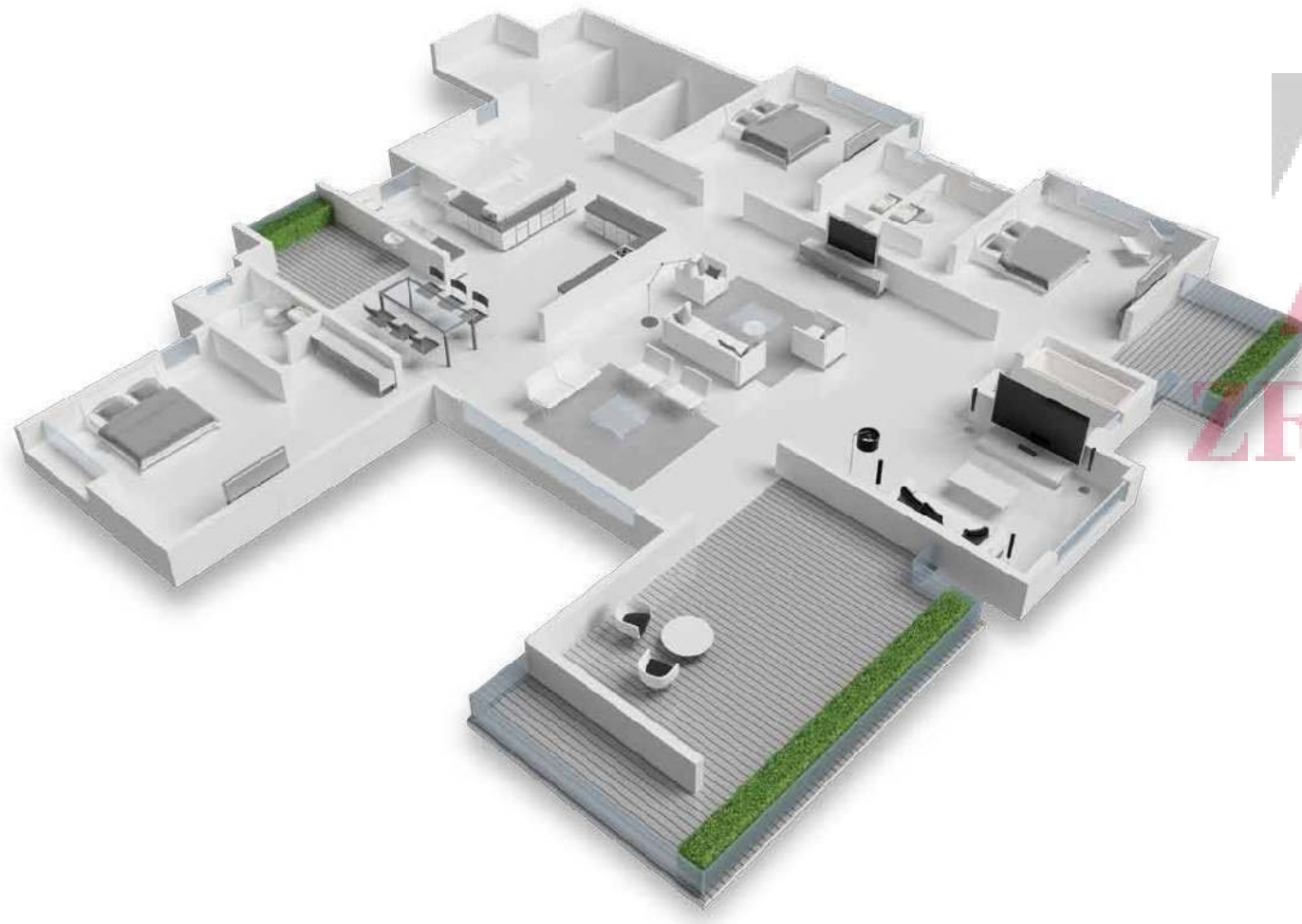
Terrace & Deck Area
 357 SQ FT
 21'9" X 17'3"

Living + Dining
 812 SQ FT + 155 SQ FT
 21'9" X 33'0" + 14'6" X 10'3"

Bedroom 4 + Bath
 240 SQ FT + 64 SQ FT
 18'4" X 13'0" + 8'0" X 8'0"

RESIDENCE

02, 04, 06, 10

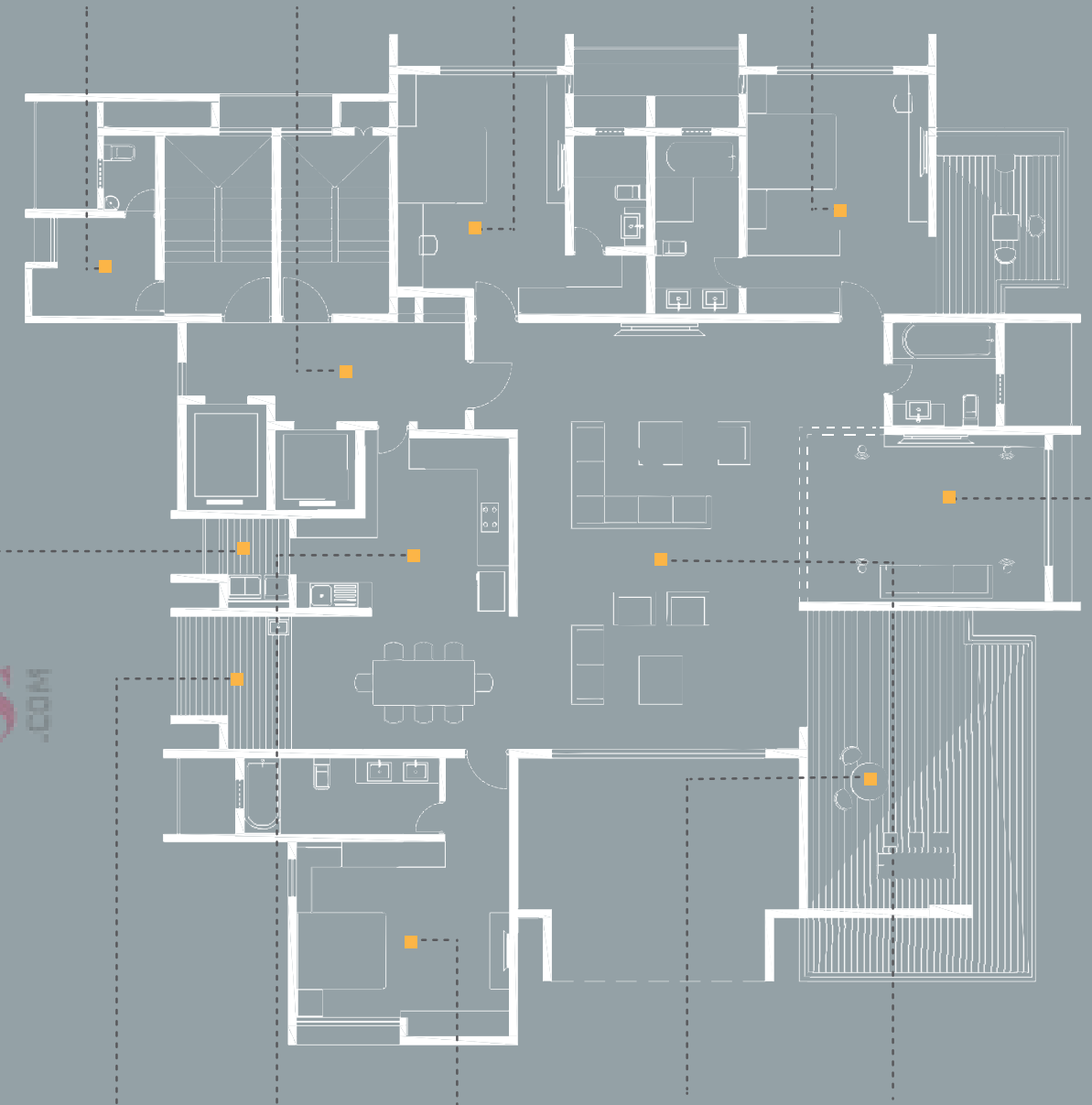


Helper's Room + Bath
 68.25 SQ FT + 23.50 SQ FT
 7'7" X 7'7" + 4'0" X 5'10"

Private Lobby
 151.50 SQ FT
 21'7" X 7'8"

Bedroom 3 + Bath
 261 SQ FT + 48.50 SQ FT
 13'0" X 18'6" + 5'8" X 8'7"

Master Bedroom + Study + Master Bath
 267 SQ FT + 137 SQ FT + 88 SQ FT
 14'0" X 18'6" + 10' 2" X 14' 5" + 6'5" X 13'9"



Dry Terrace
 36 SQ FT
 5'5" X 6'11"

Terrace
 110.50 SQ FT
 11'2" X 10'3"

Master Kitchen
 195.5 SQ FT
 16'6" X 13'1"

Master Bedroom 2 + Master Bath
 270 SQ FT + 88 SQ FT
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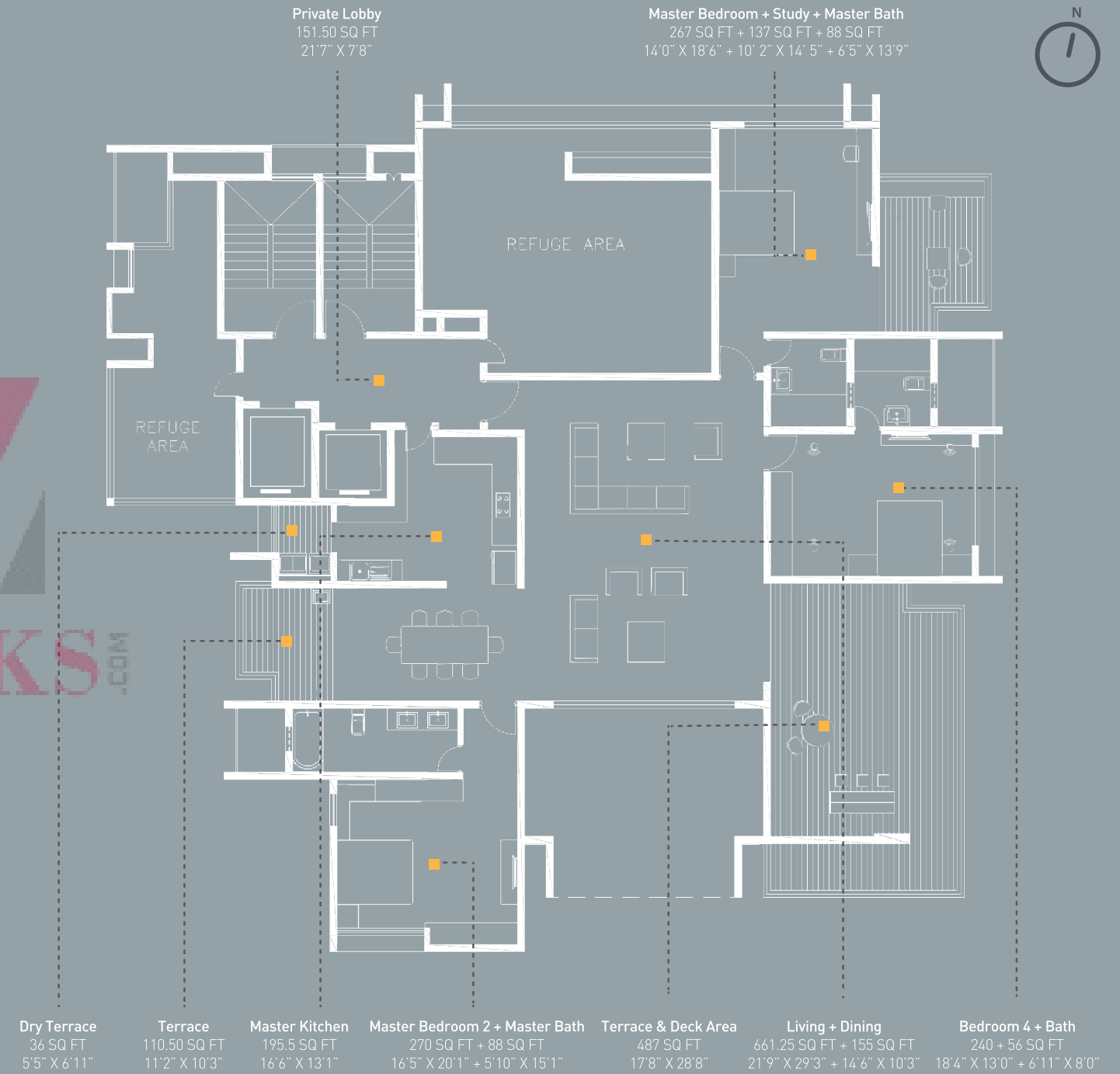
Terrace & Deck Area
 487 SQ FT
 17'8" X 28'8"

Living + Dining
 812 SQ FT + 155 SQ FT
 21'9" X 33'0" + 14'6" X 10'3"

Bedroom 4 + Bath
 240 SQ FT + 64 SQ FT
 18'4" X 13'0" + 8'0" X 8'0"

RESIDENCE
08

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ROHAN BUILDERS

COMPANY PROFILE

Established in 1993, Rohan Builders is a strong, consistent, multi-faceted, multi-disciplinary and vibrant organization, committed to customer satisfaction. Rohan banks on innovation, teamwork, a high degree of technical excellence and maintains the finest standards of business practice. Long-term relationships and repeat orders from reputed clients are testimony to the quality and value of Rohan homes. MNCs like Coke, Pepsi, Hindustan Lever, Fiat, LG, Cargil, Cadbury's, Colgate and many more have entrusted their industrial projects to Rohan, who has responded by building award-winning projects. Today, Rohan is a renowned name in residential & commercial construction and is known for trendsetting concepts, innovative design & structure, modern amenities, quality construction and timely delivery. Rohan has an enviable track record of completing 97% projects on-time and has grown into a builder of national repute.

ROHAN MITHILA



ROHAN MADHUBAN



ROHAN JHAROKA



ROHAN LEHER



PRESTIGIOUS AWARDS

- 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 CRISIL CREDAI award for "Best Practices in consumer protection" and "Best Project Execution" for the years 2008 & 2009
- Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 & 2010
- Best Project Award, Architects, Engineers & Surveyors Association, Pune for the years 2001, 2002, 2007 and 2009
- International Safety Award from Construction Users Round Table for Outstanding Safety Record in 2005
- Safety Award from National Safety Council in 2007

ROHAN HIGHLIGHTS

- A diversified group, with operations in civil engineering, real estate development, infrastructure, logistics, agriculture and information technology
- An enviable track record of completing 97% projects on time
- An experienced technical team comprising of more than 300 engineers
- 80 landmark projects from Uttaranchal to Pondicherry, Meghalaya to Mumbai
- Over 3.5 million sq. feet in residential projects
- CRISIL Rating DA2+

PROJECT SPECIFICATIONS

Under the proposed plan, the apartment complex will have a ten storeyed single tower with one residence per floor. The property falls under the jurisdiction of the Pune Municipal Corporation (PMC). The project is planned as per the rules and regulations of the PMC and is sanctioned by the same.

PROJECT FEATURES

Seher is a seismic resistant, termite resistant structure that has been constructed with the best that technology offers. The tower at Seher will be subjected to stringent third party checks by Quality Consultants. Materials being used in this project are inspected by professional laboratories. This project has been approved by all major banks for easy facilitation of home loans.

SECURITY

- 3 Tier Security systems
- Security personnel at main entrance gate
- CCTV monitoring in public areas
- Video door phone for every residence

PARKING & CAR CARE

- 200% Covered parking
- Separate car wash area
- Night time dividers & signage for car flow and parking
- Rest room for Chauffeurs

FEATURES AND SPECIFICATIONS

- Power back-up of 5 KVA for each unit
- Power back-up for common facilities
- Wi-Fi internet connectivity
- Automatic Hi-speed Elevator & Stretcher lift
- Safety measures like smoke and gas leak detectors
- Garbage chute with auto-cleaning system on every floor
- Helper's accommodation with attached bathroom
- Marble flooring for Living, Dining & Kitchen Areas
- Laminated wooden flooring for all rooms
- Schneider or equivalent branded modular electric fittings
- Jaguar or equivalent quality CP fittings for all bathrooms
- High Quality non-emulsion plastic paint

PROJECT TEAM & ASSOCIATES

Developers

Chief Architect

Concept & Façade Design

Landscape Architect

Structural Consultant

Legal Consultant

M/P Consultant

Rohan Developers

Savli Architects

Mind Space Architects

PDAA Design, Singapore

Y. S. Sane

Adv. S. S. Kale

Milind Chaphekar

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