A photograph showing the silhouettes of two hands reaching upwards towards a bright sun. The sun is positioned between the two hands, creating a lens flare effect. The background is a soft, out-of-focus field of tall grasses, likely a meadow, bathed in the warm, golden light of a sunset or sunrise. The overall mood is one of hope, aspiration, and reaching for one's dreams.

YOUR DREAM HOME.
NOT AT THE COST
OF OTHER DREAMS.

ROHAN
IPSITA



Buying a home marks the start of something new. For some, it could be a new relationship, for some it could be a new family. Whatever your start be, we know that a new home paves the path for new hopes and dreams.

We also know, that new hopes and dreams come with a price - of compromise.

Which is why we've designed Rohan Ipsita with the singular philosophy that one dream should never be at the expense of another.

With this in mind, we present a unique fusion of urban aesthetics and space, replete with all amenities and facilities at a price that doesn't strain your pocket. Life is meant to be lived fully, and at Rohan Ipsita we're devoted to one that is lived with no compromises.

Make your new start, complete, with Rohan Ipsita.





JOY OF HOLISTIC LIVING:

A new start, should always be grand.

No wonder then, that when you enter Rohan Ipsita, you're greeted with a lush, vibrant green courtyard surrounded by a pristine water body.

Such amalgamations of nature and urban ambience are seen everywhere, designed to give you a sense of calm in a chaotic urban landscape. And when you finally head home, be greeted by a product of innovative design that has been created keeping in mind your foremost need- peace and a sense of home.

ARCHITECT'S NOTE:

That Rohan Ipsita is unlike any other project is evident from the start. It breaks away from conventional design language and explores the possibilities of space to provide the urban homemaker with a rare opportunity- to get the most out of their space and do up their living space as they desire.

By combining elemental and spatial composition we've achieved a space that allows for ample ventilation and natural light without compromising on privacy, amenities or your other needs. This no-compromise philosophy is seen all around the planning and execution of Rohan Ipsita, an example of which is the 'inward planning' where the central court becomes the major activity zone with all the units overlooking into this space.

The apartments benefit from the experience of outdoor living and integration of the surrounding nature within the complex.

At Rohan Ipsita, such examples abound and are seen in every corner. It is the true expression of our philosophy where our commitment has been toward one thing - to provide you with all you need for a complete life.







WE BUILD HOMES JUST THE WAY YOU'D BUILD THEM.

We have a simple design principle. We imagine ourselves as the residents as we lay out the plan for each home. Which is why, when you walk into a Rohan home, you'll see that all the essentials of good living have been well-taken care of.

This principle of ours is at the core of the PLUS Homes philosophy. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space – the essentials of good and healthy living.





PERFECT VENTILATION

Fresh air is the soul of life. And so is natural ventilation the most crucial aspect of our designs. A well-ventilated home enjoys lower temperature owing to seamless air flow between the indoors and the outdoors. Regular air passage also prevents condensation and thereby avoids moulding and rotting of furniture. Good ventilation also ensures better health of the residents by controlling impurities like bacteria and dust, unpleasant odour and moisture content.

At a Rohan home, you'll find a cross - ventilation system with openings on opposite sides of every room. All round the clock, you can feel the cool wind breezing in through the open windows, air corridors and other architectural details, all specifically designed to bring in the great outdoors.



LIVELY LIGHT

A naturally lit home would keep not just its residents healthy, but also the planet. When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. That is to say, you'd be saving on electricity, day after day. Our engineers take special care in eliminating dark corners in the house. If natural light does not fall beyond 20 feet of the indoor space, an additional source of natural light is created.



UTMOST PRIVACY

Privacy is usually one of the primary compromises one has to make while living in an apartment complex. But not at a Rohan home. Through masterfully planned layouts, we create an exclusive world for you and your loved ones. The main entrance opens into a lobby and not the living room, so that an outsider doesn't get direct view to your house. The windows open to landscaped greenery or other open spaces and never to a neighbour's window. In terms of privacy within the home, doors of adjacent rooms are placed at a comfortable distance from each other.



SMART SPACE

The common belief is that more space makes for a better home. A home-buyer pays for every square foot of space, but often it happens that certain pockets of space turn out to be purposeless. Fitting a piece of furniture into a square-shaped room or trying to make use of an unwanted corner are some of the challenges that thoughtless planning poses in our lives. But at a Rohan home, you'll find the finesse of engineering in every square inch of space. The interiors are well thought-through and functionally designed to induce a feeling of openness. So much so that every bit of space inside the home can be effectively put to use, with absolutely no wastage.





MASTER PLAN



Amenities

- Club house with Multipurpose hall
Indoor games & Gymnasium
- Swimming pool & Kids pool
- Pool deck
- Party lawn
- Net cricket
- Children's play area
- Guest room
- 2kva power back up
for all flats



Typical **2 BHK**



Typical **1 BHK**

SPECIFICATION

Structure

- RCC structure with AAC block
- Internal and external walls with plaster

Paint

- Internal oil bound distemper
- External texture paint

Flooring

- Vitrified tiles
- Ceramic tiles for terrace

Kitchen

- Kitchen platform with granite top
- SS sink
- Provision for water purifier

Toilets

- Wash basin
- Ceramic dado upto 7 ft height
- Repute make sanitary wares and CP fittings
- Overhead shower with hot & cold water
- Concealed plumbing

Utility

- Washing arrangement with water line & drain
- Ceramic tiles for floor and dado upto 3 ft height
- Inlet / outlet provision for washing machine

Electrical

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

Doors & Windows

- Elegant flush doors
- Premium quality fixtures & fittings
- Powder coated aluminium windows
- Aluminium sliding door for terrace
- Window grills
- Mosquito mesh





Site: Behind Shell Petrol Pump, Hinjawadi Phase-1, Pune. GPS: 18.589333, 73.742555



Hailed as the fastest growing region of Pune, Hinjawadi is the perfect example of booming Pune real estate. Testimony to this are the numerous IT companies, hospitals, restaurants, schools and colleges that have come up in the 'Silicon Valley of the West'. Such remarkable infrastructural development in this area has made it one of the most trusted and profitable places to invest and live in.

Created with the philosophy of providing a fulfilling life experience, Rohan Ipsita located in the heart of Hinjawadi boasts of excellent facilities and amenities, all within a stone's throw distance from essential of good living . Hinjawadi is where the idea of a work-life balance is not just a myth and at Rohan Ipsita be assured of a life experience that isn't short of anything.

OUR WORK MAKES US PROUD
With 10 million square-feet of living spaces & 8000 happy families,
our best salesmen are our home owners and
the most trustworthy brand ambassadors.



Rohan Leher-III, Baner, Pune.



Rohan Madhuban-II, Bawdhan, Pune.



Rohan Abhilasha, Wagholi, Pune.



Rohan Kritika, Sinhad Road, Pune.



Rohan Leher-II, Baner, Pune.



Rohan Akriti, 1 km off Kanakapura Road, Bengaluru.



Rohan Mithila, Opp. Airport, Pune.



Rohan Upavan, Off Hennur Road, Bengaluru.



ABOUT ROHAN BUILDERS

Rohan Builders was founded in 1993 with an aim to build a healthier lifestyle for the city-dweller and greater sustainability for the ecosystem. The years that followed saw the company making several firsts in the industry, all directed towards achieving this single-minded goal.

Over the years, Rohan Builders employed several architectural innovations and topography-inspired designs to create homes where nature and engineering found perfect harmony. Rohan Builders' introduced the new concept of no common walls in Pune and Bangalore. In the following years, many more architectural innovations took shape – no-neighbour homes, opens homes and extra-windy homes, to name a few.

Today, Rohan Builders has built itself a name as diligent as they've built homes. And this wouldn't have been possible without the customers, who joined hands in making the world a better place.



ABOUT ROHAN GROUP

When you love your work, it shows. So, it's no surprise that we rarely miss a deadline when it comes to delivering projects. With an experienced team of over 1,000 professionals and landmarks that span the length and width of the country, we certainly have given a thing or two back to the nation.

Sprawling over 30 million square feet across verticals like Real Estate, Industrial and Infrastructure we have our feet firmly on the ground and our vision far ahead in the future.

800+

km highways
completed by
Rohan
Infrastructure

Constructed
a kilometer long
**TWIN
TUNNELS**
in Jhalana Hills,
Jaipur

40

multinational
industrial
clients

Constructed the
Amritsar-Wagah
highway
connecting India
and Pakistan

8,000

happy residents
across 10 million
sq ft completed
built-up area

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 Residential Project-Mid Segment' for Rohan Jharoka in 2015.

'Best Luxury - Residential Project' for Rohan Madhuban and

'Best Residential Project' for Rohan Jharoka in 2010.

'Best Practices in Consumer Protection' &

'Best Project Execution' for Rohan Tarang in 2009.

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

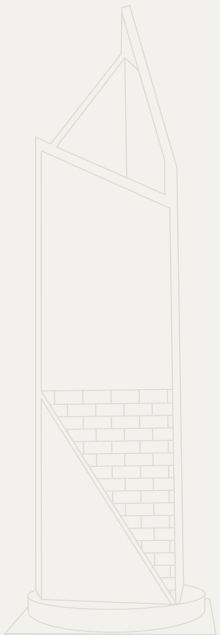
Quality, Speed & Durability Awards from

Builders Association of India, Pune for the years

1997, 1999, 2000, 2001, 2002, 2005, 2007 and 2010.

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

Award for Rohan Mithila, Rohan Leher and Rohan Ishita.



Construction Industry Development Council - CIDC Vishwakarma
'Best Construction Project' Award for Rohan Mithila in 2016.

Realty Plus Conclave & Excellence Awards
Rohan Abhilasha - Mid Segment Project of the Year 2017.
21 by Rohan - Villa Project of the Year 2017.

World HRD Congress & CHRO Asia
'11th The Best Employer Brand Award' for the year 2016 - 2017.

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.

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

PCERF (Pune Construction Engineering Research Foundation
First Safety Award (Silver Cap) for Rohan Mithila, for the year 2011 - 2012.

Silicon India, Real Estate Award - Pune
Rohan Mithila - Best Luxury Apartment Project of the Year - 2015.

ABP News, Real Estate Award
Rohan Mithila - Residential Property of the Year - 2015.
Rohan Abhilasha - Most Admired Upcoming Project of the Year - 2015.

The Economic Times - Best Realty Brands
Recognizes Rohan Builders (India) Pvt. Ltd.
Brand for being a symbol of excellence in Realty - 2015.





Project developed by
Rohan & Atul Enterprises.

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#1201, 1st Floor,
Divya Shakti,
100 Ft Road, Indira Nagar,
Bangalore - 560038
Phone: +91-80-2520 3520 / 21 / 22

Website: www.rohanbuilders.com
Email: ipsita@rohanbuilders.com

FOLLOW US:



The project has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects.
Registration number: Rohan Ipsita: P5210001 7870