



## ROHAN TARANG

The 'no-neighbours' apartments

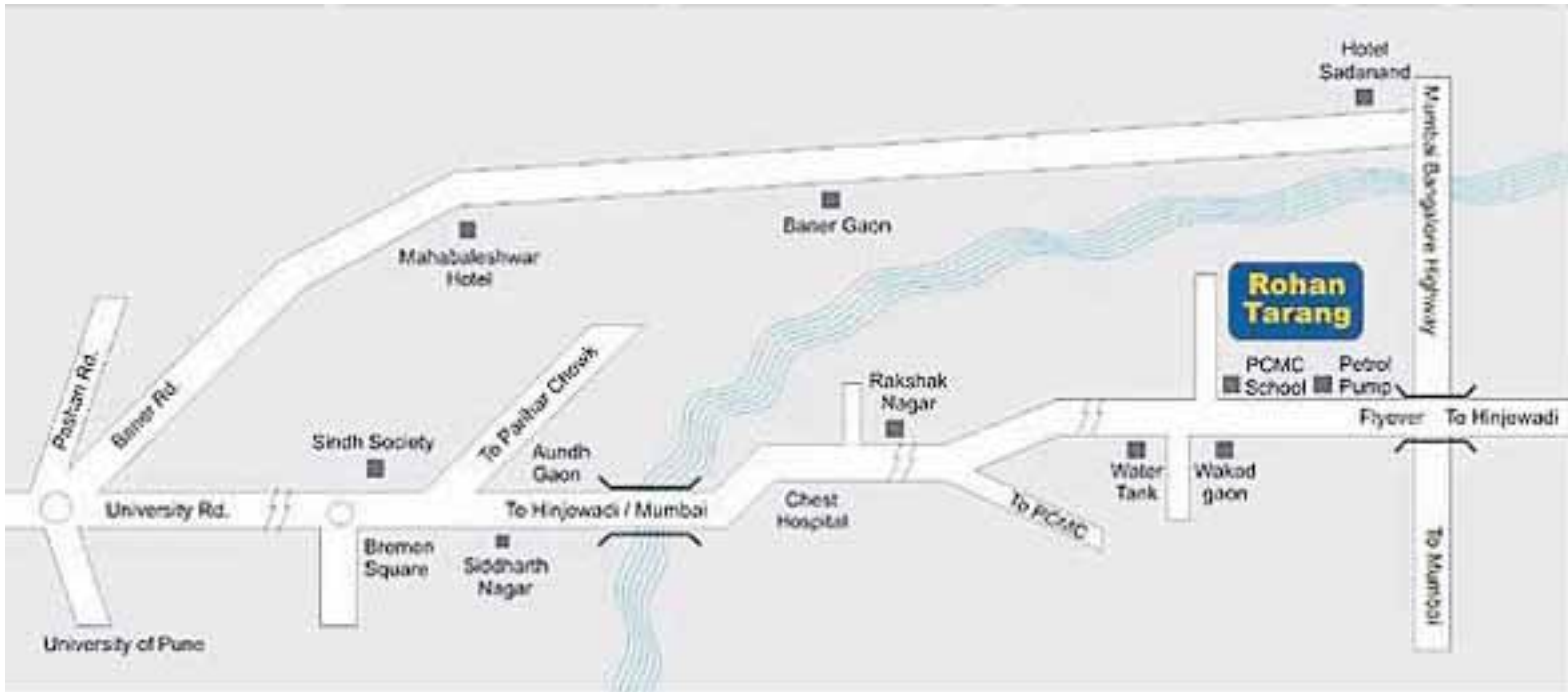
### **Apartments without common walls**

- Located off the Mumbai-Pune Expressway, close to Hinjewadi
- 2-3 BHK apartments with no common walls
- Smart homes with 24X7 advanced digital security systems

Build on 5 acres of lush green space, Rohan Tarang offers spacious 2 & 3 BHK apartments with no common walls between apartments to ensure complete privacy. Each apartment in Tarang features high-end amenities and futuristic digital technology to make life easier and more secured with remote control. Swimming pool, Jacuzzi, indoor games and fitness station promote health and leisure. The development's location off the Mumbai-Pune Expressway makes it accessible from all parts of the city. With all the conveniences, like banks, ATMs, petrol pumps, etc at easy disposal, Tarang is also strategically close to Hinjewadi IT Hub, the biggest in Asia. Reputed educational institutes, hospitals, hotels, clubs, spas, etc are in the vicinity. All the services in Tarang are designed by renowned consultants and maintenance is done by Rohans' Property Management. The property is scheduled for completion in December 2008.

## Location

The development is 1 km from the Mumbai Expressway and enjoys a strategic location with the Hinjewadi IT Park located just 3 Km away. Renowned schools, colleges and hospitals in the vicinity and it is close to proposed 5 star hotels, clubs and spas.



## Key Distances

Hinjewadi IT Park - 3 Km  
Pune University - 10 Km  
Aundh - 7 Km  
Mumbai Express Highway - 1 Km  
Airport - 22 Km

## Amenities

Smart Home solution  
Centralized LPG system  
150% covered car parking  
Landscaped area with innovative features  
Car wash area and sanitation facilities for servants  
Swimming pool with kids' pool  
Jacuzzi & hydro massage pool  
Gazebo  
Jogging track  
Well-equipped fitness station  
Indoor games  
Basement car-parking  
Well furnished guest room  
100% Power back-up for common facilities  
Power back-up for one light point & fan in each room  
Pressurized water supply system  
Concrete / paved internal pathways  
Thermal insulation treatment for roof terraces



# Specifications

## Doors & windows:

Elegant main door with polished veneer on both sides  
Internal doors with polished veneer on both sides  
External fully glazed aluminium sliding doors  
Fully glazed aluminium windows mosquito net  
Marble/granite window sill

## Internal finish & paint:

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

## Kitchen:

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

## Toilets:

Ceramic tile dado up to 7 ft. height  
Marble stone facia for door openings  
Basin with marble/ granite counter for master bedroom  
Pastel colour sanitary ware  
Jaguar make or equivalent quality CP fittings  
A Single lever hot & cold mixer with overhead shower in attached toilets  
Concealed plumbing  
Cockroach preventive trap

## Utility area:

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

## Flooring:

Vitrified tile flooring with skirting in all rooms  
Kota stone/vitrified tile flooring in kitchen  
Ceramic tiles for terraces

## Electrical:

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



# Layout Plan



- LEGEND :**
1. Paved entry w/ trellis above
  2. Guardhouse w/ softscape
  3. Drop-off area
  4. Ramp to driveway
  5. Ramps to / from basement
  6. Ramp to courtyard
  7. Courtyard vista
  8. Lawn / activity field
  9. Basement void w/ trellis & seats
  10. Party area / mini-park w/ trellises
  11. Pool deck
  12. Main pool
  13. Water feature w/ feature wall
  14. Timber deck
  15. 2-Level clubhouse
  16. Wedding pool
  17. Jacuzzi & hydromassage pool
  18. Gazebo
  19. Adventure playground
  20. Specimen garden / feature planting
  21. Fire engine access
  22. All around fire access disguised as deck (paving and grasscrete)
  23. Driveway to ground floor parking
  24. Amenity area
  25. Vehicular access/walkway
  26. Access to garden & courtyard from units

**2**  
BHK Flat

TYPICAL FURNITURE LAYOUT



**2 BHK**

**3**  
BHK Flat

TYPICAL FURNITURE LAYOUT



**3 BHK**



## Apartment Type, Size & Price

Type	Size (sq. Ft)
2 BHK	1240-1350
3 BHK	1570-1650

Prices are available on request





## Architect Info - Savli Architects

## Developer

Operating for the past 15 years as a consistent, strong, versatile, multi-disciplinary organization, Rohan Builders India Pvt. Ltd has earned a reputation for its commitment to customer satisfaction. All developments by this group feature innovative design and quality construction, modern amenities and timely delivery. A trusted name in Pune and Bangalore, successful projects by this group include Nilay, Tapovan, Aasman, Garima, Seher, Madhuban, 10 Kasturkunj, 1 Modibaug, etc in Pune and Mihira, Ashima, Vasantha, Jharokha and Aangan in Bangalore.

## Booking & Payment

Booking can be made in FEW EASY STEPS.

1. Identify your apartment: Our Property Advisor will assist you with full details of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with the payment of 15% of agreement value. Rest as per payment plan. You can also opt for easy instalment scheme and book your property.
3. Upon clearing of the cheque, you will be sent the Money Receipt, Sale Agreement/Allotment letter.

Cheques/Drafts to be issued in favour of developer

If you require site visit by friend or relative, it can be arranged within 24 hours

Home finance options are available from leading banks.

CALL or send ENQUIRY and our property advisor are available 24x7 to answer your queries and assist you in booking of your property.

NOTES: The developer reserves the right to alter/enhance the above mentioned additional expenses. The amount mentioned here are indicative.