



ROHAAN
CONSTRUCTIONS PVT LTD
DISCOVER YOUR DREAM HOME

Rohaans
Walnut

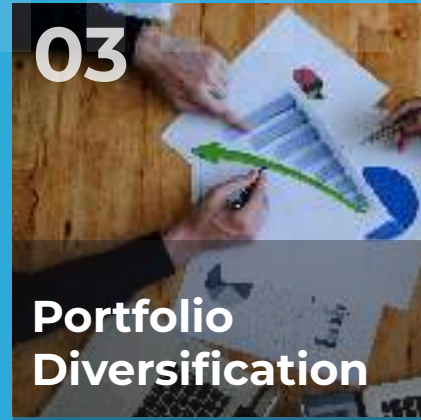
*“A Smart Choice.
A Solid Investment”*

 **Locate Us**



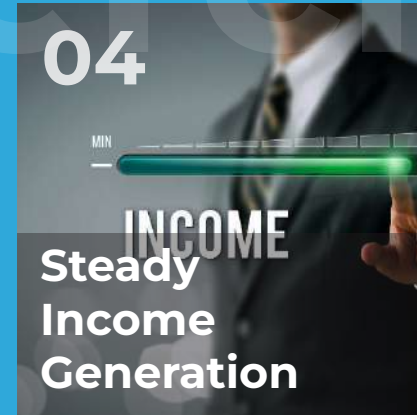
02

**Passive
Income**



03

**Portfolio
Diversification**



04

**Steady
Income
Generation**



01

**Potential For
Higher Returns.**

Big Reasons to Invest in Commercial Property



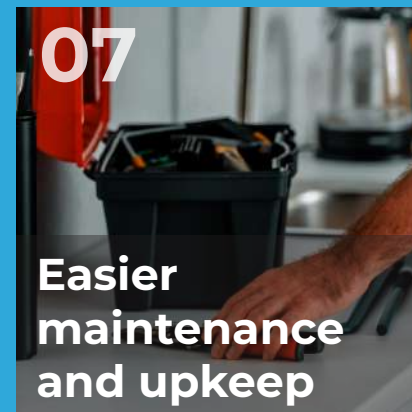
05

**Leverage
Opportunities**



08

**Wealth Creation
and Legacy
Building**



07

**Easier
maintenance
and upkeep**

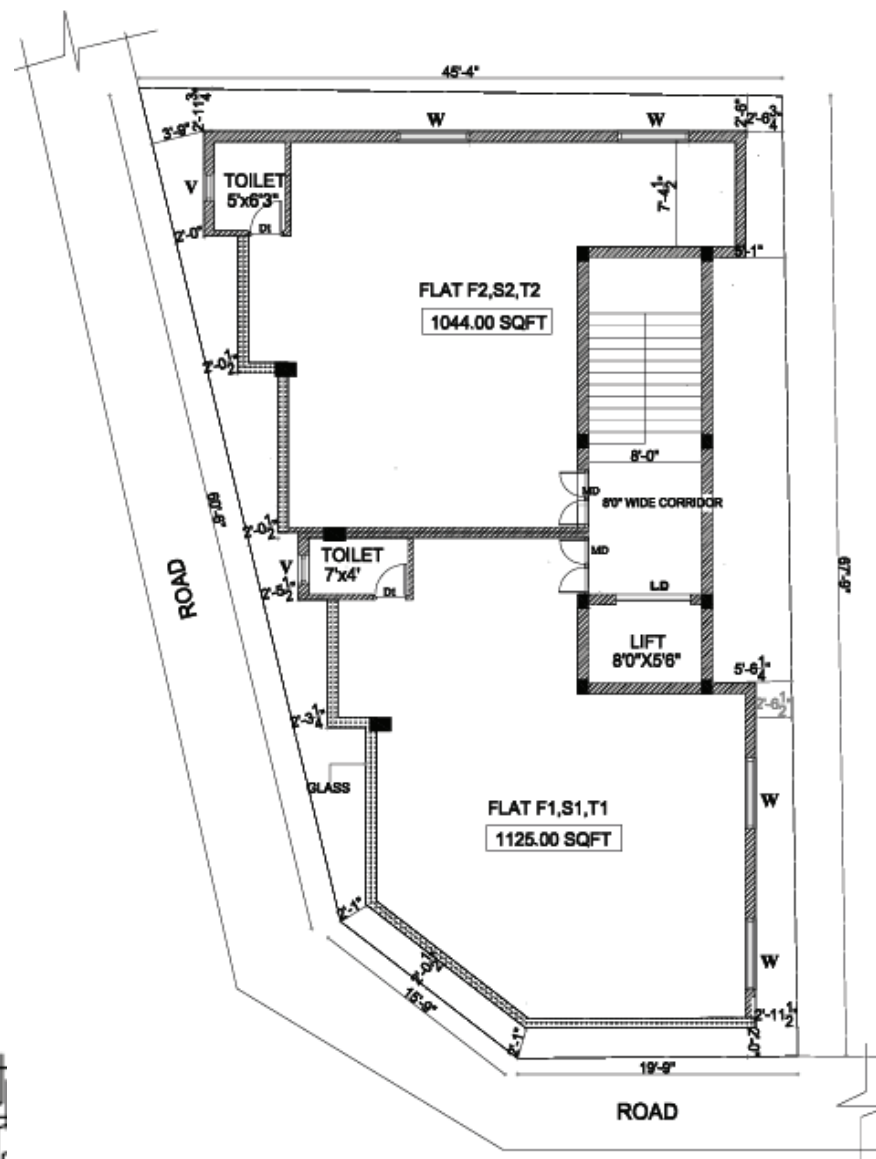
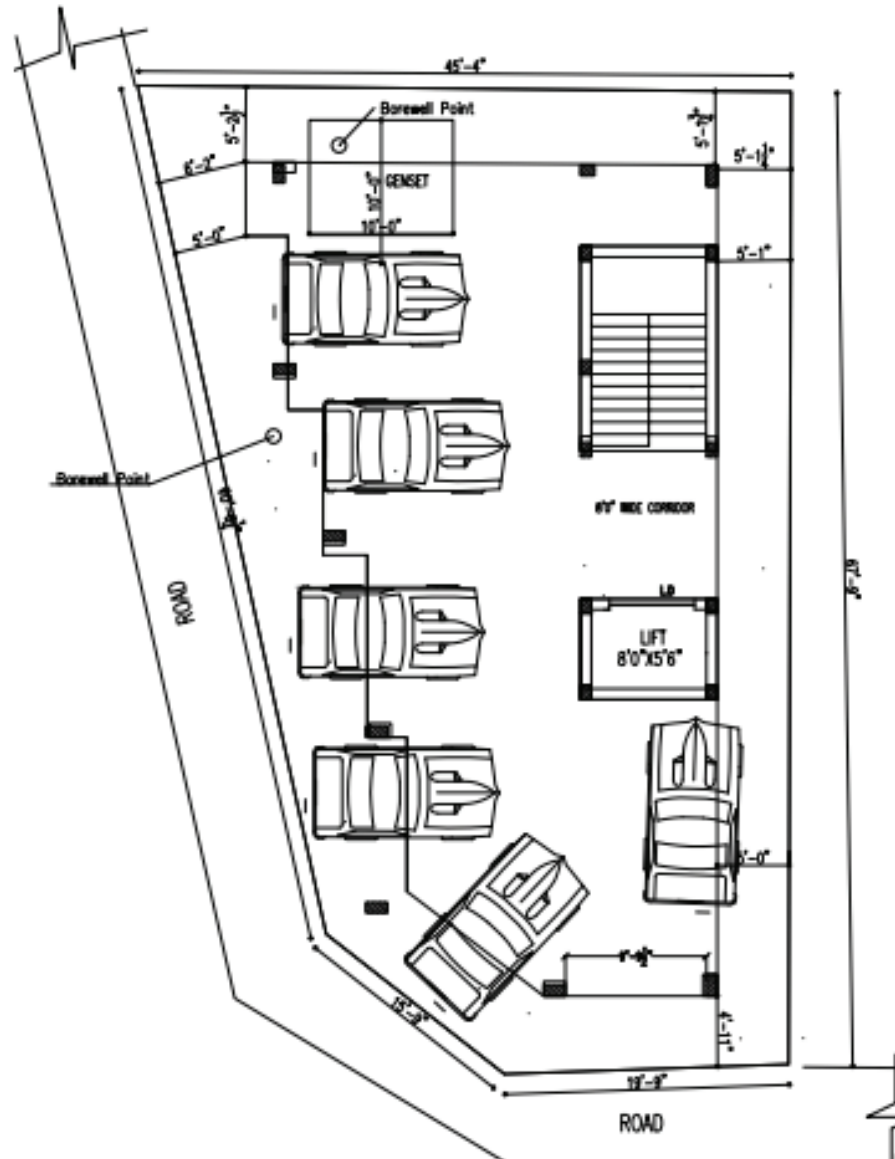


06

**Tax Breaks &
Reductions**

Floor Plan

Corner Plot



Land Facing :
South-West

Land Area :
2572 Sqft

Rohaan Walnut

02

Unit

STILT+3

Unit Size

1044 - 1125 Sqft

Unit Type

Office/ Shop/
Showroom

Property
Details

03

A photograph of a modern, multi-story building with a glass and concrete facade, featuring large windows and a prominent overhang. The building is set against a clear blue sky with some light clouds. The image is partially obscured by a blue diagonal overlay on the left side, which contains the property details text.

Shop No	Type	Available Status	Facing	Saleable Area	Rate/ SQFT
F1	Commercial	JV(Owner)	East	1125	9000
F2	Commercial	Available	East	1044	9000
S1	Commercial	Available	East	1125	9000
S2	Commercial	Available	East	1044	9000
T1	Commercial	Sold Out	East	1125	9000
T2	Commercial	Sold Out	East	1044	9000

- **Fast Completion :**

Project completes within 14 months, minimizing your waiting period.

- **Rental Income Starts Early :**

Enjoy rental income starting from the 15th month from the date of Investment.

- **Hassle-Free Management :**

Rohaam Constructions will take care of your property, be it Facility management, Maintenance coordination or Tenant management. You can choose to use the property yourself or we will provide rental assistance for your property.

- **Flexible Locking Period :**

Choose a locking period of 7 to 10 years that suits your investment goals.

- **Assured Rental Growth :**

Benefit from a 10% rental increase every 2 years, ensuring your income keeps pace with market trends.

- **Appreciating Asset Value :**

Our projections indicate your property value will double every 10 years, translating to a significant long-term gain. This translates to a potential combined return of 16% per year (10% on asset value appreciation + 6% rental income).

- **Selling Made Easy :**

Thinking of selling? We'll handle the entire process for a smooth transaction, with a minimal 2% service fee.

- **Unforeseen Events :**

In the event of any natural disasters impacting the assured project timeline, we shall openly discuss adjustments and find a mutually beneficial solution.



Amenities:



Why Rohaan? 05



**Proven
Track Record**



**Strategic
Locations**



**Customer
Satisfaction**



**Quality
Construction**





Thank You

for your interest in Rohaan Walnut. We are committed to transforming your vision into reality with precision, dedication, and excellence. We assure to deliver excellence in every project and bring your dream space to life.

*“Your Prime
Commercial Address”*



Corporate Office:
2/224A, Ragamaliga Flats Phase-1 First Floor,
Ranjani Block, Velachery Main Road Medavakkam,
Chennai- 600 100.

 **95970 88298, 93847 74405, 90031 98331**

Follow Us

