

Developer: Calla Associates

Architect: Design Studio (Ruchir Sheth)
Structural Consultant: Zarna Associates

Site: Near Rosedale County, Opp. Green Silhouette, Off 75Mtrs. Road,
Before Sundarpura Village, Sundarpura Road, Bh. Jambuva Sub Station,
Off Vadodara - Mumbai Highway, Vadodara.

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Payment Schedule

Flats : At the Time of Booking 30% | Plinth Level 15% | Ground Floor 7.5% | First to Fifth Floor 7.5% each | Brick Level 5% | Finishing Level 5 %

Shops : At the Time of Booking 35% | Plinth level 20% | Ground Floor Slab 20% | First Floor Slab 20% | Before Possession 5%

Notes: Possession will be given after one month of settlement of all accounts. ◊ Documentation charges, Service Tax, Municipal House Tax & common maintenance charges will be extra. ◊ Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. ◊ Extra work shall be executed after making full payment. ◊ Continuous default payments leads to cancellation.
◊ Architect/Developers shall have the right to change or raise the schema or any details herein and any change or revision will be binding to all. ◊ Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense of Rs. 20,000 & the amount of extra work (if any) will be deducted from refund amount.
◊ In case of delay of corporation/MGVCL activity, it shall be unitedly faced. ◊ While every reasonable care has been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specifications are subject to change. This brochure is not a part of a legal document.

design: stroke&arrow@02.24.2010



ROSEDALE
AVENUE

Apartments & Shops



Specification

Structure: Earthquake Resistant R.C.C. frame structure building with Brick Masonry wall

Wall Finish: Internal Smooth Plaster finished with Distemper & External double coat plaster with weather proof acrylic paint

Flooring: Vitrified Tiles Flooring

Kitchen: Granite Platform With S. S. Sink. Colour Glazed Tiles Dado Up to Lintel Level

Lift: Lifts of approved quality

Electrification: Concealed Copper wiring of approved quality as per architect's design. Modular switches

Toilet/Bath: Glazed Ceramic Tiles Flooring and Dado Upto Lintel Level. Standard quality CP fittings & vessels. Provision of facility for Hot water

Water Facility: Underground & Overhead Water Tank to be provided

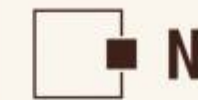
Power Back-up: For Lifts, Passages, Lobbies and Parking

Doors & Windows: Decorative Main Entrance Door. Internal Flush Doors. Powder coated aluminium section windows

Amenities

- ✦ A convenient location with peaceful surroundings
- ✦ Attractive Elevation & Intelligent design with consideration for privacy, easy aeration, ventilation and natural lighting
- ✦ Frontage Parking with attractive Paver Blocks
- ✦ Sufficient Parking facility
- ✦ Elegant Number & Name Plates, Notice Board, Electrical Meter Box etc. to maintain uniformity.
- ✦ Anti-Termite Treatment
- ✦ R.O. System for each Flat
- ✦ Heat & Waterproofing on Terrace

Fifth Floor Plan



Typical Floor Plan

2nd to 4th floor



Layout Plan



Ground Floor Plan



First Floor Plan

