

Developers: **Calla Enterprise**

Site: "ROSEDALE ENCLAVE"  
Near Priya Talkies,  
Off. Akota - Dandia Bazar 30 mtrs Road,  
Behind Bright Day School (Bhayli),  
Vadodara - 391101.  
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Architect: Ruchir Sheth, Design Studio

Structural Consultant: Zarna Associates

design: stroke&arrow@9824092010



  
**ROSEDALE**  
ENCLAVE

*3 BHK Luxurious Duplex Bungalows*

**ROSEDALE**  
ENCLAVE

*An ideal campus to Own  
your Dream Luxury  
Villa in a Prime  
Residential Location*



Rosedale Enclave is truly rare...and has an instant appeal. 3 BHK Premium Luxurious Duplex Bungalows right in the heart of Vasna-Bhayli & Bhayli-Sevasi (off. 30 Meters Rd) surrounded by premium horizontal as well as vertical residential development. Well connected via planned roads, in the vicinity of educational institutions, commercial complexes, and other urban utilities.



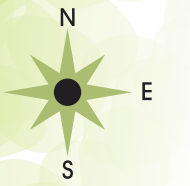
15.00 MT. WIDE ROAD



7.50 MT. WIDE ROAD

12.00 MT. WIDE ROAD

## Layout



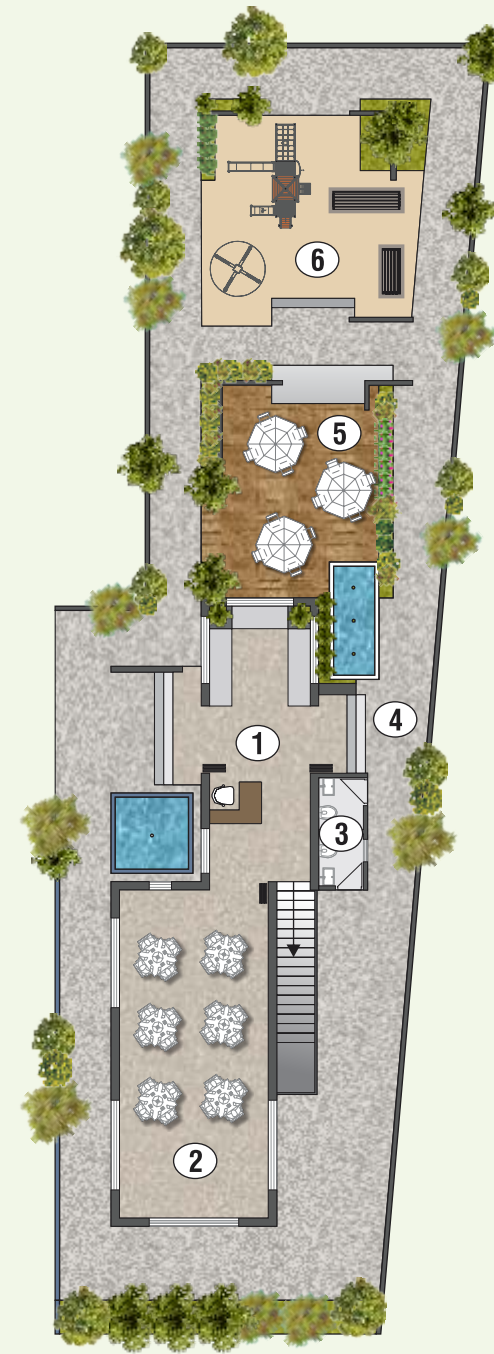
Plot No.	Area
1	1900
2	1207
3	1207
4	1207
5	1207
6	1206
7	1304
8	1122
9	1092
10	1092
11	1092
12	1092
13	1092
14	1635
15	1732
16	1101
17	1101
18	1101
19	1101
20	1101
21	1101
22	2017

(in Sq.Ft.)

  
*Ground Floor*



  
*First Floor*



## Club House

- 1 Reception
- 2 Indoor Games
- 3 Toilets
- 4 Walking Track
- 5 Open Deck for Sitting
- 6 Children's Play Area
- 7 Gymnasium
- 8 Open Terrace

### Infrastructure:

- Designer Entrance Gate with 24/7 Security
- Compound Wall surrounding the community
- Internal Roads with Street Lights
- Rain Water Harvesting
- All Plots to have separate boundary wall of 1.5 ft. height for clear demarcation.

### Specification

#### Flooring:

- 600 mm x 600 mm premium vitrified tiles in all areas.

#### Doors:

- Attractive Entrance Door with Safety lock & other Decorative Fittings.
- Internal Doors are laminated Flush Door.

#### Windows:

- Wooden Window with Anti-Reflective Glass, Safety Grills & Mosquito net

#### Electrification:

- Concealed copper wiring of approved quality, sufficient electrical points as per architect's design.

#### Paint & Finish:

- Inside smooth plaster with acrylic emulsion paint.
- Outside surface to be painted with weather resistant paint.

#### Kitchen:

- Granite Platform with S.S Sink and Glaze Tile Dedo above Platform. RO System to each unit.

#### Bath:

- Designer bathrooms with premium quality fittings & vessels.
- Glaze tile dedo upto Door Heights.
- 24 Hour Hot Water through Solar water heater

#### Terrace:

- Open terrace finished with chemical water proofing.



**Investment Schedule:**

Booking Amount 30% | Ground Floor Slab 22.50%  
 First Floor Slab 22.50% | Plaster/Brick Level 10%  
 Flooring Level 10% | Before Possession 05%

**IMPORTANT TERMS & CONDITIONS:** Please note that actual Possession of the Unit shall be handed over to the Member within one month of the settling of all the accounts and dues. Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers. • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 24% P.A. on outstanding amount. Continuous default in payment shall lead to total cancellation of the Unit. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Amount of Service Tax must be paid at the end of every quarter whatever is applicable as per Govt. Law. • Maintenance Deposit of ₹ 100 per sq. ft. per unit must be deposited before possession of the unit • The Possession of the Unit shall be given only after one (1) Month of settlement of all accounts • Development charge of ₹ 200/- per sq.ft. • In case of cancellation of any Unit, an amount of ₹ 25,000.00 will be deducted towards Administrative Charges from the Refund Amount. The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • This brochure is for easy understanding of the project, it is not a legal document.