

# Keyplan



## ROSEDALE VATIKA - I Elegant Duplex Bungalows



Developer: **Calla Corporation**

Architect: Ruchir Sheth | Structural Consultant: Zama Associates

Site: *Rosedale Vatika - I, Near Pratham Riviera, Beside Rosedale Vatika, B/h Narayan Wadi Restaurant, Atladra - Bil Road, Vadodara 391410. Ph.: +91 265 2973977, M.: +91 9824499369, 8980810888*  
 Email: [rosedaleho@rediffmail.com](mailto:rosedaleho@rediffmail.com)


**Payment Schedule :**


At the Time of Booking 30% | Plinth Level 15% | After Ground Floor Slab 20% | After First Floor Slab 20% | Plaster Level 10% | Before Possession 05%

**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 scheme 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: [smilekarrow@9824092010](mailto:smilekarrow@9824092010)





**ROSEDALE**  
VATIKA - I  
*Elegant Duplex Bungalows*

Spacious 3-BHK Bungalows...multiple options, suiting your lifestyle.  
A world of comforts & luxury amenities...at a very attractive price

Affordable Luxury could never be so enticing!

**Welcome to Rosedale Vatika - I**  
a realization of your dreams!



Rosedale Vatika - I is our next step after the Grand success of Rosedale Vatika. It was an answer to Vadodara's demand for a No Compromise Home, and Vadodara has welcomed us with open arms. Beautifully designed 3 BHK Duplex Bungalows with Premium Amenities, yet at an amazingly attractive price.

Located amidst fast paced residential development and with easy access to **Old Padra Road, Vadsar & GIDC** with the upcoming over-bridge. Rosedale Vatika - I shall become one of the most sought after residential enclaves, in the years to come.

Green surroundings, well planned layouts with spacious room sizes, and an excellent overall finish of the campus ensures your home at Rosedale Vatika - I to be timeless in appeal.

Rosedale Vatika - I, a home that you always dreamt of!





### Specifications:

**Structure:** All RCC & Brick Masonry works as per structural engineer's design.

**Wall Finish:** Inside smooth plaster with Acrylic emulsion paint & outside surface to be painted with weather-resistant paint.

**Flooring:** Vitrified flooring in all rooms.

**Doors:** Decorative main door with brass fittings & all internal doors of quality water-proof flush doors.

**Windows:** Wooden Windows with safety grills.

**Terrace:** Open terrace finished with water proofing.

**Kitchen:** Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level.

**Toilets:** Designer Bathrooms with premium fittings & vessels with full glazed tiles.

**Electrification:** Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.



## Luxury Leisure Facilities

Landscaped Garden | Clubhouse  
Gymnasium | Swimming Pool | Gazebo  
Game Zone | Banquet Hall | Children  
Play Area | Outdoor & Covered Sitting



## Value Added Amenities

- Compound wall with decorative gate as per architect's design.
- RCC Internal Road with street lights.
- Impressive society entrance gate with security cabin.
- Anti-termite treatment.
- Underground cabling for electricity for a wire-free look.
- RO system for each bungalow.
- 24 Hours Security.

# LAYOUT PLAN

TYPE	Plot No	Area (Sq.ft)
A	1	899
A	2-7	697
A	8	1193
A	9	1265
A	10-15	697
A	16	1263
C	17	1214
C	18-23	766
C	24	1250
C	25	1329
C	26-28	766
A	29	1847
A	30-44	697
A	45	998
A	46	939
A	47-59	697
A	60	1296
A	61	1285
A	62-74	697
A	75-76	939
A	77-89	697
A	90	1513
B	91	1781
B	92-106	759
B	107	1552



## CLUB HOUSE :

- |                           |                      |
|---------------------------|----------------------|
| 1 Reception Area          | 6 Lawn Area          |
| 2 Banquet Hall            | 7 Children Play Area |
| 3 Games Room              | 8 Lawn Area          |
| 4 Swimming Pool           | 9 Senior Sitting     |
| 5 Toilet (Gents & Ladies) | 10 Water Cascade     |

FLOOR PLANS

Type A ►  
GROUND FLOOR



Type B ►  
GROUND FLOOR



Type C ►  
GROUND FLOOR



◀ Type A  
FIRST FLOOR



◀ Type B  
FIRST FLOOR



◀ Type C  
FIRST FLOOR