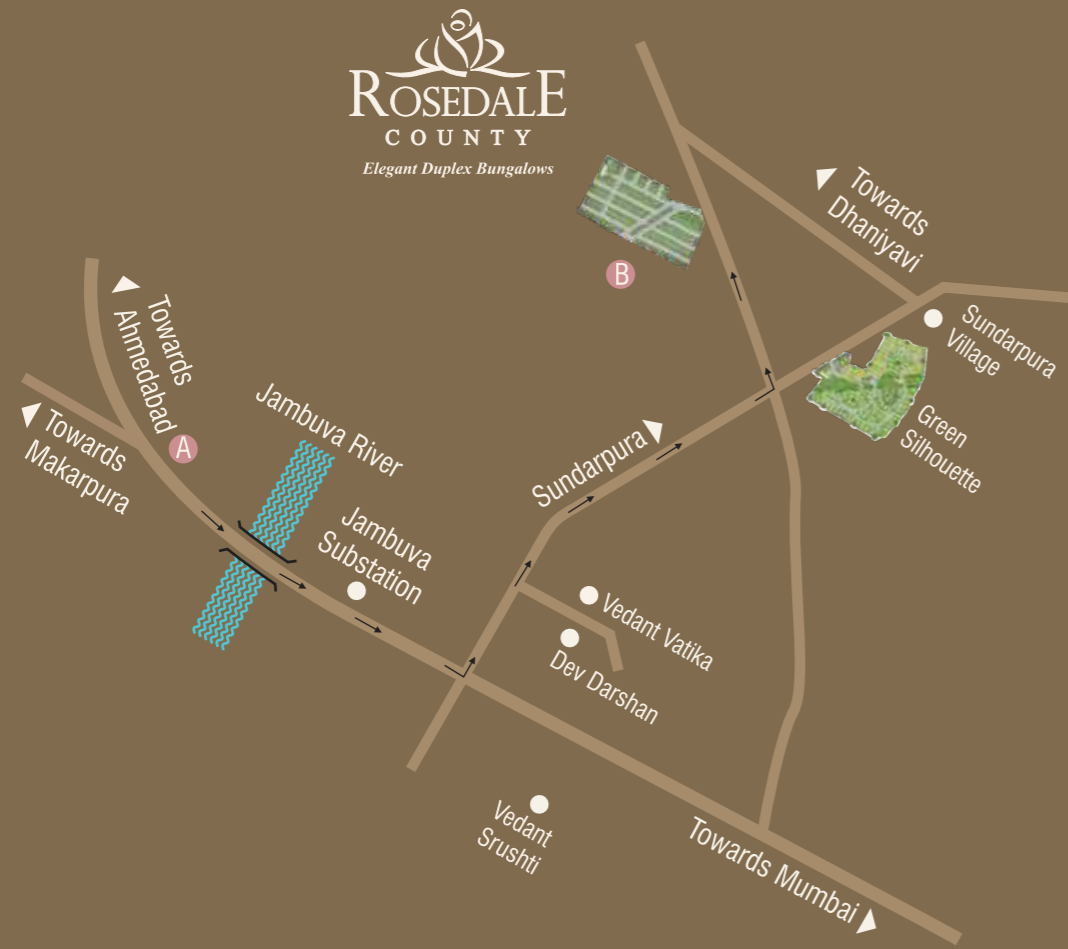


Keyplan



A TO B = 3.5 km.

Developer: **Calla Associates**

Architect: Ruchir Sheth | Structural Consultant: Zarna Associates

Site: **Rosedale County**, Opp. Green Silhouette, Off 75 mtrs. Road, Before Sundarpura Village, Sundarpura Road, Bh. Jambuva Sub station, Off Vadodara- Mumbai Highway, Vadodara.

Ph.: 99099 83897, 99099 83896, 0265-2973977

Email: rosedaleho@rediffmail.com

Payment Schedule :

At the Time of Booking 30% | Plinth Level 10% | After Ground Floor Slab 15% | After First Floor Slab 15% | Plaster Level 15% | Finishing 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 unilaterally 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@98240 92010

ROSEDALE
COUNTY

Elegant Duplex Bungalows



Rosedale County translates your dreams to reality. Beautifully designed 2 & 3 BHK Duplex Bungalows with Premium Amenities, yet at an amazingly attractive price.

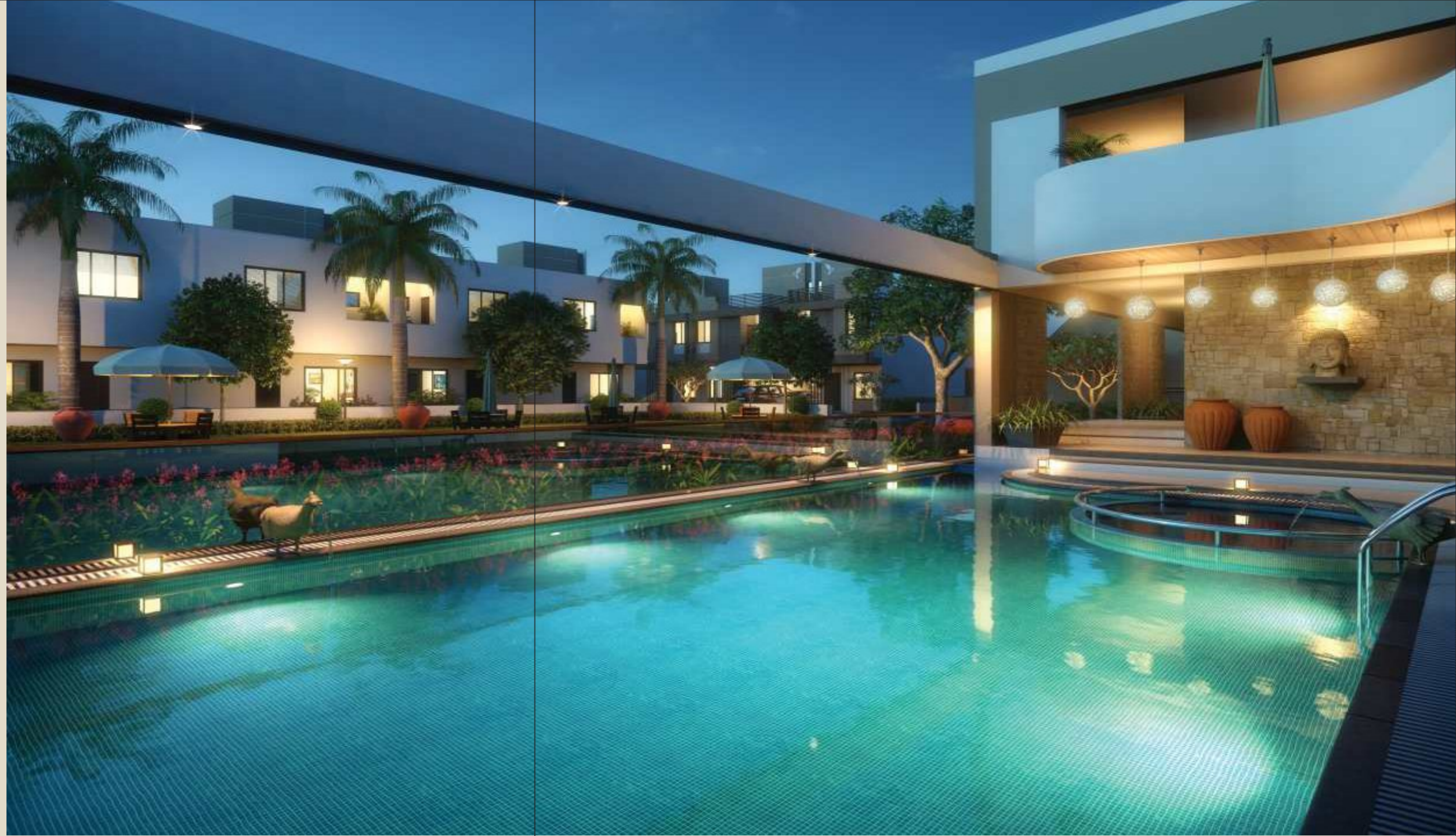
No cutting corners, the styling, the detailing and the finish is top-line in spite of being a budget project. Located on the upcoming 75 meters Vadodara Ring Road, it shall soon become a very convenient location with easy access to most parts of the city.

Green vistas, lots of recreational spaces, spacious living spaces and the stamp of quality. Welcome to the good life at Rosedale County!




ROSEDALE
C O U N T Y
Elegant Duplex Bungalows


ROSEDALE
COUNTY
Elegant Duplex Bungalows



Premium Amenities @ Very Affordable Price

Landscaped Garden | Clubhouse | Gymnasium | Swimming Pool
Game Zone | Banquet Hall | Children Play Area | Senior Sitting | Landscaped Garden

Compound wall with electric fencing & compound gate as per architect's design | RCC Internal Road with street light
Tree plantation around the boundary walls and on internal roads | Impressive society entrance gate with security cabin
Name plate & letter box to maintain the uniformity of the project | Anti-termite treatment
Underground cabling for electricity for a wire-free look | Centralized Water Softening Plant
RO system for each bungalow | 24 Hours Security





ROSEDALE
COUNTY

Elegant Duplex Bungalows



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.





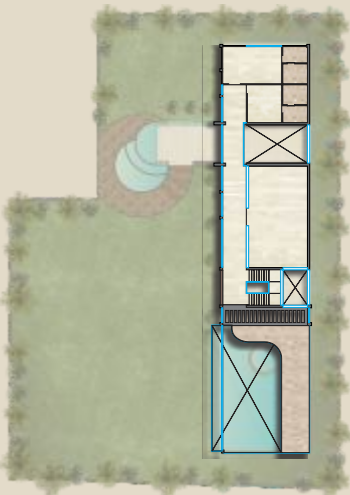
Layout



Clubhouse :

- Ground Floor
- 1) Swimming Pool
 - 2) Game Zone
 - 3) Banquet Hall
 - 4) Common Plot

- First Floor
- 1) Gymnasium
 - 2) 2 Guest Rooms



First Floor



TYPE A - 3 BHK

PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
1	1706	56	1441
2 to 10	765	57 to 72	765
11	1068	73	1193
12	1191	74	1306
13 to 23	765	75 to 77	816
24	1675	78 to 82	817
25	1747	83 to 85	818
26 to 37	765	86 to 90	819
38	1339	91	822
39	1045	92	826
40 to 54	765	93	1683
55	1369		

PLOT AREA DETAILS IN SQ.FT.

TYPE B - 2 BHK

PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
94	2487	106	861	164	1523	233	1215
95	1092	107	839	165	1595	234 to 239	765
96	1075	108	818	166 to 184	765	240	1170
97	1053	109	1184	185	1145	241	1159
98	1032	110	1145	186	1145	242 to 247	765
99	1011	111 to 125	765	187 to 207	765	248	1172
100	989	126	1603	208	1443	249	1154
101	968	127	1675	209	1515	250 to 255	765
102	946	128 to 143	765	210 to 227	765	256	1143
103	925	144	1145	228	1088	257	1136
104	903	145	1145	229 to 231	765	258	820
105	882	146 to 163	765	232	1289	259	858
						260	1659



Type A 3 BHK

BUILT UP AREA : 1150 SQ.FT.

Ground Floor



Type B 2 BHK

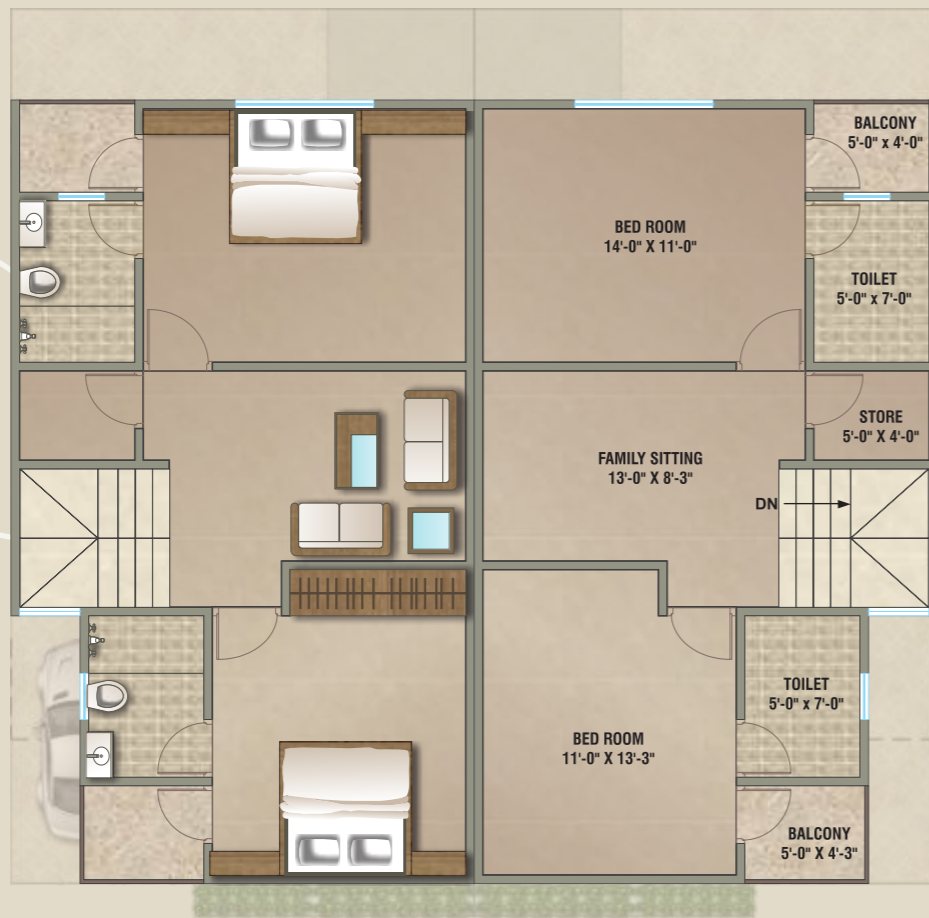
BUILT UP AREA : 835 SQ.FT.

Ground Floor



Type A 3 BHK

First Floor



Type B 2 BHK

First Floor

