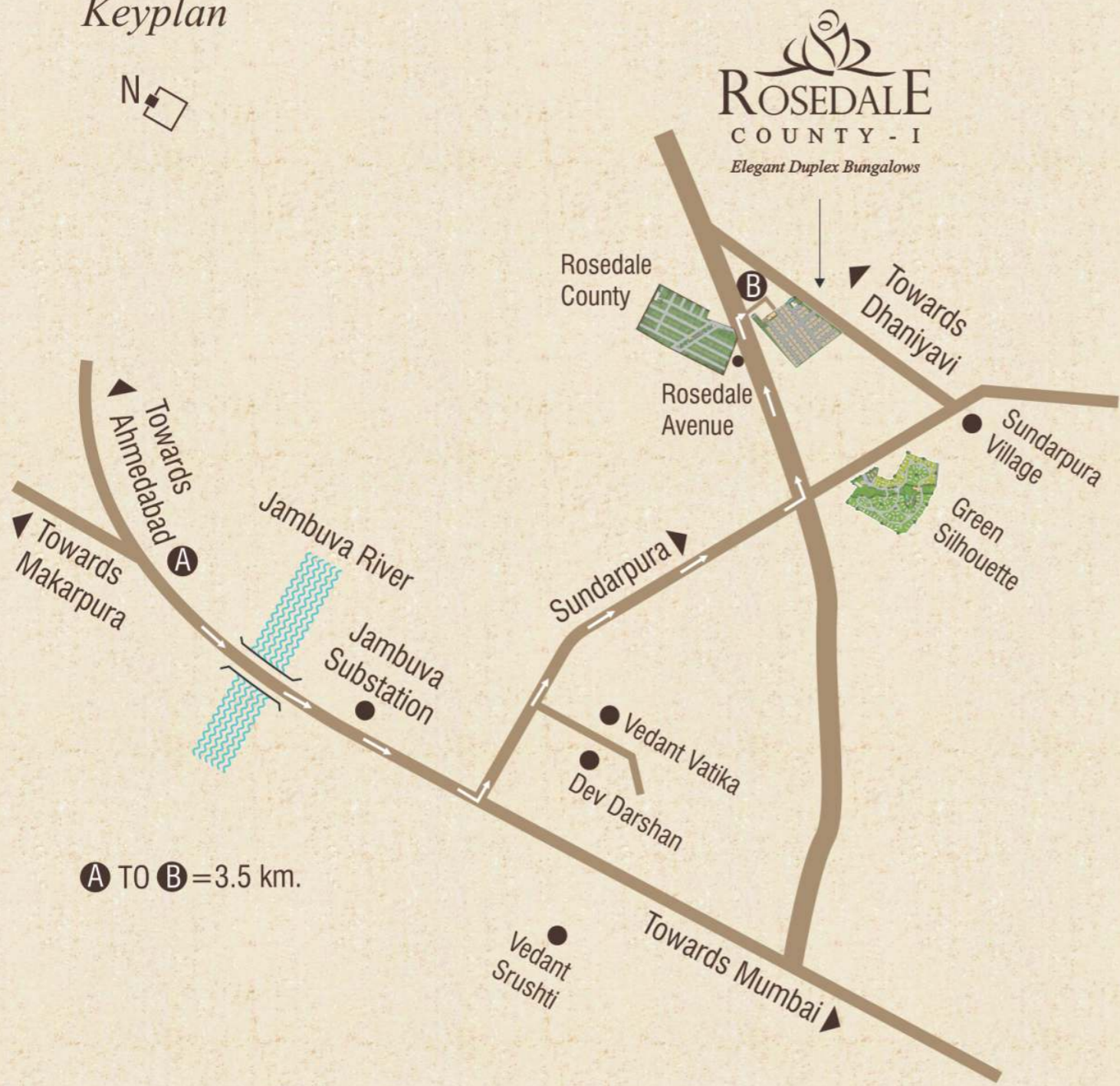


Keyplan



Developer: **Calla Associates**

Architect: Ruchir Sheth | Structural Consultant: Zarna Associates

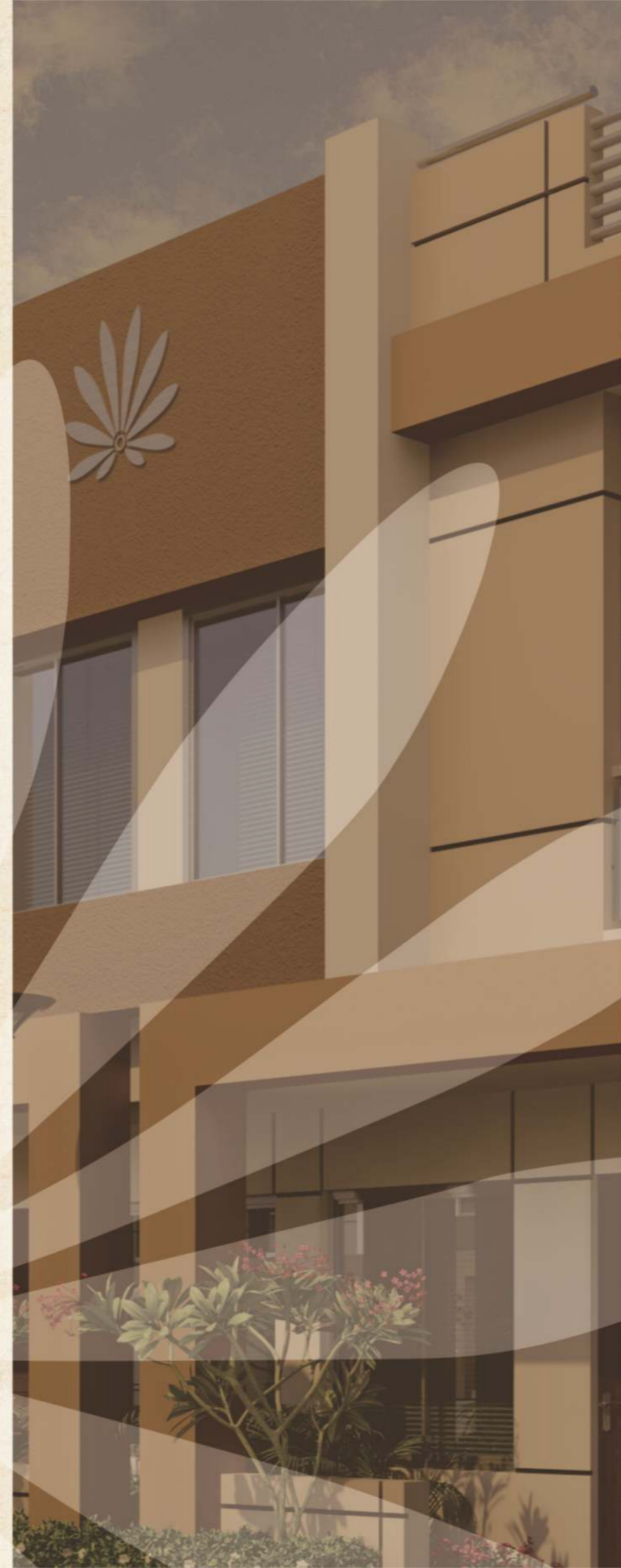
Site: **Rosedale County - I**, Opp. Rosedale County, Off 75 mtrs. Road, Before Sundarpura Village, Sundarpura Road, Bh. Jambuva Sub station, Off Vadodara- Mumbai Highway, Vadodara 391240.

Ph.: 99099 83896, 87589 34887 | Web: www.rosedalebaroda.com | Email: sales@rosedalebaroda.com

RERA Registration No. _____ Date: _____

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. 25,000 & 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: srodekarrow@98240 92010



ROSEDALE
COUNTY - I
Elegant Duplex Bungalows




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Rosedale County - I translates your dreams to reality. Beautifully designed 2 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 - I!*




ROSEDALE
COUNTY - I
Elegant Duplex Bungalows

Premium Amenities @ Very Affordable Price

Landscaped Garden | Clubhouse | Elegant Water Bodies | Swimming Pool
Multi-Purpose Hall | Children Play Area | Senior Sitting





ROSEDALE

 COUNTY - I

Elegant Duplex Bungalows



- 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
- Anti-termite treatment
- Underground cabling for electricity for a wire-free look
- Centralized Water Softening Plant
- RO system for each bungalow
- 24 Hours Security



75.00 MT WIDE ROAD

Clubhouse :

- 1) Reception
- 2) Multi-purpose Hall
- 3) Lawn
- 4) Common Plot
- 5) Courtyard
- 6) Toilets
- 7) Swimming Pool
- 8) Children Play Area
- 9) Sitting Area
- 10) Lawn
- 11) Senior Sitting
- 12) Water Cascade



TYPE B

TYPE A

TYPE	Plot No	Area (Sq.ft)
A	1	1707
A	2-10	798
A	11	1448
A	12	1385
A	13-24	798
A	25	1860
A	26	1908
A	27-32	893
A	33	1105
A	34	1307
A	35-54	798
A	55	1298
A	56	1291
A	57-76	798
A	77	1285
B	78	1306
B	79	816
B	80	843
B	81	869
B	82	896
B	83	922
B	84	949
B	85	975
B	86	1004

TYPE	Plot No	Area (Sq.ft)
B	87	1031
B	88	1057
B	89	1084
B	90	1111
B	91	1137
B	92	1164
B	93	1190
B	94	1217
B	95	1244
B	96	1977
A	97	1126
A	98	797
A	99-108	798
A	109	797
A	110	1126
A	111	891
A	112	767
A	113-126	798
A	127	767
A	128	1368
A	129	1998
A	130-132	789
A	133-135	798
A	136	1761

Built-up Area :

- Type A : 1092 sq.ft.
- Type B : 1010 sq.ft.

Layout

Type A 2 BHK

BUILT UP AREA : 1092 SQ.FT.

Ground Floor



Type A 2 BHK

BUILT UP AREA : 1092 SQ.FT.

First Floor



Type B 2 BHK

BUILT UP AREA : 1010 SQ.FT.

Ground Floor



Type B 2 BHK

BUILT UP AREA : 1010 SQ.FT.

First Floor

