

Sold Out

Layout Plan



Leisure Amenities

Club Amenities include:

- > Indoor Games Area
- > Fully Equipped AC Gymnasium
- > Multi-purpose Hall

Outdoor Leisure Amenities include:

- Green Landscaped Garden
- > Children's play area
- > Outdoor seating
- > Jogging Track

3 BHK
Duplex
Built up Area

1392 sq.ft.

GROUND FLOOR PLAN

WASH

KITCHEN

7'-6"X11'-5"

BED ROOM

10'-0" X 11'-0"

AWASH

LIVING/DINING

11'-0"X15'-8"

PARKING

9' 5" X 13'-0"



Specifications

Flooring:

 $600 \mathrm{mm} \times 600 \mathrm{\,mm}$ 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 Grill.

Electrification:

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

Paint & Finish:

Inside smooth plaster with acrylic emulsion paint and 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.

Terrace:

Open terrace finished with chemical water proofing.

4 BHK Triplex

Built up Area 1840 sq.ft.

Value Additions

- ➤ An inviting Designer Entrance Gate
- > 24 x 7 Security with Security Cabin and Intercom
- Serene Landscaping all around the campus with designer plantation
- > Paved internal road with street light
- Underground Cabling for a wire-free look
- > 24 hour water supply
- > Rain water Harvesting
- > Termite Resistance Treatment





TOILET 6-6-6/X

O 7-0

BED ROOM
111-0"X13-0"

TERRACE
180.00 S0.FT
111-9"X16-5"

SECOND FLOOR PLAN



Developer: Calla Enterprise

M.: +91 90999 12126 / 89808 10888 Email: sales@rosedalebaroda.com www.rosedalebaroda.com

Architect: Ruchir Sheth, Design Studio | Structure Consultant: Zarna Associates

Rera Registration No.:

Date:

Site: Rosedale Meadows, Near Devashay Regalia, Sevasi T.P. 2, Opp. Sears Tower, Gotri Sevasi Road, Vadodara - 391101

Please note • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers as per Govt. Law. • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) 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. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This brochure is not a legal document, this is only for presentation of the Project.