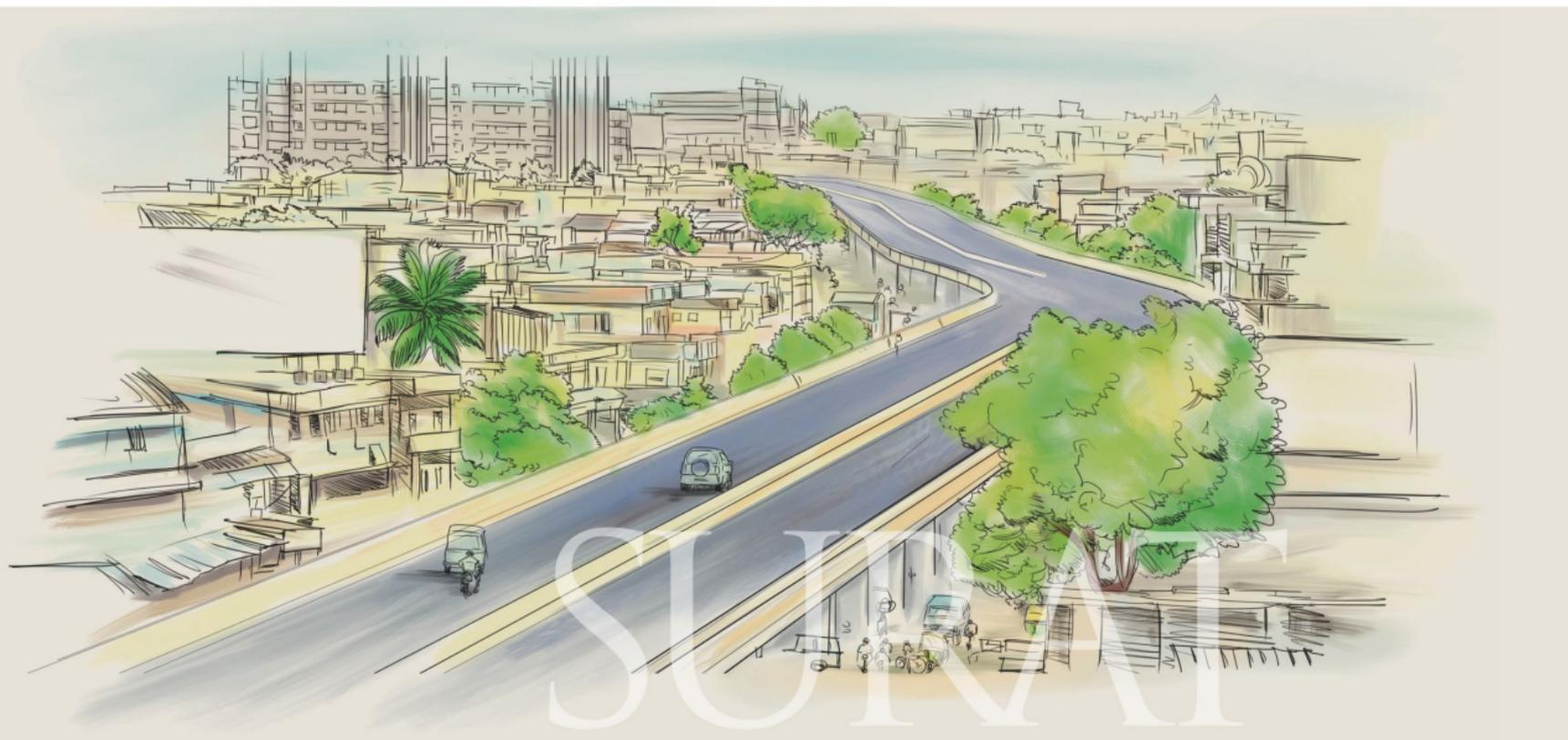




**Site Address:**  
Roscoe, T.P. 51, F.P. 136, Ved-Dabholi, Surat.  
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CONSTRUCTION OF HIGHEST STANDARD, INNOVATIVE METHODS, EFFICIENT STAFF AND RETURN-ON-INVESTMENT TO CUSTOMERS IS THE MOTTO OF THE GROUP.

ROSCOE IS A STATE-OF-THE-ART PROJECT OF THIS GROUP. FOR THIS PROJECT, SUSTAINING ECOLOGICAL BALANCE IS OF PARAMOUNT IMPORTANCE. VARIOUS GREEN INITIATIVES ARE UNDERTAKEN AT ALL LEVELS. THIS INCLUDE RESOURCE CONSERVATION, SUSTAINING AIR QUALITY, WATER CONSERVATION AND NOISE POLLUTION. RESIDENTS WILL HAVE TOTAL PEACE OF MIND ONCE THEY START LIVING IN ROSCOE. BEST QUALITY OF PRODUCTS AND SERVICES ARE USED IN ROSCOE. NO WONDER ROSCOE WILL LIVE AS AN URBAN LANDMARK.



# THAT SCULPTED VISION



THE UNDERSTATED SOPHISTICATION IS DESTINED TO CAPTIVATE YOUR SENSES. ROSCOE HAS A GAME CHANGING INFRASTRUCTURE WHICH WILL SINCERELY IMPROVE LIVING STANDARDS.

ROSCOE IS A CREATION TO TAKE **PRIVY-PEOPLE** UNDER ITS WINGS. ROSCOE INTRODUCES **LANDMARK ELEVATION** WITH **STONE CLADDING** AS EXTERIOR. CENTRALLY A/C DWELLINGS HAVE AN **ELEGANT LOOK** AND **RICHNESS** HAVING A SILVER SPOON IN THE MOUTH. **EXCEPTIONALLY BEAUTIFUL FLATS** HAVE GREAT HEIGHT WITH 11 FT. CEILING.





ROSCOE IS THERE TO BOOST UP THE SELF-ESTEEM OF RESIDING COMMUNITY.  
IT HAS A BASKET FULL OF ADVANTAGES. SELF CONTAINED RESIDENCY, BEAUTIFUL LOOK,  
GREEN LIVING, SECURE AND SAFE PREMISE....

# THAT ENGROSSING BEAUTY





PREMIUM OF ROSCOE SPREADS NATURAL RESOURCES AT YOUR FEET.  
THE FRONTAGE ENSURES CLEAN AIR WITH A GARDEN-SPAN AND TREES.  
DEPTH OF BUILDINGS OFFER ISOLATION FROM URBAN-NOISE AND HEIGHT  
OF RESIDENCY ASSURES AIR, LIGHT, WIND AND FRESHNESS.

# THAT SUBTLE WARMTH





THERE'S LITTLE BIT OF CHILDHOOD IN EVERYBODY'S LIFE.  
ENJOY A WHOLESOME EXPERIENCE AT ROSCOE WITH UNIQUE OFFERINGS THAT INCLUDE  
EXOTIC KIDS ZONE, FISH-EYE WATER BODY AND LIFE GIVING GARDEN.

# THAT PICTURESQUE VIEW





IF YOU CAN READ BETWEEN THE LINES, THEN YOU CAN ALSO FIND PEACE-PARK BETWEEN TWO ROSCOE BUILDINGS. SPECIAL WOODEN SIT-OUTS AND MANICURED GRASS CARPETS ARE FOCAL POINTS TO FIND PEACE AND RE-ENERGIZE.

# THAT NATURAL PEACE



# THAT DIFFERENT LUXURY

OUR DESIRE OF LUXURY IS MEETING THE ENDS WHEN WE GLIDE OUR SUV PAST ENTRANCE OF ROSCOE.



WHILE WE HAVE SEEN A FEW SUCCESS STORIES WITH 'IMAGINING CHILDHOOD' ROSCOE DOES INCORPORATE WONDERFUL CHILDREN'S PLAY ZONE





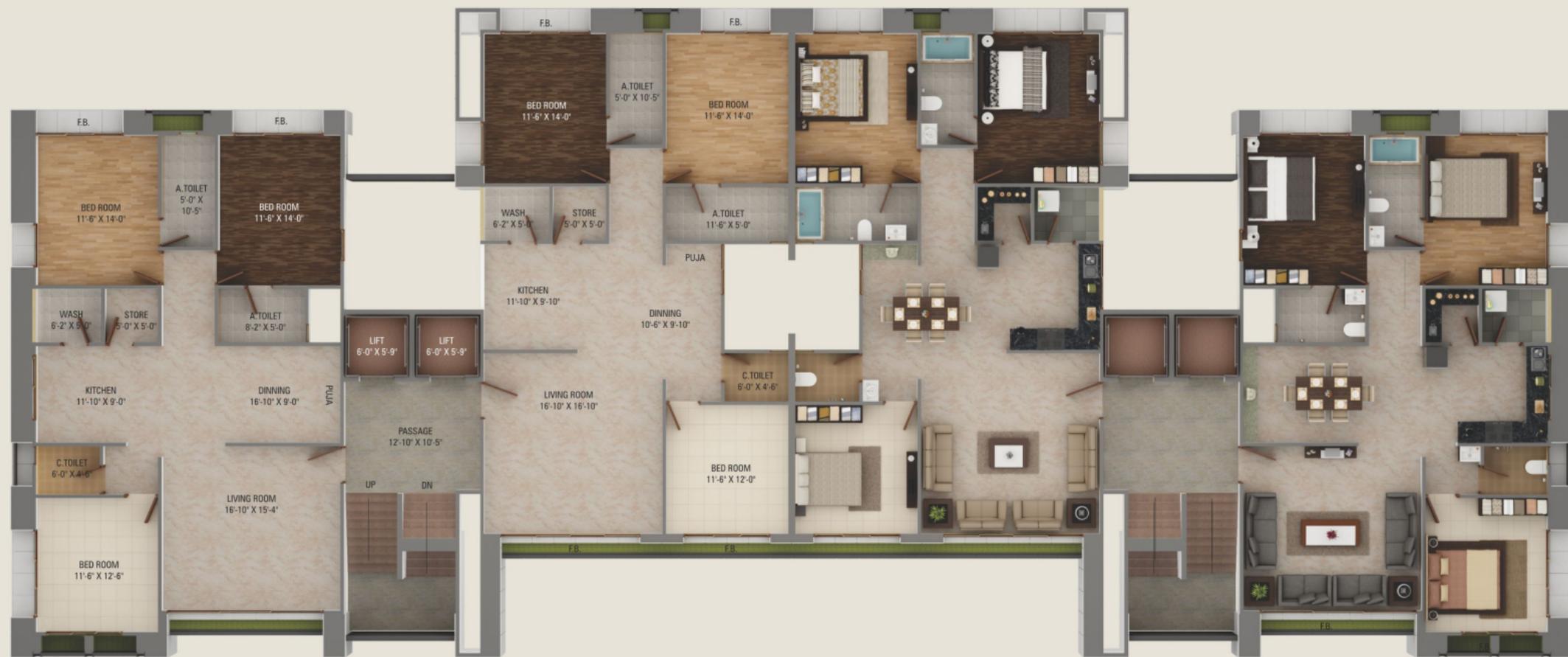
# THAT SOOTHING TOUCH

GET CARRIED AWAY BY THE STATUE OF SPIRITED LIFE.  
ROSCOE KEEPS A SOOTHING TOUCH TO KNOTTED LEGS, MEDITATED MIND AND SOULFUL SELF WITH INSPIRING LIGHTS.





4 BHK UNIT





3BHK Building 11th & 12th Floor

# AMENITIES



## DETAILS & BUILDING FEATURES

<b>DESIGNATED USE</b>	Residential high-rise.
<b>NO. OF FLOORS</b>	Basement floor parking + Ground Floor (Parking & amenities) + Typical Bldg (1st to 11th floor)
<b>PARK ALLOTTED</b>	3 Cars per flat (4bhk) , 2 Cars per flat (3bhk)
<b>BLOCK (NO OF BUILDING)</b>	Four Buildings in Campus.
<b>SPACE SPECIFICATIONS AT GROUND</b>	Hollow Parking in Lower Ground & Upper Ground.
<b>TYPE OF FOUNDATION</b>	Isolated Foundation
<b>SLAB TO SLAB HT</b>	11'-0"

## ELECTRICAL SYSTEMS, ELEVATORS AND WATER SUPPLY

<b>POWER LOAD</b>	Three Phase Meter from Main LT line.
<b>GENERATOR BACK-UP (POWER BACK-UP)</b>	Common Infrastructure Facility as well as each flat
<b>POWER SUPPLY CALCULATED PER FLAT</b>	Electrical load as per Consultant instruction
<b>ELEVATORS CONFIGURATION</b>	2 no- high speed fully automatic lift of schendler /Kone or Eeq make.
<b>CAPACITY &amp; SPEED OF LIFTS</b>	Lift - 8 Passengers of shaft size 6'-0" x 5'-9"
<b>SEWAGE SYSTEM</b>	P.V.C Pipe of Supreme or eq. make in Under Ground drainage system as well as in Concealed link with C P.V.C pipe as per detail given by Plumbing Consultant.
<b>ROAD NETWORK</b>	R.C.C. Tri-mix (V.D.S.) / Paver of Standard quality Make having finish of sandblast granite chips with granite finishes.
<b>SECURITY SYSTEM</b>	C.C.T.V. with Video Door Phone + Main door with Electronic locks for safety of flat. + Camera at main door & Inter connectivity for communication with individual member, Indoor Game, Gym area.
<b>INTERNET</b>	Wi-Fi system for net connection
<b>TERMITE TREATMENT</b>	Anti-Termite treatment by Specialized Agency with 10 Years Warranty
<b>D.T.H. SERVICE</b>	Direct to home service (Satellite T.V. Connection)
<b>FIRE SAFETY</b>	Automated fire sprinkler in basement, fire hydrant with fire extinguisher provide at all floor level near staircase.
<b>GARBAGE DISPOSAL</b>	Each Floor having Garbage disposal Shaft with Vacuumed hygienic cleaning system+ Flush system.

## INTERNAL UNIT FINISHES

<b>KITCHEN</b>	Quartz Finish Kitchen platform with S.S Sink and Designer tile dado on wall.
<b>PLUMBING</b>	Concealed plumbing in P.V.C. pipe fitting& P.V.C for Cold water supply with Designer C.P. fittings of Kohlar& sanitary ware fitting of Kohlar make.
<b>ELECTRIFICATION</b>	Finolex Cable with Siemen ELCB & MCB with ISI modular switches of eq. brand make.
<b>DOORS</b>	Main door frame of Teak Wood & frame with PU finished door. Interior door frame with Italian Marble and PU finished frame door.
<b>AIR CONDITION</b>	Indoor Outdoor Connection With Copper Piping
<b>WINDOWS</b>	All sills & Jamb with Granite/Italian and Aluminum anodized coated window with Reflective Glass.
<b>WALL FINISH</b>	Gypsum finish on Single coat mala finished plaster.
<b>RAILING</b>	S.S. / Glass Railing in Balcony & Staircase.
<b>WATER SUPPLY</b>	Water softening plant at ground to supply domestic water uses ineach flat. Pneumatic pressure pump in underground water tank for evenly pressure at any point of water outlet in flat at any floor. Central Gas / Electric geyser point or individual Gas / Electric geyser in wash for Hot water supply in each flat.

## EXTERIOR FINISHES

<b>PLASTER</b>	Dry stone cladding
<b>COLOUR</b>	I.C.I. (Max) whether shield.
<b>TERRACE</b>	Water proofing in terrace with Chemical by special agencies and abovethat china mosaic flooring.

## COMMON INFRASTRUCTURE AMENITIES

<b>AREA NAME</b>	<b>MATERIAL/PRODUCT SPECIFICATION</b>
<b>EXTERNAL WALL OF THE BUILDING</b>	Autoclaved Aerated Concrete (AAC)Block wall Double coat sand face/Roller finished dry stone cladding. Primer based & ICI based Cement Paint
<b>COMPOUND WALL</b>	Double coat sand face Plaster Stone Cladding cement based plaster
<b>ELECTRIC WIRING</b>	CONCEALED WIRING IN R.C.C.
<b>HARD SCAPE / PAVING</b>	Vitrified Matt finished Tiles, GraniteRiver wash kota, paver blocks
<b>SHADING OF OPEN PARKING</b>	Poly Carbonate Sheet / Fabric /G.I PRECOATED SHEET
<b>FIRE-HYDRANT SYSTEM</b>	As per NBC Norms
<b>STREET LIGHT</b>	Pole Lighting
<b>HVAC</b>	In 3 & 4-BHK Provision of Copper Piping.
<b>JOGGING TRACK</b>	River wash kota, Paver Blocks, natural stone including wooden pergola as per design
<b>WATER BODY</b>	Ceramic tiles includes cladding
<b>LIFT CLADDING</b>	Granite / Italian Cladding on lift Entry wall at each floor.
<b>CANOPY</b>	Steel and ALuminium Composite Panel
<b>WINDOW GRILL</b>	ANODISED COATED ALLUMINIUM SQ. PIPE SEC. GRILL
<b>STAIR-CASE</b>	Granite Stone
<b>STAIR-CASE RAILING</b>	S.S. & Glass finish
<b>GARBAGE SHAFT</b>	P.V.C. Based
<b>CCTV</b>	According to need in campus
<b>INTERCOM</b>	According to need in campus
<b>CAR WASH</b>	As per requirement
<b>LIFT</b>	MRL. 8 Passenger lift (Schendler & Kone)
<b>LIFT MACHINE ROOM</b>	Machine room less
<b>GAS LINE</b>	According to GGCL Norms (On chargeable basis)
<b>HOT WATER</b>	CENTRAL HOT WATER SUPPLY FROM GAS BOILER PLACED AT GROUND / TERRACE /BASEMENT FLOOR/Wash area
<b>CENTRAL HUGE LUSH GREEN LANDSCAPED</b>	The central portion filled with yellow soil & Lawn grass on that with selected trees on periphery of the landscaped garden.
<b>SAND PIT/CHILDREN PLAY AREA</b>	SOFT SAND FILLING IN OPEN PLAY AREA WITH STANDARD PLAY EQUIPMENT FOR CHILDREN'S.
<b>BASEMENT &amp; GROUND DRIVEWAY AREA</b>	VDS (Vacuum dewatering system)/Paver/Granite
<b>TERRACE FLOORING</b>	Water proofing in terrace with Chemical & by special agencies and above that china mosaic flooring.

## EXTERNAL INFRASTRUCTURE FACILITY

<b>CHILDREN PLAY AREA</b>	Green space built with sand pit for children play equipment & sitting area for parents.
<b>PARKING</b>	Basement & Upper ground level parking with car parking facility for each flat.
<b>INDOOR GAME</b>	Pool table, Carom board, Chess board & Table Tennis table.
<b>ENTRANCE GATE</b>	As Per Architectural Design with Decorative Main Compound Wall.
<b>WATER BODY</b>	Glorious water cascade provided with provision of Fountains.
<b>CENTRAL HUGE LUSH GREEN LANDSCAPED GARDEN</b>	The central garden space provided with Gazebos for senior citizens.
<b>GYM</b>	Gym for Gents & ladies with all Equipment.
<b>OFFICE, LIBRARY, SALON</b>	Good quality modern Equipments.

## INTERNAL COMMON AREA FINISHES

<b>FOYER</b>	Entrance Foyer finished with Italian / granite Cladding & river finished granite or rustic tiles flooring. Granite flooring & Cladding at Ground floor Lift Cladding & staircase. Glass main door & S.S. back door.
<b>LIFT CLADDING</b>	Granite wall Cladding in each floor near lift entrance.
<b>STAIRCASE</b>	Granite Steps & Riser with Granamite flooring in Passage.
<b>LOBBY OF EACH FL.</b>	Floor level common Lobby area finished with matt finish Vitrified tile.

