

PROJECT BY :



Discover a new dimension to

PREMIUM lifestyle



ULTRA LUXURY PREMIUM 2 & 3 BHK APARTMENTS

RERA NO : PRM/KA/RERA/1251/446/PR/200123/005645

embrace
an extravagant *Living*



WELCOME TO



WE MEET YOUR EXCLUSIVE WISHLIST!



specatcular

apartments tailored to the highest

Standards

The desire to buy the house of your dreams is universal. As pioneers in upscale housing, we build homes that provide comfort, quality, exceptional amenities, and long-term value. Strong foundations, creative design and aesthetics, quality finishes, and a high return on investment are the key features of our projects.

The beauty of your home reflects your personality, and that is what makes it special. We create unique home stories.



With O.C. & C.C.



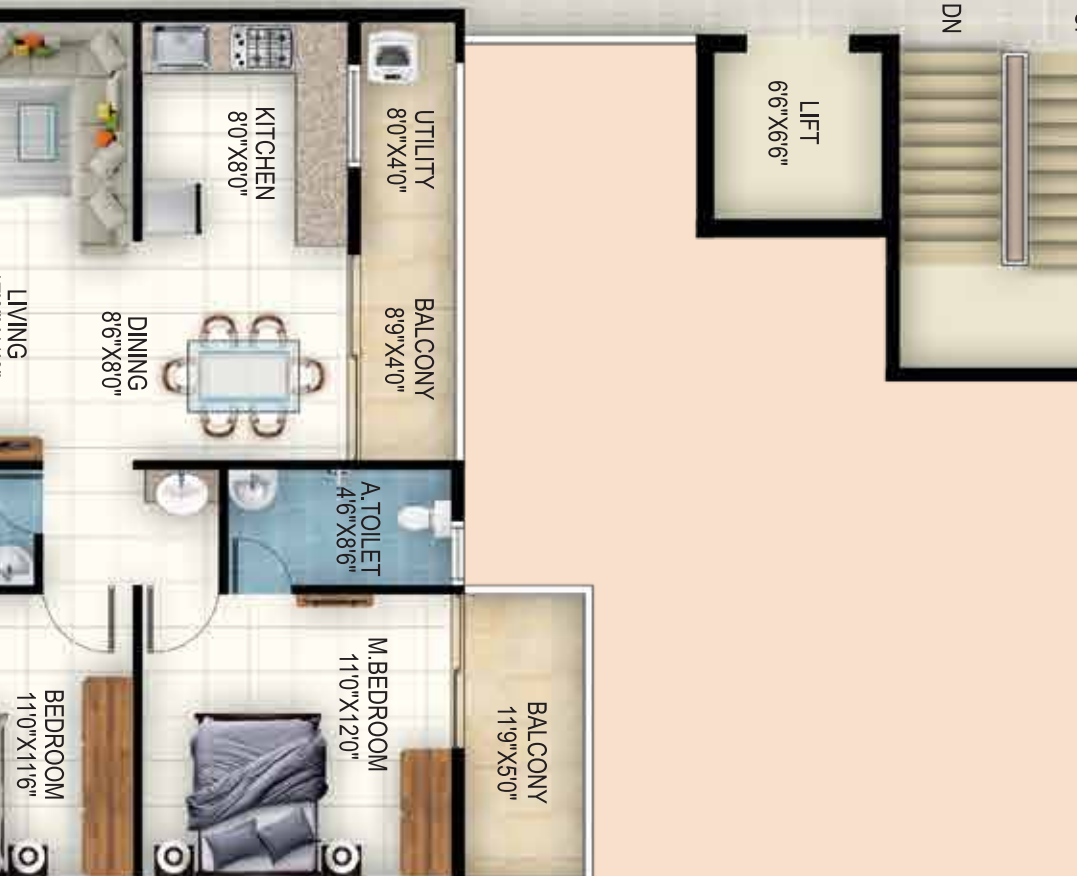
WING-1 (BLOCK - 1)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
101, 201, 301, 401	3BHK	899	190	1160	325	1485
102, 202, 302, 402	3BHK	899	190	1160	325	1485
103, 203, 303, 403	3BHK	899	190	1160	325	1485
104, 204, 304, 404	3BHK	899	190	1160	325	1485
105, 205, 305, 405	3BHK	864	166	1094	306	1400
106, 206, 306, 406	2BHK	720	129	907	253	1160
107, 207, 307, 407	2BHK	720	129	907	253	1160
108, 208, 308, 408	3BHK	864	117	1043	292	1335

KEY PLAN



Floor Plan



50" WIDE CORRIDOR

LOBBY

UP

DN

LIFT 66'x6'6"

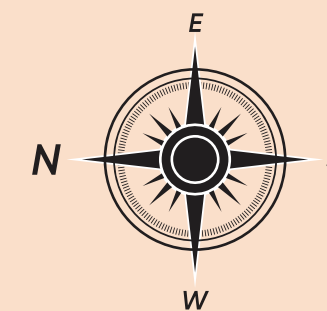
master Plan



Experience a unique living experience with this project that has been skillfully designed to give you the finest of everything.

These apartments with facilities conceived for ease and comfort are skillfully designed to ensure that luxury city living reaches iconic levels.

- | | | |
|-----------------------|--|---------------------------|
| 01 - Entry/Exit | 19 - Parking for Visitors / Party Hall | 37 - Small Kids Play Area |
| 02 - Waiting Lounge | 20 - Elders Zone | 38 - Chit chat Zone |
| 03 - Water Fountain | 21 - Flora Garden | 39 - Therapeutic Walk |
| 04 - Security Post | 22 - Pets Park | 40 - Ground Floor |
| 05 - Transformer yard | 23 - Outdoor Gym | Indoor Games |
| 06 - Garbage Area | 24 - Half Basketball Court | Yoga Room |
| 07 - DG | 25 - Kids Climbing Wall | Indoor Gym |
| 08 - Lotus Pond | 26 - Sand Pit | First Floor |
| 09 - Jogging Track | 27 - Kids Archery | Party Hall |
| 10 - Pedestrian Entry | 28 - Rose Garden | Barbeque |
| 11 - Herbal Garden | 29 - Skating Rink | Flat No1 Ground Floor |
| 12 - Hopscotch | 30 - Seating | Reception |
| 13 - Kids Play Area | 31 - Amphitheater | Waiting Lounge |
| 14 - 2 Shuttle Court | 32 - Adults Cricket Practice Pitch | Work Station |
| 15 - Outdoor Chess | 33 - Kids Cricket Practice Pitch | Kids Library |
| 16 - Pool Deck | 34 - Garden | |
| 17 - Swimming Pool | 35 - Butterfly Garden | |
| 18 - Kids Pool | 36 - Lawn | |



JOOL Plan



WING-1 (BLOCK - 1)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
109, 209, 309, 409	2BHK	715	185	957	268	1225
110, 210, 310, 410	2BHK	729	67	856	239	1095
111, 211, 311, 411	2BHK	771	149	977	273	1250
112, 212, 312, 412	3BHK	882	148	1095	305	1400
113, 213, 313, 413	2BHK	805	168	1035	290	1325
114, 214, 314, 414	3BHK	919	221	1211	339	1550
115, 215, 315, 415	3BHK	919	221	1211	339	1550
116, 216, 316, 416	3BHK	890	135	1086	304	1390

KEY PLAN



JOOL Plan



WING-1 (BLOCK - 2)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
117, 217, 317, 417	3BHK	900	130	1094	306	1400
118, 218, 318, 418	2BHK	787	123	969	271	1240
119, 219, 319, 419	2BHK	787	123	969	271	1240
120, 220, 320, 420	2BHK	787	123	969	271	1240
121, 221, 321, 421	3BHK	899	162	1125	315	1440
122, 222, 322, 422	3BHK	864	117	1043	292	1335
123, 223, 323, 423	2BHK	720	117	895	250	1145
124, 224, 324, 424	3BHK	863	128	1055	295	1350
125, 225, 325, 425	3BHK	863	128	1055	295	1350

KEY PLAN



Floor Plan



WING-1 (BLOCK - 2)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
126, 226, 326, 426	3BHK	900	121	1086	304	1390
127, 227, 327, 427	2BHK	821	100	981	274	1255
128, 228, 328, 428	3BHK	900	181	1145	320	1465
129, 229, 329, 429	3BHK	899	162	1125	315	1440
130, 230, 330, 430	2BHK	752	133	938	262	1200
131, 231, 331, 431	2BHK	762	132	953	267	1220
132, 232, 332, 432	3BHK	922	175	1164	326	1490
133, 233, 333, 433	3BHK	921	202	1188	332	1520
134, 234, 334, 434	3BHK	902	199	1164	326	1490

KEY PLAN



a new
Wave
of spacious modern *living*



Creating fashionable homes is not everyone's cup of tea. A stylish and impeccable home exudes a distinct aura and vibe. With the finest architects, planners, and designers, Rosewood offers a personalized touch to every project, with comfort in abundance, and unique functionality that creates spaces that are impressive. A seamless integration of the home with the outdoors enables you to enjoy a sense of connection with nature.

The homes at Rosewood are bespoke properties for people with an eye for style.

2 WINGS
2 & 3 BHK

50% OF OPEN SPACE

100% 100% LAND OWNED
BY SRI BALAJI VENTURES

2 bhk 1090 TO 1325 SFT

3 bhk 1330 TO 1720 SFT

4.91 ACRES OF LAND

40+ LUXURY
AMENITIES

100% VAASTU WITH UNIQUE
BUILDING DESIGN

449 LUXURY APARTMENTS

05 FLOORS
(B+G+4 UPPER FLOORS)

NO COMMON WALLS

PRIME LOCATION

Floor Plan

WING-1 (BLOCK - 3)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
135, 235, 335, 435	3BHK	900	130	1094	306	1400
136, 236, 336, 436	2BHK	787	123	969	271	1240
137, 237, 337, 437	2BHK	787	123	969	271	1240
138, 238, 338, 438	2BHK	787	123	969	271	1240
139, 239, 339, 439	3BHK	900	156	1117	313	1430
140, 240, 340, 440	3BHK	892	120	1078	302	1380
141, 241, 341, 441	2BHK	743	121	922	258	1180
142, 242, 342, 442	3BHK	892	120	1078	302	1380
143, 243, 343, 443	3BHK	890	135	1086	304	1390

KEY PLAN



JOOL Plan

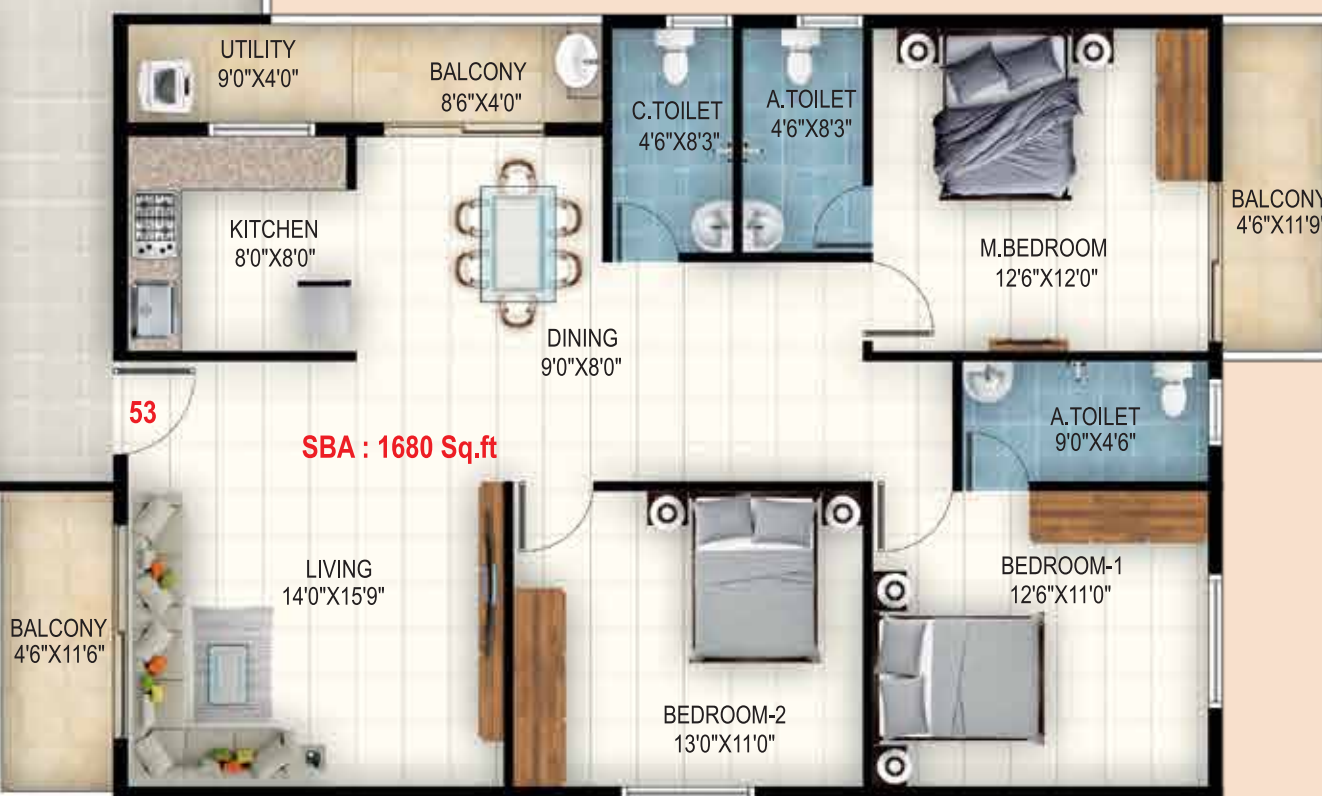
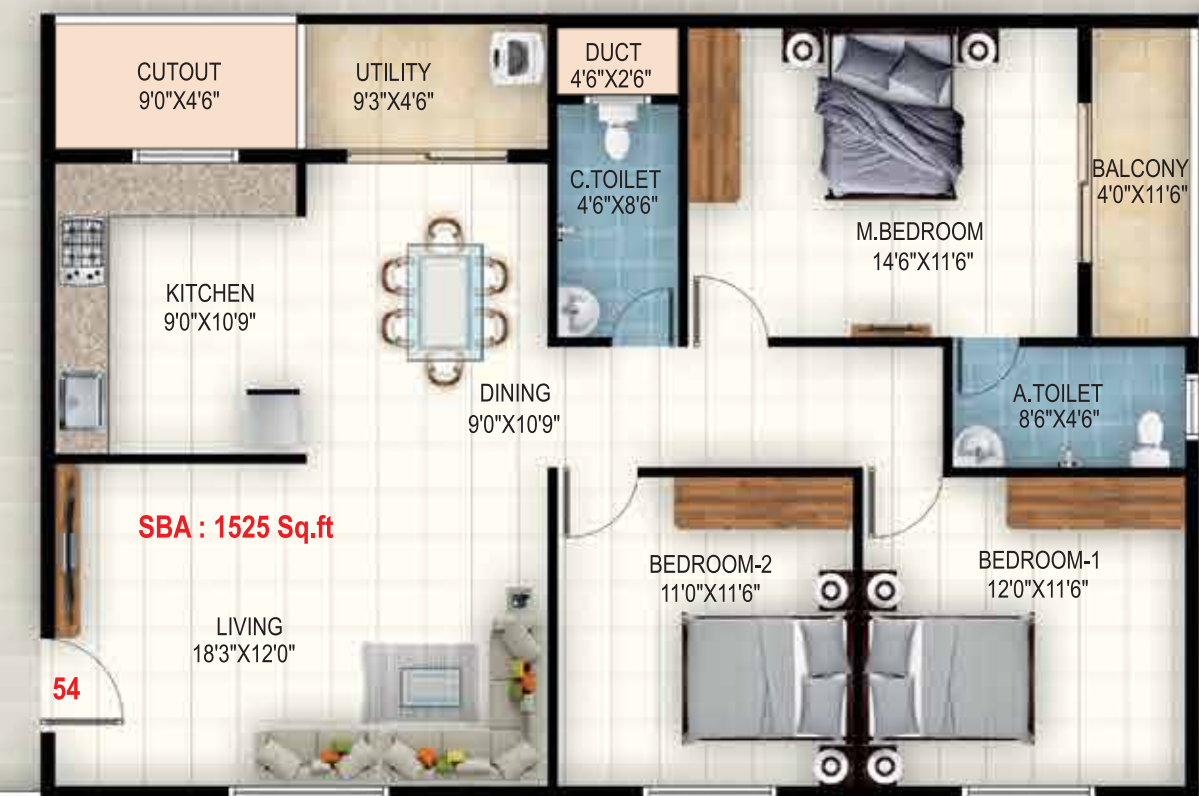
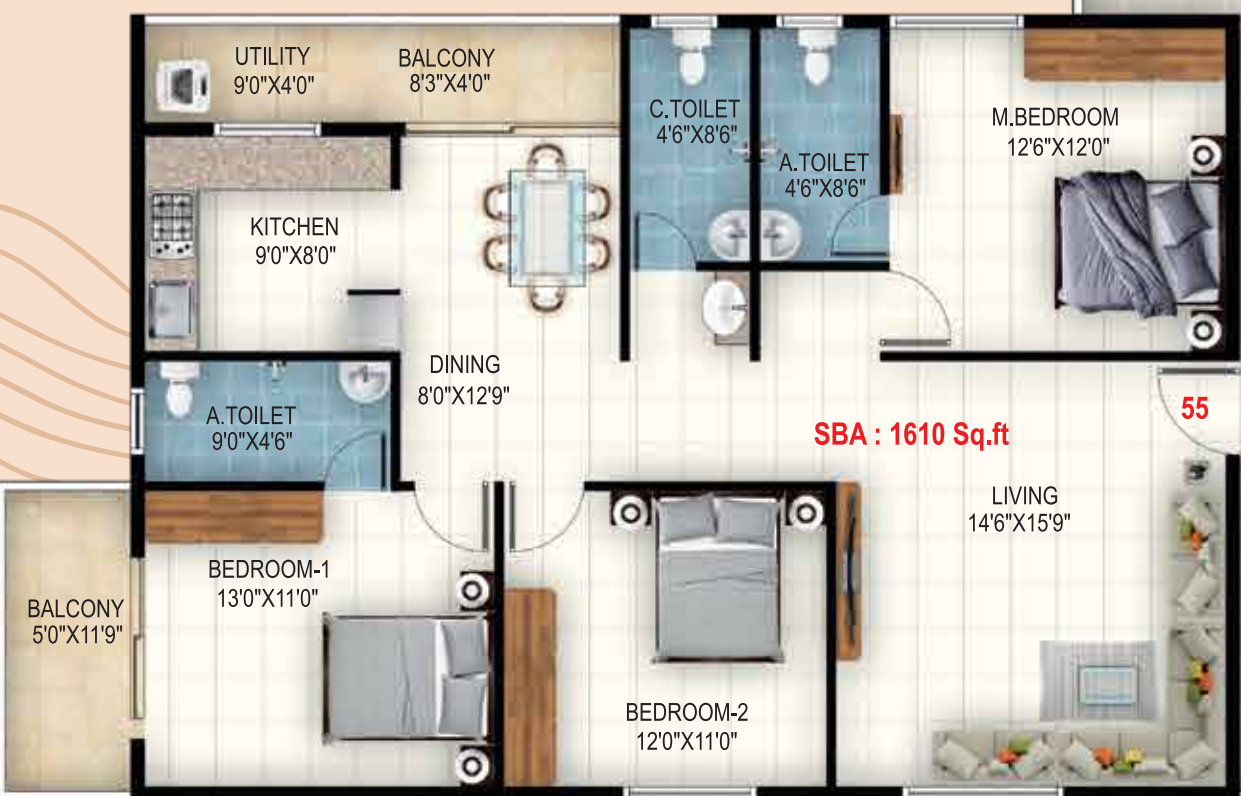


WING-1 (BLOCK - 3)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
144, 244, 344, 444	3BHK	900	118	1082	303	1385
145, 245, 345, 445	2BHK	805	149	1016	284	1300
146, 246, 346, 446	3BHK	900	171	1137	318	1455
147, 247, 347, 447	3BHK	899	162	1125	315	1440
148, 248, 348, 448	3BHK	902	200	1168	327	1495
149, 249, 349, 449	3BHK	902	200	1168	327	1495
150, 250, 350, 450	3BHK	902	200	1168	327	1495
151, 251, 351, 451	3BHK	931	200	1196	334	1530
152, 252, 352, 452	3BHK	902	200	1168	327	1495

KEY PLAN





WING -1
(BLOCK - 4)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
153, 253, 353, 453	3BHK	1058	182	1313	367	1680
154, 254, 354, 454	3BHK	1027	94	1192	333	1525
155, 255, 355, 455	3BHK	1059	131	1258	352	1610
156, 256, 356, 456	3BHK	1051	224	1344	376	1720
157, 257, 357, 457	3BHK	1045	178	1289	361	1650
158, 258, 358, 458	3BHK	1045	178	1289	361	1650
159, 259, 359, 459	3BHK	971	157	1196	334	1530

Floor Plan

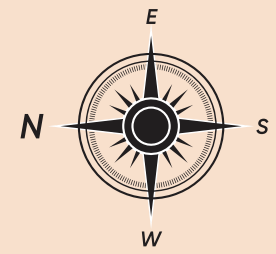
KEY PLAN



**WING-2
(BLOCK - 1)**



Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
106, 206, 306, 406	2BHK	712	116	887	248	1135
107, 207, 307, 407	3BHK	982	167	1211	339	1550
108, 208, 308, 408	3BHK	878	120	1063	297	1360
109, 209, 309, 409	2BHK	732	121	903	252	1155
110, 210, 310, 410	2BHK	732	121	903	252	1155
111, 211, 311, 411	2BHK	732	119	910	255	1165

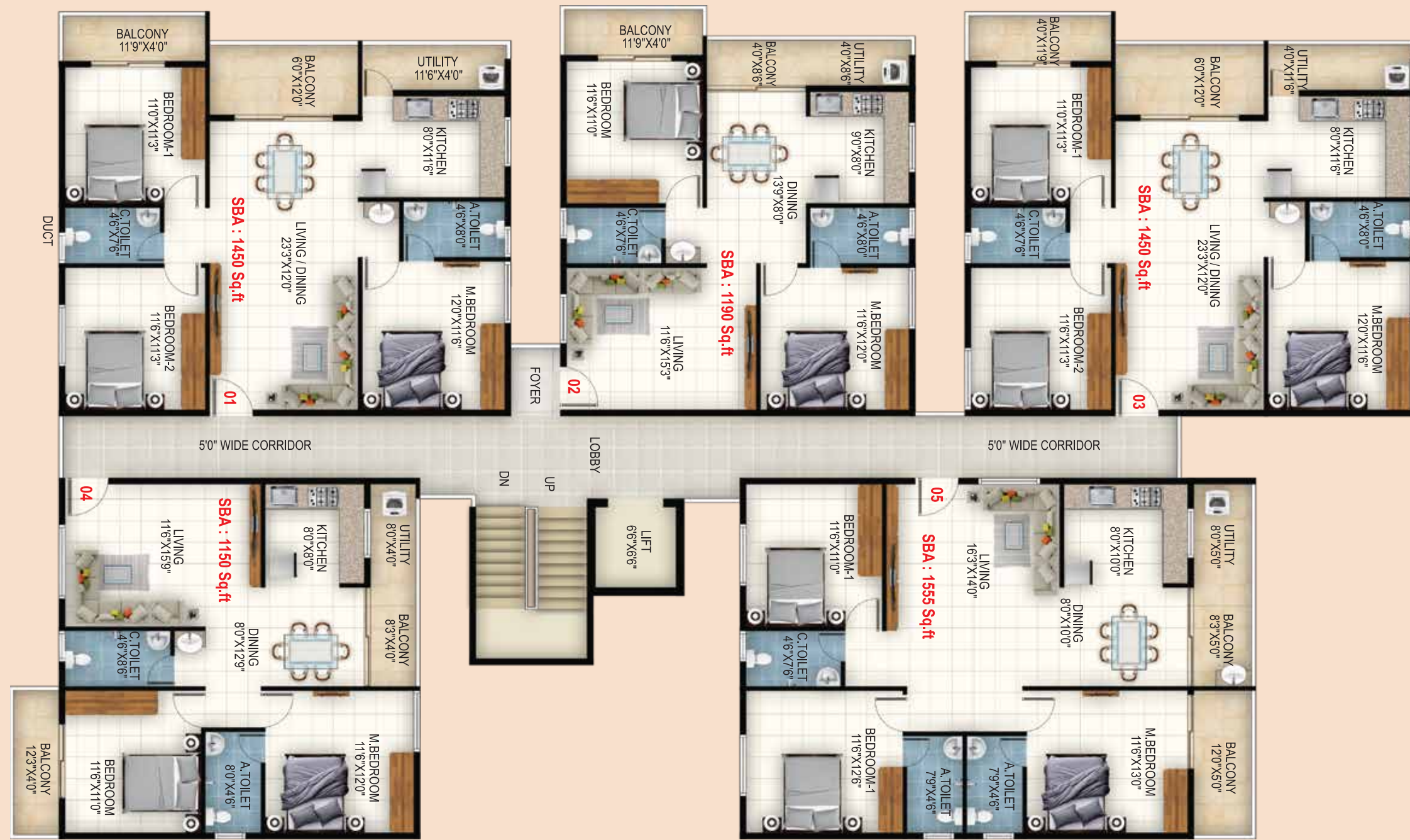


KEY PLAN

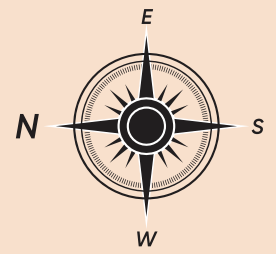


**WING-2
(BLOCK - 1)**

Home Plans



Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
101, 201, 301, 401	3BHK	900	166	1133	317	1450
102, 202, 302, 402	2BHK	738	137	930	260	1190
103, 203, 303, 403	3BHK	900	166	1133	317	1450
104, 204, 304, 404	2BHK	726	116	899	251	1150
105, 205, 305, 405	3BHK	1004	145	1215	340	1555



KEY PLAN



Master Plan

WING - 2 (BLOCK - 2)

Flat No	Type	Carpet Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
112, 212, 312, 412	3BHK	877	118	1055	295	1350
113, 213, 313, 413	2BHK	738	137	930	260	1190
114, 214, 314, 414	2BHK	738	137	930	260	1190
115, 215, 315, 415	2BHK	738	137	930	260	1190
116, 216, 316, 416	3BHK	900	166	1133	317	1450
117, 217, 317, 417	3BHK	921	125	1114	311	1425
118, 218, 318, 418	2BHK	726	128	914	256	1170
119, 219, 319, 419	2BHK	726	118	903	252	1155
120, 220, 320, 420	2BHK	726	118	903	252	1155
121, 221, 321, 421	3BHK	892	208	1168	327	1495



KEY PLAN



WING - 2 (BLOCK - 2)

Flat No	Type	Carpent Area	Utility Balcony	Builtup Area	Common Area	Super Builtup Area
122, 222, 322, 422	3BHK	877	118	1055	295	1350
123, 223, 323, 423	2BHK	738	137	930	260	1190
124, 224, 324, 424	3BHK	879	178	1121	314	1435
125, 225, 325, 425	3BHK	879	146	1082	303	1385
126, 226, 326, 426	3BHK	879	162	1098	307	1405
127, 227, 327, 427	3BHK	891	136	1090	305	1395
128, 228, 328, 428	3BHK	891	136	1090	305	1395
129, 229, 329, 429	3BHK	891	156	1106	309	1415
130, 230, 330, 430	3BHK	891	136	1090	305	1395
131, 231, 331, 431	2BHK	680	125	860	240	1100

KEY PLAN



Floor Plan





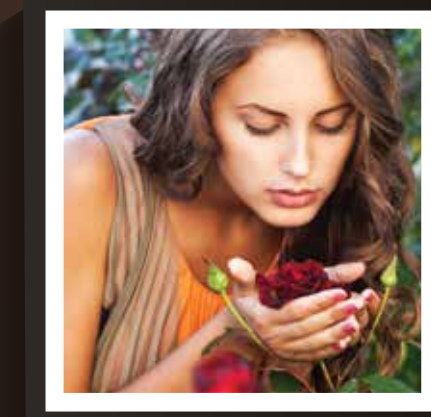
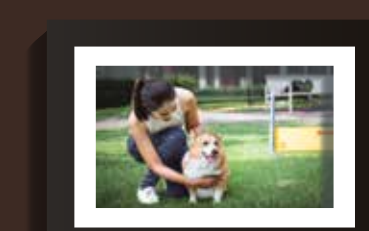
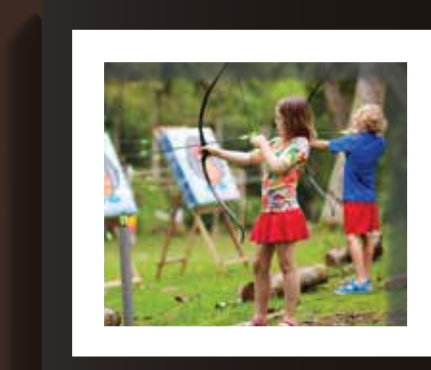
Our homes are distinguished by numerous amenities over and above their inbuilt, high-quality specifications.





This tranquil enclave has no shortage of places to go and things to do. Rosewood boasts of a gymnasium, yoga rooms, and jogging tracks to encourage a healthy & happy lifestyle.

Swimming pools, and various venues for indoor games such as table tennis, pool, and snooker, outdoor games such as badminton and tennis courts, and volleyball and basketball courts, makes this place special in the hearts of those who have already discovered this vibrant neighborhood.



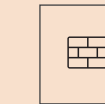
Featuring classic design details and subtle tones, Rosewood offers a grand, majestic space. As the sun and wind bathe the house, with the rich landscape surrounding it, the ample indoor and outdoor space, state-of-the-art craftsmanship, and precise design with exclusive features make Rosewood a treasured possession.

We create unique home stories.





specifications



Structure: RCC framed Structure



Walls: 6" thick cement solid block for exterior walls & 4" thick cement solid block for interior walls



Kitchen: Provision for softened water point .



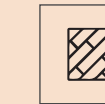
Doors: Main doors: Engineered hard wood frame with skin shutters polish finished on both sides.

Internal doors: Engineered hard wood frames with skin shutters with enamel paint finished on both sides.

French doors: UPVC door systems with sliding shutters provision for mosquito mesh.

Windows: UPVC window systems with safety grill (M.S) and provision for mosquito mesh.

All Hardware of reputed make.



Flooring:

Staircases/Corridors Lobby- Vitrified tiles/ Granite flooring.

Living, Dining, all Bedrooms & Kitchen: 800 MM X 800 MM double charged vitrified tiles.

Bathrooms: Ceramic tile flooring.

All Balconies/Utilities: Antiskid ceramic tiles.

Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform .

Bathrooms: Glazed ceramic tile dado up to 7 feet height.

Utilities: Tiles dado up to 3' Height.

Basement: Cement concrete with smooth finish.



Hand Railing

Balcony: M.S railing

Staircase: (common area): M.S railing



Bathrooms:

Wall mounted EWC with concealed Flush tank. Single lever diverter cum shower.

Sanitary: Duravit or Parry ware or equivalent make.

C.P Fittings: Jaguar or Hind ware or equivalent make.



Painting: External: Textured /smooth finish exterior emulsion paint.

Internal: Smooth putty finish with tractor emulsion paint for walls.



Electrical: Concealed copper wiring of Havells or polycab or equivalent make.

Modular switches: Schneider / Philips / Great white or equivalent make.

Power outlets for air conditioners in Master bedroom.

Power outlets for geysers and Exhaust Fans in all bathrooms.

Power outlets in kitchen for chimney, refrigerator, microwave oven, mixer and washing machine in utility area.

DG backup of each flat 0.5 KVA.

100 % DG backup power for Lifts, Pumps & lighting in common areas.



Plumbing: Drainage/sewage: PVC pipes & fittings
Water supply (Int & Ext): Cpvc or Upvc pipes & fittings.



Internet/ Cable TV:

Provision for internet & DTH.



Security: Round the clock Security system with surveillance camera at the main gate



STP & WTP: Fully treated water is made available through an exclusive water treatment plant (In the Case of Borewell water). A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscape / flusing purpose.



Lifts: OTIS / Schindler or equalent Lifts.

location map



In addition to its convenient location, Rosewood provides quick access to a wide range of social infrastructure with workplaces, premium schools, retail outlets, and the best hospitals in its vicinity.

SCHOOLS

VIBGYOR
NATIONAL PUBLIC SCHOOL
CHRYSALIS
PNC & ZEE
MVJ COLLEGE OF ENGINEERING
DEEN ACADEMY
SRISTI GLOBAL SCHOOL
LAKE MONTFORT SCHOOL
MAPLE BEAR CANADIAN SCHOOL
JAIN HERITAGE INTL. SCHOOL
ORCHIDS INTL. SCHOOL

HOSPITALS

AXIS HOSPITAL
SATHYA SAI SUPER SPECIALITY HOSPITAL
NARAYAN MULTISPECIALTY HOSPITAL
VYDEHI HOSPITAL
MANIPAL HOSPITAL WHITEFIELD
SHANKARA EYE HOSPITAL
YASHOMATI HOSPITAL
CLOUD 9 CLINIC
MIRACLE HOSPITAL

SHOPPING MALLS

SBR INOX
ORION UPTOWN
PARK SQUARE MALL
FORUM VALUE MALL
INORBIT MALL
VR MAL
PHOENIX MALL

HOTELS

SHERATON 4 POINTS
TAJ VIVANTA
THE DEN
JW MARIOT HOTEL
FAT CHEF
HOLIDAY INN
MAINLAND CHINA
GINGER HOTEL
ZURI

OFFICES

TATA ELXSI
BEARYS GLOBAL RESEARCH
SIEMENS LIMITED
GRIND WELL
GR TECH PARK
ITPL
UNILVER
KIADB
NOVO NORDISK
TESCO
TCS
ACCENTURE
I-GATE
L&T
UTC AEROSPACE SYSTEMS
SAP
RMZ



approvals

Date of Issue	Approval No.	Sanction Authority
26.12.2022	BBMP/Addl.Dir/JDNORTH/0036/2022-23	Bruhat Bengaluru Mahanagara Palike
28.07.2022	NO. CEE/BMAZ-N/SEE(O)/AE-1/22-23/NOC/1916-19	Bangalore Electricity Supply Company Limited
22.08.2022	EC IDENTIFICATION NO. EC22B038KA120509, FILE NO. SEIAA 92 CON 2022	State Environment Impact Assessment Authority
16.09.2022	APPLICATION NO. BWSSB-NOC-2022-6-29-062904050110	Bangalore Water Supply and Sewage Board
17.10.2022	CONSENT ORDER NO. CTE-333898, PCB ID: 133606	Karnataka State Pollution Control Board
05.01.2023	PRM/KA/RERA/1251/446/PR/200123/005645	Karnataka Real Estate Regulation Authority(RERA)



completed projects



BALAJI WHITEWOODS



BALAJI MONARCH



BALAJI UNITED MEADOWS



BALAJI DC CAPITOL



PROJECT BY :



RERA NO : PRM/KA/RERA/1251/446/PR/200123/005645

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Structural :

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email: indigo_con1@yahoo.com