



ROSEATE VILLAS

LUXURY'S
NEW ADDRESS



*In quiet elegance,
life unfolds with the grace of
a well-kept secret*

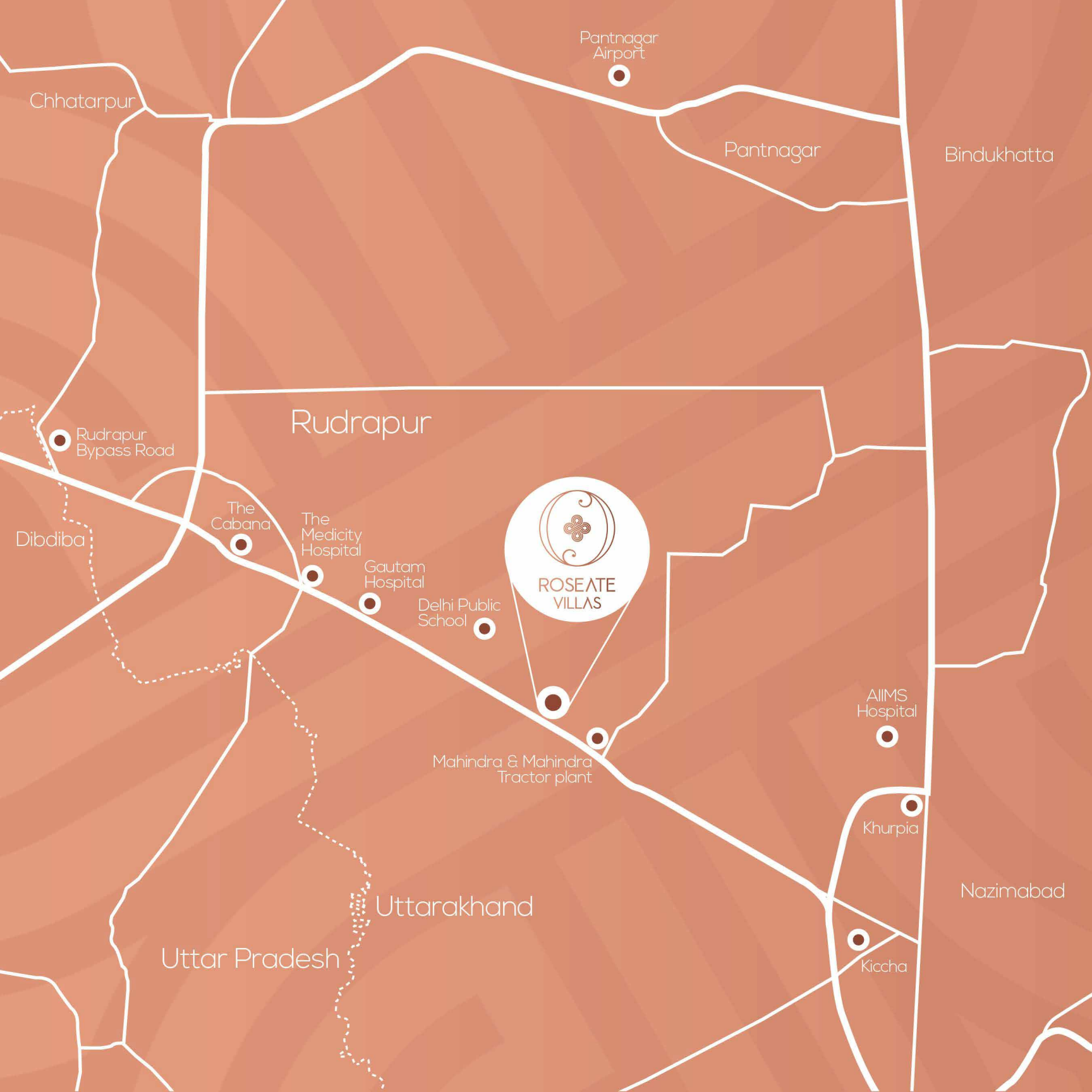
Here, luxury is not a display but an experience felt in the open skies above, the soft breeze of green pathways, and the care woven into every corner. It's a space where families grow, moments linger & the heart truly rests.

WELCOME TO LUXURY'S NEW ADDRESS

A woman with long dark hair, wearing a light pink, spaghetti-strap, floor-length gown, sits elegantly on a plush, tufted light blue armchair with ornate gold-colored metalwork. She holds a large, vibrant bouquet of red roses. The setting is a sophisticated interior with large windows draped in dark, heavy curtains. Sunlight filters through the windows, creating a warm, golden glow and casting long, soft shadows across the polished floor. The background reveals a glimpse of a dark, opulent room with a lamp and architectural details. A large, curved, light orange graphic element sweeps across the upper right portion of the image, framing the woman and adding a modern touch to the classic scene.

*An address where luxury &
thoughtful design comes together
in perfect harmony*

Roseate Villas is a boutique community of 59 thoughtfully designed villas that capture the essence of modern family living. With 44-foot-wide roads and a gated, secure environment, each villa offers both spacious luxury & practical living. Here, cutting-edge technology meets thoughtful infrastructure, creating a place where comfort, style, and peace of mind coexist.



Where convenience meets the luxury of calm

Nestled on NH 74, Roseate Villas offers the perfect balance of connectivity and serenity. Just 10 minutes from the city and airport and within easy reach of the upcoming 1,000-acre industrial zone, this location blends the vitality of urban life with the calm of nature. A home that's near everything yet distant from the ordinary.



Hospital

- The Medicity Hospital 5 KM
- Gautam Hospital 4 KM
- AIIMS Hospital 7 KM



School

- Delhi Public School 2 KM
- Bhartiya International School 1 KM



Restaurant

- The Cabana 6 KM



Nearby Highlights

- Mahindra and Mahindra Plant 900 M
- Khurpia 7 KM
- Kichha 7 KM



Upcoming Infrastructure

- Upcoming Rudrapur Bypass Road 3 KM



Airport

- Pantnagar Airport 14 KM



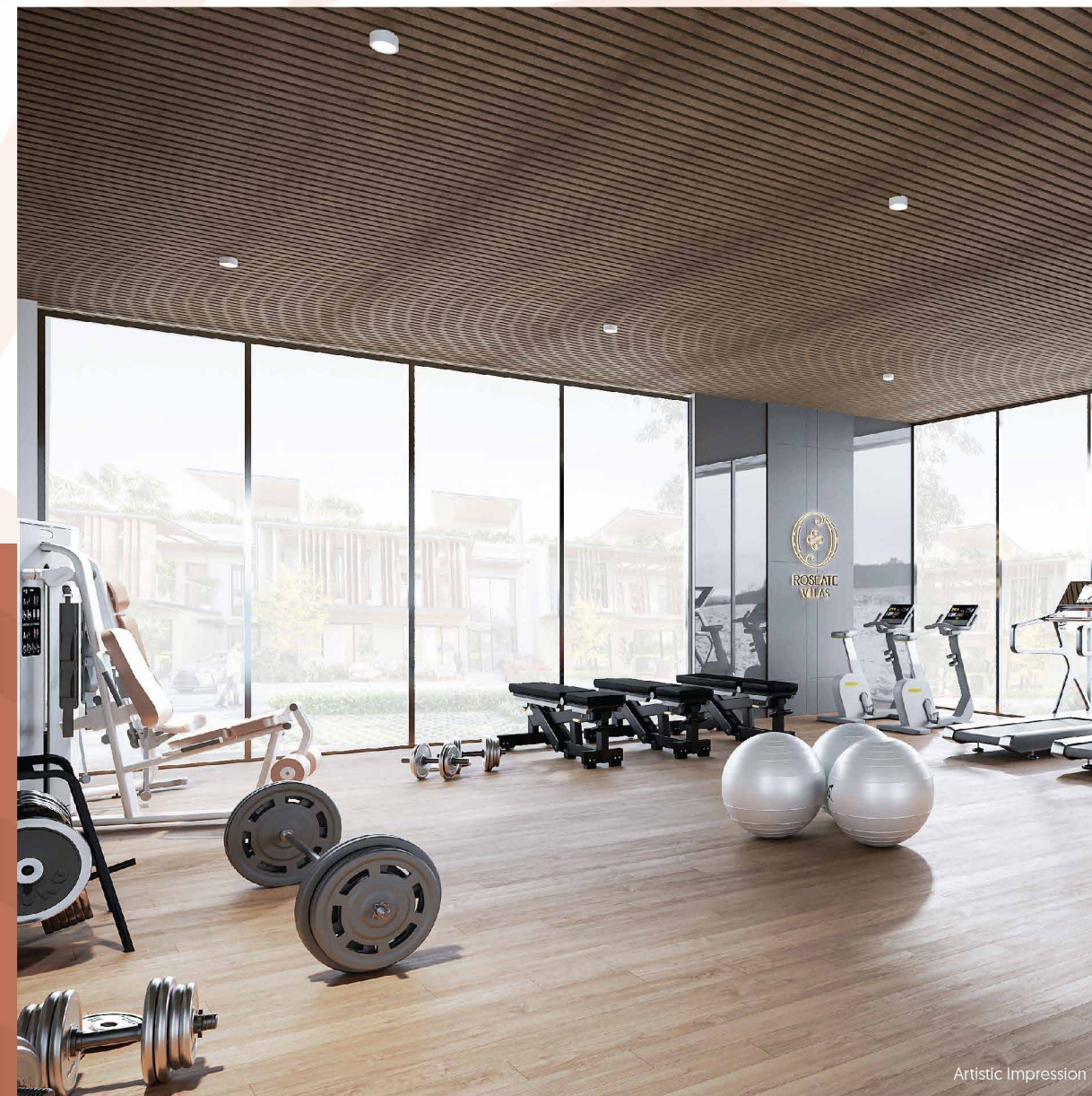


*Curated luxuries that
enhance your everyday
living experience*



Swimming Pool

Dive into a refreshing world of effortless luxury.



Gym

Fitness meets finesse in a space designed for your well-being.



Temple with Ghat Steps

Find spiritual peace where tranquility meets tradition.



Amphitheatre

Where stories and culture come alive under the open sky.



Clubhouse

The heart of leisure, crafted for moments that matter.



Party Lawn

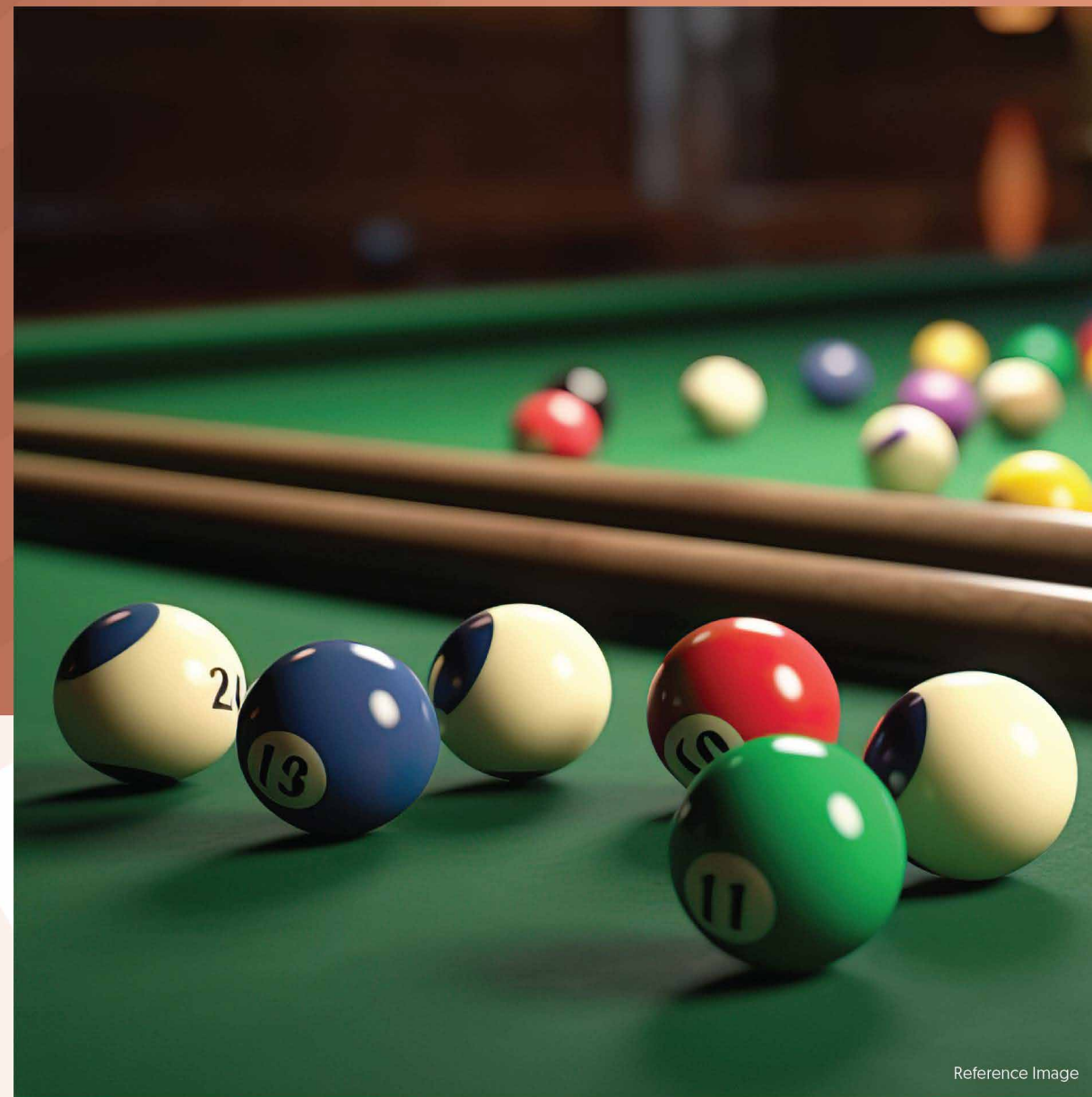
Celebrate beneath the stars at luxury's most exclusive venue.



Artistic Impression

Greens for Community Gatherings

Here luxury and nature blend seamlessly.



Reference Image

Indoor Games

Play in style, where entertainment is always elegant.



Reference Image

Multipurpose Hall

A canvas for gatherings, designed to elevate every occasion.



Artistic Impression

Half Basketball Court

Shoot for elegance in a space built for the passionate.



ROSEATE
VILLAS
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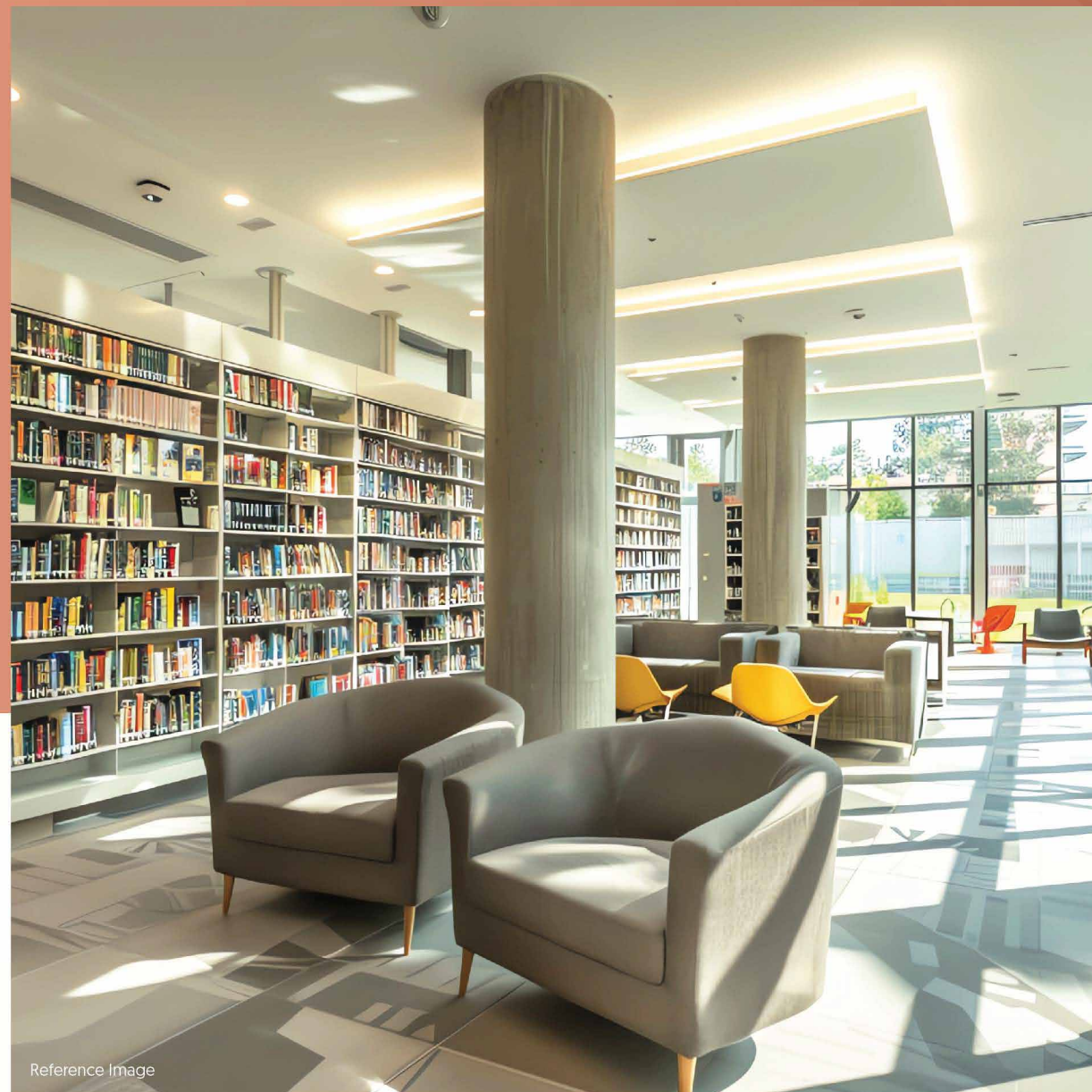
Badminton & Pickleball Court

Game on, where luxury and recreation meet.



Kid's Play Area

Nature's finest touch, blooming at your doorstep.



Reference Image

Library

A retreat for the mind, where luxury and knowledge intertwine.



Artistic Impression

Private Decks

Where your mornings meet elegance & open skies.



*Crafted for those
who seek luxury from
every moment*

Roseate Villas brings luxury to life in every detail. Every feature here is crafted to enhance comfort and elevate your lifestyle - creating a home of elegance and ease.



LUXURY
CLUBHOUSE



44 FT. WIDE
INTERNAL ROADS



24X7 POWER
BACKUP



24X7 CCTV
SECURITY



MY GATE
APP INTEGRATION

LEGEND	
1	CLUB WITH PARTY HALL, GYM, LIBRARY, INDOOR PLAY AREA
2	PARTY LAWN
3	WALKWAY WITH PERGOLA
4	SWIMMING POOL
5	KIDS' POOL
6	OUTDOOR SHOWER
7	CHANGE ROOMS
8	LOUNGERS
9	WATER FEATURE
10	GUARD ROOM
11	FEATURE WALL
12	LAWN
13	JOGGING/ WALKING TRACK
14	KIDS' PLAY EQUIPMENTS
15	BADMINTON/ PICKLEBALL COURT
16	HALF-BASKETBALL COURT
17	TEMPLE WITH GHAT STEPS
18	SUNKEN LAWN
19	STEPPED SEATING
20	PARKING
	200 SQYD PLOTS
	300 SQYD PLOTS

- 41 NOS. 200 SQ YARDS PLOTS (9.8 M X 17.08 M)
- 18 NOS. 300 SQ YARDS PLOTS (14.06 M X 17.84 M)



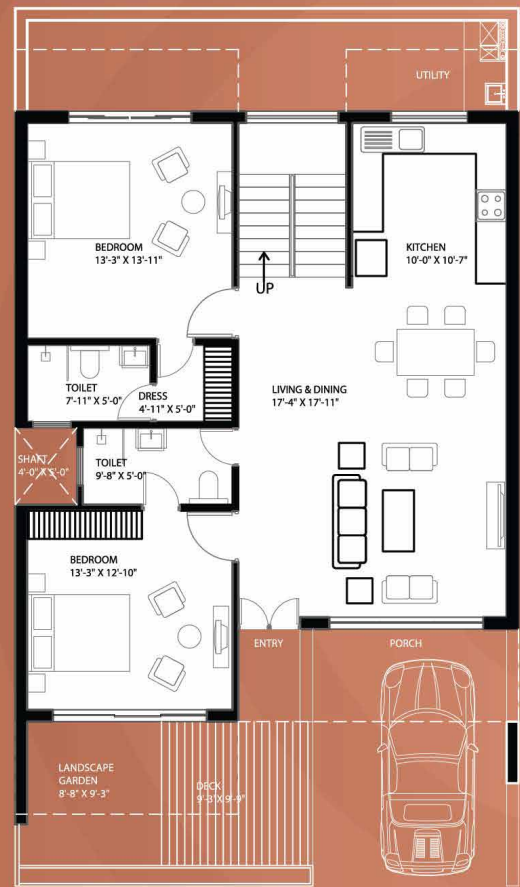
*Blueprints curated
for Luxurious Living*

Building communities where luxury feels like home

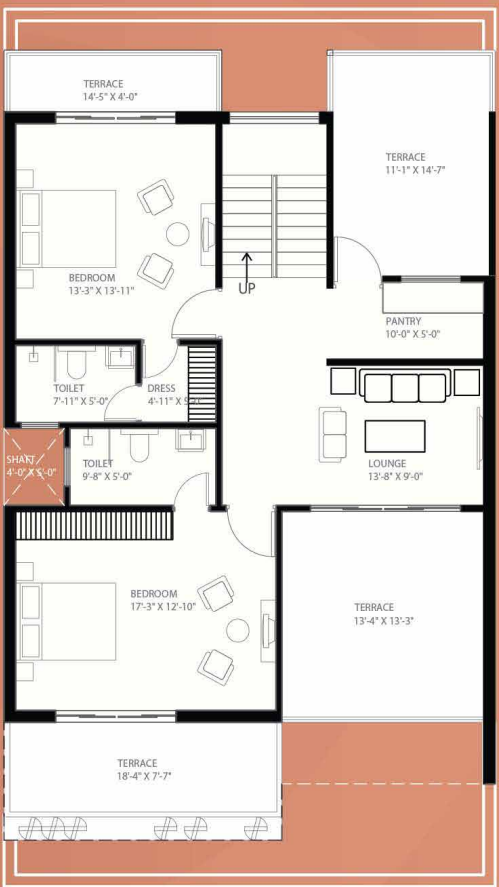
Roseate Ventures is a forward-thinking real estate developer committed to creating homes that embody modern living and community spirit. With a strong heritage and a passion for innovation, Roseate's mission is to elevate family life through projects that blend convenience, luxury, and sustainability. Their inaugural project, Roseate Villas, is a testament to their vision of crafting boutique communities that offer more than just homes. They offer a way of life.

ROSEATE
VENTURES

Plot Area - 200 SQ. YD.
Build-up Area - 2643 SQ. FT.
Rera Carpet Area - 1978 SQ. FT.



Ground Floor



First Floor

Disclaimer

- 1sq.ft. = 0.093sq.mt., 10.764sq.ft. 1196sqyd. and 3.28ft. = 1mt.
- All dimensions shown in feet/inches are a close approximation to metric dimensions.
- Dimensions may vary due to the thickness of plaster.
- Total Built-up area includes RERA carpet area plus balcony area plus the area of external walls and proportionate share of common area.
- Internal dimensions may vary after finishing plaster/tiles etc.
- Some units may have different areas including an additional lawn/terrace area. Please check the area with the Marketing team at the time of purchase.

Rera No. UKREP10240000589

Plot Area - 300 SQ. YD.
Build-up Area - 3880 SQ. FT.
Rera Carpet Area - 3137 SQ. FT.



Ground Floor



First Floor

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Rera No. UKREP10240000589

Payment Plan

Price List

Semi Finished with Complete Façade Elevation	Plot Size / Sqare Yards (Built Up Area In Sq. Ft.)	Price
Basic	32.1 x 56.02 / 200 (2643)	₹ 1,61,30,000
Basic	46.11 x 58.56 / 300 (3880)	₹ 2,36,00,000
PLC	32.1 x 56.02 / 200 (2643)	₹ 1,71,30,000
PLC	46.11 x 58.56 / 300 (3880)	₹ 2,51,00,000

Additional Charges

1.	Interest Free Maintenance Security (IFMS)	₹ 1,00,000
2.	Club Membership Charges (For 10 Years)	₹ 1,00,000
3.	Maintenance Charges @ ₹16/- per Square Yards	-

Payment Plan

1.	Booking Amount	10%
2.	Within 90 days from the date of booking	15%
3.	Within 150 days from the date of booking	15%
4.	Within 210 days from the date of booking	15%
5.	Within 270 days from the date of booking	10%
6.	On Laying of Foundation	10%
7.	On Commencement of ground floor slab	10%
8.	On Commencement of first floor	10%
9.	On offer of Possession	5%
10.	Total	100%

Terms and Conditions

1. Statutory taxes such as GST/any other tax/cess payable extra (as and when due) are to be borne by the purchaser/allottee on the prevailing rates/terms prevailing on the installments' due date.
2. Any additional facility that may be provided shall be charged extra. Please refer to the terms of the agreement to sell.
3. Booking/allotment is subject to clearance of the booking amount and terms/conditions contained in the application form/ agreement to sell. Kindly read the terms and conditions mentioned in the application.
4. Prior to the actual date of booking, prices can be revised at any time at the sole discretion of the company & without notice.
5. The above area is indicative, please check the actual size of the plot and unit availability with the marketing office before making the booking.
6. Please read carefully the detailed terms and conditions in the application form/ agreement to sell.
7. Possession of the plot/villa shall be given as per the terms of allotment after receiving the final payment along with other charges and taxes, if any after execution of the sale deed.
8. The necessary charges - the cost of stamp duty, registration charges, and other related charges/costs are extra as per prevailing govt. Rules/norms/policy/rates at the time of registry and to be borne by purchaser/allottee.

ROSEATE VENTURES

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RERA NO. UKREPI0240000589

Disclaimer: This does not constitute any form of an offer and/or agreement and all purchases/leases shall solely be governed by the terms and conditions of the agreement for sale/lease. All images are for representative purposes only unless otherwise stated. The developers reserve the right to change the specifications, rates, discounts, features without any notice or any obligation. | Conditions Apply.