

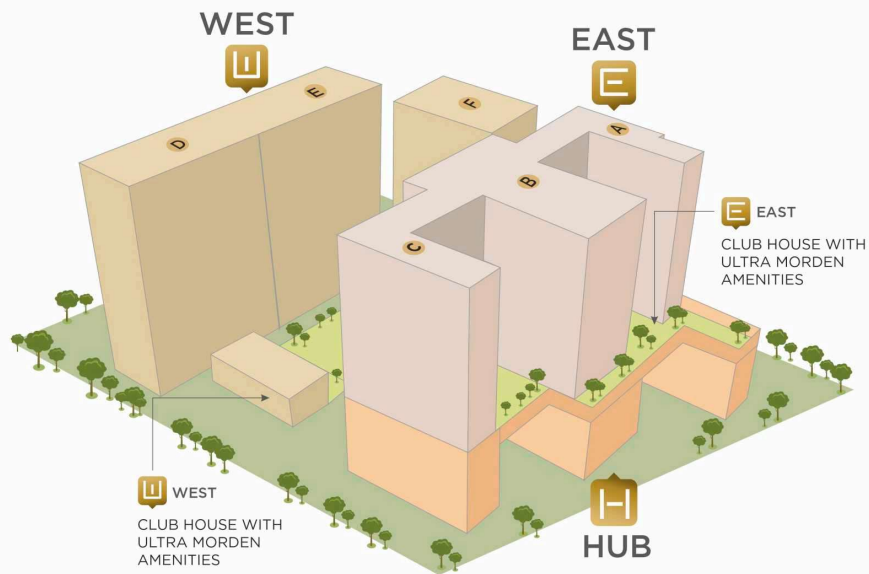
FORTUNE  
**prestige**

*Live Connected. Feel Connected.*

3 & 4 BHK EXCLUSIVE APARTMENTS & SHOPS

FORTUNE  
prestige

Live Connected. Feel Connected.



TOWER A - B - C APARTMENT = **EAST**

TOWER D - E - F APARTMENT = **WEST**

SHOPS & OFFICES = **HUB**

3 & 4 BHK EXCLUSIVE APARTMENTS & SHOPS

## ARCHITECTURAL GRANDEUR

Fortune Prestige is a testament to architectural grandeur, where visionary designs shape the perfect canvas for your dream home.

## Elevating Dreams Through Architectural **GRANDEUR & INNOVATION**



3 & 4 BHK EXCLUSIVE  
APARTMENTS & SHOPS



ULTRA MORDEN  
AMENITIES



PRIME  
LOCATION



# FORTUNE prestige

Live Connected. Feel Connected.

## **E** EAST

### PROJECT HALLMARKS

- 3 Tower with 80 Residences
- 3 & 4 BHK Exclusive Apartments & Shops
- 3 Side Open Apartment
- Club House with Ultra Morden Amenities
- Allotted Car Parking in Basement/Ground Floor
- Gated Community & 24 x 7 CCTV Surveillance

## **H** HUB

- G+3 Levels of Retail Showrooms & Shops
- A Perfect Place for Brands



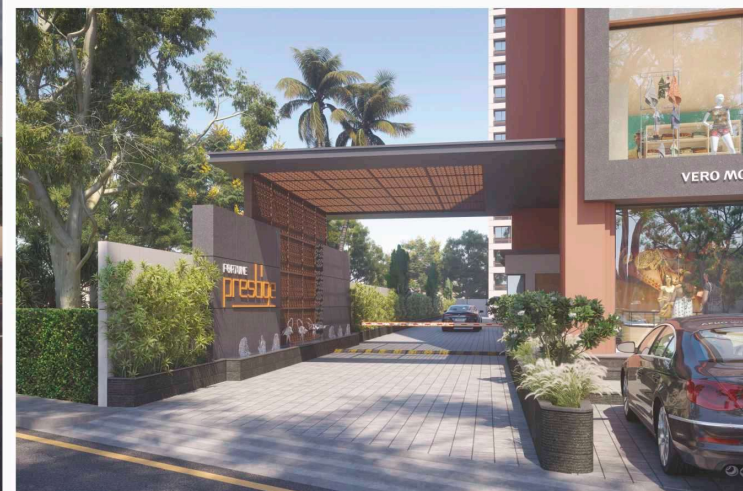






Elevating lives,  
where  
lifestyle meets  
**INSPIRATION**

Inspired by the essence of lifestyle, our project redefines living with unparalleled elegance, comfort, and inspiration at its core.







Elevating your business  
to unprecedented  
**ACHIEVEMENTS**



CCTV  
Surveillance



Seating



Drainage & Water  
Connection In Every Unit



Ample Car Parking In  
Basement & Ground Floor



His/Her Toilet



Fire Safety





Embrace opulence,  
embody  
**LUXURIOUS LIVING**





## Exclusive amenities, **ULTIMATE SATISFACTION**

Indulge in a world of opulence and leisure, where exclusive amenities guarantee ultimate satisfaction and contentment.



PE Turf



Gym



Children  
Play Area



Club House with  
Ultra Modern Amenities



Gazebo



Game Room



Home Theatre



Multi Purpose Hall



Library



Kitchen

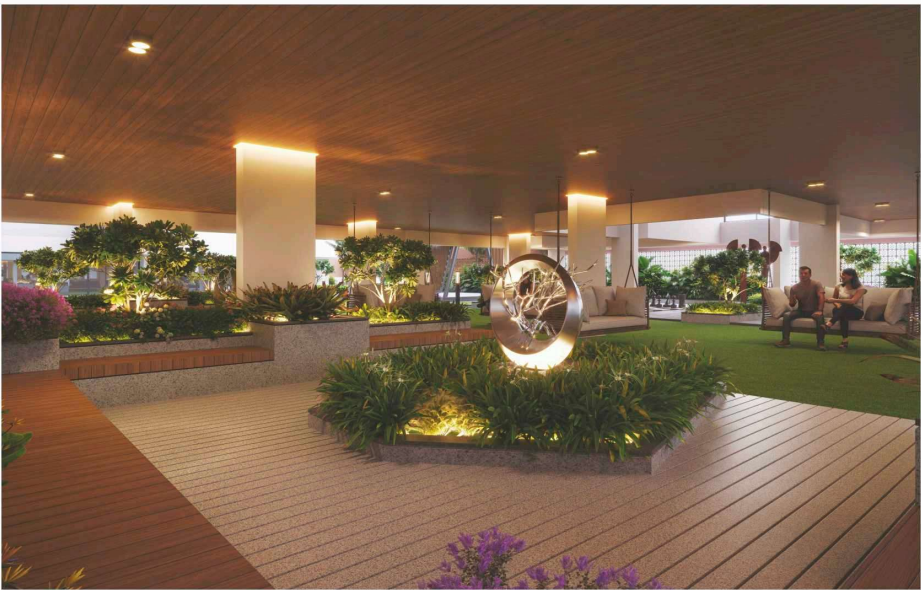
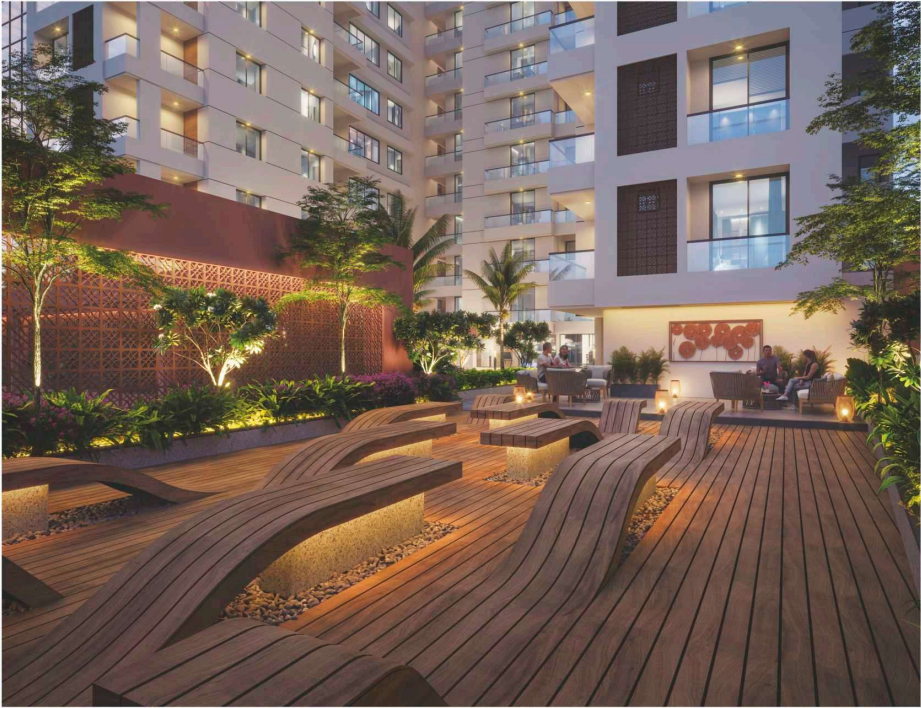


Toddler Room



Guest Bedroom







FORTUNE  
**prestige**

Live Connected. Feel Connected.



#### PROJECT HALLMARKS

- 3 Tower With 162 Residences
- 3 & 4 BHK Exclusive Apartments & Shops
- Club House with Ultra Morden Amenities
- High Speed Luxurious Elevators
- Allotted Car parking in Basement/Ground floor
- Gated Community & 24 x 7 CCTV Surveillance



Discover bliss in  
**EVERY HIDDEN  
CORNER**





Serenity, Life's  
**SUBLIME  
ELEGANCE**

Amidst the opulence of luxurious living, find serenity at every turn, where tranquility and comfort blend seamlessly to create an unparalleled lifestyle.







## Amenities beyond expectations, **LUXURY LIVING ELEVATED**

Fortune Prestige offers an array of amenities that transcend expectations, redefining luxury living with unparalleled choices that elevate your lifestyle to new heights of opulence.



Decorative Entrance Gate  
with Security Cabin



Outdoor Seating



Allotted Car Parking



Seating Benches



CCTV Surveillance



Fire Safety



Reception /  
Waiting Area



Rain Water  
Harvesting



Garden



Roof Top  
Solar Panel



Club House with  
Ultra Morden Amenities



Admin Room



Kitchen



Guest Bedroom



Gym



Game Room



Home Theatre



Library



Children Play Area



Multi Purpose Hall





Prestige & views in  
**PERFECT HARMONY**



# GROUND FLOOR PLAN

## LEGEND

- 01 ENTRANCE OTTA
- 02 RECEPTION / WAITING
- 03 MULTIPURPOSE HALL
- 04 PANTRY / KITCHEN
- 05 HIS TOILET
- 06 HER TOILET
- 07 ADMIN ROOM
- 08 STORE
- 09 C.TOILET
- 10 GAME ROOM
- 11 DECK / SEATING AREA
- 12 CHILDREN PLAY AREA
- 13 SCULPTURE
- 14 GARDEN
- 15 RAMP
- 16 BIKE PARKING
- 17 CAR PARKING

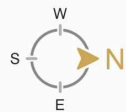




## GROUND FLOOR PLAN SHOPS

SHOP	DIMENSION	SQ.FT.
01	14' 10" X 27' 9"	418
02	15' 1" X 27' 9"	411
03,04	33' 10" X 10' 9"	363
05	11' 0" X 27' 0"	294
06	10' 0" X 27' 0"	269
07	9' 8" X 27' 0"	257
08	10' 0" X 27' 0"	269
09	11' 0" X 27' 0"	296
10	10' 0" X 27' 0"	270
11	30' 0" X 11' 0"	329
12,13	30' 0" X 10' 6"	314
14	30' 0" X 9' 0"	268
15	30' 0" X 9' 0"	271
16	14' 8" X 31' 0"	406
17,18	14' 8" X 31' 0"	453
19	14' 8" X 31' 0"	406
20	30' 0" X 9' 0"	271

SHOP	DIMENSION	SQ.FT.
21	30' 0" X 9' 0"	268
22,23	30' 0" X 10' 6"	314
24	30' 0" X 11' 0"	329
25	10' 0" X 27' 0"	269
26	10' 7" X 27' 0"	284
27	9' 0" X 27' 0"	241
28	10' 0" X 27' 0"	269
29	11' 0" X 27' 0"	294
30,31	34' 6" X 10' 9"	372
32	34' 6" X 11' 1"	383
33	30' 8" X 10' 0"	308
34	30' 8" X 13' 6"	415
35	30' 8" X 9' 6"	290
36	30' 8" X 9' 0"	276
37	14' 10" X 39' 9"	544
38	12' 0" X 39' 9"	538



36.00 MTR WIDE ROAD





# LEGEND

- 01 LIBRARY
- 02 HOME THEATRE
- 03 GUEST BEDROOM
- 04 A. TOILET
- 05 GYM



## 1ST TO 3RD FLOOR PLAN



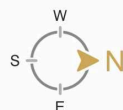




## 1ST TO 3RD FLOOR PLAN SHOPS

SHOP	DIMENSION	SQ.FT.
101	30' 3" X 27' 4"	638
102	33' 10" X 10' 9"	363
103	33' 10" X 21' 7"	531
104	11' 0" X 27' 0"	294
105	10' 0" X 27' 0"	269
106	9' 6" X 27' 0"	257
107	10' 0" X 27' 0"	269
108	11' 0" X 27' 0"	296
109	10' 0" X 27' 0"	270
110	30' 0" X 11' 0"	329
111	30' 0" X 10' 5"	314
112	30' 0" X 10' 6"	314
113	30' 0" X 9' 0"	268
114	30' 0" X 9' 0"	271
115,116	29' 8" X 30' 7"	860
117	30' 0" X 9' 0"	271
118	30' 0" X 9' 0"	268

SHOP	DIMENSION	SQ.FT.
119	30' 0" X 10' 6"	314
120	30' 0" X 10' 5"	314
121	30' 0" X 11' 0"	329
122	10' 0" X 27' 0"	269
123	10' 7" X 27' 0"	284
124	9' 0" X 27' 0"	241
125	10' 0" X 27' 0"	269
126	11' 0" X 27' 0"	294
127	34' 10" X 21' 7"	543
128	34' 10" X 10' 9"	376
129	34' 0" X 11' 1"	376
130	30' 8" X 10' 0"	308
131	30' 8" X 13' 6"	415
132	30' 8" X 9' 6"	290
133	30' 8" X 9' 0"	276
134	29' 6" X 39' 5"	1086





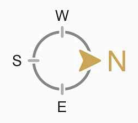


## TOWER - A,B,C

### AMENITIES FLOOR PLAN

#### LEGEND

01 MULTI PURPOSE HALL	11 PE TURF
02 KITCHEN	12 SEATING AREA
03 GUEST BEDROOM	13 CHILDREN PLAY AREA
04 TOILET	14 HOME THEATER
05 OUTDOOR SEATING	15 TODDLER ROOM
06 SEATING BENCHES	16 GAME ROOM
07 GAZEBO	17 LIBRARY
08 CHESS BOARD	18 HIS TOILET
09 SCULPTURE	19 HER TOILET
10 YOGA DECK	20 GYM





## TYPICAL FLOOR PLAN

(4th TO 13TH FLOOR)



	TYPE 1 4 BHK	TYPE 2 3 BHK	TYPE 3 3 BHK	TYPE 4 3 BHK	TYPE 5 3 BHK	TYPE 6 3 BHK
Rera Carpet	1532	1239	1235	1127	873	745
Balcony + Wash	175	148	84	94	62	60
Total Carpet	1744	1442	1392	1300	1012	862
Built Up	1883	1552	1492	1379	1122	986
SBA	3107	2561	2462	2275	1851	1627

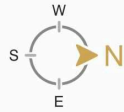
\* All measurements are in square feet.



## 4 BHK TYPE-1

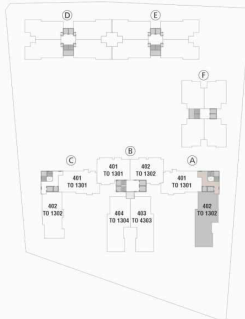
TYPICAL UNIT

TOWER-A



TYPE 1	4 BHK
Rera Carpet	1532
Balcony + Wash	175
Total Carpet	1744
Built Up	1883
SBA	3107

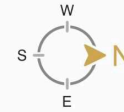
\* All measurements are in square feet.



## 4 BHK TYPE-1

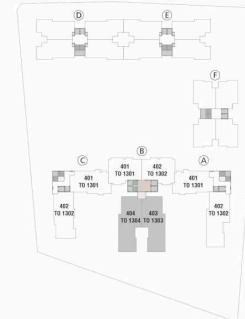
TYPICAL UNIT

TOWER-B



TYPE 1	4 BHK
Rera Carpet	1532
Balcony + Wash	175
Total Carpet	1744
Built Up	1883
SBA	3107

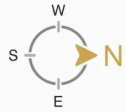
\* All measurements are in square feet.





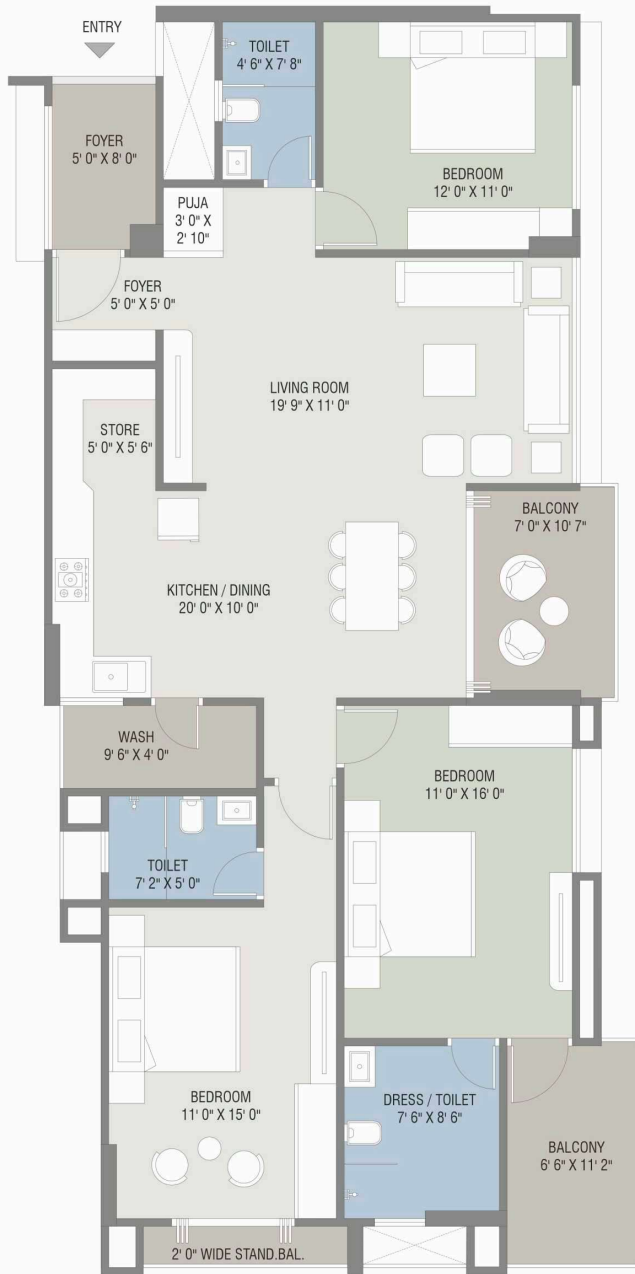
### 3 BHK TYPE-2

TYPICAL UNIT  
TOWER-C



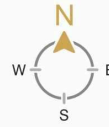
	TYPE 2 3 BHK
Rera Carpet	1239
Balcony + Wash	148
Total Carpet	1442
Built Up	1552
SBA	2561

\* All measurements are in square feet.



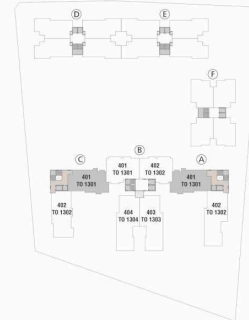
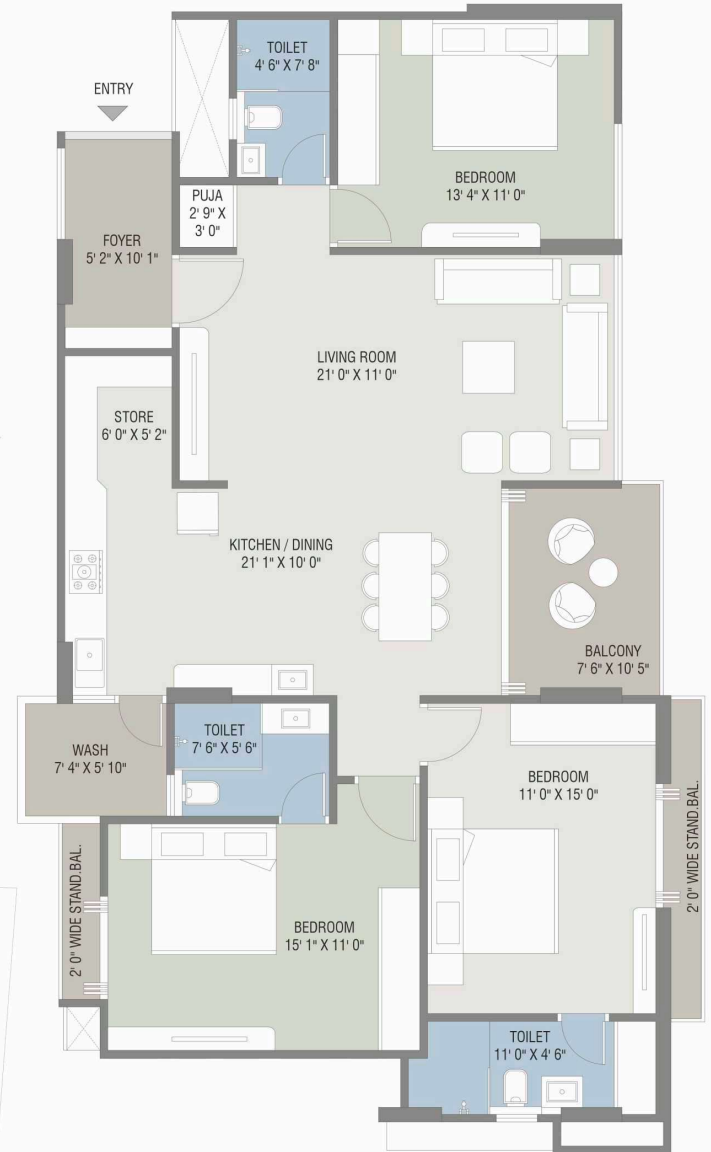
### 3 BHK TYPE-3

TYPICAL UNIT  
TOWER-A & C



	TYPE 3 3 BHK
Rera Carpet	1535
Balcony + Wash	84
Total Carpet	1392
Built Up	1492
SBA	2462

\* All measurements are in square feet.

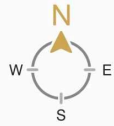




### 3 BHK TYPE-4

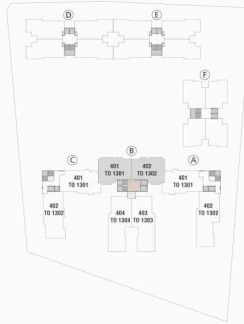
TYPICAL UNIT

TOWER-B



TYPE 4	3 BHK
Rera Carpet	1127
Balcony + Wash	94
Total Carpet	1300
Built Up	1379
SBA	2275

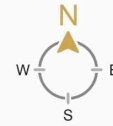
\* All measurements are in square feet.



### 3 BHK TYPE-5

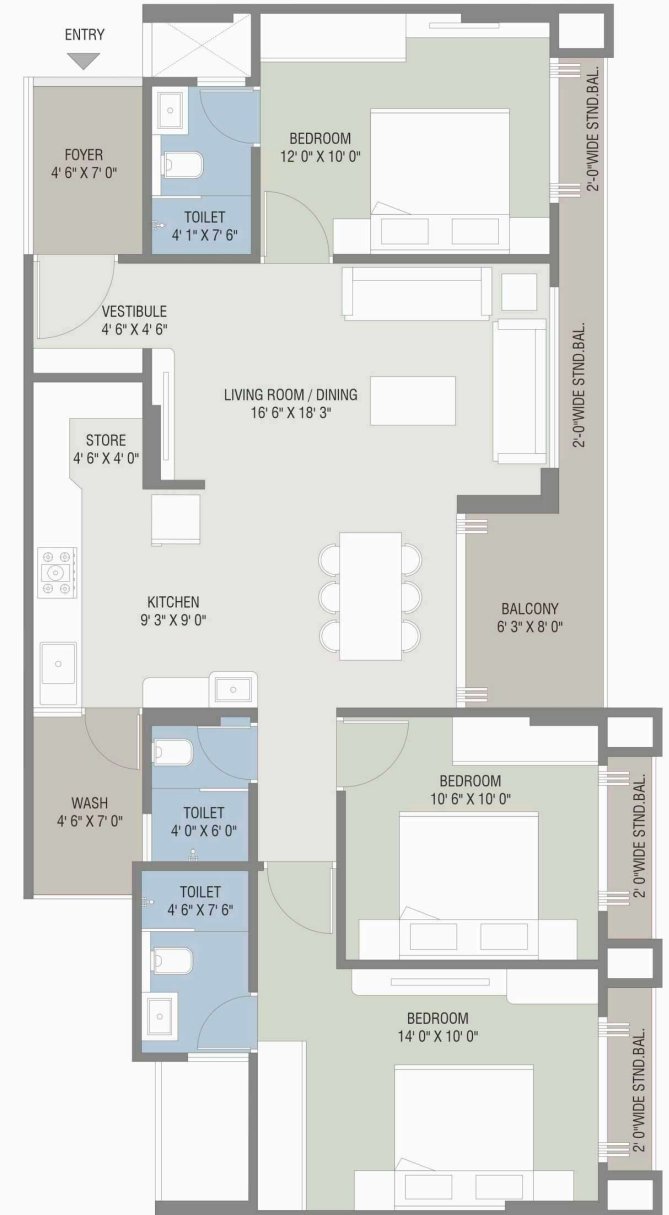
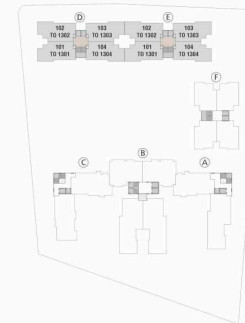
TYPICAL UNIT

BLOCK-D & E



TYPE 5	3 BHK
Rera Carpet	873
Balcony + Wash	62
Total Carpet	1012
Built Up	1122
SBA	1851

\* All measurements are in square feet.



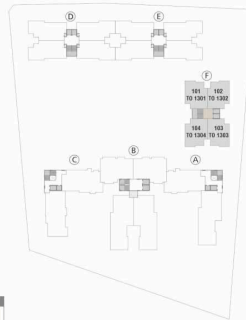


## 3 BHK TYPE-6

### TYPICAL UNIT TOWER-F

	TYPE 6 3 BHK
Rera Carpet	745
Balcony + Wash	60
Total Carpet	862
Built Up	986
SBA	1627

\* All measurements are in square feet.



## SPECIFICATION



### STRUCTURE

- Earthquake resistant RCC frame structure designed by approved structural consultant.



### WALL FINISH

- Inside wall plaster with double coat putty finish and primer.
- Double coat plaster with texture and acrylic paint on exterior walls.



### DOORS & WINDOWS

- Main door designer flush door with wooden frame.
- Internal laminated flush doors.
- Premium quality aluminum windows.
- Bio matric main door lock.



### FLOORING

- Large sized premium quality vitrified flooring
- Anti Termite piping



### KITCHEN

- Premium mirror polished granite or full body porcelain slab (artificial) with sandwiched platform.
- Premium quality S.S. Sink.
- Decorative tile dado.



### BATHROOMS & PLUMBING

- Premium tiles up to lintel level.
- CPVC pipes and branded plumbing accessories with company warranty.
- Premium quality cp fitting as per architect's selection.
- Geyser & exhaust fan point provision in bathrooms.
- Suspended plumbing.



### WASH AREA

- Anti-skid flooring in wash area.
- Dado glazed tiles.
- Electric & plumbing points for washing machine.



### ELECTRIFICATION

- Concealed copper wiring with branded modular switches of premium brand.
- ELCB/MCB with internal distribution board.
- AC points in all the rooms.
- Provision for TV cable & internet points.

DISCLAIMER: Possession will be given after one month of settlement of all accounts. Documentation charges, stamp duty, GST & common maintenance charges will be extra. 1% TDS is required to be deposited by the buyer on every payment, where the value of property is greater than or equal to Rs. 50,00,000/- (Fifty lakh). Any new central or state government taxes, if applied shall have to be borne by the members. Extra work shall be executed after making full payment. Continuous default in payment shall lead to cancellation of the unit. Developers shall have the right to change the plan, elevation, specification or any detail which will be binding to all. In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible. Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. Any plans, specification or information in this brochure cannot form part of an offer, contract agreement or legal documents. Disputes if any are subject to Vadodara jurisdiction.

WE PROMISED... WE DELIVERED...



**17+** Projects

### ONGOING PROJECTS



FORTUNE PLATINUM @ MANJALPUR



FORTUNE AIR @ GOTRI



FORTUNE IMPERIA 2 @ BHAYLI T.P. 1



FORTUNE PALLADIUM @ MANJALPUR



FORTUNE SKYLINE 2 @ KALALI

### COMPLETED PROJECTS



FORTUNE GLORY @ VADSAR



FORTUNE GATEWAY @ CHHANI JAKAT NAKA



FORTUNE IMPERIA @ BHAYLI T.P. 1



WISTERIA @ VADSAR



FORTUNE GREENS @ BHAYLI T.P. 3

And Many More...

### FORTUNE GLORY BEST RESIDENTIAL PROJECT

UNDER AFFORDABLE SEGMENT IN VADODARA



AWARD BEING GIVEN BY HONORABLE CHIEF MINISTER OF GUJARAT

**REAL ESTATE AWARDS, 2017-2018**



### AWARDS CEREMONY 2023

FORTUNE GROUP IS RECOGNIZED FOR IT'S INVALUABLE CONTRIBUTION TO GUJARAT'S PROGRESS.



**દિવ્ય ભાસ્કર**

**EMINENCE  
AWARDS 2019**

**FORTUNE  
GATEWAY**

**BEST COMMERCIAL PROJECT OF VADODARA 2018 - 2019**



FORTUNE  
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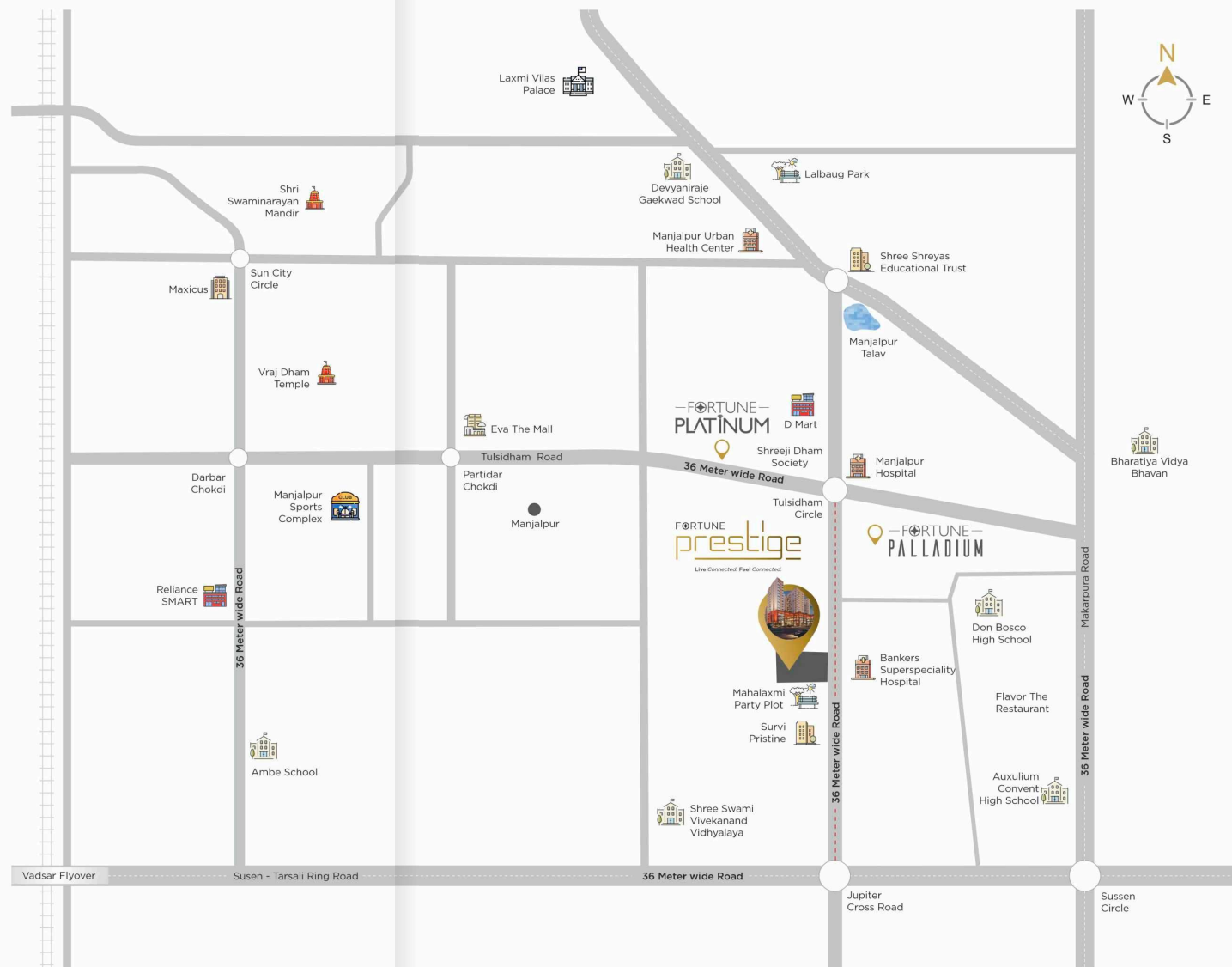
Live *Connected*. Feel *Connected*.

### Payment Schedule for Flats

- Booking : 10%
- Before sale agreement : 10%
- Plinth level : 15%
- First slab : 5%
- Third slab : 5%
- Fifth slab : 5%
- Seventh slab : 5%
- Ninth slab : 5%
- Eleventh slab : 5%
- Thirteenth slab : 5%
- Masonry work : 5%
- Inside plaster : 5%
- Outside plaster : 5%
- Flooring level : 5%
- Finishing level : 5%
- Before sale deed : 5%

### Payment Schedule for Shops

• Booking	: 10%
• Before sale agreement	: 10%
• Plinth level	: 15%
• First slab	: 5%
• Third slab	: 5%
• Fifth slab	: 5%
• Seventh slab	: 5%
• Ninth slab	: 5%
• Eleventh slab	: 5%
• Thirteenth slab	: 5%
• Shop Masonry work	: 5%
• Shop Inside plaster	: 5%
• Shop outside plaster	: 5%
• Shop flooring level	: 5%
• Shop finishing level	: 5%
• Before sale deed	: 5%



Site Address: **FORTUNE PRESTIGE**  
Opp. Banker's Heart Hospital,  
Tulsidham- Jupiter Road, Manjalpur,  
Vadodara-390011.



Scan for Location

### NEAR BY CONNECTIVITY

Banker Hospital	: 0.0 KM	Haveli	: 2.2KM	Railway Station	: 6.5 KM
D-Mart	: 1.3 KM	Delhi Public School	: 4.3 KM	Airport	: 9.5 KM
Multiplex Mall (Eva mall)	: 1.7 KM	National Highway	: 4.4 KM		

More than 12 different schools within 2 KM radius.

Project By



• Dream to Reality •

✉ [fortuneprestige1@gmail.com](mailto:fortuneprestige1@gmail.com)

🌐 [www.fortunedeveloper.co.in](http://www.fortunedeveloper.co.in)

Developers: **Varniraj Infra**

Architect: **Ruchir Sheth**



**DESIGN STUDIO**  
architects & interiors

Structure Consultant :  
**Geo Design & Research Pvt. Ltd.**

MEP Consultant :  
**APEX CONSULTANTS & ENGINEERS**

RERA Reg. No. :  
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