

HADAPSAR'S FIRST IGBC PLATINUM RATED RESIDENTIAL GREEN BUILDING

READY POSSESSION , NO GST

2-BHK SOLAR POWERED PREMIUM APARTMENTS &
LIMITED 3-BHK SPACIOUS APARTMENTS



FREE ELECTRICITY IN
EVERY APARTMENT -
UPTO 100 UNITS*



HOT WATER IN
ALL SEASONS -
24x7



CHARGING POINTS IN
ALL PARKING BAYS FOR
ELECTRIC VEHICLES

FORTUNE ESTATES

INDRAPRASTHA, NEAR AKASHWANI, PUNE-SOLAPUR ROAD,
HADAPSAR

"Our apartments are indirectly nuclear powered, by a wireless Nuclear Fusion Reactor that is 15 Crore kilometers away. That's the Sun"



Features of SCORPIO

INTERNAL SPECIFICATIONS:

Veneer Main Door with Digital Door Lock and Keyless Entry options

Double Charged Vitrified Floor tiles (800mm x 800mm)

Sand Cement Plaster + Gyproc P.O.P Plaster for Internal walls

Aluminium Windows with Stainless Steel Mosquito Mesh for all Windows

Premium range of Jaquar bath fittings

Advanced Dr. Aquaguard unit in kitchen

Provision for Water Heater in kitchen

Concealed piping for ACs are provided in all rooms including living room

Carysil Double Bowl "Quartz" Kitchen Sink

24x7 Hot water provision in all climates using Heat Pump. No hot water geysers needed in any washroom. Backup heating coils are provided in Hot Water Tank in case of heat pump servicing

Common Tata Sky Dish provided. Wiring is provided within each flat in all rooms

GREEN FEATURES:

IGBC Green Homes - PLATINUM Rated Building

Every apartment will receive up to 100 units of electricity per month through Solar Power

Solar Power used for running all common amenities in the buildings. (Lift, Heat Pump, Water pump, common lights etc)

Electrical charging points provided in parking for Electric Cars

Motion sensors provided in every floor landing to reduce electricity consumption

All common areas are fitted with energy-saving LED Lights

Hindware 3-Star Water Rated Sanitaryware to reduce water consumption

Energy-saving LED lights in washrooms

AAC Block walls provide Heat insulation during summer

Energy saving OTIS elevator

Advanced Rain Water Harvesting system with de-silting chamber and SS filter mesh

Automatic Organic Waste Composter

Proposed Property Tax Rebate upto 10% by PMC

SECURITY:

Video Door Phone with two way voice communication

Intercom communication system with in-built Panic Alarm to notify building security using siren and display of apartment number

CCTV coverage in the ground floor lobby, inside elevator and building boundaries

Security Desk in the lobby with access to Intercom and live CCTV footage

Building equipped with fire-fighting system

ADDITIONAL FEATURES:

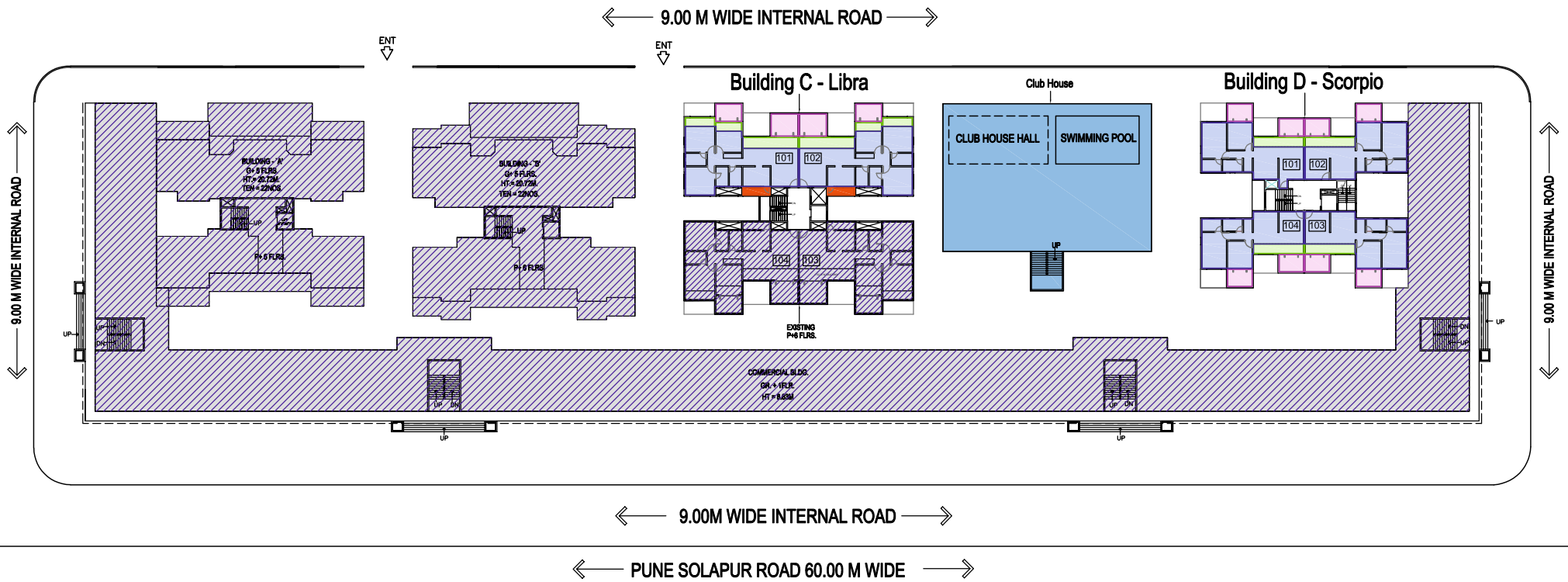
Ready Possession Flats, No GST applicable

External Paint applied has heat ban properties that reduce the penetration of heat into the building and it is dirt-resistant, water-repellent and has ultra low-VOC

5 Star Energy Rated Water Pump

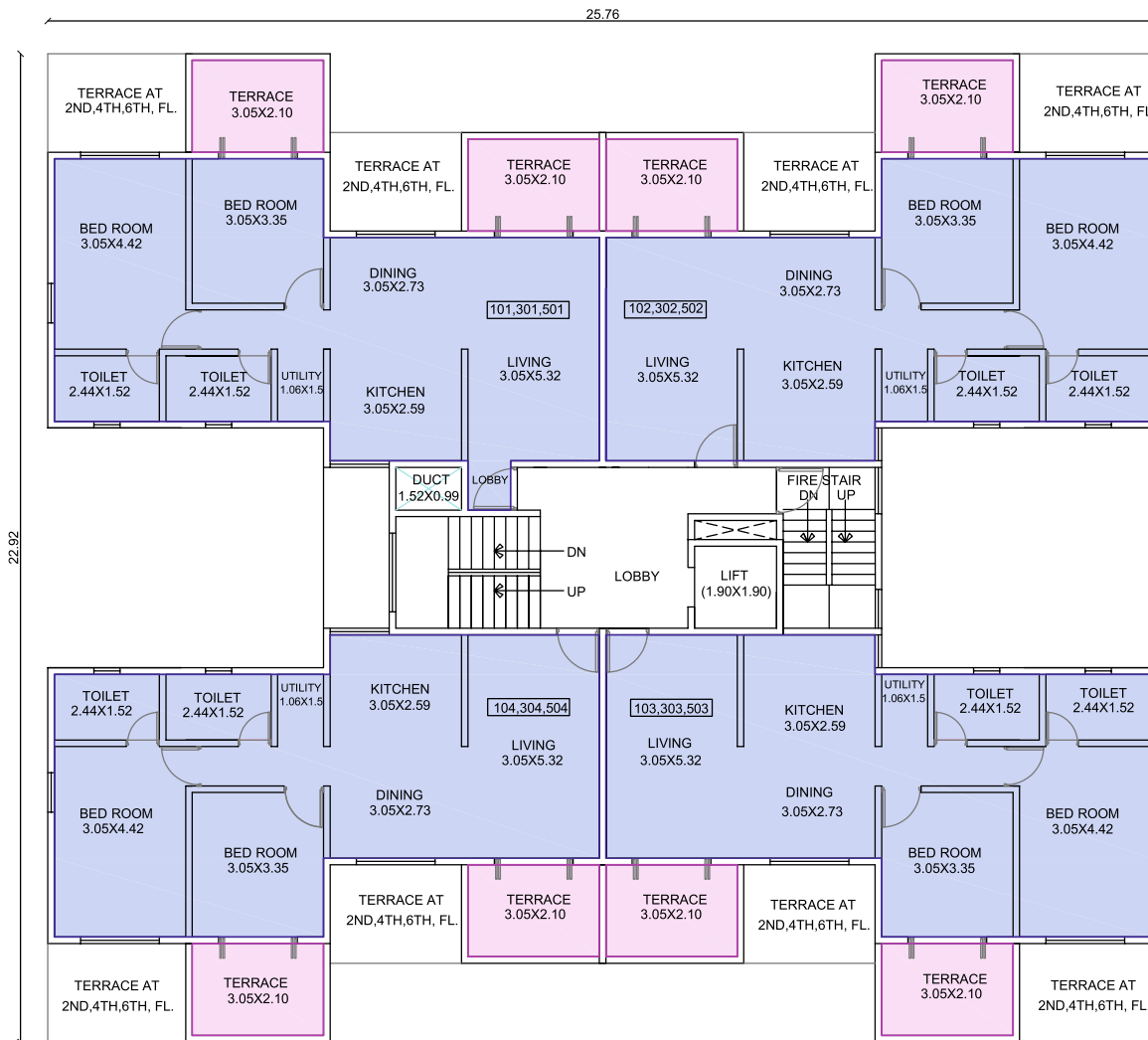
Club House with Swimming Pool and Children's Play Area

**FORTUNE ESTATES
LAYOUT**



- NOTE:**
1. CARPET AREA AS PER "RERA ACT, 2016, PART-II, SECTION-I, CHAPTER 1, 2-K"
 2. ENCLOSED BALCONY DIMENSIONS MENTIONED ARE INCLUDING WALL THICKNESS.





FORTUNE ESTATES
SCORPIO - BUILDING 'D'
2 - BHK

TYPICAL FLOOR PLAN
 (1ST,3RD & 5TH. FLOOR)

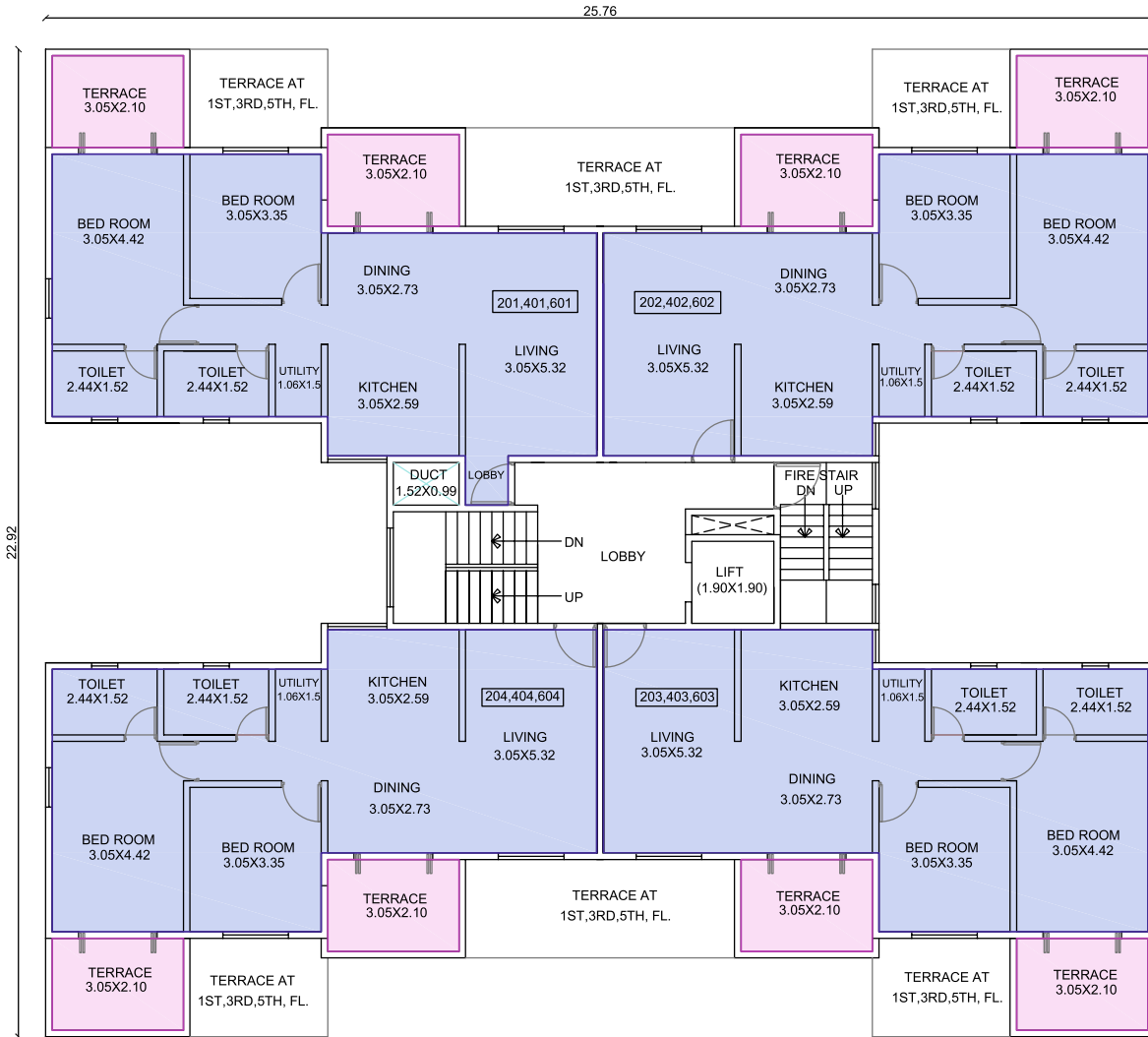
CARPET AREA STATEMENT AS PER R.E.R.A
1ST,3RD,5TH FLOOR PLAN

| FLAT NOS | CARPET | ENCL.BALC | DRY BALC | TERRACE | TOTAL CARPET | |
|---|--------|-----------|----------|---------|--------------|-----------|
| 101,301,501 | 64.52 | 7.34 | - | 12.92 | 84.78 sq.m | 912 sq.ft |
| 102,302,502 103,303,503 104,304,504 | 63.40 | 7.34 | - | 12.92 | 83.66 sq.m | 900 sq.ft |



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FORTUNE ESTATES
SCORPIO - BUILDING 'D'
2 - BHK

TYPICAL FLOOR PLAN
 (2ND & 4TH, 6TH FLOOR)

CARPET AREA STATEMENT AS PER R.E.R.A
2ND,4TH,6TH FLOOR PLAN

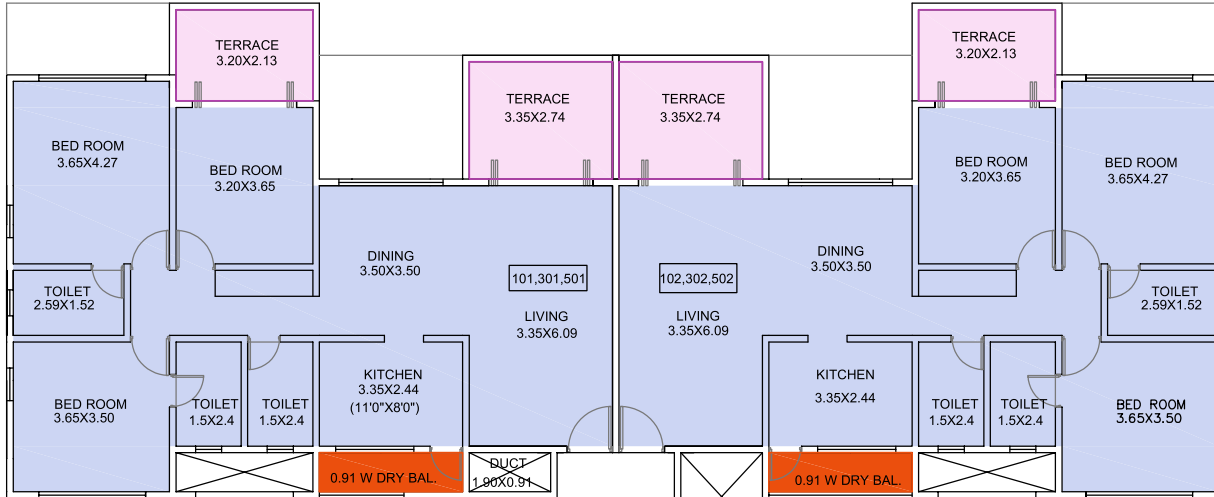
| FLAT NOS | CARPET | ENCL.BALC | DRY BALC | TERRACE | TOTAL CARPET | |
|---|--------|-----------|----------|---------|--------------|-----------|
| 201,401,601 | 64.52 | 7.34 | - | 12.92 | 84.78 sq.m | 912 sq.ft |
| 202,402,602 203,403,603 204,404,604 | 63.40 | 7.34 | - | 12.92 | 83.66 sq.m | 900 sq.ft |



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LIMITED 3-BHK SPACIOUS APARTMENTS

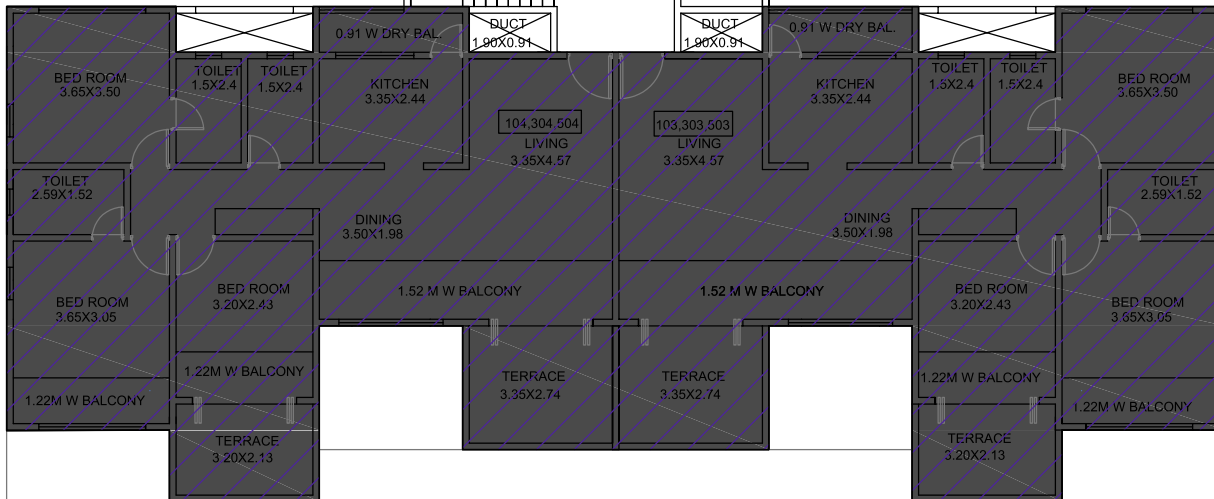


FORTUNE ESTATES
LIBRA - BUILDING 'C'
3 - BHK

TYPICAL FLOOR PLAN
(1ST,3RD & 5TH. FLOOR)

CARPET AREA STATEMENT AS PER R.E.R.A
1ST, 3RD, 5TH FLOOR PLAN

| FLAT NOS | CARPET | ENCL.BALC | DRY BALC | TERRACE | TOTAL CARPET | |
|-------------|--------|-----------|----------|---------|--------------|------------|
| 101,301,501 | 87.17 | 16.62 | 3.04 | 15.93 | 122.76 sq.m | 1321 sq.ft |
| 102,302,502 | | | | | | |

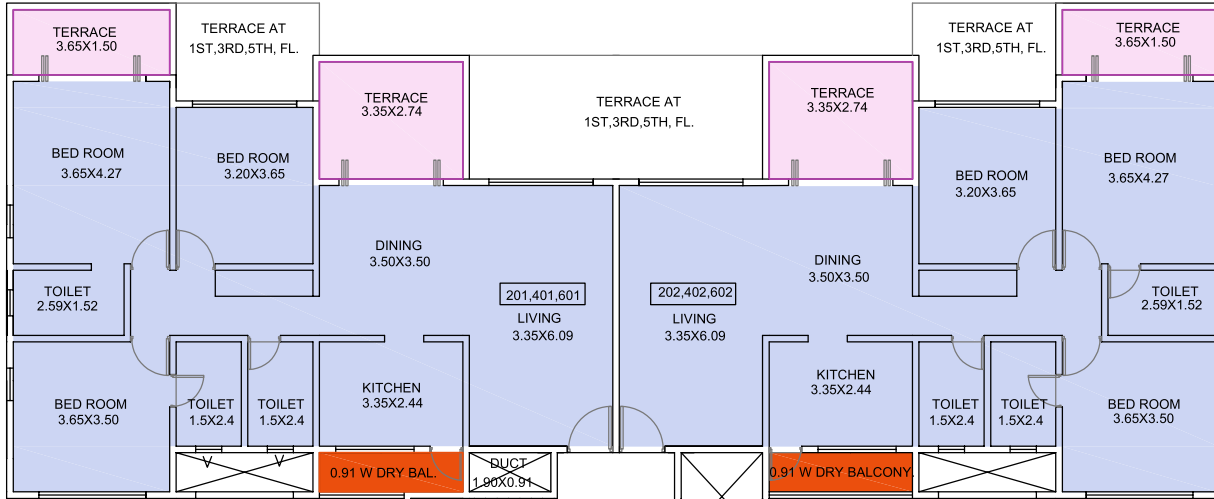


Disclaimer: 3 BHK flats in Libra - Building C do not have some of the Green Features and has not received IGBC certification.

NOTE:

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LIMITED 3-BHK SPACIOUS APARTMENTS

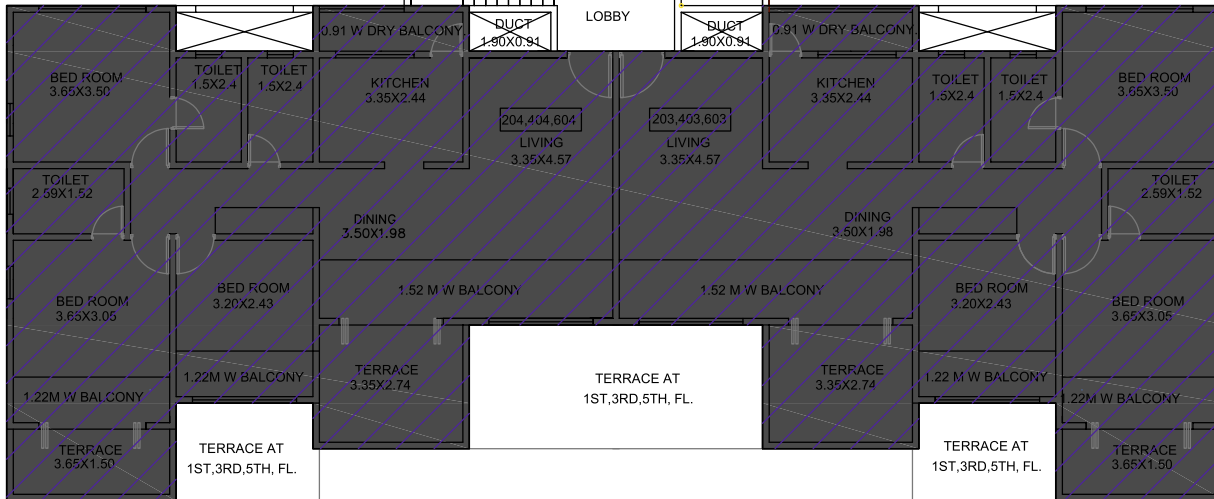


FORTUNE ESTATES
LIBRA - BUILDING 'C'
3 - BHK

TYPICAL FLOOR PLAN
(2ND,4TH & 6TH. FLOOR)

CARPET AREA STATEMENT AS PER R.E.R.A
2ND, 4TH, 6TH FLOOR PLAN

| FLAT NOS | CARPET | ENCL.BALC | DRY BALC | TERRACE | TOTAL CARPET | |
|---------------|--------|-----------|----------|---------|--------------|------------|
| 201, 401, 601 | 87.17 | 16.62 | 3.04 | 14.68 | 121.51 sq.m | 1308 sq.ft |
| 202, 402, 602 | | | | | | |



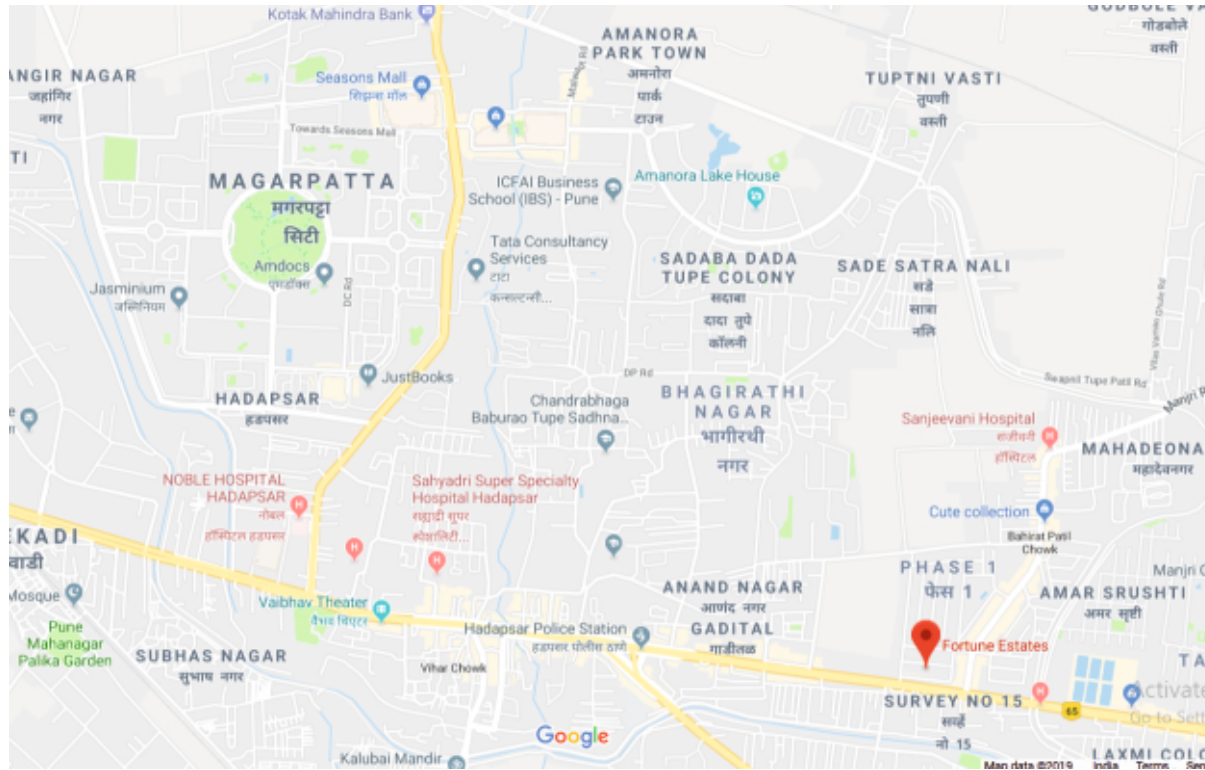
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4 mins
Serum Institute

12 mins
**Amanora Park
Town**



11 mins
Magarpatta City

27 mins
Pune Airport

**Site Address: Building D, Fortune Estates, Near
Akashwani, Pune-Solapur Road, Hadapsar, Pune - 411028**

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