

READY POSSESSION SOON

## greenfields 4



Actual Images



A PROJECT BY

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[WWW.FORTUNEGREENFIELDS.COM](http://WWW.FORTUNEGREENFIELDS.COM)

PHOTO: JAYESH AGARWAL PHOTOGRAPHY

PHASE 1 POSSESSION STARTED

Celebrate  
Life

*"The more you  
praise  
and celebrate  
your life,  
the more there  
is in life  
to celebrate."*

*- Oprah Winfrey -*



*It is your home  
where you hold  
your choicest  
memories.*

*It is your home  
which reminds  
you of the  
companionships  
you had.*

*It is your home with  
which you  
relate to celebrations  
or life in  
your family & beyond!*

*As a child we have a very  
distinct memory of the  
various festivals that we  
celebrated at home.  
Our memories come  
flooding back to us as we  
watch our children  
shout with joy as they  
light their fire crackers,  
devour the sweets,  
or play with colour, dance all  
night to the tunes  
of garba...*



While India is often and justly described as a land of many religions and innumerable languages, it may be described as a land of festivals as well.

And more so in Gujarat, we have festivals spread throughout the year and is a time to rejoice, merry making, rituals, family get-togethers and not to forget the various goodies and feasts that go along with the festive seasons!!

Inspired by the good memories we hold of all the fun and celebration of the festivals of India

Inspired by the thought to relive 'those' moments with our loved one's:



# *greenfields 3*

*Celebrate Life...  
365 days a year!*

*green  
surroundings*

*great  
neighbourhood*

*clean  
air*



*An enchanting elevation  
welcomes you to good living!*

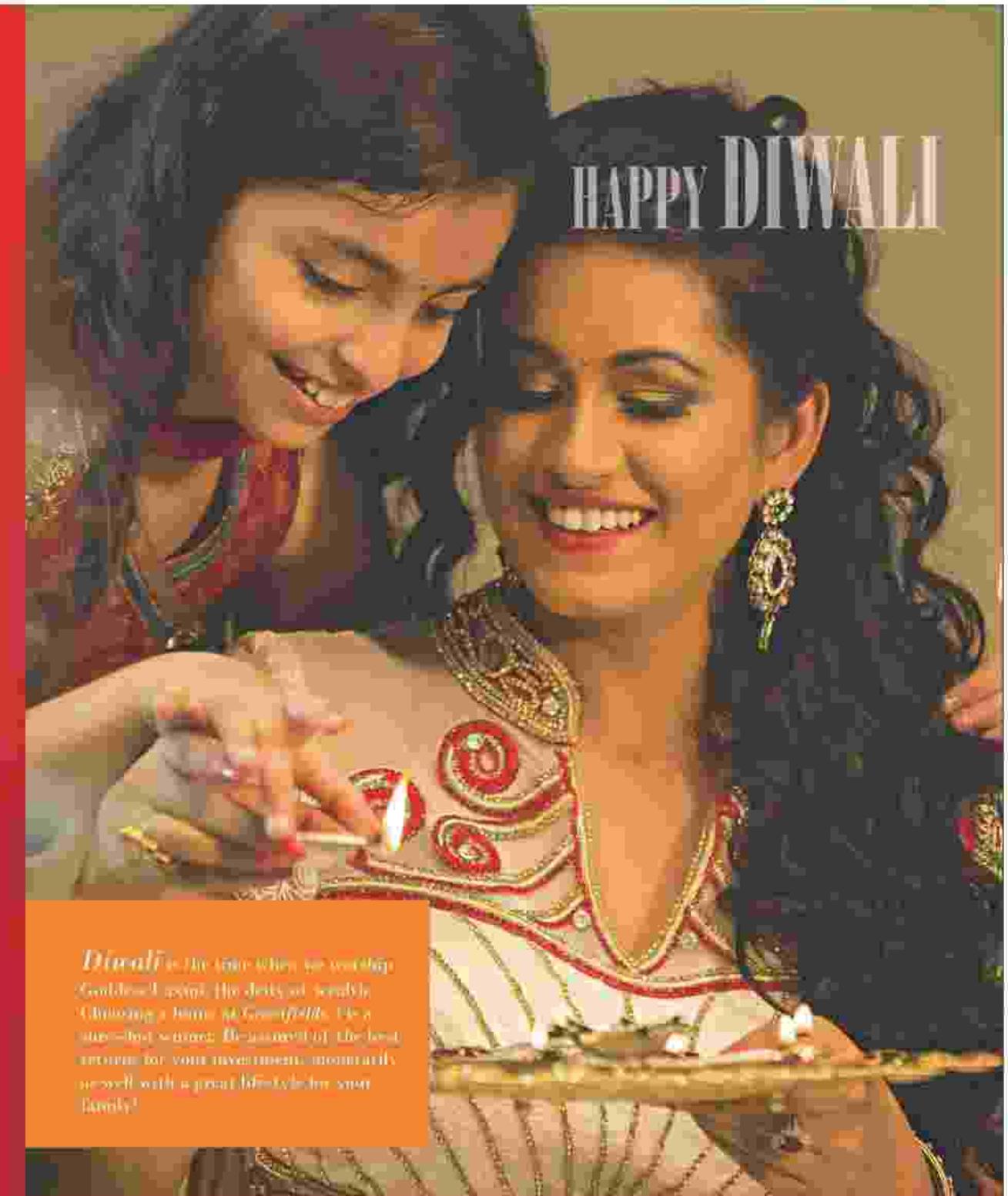
a home that spells  
happiness, prosperity  
and a good life.

Maintaining your budget yet  
elevating your lifestyle with  
its superior planning, quality  
execution and no cutting of  
corners!

Most Competitive Pricing

Attractive Installment Offers

Innovative Down payment Offers



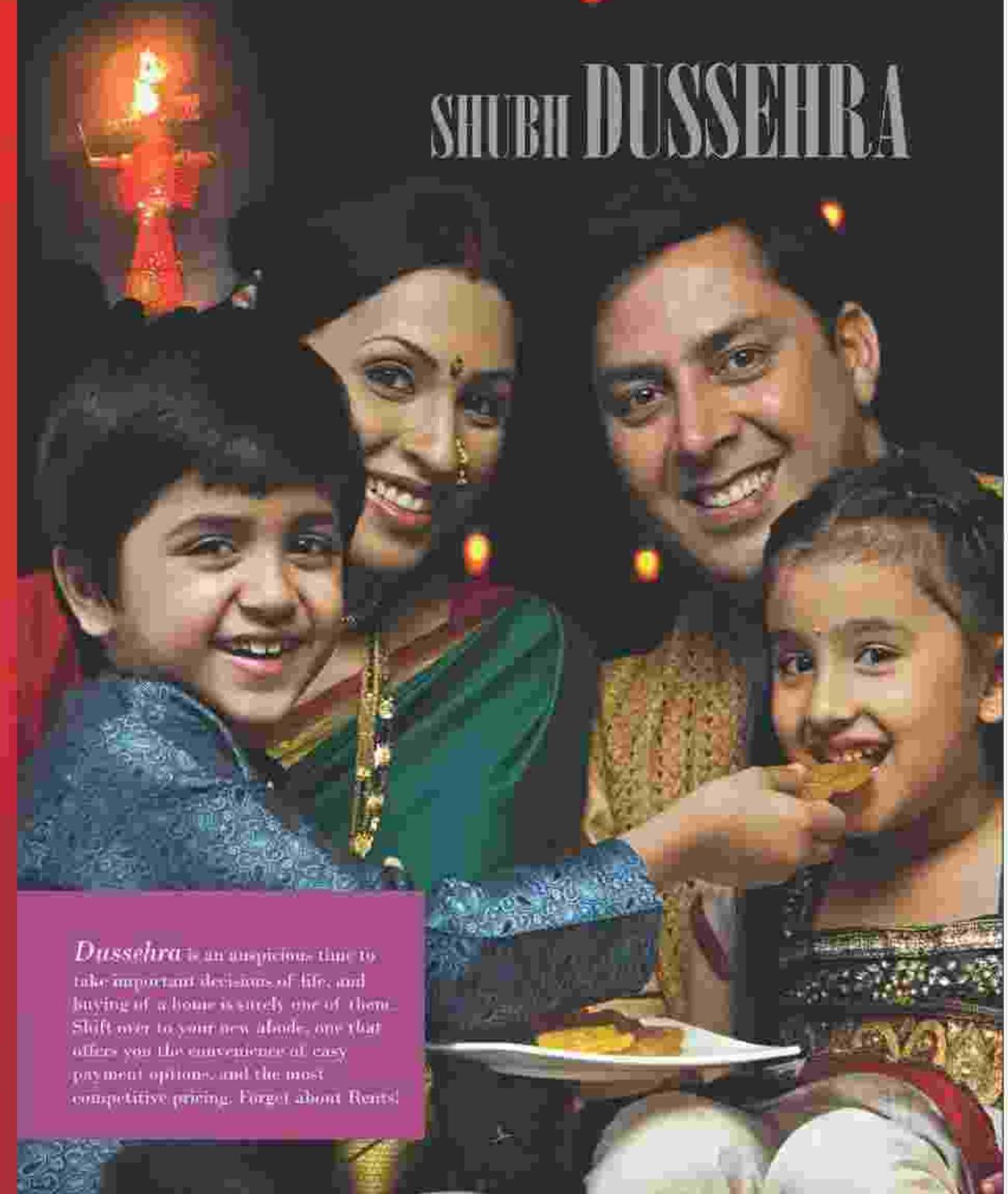
*Diwali* (from 100-900+ lac sq ft)  
Gated residential plots at sensible  
prices starting from Rs. 10,000/- per sq ft.  
One-stop solution Residential plots  
available for your investment immediately  
as well as a great lifestyle for your  
family!

At retail level, about US\$ 600 million (INR 5,000 crores) worth of firecrackers are consumed in India over the Diwali season.

*Abundant Greenery, Wide Driveways...  
Live your dreams!*



# SHUBH DUSSEHRA



Choose a home that  
bestows upon you:



#### *Shubh, Lubh & Sudh*

Make the most important decision  
of your life wisely. Shift over to  
your dream home at an auspicious  
time, build an asset that shall grow  
in value!



#### *Very Affordable EMI Options*

Pay an EMI for your "own" home,  
which would be almost equal to the  
rent you would pay!

*Dussehra* is an auspicious time to  
take important decisions of life, and  
buying of a home is surely one of them.  
Shift over to your new abode, one that  
offers you the convenience of easy  
payment options, and the most  
competitive pricing. Forget about Rents!

Ravana is worshiped in some areas of MP on Dussehra as he is personified as a symbol of prosperity and regarded as a saviour.

A vibrant collage of various colorful houses and lush landscaping. On the left, a two-story house with a teal roof and yellow walls features a balcony with green plants. In the center, a white building with a red-tiled roof and a balcony is surrounded by palm trees. To the right, a multi-story house with a teal roof and yellow walls has a balcony with pink flowers. The background shows a clear blue sky with a few wispy clouds.

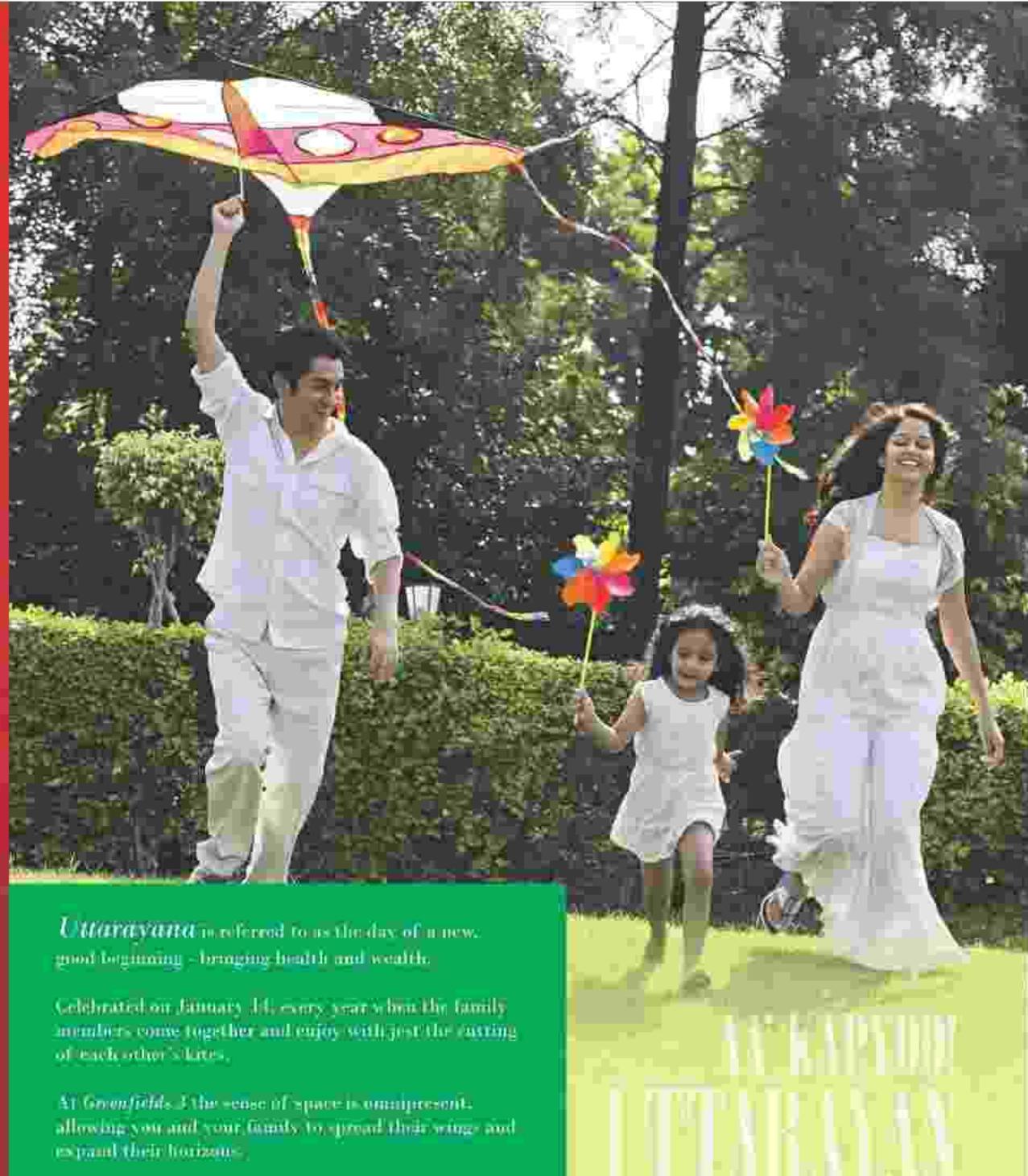
*Serene Landscaping,  
Colourful Flower Beds,  
Picture Perfect Homes!*

## Open Spaces that Open up Minds

Let your child spread her wings, fly like a kite, free spirited, bloom in the open surroundings.

Let them enjoy the outdoors without worrying about being reprimanded by the landlord at a rented home.. after all it is their right to play and have fun in their own home!

- Large Landscaped Garden
- Jogging Track
- Children's Play Area
- Lush Green Campus



*Uttarayan* is referred to as the day of a new, good beginning - bringing health and wealth.

Celebrated on January 14, every year when the family members come together and enjoy with jest the cutting of each other's kites.

At *Greenfields* the sense of space is omnipresent, allowing you and your family to spread their wings and expand their horizons.

The symbolism of *Uttarayan* is that the gods who are believed to have slumbered for six long months are now awake and the portals of heaven are thrown open.

A fun-filled 365 days, from now on!

At Greenfields, a home is not merely a living space.

It is an extended campus, full of life, building new relationships and enjoying life to the fullest.

The Club with its multiple leisure facilities ensure activities for each member of your family.

*Club Ground Floor:*

- Children's Play Area
- Landscaped Garden with water bodies
- Indoor Games Room
- Large swimming pool
- Kids Splash pool
- AC Gym
- Large Banquet Hall
- Yoga zone

*Club Terrace:*

- Terrace Garden
- Senior citizen sit out
- Meditation Area



*Holi* is the festival of colors, of joy or being with friends & family. The numerous facilities at the Clubhouse helps create a spirit of friendship. A perfect place to gather, make new friends, celebrate festivals and occasions together and indulge in the host of leisure amenities created just for you and your family!

During Holi, in some rural areas of Madhya Pradesh, Gujarat, Bihar and Bengal, a traditional game called "Kangri" is played. It literally means "trio" in Hindi, where young partners slope and play around.

*Wi-fi Enabled Landscaped Terrace Garden.  
A perfect place to enjoy the mornings & evenings!*



### **Bring your family into a friendly neighbourhood**

Greenfields with its varied apartment sizes shall mean a heterogeneous resident profile. It shall be a true national integration, where people with varied cultures and traditions shall converge.

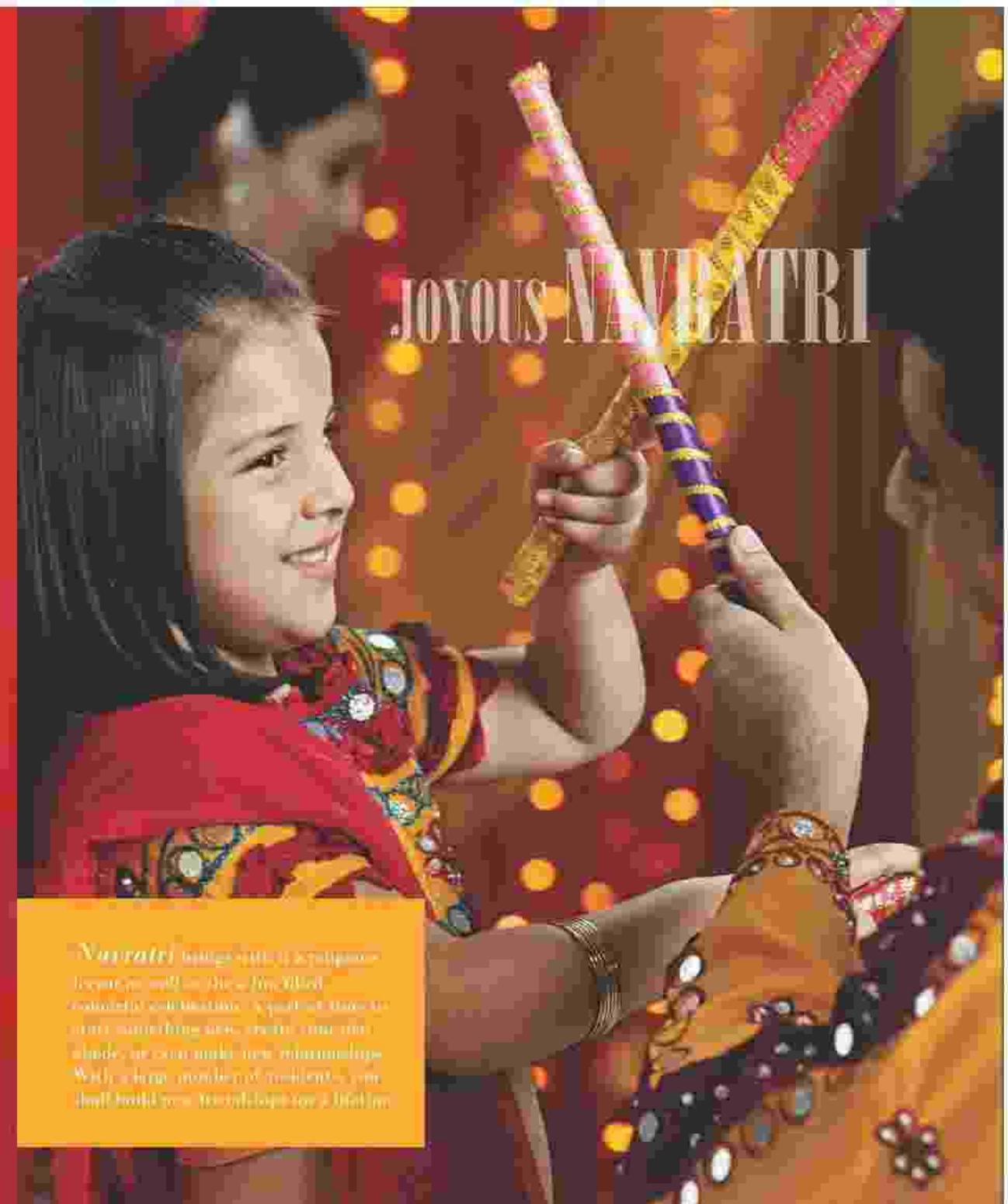
It shall be our constant endeavor to create a harmonious community of residents, and hence handpick them. There is a careful scrutiny of the members before confirmation of bookings, to ensure like-minded, educated and cultured family like yours gets to be your neighbours.

After all it is a companionship of a life time...and no one can deny the pleasure and the comforts of a *friendly neighbourhood* relationship.

United Way of Baroda applied for Guinness Book of World Records for having highest number of people at revenue in Navratri Giriyam in 2011. Over one lakh people on an average had visited their venue every night.

# JOYOUS NAVRATRI

"Narrate" songs in 12 languages  
featuring over 1000+ artists  
country's famous & upcoming stars  
over 1000+ artists from around the world  
blends in country music influences  
With about 1000+ artists & 1000+ artists  
from around the world.





*Large Landscaped Garden  
with Clubhouse...let the fun begin!*

### Perfect Planning for a Perfect Beginning

The apartments at Greenfields 3 have been carefully designed and skillfully crafted to create a great living space, with flawless finish, for a comfortable life.

Planning has been done such that the spaces are used optimally. Well defined with no wastage, so you get to use all the area you are buying.

All apartments have sufficient natural lighting and aeration. Every small detail has been planned so that your life at Greenfields 3 is blissful.

The smallest of detailing is integrated in the planning:

**Vastu Compliant:** All main door/entry of every is as per Vastu, i.e. East or West Entries only.

**Storage:** Abundant Storage spaces and Lofts / Mafias (optional) to ensure you don't run out of spaces.

**Ganesh Chaturthi** is widely celebrated as the birth of Lord Ganesh. Who is often the god of wisdom, prosperity and good fortune and traditionally signifies the beginning of any new venture.

What better gift could you give to your family than a gift of a lifetime of happiness. Never anything compares to the new afford.



In 1893, Lakshman Tilak transformed the annual domestic festival into a large, well-organized public event. To bridge the gap between Brahmins and "non-Brahmins" and find a common ground to generate nationalism among

## A Branded Home? Now what is that...

At Greenfields 3 we offer a home which is best in quality. And what better way to define quality than to use some of the most well known and respected brands in the construction industry.

When you buy a Branded Home at Greenfields 3, you are assured of its quality from A to Z. Be it the materials that you can see, or the one's you can't...right from steel, cement, pipes to bath fittings, tiles, doors and windows.



Disclaimer: Unseen availability conditions may lead to use of similar quality or better brands.

# THE BOND OF RAKSHABANDHAN



In the war between Gods and demons, India was diagreesed by the powerful demon King Bali. Indra's wife Sachi envoiced Vayu, who gave her a band made of a cotton thread, calling it 'Rakhi' and the thread around Indra's wrist, who successfully defeated the evil.

The story inspired the protective power of the holy thread.

# FOR US QUALITY MEANS GOING BACK TO THE LABORATORY



At *Greenfields*, we are committed to providing the best quality construction and finish. We are using all branded products. Apart from using branded materials, we also have an in-house testing laboratory to check the quality, strength, and any other relevant parameter.

So you can be assured that the material used in building your home is up to the quality standards, consistent, ensuring a robust and long-lasting construction.

This is yet another indication of our commitment towards maintaining quality.



HAPPY  
INDEPENDENCE  
DAY

## Comprehensive Property Management

Our commitment to our customers extends well beyond the handing over of a home. By providing a wide ranging one year warranty, we take responsibility for quality.

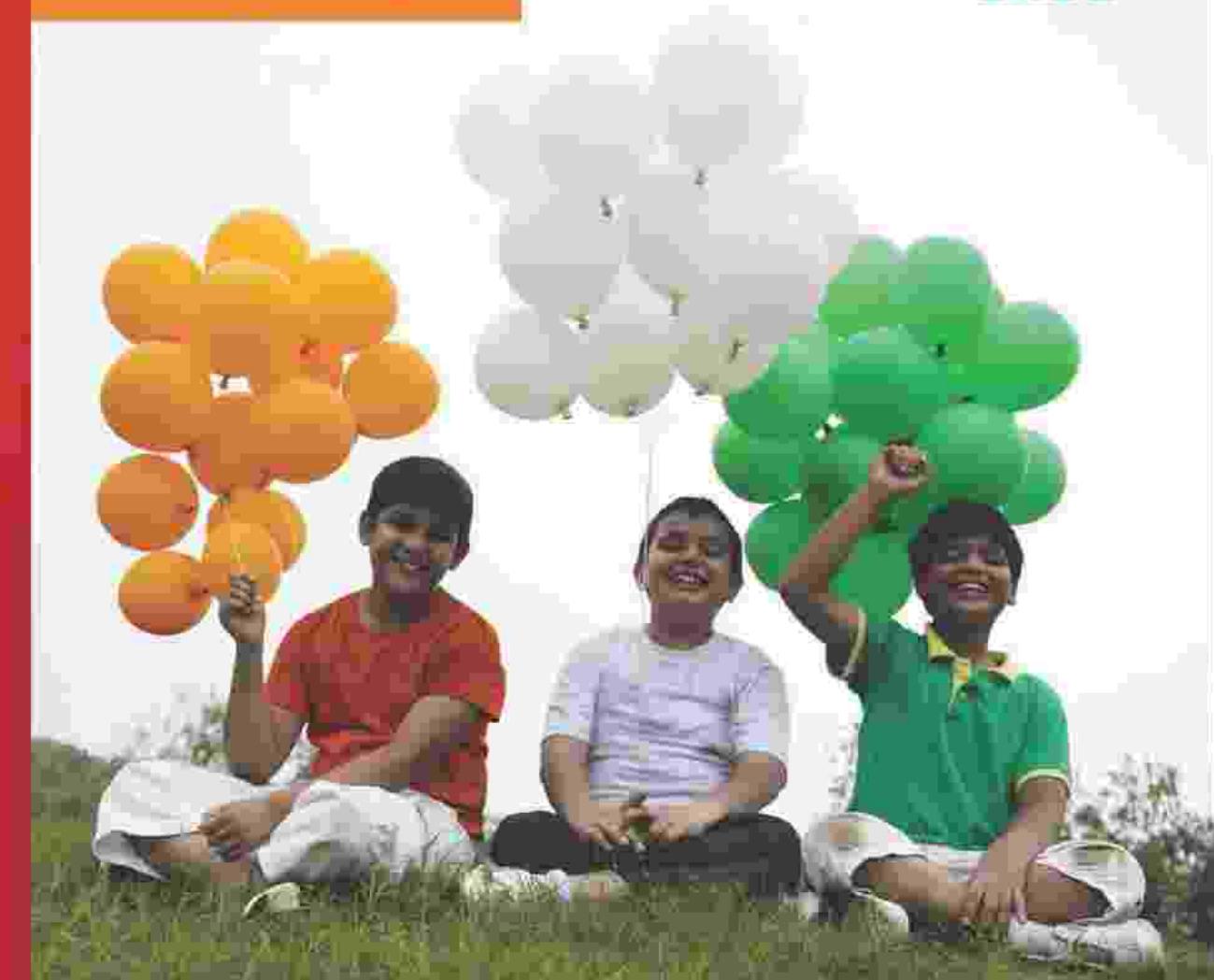
Apart from this, we have a separate company to manage all properties developed by us, so that they remain the just the way they were, when new.

## Property Management Department

The maintenance services ensures competent and timely care for your home. Our focus on preventive maintenance is cost-effective and prudent as it brings down the need for repairs, extends life expectancy of components and reduces consumption of energy.

### Independence Day on 15th August marks the day when we attained freedom from the shackles of slavery. It celebrates freedom and independence.

Google has commemorated Indian Independence Day since 2003 with a special doodle on its Indian homepage. This year Google is celebrating the 70th anniversary of India's independence. The doodle features three Indian children sitting on a grassy hill, holding balloons in the colors of the Indian flag (orange, white, and green). The background shows a bright sun and a clear blue sky.



On the Internet, Google has commemorated Indian Independence Day since 2003 with a special doodle on its Indian homepage.

#### *Security*

Teams of well-trained security personnel, either employed directly by us or engaged through professional security agencies, provide round-the-clock security. We also provide backup for all surveillance.

Comprehensive Security all across the campus through CCTV enabled security with 24 hours recording + simultaneous internet broadcast to keep watch on Parked Vehicles, Playing Kids & Security Guard.

#### *Housekeeping*

Ensures general cleanliness and upkeep of the premises.

#### *Equipment*

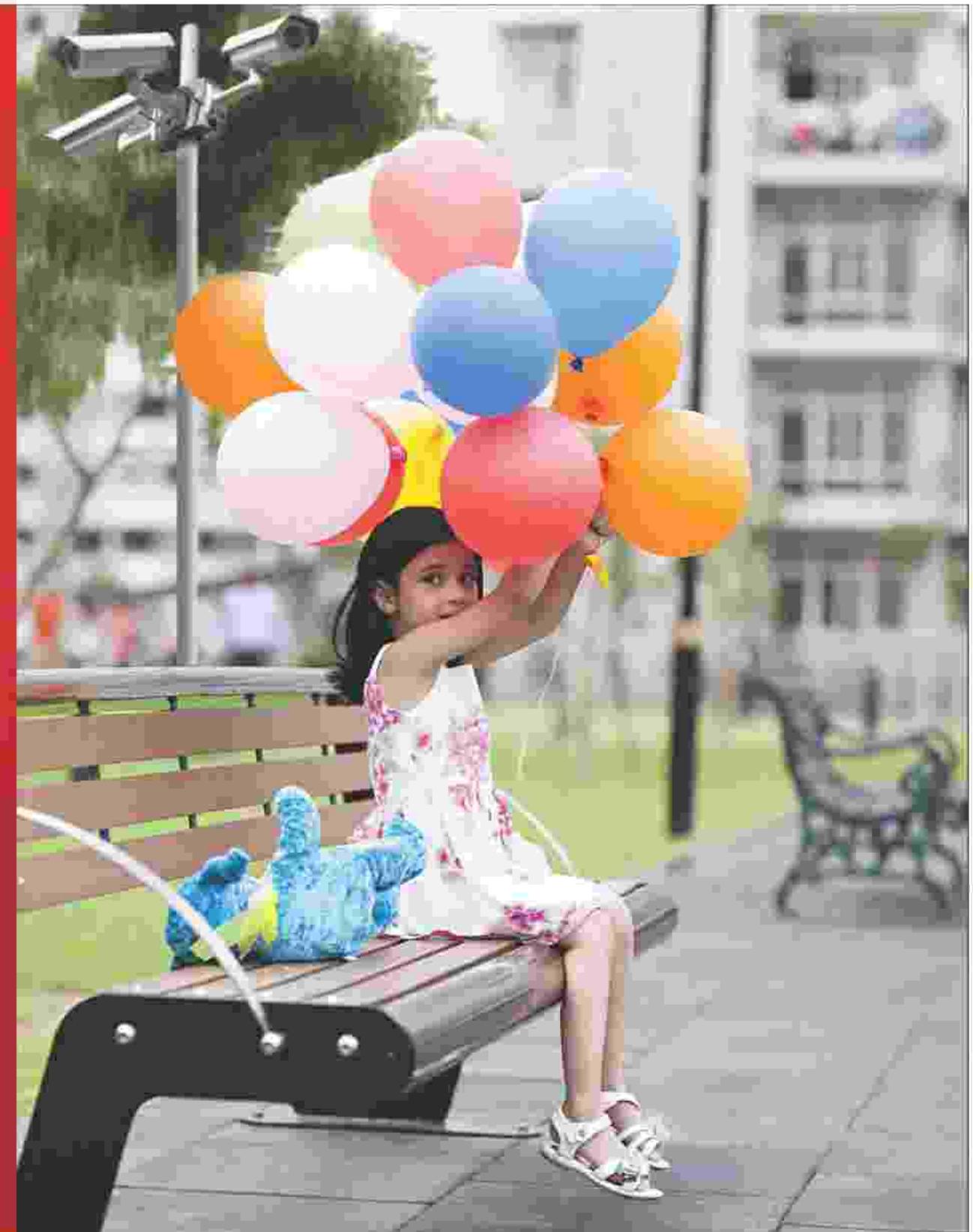
Comprehensive maintenance contracts with vendors of generators and pumps ensure timely service and backup for critical equipment.

#### *Amenities*

The maintenance plan includes upkeep of all recreational spaces and amenities including the garden, gymnasium and play area.

#### *Costs*

A nonrefundable Maintenance Fee is collected from every homeowner at the time of purchase towards subscription for the maintenance plan. The interest of this corpus fund, apart from a nominal monthly maintenance fees from each member is used to fund these activities.



PHASE 1 POSSESSION STARTED

## Value Additions **INTERIORS**

What we initially offer is a well planned living space which is your house, but when you plan to shift over - you need to turn it into your home.

There are a host of improvisations that you could do with your apartment, which would help you customize your home as per your lifestyle needs.



A lot of measures can be pursued from the fore-mentioned example that are in ready-for-Possession houses. Greenfields The Greens highlights the state-of-the-art Home Décor System consisting of the following items, which can revolutionize living rooms to a remarkable dimension, giving it a much more roomy, nice, and amazing environment effects.

A walk-around the apartment, and you shall observe the abundant storage space that can accommodate the bedrooms, the plush bathrooms, the comfortable kitchens and the comfortable, the central dining table, and elements and every update for a space of your apartment to create a living space that shall be a natural environment such as indoor and outdoor charms.



*Greenfields 3 offers you an option to have your apartment fully furnished by us, before you move in. Check up with us for exciting offers.*

## Customize your home...your way

At Greenfields 3 we understand your desire to create a picture perfect home; you need to add elements of richness which are not part of the standard offering. For those who want something more, we offer value added packages, which allow you to customize without taking the hassle of having it done yourself, saving on time, money as well as getting a better finish.

Item	Flooring	Bath Fittings	Electric Switches	Wooden Flooring	Plumbing & Sanitaryware	R.O. Plant	Video Door Phone	Kitchen Sink	Mosquito Nets in Windows
Standard	600mm x 600mm, Ivory	Jaguar	Anchor Roma Modular, White	No	Premium Quality	Premium Quality	4" Screen	Premium Quality of Imsev Brand	No
Luxurious	800mm x 800mm	Jaguar	Schneider Zencelo Switches	Yes, In Master Bedroom	Finolex & Solo	AquaGuard Brand	Color LED Screen 5"	Nicci / Elica	Yes

Plenty of Options to Choose from For Every Category. Please check our website for customization Offers.

You can choose to upgrade install any of following items at an extra cost:

- Home Theater
- Furniture (Indoor or Sample Plates)
- Granite or Kitchen
- 800 mm S.800 mm , White Flooring
- Holzküchen
- Wooden Entrance
- Calacatta Gold
- Jaguar Bath fittings
- Standard Kitchen Units
- Schneider Zencelo Switches
- Wardrobe in bedroom
- Under LED Counter VideoDoor Phone
- Body Shower, Shower Head
- Kitchen Sink of Nicci / Elica Brand
- Polycarbonate
- R.O. Plant of AquaGuard
- Elica Range A
- Mosquito Netting Windows

### Payment Schedule

Booking Amount 15% | Plot Level 20% | Interim 15% | 3rd Stage 15% | 6th Stage 15% | Luxury Level 60% | Premium Level 65% | Flooring 65%

### Terms & Conditions

The Project will be developed and constructed by the developer in accordance with the applicable laws and regulations of the State in which it is located. The developer reserves the right to make changes or modifications to the project at any time and without notice. The developer shall not be liable for any delay in completion of the project due to factors beyond its control, including but not limited to weather, strikes, labor disputes, or political instability. The developer shall not be liable for any damages or losses resulting from the use of the project, including but not limited to personal injury or damage to property. The developer shall not be liable for any claims or legal action arising from the use of the project. The developer shall not be liable for any delays or failures in construction or delivery of the project due to acts of God or other force majeure events. The developer shall not be liable for any damages or losses resulting from the use of the project, including but not limited to personal injury or damage to property. The developer shall not be liable for any claims or legal action arising from the use of the project.

# SPECIFICATIONS

STRUCTURE	WALLS	ROOF	WALL FINISHES	FLOOR	WINDOWS
Earthquake resistant R.C.C frame structure	Clay bricks with 100% cement plaster & waterproof treatment on outside	Reinforced Concrete Roof with Water-Proofing System	Internal Wall All Exterior parts, White W.C Carpet Putty with acrylic sealant and ceramic tiles All Bathrooms: Premium Vitrified tiles laid up to up-stand External Wall: Same faced interior Matt Finish, painted with weather resistant Acrylic Paint	All Rooms Vitrified Tiles, Bathroom, Balcony, Wet Kitchen Anti-skid tiles.	Especially designed and manufactured High quality color anodized 3 way aluminum windows
DOOR	KITCHEN	BATHROOM		ELECTRICAL	OTHERS
Main Entrance Door: Decorative, with door with designer handle	Granite Slab with stainless steel sink	Marble resistant plaster finish with emulsion paint		Concealed Electrical wiring in conduits, Premium Modular Switches, Provision for TV & telephone points at convenient locations	Ample Parking, Lift with power backup, 24 Hours water supply with bore-well, Letter Box & Designer name plate
All Other Doors: Fully finished doors with locks for all bedrooms & toilets	Ceramic tiles upto belt level over the kitchen platform	Jaguar Brand CP fittings, plumbing fixtures and sanitary ware (Parryware/Gero equivalent)	Waterproofing on tops of bathrooms, kitchen, wet kitchen and Reinforced Concrete flat roof		Power Backup for common utilities

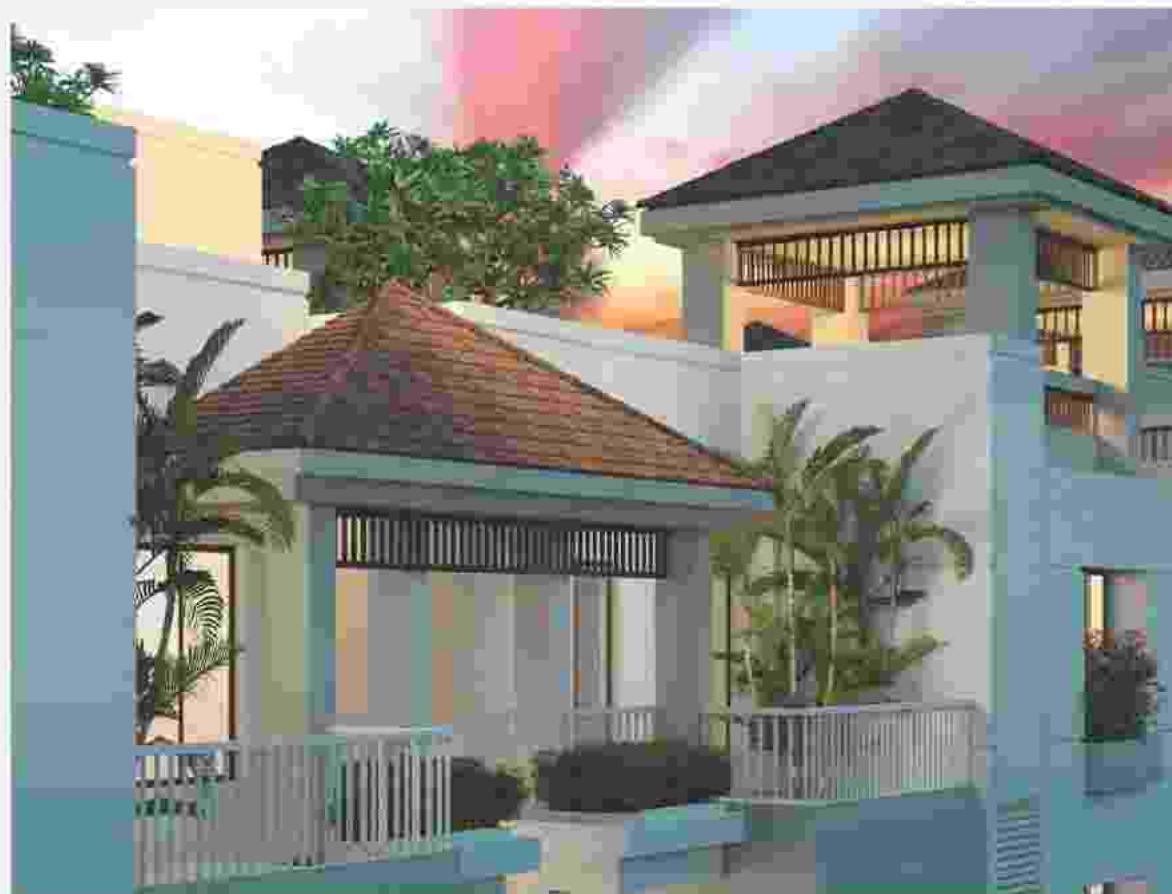


# *greenfields* 3



## Layout Plan



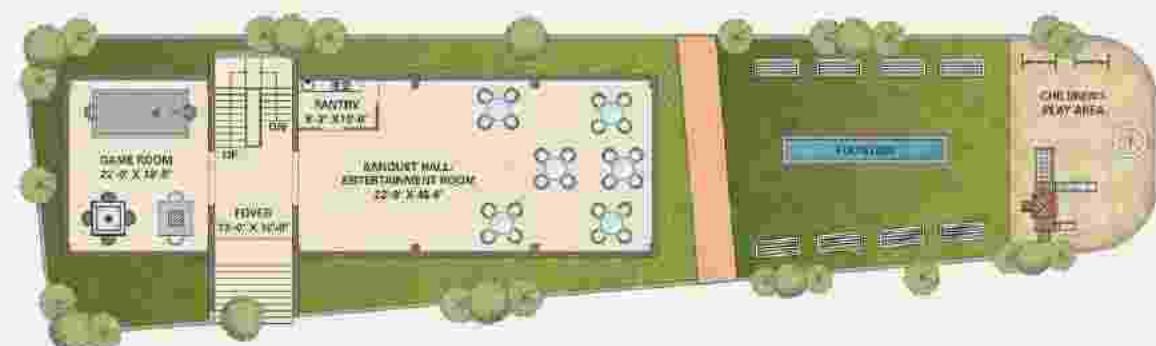


*The Stately Terrace Elevation... Welcomes you from far!*

## CLUBHOUSE



## BASEMENT FLOOR



## GROUND FLOOR



## FIRST FLOOR

## Typical Floor Plan

3BHK-Tower-F & G, H & I (1200 sq.ft.)



## Typical Floor Plan

3BHK-Tower-J & K (1300 sq.ft.)



OPTION - 1

### Lower Penthouse

3BHK-Tower F, G & H (2000 sq.ft.)



### Upper Penthouse

Tower F, G & H



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OPTION - 2

### Lower Penthouse

4BHK Tower F, G & H (2000 sq.ft.)



### Upper Penthouse

Tower F, G & H



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## Lower Penthouse

4BHK-Tower I (2000 sq.ft.)



## Upper Penthouse

Tower I



**greenfields 3**

OPTION - 1

### Lower Penthouse

3BHK-Tower-J & K (2200 sq.ft.)



### Upper Penthouse

Tower-J & K



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OPTION - 2

### Lower Penthouse

4BHK-Tower-J & K (2200 sq.ft.)



### Upper Penthouse

Tower-J & K



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*Children's Play Area, Garden & Clubhouse...  
Perfect Leisure Spaces!*

# DISTANCE FROM MAJOR UTILITIES



0.5 km	ABA International School
0.5 km	Proposed Multiplex under construction
0.5 km	"Waves" Party Hall & Chalperi swimming pool, Tram etc facilities
1.0 km	Petrol Pump
1.0 km	Coffee shop
1.0 km	Medical Store
1.0 km	ICICI Banks
1.0 km	Hawala
1.0 km	Rickshaw Stand
1.5 km	Bright Day School
2.0 km	Sani Kabir School
2.0 km	Grocery & Utilities Shopping (Ossypark)
2.0 km	Narachana International School
2.5 km	Bansal Super Market
2.5 km	BDKA & SBI
3.0 km	Pizza Restaurant
3.5 km	DMart Shopping Mall
3.5 km	Subway Restaurant
4.0 km	McDonalds
4.0 km	Mavda Chowkali, Old Patra Road
4.5 km	Inox Multiplex
5.0 km	Railway Station
6.0 km	State Transport Bus Stand
12.0 km	Airport

ABA Int'l School

Shopping Complex (upcoming)

Suvarna Rossette

Mukt Bungalows

Narayan Esenza

Narayan West

Silveres

Konark

Vraj Dhoom

& Utility Shops

Rajpath

Utility/Shopping

Complex

ESSAR

Petrol

Pump

Pallavi

Cinder

City

Opposite

Bus Stop

Opposite

School

Opposite

Shilp

Melmar

Rivera Nanda

Spring

Residency

DEVELOPERS

**FORTUNE ESTATES**

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WWW.FORTUNEGREENFIELDS.COM

[facebook.com/fortunelifespaces](https://facebook.com/fortunelifespaces)

SITE:

**GREENFIELDS 3**  
NEAR SUVARNA ROSSETTE BUNGALOWS,  
BEHIND MILESTONE RESIDENCY,  
NEAR BRIGHT DAY SCHOOL,  
T.P. 3 - VASNA - BHAVALI ROAD, VADODARA.

ARCHITECT

RUCHIR SHETH, DESIGN STUDIO

STRUCTURAL CONSULTANT

A.A. DESAI

LEGAL CONSULTANT

NIRAMAY PARIKH & ASSOCIATES

VISUAL CREATIVE

PARAM INTERACTIVE

Loan by:

**AXIS BANK**

**HDFC BANK**

**State Bank of India**

**SBI**

**State Bank of Allahabad Bank**

**IndusInd Bank**

## UPCOMING UTILITIES WITHIN 0.1 KMS OF GREENFIELDS 3

Medical store, Bank ATM, Hobby Class,  
Rikshaw stand, Grocery Store, Pizza Restaurants

