



FORTUNE *Paradise*
MAHESHWARAM



We keep
our promise,
so you can
keep yours!

Each day we go through life making choices. Sometimes they are carefully thought out choices and sometimes they are impulsive. Sometimes we make them based on what we want for the future and sometimes we make them based on what we want right now. And while we all get to make our own choices, we don't get to choose what the consequences of those choices will be. That's why it is so important to make the right choice when it comes to building a home.

Building a home for your loved one's is indeed one of the most important decisions in our lives. It is not just brick and mortar, but a lot more. It is a perfect blend of a few important features and a dash of personalization which helps uplift a house to a home.



"If we could make our house a home, and then make it a sanctuary, I think we could truly find paradise on Earth."

- Alexandra Stoddard
Well known author, interior designer, and lifestyle philosopher



Our promise...
A Steller Campus with
all the ingredients for a lifetime of
blissful living!

Presenting Fortune Paradise, a project offering infrastructure ready plots set in a plush campus located at Maheshwaram on Srisailam Highway.

A JV between two of the most respected names in real estate development in the region, this project is set to rewrite the rules of premium campus development.



FORTUNE GROUP

Founded by Vasushri & Shyam Kapoor in 2003, Fortune Group is a reputed developer of premium real estate properties based in Hyderabad, India, having completed 3.5 million sft. spread across 30 projects. Its portfolio includes several successfully completed residential & commercial properties spread across the city.

Since its inception the group has always strived for impeccable quality, utmost attention to detail, timely execution of projects and an in-depth research, which have contributed to making it one of the fastest growing real estate developers in the region.



Sensation Group

Sensation Group, since its inception in 2004 has over the years, brought immense value to all the properties it has collaborated with. Headed by Mr. Bhavishya Gupta (M.S. in Real Estate-NYU), a marketing whiz with a keen nose for lucrative properties, Sensation Group under his leadership has taken the underwriting world by storm.

In the last 6 years, Sensation Group has underwritten over 3.5 million sft. with renowned builders across major cities in India. Sensation Group is also a Private Equity Fund currently co-developing over 6 million sft in South India & Goa.



We promised
our children
a great club life
at home

Introducing premium
club amenities within the
campus of your dream home!

At Fortune Paradise, enjoyment is a part of everyday life. A thoughtful mix of leisure facilities add up to create something for every member of the family. Enriching your lifestyle and making life...one BIG celebration 365 days a year!

Leisure Amenities:

- Swimming Pool with Deck
- Landscaped Garden
- Children's Play Area
- Club Entrance Reception & Lounge
- Indoor Games Room
- Gym / Health Club
- TV Room
- Recreation Rooms
- Library



FORTUNE GROUP



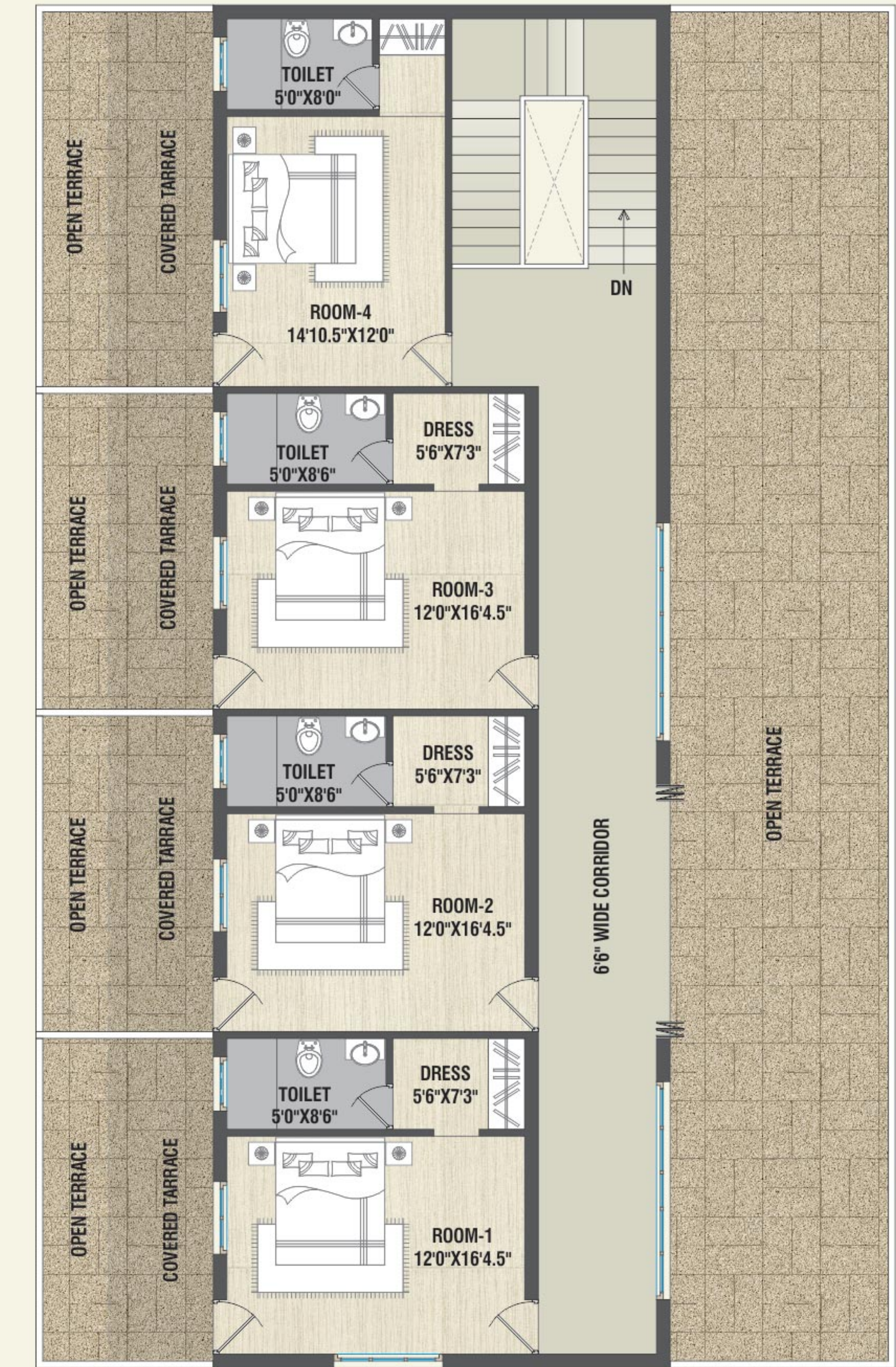
Sensation Group



CLUBHOUSE PLAN
FIRST FLOOR



CLUBHOUSE PLAN
SECOND FLOOR



We promised
our parents
a home
that is close
to nature

Introducing a lush
green campus with spacious
plot sizes, and plenty of
vistas to spend time at the Club!

Living in a congested home, with no open spaces gets claustrophobic for the elderly. Most often urban living doesn't allow us the luxury of a big home and bigger community spaces.

Spacious- In & Out

At Fortune Paradise the large plot sizes allow you to build your home in a spacious manner, and the large landscaped gardens and community spaces allow them to take refreshing walks, meet up with like minded friends of their age...and indulge in sports and recreational activities with them.

Less Noise & Pollution

Set in the calm environs of Maheshwaram off the Srisaillam Highway it is far from the city's hustle and bustle, yet is conveniently close to most urban utilities.



We promised
our family
 greater
 time together

With an ideal location, We spend lesser time commuting to our workplace, and thus spend more time with family!



Fortune Paradise is a project offering premium infrastructure ready plots located at Maheshwaram off the Srisailem Highway. With access to the Outer Ring Road within 2 minutes of driving time from home, you can reach your destination in the city within a jiffy. It is close to Hyderabad International Airport, apart from being close to prominent educational institutions, resorts and FAB City. The proposed SEZ at Maheshwaram creating over 10,000 jobs has got the green signal, and would attract large investment & development in the years to come.



Special Economic Zone at Maheshwaram gets green clearance in Telangana

SEZ will be home to companies manufacturing electronic goods like semiconductors, resistors and printed circuit boards



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By V Nilesh
 Express News Service

HYDERABAD: In a major step towards the proposed Special Economic Zone in the state taking shape, the electronic hardware SEZ spread over 339.75 acres at Maheshwaram in Rangareddy district and proposed at a cost of ` 116 crore has been given green signal by the State-level Expert Appraisal Committee (SEAC). The SEAC in its meeting that was held last month, recommended the Maheshwaram SEZ for issuing of Environmental Clearance (EC). The SEZ will be home to companies manufacturing electronic goods like semiconductors, resistors and printed circuit boards. The SEZ was awaiting EC from the SEAC which was delayed for a while.

When Environment Management Plan for the SEZ developed by Environment Protection Training and Research Institute (EPTRI) was proposed to the SEAC in March this year, it was told to revise the proposed pollution control measures in SEZ in order to ensure that the natural drainage networks to Kotwal Cheruvu (lake) located in the SEZ are not obstructed.

SEAC had also said that allotment letters to companies in SEZ should make it legally binding on them to ensure that industrial effluents are not discharged outside their premises. SEAC also rejected the original plan of sending all the industrial effluents to a Common Effluent Treatment Plant (CETP) located at another site, in FAB city.

As per the new plan, which has been accepted by SEAC, a separate CETP will be developed at the SEZ in Maheshwaram for the industries or industries will be made to treat their effluent and reuse it and also the allocation letters will make it illegal for industries to let out effluents from their premises.

SEAC also made conditions that there will be no development in 10 meters area surrounding the Kotwal Cheruvu under any circumstances and that the proponent of the project, Telangana State Industrial Infrastructure Corporation (TSIIC) will regularly monitor the water quality parameters in the lake and send the data to Telangana State Pollution Control Board (TSPCB).

Separate CETP to come up

As per the new plan, which has been accepted by SEAC, a separate Common Effluent Treatment Plant will be developed at the SEZ in Maheshwaram for the industries or the industries will be made to treat their effluent and reuse it. Further the allocation letters will make it illegal for industries to let out effluents from their premises

We promised
our friends
more frequent
get-togethers

With more time at your hand,
and a great venue,
your social life shall take an upturn!

Fortune Paradise offers a great ambience to socialize with friends and family. Utilize your spacious home or the clubhouse to host parties, functions and celebrations.

Recreational Facilities

Spend time with your guests at the swimming pool, host a get-together at the pool side or in the manicured lawns. Invite friends and neighbours to watch an interesting movie or a lively match together in the TV room.

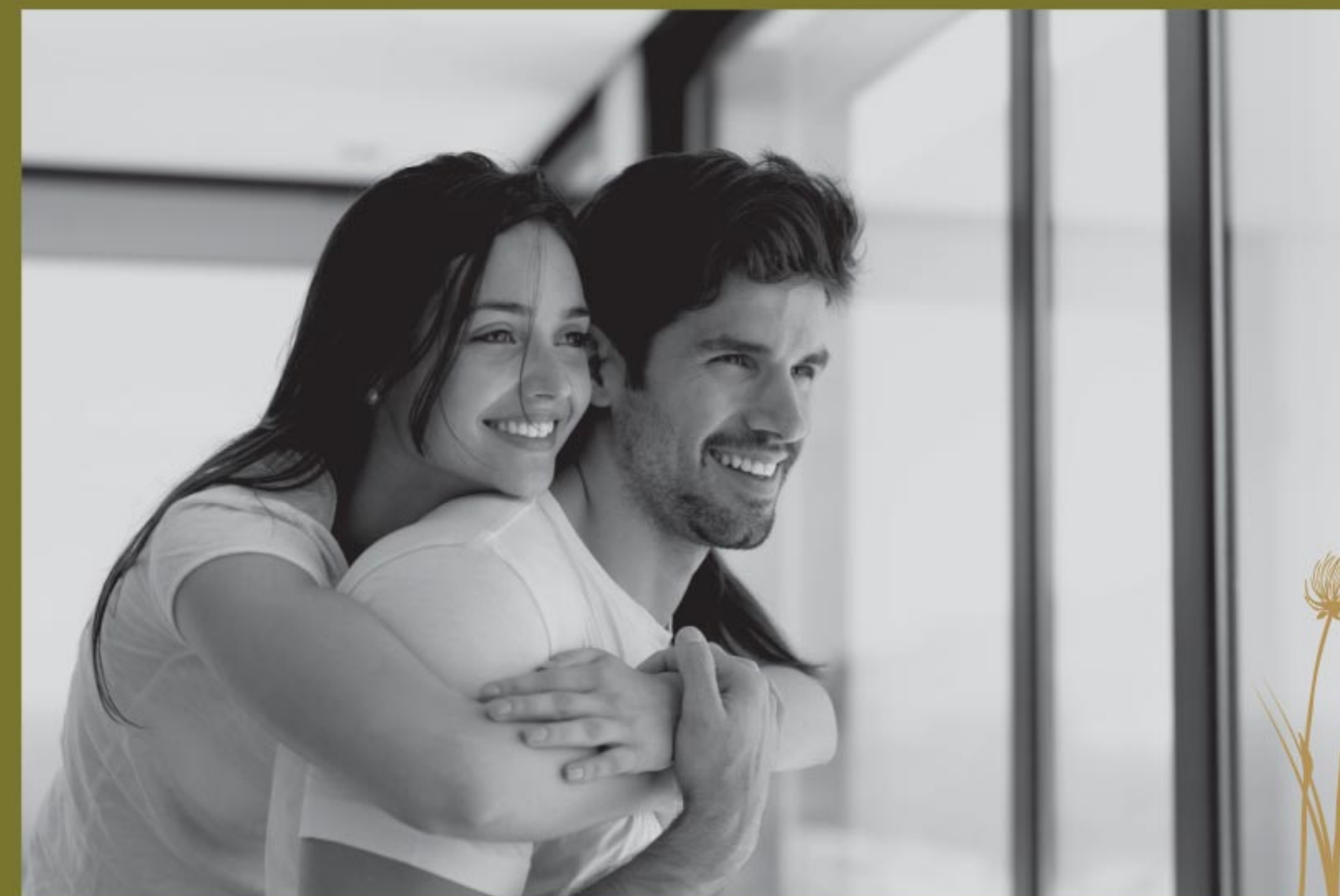
Children would be most happy to play and enjoy the outdoors at the large landscaped garden. Why should adults be left behind... they can plan a friendly football match or invite friends for a game of billiards or cards.

 **FORTUNE** Paradise



We promised
ourselves
a home
suited to our
requirements

A freehold plot gives you a fresh canvas to paint your dreams & turn it to reality!



Fortune Paradise is a large campus set in an area of 25 acres with 205 plots. With plot sizes ranging from 172 to 1755 sq. yards, you can choose a plot that suits your space and budget requirements.

Use your creativity or appoint an architect of your choice to build a fully customized abode for your family.

Every plot owner shall be given the following to help them build their dream home:

- 2 options of Vaastu compliant Layout Plans
- Structural Drawings
- Aesthetically designed elevation
- Plumbing & Electrical Layout Plans



Housing Options



EAST STREET



WEST



EAST



EAST WEST STREET

We promised
ourselves
an ideal
investment

A fast growing location &
best infrastructure facilities
shall ensure my investment gets
handsome returns

Highlights

- HMDA Approved Layout
- 100 % Clear Title
- Planned as per Vaasthu guidelines
- Immediate Registration
- Bank Loan Facility available
- Housing Layout with round the clock security
- Facility for immediate house construction
- Rainwater Harvesting Pits
- Pollution Free environment
- Convenient Location
- Area falls under ORR special development zone

Amenities

- Grand Entrance Gate with Security Cabin
- Wide Internal RCC Roads and paver block side walks
- LED decorative street lights
- Bore water & Drinking water connection to each plot
- Underground Electric Cabling for a wire-free look
- Underground Drainage System
- Landscaping & Plantation all around the campus
- Compound wall for the entire campus with CCTV surveillance



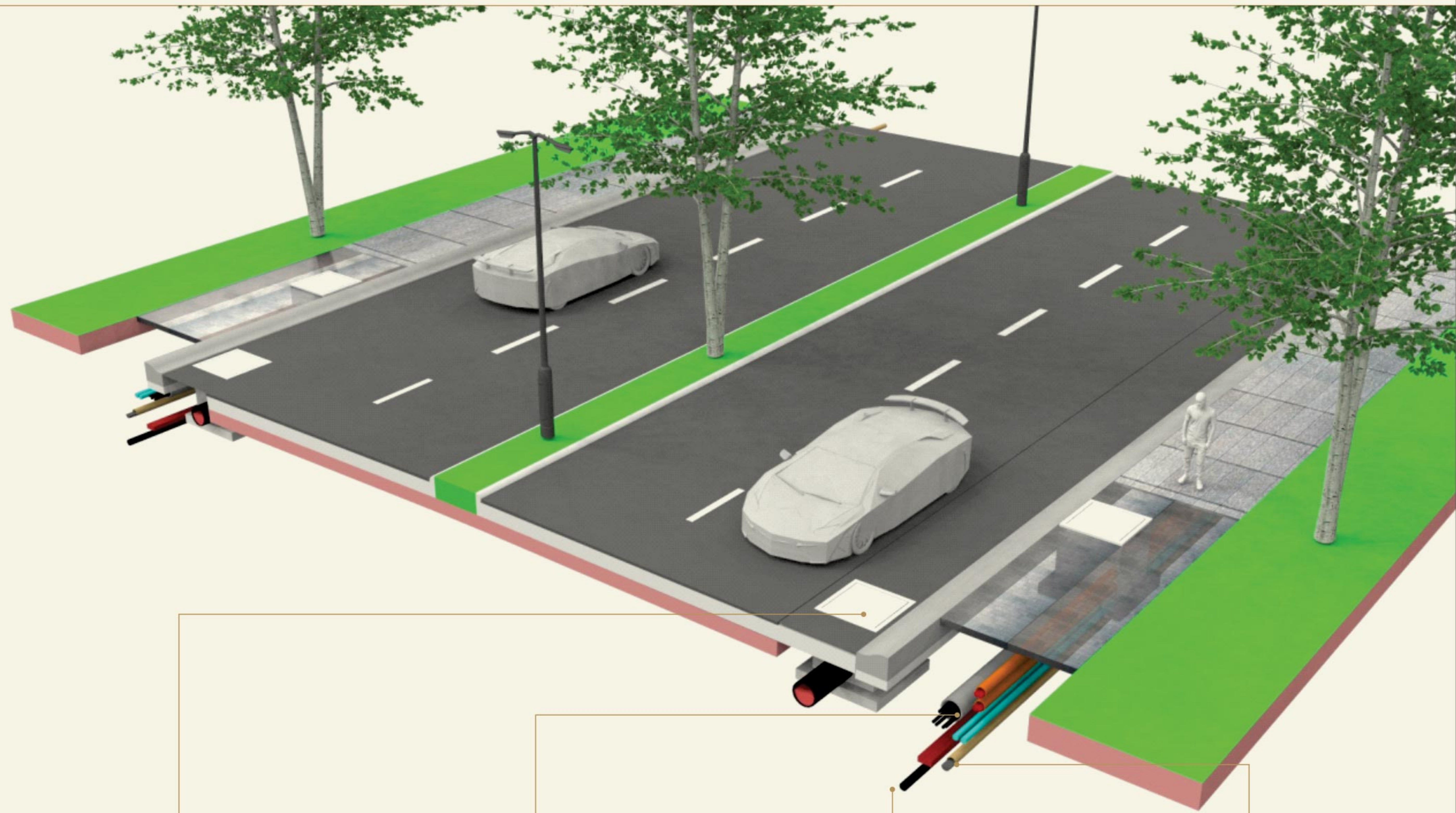
The execution of a project and its subsequent maintenance goes a long way in defining the future of any residential campus. With two of the most respected names in real estate joining hands at Fortune Paradise you can be assured of great future for your investment.



FORTUNE GROUP



Sensation Group



Storm Water Management:

The storm water is designed for a quick drain off from the roads. Rain water from the entire project is harvested and recharged at 2 locations.

Electrical System:

The entire cabling system adopted is Underground system. Transformers and feeder pillars are located at strategic locations ensuring no compromise in aesthetic and functional requirements.

A load of 5 kVA per plot is considered.

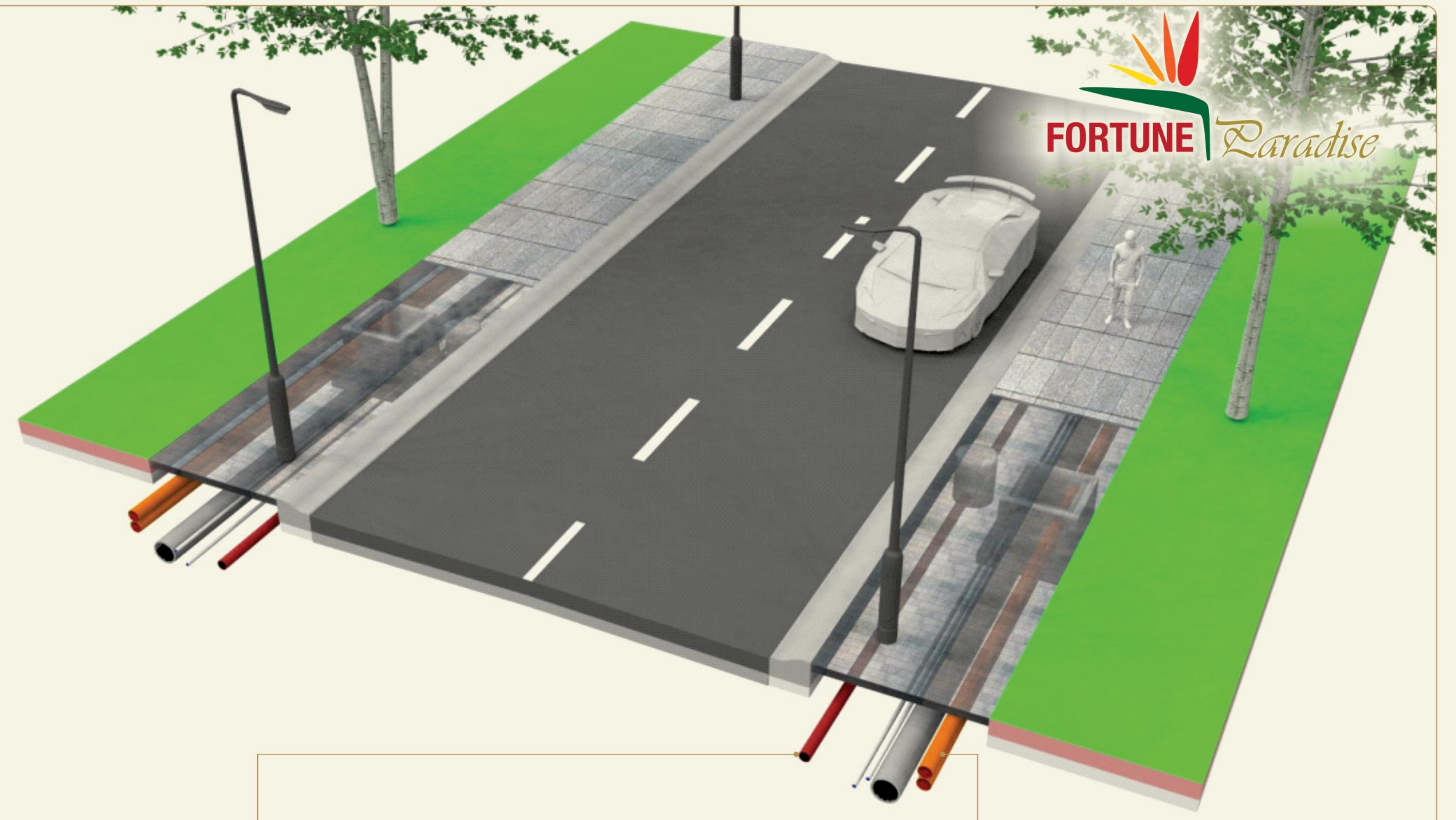
Communication:

The Underground system is adopted with pipes laid and connections to every plot made. It is designed to facilitate Central Fibre to home connection.

This system eliminates road cutting, digging anywhere in the project and easy maintenance.

Landscape Water:

The STP (Sewage Treatment Plant) treated water is being reused to water the parks and other green patches in the project. The water from the STP is pumped using a Hydro pneumatic system which operates automatically (ON/ OFF) when the water taps are open for landscaping.



Sewer System:

The sewer lines are laid on both sides of the road, thereby avoiding road cutting. This facilitates making service connection for each plot. The network of manholes and pipes are designed to have easy access for inspection and maintenance.

Sewage Treatment Plan of 215 KLD at one central location is designed upto tertiary treatment to reuse water for landscape purpose.

Water Supply Lines:

Underground water sump with Elevated Storage reservoir is made for water storage. 2 qualities of water is distributed to the plots.

Domestic water (Borewell water) - used for all purpose- 32mm dia service connection.

Municipal water (Manjeera water) - used for drinking purpose only- 20mm dia service connection.

The water lines are laid on both sides of the road thereby avoiding road cutting. Each plot has a service connection made. The water lines are distributed by Gravity mains to ensure 24X7 water supply.



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ONGOING PROJECTS



Fortune Rudraksh (Shameerpet)



Fortune Binrajka (Tumkunta)



Fortune Openskies (Kottur)



S.V Road, Mumbai



Sensation Fortune Bhoomika Mall (Narsingi)



LAYOUT PLAN



Connect with us with our Mobile App

An Enterprise and Resource Planning Application for Fortune

- A Mobile Application has been developed by us, primarily to
- Enhance efficiency of operations of our construction & marketing team
- Manage Customer Resource Management

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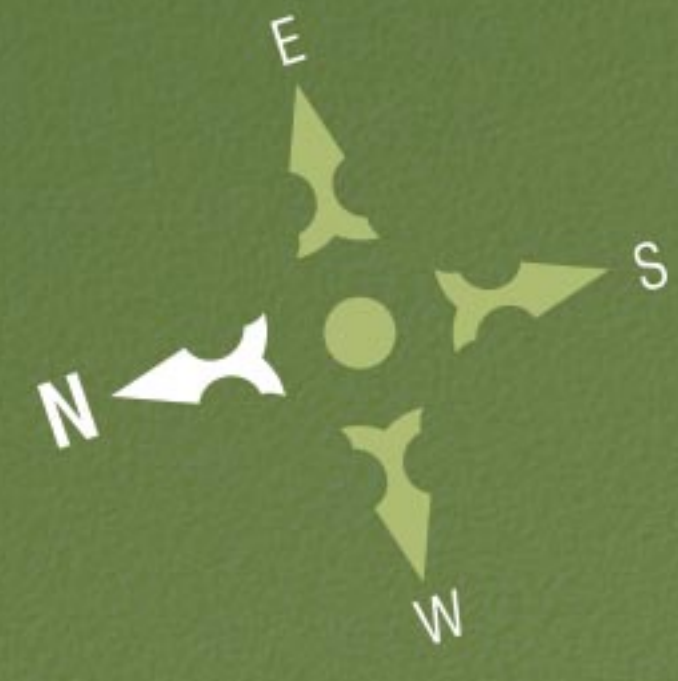




25
ACRES

148
PLOTS

Plot size
ranging from:
172 to 1755
sq. yards



Unit No	Area / Sq.Yrds	Unit No	Area / Sq.Yrds	Unit No	Area / Sq.Yrds	Unit No	Area / Sq.Yrds
1	1318.41	38	255.00	75	266.66	112	266.66
2	810.70	39	255.00	76	266.66	113	266.66
3	462.23	40	255.00	77	266.66	114	223.33
4	255.93	41	322.65	78	383.30	115	223.33
5	266.66	42	333.33	79	333.33	116	309.37
6	266.66	43	333.33	80	266.66	117	266.66
7	266.66	44	333.33	81	266.66	118	266.66
8	266.66	45	333.33	82	266.66	119	266.66
9	333.33	46	333.33	83	266.66	120	266.66
10	333.33	47	333.33	84	266.66	121	266.66
11	266.66	48	333.33	85	266.66	122	266.66
12	266.66	49	333.33	86	266.66	123	333.33
13	266.66	50	322.65	87	266.66	124	333.33
14	266.66	51	321.61	88	242.70	125	266.66
15	255.93	52	333.33	89	333.33	126	266.66
16	255.93	53	333.33	90	266.66	127	266.66
17	266.66	54	333.33	91	266.66	128	266.66
18	266.66	55	333.33	92	266.66	129	266.66
19	266.66	56	400.00	93	266.66	130	250.00
20	266.66	57	400.00	94	266.66	131	233.33
21	333.33	58	323.30	95	266.66	132	341.21
22	333.33	59	400.00	96	266.66	133	266.66
23	266.66	60	400.00	97	417.30	134	266.66
24	266.66	61	400.00	98	284.64	135	266.66
25	266.66	62	400.00	99	251.62	136	266.66
26	266.66	63	233.33	100	266.66	137	266.66
27	255.93	64	266.66	101	266.66	138	333.33
28	255.93	65	266.66	102	266.66	139	333.33
29	266.66	66	266.66	103	266.66	140	266.66
30	266.66	67	266.66	104	266.66	141	266.66
31	266.66	68	737.83	105	266.66	142	266.66
32	266.66	69	333.33	106	333.33	143	266.66
33	333.33	70	266.66	107	333.33	144	266.66
34	333.33	71	266.66	108	266.66	145	250.00
35	246.66	72	266.66	109	266.66	146	1376.72
36	246.66	73	266.66	110	266.66	147	816.41
37	233.33	74	266.66	111	266.66	148	459.50

In Survey No-67,68,69 of Bhagmankal Village & 80,184 of Thumalur Village MAHESHWARAM-Madal (RR Dist)

The ultimate goal of the architect...is to create a paradise. Every house, every product of architecture... should be a fruit of our endeavour to build an earthly paradise for people.

- Alvar Aalto

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