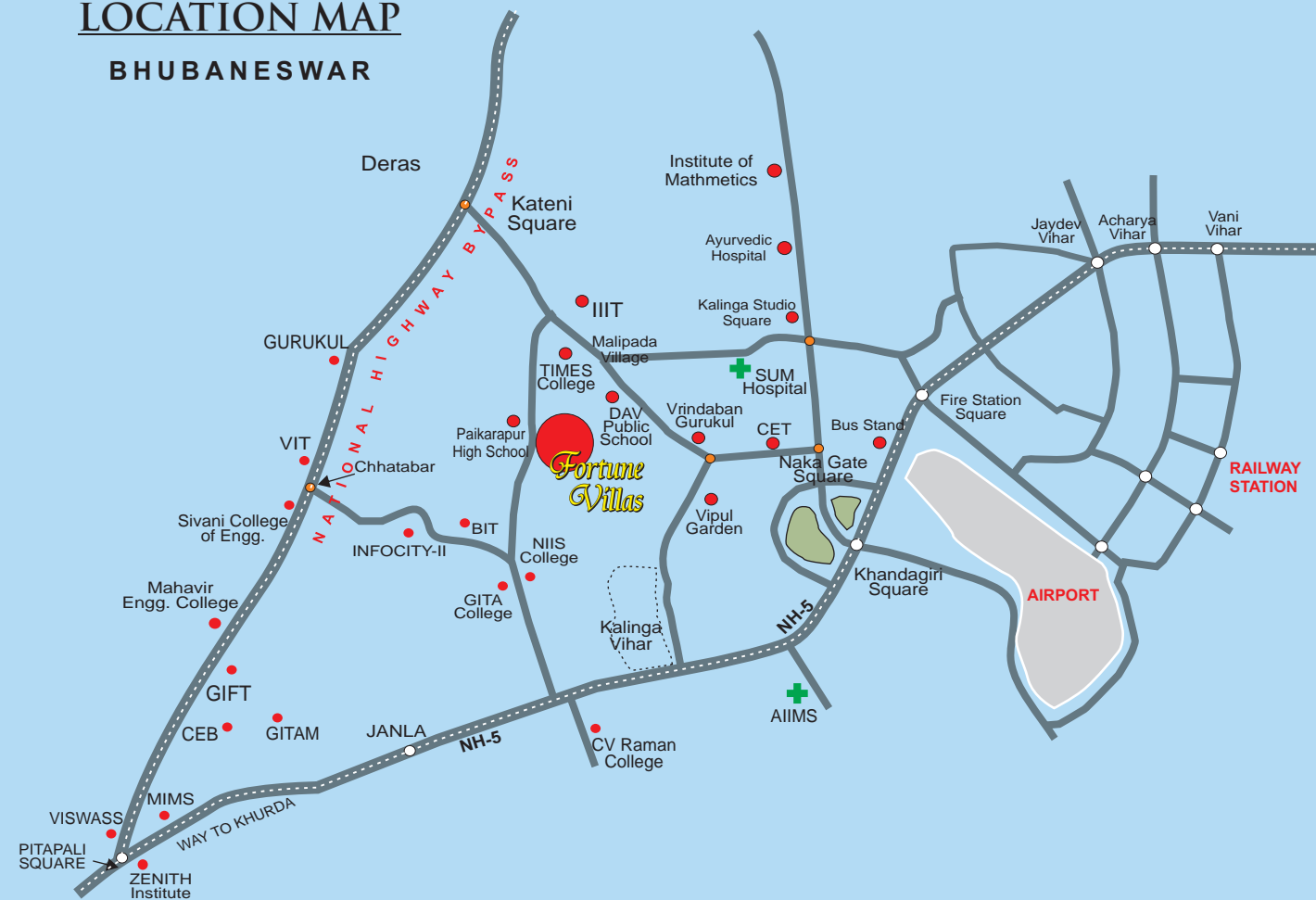


## LOCATION MAP BHUBANESWAR



Independent Deluxe Duplex Home  
**Fortune Villas**

*Experience the  
new definition of living*



[www.trutiyadevelopers.com](http://www.trutiyadevelopers.com)



**TRUTIYA DEVELOPERS PVT. LTD.**

Plot No.: 459, At-Gothapatna, Po- Malipada, Dist - Khurda, Pin-751003  
Phone : 9776094794, 9437778352, Mail : [trutiyadevelopers@gmail.com](mailto:trutiyadevelopers@gmail.com)

*This Brochure is a conceptual one, Not a legal offering*

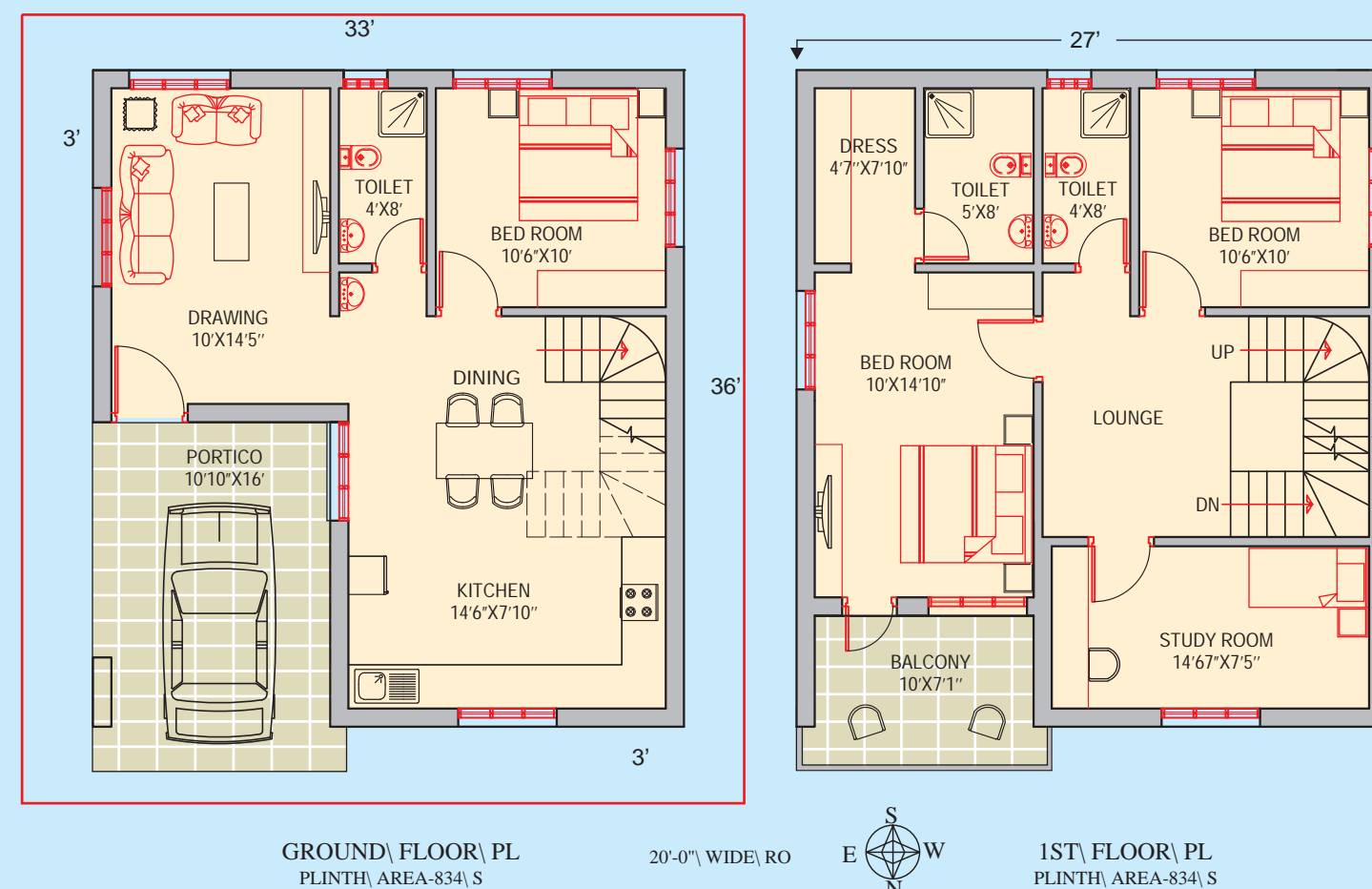


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## SOUTH FACING PLAN



### “Born and brought from the mind of confident promoters”

Messer’s Trutiya Developers Private Limited after successfully venturing in the area of Housing and Real Estate are up to with yet another prestigious project.

This Fortune Villa is jointly promoted by group of NRI’s. A beginning was made in 2008 and six years has been passed since we stepped into the field of Real Estate.

The promoters themselves are highly technically qualified and are supported by professionals in finance, Architecture & Marketing. After sale, services & customer care is unparalleled. Presently, we are operating in Bhubaneswar with plans to expand further.

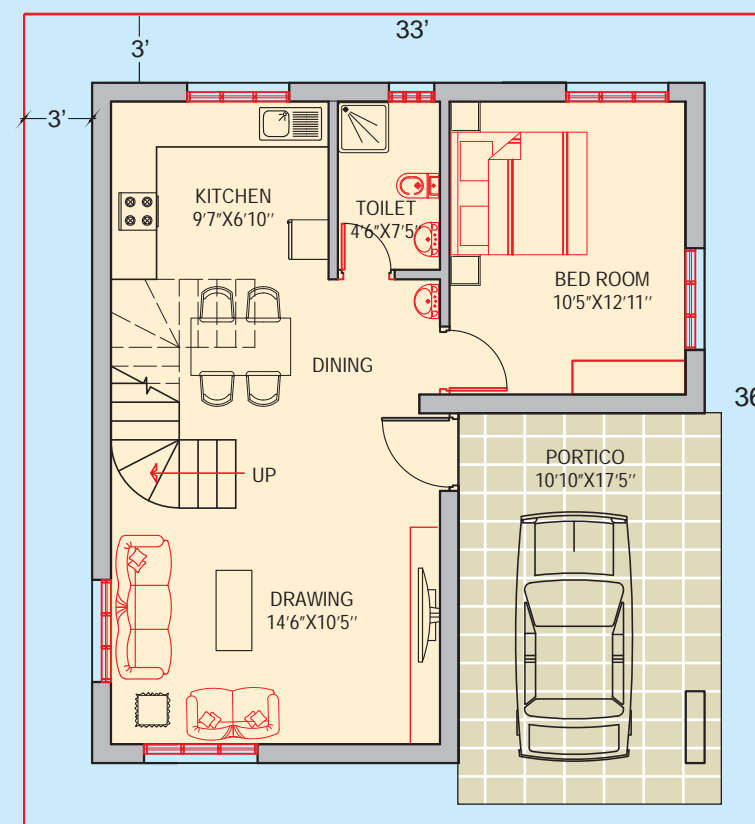
Fortune Villas an exclusive premium duplex villa is situated at Paykarapur Mouza, Bhubaneswar, State of Odisha, providing ideal surroundings to relax and enjoy life away from pollution and stress of modern day city life.

In addition this stunning venture offers its residents an enviable combination of excellent architecture and perfect vastu.



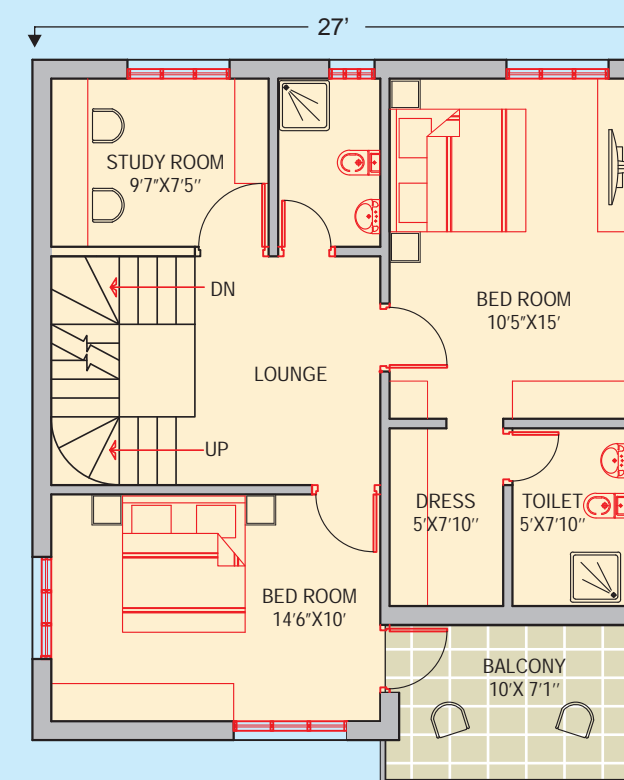


## NORTH FACING PLAN



GROUND\ FLOOR\ PL  
PLINTH\ AREA-834\ S

20'-0" \ WIDE\ RO



1ST\ FLOOR\ PL  
PLINTH\ AREA-834\ S



*Life takes you to  
unexpected places,  
Love bring you Home.*

### Common Amenties

- 1) Multipurpose Hall / Party Hall
- 2) Visitors Parking
- 3) Children Play Area.
- 4) Street Light.
- 5) 24x7 guard room with security system.
- 6) DG set back up for external lighting system
- 7) Sewage treatment plant



## SPECIFICATIONS

STRUCTURE	: RCC Flooring for foundation with TMT bars & any standard branded company cement
SUPER STRUCTURE	: 8"thick outside wall and 4.5" thick inside with flyash brick.

### FLOORING

HALL	: Vitrified Tiles
DINING	: Vitrified Tiles
BED ROOM	: Vitrified Tiles
KITCHEN	: Vitrified Tiles
BALCONIES	: Vitrified Tiles
TOILETS	: Concept wise Anti skid ceramic flooring & Dado-glazed ceramic Tiles up to 7' height
UTILITY / WASHAREA	: Anti skid ceramic flooring & Dado-glazed ceramic Tiles up-to 4' height.
STAIRCASE	: Marble Slabs

### DOORS

MAIN DOOR	: Teak Wood frame and Teak Wood Shutters with Polish.
INTERNAL DOORS	: Other Door Non-Teak Wood frames & flushed Shutters.
WINDOWS	: Not-Teak Wood frames and Shutters with white Pin head Glass with standard design with safety Grills or, UPVC frame work with 5mm thick clear glass.
KITCHEN	: Black Granite platform with stainless steel sink glazed ceramic tiles Dado up to 2' height above the platform and provision for exhaust fan.
POWER	: Concealed copper wiring single phase power supply with Adequate power point. Modular type switches and MCB and provision for Micro Oven Geyser, Fridge, A/C (in all room).

### TOILETS (SANITARY WARE / PH FITTING)

GROUND FLOOR	: Orissa Pan-Jaguar / hindware / equivalent brands.
FIRST FLOOR	: EWC- Jaguar / hindware / equivalent brands.

### PAINTS & FINISHES

INTERNAL WALLS	: Smooth plastered surface reated with wall putty and painted with WBC paints.
EXTERNAL WALLS	: Combination of structured / Cladding / Smooth lappam finish.
CEILING	: WBC Paint.
RAILING	: S.S. Railing.
PLUMBING	: PVC / CPVC (Good quality) concealed.
WATER SUPPLY	: 24 hours water supply from over head tank.
SEWAR	: Centralized collection and disposal system.
POWERBACK UP	: Standard stand by Generator for common area (External Lighting) at the time of power failure. Two Three points for each villa will be provided.
CABLE TV	: Concealed wiring for TV on ground floor hall & first floor hall, Ground floor Bed room and at first floor Master Bed room.
GENERAL NOTE	: Charges for stamp duty and Registration, Electrical Services connections, Sewerage connections, Municipal water connection, Sales tax at Owners cost, any duties or Taxes levied by the corporation or any Govt. Agencies have to be beared by the customer.



## Payment Schedule

### Outright Booking

Booking Amount	- 20%
At the time of Agreement (within 60 days of booking)	- 75%
At the time of possession (avail discount up to 5% discount on this scheme)	- 5%

### Installment

◆ Booking Amount	- 10%
◆ At the time of Land & Construction Agreement	- 5%
◆ At the time of Land Registration	- 25%
◆ On completion of foundation	- 10%
◆ On completion of GF roof casting	- 10%
◆ On completion of FF roof casting	- 15%
◆ At the time of flooring & Finishing	- 10%
◆ On completion of Flooring & Finishing	- 10%
◆ At the time of Possession	- 5%