



**Developers:**  
**S. P. URBANSCAPES**

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WWW.FORTUNEGREENFIELDS.COM

**SITE: greenfields 4+**

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

ARCHITECT  
UNEVEN, www.uneven.in

STRUCTURAL CONSULTANT  
A.A. DESAI

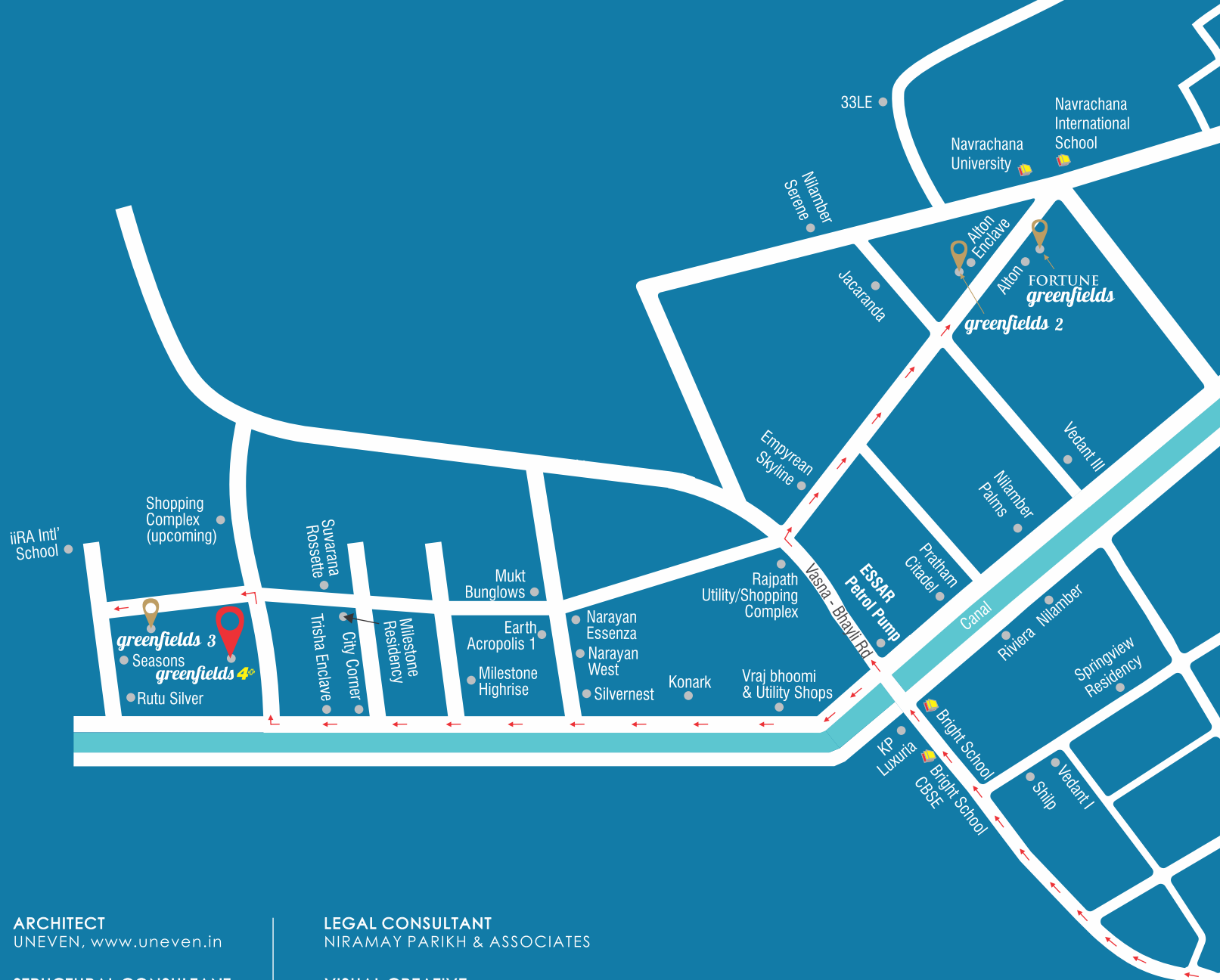
LEGAL CONSULTANT  
NIRAMAY PARIKH & ASSOCIATES

VISUAL CREATIVE  
PARAM INTERACTIVE

**Payment Schedule :** Booking Amount **20%** | Plinth Level **25%** | 1st Slab **15%** | 3rd Slab **15%** | 5th Slab **15%** | Plaster Level **05%** | Flooring **05%**

**Terms & Conditions:**

- Booking of unit shall be confirmed only after 20% payment
- Possession will be given after one month of settlements of all accounts & subject to status of construction.
- Each purchaser will bear municipal taxes from the date of sale deed.
- Cheque bounce incidents/default in payments leads to cancellation.
- In case of cancellation the booking amounts will be refunded only after booking of same unit and after deducting Rs. 25,000/-.
- The developers will not be responsible in case of delay in water supply, electricity connection, drainage works by authority.
- All members must essentially be the part of the society formed by the association of members & shall abide by the society by laws.
- Developers shall have all rights to change, raise the scheme or any details herein and any revision will be binding to all.
- Change in elevation of any kind is not permitted.
- The following shall be charged Extra: 1) Stamp Duty & Registration Charges, 2) Service Tax, VAT, any such additional Govt. Taxes, 3) Maintenance Deposit, 4) Electrical deposit and meter charges.
- Internal Changes would be permitted with prior permission only. Changes which do not affect the structural design shall only be permitted.
- 3D views are for general idea only, actual product may differ.
- Changes in planning, amenities, facilities and maintenance charges shall be binding to all members.
- The outdoor units of AC shall be placed only in the designated place as per architect's plan.
- Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
- This brochure is for information purpose only. It does not form a part of agreement or any legal document. The developer retains the right to alter the specifications without consent of the member.



**greenfields 4+**  
2 & 3 BHK Garden Flats/Shops



design: strokearrow@98240 92010



TERRACE CLUB



GYM

## AMENITIES

- The comprehensive leisure amenities located at the Terrace include:
- Terrace Landscaped Garden
- Outdoor & Semi-Covered Sitting areas
- Children's Play Area
- Gym
- Allotted Parking Space

## FLATS WITH GARDEN

The 2nd Floor offers exclusive apartments with attached garden in its balcony area. A unique feature that shall allow you to enjoy the open feel of a bungalow, and the privacy & security of an apartment.



## SPECIFICATIONS

### Structure:

Earthquake Resistant RCC frame structure

### Finishing:

Internal Smooth Plaster with Paint External Plaster with 100% Acrylic Paint

### Flooring:

Vitrified Tiles flooring in all rooms

### Doors:

Elegant Entrance Door & Internal Flush Door with Lock

### Windows:

Powder Coated Aluminum windows and Natural Stone Sills

### Electrification:

Concealed ISI mark Copper Wiring, AC Point in Master Bedroom, Geyser Point in all bath rooms with Good Quality Modular Switches

### Kitchen:

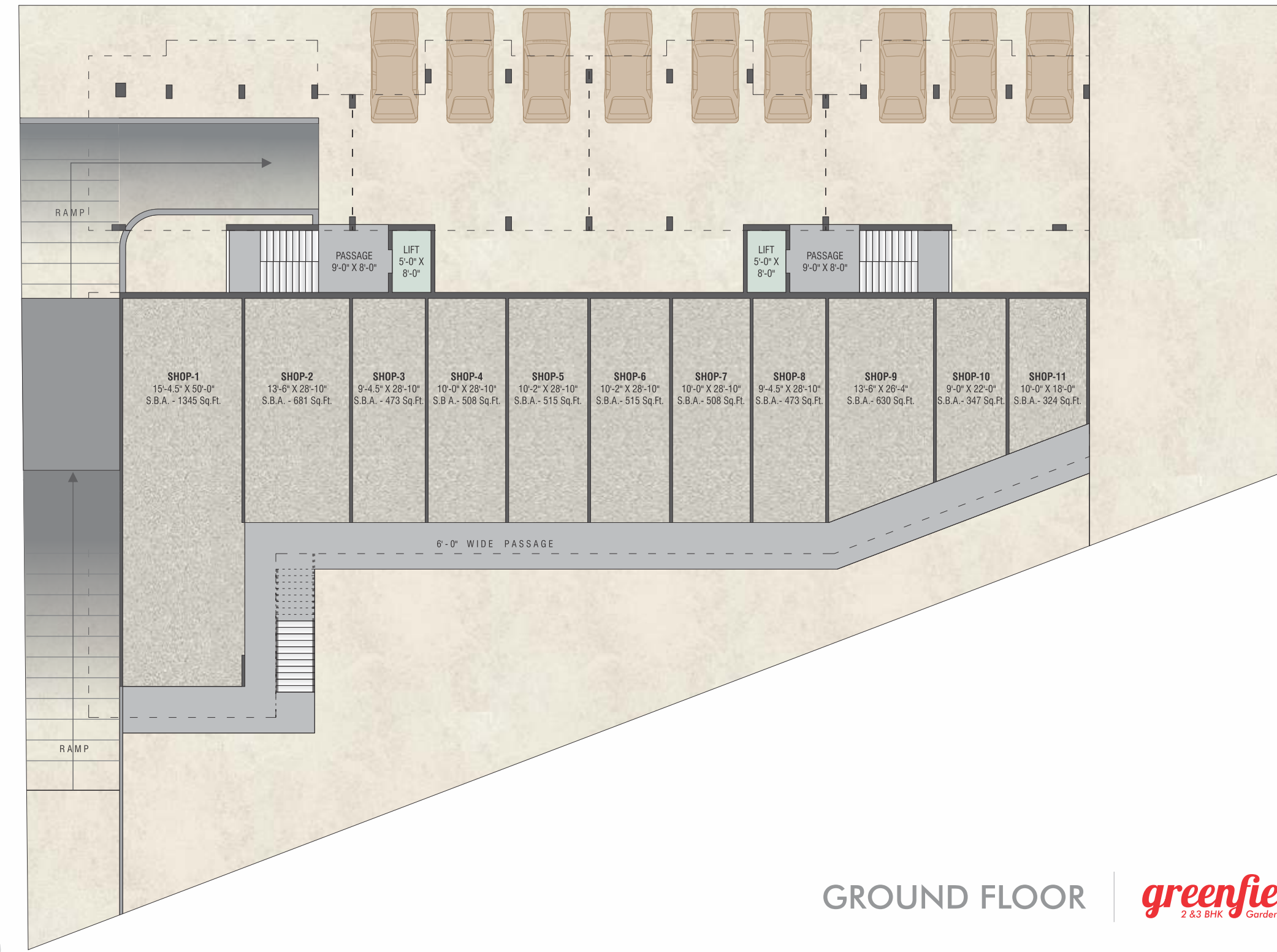
Granite Platform with SS Sink & premium branded Wall Tiles

### Bathroom:

Designer Tiles with Standard Quality C.P. Fittings



**BASEMENT** | **greenfields 4+**  
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**GROUND FLOOR** | **greenfields 4+**  
2 & 3 BHK Garden Flats/Shops



3 BHK 1200 SQFT  
TYPICAL FLOOR PLAN



2 BHK 1000 SQFT  
TYPICAL FLOOR PLAN





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2 & 3 BHK Garden Flats/Shops



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FIFTH FLOOR | 2 BHK 1000 SQFT  
 3 BHK 1200 SQFT **greenfields 4<sup>+</sup>**  
2 & 3 BHK Garden Flats/Shops

GARDEN BALCONY AT SECOND FLOOR

