



QUALITY LIVING FROM THE TEAM THAT CARES

**RERA APPROVED**  
**RERAA KM 69 OF 2023-2024**

WHY FORTUNE VICTOR  
IS CONSIDERED TO BE IN THE BEST  
RESIDENTIAL LOCATION OF THE CITY ?





Fortune Towers India Pvt. Ltd.

## PROJECT PROFILE

**FORTUNE TOWERS INDIA (PVT) LTD.** proudly present this dream residential project coming up in Pragjyotish Nagar, Jalukbari within 5 minutes walking distance from the Jalukbari Rotary - an area which is fast emerging as the best residential locality in Guwahati; far from the maddening crowd yet within easy reach of all modern amenities of urban living.

Nestled amidst pristine hills and lush green fields, the two blocks of **FORTUNE VICTOR** has been designed balancing Vastu and Aesthetics so as to let all the natural elements to flow freely into your living space. You can choose from a wide variety of 3BHK, 2BHK and 1BHK flats from amongst 209 flats all of which can be easily accessed by a wide staircase and 9 lifts.

Enjoy state of the art beautifully landscaped more than 11,000 sq.ft. lush green park and watch your child play in a safe environment, and go for a brisk morning/evening walk on the walking zone. You have it all within you new world **FORTUNE VICTOR** which is also well connected to the outside world 24x7 via the 6 lane National Highway.

## ABOUT THE PROMOTER

The promoter of **FORTUNE VICTOR** has 25 years of experience in the real-estate industry having constructed almost 2 lakhs sq.ft of prestigious Apartment projects in various prime locations, Guwahati. The promoter is well supported by a qualified and talented team of Architects, Structural Engineers, Interior Designers, Project Managers, Legal and Accounts Consultants and well number of skill and semi skill labours.



Road Side View



FORTUNE VICTOR

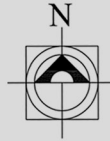
FREE FROM **NOISE POLLUTION**  
AND EXPERIENCE A CLEAN  
**HEALTHY POLLUTION** FREE ENVIRONMENT



# Master Plan



Fortune Towers India Pvt. Ltd.



Bird's Eye View



BLOCK - A | 1ST TO 11TH FLOOR PLAN AREA

TYPE	NO.OF BHK	CARPET AREA SQ. FT.	BALCONY AREA SQ. FT.	EXTERNAL WALL AREA SQ. FT.	BUA SQ.FT.	SBUA SQ.FT.
A	3	831.44	100.06	55.30	986.80	1312.44
B	3	831.86	48.42	55.30	935.58	1244.32
C	2	695.64	38.73	50.89	785.26	1044.39
D	1	473.55	24.21	43.47	541.23	719.83
E	3	849.19	72.63	56.16	977.98	1300.71

TYPE	NO.OF BHK	CARPET AREA SQ. FT.	BALCONY AREA SQ. FT.	EXTERNAL WALL AREA SQ. FT.	BUA SQ.FT.	SBUA SQ.FT.
F	2	699.63	38.73	50.89	789.25	1049.70
G	1	473.44	24.21	43.47	541.12	719.68
H	3	826.59	72.63	56.16	955.38	1270.65

# Typical Floor Plan



Fortune Towers India Pvt. Ltd.



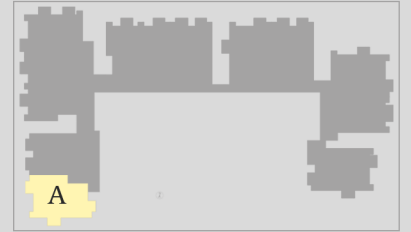
## BLOCK - A | 1ST TO 11TH FLOOR PLAN AREA

TYPE	NO.OF BHK	CARPET AREA SQ. FT.	BALCONY AREA SQ. FT.	EXTERNAL WALL AREA SQ. FT.	BUA SQ.FT.	SBUA SQ.FT.
J	3	831.44	100.06	55.30	986.80	1312.44
K	3	831.86	48.42	55.30	935.58	1244.32

TYPE	NO.OF BHK	CARPET AREA SQ. FT.	BALCONY AREA SQ. FT.	EXTERNAL WALL AREA SQ. FT.	BUA SQ.FT.	SBUA SQ.FT.
L	3	820.03	58.10	66.60	944.73	1256.49
M	2	637.54	51.64	60.79	749.97	997.46
N	3	835.42	112.98	66.38	1014.78	1349.65



BLOCK-A | UNIT-A  
3-BHK | 1312.44 SQ.FT.



BLOCK-A | UNIT-B  
3-BHK | 1244.32 SQ.FT.



Isometric View | Block - A



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BLOCK-A | UNIT-C  
2-BHK | 1044.39 SQ.FT.



BLOCK-A | UNIT-D  
1-BHK | 719.83 SQ.FT.

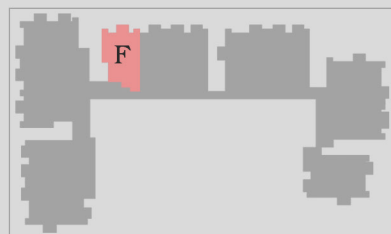


Isometric View | Block - A

BLOCK-A | UNIT-E  
3-BHK | 1300.71 SQ.FT.



BLOCK-A | UNIT-F  
2-BHK | 1049.70 SQ.FT.



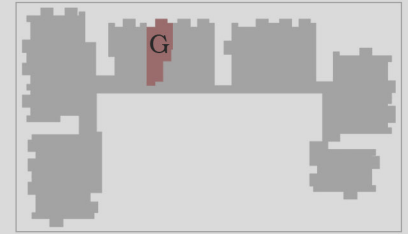
Isometric View | Block - A



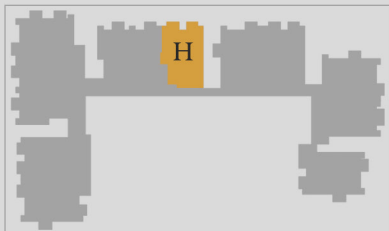
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BLOCK-A | UNIT-G  
1-BHK | 719.68 SQ.FT.

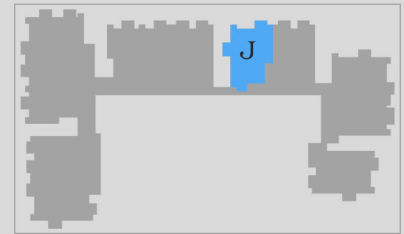


BLOCK-A | UNIT-H  
3-BHK | 1270.65 SQ.FT.

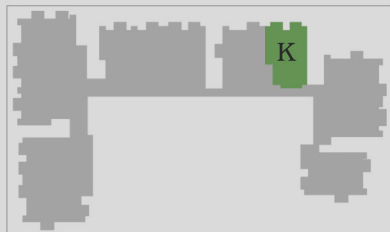




BLOCK-A | UNIT-J  
3-BHK | 1312.44 SQ.FT.



BLOCK-A | UNIT-K  
3-BHK | 1244.32 SQ.FT.



Isometric View | Block - A



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BLOCK-A | UNIT-L  
3-BHK | 1256.49 SQ.FT.



BLOCK-A | UNIT-M  
2-BHK | 997.46 SQ.FT.



FORTUNE VICTOR

70% OPEN SPACE SWEET EXPERIENCES OF OPEN  
CLEAN AIR. 209 NOS. 1/2/3 BEDROOM FLATS WITH  
DOUBLE LAYER CAR PARKING FACILITIES



Isometric View | Block - A



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BLOCK-A | UNIT-N  
3-BHK | 1349.65 SQ.FT.



Gate View



# Block-B | Typical Floor Plan



BLOCK - B | 1ST TO 11TH FLOOR PLAN AREA

TYPE	NO.OF BHK	CARPET AREA SQ. FT.	BALCONY AREA SQ. FT.	EXTERNAL WALL AREA SQ. FT.	BUA SQ.FT.	SBUA SQ.FT.
P	3	979.49	108.13	71.23	1158.85	1541.27
Q	3	838.42	91.46	68.43	998.31	1327.75
R	2	623.01	38.73	61.22	722.96	961.53
S	3	839.39	48.42	67.57	955.38	1270.65
T	3	847.79	77.47	58.42	983.68	1308.29
U	2	630.02	67.78	52.93	750.73	998.47

Isometric View | Block - B



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BLOCK-B | UNIT-P  
3-BHK | 1541.27 SQ.FT.



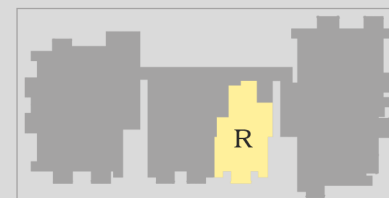
BLOCK-B | UNIT-Q  
3-BHK | 1327.75 SQ.FT.



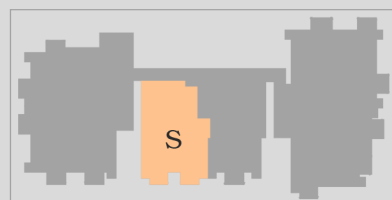
Isometric View | Block - B

FORTUNE VICTOR

BLOCK-B | UNIT-R  
2-BHK | 961.53 SQ.FT.



BLOCK-B | UNIT-S  
3-BHK | 1270.65 SQ.FT.



Isometric View | Block - B



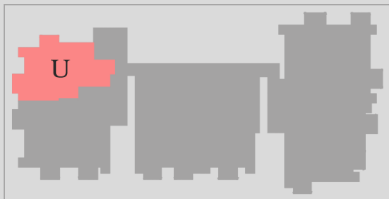
Fortune Towers India Pvt. Ltd.



BLOCK-B | UNIT-T  
3-BHK | 1308.29 SQ.FT.



BLOCK-B | UNIT-U  
2-BHK | 998.47 SQ.FT.



FOR TUNE VICTOR

NO WATER LOGGING NO TRAFFIC JAM.  
IT'S ONE OF THE HAPPENING AREAS  
IN GUWAHATI.





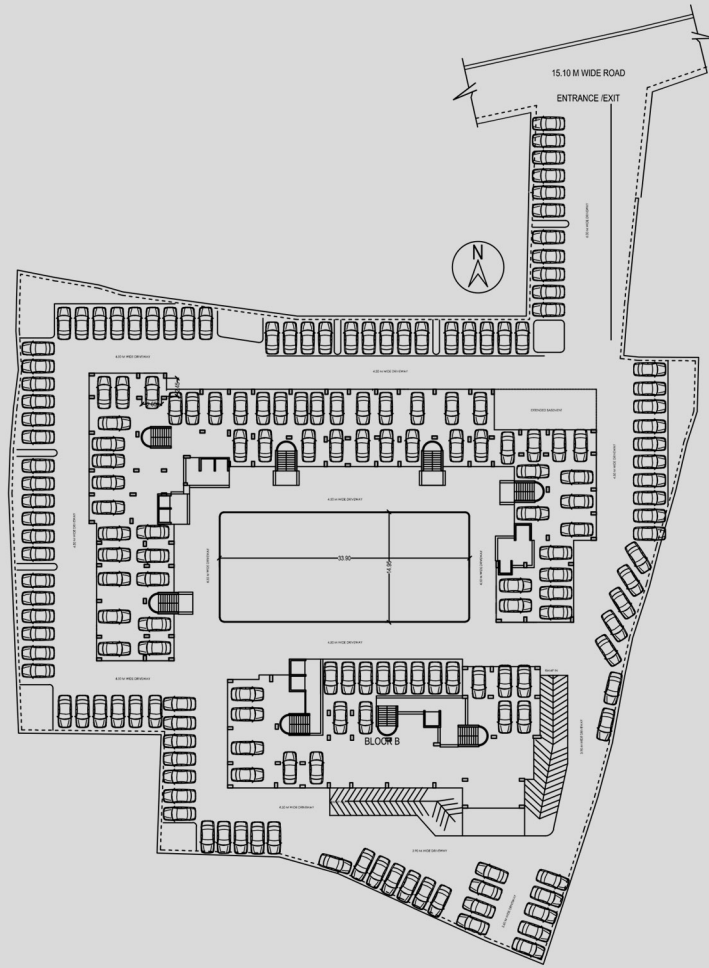
Fortune Towers India Pvt. Ltd.



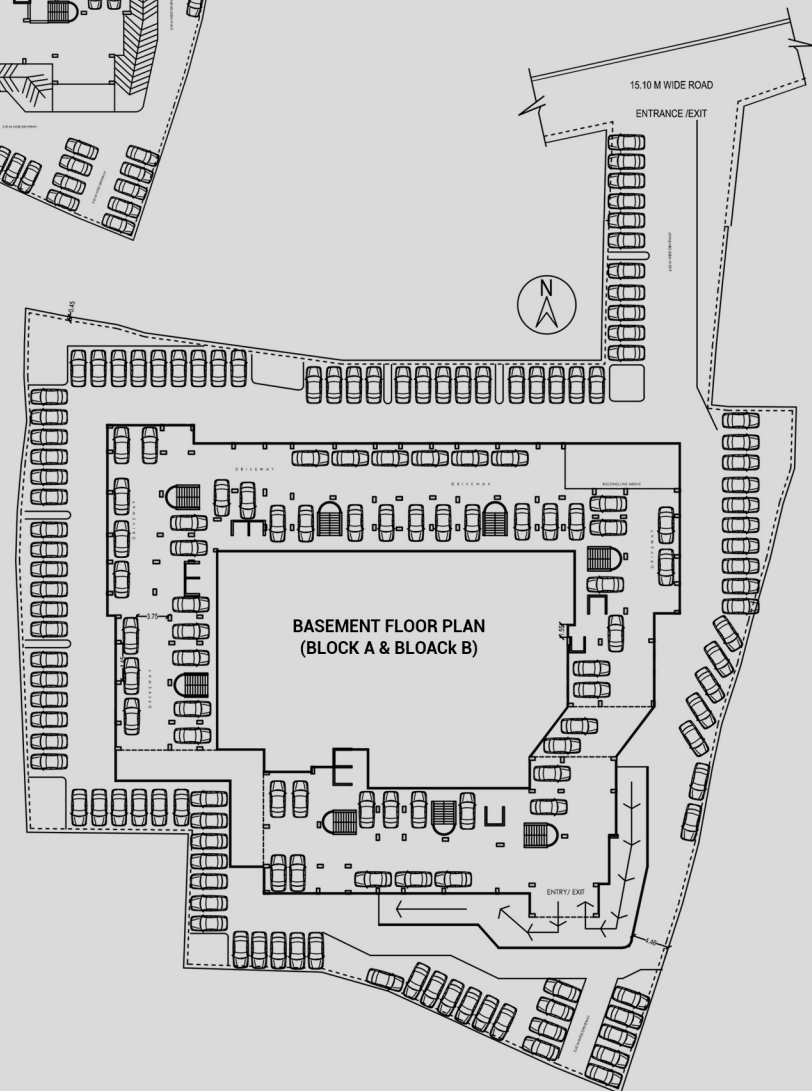
Fountain View

FORTUNE VICTOR





← PARKING PLAN ( GROUND FLOOR)



PARKING PLAN ( BASEMENT FLOOR)



Night View



Children Gaming Zone

## ❖ Past Project ❖



Fortune Towers India Pvt. Ltd.



## ❖ Amenities ❖

- Open Area
- Children's Play Area
- Vastu Compliant
- Beautiful Entrance
- Modern Elevator
- 24 Hours Power Backup for water pump, lifts and common areas
- Firefighting Equipment
- 24X7 Hours Security
- CCTV Surveillance
- Roadside Porch Locality



## Specification

### TYPE OF CONSTRUCTION

Extensively engineered – seismic resistant RCC framed structure conforming to the national building code of India. Structured design is approved by IIT, Guwahati.

### WALLS

Internal facia of walls finished with putty with white cement primer coat. Acrylic exterior painting (weather coat) over external surfaces.



### FLOORING

- Vitrified tiles (2ftx2ft) flooring in all units.
- Marble / Granite flooring in extra cost.
- Ceramic tiles flooring in all common space.
- Plain cement concrete flooring in parking areas.
- Antiskid tiles in toilets.

### DOORS

Water proof flush type doors with synthetic enamel painting.



### KITCHEN

Cooking platform with granite polish finish marble top and stainless steel sink including design tiles up to 2 ft. height over the walls attached with kitchen slab. Kitchen cabinets and other fittings etc. at owner's cost.

### WINDOWS

Two track aluminum sliding windows with clear glass and steel grill in all units.

### TOILETS

White parryware European/Indian type sanitary ware, wash basin and Jaquar CP. water supply fittings. Decorative glazed wall tiles up to 6 ft. height from floor. Provision of geyser, hot and cold water line is inclusive.



### LIFT

Good quality 4 (four) passenger lifts in each block with generator backup and comfortable and spacious lobby including fully glazed staircase in each block.

### FIRE FIGHTING

Adequate fire fighting arrangement in the whole complex.



### NOTE :

More facilities can be provided within the limit of the developer on owner's request of extra cost. Interior design & decoration such as – kitchen cabinets, wardrobes, false ceilings, individual room interior decoration and etc. on owner's request at extra cost.

### ELECTRICALS

- Concealed electrical wiring using copper cables of ISI mark with MCB (miniature circuit breaker) protection.
- Modular switches and sockets etc. are of reputed brand.
- Three number lamp points and two number of fan points and 5 Amp socket in living cum dining hall.
- Two lamp points and one fan point and one 5 Amp socket point in bed room.
- One lamp point, one exhaust fan point in toilets.
- Two lamp points, one exhaust fan point, one power point in kitchen.
- One lamp point in balcony.
- Geyser point for each toilets.
- Extra electrical points, Cable TV, Telephone points shall be provided as per the owner's request at extra cost.
- Provision for individual inverter connection in all units.
- Silent generator facilities for common areas, lifts and water pump only.
- AC point in D/D and master bed room.



### SECURITY

Provision for fully modern security camera system and security booth at the entrance of the complex. Adequately lighted compound and bricks compound wall.

## Mode Of Payment

### Installment plan

Booking Amount	--	5% of total flat value
On execution of legal documents (Within 30 Days of Booking)	--	15% of total flat value
1st installment -- on completion of foundation work	--	10% of total flat value
2nd installment -- on casting of 1st slab	--	5% of total flat value
3rd installment -- on casting of 2nd slab	--	5% of total flat value
4th installment -- on casting of 3rd slab	--	5% of total flat value
5th installment -- on casting of 4th slab	--	5% of total flat value
6th installment -- on casting of 5th slab	--	5% of total flat value
7th installment -- on casting of 6th slab	--	5% of total flat value
8th installment -- on casting of 7th slab	--	5% of total flat value
9th installment -- on casting of 8th slab	--	5% of total flat value
10th installment -- on casting of 9th slab	--	5% of total flat value
11th installment -- on casting of 10th slab	--	5% of total flat value
12th installment -- on casting of 11th slabs, brickworks	--	5% of total flat value
13th installment -- on casting of 12th slabs, brickworks	--	5% of total flat value
14th installment -- on casting of 13th slabs, brickworks	--	5% of total flat value
Final installment (before possession)	--	5% of total flat value

### Cash Down Plan (A discount of 5% on total cost of Flat)

Booking Amount – On booking and execution of legal documents	--	35% of total flat value
1st Installment – Within 30 days of Booking	--	60% of total flat value
Final installment – Before Possession	--	5% of total flat value

Any direct or indirect taxes, duties, security money etc. required to be paid to the Government as applicable at the time of handing over, shall be extra and paid by the owner.

DG set for common area power backup, power load estimated expenses - security and meter cost, transformer charges will be extra.

Extra charges - legal and incidental charges, Municipal holding tax. Stamp Duty and Registration charges - 4% for female owner, 6% for joint ownership and 7% for male owner (it can be changed according to Government order).

GST @ 1% for upto Carpet Area 968 sq.ft and @ 5% for above Carpet Area 968 sq.ft.

Car Parking: Open Car Parking and Covered Parking.



UNIVERSITY



BUS STAND



MARKET



HOSPITAL



RAILWAY STN.



AIRPORT

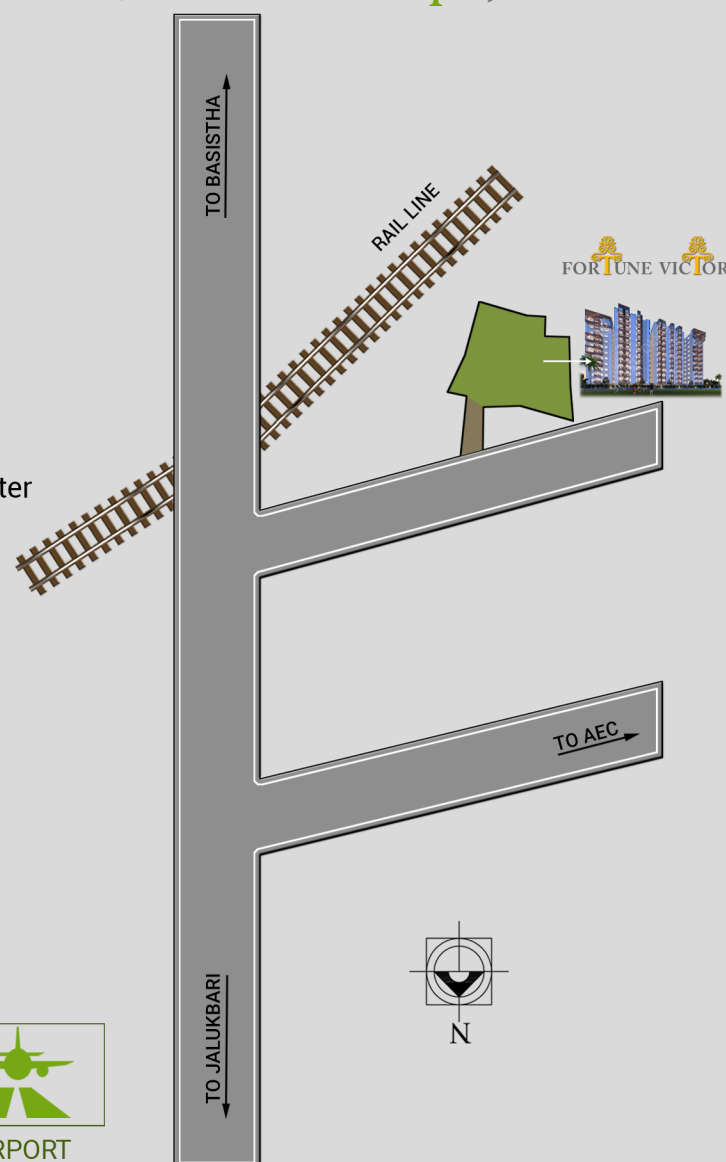


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## Location Advantage

■ IIT Guwahati	--	5.0 KM.
■ Guwahati University	--	1.0 KM.
■ Assam Science & Technology University	--	1.0 KM.
■ Assam Engineering College	--	1.0 KM.
■ Tata Institute of Social Science	--	1.0 KM.
■ Airport	--	10.0 KM.
■ ISBT	--	4.0 KM.
■ Railway Station	--	2.0 KM.
■ AIIMS	--	5.0 KM.
■ 3/4 Big Hospitals within	--	4.0 KM.
■ Assam Ayurveda College	--	1.0 KM.
■ Best School College within	--	3-5 KM.
■ Market within	--	1.0 KM.

## Location Map





**PROMOTER BY**  
**Fortune Towers India Pvt. Ltd.**

Maa Maheswari (Ground Floor)  
Tokobari Satra, A. T. Road  
(Behind Hotel Vishwaratna)  
Guwahati - 781001  
Kamrup(M), Assam

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Near Railway Bridge, Guwahati-781014

**PROJECT CONSULTANT BY**

**COMPU BUILD**

Guwahati Club, Guwahati  
Assam



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