

F O R T U N E

A Z U R E



FORTUNE AZURE

BUSINESS PARK



Scheme No. 54, Near Sayaji Square,
Indore, Madhya Pradesh, 452010



TABLE OF CONTENTS

BRIEF OVERVIEW	3
CITY SCAPE	4
ABOUT INDORE	5
ABOUT FORTUNE AZURE	7
DEVELOPER'S PROFILE	8
PROPERTY SPECIFICATIONS	9
PRIME RETAIL SPACES	10
HIGH GROWTH POTENTIAL	12
TARGET RETAIL SEGMENT	13
LOCATION INSIGHTS	14
PRIME CONNECTIVITY	15
CATCHMENT AND DEMOGRAPHICS	16
GLIMPSE OF MALL	18
FLOOR PLANS	22

BRIEF OVERVIEW

PARTICULARS	DETAILS
Name of the project	FORTUNE AZURE
Developer	Saishakti Realities Pvt. Ltd.
Project type	Commercial Project
Location	Scheme No. 54, Near Sayaji Square, Madhya Pradesh, 452010
RERA Registration no.	P-IND-21-2863
Total Area	1.34 acres
Number of Floors	10 Floors, including Basements
Key Features	Well-designed retail & hospitality spaces with Modern interiors, flexible office layouts & Food Court
Amenities	24/7 Security & Surveillance, Parking, Uninterrupted power backup, Fire safety system
Accessibility	Located in heart of Madhya Pradesh's commercial district, ensuring seamless connectivity and high business visibility.

CITY SCAPE



INDORE: A HUB OF GROWTH & OPPORTUNITY

Indore is situated in western Madhya Pradesh on the Malwa Plateau, with an elevation of 553 meters (1,814 feet) above sea level.

Indore boasts seamless connectivity with Airport, Railway Station, and NH3 & NH59, ensuring easy access to major commercial hubs.

Indore acquires its unique place in India as a City of mixed ethnicity and linguistic diversity

Indore is a growing industrial and IT hub, home to major industries, key zones like Pithampur & Dewas, and a fast-expanding startups.

Indore blends history and flavor with landmarks like Rajwada Palace and a famous food scene at Sarafa Bazaar & Chappan Dukan.

Indore, India's cleanest city, is a Smart City leader in sustainable urban development.

Indore, Madhya Pradesh's largest city, is a key economic and commercial powerhouse with expansive regional influence.

WHY INDORE IS THE IDEAL DESTINATION FOR RETAIL INVESTMENT?

Indore, the commercial capital of Madhya Pradesh, is emerging as one of the most dynamic retail markets in India. With rapid urbanization, presents a high-growth opportunity for national and international brands.

STRONG ECONOMIC GROWTH

Indore contributes significantly to Madhya Pradesh's GDP, supported by a diverse economy spanning manufacturing, IT, education, and trade.

FASTEST-GROWING METRO

Indore is witnessing unprecedented urban expansion, making it a key hub for business and retail development.

HIGH CONSUMER SPENDING

With a rising middle and upper-middle-class population, the city boasts a strong purchasing power, driving retail sales across segments.

SMART CITY ADVANTAGE

As a ranked Smart City, Indore enjoys advanced infrastructure, seamless connectivity, and a progressive business environment

GROWING TOURISM & HOSPITALITY SECTOR

Indore's rich cultural heritage, food tourism, and expanding corporate sector ensure a continuous influx of visitors and business travelers, driving retail footfall.

INTRODUCTION

F O R T U N E
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Fortune Azure is a landmark commercial development in Indore, designed to set new benchmarks in business, retail, and investment opportunities. Positioned strategically in a high-growth commercial corridor, it offers a seamless blend of premium office spaces, high-street retail, and entertainment zones, making it the ultimate destination for businesses, brands, and investors.

As Indore rapidly expands as a smart city and business hub, Fortune Azure stands at the forefront, catering to the growing demand for state-of-the-art commercial spaces. With cutting-edge infrastructure, modern architecture, and world-class amenities, it ensures a thriving business environment that fosters growth, innovation, and high returns on investment.

DEVELOPER'S PROFILE

Sai Shakti Group, the visionary force behind Fortune Azure, Indore, is a renowned name in real estate, known for transforming urban landscapes with innovative and high-quality developments. With a legacy of excellence, the group is committed to delivering premium commercial and residential spaces that redefine modern business and lifestyle experiences.

Sai Shakti Realities focuses on sustainable development, modern architectural designs, and high-end amenities. Each project is meticulously planned and executed to provide premium real estate solutions that enhance value and long-term investment potential.



PROPERTY SPECIFICATIONS

Fortune Azure is a state-of-the-art business park designed to be the next retail, corporate, and hospitality hub in Indore. With modern infrastructure, strategic location, and world-class amenities.

Prime Retail & Commercial Spaces

Flexible Office Layouts

High-Footfall Food Court

Ample Parking & 24x7 Security

Modern Infrastructure & Sustainable Design

RETAIL SPACES AT FORTUNE AZURE

Fortune Azure presents premium retail spaces designed for brands seeking a high-visibility, high-footfall destination in Indore's growing commercial landscape.

PRIME LOCATION ADVANTAGE

Strategically placed in a bustling commercial area, ensuring maximum visibility and accessibility.

FLEXIBLE SHOP SIZES

Customizable retail units starting from [XX] sq. ft. to accommodate diverse business needs.

HIGH FOOTFALL POTENTIAL

Surrounded by residential communities, corporate offices, and hospitality zones, attracting steady customer traffic.



WHY FORTUNE AZURE IS THE RIGHT CHOICE IN INDORE?

**POSITIONED IN ONE OF THE CITY'S MOST DYNAMIC
COMMERCIAL DISTRICTS, FORTUNE AZURE OFFERS—**

Prime location with high visibility & accessibility

A well-integrated retail, office, and hospitality ecosystem

Modern infrastructure & world-class amenities

Well-Planned Commercial Ecosystem

Proven demand for premium retail spaces

Surrounded by established enterprises, premium
residential areas, and upcoming developments.

Easily reachable from major city landmarks, transport
hubs, and residential neighborhoods.

**NOW IS THE TIME TO ESTABLISH YOUR BRAND IN INDORE'S
FASTEST-GROWING RETAIL HUB!**

MARKET INSIGHTS & GROWTH POTENTIAL

High Consumer Spending & Aspirational Lifestyle:

Indore, with 2.5M+ residents, boasts a rising middle and upper-middle class with strong purchasing power across fashion, electronics, lifestyle, and F&B.

Expanding Corporate, IT & Education Sectors:

Home to TCS, Infosys, and top institutes (IIM, IIT, NMIMS, DAVV), attracting young consumers and fostering a dynamic MSME and startup ecosystem.

Growing Tourism & Hospitality Industry:

A major destination for food tourism, cultural festivals, and business conferences, ensuring a steady influx of professionals and travelers.

High Rental Yield & Retail ROI:

Prime retail spaces in Indore appreciate 15–18% annually, with top commercial zones seeing 50K+ daily visitors, making it a lucrative retail investment.

TARGET RETAIL SEGMENTS



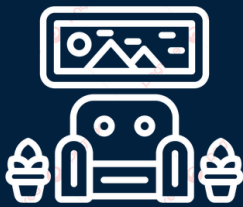
Fashion & Apparel



Footwear & Accessories



Electronics Showrooms



Home Décor & Lifestyle



Supermarkets & Gourmet



Restaurants & Cafés



Gamezone



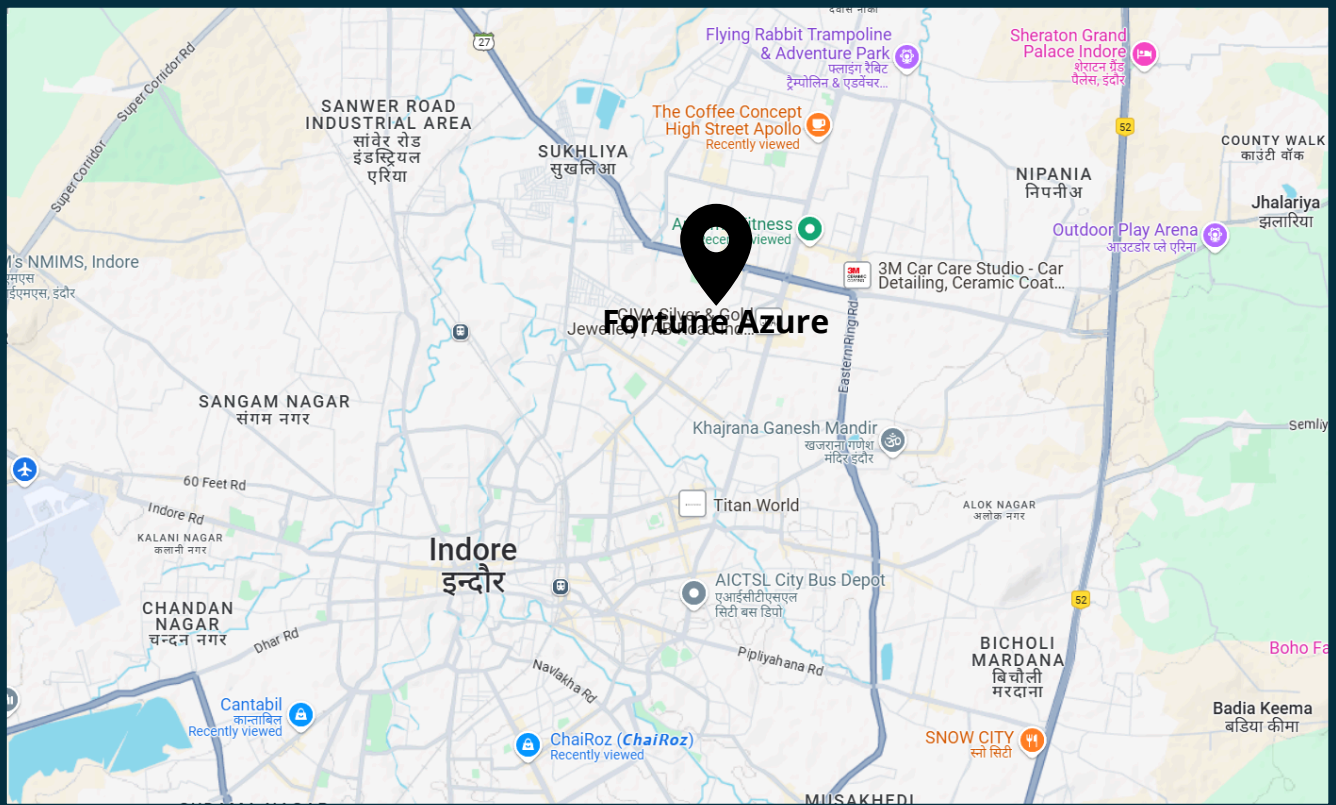
Gym



Health & Wellness

LOCATION INSIGHTS

Fortune Azure – Commercial destination, strategically nestled in the heart of Indore at a prime location, offering unmatched connectivity, visibility, and investment potential.

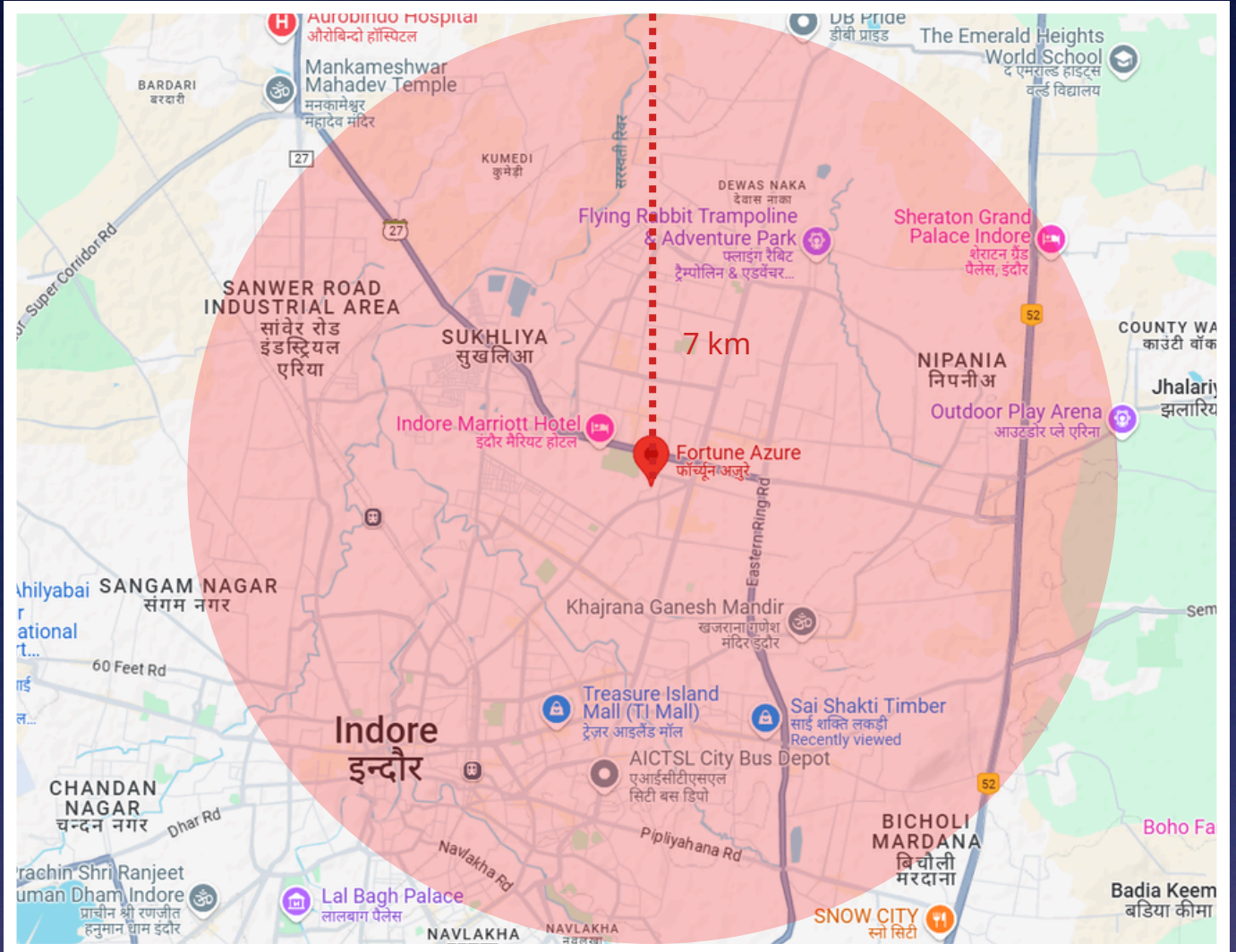


- Strategically positioned on MR 10, Fortune Azure offers prime office spaces & high-visibility retail with seamless connectivity and rising demand, it ensures strong footfall, premium rentals, and long-term investment value.
- Its proximity to Vijay Nagar Commercial Hub, a bustling business district with numerous offices, eateries, and retail outlets, guarantees consistent foot traffic, making it an ideal investment for retail brands.
- Fortune Azure is strategically located near Indore's top shopping destinations, including Malhar Mega Mall, C21 Mall, and Orbit Mall, ensuring a high influx of shoppers and visitors daily.
- The combination of shopping, hospitality, food court & office spaces ensures the mall appeals to families, professionals, tourists, and business travelers, maximizing footfall and business potential.

CONNECTIVITY NEAR BY

- Sayaji Hotel 500m
- WOW Crest 500m
- Vijay Nagar Square 1km
- Orbit Mall 1km
- Marriott Hotel 1.1km
- Malhar Mega Mall 1.2km
- C21 Mall 1.5km
- Bombay Hospital 2km
- Khajrana Ganesh Mandir 4km
- Rajwada Palace 5.5km
- Bus Stand 5.5km
- Railway Station 6km
- Devi Ahilya Bai Holkar Airport 12km

CATCHMENT AREA



Fortune Azure, located just 1km from Vijay nagar the commercial hub of Indore, offers a strategic location that blends local charm with high connectivity. This area presents a happy blend of historical past and promises of rapid future modernization. Fortune Azure is surrounded by dense Population with descent income families. It not only serves the nearby residents but also attracts a diverse audience, including daily commuters and people passing through the region.

DEMOGRAPHICS OF CATCHMENT AREA

PARTICULAR	TOTAL	MALE	FEMALE
Population	375000	145336	134680
Children	94984		
Average literacy %	85.87%	89.95%	81.48%

FACTS & FIGURES	
Population Density	1500 per sq km
Per Capita Income	1.51 lakh
Area(in kms)	7 km

Catchment area has an average literacy rate of 85.87%, higher than the national average of 77%; male literacy is 89.95%, and female literacy is 81.48% & attractive per capita income

FORTUNE AZURE'S **SNAPSHOT**



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AZURE





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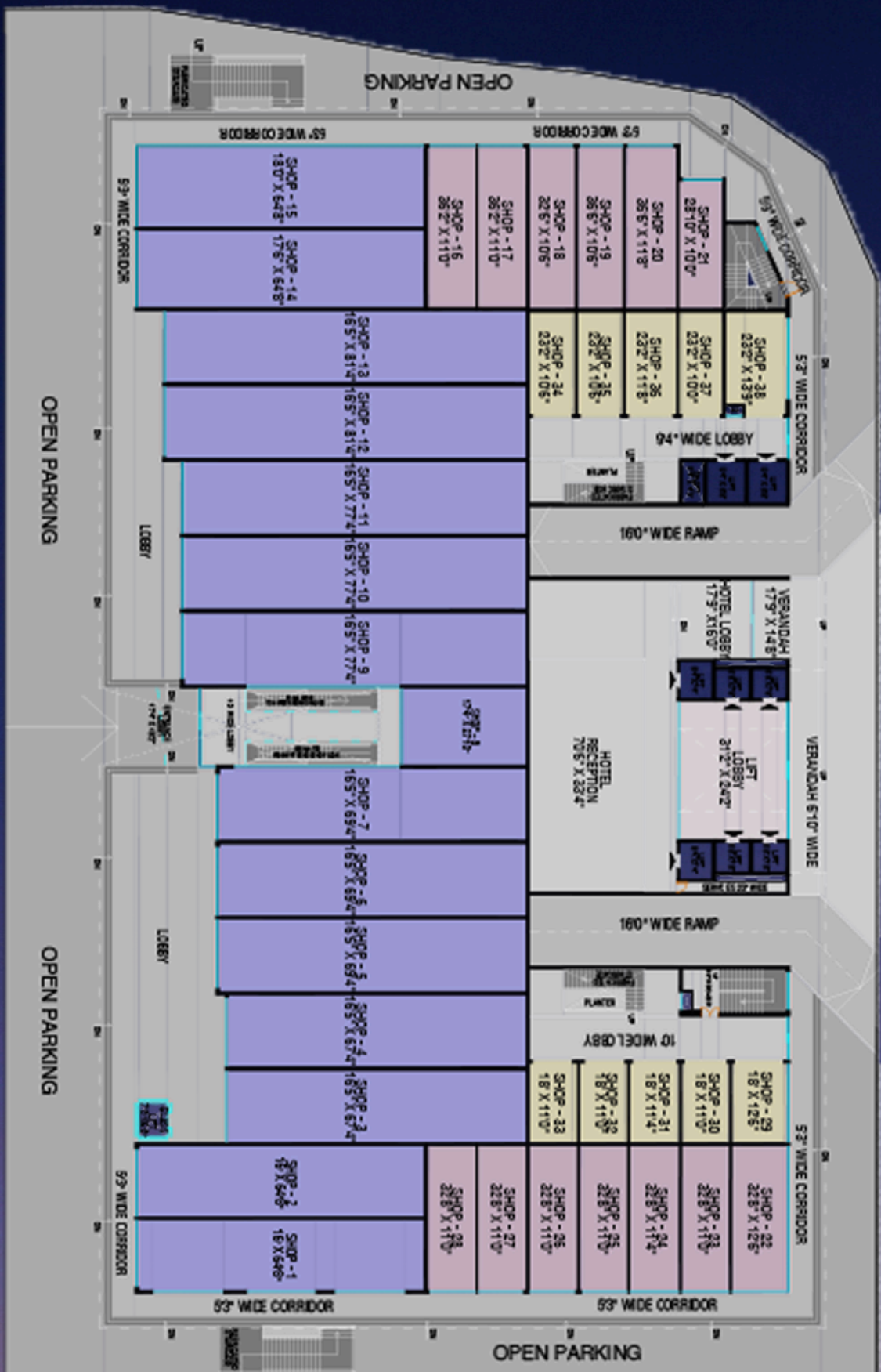
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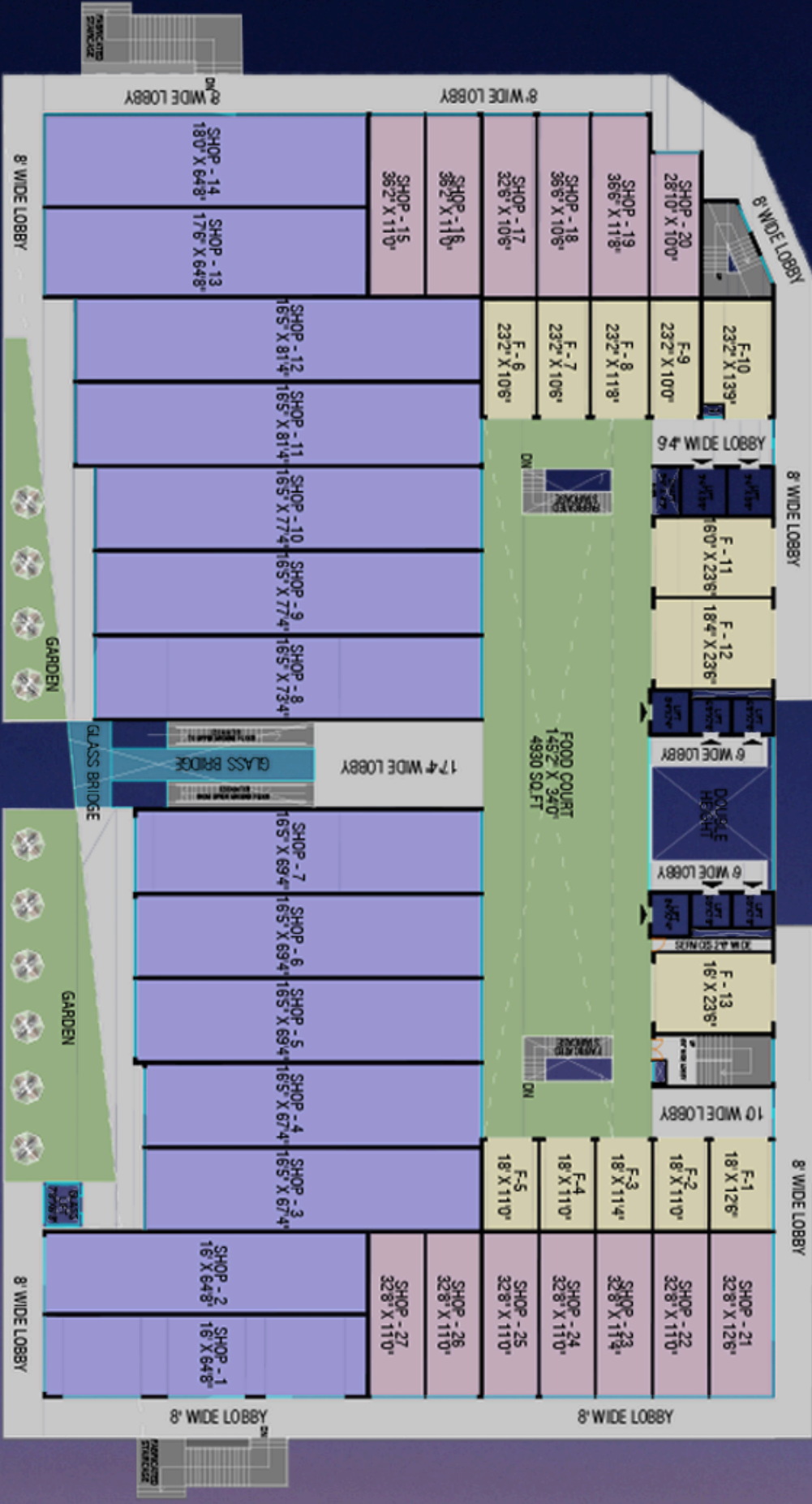


FLOOR PLANS

GROUND FLOOR



UPPER GROUND FLOOR



GROUND FLOOR

Shop No.	Built-up Area (sq. ft.)	Saleable Area (sq. ft.)
SHOP - 1	1121	1682
SHOP - 2	1102	1653
SHOP - 3	1167	1751
SHOP - 4	1173	1760
SHOP - 5	1209	1814
SHOP - 6	1208	1812
SHOP - 7	1226	1839
SHOP - 8	530	795
SHOP - 9	1365	2048
SHOP - 10	1345	2018
SHOP - 11	1345	2018
SHOP - 12	1412	2118
SHOP - 13	1406	2109
SHOP - 14	1194	1791
SHOP - 15	1256	1884
SHOP - 16	428	642
SHOP - 17	428	642
SHOP - 18	413	620
SHOP - 19	407	611

Shop No.	Built-up Area (sq. ft.)	Saleable Area (sq. ft.)
SHOP - 20	454	681
SHOP - 21	327	491
SHOP - 22	451	677
SHOP - 23	382	573
SHOP - 24	393	590
SHOP - 25	382	573
SHOP - 26	387	581
SHOP - 27	387	581
SHOP - 28	387	581
SHOP - 29	255	383
SHOP - 30	216	324
SHOP - 31	222	333
SHOP - 32	216	324
SHOP - 33	219	329
SHOP - 34	267	401
SHOP - 35	263	395
SHOP - 36	291	437
SHOP - 37	256	384
SHOP - 38	355	533

UPPER GROUND FLOOR

SHOPS	BUILT-UP AREA (SQFT)	SALEABLE AREA (SQFT)
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SHOP - 4	1173	1760
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SHOP - 6	1208	1812
SHOP - 7	1239	1859
SHOP - 8	1307	1961
SHOP - 9	1345	2018
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SHOP - 11	1412	2118
SHOP - 12	1406	2109
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F-10	355	533
F-11	407	611
F-12	462	693
F-13	428	642




**THANK
YOU**

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