

VBHC Vaibhava, Bangalore

Chandapura - Anekal Road



VALUE & BUDGET HOUSING
CORPORATION PVT LTD

Act now, a whole new world is waiting

Dear Sir / Madam,

Thank you for the opportunity. VBHC Vaibhava, Anekal is an investment that will return to you a wealth of happiness.

We at VBHC, understand that owning a home has always been a dream for you. VBHC's high quality homes are built keeping not only you and your family in mind, but also your budget. VBHC Vaibhava, Anekal is our flagship project with Phase 1 & Phase 2 handed over. Phase 3 open for sale. With VBHC Homes we are redefining the rules of value - offering you homes that are designed around you and your needs.

This project is strategically located on Chandapura-Anekal main road. It is in the close vicinity to the major industrial belts, and is just a 25-minute drive from the Silk Board junction and a 15-minute drive from Electronic City.

VBHC is a corporate real estate institution backed by Bankers, IT Professionals, Construction Professionals and others from the corporate sector. As you take your next steps in investing in your new home you will realise these homes have been built with the utmost care, using the best designs and the finest materials. Every little detail thought of and every facet of the execution has been carefully looked into.

VBHC today enjoys a pan India presence having sold over 1500 homes across Bangalore, Chennai, Mumbai and NCR.

We look forward to assisting your journey to your new home.

With best wishes

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Jayaram'.

Managing Director



Giving India a place called home

Why VBHC?

- India's first corporate builders who believe in transparent transactions
- VBHC is backed by a seasoned board with Bankers, IT Professionals, Construction Professionals and others from the corporate sector
- In partnership with HDFC, VBHC offers stability and attractive loan options
- Successful track record of over 1500 homes sold across Bangalore, Chennai , Mumbai and NCR

www.vbhc.com

VBHC Successful Launches



Vaibhava Chennai - Oragadam

- **Location:**
On Oragadam main road, linking GST Road to Oragadam Junction. Very close to the factories of Daimler and Renault
- Well connected by both road and rail
- **Apartments offered:**
1-BHK, 2-BHK Deluxe and 2-BHK Regular

Artistic impression



Actual image of mock apartment



Actual image of mock apartment

VBHC Successful Launches



Artistic impression

Vaibhav Mumbai - Palghar

- To cater to the massive demand for homes in India's Financial Capital - Mumbai, VBHC has multiple projects
- **Location :**
The first two projects are in the fast developing suburbs of Palghar and Vasind.
- **Apartments offered:**
1-BHK, 1-BHK Deluxe

VBHC Successful Launches

Vaibhava Bangalore - Kengeri

- Vaibhava Kengeri is just off the Bangalore-Mysore State Highway, very near to the NICE junction
- This project encompasses development of 2.06 lac sq ft of real estate to house 208 apartments
- The apartments on offer are 2-BHK in 750 sq ft
- Includes children's play area, club house*, power backup for common areas, lifts and other amenities

Artistic impression

*Amenities are indicative



Chandapura to Anekal Belt - A residential and investor Paradise



VBHC Vaibhava, Anekal - Location Map

Priority location

- The Chandapura to Anekal belt is fast developing with swift growth
- Well connected to Silkboard, Koramangala and other areas by the public transportation system
- Close proximity to industrial areas, benefitting employees. With many schools, colleges and hospitals, the family is well taken care of

Source : Times Of India (April, 2011); Indian Express (July , 2012) and other leading publications

Anekal Growth Story



Proposed Metro



PES Engineering college



Proposed IIM - Campus

Growth at Anekal

- This Chandapura Anekal road from Chandapura Circle (C-Circle) till Anekal - which is about 14 kms long is being widened into a 300 ft road and work is under progress
- The proposed Allianz Shopping Mall on Anekal Jigani Road inside Allianz Eldorado Park - would be approximately 1,75,000 sq ft leasable area
- The belt also has PES engineering college, Oxford Institutions - both on near by Hosur Road
- Phase II of Bangalore Metro to be done from 2015 to 2020 has already got Chandapura circle included in the rail network.
- The Indian Institute of Management-Bangalore (IIM-B), the country's third oldest IIM, will spread its wings to Anekal
- The biotech park in Bangalore Helix expected to be the biggest in the country that would be a perfect mix of academics, research, clinical trials, drug discoveries and manufacture of life saving products, will also be on the Anekal Belt

Source : Times Of India (April, 2011); Indian Express (July , 2012) and other leading publications

VBHC Vaibhava, Bangalore - Anekal



VBHC Vaibhava - Near Electronic City

- VBHC's flagship project encompasses a development of 1.1 million sq ft
- Phase 1 & 2 handed over. Phase 3 Open
- Over 250 families have moved into Vaibhava, Anekal
- **Amenities offered:**
1854 apartments, Primary health centre, ATM, Shopping complex, Jogging track etc
- **Apartments offered:**
Studio (Sold Out) 1-BHK (Sold Out)
2-BHK and 3-BHK, (size up to 1002 sq ft)

Actual image

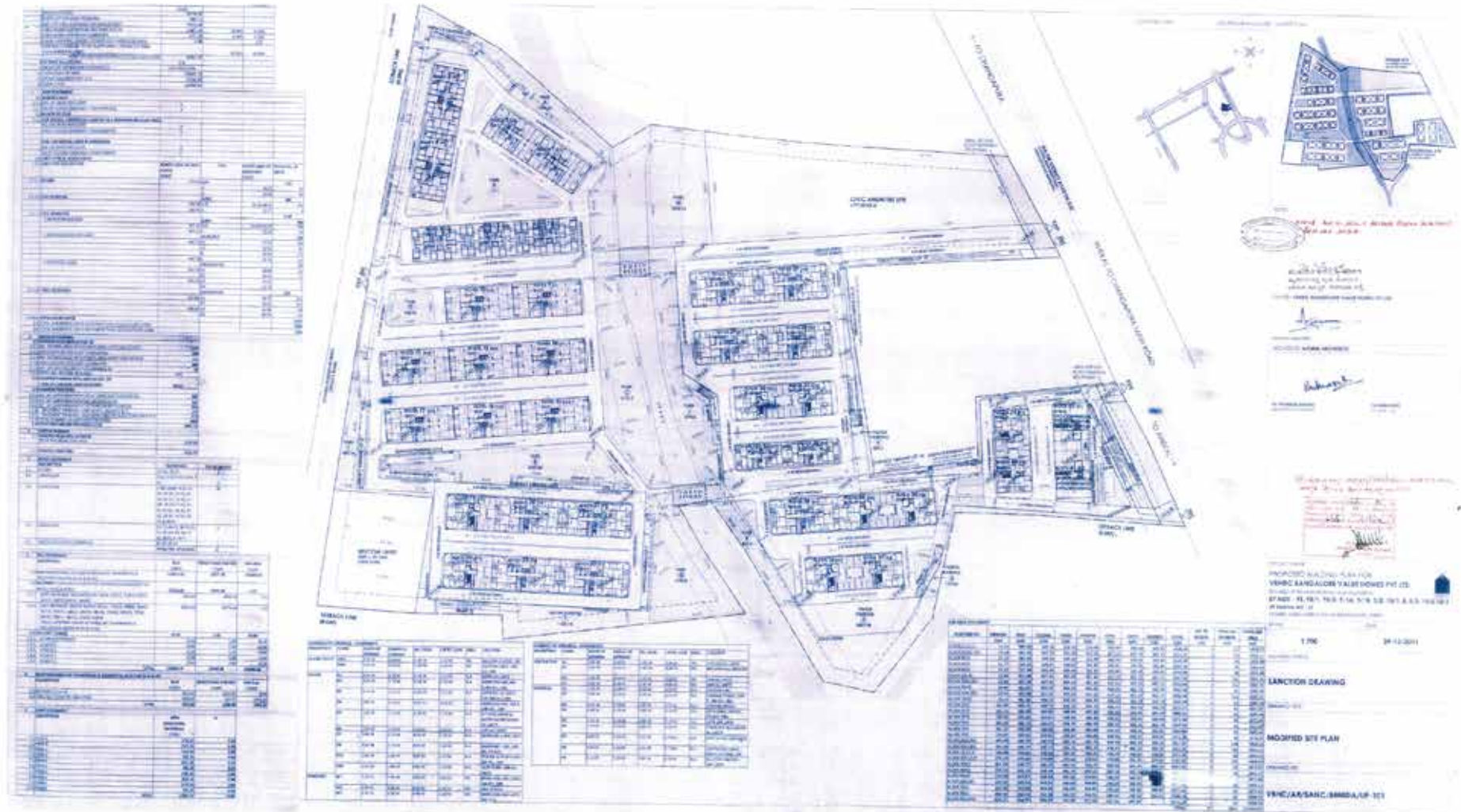
VBHC Vaibhava, Anekal - A complete residential complex



Homes in Vaibhava

- Ample open space available for landscaping as only 30% of the total project area is used for buildings
- Adequately spaced apartments facilitating proper ventilation as well as natural light for each apartment. No need to switch on any lights in any part of any apartment during the day
- Superior water and waste management enables a high level of sustainability and lower maintenance costs. Cultivation of vegetables on roof top terraces adds a facet to green living

Sanctioned BMRDA drawing



VBHC Vaibhava, Anekal 2BHK - Isometric View



Choose from 11 different layouts

2BHK - TYPE - 1



2BHK- Type -1	sq.ft
CARPET AREA	604
COMMON AREA+ WALL AREA	161
BUILT UP AREA	766

VBHC Vaibhava, Anekal 2BHK - Typical Floor Plan



VBHC Vaibhava, Anekal 3BHK - Isometric View



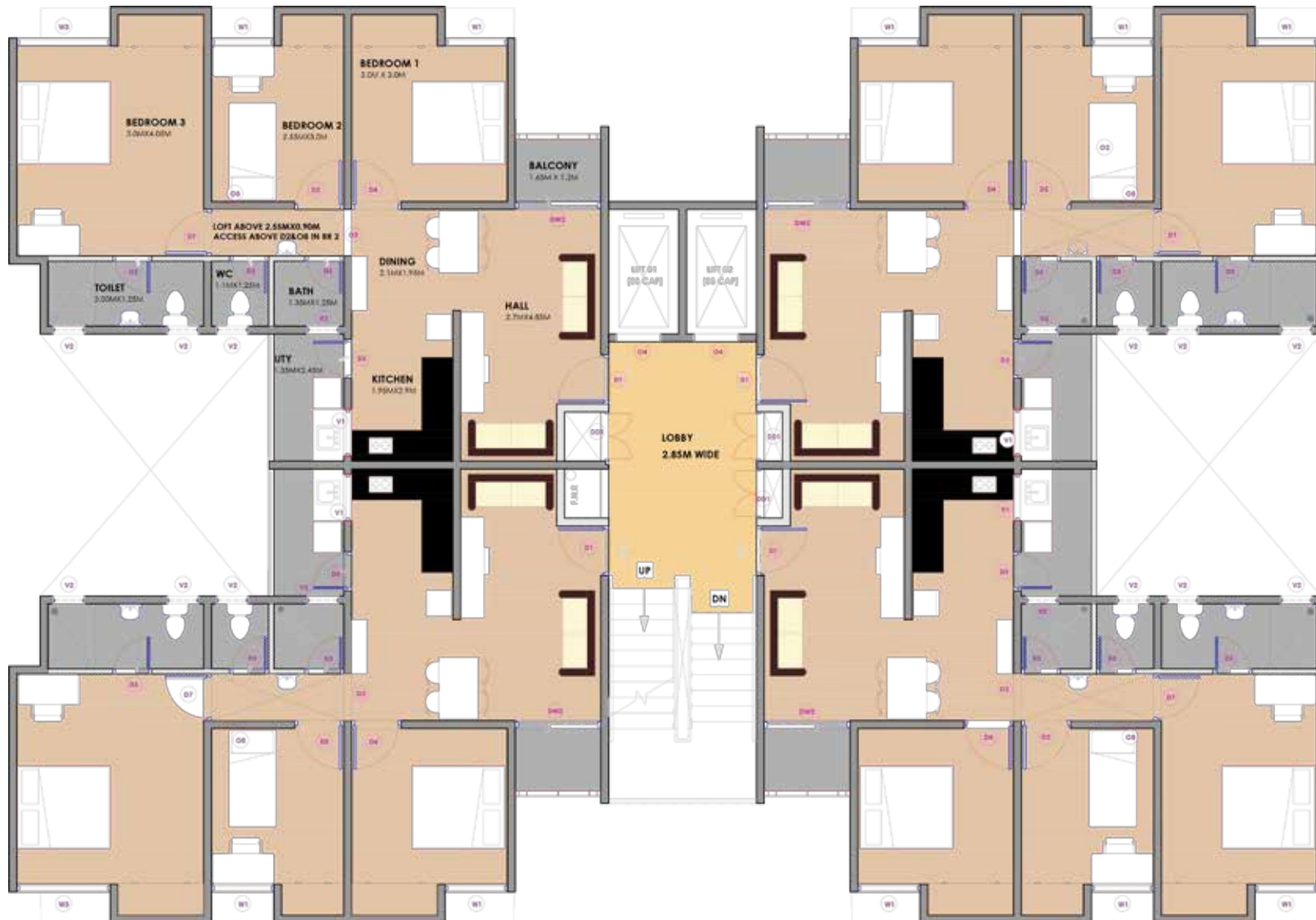
Choose from 6 different layouts

3BHK - TYPE - 5 SAMPLE LAYOUT

3BHK- Type -5	sq.ft
CARPET AREA	770
COMMON AREA+ WALL AREA	196
BUILT UP AREA	1001



VBHC Vaibhava, Anekal 3BHK - Typical Floor Plan



VBHC Vaibhava, Anekal - Specifications

STRUCTURE PLINTH

- Seismic Zone III compliant structure
- RCC framed structure

STRUCTURE 1ST TO 7TH FLOOR

- Seismic Zone II compliant structure
- RCC load bearing walls

LIFTS

- KONE (Gearless machine, fire proof doors, low maintenance)
- Studio: One lift with 8 passenger capacity
- 2 BHK : Two lifts with 8 passenger capacity
- 3 BHK : Two lifts with 15 passenger capacity

PAINTING/POLISHING

- Interior: Emulsion painting (Tractor or equivalent)
- Exterior: Weatherproof paint (Ace or equivalent)
- Enamel paint for MS grill

FLOORING

- Hall/Bedroom/Kitchen - Vitrified tiles
- Bath/VVC/Balcony - Anti-skid ceramic tiles
- All floor lobbies, including stilt lift lobby, with matt finish/glossy ceramic tiles

KITCHEN

- 19 mm granite kitchen platform with SS sink and tap
- Ceramic tile cladding (2 feet height above kitchen platform)

BATHROOM/TOILET

- High quality wash basin (Hindware make or equivalent)
- Bathroom ceramic tiles dado up to 7 feet height
- Electrical geyser point in each bathroom
- WC ceramic tiles dado up to 3 feet height
- Water efficient 6x3 litre dual flush EWC in toilet (Hindware make or equivalent)

VBHC Vaibhava, Anekal - Specifications

MAIN DOOR

- Solid wooden door frame
- Teak finish sandwich composite
- SS/Brass hardware

OTHER DOORS

- Solid wooden door frame
- HDF sandwich composite
- Bathroom and toilet doors with waterproof flush doors

WINDOWS / VENTILATORS

- Large UPVC sliding windows with plain glass (German make)
- Large French window between hall and balcony
- UPVC ventilators with pinhead glass in bathroom and WC Provision

ELECTRICAL

- One TV point in the living room
- FRLS flexible Duraline conduits (USA) and wires of Finolex/Havells (or equivalent)
- Elegant designer modular electrical switches of Havells/Anchor Roma make or equivalent
- For safety, one Earth Leakage Circuit Breaker (ELCB) in every apartment
- One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment
- Every apartment will be provided with 3 KW power
- Every apartment has provision for inverter
- Points for water filter, exhaust fan and refrigerator in kitchen
- Washing machine point provided
- Exhaust fan point in WC

PLUMBING

- All water supply lines are of UPVC/CPVC or equivalent
- Dual flush system in wet areas
- Sewer lines will be of UPVC/PVC

VBHC transparency policy

- Clear title and ownership
- All government approvals in place
- Adequate source of funds to complete construction of the project
- Clear delivery schedule
- Transparency: FSA, Built-up area and Carpet area
- Clear specification of all amenities

Financial Transparency with HDFC:

HDFC Ltd. is India's leading provider of home loans. Over the last 33 years, HDFC has pioneered the development of the home loan market in India. They have a very deep understanding of the requirements of customers, particularly those who are buying a home for the first time. Buyers of homes in Vaibhava are eligible for home loans from HDFC Ltd, subject to them fulfilling the HDFC lending norms.

Ease and convenience in the total buying experience

HDFC's home loan counselors will be based at the VBHC project site, so that our customers can process the purchase of the property and apply for their home loans at the same time. Home loan counselors will advise customers on the appropriate home loan product, documentation requirements and provide any other information they may need related to their home loan. VBHC's sales team is also trained to guide customers to complete HDFC's home loan documentation process

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