



VBHC&MF/1764



BUILDING HAPPY WORLDS!

Office Address: VBHC Mumbai Value Homes Pvt. Ltd., Centre Point Premises Co-op Society Ltd., 601, 6th floor, J.B. Nagar, Andheri-Kurla Road, Andheri (E), Mumbai - 400 059.

Site Address: VBHC Greenglade, Devkhop Village, Abachapada, Off Palghar-Manor Highway, Palghar (East), Mumbai.

Toll free: 1800 103 8242

www.vbhc.com

THE STAR PERFORMER AT PALGHAR!



GREENGLADE
BUILDING HAPPY WORLDS!



**GETTING RAVE REVIEWS
IN PALGHAR**

All eyes are on VBHC Greenglade. Situated in an enviable location in the District of Palghar, on the fringe of Mumbai, it has all the features of a blockbuster hit! Extremely well connected, power packed features, influential government offices and reputed industries in the neighbourhood, against the backdrop of a scenic setting...There's no better place to be! Book your home in VBHC Greenglade soon, before the house full sign comes on.

VBHC Greenglade, Palghar, Mumbai



VBHC Vaibhava, Near E City, Bengaluru



VBHC Palmhaven, Mysore Road- NICE Jn., Bengaluru



VBHC Hillview, Vasind, Mumbai



PAN INDIA PRESENCE

VBHC Greenfields, Bhiwadi



VBHC Oragadam, Chennai



Serene Town, Whitefield, Bengaluru



BUILDING ON THE STRENGTH OF EXPERIENCE

VBHC is a professionally managed real estate company which believes that good quality living should be within everyone's reach.

VBHC's overall understanding of the local bylaws and culture of various towns and cities across India has empowered it to develop a catalogue of apartment units - modular in design with integrated services.

VBHC has a pan-India presence with projects in Bengaluru, Chennai, NCR and Mumbai.

THE VBHC DIFFERENCE

- Professionally managed real estate company
- Delivered over 2,000 homes in less than 5 years
- Contemporary 'form' technology for construction, computer aided design methods, a lean manufacturing process and the adoption of ingenious industrial engineering processes
- Commitment to on-time delivery: 30 months delivery guarantee
- Absolutely no compromises on quality
- VBHC's emphasis on cost and time optimization is a tested model
- Sustainability: Energy conservation initiatives benefit the residents without compromising on basic infrastructure
- Transparency: Regular updates to keep a tab on construction stages
- All approvals in place: To ensure that valuable time is not lost and the necessary checks and systems are put in place

VBHC Greenglade (350 homes) at Palghar delivered in a record time of 20 months!

Provided 30% increase in investment in less than a year to VBHC Greenglade customers!



WITH YOU, RIGHT THROUGH

HDFC, one of India's leading home finance companies, understands the evolving needs of the housing industry - just like us, at VBHC.

OUR INVESTORS

Daiwa House

Daiwa House Industry Co. Ltd. is Japan's largest homebuilder, specializing in prefabricated houses. It is also engaged in the construction of factories, shopping centres, health care facilities, the management and operation of resort hotels, golf courses and fitness clubs. The company is listed on the Tokyo Stock Exchange and is constituent of the TOPIX and Nikkei 225 stock indices.



Caspian invests in socially responsible companies that place a high premium on meritocracy, transparency, ethical behaviour and practices. One of their focus sectors for investment is affordable housing. VBHC is one of the pioneers in this area in India.

THE CARLYLE GROUP

GLOBAL ALTERNATIVE ASSET MANAGEMENT

Carlyle Group, consistently ranked amongst the top 5 Private Equity players in the world, is an investor in VBHC at the parent level, bringing along its reputed connections from all over the world.



International Finance Corporation, a part of World Bank, extremely fastidious about its investments, has chosen VBHC because of its focus on sustainability, inclusiveness and value development.

Jaithirth Rao Executive Chairman

- 20 years with Citicorp in various capacities in India, Middle East, UK, USA and Venezuela
• Founder, Former Chairman and Managing Director of Mphasis
• Former Chairman of NASSCOM



MANAGEMENT PROFILE

With its focus on transparency and value creation for customers, VBHC has at its helm people from diverse backgrounds such as Banking, IT, Armed Forces and Construction.

P. S. Jayakumar Managing Director

- Associate member of Institute of Chartered Accountants of India
• Gurukul Chevening Scholar from London School of Economics and Political Science



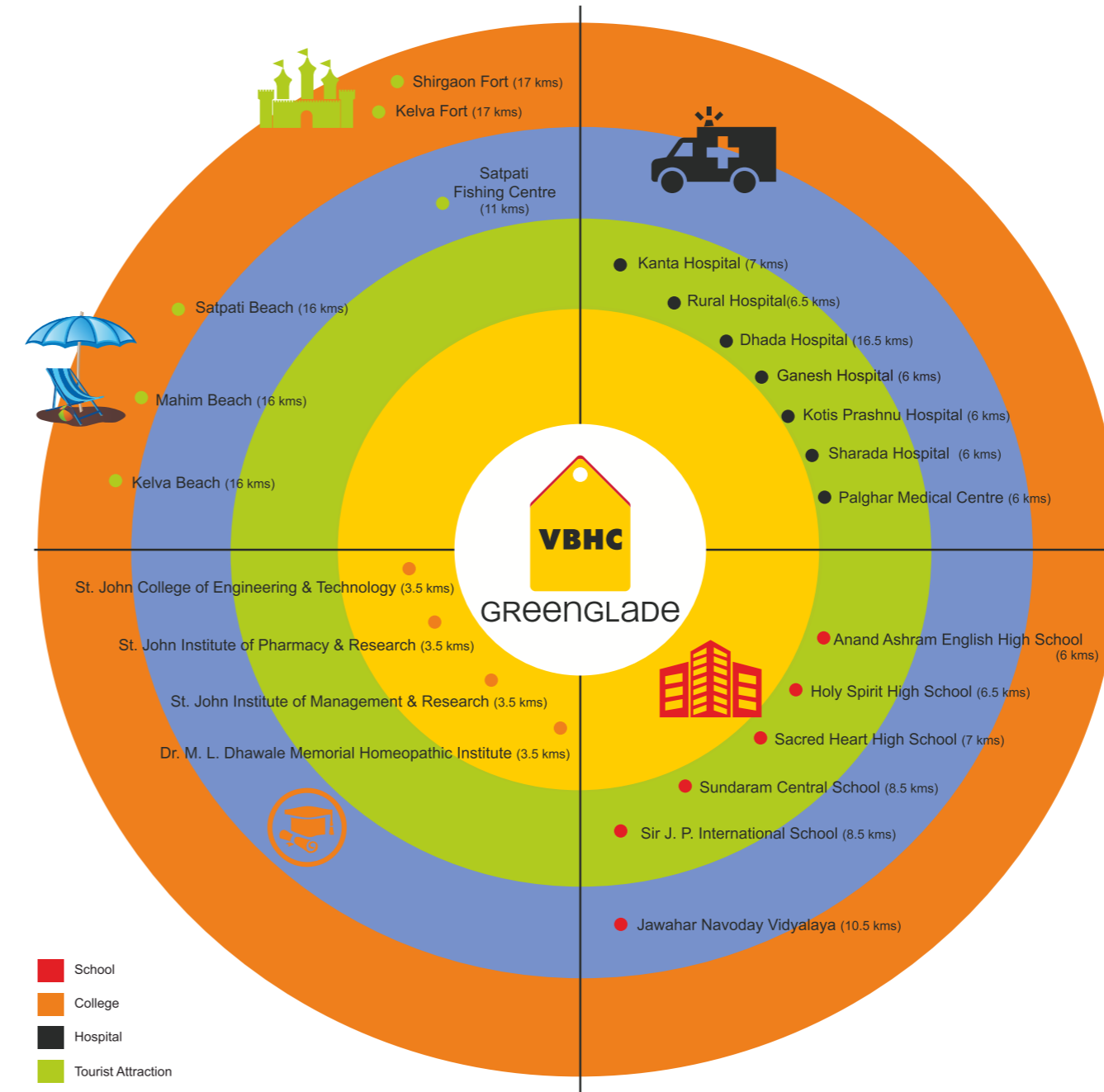
ISO 9001:2008 Certified

AWARDS AND CERTIFICATIONS





LOCATION MAP



Each segment measures 5 kms.

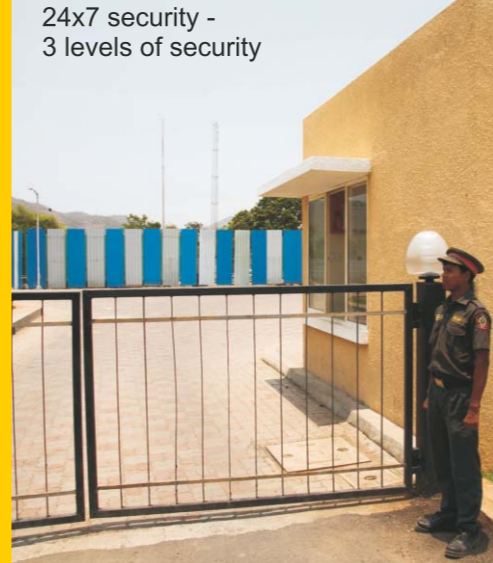
THE PALGHAR ADVANTAGE

- Strategically located in the District of Palghar, just 87 kms. from Central Mumbai
- First major junction after Virar on Mumbai's Western Railway line
- Well connected to Mumbai-Ahmedabad National Highway (NH-8)
- District Headquarters of the District of Palghar, with all government offices and infrastructure investments in pipeline
- Proposed Mumbai-Ahmedabad Bullet Train to halt at Palghar
- Currently houses major government offices like Nagar Parishad, PWD, MSEB, Tehsil office, etc.
- Just 10 kms. from Maharashtra's biggest industrial area, Tarapur MIDC - home to 1500 manufacturing units like Tata Steel, Jindal Steel and Tarapur Power Station with over one lakh employees



Landscaped garden

AMENITIES IMAGES OF VBHC GREENGLADE



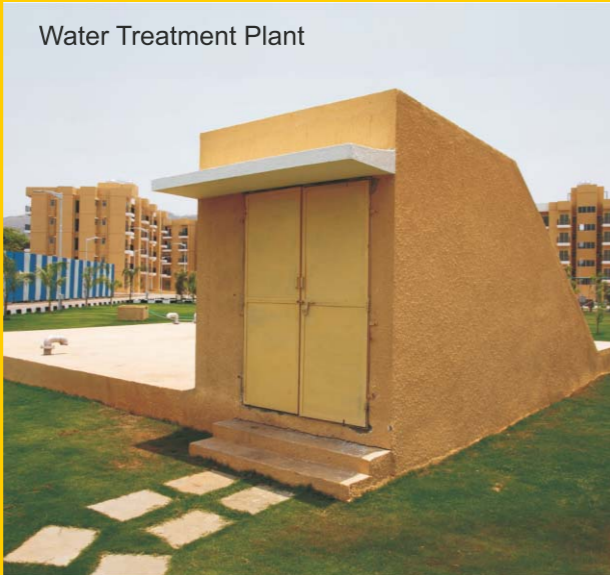
24x7 security - 3 levels of security



70% open area



Sewage Treatment Plant



Water Treatment Plant



Power back-up in common areas and lift

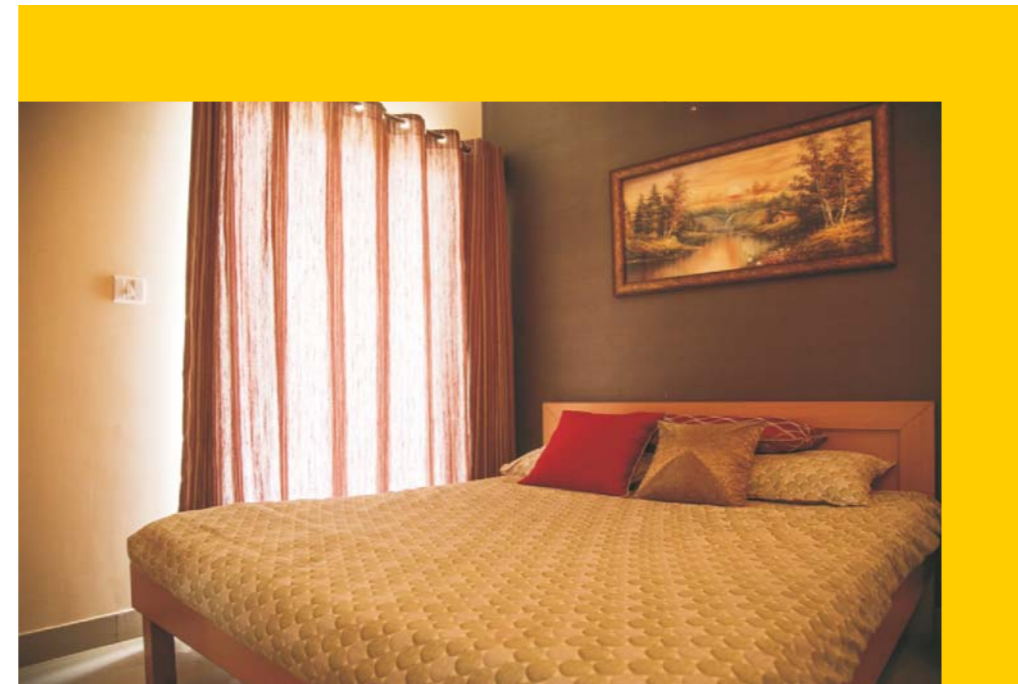


Free car parking



Jogging track

ACTUAL SAMPLE FLAT IMAGES OF VBHC GREENGLADE



Structure

- Seismic Zone-III compliant structure
- Ground – 4th floor: RCC load bearing walls

Lifts

- Schindler or equivalent

Painting

- Interior: Emulsion (Asian Paints or equivalent)
- Exterior: Emulsion (Dulex or equivalent)

Flooring

- Hall/Bedroom/Kitchen: Vitrified tiles (Riwasa tiles or equivalent)
- Bath/WC/Balcony: Anti-skid ceramic tiles (Bajaj Ceramics or equivalent)
- Lobbies: Matt finish/glossy ceramic tiles (Bajaj Ceramics or equivalent)
- Bath dado: Ceramic wall tiles up to 7 feet height

Kitchen

- 19mm granite slab and 2 feet ceramic tile cladding

Windows

- Large powder coated aluminium French window between hall and balcony
- Sliding powder coated aluminium window for other areas

Door

- Main: Solid wooden door frame
- Other: Solid RCC door frame
- Sandwich composite for main door (Kalpataru or equivalent)
- HDF sandwich composite for bedroom door (Kalpataru or equivalent)
- Flush door for bathroom (Kalpataru or equivalent)

Electrical

- Conduits and wire (Havells or equivalent)
- Switches (Anchor/Salzer or equivalent)

Bathroom/Toilet

- CP fittings (Jaquar or equivalent)
- Sanitary ware (Hindware or equivalent)

SPECIFICATIONS



1 BHK 2D LAYOUT



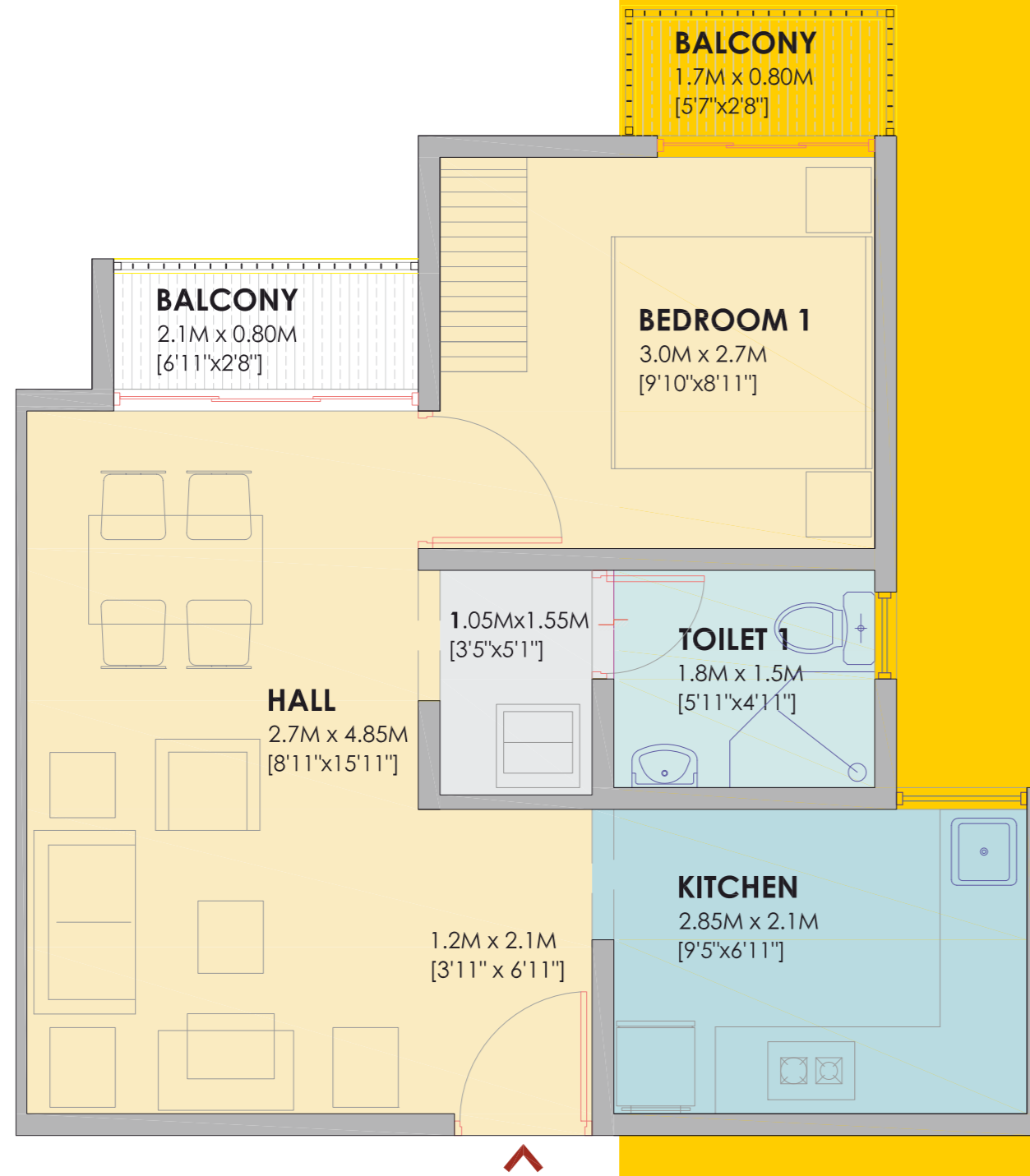
1 BHK ISOMETRIC



| | |
|--------------|---------|
| 1 BHK | sq. ft. |
| Carpet area | 265.4 |

| | |
|------------------------|---------|
| Without Balcony | sq. ft. |
| Carpet area | 248.3 |

1 BHK DELUXE 2D LAYOUT



1 BHK DELUXE ISOMETRIC



| | |
|------------------------|---------|
| 1 BHK | sq. ft. |
| Carpet area | 412 |
| Without Balcony | sq. ft. |
| Carpet area | 373.4 |