



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 Greenwoods, Devkhop Village, Abachapada, Off Palghar-Manor Highway, Palghar (East), Mumbai.

Toll free: 1800 103 8242

[www.vbhc.com](http://www.vbhc.com)

**THE STAR PERFORMER AT PALGHAR!**

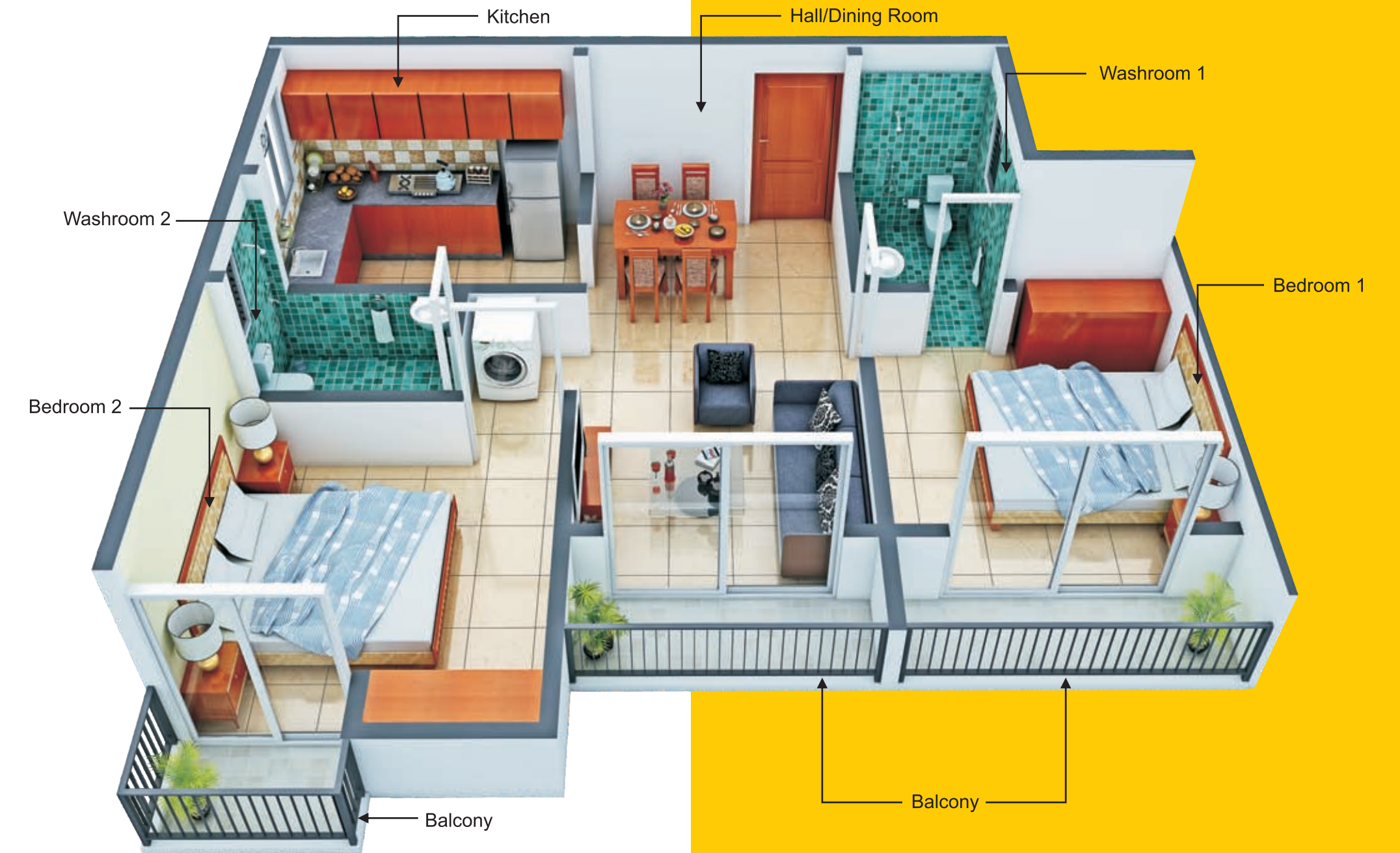


**Greenwoods**  
BUILDING HAPPY WORLDS!



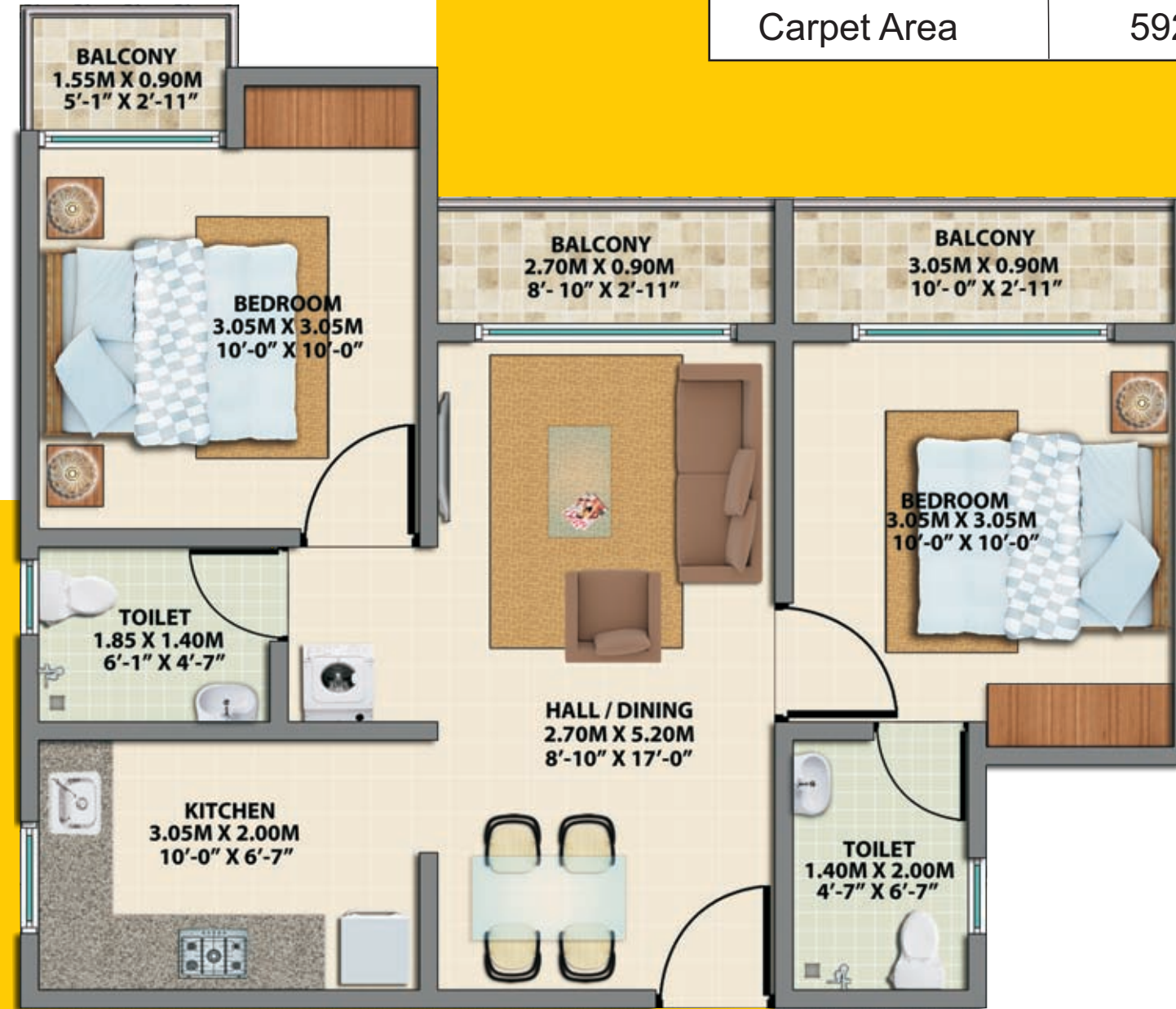


### 2 BHK TYPICAL FLOOR TYPE 4 ISOMETRIC





**2 BHK TYPICAL FLOOR TYPE 4 2D LAYOUT**



Type	Sq. Ft.
Carpet Area	592



**GETTING RAVE REVIEWS  
IN PALGHAR**

All eyes are on VBHC Greenwoods. Situated in an enviable location in the newly formed 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 Greenwoods 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

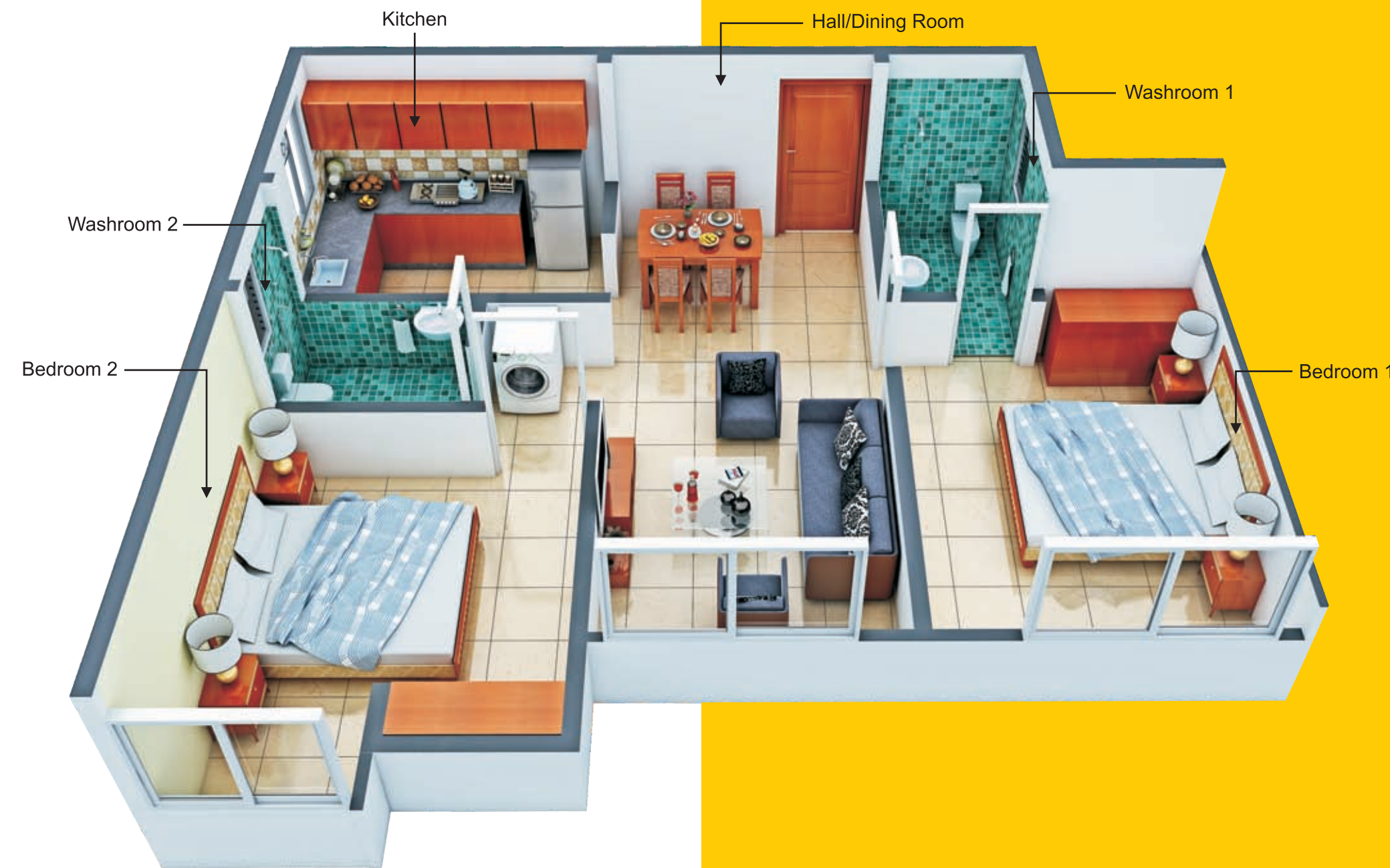


VBHC Oragadam, Chennai



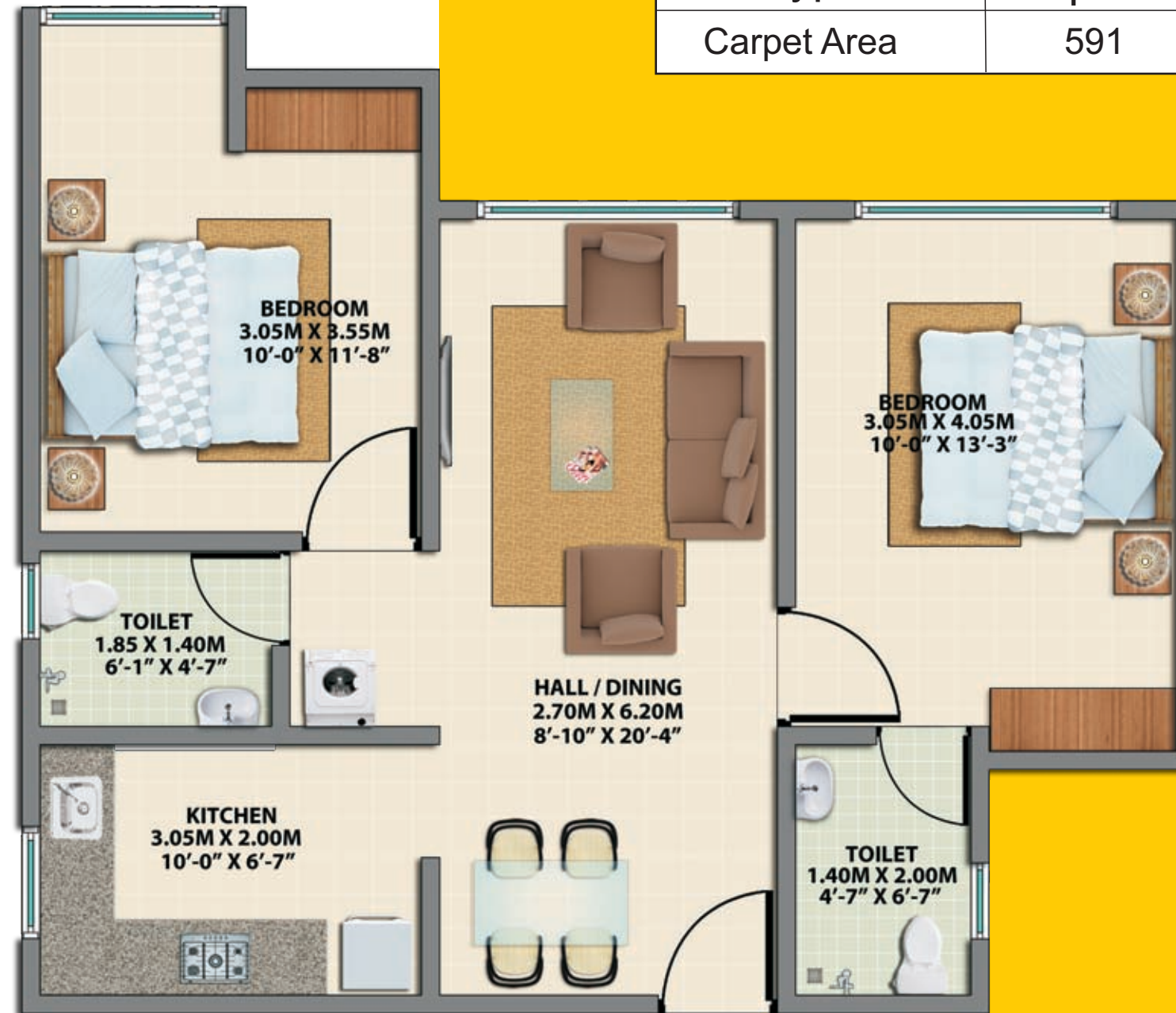
Serene Town, Whitefield, Bengaluru

### 2 BHK GROUND FLOOR TYPE 3 ISOMETRIC





## 2 BHK GROUND FLOOR TYPE 3 2D LAYOUT



Type	Sq. Ft.
Carpet Area	591

## 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.

### 1 BHK TYPICAL FLOOR TYPE 2 ISOMETRIC





## 1 BHK TYPICAL FLOOR TYPE 2 2D LAYOUT



Type	Sq. Ft.
Carpet Area	444

**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

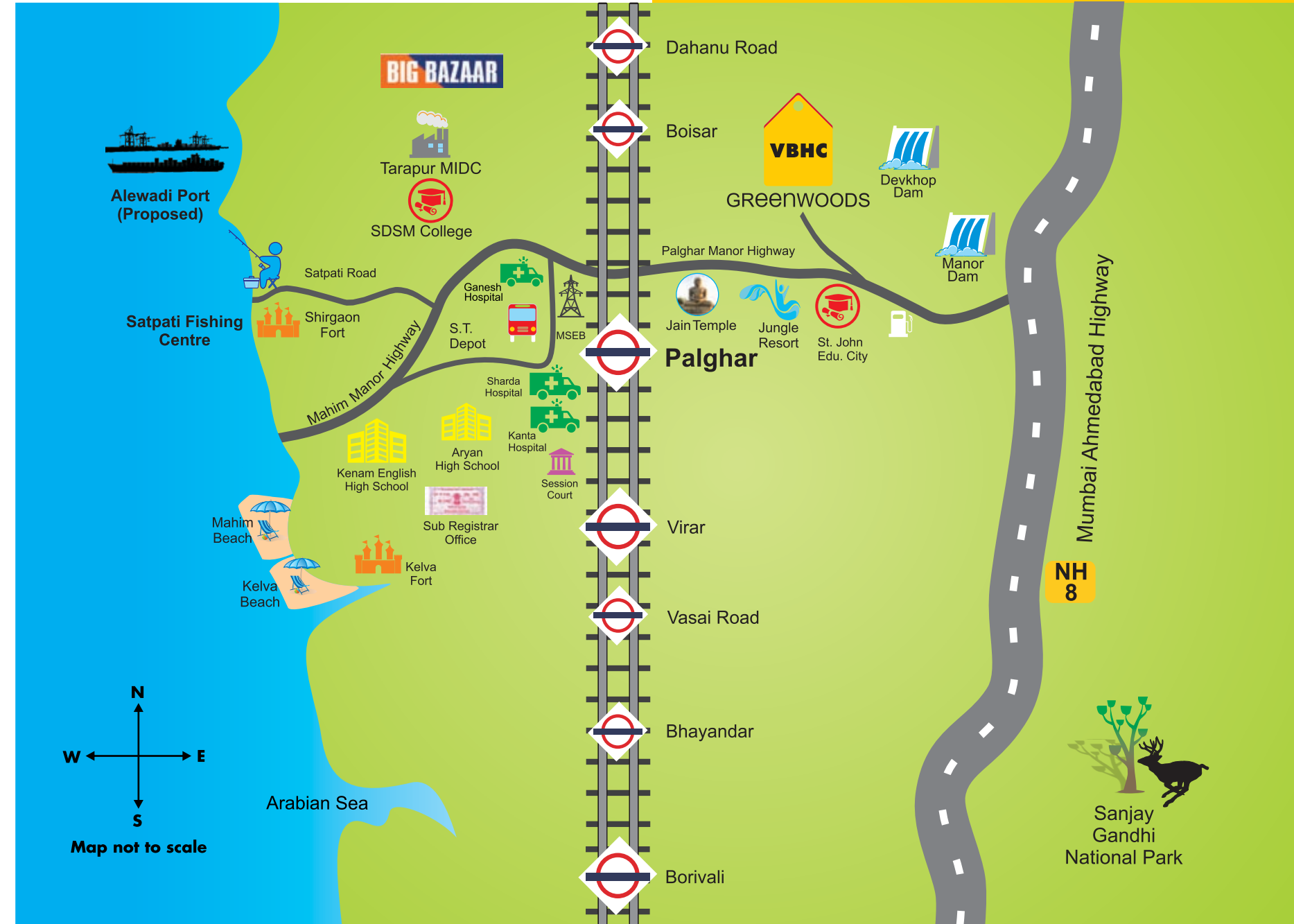


**CREDAI**  
BENGALURU





### LOCATION MAP

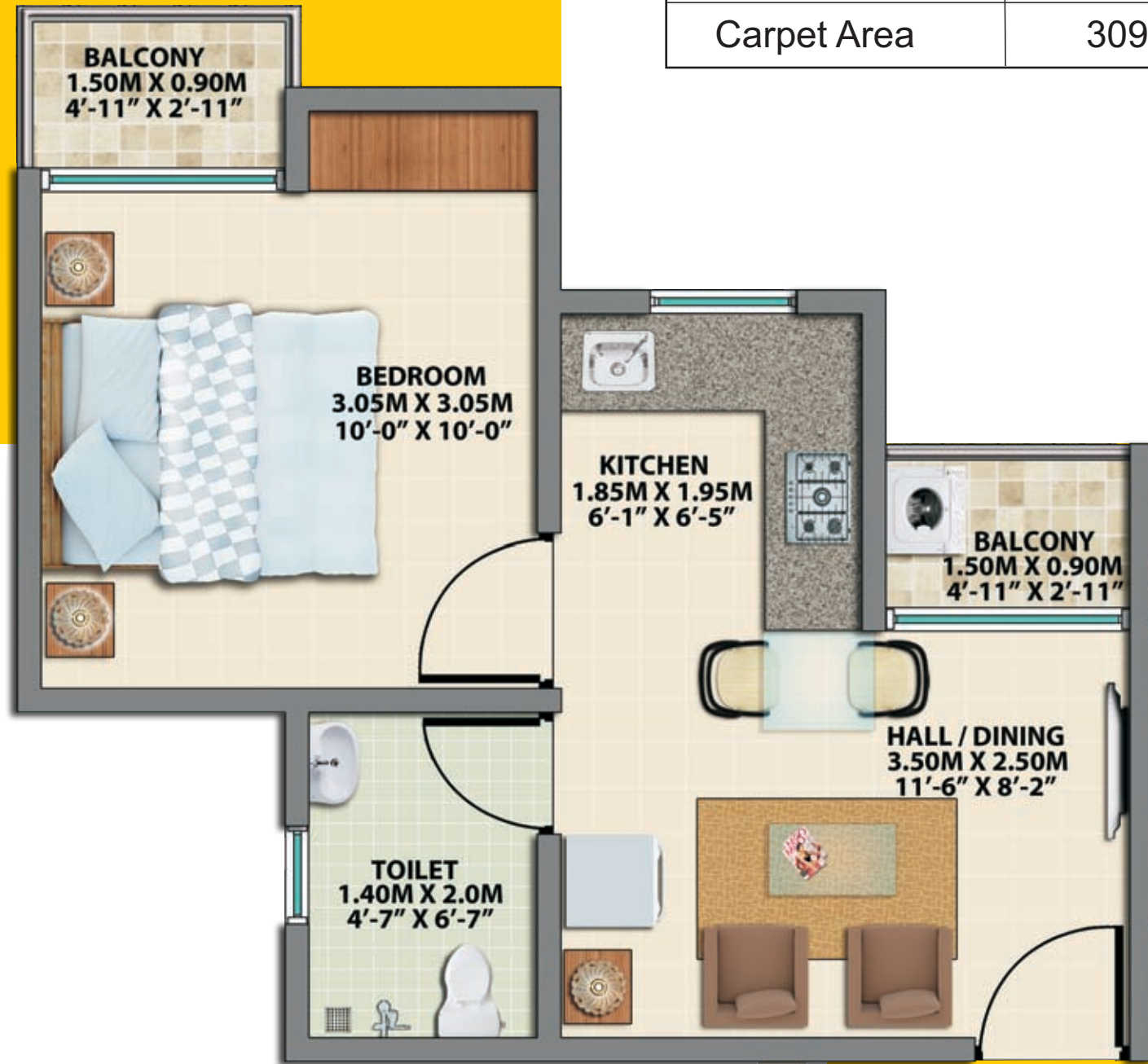


### 1 BHK REGULAR TYPICAL FLOOR TYPE 6 ISOMETRIC



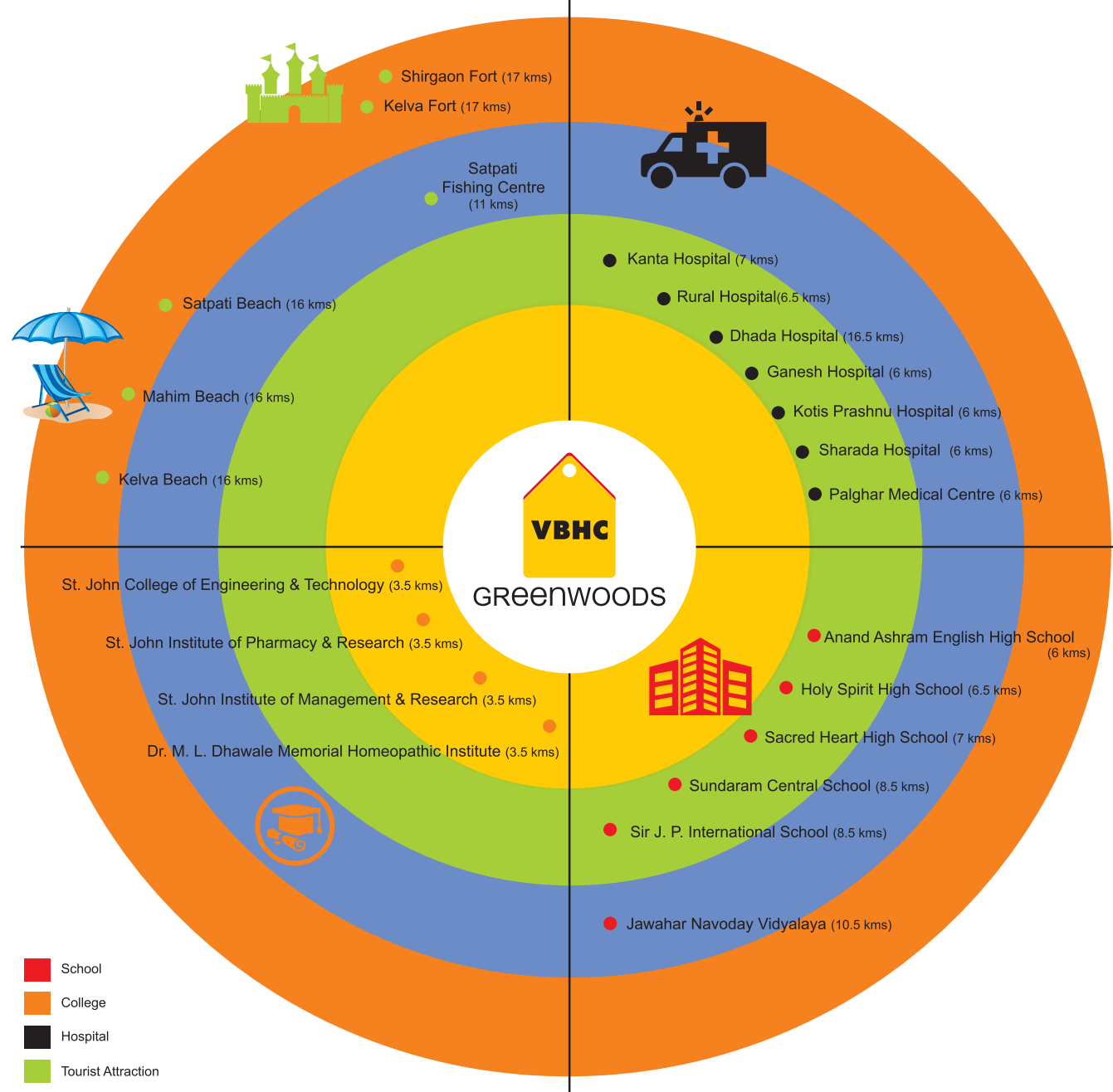


### 1 BHK REGULAR TYPICAL FLOOR TYPE 6 2D LAYOUT



Type	Sq. Ft.
Carpet Area	309

### THE PALGHAR ADVANTAGE



Each segment measures 5 kms.

- Strategically located in Thane district, 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)
- Soon to be District Headquarters of Palghar District, 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





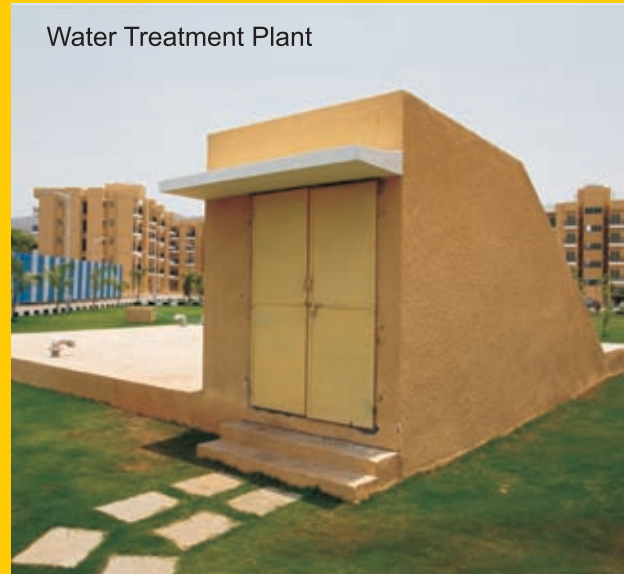
Landscaped garden



Power back-up in common areas and lift



Sewage Treatment Plant



Water Treatment Plant

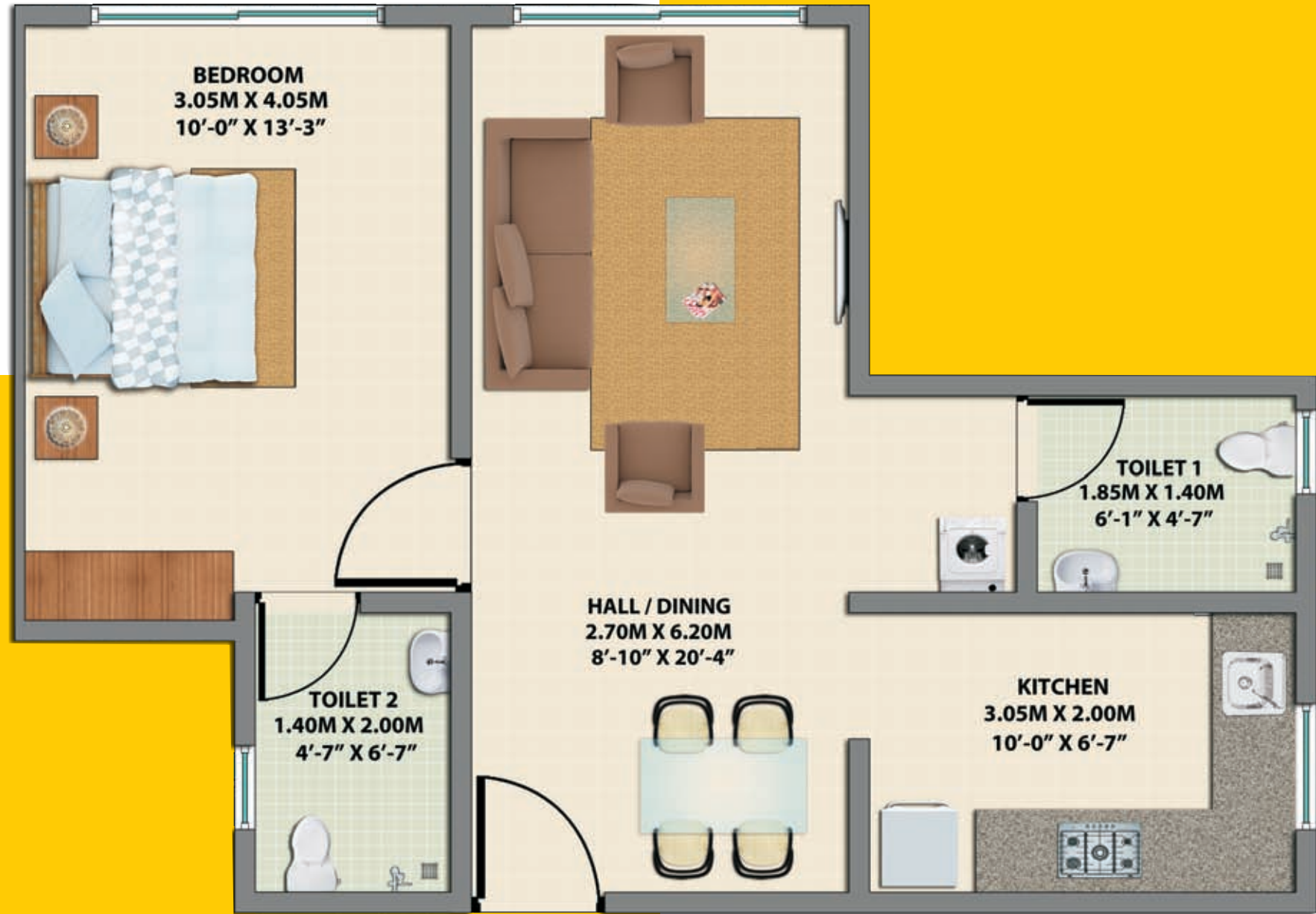
### 1 BHK GROUND FLOOR TYPE 7 ISOMETRIC



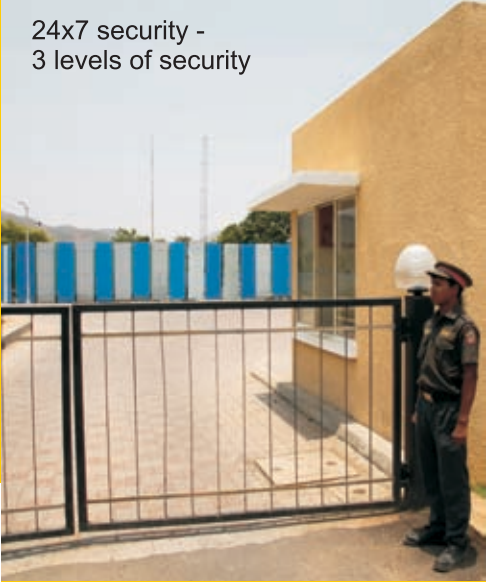


**1 BHK GROUND FLOOR TYPE 7 2D LAYOUT**

Type	Sq. Ft.
Carpet Area	465

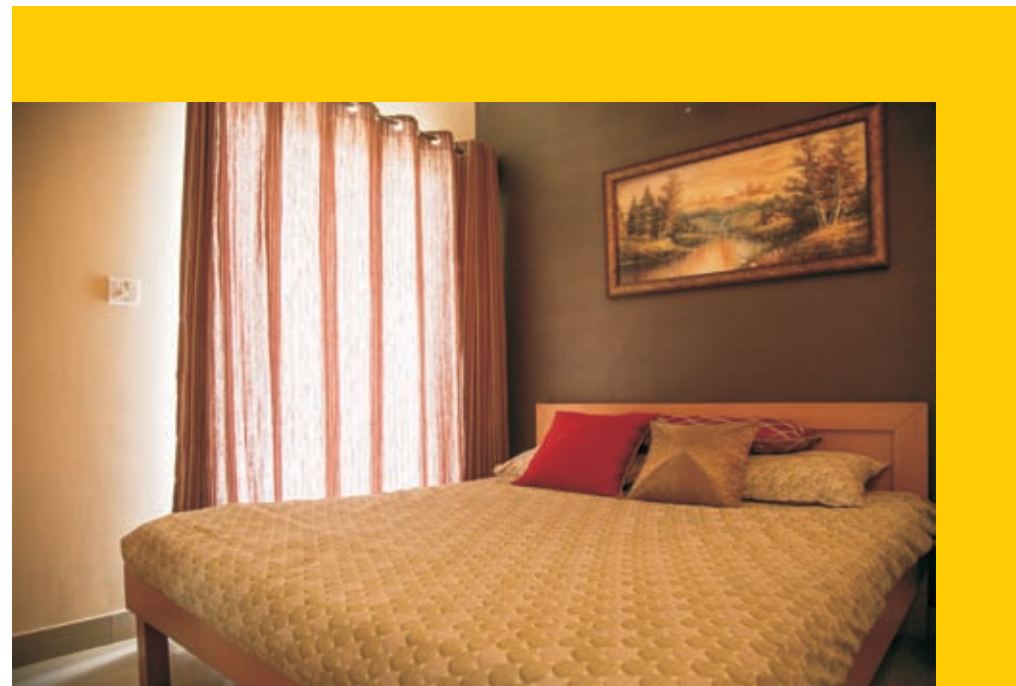


**AMENITIES IMAGES OF VBHC GREENGLADE**





**ACTUAL SAMPLE FLAT IMAGES  
OF VBHC GREENGLADE**

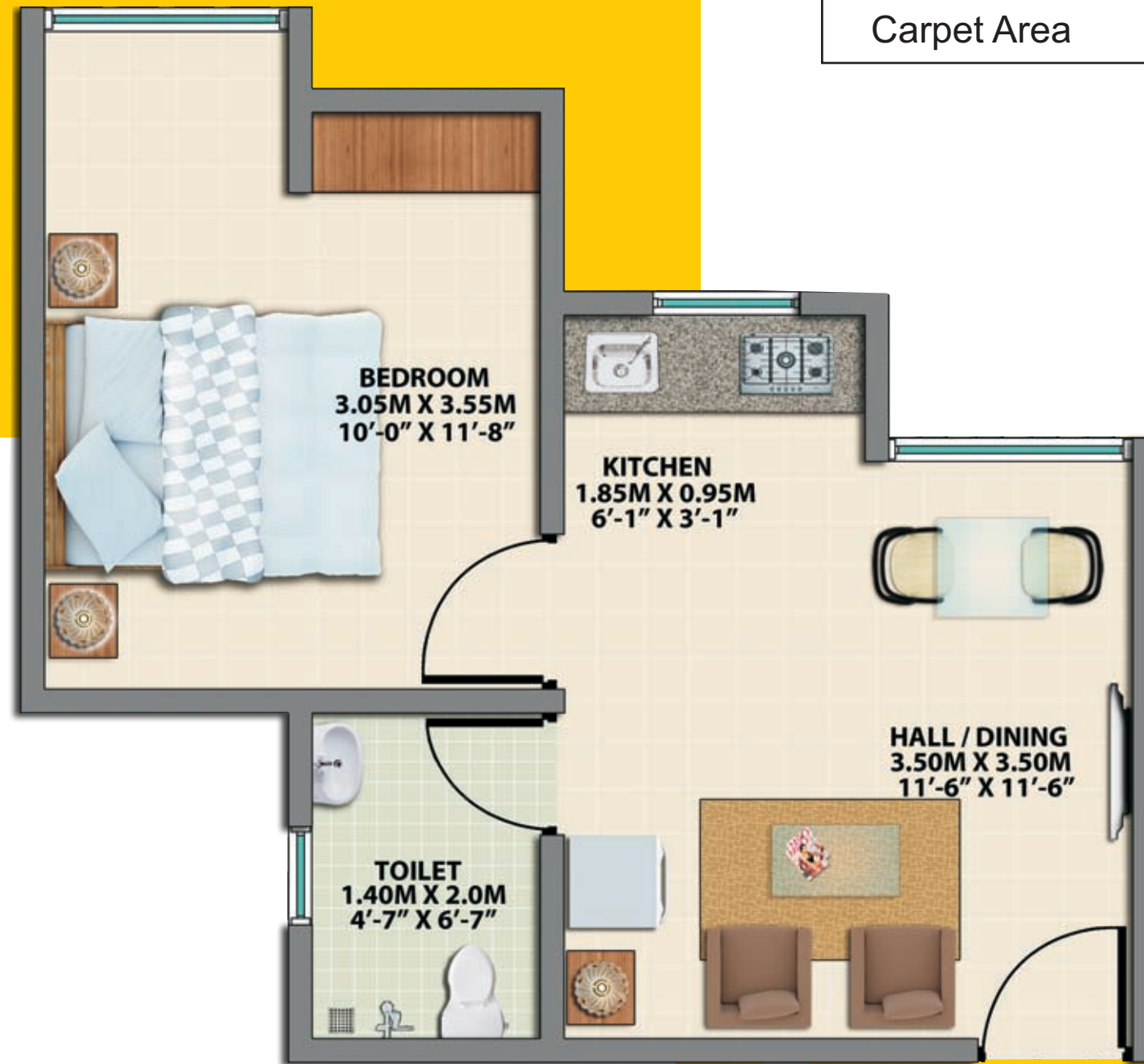


**1 BHK REGULAR GROUND FLOOR TYPE 5 ISOMETRIC**





## 1 BHK REGULAR GROUND FLOOR TYPE 5 2D LAYOUT



Type	Sq. Ft.
Carpet Area	309

### Structure

- Seismic Zone-III compliant structure
- Ground – 4<sup>th</sup> 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

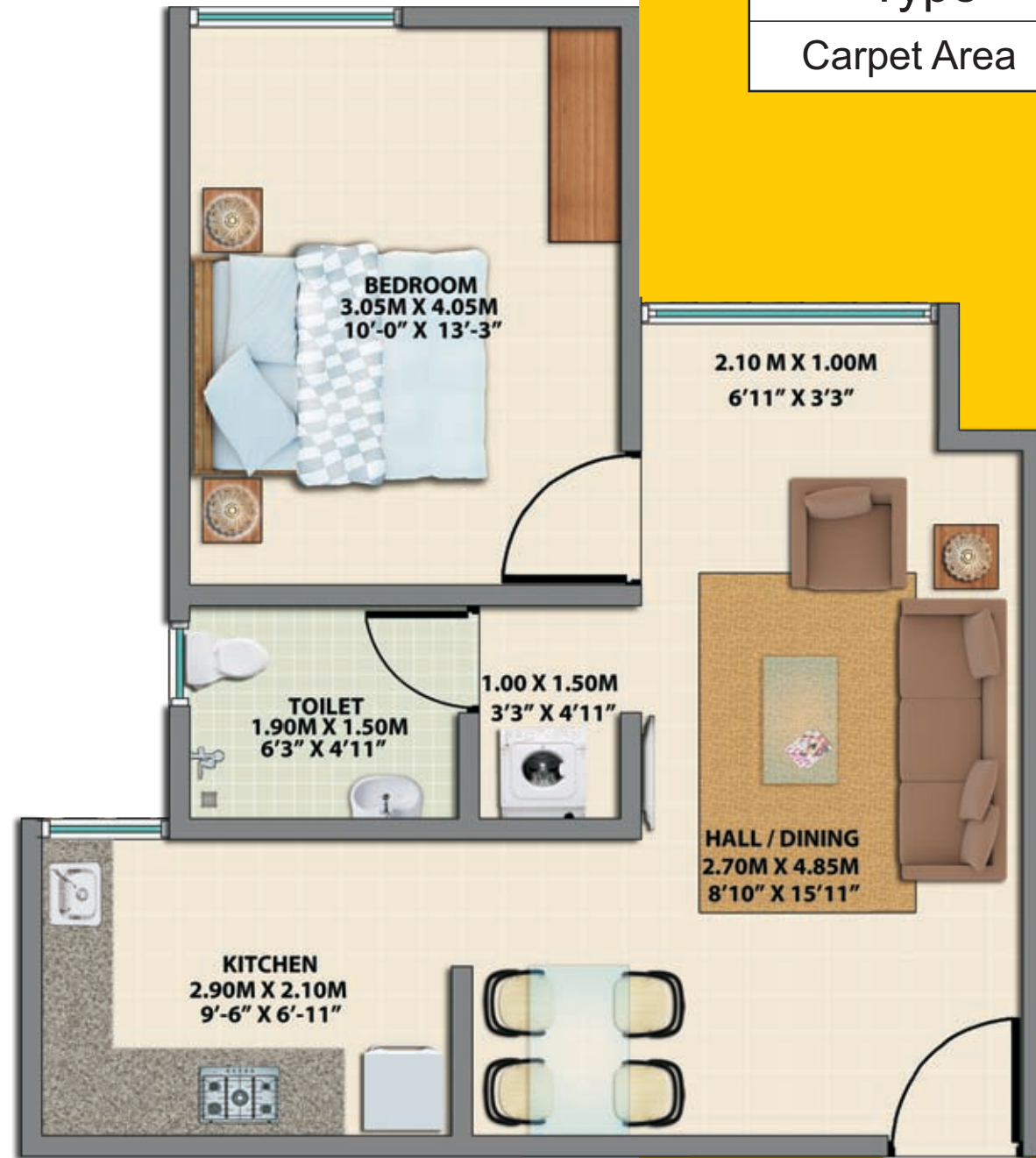
- CP fittings (Jaquar or equivalent)
- Sanitary ware (Hindware or equivalent)

## SPECIFICATIONS





**1 BHK GROUND FLOOR TYPE 1 2D LAYOUT**



Type	Sq. Ft.
Carpet Area	443

**1 BHK GROUND FLOOR TYPE 1 ISOMETRIC**

