



VALUE & BUDGET HOUSING  
CORPORATION PVT. LTD

VAIBHAV  
Bhiwadi



ZRICKS.COM

A perfect blend of modern homes  
and investment opportunity.

# Our Investors



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



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



International Finance Corporation, a part of the World Bank, notoriously picky about its investments has chosen VBHC due its focus on sustainability, inclusiveness and value development.



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; something that VBHC is known for.

## Management profile

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



### Jaithirth Rao (Executive Chairman)

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



### 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

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## Awards & Certification

- Winner of NDTV Property Awards
- Winner of ICI Award for Outstanding Concrete Structure of Karnataka
- Winner of Lokmat National Award for excellence in Real Estate & Infrastructure in affordable housing segment
- Best Green Building Project award from NAREDCO



ISO 9001:2008 Certified





**ZRIKS**

**VBHC**

VALUE & BUDGET HOUSING CORPORATION PVT LTD

**VAIBHAV**

**Bhiwadi**



## Welcome to Vaibhav Bhiwadi!

At VBHC we understand your needs and our modern homes are designed keeping you and your family in mind. Our buildings are constructed with the latest **US FORM** Technology and provide you the best-in-class finishing and amenities. We build projects that come with high quality infrastructure facilities such as water and sewage treatment plant, wide road, main gate, large green area, round-the-clock security etc.

VBHC is a professionally managed real estate institution backed by Bankers, IT Professionals and Construction Professionals. VBHC enjoys a Pan-India presence with projects delivered in Bengaluru and Chennai and under-development projects in Mumbai and NCR.

We look forward to welcoming you to your dream home at Vaibhav Bhiwadi.



### Legend

- A Cluster 1, Block A
- B Cluster 1, Block B
- C Cluster 2, Block C
- D Cluster 2, Block D
- E Cluster 2, Block E
- F Clubhouse
- G Swimming Pool
- H Pump Room/UG Sump
- I Transformer Yard
- J Facility/STP
- K Services
- L Central Park
- M Entry/Exit
- N Plots
- O Shopping
- P Landscaped Garden
- Q Kids' Play Area

# 2D Map



## LEGEND

- |                  |                        |
|------------------|------------------------|
| 01 PLOTS         | 07 PUMP ROOM / UG SUMP |
| 02 SHOPPING      | 08 TRANSFORMER YARD    |
| 03 CLUSTER 2     | 09 STP / FACILITY      |
| 04 CLUBHOUSE G+1 | 10 FACILITIES          |
| 05 CLUSTER 1     | 11 PARK                |
| 06 SWIMMING POOL | 12 ENTRY / EXIT        |

### Why buy a home in Bhiwadi?

- NCR's next big investment opportunity: The fastest developing area of NCR is Bhiwadi-Tapukara-Khushkhera industrial complex with industrial areas of Manesar, Bawal and Dharuhera in proximity
- Located off Delhi-Jaipur (NH-8) highway, Delhi-Mumbai Industrial Corridor (DMIC) and Delhi Mumbai Dedicated Freight Corridor (DMDFC)
- Bhiwadi houses 2700 big and small companies like Honda Cars, Honda Motorcycle & Scooter, Gillette, Jaquar, Ashok Leyland, United Breweries etc.
- Close connectivity to Gurgaon, Manesar, Sohna and Indira Gandhi International Airport
- Well-developed social infrastructure in the vicinity like shopping malls, hospitals, and academic institutions

### Why buy a home in Vaibhav-Bhiwadi?

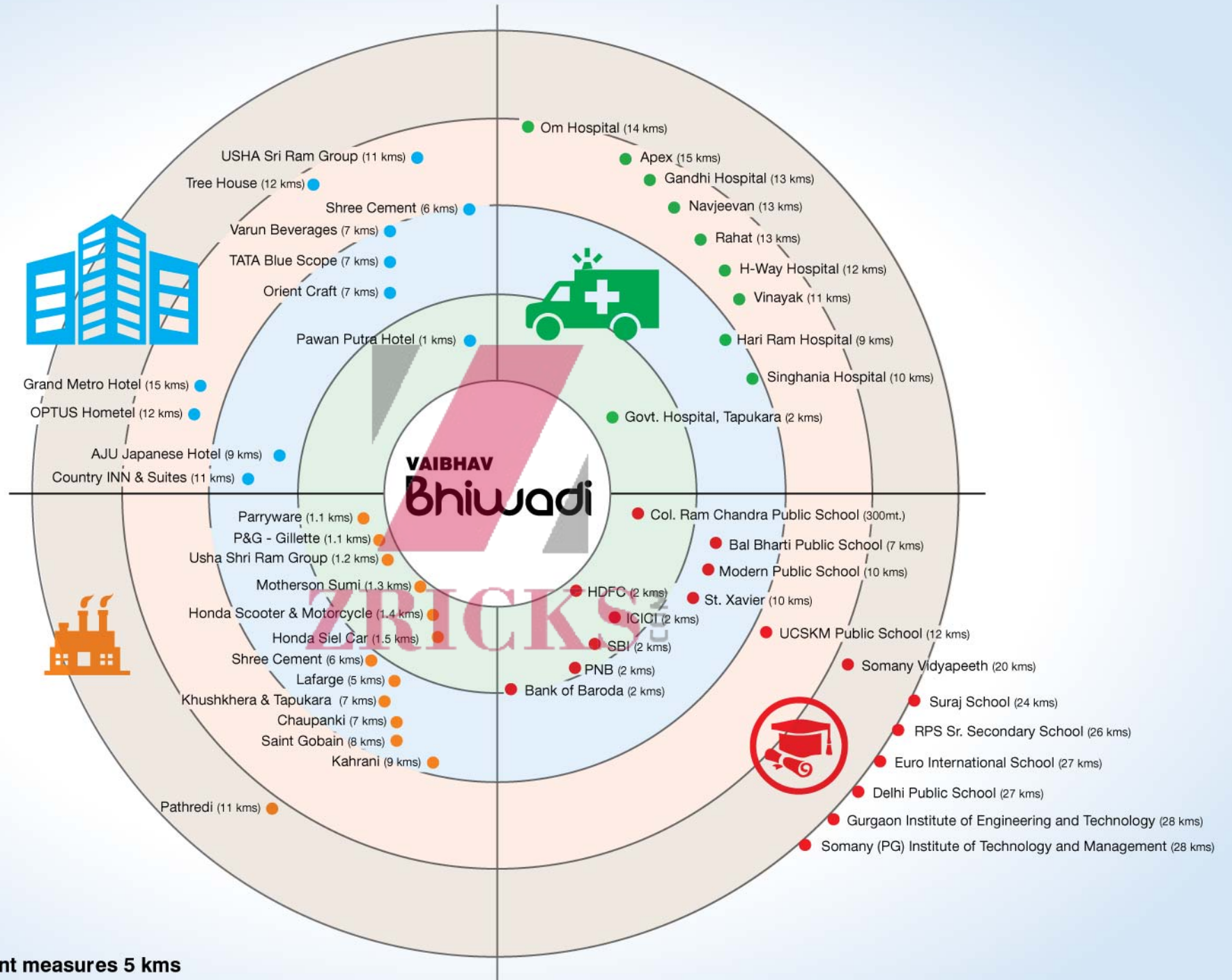
- Best quality of construction using US FORM Technology
- 23 acres of township with 2BHK apartments, plots and commercial complex providing a close-knit community
- Modern amenities such as swimming pool, clubhouse, shopping complex, gymnasium to provide you an enriching lifestyle
- Eco-friendly development with water treatment plant, sewage treatment plant and rain water harvesting
- Transparent policy towards customers and professional management provides you peace for your investment

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- School, Colleges & Banks
- Industries
- Hospital
- Hotels & Companies



• Each segment measures 5 kms

# Location Map



# Connectivity Map

NOT TO SCALE

MANESAR	25 km
SOHNA	25 km
GURGAON	42 km
AIRPORT	57 km
DELHI	73 km
FARIDABAD	61 km
NOIDA	89 km



KEY PLAN



Clubhouse with swimming pool



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Kids' play area

# Amenities

Swimming Pool



Lift



Security



Modern Gymnasium



70% Open Spaces with Landscaped Garden



Barbeque Pit Zone



# Pan-India Presence



VAIBHAV  
**Bhiwadi**



VAIBHAV  
**palghar**  
GREENS



VAIBHAV  
**vasind**  
HILLS



**vaibhava**  
NR.ELECTRONIC CITY



**vaibhava**  
MYSORE RD.-NICE JN.



VAIBHAVA  
**oragadam**



# Specifications

## Structure Plinth

- Seismic Zone-IV compliant structure

## Lifts

- KONE (Gearless machine, fire proof doors, low maintenance)
- A lift for 8 passengers

## Painting/Polishing

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

## Flooring

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

## Kitchen

- 19 mm Green Marble/Granite kitchen platform with SS sink and tap
- Ceramic tile cladding (2 feet height above kitchen platform)

## Main Door

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

## Plumbing

- All water supply lines are of UPVC/CPVC or equivalent
- Dual flush system in wet areas
- Sewer lines are of UPVC/PVC
- Fittings: Jaguar or equivalent
- Sanitary: Hindware or equivalent



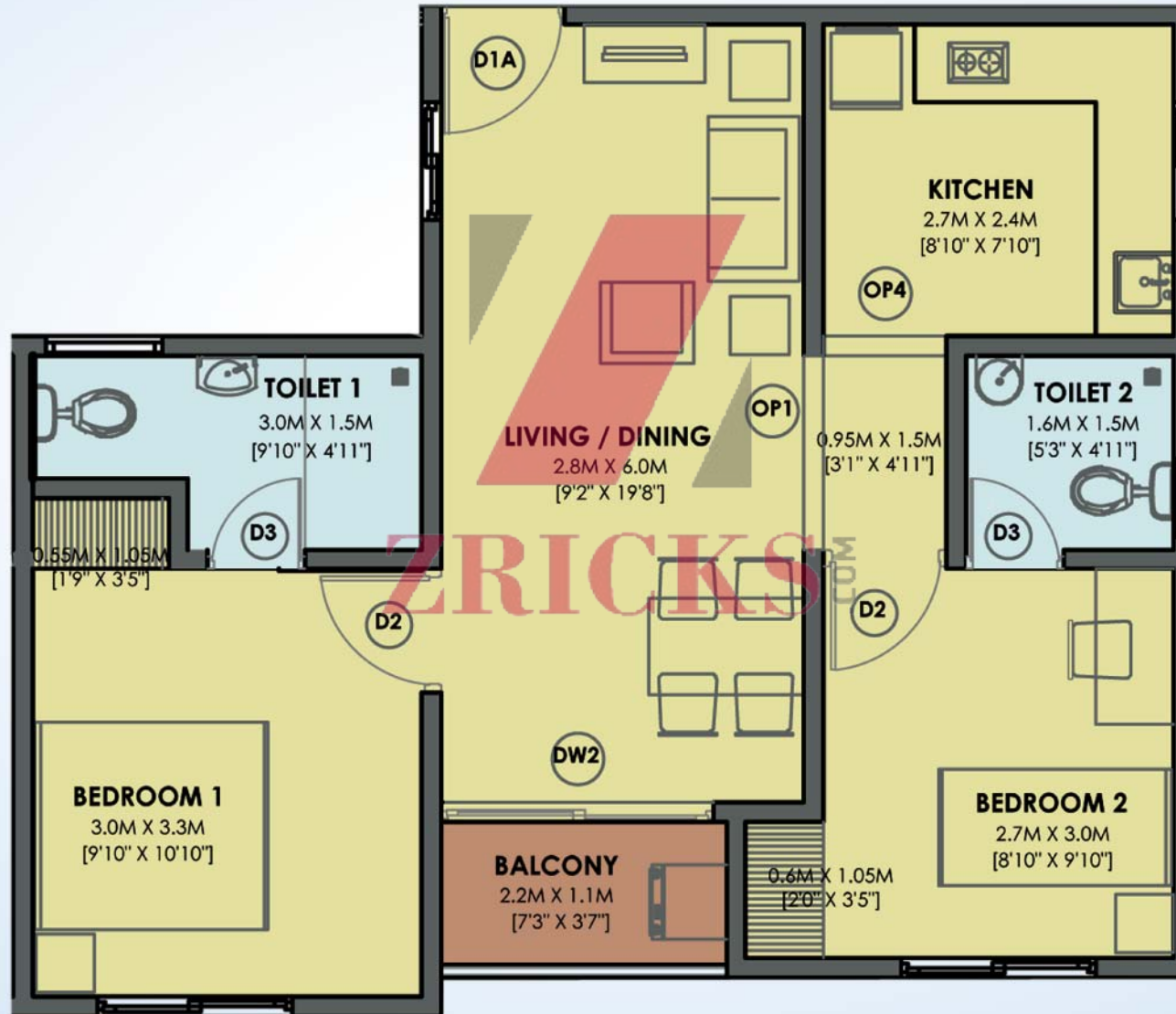
# Artistic Impression of Sample Flat



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# 2D Unit Plan

Super Built-up Area - 866 sq. ft.



2 BHK Isometric View





Typical Block Layout



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**Bhiwadi**



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