



BUILDING HAPPY WORLDS!



VBHC Value Homes Pvt. Ltd.

Site Address: VBHC Greenwoods, Devkhop Village, Abachapada, Off Palghar-Manor Highway,  
Palghar (East), Mumbai- 401404

Toll free: 1800 103 8242

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



MAHA RERA REGISTERED NUMBER

**P99000001539**

**THE STAR PERFORMER AT PALGHAR!**



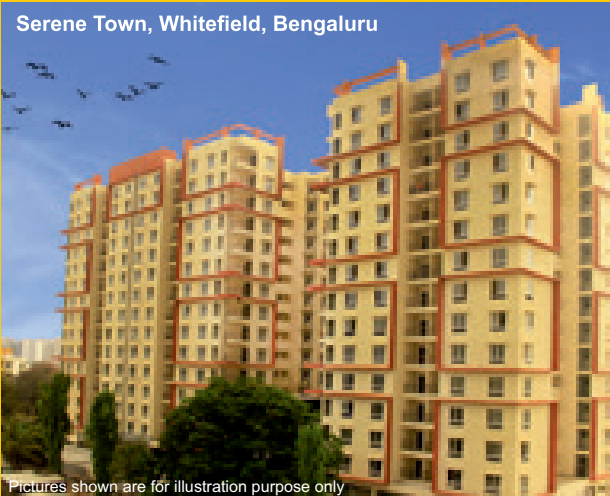
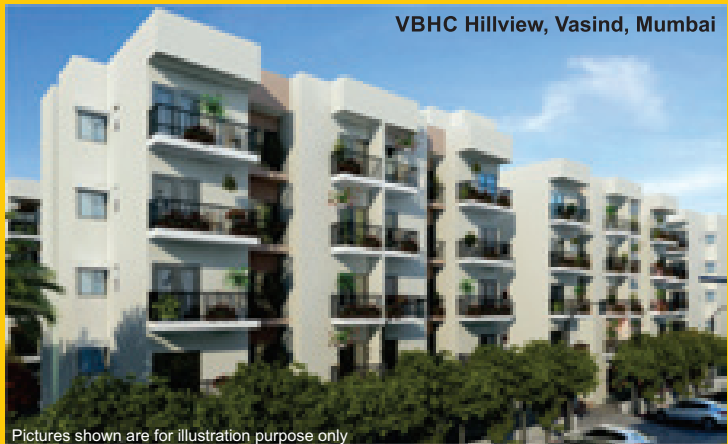
**Greenwoods**  
BUILDING HAPPY WORLDS!



## 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.





## PAN INDIA PRESENCE

## 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.

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

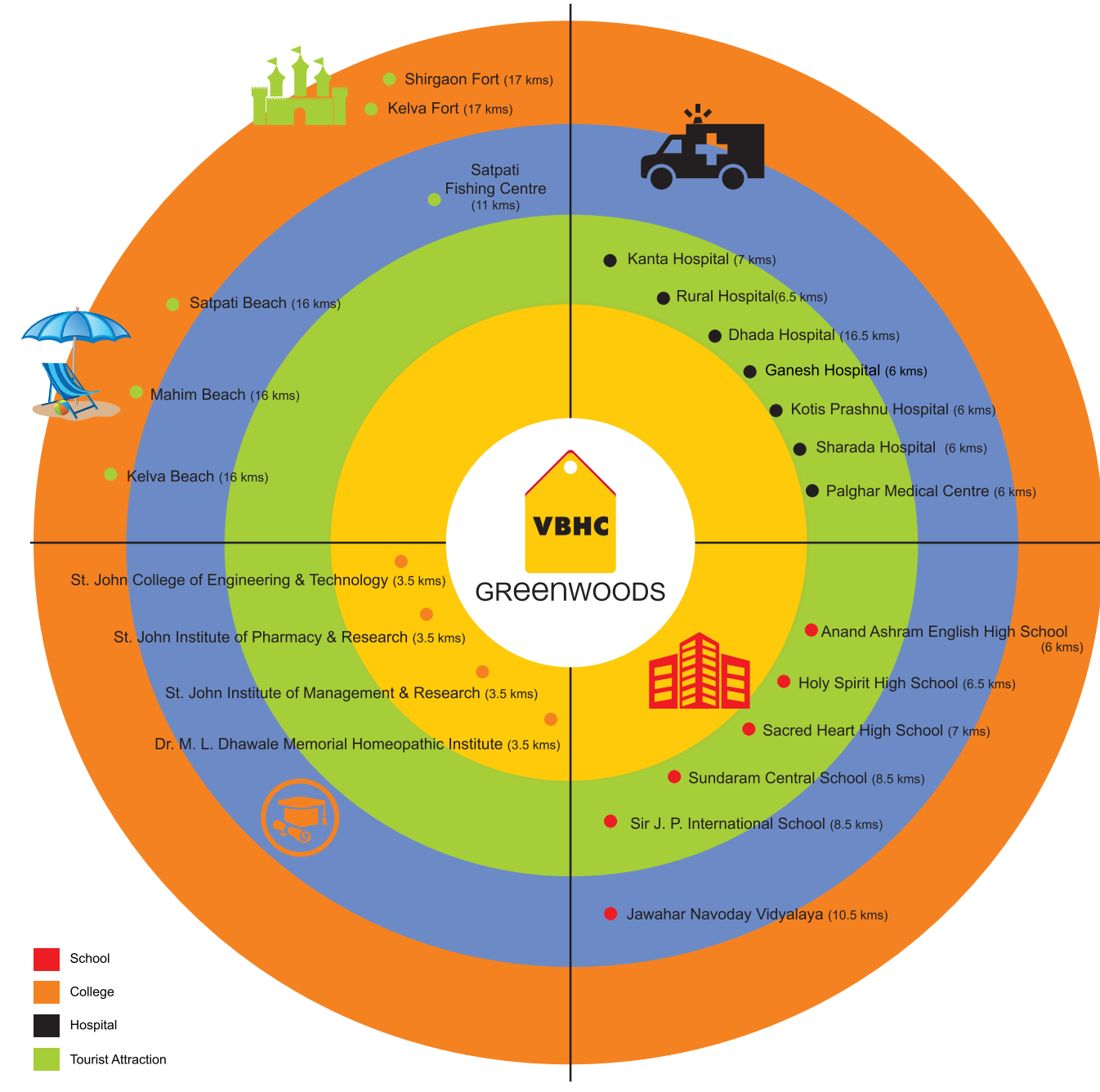
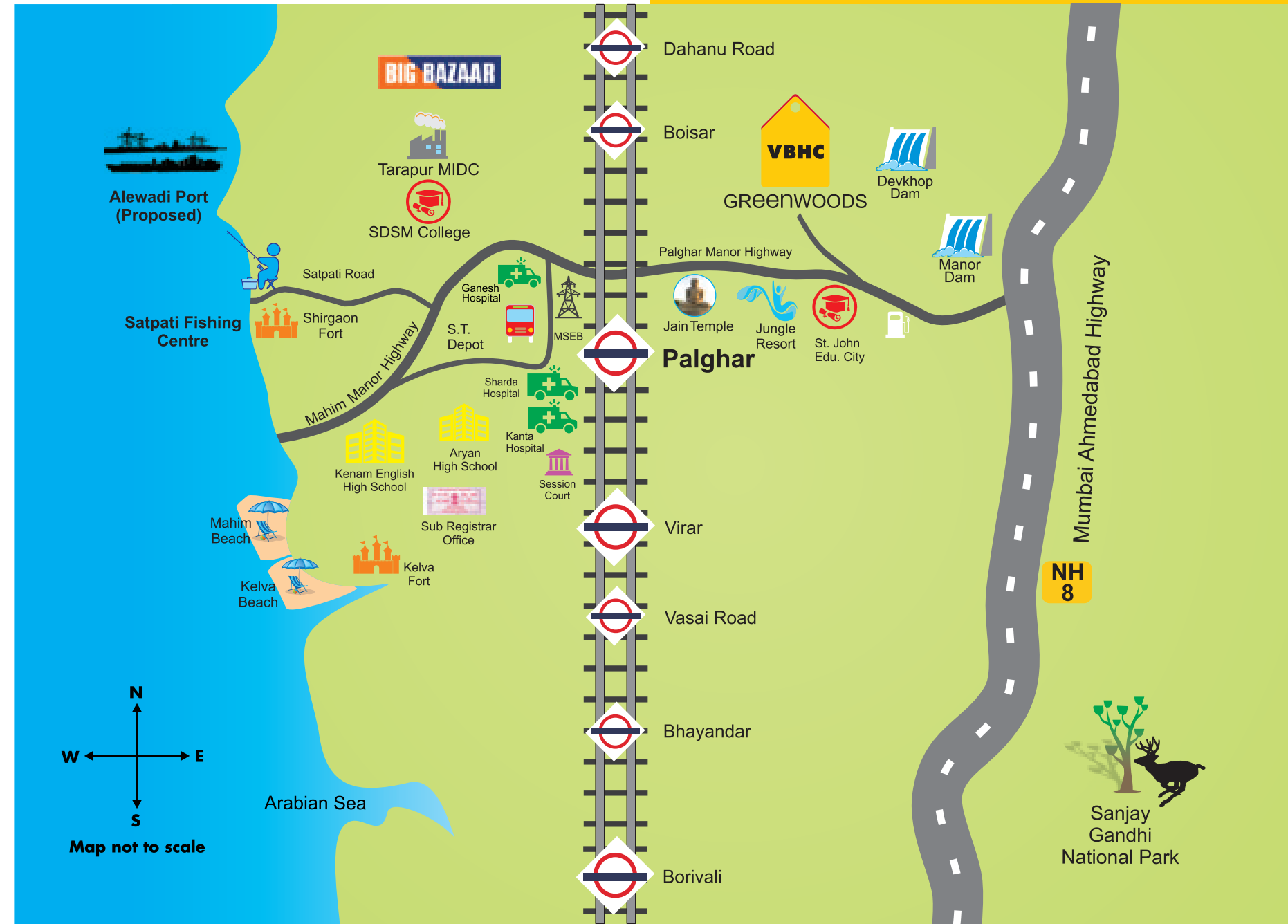
**Provided 30% increase in investment in less than a year to VBHC Greenglade customers!**



## THE VBHC DIFFERENCE

- Professionally managed real estate company
- Delivered over 4000+ homes in less than 7 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
- 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

## LOCATION MAP



## THE PALGHAR ADVANTAGE

- 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)
- District Headquarters 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



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 Non 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.

### Ram Walase Managing Director

- 18 years in project execution, financing and consultancy in infrastructure & real estate
- Experienced professional in housing, smart cities and urbanization
- Previously with IL&FS, CRISIL & AF Ferguson



### ISO 9001:2008 Certified



### AWARDS AND CERTIFICATIONS







## AMENITIES IMAGES OF VBHC GREENGLADE

24x7 security



70% open area

Landscaped  
garden

Power back-up in  
common areas and lift



Water Treatment Plant



Sewage Treatment Plant



Actual site picture



Jogging track



**ACTUAL SAMPLE FLAT IMAGES  
OF VBHC GREENGLADE**



**Structure**

- Seismic Zone-III compliant structure
- Ground – 4<sup>th</sup> floor: RCC load bearing shear walls

**Lifts**

- Schindler

**Painting**

- Internal wall: Emulsion paint (Asian Paints/Dulux or equivalent)
- External: Exterior Texture (Asian Paints/Dulux or equivalent)

**Flooring**

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

**Kitchen**

- Granite Slab on Kadappa supports and 2 feet ceramic tiles cladding

**Windows**

- Powder coated aluminium French window between hall and balcony where applicable
- Sliding powder coated aluminium window for other areas
- Powder coated aluminium ventilators

**Door**

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

**Electrical**

- Conduits (Nelco/National Piping/VIP or equivalent)
- Wire (Havells/Polycab/Rajanigandha or equivalent)
- Switches (Anchor/Salzer or equivalent)

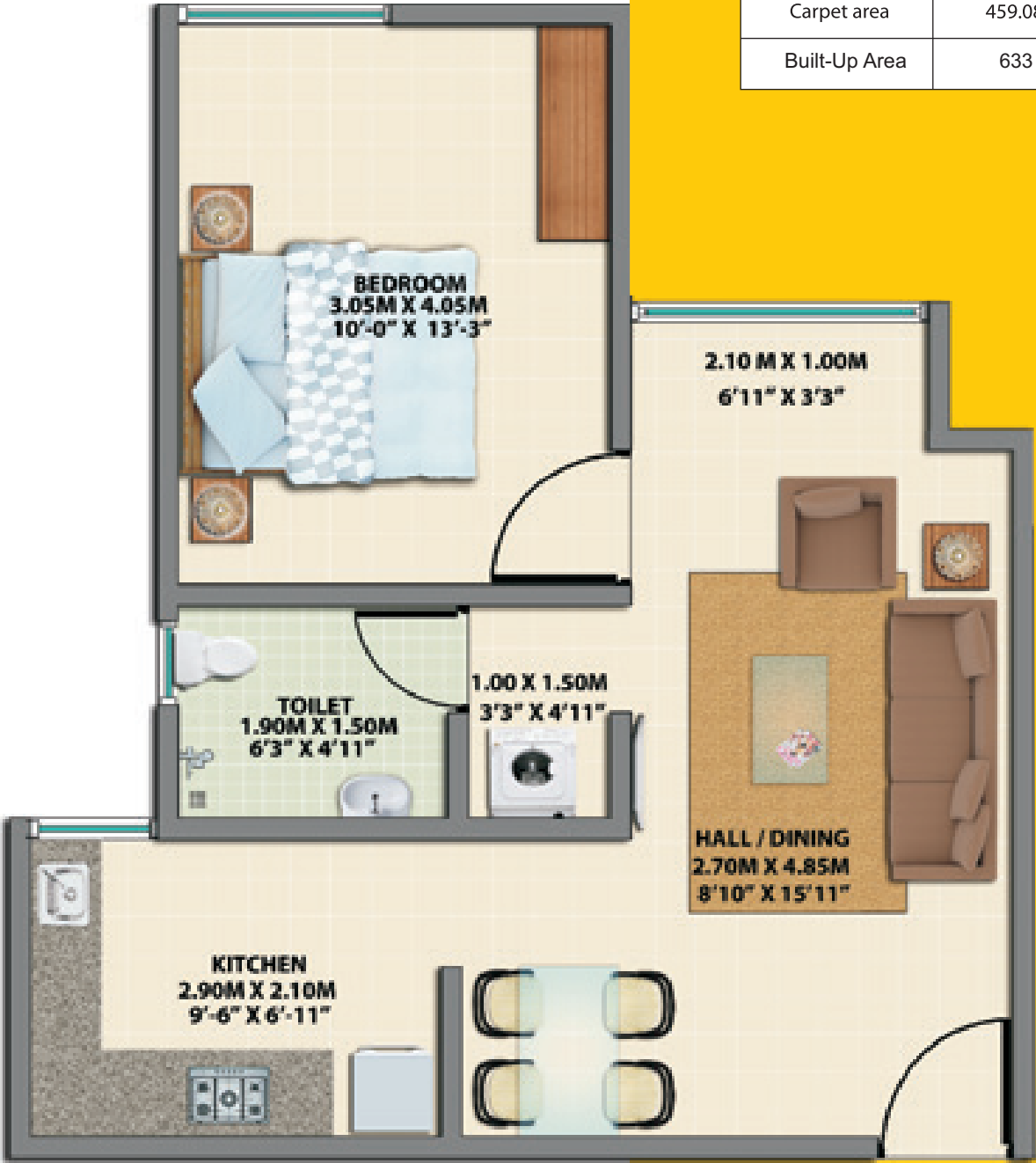
**Bathroom/Toilet**

- CP fittings (Jaquar/Cera/Hindware or equivalent)
- Sanitary ware (Hindware/Johnson/Cera or equivalent)

**SPECIFICATIONS**

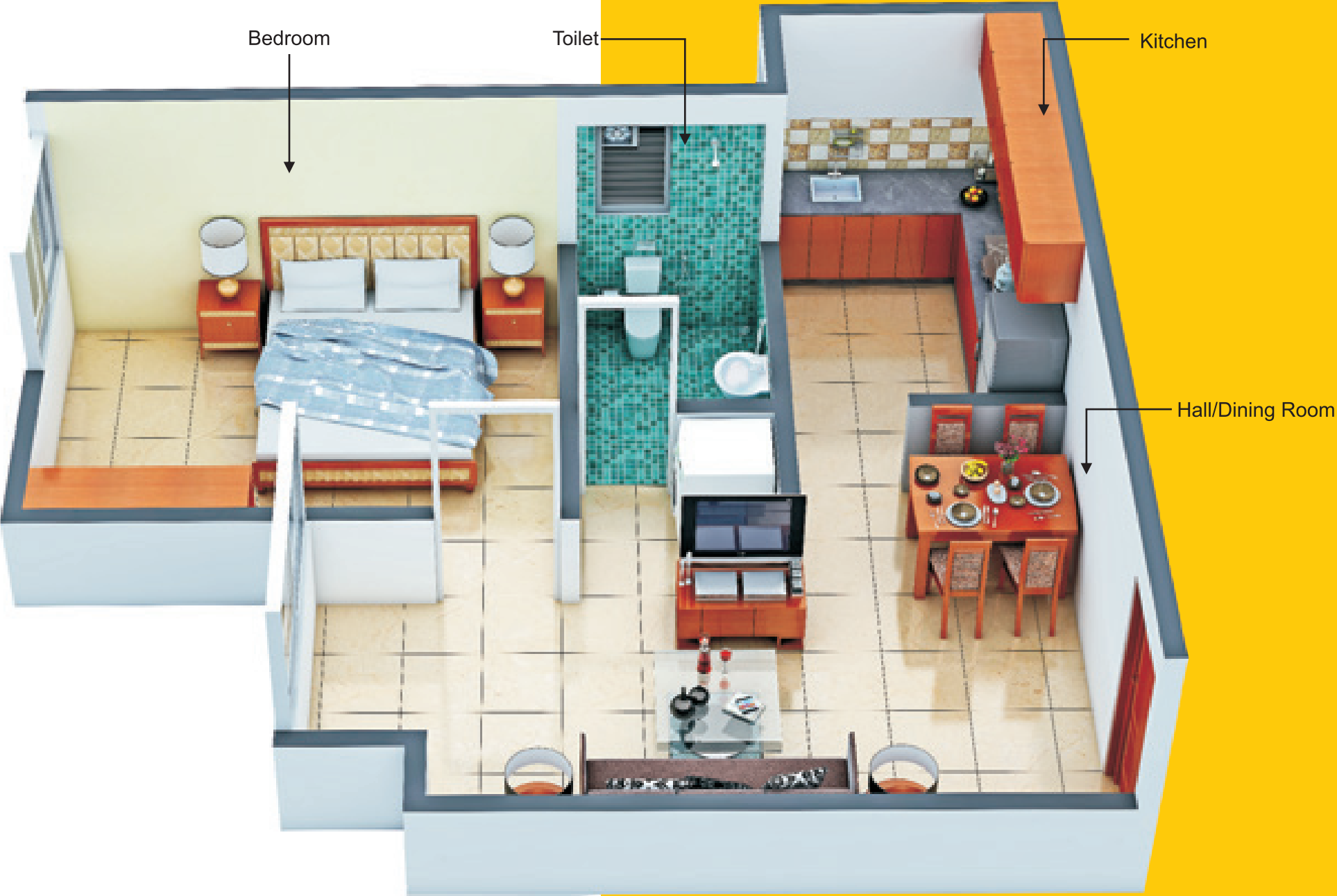


1 BHK GROUND FLOOR TYPE 1 2D LAYOUT



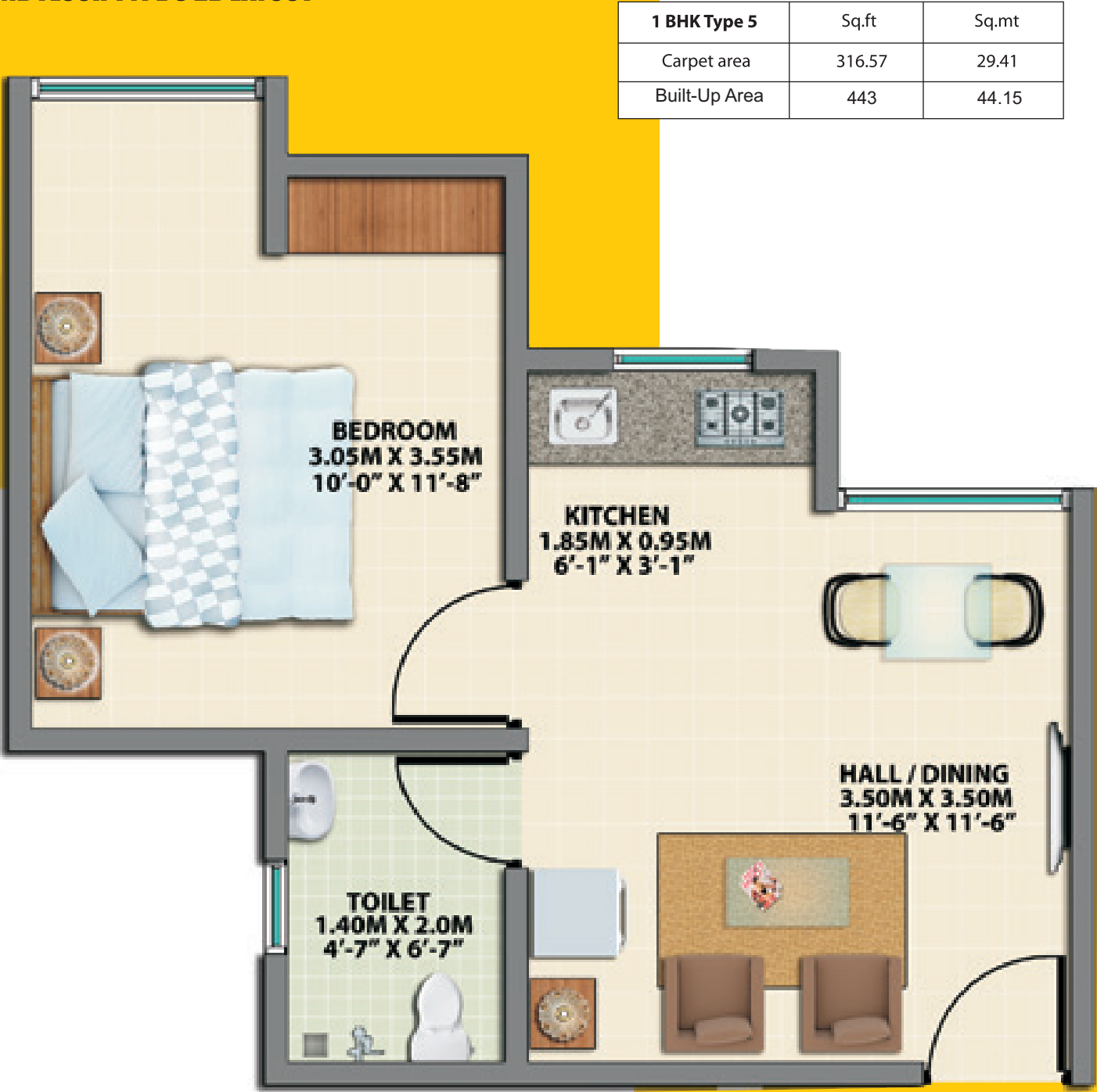
1 BHK Type 1	Sq.ft	Sq.mt
Carpet area	459.08	42.65
Built-Up Area	633	58.80

1 BHK GROUND FLOOR TYPE 1 ISOMETRIC





1 BHK REGULAR GROUND FLOOR TYPE 5 2D LAYOUT

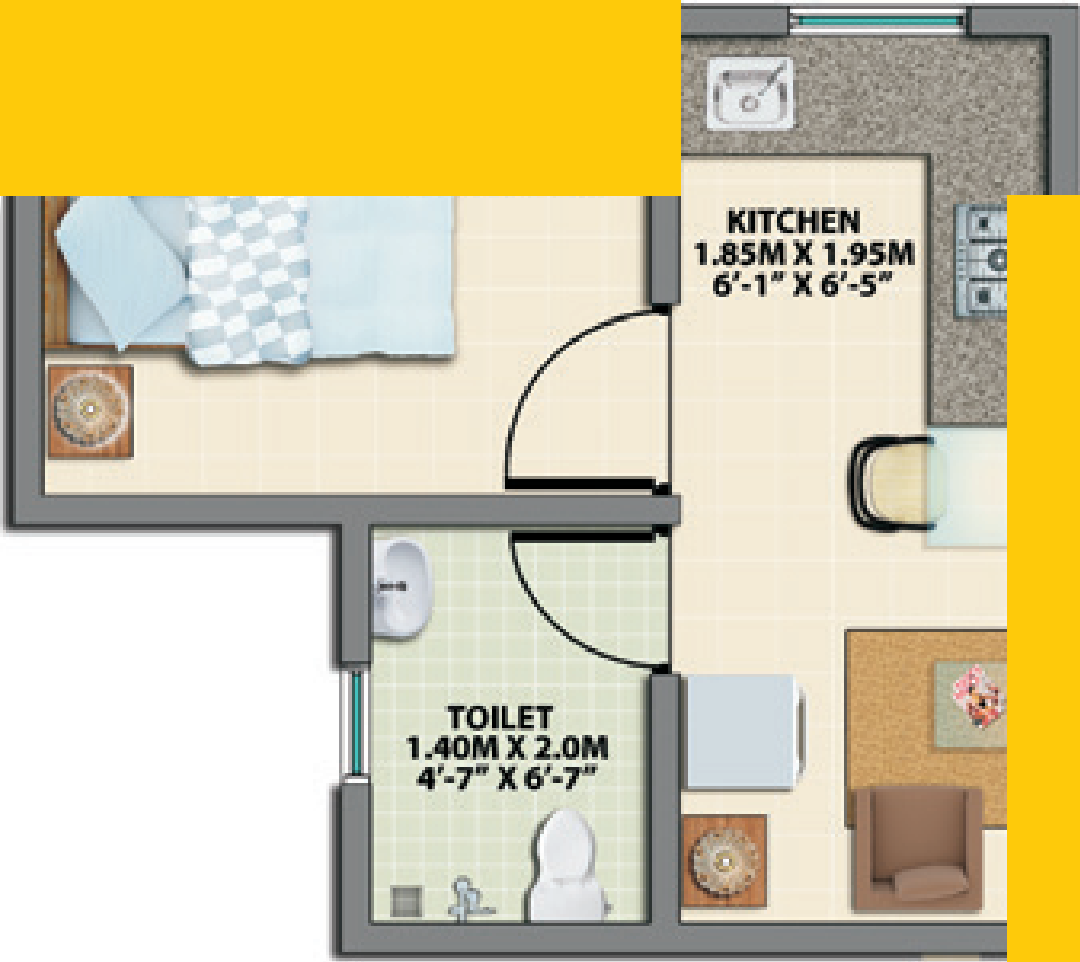


1 BHK REGULAR GROUND FLOOR TYPE 5 ISOMETRIC



1 BHK REGULAR TYPICAL FLOOR TYPE 6 2D LAYOUT

1 BHK Type 6	Sq.ft	Sq.mt
Carpet area	286.64	26.63
Built-Up Area	441	40.97

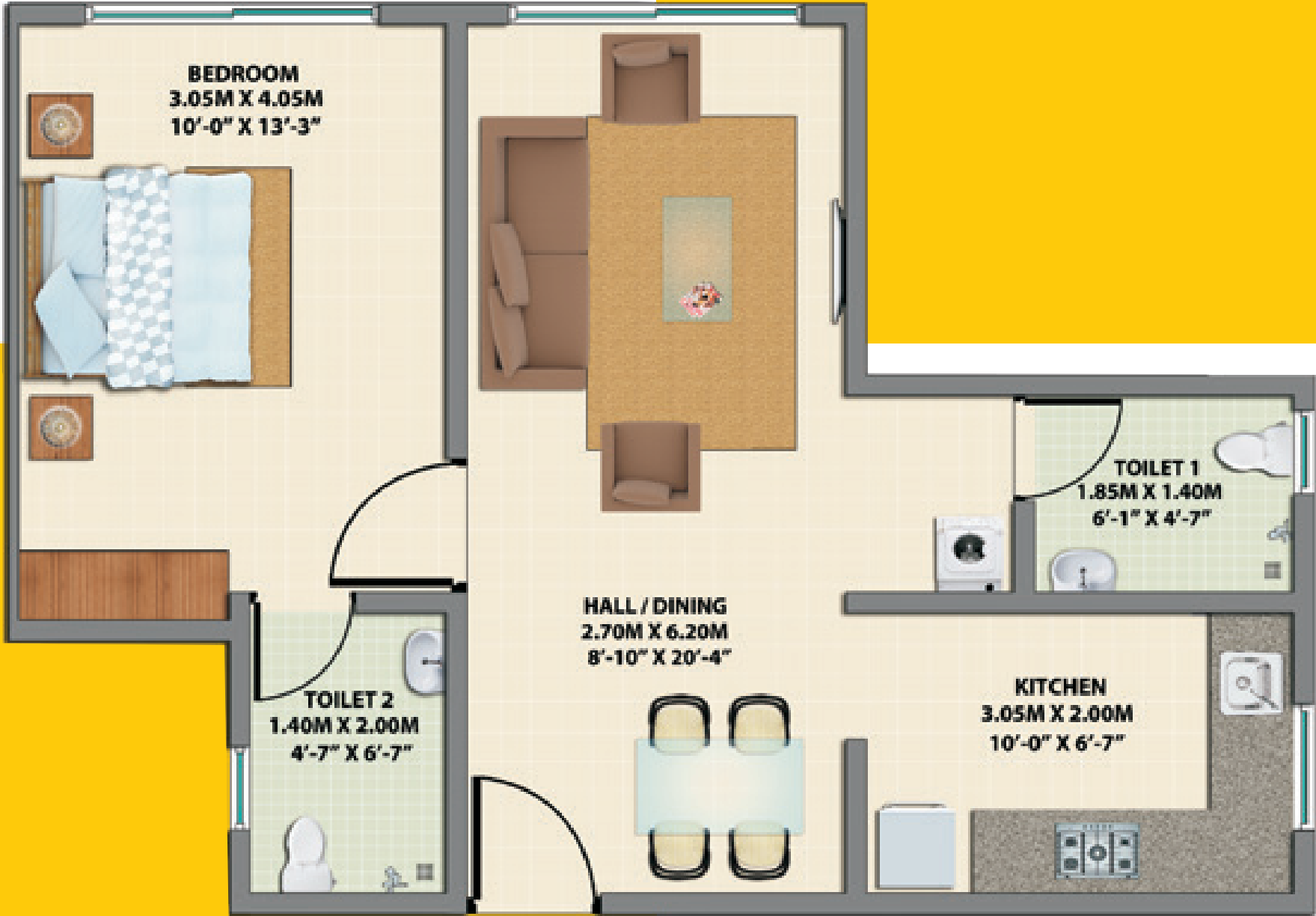


1 BHK REGULAR TYPICAL FLOOR TYPE 6 ISOMETRIC



1 BHK GROUND FLOOR TYPE 7 2D LAYOUT

1 BHK Type 7	Sq.ft	Sq.mt
Carpet area	482.87	44.86
Built-Up Area	664	61.68



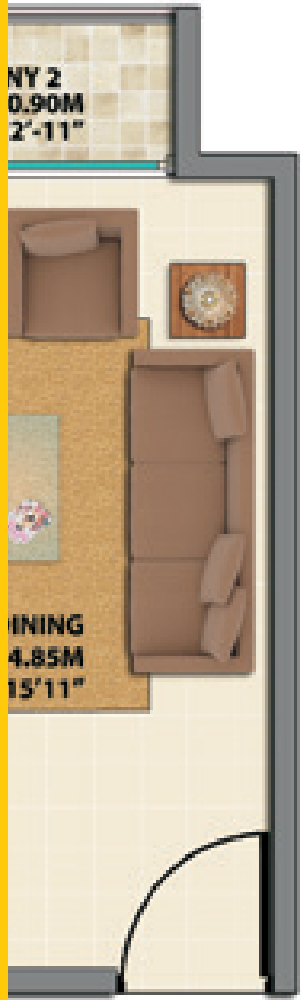
1 BHK GROUND FLOOR TYPE 7 ISOMETRIC





1 BHK TYPICAL FLOOR TYPE 2 2D LAYOUT

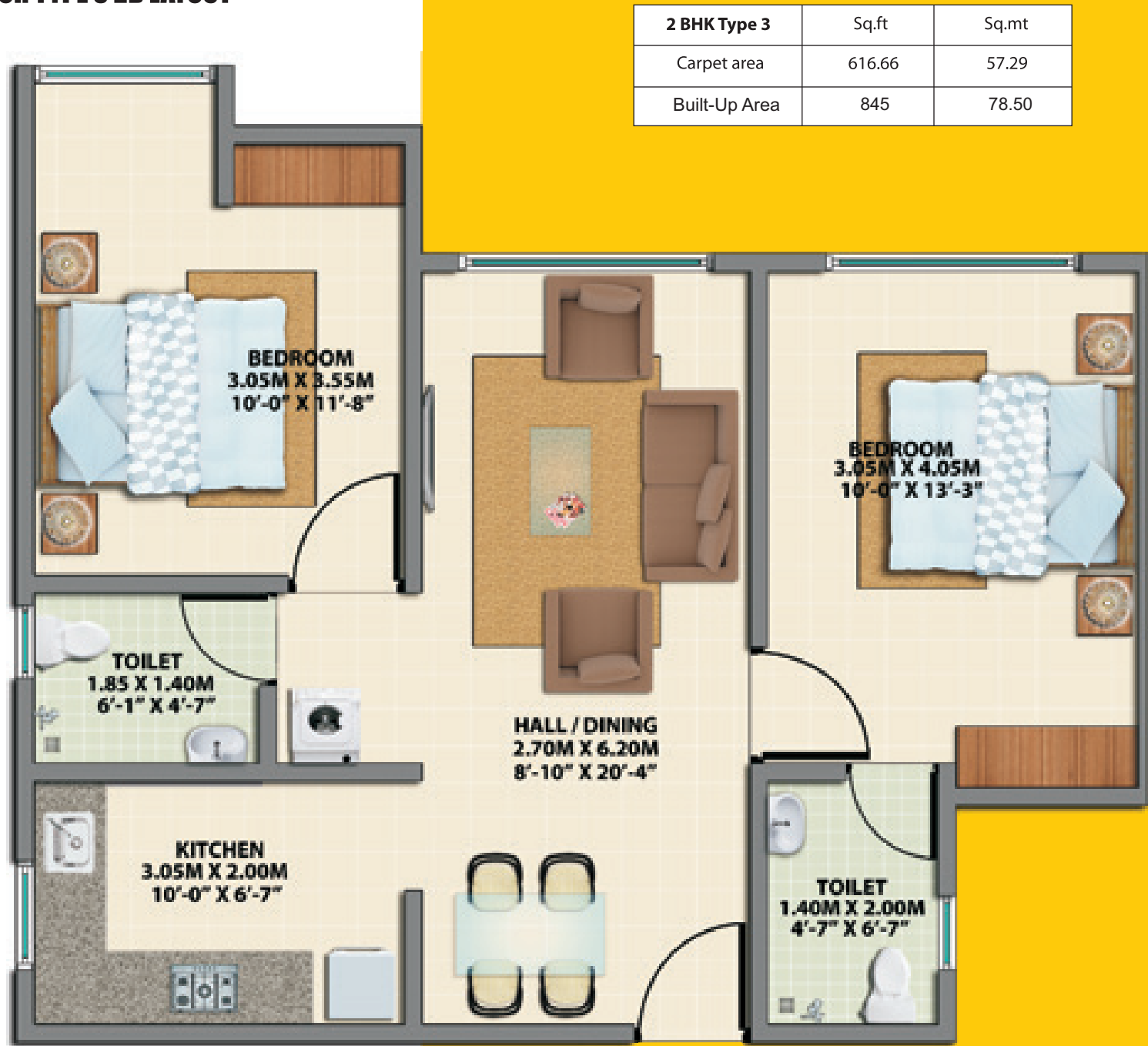
1 BHK Type 2	Sq.ft	Sq.mt
Carpet area	405.58	37.68
Built-Up Area	636	59.08



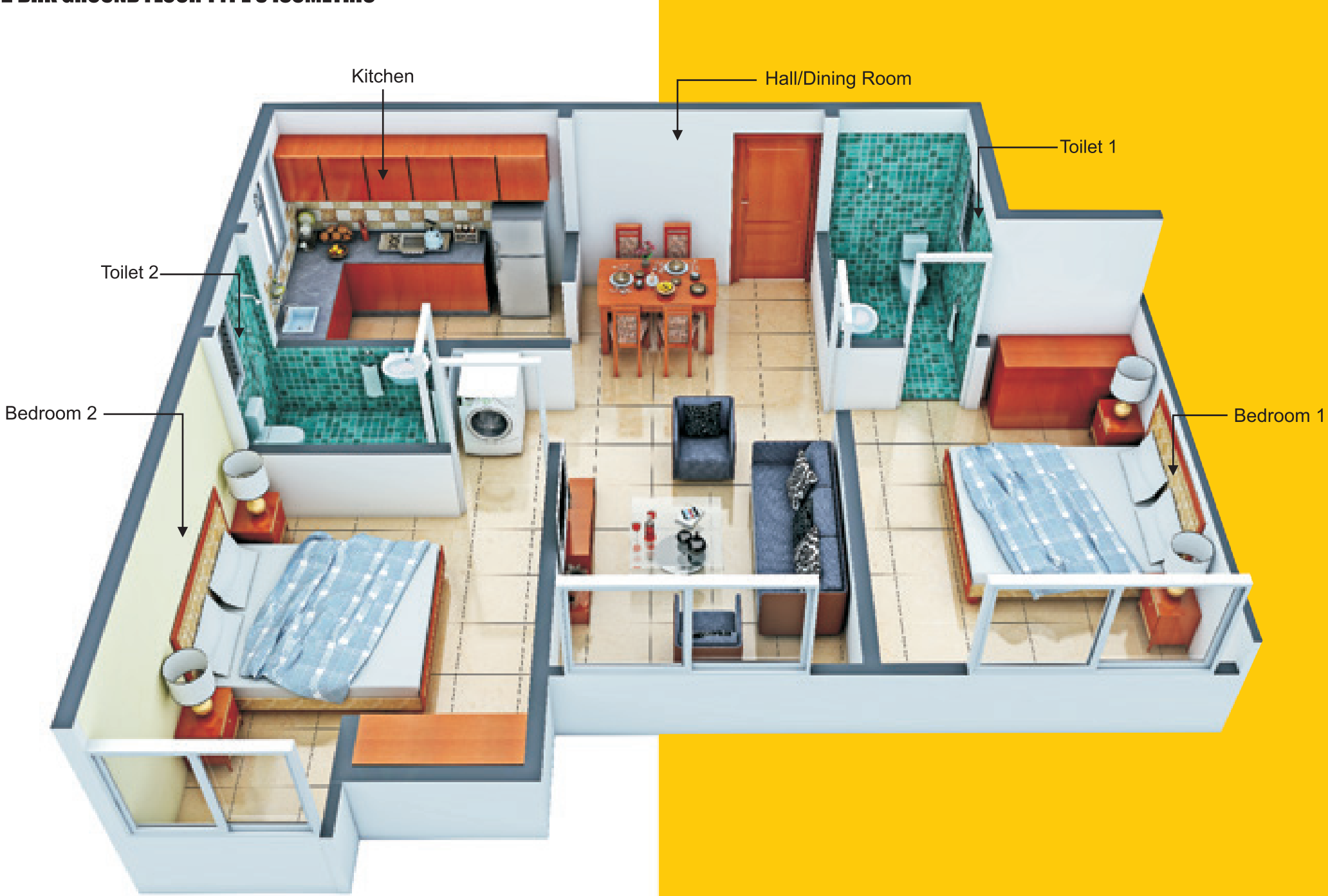
1 BHK TYPICAL FLOOR TYPE 2 ISOMETRIC



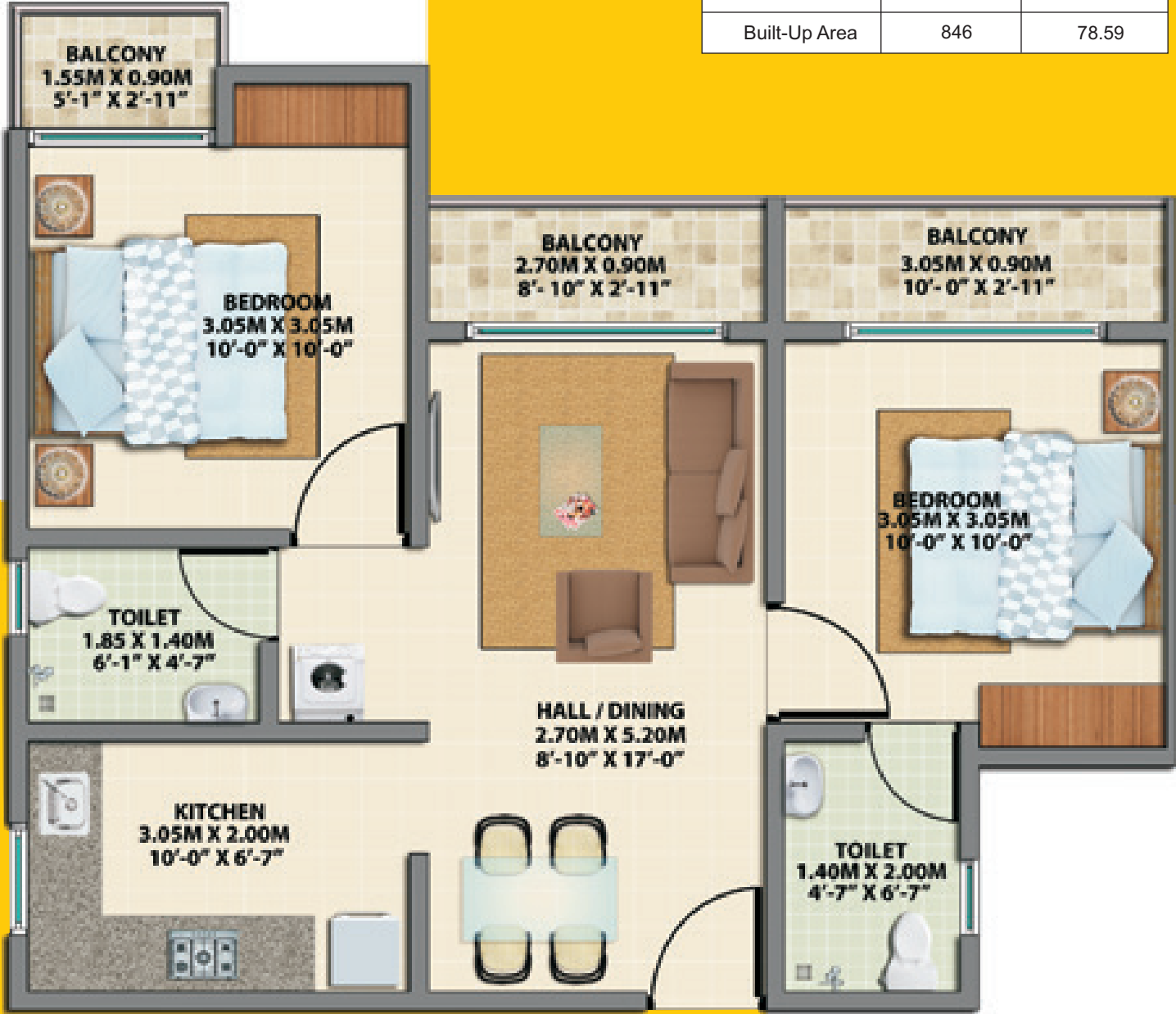
2 BHK GROUND FLOOR TYPE 3 2D LAYOUT



2 BHK GROUND FLOOR TYPE 3 ISOMETRIC



2 BHK TYPICAL FLOOR TYPE 4 2D LAYOUT



2 BHK TYPICAL FLOOR TYPE 4 ISOMETRIC

