



# AURORA

PRM/KA/RERA/1251/309/PR/141124/007229



## OUR ETHOS

VBHC is driven by innovation and commitment to customers. Guided by core values of integrity, transparency and quality, we craft exemplary living spaces with passion and professionalism.

Our vision is to be a preferred real estate developer, creating harmonious homes that exude excellence and exclusivity. We take a customer-centric approach, creating living spaces that are tailored to raise the bar in design, execution and evoke customer delight.

At VBHC, quality is paramount. It permeates every aspect of our projects, be it our contemporary designs, meticulous engineering processes or our no-compromise attitude to material selection. From minute details to fancy features, every aspect is mindfully considered, carefully supervised and painstakingly executed. Our commitment to quality is unwavering; our commitment to our clients is unshakable.

# OUR FOUNDERS



Mr. Jaithirth (Jerry) Rao



Mr. P. S. Jayakumar

VBHC was founded in 2008 by Mr. Jaithirth (Jerry) Rao, the Founder, Chairman and Managing Director of Mphasis. He was also with Citicorp, Citibank for 20 years in various capacities, including the head of development division of Citicorp.

Mr. P. S. Jayakumar, erstwhile MD and CEO of Bank of Baroda with 20+ years of work experience with Citibank including the head of Consumer Banking.

It's been a journey of consistent growth, growing our customer base, expanding our national footprint, and setting high standards of integrity and innovation in our business. VBHC is now venturing into luxury real estate, determined to build success and reputation in this sector. Prestigious investors, such as HDFC, IFC and Van Hek Group have invested their faith in VBHC.

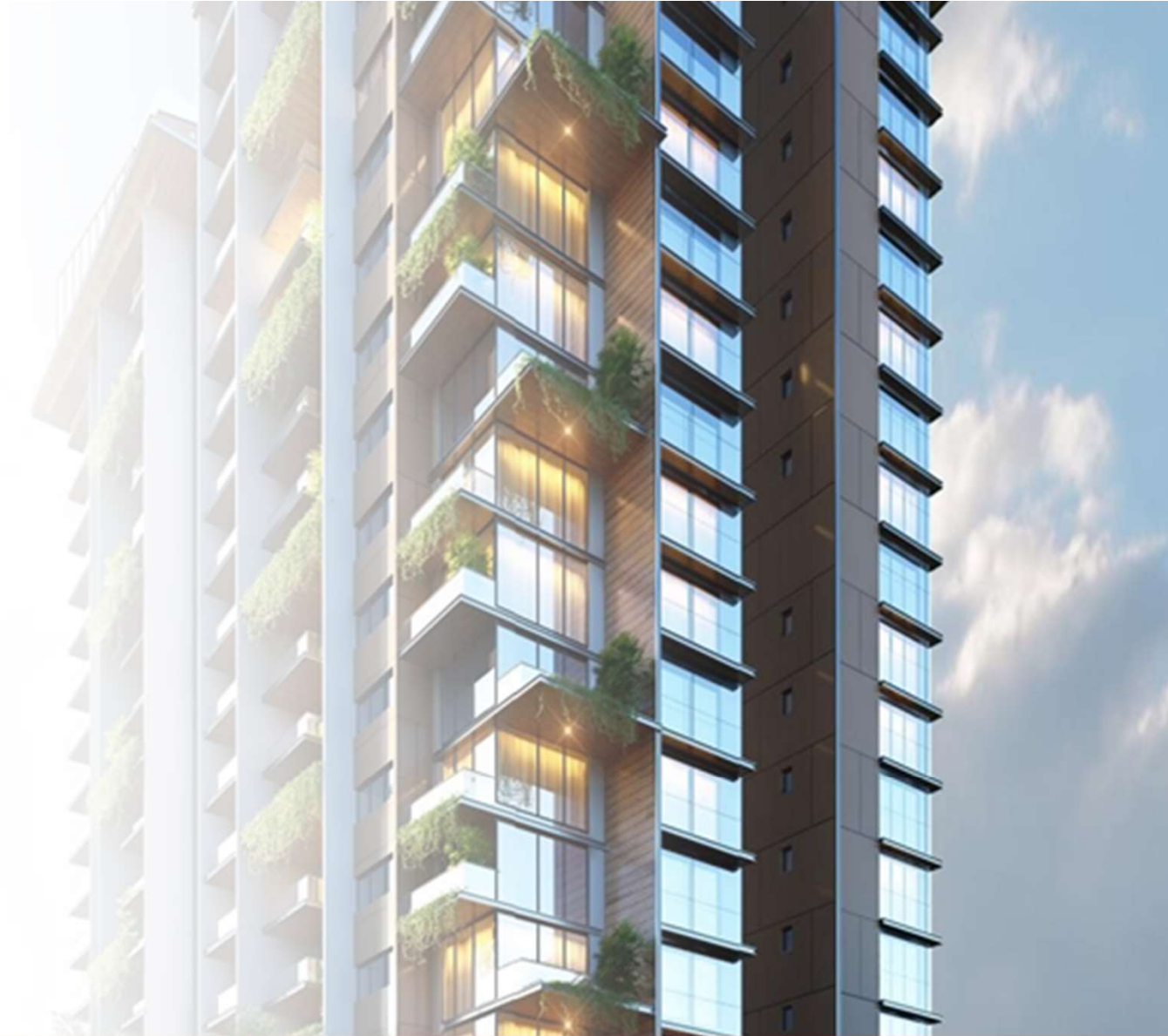
# Elevation





# Elevation

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# HIGHLIGHTS

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- ✓ **BBMP 'A' Khata, RERA Approved Project.**
- ✓ **Lower Basement + Upper Basement + Ground + 1<sup>st</sup> – 18<sup>th</sup> Floor Residential Units + Terrace**
- ✓ **Total Building Height: 213.25 Feet (65 Meters)**
- ✓ **Lobby Height: 14.76 Feet (4.5 Meters)**
- ✓ **Each residential unit ceiling height: 10.33 Feet (3.15 Meters)**
- ✓ **Large Apartments ranging from 1623.56 sqft to 1867.84 sqft.**
- ✓ **No common wall boutique homes.**
- ✓ **71% - 72% Carpet Area!**
- ✓ **Apartments with 2 Car Park Each.**
- ✓ **3 Lifts for just 4 units at each floor.**
- ✓ **Apartments with 7 KW Power Backup.**
- ✓ **Apartments with Private EV Charging Point.**
- ✓ **Entrance Lobby, Corridor & Lift Cladding at Ground Floor: Italian Marble**

# HIGHLIGHTS

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- ✓ Living, Dining, Bedrooms & Kitchen with Nexion Sintered Marble Surface Tiles.
- ✓ Premium Brand Fittings & Fixtures.
- ✓ 3.5 BHK with 4 Washrooms, 2 large balconies, 1 Utility & up to 2 Private Terraces
- ✓ 3 BHK with 3 Washrooms, 2 large balconies, 1 Utility with / without 1 Private Terrace.
- ✓ Homes with 8 Feet Height Doors.
- ✓ Solar powered lights for staircase & corridors.
- ✓ Crèche, Indoor Games with Table Tennis & Billiards Rooms, Outdoor Games, Maintenance cum Meeting Room, Kids Play Area, Elder's Nook, Washrooms, Fine Landscaping Sculpture & Water Features at Ground Level.
- ✓ Party Hall with Pantry Room, Party Deck, Infinity Pool, Paddle Pool, Changing Rooms, Washrooms, Terrace Garden, Barbeque Space, Gym, Outdoor Yoga & Meditation Pavilion at Top Floor.
- ✓ Sewage Treatment Plant (STP), Water Treatment Plant (WTP) & Rain Harvesting Pit.
- ✓ Home Automation.

# Specification

## ❑ STRUCTURE:

- ❖ RCC framed structure for basement & stilt.
- ❖ 18 Residential Floors: RCC shear walls.
- ❖ Earthquake resistant design (Seismic Zone- II)

## ❑ FLOORING:

- ❖ Living room, Dining & All Bedrooms: Nexion Sintered Marble surface tiles/ Equivalent.
- ❖ Kitchen flooring: Nexion Sintered Marble Surface tiles/ Equivalent.
- ❖ Balcony flooring: Nexion Sintered Endless series tiles/ Equivalent.
- ❖ Toilets flooring: Nexion Sintered Matt series tiles / Equivalent.
- ❖ Toilet dado up to false ceiling: Nexion Sintered Matt series tiles / Equivalent.

## ❑ COMMON AREA FLOORING:

- ❖ Entrance Lobby & corridor at Ground Floor – Italian Marble.
- ❖ All typical Floor and basement Lobby & corridor – Full body vitrified tiles.
- ❖ Lift cladding at Ground Floor– Italian Marble
- ❖ Lift cladding at Typical Floors and basement – Granite cladding
- ❖ Staircase-tiles: Varmora Full body Vitrified tiles / Equivalent.



# Specification

## KITCHEN:

- ❖ Bare Shell with plumbing & electrical provisions.

## WINDOWS & VENTILATORS:

- ❖ Premium Aluminium Sliding windows & ventilators.

## DOORS:

### ❖ Main Door:

- 8' height Engineered wooden door frame and shutter with Veneer finish – Greenlam Industries Limited/Equivalent.

### ❖ Internal Doors:

- 8' height Engineered wooden frame & shutter with laminate finish – Greenlam Industries Limited/Equivalent.

## PAINTING:

- ❖ Internal wall: Acrylic Emulsion paint (Asian Paints/Dulux or equivalent)
- ❖ External: Acrylic Exterior emulsion (Asian Paints/Dulux or equivalent)
- ❖ External Cladding as per design.

## PLUMBING:

- ❖ CP fittings (Kohler/Jaguar/Equivalent)
- ❖ Sanitary ware (Kohler/Jaguar/Equivalent)





# Specification

## LIFTS:

- ❖ Schindler /Kone / Otis or Equivalent

## ELECTRICAL:

- ❖ Wiring : Finolex / Polycab or equivalent
- ❖ TV Point in Living room and all bedrooms.
- ❖ AC point in all bedrooms and Living room.
- ❖ EV Charging point for car park at basement (one per each apartment unit).
- ❖ Switches-Havells or equivalent
- ❖ 7 KW for each unit including 3.2KW for EV charging.
- ❖ 100% DG backup for common areas, utility and 3 KW for apartment unit.
- ❖ Telephone and internet provision in living, master bedroom and kitchen.
- ❖ Solar powered lights for staircase and corridors.

## HOME AUTOMATION:

- ❖ As per design.

# TYOLOGY

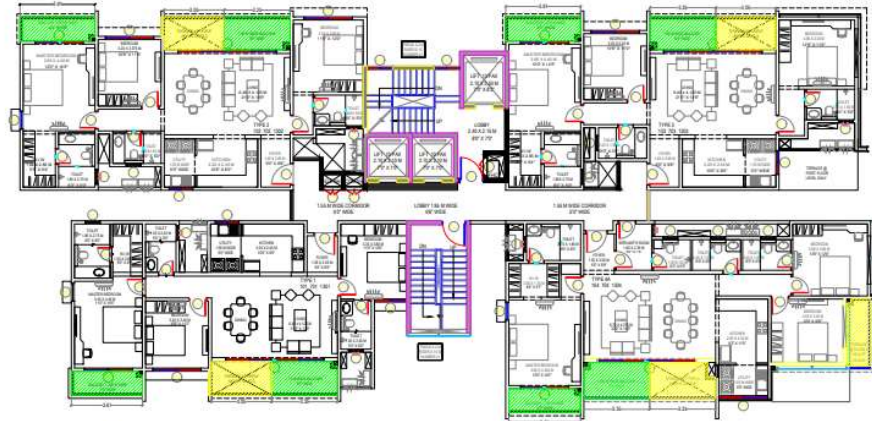


Sr. No.	Apartment Type	Apartment Description	Facing	Sellable Area
1	TYPE 1	3 BHK with 3 Washrooms, 2 Balconies, 1 Utility & 1 Private Terrace	North	1623.56
2	TYPE 2	3 BHK with 3 Washrooms, 2 Balconies, 1 Utility & 1 Private Terrace	East	1687.74
3	TYPE 3	3 BHK with 3 Washrooms, 2 Balconies, 1 Utility & 1 Private Terrace	West	1704.16
4	TYPE 4	3.5 BHK with 4 Washrooms, 2 Balconies, 1 Utility & 2 Private Terrace	North	1869.57
5	TYPE 5	3 BHK with 3 Washrooms, 2 Balconies & 1 Utility	North	1620.95
6	TYPE 6	3 BHK with 3 Washrooms, 2 Balconies & 1 Utility	East	1686.19
7	TYPE 7	3 BHK with 3 Washrooms, 2 Balconies & 1 Utility	West	1702.43
8	TYPE 8	3.5 BHK with 4 Washrooms, 2 Balconies, 1 Utility & 1 Private Terrace	North	1867.84

# Unit & Floor Plan

TYPE 2 : 102 702 1302  
 CARPET AREA 1205.71 SQ.FT  
 SALEABLE AREA 1687.74 SQ.FT  
 BALCONY AREA 108.99 SQ.FT  
 TERRACE AREA 56.20 SQ.FT

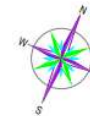
TYPE 3 : 103 703 1303  
 CARPET AREA 1216.81 SQ.FT  
 SALEABLE AREA 1704.16 SQ.FT  
 BALCONY AREA 108.98 SQ.FT  
 TERRACE AREA 54.50 SQ.FT



TYPE 1 : 101 701 1301  
 CARPET AREA 1159.62 SQ.FT  
 SALEABLE AREA 1623.56 SQ.FT  
 BALCONY AREA 108.51 SQ.FT  
 TERRACE AREA 58.58 SQ.FT

TYPE 4A : 104 704 1304  
 CARPET AREA 1340.64 SQ.FT  
 SALEABLE AREA 1869.56 SQ.FT  
 BALCONY AREA 113.55 SQ.FT  
 TERRACE AREA 107.21 SQ.FT

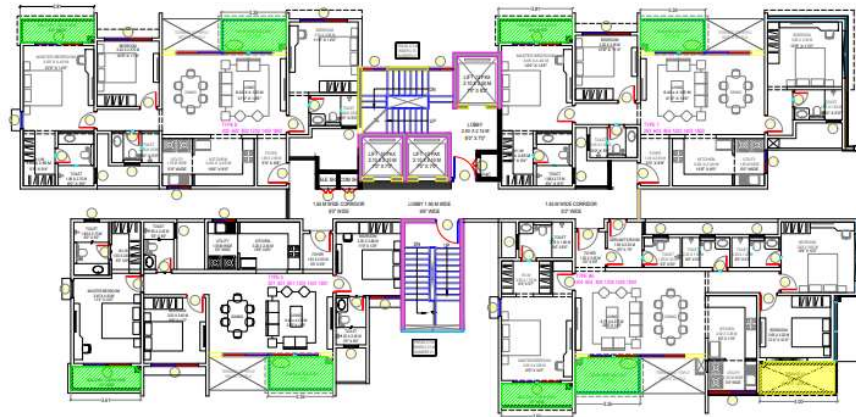
TYPICAL FLOOR PLAN @ 1st, 7th, 13th LEVEL



# Unit & Floor Plan

TYPE 6 : 202 602 802 1202 1402 1802  
 CARPET AREA 1200.42 SQ.FT  
 SALEABLE AREA 1686.19 SQ.FT  
 BALCONY AREA 108.98 SQ.FT

TYPE 7 : 203 603 803 1203 1403 1803  
 CARPET AREA 1211.53 SQ.FT  
 SALEABLE AREA 1702.43 SQ.FT  
 BALCONY AREA 108.98 SQ.FT



TYPE 5 : 201 601 801 1201 1401 1801  
 CARPET AREA 1154.34 SQ.FT  
 SALEABLE AREA 1620.95 SQ.FT  
 BALCONY AREA 108.51 SQ.FT

TYPE 8A : 204 604 804 1204 1404 1804  
 CARPET AREA 1335.37 SQ.FT  
 SALEABLE AREA 1867.84 SQ.FT  
 BALCONY AREA 113.55 SQ.FT  
 TERRACE AREA 68.36 SQ.FT

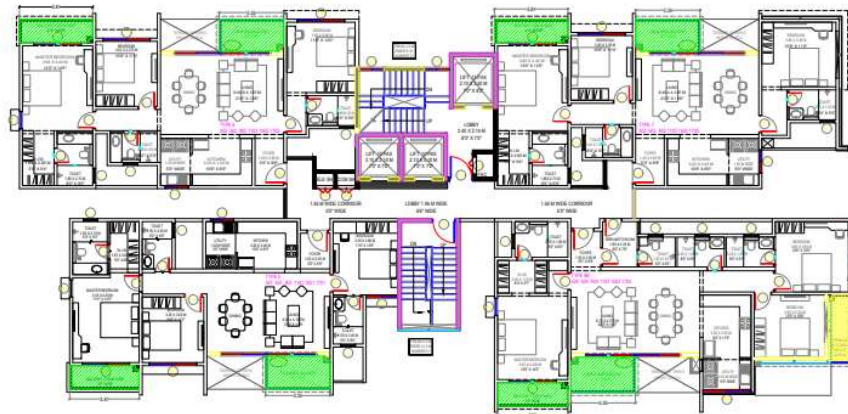
TYPICAL FLOOR PLAN @ 2nd, 6th, 8th, 12th, 14th, 18th LEVEL



# Unit & Floor Plan

TYPE 6 : 302 502 902 1102 1502 1702  
 CARPET AREA 1200.42 SQ.FT  
 SALEABLE AREA 1686.19 SQ.FT  
 BALCONY AREA 108.98 SQ.FT

TYPE 7 : 303 503 903 1103 1503 1703  
 CARPET AREA 1211.53 SQ.FT  
 SALEABLE AREA 1702.43 SQ.FT  
 BALCONY AREA 108.98 SQ.FT



TYPE 5 : 301 501 901 1101 1501 1701  
 CARPET AREA 1154.34 SQ.FT  
 SALEABLE AREA 1620.95 SQ.FT  
 BALCONY AREA 108.51 SQ.FT

TYPE RB : 304 504 904 1104 1504 1704  
 CARPET AREA 1335.37 SQ.FT  
 SALEABLE AREA 1867.84 SQ.FT  
 BALCONY AREA 113.55 SQ.FT  
 TERRACE AREA 43.85 SQ.FT

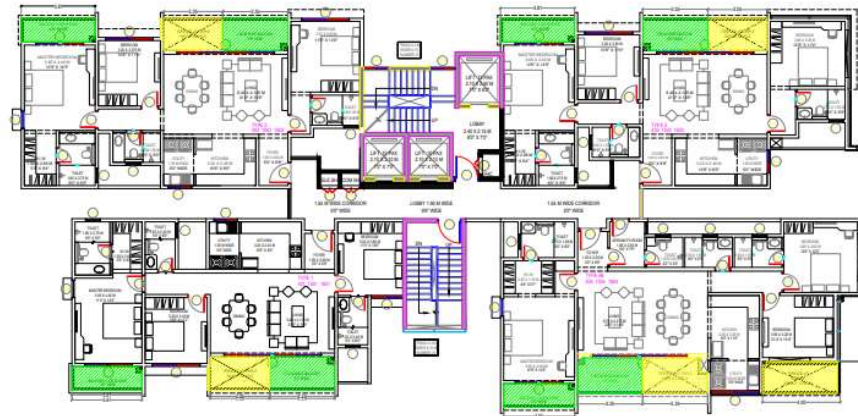
TYPICAL FLOOR PLAN @ 3rd, 5th, 9th, 11th, 15th, 17th LEVEL



# Unit & Floor Plan

TYPE 2 - 402 1002 1602  
 CARPET AREA 1206.71 SQ.FT  
 SALEABLE AREA 1687.74 SQ.FT  
 BALCONY AREA 108.98 SQ.FT  
 TERRACE AREA 56.20 SQ.FT

TYPE 3 - 403 1003 1603  
 CARPET AREA 1216.81 SQ.FT  
 SALEABLE AREA 1704.16 SQ.FT  
 BALCONY AREA 108.98 SQ.FT  
 TERRACE AREA 54.50 SQ.FT

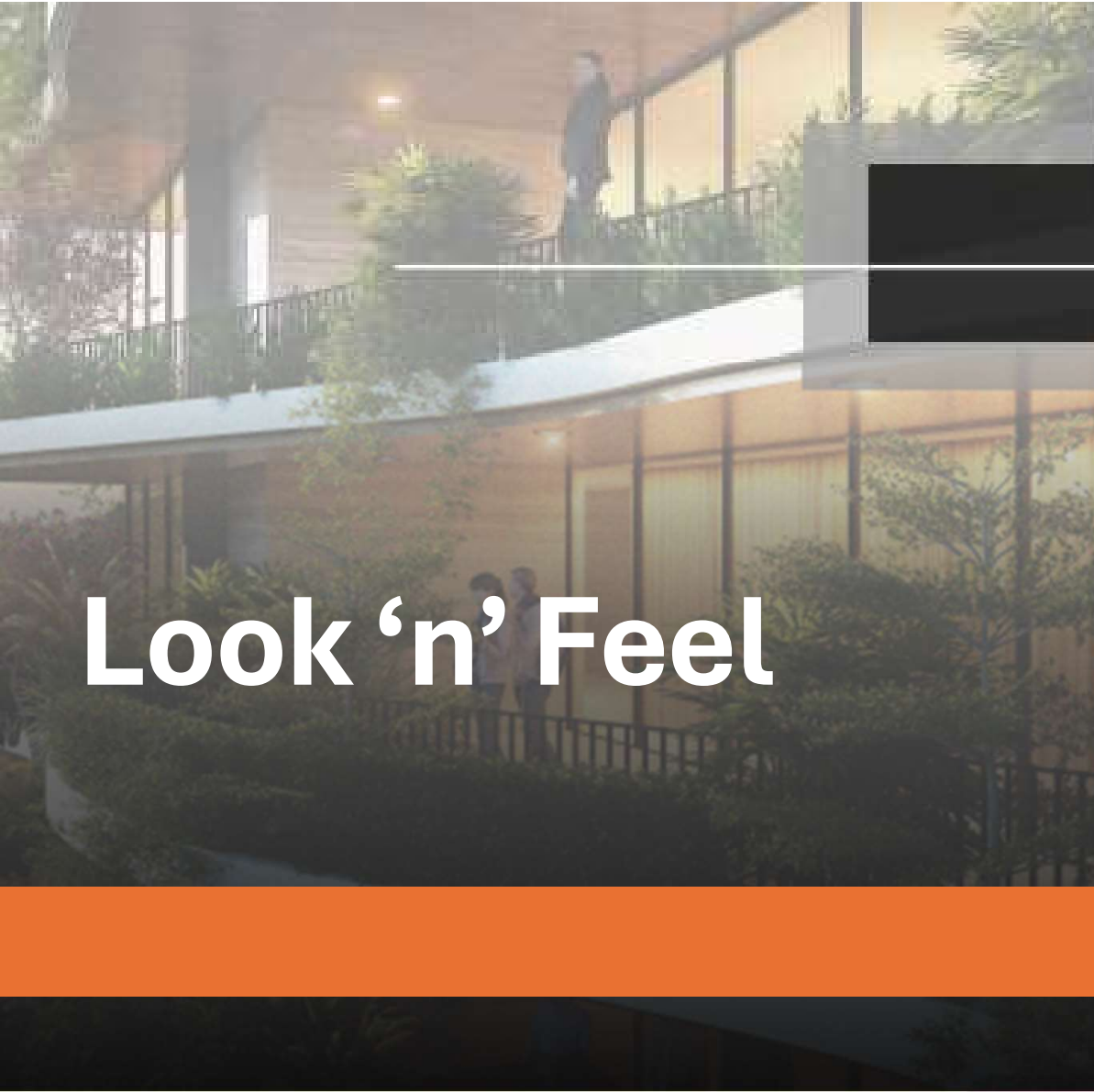


TYPE 1 : 401 1001 1601  
 CARPET AREA 1159.62 SQ.FT  
 SALEABLE AREA 1623.56 SQ.FT  
 BALCONY AREA 108.51 SQ.FT  
 TERRACE AREA 58.58 SQ.FT

TYPE 4B - 404 1004 1604  
 CARPET AREA 1340.64 SQ.FT  
 SALEABLE AREA 1869.57 SQ.FT  
 BALCONY AREA 113.55 SQ.FT  
 TERRACE AREA 131.72 SQ.FT

TYPICAL FLOOR PLAN @ 4th, 10th, 16th LEVEL





**SITE PLAN**

**Look 'n' Feel**







Look 'n' Feel

LOOK & FEEL: LANDSCAPE



# Look 'n' Feel

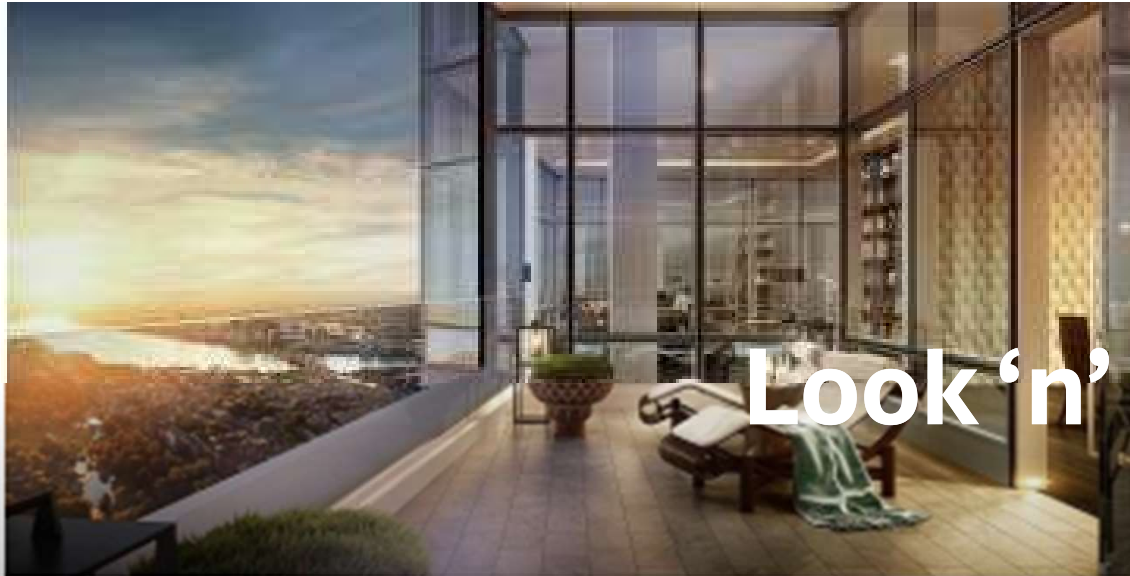
## LOOK & FEEL: LANDSCAPE





Look 'n' Feel





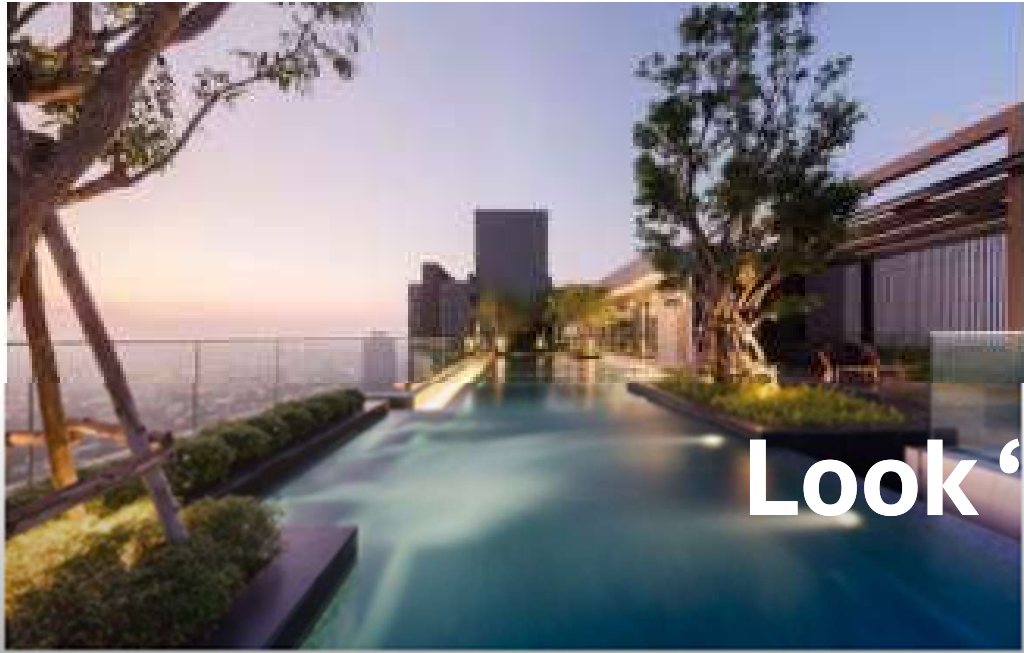
Look 'n' Feel



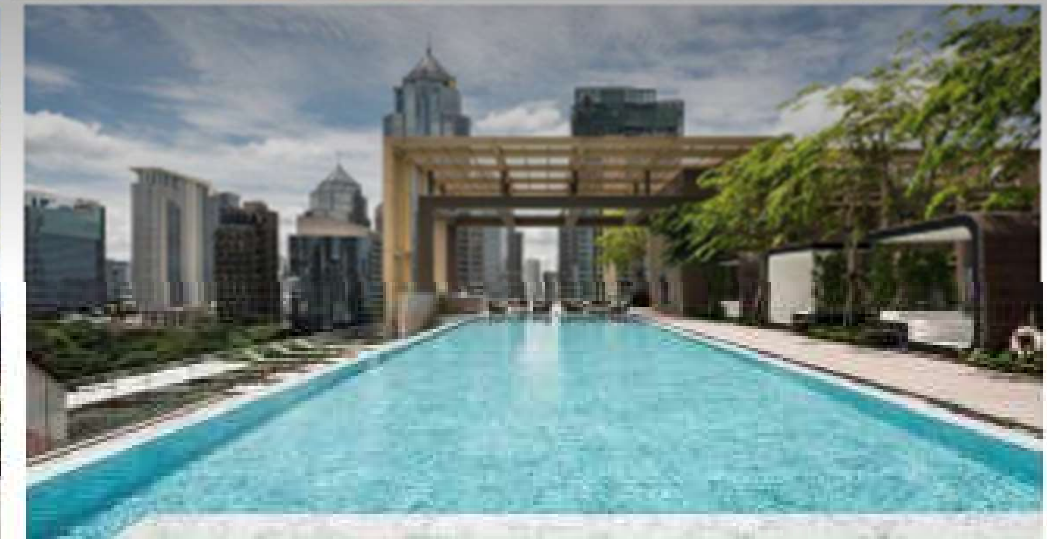


Look 'n' Feel





Look 'n' Feel





## Early Bird Offer

(Including Maintenance & GST)

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**3 BHK with 3 Washrooms, 2 Balconies, 1 Utility & with /  
without 1 Private Terrace : 2.22 Cr. – 2.34 Cr. ONLY.**



**3.5 BHK with 4 Washrooms, 2 Balconies, 1 Utility & with /  
without 1 & 2 Private Terrace/s – 2.56 Cr. – 2.62 Cr. ONLY.**

# Payment Schedule & Bank Details

Sr. No.	Milestone	Payment %	Cumulative %	Tentative Completion Date
1	On Booking	1.50%	1.50%	Immediate
	Agreement Signing	8.50%	10.00%	Immediate
2	Excavation	10.00%	20.00%	Apr-25
3	Basement Slab	15.00%	35.00%	Oct-25
4	1st floor	10.00%	45.00%	Jan-26
5	4th floor	10.00%	55.00%	Mar-26
6	8th floor	10.00%	65.00%	May-26
7	12th floor	10.00%	75.00%	Jul-26
8	15th floor	10.00%	85.00%	Aug-26
9	18th floor	10.00%	95.00%	Oct-26
10	On Intimation of Possession	5.00%	100.00%	Oct-27

Account Title	VBHC DELHI VALUE HOMES PRIVATE LIMITED - AURORA COLLECTION A/C
Account Number	251213141993
Branch	0008 (MG ROAD)
IFSC Code	INDB0000008
Branch Address	IndusInd Bank Limited, Ground Floor, Centenary Building, No.28, M. G. Road, Bangalore - 560001.



**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director (Town Planning-North), N R Square, Head office Building, Annex Building, Bengaluru - 560002, Bengaluru- 560002

License Sl. No. BBMP/CC/6100/24-25

LP.No: BBMP/A&B/Di/JDNORTH/01/20/23-24

Project No.: PRJ/14464/23-24

**BUILDING LICENCE**

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. VBHC DELHI VALUE HOMES PVT LTD REP BY PREETHI NAIR.K dated. 13 September, 2024 to issue licence / building plan approval for the construction of building at Property No./PID No. SITE/KATHA NO 424/2483/410/D4-386 SFS 407 ,4TH STAGE YELAHANKA, ATTUR VILLAGE, YELAHANKA HOBLI, BANGALORE. WARD NO 003. Ward No: Ward-003 JDTP - North Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the CHIEF COMMISSIONER ,BBMP on Date. 19 July, 2024.

The prescribed fee for Building Plan Sanction as intimated vide revised demand notice dated. 19 July, 2024 is remitted by the applicant amounting to Rs. 6612512 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/38120/23-24 on Date 01 March, 2024. BBMP/EoDB/RC/12282/24-25 on Date 20 July, 2024, towards CANARA BANK, BBMP Branch A/C No. 8401132000. Further Labour Cess Amount of Rs. 3042500 is remitted by the applicant to the Building & other construction department by Net banking/Credit Card/Debit Card/NEFT/RTGS on BBMP/EoDB/RC/12649/24-25 on Date 20 July, 2024. Receipt Number: BBMP/RC/CC No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 4,437.86 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of Floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	A (A)	Residential	2Basement + 1Ground + 19	72	65.7	18709.8

Permission is hereby accorded under Section 15 of KTCP Act 1961, Section 240 and 240(A) of BBMP Act 2020 for the New (FRESH PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated as per Section 248 and 356 of BBMP Act 2020. This License is valid for a period of two years from this day.

- Enclosures. 1) Licence Conditions
- 2) Building Plans



Digitally signed by Rakesh Singh, IAS (Retd.)  
Date: 2024.11.14 20:38:05 +05'30'  
Location: Bengaluru



**ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ**  
**Karnataka Real Estate Regulatory Authority**



**FORM-C**

[See sub-rule(1) of rule 6]

**REGISTRATION CERTIFICATE OF PROJECT**

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project vide project acknowledgement number ACKKA/RERA/1251/309/PR/10/1024/008580 dated 10-10-2024 under project registration number PRM/KA/RERA/1251/309/PR/141124/007229

Project details : AURORA, AMALGAMATED MUNICIPAL NO. 4242483/410/04-386, 1ST MAIN ROAD, SFS 407 COLONY, 4TH 4TH PHASE, YELAHANKA NEW TOWN, WARD NO. 03, BANGALORE-560064, BENGALURU NORTH, BENGALURU URBAN, KARNATAKA - 560064

(Name of the Firm or society or company or competent authority)  
VBHC DELHI VALUE HOMES PRIVATE LIMITED

having its registered office or principal place of business at  
74 & 75, VBHC HOUSE, MILLERS ROAD, VARANATH NAGAR,

74 & 75, VBHC HOUSE, MILLERS ROAD, VARANATH NAGAR, BENGALURU NORTH, BENGALURU URBAN, KARNATAKA - 560052

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees as provided in rule 8A of the Karnataka Real Estate (Regulation & Development) Rules, 2017 and comply with the section 13 of the Act;
  - Any clauses in the AOS/Possession letter/Allotment letter that is not in accordance with the Act/Rules/Regulations are void ab initio;
  - The promoter shall execute and register a conveyance deed in favour of the allottee and the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
  - The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate escrow account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) and sub-section (2) of section 4 of the Act;
  - The promoter shall comply with all the functions and duties as per section 11 of the Act and shall upload Quarterly status updates of the project within 15 days from the end of each quarter;
  - The project registration shall be valid for a period ending with 31-12-2027 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;
  - The promoter shall comply with all the provisions of the Act and the rules and regulations made thereunder;
  - The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
3. If the above mentioned conditions are not complied with the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature Not Verified  
Digitally signed by RAKESH SINGH  
Date: 2024.11.14 20:38:05 +05'30'  
Location: Bengaluru



Please scan the QR code to validate the authenticity of the certificate.

Digitally Signed By  
Rakesh Singh, IAS (Retd.)  
Chairman, Karnataka Real Estate Regulatory Authority

Project Approval Date: 14-11-2024

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**THANKYOU**

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