

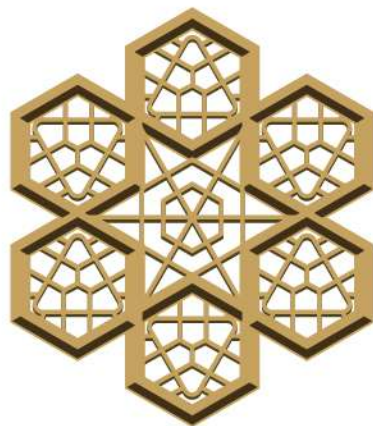
Revered by the Rest,

Reserved for the Few.

Aurora

3 & 3.5 BHK Private Residences

A LEGACY BUILT ON
VISIONARY LEADERSHIP



VBHC was envisioned and brought to life by pioneers Mr. Jaithirth (Jerry) Rao and Mr. P. S. Jayakumar, with the singular goal of creating township projects in key Indian cities such as Mumbai, Delhi, Bengaluru, and Chennai. Over the years, VBHC has delivered over 7,200 homes, earning an illustrious reputation built on dependability, quality, and customer satisfaction.

Our commitment to excellence has shaped a legacy that resonates deeply with both peers and the public. It is this trust, earned over time, that has inspired our next chapter: expanding into new horizons of real estate development.

With the same unwavering dedication, VBHC is set to redefine the future of residential living by embracing the core values of Integrity, Transparency, and Excellence. Our mission is to revolutionise this space with innovative homes that seamlessly blend Elegance, Creativity, and Sustainability.

Backed by esteemed investors like HDFC, IFC, Van Herk Group, and Ambit Acumen, VBHC is poised to shape the future of the real estate industry.

LEADERSHIP WITH A LEGACY



Mr. JAITHIRTH (JERRY) RAO
Founder & Non-Executive Director

Mr. Jaithirth Rao, Founder and Non-Executive Director of VBHC, is a visionary business leader with extensive experience in information technology and finance. His leadership as Chairman and Managing Director of Mphasis, alongside his roles at Citicorp and Citibank, has earned him widespread recognition, including the Ernst & Young Entrepreneur of the Year award. Mr. Rao holds an MBA from IIM-Ahmedabad and the University of Chicago, where he was honored with the Distinguished Alumnus Award. He has also served as an entrepreneur-in-residence at Harvard Business School and is an active trustee for various philanthropic organizations.



Mr. P. S. JAYAKUMAR
Co-Founder & Chairman

Mr. P.S. Jayakumar, Co-Founder and Chairman of VBHC, is a distinguished leader with an accomplished career in banking. As the former Managing Director and CEO of Bank of Baroda, he played a pivotal role in the successful merger with Dena Bank and Vijaya Bank, significantly transforming public sector banking in India. His strategic vision also contributed to the co-promotion of VBHC and Home First Finance Company, driving the evolution of affordable housing. Mr. Jayakumar presently serves as an Independent Director on several prominent boards and mentors various startups. He is a Chartered Accountant, holds an MBA from XLRI Jamshedpur, and is a Gurukul Chevening Scholar from the London School of Economics.



A Marvel of Innovation, Crafted for the Discerning Few

Aurora is a boutique masterpiece of architectural brilliance, seamlessly blending modern design, cutting-edge technology, and eco-conscious practices. Spanning 1.1 acres of lush, thoughtfully planned space, this exclusive community rises 19 floors high, offering just 72 sophisticated units that redefine privacy and elegance. Every detail at Aurora has been meticulously crafted to create a haven of luxury and exclusivity, delivering an unparalleled living experience where contemporary aesthetics meet boutique living. Aurora isn't just a home; it's a lifestyle designed uniquely for you.



Actual 3D Render

IN YELAHANKA NEW TOWN'S MOST SOUGHT-AFTER
NEIGHBORHOOD,
WHERE EVERY MOMENT FEELS SPECIAL



Artistic Impression

Yelahanka New Town isn't just a location-it's a lifestyle that redefines modern living. Nestled in the 4th Phase of SFS 407, a layout developed by the Karnataka Housing Board, this serene enclave effortlessly blends exclusivity with community living. Surrounded by lush greenery, beautifully maintained parks, and a vibrant social fabric, it offers a perfect balance of tranquility and connectivity. With its elite residents and proximity to recreational green spaces, Yelahanka New Town stands as a beacon of privacy, prestige, and modern convenience.



Artistic Impression

ELITE SOCIETY

A close-knit community of government officials, tech-savvy professionals, and accomplished individuals, seamlessly blending tradition with modernity.

LOW-RISE ENVIRONS

The neighborhood's meticulously planned infrastructure, coupled with its predominantly low-rise residences, ensures that every Aurora home benefits from unobstructed views, abundant natural light, and exceptional ventilation-offering an unparalleled living experience.



Artistic Impression



Artistic Impression

412-ACRE GVK CAMPUS

Located just moments away, this expanse of greenery enhances the area's tranquility, making it a haven for nature lovers.



LIFESTYLE HUBS

D-Mart Garuda Mall The Galleria Mall Central Mall Phoenix Mall of Asia



SCHOOLS

Mallya Aditi International School Orchid International School
Ryan International School Delhi Public School North Vidyashilp Academy



OFFICES

Manyata Tech Park L&T Tech Park Ecopolis
Philips Innovation Campus North-Gate Office Park



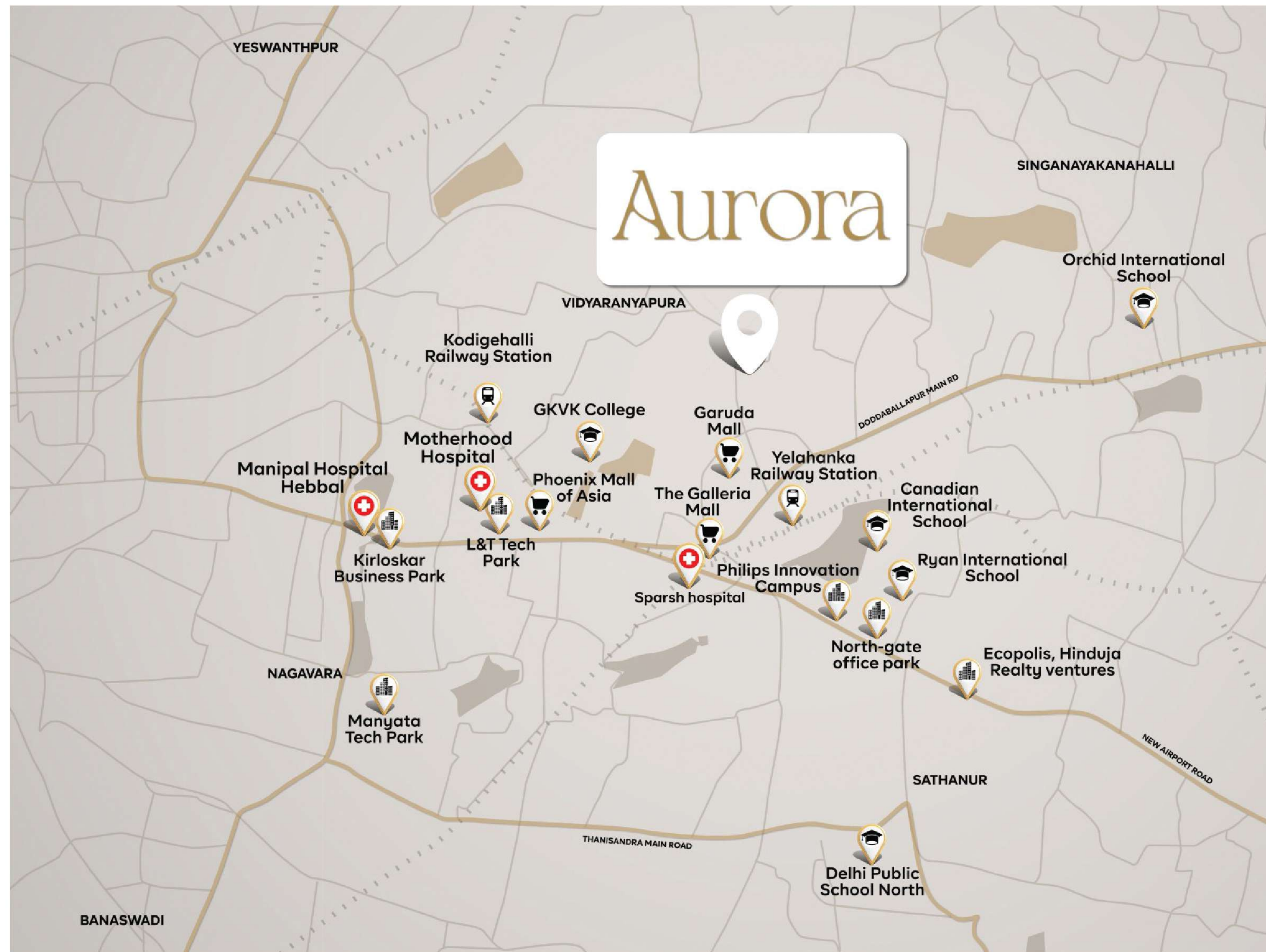
HOSPITALS

Sparsh Hospital Aster CMI Hospital Manipal Hospital Hebbal
Motherhood Hospital Cloudnine Hospital



CONNECTIVITY

Yelahanka Railway Junction Kempegowda International Airport
Upcoming Metro Station





DEFINING THE ART OF
MODERN LIVING



Actual 3D Render

LARGE DECKS AND
PRIVATE TERRACE

Aurora redefines outdoor living with its spacious private decks, including an exclusive private terrace reserved for select apartments. These luxurious apartments offer expansive outdoor spaces, ideal for relaxation and soaking in breathtaking views, elevating the essence of modern living.



Actual 3D Render

FRONTAGE

Our glass facade, featuring exquisite structural glazing, high-performance HPL cladding, and double staggered decks, seamlessly blends contemporary elegance with architectural sophistication, enhancing both the building's aesthetic appeal and functionality.

WHERE PRIVACY MEETS
NATURAL LIGHT AND FRESH AIR



Actual 3D Render

The impressive floor-to-ceiling clearance enhances the sense of space, while the large glass windows flood your home with natural light and offer stunning panoramic views of the cityscape, perfectly blending comfort with exclusivity.



10-foot clearance for a spacious and luxurious living experience



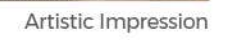
8-foot tall windows that offer stunning views for you to enjoy



Just 4 units per floor, with no facing doors for added exclusivity



Designed with no shared walls, offering unparalleled privacy and creating a genuine sense of personal space





SEAMLESS PARKING, EFFORTLESS CONVENIENCE



Artistic Impression



Artistic Impression

Each unit comes with two dedicated car parks, complete with state-of-the-art EV charging point, ensuring convenience and an eco-friendly future.

- ▶ 2 level of basement parking
- ▶ 2 Electrically enabled Car Parks per Unit



SMART LIVING AT YOUR FINGERTIP

Experience effortless living with state-of-the-art home automation. Control everything from lighting and climate to security and entertainment, all with a touch of a button. Seamlessly integrated technology ensures your home adapts to your every need, offering unmatched convenience, comfort, and security. A living space that's not just beautiful, but also intelligent.



Artistic Impression



Artistic Impression

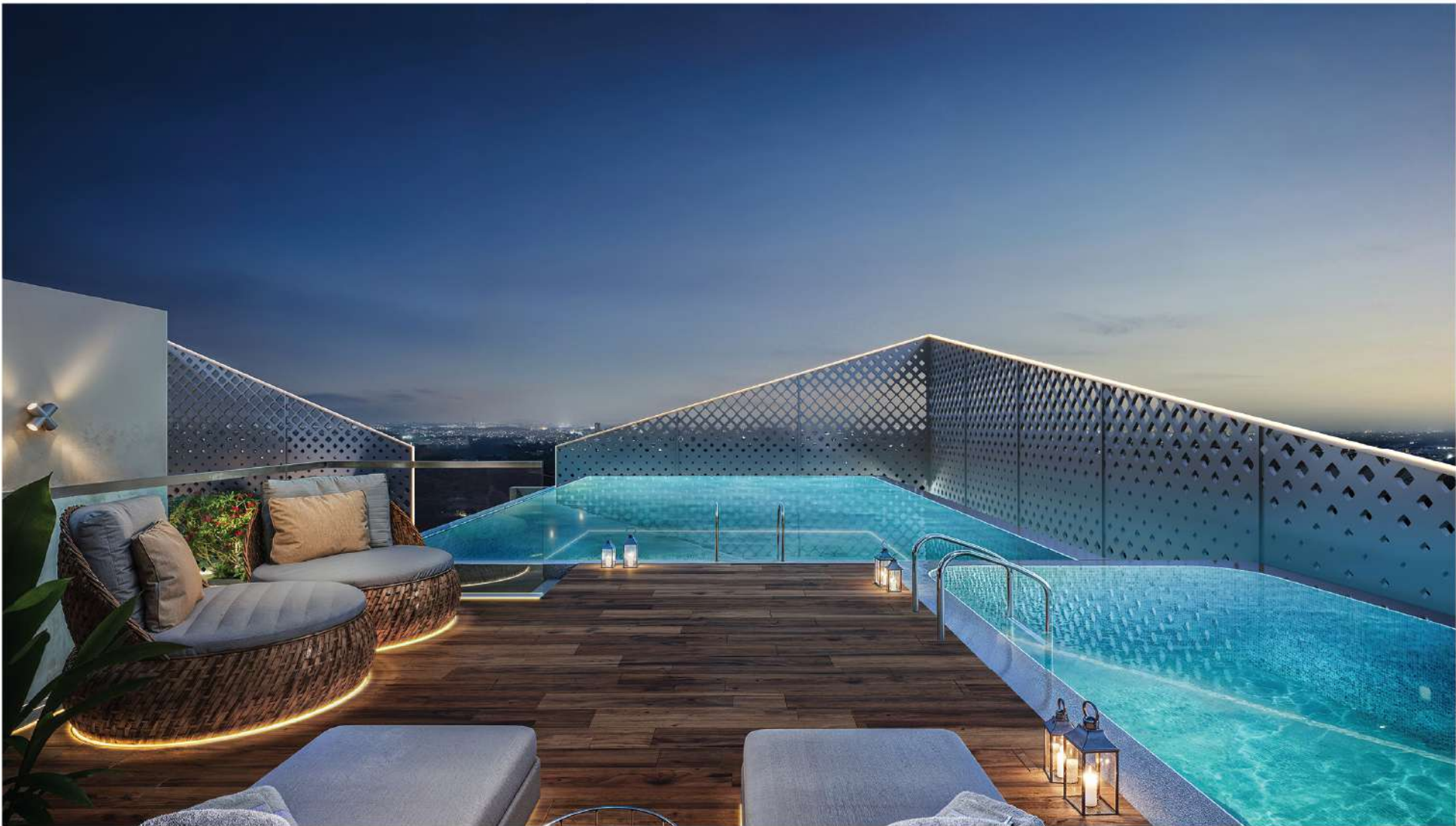
DID YOU SAY CLOUD NINE? WE HEARD CLOUD NINE-TEEN!

Step into a world of unmatched luxury and convenience, where every detail is crafted to perfection. From premium fitness centers to spaces for recreation, our 19th-floor amenities offer a breathtaking panorama of Yelahanka, providing the perfect backdrop for a life of sophistication.





RELAX, REFRESH, REJUVENATE BY THE WATER



Actual 3D Render



Artistic Impression

Dive into relaxation with an infinity pool that offers stunning views, or let the kids enjoy the paddle pool, designed for fun-filled moments in the water.



ELEVATE YOUR WELLBEING WITH CUTTING EDGE FITNESS AND SERENITY

A fully equipped gymnasium to help you stay fit, complemented by an outdoor yoga and meditation room designed for tranquility and wellness, surrounded by fresh air and serene views.



Artistic Impression



Artistic Impression



STYLISH MULTIPURPOSE HALL



Artistic Impression



Artistic Impression

The perfect space to host memorable celebrations. The Stylish Multipurpose Hall and a Party Deck is complemented by a pantry and a terrace garden, providing a scenic and stylish setting for your special events.



A WORLD OF FUN AND LEARNING FOR YOUR LITTLE ONES

A dedicated space where your little ones can play, learn, and grow in a safe, engaging environment. The creche and play area are thoughtfully designed to foster creativity and fun.



Artistic Impression



Artistic Impression



PLAY, COMPETE, UNWIND



Artistic Impression

Unleash your competitive spirit or simply unwind with friends in the indoor games zone.



Whether it's a match of table tennis, a friendly round of billiards, or an exciting card game, the space is designed for both leisure and competition. Perfect for every mood, it's where fun meets relaxation in an environment crafted for ultimate enjoyment.



Artistic Impression



Artistic Impression

MASTER PLAN



CRAFTED FOR SEAMLESS LIVING

Every detail of the design has been envisioned with you in mind. Functional? Or Flawless? We believe it's both. The thoughtfully planned layouts and open spaces come together to create a seamless living experience. From intuitive zoning to maximize privacy to expansive areas that invite light and air, every element of the master and floor plans has been crafted to reflect harmony and exclusivity.

LEGEND

- 1 Drop Off Zone
- 2 Entrance Lobby
- 3 Office Room
- 4 Creche
- 5 Indoor Games
- 6 Kids Play Area
- 7 Lift and Staircase



Actual 3D Render

CELESTIALITY

ELEVATING EXCELLENCE:
THE RISE OF AURORA

— • FLOOR PLAN • —

1st, 7th, 13th LEVEL

TYPE 2: 102 702 1302
CARPET AREA 1205.71 SQ.FT
SALEABLE AREA 1687.74 SQ.FT
BALCONY AREA 108.98 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 108.96 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



FLOOR PLAN

2nd, 6th, 8th, 12th, 14th, 18th LEVEL

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



FLOOR PLAN

3rd, 5th, 9th, 11th, 15th, 17th LEVEL

TYPE 6: 302 502 902 1102 1502 1702

CARPET AREA 1200.42 SQ.FT

SALEABLE AREA 1686.19 SQ.FT

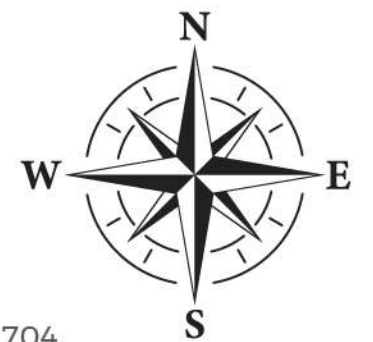
BALCONY AREA 108.98 SQ.FT

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



|||||● FLOOR PLAN ●|||||

4th, 10th, 16th LEVEL

TYPE 2: 402 1002 1602
CARPET AREA 1205.71 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



SPECIFICATIONS

Structure

- ▶ RCC Framed Structure for Double Basement & Stilt
- ▶ 2 Basement + Ground Floor + 18 Residential Floor + Terrace Floor: 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

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 Door:**
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)

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 3.2 KW 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 Telephone Point in Kitchen
- ▶ Solar Powered for Corridors (50% of Lights)

Home Automation

- ▶ As Per Design

UPCOMING PROJECT

GARDEN CREST

3BHK Luxury Residences
Garden Crest, Santacruz West, Mumbai



Actual 3D Render



Contact Information

📞 Toll-Free Number: 9143 870 870 📍 Location: KHB, 4th Phase, Yelahanka New Town, Bangalore.
RERA Registration No: RERA NUMBER PRM / KA / RERA / 1251 / 309 / PR / 141124 / 007229



Scan for Location

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