

Example: Lot 27:

Last one Cul-de-sac Double road access.  
Mature Trees. End of road privacy!

**EXCELLENT LOTS AVAILABLE!**

Is it a good time to invest in a new home?

Absolutely yes. Though even as some markets are suffering, others are quietly heating up. You're at an advantage if you know where to look. Buying affordable 2nd home with lowest mortgage financing may be your best bet for a solid, long-term investment. Right now is the time to get in on incredible deals, especially on strategically located buildable parcels and sites with us.

What types of floor plans do you offer ? VKC Development Partners offer home floor plans Vastu/Fengsuii/Sthapti compliant and customizable. Enjoy a waterfront view or prime home sites with mature trees. Please visit website for Details

Is there a time frame to build? Our properties come with a hybrid master plan and reasonable timeline . . We listen carefully to your desires and needs and then our professionals help guide you what land site/lot is best suited to fulfill your vision.

Do you provide recent surveys ? Engineers survey subdivision, ensuring that each lot/parcel is properly and accurately marked for your thorough inspection.

**VKC PROPERTY HIGHLIGHTS**

- Over sized home sites in Prime Location
- Lake View, Cul-de-sac, Mature Tree Lots
- Wooded park-like setting and beautiful water views-former Golf course settings.
- Community Recreation Center Pavillion
- Park for Children & pets
- Natural Ponds for ornamental acquirium fish.
- Unspoiled location just 40 minutes to Houston
- 40 minutes to sandy beaches
- Freeway, Expressway and County roads with infrastructure permits & licenses in place.
- Own Physical plant- low utilities
- Low taxes and no MUD
- 5-10 minutes to Sugarland Mall
- 5-10 minutes to multiple medical locations

Whether you stay within the VKC subdivision or you wander beyond our entrance, you'll never run out of things to do. VKC also offers spacious lots for owners who want to plant vegetable garden. There's plenty of back yard and common area for fruit trees and shrubbery. Walking trails with fitness areas.

One of the best aspects of being an VKC home owner is that you can enjoy all the privacy and quiet of being in the country, with the convenience of residing just 10 minutes from Sugarland Town Center, 15 minutes from Rosenberg and 40 minutes from Houston Downtown

If you are looking for the most valuable and affordable retirement home sites available, be sure to contact us today at 1-888-826-9327 Ext# 18393.

This is an exclusive age restricted ethnic housing development , membership by invitation only.

*FAIR HOUSING, EQUAL OPPORTUNITY STATEMENT APPLIES.*



**VISHRAM KUTEER**

**Retire, Relax, Rejoice**



VISHRAM KUTEER COMMUNITY

**A Boutique NRI  
Senior Independent  
Homes Development.**



Oakwood Shores conceptual vision, development may vary

**CONTACT DETAILS:**

Office open 7 days a week  
16107 Kenisngton Dr. #209  
Sugarland, Texas 77479

Phone: 281 337 5133 ,Fax: 281 847 3921  
www.vishramkuteer.com  
E-mail: inquiry@vishramkuteer.com

**Call Today at: 281 686 4489**



# Vishram Kuteer Senior New Independent Homes from \$123,000 to \$215,000



**Do you provide reasonable access ?**

Every lot sold by VKC Partners guarantees paved access to every buyer.

**Do you offer Warranty Deeds?**

You cannot buy better protection. With this instrument, the seller guarantees to you that the title to your lot is free of any

past, present or future entanglements and further promises to refund your purchase price, should the title to your property prove to be of fault. We buy the property under standard Warranty Deed and that is what we give you, our customer.

**Do you offer bank financing?**

No. Even if you procure your own financing, it is reassuring to know that a bank has appraised the property and approved each lot/ parcel for up to 80% financing.

**Do you have title insurance?**

Title insurance provides additional protection against title flaws. Each lot can be re-insured in your name should you desire that protection.

**Do you have professional, knowledgeable staff?**

Our professional staff members are well versed in all facets of land ,building and subdivision management. Zoning, taxes, building codes, deed restrictions, and comparable lots/properties are just the beginning. All of your queries will be satisfied in an effort to help you make the best educated decision

## A Basic Guide to Vastu Architecture House/Abode/Home Orientation:

Vastu Sastra happens to be most authoritative and detailed counterpart of much hyped FENG SHUI. Sthapatya



Vedic building principles and Vastu Sastra prescriptions if applied into architecture, it all harmonizes landscape and living condition. This harnesses the nature's energy by letting the air, sunlight, water, fire and earth elements into your life from the proper direction and in proper quantity. Buildings with good Vastu have healthy, happy and prosperous owners. These are not any

hocus pocus predictive astrology or esoteric stuff. There are proven prescribed directions/placements for all kind of verifiable settings in a built up structure! Examples: Placement of Owner's Bedroom- EARTH element Placement of Puja Room - LIGHT Placement of Kitchen-FIRE Placement of Bathroom-WATER Storage WATER /EARTH Living Rm- Earth/ AIR Direction for main Entrance- AIR for Portico-AIR Placement of Garden-to align EARTH element.

## HOW TO RESERVE TODAY:

1. Call 1 888 826 9327 Ext 18393 or Download application from website & Pick Your Home Lot #
2. Write a (Fully Refundable Escrow Deposit) check to PLATNUM TITLE PARTNERS, LP for \$5000 (Five thousand US Dollars) Memo: GF 09-2652-1 & Your Lot # at bottom left of your Check. Mail To: Vishram Kuteer Homes 16107 Kensington Drive # 209 Sugarland, Texas 77479

## **VISHRAM KUTEER SENIOR CUSTOM INDEPENDENT HOME COMMUNITY**

Subdivision Location:  
6633 FM 762 RD, Fort Bend County  
Rosenberg, Texas 77469  
Contact: Vinod Patel P.E. V.P

Phone: 281 337 5133, Fax: 281 847 3921  
www.vishramkuteer.com  
E-mail: Inquiry@vishramkuteer.com