



Vishram Kuteer Homes E-Brochure

Guide To A Boutique Asian Indian Retirement Village Development

Please download your *Guide to Vishram Kuteer Village Subdivision* here. (Need to download FREE Acrobat Reader Pdf.-updated for easy viewing). Postal Mailing may take approximately 3–5 business days. We're happy you want to learn more about this exciting boutique lifestyle opportunity. And you'll be happy when you receive your FREE guide! With more floor plans, more pricing information, and more specifics, it's the perfect next step in your retirement living research.

Please help us know how did you hear about VKC Homes?

- Direct Mail
- Website
- Mobilesite/Smartphone browsing
- Friend/Relative
- News Paper
- Radio
- Retirement Living TV/Comcast
- Search Engine
- Other if any

Who You are inquiring for?

- Yourself
- Some body else you care for

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Guide To A Boutique Asian Indian Retirement Village Development

The Developer Group has earned a stellar reputation for assisting this new housing subdivision as good neighbors to their surrounding communities. Community leaders from adjoining Greater Houston area (encompassing Fort bend County-Sugarland, Richmond, and Rosenberg) quickly became enthusiastic supporters when we presented and they visualized the positive impact Vishram Kuteer Village could have in their area.

UNIQUE LOW-IMPACT DEVELOPMENT!

On-staff specialists fully understand citizen concerns and guide the development of each project in a way that mitigates these concerns. Our professional planners are working with members of the community to design a subdivision that will bring much-needed services while minimizing the effect on the area's traffic, aesthetics, environment, character, and culture. VKC community enclave is uniquely self-sufficient, providing their own security and emergency response service. As with planned integrity and self sufficiency, handling paved roads to curb appeal, wilderness preservation, and other services typically funded

by the local government. Further positive economic impact is generated through real estate taxes, catalytic capital investment, community expenses, and the creation of about 250 new ancillary jobs per subdivision.

A SPIRIT OF VOLUNTEERISM!

Residents and employees here are expected to be rightfully dedicated to bettering their own community—both inside and outside the compound gates.

- Charitable donations
- Corporate sponsorships
- Employee volunteer programs
- Resident volunteerism
- Scholarship programs for community college-bound students
- Team participation in fundraising events

GET THE HOME YOU WANT-WHEN READY.

Whether you plan to move right away or a year or two down the road, by joining our **risk-free Priority List Charter Member program** you'll get to pick your favorite floor plan, building, and view! With the popularity of our Priority List Charter Member, it is the best way to reserve the one you want. This is a limited time sales offer for expediency and for limited premium home sites.

HERE IS HOW IT WORKS:

1. Call to have a Priority List Charter Member List application mailed to you.
2. Submit the **fully refundable \$5,000 deposit** and a **\$50 one time processing fee** by check.
3. Mail the completed application and check/s to the Sales and Information Office.
4. If you're ready to move, great! If not, you can pass the home to the next member of the **Priority List Charter Member Applicant** while maintaining your priority standing. As and when another one that meets your preferences comes up, we'll call you!

PLAN FOR FUTURE KEEPING YOUR OPTINS OPEN.

Even if you don't intend to move now, it's nice to have insurance in case plans change. And with growing demand for this exciting lifestyle, it's smart to reserve your place before the member list gets over subscribed or you are priced out! Regularly take a visual tour at www.vishramkuteer.com for latest updates too. Sign up for our bi-weekly [E-Vishramkuteernews](#)

MEMBERSHIP HAS ITS BENEFITS

Currently there is **NO** opportunity for you to come in as an investor. However if a situation arises when a current investor needs/has to sell/trade his share our existing Priority List Charter members will be given first preference. Also Priority List Charter members can enjoy perks like FREE seminars, luncheons, open houses, and parties—and be privy to special pricing offers, new construction, and other community

news as voted by the existing majority stake holders from time to time and bound by existing covenants and by laws.

LEARN MORE AND JOIN!

In 2006 a team of dedicated people set out to reinvent Active Adult Retirement Living for overseas Asian Indian 55 plus. The goal: to create communities that inspires people to make the very most of life, without many of the concerns that come with getting older. Today more than 10,000 NRIs across North America are looking that kind of lifestyle, many of them right here in Southwestern states. When you choose to live in this cohesive community of Indian heritage, you're going to have new fellow feelings, experience new things, and enjoy more time to pursue your passions. You'll no more feel alienated or disconnected but be healthier and more energetic. And above all, you'll discover the fun, carefree retirement you deserve.

Now more than ever, it's a smart decision to move to Greater Houston. Not only will you add life to your years—you'll enjoy the kind of security and freedom that residents of our communities deserve after scores of hard working life in a fast society your adopted home land. You don't deserve any more feeling lonely ever.

After you've read through this guide, we hope you'll take the next step and experience Vishram Kuteer Village for yourself where heritage trumps and tradition embraces modernity!

If you have questions or would like a Priority List Charter Member Application mailed to you, please call Vinod Patel at 281 337 5133.

Experience Active Adult Retirement the Way it Meant to Be.

Invigorating. Fulfilling. Liberating. Retire, Relax, Rejuvenate, Rejoice!!!!!! Isn't this how you always imagined retirement? When you make your home at Vishram Kuteer Village, the weight of a house and yard come off your back. Your new home is designed to free you from the hassle of maintenance and repairs, so you can spend more time doing the things you want to do, not the things you have to do.

With so few worries, you'll feel your spirits lift and your sense of well-being soar. You belong to a true community filled with accomplished people who share your interests. Connect with new and old friends, spend more time with the grandkids, pursue your hobbies, and discover talents you never knew you had. Because you're deemed part of a gated community with 24-hour security, you'll always feel safe inside the subdivision and around the beautifully landscaped enclave. When you do leave—whether it's to run errands or see the world—you know when you come back to your new home life will be exactly how you left it: serene, secure and worry-free, quiet ambience and always peaceful.

“There's a lot substantial discussion going on here. Everyone I talk to is interested in doing something, whether it be playing Cards, Chess Bridge, Satranj or starting a Laugh club. It's a lot of fun.”

—Vinod Patel, P.E. Vice President

Feel Healthier and More Active than Ever.

Your entire community is thoughtfully designed to help you gray successfully. All of the amenities and services add up to a healthier, more independent active, vigorous you.

Enjoy countless opportunities to improve your health and boost your energy, plus the assurance of having easily accessible medical facilities close by, should you ever need it. As VKC community member, you would have seminars by expert-leading health educators and resources that includes senior most physicians from Houston's world class Herman Medical Center.

That means fewer worries for you and your family when total preventive way of living is integral. With less to worry about, you'll have more time to take

advantage of the many amenities and services that promote a robust, active lifestyle. You'll get to choose delicious, wholesome meals at the on-site restaurants, stay active in the Fitness Facility or Aquatics Center, relax with a walk around scenic outdoor paths and keep your mind sharp with intellectually stimulating talks, classes and stress free activities.

“VKC community is envisioned into looking at the holistic social human being and making sure that they have the state of art fitness equipments and facilities to help them stay healthy even reversal ageing.”

—Sandeep Patel, President

Financial Stability that Money can't Buy.

More than just affordable VKC Home is one of the smartest, most secure investments you can make—for yourself and your family. Money Magazine has rated Fort bend County one of the TEN best places to live*. There are just two or three components to living here:

1) Value For Your Life Time Investment.*

Because of the strategic location no matter how much real estate values fluctuate, you can be rest assured your home value is an incredible asset.

2) 100% Refundable Escrow Deposit:

You can rest easy this deposit will be returned to you should you ever decide not to build, move back to motherland or should you decide to spend the rest of your life here. We even put this promise in writing. Please ask to see our Escrow Contract Title Deposit Agreement. Or check out at www.vishramkuteer.com

3) The Monthly Service Package Option.

This is an option being considered for exceptional owners who for obvious reasons will consider temporarily leasing out to senior relatives until they themselves are ready. If you're living on a fixed income, your expenses should be fixed too. Since at VKC Home subdivision utilities and cost-of-living expenses are bundled into one consistent, predictable convenient package that you end up paying each month directly to individual owners, (Independent Landlord-Tenant contract)

so you won't have to worry about surprise house repairs, property taxes, or expensive energy bills.

One Bedroom Home: From \$123,000

100% Refundable Escrow Deposit: \$5000

Two Bedrooms Home: From \$145,000

100% Refundable Escrow Deposit: \$5000

This chart is intended as a sample only. A wide variety of floor plans is available

with specific pricing determined by size, style, and special features.

Pricing subject to change. Please call 281 337 5133 for more details.

Make Managing your Money Easy and Predictable.

Living in your house isn't free. Even without a mortgage, there are property taxes, energy bills, and surprise repairs to contend with. In contrast, your VKC Fixed Dues, House Bills & Expenses stays practically the same all year long. Because even we have the leverage as a group to negotiate the best prices from suppliers, your day-to-day variable expenses are more predictable and economical than if you stayed in your house.

Estimated Monthly Service all Generic bills include:

Utilities and maintenance:

- Gas and electric
- Water and sewer
- Cable television
- Trash collection
- Maintenance and repair
- Landscaping and lawn care

Property taxes: (can be pro rated)

- No more annual property tax bills if you choose!

Transportation:

- Scheduled local transportation

Security:

- 24-hour security
- Emergency response system

Extra amenities:

- Indoor swimming pool/Spa
- Entertainment/ Recreation/ Theatre
- Putting green/Kids play ground
- Computer/Internet /TV Chat room
- Knitting/flower arrangement/Woodwork and crafts lobby

- Veggie Garden/Creative arts/painting studio
- Library
- Shiva Temple

Style & Graceful Living.

Imagine all that you could accomplish each day with more time and freedom on your hands. Instead of working around the house, you could experience new things and meet new people. Instead of budgeting for unexpected repairs, you could finally travel to the places you've always wanted to see or simply spend more time with family and friends.

At VKC your full-time maintenance team takes care of all the work, so you don't have to spend another minute mowing the lawn, repairing the rain gutters, or worrying about the next big fix. But your home is more than just maintenance free—it's stylish, classy, contemporary, even luxurious and ready for you to put your own personal stamp. Choose from a vast portfolio of diverse floor plans featuring unique elements, like sunrooms, walk-in closets, eat-in kitchens and patios. Then have fun customizing your new home exactly the way you want it. From crown molding to custom countertops to faux finish paint, VKC's eminent Builder can help you design your ideal place to live. A wide variety of one and two bedroom home is available for you to review. Soon you'll find our complete portfolio of home designs. Please call in advance to schedule your personal tour.

"We trust residents like us would never have to worry about maintenance because all those will be taken care of for us."

-M. Subramaniam, Priority List Charter member and Future Resident

Find the Perfect Floor Plan for Your Life. **CUSTOMIZE & PERSONALIZE!!**

The following pages feature just a **sampling** of our spacious floor plans. And there are dozens more to choose from, so it will be easy to find the one that suits your life and style. Explore customizing options at additional cost.

Call for details at 281-337 5133 or E-mail: inquiry@vishramkuteer.com

Spacious One Bedroom and One Bath

- Bedroom boasts a generous walk-through closet.
- Large, open living area easily accommodates formal dining, so you can continue to host holiday meals and family parties.
- Convenient kitchen includes new, modern appliances.
- **Extra Prayer Room**
- Extra large picture windows light up the living area and bedroom.



Plans not for construction. (All dimensions approximate.)

Note: Plans, materials and specifications are subject to architectural, structural and other revisions as they are deemed advisable by the developer, builder or architect, or as may be required by law. All renderings on vishramkuteer.com are artist's conception and are subject to change without notice and include the optional roof terrace.

Large One Bedroom, One and Half Bath with Den & Sun Roof(Custom Option Call 281 337 5133)

- Large eat-in kitchen easily fits a breakfast table and chairs, so friends can always drop in for coffee.
- Generous bedroom is equipped with a huge walk-through closet and a private bath.
- Spacious Den with wall-length closet doubles as a media room or home office.
- Expanded living area has space for formal dining and access to a convenient half bath.

.Extra Prayer Room

Plans not available here at this time. (All dimensions approximate.)

Two Bedrooms, One Bath

- Large eat-in kitchen easily fits a breakfast table and chairs, so friends can always drop in for coffee.
- Generous bedroom is equipped with a huge walk-through closet and a private bath.
- Second Bedroom with wall-length closet doubles as a media room or home office.
- Expanded living area has space for formal dining and access to a convenient half bath.

.Extra Prayer Room



Plans not for construction. (All dimensions approximate.)

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Large Two Bedrooms

- Separate entrance foyer with extra closet space opens into a gracious, naturally lit living area.
- Large kitchen easily fits a breakfast table and chairs.
- Convenient second bedroom is ideal for hosting out-of-town guests or visiting grandchildren.
- Master bedroom opens into a roomy walk-through closet and full bath.

. Extra Prayer Room



Plans not for construction. (All dimensions approximate.)

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[Extra Large Two Bedrooms, Two Bath \(Custom Option Call 281 337 5133\)](#)

- Master bedroom is equipped with a spacious walk-in closet and private bath.
- Second bedroom easily doubles as a den, media room, or home office.
- Spacious living area features a generous picture window, plus

extra room for formal dining.

- Large eat-in kitchen has the perfect amount of space for a cozy breakfast table.

. Extra Prayer Room

Plans not available here at this time. (All dimensions approximate.)

[Luxury Two Bedrooms, Two Bath with Sunroom and Den\(Custom Option Call 281 337 5133\)](#)

- Formal entrance foyer opens into a gracious living area that's perfect for entertaining.

- Roomy kitchen flows into a cheerful, elegant sunroom with plenty of space for dining and lounging.

- Second bedroom with extra closet space is perfect for overnight guests.

- Cozy den easily doubles as a media room or home office.

.Extra Prayer Room

Plans not available here at this time. (All dimensions approximate.)

[Luxury Three Bedrooms, Two Bath](#)

- Formal entrance foyer opens into a gracious living area that's perfect for entertaining.

- Roomy kitchen flows into a cheerful, elegant sunroom

with plenty of space for dining
and lounging.

- Second bedroom with extra closet space is perfect for overnight guests.
 - Third spacious bedroom added for special use/special occasions
- . **Extra Prayer Room**



Plans not for construction. (All dimensions approximate

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[Direction & Map](#)

Vishram Kuteer Village Subdivision is conveniently located off of Hwy 59 South past University Blvd Exit Crab River Road, left under the Highway heading towards George Ranch on 7000 Block of FM 762 Rd.

[Subdivision Address: ,6601 FM 762 RD RosenbergTX 77469](#)

Take the next step. Visit us today!

Enjoy a leisurely tour of the community ground, soon coming all Community Pavilion Center amenities, , and a variety of home designs. It's the perfect time to ask questions, learn more about pricing, and hear the benefits of joining our Priority List Charter Member, an exclusive waiting list for people who aren't ready to move right away.

We thank all prospective buyers and visitors; People like you who have checked out a better way of life and have filled out a survey, have sent in enlightened comments and criticisms from our live website and mobile home page. We sincerely welcome you all and ask you to join in our joint venture to take care of an ageing population of Asian Indian heritage.

Continue the research you've started. Take the next step, and call 281 337 5133 today to arrange your personal tour of VKC Village Home sites.

Disclaimer:

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Thanks.