

Vishram Kuteer Community

Frequently Asked Questions (FAQ)

Q1: Is this for Hindus or Gujarati's only?

Ans 1: The community is for like-minded individuals who wish to share services and activities with each other. The overriding accommodating features and conveniences cater to secular faith based community values and any shared common interest group. All are heartily welcome!

Q2: When will the construction start?

Ans 2: As soon as 50% of the lots are sold. Nearly 16% of the 50 lots have been reserved. Please visit website for latest updates and or find it in current VKE-News Letter project time line.

Q3: Can we add or alter Floor Plans/Elevations?

Ans 3: This will be your home. Once you reserve the home you will be given an opportunity to make changes to the floor plan and elevations. The changes will have to confirm with the architectural guidelines of the community.

Q4: Can one choose not to participate in the food service?

Ans 4: The community is all inclusive so the services offered will be mandatory in the beginning. However once the community is established, there would be a Food Committee to consider any and all available ideas to customize the affordability, taste, quality, and sensibility aspects. Committee will comprise of rotational members to preserve unity in diversity in an active adult community.

Q5: Is there any hidden cost?

Ans 5: None. This is a Build from Ground Up one of a kind niche community project. Quality, Affordability, Accessibility and Mobility are the four pillars of Vishram Kuteer Community Project having just 50 homes in a 22 Acres bordering Sugar land.

Q6: Is there going to be an Assisted Living Project in vicinity/next door?

Ans 6: Yes in the future in Phase 2.

Q7: Is there just one Developer/ Builder?

Ans 7: No. This is being developed by a professional group with impeccable credentials where track record, trust and reliability are the cornerstones.

Q8: Since I don't meet the 55 yrs old criteria do I have options to buy into the project for my qualifying close relatives or parents?

Ans 8: Yes, with conditional exclusivity. Please understand that this is being designed for active senior citizens and any genuine needs will be sincerely looked into objectively.

Q9: If all 50 houses are not built as planned in prescribed how the common area maintenance and physical plant shared cost will affect occupying residents?

Ans 9: Residents will share respective service fees. The CAM charges are expected to be lower than most communities and are included in the monthly fees.

Q10: Can I just be an investor in Vishram Kuteer Project?

Ans 10: We currently have investors in place and do not anticipate needing more investors. If any of the present investors wish to sell their interest, you may buy their interest contingent upon BVK's approval of the same.

Q11: Is it a good time to invest in a new home?

Ans 11: After several years of skyrocketing prices, a market correction was inevitable. 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 strategically but conveniently located lots in subdivisions 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 lots within the subdivision.

Q12: What types of floor plans do you offer ?

Ans 12: VKC Development Partners offer three types of floor plans thoughtfully and aesthetically designed in oversized lots rich in Texas prairie land 23 acres subdivision a pastoral beauty. Enjoy a waterfront view or prime lot with mature trees.

Q13: Is there a time frame to build?

Ans 13: Our properties come with a master plan and reasonable time line . . We listen carefully to your desires and needs and then our expert Consultants help determine what land lot is best suited to fulfill your vision.

Q14: Do you provide recent surveys of your land lot for sale?

Ans 14: Engineers survey every property, ensuring that each home site is properly and accurately marked for your thorough inspection, and we give you a copy of the recorded plat.

Q15: Do you provide reasonable infrastructure and access to your properties?

Ans 15: Every lot sold by VKC Partners provides engineered utilities and paved access to every buyer.

Q16: Do you offer Warranty Deeds?

Ans 16: You cannot buy better protection. With this instrument, the seller guarantees to you that the title to your home site is free of any past, present or future entanglements and further promises to refund your purchase price, plus damages, should the title to your property prove to be of fault. We buy the property under a Special Warranty Deed and that is what we give you, our customer.

Q17: Do you offer bank financing?

Ans 17: No. Even if you procure your own financing, it is reassuring to know that a bank has appraised the property and approved each and every parcel for up to 80% financing.

Q18: Do you have title insurance?

Ans 18: Title insurance provides additional protection against title flaws. Each lot can be re-insured in your name should you desire that protection.

Q19: Do you have a professional, knowledgeable representative?

Ans 19: Our professional representative coordinators 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.

Q20: How long does it typically take to build a home?

Ans 20: This question can be better answered by having a set of plans to look at, but typically a 1000 to 2500 sq ft home takes anywhere between 4 to 6 months. As the home gets bigger the timeline increases: -

Step 1: Interview

This is your chance to meet your builder and discuss your ideas for your new dream home.

Step 2: Architectural Planning

Next you will meet with one of our preferred architects or one you have already selected. Only when you have selected the house type and design, can thus get a better idea of costs and construction time.

Step 3: Financing

As your plans are being completed this is normally the time in finding a lender to finance your home.

Step 4: Design Selections

Once financing has been determined, the finishing details of your new home need to be finalized. This includes interior and exterior color, material, and product selections. Many vendors have a large selection of wonderful products to make this an enjoyable process.

Step 5: Pre-Construction Review

Before construction, you will meet professionals/crews to review your blueprints and specifications to ensure a smooth start. At this point all structural changes must be complete before construction can begin.

Step 6: Construction

Construction of your new home specially need be managed by Principal developers as they ensure your home is built to the highest standards. During this time you are encouraged to come out to your home to watch it unfold before your very eyes. Project managers will meet at various stages of completion to appraise/show/view progress and answer your questions.

Step 7: Orientation

As completion of your home nears you are invited to walk your home with Pros/Crew to identify the final touches needed to complete your home. During this time you need also walk through the basic operation, care and warranty for your new home.

Step 8: Close

Once your new home is complete to your satisfaction, a closing date is scheduled by the builder/Principals. During your closing you may receive additional information pertaining to your warranty, providers, and emergency contact numbers.

Thank you for visiting our FAQ page. Please contact Vinod Patel at 281-337-5133 for any other questions or concerns you may have. Please visit our Survey page for all your helpful suggestions.