



ONE ENCLAVE

DREAM
BUILD
DELIVER



About SKM

- **SKM Refcon Private Limited**, was established in 2007 by visionary Mr. Sumeet Kumar Malhotra, Chairman and Managing Director of SKM Group with a vision to build Quality Constructions keeping in mind social obligations.
- SKM group is deeply committed in offering avenues to Customers, Employees and all Associates for delivering new heights of satisfaction, excellence and Quality.
- The company's passion for exceeding industry benchmarks is evident in its ability to redefine value engineering, project after project - reinforcing the best of conceptual innovation and cutting-edge construction technologies.

Company Profile

- SKM Refcon Private Limited
 - A division of SKM Corporation UK, a well-established Trading Company based in United Kingdom.
 - SKM Group is a fast growing name in the field of Real Estate Development.
 - Headed by Mr. Sumeet Kumar Malhotra, who has over 15 years of international exposure in Finance & Banking Sector and Commodity Trading Market.
- SKM Corporation UK launched its Real Estate & Construction Divisions in India - SKM REFCON Private Limited & SKM Infrastructure India Division

Projects

- The group has many ongoing and upcoming projects in various parts of India.
- **Riviera Greens : SKM's Signature Project: Affordable housing with a seamless fusion of Luxury and World Class Construction at Garh Mukhteshwar .**
- **Gurgaon Residential Project: Cambrian Forest , Sector 95 (Group housing project Spread over 10 Acres, Under construction).**
- **Bhiwadi Residential Project: Opposite Honda Siel Unit (Spread over 5 Acres).**

Our Vision for the Future



- **Vision**-To be the most respected Builder & Developer in India and to be acknowledged as a benchmark in the Industry.



- **Mission**-To be the Benchmark for residential and commercial real estate with affordability and luxury.



- **Promise**-To ensure that all our customers, stake holders and business partners are valued and their aspirations delivered

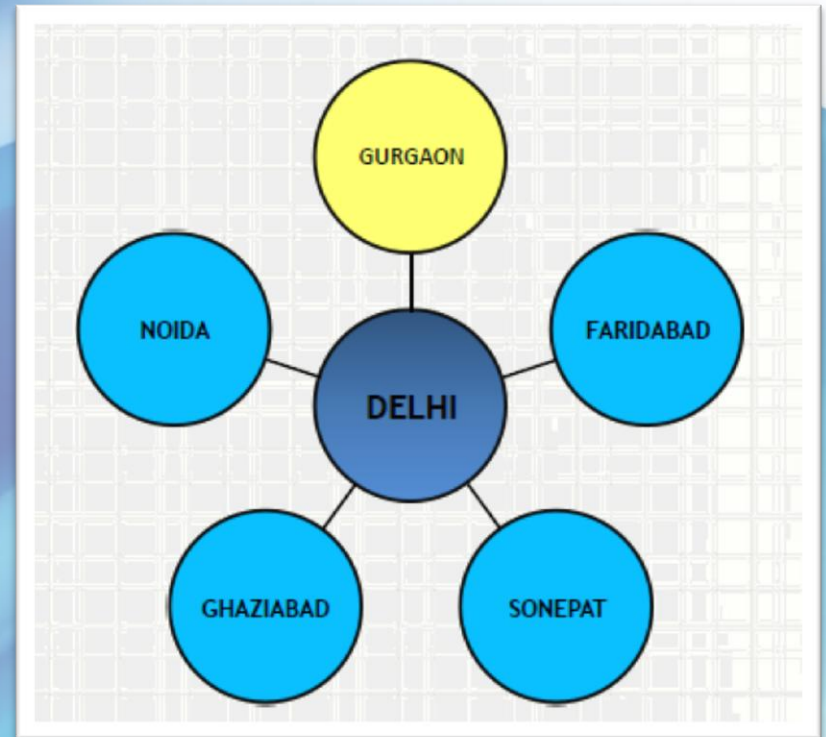


I would like to repeat our vision “To be the most respected Builder & Developer in India and to be acknowledged as a benchmark in the Industry.”

National Capital Region

Why Raj Nagar Extension, Ghaziabad?

- **Connectivity** : Raj Nagar Extension is located at the doorstep of Delhi and provides excellent connectivity with Delhi through a 40m wide road
- **Affordable** : The only place in Delhi/NCR region which you find at an affordable price , even after providing all the great benefits and features.
- **Features** : The place is just 12.0 Kms from Delhi and 15 minutes drive to both Vaishali and Dilshad garden Metro Station.



Market Sentiments

Current market sentiments are good and improving. Our Indian economy and Raj Nagar Extension Real Estate market has improved and has emerged from last recession.

Client or investors are now selective, practical and also Budget conscious. They are investing their finances in ongoing projects, that too with those builders who have been able to deliver the project timely with quality.

They require all luxurious amenities yet the product must have **VALUE FOR MONEY** sentiment - Luxury meets Affordability.

Market Sentiments

Raj nagar Extension is being developed by private developers but the facilities are being developed in a well planned manner by G.D A. Seeing the golden future, G.D.A is preparing itself to bring a township in the vicinity. The infrastructure is being developed not only for residential but also for commercial and entertainment activities. Roads, water, electricity, market, School and hospital are the balanced development specialty of Raj nagar.

The connectivity of Rajnagar Extension is also marvelous. Being developed between the two highways, this township is not only connected to Delhi but also to West U.P. Meerut bye-pass connects this city to the two highways and it provides connectivity to Delhi & West UP from both highways. Owing to these features, as compared to the other colonies in NCR, Rajnagar Extension has become the better alternative. From the point of view of infrastructure development, there is no deficiency in Rajnagar Extension. Roads, electricity, water, sewage, park, hospital and school etc. there is a space for each item with planning. Popularity of this township will increase more in the days to come.

How is the future of Rajnagar? How is it better than other township of NCR? Where it stands in the matter of connectivity? What is the planning of infrastructure development and how much care has been taken for the equilibrium of environment? When these questions were asked to Vice Chairman, C.A.P.T and Chief Engineer, all said this township is really very good and its popularity will increase day-by-day. All parameters/benchmarks are being fulfilled here. All facilities are being provided. This township is unparalleled/exceptional from all angles.

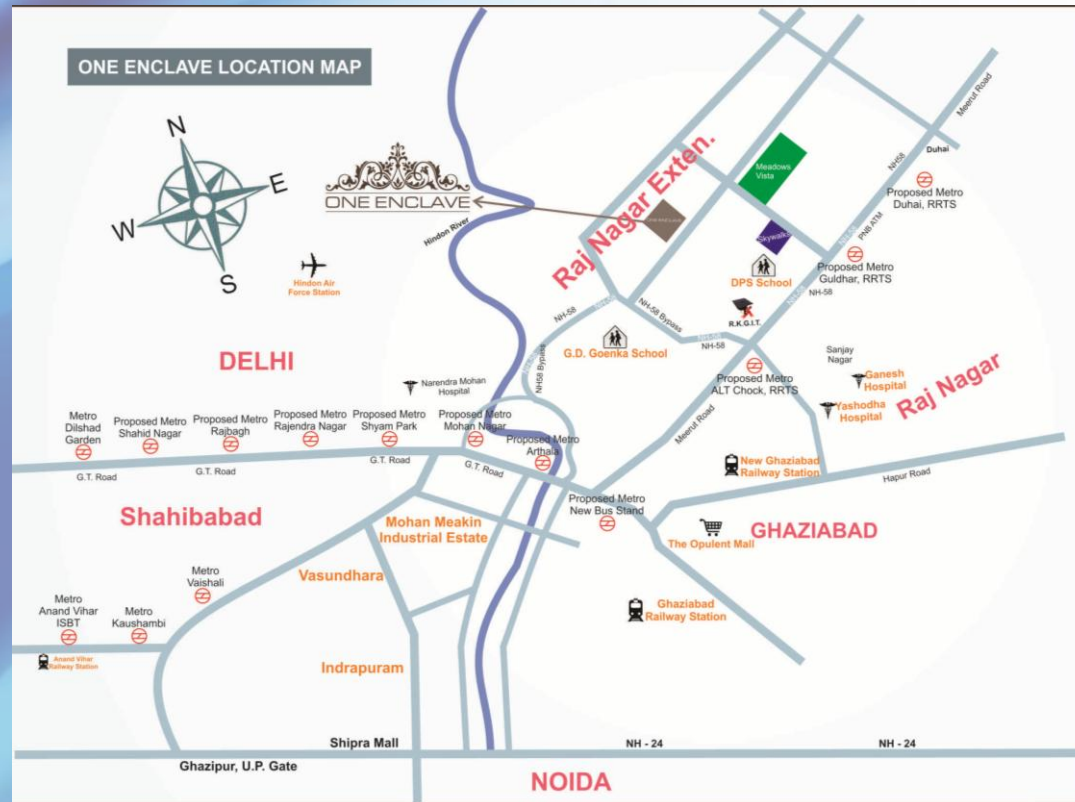
Project Intro



- The word One Enclave Means – The place where different people from different cultures and background stay together and live united as ONE. SKM is on the path of initiating the change and wishes to bring a new era of Real Estate Development in Raj Nagar Extension.
- Keeping in sync with a series of profound innovate ideas and artistic articulations in reality, SKM is coming up with Group Housing Project by the name of “One Enclave” at Raj Nagar Extension, Ghaziabad. One Enclave has a range of 1, 2, 3 & 4 bedroom apartments to suit your budget and tastefully carved out to create adequate living space for the family at a reasonable price.

Project Location

- ✓ NH 58 0.5KM
- ✓ DPS,GD Goenka 1.5KM
- ✓ Reliance SEZ 1.0KM
- ✓ Vaishali Metro 3.5KM
- ✓ ISBT 8.5KM
- ✓ KGP 3.0KM
- ✓ Yashoda,Ganesh Hospital 2.0KM
- ✓ Railway Station 3.0KM



Project Amenities

- Well Designed Architecture
- 70% open green area
- Vaastu compliant
- Swimming Pool
- Club House
- Fitness Centre/Gym
- Spa/ Jacuzzi
- Jogging Track
- Neighborhood Market
- Fire Safety Compliance
- Earthquake Resistance



- Parks & Water Bodies
- Nursery School
- Ambulance Services
- Cab Facility
- 24X7 Power Backup
- Dedicated Parking
- Kids Play Area

Specifications

Technical Specifications

➤ Structure	Earthquake resistant structure design vetted by IIT.
➤ Communication & Security Systems	Intercom facility in all the flats connected with security room, administration office and Commercial complex. 3 tier security system from entrance gate till apartments. CCTV Cameras in entrance lobbies, basement & perimeter.
➤ Power backup	Power back-up for all individual Flats plus Common Area lighting including lift. (2BHK-2KVA), (3BHK-3KVA)
➤ Wall finish	Internal All walls Plastered, P.O.P. punning painted with OBD paint in shade, Ceiling white O.B.D. P.O.P. Cornice in Drawing / Dining rooms. One focus wall with designer paint in all bedrooms.
➤ Flooring	Drawing/ Dinning Vitrified tiles or equivalent flooring, master bedroom with wooden flooring. Balconies Ceramic Tiles Staircase Kota stone flooring Common area flooring Vitrified tiles or equivalent flooring Main Entrance lobby Designer Marble / granite stone flooring.
➤ Doors	Internal Doors Flush shutter doors painted in two coats of synthetic enamel paint. All frames of hard wood / aluminum duly painted. Internal bedroom doors shall have Chrome Plated mortice locks and high quality hardware fittings. Main Entrance Door Designer door with mortice lock and Brass Hardware.

➤ Windows	uPVC / Aluminum Powder Coated / Anodized windows with glass shutters
➤ Kitchen	Platform Working Platform in Granite Stone top with Stainless steel kitchen sink Wall 2 ft high ceramic tiles dado above working platform Flooring Ceramic Tiles Fittings Hot and Cold water supply (without Geyser) and CP Fitting of reputed make. Exhaust Fan Exhaust fan shall be provided Drinking water Individual R.O. system in Kitchen
➤ Toilet	Floorings Anti-skid Ceramic tiles Walls Designer Glazed tiles - 7ft high Fittings Hot and cold water supply (without geyser) with CP fittings of reputed make. Wash-basin Counter Granite / Marble Exhaust fan In all toilets.
➤ Electrical	Copper Wires Copper wiring in concealed PVC conduits. Modular switches for light and power points. TV and Telephone points in all bedrooms and drawing / dining. Light fittings Ceiling Light shall be provided in balcony.
➤ External wall Finish	All weather Texture finish
➤ Lift	3 lifts in each tower with 1 stretcher lift
➤ Green Building	Certified by Indian Green Building Council (IGBC)

Prices

Area TYPE	AREA (Sq. Ft.)	BSP	Total BSP	Booking Amount
I BHK	650	Sold Out	Sold Out	Sold Out
2 BHK Type A	950	2200	20,90,000	10% of BSP
2 BHK Type B	1050	2200	23,10,000	10% of BSP
2 BHK + Study	1250	2200	27,50,000	10% of BSP
3 BHK	1450	2200	31,90,000	10% of BSP
3 BHK + SQ	1650	2200	36,30,000	10% of BSP
4 BHK + SQ	2200	2200	48,40,000	10% of BSP