



discover life all over again



K.M. GROUP

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Note: Visual representations shown in this brochure are purely conceptual. All building plans, specifications, layout plans etc. are tentative and subject to modification.

Welcome to new life

Welcome to K.M. Residency.

A masterpiece created by **K.M.Group**, **K. M. Residency** is a place of peace, tranquility and happiness hidden amongst a pristine pollution free environment.

Inspired by the ethos and values of our armed forces, **K.M. Residency** embodies the same set of values: discipline, integrity, peace, comforts, timely delivery and latest technology which makes it an extraordinary place to live.

Located at Raj Nagar Extension and flanked by the river Hindon; It's a paradise where life comes in full circle and where luxury meets affordability.

K.M. Residency is surrounded by the largest green belt within the NCR and provides a sophisticated, healthy and clean living ambience. With state-of-the-art amenities and an excellent location, **K.M. Residency** lets you live in serenity with honor.

As you drive a little eastward of Delhi, within 20 minutes, you come across a place distant from all the chaos, a place where you can breathe free, a place where you can feel nature, a place where you can discover prosperity and serenity.

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As you drive a little eastward of Delhi, within 20 minutes, you come across a place distant from all the chaos, a place where you can breathe free, a place where you can discover Prosperity, an Extraordinary lifestyle, an Aura of serenity, Connectivity and Eco living.



building more than just building

When it comes to modern commercial buildings, luxurious yet affordable residential masterpieces... **K.M. Group** is the name you can rely upon.

With 25-years of proven track record of sustained growth, customer satisfaction, undeterred commitment and innovation; we have successfully launched & completed many commercial and residential projects in Delhi NCR.

Being the leading real estate company, our focus has always been on customer satisfaction. We share a special bond with our customers. Our remarkable projects like the EXPRESSION TOWER, Kaushambi mended the route for progress, prosperity and happiness for our customers.

The rich legacy continues with K.M. TRADE TOWER, a unique combination, which blends the exclusivity and hospitality of the internationally renowned Radisson Hotel with luxurious office spaces, a one of its kind in Ghaziabad.

Our quality products and efficient real estate solutions, gives us strength to deliver beyond excellence ... building trust that lasts a lifetime.



K.M. GROUP

Living
like
a
king

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From the
developers of
Radisson
Hotel Ghaziabad

designed for life

K.M. Residency has changed the ordinary concept of living into an incredible experience through our large living spaces. Our luxurious & well-ventilated apartments offer you complete peace of mind and make you feel relaxed.

With large living spaces, well-designed utility balconies and rooms that can be compared to a kings', **K.M. Residency** reinvents luxury, to give you all you have dreamt about.

The interior designs are spacious, innovative and contemporary; to nourish a beautiful lifestyle and to provide you the best that life has to offer.

- Spacious and contemporary interior
- 2-3 bedroom Luxurious apartments
- Well – designed Utilities balconies
- Large lobby area

A safe world for all



From the
developers of
Radisson
Hotel Ghaziabad

stay protected

K.M. Residency ensures a peaceful and protected living with its new age revolution of security systems. Through electronically operated and fully manned main gate, burglar alarms and apartment doors that can only be accessed by authorized persons.

The revolutionary biometric security system, Visitor Tracking System (VTS) and wireless CCTV system creates a secure world for you to live and play without any worries. Security is not a concern, here at **K.M. Residency**.

- Visitor Tracking System (VTS)
- Biometric Security System
- Two-tier Security
- Gated Complex
- Wireless CCTV System
- Burglar Alarms

Pollution free, Green Life

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From the
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discover eco living

K.M Residency creates a green world to nourish and calm your senses.

It is an opportunity to live and experience the serenity of nature. Here, you can live life the most natural way.

Surrounded by the largest green belt in the NCR region, **K.M Residency** offers pollution free and a healthy environment for you and your family.

- ❧ **Pollution free & crowd free zone**
- ❧ **Surrounded by the largest Green Belt in the NCR**
- ❧ **Located near the river Hindon**
- ❧ **Nestled in 90% greenery**
- ❧ **Beautiful natural and developed greenry**

With Large Balconies

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developers of
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Hotel Ghaziabad

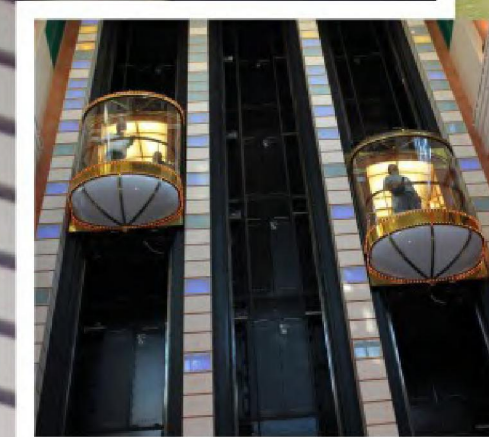
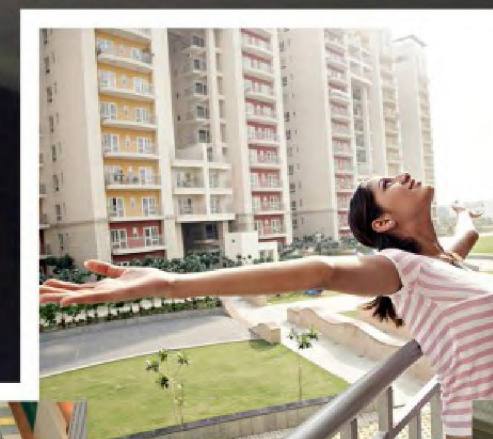
discover an aura of serenity

K.M. Residency is specially and expertly designed to make you experience nature. Spacious apartments decorated with large and well-made balconies offers spectacular view of the sunsets & sunrises, making you discover life all over again.

Every morning, you will be greeted with the free flow of gentle and pristine breeze that soothes your mind, body and soul.

Topped with extraordinarily beautiful locale and surrounded by magnificent greenery, it trusts you into a world of happiness, optimism and serenity.

- Large and well-made balconies
- Spectacular view of the sunsets & sunrises
- Free flow of gentle and pristine breeze
- Extraordinarily beautiful locale





From the
developers of
Radisson
Hotel Ghaziabad

discover prosperity

K.M. Residency brings the new age vastu architecture to make you experience progress and happiness. The entire structure designed according to vastu principles, which brings health and wealth. Special emphasis on directional alignments has been given, which balances the flow of positive energies and imparts a flourishing living.

- ❧ **Vaastu Purusha Mandala**
- ❧ **According to Five Basic Elements**
- ❧ **Directional Alignments**
- ❧ **Congenial living**



From the
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Radisson
Hotel Ghaziabad

discover an extraordinary lifestyle

K.M. Residency introduces extraordinary interiors blended with ultra luxurious features to make you experience a glamorous lifestyle.

The apartments are vibrant and super stylish, which includes exclusive wall designs, well furnished designer vitrified flooring, large living spaces, designer flush doors.

The entire setup of the apartment goes beyond luxury and creates the finest and elite living for you.



- ❧ Durable and elegant exterior finish
- ❧ Exclusive & elite wall designs
- ❧ Designer flush doors
- ❧ State of the art interiors
- ❧ Semi Modular kitchen
- ❧ Contemporary design

Life is easy and fast



From the
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Hotel Ghaziabad

discover connectivity

K.M. Residency presents a place where you can relax, a place away from all chaos yet well connected to the capital.

Located in Raj Nagar Extension, **K.M. Residency** is fast becoming a favorite destination, due to its easy accessibility from Delhi and the Metro being established just a stones throw away from the **K.M. Residency**. With this, commuting to any place will just be another walk in the park.

K.M. Residency is conveniently located in the midst of fully habited luxurious localities of Vasundhara, Vaishali, Shalimar Garden on one hand and Raj Nagar, Kavinagar on the other. It's a hub of schools, colleges, hospitals and shopping malls like D.P.S, Yashoda Hospital, Kailash Hospital, Sarvodaya, Shipra Mall, Pacific Mall etc., which makes

K.M. Residency, the most livable and accessible place to live.

- ✧ **Metro**
- ✧ **20 minutes from Delhi**
- ✧ **6 lane expressway connecting G.T. Road with NH 58**



AmenitiesGalore



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The Landmark of Extraordinary Living

Features

EARTHQUAKE RESISTANT FRAMED
STRUCTURE DESIGNED AS PER G. D .A
GUIDELINES

- 70% open area with beautiful
landscapes
- Central park
- High-speed lifts & latest fire-fighting
equipments
- Planning as per Vastu norms
- Spacious and well-ventilated rooms
- Club with facilities
- Landscaped garden dotted with
flower beds
- Apartment area ranging from 980
sq. ft. to 2075 sq. ft. (approx.)

Value for money

- On 45 m wide road
- Freehold
- Neo-rich specifications
- Centrally landscaped park
- Well-ventilated apartments
- Adequate power backup*
- Dedicated parking space*
- Option of 2-3 bedroom apartments

Safety Features

- Two-tier security
- Gated complex
- Fire fighting system
- Quality earthquake resistant
structure
- Secure complex for the elderly &
children Assurance of quality

Features

Value for Money

Safety Features

Specifications

AREAS	WALLS	FLOOR FINISH	CEILING	DOORS / WINDOWS	OTHERS
Living Room / Dining	OBD on POP punning	Designer Vitrified tiles with	OBD with Designer False ceiling	UPVC / Aluminum powder coated outer doors & window with clear /. Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors.	Additional Fixtures like Fans, chandelier Fancy wall lights etc.
Master Bed room	OBD on POP punning	Wooden laminated flooring	OBD with POP cornice & moulding	UPVC / Aluminum powder coated outer doors & window with clear /. Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors	
Other Bed rooms	OBD on POP punning	Vitrified tiles	OBD with POP cornice & moulding	UPVC / Aluminum powder coated outer doors & window with clear /. Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors	
Kitchen	2'0" high ceramic tiles above counter	Anti-skid ceramic tiles	OBD with POP cornice & moulding	UPVC / Aluminum powder coated outer doors & window with clear /. Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors	Semi modular kitchen with granite counter & R.O. unit
Verandah / Balconies / Deck	Exterior grade paint	Anti-skid ceramic tiles	OBD	UPVC / Aluminum powder coated outer doors & window with clear /. Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors	Provision for washing in one balcony
Bathrooms	7'0" high designer ceramic tiles	Anti-skid ceramic tiles	OBD with false ceiling	UPVC / Aluminum powder coated outer doors & window with clear /. Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors	provision of hot & cold water with branded CP fittings and chinaware of reputed brand
Study Room / Utility Area	OBD on POP punning	Vitrified tiles	OBD	UPVC / Aluminum powder coated outer doors & window with clear / Frosted glass and all internal in hard wood chaukhat with painted skin moulded doors	

Electrical Fitings

Modular swtiches and sockets provided at appropriate locations with copper wiring.

Security

24 X 7 Multi - level Security, CCTV surveillance, Intercom connection to main gate and control room.

Common Amenities

Swimming pool, Billiards, TV and Movie Lounge, Library, Gymnasium, Steam and Jacuzzi, Multi purpose hall, Table tennis.

Outdoor Amenities

Extensively landscaped gardens, Walking track, Children's park.

Utility Services

Sewerage treatment plant, Rain water harvesting and ground water recharge.

Infrastructure

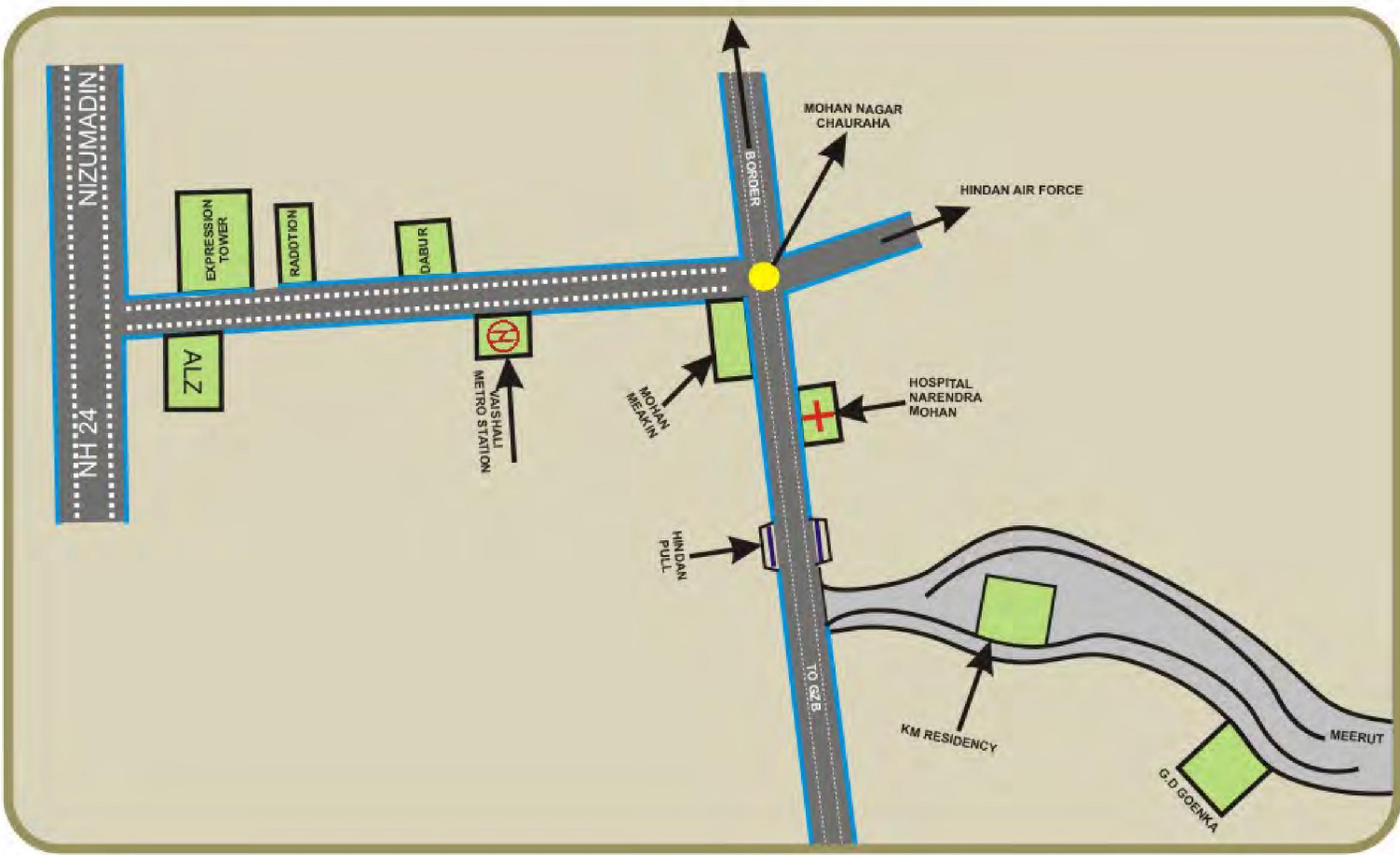
24 hours treated water supply, Adequate power back up.

Floor plans

- 1. Main Entrance
- 2. Exit (Out)
- 3. Children's Play Area
- 4. Club/Health SPA
- 5. Green
- 6. Parking
- 7. Drive Way
- 8. Swimming Pool
- 9. Kids' Pool
- 10. Basket Ball Practice Court
- 11. Jogging Park
- 12. Fountain
- 13. Amphitheater
- 14. Badminton Court
- 15. Water Body
- 16. Sandpit
- 17. Skating Ring
- 18. Gazebo
- 19. Yoga Pavilion/Meditation
- 20. Guard House
- 21. Ramp to the Basement Parking
- 22. Ramp out from Basement Parking



Location Map of K.M. Residency



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Associated Bankers



PAYMENT PLANS



Plan - A: Down Payment Plan

Stages	% of Payment
Booking Amount	10% of BSP
Within 45 days of Booking	85% of BSP + PLC + Car Parking + Other Charges
At the time of offer of Possession	5% + I.F.M.S. + Club Membership + Stamp Duty & Other Govt. Charges (if any)

Plan - B: Flexi Payment Plan

Stages	% of Payment
Booking Amount	10% of BSP
Within 45 days of Booking	30% of BSP
At the time of start of Raft Foundation	15% of BSP
At the time of start of First Floor Slab	5% of BSP
At the time of start of Third Floor Slab	5% of BSP + 50% of (PLC + Car Parking + Other Charges)
At the time of start of Sixth Floor Slab	5% of BSP + 50% of (PLC + Car Parking + Other Charges)
At the time of start of Ninth Floor Slab	5% of BSP
At the time of start of Twelfth Floor Slab	5% of BSP
At the time of start of Fourteenth Floor Slab	5% of BSP
At the time of start of Plastering & Brick Work	5% of BSP
At the time of start of Flooring	5% of BSP
At the time of offer of Possession	5% + I.F.M.S. + Club Membership + Stamp Duty & Other Govt. Charges (if any)

Plan - C: Construction Linked Payment Plan

Stages	% of Payment
Booking Amount	10% of BSP
Within 45 days of Booking	10% of BSP
At the time of start of Raft Foundation	15% of BSP
At the time of start of First Floor Slab	7% of BSP
At the time of start of Third Floor Slab	7% of BSP
At the time of start of Sixth Floor Slab	7% of BSP + 25% of (PLC + Car Parking + Other Charges)
At the time of start of Ninth Floor Slab	7% of BSP + 25% of (PLC + Car Parking + Other Charges)
At the time of start of Twelfth Floor Slab	7% of BSP + 25% of (PLC + Car Parking + Other Charges)
At the time of start of Fourteenth Floor Slab	7% of BSP + 25% of (PLC + Car Parking + Other Charges)
At the time of start of Brick Work	6% of BSP
At the time of start of Plastering	6% of BSP
At the time of start of Flooring	6% of BSP
At the time of offer of Possession	5% + I.F.M.S. + Club Membership + Stamp Duty & Other Govt. Charges (if any)

Terms & Conditions for Payment:

1. Cheques/Bank Drafts to be issued in favor of "SRB Promoters Pvt. Ltd." payable at Delhi. Outstation cheques shall not be accepted.
2. Registration, Stamp Duty and other Government Charges shall be payable at the time of offer of Possession.
3. The area includes the covered area plus the proportionate area under Common Corridors, Staircases, Munties Projections, Water Tanks etc.
4. Prices are escalation free for the apartments booked.
5. Timely payment of the installments is the essence of the allotment.



2 BHK TYPE-A1

SALEABLE AREA=1040 SQ.FT.

DRAWING/ DINING

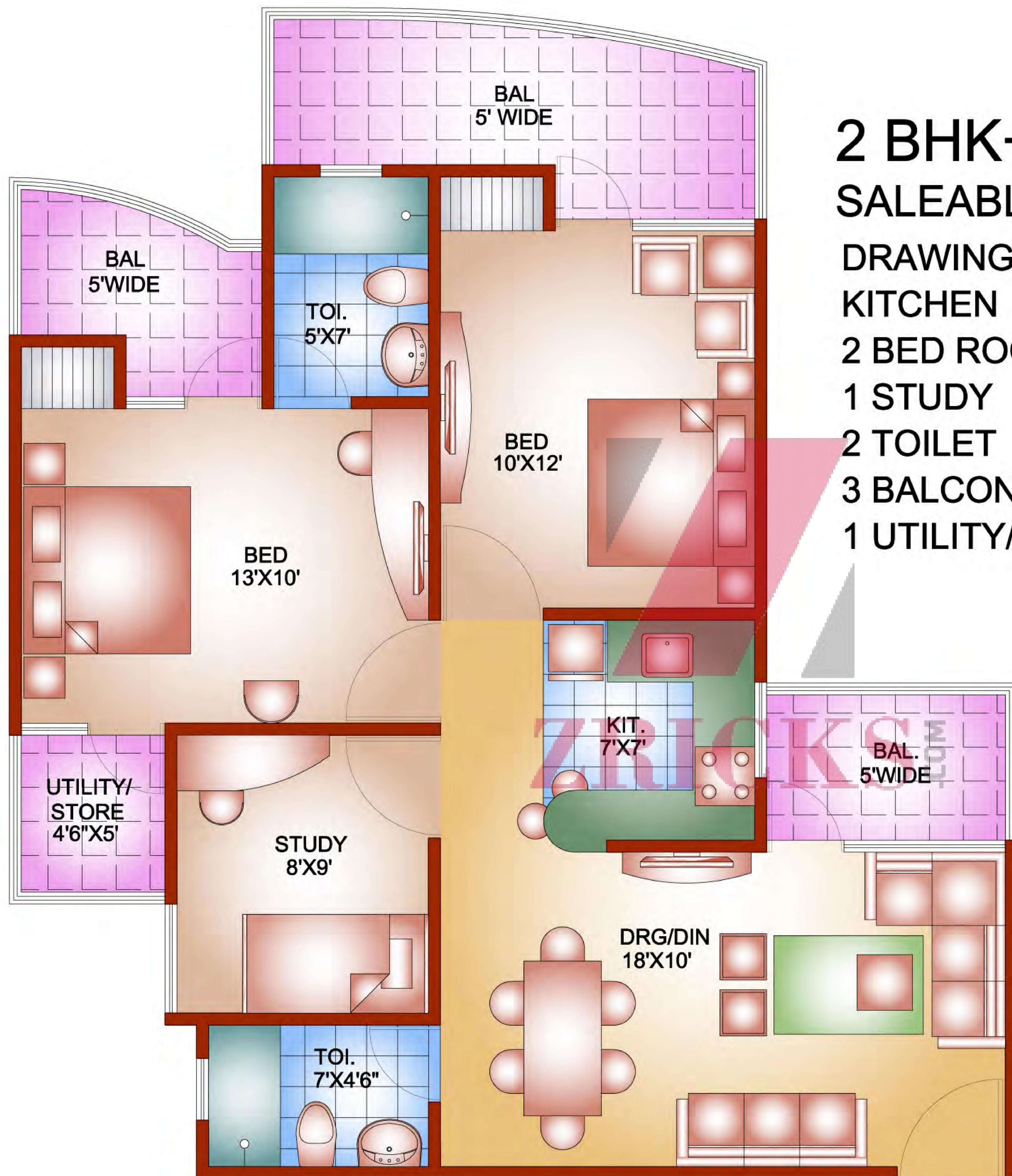
KITCHEN

2 BED ROOM

2 TOILET

3 BALCONY

1 UTILITY/ BALCONY



2 BHK+STUDY TYPE-A2

SALEABLE AREA=1175 SQ.FT.

DRAWING/ DINING

KITCHEN

2 BED ROOM

1 STUDY

2 TOILET

3 BALCONY

1 UTILITY/ BALCONY

ENT.

2 BHK+STUDY+ ENT. LOBBY TYPE-A3

SALEABLE AREA=1200 SQ.FT.

DRAWING/ DINING

KITCHEN

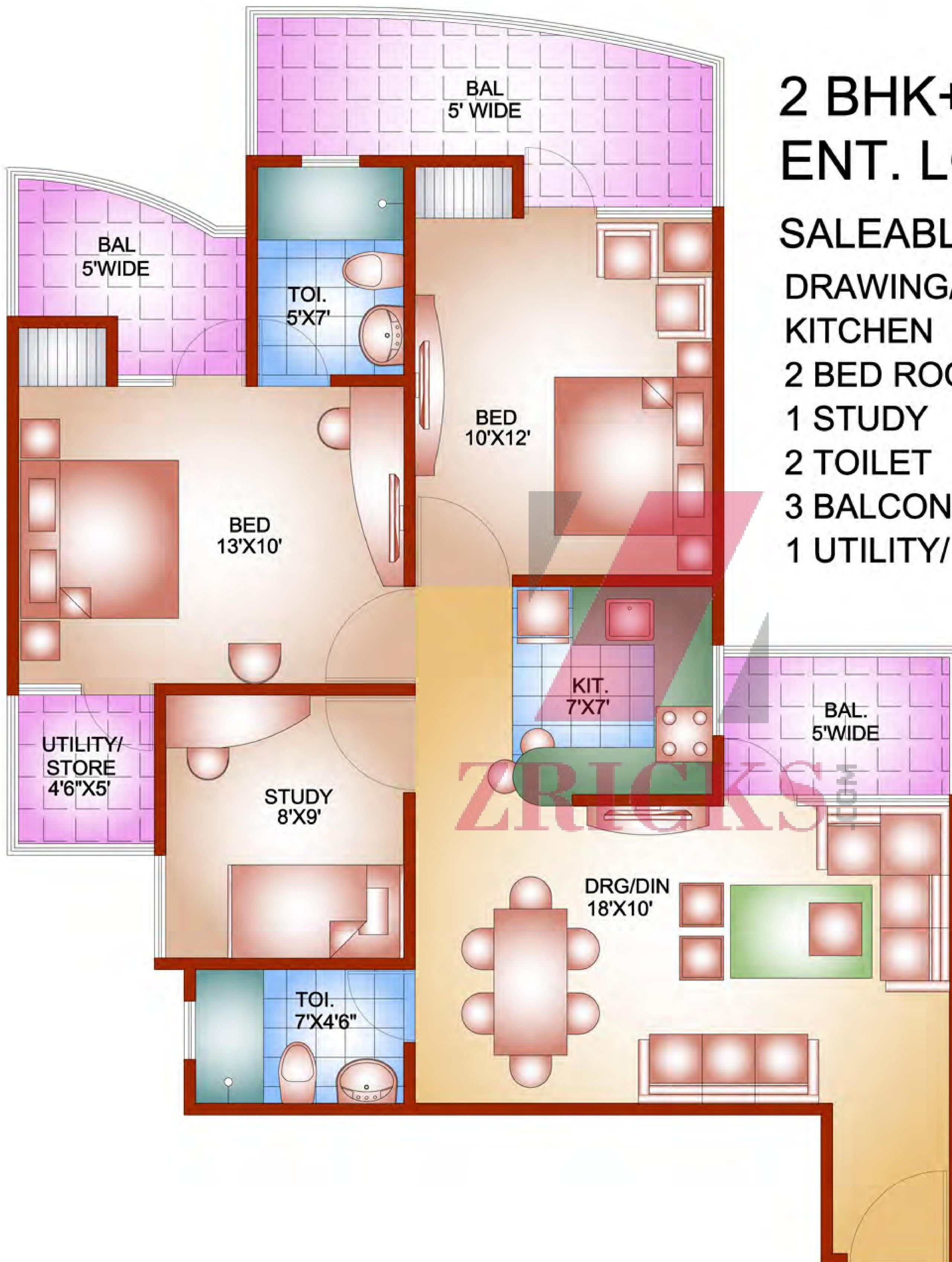
2 BED ROOM

1 STUDY

2 TOILET

3 BALCONY

1 UTILITY/ BALCONY



↑
ENT.

3 BHK TYPE-B1

SALEABLE AREA=1360 SQ.FT.

DRAWING/ DINING

KITCHEN

3 BED ROOM

2 TOILET

4 BALCONY

1 PUJA/ STORE



3 BHK+ENT LOBBY TYPE-B3

SALEABLE AREA=1550 SQ.FT.

DRAWING/ DINING

KITCHEN

3 BED ROOM

3 TOILET

4 BALCONY

1 UTILITY/ BALCONY

