



Sector 99A, Dwarka Expressway, Gurugram
CALL 1800 180 4545 TO SCHEDULE A VISIT.
PAREENA.IN



C-7A, 2nd Floor, Omaxe City Centre Mall,
Sohna Road, Gurgaon, Haryana, India | 0124-2219440

HARERA GURUGRAM WITH REGISTRATION NUMBER: HRERA-RC/REP/HARERA/ GGM/419/151/2020/35

Coban Residences has been registered via HARERA with registration number RC/REP/HARERA/GG/ 419/151/2020/35 and is available on the website <http://harera.in/> under registered projects. | The License No. 10 of 2013 issued in name of Monex Infrastructure Pvt.Ltd. Further Town & Country Planning Department Haryana has granted permission vide Endst. No. LC- 2753/Asst(AK)/2020/16642 dated 18-09-2020, issued qua Joint Development rights Marketing Rights in favour of company for 10.5875 acres in respect of Group Housing Colony under license no.10 of 2013 dated 12.03.2013 for 10.5875 acres. | Building Plan Approval vide Memo No. ZP-882/ SD(BS)/ 2013/47004 dated 25.07.2013. Coban Residences is Group Housing Colony in Sector 99A, Gurugram, Haryana, India and is being developed by Pareena Infrastructures Pvt. Ltd on land admeasuring 4.28461 hectares (ha) (10.5875 acres) owned by M/s Monex Infrastructure Pvt Ltd. ("Company"). Coban Residences consists of 544 no. of residential units/ apartments, 96 no. EWS units, convenience shopping and community center/club. This advertisement contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, items, goods, additional fittings/fixtures, decorative items including finishing materials, specifications, shades, sizes and colour of the files, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/ amenities/ services to be provided. All plans and images shown in the advertisement is indicative and are subject to changes at the discretion of the Company or competent authorities. The Company shall not assume any responsibility of information provided by third parties and reliance shall be placed only on the information provided on the Company's official website i.e. www.pareena.in. The project land has been mortgaged to M/s Catalyst Trusteeship Limited, Debenture Trustee, appointed to secure Non-convertible Debentures (NCDs) issued by developer and NOC will be provided, if required, for sale, transfer and conveyance of the apartments/units to be constructed on the project land. Please note that some of the infographics and stock pictures used in this presentation have been obtained from publicly accessible web sources. The infographics and pictures are for reference purposes only and not meant for any commercial gain/purposes. The Company has not infringed any third party intellectual property rights and it will not be liable if the user of this presentation misuses the pictures and infographics in any manner.

T A K E

PREMIUM LIVING TO THE

N E X T

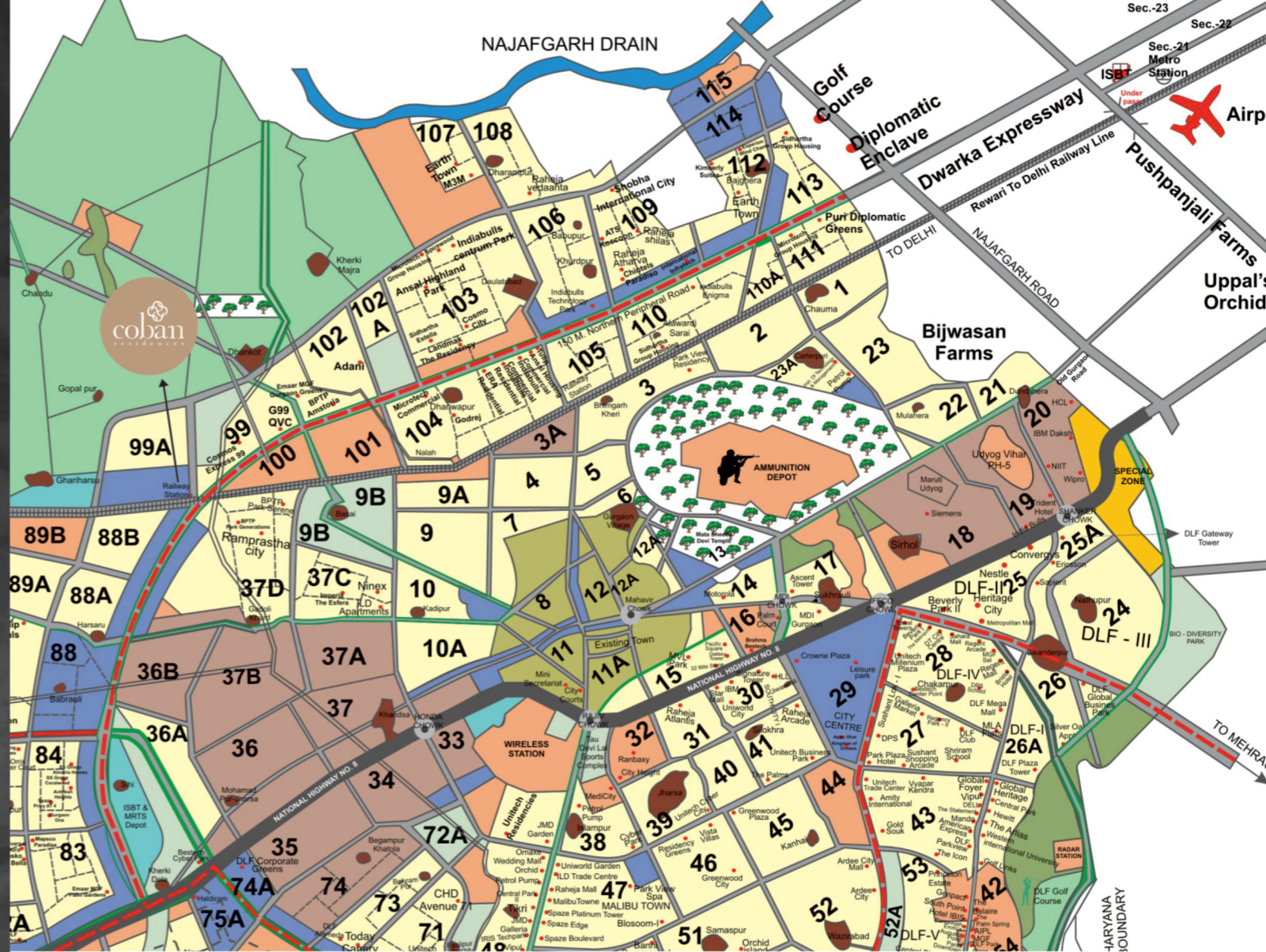
L E V E L



Introducing Coban. A Pareena Masterpiece.

With over three decades of experience in the industry, Pareena is one of the few backward integrated developers with in-house construction.

Coban, a residential project by Pareena, is 10.58 acres of pure bliss. The 2 & 3 BHK homes, located in the heart of the evolving cityscape of low-density Sector 99A, are gateways to a well-lived life. The residential property already has four towers with more than 200 families residing and living a happy and fulfilling life. 'Express Heights' is located bang on Dwarka Expressway. Today, we are launching two new towers in this development.



KEY HIGHLIGHTS

• Shiv Murti	20 min
• NH-48 (Hero Honda Chowk)	17 min
• Udyog Vihar	27 min
• Huda City Centre	25 min
• Gurugram Global City	05 min
• IGI Airport	20 min
• Gurgaon Railway Station	15 min
• Gurgaon ISBT	15 min
• Golf Course Ext. Road	20 min

EDUCATION

• DPS, Sector 103	07 min
• Euro International	18 min
• DPS, Sector 84	20 min
• Suncity School	10 min
• SGT University	19 min

HEALTHCARE

• Signature Hospital	09 min
• Vibrant Hospital	07 min
• Aary Healthcare Super Specialty Hospital	20 min
• AIIMS	20 min
• Sheetal Mata Medical College	12 min

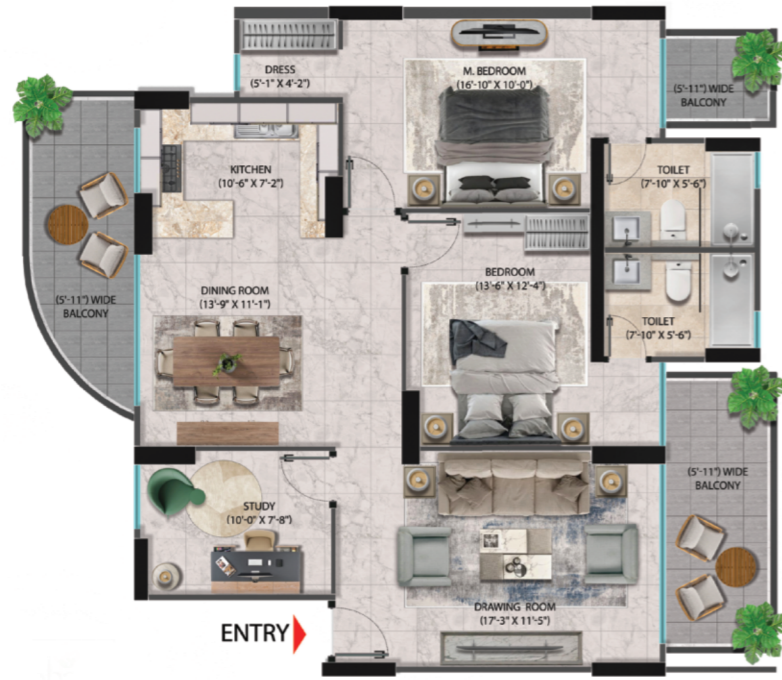
SHOPPING COMPLEXES

• OCUS Medley	05 min
• Elan Miracle	12 min
• Satya The Hive	08 min
• Conscient One	12 min

Disclaimer: The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Distance is as per google map.

2BHK + ST

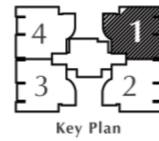
Floor layouts



Typical Unit Carpet Area
85.09 SQM.
(916 SQFT.)

Super Area
144 SQM.
(1550 SQFT.)

Exclusive Area
105.07 SQM.
(1131 SQFT.)



Tower-7
(Typical Unit Plan)

3BHK + SQ

Floor layouts



Typical Unit Carpet Area
113.34 SQ M
(1220 SQ FT)

Super Area
185.52 SQM.
(1997 SQFT.)

Exclusive Area
142.42 SQM.
(1531 SQFT.)



Tower-4
(Typical Unit Plan)

Legends

- T1. Tower A
- T2. Tower C
- T3. Tower D
- T4. Tower E
- T5. Tower B
- T6. Tower F
- T7. Tower F
- 8. Club
- 9. Pond
- 10. Amphitheatre
- 11. Swimming Pool
- 12. Gazebo
- 13. Flower bed
- 14. Jet fountain
- 15. Children's play area
- 16. E.W.S
- 17. Nursery School
- 18. Floor fountain
- 19. Main entrance
- 20. Alternate entry gate
- 21. Glass & wooden pergola
- 22. Basketball court
- 23. Lawn tennis court
- 24. Badminton court
- 25. Shopping complex
- 26. Cafe
- 27. Jogging track
- 28. Maze garden



Specifications - Coban phase 2

STRUCTURE	RCC Framed Structure with stilt & single Basement / Designed for the highest seismic considerations Zone IV as per Indian codes/Standards
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LANDSCAPE	Designer Landscaping
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LIVING / DINING / CORRIDOR

Floor	Premium Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint

MASTER BEDROOM

Floor	Premium Vitrified Tiles
Walls	Premium Grade Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion Paint

BEDROOMS

Floor	Premium Vitrified Tiles
Walls	Acrylic Emulsion Paint
Ceiling	Premium Grade - Acrylic Emulsion Paint

SERVANT ROOM

Floor	Ceramic Tiles
Walls & Ceiling	Acrylic Emulsion Paint
Toilet	Anti Skid Tiles / Jaquar or equivalent



TOILETS

Floor	Anti Skid Tiles
Walls	Premium Vitrified Tiles
Ceiling	Acrylic Emulsion Paint
Counters	Granite Counter Top
Sanitaryware	European style with Branded chrome plated brass fitting / Geyser / Exhaust Fans
CP Fittings	European style with Branded chrome plated brass fitting- Kohler / Jaquar or equivalent
Fittings in Bathroom	1. 2 hand holding handles, 1 in the bathing area and 2nd at the WC in all washrooms. 2. Half glass partition at the shower area, only in Master Bedroom wash Room.

AIR CONDITIONING	Split AC Samsung/LG/or equivalent)
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LIFTS	2 Lifts (1 lift 10 passengers 2nd lift 15 passenger capacity)
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CAR PARKING	One covered car parking included for 2BHK and 3BHK
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AIR PURIFIER	3 Numbers (Samsung or equivalent)
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BALCONIES (MAIN & UTILITY)

Floor	Anti Skid Tiles
Walls & Ceiling	Exterior Paints
Railing	RCC / MS

ELECTRICALS

Modular Switches	Modular Switches of Premium Brand
TV Socket	TV Socket
Telephone Socket	Telephone Socket

KITCHEN

Floor	Premium Vitrified Tiles
Walls	Tiles up to 2 feet height above kitchen platform and Acrylic Emulsion Paint
Ceiling	Plastic Emulsion Paint
Counters	Granite Counter Platform with Stainless steel sink with 1 divider
Fitting & Fixtures	Exhaust Fan, Fire extinguisher / Jaquar or Kohler/ Grohe /Anchor or equivalent
Utility Area	Premium Vitrified Tiles
Appliances	Premium Grade Modular Kitchen with lower & upper cabinet with chimney & hob.

SECURITY / TECHNOLOGY

PNG connection	Subject to availability by the Govt. approval
Charging Bay	Electric Car/ Motorcycle
Concierge service	Payment basis / Facilities Management Service
CCTV	My Gate or equivalent / Video Door camera phone / CCTV cameras
Gated Community	Smart access (3-Tier 24 Hours CCTV surveillance)
FTTH-Fiber Optic	IPTV Ready Box/Flexibility Cable TV/DTH/Fixed Telephone Line)

DOORS & WINDOWS

Main Door	Decorative Flush Door
Bedroom Doors	Decorative Flush Door
Toilet Doors	Decorative Flush Door
Other Doors	Decorative Flush Door
Windows	UPVC

POWER BACKUP	Power backup upto 5KVA for 3 BHK + SQ & 3KVA for 2 BHK + ST Apartment. DG Capacity shall be on suitable load factor & diversity.
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FIRE FIGHTING SYSTEM	A Synchronised firefighting system with fire sprinkles, hydrant, hose reel, smoke detector, heat detection and fire curtain system as per norms. Pressurized staircases, lift lobbies and lift shafts for better fire safety.
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