

COCOA COUNTY PHASE 02 : RC/REP/HARERA/GGM/1086/818/2026/58
COCOA COUNTY PHASE 03 : RC/REP/HARERA/GGM/1087/819/2026/59
COCOA COUNTY PHASE 04 : RC/REP/HARERA/GGM/1088/820/2026/60
HARERA Website : <https://haryanarera.gov.in/>

COUNTY[®]
GROUP
IT'S ALL ABOUT U



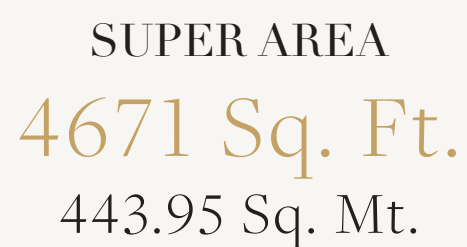
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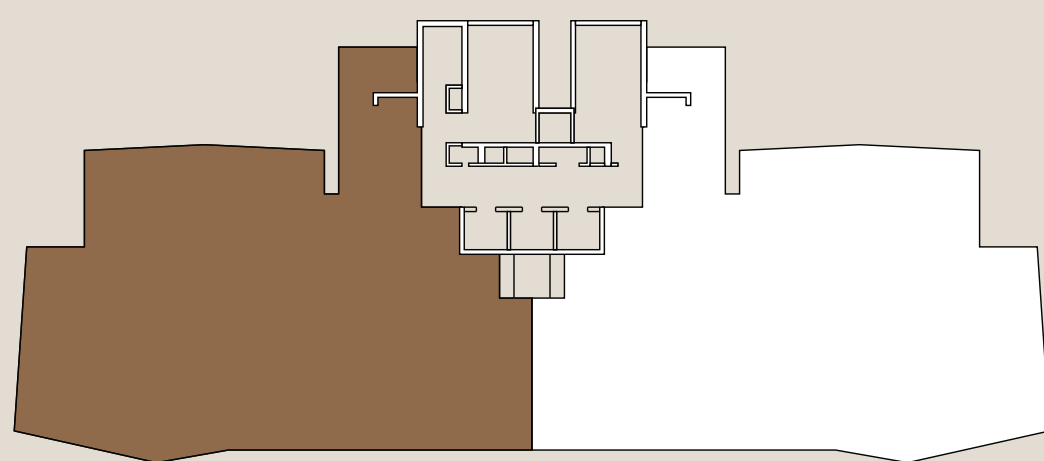
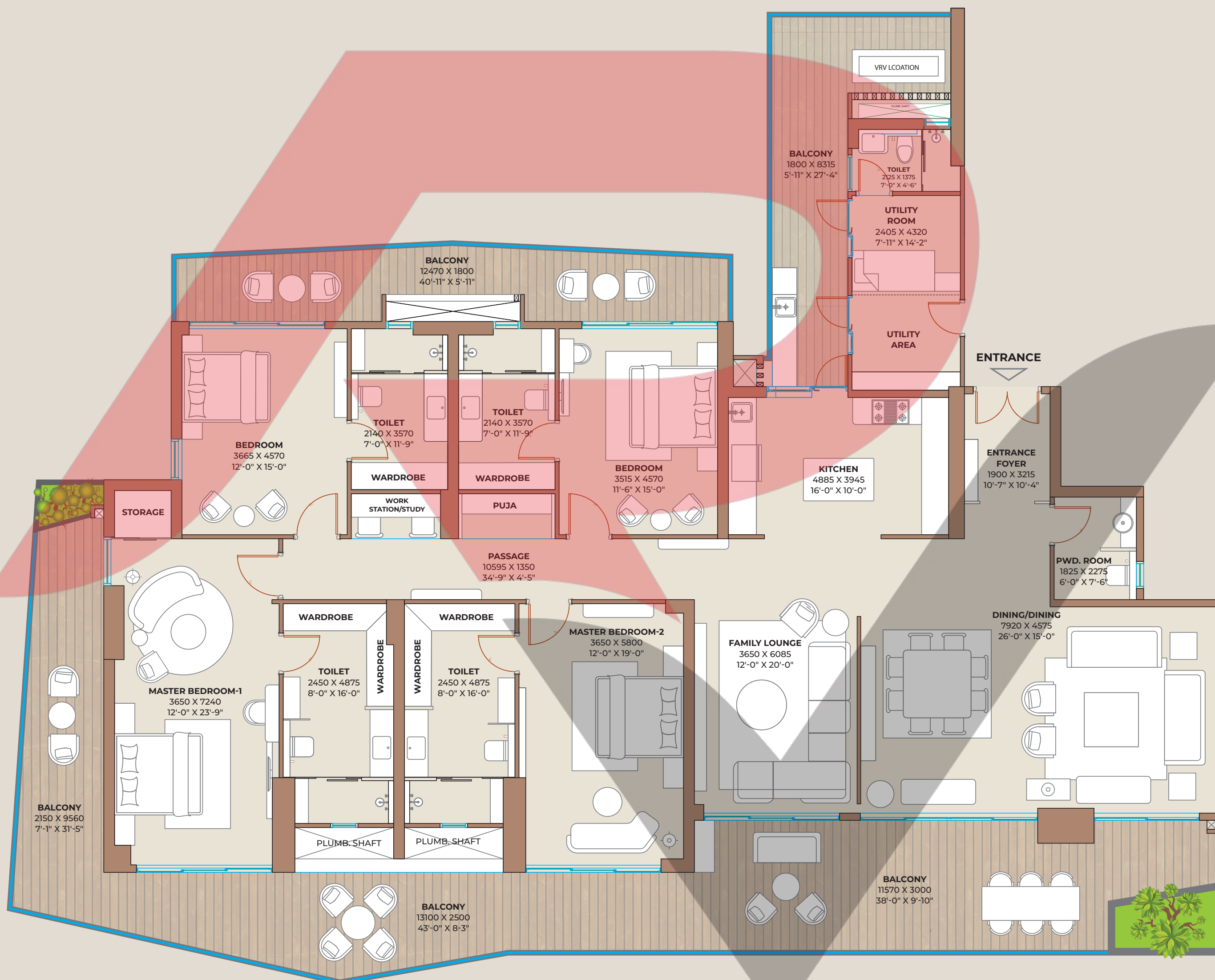


LEGEND

- | | |
|------------------------|-----------------------|
| ① ENTRY / EXIT | ⑧ WATER RIVULET |
| ② TOWER DROP-OFF | ⑨ KIDS PLAY AREA |
| ③ SHALLOW WATER BODY | ⑩ TOT-LOT AREA |
| ④A CRICKET PITCH | ⑪ SENIOR CITIZEN AREA |
| ④B PADEL COURT | ⑫ HAMMOCK GARDEN |
| ④C PICKLEBALL COURT | ⑬ SCULPTURE COURT |
| ④D GOLF PUTTING GREENS | ⑭ FLOATING CAFE |
| ④E VOLLEYBALL COURT | ⑮ NATURE TRAIL |
| ④F TENNIS COURT | ⑯ WATER CASCADE WALK |
| ④G MULTI PURPOSE COURT | ⑰ COMMERCIAL |
| ⑤ PERCUSSION PLAZA | ⑱ PLACE OF WORSHIP |
| ⑥ CLUB ELIXIR | ⑲ PET PARK |
| ⑦ SWIMMING POOL | ⑳ SCHOOL |



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TYPICAL FLOOR PLAN

4 Lifts per Core



SUPER AREA
3825 Sq. Ft.
355.35 Sq. Mt.

BUILT UP AREA

3336 Sq. Ft. (309.95 Sq. Mt.)

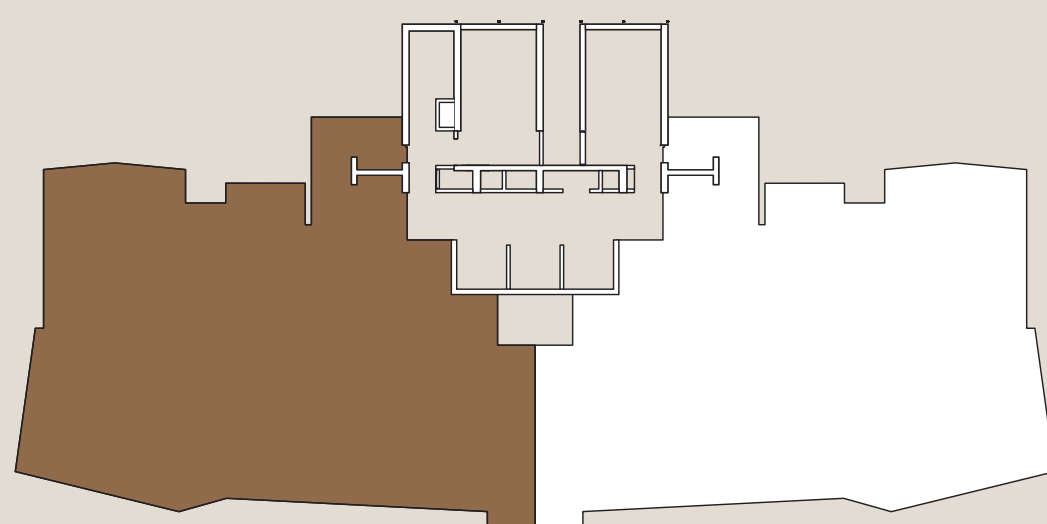
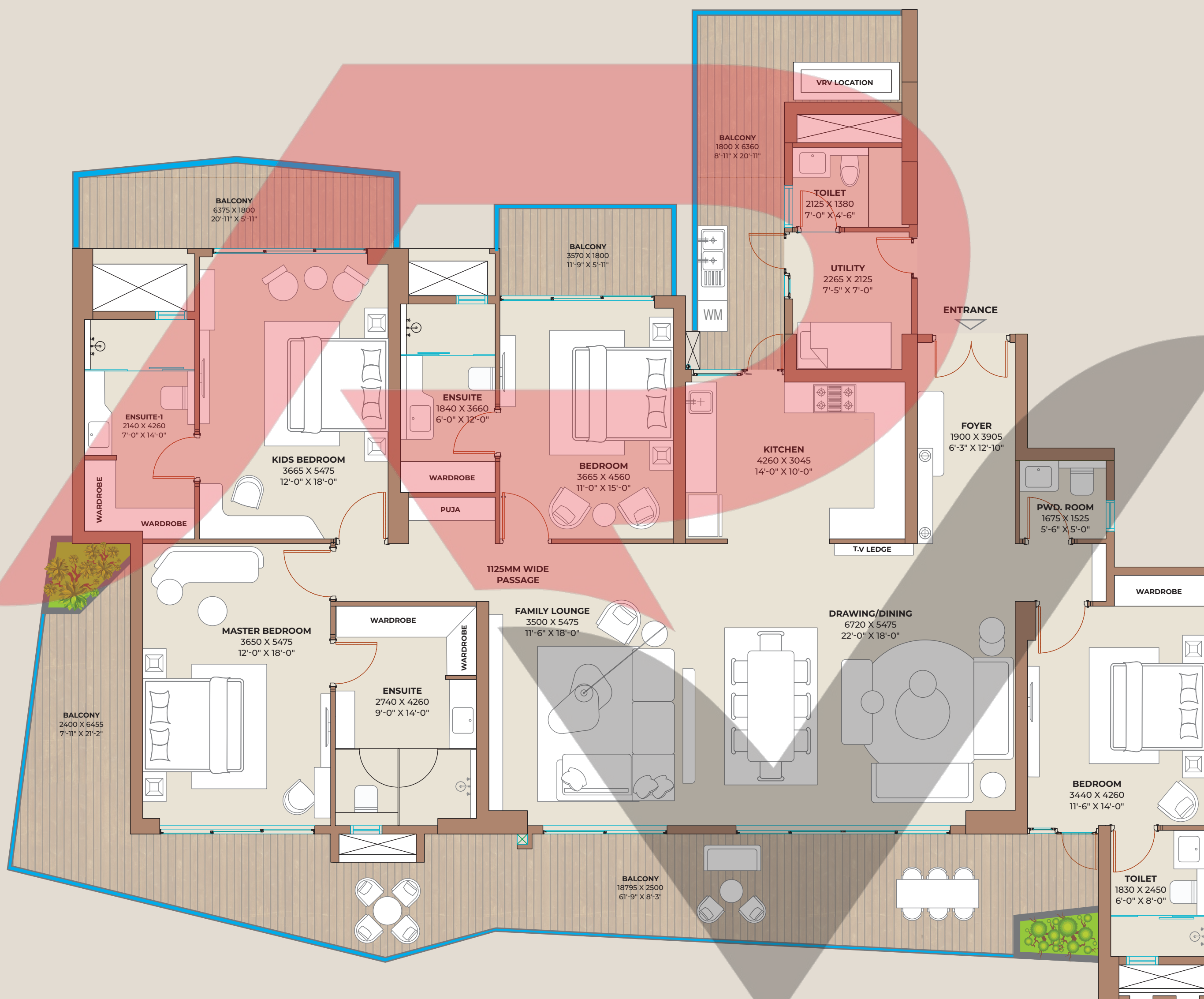
CARPET AREA

2242 Sq. Ft. (208.24) Sq. Mt.

BALCONY AREA

934 Sq. Ft. (86.74 Sq. Mt.)

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TYPICAL FLOOR PLAN

4 Lifts per Core

Disclaimers. While every attempt has been made to ensure the accuracy of the plans, drawings, and all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. • Super Area: (i) the entire area of the said flat enclosed by its periphery walls, including full of the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, stairs, passages, circulating areas, lifts, shafts, covered, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/clean control rooms etc. • Built up area: The area of the flat including the area under common walls between two flats, and full area of walls in other case; area under columns, cupboards, window projections and balconies; and (iii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, stairs, passages, circulating areas, lifts, shafts, covered, corridors, stairs, lift machine room, area for water supply arrangement, maintenance office, security/clean control rooms etc. • Net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts exclusive balcony or verandah area and exclusive open terrace area, but includes the area passed by the internal partition walls of the apartment. • 1 sq. ft. = 0.0259 sq. m; 1 sq. mt. = 10.764 sq. ft; 1 ft. = 0.305 mt and 1 mt = 3.281 ft.



TYPE - C

4BHK + 4T + STUDY

+ UTILITY

SUPER AREA

2997 Sq. Ft.

278.43 Sq. Mt.

BUILT UP AREA

2609 Sq. Ft. (242.36 Sq. Mt.)

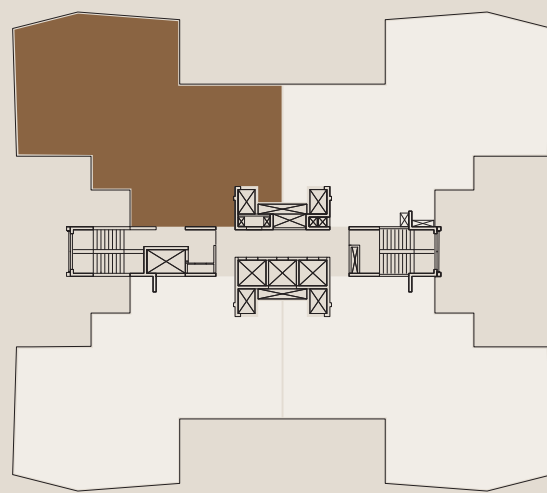
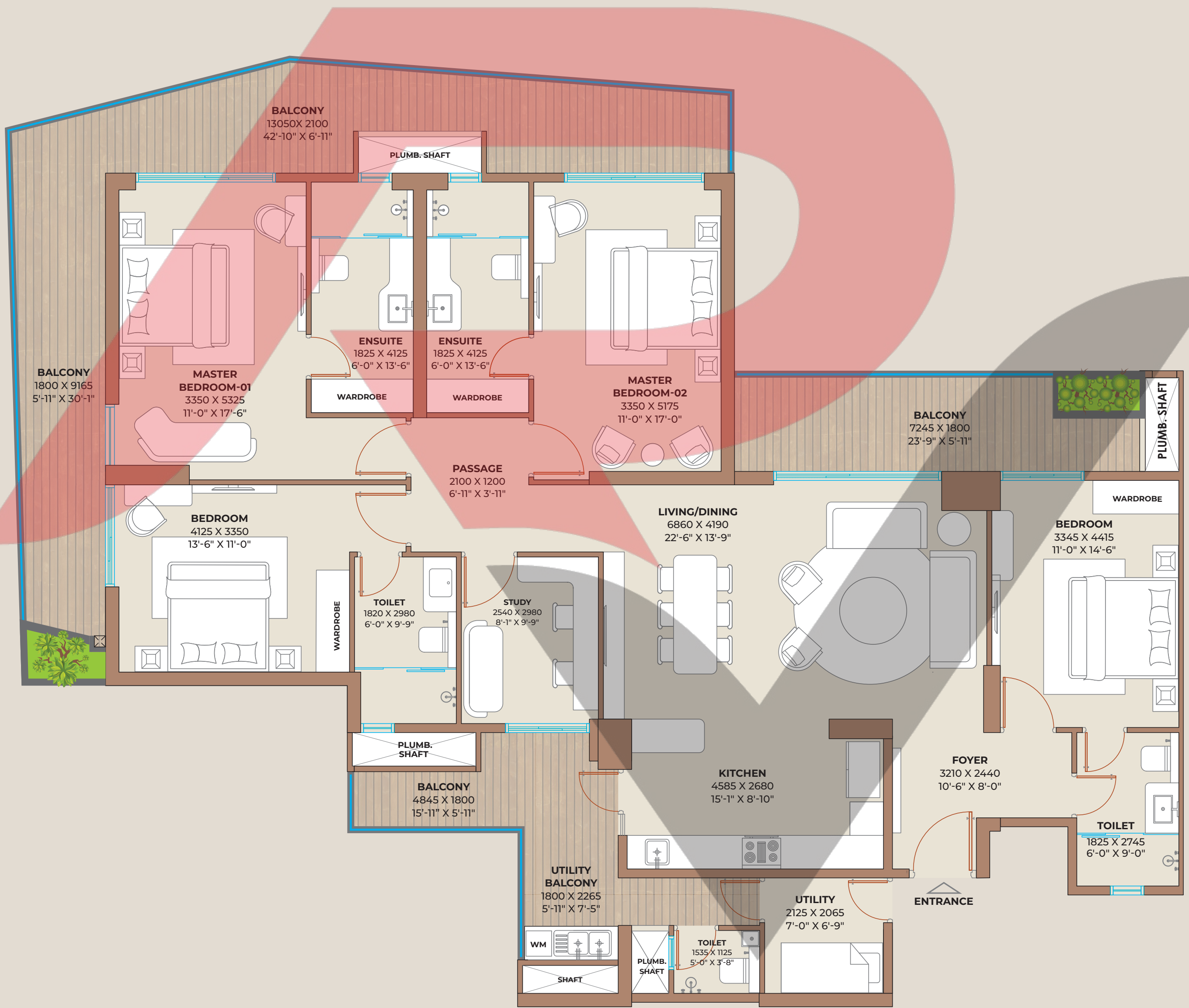
CARPET AREA

1785 Sq. Ft. (165.84 Sq. Mt.)

BALCONY AREA

633 Sq. Ft. (58.79 Sq. Mt.)

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TYPICAL FLOOR PLAN

4 Lifts per Core

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TYPE - D

3BHK + 3T +

MULTI PURPOSE

ROOM + UTILITY

SUPER AREA

2592 Sq. Ft.

240.80 Sq. Mt.

BUILT UP AREA

2279 Sq. Ft. (211.70 Sq. Mt.)

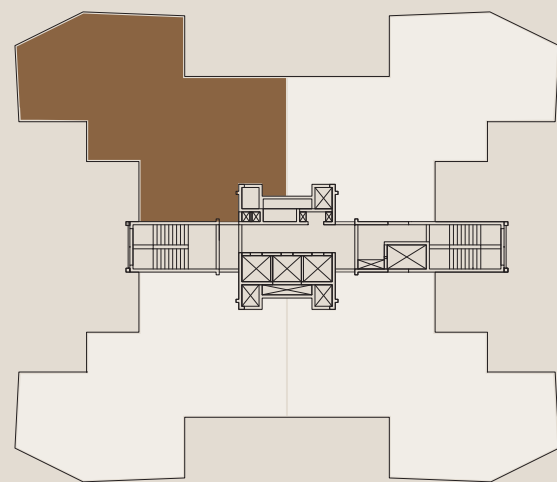
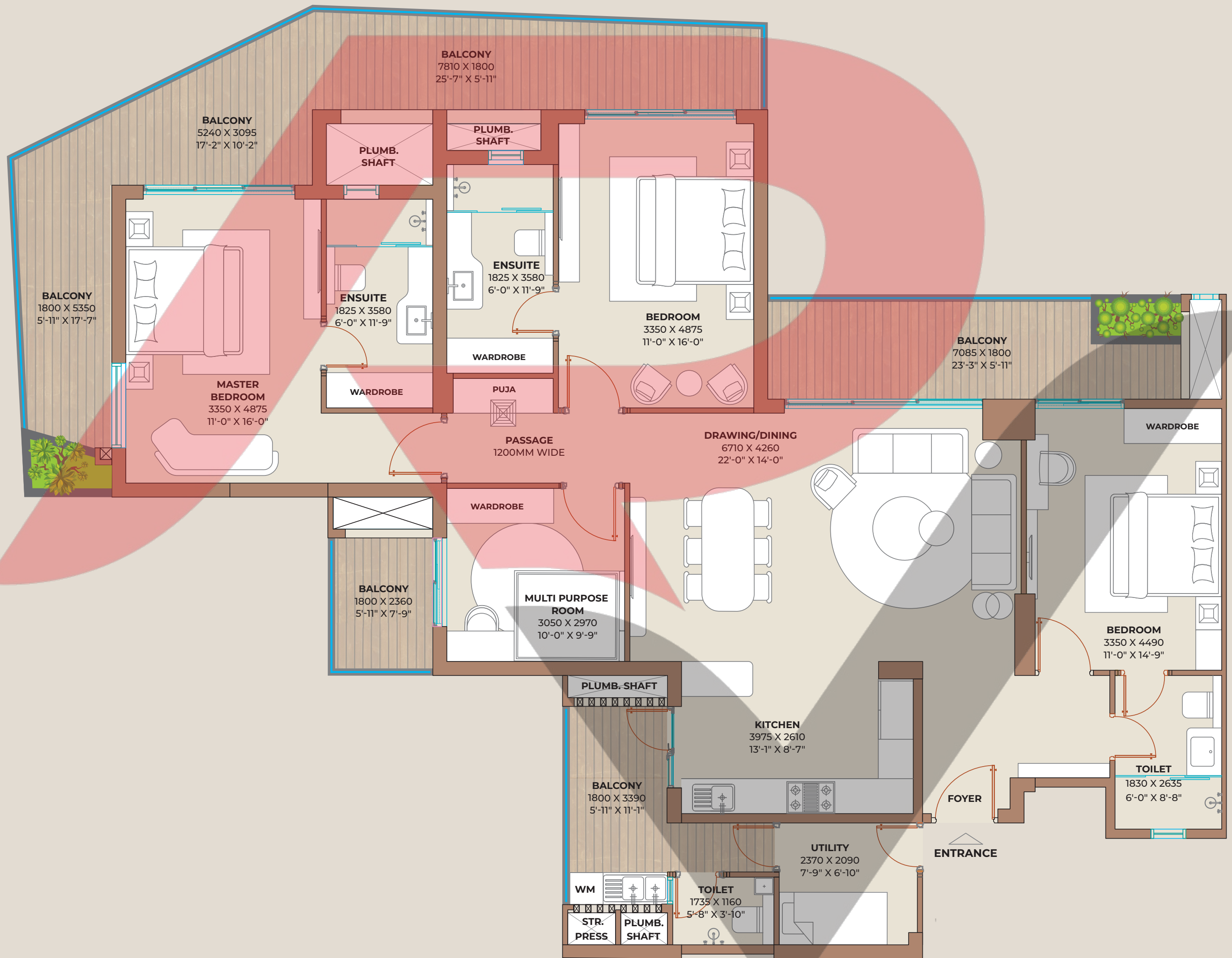
CARPET AREA

1498 Sq. Ft. (139.12 Sq. Mt.)

BALCONY AREA

582 Sq. Ft. (54.07 Sq. Mt.)

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TYPICAL FLOOR PLAN

4 Lifts per Core

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PRIME LOCATION, SEAMLESS CONNECTIVITY

Set within the evolving growth corridor of *New Gurugram, Sector 88A* offers the advantage of emerging infrastructure, access to key urban destinations and proximity to established residential and commercial catchments. Cocoa County is planned as a refined address for families seeking connectivity, openness and long-term value.

- DWARKA : 10 MINS
-
- IGI AIRPORT : 35 MINS
-
- CYBER CITY : 25 MINS
-
- MEDANTA HOSPITAL : 30 MINS
-
- IFFCO CHOWK : 30 MINS
-
- RAJIV CHOWK : 22 MINS

Flanked by the Dwarka Expressway and NH-48, with direct connectivity to the heart of Delhi, Indira Gandhi International Airport, and the vast Gurgaon-Manesar corporate belt, this is not simply a well-connected address. It is one of the most strategically positioned residential sites in the entire NCR today.



IT'S ALL ABOUT U

ASHIANA LANDCRAFT REALTY PRIVATE LIMITED

CORPORATE OFFICE :

Shop No 4, SVH 83 Metro Street, Sector 83,
Dwarka Expressway, Gurugram, HR, IN

SITE OFFICE :

Sector 88-A, Pataudi Road, Dwarka Expressway
Gurugram, HR, IN

E: info@realtyventuresindia.com • M: +91-9990666797 • W: www.realtyventuresindia.com

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