



About Us

- ▶ SS Group is a well known, trusted and one of the oldest business conglomerate with strong presence in Real Estate development. Established in the year 1992, the group has experience of over two decades in development & delivery of unique, innovative, high quality and user friendly real estate products in NCR Region.
- ▶ Since its inception the group has delivered **over 20 landmark residential & commercial projects spread over 15 million Sq. Ft in NCR and another 17 million Sq. Ft. is under different stages of planning and development.** Some of the notable delivered projects include The Hibiscus, SS Plaza, Southend, Aaron Ville, The Lilac and many more.
- ▶ Armed with one of the largest land banks in NCR Region, the group is committed towards developing state of the art real estate masterpieces. As a step up the ladder of success, the Group is diversifying into Brewery, Healthcare, Hospitality and Education.

Some of our Delivered Projects



SS Plaza, Sector 47



The Hibiscus, Sector 50



Georgian Residency, Sector 47



Southend, Sector 47 & 48

Some of our Delivered Projects



Southend Elite, Sector 47



Delight & Splendours, Sector 57

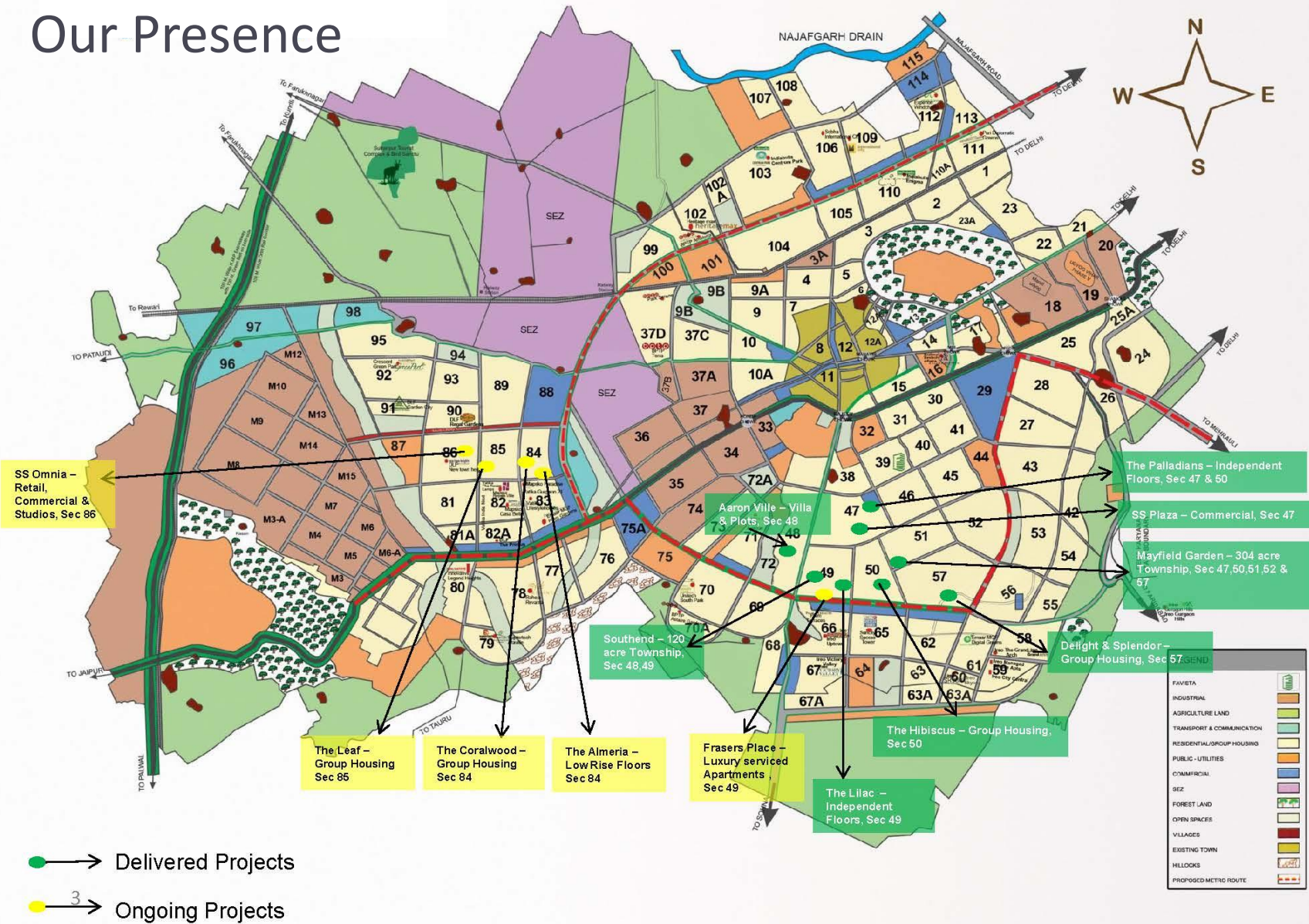


Lilac, Sector 49



Palladians, Sector 47

Our Presence





THE CORALWOOD

HOMES BY SS GROUP

Sector-84, Gurgaon

Artistic Impression



Actual Picture



Overview

Spread across of 15 acres of lush green, tranquil environment, the Coralwood is a landmark of comfortable living, situated in the heart of Gurgaon. Its location (sector 84), close proximity to the airport (20km) and direct access to Dwarka Expressway, makes it an ideal place for your abode. Its proximity to IFFCO chowk, Railway station and the proposed ISBT & metro station, are add ons to its already promising location.



The Coralwood offers a variety of artistically designed 2 and 3 BHK apartments, ranging from 1425 to 1890 sq ft. respectively, for lavish and comfortable living. It offers exclusive towers for three bedrooms apartments with an addition of domestic help room, spread over an expansive 2250 sq ft., providing a combination of opulence and magnificence.

The 639 apartments at The Coralwood offer an inspiring choice of contemporary and affordable homes, set amidst a soothing stretch of lush green landscapes and indigenous flora.

Features

- Commercial Complex to take care of one's daily needs
- Water bodies and Landscaped Gardens
- 100% Power back-up
- Eco-friendly waste management system for green - pollution free surroundings
- Well lit-paved roads with high quality riding surface
- Single gate entry with latest high-tech systems for round-the-clock security
- Luxurious club with swimming pool
- Dedicated covered parking
- 24 X 7 Treated water supply
- High Speed Elevators



Location Map



LOCATION ADVANTAGES



Bang On Dwarka Expressway



25 mins drive from IGI Airport



Proposed ISBT & Metro Depot in front of this project



Closer to 5-star Hotel, Hyatt Regency at NH-8

Location Map – New Gurgaon



Layout Plan



- 1 Drop Off Area
- 2 Firepath
- 3 Pergola
- 4 Tennis Court
- 5 Water Body
- 6 Cascade Wall
- 7 Feature Wall
- 8 Parking
- 9 Arrival Plaza
- 10 Totlot Garden
- 11 Shaded Stilt Garden and Sitout
- 12 Amphitheatre
- 13 Mound
- 14 Club
- 15 Swimming Pool
- 16 Club Drop Off
- 17 Ramp
- 18 Children's Play Area
- 19 Landscaped Lawn

Floor Plan – 2 BHK – 1425 Sq. Ft. – Type 1



Floor Plan – 2 BHK – 1425 Sq. Ft. - Type 2



Floor Plan – 3 BHK(A) – 1750 Sq. Ft. - Type 1



Floor Plan – 3 BHK(A) – 1750 Sq. Ft. - Type 2



Floor Plan – 3 BHK(B) – 1890 Sq. Ft. - Type 1



Floor Plan – 3 BHK(B) – 1890 Sq. Ft. - Type 2



Floor Plan – 3 BHK + SR – 2250 Sq. Ft. - Type 1



Floor Plan – 3 BHK + SR – 2250 Sq. Ft. - Type 2



Specifications

AREAS	FLOORS	WALLS	CEILING	DOORS	WINDOWS/ GLAZING	OTHERS
LIVING ROOM / DINING ROOM	Vitrified Tiles	Oil Bound Distemper	Dry Distemper	Seasoned Hardwood Frames with European style Moulded Shutter	Aluminium Glazing	
MASTER BEDROOM	Laminated Wooden Flooring	Oil Bound Distemper	Dry Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium Glazing	
OTHER BEDROOMS	Laminated Wooden Flooring	Oil Bound Distemper	Dry Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium Glazing	
KITCHEN	Ceramic Tiles	Combination of Tiles & Oil Bound Distemper	Dry Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium Glazing	Modular kitchen with Granite Counter Top, SS Single Drain Board with CP Fittings
MASTER TOILET / OTHER TOILETS	Ceramic Tiles	Combination of Ceramic Tiles & Oil Bound Distemper	Dry Distemper	Seasoned Hardwood Frames with Flush Shutter	Aluminium Glazing	CP Fittings with Chinaware Fixtures
BALCONIES	Ceramic Tiles	Weather Proof Paint	Weather Proof Paint		Aluminium Glazing	
SERVANT/UTILITY ROOM	Ceramic Tiles	Dry Distemper	Dry Distemper	Seasoned Hardwood Frames with Flush Shutter		

Accommodation

Fat Accommodation	
Type	Super Area (in Sq. Ft.)
2 BHK	1425
3 BHK - 1	1750
3 BHK - 2	1890
3 BHK + Servant	2250

Price List (Discounted Price for Limited Time Period)

Basic Sale Price (INR psf)	4500
Other Charges	
EDC/IDC (INR psf)	306
Reserved Car Parking (INR)	350000
Club Membership (INR)	200000
PLC (If Applicable)	
Park/landscaped area facing	Rs 200/- per Sq.ft.
First Floor unit	Rs 200/- per Sq.ft.
Second Floor to Fifth Floor	Rs 150/- per Sq.ft.
Corner Unit	Rs 200/- per Sq.ft.

Areas, specifications etc are tentative and subject to revisions at sole discretion of Company. Stamp Duty / Registration Charges for transfer of the Unit shall be born by the Member. The prices are free from Escalation. **Service Tax/ Sales tax if applicable shall be extra.** All Cheques /D.D to be made in the Favour of "**SS Group Private Limited.**" payable at New Delhi. Company shall not accept any cash payments.

Possession Linked Payment Plan(30:70) (For Limited Time Period)

Stages of Payment	Percentage of Unit Price
At the time of Booking	10%
Within 30 days of booking	10%
Within 90 days of booking	10%
On offer of possession	70%

Subvention Scheme (10:80:10) (For Limited Time Period)

Stages of Payment	Percentage of Unit Price
At the time of Booking	10%
As per subvention scheme approved by Bank / NBFC	80%
On offer of possession	10%

Unit Price includes Basic Sale Price, EDC, IDC, Club Membership, Car Parking & PLC .
IFMS, stamp duty & registration charges shall be payable at the time of handing over of possession.
Company shall subvent the interest on amount disbursed by disbursing bank / NBFC as per terms and conditions of approved subvention scheme. Interest shall be subvented till offer of possession only.
Loan by Bank / NBFC are subject to eligibility criteria of respective financial Institutions.

THANK YOU