conscient
wherevaluemeetsvalues

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PLAY LIFE ONCE AGAIN.

conscient
wherevaluemeetsvalues

heritage ONE

ARE YOUR FINGERS THE ONLY PART OF YOUR BODY TO GET SOME EXERCISE WHILE CHANGING CHANNELS? WHAT KIND OF KIDS ARE YOU RAISING– FLEET FOOTED ATHLETES OR FLATFOOTED PLAYSTATION JUNKIES? IS THERE A BETTER WAY TO NETWORK WITH YOUR FRIENDS THAN CHECKING THEIR FACEBOOK UPDATES?

UNPLUG. SWITCH OFF. LOG OUT.
GO PLAY FOR REAL.

PLAY LIFE ONCE AGAIN.

THE LAST TIME YOU BROKE A SWEAT, WAS THE REASON BAD AIR-CONDITIONING? DID YOU SILENTLY FEEL GUILTY WHENEVER YOU TOOK THE LIFT? HOW LONG HAS IT BEEN SINCE YOUR MUSCLES ACHED AFTER A GOOD GAME OR YOUR HEART LONGED TO PLAY ONE?

STRETCH. SHOUT. SWEAT IT OUT.
FEEL THE RUSH OF ADRENALINE.

PLAY LIFE ONCE AGAIN.

QUALITY TIME WITH KIDS DOESN'T ALWAYS HAVE TO BE AT THE MOVIES.
MALLS ARE NOT THE ONLY PLACES TO HAVE GOOD CLEAN FUN
WITH YOUR FAMILY. THERE ARE BETTER THINGS TO ARGUE
ABOUT THAN WHICH PIZZA TO ORDER.

TEAM UP. TRAIN TOUGH. GIVE IT YOUR BEST SHOT.
WIN SOME LOSE SOME.

PLAY LIFE ONCE AGAIN.

ARTISTIC IMPRESSION OF FLOODLIT MULTI-PURPOSE PLAYGROUND AT HERITAGE ONE*

* All Artistic Impressions are conceptualisations. These images neither constitute a legal offer nor purport to replicate the exact products.

TAKING SIDES.
DAY AND NIGHT MATCHES.
BRIGHT FRESH MORNINGS.

IT'S CHILDHOOD ALL OVER AGAIN.

Wrap your office work and rush back home. You've got scores to settle with your neighbours.

- FLOODLIT MULTI-PURPOSE PLAYGROUND
- RESORT STYLE LARGEST POOL IN CLASS
- INDOOR BADMINTON COURT
- INDOOR SQUASH COURT
- JOGGERS' TRAIL

TAKE YOUR PICK.
TAKE YOUR TIME.
FEEL PRIVILEGED.

THAT'S TRUE LUXURY.

Enjoy the healing powers of a quiet swim without having to wait for your turn. Or how about a good game of Badminton after a mind-numbing day at work? Not only are we creating a huge resort style pool- the largest in its class, we also have one of the highest FTR, so that 300 privileged families may get their fair share of healthy recreation at our 15000 Sq. Ft. club.

- 15000 SQ. FT. CLUB FOR ONLY 300 FAMILIES
- RESORT STYLE LARGEST POOL IN CLASS
- FULLY EQUIPPED GYMNASIUM
- KID'S SPLASH POOL
- HIGHEST FTR (FACILITY TO RESIDENT RATIO) IN CLASS
- TABLE TENNIS & OTHER INDOOR AMENITIES

ARTISTIC IMPRESSION OF THE CLUB AT HERITAGE ONE*

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Conscient proudly presents unique sports lifestyle homes at Sector 62, Gurgaon. These homes are designed to promote a healthy and active lifestyle for the whole family. With a variety of sports facilities within the premises, your kids get to play with abandon the way they should, while you get to relive the joys of childhood.

SAY HELLO TO HEALTH AND SPORTS. ENTER HERITAGE ONE.

ARTISTIC IMPRESSION OF THE ENTRANCE AT HERITAGE ONE*

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ARTISTIC IMPRESSION OF THE AERIAL VIEW OF HERITAGE ONE*

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DESIGN THAT ENGAGES.
FACILITIES THAT INDULGE.
LOOK FORWARD TO EVERY DAY.

PLAY LIFE ONCE AGAIN.

heritage ONE

ARTISTIC IMPRESSION OF THE FOUNTAIN COURT AT HERITAGE ONE*

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MEDITATE.
BOND WITH NEIGHBOURS.
COMMUNE WITH NATURE.

LIVE ALFRESCO.

Heritage One has been planned with great care to give you a life that's as serene as it is active. While there are enough opportunities to engage the more vigorous lot, we have also paid attention to the needs of the elderly and the young ones. There is an array of aesthetically designed retreats and gardens for meditative walks and leisure activities surrounding our homes. Similarly, a Play Pen with rides has been created especially for the kids.

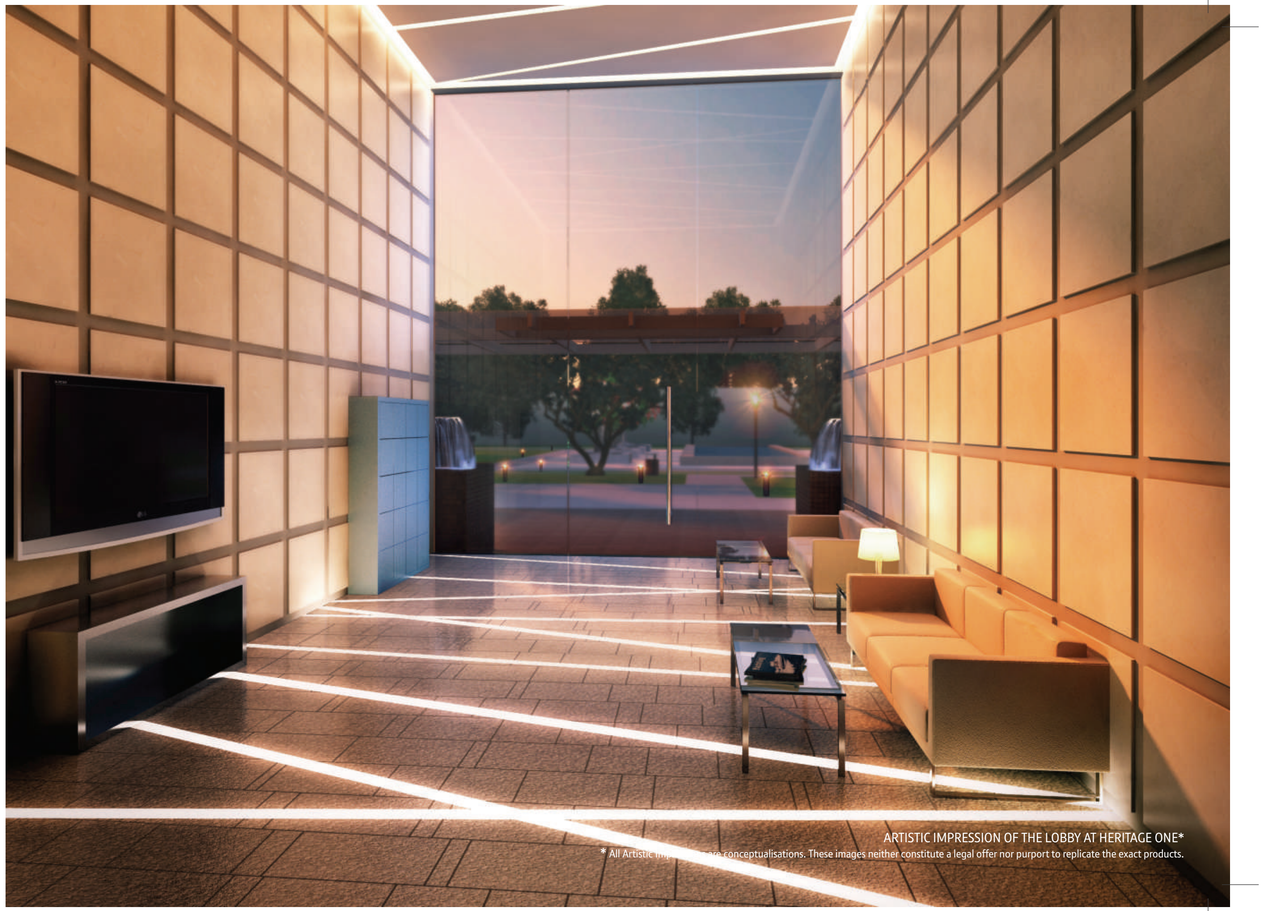
- ZEN GARDEN
- CENTRAL FOUNTAIN COURT
- AMPHITHEATRE
- SPICE GARDEN
- HERBARIUM
- KIDS' PLAY PEN
- LANDSCAPED FOCAL ZONES

ENJOY THE VIEW.
PRICE YOUR PRIVACY.
CHERISH YOUR FREEDOM.

LIVE-IN WITH LUXURY.

Our unique design aims to ensure total privacy for you and your family. The feeling of luxury settles in the moment you enter the plush lobby. All units at Heritage One are corner units that receive a spectacular 270 degree view of the beautifully landscaped premises at all times.

- FULLY FURNISHED AIR CONDITIONED LOBBY
- 3 SIDES OPEN UNITS WITH 270 DEGREE VIEW
- ALL CORNER UNITS WITH MAXIMUM INDEPENDENCE
- 3 TIER SECURITY



ARTISTIC IMPRESSION OF THE LOBBY AT HERITAGE ONE*

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ARTISTIC IMPRESSION OF A BEDROOM AT HERITAGE ONE*

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LAZE.
LOUNGE.
LUXURIATE.

YOUR HOME IS YOUR KINGDOM.

Luxury has nothing to do with minimalism. One glance at our plush interiors will reveal that the homes have been built with a generous hand and bedecked with top-of-the-line amenities. These superbly spacious and aesthetically striking homes are also complemented by lovely balconies.

- AIR-CONDITIONING IN ALL APARTMENTS
- FITTED MODULAR KITCHENS
- IMPORTED MARBLE IN THE LIVING / DINING AREAS
- LARGE BALCONIES

ENJOY THE BREATHTAKING VIEW.
CHERISH THE ACTIVE LIFESTYLE.
LET YOUR EVENINGS COME ALIVE.
PLAY
LIFE
ONCE
AGAIN.
heritage ONE
ARTISTIC IMPRESSION OF THE AERIAL VIEW OF HERITAGE ONE AT NIGHT *
* All Artistic Impressions are conceptualisations. These images neither constitute a legal offer nor purport to replicate the exact products.

facilities

• GYMNASIUM • JOGGERS' TRAIL • CHANGE ROOMS • 3 TIER SECURITY

• MODULAR KITCHEN • CONVENIENCE STORE • CAFE • WI-FI

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facilities

• INDOOR BADMINTON COURT • INDOOR SQUASH COURT
• FLOODLIT MULTI-PURPOSE PLAYGROUND • AMPHITHEATRE

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• FOUNTAIN COURT • ZEN GARDEN AND MULTIPLE LANDSCAPE FEATURES
• RESORT STYLE LARGEST SWIMMING POOL IN CLASS • KIDS' PLAY PEN

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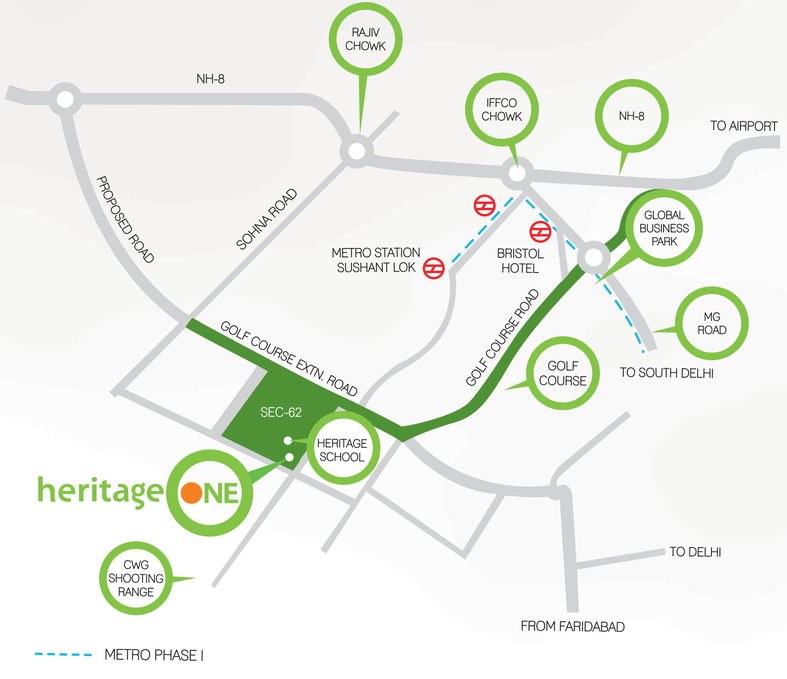
CARE.
CONSERVE.
CONTRIBUTE.

THE FUTURE IS GREEN.

We know you care. So do we. That's why we have designed our homes around the principles of energy conservation and green living. An eco-friendly lifestyle is the way of life at Heritage One.

- RAINWATER HARVESTING
- SOLAR LIGHTING
- AMPLE DAYLIGHT PROVISION
- SEWAGE TREATMENT PLANT
- SHADING DEVICES
- OPTIMAL ORIENTATION
- MOTION SENSOR ACTIVATED LIGHTING IN COMMON AREAS



GO OUT.
GET AROUND.
EVERYTHING'S A SKIP AND HOP AWAY.

OWN THE MOST COVETED LOCATION IN GURGAON.

In order to enjoy life to the fullest, one needs ample time. And the surest ways of saving time is to live at a place that is conveniently located. Heritage One is at one of the most sought after locations in Gurgaon. Not only is it on its way to becoming the most elite residential address in Gurgaon, it also enjoys close proximity with several local landmarks.

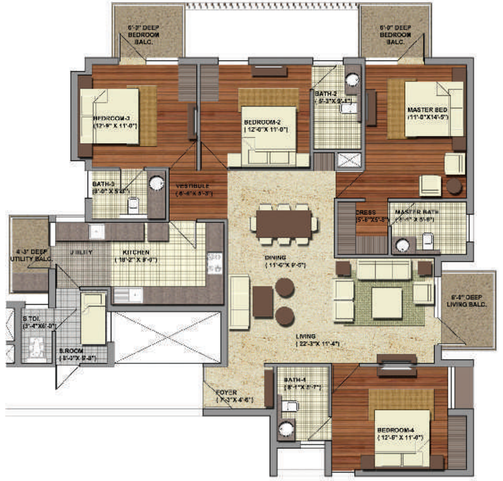
- LOCATED AT SECTOR-62, GURGAON
- ON THE 280 FT. WIDE SECTOR ROAD
- CLOSE TO THE METRO STATION
- NEXT TO THE HERITAGE SCHOOL
- PROXIMITY TO DELHI BORDER
- PROXIMITY TO GOLF COURSE
- EN-ROUTE COMMON WEALTH GAMES SHOOTING RANGE

floor plans

TOWER B & C

3 BHK UNIT
1890 SQ. FT.

3 BEDROOMS
3 BATHROOMS
SERVANT'S ROOM



TOWER A

4 BHK UNIT
2390 SQ. FT.

4 BEDROOMS
4 BATHROOMS
SERVANT'S ROOM

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specifications

Areas	Walls	Floor	Ceiling	Doors	Windows/Glazing	Others
Structure	Earthquake resistant framed structure with brick filler walls					
Living Room/Dining	Pop Punning With Acrylic Emulsion Paint	Imported Marble	Pop Punning With Acrylic Emulsion Paint	Moulded Door Shutters With Paint/Polish External Doors: UPVC/Powder Coated Aluminium Doors	UPVC/Powder Coated Aluminium Window Frames And Shutters	Split AC*
Master Bedroom	Pop Punning With Acrylic Emulsion Paint	Wooden Laminated Flooring**	Pop Punning With Acrylic Emulsion Paint	Moulded Door Shutters With Paint/Polish External Doors: UPVC/Powder Coated Aluminium Doors	UPVC/Powder Coated Aluminium Window Frames And Shutters	Split AC*
Other Bedrooms	Pop Punning With Acrylic Emulsion Paint	Wooden Laminated Flooring**	Pop Punning With Acrylic Emulsion Paint	Moulded Door/ Shutters With Paint/Polish External Doors: UPVC/ Powder Coated Aluminium Doors	UPVC/Powder Coated Aluminium Window Frames And Shutters	Split AC*
Kitchen	Vitrified Tiles	Vitrified Tiles	Pop Punning With Acrylic Emulsion Paint	Moulded Door/ Shutters With Paint/Polish External Doors: UPVC/ Powder Coated Aluminium Doors	UPVC/Powder Coated Aluminium Window Frames And Shutters	Granite/Marble Counter Top, Stainless Steel Sink With Single Bowl And Drainage, Modular Kitchen With Hob And Chimney
Balconies/ Terraces	Weather Proof Paint	Anti-skid Tiles	Weather Proof Paint	External Doors: UPVC/ Powder Coated Aluminium Doors		
Toilets	Ceramic/ Vitrified Tiles	Ceramic/ Vitrified Tiles	Acrylic Emulsion Paint	Moulded Door Shutters With Paint/Polish	UPVC/Powder Coated Aluminium Window Frames And Shutters	Chinaware, Single Lever CP Fittings, Wash Basin With Counter
Servant Room	Oil Bound Distemper	Ceramic/ Tiles	Oil Bound Distemper	Flush Door Shutters With Paint	UPVC/Powder Coated Aluminium Window Frames And Shutters	
WC	Ceramic Tiles	Ceramic Tiles	Oil Bound Distemper	Flush Door Shutters With Paint	UPVC/Powder Coated Aluminium Window Frames And Shutters	Chinaware And CP Fittings
Electrical	Concealed Copper Wiring With Modular Plate Switches, Full Power Back Up ***					
Lifts	High Speed Passenger Lift In Each Block, Vitrified Tiles/Marble In Lift Lobby					
Facilities	Club with Fully Equipped Gym, Resort Style Largest Pool in Class, Shower and Changing Areas, Café, Convenience Store, Kids' Play Pen, Floodlit Multi-Purpose Playground, Indoor Badminton Court, Indoor Squash Court, Table Tennis, Landscaped Courtyards with Feature Focal Points, Meditation Greens, Joggers' Trail, Provision for Cable TV, WiFi Facility in the Whole Complex, Car Hailer System, Drivers' Waiting Lounge with Other Facilities, Dedicated Car Washing Bays					
Security	Perimeter Security, Smart Card Access , CCTV Surveillance, Intercom Link From Main Gate To Each Apartment					

*JAPANESE MAKE A/C'S **EUROPEAN MAKE ***FOR 3 BEDROOM APARTMENT MIN 8 KVA/ FOR 4 BEDROOM APARTMENT MIN 10 KVA

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price list

BASIC SALE PRICE (BSP)	As Applicable
EXTERNAL DEVELOPMENT CHARGES (EDC)	Rs. 349/- Per Sq. Ft.
INFRASTRUCTURE DEVELOPMENT CHARGES (IDC)	Rs. 32/- Per Sq. Ft.
PREFERENTIAL LOCATION CHARGES (PLC)	As Applicable
CAR PARKING CHARGES (CPC):	
1) 3BHK: 1 (One) Covered Parking Mandatory	As Applicable
2) 4BHK: 2 (Two) Covered Parking Mandatory	As Applicable
CLUB MEMBERSHIP CHARGES (CMC)	Rs. 1,00,000/-
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs. 75 Per Sq. Ft.
BOOKING AMOUNT	As Applicable

PREFERENTIAL LOCATION CHARGES (PLC):	% of BASIC SALE PRICE
1) Ground Floor	5.00%
2) First Floor	3.50%
3) Second Floor	2.50%
4) Third Floor	1.50%
5) Floor Below Top Floor/Penthouse	2.50%
6) Penthouse/Top Floor	5.00%
7) Fountain Court Facing	4.00%
8) Central Court & Fountain Facing	7.00%
9) Corner Overlooking Central Court & Sector Road Facing	4.00%
10) Corner Overlooking Club/Pool & Sector Road Facing	4.00%
11) Amphitheatre/Spice Garden/Herbarium/Badminton Court Facing	4.00%
12) Corner Overlooking Amphitheatre & Zen Garden Facing	4.00%
13) Corner Overlooking Multi-Utility Sports Court & Badminton Court Facing	4.00%
14) Multi-Utility Sports Court & Central Court Facing	5.00%

NOTE:

1. Prices prevailing at the time of Application for Booking shall be applicable.
2. External Development Charges (EDC) and Infrastructure Development Charges (IDC) shall include interest and other incidental charges thereon as presently applicable, but does not include any future upward revision by the Haryana Government, which shall be payable at that time by the Applicant.

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payment plan

DOWN PAYMENT PLAN [12% Rebate on 80% of BSP]

S. NO.	LINKED STAGES	PAYMENT TOWER A (4 BHK+SR), TOWER B (3 BHK+SR) & TOWER C (3 BHK+SR)
1.	On Booking	15% of Sale Price
2.	Within 60 Days of Booking	80% of Sale Price +100% PLC + 100% CPC Less Down Payment Rebate
3.	On Intimation of Possession	5% Sale Price + IFMS + CMC + SD + RC

INSTALLMENT - PAYMENT PLAN

S. No.	LINKED STAGES	PAYMENT TOWER A (4 BHK+ SR)	PAYMENT TOWER B (3 BHK+ SR)	PAYMENT TOWER C (3 BHK+ SR)
1.	On Booking	8 Lakhs	6 Lakhs	6 Lakhs
2.	Within 45 Days of Booking	15% of Sale Price Less Booking Amount	15% of Sale Price Less Booking Amount	15% of Sale Price Less Booking Amount
3.	Within 90 Days of Booking	10% of Sale Price	10% of Sale Price	10% of Sale Price
4.	On Start of Excavation	5% of Sale Price	5% of Sale Price	5% of Sale Price
5.	On Completion of Final Basement Roof Slab	5% of Sale Price + 25% CPC	5% of Sale Price + 25% CPC	5% of Sale Price + 25% CPC
6.	On Completion of 1st Floor Roof Slab	7.5% of Sale Price + 25% CPC	7.5% of Sale Price + 25% CPC	7.5% of Sale Price + 25% CPC
7.	On Completion of 3rd Floor Roof Slab	7.5% of Sale Price + 25% CPC	7.5% of Sale Price + 25% CPC	7.5% of Sale Price + 25% CPC
8.	On Completion of 6th Floor Roof Slab	5% of Sale Price + 25% CPC	7.5% of Sale Price + 25% CPC	7.5% of Sale Price + 25% CPC
9.	On Completion of 9th Floor Roof Slab	5% of Sale Price + 50% PLC	7.5% of Sale Price + 50% PLC	7.5% of Sale Price + 50% PLC
10.	On Completion of 12th Floor Roof Slab	5% of Sale Price + 50% PLC	5% of Sale Price + 50% PLC	7.5% of Sale Price + 50% PLC
11.	On Completion of 15th Floor Roof Slab	5% of Sale Price	5% of Sale Price	7.5% of Sale Price
12.	On Completion of 18th Floor Roof Slab	5% of Sale Price	5% of Sale Price	5% of Sale Price
13.	On Completion of 21st Floor Roof Slab	5% of Sale Price	5% of Sale Price	NA
14.	On Completion of 24th Floor Roof Slab	5% of Sale Price	NA	NA
15.	On Completion of Top Floor Roof Slab	5% of Sale Price	5% of Sale Price	5% of Sale Price
16.	On Receipt of Occupancy Certificate	5% of Sale Price	5% of Sale Price	5% of Sale Price
17.	On Intimation of Possession	5% of Sale Price + IFMS +CMC+SD+RC	5% of Sale Price +IFMS+CMC+SD+RC	5% of Sale Price +IFMS+CMC+SD+RC

NOTE:

1. Sale Price = BSP+EDC+IDC
2. Club Membership Charges (CMC) applicable is Rs. 100000/- for an apartment payable additionally with last Installment.
3. External Development Charges (EDC) and Infrastructure Development Charges (IDC) include interest and other incidental charges thereon as presently applicable, but does not include any future upward revision by the Haryana Government, which shall be payable at that time by the Applicant.
4. Interest Free Maintenance Security (IFMS) applicable is Rs. 75/- per sq.ft for an apartment payable additionally with last Installment.
5. Stamp Duty (SD) and Registration Charges (RC) shall be payable with the last installment based on prevailing rates.
6. Cheque should be made in favour of "Conscient Infrastructure Pvt. Ltd. A/c. Heritage One".
7. Down Payment Price shall be calculated taking 12% Rebate on 80% of Basic Sale Price only (excluding EDC & IDC)
8. The above Prices / Payment Plans are subject to revision / withdrawal at any time without prior notice at the sole discretion of the Company.
9. Third party charges including Govt. charges and taxes, if applicable, shall be extra.
10. Stage for each installment shall pertain to stage for the respective Tower.
11. Service Tax (ST) is applicable @ 2.575% of BSP, 10.3% of PLC and CMC.
12. Service Tax (ST) is calculated at prevalent rate; incase of any future revision in the ST rate, the same would be levied, accordingly.

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site plan

N

S

1. **TOWER A**
   4 BHK + SR (4 TO A CORE)
   G+25 STOREYS
2. **TOWER B**
   3 BHK + SR (4 TO A CORE)
   G+23 STOREYS
3. **TOWER C**
   3 BHK + SR (4 TO A CORE)
   G+21 STOREYS
4. **FLOODLIT MULTI-PURPOSE PLAYGROUND**
5. **CLUBHOUSE**
6. **SCHOOL SITE**
7. **EWS**
8. **CENTRAL COURT**
9. **AMPHITHEATRE**
10. **GUARD HOUSE ENTRY**
11. **FOUNTAIN COURT**
12. **SPICE GARDEN/ HERBARIUM**
13. **ZEN GARDEN**
14. **INDOOR BADMINTON COURT**

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ARCHITECTURE & DESIGN TEAM

In keeping with Conscient's commitment to the highest standards of quality, we have engaged Aedas as our architects for Heritage One. Aedas are one of the leading architectural design practitioners in the world. Employing over 2000 personnel across 38 offices worldwide, they are the largest privately owned practice in the world. Aedas has created some of the best and most extensively awarded architectural design solutions across the world.

- OUR AWARD WINNING ARCHITECTS- AEDAS and ALVA & ASSOCIATES

BE AWARE, BE CONSCIOUS,
BE COMPOSED, BE SINCERE,
BE VERSED, BE ENLIGHTENED,
BE CONSCIENT.

conscient

wherevaluemeetsvalues

Conscient believes that it is the responsibility of the developer to create diverse, innovative and exiting environments–spaces that inspire and engage their inhabitants and enable a better, more enriched way to be. 30 years of solid real estate experience with more than 10,000 homes delivered in NCR along with several residential and commercial projects in the pipeline in the NCR, Goa and Dehradun vouch for our commitment and expertise. Every single Conscient project is an enterprise in contemporary design and aesthetics.

Actual Project Images

INFINITI BAY
LUXURY SPA RESIDENCES.GOA

India's first fully furnished villas in Goa complete with all hard and soft furnishings, artefacts and electronics, 69 swimming pools and a private yacht

ARTISTIC IMPRESSION*

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Arborea

Luxury Homes, Dehradun

Actual Project Images

Dehradun's most luxurious apartment complex with a splendid view of Mussoorie, redefining lifestyle benchmarks in the valley

Artistic Impressions*

CALEM GROVE

LUXURY HOMES, GOA

Luxury villas under construction in North Goa, located among lush green paddy fields, a short walk away from the famous Candolim Beach

ARTISTIC IMPRESSION*

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