

conscient

heritage   
joy infinite

One hub of healthy living  
One haven of luxurious lifestyle  
One home for infinite joys  
Come, invoke the power of One.

heritage **ONE**  
joy infinite



Heritage One brings together all the luxuries of modern living in a way that's healthy, green and affordable. Coming up in Sector 62 right next to The Heritage School, one of the most accessible locations in Gurgaon, the project is being launched by Conscient Infrastructure Pvt. Ltd., a well trusted name in the real estate industry. This luxuriously landscaped project will have one of the highest facility to resident ratio and some of the finest sports facilities, making it the best in class and ensuring a healthy lifestyle for all residents.

Come, invoke the power of One.



LOCATED IN SEC-62  
 NEXT TO HERITAGE SCHOOL  
 PROXIMITY TO DELHI BORDER  
 PROXIMITY TO GOLF COURSE  
 PROXIMITY TO CWG SHOOTING RANGE

Located in Sector 62, Gurgaon on the 280 feet wide sector road, HeritAGE One enjoys close proximity with several landmarks of Gurgaon. To begin with, it is right next to The HeritAGE School, which makes it one of the most sought after locations in the area. In the neighbourhood are other area landmarks such as the Golf Course, MG Road and Sohna-Gurgaon Road. The Metro Station is barely minutes away from the HeritAGE One site, making it an easily accessible location from anywhere in NCR. Moreover, the site is on the way to the Commonwealth Shooting Range, ensuring rapid development in near future.

location



luxury **ONE**

15000 SQ. FT. CLUB HOUSE TO BE SHARED BY ONLY 300 FAMILIES ■ VERY HIGH FACILITY TO RESIDENT RATIO ■ SPACIOUS, AESTHETICALLY PLEASING DESIGN BY WORLD'S LEADING ARCHITECTS- AEDAS ■ SPECIAL FOCAL ZONES FOR COMMUNITY USE ■ LUSH GREEN & EXTENSIVELY LANDSCAPED PREMISES



arena **ONE** the hub of healthy living

- SWIMMING POOL WITH KIDS SPLASH POOL
- INDOOR BADMINTON COURT
- FLOODLIT MULTI-USE PLAYGROUND
- STATE-OF-THE-ART INDOOR SQUASH COURT
- JOGGER'S TRAIL
- INDOOR TABLE-TENNIS
- GYMNASIUM
- KIDS' PLAY AREA WITH FUN RIDES



While urban life promises a bounty of comforts, it also brings along high levels of stress. To find respite from this rat-race, we often lose ourselves in television, social networking websites, video games and other such unhealthy distractions. After all, what options do we have? At Heritage One, we bring you several healthy options of recreation. We have created an entire arena with a wide variety of physical activities for every age group, so that you and your family may enjoy a healthy well-rounded lifestyle.

architecture



True luxury means absolute freedom, which is why our unique design aims to ensure total privacy for you and your family. All units at Heritage One are corner units that receive a spectacular 270 degree view of the beautifully landscaped premises at all times. And as they say- a thing of beauty is a joy forever.

ALL UNITS OPEN FROM 3 SIDES WITH 270 DEGREE VIEW ▪ ALL CORNER UNITS WITH MAXIMUM INDEPENDENCE ▪ LANDSCAPED FOCAL ZONES



- RAINWATER HARVESTING
- SOLAR LIGHTING
- AMPLE DAYLIGHT PROVISION
- SEWAGE TREATMENT PLANT
- SHADING DEVICES
- OPTIMAL ORIENTATION



# leisure ONE

- ZEN GARDEN
- CENTRAL COURT
- AMPHITHEATRE
- FOUNTAIN COURT
- SPICE GARDEN
- HERBARIUM
- KID'S PLAY AREA



Reference Images

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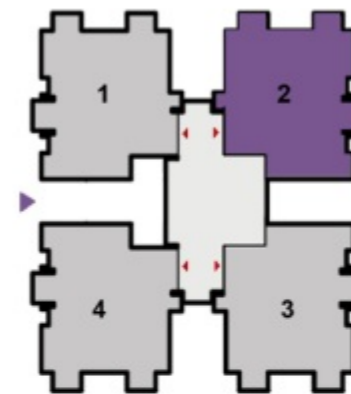




site plan

# unit plans

4 BHK UNIT  
2390 SQ.FT.  
4 BEDROOM  
4 BATHROOM  
SERVANT'S ROOM

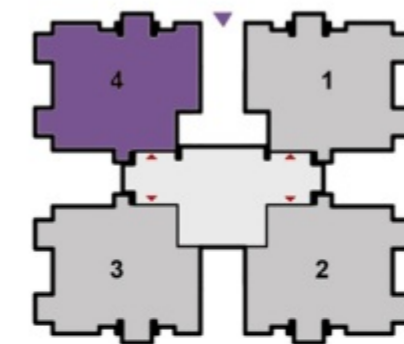


TOWER A

0 2 4 10M  
SCALE 1:200

# unit plans

3 BHK UNIT  
 1890 SQ.FT.  
 3 BEDROOM  
 3 BATHROOM  
 SERVANT'S ROOM



TOWER B

0 2 4 10M  
 SCALE 1:200

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, SWIMMING POOL WITH KIDS SPLASH POOL, SHOWER AND CHANGING AREAS, CAFÉ, CONVENIENCE STORE, KIDS PLAY AREA, MULTI PURPOSE FLOODLIT PLAYFIELD WITH ARTIFICIAL TURF, INDOOR BADMINTON COURT, INDOOR SQUASH COURT, TABLE TENNIS, LANDSCAPED COURTYARDS WITH FEATURE FOCAL POINTS, MEDITATION GREENS/JOGGING TRACK, PROVISION FOR CABLE TV, WIFI FACILITY IN THE WHOLE COMPLEX, CAR HAULER 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 MIN 8 KVA/ FOR 4 BEDROOM MIN 10 KVA

## specifications

# 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 2) 4BHK: 2 (Two) Covered Parking Mandatory 3) Optional: Open	Rs. 2,50,000/- Rs. 4,50,000/- Rs. 1,50,000/-
CLUB MEMBERSHIP CHARGES (CMC)	As Applicable
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs. 75 per Sq.Ft
BOOKING AMOUNT	As Applicable

PLC CHARGES:	
1) Ground Floor	5% of BSP
2) 1st Floor	3.5% of BSP
3) 2nd Floor	2.5% of BSP
4) 3rd Floor	1.5% of BSP
5) Fountain Court Facing	4% of BSP
6) Central Court and Fountain Facing	6% of BSP
7) Corner overlooking central court and sector road facing	4% of BSP
8) Club/ Pool/ Sector road facing	4% of BSP
9) Spice Garden/Herbarium facing/corner facing	3% of BSP
10) Ampitheatre/Zen garden/ corner facing	4% of BSP
11) Multi utility sports court/ badminton court Facing	4% of BSP
12) Multi utility sports court and Fountain Court Facing facing	5% of BSP

- NOTE:
- Prices prevailing at the time of application for booking shall be applicable.
  - 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.

# payment plan

## DOWN PAYMENT PLAN

S. NO.	LINKED STAGES	PAYMENT
1	On Booking	15% of Basic Sale Price
2	Within 60 days of booking	76.5% of Basic Sale Price + EDC + IDC + PLC + Car parking
3	On Receipt of Occupation Certificate	IFMS + Stamp Duty + Registration Charges

## CONSTRUCTION LINKED PAYMENT PLAN

S. NO.	LINKED STAGES	TOWER A	TOWER B
1	On Booking	8 Lakhs (4 BHK)	6 Lakhs (3 BHK)
2	Within 45 days of Booking	15% of BSP Less Booking Amount	15% of BSP Less Booking Amount
3	Within 90 days of Booking	10% of BSP	10% of BSP
4	On Start of Excavation	5% of BSP	5% of BSP
5	On Completion of Basement Roof Slab	5% of BSP Plus 25% CPC	5% of BSP Plus 25% CPC
6	On Completion of 1st Floor Roof Slab	7.5% of BSP Plus 25% CPC	7.5% of BSP Plus 25% CPC
7	On Completion of 3rd Floor Roof Slab	7.5% of BSP Plus 25% CPC	7.5% of BSP Plus 25% CPC
8	On Completion of 6th Floor Roof Slab	5% of BSP Plus 25% CPC	7.5% of BSP Plus 25% CPC
9	On Completion of 9th Floor Roof Slab	5% of BSP Plus 50% PLC	7.5% of BSP Plus 50% PLC
10	On Completion of 12th Floor Roof Slab	5% of BSP Plus 50% PLC	5% of BSP Plus 50% PLC
11	On Completion of 15th Floor Roof Slab	5% of BSP	5% of BSP
12	On Completion of 18th Floor Roof Slab	5% of BSP	5% of BSP
13	On Completion of 21st Floor Roof Slab	5% of BSP	5% of BSP
14	On Completion of 24th Floor Roof Slab	5% of BSP	
15	On Completion of Top Roof Slab	5% of BSP	5% of BSP
16	On Receiving of Occupancy Certificate	5% of BSP	5% of BSP
17	On Intimation of Possession	5% of BSP Plus IFMS Plus CMC.	5% of BSP Plus IFMS Plus CMC

NOTE:

- Stamp Duty and Registration Charges shall be payable with the last Instalment based on prevailing rates.
- Interest Free Maintenance Security (IFMS) applicable is Rs. 75 per Sq.ft for an apartment payable additionally with last Instalment.
- Club Membership Charges (CMC) applicable is Rs. 100000 for an apartment payable additionally with last Instalment.
- 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. These charges will be paid in 10 equal instalments starting from "start of excavation" stage in the payment plan.
- Cheque should be made in favour of "Conscient Infrastructure Pvt. Ltd. A/c. Heritage One".
- The above Prices / Payment Plans are subject to revision/withdrawal at any time without prior notice at the sole discretion of the Company.
- Third party charges including Govt. charges and taxes, if applicable, shall be extra.
- Stage for each instalment shall pertain to stage for the respective Tower.



PENTOMINIUM, DUBAI



VENETIAN MACAO



MARINA SANDS, SINGAPORE



US CENSUS BUREAU, MARYLAND, USA

In keeping with Conscient's commitment to the highest standards of quality, we have engaged Aedas as our architects for Heritage One. Aedas is one of the leading architectural design practices in the world. Employing over 2000 personnel across 38 offices worldwide, it is 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 international architects : aedas

# conscient where value meets values

## A few of our projects:

- INFINITI BAY LUXURY SPA RESIDENCES, GOA
- ARBOREA LUXURY HOMES, DEHRADUN
- CALEM GROVE, GOA
- RAIL VIHAR, GURGAON & NOIDA
- JALVAYU VIHAR, GURGAON
- VIJAY RATAN VIHAR, GURGAON

Conscient Infrastructure Pvt. Ltd., formerly known as BCC, is a real estate design and development organization that has constructed and delivered more than 10 million sq.ft. of projects over the past three decades. As a result, we are not only renowned for our professional and planned approach in implementing projects, but have also earned the trust of over 10,000 satisfied clients.



INFINITI BAY LUXURY SPA RESIDENCES, GOA



INFINITI BAY LUXURY SPA RESIDENCES, GOA



ARBOREA LUXURY HOMES, DEHRADUN



HARMONY HOMES, GURGAON



CALEM GROVE LUXURY HOMES, GOA





be aware, be conscious,  
be composed, be sincere,  
be versed, be enlightened,  
be Conscient.



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