

# PLAY LIFE ONCE AGAIN.

Concept & Design: www.itsaugust.com

UNPLUG.  
SWITCH OFF.  
LOG OUT.

NOW GO,  
PLAY A REAL GAME.

**PLAY  
LIFE  
ONCE  
AGAIN.**



heritage



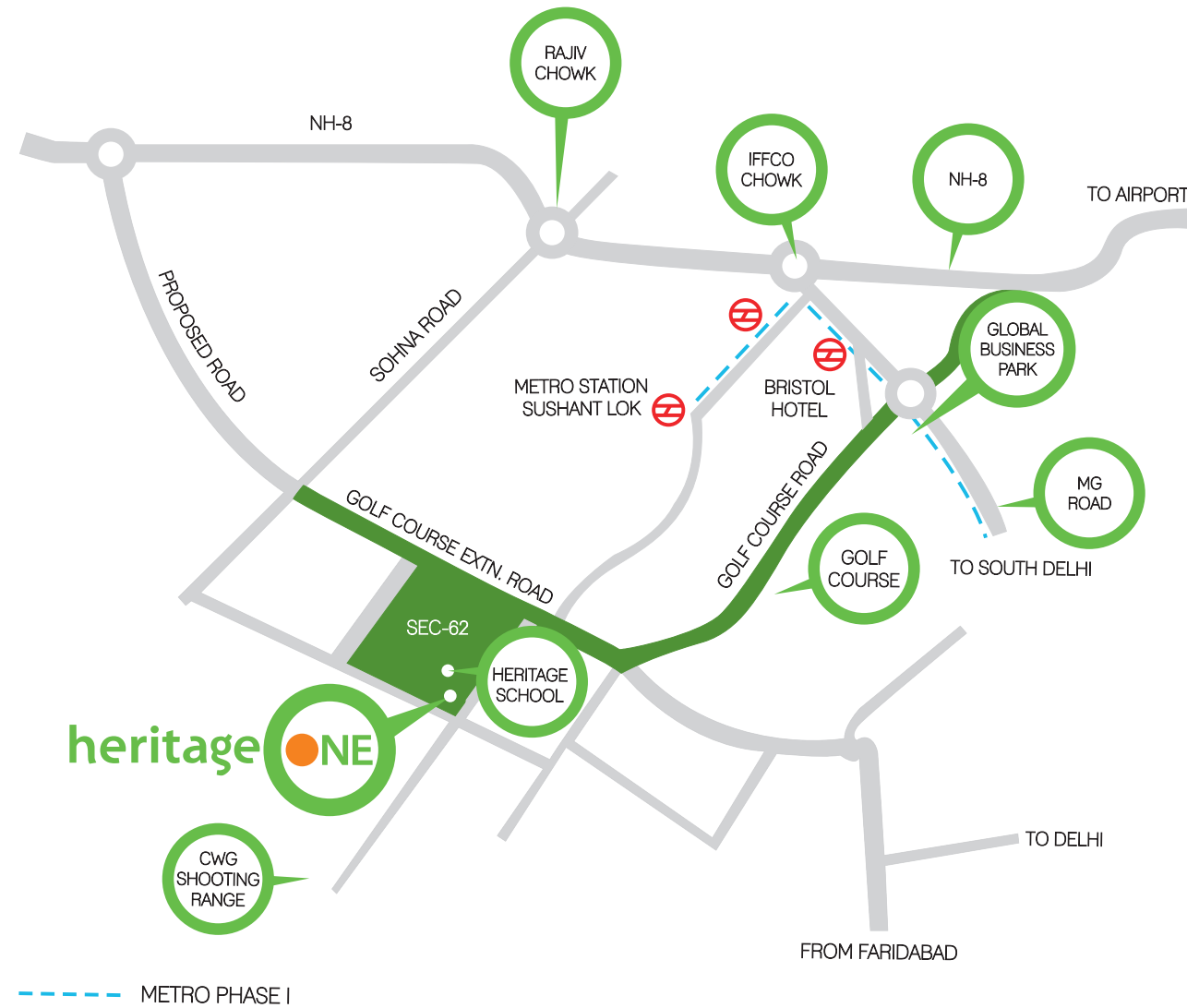
# PLAY LIFE ONCE AGAIN.

Staying confined to your homes. Staring at your computer monitors and TV screens. Spending hours glued to your game consoles. Surfing. Chatting. Social networking. Those days will soon be history.

Heritage One brings to you the chance to lead a healthy lifestyle with ample opportunity to indulge yourselves in a variety of sports and health related activities within your premises. Coming up in Sector 62, right next to The Heritage School- one of the most accessible locations in Gurgaon, Heritage One is a unique residential offering by Conscient Infrastructure Pvt. Ltd. This luxuriously landscaped project carries all the modern amenities along with one of the highest facility to resident ratio.

- FLOODLIT MULTI-USE PLAYGROUND
- SWIMMING POOL WITH KID'S SPLASH POOL
- INDOOR BADMINTON COURT
- INDOOR SQUASH COURT
- JOGGER'S TRAIL

## location



- **LOCATED IN SEC-62**
- **NEXT TO HERITAGE SCHOOL**
- **CLOSE 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 in 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. The Golf Course, MG Road and Sohna-Gurgaon Road are all within the neighbourhood of the Heritage One site. The Metro Station too, is close by 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.

## site map



1 FT. = 0.3048 M.  
1 SQ. FT. = 0.0929 SQ. M.

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

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, layout plans, areas, dimensions and specifications etc. are subject to change till final completion of the project. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. All images are an artistic conceptualisation and do not purport to replicate the exact products.

## facilities

## landscaping

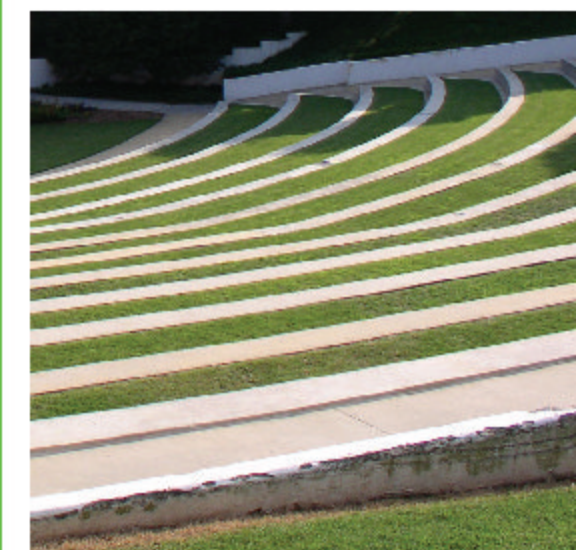


- FLOODLIT MULTI-USE PLAYGROUND
- SWIMMING POOL WITH KID'S SPLASH POOL
- INDOOR BADMINTON COURT
- INDOOR SQUASH COURT

- JOGGERS' TRAIL
- TABLE-TENNIS
- GYMNASIUM
- KIDS' PLAY AREA WITH 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.

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- Zen Garden
- Spice Garden
- Fountain Court
- Amphitheatre

A walk around the premises of Heritage One may leave you pleasantly surprised, for everything at Heritage One has been systematically planned to give you maximum out of life, be it the aesthetically designed interiors or the elaborately planned outdoors. An array of beautifully landscaped retreats and gardens for leisure activities surround your homes, ready to recharge you after a hard day's work. After all, we all agree that a thing of beauty is a joy forever.

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# floor plans



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

TOWER B & C



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

TOWER A

Disclaimer: In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering.

## specifications

## price list

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 Kid's Splash Pool, Shower And Changing Areas, Café, Convenience Store, Kid's Play Area, Floodlit Multi-Use Playground 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 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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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	Rs. 2,50,000/-
2) 4BHK: 2 (Two) Covered Parking Mandatory	Rs. 4,50,000/-
3) Optional: Open	Rs. 1,50,000/-
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:

- 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

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 + SD + RC

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:**

- Down Payment Price shall be calculated taking 12% Rebate on 80% of Basic Sale Price only (excluding EDC & IDC)
- Sale Price = BSP+EDC+IDC
- Stamp Duty (SD) and Registration Charges (RC) shall be payable with the last Installment based on prevailing rates.
- Interest Free Maintenance Security (IFMS) applicable is Rs. 75/- per sq.ft for an apartment payable additionally with last Installment.
- Club Membership Charges (CMC) applicable is Rs. 100000/- for an apartment payable additionally with last Installment.
- 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.
- 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 installment shall pertain to stage for the respective Tower.

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