

heritagemax

heritagemax
SPORTS LIFESTYLE RESIDENCES

play more. live more.



Enjoy the thrill of living
more everyday.

You will definitely want the days to be a bit longer, so that you can enjoy some more football. You will be thinking of excuses to just go back home in order to get rejuvenated by the pool. Your body will be too occupied to get tired, be it with a little bit of meditation or tennis. There won't be any better weekend spots than your balcony, watching your children enjoying in the play area. As it is rightly said, "Life is at its best if you're able to make the most out of it". Welcome to Heritage Max. Situated at Sector 102, Gurgaon.

Experience is the new
morning alarm.



© 90% Open Area © Cycling Track © Jogging Track © Gymnasium © Floodlit Football Field

What could be better than an energetic and refreshing morning awaiting you? Just step out of your house and accompany your jogging-friends or match up with their pace on the cycling track. You can also go and grab some peace of mind for yourself at the meditation area, making your day even more

peaceful and focused. If you are a fitness freak, gym is the perfect place for you. And did we mention that getting involved in all this makes sure you don't run late for your office?



A fulfilled
promise.

◎ Meditation court ◎ Garden Court ◎ Kids Play Area

Open your arms to a living style surrounded by a vast open area. At the first look, it might seem to you as some eye pleasing vacation spot, far away from the congested city-life outside. Adding to it is a play area specially made for the fun and enjoyment your child deserves, which in return will leave you

with a big smile of satisfaction. Further to this is a garden court, which gives your family an opportunity to share some close-to-nature moments. In short, all that your loved ones expect to call their own space, without any second thoughts.

*All images are an artistic conceptualisation and do not purport to replicate the exact products.



What else can you
ask for?

© Amphitheatre © Water Fountain © Grand Pavilion © Club House

Evenings were never so pleasant before. Imagine yourself sitting in the pavilion built around a beautiful fountain, while your vision flows with the setting sun. You can make the moment even more beautiful by enjoying a visual treat at the amphitheater. Won't you fall in love with the place if

the next thing you are about to read is an indoor club well placed to lead you to an even more fun-filled way of living?



Who needs
a warm up?

◎ Tennis Courts ◎ Large Swimming Pool ◎ Squash Courts ◎ Indoor Badminton Court ◎ Basketball Courts ◎ Table Tennis

Gone are the days when computers, televisions or books were the only possible means of spending the leisure time. Introduce yourself to a lifestyle that helps you stay sporty, active and entertained. Play your favourite sport exactly the same way you used to do it a few years down the line. It also

gives you the opportunity to share the same atmosphere with your children, bringing you even closer as a family. It just doubles up the fun called life!



© AC Bedrooms © Large Balcony © Wooden Laminate Flooring

TOWER LAYOUT A, B, C & D



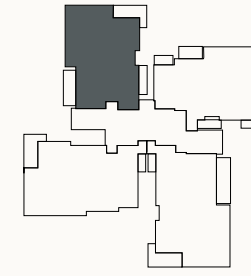
All site plans, floor plans, layout plans, areas, dimensions, prices, and specifications etc. are subject to change till final completion of the project.

UNIT LAYOUT

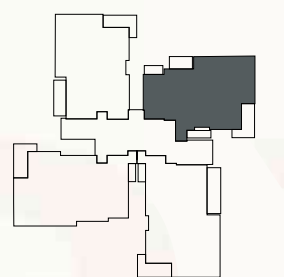
3BHK APARTMENTS

- 3 BEDROOMS
- LARGE LIVING & DINING SPACE
- KITCHEN
- SERVANTS ROOM

TOWER - A, B, C & D
UNIT - 01 PLAN (EVEN FLOORS)
SIZE - 1870 SQ FT



TOWER - A, B, C & D
UNIT - 02 PLAN (EVEN FLOORS)
SIZE - 1880 SQ FT



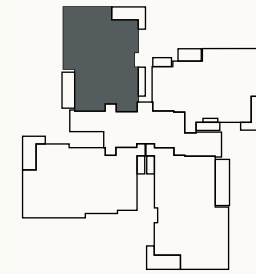
UNIT LAYOUT

3BHK APARTMENTS

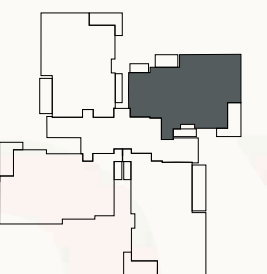
3 BEDROOMS
LARGE LIVING & DINING SPACE
KITCHEN
SERVANTS ROOM



TOWER - A, B, C & D
UNIT - 01 PLAN (ODD FLOORS)
SIZE - 1870 SQ FT



TOWER - A, B, C & D
UNIT - 02 PLAN (ODD FLOORS)
SIZE - 1880 SQ FT

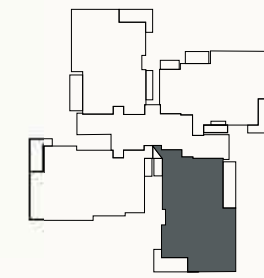


UNIT LAYOUT

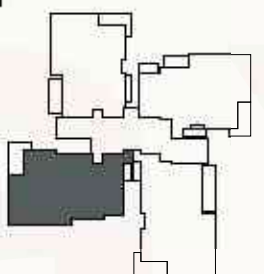
3BHK APARTMENTS + STUDY

- 3 BEDROOMS
- STUDY
- LARGE LIVING & DINING SPACE
- KITCHEN
- SERVANTS ROOM

TOWER - A, B, C & D
UNIT - 03 PLAN (EVEN FLOORS)
SIZE - 2075SQ FT



TOWER - A, B, C & D
UNIT - 04 PLAN (EVEN FLOORS)
SIZE - 2075 SQ FT

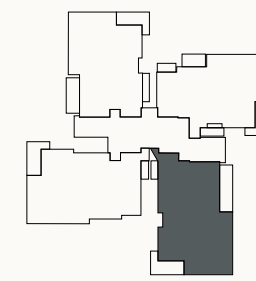


UNIT LAYOUT

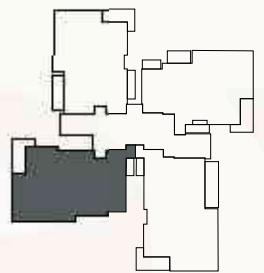
3BHK APARTMENTS + STUDY

- 3 BEDROOMS
- STUDY
- LARGE LIVING & DINING SPACE
- KITCHEN
- SERVANTS ROOM

TOWER - A, B, C & D
UNIT - 03 PLAN (ODD FLOORS)
SIZE - 2075 SQ FT



04



TOWER - A, B, C & D
UNIT - 04 PLAN (ODD FLOORS)
SIZE - 2075 SQ FT



UNIT LAYOUT

4BHK APARTMENTS

- 4 BEDROOMS
- LARGE LIVING & DINING SPACE
- KITCHEN
- SERVANTS ROOM
- LARGE BALCONIES

TOWER - E
 UNIT - 01 PLAN (EVEN FLOORS)
 SIZE - 2475 SQ FT



TOWER - E
 UNIT - 02 PLAN (EVEN FLOORS)
 SIZE - 2475 SQ FT



UNIT LAYOUT

4BHK APARTMENTS

- 4 BEDROOMS
- LARGE LIVING & DINING SPACE
- KITCHEN
- SERVANTS ROOM
- LARGE BALCONIES

TOWER - E
 UNIT - 01 PLAN (ODD FLOORS)
 SIZE - 2475 SQ FT



TOWER - E
 UNIT - 02 PLAN (ODD FLOORS)
 SIZE - 2475 SQ FT



© AC in Living Room © Large Balcony © Imported Marble Floor

90% OPEN AREA.

A COMPLETE LIFESTYLE WITHIN.



Air-conditioned Club with multiple facilities- Banquet Hall with Café, Multi Game Court (Indoor Badminton Court, Indoor Basketball Court, Indoor Volleyball Court) Squash Courts, Gymnasium, Pool Table, Sports Arena, Roof Garden, Garden Court, Convenience Shops.



Floodlit football field.



Multiple sports facilities with cycling and jogging track, basketball, tennis and table tennis courts.



Large Swimming pool and Kids Pool.



Children's fun packed play area with multiple slides.



Beautifully landscaped gardens with Fountains, Meditation Courts, Ampitheatre, Cabanas and Pavilions.

MASTER PLAN

N



LEGEND

- TOWERS A, B, C & D
 - UNIT 1 - 3BHK + SERVANT
 - UNIT 2 - 3BHK + SERVANT
 - UNIT 3 - 3BHK + STUDY + SERVANT
 - UNIT 4 - 3BHK + STUDY + SERVANT
- TOWER E
 - 4BHK + SERVANT
- TOWER F
 - 4BHK + SERVANT
- 01 AIR-CONDITIONED CLUB WITH MULTI PURPOSE FACILITIES
 - BANQUET HALL WITH CAFÉ
 - MULTI GAME COURT (INDOOR BADMINTON COURT, INDOOR BASKETBALL COURT, INDOOR VOLLEYBALL COURT)
 - SQUASH COURTS
 - GYMNASIUM
 - POOL TABLE
- 02. SWIMMING POOL
- 03. GRAND ENTRANCE COURT
- 04. FLOODLIT FOOTBALL FIELD
- 05. SPORTS ARENA
- 06. ROOF GARDEN
- 07. CYCLING TRACK
- 08. JOGGING TRACK
- 09. KIDS PLAY AREA
- 10. GARDEN COURT
- 11. MEDITATION COURT
- 12. AMPHITHEATRE
- 13. CENTRAL COURTYARD/ FOUNTAIN PAVILION
- 14. CONVENIENCE SHOPS
- 15. EWS (G + 5)

The roads to your dream

Heritage Max is strategically located in Sector 102, Gurgaon, on the 150m wide Dwarka Expressway and also has easy access from National Highway 8. It's just a 15 min drive from Indira Gandhi International Airport. Delhi Metro is also expected to run parallel to the sector road very soon.

© Located on the Dwarka Expressway © Proximity to National Highway © Proximity to IGIA



heritagemax
A PROJECT BY CONSCIENT & MMX



SPECIFICATIONS

Living/Dining Room

Fully air-conditioned living/dining hall with imported marble flooring and POP done over the walls and the ceiling with Acrylic Emulsion paint. Doors made of moulded/flush door shutters with paint/polish, external doors of UPVC/Aluminum. Windows of UPVC/Aluminum frames and shutters.

Master Bedroom/other Bedrooms

Bedrooms fitted with split AC, Plaster of Paris walls and ceiling painted with acrylic emulsion paint. Complete wooden laminated flooring, Doors made of moulded/ flush door shutters with paint/polish, external doors of UPVC/Aluminum. Windows of UPVC/Aluminum frames and shutters.

Kitchen

Modular kitchen with hob and chimney, floor/counters/walls featuring combinations of Granite, Marble and Vitrified Tiles. Single Bowl Stainless steel sinks with Drain-board. Doors made of moulded/flush door shutters with paint/polish, external doors of UPVC/Aluminum. Windows of UPVC/Aluminum frames and shutters.

Balconies/Terraces

Walls/Ceiling painted in Weather-Proof paint and floors fitted with Anti-Skid tiles. Doors made of moulded/flush door shutters with paint/polish, external doors of UPVC/Aluminum. Windows of UPVC/Aluminum frames and shutters.

Toilets

Walls with a blend of Ceramic and Vitrified tiles, ceiling in Acrylic Emulsion paint. Chinaware and Single lever C.P. Fittings. Wash basin in matching shades and colours.

Common Facilities

Air-conditioned Club with multiple facilities- Banquet Hall with Café, Multi Game Court- (Indoor Badminton Court/Indoor Basketball Court/Indoor Volleyball Court), Squash Courts, Gymnasium, Pool Table, Outdoor Basketball Courts, Tennis Courts, Swimming Pool, Grand Entrance Court, Floodlit Football Field, Sports Arena, Roof Garden, Cycling Track, Jogging Track & Kids Play Area

Beautifully landscaped Gardens with Fountains, Meditation Courts, Amphitheatre, Cabanas and Pavilions, Central Courtyard, Fountain Pavilion & Convenience Shops

Perimeter security with CCTV, Smart-Card access and Intercom link from the main gate to each apartment

24 hours Full Power-Backup electrical with concealed copper wiring and modular plate switches

High-Speed passenger lift in each block. Lift lobby fitted with imported Vitrified tiles and marble

Grand Entrance Lift lobby (Ground Floor)

Well appointed Air Conditioned Entrance Lobby

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 + Car parking Less Down Payment Rebate
3.	On Receipt of Occupation Certificate	5% of Sale Price + IFMS + Stamp Duty + Registration Charges

INSTALLMENT - PAYMENT PLAN

S. No.	LINKED STAGES	PAYMENT
1.	On Booking	6Lakhs (3BHK+SR) / 7Lakhs (3BHK+Study+SR) / 8Lakhs (4BHK+SR) / 10Lakhs (4BHK+SR)
2.	Within 45 Days of Booking	15% of BSP Less Booking Amount
3.	Within 90 Days of Booking	10% of BSP
4.	On Start of Excavation	5% of BSP
5.	On Completion of Final Basement Roof Slab	7.5% of BSP + 25% EDC & IDC
6.	On Completion of 1st Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
7.	On Completion of 3rd Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
8.	On Completion of 6th Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
9.	On Completion of 9th Floor Roof Slab	5% of BSP + 50% PLC
10.	On Completion of 12th Floor Roof Slab	5% of BSP + 50% PLC
11.	On Completion of 15th Floor Roof Slab	5% of BSP + 50% CPC
12.	On Completion of 18th Floor Roof Slab	5% of BSP + 50% CPC
13.	On Completion of 21st Floor Roof Slab	5% of BSP
14.	On Completion of 24th Floor Roof Slab	5% of BSP
15.	On Completion of Top Floor Roof Slab	5% of BSP
16.	On Intimation of Possession	5% of BSP+IFMS +CMC+SD+RC

NOTE:

- Club Membership Charges (CMC) as applicable 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/Flat Allottee
- Interest Free Maintenance Security (IFMS) applicable is Rs. 100/- per sq. ft. payable additionally with last installment.
- Stamp Duty (SD) and Registration Charges (RC) shall be payable with the last installment based on prevailing rates at that time.
- Cheque(s)/Demand Draft(s) should be made in favour of "Conscient Infrastructure A/c Dreamhome".
- The above Prices / Payment Plans are subject to revision/withdraw at any time without prior notice at the sole discretion of the Company.
- Third party charges including Govt. charges and taxes, shall be extra and will be demanded as and when applicable.
- Administrative charges (if applicable), shall be extra and will be payable at the time of possession.
- Stage for each installment shall pertain to stage for the respective Tower.
- Service Tax (ST) is applicable @ 3.09% of BSP, 12.36% of PLC and CMC.
- Service Tax (ST) is calculated at prevalent rate; incase of any future revision in the ST rate, the same would be levied, accordingly.
- The above mentioned payment schedule supercedes all /any other communication/understanding, by the company with reference to the above mentioned unit.

* 10.76 Square Feet = 1 Square Meter.

* 1 Foot = 0.3048 Meter

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, layout plans, areas, dimensions, prices 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.

All details, renderings and offerings mentioned in this e-brochure are tentative & conceptual and should not be treated as final & confirmed.

PRICE LIST

S. No.	PLC Attributes	PERCENTAGE (%)
	BASIC SALE PRICE (BSP)	As Applicable
	EXTERNAL DEVELOPMENT CHARGES (EDC)	Rs.359/- per Sq. Ft (approx.)
	INFRASTRUCTURE DEVELOPMENT CHARGES (IDC)	Rs.34/- per Sq. Ft (approx.)
	PREFERENTIAL LOCATION CHARGES (PLC)	As Applicable
	CAR PARKING CHARGES (CPC)	@ Rs. 3,00,000/- PER CAR PARKING BAY
	1) 3BHK: 1 (One) Covered Parking Mandatory	
	2) 4BHK: 2 (Two) Covered Parking Mandatory	
	CLUB MEMBERSHIP CHARGES (CMC)	As Applicable
	INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs. 100/- per Sq. Ft
	BOOKING AMOUNT	As Applicable

S. No.	PLC Attributes	PERCENTAGE (%)
1.	Central Courtyard/ Fountain Pavilion	4.50
2.	Club/ Pool	4.00
3.	Grand Entrance court	2.00
4.	Corner	2.00
5.	Football Field/ Garden Court	1.50
6.	Sports Arena	1.50
7.	Roof top Garden	1.50
8.	Meditation Court	1.50
9.	Amphitheater	1.50
10.	Ground Floor	4.00
11.	First Floor	3.00
12.	Second Floor	2.00
13.	Third Floor	1.00
14.	Floor Below Top Floor	1.00
15.	Top Floor/Pent House	3.00

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/Flat Allottee

heritagemax
SPORTS LIFESTYLE RESIDENCES

A PROJECT BY **conscient** & **MMX**

Dream Home Infrastructure Pvt. Ltd

101, Tower D, Global Business Park, Mehrauli-Gurgaon Road, Gurgaon-122 002

Tel: +91 124 - 280 3000 | Fax: +91 124 - 280 3001 | Email: info@conscient.in | Web: www.conscient.in