





# 1 MAGINATION ASCENDS



A world where indulgence is as rare as your stature.

A world where workspaces are temples of inspiration.

A world where choices define the bustling landscape of retail.

A world as exclusive as your presence.

A world called Conscient One.

**Retail. Offices. Serviced Suites.**



\* All images are an artistic conceptualization and do not purport to replicate the exact product.



Aerial View

# CONSCIENT

LEAD THE CHANGE



**Today, we live in a time of accelerated change, which is why Conscient with its iconic projects believes in beating time in its pace.**

Setting a new benchmark in luxury shopping and eclectic living spaces, Conscient brings its latest offering-Conscient One. A sprawling 3 acre development, located right on Dwarka Expressway, Sector-109, Gurgaon. Conceptually, the complex has a stunning 3 side island like presence with boulevards, glass facades and courtyards derived to generate circulation and maximum eyeballs for your brands.

Expected to be a vibrant hub, providing world-class amenities, the commercial-cum-residential landscape of this intriguing project is surely a playground for the ones who value class in every endeavour.



# D1VERS E & D1STINCT



**Three diverse worlds. One distinct advantage in Conscient One.**

- **Retail**  
3 levels of exquisite retail shopping.
- **Offices**  
Futuristic workspaces strategically located near entertainment and commercial hubs.
- **Serviced Suites**  
Exquisite Service Suites managed by a hospitality partner.





# L1FE

as you had always desired



Sophisticated and timeless, life at Conscient One is characterised by touches of indulgence, with rich textures and distinctive decor reflecting the essence of your dynamic personality. Enjoying a highly desirable location in key business and entertainment districts, it surely is a haven for relaxation, shopping and exclusivity.



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Bean Shaped Courtyard View

# RETA1L



Conscient One creates an engaging, contemporary shopping destination with three floors of high-end shopping fused with the trendiest of eateries. The vivid play between color, scale and geometry makes a bold statement, punctuating the spaces above and between storefronts.





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Retail Street View

# RETA1L



The vivacious environs of this retail hub permeates a fresh vibe of pulsating energy that elevates the shopping and dining experience to a new level.





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# OFF<sup>1</sup>ICES

conscient<sup>1</sup>  
**ONE**  
Retail. Offices. Serviced Suites.

The offices at Conscient One will also enjoy the great location advantage. Life at work is a pleasant affair owing to the harmonious interplay of form and function. Without compromising on design and aesthetics, the architecture makes optimum use of space in a visually striking and inspirational structure.



Broadwalk View



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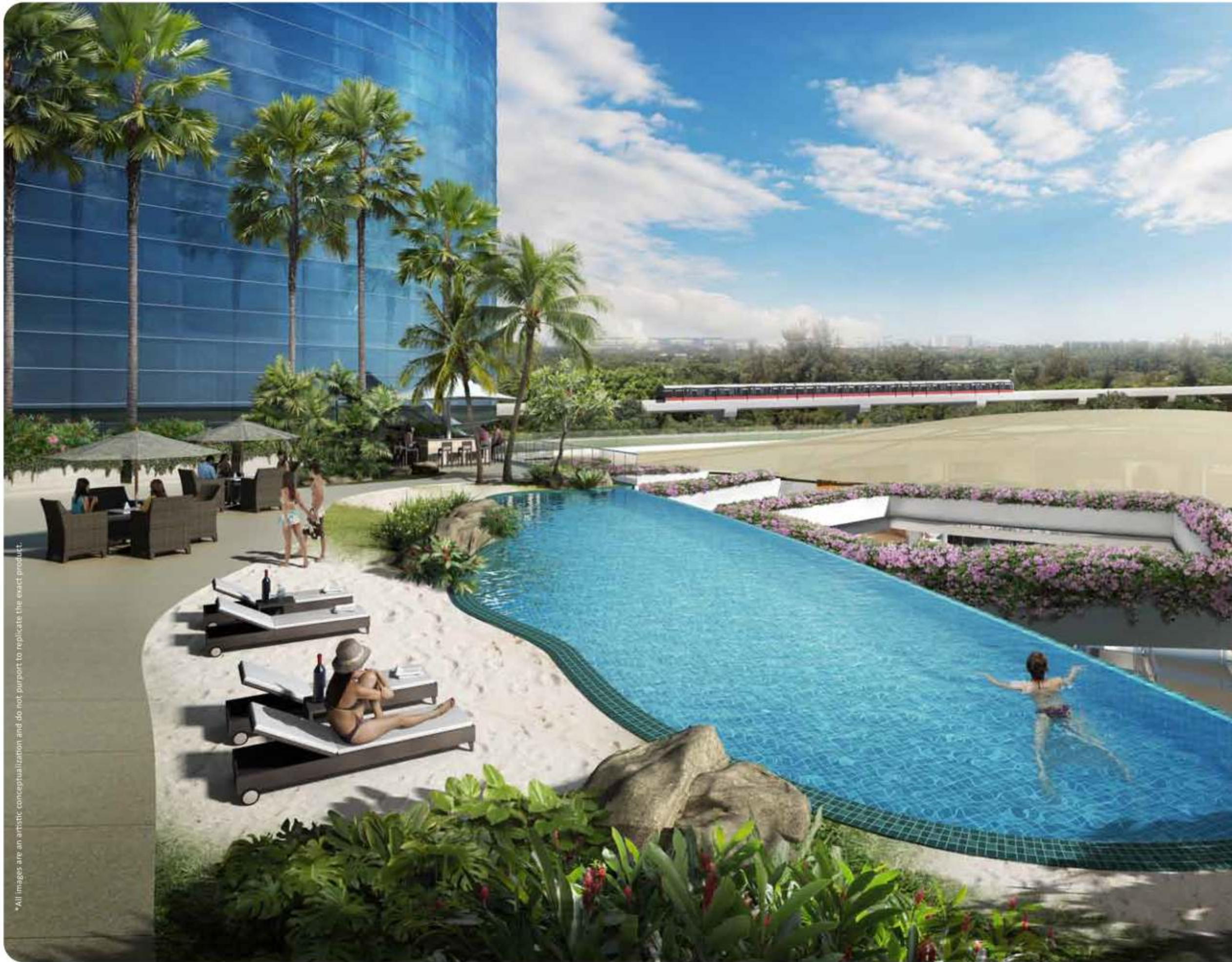
Lobby View



# OFF1CES

The graceful façade of Conscient One embodies a strong ecological concept for today's demanding times while providing its dynamic clients an ambience equipped with futuristic commercial facilities.





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Pool View

# SERV<sup>1</sup>CED SU<sup>1</sup>TES

Enjoying a highly desirable location in key business and entertainment districts, the serviced suites at this swank architectural marvel offer a truly inspiring and rejuvenating ambience for those who lead the future.



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Serviced Suite View

# SERV<sup>1</sup>CED SU<sup>1</sup>TES



Technologically adept, the serviced suites at Conscient One are a class apart when it comes to enjoying a peaceful yet dynamic environment for today's assertive decision-makers.





**conscient ONE**  
Hotel, Offices, Serviced suites.

**heritagemax**  
SPORTS HOTEL & RESORTS

**heritage ONE**

Not to Scale



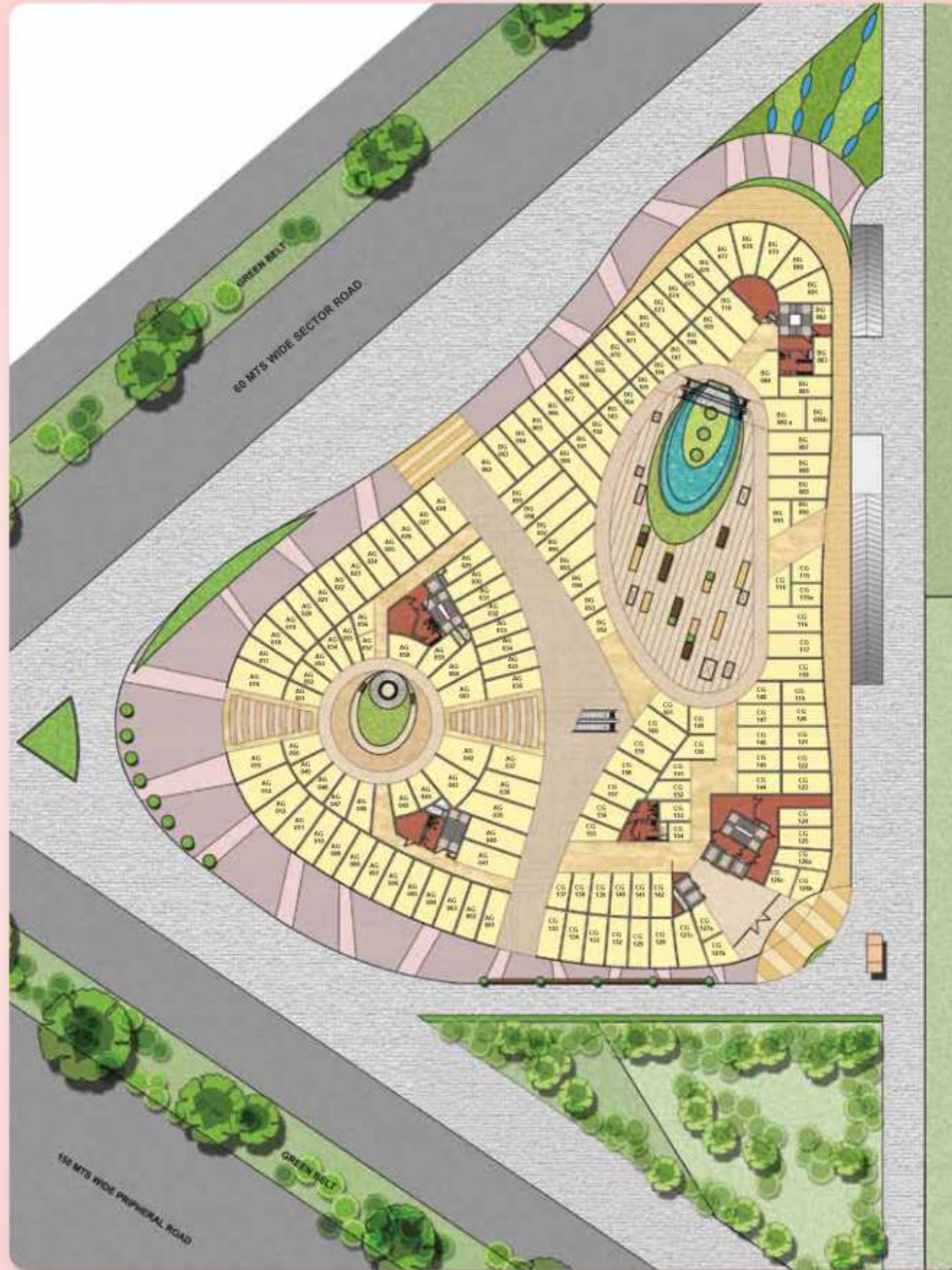
LOCATION MAP

# LOCAT<sup>1</sup>ON MAP



An island location right on the Dwarka Expressway, Conscient One can claim to give a new meaning to the term 'strategic location'. It promises to be an exclusive destination with superb connectivity to all prominent commercial & entertainment hubs. Carving a niche for itself, owing to its close proximity to the IGI Airport and easy accessibility to NH-8, this architectural marvel with a perfect 3-side visibility is a befitting prelude to the next bustling retail destination.

# RETAIL LAYOUT PLAN



Ground Floor

Disclaimer: This does not constitute a legal offer. All site plans, floor plans, areas, dimensions, prices and specifications etc. are subject to change till final completion of the project.





First Floor

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# RETAIL LAYOUT PLAN



Second Floor

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# LANDSCAPED TERRACE PLAN



Terrace Floor

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# SERVED SUITES TYPICAL LAYOUT PLAN



SERV  
CED  
SU  
TES TYPICAL FLOOR PLAN



**Studio**  
Size - 595 Sq. ft.



**1 BHK**  
Size - 795 Sq. ft.

# SPEC<sup>1</sup>IFICATION

## SERVICED SUITES

### STUDIO – 595 SQ. FT.

Sleeping Area within Hall	Living Area within Hall	Kitchenette	Bathroom
Queen/ Twin Bed with Mattress and Linen, Side Tables, Curtains, Other Furnishings & Air conditioned	Arm Chairs with Coffee Table, Closet, LCD, DVD Player & Air conditioned	Refrigerator, Hob, Chimney, Microwave, Utensils & Cutlery	Shower, Vanity & WC

### 1 BHK – 695/765/795 SQ. FT.

Sleeping Area within Hall	Living Area within Hall	Kitchenette	Bathroom
Queen/ Twin Bed with Mattress and Linen, Side Tables, Curtains, LCD, Other Furnishings & Air conditioned	Sofa Set with Coffee Table, Dining Table, Closet, LCD, DVD Player & Air conditioned	Refrigerator, Hob, Chimney, Microwave, Utensils & Cutlery	Shower, Vanity & WC

## RETAIL UNITS

Finishes	Life Safety	Electrical	Signage
Large store fronts & glazing area for units. <b>Exterior:</b> Combination of glass, marble, stone & painted surface. <b>Lobbies:</b> Combination of stone & painted surface. <b>Unit Floor Finish:</b> Concrete floor. <b>Washroom:</b> Finished toilets with modern fitting & fixtures. Dedicated signage areas for all units as per design.	<b>Wet Riser/Hose:</b> Provided as per norms. <b>Reels/Sprinklers/Fire Extinguishers:</b> Provided as per norms. <b>External Fire Hydrants.</b>	<b>Distribution:</b> Provision of cable up to tenants distribution board. <b>Metering:</b> Tenant load will be metered separately.	<b>Internal:</b> Main lobby equipped with tenant directory & directional sign. <b>External:</b> External signage as per standard design & conditions.
Parking	Diesel Generator	HVAC	Structure
Multilevel basement for parking & services	100% automatic back-up	<b>AC system:</b> Provision for Split AC units	Earthquake resistant RCC structure

# CONSC<sup>1</sup>IENT ONE PAYMENT PLAN

## SERVICED SUITES INSTALLMENT - PAYMENT PLAN

S.No.	Linked Stages	Payment
1	On Booking	5 Lakhs
2	Within 45 days of Booking	20% of BSP Less Booking Amount
3	Within 90 days of Booking	10% of BSP
4	On Start of Excavation	5% of BSP
5	On Commencement of 1 <sup>st</sup> Basement Roof Slab	10% of BSP + 25% EDC & IDC
6	On Commencement of 3 <sup>rd</sup> Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
7	On Commencement of 6 <sup>th</sup> Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
8	On Commencement of 9 <sup>th</sup> Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
9	On Commencement of Top Floor Roof Slab	7.5% of BSP + 50% CPC
10	On Commencement of Plaster	7.5% of BSP + 50% CPC
11	On Commencement of Flooring	7.5% of BSP
12	On Commencement of Final Finishing	5% of BSP
13	On Offer of Possession	5% of BSP+IFMD+SD+RC

**Note:**

- External Development Charges (EDC) and Infrastructure Development Charges (IDC) 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.
- Interest Free Maintenance Deposit (IFMD) applicable is Rs. 225/- 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 One".
- 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 Government charges and taxes, shall be extra and will be demanded as and when applicable.
- Any other charges including but not limited to Administrative charges, charges for Bulk supply of Electricity etc. shall be payable extra.
- Stage for each installment shall pertain to stage for the respective Tower/Block.
- Service Tax (ST) at applicable rate shall be payable additionally along with each installment.
- Non-payment, delay in payment of any installment, as mentioned above shall attract cancellation of the booking of the Retail Unit / Office Space / Serviced Suite and forfeiture of money as per agreed terms and conditions. The Company may, however, be entitled to condone such delay by imposing penal interest (as applicable) upon such delayed payments accruing from the date of due payment till receipt of payment by the Company.

\* 10.76 Square Feet = 1 Square Meter.

\* 1 Foot = 0.3048 Meter

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# PR<sup>1</sup>CE LIST

## PRICE SUMMARY

BASIC SALE PRICE (BSP)	As Applicable
EXTERNAL DEVELOPMENT CHARGES (EDC)	Rs. 421/- per sq.ft.
INFRASTRUCTURE DEVELOPMENT CHARGES (IDC)	Rs. 53/- per sq.ft.
PREFERENTIAL LOCATION CHARGES (PLC)	As Applicable
CAR PARKING CHARGES (CPC): 1) Covered: 2) Open:	As Applicable As Applicable
INTEREST FREE MAINTENANCE DEPOSIT (IFMD)	Rs. 225/- per sq.ft.
BOOKING AMOUNT	As Applicable

## PLC ATTRIBUTE

S.No.	PLC Attribute	GF (%)	FF (%)	SF (%)
1	Corner	10	6	5
2	Entrance Lobby Facing	7	NA	NA
3	Lift Lobby / Escalator Lobby Facing	10	6	5
4	Courtyard Facing	5	5	NA
5	Boulevard Facing	7	NA	NA
6	ATM	15	9	NA
7	NPR Facing (150 Mtrs.)	15	9	NA
8	Sector Road Facing (60 Mtrs.)	10	6	NA
9	Food Court/Food Court Facing	NA	NA	5

Note:

- Prices prevailing at the time of application for booking shall be applicable.
- External Development Charges (EDC) and Infrastructure Development Charges (IDC) 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.
- Preferential Location Charges (PLC) are subject to revision without prior intimation at the same discretion of the company.



# CONSCIENT ONE PAYMENT PLAN

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

S.No.	Linked Stages	Payment
1	On Booking	15% of Basic Sale Price
2	Within 90 days of booking	80% of Basic Sale Price + 100% PLC + 100% EDC & IDC + Car Parking Less Down Payment Rebate
3	On Receipt of Occupation Certificate	5% of Sale Price + IFMD + Stamp Duty + Registration Charges

## RETAIL SHOPS INSTALLMENT - PAYMENT PLAN

S.No.	Linked Stages	Payment
1	On Booking	7 Lakhs (Ground Floor) / 6 Lakhs (First Floor) / 4 Lakhs (Second Floor)
2	Within 45 days of Booking	20% of BSP Less Booking Amount
3	Within 90 days of Booking	10% of BSP
4	On Commencement of Excavation	5% of BSP
5	On Commencement of Basement Roof Slab	10% of BSP + 25% EDC & IDC
6	On Commencement of Ground Floor Roof Slab	10% of BSP + 25% EDC & IDC
7	On Commencement of 1st Floor Roof Slab	10% of BSP + 25% EDC & IDC
8	On Commencement of 2nd Floor Roof Slab	10% of BSP + 25% EDC & IDC
9	On Commencement of Internal Plaster	7.5% of BSP + 50% PLC + 50% CPC
10	On Commencement of External Plaster	7.5% of BSP + 50% PLC + 50% CPC
11	On Commencement of Flooring	5% of BSP
12	On Offer of Possession	5% of BSP+IFMD+SD+RC

Note :

- External Development Charges (EDC) and Infrastructure Development Charges (IDC) 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.
- Interest Free Maintenance Deposit (IFMD) applicable is Rs. 225/- 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 One".
- The above Prices / Payment Plans are subject to revision/withdraw at any time without prior notice at the sole discretion of the Company.
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# 1 DENTITY



The identity of Conscient stands firm on the belief that if something is worth doing then it's worth doing right. Considered a widely respected real estate developer having over 35 years of unflinching trust and more than 10,000 satisfied clients, the organization has developed a reputation of being a reticent yet dynamic real estate developer that implements projects with a planned approach and remarkable dependability. Having already created a benchmark in the luxury segment by delivering high-quality projects in Goa & Dehradun, Conscient is striving for global excellence in construction.

Pushing the shroud beyond the regular features and specifications, the developer with its on-going projects in Gurgaon namely Heritage One & Heritage Max, is aligned to deliver world-class projects aimed at enriching people's lives through innovation.



Arborea, Luxury Homes  
Dehradun



Heritage Max  
Sec-102, Gurgaon



Heritage One  
Sec-62, Gurgaon



Infiniti Bay  
Goa

# ACH<sup>1</sup>IEVEMENTS



## **CONSCIENT INFRASTRUCTURE PVT. LTD.** **Where value meets values**

Conscient Infrastructure Pvt. Ltd. has evolved from the strengths of BCC Infrastructure Pvt. Ltd., a real estate design and development company with the maturity of experience and the vision to build compelling solutions for the everchanging requirements in infrastructure. Having earned the trust of more than 10,000 satisfied clients, the organization has developed a reputation of a professional that implements projects with a planned approach. Our operations span all aspects of real estate development, from identification and acquisition of land to the planning, execution and marketing, leading up to the maintenance and management of the designated projects. Catch a glimpse of our key projects!



Artistic Impression

# heritage

  
conscient  
wherevaluemeetsvalues

Play a game called life at Heritage One - unique sports lifestyle homes at Sector 62, Gurgaon. Designed to promote a healthy and active lifestyle, a multitude of sports facilities within the premises, let you enjoy life carefree, while you get to relive the joys of childhood.





Artistic Impression



# heritagemax

SPORTS LIFESTYLE RESIDENCES

conscient  
wherevaluemeetsvalues

Come home to a world where pace surrenders to peace. Heritage Max from Conscient is a world filled with serene tranquility. Strategically located at Sector-102, Dwarka Expressway, find your home amidst landscaped gardens and pathways surrounded by 90% open area and only 6 high rise towers. Spread your arms to a lifestyle that perfectly bridges the gap between superior living standards and healthy living.





# Arborea

Luxury Homes

conscient  
wherevaluemeetsvalues

Arborea Luxury Homes at Tarla Nagal on the Sahastradhara-Mussorie by-pass road is possibly the most scenic location in the city. Each of these apartments offer an unhindered view of majestic mountains on one side and lush green valley on the other. The most spacious and luxurious apartments in the city, Arborea Luxury Homes is a landmark development complete with all the ultra-modern amenities.





# INFINITI BAY

LUXURY SPA RESIDENCES, GOA

conscient  
wherevaluemeetsvalues

Welcome to a world that's a retreat of absolute calm and well-being. A world known as Infiniti Bay. Located near the Bogmalo beach, just 10 mins from the Goa airport, life's a tranquil affair at this luxurious haven of indulgence. Exalt your senses at the luxury spa residences designed as a perennial source of inspiration and serenity. Lose yourself in an abode where peace pervades.







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

**be Conscient.**



**CONSCIENT INFRASTRUCTURE PVT. LTD.**

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