

conscient¹ 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.

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Broadwalk View

D1VERS E & D1STIN CT



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.



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Lobby View

SERV¹CED SU¹TES



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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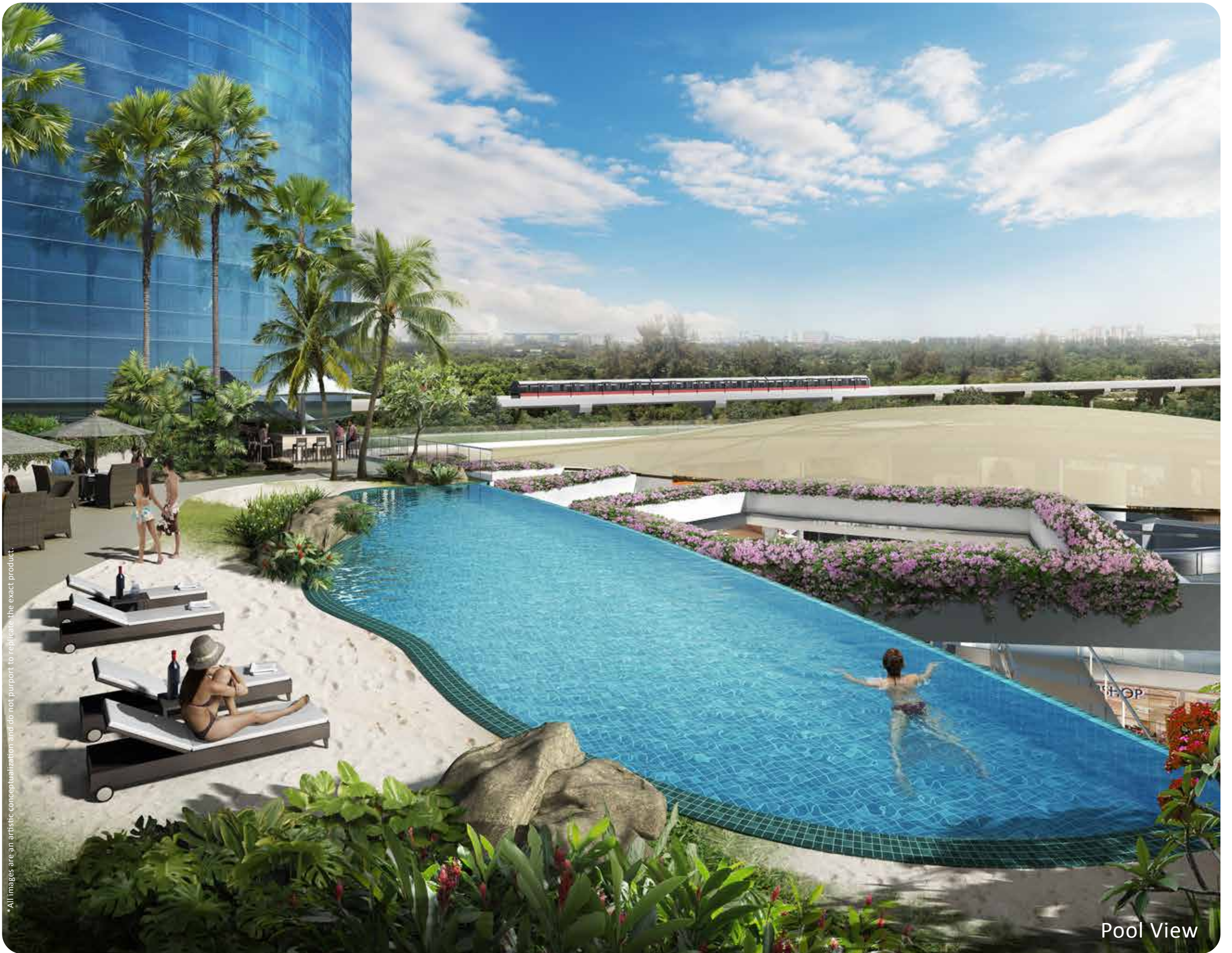
Serviced Suite View

SERV¹ICED SU¹TES



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.





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Pool View

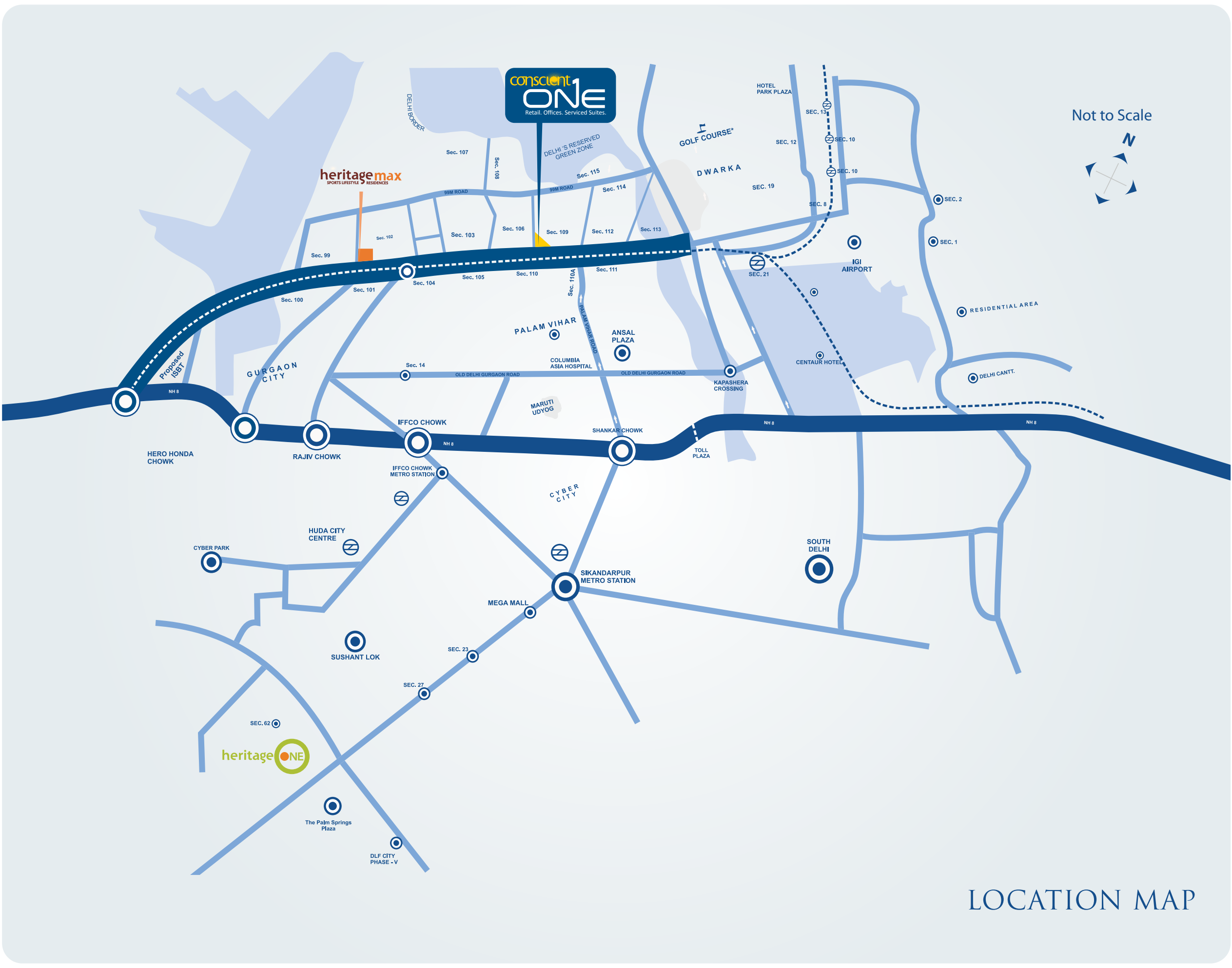


Not to Scale



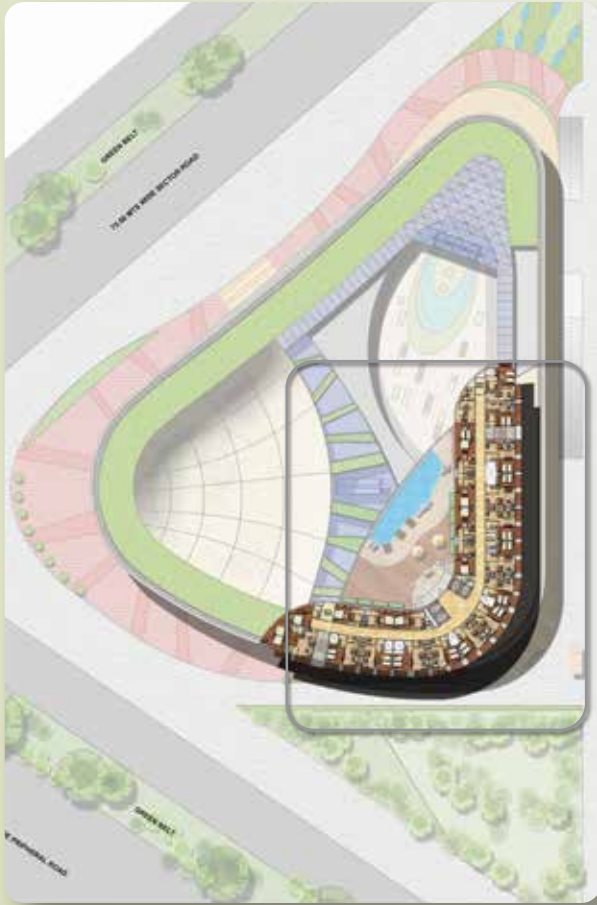
heritagemax
SPORTS LIFESTYLE RESIDENCES

heritage ONE



LOCATION MAP

SERVICED SUITES TYPICAL LAYOUT PLAN



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.



UNIT TYPE	AREA	UNIT NO	FLOOR
1 BHK	795 SFT	01	7 TO 14

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UNIT TYPE	AREA	UNIT NO	FLOOR
STUDIO	595 Sq. Ft.	02, 03, 04, 05, 06, 07, 08	7 TO 14

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UNIT TYPE	AREA	UNIT NO	FLOOR
STUDIO	595 Sq. Ft.	09	7 TO 14



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UNIT TYPE	AREA	UNIT NO	FLOOR
2 BHK	1095 Sq. Ft.	10	7 TO 14

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UNIT TYPE	AREA	UNIT NO	FLOOR
1 BHK	795 Sq. Ft.	11, 12, 14, 19, 20, 21, 22	7 TO 14

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UNIT TYPE	AREA	UNIT NO	FLOOR
1 BHK	765 Sq. Ft.	15, 16, 17, 18	7 TO 14



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UNIT TYPE	AREA	UNIT NO	FLOOR
1 BHK	695 Sq. Ft.	23	7 TO 14

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UNIT TYPE	AREA	UNIT NO	FLOOR
1 BHK	695 Sq. Ft.	24	7 TO 14

SPEC¹IFICATION

SERVICED SUITES

STUDIO

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 & 2 BHK

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

CONSC¹ENT ONE PRICE LIST

PRICE SUMMARY - SERVICED SUITES

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)	Nil
CAR PARKING CHARGES (CPC): Covered:	Rs. 4 Lakhs
INTEREST FREE MAINTENANCE DEPOSIT (IFMD)	Rs. 225/- per sq.ft.
BOOKING AMOUNT	Rs. 3 Lakhs

Note:

1. Prices prevailing at the time of application for booking shall be applicable.
2. 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.
3. Preferential Location Charges (PLC) are subject to revision without prior intimation at the same discretion of the company.
4. The above Prices / Payment Plans are subject to revision/withdraw at any time without prior notice at the sole discretion of the Company.

CONSC¹ENT ONE PAYMENT PLAN

POSSESSION LINKED - PAYMENT PLAN

S.No.	Linked Stages	Payment
1	On Booking	3 Lakhs
2	Within 60 days of Booking	20% of BSP Less Booking Amount
3	Within 150 days of Booking	15% of BSP + 100% of EDC / IDC
4	On Completion of Top Floor Roof Slab or 30 months from date of booking, whichever is later.	30% of BSP + 100 % of Car Parking Charges
5	On Offer of Possession	35% of BSP+IFMD+SD+RC

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 Offer of Possession	5% of Basic Sale Price + IFMD +SD+RC

Note:

1. Prices prevailing at the time of application for booking shall be applicable.
2. 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.
3. Preferential Location Charges (PLC) are subject to revision without prior intimation at the same discretion of the company.
4. The above Prices / Payment Plans are subject to revision/withdraw at any time without prior notice at the sole discretion of the Company.

CONSC¹IENT 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 st Basement Roof Slab	10% of BSP + 25% EDC & IDC
6	On Commencement of 3 rd Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
7	On Commencement of 6 th Floor Roof Slab	7.5% of BSP + 25% EDC & IDC
8	On Commencement of 9 th 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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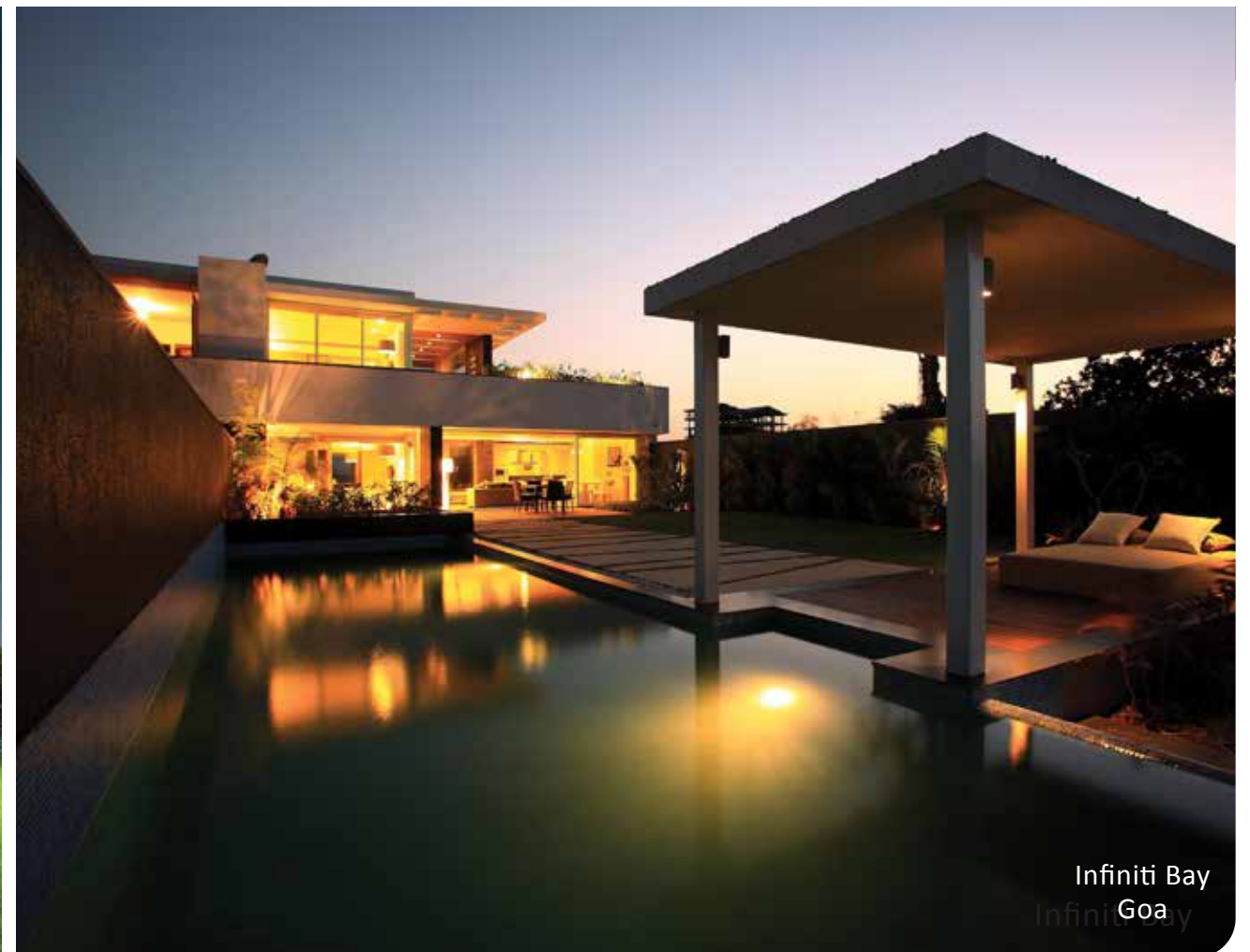
Arborea, Luxury Homes
Dehradun



Heritage Max
Sec-102, Gurgaon

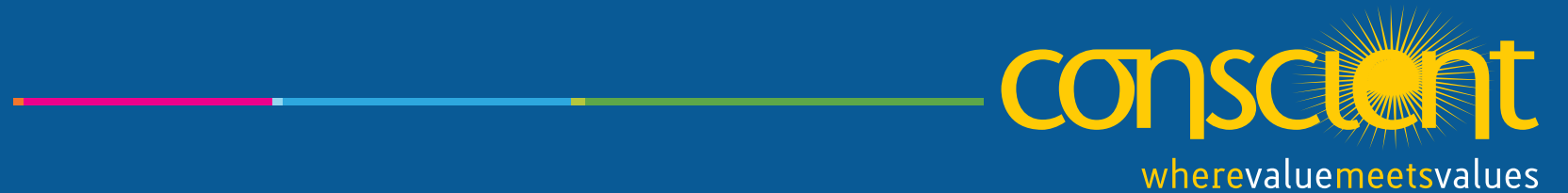


Heritage One
Sec-62, Gurgaon



Infiniti Bay
Goa

ACH¹EVEMENTS



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!





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

be Conscient.