DEVELOPER

conscient

HERITAGE MAX REALTECH PVT. LTD.

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HRERA Reg. No.: 27 of 2021

INVESTMENT MANAGER

Hines

elevate®

SOULFUL LIVING

“It’s all about finding
the calm amongst the chaos.”

Donna Karan

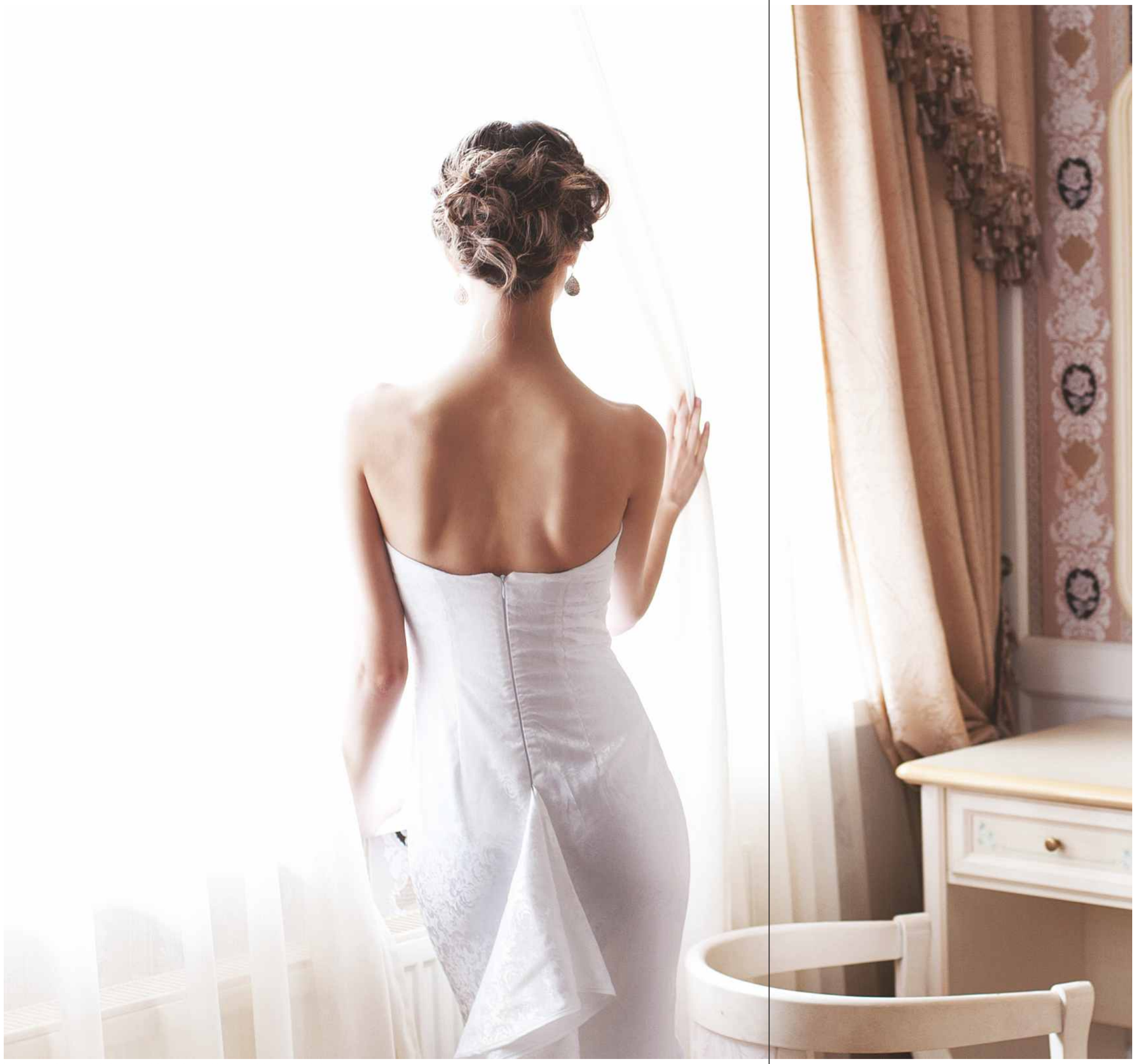


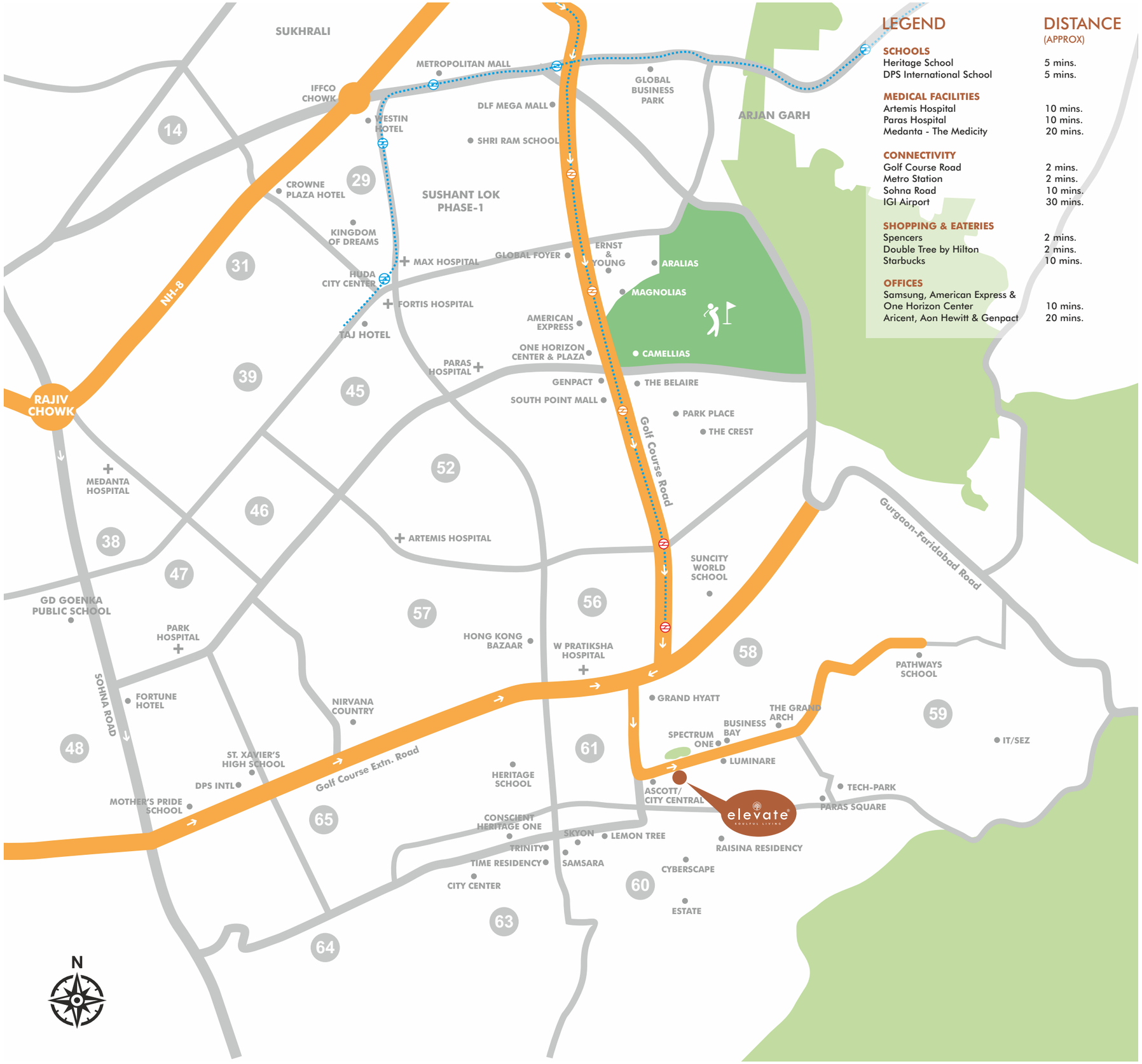
Image is an artistic conceptualisation and does not purport to represent the exact product.

SOULFUL LIVING

Enter a haven of peace which is envisioned to be the home you always dreamed of. Beautiful living spaces combining luxe living and modern functionality, designed by the world's leading architect.

We believe that luxury is what luxury does.

An island of bliss where children play, families live in harmony and elders can enjoy peace and tranquility. We aim to create a perfect balance between man and nature, so our residents can get a break from the stressful world outside without feeling disconnected.



LEGEND

	DISTANCE (APPROX)
SCHOOLS	
Heritage School	5 mins.
DPS International School	5 mins.
MEDICAL FACILITIES	
Artemis Hospital	10 mins.
Paras Hospital	10 mins.
Medanta - The Medicity	20 mins.
CONNECTIVITY	
Golf Course Road	2 mins.
Metro Station	2 mins.
Sohna Road	10 mins.
IGI Airport	30 mins.
SHOPPING & EATERIES	
Spencers	2 mins.
Double Tree by Hilton	2 mins.
Starbucks	10 mins.
OFFICES	
Samsung, American Express & One Horizon Center	10 mins.
Aricent, Aon Hewitt & Genpact	20 mins.

IT'S ALL ABOUT THE LOCATION

- Located off the Golf Course Extension Road, sans traffic and dust, with direct connectivity from both Delhi and Gurugram, Elevate enjoys lush views of the Aravallis in a premium upscale neighbourhood.
- It neighbours proposed high-end developments like a five-star hotel, office, premium retail and serviced apartments which ensure high sales and rental values.
- Gurugram is the fastest growing city in the NCR region close to the busiest airport in the country, the highest concentration of top-notch multinational employers and social infrastructure (schools, hospitals, retail and entertainment).

Map not to scale. The map is not necessarily accurate to surveying or engineering standards. The map shown here is for illustration purposes only. It does not represent the ground survey and represents only the approximate relative location and boundaries. The location map depicts an indicative and selective representation of certain key developments around the Project. The Developer makes no representation regarding continuity / existence of these developments / landmarks going forward. The driving time indicated is tentative and actual time may vary, depending upon traffic and other conditions.

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LUXURIOUS BUT GROUNDED

- The grounds are planned in European style where the facade is a symmetrical composition of high-rise blocks shading the Winter Garden. The buildings are set on an elevation to give the feel of free space on the ground floor.
- Dense peripheral landscaping filters dust and external noise.
- A grand Central Water Spine accentuates the axis of the beautifully landscaped 'Winter Garden'.

The Project (Towers D & E along with listed amenities and facilities) being developed on land admeasuring 2.96875 acres forms part of the Group Housing Complex duly approved vide License Nos. 16 & 28 of 2008 and License No. 44 of 2011. The Master Plan is as per the revised Building Plans which were approved by the Office of the Director General, Town & Country Planning Department, Haryana vide DGTCP office memo No. ZP-409 /SD (DK) / 2019 / 10517 dated 25th April 2019. The Project has been registered with Haryana RERA (Gurugram) vide registration number 27 of 2021 and the details of the Project are available on the website www.haryanarera.gov.in under registered projects. All the approvals can also be verified in the office of the Developer. The Developer reserves the right to get the approved Building Plans revised at any stage till the completion of the Project in accordance with the applicable laws.

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VEHICLE FREE OPEN SPACES

- With an exclusive drop-off zone in the basement, the ground level is vehicle free to give you a soothing and tranquil living experience.
- Enjoy complete peace of mind while your child plays freely in the open green spaces.
- With a central water spine, pet park, children's play area, and jogging / walking track, it's your own secure haven with myriad outdoor activities.
- Inward looking stone clad arcade weaves the residential blocks together and creates a shaded walkway for the residents overlooking the central courtyard.

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REFRESHING BASEMENT CONCEPT

Enjoy the unique and uplifting basement parking experience with a naturally lit lift lobby, indoor vertical landscaping, and exclusive drop-off zones.

Exclusive basement Drop-off zone

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THE BUZZ OF RETAIL AND ENTERTAINMENT

- Convenience retail block to cater to daily needs of the residents.
- Located at the periphery to restrict non-resident entry into the complex while providing an access controlled entry point for residents.
- Resident's party hall and terrace for secured private social functions and parties.

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SOCIAL CLUB WITH AN ELEGANT CHARM

- The social club is European styled with a double height central lounge to create a sense of grandeur.
- Residents enjoy spectacular views of the water spine as they lounge/dine.
- A library in the Grand Lounge to grab a book and read anywhere throughout the complex.
- A dedicated children's play centre with kids club activities.
- A cards room and snooker facility.

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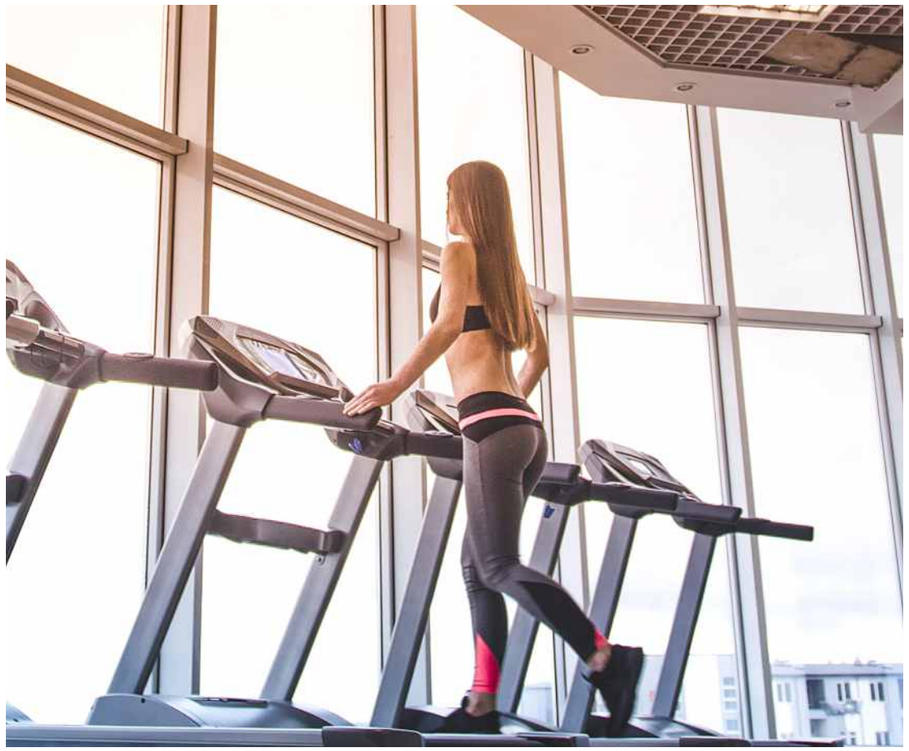

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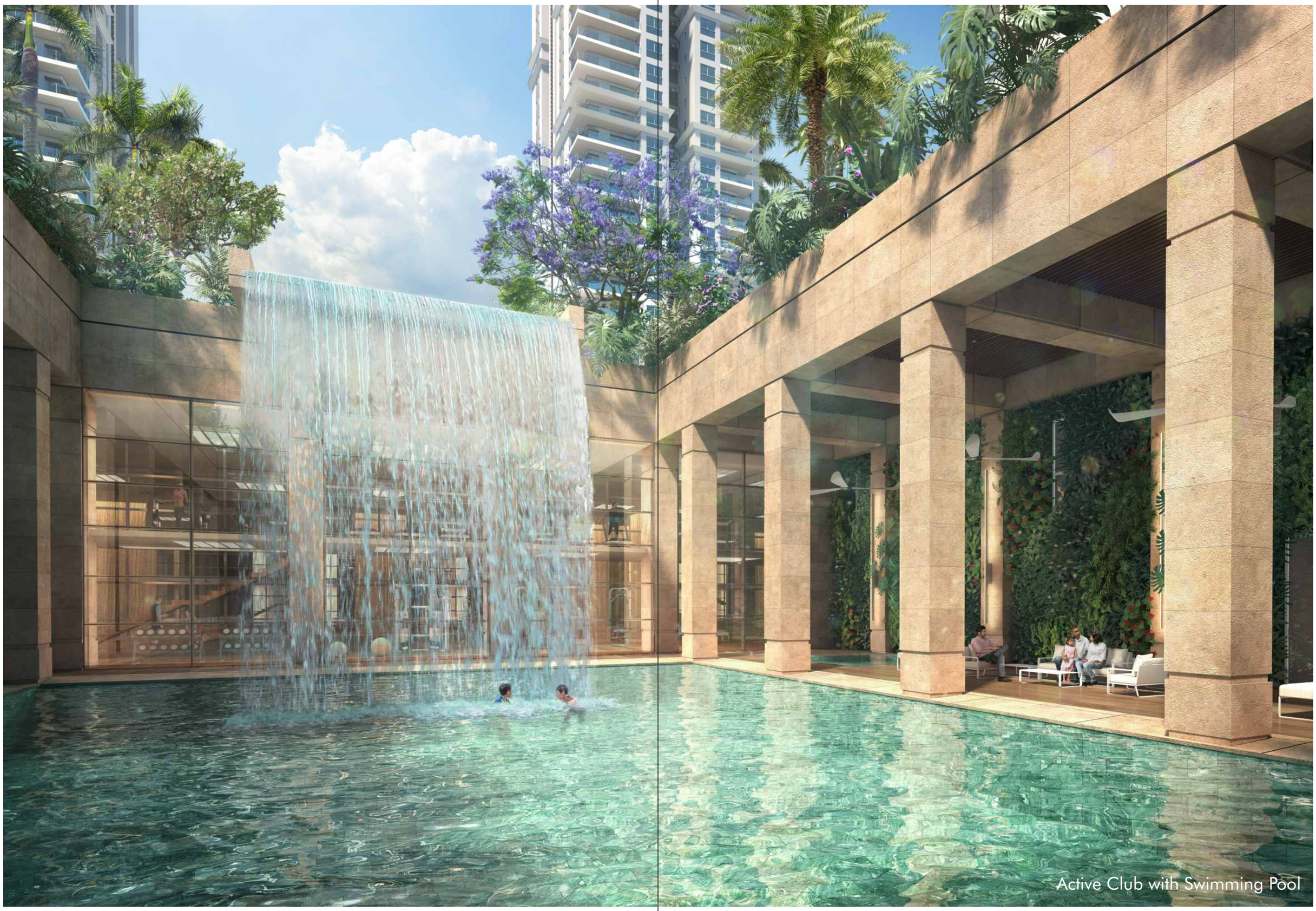
AN ACTIVE LIFESTYLE WITH SPORTS & FITNESS

- The Health club is privately located, with a mix of exclusive swimming pools including a resort pool with a splendid waterfall; a separate covered lap pool and a kids' pool.
- The poolside lounge and juice bar cater to the refreshment needs of health club users.
- A double storey gymnasium has a glass wall view of the swimming pool, with aerobics / dance / yoga studio to add variety to the fitness routine.
- An air-conditioned indoor squash court, badminton court / half basketball court for all weather sports facilities.
- A flood-lit football field and a tennis court for those looking for activities in the outdoors.



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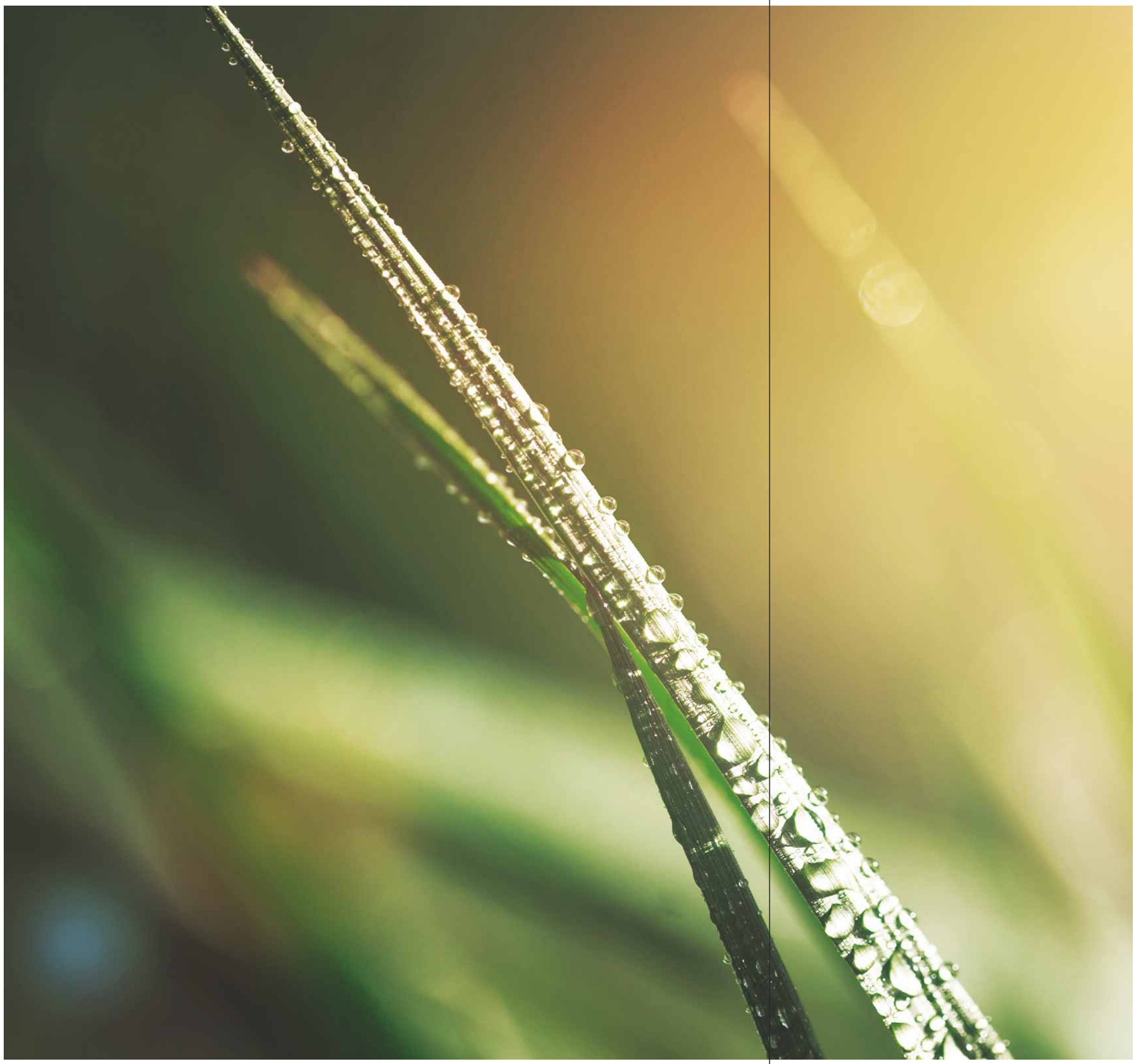

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GRIHA PRE-CERTIFIED PROJECT

- Welcome to a holistic home with well thought out eco-friendly features to ensure a responsible lifestyle – a lifestyle that compliments ecology and is sustainable.
- Elevate is a 4 Star GRIHA pre-certified project, designed with environmental sensitivity as a key component.
- Solar power use, optimized building design to reduce consumption of conventional energy, segregated (bio-degradable and non bio-degradable) 2 chute garbage collection system, air-conditioning technology that minimizes ozone depleting substances (CFC/HCFC), and rain water harvesting for water efficiency are amongst the few measures that have earned us the certification.

Image is an artistic conceptualisation and does not purport to represent the exact product. Each unit varies based on location, floor, type, orientation, design etc. The above features are generic to the units of the project & are not applicable to each unit.

THE HEART OF THE MATTER: APARTMENT DESIGN AESTHETIC

Only two apartments per elevator (lift) bank for exclusivity and privacy.

- Three side open apartments for maximum light and cross ventilation.
- 8'-6" high windows and sliding doors that face north, south and best views, maximum day light, energy efficiency and winter sun.
- Living rooms have a corner window for maximum view, sunlight and openness.
- A large balcony is an extension of the living room that allows the space to expand when needed and provides outdoor living during good weather.
- Thoughtfully designed, large bedrooms and living spaces to maximize efficiency and space.
- Spacious, well laid out kitchens connect to a large, shaded utility balcony for laundry and other service usage.
- A separate entrance to the utility room from the service area helps keep two segregated accesses for residents and domestic staff.

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HOMES PLANNED WITH AN EYE FOR DETAIL

Well-lit and ventilated homes, designed with a meticulous eye for the finer details are sure to impress the aesthete in you. Step into the living room and a breathtaking panoramic view of the surroundings will unravel. Spacious L-shaped balconies in all three-bedroom homes provide you with an unrestricted view of nature. Separate service elevators are incorporated for greater privacy and luxury.

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TYPICAL FLOOR PLAN OF TOWER - D

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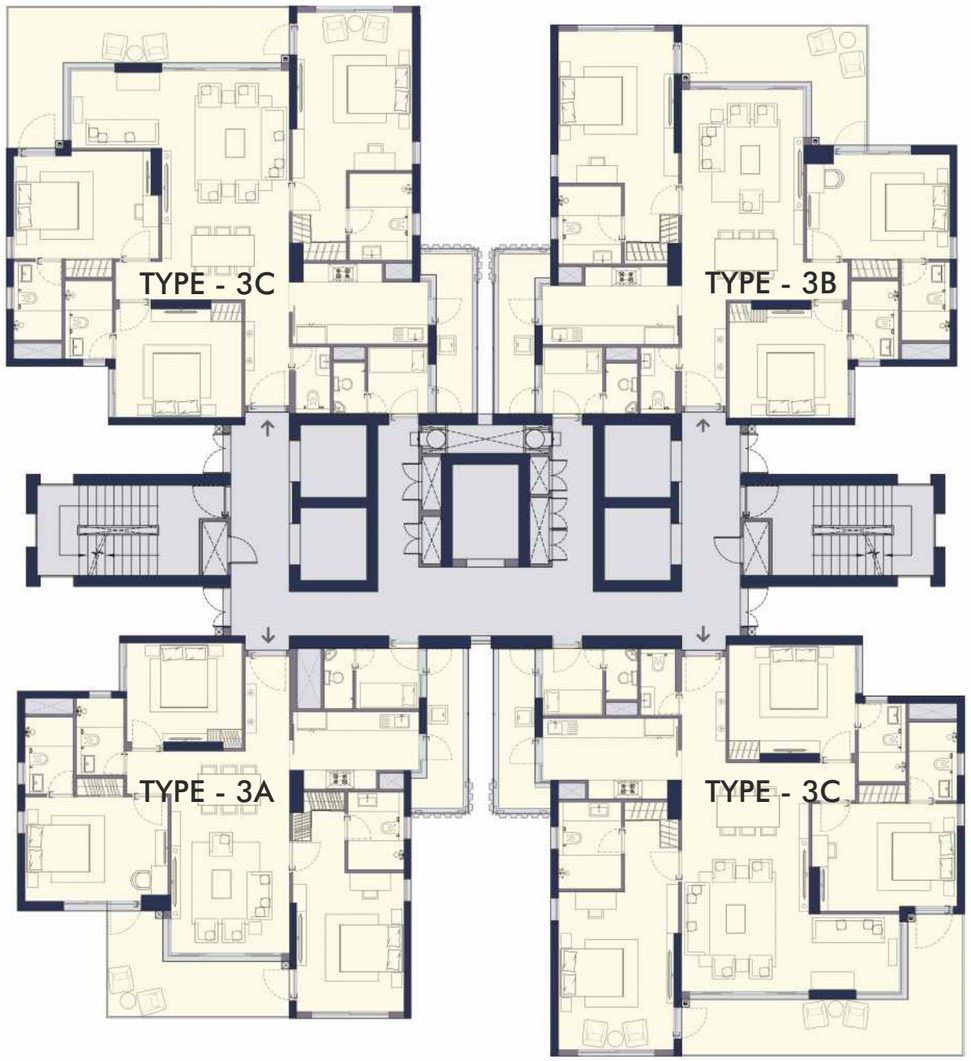
TYPICAL FLOOR PLAN OF TOWER - E



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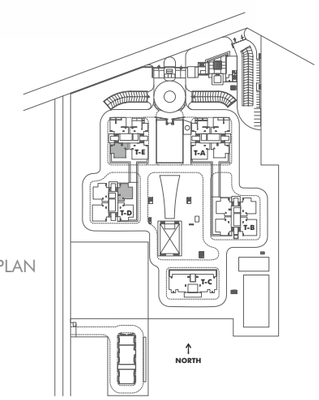
TYPE 3A (3BHK)

Carpet Area: 1159 sq. ft. / 107.68 sq. mtr.
Balcony Area: 222 sq. ft. / 20.63 sq. mtr.

TOWER - D TOWER - E

TOWER LAYOUT

KEY PLAN



1 sq mtr = 10.764 sq ft

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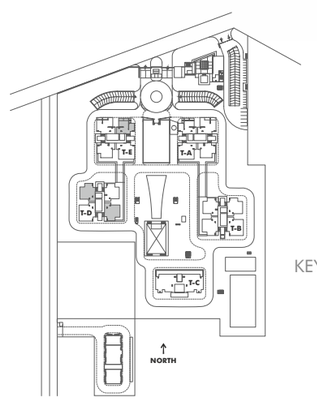
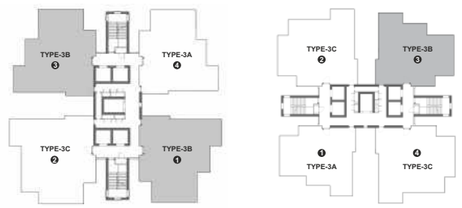
TYPE 3B (3BHK + POWDER)

Carpet Area: 1274 sq. ft. / 118.33 sq. mtr.
Balcony Area: 230 sq. ft. / 21.32 sq. mtr.



KEY PLAN

TOWER LAYOUT



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TOWER - D TOWER - E

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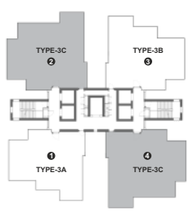
TYPE 3C (3BHK + LOUNGE)

Carpet Area: 1432 sq. ft. / 133.03 sq. mtr.
Balcony Area: 303 sq. ft. / 28.13 sq. mtr.

TOWER - D

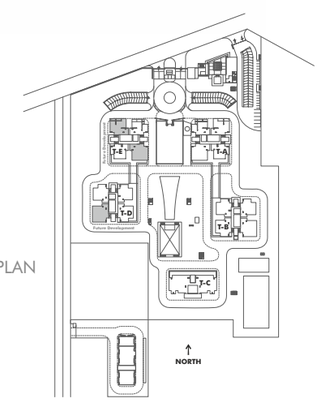


TOWER - E

TOWER LAYOUT

1 sq mtr = 10.764 sq ft

KEY PLAN



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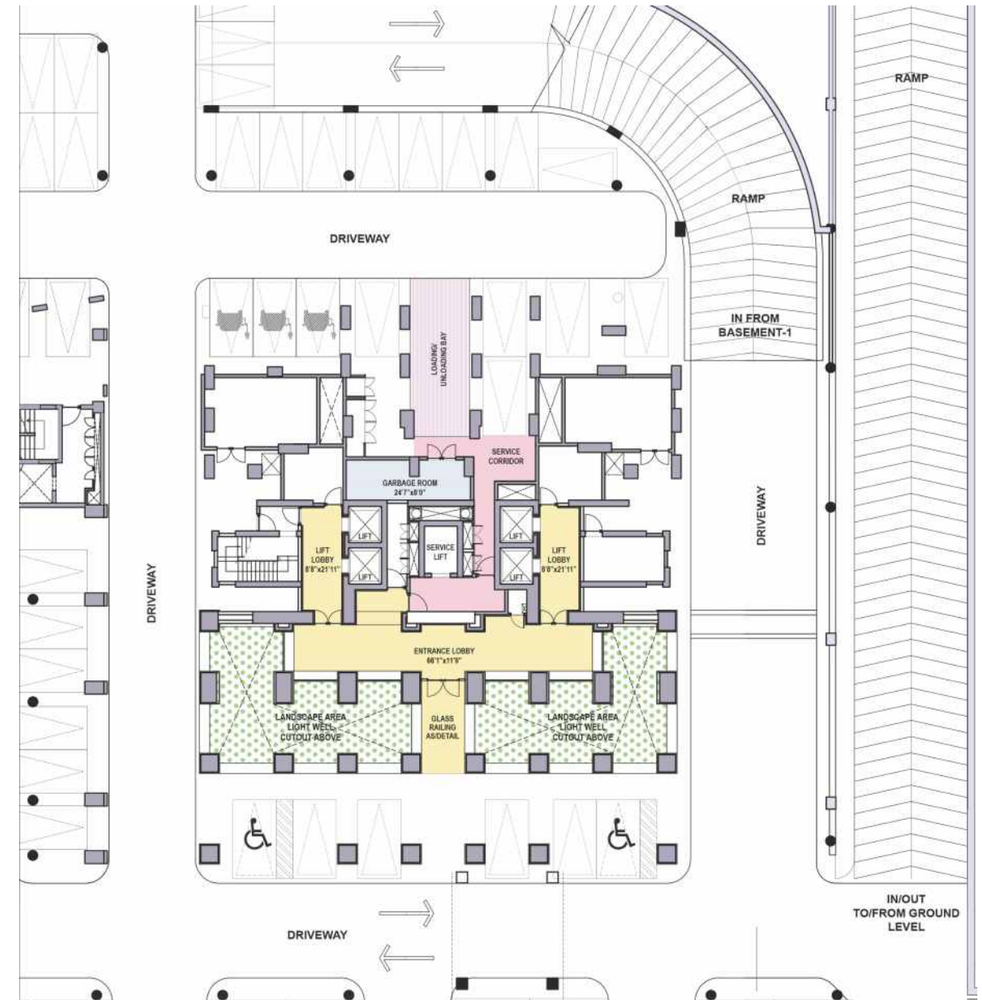
SERVICE CORE (B2)



The Service Ramp is directly connected to the lower basement with loading/unloading docks for each tower. These service entrances from the loading dock connect to the service lobby and the service elevator. There is a garbage chute on each floor with collection room in lower basement.

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SPECIFICATIONS

LIVING/ DINING / STUDY/ FOYER / FAMILY LOUNGE	
Floor	Imported Marble
Walls	Acrylic Emulsion Paint finish on POP Punning / Gypsum
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum False Ceiling (extent as per design only)
MASTER BED ROOM / DRESS ROOM	
Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum False Ceiling (extent as per design only)
MASTER TOILET / OTHER TOILETS	
Floor	Marble / Premium Quality Tiles
Walls	Marble / Premium Quality Tiles / Mirror
Ceiling	Acrylic Emulsion Paint on Ceiling / False Ceiling (extent as per design only)
Counters	Marble / Granite / Synthetic Stone
Fixtures	Tower Rail, Toilet Paper Holder, Robe Hooks of standard make
Sanitaryware / CP Fittings	Single Lever CP Fittings, Health Faucet, Wash Basin & EWC of standard make
BEDROOMS	
Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint Finish
Ceiling	Acrylic Emulsion Paint on POP Punning with Gypsum False Ceiling (extent as per design only)
DOORS	
Main Door	Polished Solid Core Moulded Skin Door / Flush Doors
Internal Doors	Polish Moulded Skin Doors / Flush Doors

KITCHEN	
Floor	Marble / Premium Quality Tiles
Walls	Premium Quality Tiles 2'-0" above Counters & Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint on Ceiling / False Ceiling (extent as per design only)
Counters	Marble / Granite / Synthetic Stone
Fixtures	Premium Quality of CP Fittings, Sink with Drain Board
Kitchen Appliances	Modular Kitchen with Hob & Chimney
UTILITY ROOM / UTILITY BALCONY / TOILET	
Floor	Tiles of Standard Make
Walls & Ceiling	Oil Bound Paint Finish
Toilet	Anti Skid Floor & Tiles on the Walls with conventional CP Fittings & Sanitaryware
Balcony	Anti Skid Tiled Floor & Tiles / GRC Jaali (extent as per design) on the Walls
EXTERNAL GLAZING	
Windows / Glazing	Energy Efficient Double Glass, Tinted / Reflective / Clear Glass with UPVC Frames in all habitable areas. Single Pinhead / Tinted / Clear Glass in all Toilets & Utility Rooms
COMMON FACILITIES	
Project	FRLSH Wiring in the Apartment CCTV in Lift Lobby, Lift, Basement and Misc. Entrance and Exits Access Control / Biometric at Boom Barrier and Tower Lobby Entry Movement Lighting Sensors in Basement Fire Survival Cables for Basement Ventilation Fans High Speed Lifts 2.5 mtr per second in all Towers VRV Units for Air-Conditioning of all Apartments

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Heritage Max, Gurugram

Heritage One, Gurugram

Conscient One, Gurugram

Infiniti Bay, Goa

At Conscient, we aim to create what we uniquely can give to the world, not just buildings or homes, but a lifestyle that epitomizes soulful living. Getting the basics of creation right, upholding high standards of delivery and reliability, and creating more value than profits has helped us achieve what we most believe in - Excellence.

This belief, in conjunction with extensive planning and meticulous designing has so far helped us in delivering over~12,000 homes across Delhi-NCR, Dehradun & Goa in the last 4 decades.

In pursuit of excellence, Conscient has partnered with world-renowned architects, designers and consultants, currently helping the company transform over 7 million square feet of space into world class Premium Condominiums, Luxury Villas, Institutional, Commercial / Retail and Value Housing.

Diagonal Mar, Barcelona

One Horizon Center, Gurugram

56 Leonard, New York

33 Tehama, San Francisco

Hines

Hines is a privately owned global real estate investment, development and management firm, founded in 1957, with a presence in 255 cities in 27 countries and $83.6 billion of investment assets under management and more than 138.3 million square feet of assets for which Hines provides third-party property-level services.

Hines has 171 developments currently underway around the world, and historically, has developed, redeveloped or acquired 1,486 properties, totaling over 492 million square feet. The firm's current property and asset management portfolio includes 634 properties, representing over 243 million square feet.

With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most respected real estate organizations in the world.

Qingdao New Airport, China

United Continental Headquarters, Chicago

W Hotel, Barcelona

830 Brickell, Miami

Pablo & Ricardo Bofill in La Fábrica

RICARDO BOFILL
TALLER DE ARQUITECTURA

A legendary studio at the forefront of the urban design and architectural profession, Ricardo Bofill Taller de Arquitectura (RBTA) is renowned for its visionary humanism and cultural intelligence in settings across the world. Its wide-ranging experience with large-scale international projects, residential districts, retail centers, office complexes, five-star hotels, and private residences have produced a new form of smart integrated urbanism, a place where city, nature, and history intersect. Ricardo and his brother Pablo Bofill co-direct RBTA.