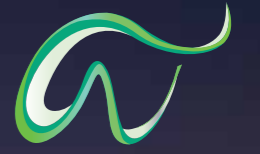


PROMOTER- EXPERION DEVELOPERS PRIVATE LIMITED
PROJECT: WINDCHANTS, SECTOR-112, GURUGRAM

PH 2-RC/REP/HARERA/GGM/2017/64
PH 3-RC/REP/HARERA/GGM/2017/73
PH 4-RC/REP/HARERA/GGM/2017/112
<https://haryanarera.gov.in/>



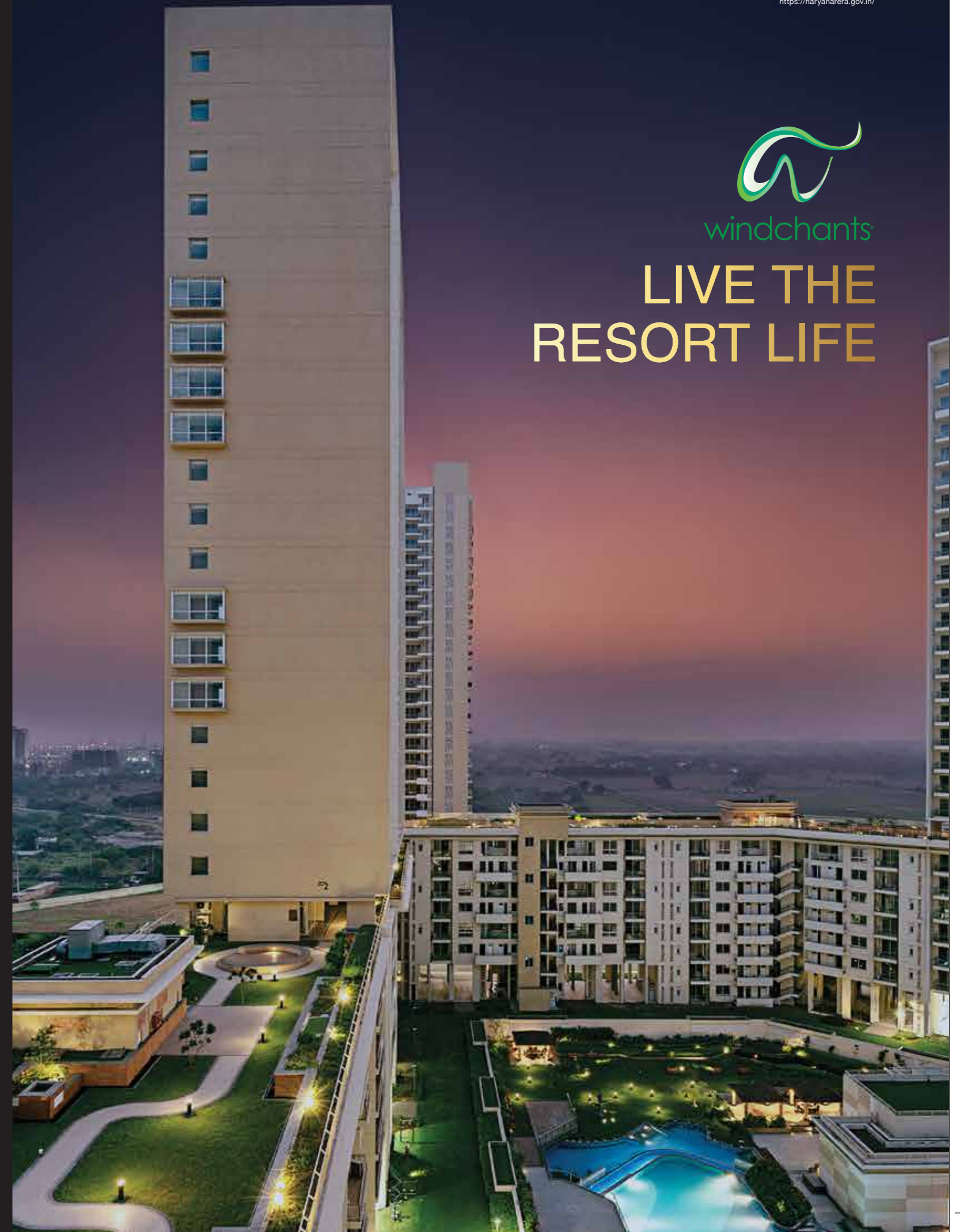
windchants

LIVE THE
RESORT LIFE

EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI REAL ESTATE DEVELOPER

Corporate Office: Milestone Experion Centre, NH 8, 8th Floor, Sector 15 Part 2, Gurugram, Haryana 122001.
Phone: +91 124 628 1630 | Visit: www.experion.co

This is for information purposes only and does not constitute any offer for sale or contract. Customers are advised to have their independent evaluation. Concepts alluded herein are subjective. The sale shall be subject to the terms of Booking Application and Agreement for Sale. Information and contents set out herein are subject to revision as permissible under applicable laws. All plans, specifications are subject to change as may be decided by the Promoter or directed by any competent authority in the best interests of the development subject to applicable laws. The Promoter herein is only marketing units for which the occupation certificate has been received. This group housing colony project in Sector - 112, Gurugram is duly licenced by the office of Director General, Town & Country Planning Deptt., Haryana, vide Licence no. 21 of 2008 dtd. 8.2.2008 & 28 of 2012 dtd. 7.4.2012 for 8.72 hectare (21.55 acre) and 0.76 hectare (1.881 acre) respectively (Total licenced area = 23.431 acre). Building plans approved vide DGTCP office memo no.: ZP-595/JD(BS)/2012/9781 dtd. 7.6.2012. Original approvals can be inspected at corporate office with prior notice. Corporate Office: 8th Floor, Wing B, Milestone Experion Centre, Sector-15, Part-2, Gurugram, Haryana. Promoter: Experion Developers Private Limited (CIN: U70109DL2006FTC151343). The images of furniture, fittings, specifications shown herein are artistic impression and the details shown in the image are only indicative in nature and are only for illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the unit/project.



About Experion

Experion is a 100% FDI-funded real estate developer backed by Experion Holding Pte. Ltd., Singapore the real estate investing arm of the \$2.5 billion AT Holdings group of companies.

Experion has developed 4 projects covering area of 5.5 million square feet (0.51 million square meters) including townships, group housing projects, commercial projects, and organised retail destinations, across Delhi NCR, Haryana, Punjab, Uttar Pradesh and has landbanks across Andhra Pradesh, Tamil Nadu, Goa and Maharashtra.


Experion builds every project with a vision and with every project, we strive to live up to our motto, "The Positive Side Of Life". We weave every nuance and every piece of architecture with the diligence of perfection we strive for.

Our Projects



windchants
Sector 112, Dwarka Expy

Residential Apartments,
Villas, Duplex Villaments



THE WESTERLIES
LIFE NEEDS SPACE
Sector 108, Gurugram

Residential Plots



The Heartsong
Sector 108, Gurugram

Residential Apartments



EXPERION CAPITAL
Gomti Nagar, Lucknow

Residential Apartments



MILESTONE EXPERION CENTRE
NH 8, Sector 15, Gurugram

Commercial



EXPERION VIRSA
GT Road, Amritsar

Residential Plots



experio
@ Experion Capital
Vibhuti Khand, Gomti Nagar, Lucknow.

Commercial



hub@108
Sector 108, Gurugram

SCO Plots

Social Infrastructure



Hospitals

- Sheetla Mata Mandir Trust- 650 Bed Multi Speciality Hospital
- Jai Sai Ram Hospital
- AIIMS, Jhajjar
- Manipal Hospital, Palam Vihar
- Metro Hospital, Palam Vihar
- 500-Bed Super Specialty ESIC Hospital, Manesar



Schools & Universities

- Delhi Public School
- Northcap University
- Xavier School of Management
- Presidium
- Mount Carmel School
- Bal Bharti Public School - Primary Wing
- Gyananda School
- Modern Public School, New Gurugram
- Matrikiran School
- Sheetla Mata Mandir Trust - Medical College
- Choudhary Charan Singh Agricultural University
- XLRI

Social Infrastructure



Commercial & Retail Hubs

- Ambience Mall, Gurugram
- Vegas Mall, Dwarka
- Pacific Mall, Dwarka
- Global Foyer, Palam Vihar
- 300 acres of approved Commercial Land in Sectors 114 and 115
- Conscient One, Sector 102 Gurugram
- Ansal Vypar Kendra
- Sector 29 Market



Hotels

- Oberoi Hotel
- Leela Hotel, NH8
- Taj Vivanta, Dwarka
- Aerocity



Office Complexes

- Udyog Vihar
- Cyber City
- Indiabulls One 109
- Chintels Corporate Park

Construction Partner

Master Planning & Concept Design

Arcop Associates Private Ltd.

Architecture, Structural & MEP Consultant

Larsen & Toubro Limited

Construction Partner

Larsen & Toubro Limited

Landscape Concept

Site Concepts International Limited

Landscape Architect

Design Process Consultants

Clubhouse Interior Consultant

Total Integrated Design India Private Limited

Design Concept

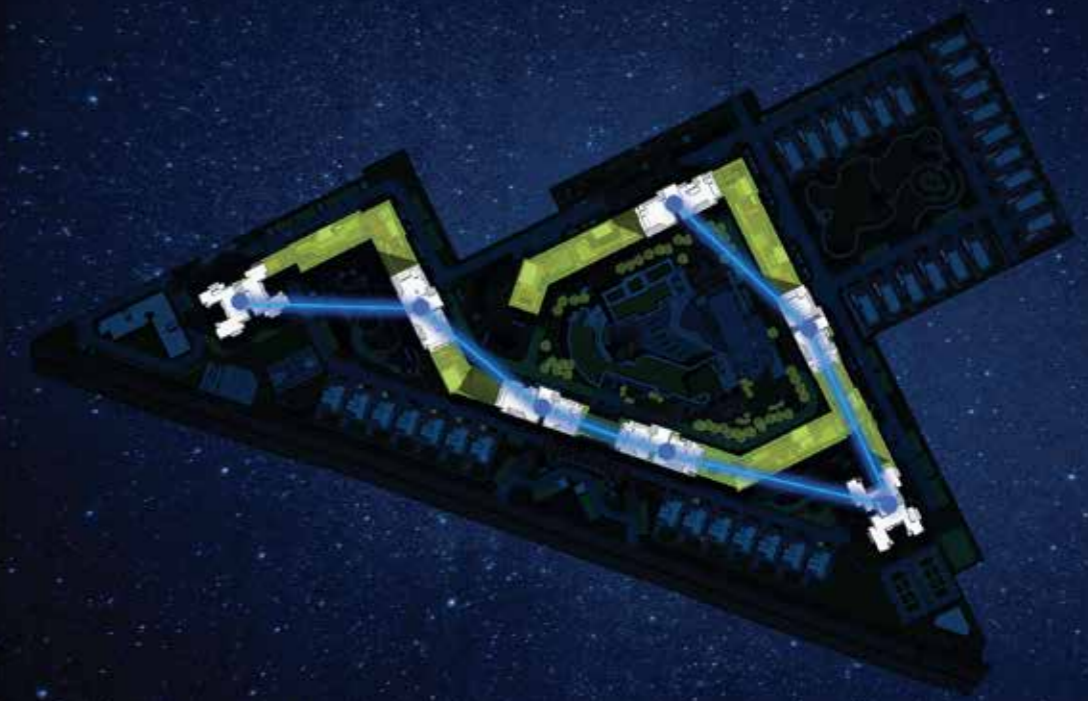
Design inspired by the Saptrishi Constellation.

The harmony of seven merges with nature to resonate the sound of wind through these spaces & hence the name "Windchants".

Seven high-rise towers represent the seven stars that are part of the Great Bear (Saptrishi) Constellation.

The placement of towers in this formation maximises the natural daylight & air circulation.

Standalone high-rise towers ensuring unrestricted views of the landscape, Delhi Reserve Greens and the Delhi & Gurugram skyline.



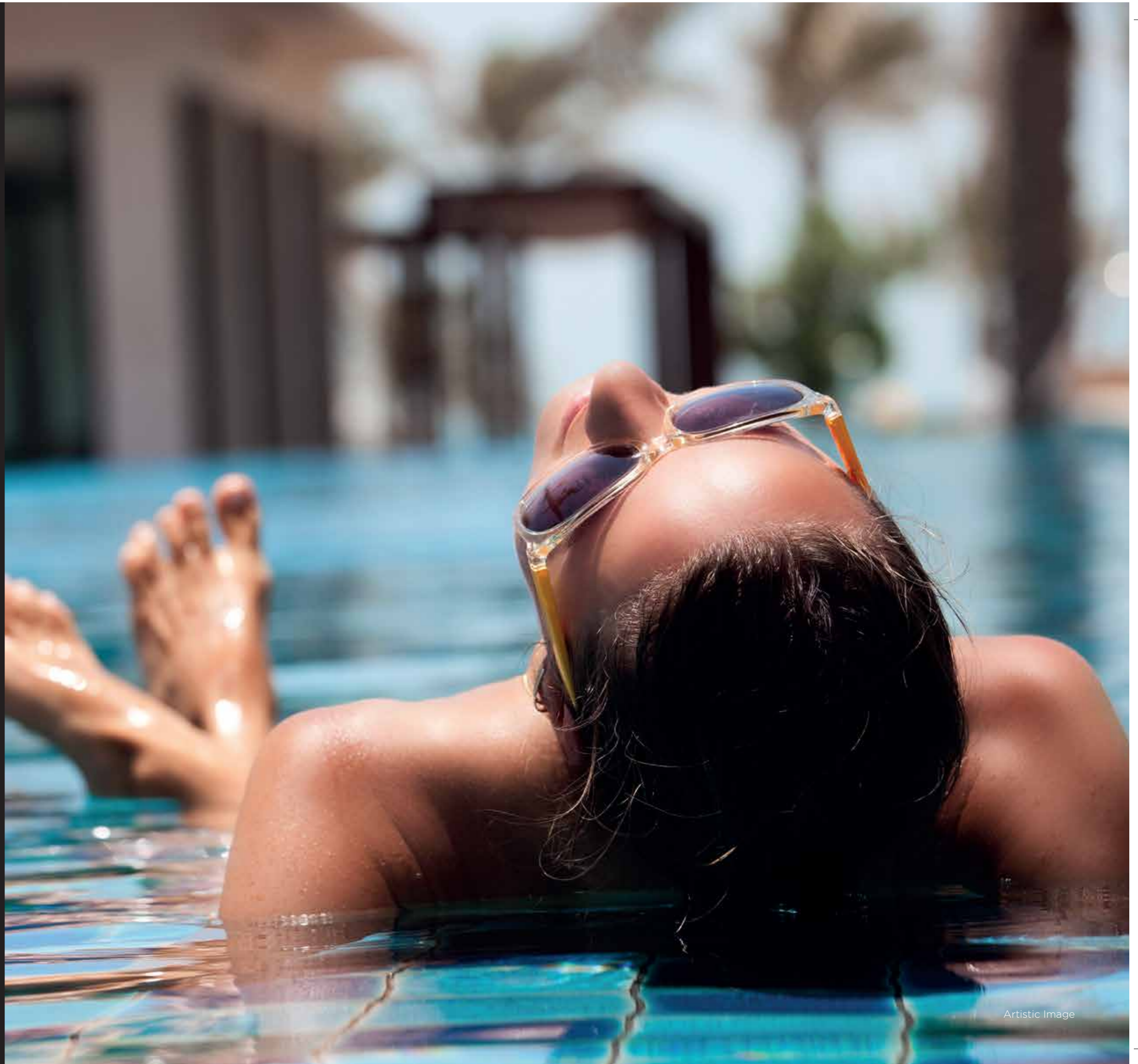
**Live The
Resort Life
At Our
Luxurious
Homes**

Wandering
Buds: Duplex
Villaments

Whistling
Palms: Villa

Whispering
Willows: Villa

Waving Teak:
Apartments &
Penthouses



Artistic Image

Whispering Willows

The world is your oyster when you luxuriate at Whispering Willows. Nestled along a column of willows, these ultra-luxurious villas offer you the epitome of privacy and tranquility. Each villa comes with water bodies along with front and rear lawns. From social gatherings to private affairs, it is all yours to experience.



- 2 floors in addition to the ground floor, along with a lower level
- 5 spacious bedrooms, including 2 master bedrooms
- Expansive family and dining rooms
- Spacious personal car parking
- Utility rooms and storage spaces

Whistling Palms

A place to stimulate happy memories, a place where time slows down and simple moments are treasured forever. A swaying row of trees guides you to bliss at Whistling Palms. Enjoy quiet evenings over a sip of tea at the terrace garden and immerse yourself in the soothing chants of the wind.



- 2 floors in addition to the ground floor, along with a lower level
- 4 spacious bedrooms, including 2 master bedrooms
- Expansive family, dining rooms and lounge area
- Spacious personal car parkings
- Utility rooms and storage spaces

Waving Teak

Rising high above the ground like the majestic Indian teak, these high-rise blocks offer new heights of happiness. Savour private moments as you tower above the world around you. Waving Teak boasts of 28 floors with spacious balconies that overlook exquisite landscape and water bodies. It creates the perfect setting for happy moments spent with your family.



Actual Image

- A configuration of 2, 3 and 4 BHK apartments and penthouses
- Built to 28 floors
- Double-height stilts for unobstructed view of the landscape
- 2-to-core for privacy
- Well-appointed reception desk for every tower

Wandering Buds

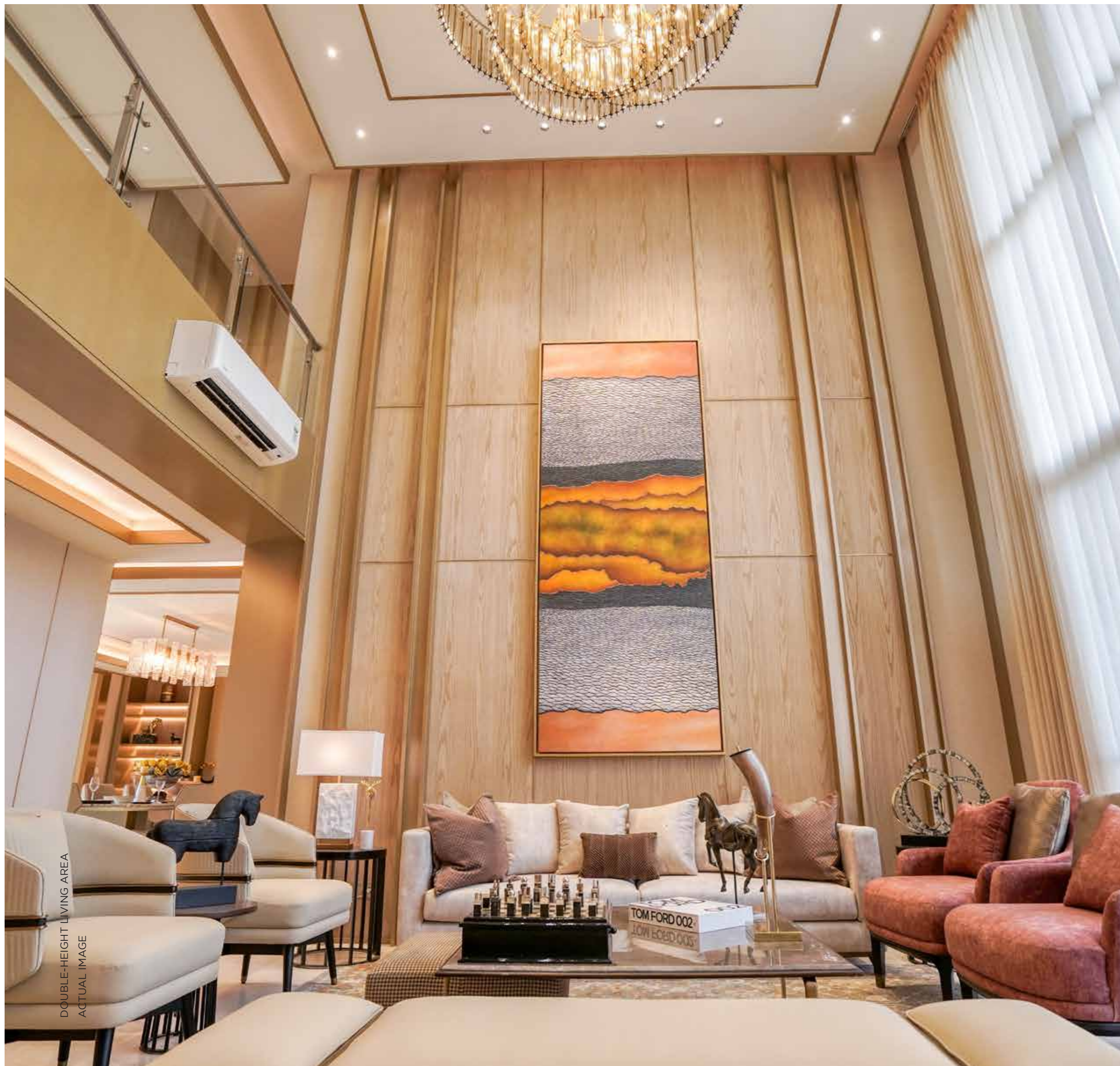
Experience the lifestyle of a villa in an apartment at Wandering Buds. It is a row of Duplex Villaments that offer you a magnificent view on either side of the home. Experience urban living at its finest with a master bedroom accompanied by living and dining areas, that allow you to indulge in unadulterated leisure.

- Provision for private elevator between two levels
- Exclusive terrace space for your own kitchen garden
- Double-height* living area

*Not applicable on duplex WB-07 & WB-08



Actual Image



DOUBLE-HEIGHT LIVING AREA
ACTUAL IMAGE

Duplex Villaments At Wandering Buds

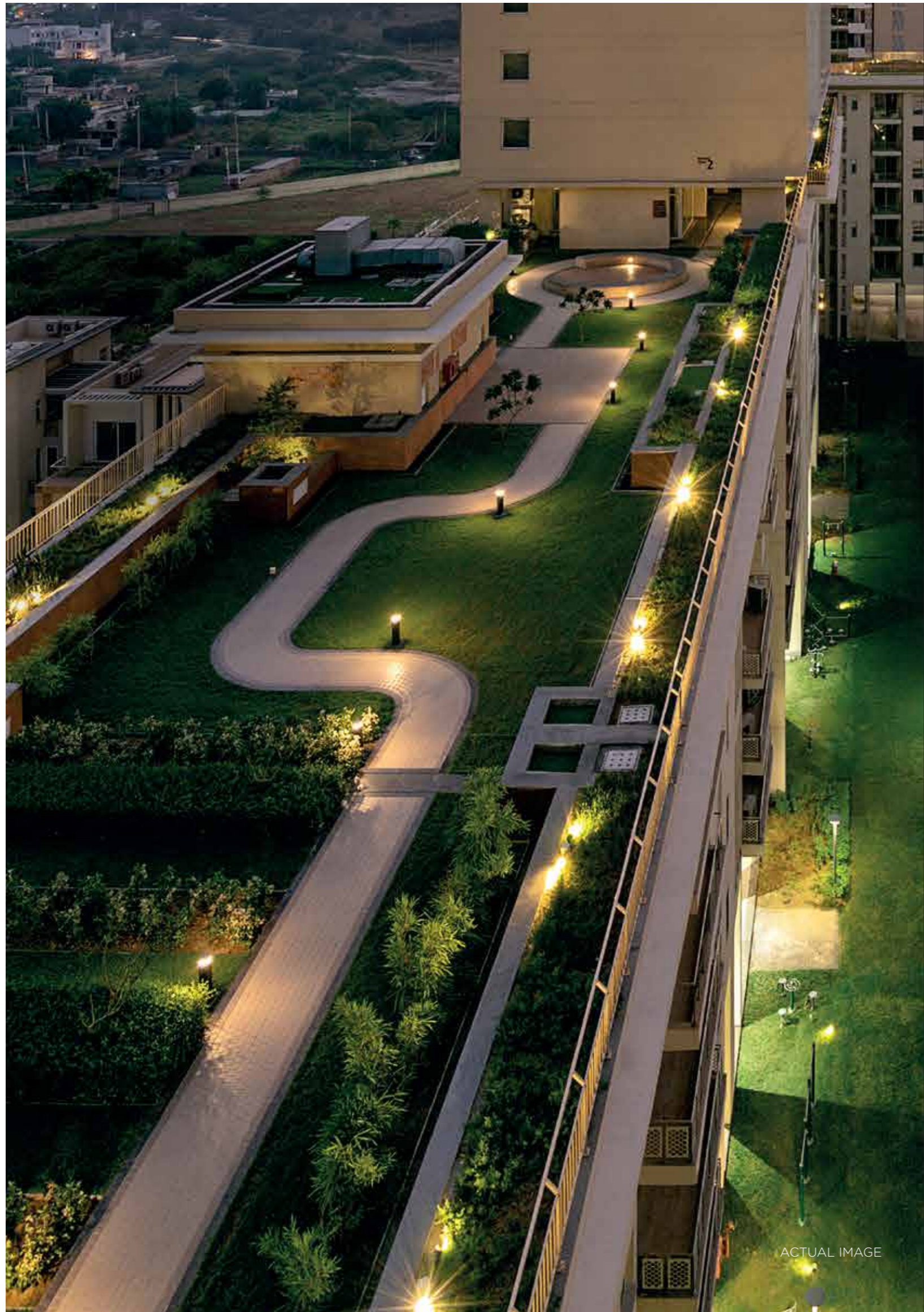
The exclusive gated community combines spacious bungalow living with the modernity and community of apartment living in a unique fusion called 'Villaments'.

To live at Windchants Wandering Buds is to live at a resort 24/7. The uber luxury duplex villaments units offer magnificent views on both sides. Experience the ultimate urban lifestyle with a master bedroom, living area, and dining area that allows you to indulge in unadulterated leisure.

DUPLEX
VILLA
MENT

at

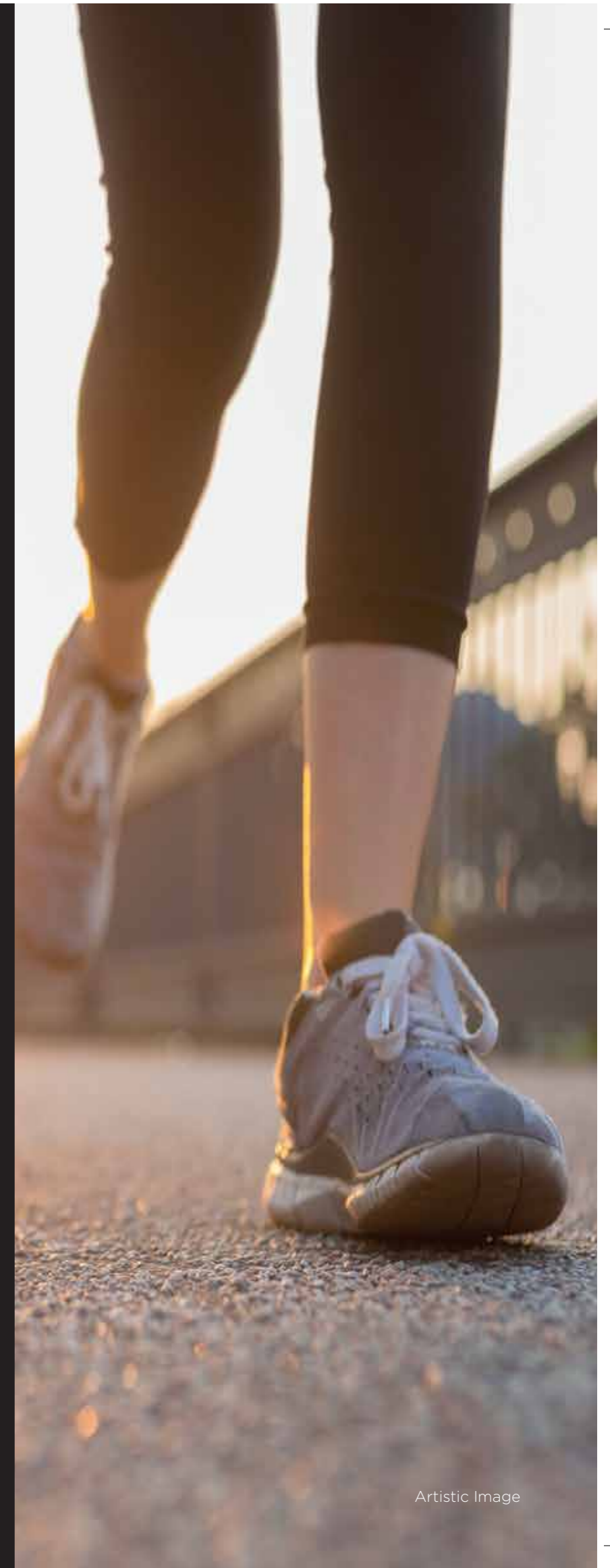
windchants



ACTUAL IMAGE

Live Life While Walking Through Clouds

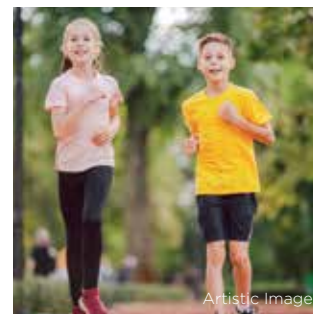
Perched on the seventh level is one of Asia's largest residential skywalks, which is surrounded by manicured gardens, herb gardens, and exotic flora. The skywalk gives its residents an opportunity to relax and unwind amid the clouds.



Artistic Image

Live Amidst Lush Greenery

- Themed Landscaped Green Area Walkways
- Elevated Pathways & Community Spaces at 7th Level



- Zen Garden
- Jogging Tracks
- Bio-diversity Pond
- Barbeque Pavilions

Live To Rejuvenate Yourself



- Gymnasium
- Tennis Court
- Badminton Court
- Squash Court

- Basketball Court
- Kids' Play Area



Live In A Safe Haven



Artistic Image

- 100% Power Backup
- 24-hours 3-tier Security



Artistic Image



Artistic Image

- Earthquake Resistant Structure
- Fire Fighting System as NBC Norms

Live a Life Full of Comfort



Artistic Image

- Meditation/Yoga Room
- Cards Room
- Kids' Pool
- Multipurpose Hall
- Community Shopping



Actual Image

- Full-lap Swimming Pool



Actual Image

Club Windchimes

At Club Windchimes,
indulge in your passion and
nurture yourself while making
unforgettable memories.



Leisure At Club Windchimes

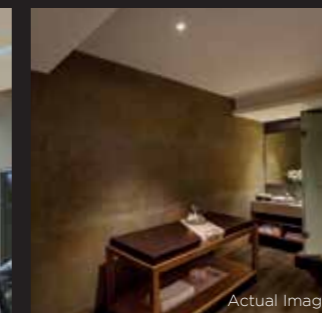
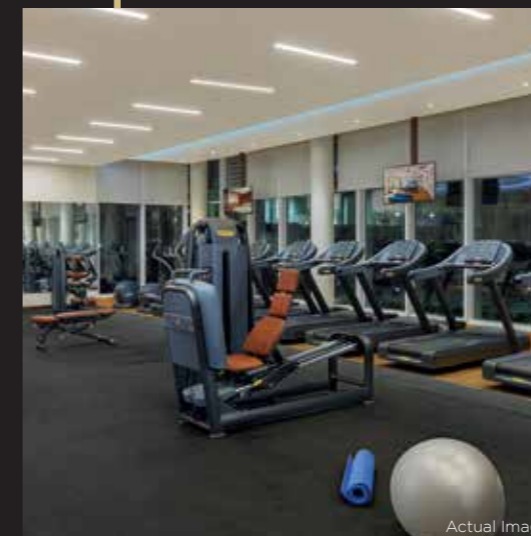
- Exclusive Mini Theatre
- Steam, Sauna and Spa
- Reading Room



- Cards Room
- Outdoor Party Area
- Badminton Court
- Restaurant
- Open Air Jacuzzi



Active Life At Club Windchimes



- Gymnasium
- Tennis Court
- Outdoor Barbecue Area
- Billiards Room



Location Map

Upcoming Dwarka Expressway	1 minute
Delhi	1 minute
Delhi Reserved Greens	1 minute
Sector 114 dedicated retail & commercial sector	1 minute
International Convention Centre	5 minutes
Diplomatic Enclave	7 minutes
Airport	20 minutes
Bharat Vandana Park & Golf Course Dwarka	10 minutes
International Sports Complex, Dwarka	15 Minutes
DLF Cybercity	25 minutes
Ambience Mall	30 minutes
Hero Honda Chowk	30 minutes

The above mentioned time has been calculated as per the minimal traffic conditions



MASTER PLAN

EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI REAL ESTATE DEVELOPER

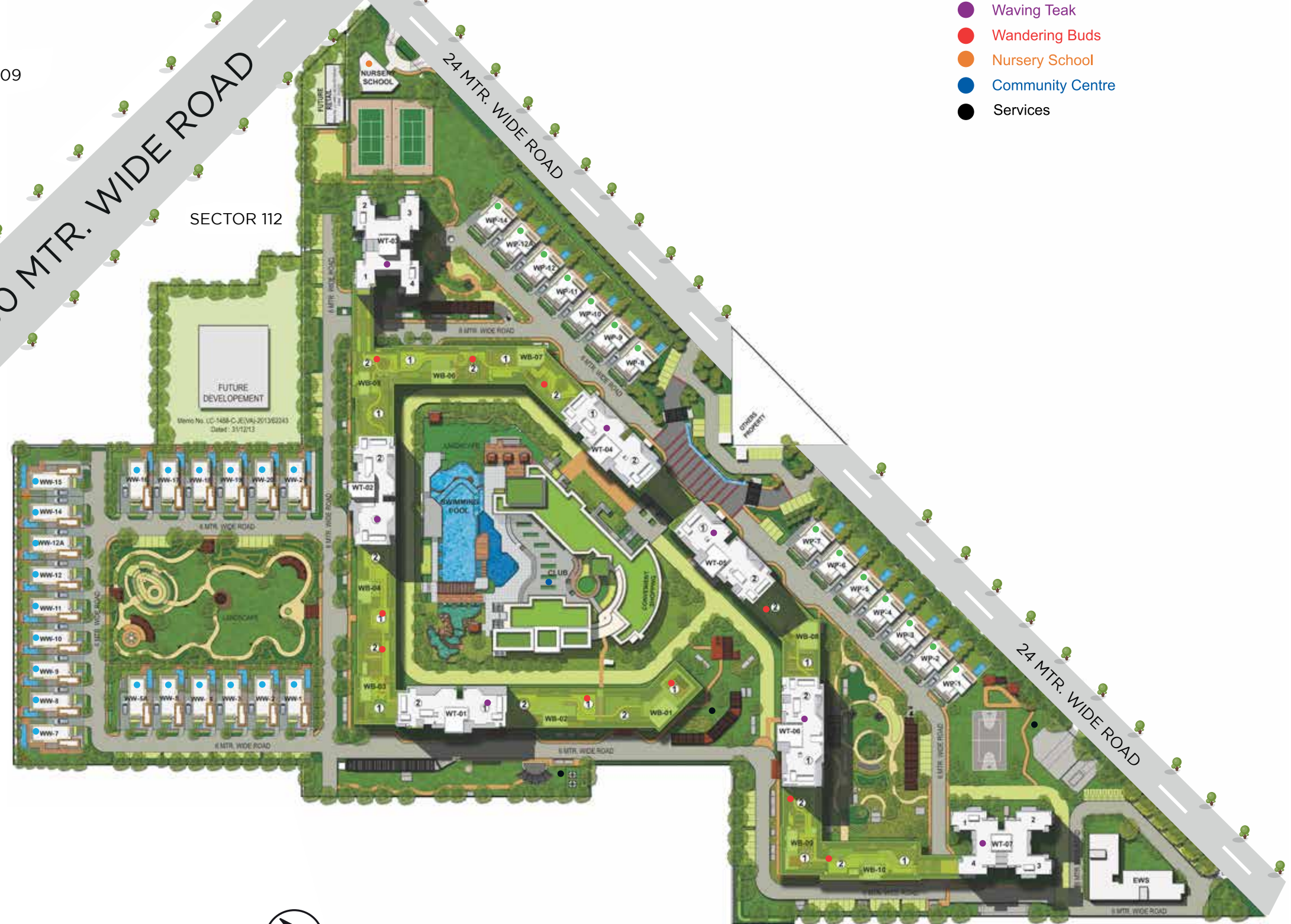
SECTOR 109

60 MTR. WIDE ROAD

SECTOR 112

24 MTR. WIDE ROAD

- Whispering Willows
- Whistling Palms
- Waving Teak
- Wandering Buds
- Nursery School
- Community Centre
- Services



DWARKA EXPRESSWAY

24 MTR. WIDE ROAD

Disclaimer: Map not to scale

ABOUT EXPERION

Experion is a 100% FDI funded real estate developer backed by Experion Holdings Pte. Ltd., Singapore, the real estate investing arm of the \$2.5 billion AT Holdings group of companies. Other businesses of AT Holdings include construction, oil & gas, renewable energy, and asset management.

At Experion, we believe that good experiences foster enduring relationships. We offer transparency in transaction, thought-leadership in action, customer insight in our developments and, thus, transform every relationship into positive, engaging, and memorable experience that people would love to come back to.

AWARDS & RECOGNITIONS

