



SECTOR-112, GURUGRAM

# EXPERION LEGACY

EXPERION IS A 100% FDI-FUNDED REAL ESTATE DEVELOPER  
A WHOLLY-OWNED SUBSIDIARY OF  
EXPERION HOLDING PTE. LIMITED, SINGAPORE,  
THE REAL ESTATE INVESTING ARM OF  
AT HOLDINGS GROUP OF COMPANIES

IT STARTED ITS **INDIA JOURNEY** IN **2006**

IT HAS A TRACK RECORD OF SUCCESSFULLY UNDERTAKING  
9 LANDMARK PROJECTS ACROSS GURUGRAM, LUCKNOW, NOIDA  
AND AMRITSAR COVERING A TOTAL OF 6.8 MILLION SQUARE FEET  
(0.63 MILLION SQUARE METER) BUILT-UP AREA

EXPERION GROUP OWNS LAND PARCELS ACROSS HARYANA, PUNJAB,  
UTTAR PRADESH, TELANGANA, GOA AND MAHARASHTRA  
THE COMPANY HAS PLANS TO DEVELOP LARGE-FORMAT INTEGRATED  
TOWNSHIPS, HIGH-RISE CONDOMINIUMS, COMMERCIAL SPACES,  
HOTELS AND RESORTS

H A P P Y  
F A M I L I E S

3000+

9

P R O J E C T S  
U N D E R T A K E N



A  
SINGAPORE  
GROUP  
COMPANY

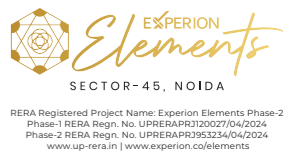
A GLOBAL CONGLOMERATE WITH OFFICES  
ACROSS INDIA, SINGAPORE, DUBAI AND THE NETHERLANDS  
ITS ASSET PORTFOLIO SPANS ACROSS DIVERSE  
GROWTH SECTORS INCLUDING REAL ESTATE, RENEWABLE  
ENERGY, PRIVATE & STRUCTURED CREDIT AND PUBLIC MARKETS

HEADQUARTERED IN SINGAPORE, **AT GROUP** IS A PROGRESSIVE  
INVESTMENT COMPANY. **AT GROUP** IS COMMITTED TO ETHICAL  
BUSINESS PRACTICES AND IMPLEMENTING ROBUST CORPORATE  
GOVERNANCE SYSTEMS ACROSS ITS BUSINESSES. OUR  
COMMITMENT TO ESG IS REFLECTED IN THE TYPES OF BUSINESSES  
WE INVEST IN AND THE COMMUNITY DEVELOPMENT PROGRAMS  
WE SUPPORT. THROUGH ALL OUR ACTIVITIES—WHETHER  
BUSINESS OR SOCIAL—WE AIM TO MAKE A MEANINGFUL AND  
POSITIVE IMPACT

# EXCELLENCE

9 TIMES OVER

OUR DEDICATION TO UNDERSTAND AND FULFILL CUSTOMER  
NEEDS SETS US APART. WE INFUSE OUR PROJECTS WITH DEEP  
PERSONAL COMMITMENT AND PUT OUR MIND & SOUL  
INTO CREATING SPACES THAT TRULY FEEL LIKE HOME



INTRODUCING



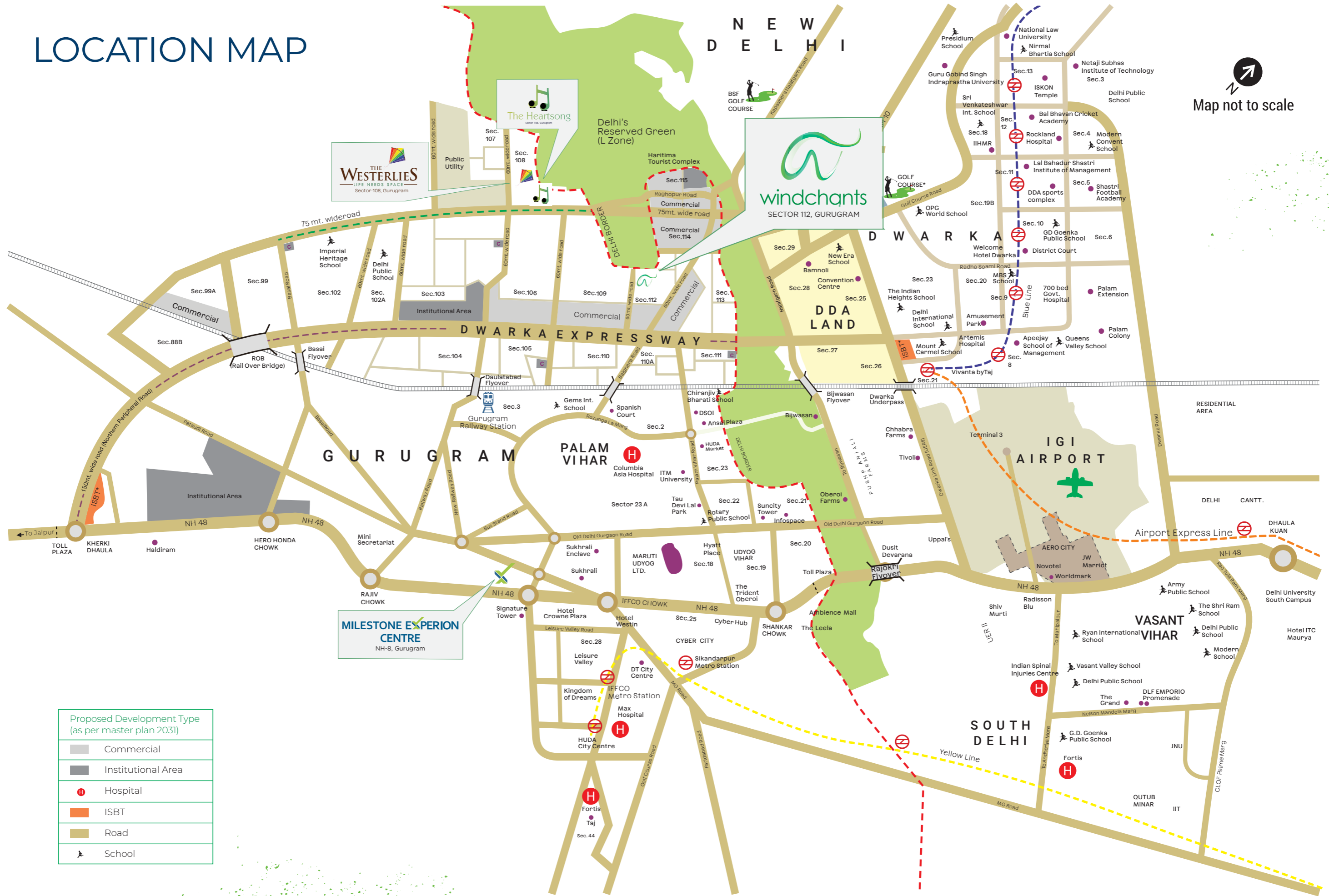
NOVA

SECTOR 112, GURUGRAM

YOUR  
SECOND CHANCE  
TO LIVE AT THE  
**WINDCHANTS**



# LOCATION MAP



Proposed Development Type (as per master plan 2031)

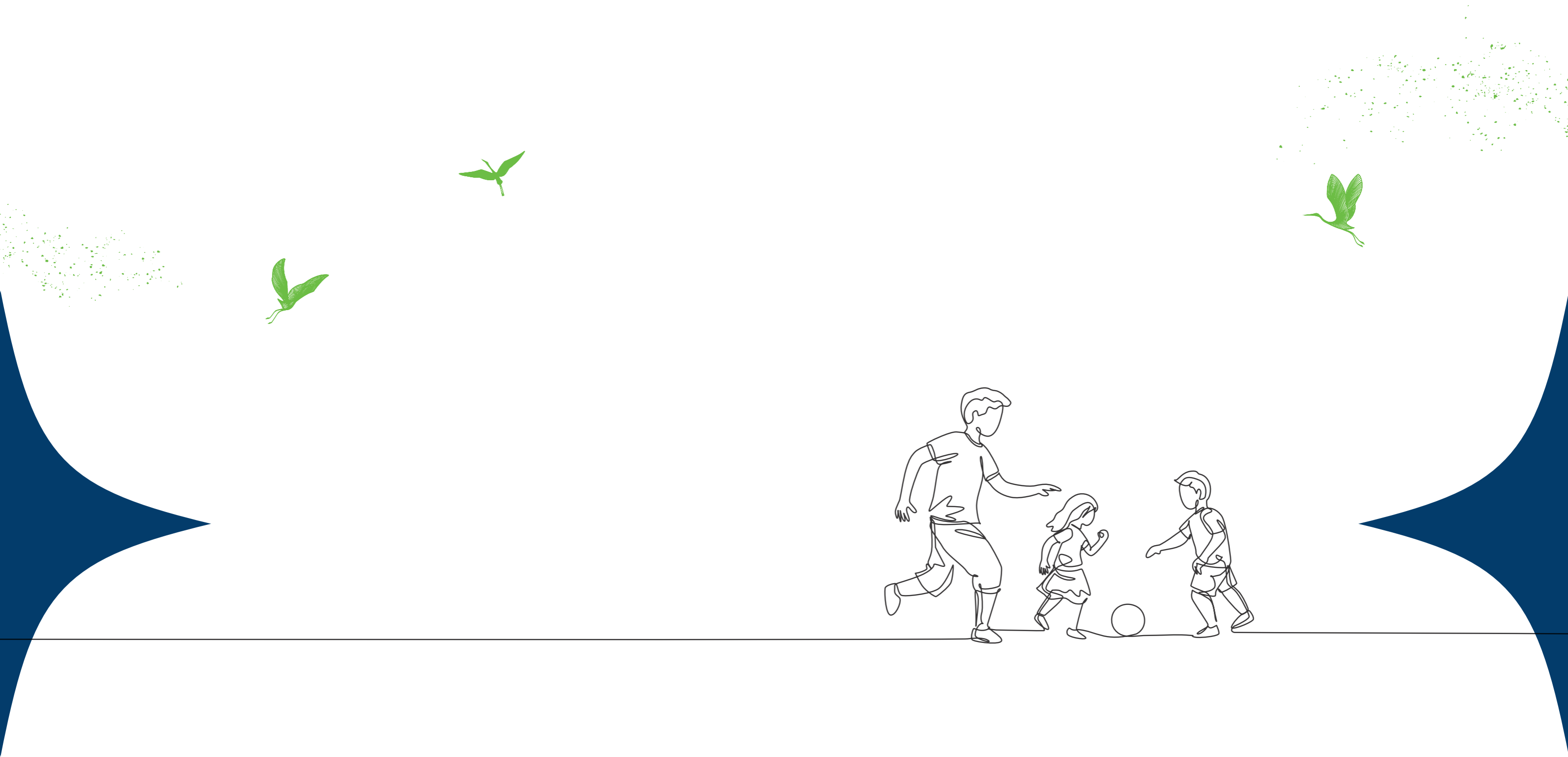
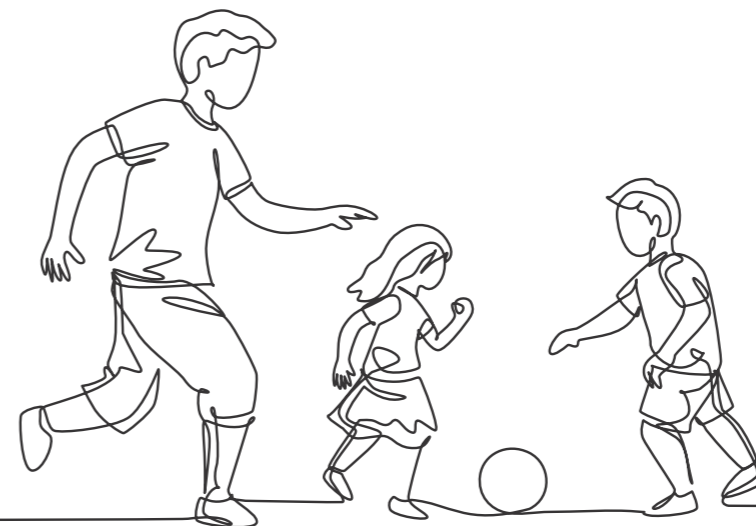
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<span style="display:inline-block; width:15px; height:15px; background-color:darkgrey;"></span>	Institutional Area
<span style="display:inline-block; width:15px; height:15px; border:1px solid red; border-radius:50%;"></span>	Hospital
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	ISBT
<span style="display:inline-block; width:15px; height:15px; border-bottom:2px solid brown;"></span>	Road
<span style="display:inline-block; width:15px; height:15px; border-bottom:1px solid black;"></span>	School

PROPOSED

# EXCLUSIVE LIVING WITH JUST **25 FAMILIES PER ACRE**

**EMBRACE THE AMAZING WINDCHANTS LIFESTYLE**

EXPERIENCE SPACIOUS, SERENE SURROUNDINGS WITH LOW-DENSITY LIVING AT AMAZING WINDCHANTS. WITH AMPLE ROOM TO RELAX AND BREATHE, YOU'LL FIND ENHANCED PRIVACY AND A CLOSER CONNECTION WITH NATURE. DISCOVER THE LUXURY OF SPACES AND TRANQUILITY IN A THOUGHTFULLY DESIGNED COMMUNITY

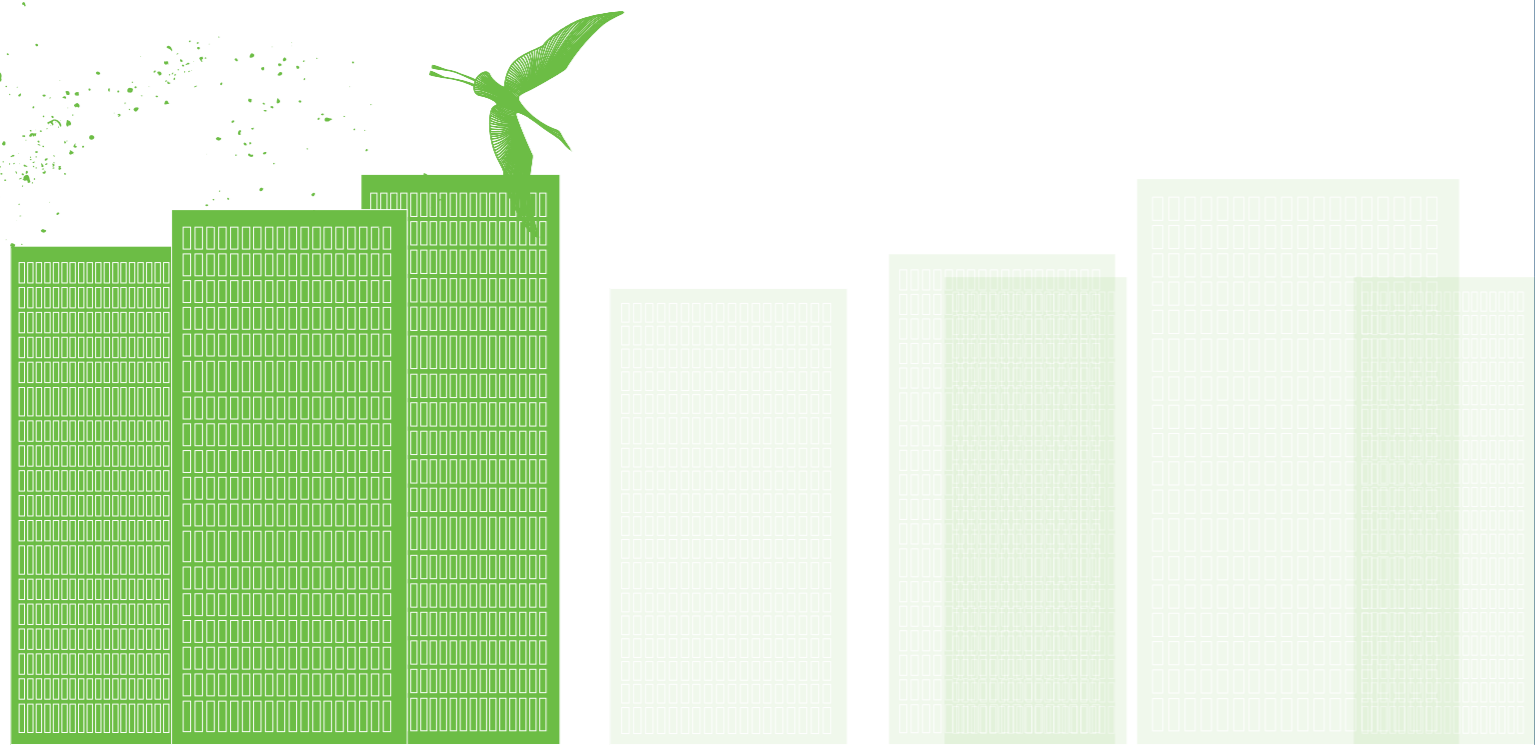


# DELHI NCR'S ONLY PROJECT FEATURED ON NATIONAL GEOGRAPHIC SUPERSTRUCTURES

## DISCOVER THE AMAZING WINDCHANTS LIFE

WINDCHANTS IS A TESTAMENT TO THOUGHTFUL DESIGN AND INNOVATION. RECOGNISED FOR ITS ARCHITECTURAL INTEGRITY, DURABILITY AND SUSTAINABILITY, IT OFFERS MORE THAN A HOME — IT'S A CAREFULLY CURATED ENVIRONMENT

LIVE IN A SPACE BUILT TO GLOBAL STANDARDS, COMBINING COMFORT WITH ADVANCED ENGINEERING AND ENJOY A LIFESTYLE THAT REFLECTS THOUGHTFUL LIVING

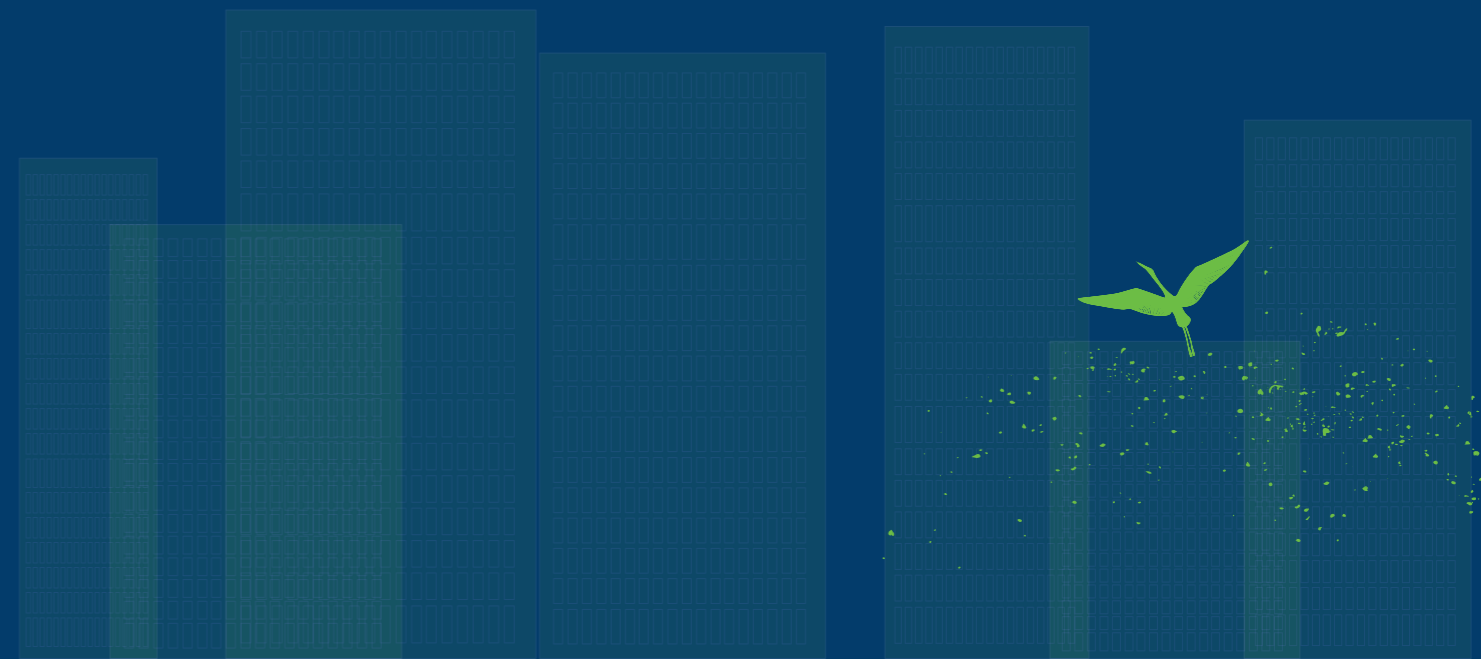


# ONE OF GURUGRAM'S MOST APPRECIATED PROJECTS SINCE LAUNCH

## EXPERIENCE THE AMAZING WINDCHANTS LIFE

WINDCHANTS HAS BEEN ONE OF GURUGRAM'S MOST APPRECIATED PROJECTS SINCE LAUNCH, OFFERING BUYERS EXCEPTIONAL POTENTIAL FOR LONG-TERM APPRECIATION

SECURE YOUR PLACE IN A COMMUNITY WHERE  
VALUE MEETS VISIONARY LIVING





An aerial architectural rendering of a modern high-rise building. The building is a tall, rectangular structure with a light-colored facade and a series of horizontal louvers or balconies. It is surrounded by lush green trees and a multi-lane road with cars. A large green callout box is overlaid on the right side of the image, containing text about the building's features. The overall scene is bright and clear, suggesting a sunny day.

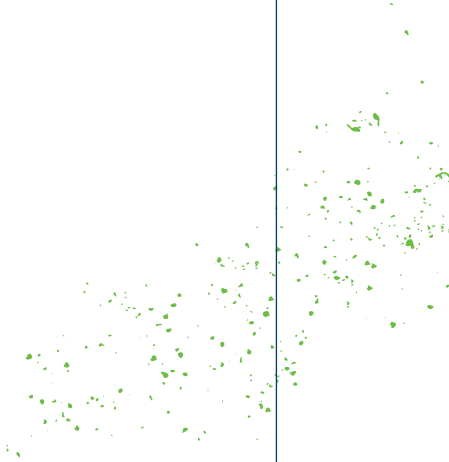
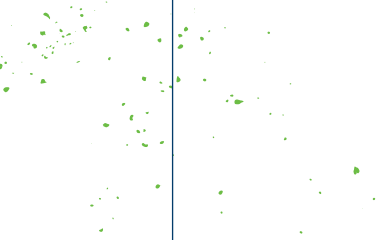
WINDCHANTS NOVA  
HIGHLIGHTS

- G+30 FLOORS
- 2 UNITS PER FLOOR











RECEPTION LOBBY



CARD ROOM WITH CARROM/CHESS



KIDS PLAY ROOM



ZEN GARDEN



CONFERENCE ROOM



INDOOR GAMES WITH TABLE TENNIS AND POOL



OPEN AIR GYM



LINEAR PARK



HEALTH CAFE

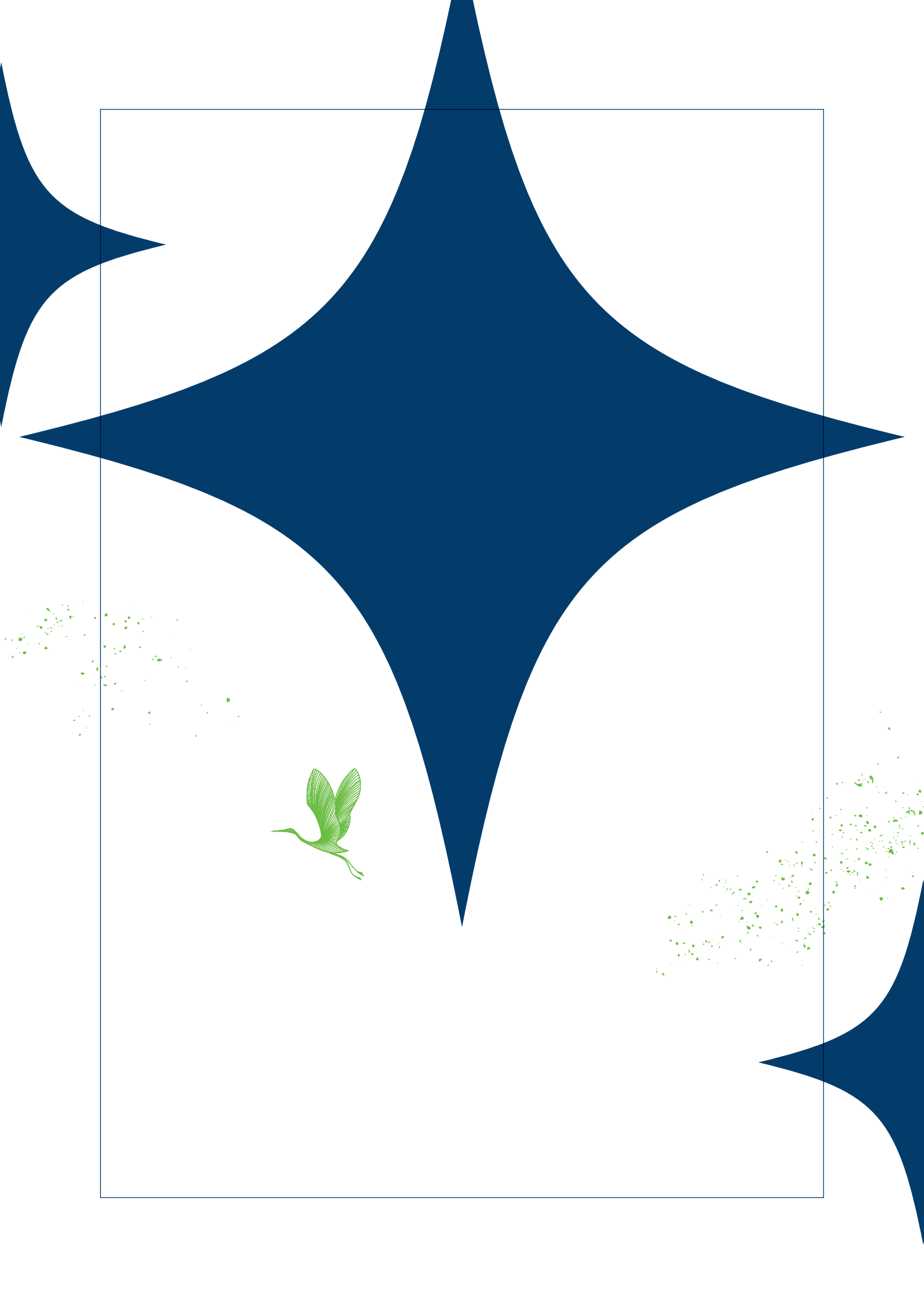


INDOOR GYM



KIDS PARK





# LEGEND

- 01 ENTRY / EXIT
- 02 OPEN AIR GYM
- 03 ZEN GARDEN
- 04 TOWER DROP-OFF
- 05 TOWER ENTRY
- 06 RAMP - TO/FROM BASEMENT
- 07 CHILDREN'S PLAY AREA
- 08 LINEAR PARK



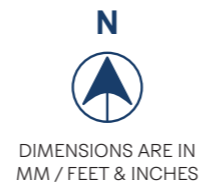


TOWER PLAN

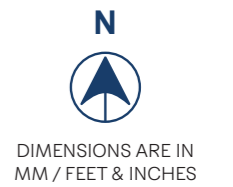


TOWER PLAN

<b>UNIT - 01</b> (1 <sup>st</sup> Floor, All Floors From 3 <sup>rd</sup> To 30 <sup>th</sup> )			
RERA CARPET AREA	218.72 SQ.M	EXCLUSIVE BALCONY AREA	50.98 SQ.M
	2354.30 SQ.FT		548.75 SQ.FT

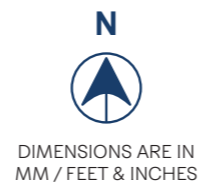


<b>UNIT - 01</b> (2 <sup>nd</sup> Floor)			
RERA CARPET AREA	218.72 SQ.M	EXCLUSIVE BALCONY AREA	58.40 SQ.M
	2354.30 SQ.FT		628.62 SQ.FT

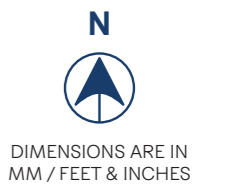




<b>UNIT - 02</b> (1 <sup>st</sup> , 3 <sup>rd</sup> , 4 <sup>th</sup> , 5 <sup>th</sup> , 18 <sup>th</sup> & 27 <sup>th</sup> Floors)			
RERA CARPET AREA	218.72 SQ.M 2354.30 SQ.FT	EXCLUSIVE BALCONY AREA	50.98 SQ.M 548.75 SQ.FT



<b>UNIT - 02</b> (2 <sup>nd</sup> Floor)			
RERA CARPET AREA	218.72 SQ.M 2354.30 SQ.FT	EXCLUSIVE BALCONY AREA	58.40 SQ.M 628.62 SQ.FT





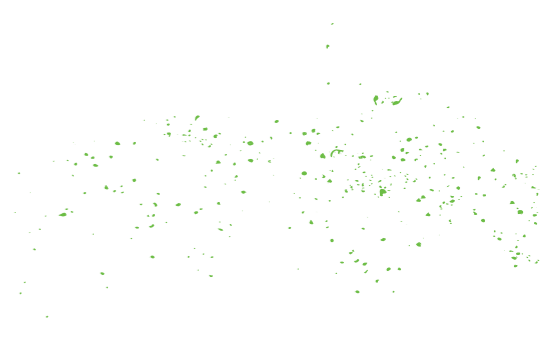
**UNIT - 02** (All Floors From 6<sup>th</sup> To 17<sup>th</sup>, 19<sup>th</sup> To 26<sup>th</sup> And 28<sup>th</sup> To 30<sup>th</sup>)

RERA CARPET AREA	218.72 SQ.M 2354.30 SQ.FT	EXCLUSIVE BALCONY AREA	50.98 SQ.M 548.75 SQ.FT
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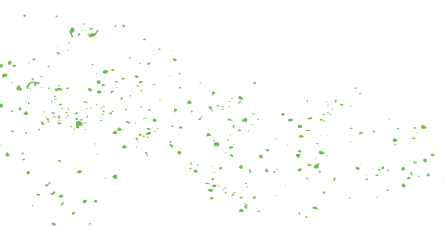


DIMENSIONS ARE IN MM / FEET & INCHES

# SPECIFICATIONS



ZONE AREA	FLOORING	WALL FINISH	CEILING	INTERNAL DOORS	EXTERNAL DOORS AND WINDOWS	OTHERS
LIVING ROOM AND DINING AREA	Imported Marble	Acrylic Emulsion Paint	Acrylic Emulsion Paint	8' High Main Door To Flat - Hardwood Frame With Veneered Flush Door	Aluminium / UPVC Glazings With Fly Net In All Sliders And DGU	NA
ALL BEDROOM/ DRESS	Laminated Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame	Aluminium / UPVC Glazings With Fly Net In All Sliders And DGU	NA
KITCHEN	Vitrified Tiles	Vitrified Tiles 2' Above Kitchen Counter, Rest Of Walls In Acrylic Emulsion Paint	Acrylic Emulsion Paint	8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame	Aluminium / UPVC Glazing With DGU	Modular Kitchen With Granite Countertop, Stainless Steel Sink, Chimney, Hob, Instant Geyser Of Approved Make
BALCONY	Vitrified Tiles	Exterior Grade Texture Paint	External Grade Paint	NA	NA	Stainless Steel & Glass Railing As Per Approved Design
TOILETS	Anti Skid Vitrified Tiles	Vitrified Tile Upto False Ceiling	Moisture Resistant False Ceiling With Acrylic Emulsion Paint	8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame	Aluminium / UPVC Glazing With DGU	Granite Counter With Premium CP & Sanitary Fixtures, Geyser, Exhaust-Fan, And Mirror
UTILITY	Ceramic Tiles	Acrylic Emulsion Paint	Acrylic Emulsion Paint	8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame	Aluminium / UPVC Glazing With DGU	NA
UTILITY BALCONY	Ceramic Tiles	Exterior Grade Texture Paint	Acrylic Emulsion Paint	NA	NA	NA



# COMMON AREAS



ZONE AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	EXTERNAL DOORS AND WINDOWS	OTHERS
GROUND FLOOR CLUB AREA	Imported Marble	Acrylic Emulsion And Texture Paint	Acrylic Emulsion Paint	Internal Doors – Prefabricated Modular Doors or Flush Doors With Veneer/ Laminate	Aluminium / UPVC Glazing With DGU	NA
ARRIVAL/RECEPTION/ SECURITY LOBBY AND CORRIDOR AREA	Imported Marble	Stone Cladding, /Vitrified Tile/ Acrylic Emulsion And Texture Paint	Acrylic Emulsion Paint	NA	Aluminium / UPVC Glazing With DGU	NA
GROUND FLOOR LIFT LOBBY	Imported Marble/ Vitrified Tile	Stone Cladding /Vitrified Tile/ Acrylic Emulsion And Texture Paint	Gypsum False Ceiling With Cove Band And Acrylic Emulsion Paint	NA	Aluminium / UPVC Glazing With DGU	NA
TYPICAL LIFT LOBBY AND COMMON PASSAGES	Granite Flooring	Granite Cladding/ Gypsum Plaster With Acrylic Emulsion Paint	Acrylic Emulsion Paint	NA	Aluminium / UPVC Glazing With DGU	NA
STAIRCASE	Kota Stone	Gypsum Plaster With Acrylic Emulsion Paint	Acrylic Emulsion Paint	Fire Doors In Firescape Staircase	Aluminium / UPVC Glazing/ With DGU Or Aluminium Louvers	MS Railing With Enamel Paint
EXTERNAL FINISHES	External Grade Paint/ Texture Paint					
SPECIAL FEATURES						
SECURITY SYSTEM – 24 HOURS SECURITY / SURVEILLANCE WITH CCTV'S IN PROJECT ENTRY/EXIT, BASEMENT, ELEVATORS & GROUND FLOOR ENTRANCE LOBBY						
FIRE FIGHTING SYSTEMS AS PER APPROVED SCHEME						
GATED COMPLEX						
POWER BACKUP - FULL POWER BACK UP						
AIR CONDITIONING – VRV/ VRF OR EQUIVALENT FOR ALL BEDROOMS & LIVING AND DINING						

# EXPERION

THE POSITIVE SIDE OF LIFE

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100% FDI REAL ESTATE DEVELOPER

## EXPERION DEVELOPERS PRIVATE LIMITED

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<b>PROJECT ADDRESS</b>	Windchants, Sector – 112, Gurugram, Haryana
<b>CORPORATE OFFICE</b>	8 <sup>th</sup> Floor, Wing-B, Milestone Experion Centre, Sector-15 Part 2, Gurugram, Haryana-122001
<b>REGISTERED OFFICE</b>	F-9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi-110075

(CIN) U70109DL2006FTC151343

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