# ESPERION THE POSITIVE SIDE OF LIFE

#### **100% FDI REAL ESTATE DEVELOPER**



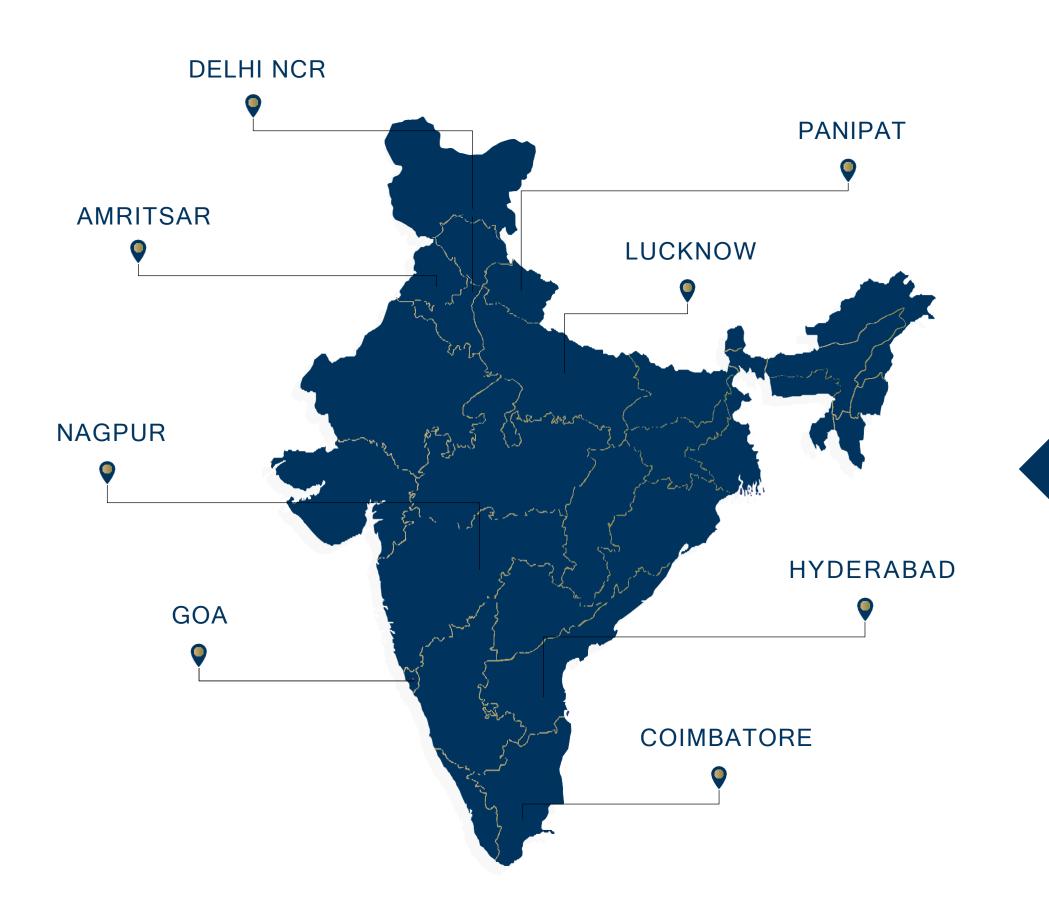
# ABOUT US

- Singapore

> 100% FDI-funded real estate developer backed by Experion Holdings Pte Ltd,

> Experion Holdings Pte Ltd, Singapore is the real-estate investing arm of the \$2.5 billion AT Holdings group of companies

 $\succ$  AT Holdings has interests in real-estate, renewable energy, investments in private & structured credit and public markets



# OUR PAN-INDIA FOOTPRINT

Existing Landbanks Across India







# CURRENT PORTFOLIO

PROMOTER: EXPERION DEVELOPERS PRIVATE LIMITED PROJECT: Windchants, Sector-112, Gurugram



# 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/



# ABOUT PROJECT

- A fine residential development nestled amidst sprawling landscape that helps you experience the luxuries of life and lets you live a resort lifestyle 24x7
- Windchants has one of Asia's largest residential skywalks, a peaceful and relaxing place for you to unwind and relax amidst manicured gardens and flora
- When you live here, you live in a safe heaven with world-class amenities that help you live a life full of comfort



# EXPERIENCE LUXURY

## TYPOLOGY

#### Windchant Communit

Whispering V Whistling Pa

Wandering B

Waving Teak

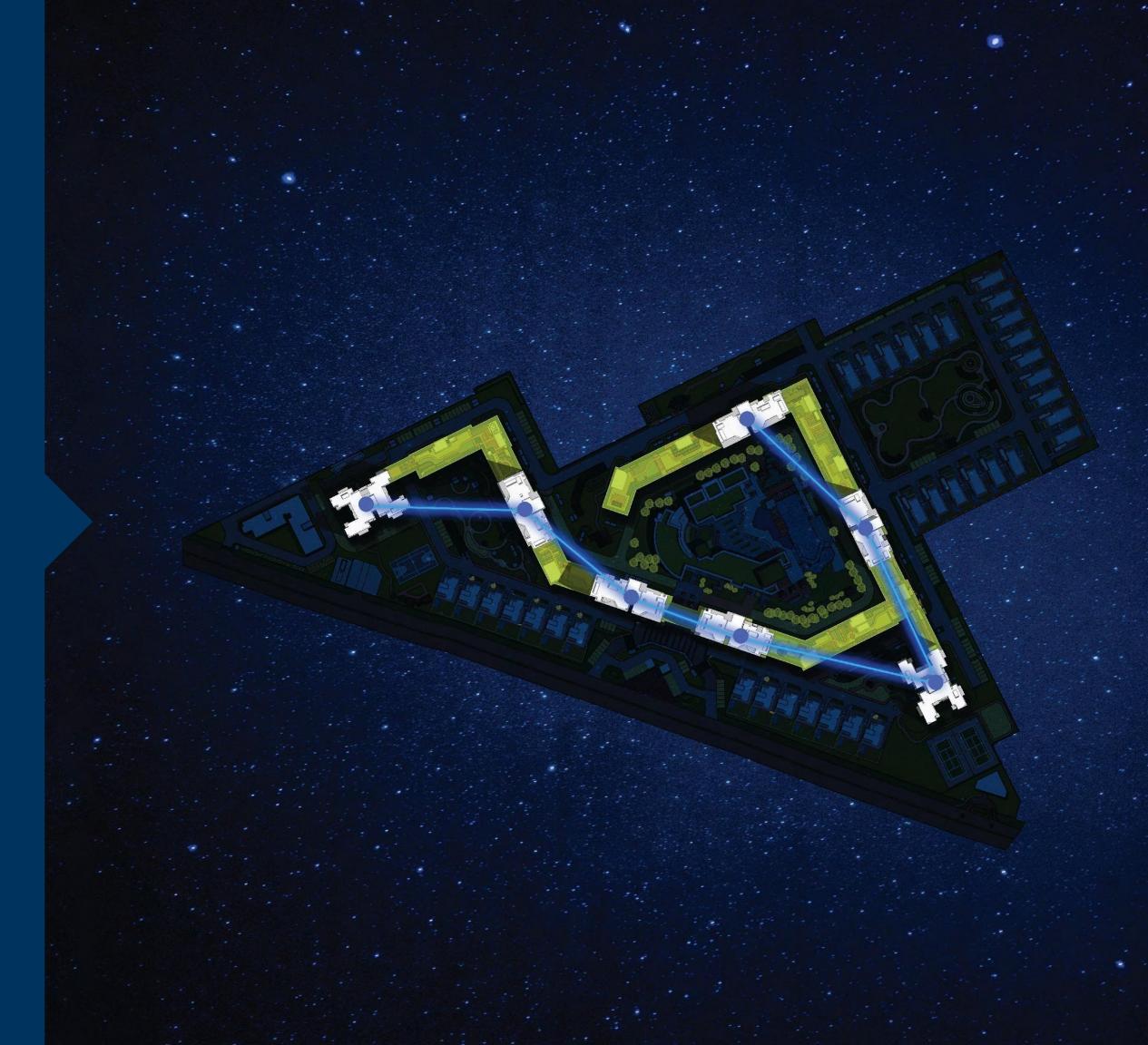
ts ty	Unit Type	
Willows	Villa	
alms	Villa	
Buds	Duplex Villament	
k	Apartment & Penthouse	

# **SAPTRISHI**INSPIRED

Maximises natural daylight & air circulation

2,50,000 sq. ft. of open and indoor activity area

Only 24 families per acre





# LAYOUT & DESIGN

> Highly efficient layouts

Provision for approx. 1350+ covered car parking for 528 families

≻ Separate entry & exit

> Double-heighted entrance tower



# ONE OF ASIA'S LARGEST RESIDENTIAL SKYWALKS



# THE ONLY **PROPERTY IN** NCR TO BE FEATURED IN NATIONAL GEOGRAPHIC





1,76,602 views

natgeoindia Modern Living Inspired by Art | Superstructures: Experion Windchants · Away from the hustle-bustle, there lies an engineering wonder which has been designed to significantly improve the quality of life. Discover what all went into the making of this marvel. Watch Superstructures: Experion Windchants, 23rd Oct, 7 PM on National Geographic. #NatGeoIndia #ExperionWindchants @experiondevelopers



https://youtu.be/AjPR3iyU9sI?feature=shared

#### $\checkmark$



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PROMOTER- EXPERION DEVELOPERS PRIVATE LIMITED PROJECT: The Heartsong, Sector-108, Gurugram

# The Heartsong SECIOR 108, GURUGRAM

PH 4-RC/REP/HARERA/ GGM/2017/306 PH 5-RC/REP/HARERA/ GGM/2017/113 PH 6-RC/REP/HARERA/ GGM/360/92/2019/54 https://haryanarera.gov.in/

# ABOUT PROJECT

 $\succ$  One can truly feel at home at The Heartsong, located amidst lush greenery

 $\succ$  Here, life flows comfortably and effortlessly while you experience grandeur

 $\succ$  At The Heartsong, you get the opportunity to choose from a plethora of refreshing recreational activities such as gymnasium, cricket net, skating ring, badminton court, jacuzzi & spa, open air amphitheater, kids' play area, community spaces and many more

## TYPOLOGY

# 234BHK& PENTHOUSES



Sculptures



Manicured Gardens



Badminton Court



Provision for 2 Nursery Schools



Gymnasium



Kids' Area and Play Zones

### AMENITIES

# CLUB CHORUS

Recreational Activities

Community
Spaces



### CUSTOMER TESTIMONIALS



https://youtu.be/WmoEhz7xd68?feature=shared

PROMOTER-EXPERION DEVELOPERS PRIVATE LIMITED PROJECT: The Westerlies, Sector-108, Gurugram

# WESTERLES LIFE NEEDS SPACE SECTOR 108, GURUGRAM

PH 1- RC/REP/HARERA/GGM/593/325/2022/68 PH 2 – RC/REP/HARERA/GGM/694/426/2023/38 PH 3-RC/REP/HARERA/ GGM/373/105/2019/67 PH 4-RC/REP/HARERA/GGM/511/243/2021/79 Villas- RC/REP/HARERA/ GGM/2017/103



# ABOUT PROJECT

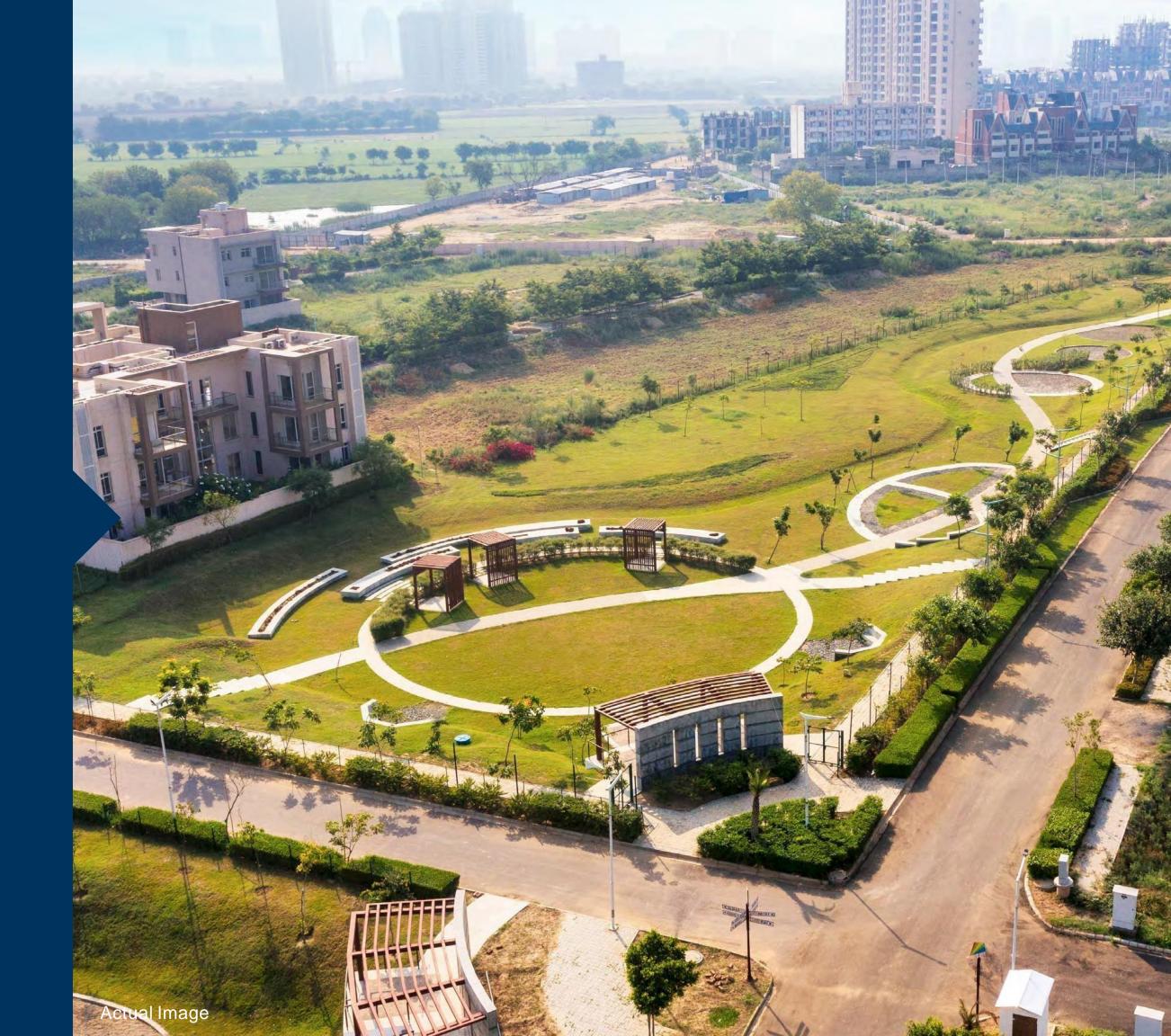
- seamless connectivity
- and reflect

> At The Westerlies, you get to experience holistic living amidst acres of lush greenery

> The one-of-a-kind plotted development, that promises you a luxurious lifestyle with world-class amenities, lush greenery,

 $\succ$  The Breeze at The Westerlies is specifically designed for the residents to unwind, relax,

# LIFE NEEDS SPACES



Fully integrated 116 acres township

Provision for nursing home and pre-school

 $\succ$  Over 10 acres of green boulevard

> Wide internal roads

▶ 100% power backup

# NULTIPLE PLOT SIZE

# SPACES FOR CONFORT

Qui
Clo
Dip
o k

Close proximity to Dwarka Sector 21 Metro station

> Quick access to IGI airport

Close proximity to proposed Diplomatic Enclave

 $\succ$  o km from Delhi border







Amphitheatre



Bicycle Path



Reflexology Footpath



Dedicated Barbeque Area



Kids' Play Area



# SPACES FOR AN ACTIVE LIFESTYLE

PROMOTER-EXPERION DEVELOPERS PRIVATE LIMITED **EXPERION HOSPITALITY** PROJECT: Experion Capital, Gomti Nagar, Lucknow

# EXPERIC Gomti Nagar, Lucknow

PH 1 RERA Regn. No. UPRERAPRJ4224 PH 2 RERA Regn. No. UPRERAPRJ15884 PH 3 RERA Regn. No. UPRERAPRJ647179 <u>www.up-rera.in</u>



# ABOUT PROJECT

- living experience
- hassle-free lifestyle
- amenities

 $\succ$  Situated right in the heart of Lucknow, Experio Capital delivers a state-of-the-art

➢ It offers ultra-luxurious air-conditioned apartments & seamless connectivity for a

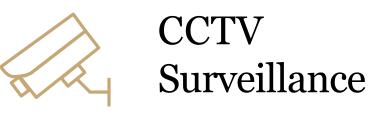
> Along with the location that is prime and convenient to reside at, it brings to you Club Capital, which features innumerable top-class

# HOME IN THE HEART **OF LUCKNOW**











Electronic Locks



Air-Conditioned Apartments



Alarm Systems



Amphitheatre

# LIVE ON THE SAFE SIDE

# CLUB CAPITAL

Steam & Sauna

Infinity
Pool

➤ Table Tennis

Multi Purpose Hall

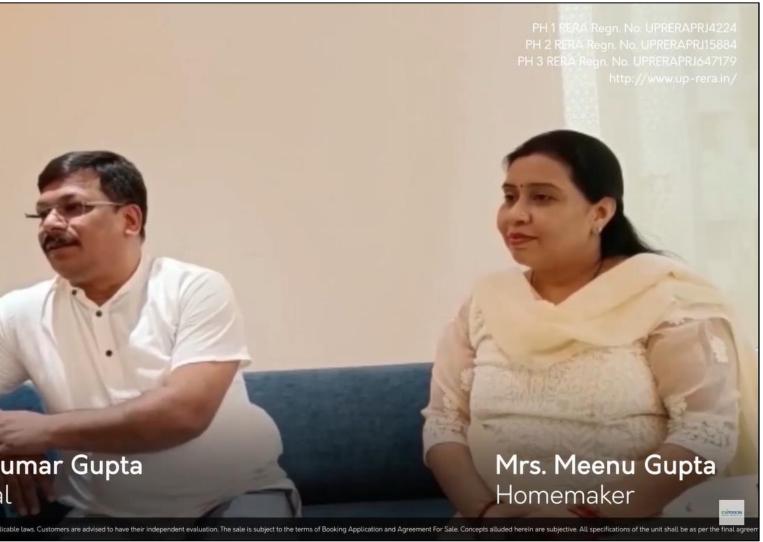


Artistic Image

### CUSTOMER TESTIMONIALS

<image>

https://youtu.be/LQlXcla1rUw?feature=shared





PH 1 RERA Regn. No. UPRERAPRJ4224 PH 2 RERA Regn. No. UPRERAPRJ15884 PH 3 RERA Regn. No. UPRERAPRJ647179 www.up-rera.in

# ABOUT PROJECT

- business

> At Experio, you step into a world where opportunities are infinite

> This high-street office and retail centre in Gomti Nagar, Lucknow offers endless possibilities and the right potential for your

 $\succ$  The facade comes with tinted glass and a double-heighted entrance canopy, this is an architectural masterpiece

# PREMIUM **OFFICE** & RETAIL **SPACE WITH** ENDLESS POSSIBILITIES





Rectangular form for maximum efficiency



Ample natural light and use of environment-friendly lights



Flexibility in design to amalgamate units on all floors



Mechanical parking at ground level and upper basement



Schematic lights, open landscape and hardscape areas to enhance the ambience

# EXPERIENCE SPACES THAT DELIVER IMPACT

# EXCELLENCE INEVERY SQUARE INCH



Modern architecture with a straight façade

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•

Double heighted entrance canopy



Rear shops with open double-stack car parking



Office floor with tinted glass



Dedicated space for signages

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Two-way entry for ground floor shops

Promoter : Parador Developers (Amritsar) Private Limited

## EXPERION VIRSA GT Road, Amritsar

PH 1 RERA Regn. No. PBRERA-ASR02-PR0530 https://rera.punjab.gov.in/



## ABOUT PROJECT

- stretch of 93 acres

Located on GT Road, Amritsar is an epitome of modern living that truly depicts the vibrant culture and core values of Punjab

Residential township spread across a vast

 $\succ$  The design that takes you back to your roots while giving you a glimpse of the future

 $\succ$  An international lifestyle where residents get a chance to stay closer to their roots and experience world-class amenities



## ANODE TOA VIBRANT HERITAGE



### **H**









## INTERNATIONAL LIVING

### Water Feature



### **Deciduous Plantation**











Themed Landscape







### Kids' Play Area





Basketball Court



Lawn Tennis Court





## ACTIVE LIVING







## INTEGRATED COMMUNITY LIVING

### Schools



Convenience Store



Milk Booth

Dispensary



Community Centre PROMOTER-EXPERION DEVELOPERS PRIVATE LIMITED PROJECT: Hub@108, Sector-108, Gurugram

# **SECIOR 108, GURUGRAM**

RC/REP/HARERA/GGM/615/347/2022/90 https://haryanarera.gov.in/

## HUB FOR FINE DINING, OFFICES, SHOPPING & MORE

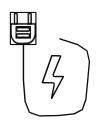




Land Ownership



High Returns



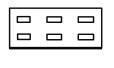
Power Backup



Low Maintenance



**Attractive Rentals** 



Owner's Right On Terrace

## BENEFITS OF OWNING A COMMERCIAL PLOT

SOLD OUT IN LESS THAN 24 HOURS

- Site Frontage of 90 Metre
- ➢ High Visibility of 75 Metre Road
- Covered Walkways on Shop Front
- > 27,000+ Families Around the Location

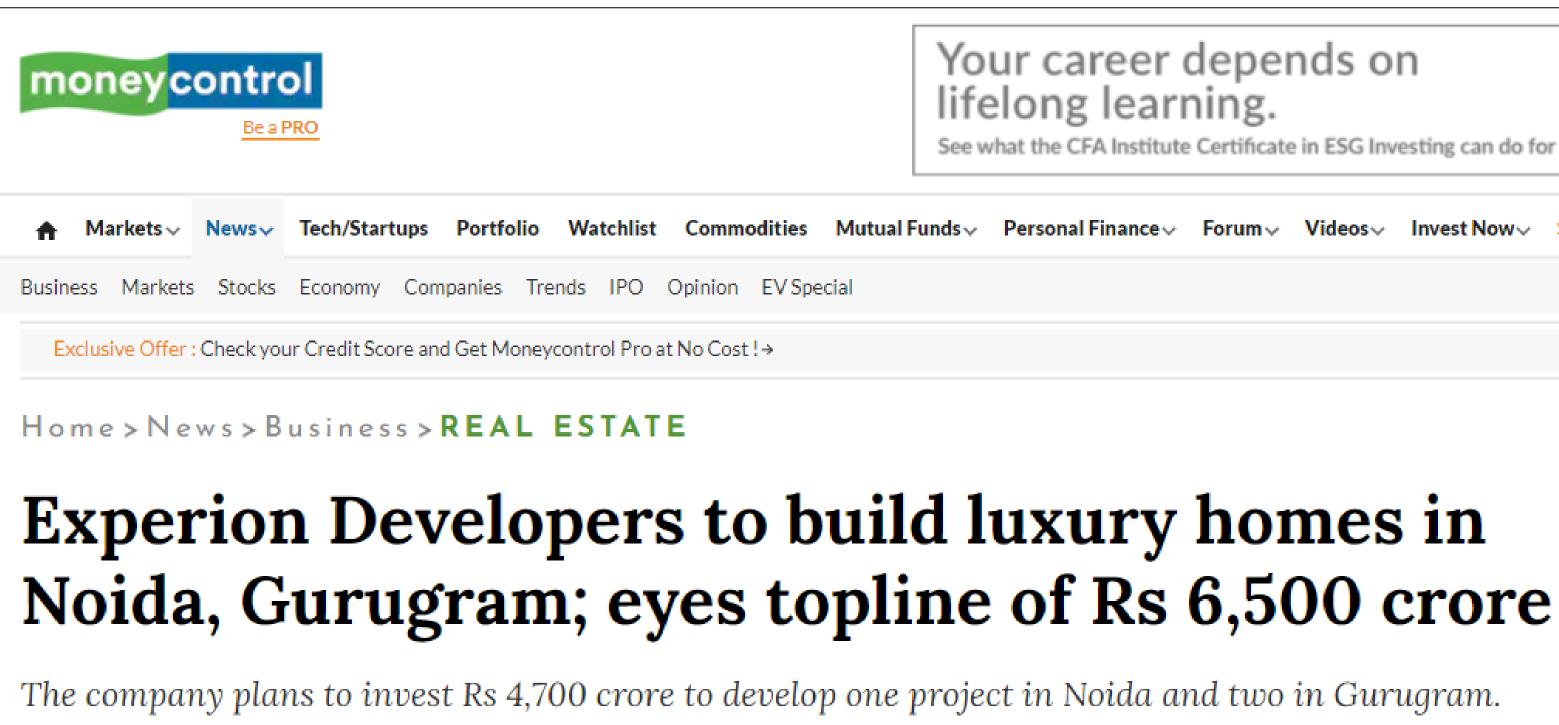


**100% FDI REAL ESTATE DEVELOPER** 

## RECENT ACQUISITIONS







ASHISH MISHRA | SEPTEMBER 06, 2023 / 11:04 AM IST

https://www.moneycontrol.com/news/business/real-estate/experion-developers-to-buildluxury-homes-in-noida-gurugram-eyes-topline-of-rs-6500-crore-11314421.html

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<u>https://economictimes.indiatimes.com/industry/services/property-/-cstruction/experion-buys-six-acre-land-parcel-in-gurugram-for-usd-400-crore/articleshow/104246970.cms?from=mdr</u>



<u>https://economictimes.indiatimes.com/industry/services/property-/-cstruction/experion-</u> <u>developers-acquires-land-in-gurgaon-for-rs-550-</u> <u>crore/articleshow/102524112.cms?from=mdr</u>

## **Experion Buys 3 NCR** Plots in ₹1.1Kcr Deal

### Faizan.Haidar@timesgroup.com

New Delhi: Experion Developers, 100% FDI-funded real estate developer backed by Singapore's Experion Holdings, has acquired three land parcels in NCR for a sum ₹1,100 crore for residential and commercial development, Routhu Nagaraju, CEO of the company told ET.

Among the acquisitions, a 4-acre land plot situated on Golf Course Road in Gurgaon was acquired for ₹400 crore, while an additional 5acre parcel in Noida's sector 45 was secured for ₹250 crore.

Both of these acquired lands have been earmarked for residential development and were procured through government auctions.

"In addition, we have acquired a commercial land parcel on Golf Course Extension road with a development potential of around 1.1 million sq ft through the insolvency process. The acquisition cost for this parcel was ₹450 crore and we will invest another ₹250 crore in developing it," said Nagaraju.

The Indian arm of Experion nised retail destinations, hotels Holdings, Singapore – a real estate investing arm of the \$2.5 billion AT Holdings group of companies-has so far focused on Gurugram and Lucknow markets.

"In the Golf Course Extension road project, the committee of creditors voted in our favor, and then NCLT approved it. It will be an office and retail project ary 2021 onwards.



and the leasable area can go upto 2 million square feet," the executive said.

Experion will invest ₹700 crore on Golf course Road project to develop around 800,000 sq ft and around ₹700 crore in Noida to develop about one million sq ft.

It is expecting about ₹3,400 crore revenue from both the projects.

"First priority for us is NCR, once we reach our targeted level, in terms of projects and area then we will look for opportunities outside," said Nagaraju.

### **MULTIPLE PROJECTS**

Experion is developing townships, group-housing projects, commercial landmarks, orgaand resorts across Andhra Pradesh, Delhi NCR, Goa, Haryana, Maharashtra, Punjab, Tamil Nadu and Uttar Pradesh.

The land acquisition activity has especially accelerated in the past two years, with more than half of land acquired in the last 5 years being acquired from Janu-

### एक्सपीरियन डेवलपर्स बनाएगा नोएडा, गुरूग्राम में लक्जरी घर

रुपये के राजस्व की उम्मीद है। कंपनी नोएडा के सेक्टर 45 में एक लक्जरी हाउसिंग प्रोजेक्ट में 1,400 करोड़ रुपये का निवेश कर रही है। 1.3 मिलियन वर्ग फुट में फैले इस प्रोजेक्ट में लगभग 300 विशाल लग्जरी अपार्टमेंट होंगे, जिनमें सबसे छोटे फ्लैट 2,500-3,000 वर्ग फुट के होंगे। एक्सपीरियन ने इसे दिसंबर 2023 या जनवरी 2024 तक लॉन्च करने की योजना बनाई है, जिसके पूरा होने का अनुमानित समय चार से पांच वर्ष निर्धारित

भास्कर ब्यूरो

गुरुग्राम। सिंगापुर की एक्सपीरियन होल्डिंग्स द्वारा समर्थित एक्सपीरियन डेवलपर्स ने वित्त वर्ष 2024 में 4,700 करोड़ रुपये के निवेश के साथ नोएडा और गुरुग्राम में प्रीमियम आवास बनाने की अपनी योजना की घोषणा की है। कंपनी को राष्ट्रीय राजधानी की सीमा से लगे दो शहरों में 4.1 मिलियन वर्ग फुट में फैली तीन परियोजनाओं से 6,500 करोड़

किया गया है। गुरूग्राम में एक्सपीरियन डेवलपर्स की दो भव्य परियोजनाएं होंगी। कंपनी ने सेक्टर 48 सुभाष चौक पर 1.8 मिलियन वर्ग फुट में फैले एक उबर-लग्जरी प्रोजेक्ट के लिए 1,800 करोड़ रुपये आवंटित किए हैं। वहीं, गोल्फ कोर्स रोड सेक्टर 42 परियोजना में 1,500 करोड़ रुपये का निवेश किया जाना है, जो एक बुटीक लग्जुरी आवासीय परिसर होगा। कंपनी ने हाल ही में नीलामी में नोएडा में 5 एकड़ जमीन और गुरुग्राम में कुल 9.5 एकड़ के दो प्लॉट हासिल किए हैं। अपने भविष्य के दृष्टिकोण को साझा करते हुए एक्सपीरियन डेवलपर्स के सीओओ, बीके मलागी ने कहा, हम नोएडा और गुरुग्राम में लग्जरी लिविंग को नए सिरे से परिभाषित करने के लिए दृढ़-संकल्प हैं। हमारा 4,700 करोड़ रुपये का निवेश जीवन का असाधारण अनुभव बनाने की हमारी प्रतिबद्धता को दर्शाता है।

hank you

