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Artistic Impression

**CONSTRUCTION UPDATE: October — December, 2020**



## OUR ENDEAVOUR

Parador Developers (Amritsar) Pvt. Ltd. is a subsidiary company of Experion which 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, memorable experiences that people would love to come back to.

### Project Overview

Experience the luxury of modern living right in the heart of Heritage City. Located en route to Darbar Sahib & spread over 93 acres, this fully developed township has been designed to take you back to your roots and give the feeling of being at home. Experion Virsa borrows its essence from the culture and values of Punjab. It is being built to celebrate the vibrant Punjabi community and is a tribute to their hearty lifestyle. The township comes with the promise of giving an international lifestyle to its residents.



### Key Highlights

- Over 93 acres township project
- The entrance gate represents the two powers of Miri & Piri
- Ravi Chowk, Satluj Chowk, Beas Chowk, Chenab Chowk and Jhelum Chowk
- Scenic drive, water feature, deciduous plantation, gazebo, amphitheater and more



**Experion Developers Pvt. Ltd.**  
**Winner of many National & International**  
**Awards and Accolades**





# Recognition to Experion Developers Pvt. Ltd.

- ✓ 2019: Great Place to Work in the Mid-sized Category.
- ✓ 2018: Uttar Pradesh Best Brand Award
- ✓ 2018: Received GRIHA 5 star provisional certificate for Milestone Experion Centre
- ✓ 2015: HR Leadership Award by Global HR Excellence
- ✓ 2015: Dream Employer of the Year (In real estate sector) by World HRD Congress
- ✓ 2015: Continuous Innovation in HR Strategy at Work Award by World HRD Congress

- ✓ 2015: Award for Institution Building by World HRD Congress
- ✓ 2015: Award for Best HR Strategy in Line with Business by World HRD Congress
- ✓ 2015: Highly Commended Architecture by Asia Pacific Property Awards, Kuala Lumpur
- ✓ 2015: Best Apartment India Award by Asia Pacific Property Awards, Kuala Lumpur
- ✓ 2013: Debutant of the year by Realty Plus Excellence Award
- ✓ 2013: Best Residential project (Future) by CityScape Global Awards, Dubai

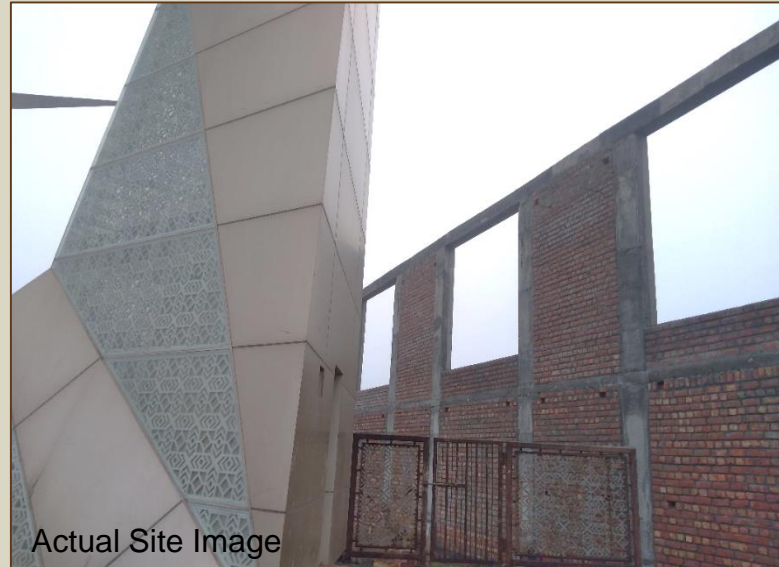
**ENTRANCE GATE**

Entrance gate completed

Road work in progress

Brickwork at side walls near the  
entrance completed

Wicket Gate at Entrance Installed



Actual Site Image



Actual Site Image

### FEATURE WALL

Foundation for feature wall at flag post roundabout completed



Actual Site Image



Actual Site Image



**RAVI CHOWK**

Ravi Chowk peripheral wall reinforcement fixing in progress

Brickwork at peripheral wall started



Actual Site Image



Actual Site Image

**ROAD WORK**

Road work from Entrance Plaza to Ravi  
Chowk - earth levelling & dressing In  
progress



Actual Site Image



### LANDSCAPE WORK

Matured trees and palms with good spread are identified at varied nurseries and being sourced with an aim to give faster and better green cover to the project.

Evergreen trees like Spathodia, Neem, Plumeria Alba, Erythrina Indica, Kusum Trijuga, Arjun ,Kadam, Sirish to name a few will be planted, which has not only the relevance with Indian heritage and biodiversity but also bears lot of medicinal properties. These trees have great capacity to absorb toxins, and are beneficial for habitat.





### SAFETY AT SITE

COVID Precautions – hand sanitization facility along with thermal screening of all the workers at site.

Regular safety training for all the workers at site.



Actual Site Image

# PROMOTIONS & PUBLICITY

RERA Regn No. PH 1 PBRERA-ASR02-PR0530  
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Promoter: Parador Developers (Amritsar) Pvt. Ltd. (CIN: U060002019PUN0123456789) Corporate Office: 3rd & 4th Floor, Institutional Area, Sector 32, Gurugram, Haryana 122001  
Registered Office: 1st & 2nd Floor, Plot No. 18, Institutional Area, Sector 32, Gurugram, Haryana 122001. Site Address: Plot No. 18, Institutional Area, Sector 32, Gurugram, Haryana 122001. And: 204-2045-70 (KOLKATA)  
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## INVEST WITH EXPERION DEVELOPERS PVT. LTD.: OUR PROJECT RANGE



Ready to move-in air conditioned apartments – Spread across 15 acres in Sector 108, Gurugram, The Heartsong is a premium offering of 2, 3 & 4 BHK air-conditioned apartments and penthouses.

**HRERA Regn for PH 1, PH 2 & PH 3 not applicable. Regd. No. For PH 4 - 306 of 2017, PH 5 - 113 of 2017 and PH 6 – 54 of 2019.**  
**Project website: [www.theheartsong.in](http://www.theheartsong.in) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)**



100 Acres Township Project - The Westerlies in Sector 108, Gurugram, offers developed plots and villas with amenities that match international standards.

**HRERA Regn for PH 1 & PH 2 is not applicable. Regd. No. 103 of 2017 for 14 units of Villas. Regd. No. For PH 3 – 67 of 2019.**  
**Project website: [www.thewesterlies.in](http://www.thewesterlies.in) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)**



Experion Capital is a mixed-use development which offers air-conditioned apartments in an enviable location, next to Indira Gandhi Pratishthan at Vibhuti Khand, Gomti nagar, Lucknow which has Fairfield Marriott Hotel in close proximity along with quick access to Shaheed Path leading to Lucknow Airport.

**UPRERA Regd. No. PH 1 UPRERAPRJ4224 | PH 2 UPRERAPRJ15884 | PH 3 UPRERAPRJ647179 . Project website: [ww.capitalbyexperion.in](http://ww.capitalbyexperion.in)**  
**RERA website: [www.up-rera.in](http://www.up-rera.in)**

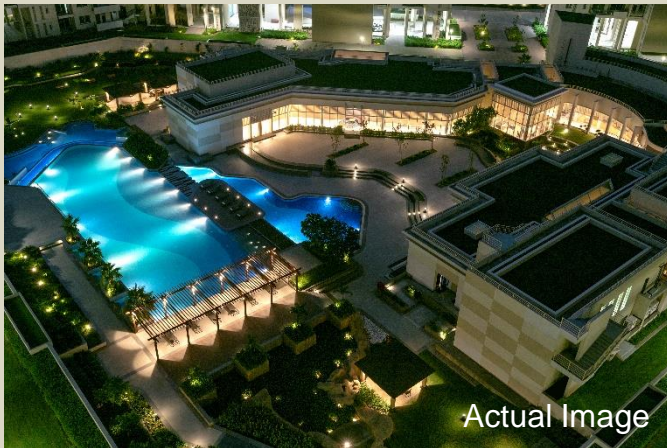


World-class Office Cum Retail Development - Its location is as prime as it can get on NH-8. The 11 floor, USGBC Platinum LEED Grade A and GRIHA Rated 5 certified development comes with spacious & well appointed lobbies, defining an address that's a milestone in itself.

**HRERA Regd. No. 329 of 2017. Project website: [www.milestoneexperioncentre.com](http://www.milestoneexperioncentre.com) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)**



## INVEST WITH EXPERION DEVELOPERS PVT. LTD.: OUR PROJECT RANGE



Spread over 23 acres in Sector 112, Gurugram, Windchants offers luxury villas, penthouses, duplexes and apartments along with 23,000 sq. m. activity spaces and an endless view of an artistically laid out landscape. Offer of possession has commenced for the project, which has one of Asia's largest residential skywalk.

HRERA Regn for PH 1 not applicable. Regd. No. For PH 2 - 64 of 2017, PH 3 - 73 of 2017 and PH 4 - 112 of 2017.  
Project website: [www.windchants.in](http://www.windchants.in) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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**Corporate Office:** 2nd Floor, Plot No 18, Institutional Area, Sector 32, Gurugram – 122002, Haryana.

**Site Office:** Residential Project at Village Mannawala & Rakhjheeta, GT Road, Amritsar, Punjab.



Experion Virsa Phase 1 Area: 284348.29 sq.mt.

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