

# Live Positive

Quarterly update of your prized investment





Artistic Impression

**CONSTRUCTION UPDATE: January — March, 2021**

## 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, amphitheatre and more

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



# Recognition to Experion Developers Pvt. Ltd.

- ✓ 2021: HT Real Estate Titan Award for The Westerlies
- ✓ 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

# Overall Development Summary

- ✓ Township development work progressing as per schedule
- ✓ At present there are approx. 110 workers engaged in various activities at site
- ✓ Entrance Plaza: Entrance Gate Completed. Side walls cladding at entrance gate completed. Road at entrance gate - final layer in progress. Water feature structure completed.  
Foundation for flag post at roundabout completed
- ✓ Start of Road Alignment Work
- ✓ Ravi Chowk: Peripheral wall cladding nearing completion
- ✓ Satluj Chowk: Design Completed
- ✓ Beas Chowk: Design Completed
- ✓ Chenab Chowk: Design Completed
- ✓ Jhelum Chowk: Design Completed

### ENTRANCE GATE

Entrance gate completed

Road work in progress

Brickwork at side walls near the  
entrance completed

Cladding at sidewalls of entrance gate  
completed





**FLAG POST**

Round about foundation work  
completed

Structure of cascade wall completed



**RAVI CHOWK**

Peripheral wall brickwork completed and cladding work in progress

Driveway and central hardscape subgrade compaction completed



### ROAD WORK

Road Work from Entrance Plaza to  
Ravi Chowk Earth subgrade  
preparation and streetlight  
installation completed



Actual Site Image

**ROAD WORK**

Road Alignment Work has been  
Started

Actual Site Image



Actual Site Image



Actual Site Image



Actual Site Image



**LANDSCAPE WORK**

Preparation for planting trees and shrubs is taking pace. The plants sourced from best nurseries have arrived at site

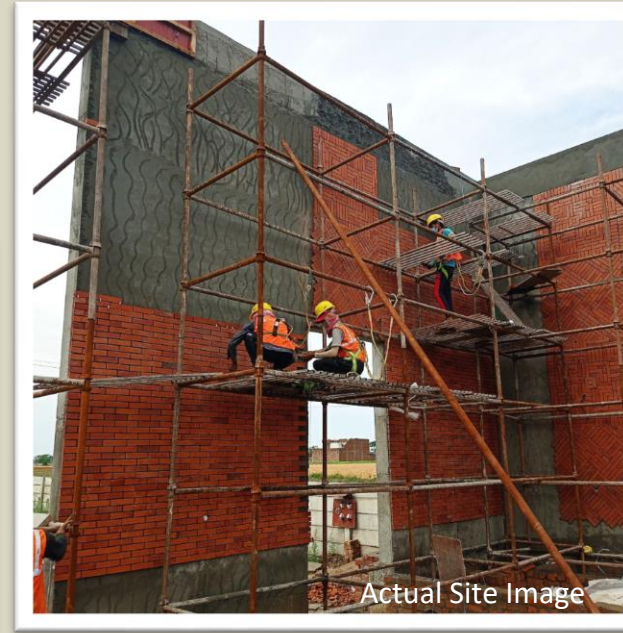


### SAFETY AT SITE

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

Regular safety training for all the workers at site

Safe working practices followed at site




# PROMOTIONS & PUBLICITY

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ਪੰਜਾਬੀਆਂ ਦੀ ਸ਼ਾਨ ਹੈ ਵਿਰਸਾ  
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GT Road, Amritsar

ਅੰਤਰਰਾਸ਼ਟਰੀ ਜੀਵਨ ਸ਼ੈਲੀ ਅਤੇ ਪੰਜਾਬੀ ਸੰਸਕ੍ਰਿਤੀ ਦਾ ਅਨੁਮਾਪ ਆ ਰਹਾ ਹੈ ਅਮ੍ਰਿਤਸਰ ਮੇਂ।  
ਮਿੱਠੀ ਮਿੱਠੀ ਅਤੇ ਪੰਜ ਪਾਸਿਆਂ ਤੋਂ ਪ੍ਰੇਰਿਤ, ਸਹ ਸੰਗਠਿਤ ਟੋਟਨਰਸਿਮ 93 ਏਕੜ ਪਰ ਅਯੋਜਿਤ ਹੈ। ਵਿਸ਼ਵਸਰੀਯ ਸੁਵਿਧਾਓਂ ਅਤੇ ਸਾਮ੍ਰਾਜਿਕ ਪਰੰਪਰਾਓਂ ਕੋ ਏਕ ਸਾਥ ਸਮੇਟਕਰ ਸਹ ਟੋਟਨਰਸਿਮ ਪੰਜਾਬ ਦੀ ਸੰਸਕ੍ਰਿਤੀ ਕੋ ਦਰਸ਼ਾਠੀ ਹੈ।

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Promoter: Parador Developers (Amritsar) Pvt. Ltd. CIN: U70102DL30151TC275866. Corporate Office: 2nd Floor, Plot No.18, Institutional Area, Sector 32, Gurugram, Haryana 122001. www.experionvirsa.com

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Disclaimer: This does not constitute a legal offer. Customers are advised to have their independent evaluation. Artistic impression as shown to highlight the architectural design are indicative and subject to change as may be decided by Developer or as may be directed by any competent authority in the best interest of development. Concrete around terrain are subjective. Layout plan can be amended at any time by the Developer subject to the provisions of applicable laws. Full grown trees as shown will take some years to grow. Experion Virsa shall be developed in a phase wise manner. License No. LDC-ADA/2019/440 dt. 13.06.2019. In case of inspection of original approval, the same can be inspected at corporate office with prior appointment. \*The sale shall be subject to the terms of Application Form and Agreement For Sale.

## 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 is not applicable, here Experion is promoting the plots situated only in Phase-1 of the Project for which part completion certificate has been received.**  
**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: [www.capitalbyexperion.in](http://www.capitalbyexperion.in)**  
**RERA website: [www.up-rera.in](http://www.up-rera.in)**

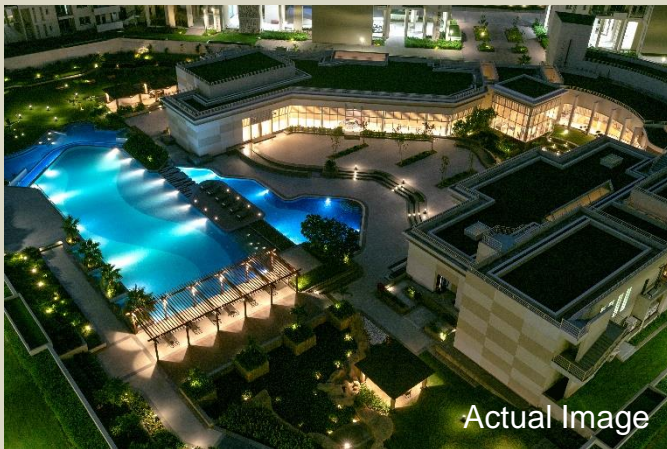


World-class Office Cum Retail Development - Its location is as prime as it can get on NH-8. The 11 floor, USGBC Platinum LEED Grade A and GRIHA Rated 5 certified development comes with spacious & well appointed lobbies, defining an address that's a milestone in itself.

**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, here Experion is promoting the units situated only in Phase-1, 2 and 3 of the Project for which occupation certificate has been received.

Project website: [www.windchants.in](http://www.windchants.in) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

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**Call us on:**

1800 102 2630

+91 124 628 1690

**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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