

Live Positive

Quarterly update of your prized investment





Artistic Impression

Development Update — 3rd Edition

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
- ✓ Entrance Plaza: Entrance Gate Completed.
- ✓ Road Alignment Work Completed
- ✓ Sewer & Storm Water Laying work started
- ✓ Electrical Cables Laying work started
- ✓ Ravi Chowk: Peripheral wall, Driveway and Central Hardscape work nearing completion
- ✓ Satluj Chowk: Design Completed
- ✓ Beas Chowk: Design Completed
- ✓ Chenab Chowk: Design Completed
- ✓ Jhelum Chowk: Design Completed

ENTRANCE GATE

Entrance gate completed

Cladding at sidewalls of entrance gate completed

Entrance Gate to Roundabout work - 90% completed

Driveway from Round About to Raavi Chowk - 70% Completed



RAVI CHOWK

Peripheral wall, Driveway and Central
Hardscape work at Raavi Chowk
nearing completion.

Road from Raavi to Satluj in progress



Actual Site Image



Actual Site Image

**Infrastructure &
Development Work**

Road Alignment Work Completed

Sewer & Storm Water Laying
work started

Electrical Cables Laying work started



LANDSCAPE WORK

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



Bamboo



Trees



Cycas palms



Dracena



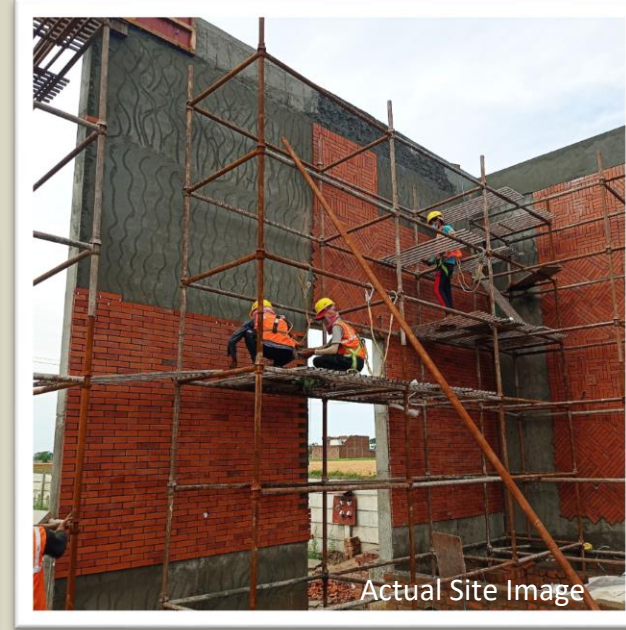
Shrubs & Ground covers

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
ਮਿੱਟੀ ਦੀ ਆਨ ਹੈ ਵਿਰਸਾ
ਸੰਸਕਾਰਾਂ ਦਾ ਮਾਨ ਹੈ ਵਿਰਸਾ



EXPERION VIRSA
GT Road, Amritsar

ਅੰਤਰਰਾਸ਼ਟਰੀ ਜੀਵਨ ਸ਼ੈਲੀ ਅਤੇ ਪੰਜਾਬੀ ਸੰਸਕ੍ਰਿਤੀ ਦਾ ਅਨੁਮਾਪ ਆ ਰਹਾ ਹੈ ਅਮ੍ਰਿਤਸਰ ਵਿੱਚ।
ਮਿੱਥੇ ਮਿੱਥੇ ਅਤੇ ਪੰਜ ਪਾਸਿਆਂ ਤੋਂ ਪ੍ਰੇਰਿਤ, ਸਹ ਸੰਗਠਿਤ ਟੋਟਨਰਸਿਮ 93 ਏਕੜ ਪਰ ਅਯੋਜਿਤ ਹੈ। ਵਿਸ਼ਵਸਰੀਰ ਸੁਖਿਯੋਯਾਂ ਅਤੇ ਸਾਮ੍ਰਾਜਿਕ ਪਰੰਪਰਾਯੋਯਾਂ ਕੋ ਏਕ ਸਾਥ ਸਮੇਟਕਰ ਸਹ ਟੋਟਨਰਸਿਮ ਪੰਜਾਬ ਦੀ ਸੰਸਕ੍ਰਿਤੀ ਕੋ ਦਰਸ਼ਾਯੀ ਹੈ।

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Promoter: Parador Developers (Amritsar) Pvt. Ltd. CIN: U70102DL2015PTC275866.
Corporate Office: 2nd Floor, Plot No.18, Institutional Area, Sector 32, Gurugram, Haryana 122001. www.experionvirsa.com

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 - RC/REP/HARERA/GGM/2017/306, PH 5 - RC/REP/HARERA/GGM/2017/113 and PH 6 – RC/REP/HARERA/GGM/360/92/2019/54.

Project website: www.theheartsong.in RERA website: 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 3 - RC/REP/HARERA/GGM/373/105/2019/67, for Villas - RC/REP/HARERA/GGM/2017/103

Project website: www.thewesterlies.in RERA website: 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

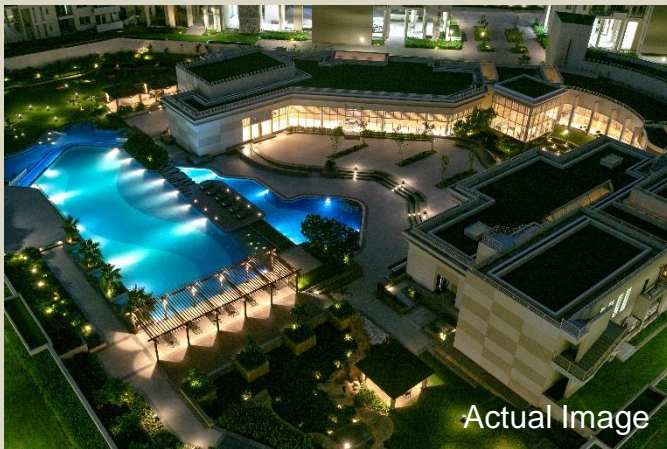
RERA website: www.up-rera.in



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 RERA website: 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 Regd. No. For PH 2 -RC/REP/HARERA/GGM/2017/64, PH 3 - RC/REP/HARERA/ GGM/2017/73 and PH 4 - RC/REP/HARERA/GGM/2017/112. Project website: www.windchants.in RERA website: www.haryanarera.gov.in

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Or click on “CUSTOMER LOGIN” at www.experion.co

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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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