

Live Positive

Quarterly update of your prized investment



EXPERION
VIRSA



Artistic Impression

Development Update – 7th 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

Road Bitumen
work in
progress



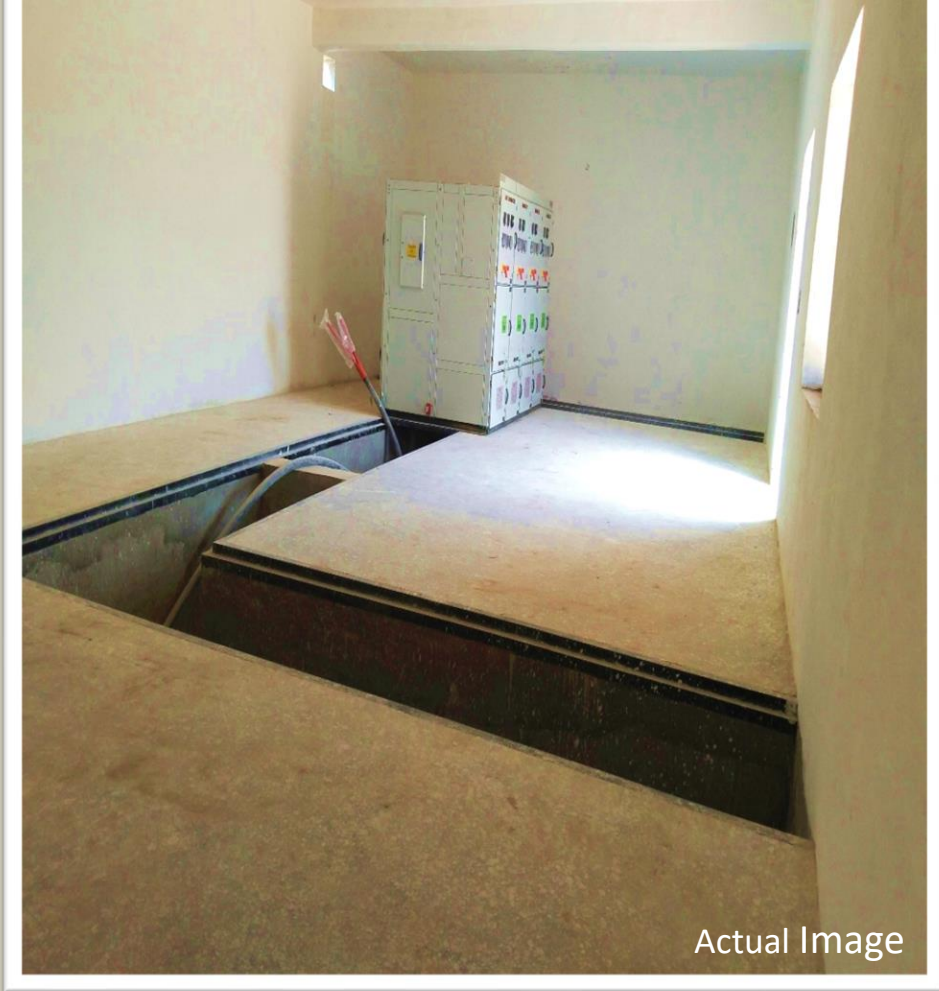
Actual Image



Plantation work
in progress



HT Panel Room
Transformers
Installed



Actual Image



Actual Image

Park 3 & 4
Landscaping
work in progress



Actual Image

STP Finishing
work in
progress



Actual Image

Water
Treatment
Plant
Construction
work in
Progress



Actual Image

**Landscaping
work at the
Entrance**





EXPERION
VIRSA
GT Road, Amritsar

ARTISTIC IMAGE

AUTHORIZED BANKING PARTNER

PROJECT APPROVED BY
HDFC
HOME LOANS
apni jagah banao

PH 1 RERA REGN. NO. PBRERA-ASR02-PR0530.
WWW.RERA.PUNJAB.GOV.IN

ਸਾਡੀ ਜ਼ਮੀਨ, ਸਾਡੇ ਖਵਾਬ

**PREMIUM PLOTS STARTING
AT RS. 29* LAKH**

*T&C APPLY

EXPERION
THE POSITIVE SIDE OF LIFE

This is for information purposes only and does not constitute any offer or contract. Customers are advised to have their independent evaluation. Concepts alluded herein are subjective. The sale shall be subject to the terms of Booking Application and Agreement For Sale. Information and contents set out herein are subject to revision as permissible under applicable laws. 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. 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. The Designs, dimensions, facilities, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided. Experion Virsa shall be developed in a phase wise manner. License No. LDC-ADA/2019/440 dt. 13.06.2019. Promoter: Parador Developers (Amritsar) Private Limited (CIN U70102DL2015PTC275866), registered office at F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi-110075, India CIN: U70102DL2015PTC275866. In case of inspection of original approvals, the same can be inspected at corporate office with prior appointment. Corporate office: 8th Floor, Wing B, Milestone Experion Centre, Sector-15, Part-2, Gurugram, Haryana. Site Address: Residential Project at Village Mannawala & Rakhiheeta, GT Road, Amritsar, Punjab.

971 700 7755

WWW.EXPERION.CO

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LIFE NEEDS SPACE.


windchants


The Heartsong

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hub@108
Sector 108, Gurugram

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G-1 Road, Ambihar


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VIRSA**

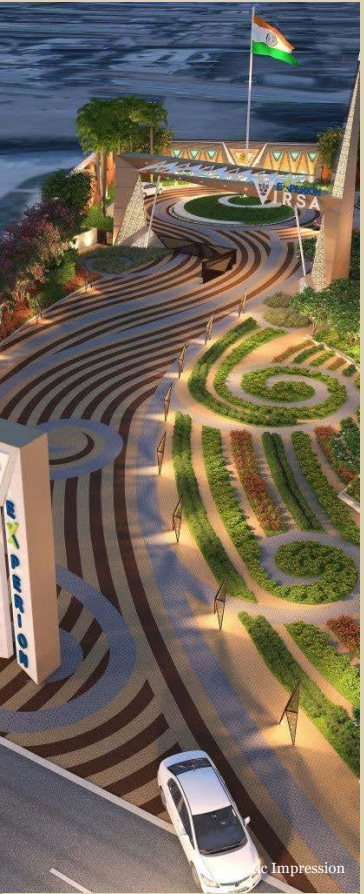
Actual Image

Actual Image

Actual Image

Actual Image

Artistic Image



CHOOSE TO INVEST FROM OUR PORTFOLIO



Spread over 23 acres in Sector 112, Gurugram, Windchants offers luxury villas, penthouses, duplex villaments and apartments along with 23,000 sq. m. activity spaces and an endless view of an artistically laid out landscape. Ready to move in 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.experion.co RERA website: www.haryanarera.gov.in



Actual Image



The Heartsong

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.experion.co RERA website: www.haryanarera.gov.in



Artistic Image

CHOOSE TO INVEST FROM OUR PORTFOLIO



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

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 |SCO: RC/REP/HARERA/GGM/615/347/2022/90
Project Website : www.experio.co | RERA Website : www.haryanarera.gov.in



Actual Image



Artistic Image



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.experion.co
RERA website: www.up-rera.in

OUR LATEST OFFERING



**DUPLEX
VILLA
MENT** at 
windchants

LUXURY OF A VILLA, CONVENIENCE OF AN APARTMENT

24X7 ACTIVE RESORT LIFESTYLE

The exclusive gated community combines spacious bungalow living with modernity and community of apartment living in a unique fusion called "Villaments" *(only units having received the Occupation Certificate are being marketed herein)*

To live at Windchants Wandering Buds is to live at a resort 24x7. The uber luxury 5 BHK duplex villament units offer magnificent views on both sides. Experience the ultimate urban lifestyle with master bedroom, living area, that allows you to indulge in unadulterated leisure

- Double Height Living Area
- Provision for private elevator between two levels
- 3 villaments stacked from ground to level 6
- Near the upcoming Dwarka Expressway and Delhi Airport

Thank you for investing with us. We value your relationship and are committed to deliver on our promises.

[Click to login to our customer portal @ www.experioncare.com](http://www.experioncare.com)

Or click on "CUSTOMER LOGIN" at www.experion.co

Email us at:

care@experion.net.in

Call us on:

1800 102 2630

+91 124 628 1690

Corporate Office: 8th Floor, Wing B, Milestone Experion Centre, Sector 15, Part-2, Gurugram, Haryana

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

Experion Virsa Phase 1 Area: 284348.29 sq.mt. | RERA Regn. No. PH 1 PBRERA-ASR02-PR0530 | www.rera.punjab.gov.in

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