

# Live Positive

Quarterly update of your prized investment



EXPERION  
**VIRSA**



Artistic Impression



Development Update – 8th Edition

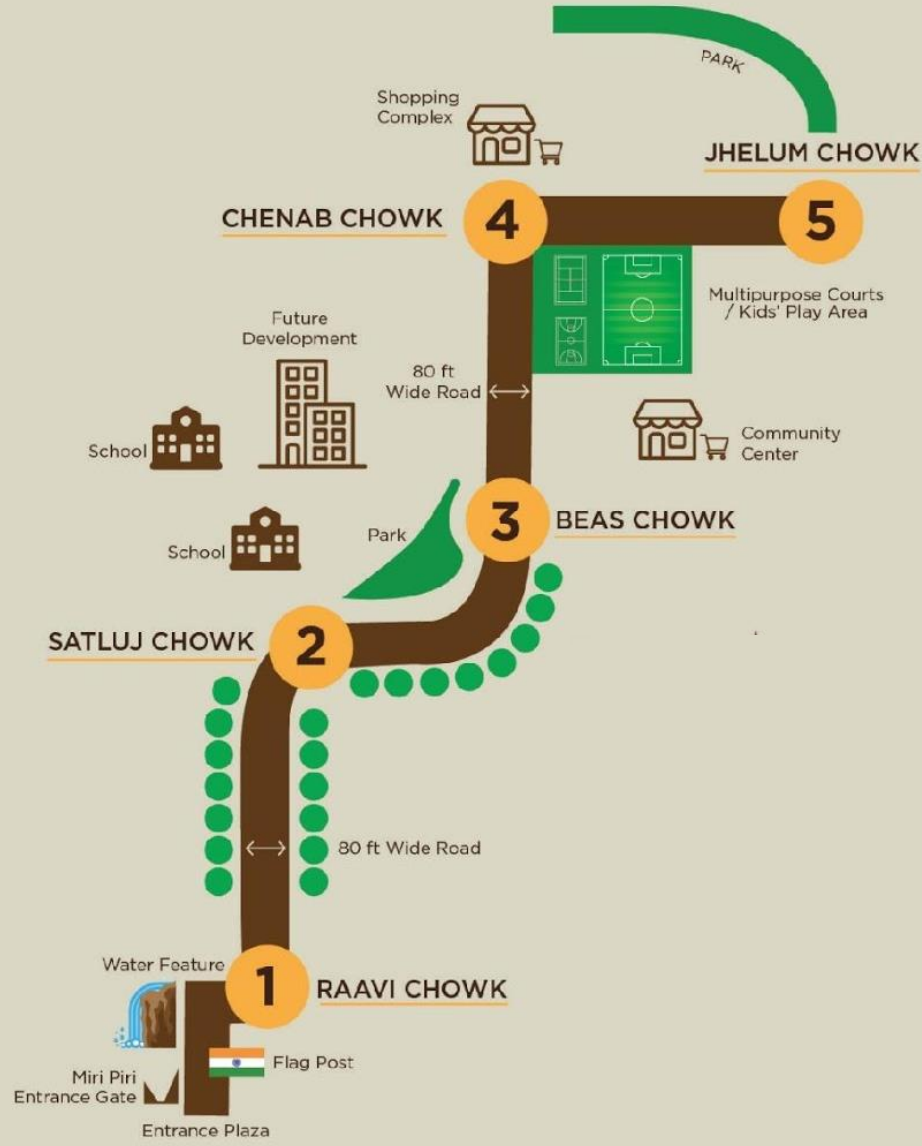
## OUR ENDEAVOUR

Parador Developers (Amritsar) Private Limited 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 Private Limited Winner of many National & International Awards and Accolades



# Recognition to Experion Developers Private Limited

- ✓ 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
- ✓ 2013: Best Residential project (Future) by CityScape Global Awards, Dubai

**Road Bitumen  
work in progress.**



Footpath work  
completed along  
24 Mtr Road.





Plantation work  
in progress





HT Panel Room,  
Transformers and  
Substation work  
completed.

**Park 3 & 4  
Landscaping Work  
in Progress**



Actual Image

WTP  
construction work  
in progress.




Actual Image

PH 1 - RERA REGN. NO. PBRERA-ASR02-PR0530  
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**EXPERION**  
THE POSITIVE SIDE OF LIFE  
100% FDI REAL ESTATE DEVELOPER

BUILD YOUR  
**LEGACY**  
IN THE HEART OF PUNJAB

  
**EXPERION  
VIRSA**  
GRAND TRUNK ROAD, AMRITSAR

PLOT SIZES STARTING FROM 162 SQ. MTR.  
PRICE STARTING FROM  
**₹30.26 LAKH\* ONWARDS**

**BOOK NOW**



This does not constitute any offer or contract. Customers are advised to have their independent evaluation.  
The sale is subject to the terms of Booking Application and Agreement For Sale, License No. LDC-ADA/2016/40 dt. 13.06.2019.  
Promoter: Parador Developers (Amritsar) Private Limited (CIN U70102DL2016PTC278866).

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**EXPERION**  
THE POSITIVE SIDE OF LIFE  
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**LEGACY**  
LIVES FOREVER

  
**EXPERION  
VIRSA**  
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Refer your friends and family member now & get referral bonus. To know more, please get in touch with your Relationship Manager - Ms. Sakshi Mehta

MILESTONE **EXPERION**  
CENTRE

EXPERION  
**CAPITAL**  
Smart. Safe. Secure.

THE  
**WESTERLIES**  
LIFE NEEDS SPACE.

  
windchants

  
The Heartsong

Artistic Impression

Artistic Impression

**hub@108**  
Sector 108, Gurugram

Artistic Impression

**experio**  
® Experion Capital

  
**EXPERION  
VIRSA**  
G.T. Road, Ambihar

  
**EXPERION  
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](http://www.experion.co) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)



### 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](http://www.experion.co) RERA website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)



## 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](http://www.experio.co) | RERA Website : [www.haryanarera.gov.in](http://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](http://www.experion.co)  
RERA website: [www.up-rera.in](http://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](http://www.experion.co)

**Email us at:**

[care@experion.net.in](mailto:care@experion.net.in)

**Call us on:**

1800 102 2630  
+91 124 628 1690

**Corporate Office:** 8<sup>th</sup> 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.mtrs. | RERA Regn. No. PH 1 PBRERA-ASR02-PR0530 | [www.rera.punjab.gov.in](http://www.rera.punjab.gov.in)

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