

SECTOR-112, GURUGRAM



EXPERION IS A 100% FDI-FUNDED REAL ESTATE DEVELOPER
A WHOLLY-OWNED SUBSIDIARY OF
EXPERION HOLDING PTE. LIMITED, SINGAPORE,
THE REAL ESTATE INVESTING ARM OF
AT HOLDINGS GROUP OF COMPANIES

IT STARTED ITS INDIA JOURNEY IN 2006

IT HAS A TRACK RECORD OF SUCCESSFULLY UNDERTAKING
9 LANDMARK PROJECTS ACROSS GURUGRAM, LUCKNOW, NOIDA
AND AMRITSAR COVERING A TOTAL OF 6.8 MILLION SQUARE FEET
(0.63 MILLION SQUARE METER) BUILT-UP AREA

EXPERION GROUP OWNS LAND PARCELS ACROSS HARYANA, PUNJAB,

UTTAR PRADESH, TELANGANA, GOA AND MAHARASHTRA

THE COMPANY HAS PLANS TO DEVELOP LARGE-FORMAT INTEGRATED

TOWNSHIPS, HIGH-RISE CONDOMINIUMS, COMMERCIAL SPACES,

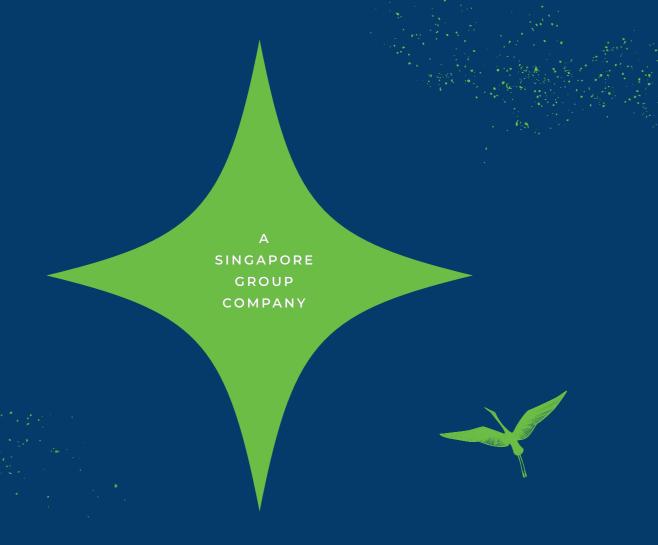
HOTELS AND RESORTS











A GLOBAL CONGLOMERATE WITH OFFICES ACROSS INDIA, SINGAPORE, DUBAI AND THE NETHERLANDS ITS ASSET PORTFOLIO SPANS ACROSS DIVERSE GROWTH SECTORS INCLUDING REAL ESTATE, RENEWABLE ENERGY, PRIVATE & STRUCTURED CREDIT AND PUBLIC MARKETS



HEADQUARTERED IN SINGAPORE, AT GROUP IS A PROGRESSIVE INVESTMENT COMPANY. AT GROUP IS COMMITTED TO ETHICAL BUSINESS PRACTICES AND IMPLEMENTING ROBUST CORPORATE GOVERNANCE SYSTEMS ACROSS ITS BUSINESSES. OUR COMMITMENT TO ESG IS REFLECTED IN THE TYPES OF BUSINESSES WE INVEST IN AND THE COMMUNITY DEVELOPMENT PROGRAMS WE SUPPORT. THROUGH ALL OUR ACTIVITIES—WHETHER BUSINESS OR SOCIAL—WE AIM TO MAKE A MEANINGFUL AND POSITIVE IMPACT

EXCELLENCE

9 TIMES OVER

OUR DEDICATION TO UNDERSTAND AND FULFILL CUSTOMER NEEDS SETS US APART. WE INFUSE OUR PROJECTS WITH DEEP PERSONAL COMMITMENT AND PUT OUR MIND & SOUL INTO CREATING SPACES THAT TRULY FEEL LIKE HOME



















INTRODUCING



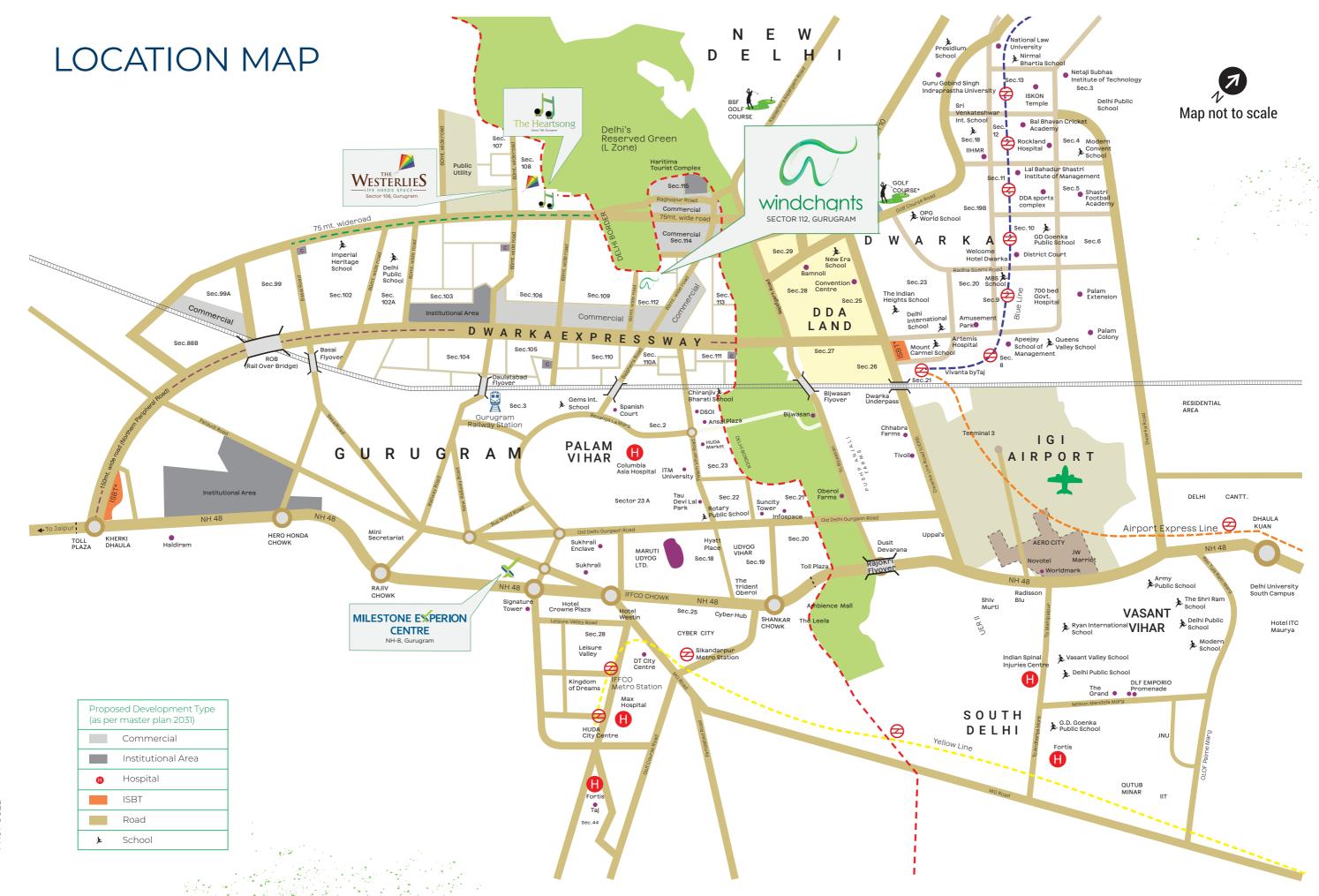
SECTOR 112, GURUGRAM

YOUR SECOND CHANCE TO LIVE AT THE WINDCHANTS









EXCLUSIVE LIVING WITH JUST 25 FAMILIES PER ACRE

EMBRACE THE AMAZING WINDCHANTS LIFESTYLE

EXPERIENCE SPACIOUS, SERENE SURROUNDINGS WITH LOW-DENSITY

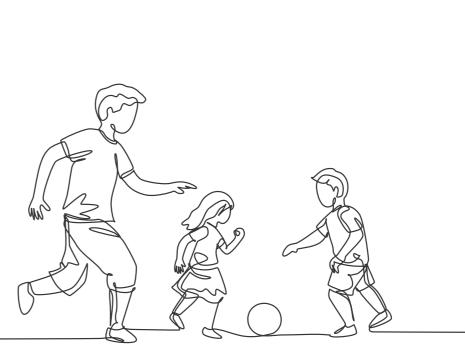
LIVING AT AMAZING WINDCHANTS. WITH AMPLE ROOM TO RELAX AND

BREATHE, YOU'LL FIND ENHANCED PRIVACY AND A CLOSER

CONNECTION WITH NATURE. DISCOVER THE LUXURY OF SPACES AND

TRANQUILITY IN A THOUGHTFULLY DESIGNED COMMUNITY





DELHI NCR'S ONLY PROJECT FEATURED ON NATIONAL GEOGRAPHIC SUPERSTRUCTURES

DISCOVER THE AMAZING WINDCHANTS LIFE

WINDCHANTS IS A TESTAMENT TO THOUGHTFUL DESIGN AND INNOVATION. RECOGNISED FOR ITS ARCHITECTURAL INTEGRITY, DURABILITY AND SUSTAINABILITY, IT OFFERS MORE THAN A HOME — IT'S A CAREFULLY CURATED ENVIRONMENT

COMFORT WITH ADVANCED ENGINEERING AND ENJOY A

LIFESTYLE THAT REFLECTS THOUGHTFUL LIVING

ONE OF GURUGRAM'S MOST APPRECIATED PROJECTS SINCE LAUNCH

EXPERIENCE THE AMAZING WINDCHANTS LIFE

WINDCHANTS HAS BEEN ONE OF GURUGRAM'S MOST

APPRECIATED PROJECTS SINCE LAUNCH, OFFERING BUYERS

EXCEPTIONAL POTENTIAL FOR LONG-TERM APPRECIATION

SECURE YOUR PLACE IN A COMMUNITY WHERE

VALUE MEETS VISIONARY LIVING

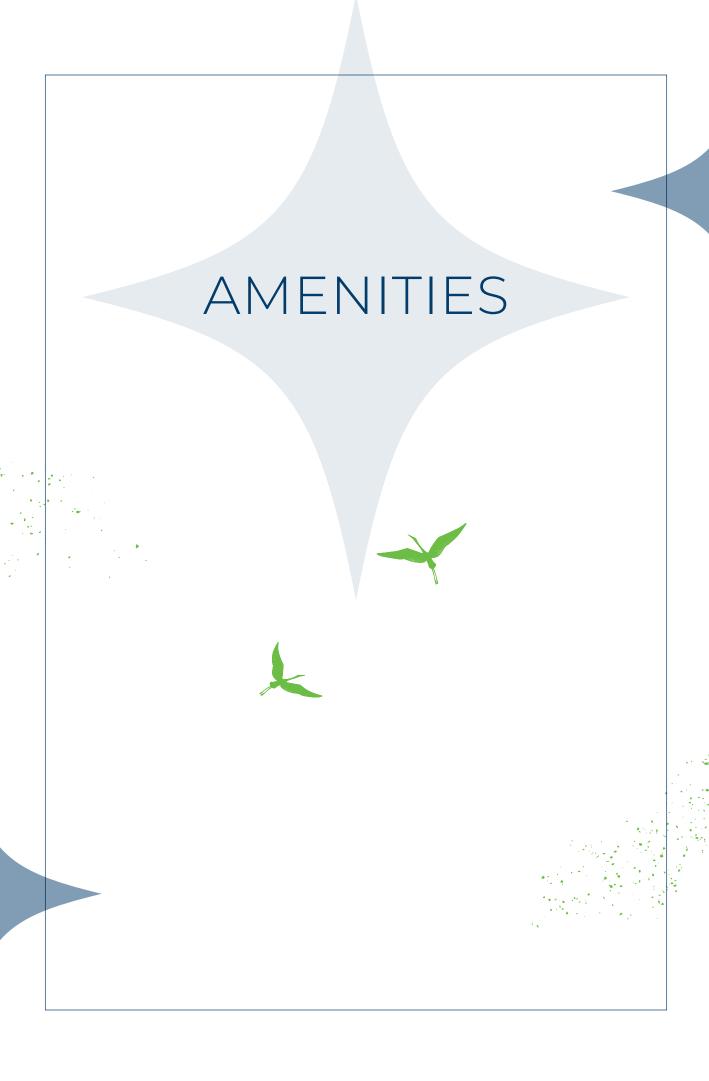
















RECEPTION LOBBY



CARD ROOM WITH CARROM/CHESS



KIDS PLAY ROOM



ZEN GARDEN



CONFERENCE ROOM



INDOOR GAMES WITH TABLE TENNIS AND POOL



OPEN AIR GYM



LINEAR PARK



HEALTH CAFE



INDOOR GYM



KIDS PARK



L

SITE PLAN & FLOOR PLAN





LEGEND

- O1 ENTRY/EXIT
- 02 OPEN AIR GYM
- 03 ZEN GARDEN
- 04 TOWER DROP-OFF
- 05 TOWER ENTRY
- 06 RAMP TO/FROM BASEMENT
- 07 CHILDREN'S PLAY AREA
- 08 LINEAR PARK







UNIT - 01 (1st Floor, All Floors From 3rd To 30th)

RERA CARPET AREA 218.72 SQ.M 2354.30 SQ.FT

EXCLUSIVE BALCONY AREA 50.98 SQ.M 548.75 SQ.FT





RERA CARPET AREA 218.72 SQ.M 2354.30 SQ.FT EXCLUSIVE BALCONY AREA 628.62 SQ.FT







UNIT - 02 (1st, 3rd, 4th, 5th, 18th & 27th Floors)

RERA CARPET AREA

218.72 SQ.M
2354.30 SQ.FT

EXCLUSIVE BALCONY AREA

50.98 SQ.M 548.75 SQ.FT





RERA CARPET AREA 218.72 SQ.M 2354.30 SQ.FT

EXCLUSIVE BALCONY AREA 58.40 SQ.M 628.62 SQ.FT





 $UNIT\,$ - $\,02\,$ (All Floors From 6^{th} To $17^{th},\,19^{th}$ To 26^{th} And 28^{th} To $30^{th})$

RERA CARPET AREA 218.72 SQ.M 2354.30 SQ.FT

EXCLUSIVE BALCONY AREA 50.98 SQ.M 548.75 SQ.FT



SPECIFICATIONS



| ZONE AREA | FLOORING | WALL FINISH | CEILING | INTERNAL DOORS | EXTERNAL DOORS AND WINDOWS | OTHERS |
|--------------------------------|------------------------------|---|--|---|---|---|
| LIVING ROOM AND DINING AREA | Imported Marble | Acrylic Emulsion Paint | Acrylic Emulsion Paint | 8' High Main Door To Flat - Hardwood Frame With Veneered Flush Door | Aluminium / UPVC Glazings With Fly Net In All Sliders And DGU | NA |
| ALL BEDROOM/ DRESS | Laminated Wooden Flooring | Acrylic Emulsion Paint | Acrylic Emulsion Paint | 8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame | Aluminium / UPVC Glazings With Fly Net In All Sliders And DGU | NA |
| KITCHEN | Vitrified Tiles | Vitrified Tiles 2' Above Kitchen Counter, Rest Of Walls In Acrylic Emulsion Paint | Acrylic Emulsion Paint | 8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame | Aluminium / UPVC Glazing With DGU | Modular Kitchen With Granite Countertop, Stainless Steel Sink, Chimney, Hob, Instant Geyser Of Approved Make |
| BALCONY | Vitrified Tiles | Exterior Grade Texture Paint | External Grade Paint | NA | NA | Stainless Steel & Glass Railing As Per Approved Design |
| TOILETS | Anti Skid Vitirfied Tiles | Vitrified Tile Upto False Ceiling | Moisture Resistant False Ceiling With Acrylic Emulsion Paint | 8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame | Aluminium / UPVC Glazing With DGU | Granite Counter With Premium CP & Sanitary Fixtures, Geyser, Exhaust-Fan, And Mirror |
| UTILITY | Ceramic Tiles | Acrylic Emulsion Paint | Acrylic Emulsion Paint | 8' High Prefabricated Modular Door With Frame Or Flush Door With Laminate / Paint And Hardwood Frame | Aluminium / UPVC Glazing With DGU | NA |
| UTILITY BALCONY | Ceramic Tiles | Exterior Grade Texture Paint | Acrylic Emulsion Paint | NA | NA | NA |



COMMON AREAS



| ZONE AREA | FLOORING | WALL FINISH | CEILING FINISH | DOORS | EXTERNAL DOORS AND WINDOWS | OTHERS |
|---|-------------------------------------|---|--|---|---|---------------------------------|
| GROUND FLOOR CLUB AREA | Imported Marble | Acrylic Emulsion And Texture Paint | Acrylic Emulsion Paint | Internal Doors – Prefabricated Modular Doors or Flush Doors With Veneer/ Laminate | Aluminium / UPVC Glazing With DGU | NA |
| ARRIVAL/RECEPTION/ SECURITY LOBBY AND CORRIDOR AREA | Imported Marble | Stone Cladding, /Vitrified Tile/ Acrylic Emulsion And Texture Paint | Acrylic Emulsion Paint | NA | Aluminium / UPVC Glazing With DGU | NA |
| GROUND FLOOR LIFT LOBBY | Imported Marble/ Vitrified Tile | Stone Cladding /Vitrified Tile/ Acrylic Emulsion And Texture Paint | Gypsum False Ceiling With Cove Band And Acrylic Emulsion Paint | NA | Aluminium / UPVC Glazing With DGU | NA |
| TYPICAL LIFT LOBBY AND COMMON PASSAGES | Granite Flooring | Granite Cladding/ Gypsum Plaster With Acrylic Emulsion Paint | Acrylic Emulsion Paint | NA | Aluminium / UPVC Glazing With DGU | NA |
| STAIRCASE | Kota Stone | Gypsum Plaster With Acrylic Emulsion Paint | Acrylic Emulsion Paint | Fire Doors In Fireescape Staircase | Aluminium / UPVC Glazing/ With DGU Or Aluminium Louvers | MS Railing With Enamel Paint |
| EXTERNAL FINISHES | External Grade Paint/ Texture Paint | | | | | |

SPECIAL FEATURES

SECURITY SYSTEM – 24 HOURS SECURITY / SURVEILLANCE WITH CCTV'S IN PROJECT ENTRY/EXIT, BASEMENT, ELEVATORS & GROUND FLOOR ENTRANCE LOBBY

FIRE FIGHTING SYSTEMS AS PER APPROVED SCHEME

GATED COMPLEX

POWER BACKUP - FULL POWER BACK UP

AIR CONDITIONING - VRV/ VRF OR EQUIVALENT FOR ALL BEDROOMS & LIVING AND DINING



EXPERION DEVELOPERS PRIVATE LIMITED

PHONE: +91 124 628 1630 | www.experion.co | care@experion.net.in

| PROJECT ADDRESS | Windchants, Sector – 112, Gurugram, Haryana |
|-------------------|--|
| CORPORATE OFFICE | 8 th Floor, Wing-B, Milestone Experion Centre, Sector-15 Part 2, Gurugram, Haryana-122001 |
| REGISTERED OFFICE | F-9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi-110075 |

(CIN) U70109DL2006FTC151343

The details shared by Promoter are for information purposes only and does not constitute any offer or contract. Details set out herein are subject to revision as permissible under applicable laws. Customers are advised to have their independent evaluation and decision to buy. The allotment is subject to the terms of Booking Application and Agreement For Sale. Concepts alluded herein are subjective. All specifications of the unit shall be as per the final agreement between the parties. Artistic impression as shown to highlight the architectural design are indicative only. All plans are subject to change as may be allowed by any competent authority. This is not a warranty or representation by the Promoter. Project may be launched & developed in a phase wise manner. In case inspection of original approvals is required, same can be inspected at corporate office with prior appointment. Promoter: Experion Developers Private Limited (CIN: U70109DL2006FTCI51343). Group Housing Residential Project is registered as 'Windchants Phase C' with Regn. No. RC/REP/HARERA/GGM/879/611/2024/106 dated 21/10/2024, RERA website: www.haryanarera.gov.in. Building plan no. 2P-595-W/3D[RD]/2024/25532 dated 09/08/2024 sanctioned by Chief Town Planner, Haryana Pedicistered office: F-9. First Floor Manish Plaza-1. Plot No. 7. M.I. U. Sector 10. Dwarks Delhi.