PROMOTER: EXPERION DEVELOPERS PRIVATE LIMITED
PROJECT: WINDCHANTS, SECTOR-112, GURUGRAM

PH 2-RC/REP/HARERA/ GGM/2017/64
PH 3-RC/REP/HARERA/ GGM/2017/73
PH 4-RC/REP/HARERA/ GGM/2017/112
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EXPERION
THE POSITIVE SIDE OF LIFE

24/7

LUXURIOUS
ACTIVE
LIFESTYLE

LIVE THE RESORT LIFE

DUPLEX VILLA MENT at windchants

EXPERION
THE POSITIVE SIDE OF LIFE

Corporate Office: 8th floor, Wing B, Milestone Experion Centre, Sector-15, Part-2, Gurugram, Haryana-122001
Phone: +91 124 628 1630 | Fax: +91 124 628 1681 | Visit: www.experion.co

This is for information purposes only and does not constitute any offer for sale 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. The images of furniture, fittings, specifications shown herein are artistic impression and the details shown in the image are only indicative in nature and are only for illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the unit/project. This group housing colony project in Sector – 112, Gurugram is duly licenced by the office of Director General, Town & Country Planning Deptt., Haryana, with Licence no. 21 of 2008 dtd. 8.2.2008 & 28 of 2012 dtd. 7.4.2012 for 21.55 acres and 1.881 acres respectively (Total licenced area = 23.431 acres). Building plans approved with DGTCP office memo no.: ZP-595/JD(BS)/2012/9781 dtd. 7.6.2012. In case of inspection of original approvals, the same can be inspected at corporate office with prior notice. Promoter: Experion Developers Private Limited (CIN: U70109DL2006FTC151343). Information and content set out herein are subject to revision as permissible under applicable laws. All plans, specification are subject to change as may be decided by the Promotor or directed by any competent authority in the best interest of development subject to applicable laws. The promoter herein is only the marketing units for which the occupation certificate has been received.OC Details : Memo no. ZP-595/SD(BS)/2018/21631 dated 23.07.201; Memo no. ZP-595-VoI-II/SD(DK)/2022/6339 dated 09.03.2022; Memo no. ZP-595-VoI-II/SD(DK)/2022/26145 dated 29.08.2022



Proposed Development Type (as per master plan 2031)

- Commercial
- Institutional Area
- Hospital
- ISBT
- Road
- School

Location Map

Upcoming Dwarka Expressway	1 minute
Delhi	1 minute
Delhi Reserved Greens	1 minute
Sector 114 dedicated retail & commercial sector	1 minute
International Convention Centre	5 minutes
Diplomatic Enclave	7 minutes
Airport	10 minutes
Bharat Vandana Park & Golf Course Dwarka	10 minutes
International Sports Complex, Dwarka	15 Minutes
DLF Cybercity	25 minutes
Ambience Mall	30 minutes
Hero Honda Chowk	30 minutes

The above mentioned time has been calculated as per the minimal traffic conditions

About Experion

Experion is a 100% FDI-funded real estate developer backed by Experion Holding Pte. Ltd., Singapore the real estate investing arm of the $2.5 billion AT Holdings group of companies.

With 4 delivered projects covering a total area of 5.5 million sq. ft., Experion is developing townships, group housing projects, commercial landbanks, organised retail destinations, hotels, and resorts across Delhi NCR, Haryana, Punjab and Uttar Pradesh followed by landbanks across Andhra Pradesh, Tamil Nadu, Goa, and Maharashtra.

Experion builds every project with a vision and with every project, we strive to live up to our motto, "The Positive Side Of Life". We weave every nuance and every piece of architecture with the diligence of perfection we strive for.

Our Projects

- windchants — Sector 112, Dwarka Expy — Residential Apartments, Villas, Duplex Villaments
- The Westerlies — Life Needs Space — Sector 108, Gurugram — Residential Plots
- The Heartsong — Sector 108, Gurugram — Residential Apartments
- Experion Capital — Gomti Nagar, Lucknow — Residential Apartments
- Milestone Experion Centre — NH 8, Sector 15, Gurugram — Commercial
- Experion Virsa — GT Road, Amritsar — Residential Plots
- experio @ Experion Capital — Vibhuti Khand, Gomti Nagar, Lucknow, — Commercial

Social Infrastructure

Hospitals

- Sheetla Mata Mandir Trust- 650 Bed Multi Speciality Hospital
- Jai Sai Ram Hospital
- AIIMS, Jhajjar
- Manipal Hospital, Palam Vihar
- Metro Hospital, Palam Vihar
- 500-Bed Super Specialty ESIC Hospital, Manesar

Schools & Universities

- Delhi Public School
- Northcap University
- Xavier School of Management
- Presidium
- Mount Carmel School
- Bal Bharti Public School – Primary Wing
- Gyananda School
- Modern Public School, New Gurugram
- Matrikiran School
- Sheetla Mata Mandir Trust – Medical College
- Choudhary Charan Singh Agricultural University
- XLRI

Social Infrastructure

Commercial & Retail Hubs

- Ambience Mall, Gurugram
- Vegas Mall, Dwarka
- Pacific Mall, Dwarka
- Global Foyer, Palam Vihar
- 300 acres of approved Commercial Land in Sectors 114 and 115
- Conscient One, Sector 102 Gurugram
- Ansal Vypar Kendra
- Sector 29 Market

Hotels

- Oberoi Hotel
- Leela Hotel, NH8
- Taj Vivanta, Dwarka
- Aerocity

Office Complexes

- Udyog Vihar
- Cyber City
- Indiabulls One 109
- Chintels Corporate Park

Construction Partner

Master Planning & Concept Design
Arcop Associates Private Ltd.

Architecture, Structural & MEP Consultant
Larsen & Toubro Limited

Construction Partner
Larsen & Toubro Limited

Landscape Concept
Site Concepts International Limited

Landscape Architect
Design Process Consultants

Clubhouse Interior Consultant
Total Integrated Design India Private Limited

Design Concept

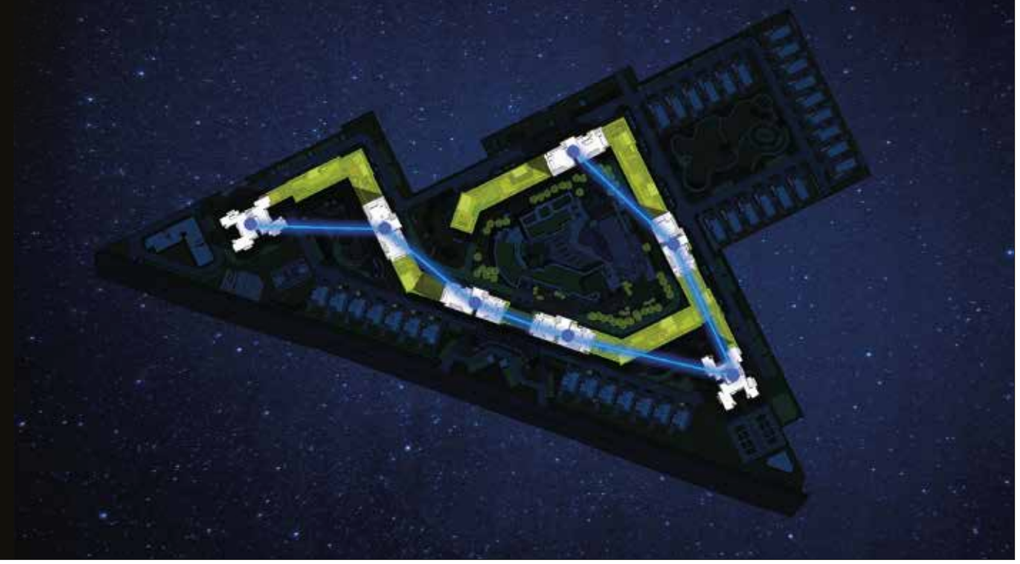
Design inspired by the Saptrishi Constellation.

The harmony of seven merges with nature to resonate the sound wind through these spaces & hence the name “Windchants”.

Seven high-rise towers represent the seven stars that are part of the Great Bear (Saptrishi) Constellation.

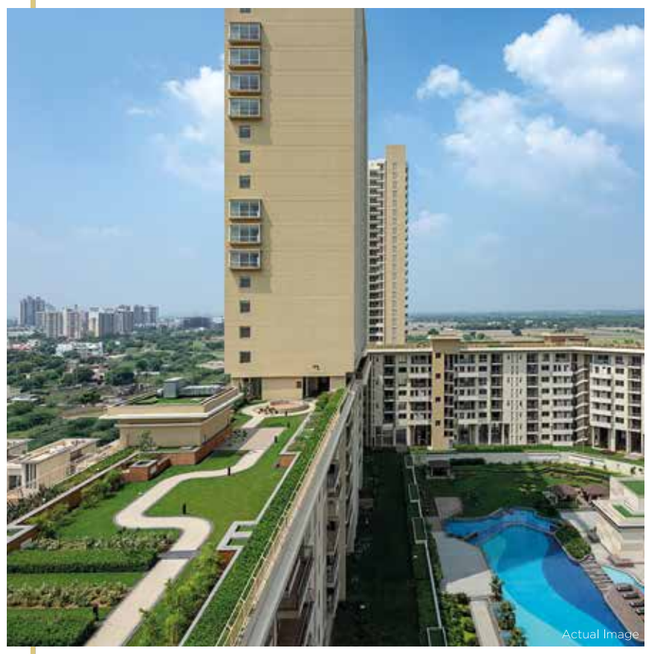
The placement of towers in this formation maximises the natural daylight & air circulation.

Standalone high-rise towers ensuring unrestricted views of the landscape, Delhi Reserve Greens and the Delhi & Gurugram skyline.



Live Amidst
Lush Greenery

- Themed Landscaped Green Area Walkways
- Elevated Pathways & Community Spaces at 7th Level


Actual Image


Artistic Image


Artistic Image

- Zen Garden
- Jogging Tracks
- Bio-diversity Pond
- Barbeque Pavilions

Live To
Rejuvenate Yourself


Artistic Image


Artistic Image

- Gymnasium
- Tennis Court
- Badminton Court
- Squash Court

- Basketball Court
- Kids' Play Area


Actual Image

Live In A
Safe Haven


Artistic Image

- 100% Power Backup
- 24-hours 3-tier Security



Artistic Image


Artistic Image

- Earthquake Resistant Structure
- Fire Fighting System as NBC Norms

Live a Life
Full of Comfort


Artistic Image

- Meditation/Yoga Room
- Cards Room
- Kids' Pool
- Multipurpose Hall
- Community Shopping


Actual Image

- Full-lap Swimming Pool


Actual Image

Club Windchimes

At Club Windchimes, indulge in your passion and nurture yourself while making unforgettable memories.

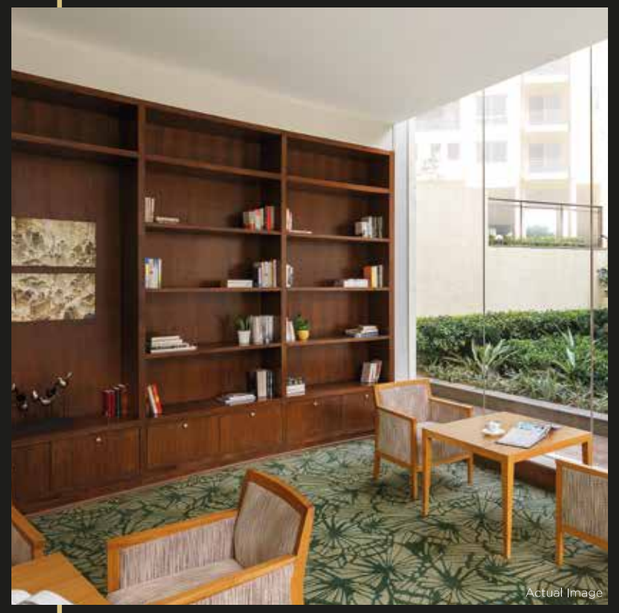
Actual Image

Leisure At Club Windchimes

- Exclusive Mini Theatre
- Steam, Sauna and Spa
- Reading Room

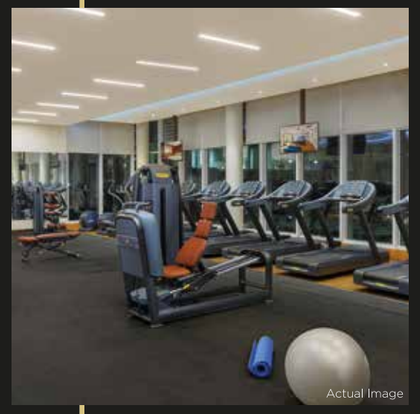

Actual Image

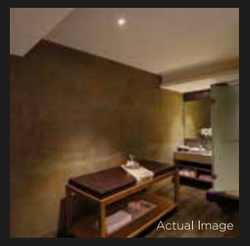
- Cards Room
- Outdoor Party Area
- Badminton Court
- Restaurant
- Open Air Jacuzzi


Actual Image

Active Life At Club Windchimes


Actual Image


Actual Image


Actual Image

- Gymnasium
- Tennis Court
- Outdoor Barbecue Area
- Billiards Room

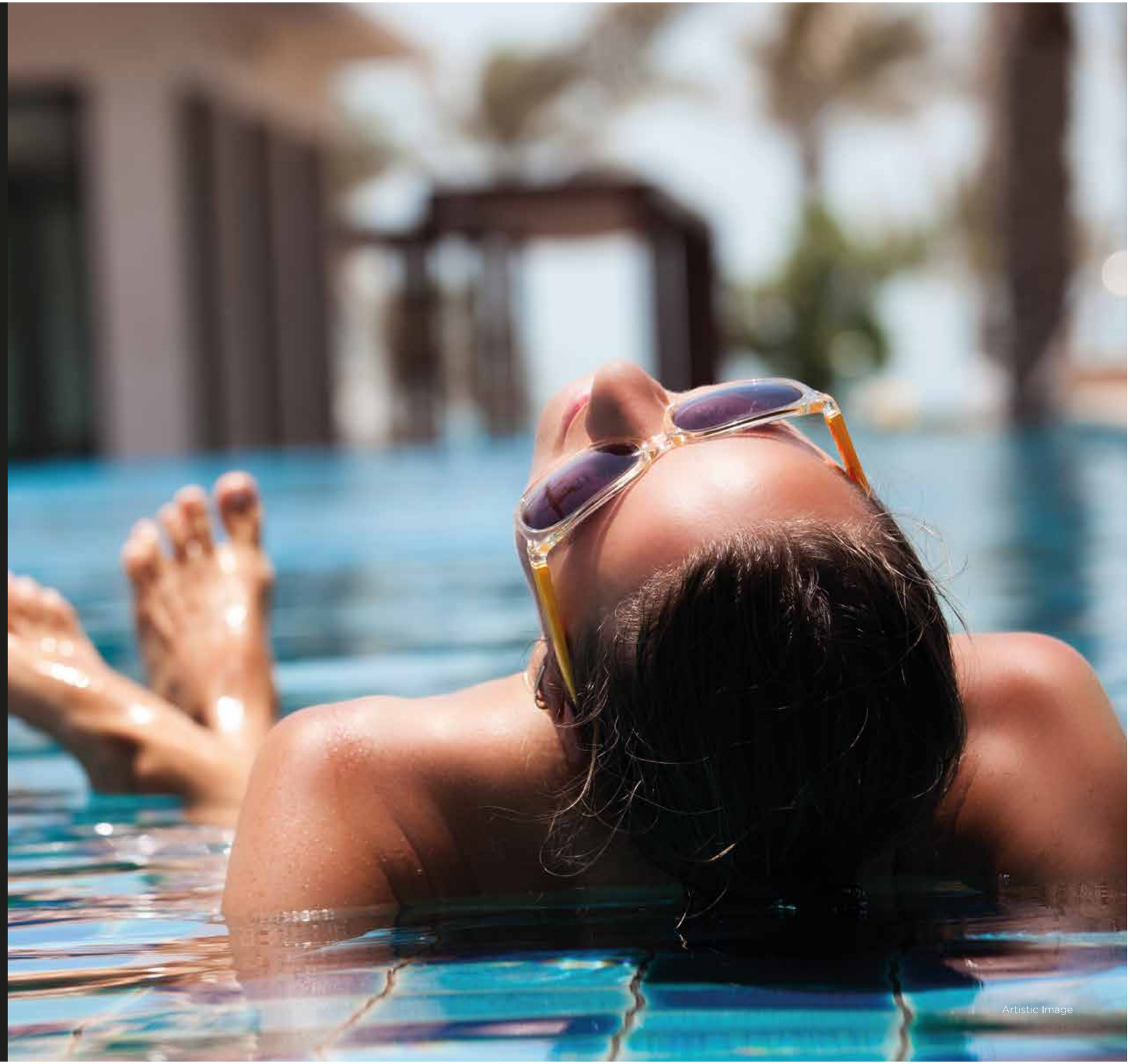
Live The Resort Life At Our Luxurious Homes

Wandering Buds: Duplex Villaments

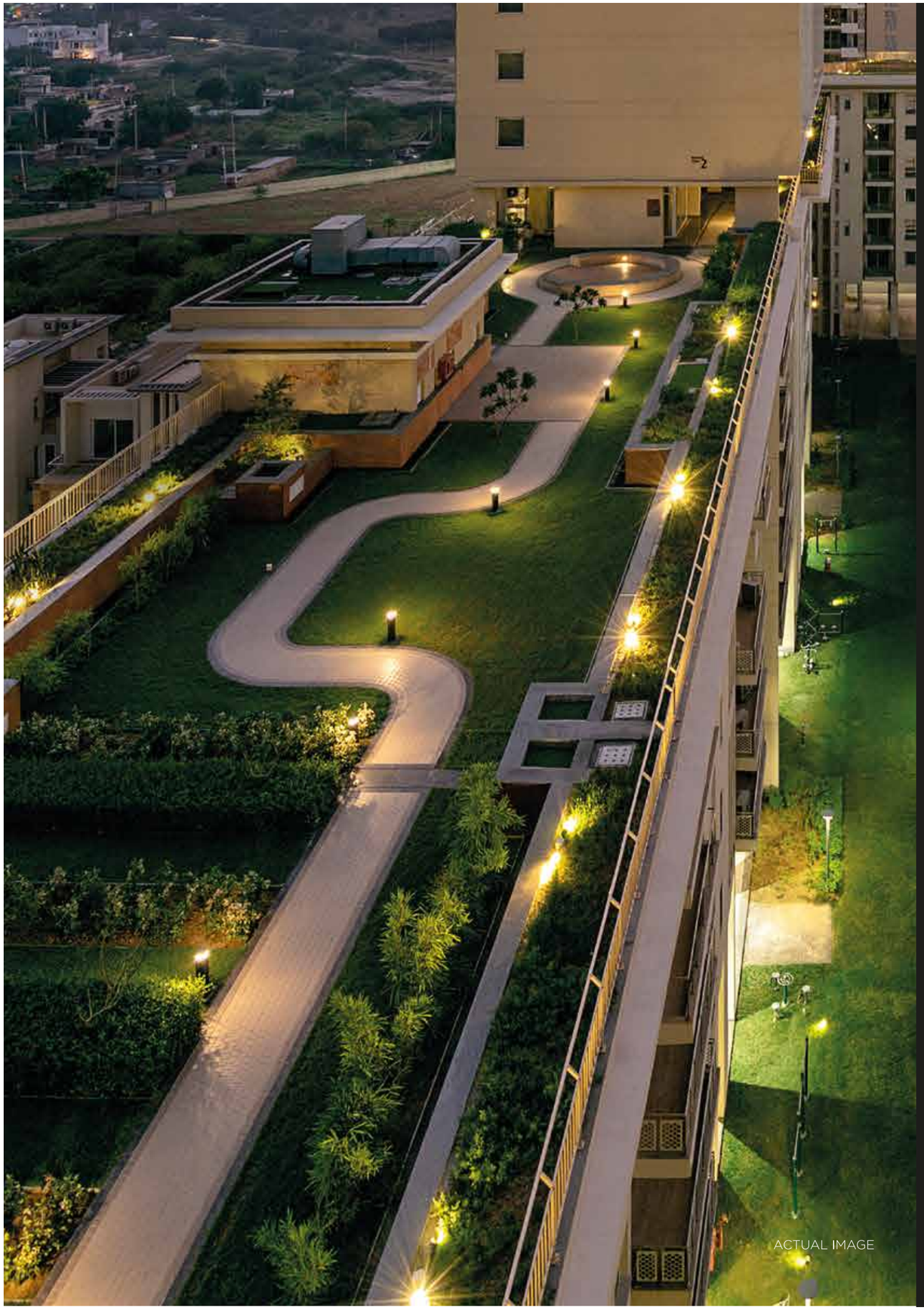
Whistling Palms: Villa

Whispering Willows: Villa

Waving Teak: Apartments & Penthouses



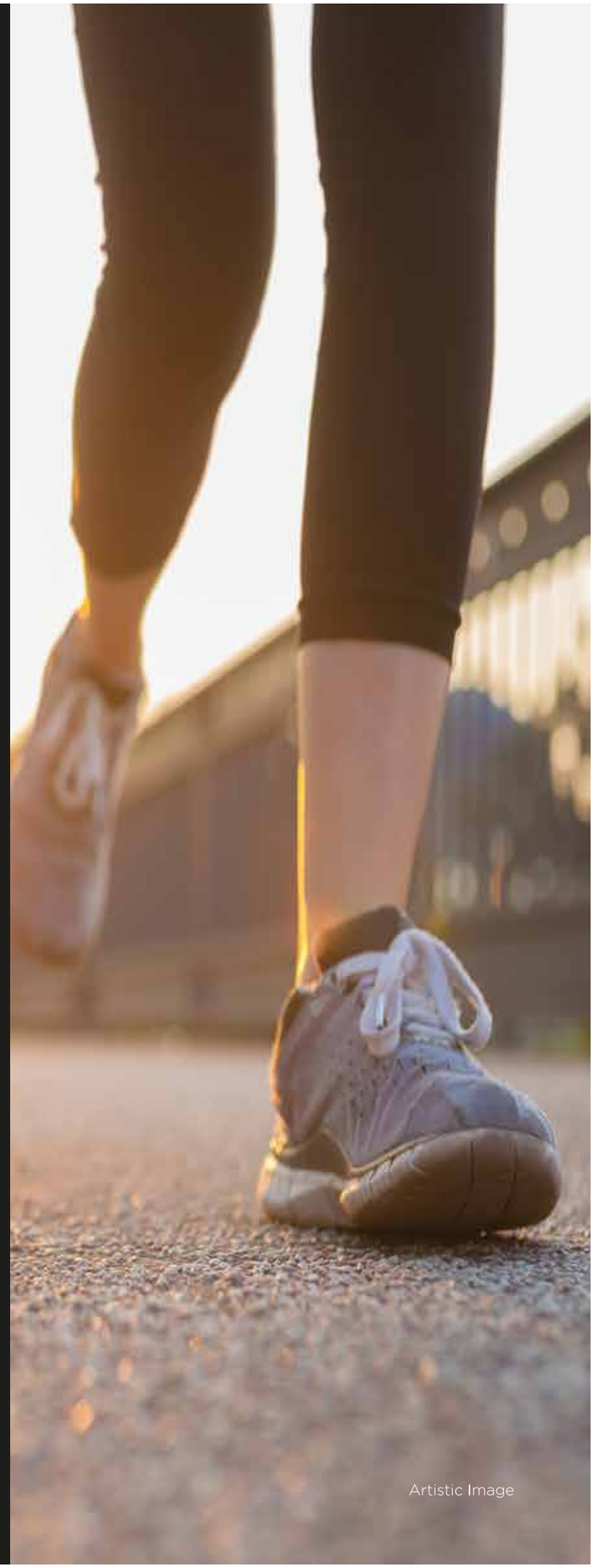
Artistic Image



ACTUAL IMAGE

Live Life While Walking Through Clouds

Perched on the seventh level is one of Asia's largest residential skywalks, which is surrounded by manicured gardens, herb gardens, and exotic flora. The 1.4 km to-and-fro skywalk gives its residents an opportunity to relax and unwind amid the clouds.



Artistic Image

Uber Luxury Duplex Villaments

ACTUAL IMAGE

Duplex Villaments At Wandering Buds

The exclusive gated community combines spacious bungalow living with the modernity and community of apartment living in a unique fusion called ‘Villaments’.

To live at Windchants Wandering Buds is to live at a resort 24/7. The uber luxury duplex villaments units offer magnificent views on both sides. Experience the ultimate urban lifestyle with a master bedroom, living area, and dining area that allows you to indulge in unadulterated leisure.

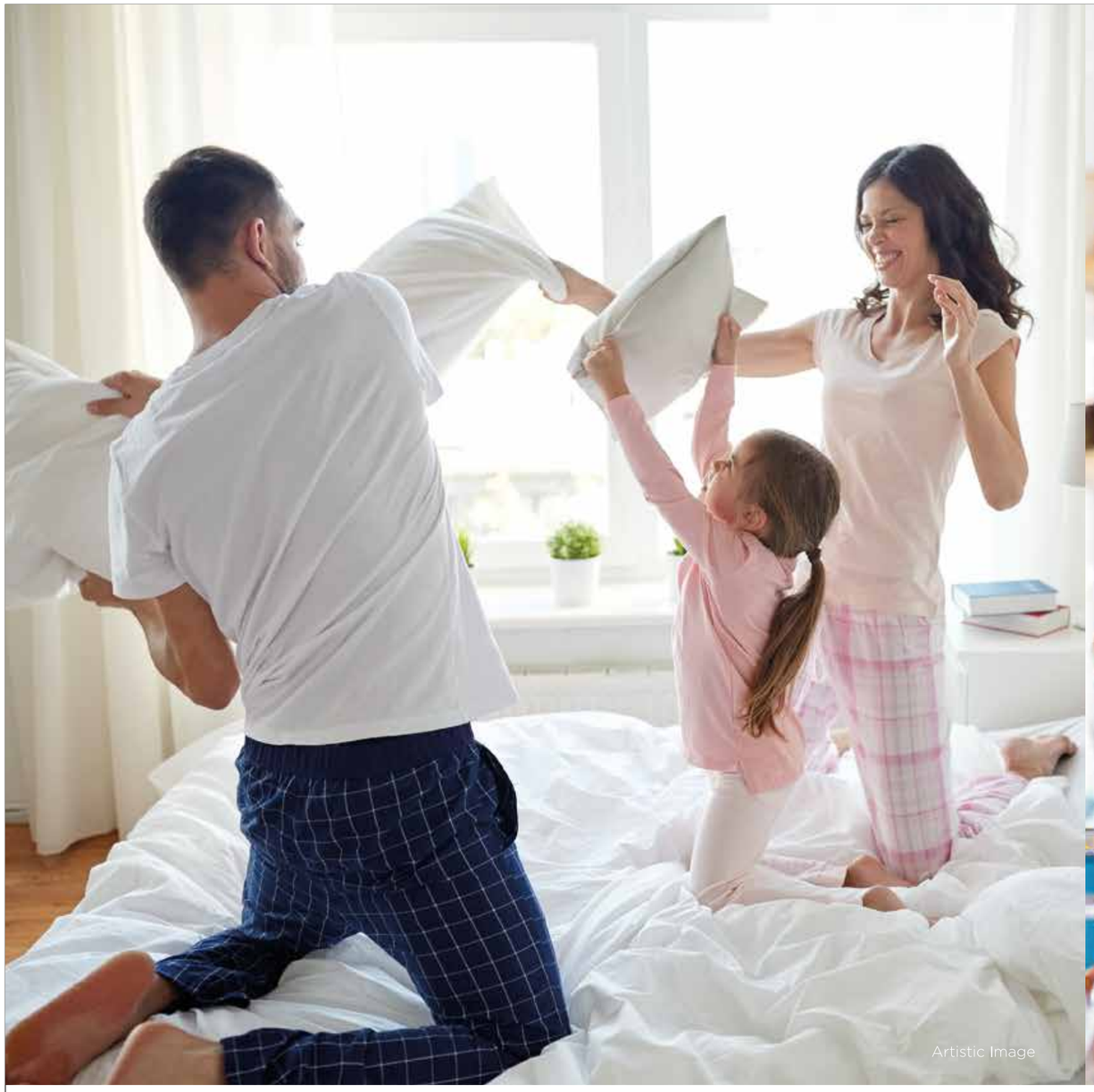
Double-heighted* living area

Provision for a private elevator between two levels

3 villaments stacked from ground to level 6

*NOT APPLICABLE ON DUPLEX WB-07 & WB-08

DOUBLE-HEIGHTED LIVING AREA
ACTUAL IMAGE


Artistic Image


Artistic Image


Actual Image

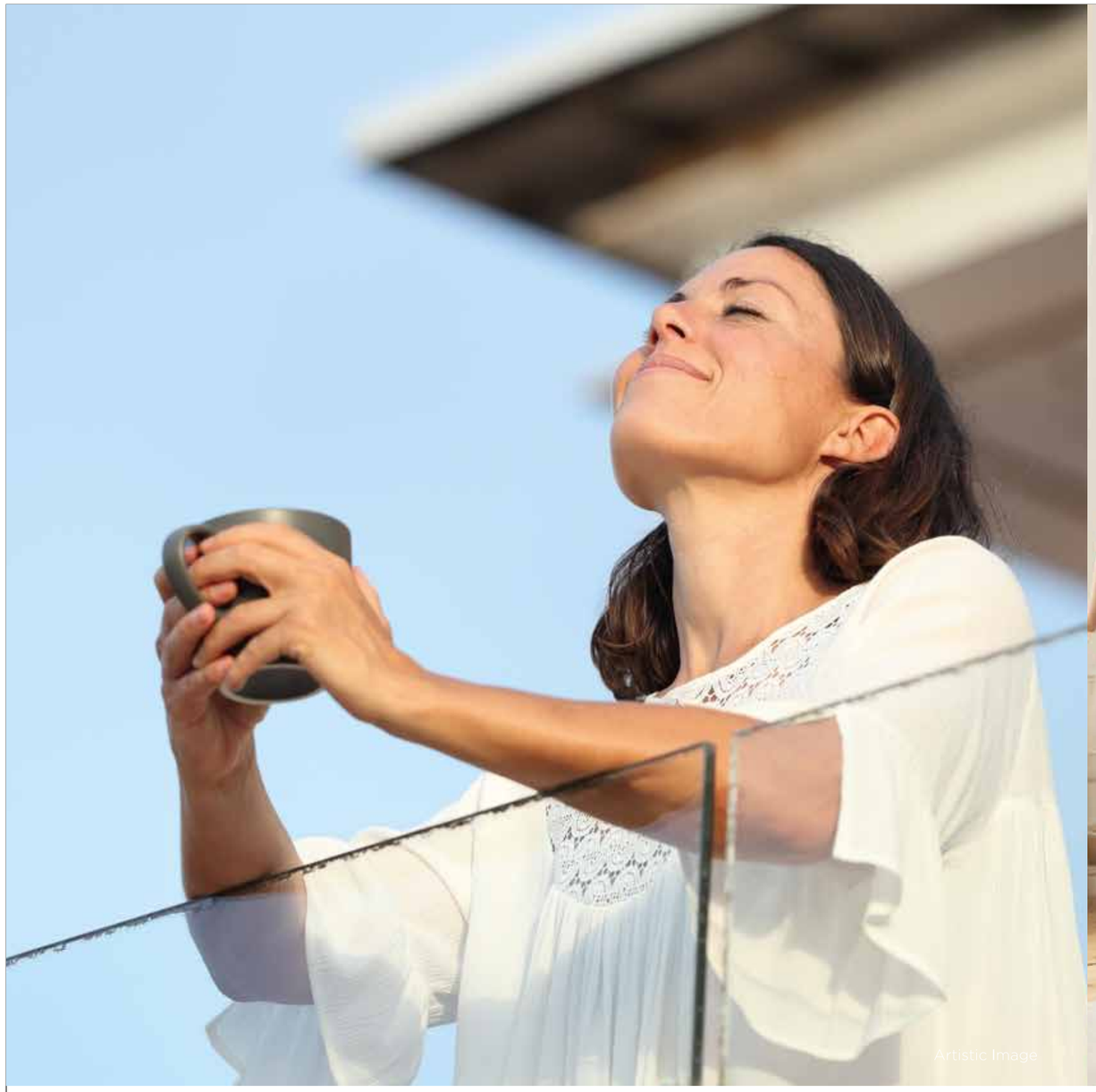
Master Bedroom

There is no better place to experience resort life better than the master bedroom, a truly luxurious space where you can unwind, relax & rejuvenate yourself.

Kitchen

The modular kitchen has ample space, piped gas connection & an extremely sleek design which makes it an ideal place to become the hub of the home.


Actual Image


Artistic Image


Artistic Image


Actual Image

Balcony

We at Windchants offer you what you deserve and more, including a private balcony with views to refresh your mind.

Living Room

The double-heighted* living room is not just a living room but a home in itself where you make memories with your family and friends that last a lifetime.


Actual Image

*NOT APPLICABLE ON DUPLEX WB-07 & WB-08

Family Lounge

Family lounges are a great place for celebrating joy and laughter with loved ones, as well as strengthening relationships.



Actual Image

Provision For Private Elevator

With a provision for high speed elevator and double heighted lobby, your home becomes more comfortable and helps you live a more luxurious lifestyle.



Artistic Image

windchants®

MASTER PLAN

EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI REAL ESTATE DEVELOPER

- Whispering Willows
- Whistling Palms
- Waving Teak
- Wandering Buds
- Nursery School
- Community Centre
- Services



Disclaimer: Map not to scale

Specifications

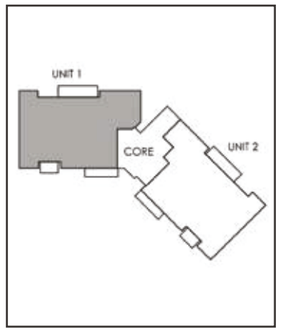
DUPLEX VILLA MENT at windchants

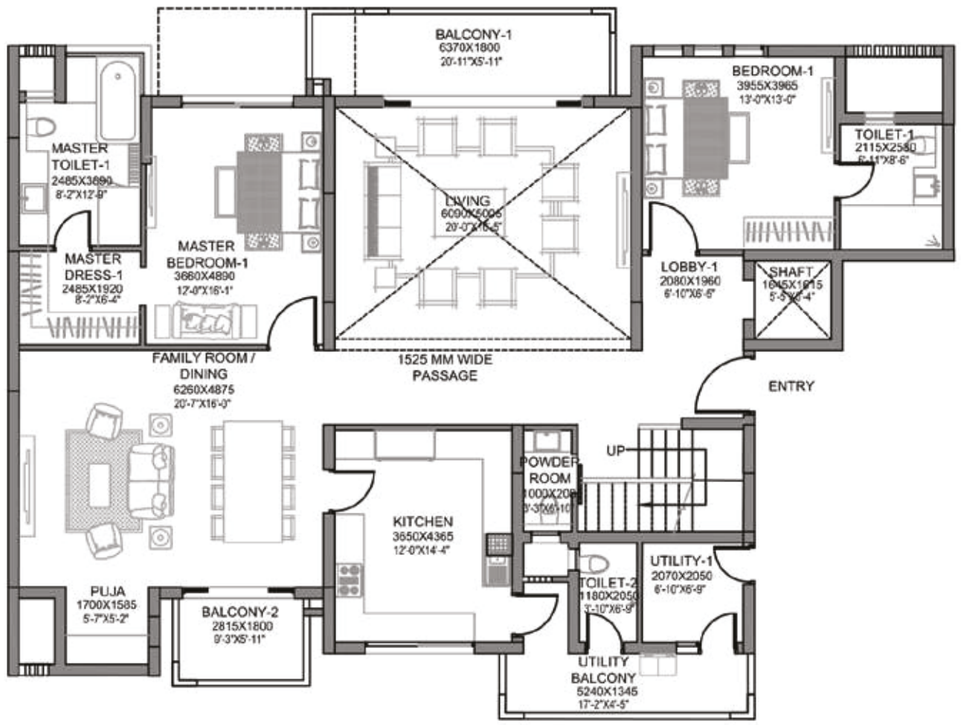
ZONE AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS(Internal)	GLAZING	OTHERS
Living Room	Imported Marble	Gypsum Plaster With Acrylic Emulsion Paint	Gypsum Plaster With Acrylic Emulsion Paint	Main Door Flush Door With both Side Veneer And Melamine Polish	Powder Coated Aluminum With Fly Net In All Sliders.	Split Air Conditioning In All Bedrooms, Living Room, Lounge And Study As Applicable
All Bed Room / Dress	Good Quality Laminated Wooden Flooring	Gypsum Plaster With Acrylic Emulsion Paint	Gypsum Plaster With Acrylic Emulsion Paint	Flush Door With Both Side Veneer And Melamine Finish.	Powdercoated Aluminium With Fly Net In Sliders/Double Glazed Glass/Laminated Glass	
Study	Good Quality Laminated Wooden Flooring	Gypsum Plaster With Acrylic Emulsion Paint	Gypsum Plaster With Acrylic Emulsion Paint	Flush Door With Both Side Veneer And Melamine Finish.	Powder Coated Aluminium With Provision Of Glass And Fly Net	
Kitchen	Anti Skid Vitrified Tiles	Vitrified Tiles 2' Above Counter, Rest Of Walls In Gypsum Plaster And Acrylic Emulsion Paint	Gypsum Plaster With Acrylic Emulsion Paint	Flush door With Both Side Veneer And Melamine Finish.	Powder Coated Aluminium	Modular Kitchen With Hob And Chimney
Balcony	Vitrified tiles	Exterior Grade Paint	Exterior Grade Paint	Powder Coated Aluminium	Powder Coated Aluminium	Stainless Steel Safety Railing With Glass And Perforated Aluminium Sheets.
Toilets	Anti Skid Tiles	Vitrified Tile Up To False Ceiling	Moisture Resistant Gysum False Ceiling With Acrylic Emulsion Paint	Flush Door With Both Side Veneer And Melamine Finish	Powder Coated Aluminium	Premium cp and sanitary fixtures, granite counter with mirror and exhaust fan. Glass shower cubicle and jacuzzi in master toilet only as applicable.
Utility Room	Ceramic Tiles	Gypsum Plaster With Acrylic Emulsion Paint	Acrylic Emulsion Paint	Flush Door With Both Side Veneer And Melamine Finish	Powder Coated Aluminium	
Utility Balcony	Ceramic Tiles	Exterior Grade Paint	Acrylic Emulsion Paint		Powder Coated Aluminium	

CORNER DUPLEX LOWER - UNIT 1

Typical Lower Level Plan
Duplex - WB-01, WB-07, WB-08

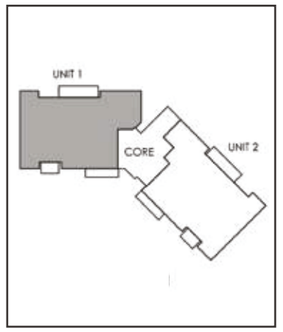
RERA Carpet Area (Sq. ft.): 3473.65
RERA Carpet Area (Sq. m.): 322.71

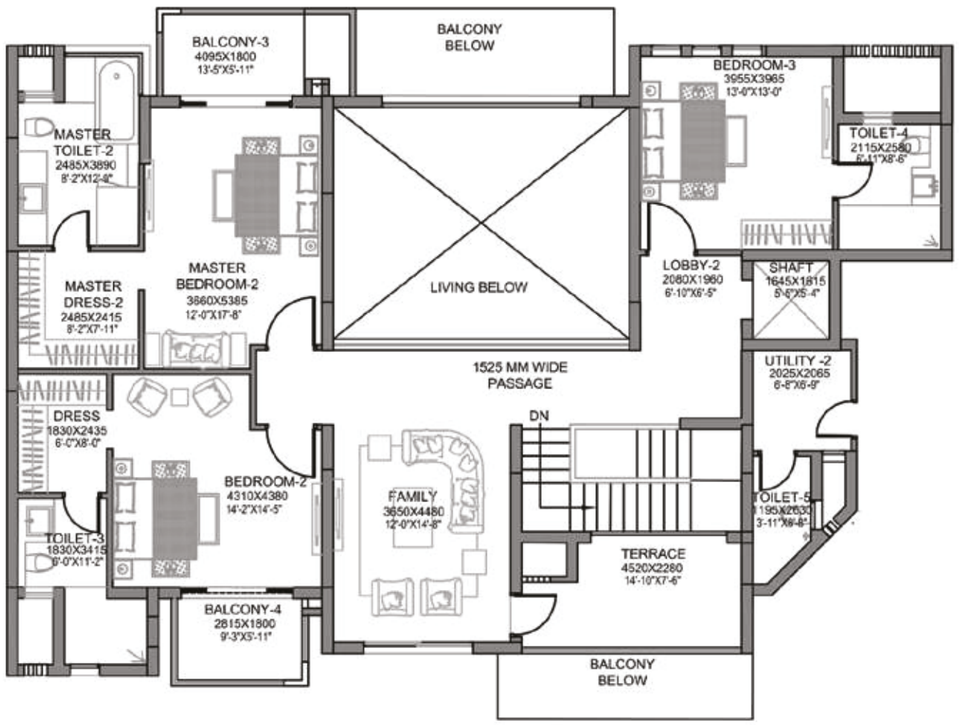




CORNER DUPLEX UPPER - UNIT 1

Typical Lower Level Plan
Duplex - WB-01, WB-07, WB-08

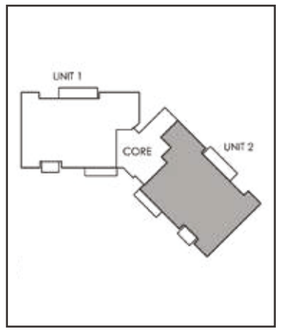


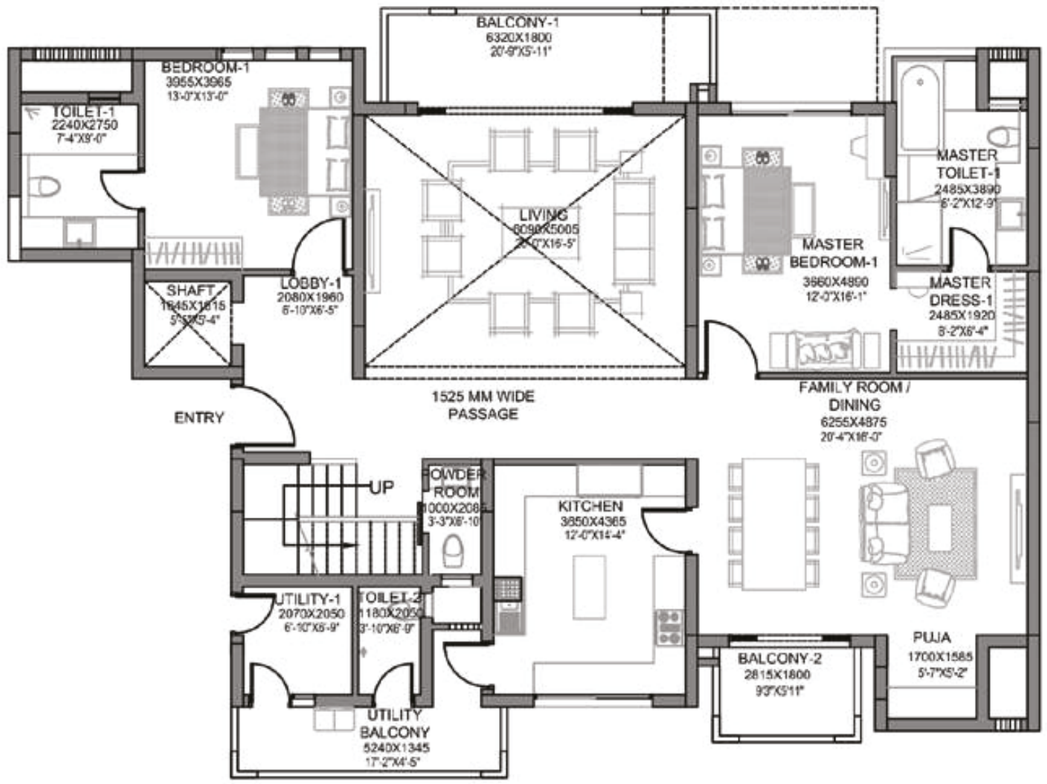


CORNER DUPLEX LOWER - UNIT 2

Typical Lower Level Plan
Duplex - WB-01, WB-07, WB-08

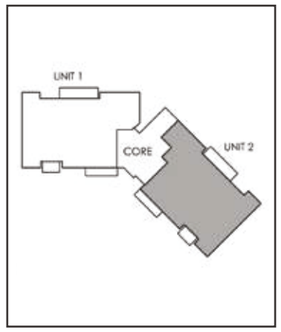
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RERA Carpet Area (Sq. m.): 321.13

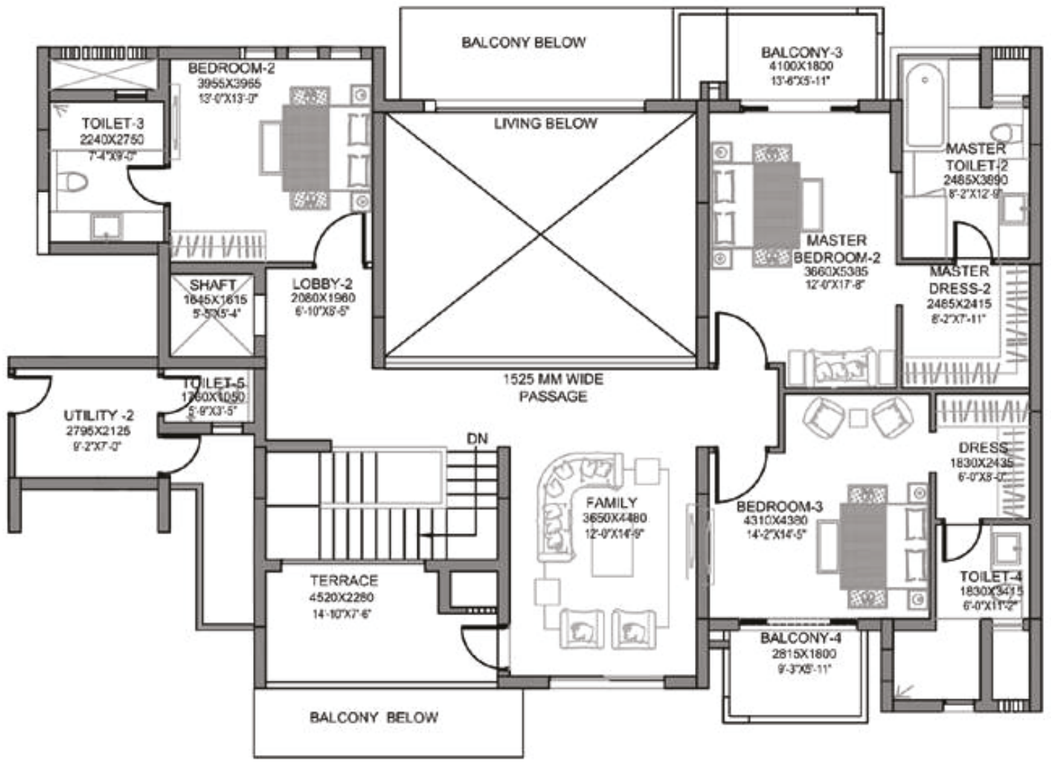




CORNER DUPLEX UPPER - UNIT 2

Typical Lower Level Plan
Duplex - WB-01, WB-07, WB-08



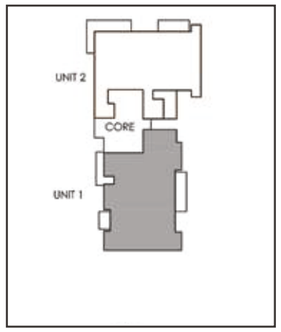


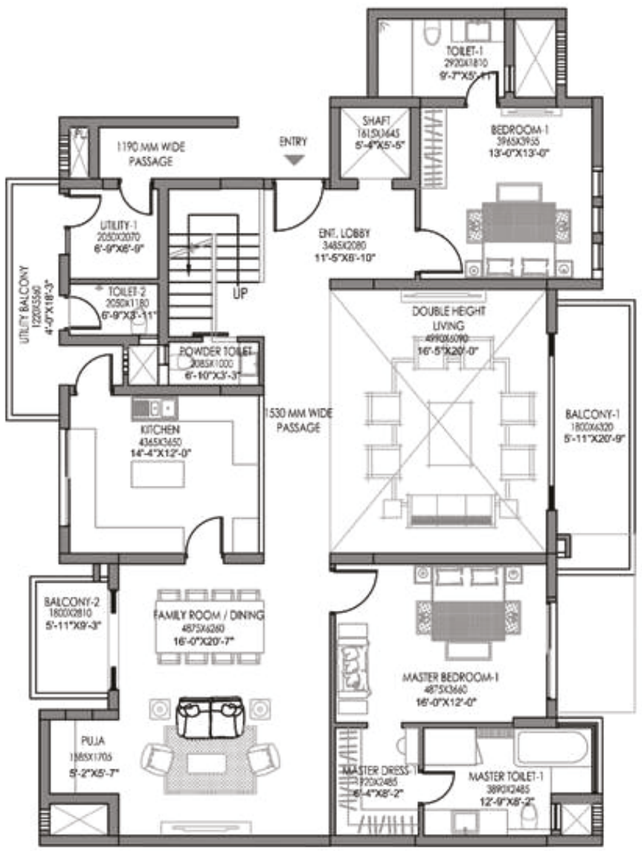
L - DUPLEX
LOWER - Unit 1

Typical Lower Level Plan
Duplex - WB-05

RERA CARPET AREA (Sq. ft.): 3461.06

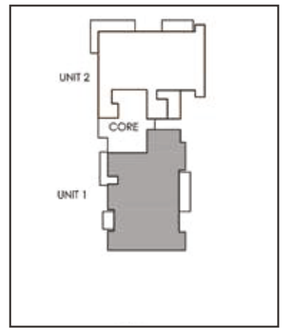
RERA CARPET AREA (Sq. m.): 321.54

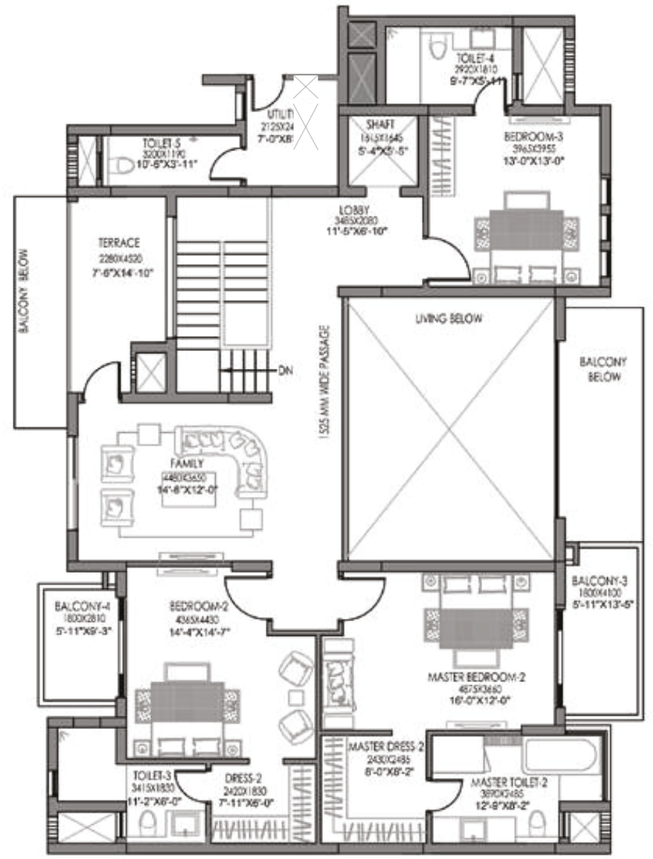




L - DUPLEX
UPPER - Unit 1

Typical Lower Level Plan
Duplex - WB-05



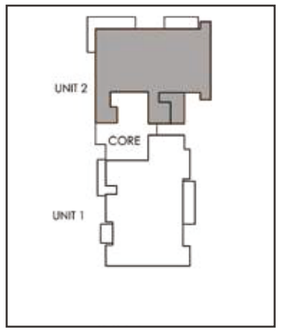


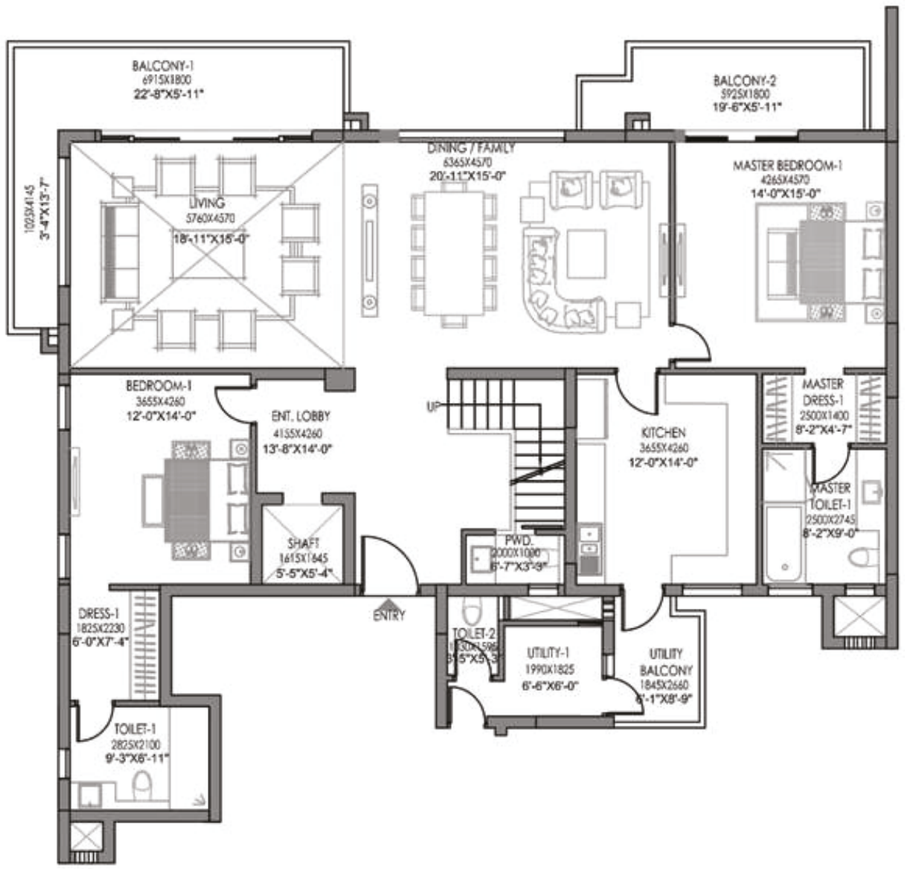
L - DUPLEX
LOWER - Unit 2

Typical Lower Level Plan
Duplex - WB-05

RERA CARPET AREA (Sq. ft): 3394.54

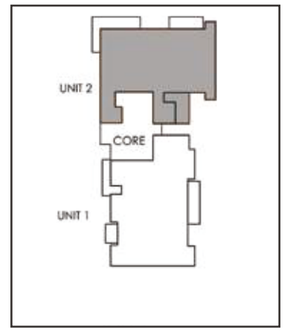
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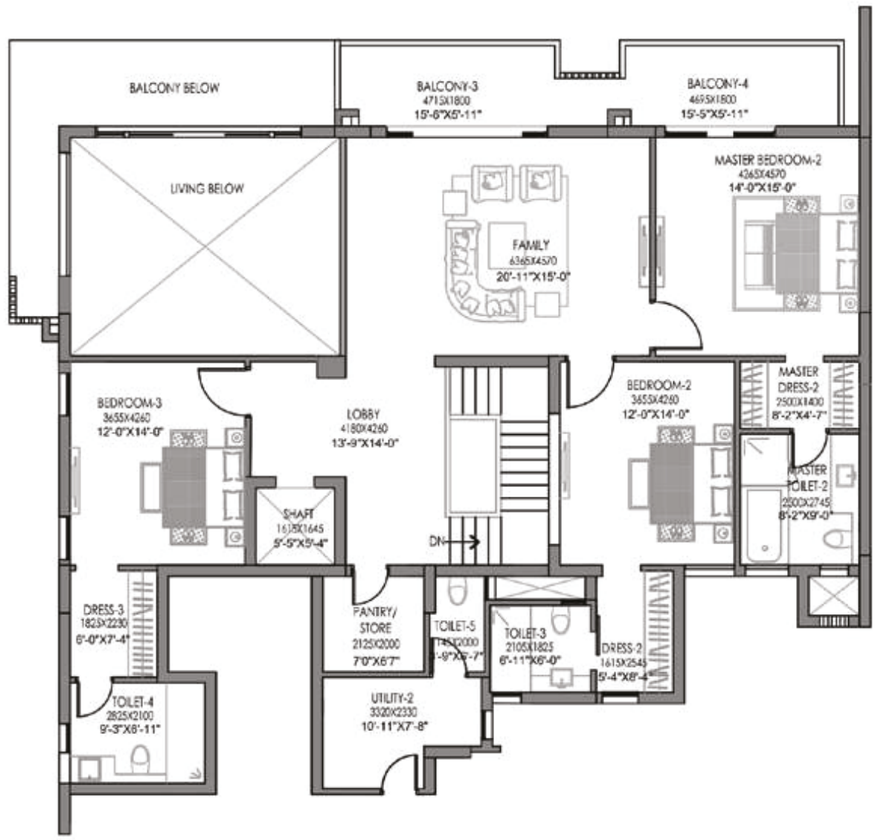




L - DUPLEX
UPPER - Unit 2

Typical Lower Level Plan
Duplex - WB-05

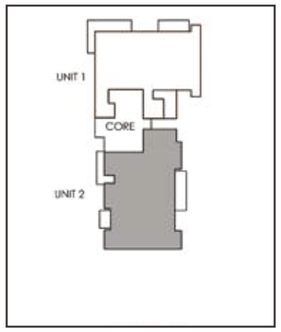


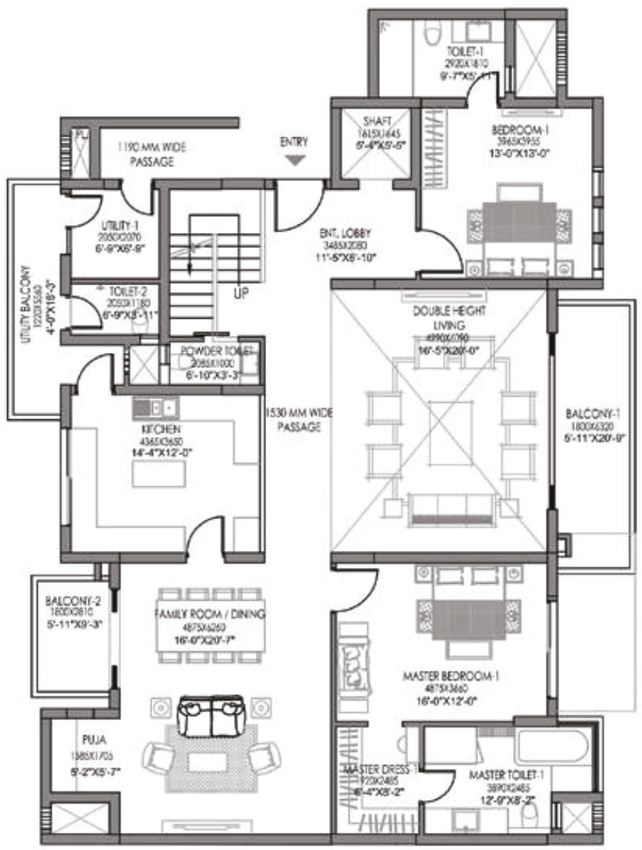


L - DUPLEX
LOWER - Unit 2

Typical Lower Level Plan
Duplex - WB-03, WB-09

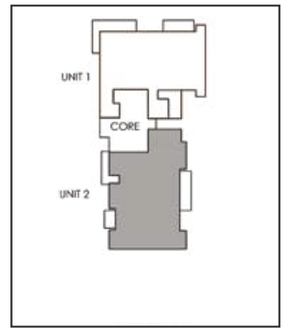
RERA CARPET AREA (Sq. ft.): 3461.06
RERA CARPET AREA (Sq. m.): 321.54

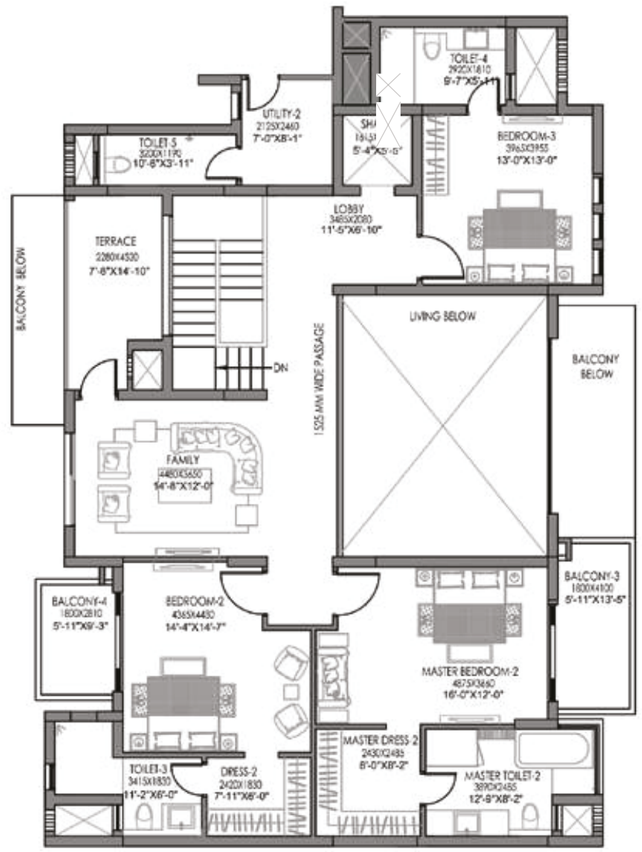




L - DUPLEX
UPPER - Unit 2

Typical Lower Level Plan
Duplex - WB-03, WB-09



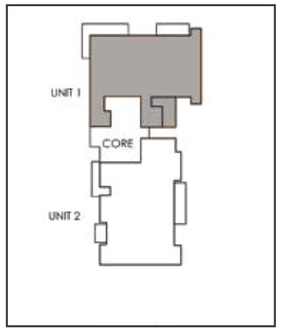


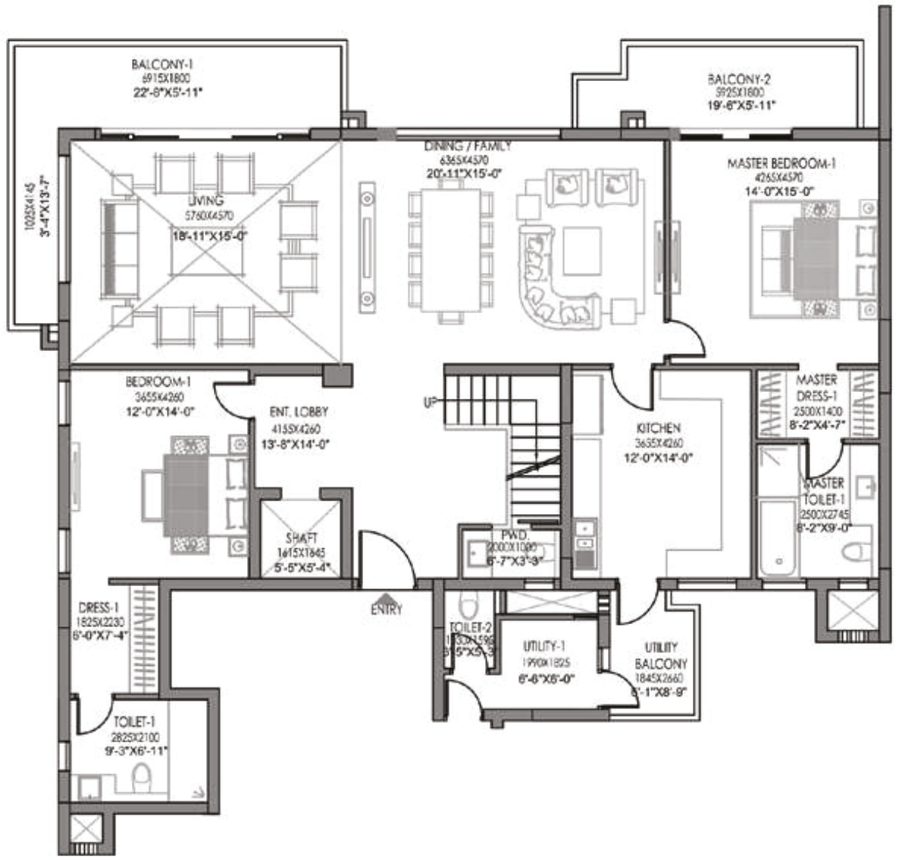
L - DUPLEX
LOWER - Unit 1

Typical Lower Level Plan
Duplex - WB-03, WB-09

RERA CARPET AREA (Sq. ft.): 3394.54

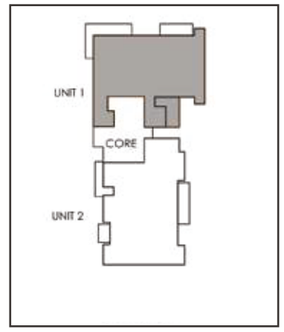
RERA CARPET AREA (Sq. m): 315.36

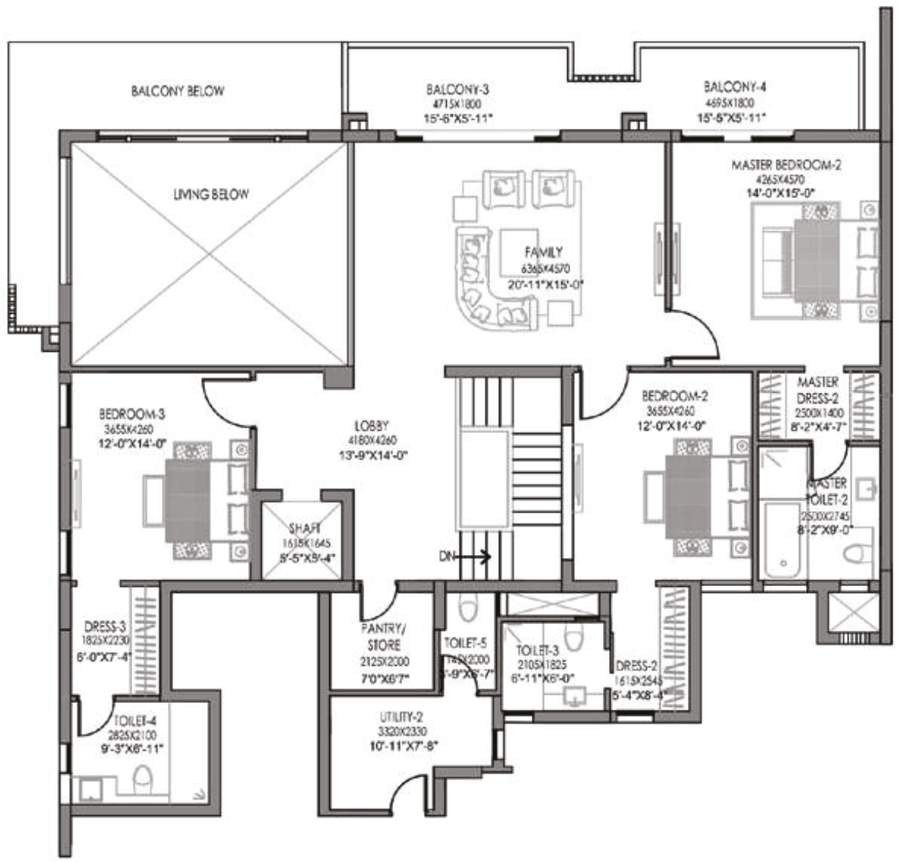




L - DUPLEX
UPPER - Unit 1

Typical Lower Level Plan
Duplex - WB-03, WB-09

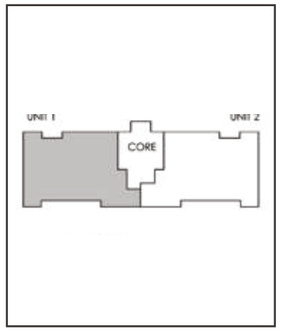


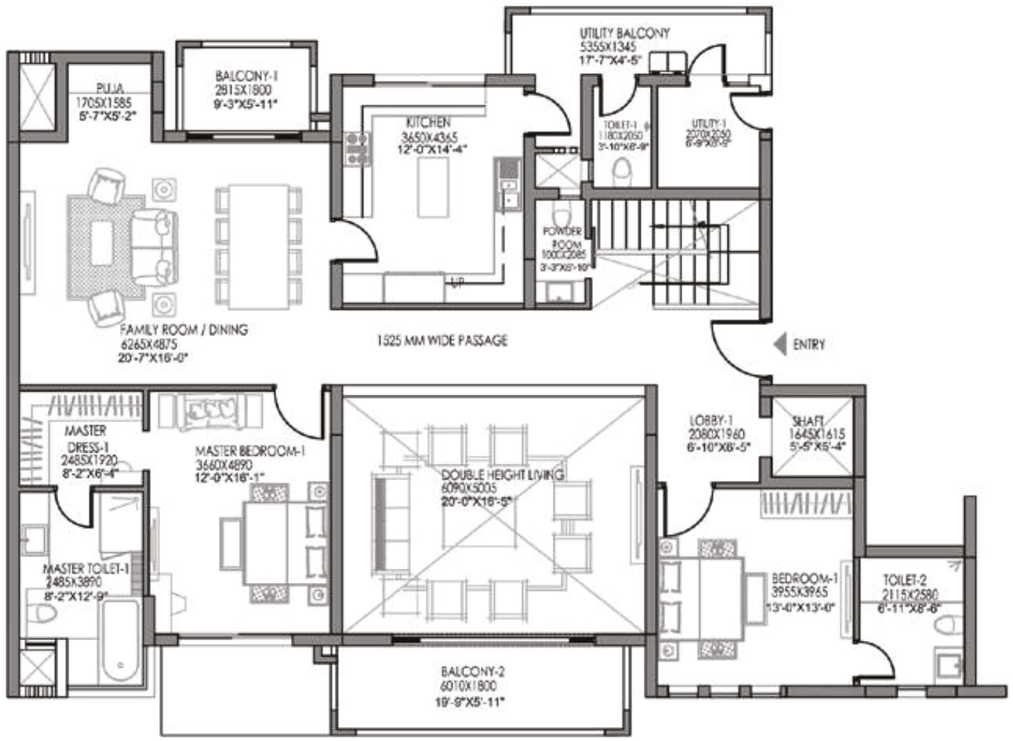


STRAIGHT DUPLEX LOWER - Unit 1

Typical Lower Level Plan
Duplex - WB-02, WB-06 & WB-10

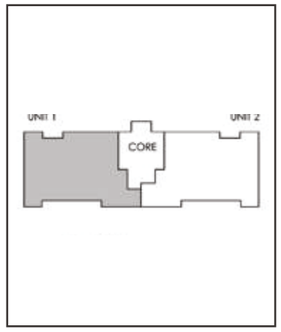
RERA CARPET AREA (Sq. ft.): 3513.48
RERA CARPET AREA (Sq. m.): 326.41

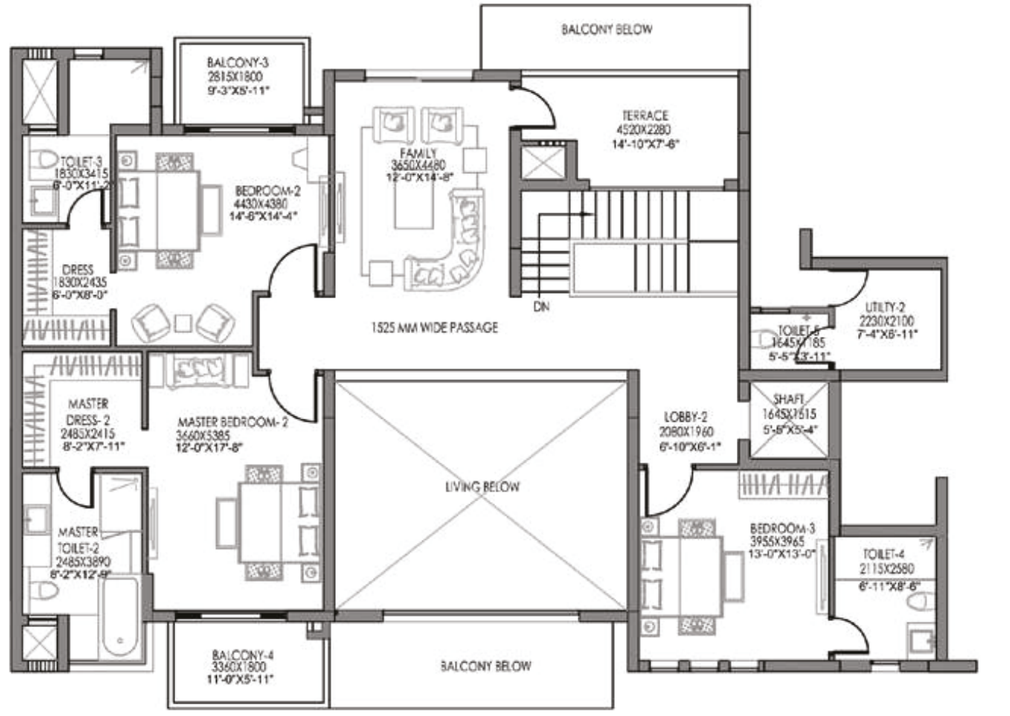




STRAIGHT DUPLEX UPPER - Unit 1

Typical Lower Level Plan
Duplex - WB-02, WB-06 & WB-10

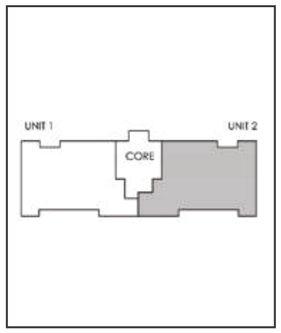


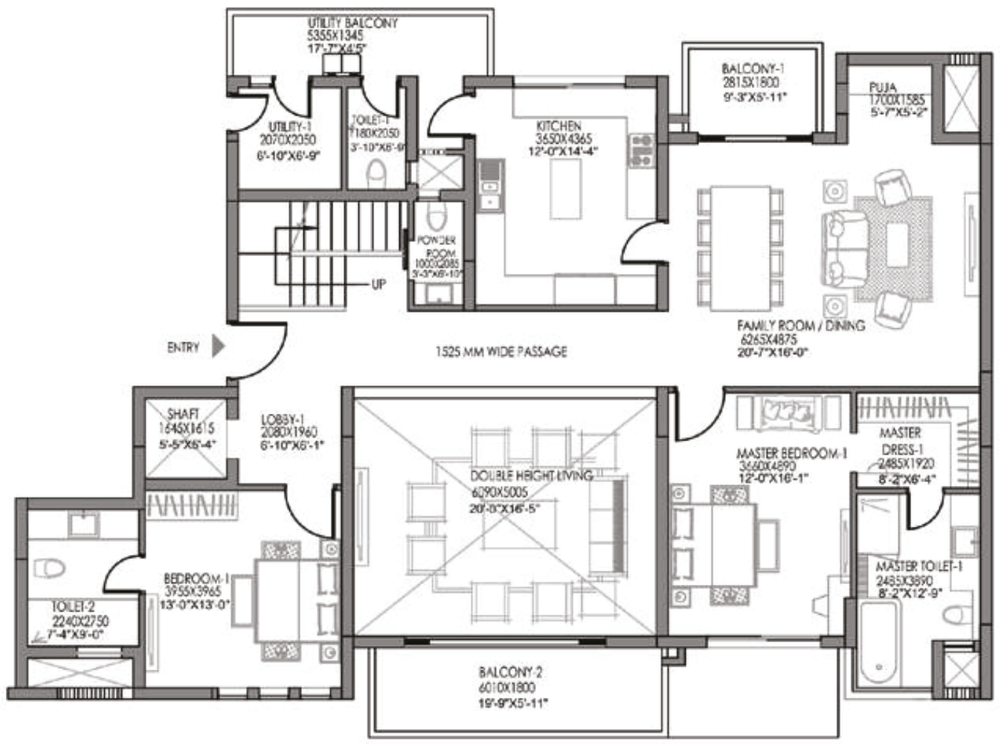


STRAIGHT DUPLEX LOWER - Unit 2

Typical Lower Level Plan
Duplex - WB-02, WB-06 & WB-10

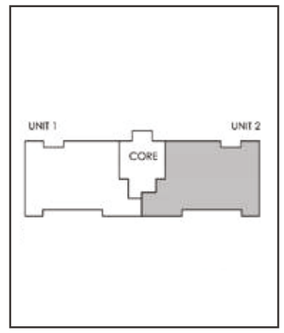
RERA CARPET AREA (Sq. ft.): 3497.22
RERA CARPET AREA (Sq. m.): 324.90

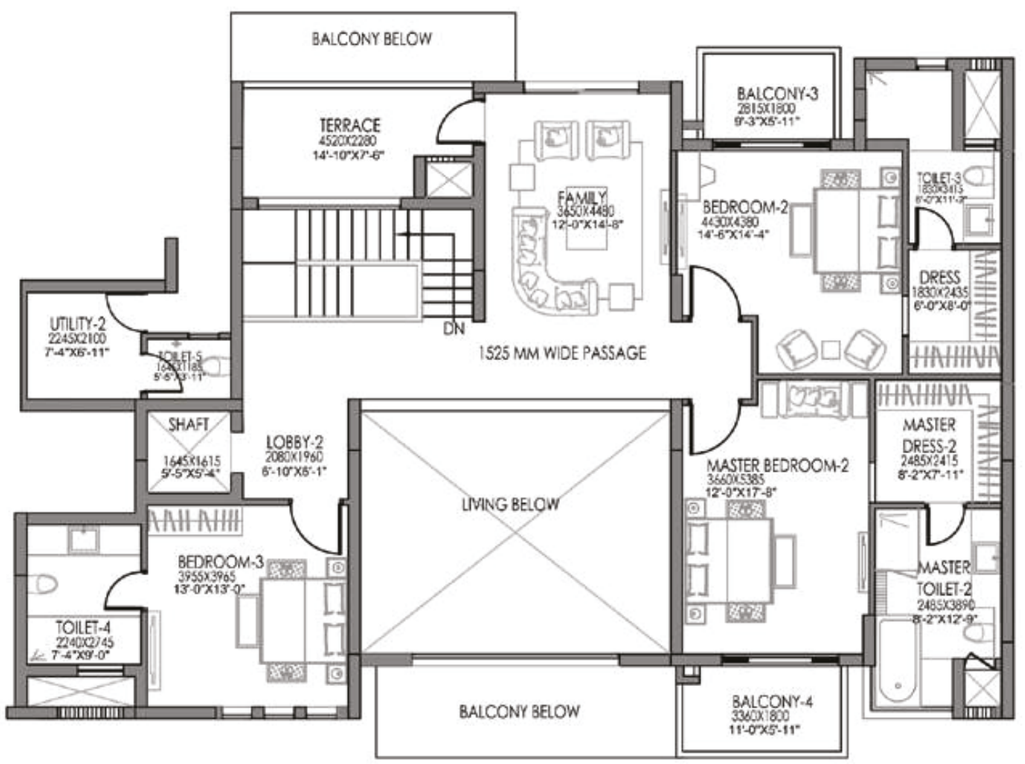




STRAIGHT DUPLEX UPPER - Unit 2

Typical Lower Level Plan
Duplex - WB-02, WB-06 & WB-10



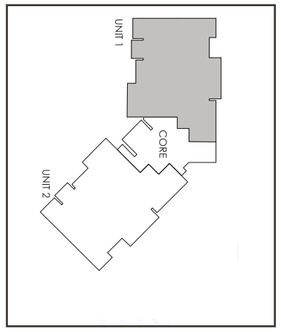


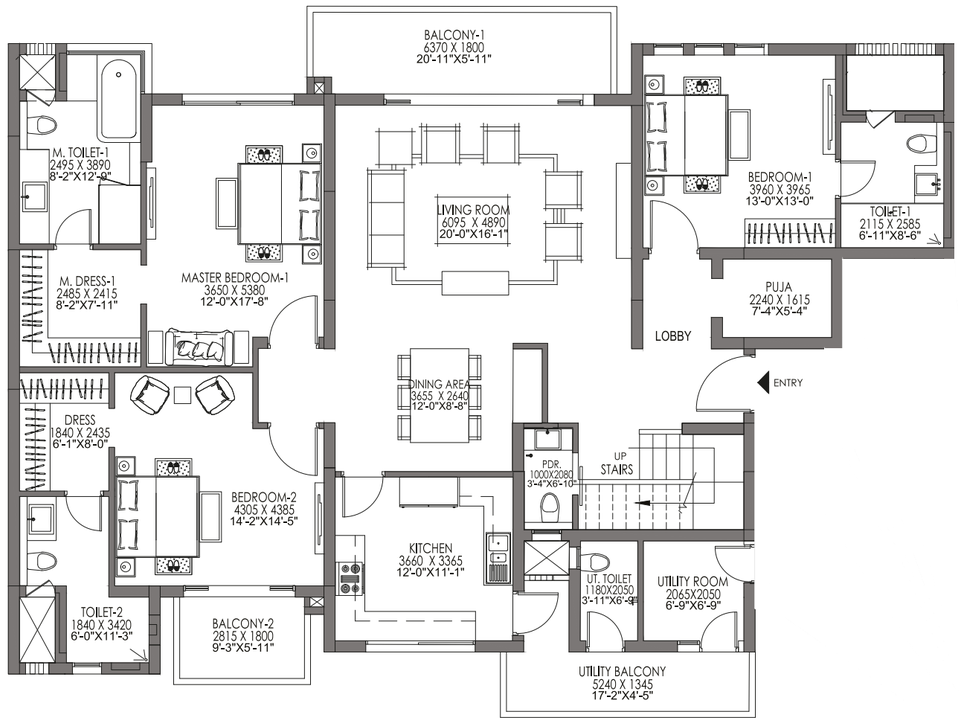
TOWER
LOWER - Unit 1

Typical Lower Level Plan
Duplex - WB-07, WB-08

RERA CARPET AREA (Sq. ft.): 3808.30 sqft

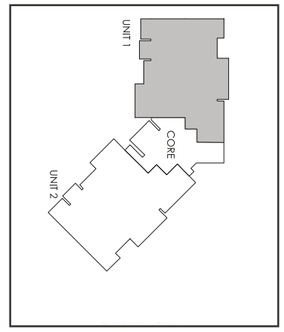
RERA CARPET AREA (Sq. m): 353.80 sqft

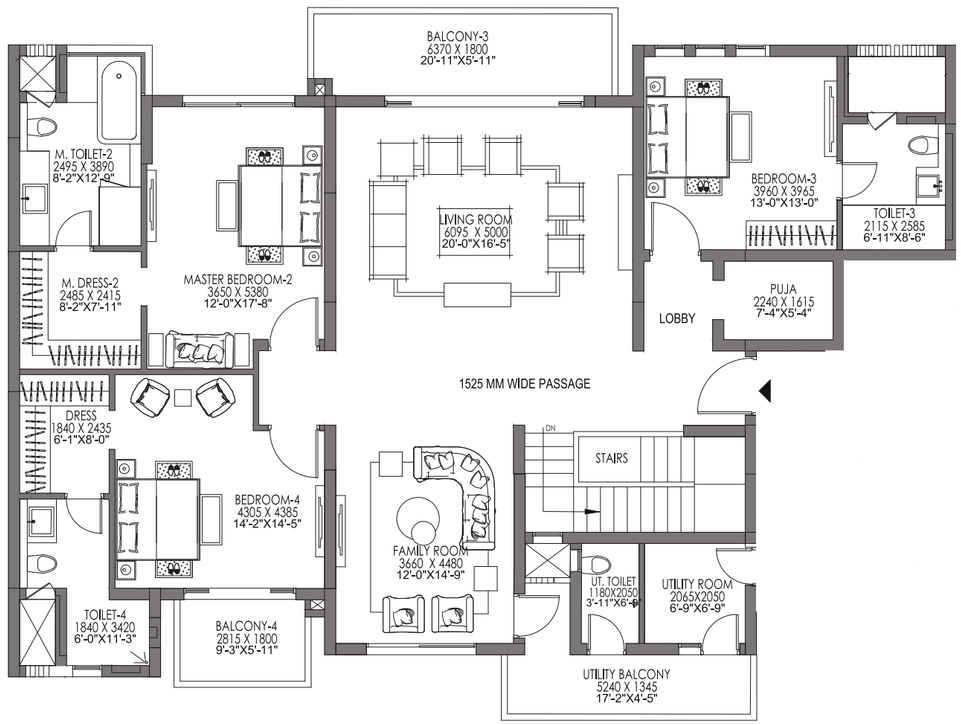




TOWER
UPPER - Unit 1

Typical Upper Level Plan
Duplex - WB-07, WB-08

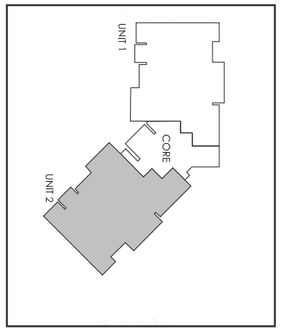


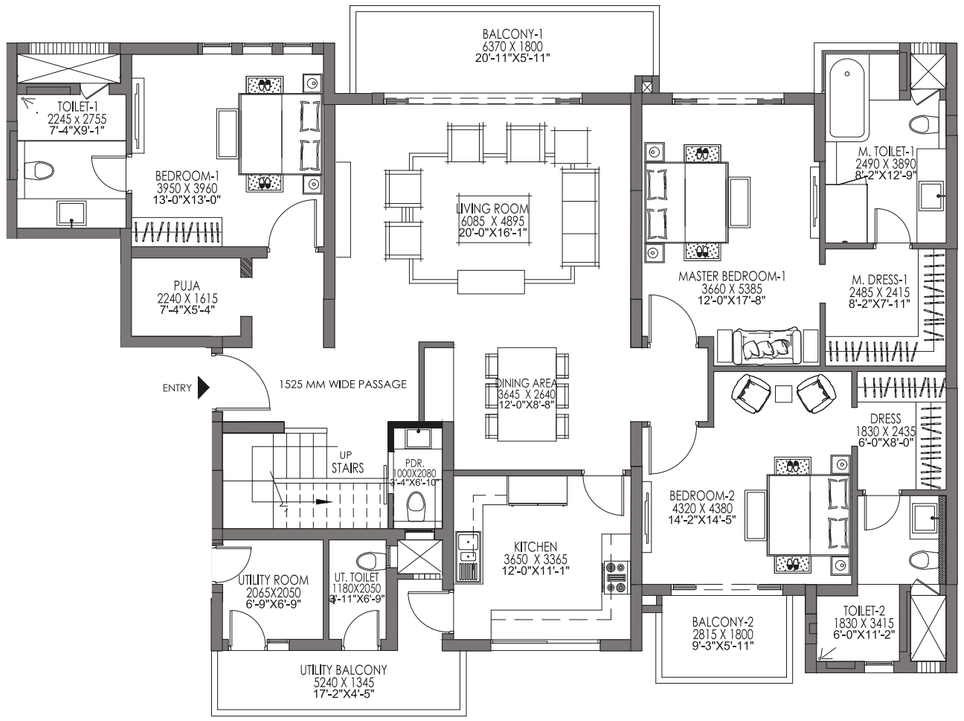


TOWER
LOWER - Unit 2

Typical Lower Level Plan
Duplex - WB-07, WB-08

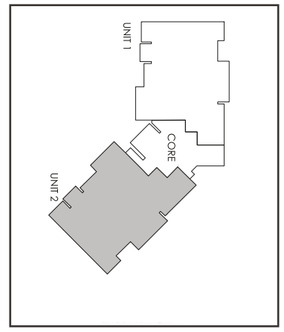
RERA CARPET AREA (Sq. ft.): 3818.74 sqft
RERA CARPET AREA (Sq. m): 354.77 sqft

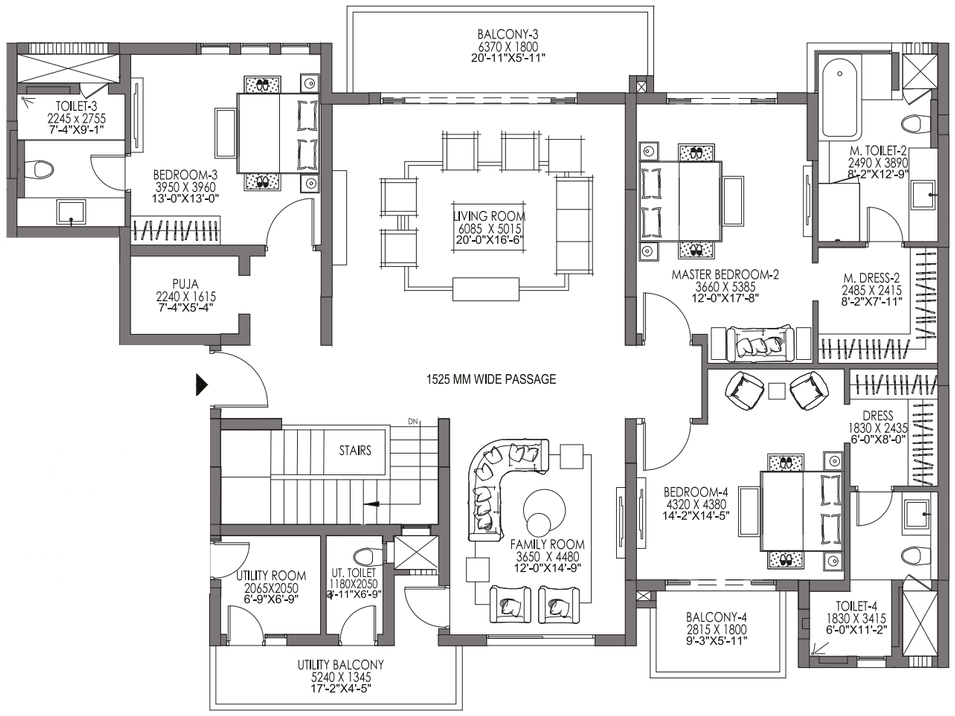




TOWER
UPPER - Unit 2

Typical Upper Level Plan
Duplex - WB-07, WB-08

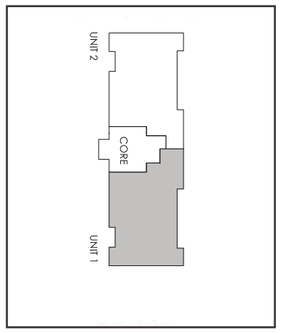


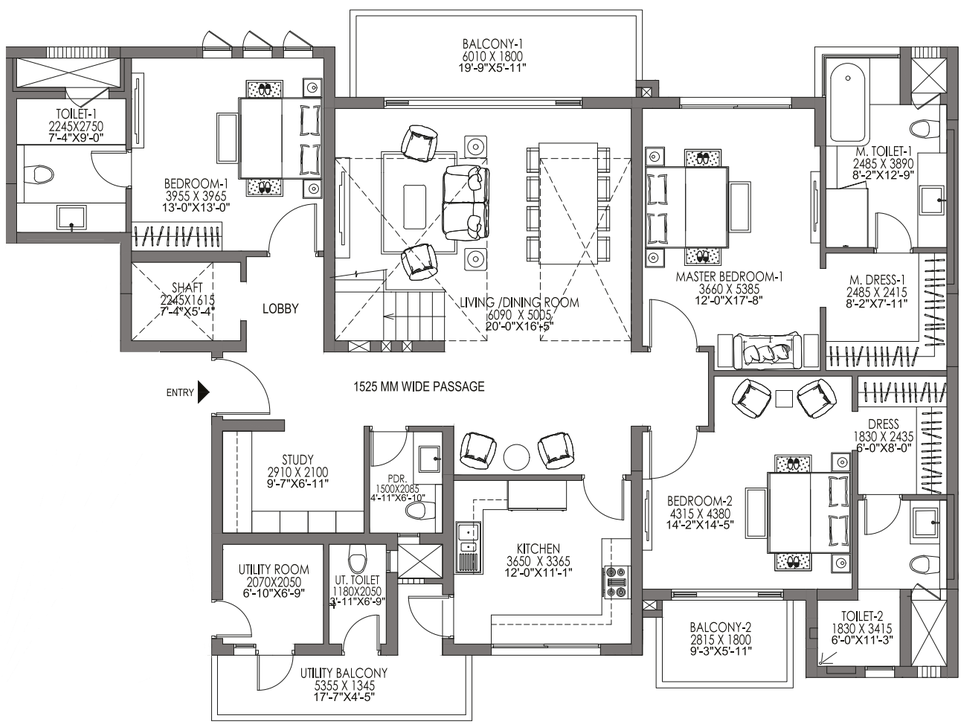


TOWER
LOWER - Unit 1

Typical Lower Level Plan
Duplex - WB-04

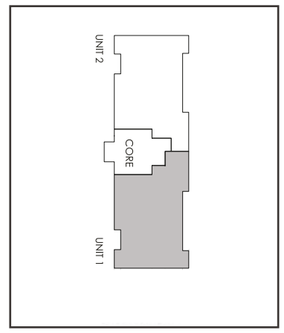
RERA CARPET AREA (Sq. ft.): 3757.66 sqft
RERA CARPET AREA (Sq. m): 349.09 sqm

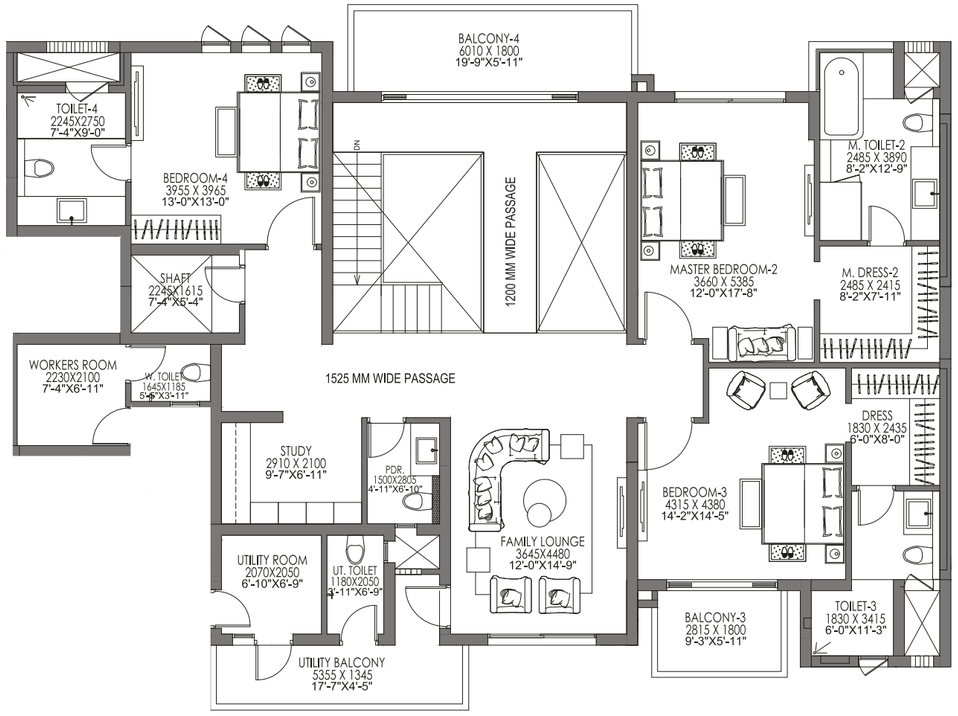




TOWER
UPPER - Unit 1

Typical Lower Level Plan
Duplex - WB-04

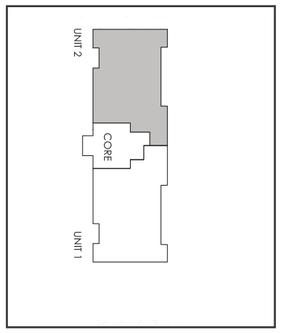


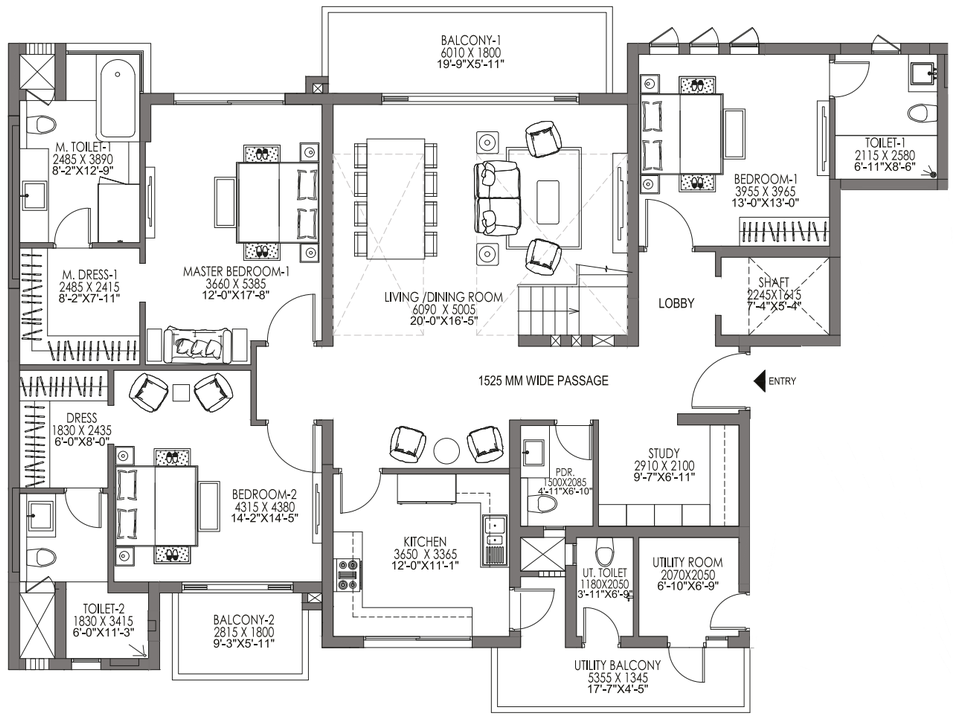


TOWER
LOWER - Unit 2

Typical Lower Level Plan
Duplex - WB-04

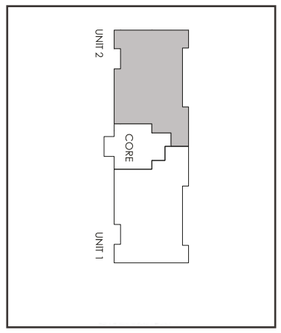
RERA CARPET AREA (Sq. ft.): 3741.76 sqft
RERA CARPET AREA (Sq. m): 347.61 sqm

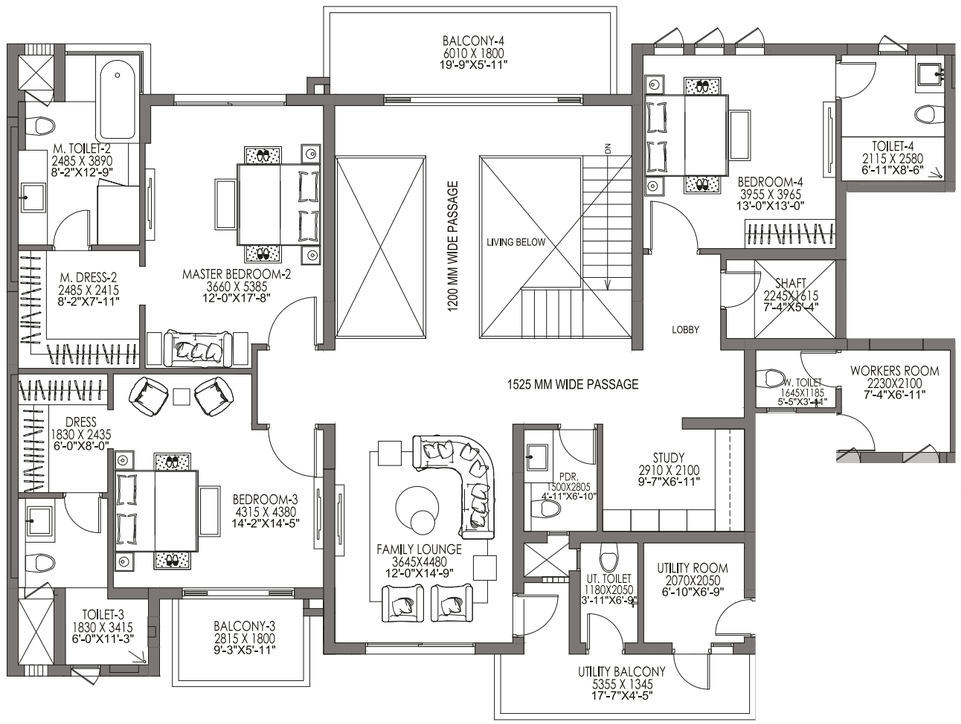




TOWER
UPPER - Unit 2

Typical Lower Level Plan
Duplex - WB-04





ABOUT EXPERION

Experion 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, and memorable experience that people would love to come back to.

AWARDS & RECOGNITIONS

Asia Pacific Property Awards, 2014-2015, Kuala Lumpur

Highly Commended Architecture

Asia Pacific Property Awards, 2014-2015, Kuala Lumpur

Best Apartment India

Cityscape Global Awards, 2013, Dubai

Best Residential Project - Future

Realty Plus Excellence Award, 2013, New Delhi

Debutant Of The Year

13th Brand Employer Of The Year Award, 2018

Best Brand In Uttar Pradesh

11th Realty Plus Conclave & Excellence Awards 2019, North

Design Project Of The Year