

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 Capital has recently established its real estate footprint in The Netherlands, Europe.

At Experion, we believe that good experiences foster enduring relationships. We offer transparency in transaction, thought-leadership in action, customer insight in our developments, thereby turning every relationship into unique, positive, engaging and memorable experiences.

Experion has successfully launched and developed three Residential projects and a Commercial cum Retail project in Gurgaon, Delhi NCR and is developing a mixed-used project (Residential and Commercial) in Lucknow.

OUR AWARDS



OUR PROJECTS



SECTOR 112, GURGAON

AIR-CONDITIONED APARTMENTS, PENTHOUSES & VILLAS

Windchants, spread over 23 acres in sector 112, Gurgaon offers luxury villas, penthouses, duplexes and apartments along with 2,50,000 sq. ft. activity spaces and an endless view of artistically laid out landscape. Offer of possession commenced.



SECTOR 108, GURGAON

100 ACRES TOWNSHIP PROJECT

The Westerlies in sector 108 Gurgaon, offers developed plots and villas with amenities that match international standards.



GOMTI NAGAR, LUCKNOW

PREMIUM MIXED-USED DEVELOPMENT

Located at a prime location, next to Indira Gandhi Pratishthan, offers 3 BHK AC apartments and retail area which is proposed to be developed.



MILESTONE EXPERION CENTRE

NH-8, GURGAON

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 4 certified development comes with spacious & well appointed lobbies, defining an address that's a milestone in itself.



Disclaimer: Actual site images have been set in the background created by CGI renderings to highlight the architectural design.



Plot No. 18, 2nd Floor, Institutional Area, Sector-32, Gurugram-122001, Haryana. Phone: +91 124 6281 630 | Fax: +91 124 6281 681
SMS THS to 56767 | www.theheartsong.in | www.experion.co | contact@experion.net.in

Disclaimer: This is for information purposes only and does not constitute any offer or contract. Actual site images have been set in the background created by CGI rendering to highlight the architectural design. Concepts alluded herein are subjective. Carpet Area as per RERA, 2016. Air-conditioning (Split AC) offered only in bedrooms & living room. Experion Developers Pvt. Ltd. (Experion).
License: No. 38 of 2010 (duly extended upto 13.5.2018) for 15.025 acres granted by DGTCP, Haryana to Experion Realty Pvt. Ltd. and another for development of a group housing colony. Building plans approved memo no. ZP-753/JD(BS)/2012/18512 dt. 18.9.2012 for 811 nos. apartments, 144 nos. EWS UNITS, convenient shopping, 2nos. nursery schools and community building. Occupation Certificate received for 811 units. RERA Registration for D block (Phase 4) No. 306 of 2017 dated 17.10.2017 and Nursery School (Phase 5) Regd. No. 113 of 2017 dated 28.08.2017. Certified true copies are available for inspection at the Project office. In case of inspection of original approvals, the same can be inspected, with prior notice, at the registered office of Experion Developers Pvt. Ltd. at F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi-110075, India. CIN: U70109DL2006FTC151343.

100% FDI Real Estate Developer



READY TO MOVE-IN AIR-CONDITIONED APARTMENTS.

THE PERFECT PLACE FOR FAMILY LIVING.



The Heartsong

Sector 108, Gurgaon



The Heartsong is an exquisite offering of 2, 3 & 4 BHK air-conditioned (bedrooms & living room) apartments and penthouses from Experion.

Experion believes in the positive side of life. Be it the design or the recreational facilities, every element in The Heartsong has been built around this thought. Strategically located at Sector-108, Gurgaon, The Heartsong is spread over 15 acres. It comes with a host of fully functional amenities that provide an ideal living space with a great lifestyle.

This ready to move-in property is already home to many happy families.

- ♪ Close proximity to Delhi
- ♪ Near IGI Airport, Delhi
- ♪ Close proximity to proposed Diplomatic Enclave & Golf Course in Dwarka, Delhi
- ♪ Located on 75 mtrs. wide operational road



Kids Play Area

SALIENT FEATURES

- 🎵 Conceptualized by New Zealand based celebrated architects, Woodhams
- 🎵 Landscape with statues
- 🎵 100% power backup
- 🎵 Carefully planned apartments to bring out an accentuated sense of openness
- 🎵 Utility Room with attached toilet in every apartment
- 🎵 Provision for 2 Nursery Schools



CONVENIENCE, SECURITY AND COMFORT. ALL COME TOGETHER.

- 🎵 Convenience Store for daily needs within the complex
- 🎵 Shuttle Service to assigned drop off points
- 🎵 Medical Clinic within the complex
- 🎵 Spacious, centralized community areas
- 🎵 Dedicated Bays for car wash
- 🎵 CCTV Surveillance and Security Guard
- 🎵 Ambulance on site (Common for Experion projects)

CLUB CHORUS

The Heartsong provides holistic living with its fully functional community building that caters to fitness and leisure needs of its residents.

Gymnasium | Tea lounge | Swimming pool | Spa and sauna | Yoga and meditation room
Kids play area | Squash court | Table tennis | Snooker



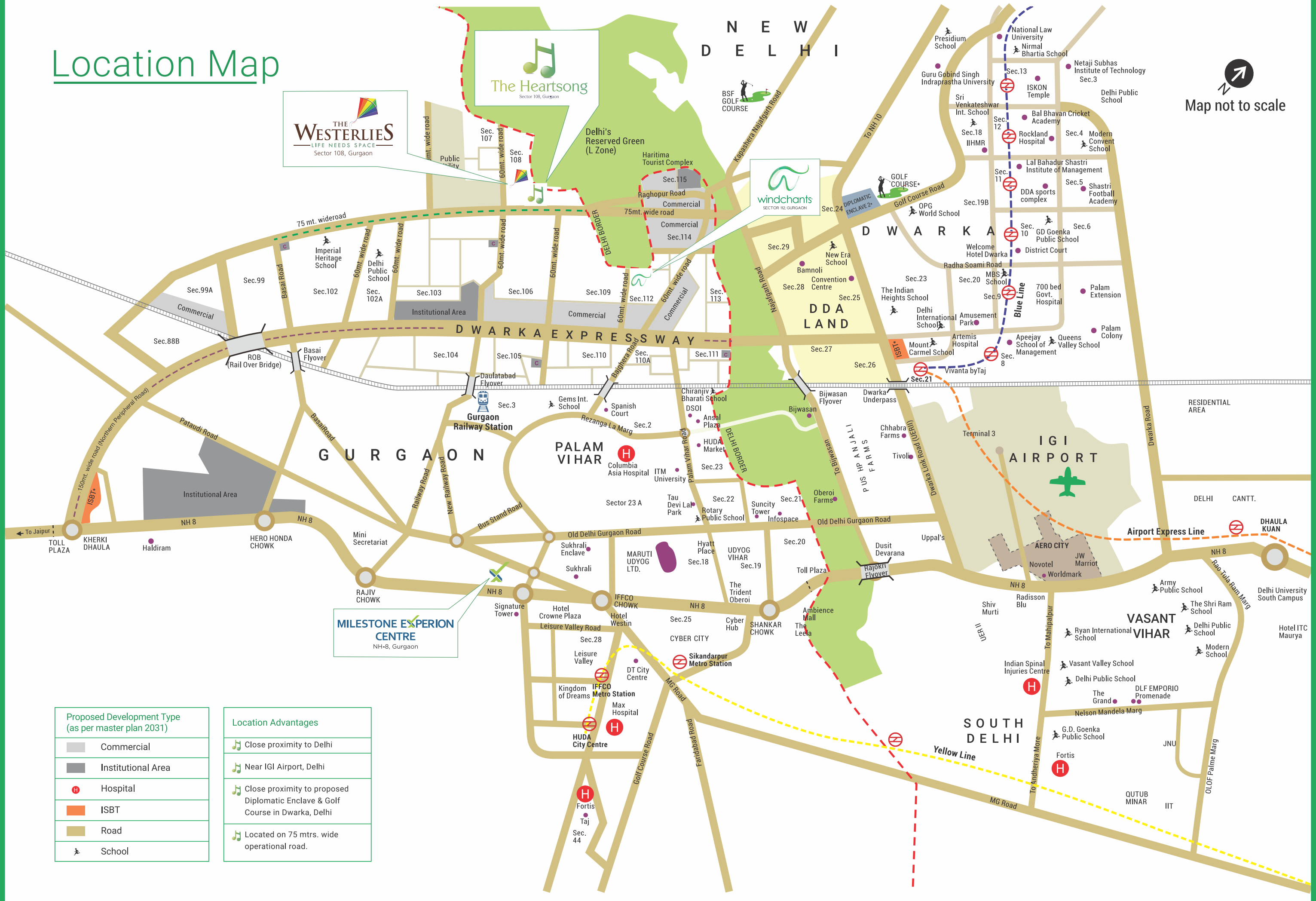
Location Map



The Heartsong
Sector 108, Gurgaon

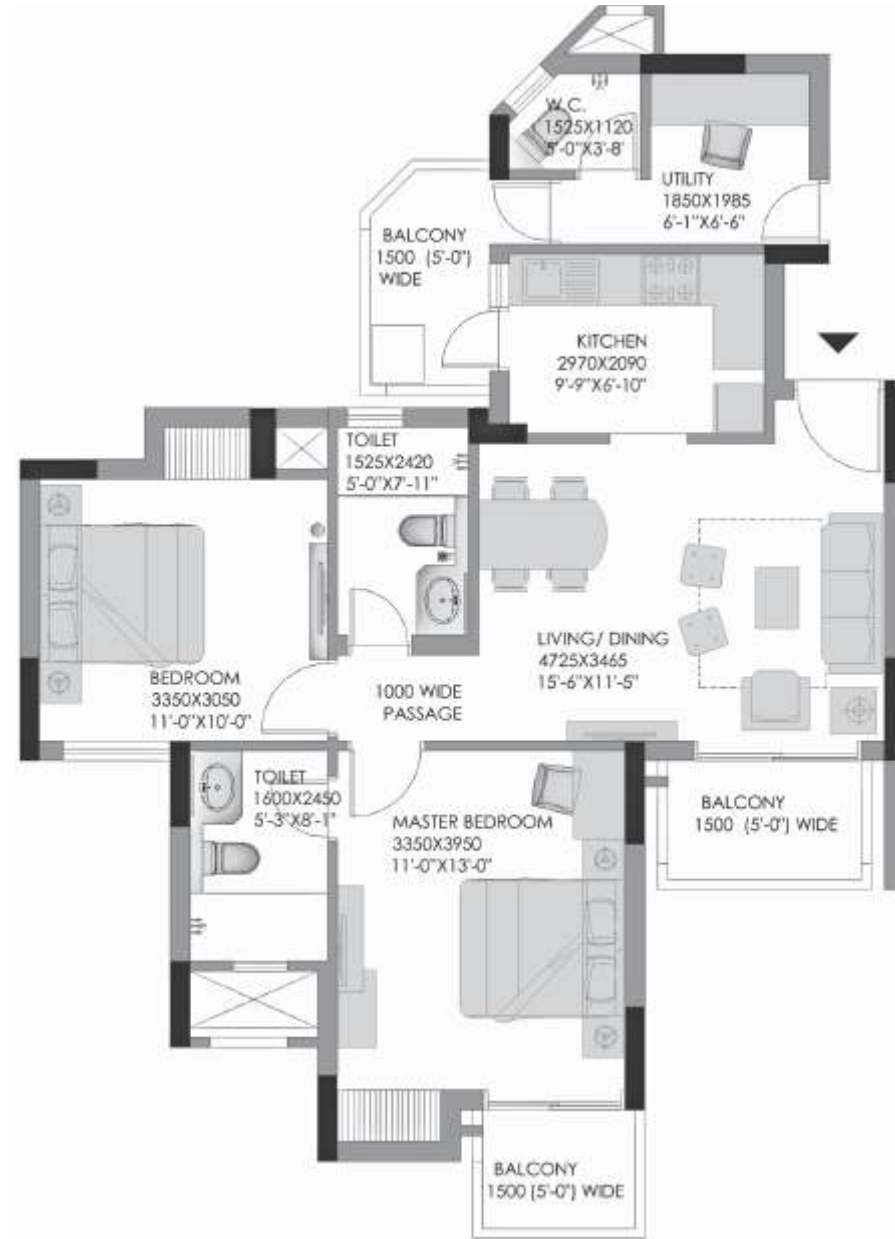
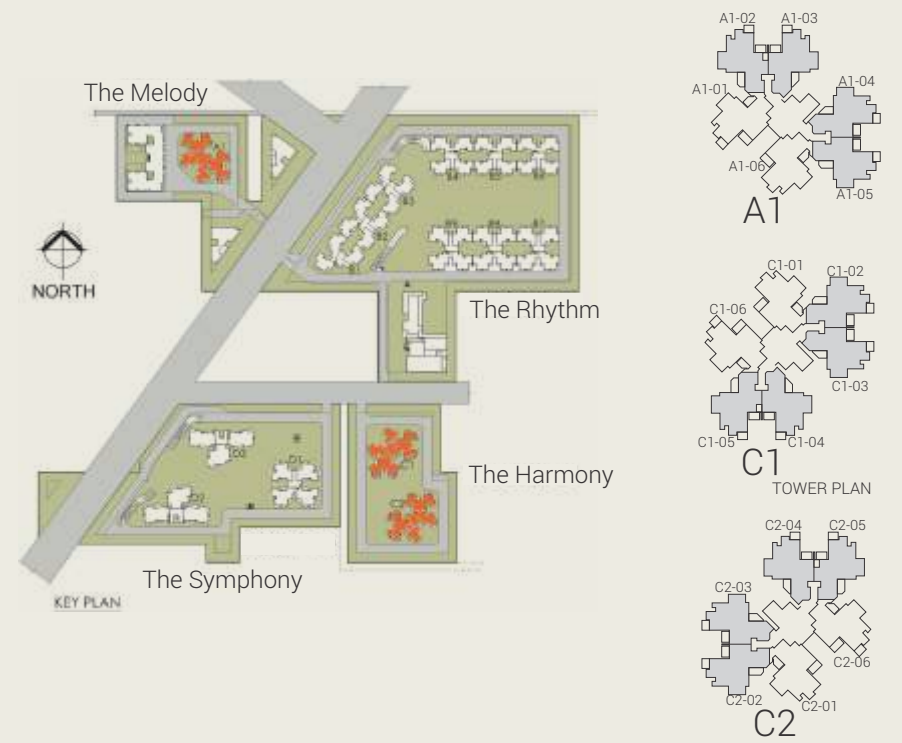
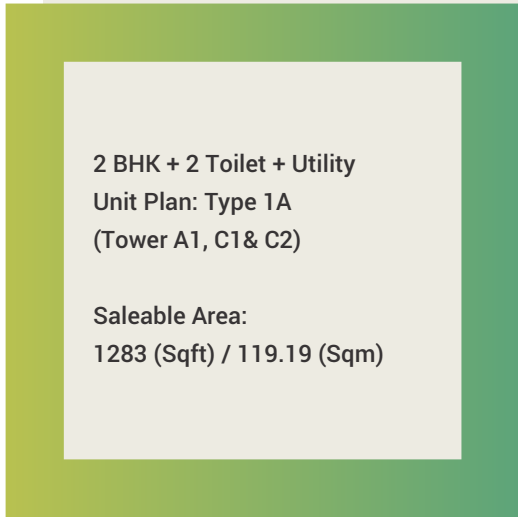
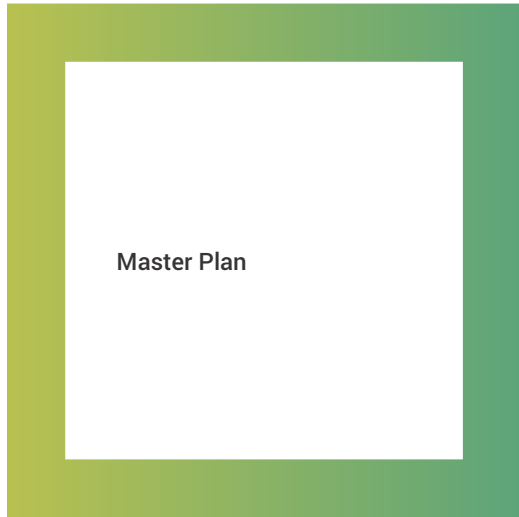
NEW DELHI

Map not to scale



Proposed Development Type (as per master plan 2031)	
	Commercial
	Institutional Area
	Hospital
	ISBT
	Road
	School

Location Advantages	
	Close proximity to Delhi
	Near IGI Airport, Delhi
	Close proximity to proposed Diplomatic Enclave & Golf Course in Dwarka, Delhi
	Located on 75 mtrs. wide operational road.



Carpet Area: 67.00 (Sqm) / 721.19 (Sqft) | Built-up Area Including Balcony Area: 970.59 (Sqft)

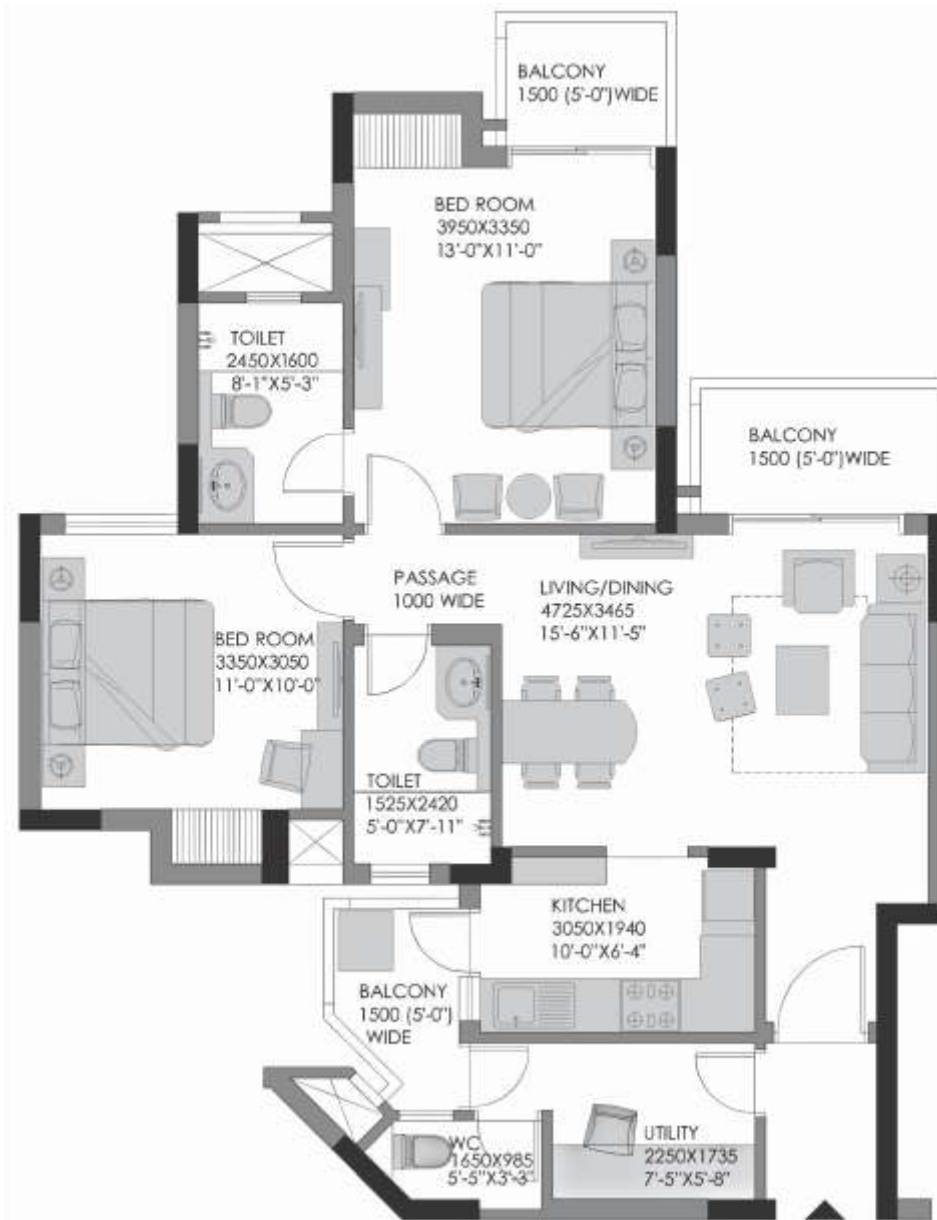
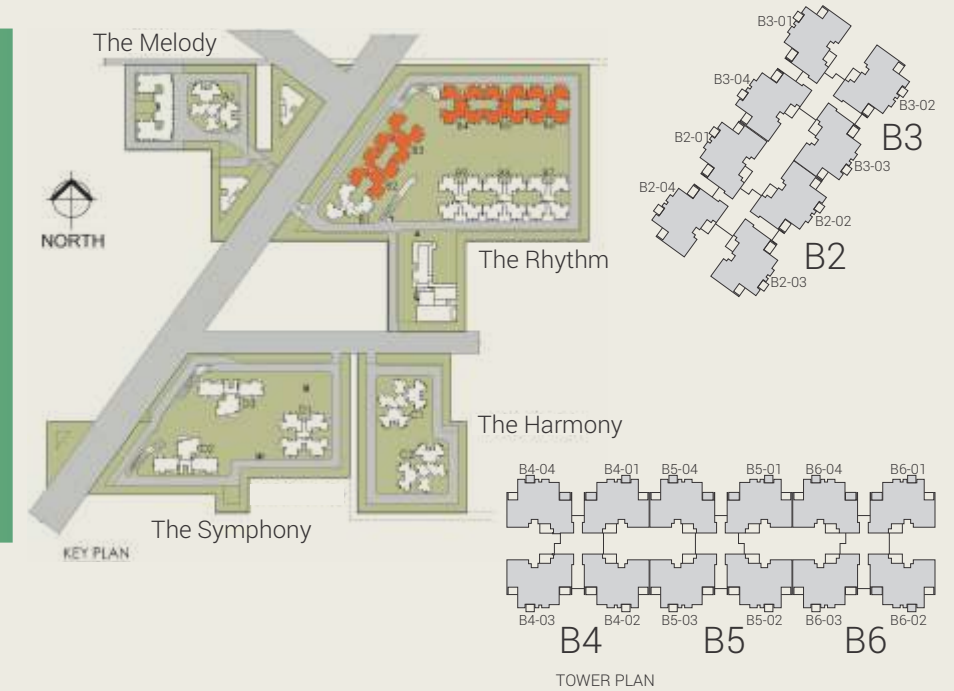
2 BHK + 2 Toilet + Utility
Unit Plan: Type 1B
(Tower A1, C1 & C2)

Saleable Area:
1283 (Sqft) / 119.19 (Sqm)

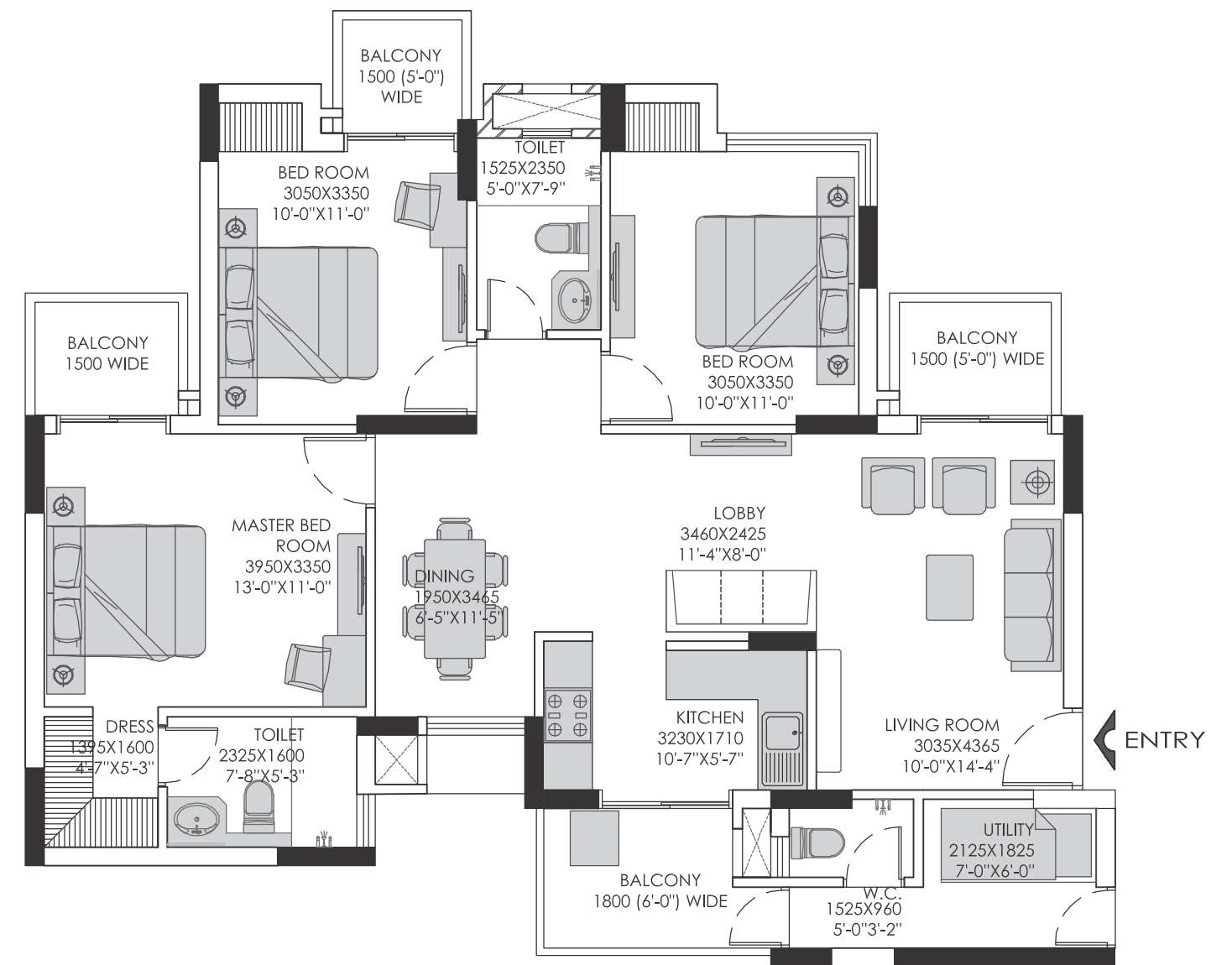


3 BHK + 2 Toilet + Utility
Unit Plan: Type 2A
(Tower B2 - B6)

Saleable Area:
1758 (Sqft) / 163.32 (Sqm)



Carpet Area: 68.23 (Sqm) / 734.43 (Sqft) | Built-up Area Including Balcony Area: 978.23 (Sqft)



Carpet Area: 90.55 (Sqm) / 974.68 (Sqft) | Built-up Area Including Balcony Area: 1275.53 (Sqft)

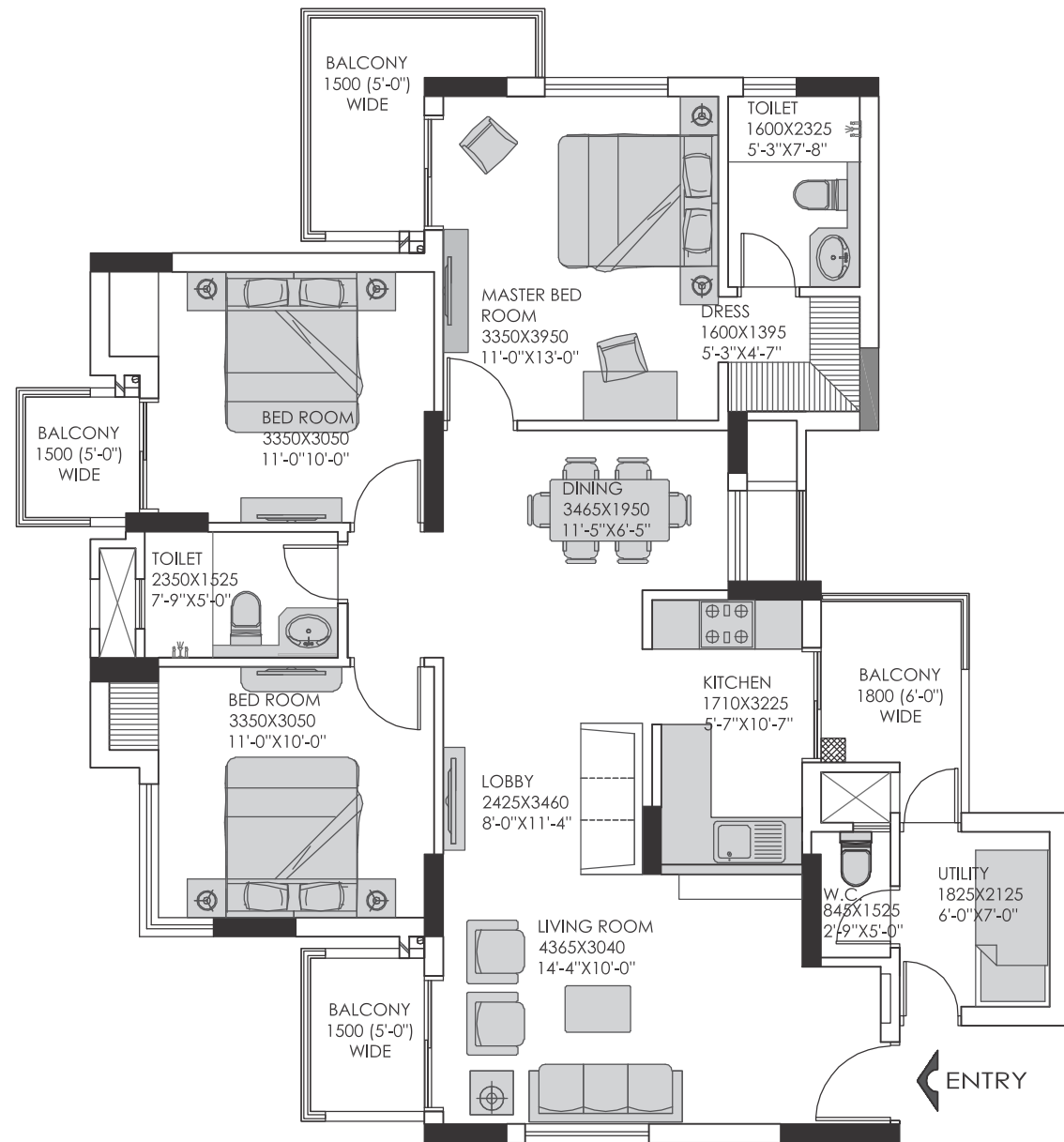
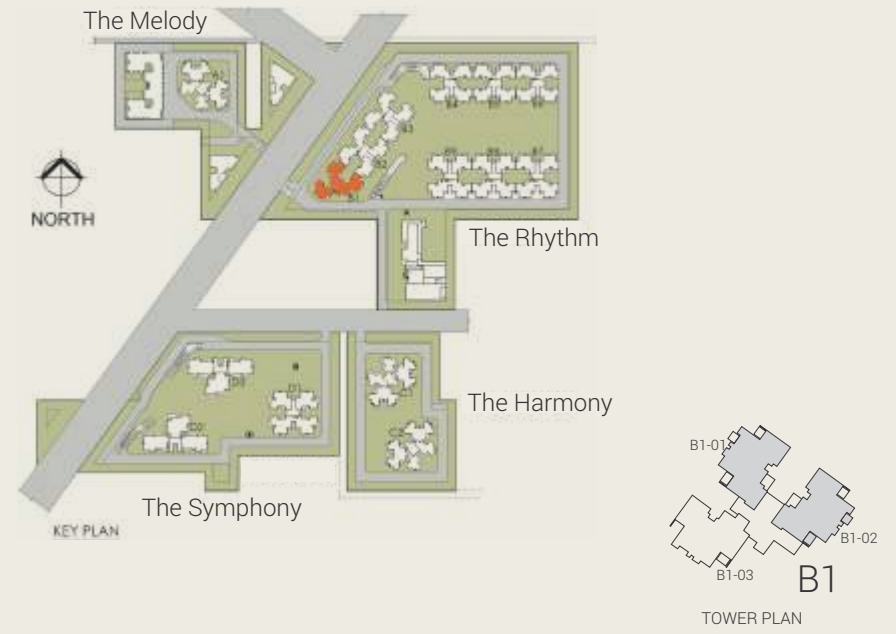
3 BHK + 2 Toilet + Utility
Unit Plan: Type 2B
(Tower B1)

Saleable Area:
1758 (Sqft) / 163.32 (Sqm)

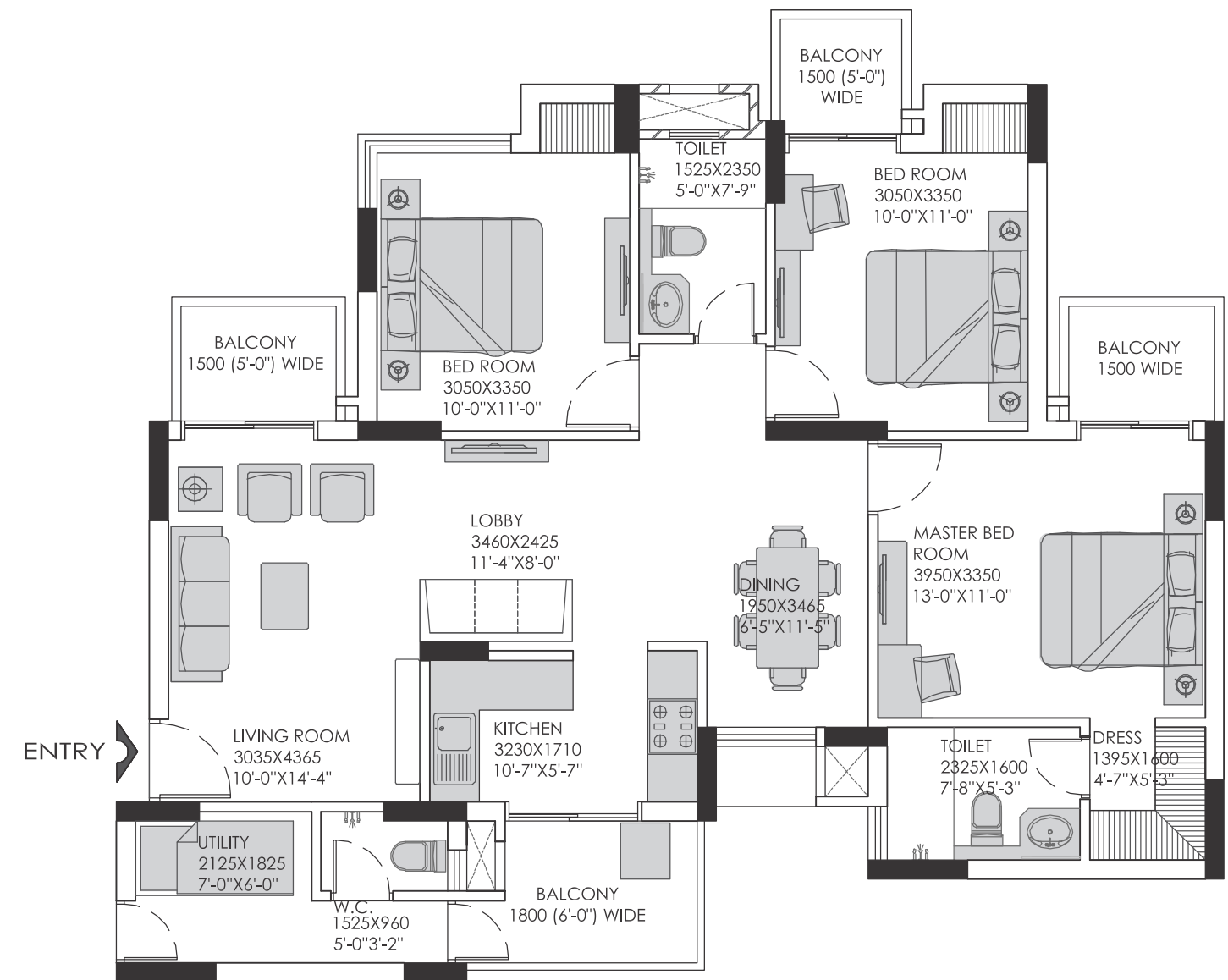


3 BHK + 2 Toilet + Utility
Unit Plan: Type 2C
(Tower B1)

Saleable Area:
1758 (Sqft) / 163.32 (Sqm)



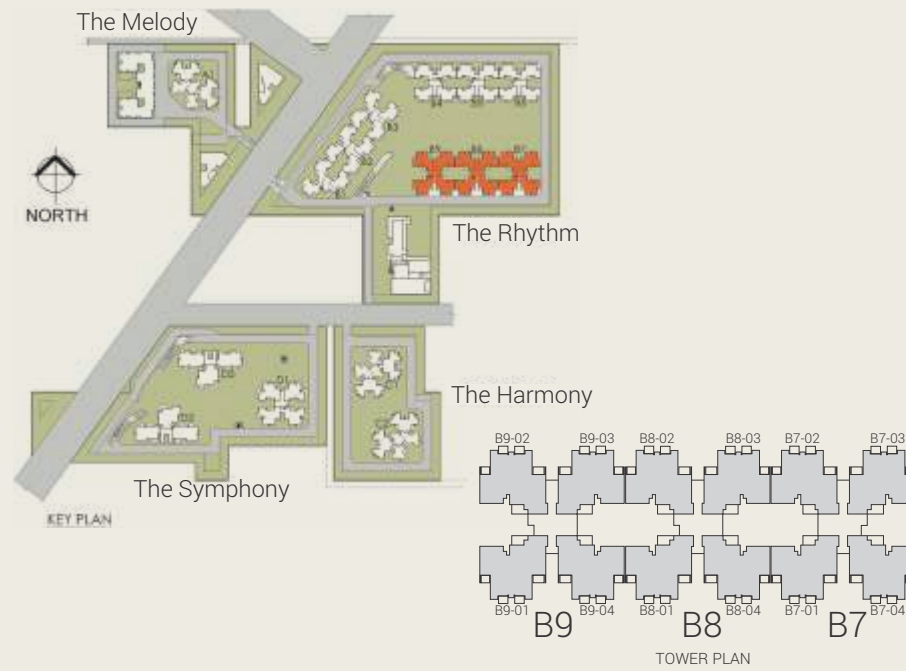
Carpet Area: 91.64 (Sqm) / 986.41 (Sqft) | Built-up Area Including Balcony Area: 1338.29 (Sqft)



Carpet Area: 90.55 (Sqm) / 974.68 (Sqft) | Built-up Area Including Balcony Area: 1275.53 (Sqft)

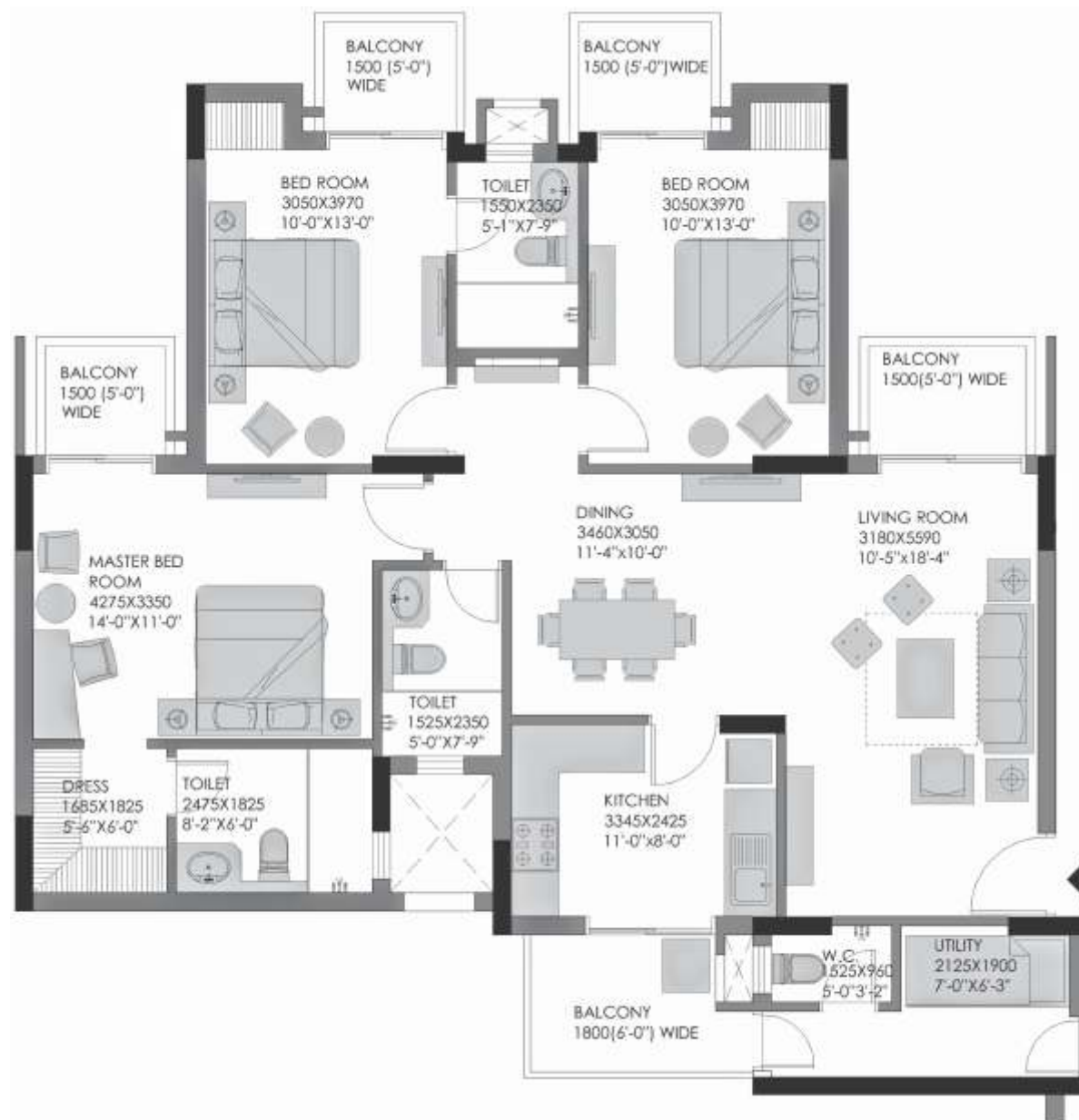
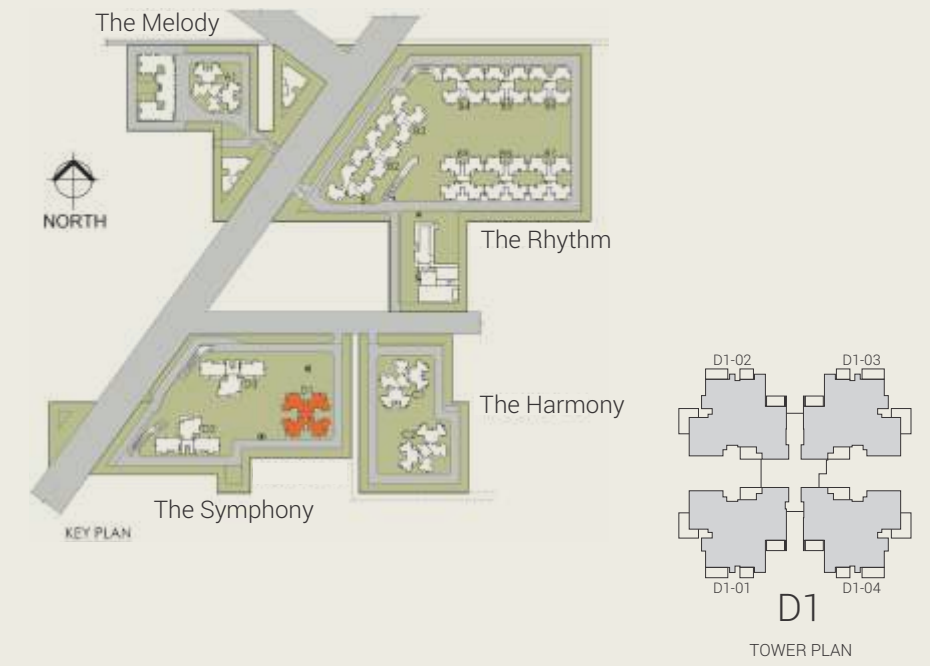
3 BHK + 3 Toilet + Utility
Unit Plan: Type 3
(Tower B7, B8 & B9)

Saleable Area:
2003 (Sqft) / 186.08 (Sqm)



3 BHK + 3 Toilet + Utility + Study
Unit Plan: Type 4
(Tower D1)

Saleable Area:
2338 (Sqft) / 217.21 (Sqm)



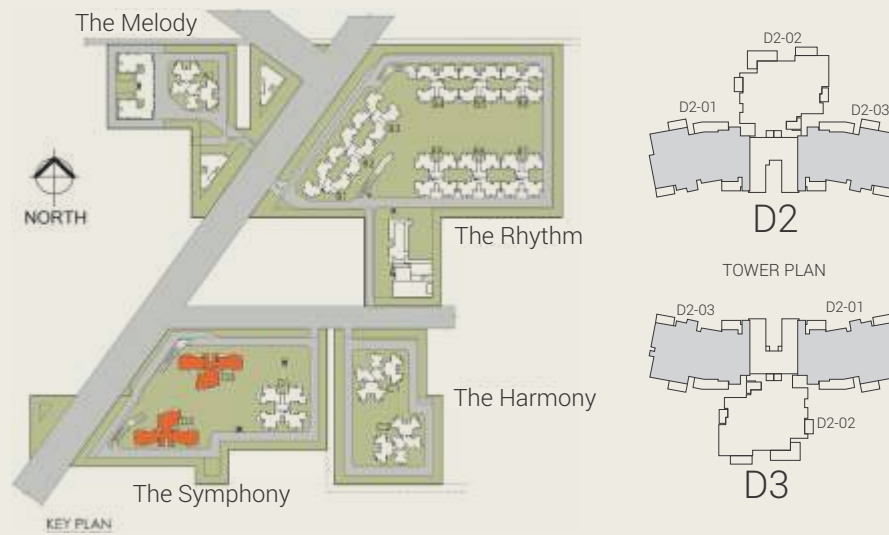
Carpet Area: 106.00 (Sqm) / 1140.98 (Sqft) | Built-up Area Including Balcony Area: 1500.29 (Sqft)



Carpet Area: 120.96 (Sqm) / 1302.01 (Sqft) | Built-up Area Including Balcony Area: 1771.32 (Sqft)

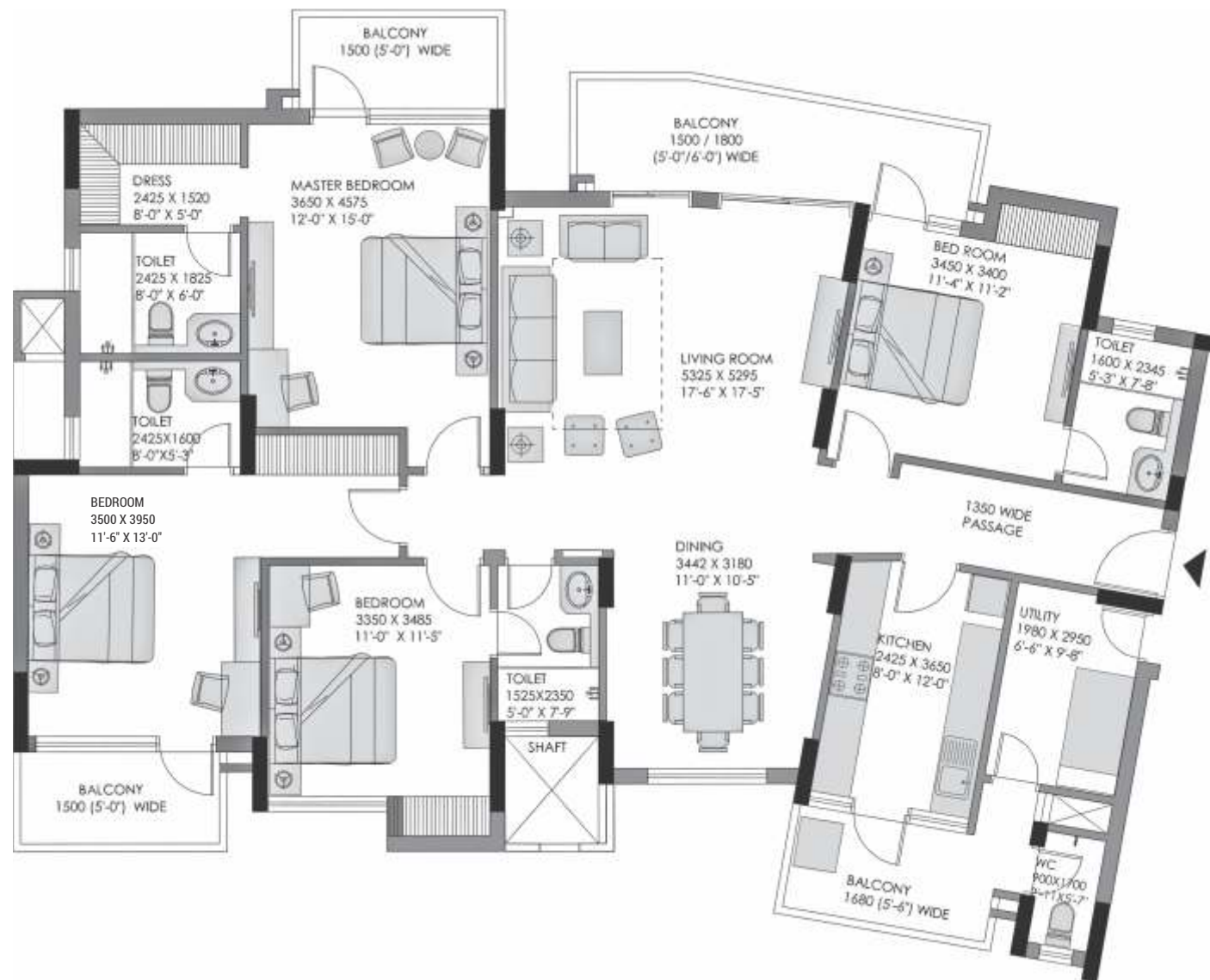
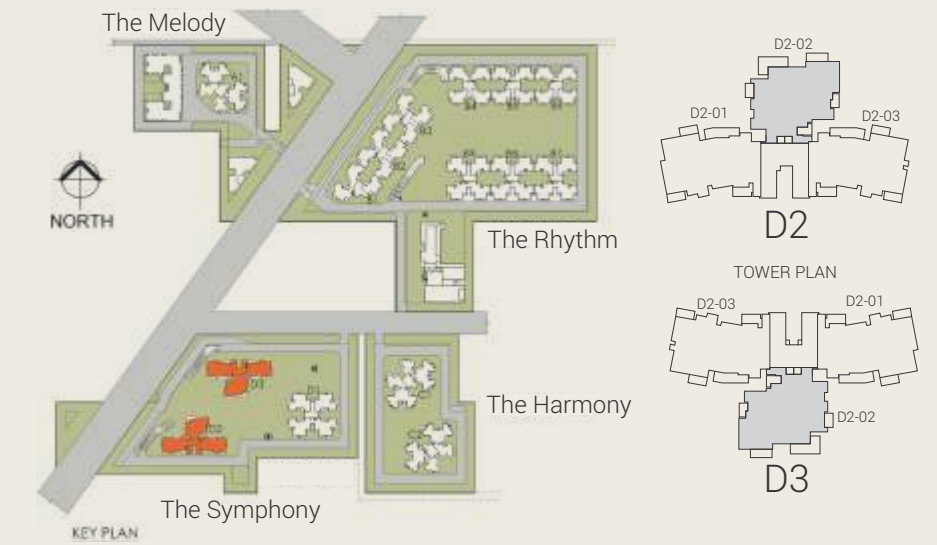
4 BHK + 4 Toilet + Utility
Unit Plan: Type 5A
(Tower D2 & D3)

Saleable Area:
2631 (Sqft) / 244.43 (Sqm)

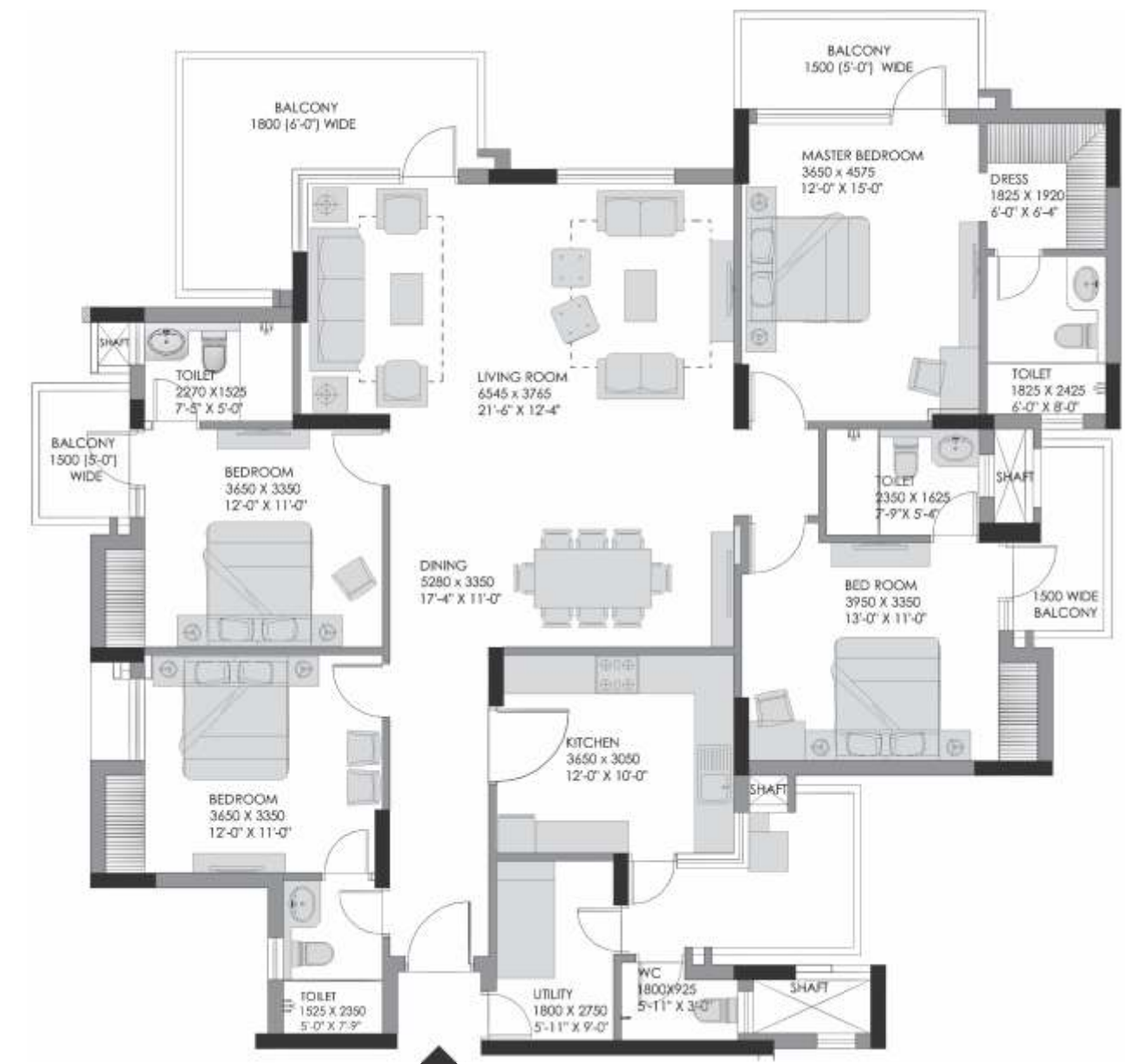


4 BHK + 4 Toilet + Utility
Unit Plan: Type 5B
(Tower D2 & D3)

Saleable Area:
2779 (Sqft) / 258.18 (Sqm)



Carpet Area: 148.53 (Sqm) / 1598.78 (Sqft) | Built-up Area Including Balcony Area: 2088.22 (Sqft)



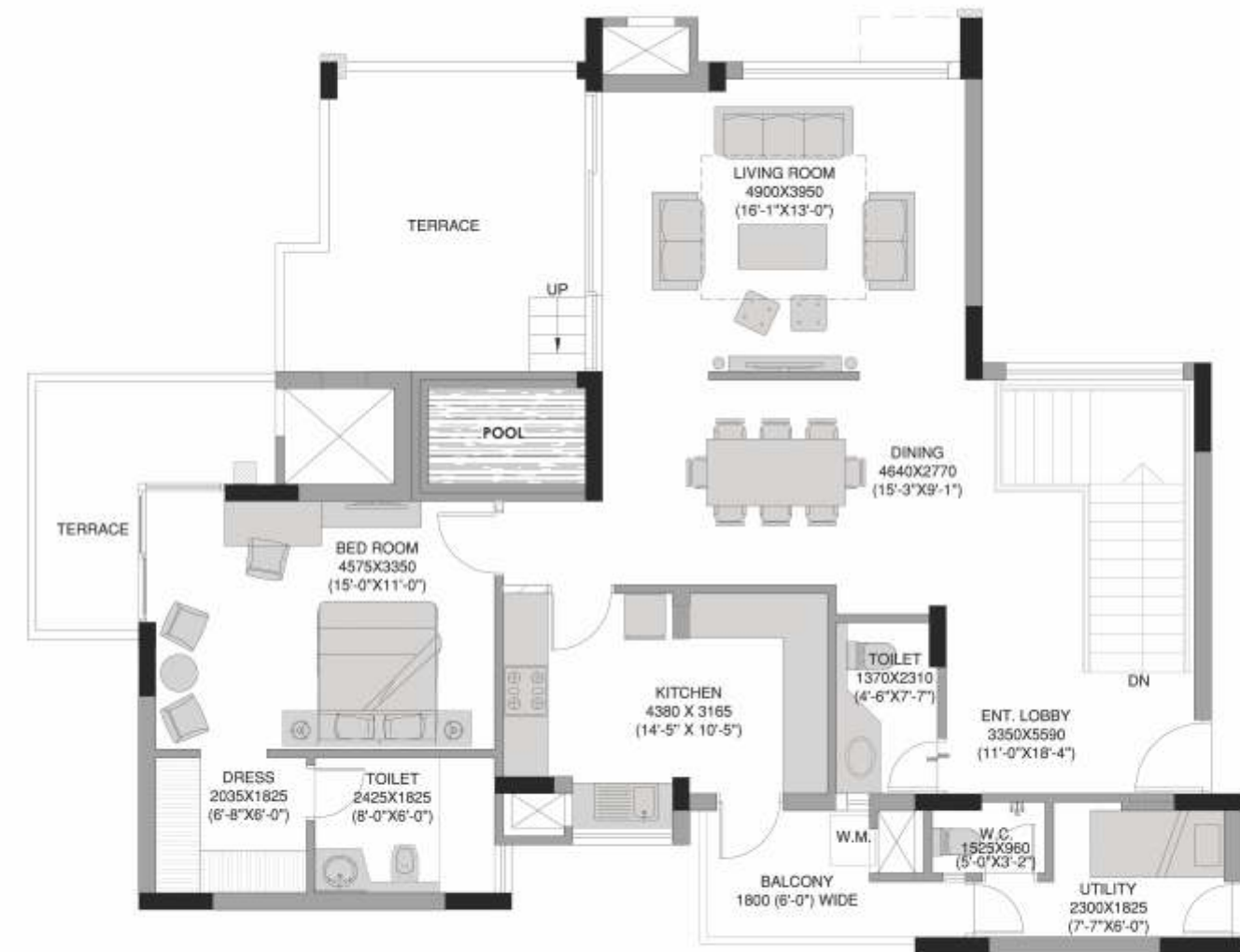
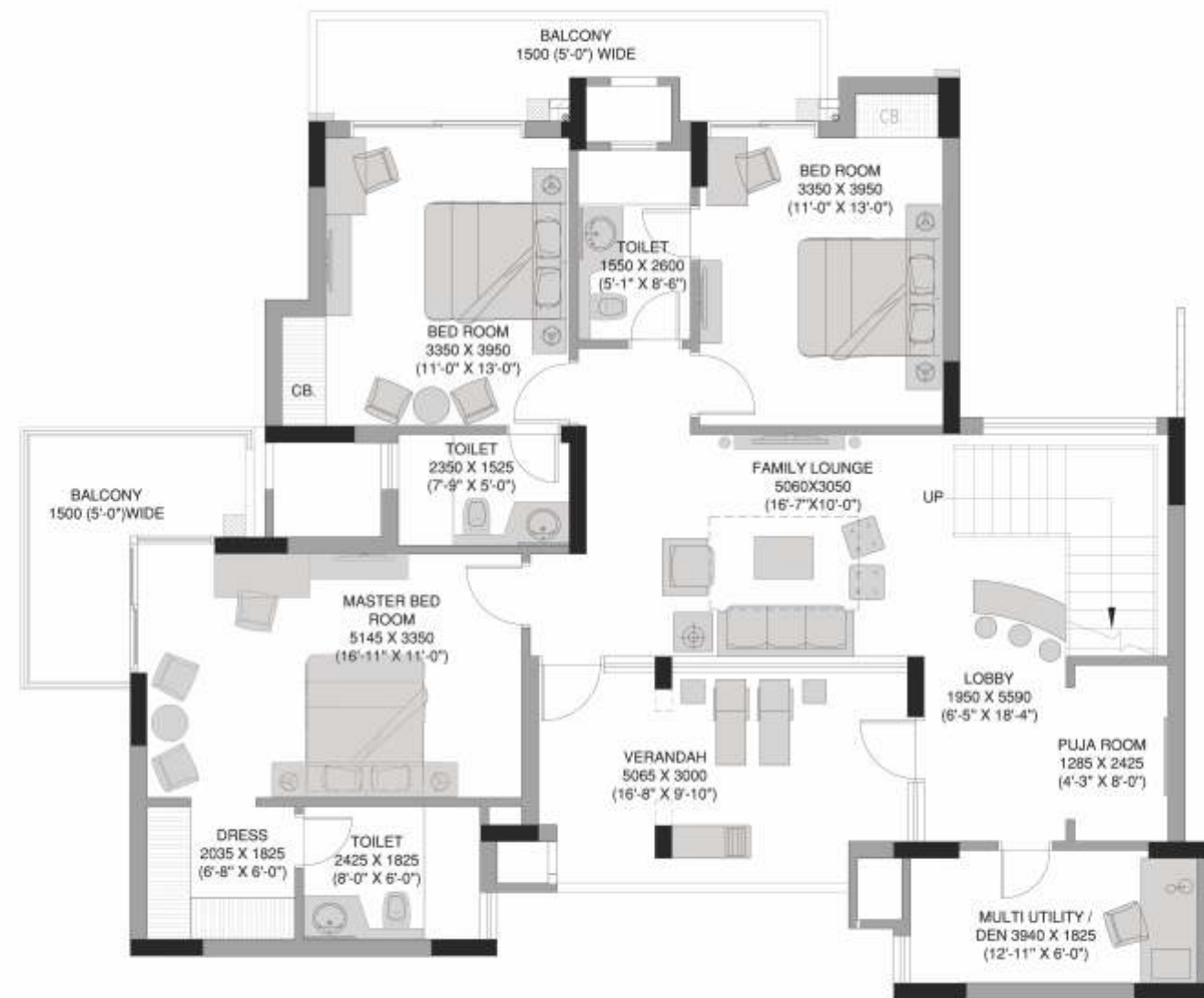
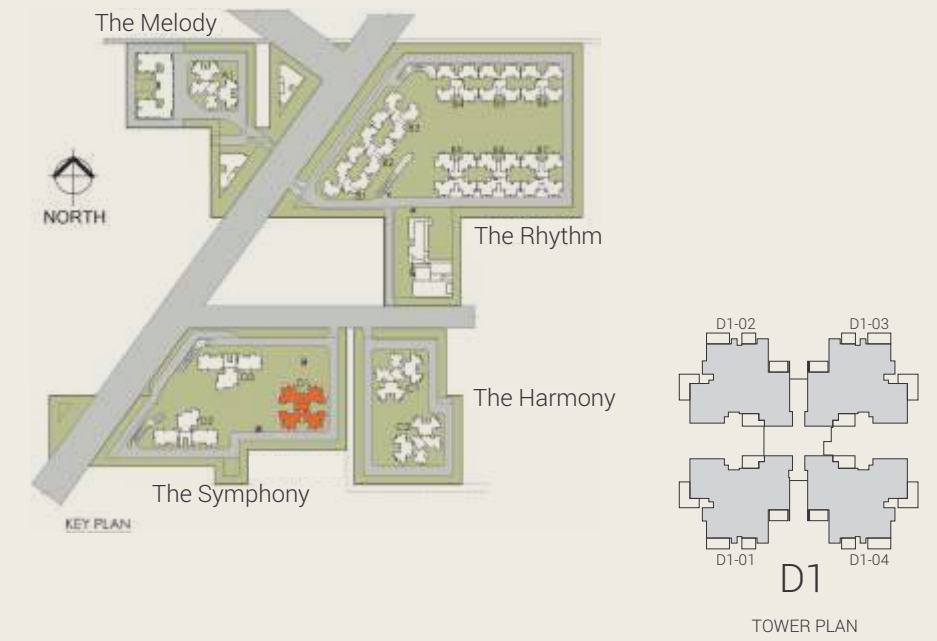
Carpet Area: 151.53 (Sqm) / 1631.07 (Sqft) | Built-up Area Including Balcony Area: 2204.78 (Sqft)

**Penthouse Plan (Lower)
Type 6A (Tower D1)**

**Saleable Area:
4184 (Sqft) / 388.70 (Sqm)**



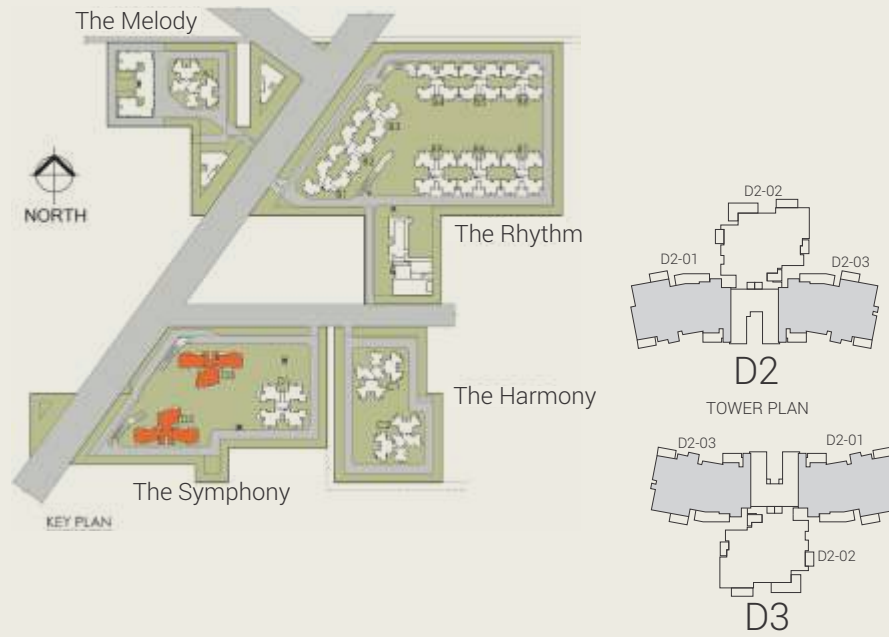
**Penthouse Plan (Upper)
Type 6A (Tower D1)**



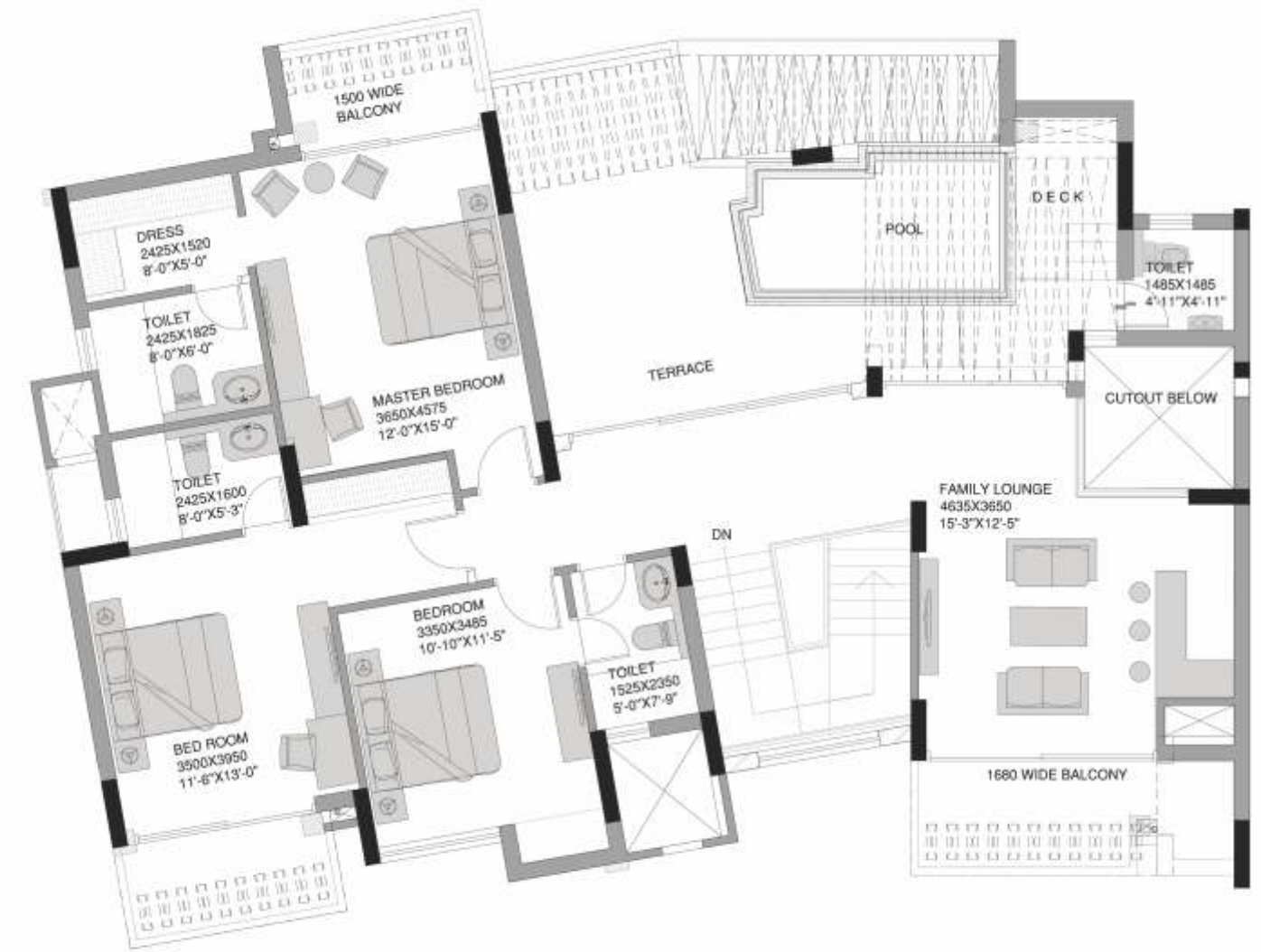
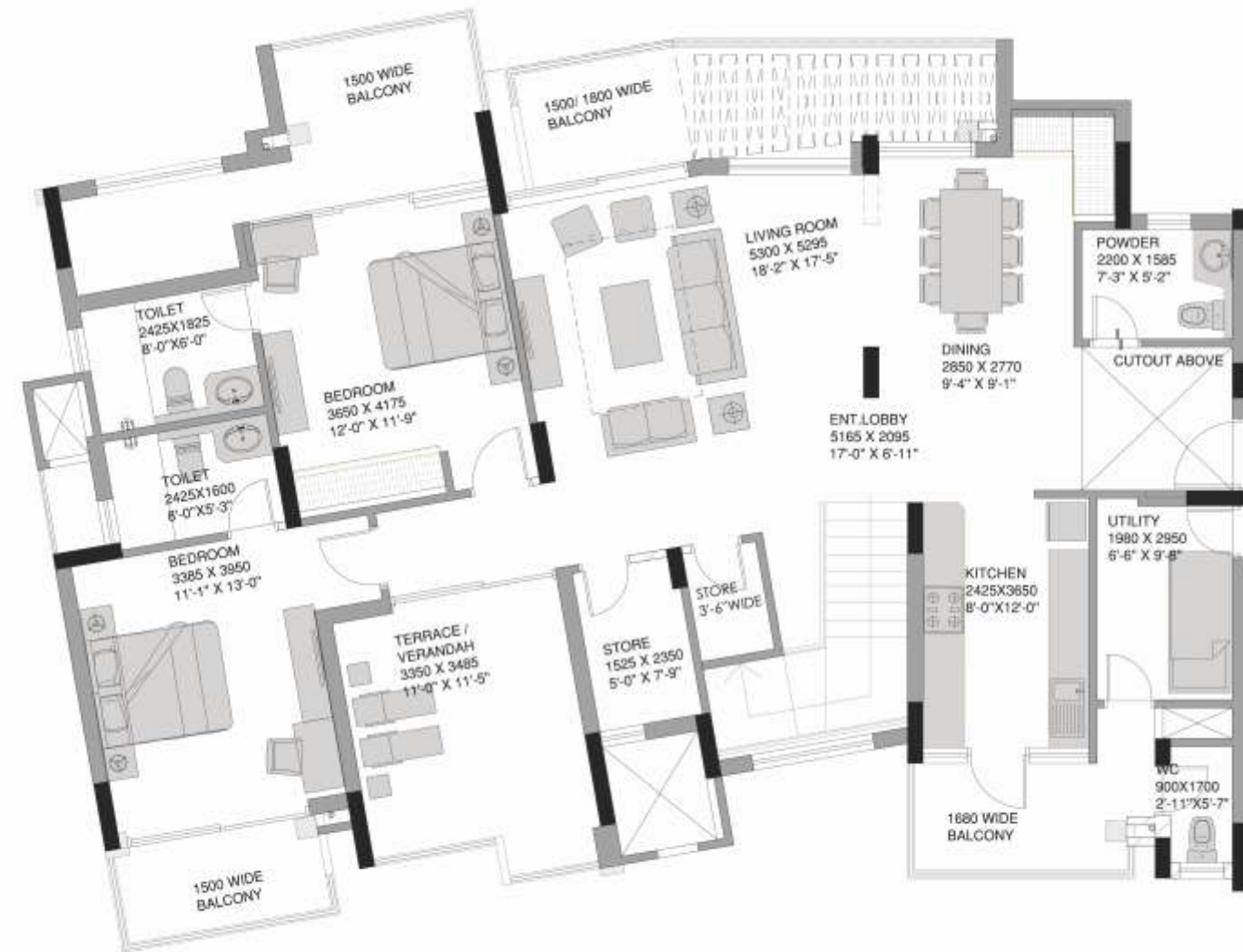
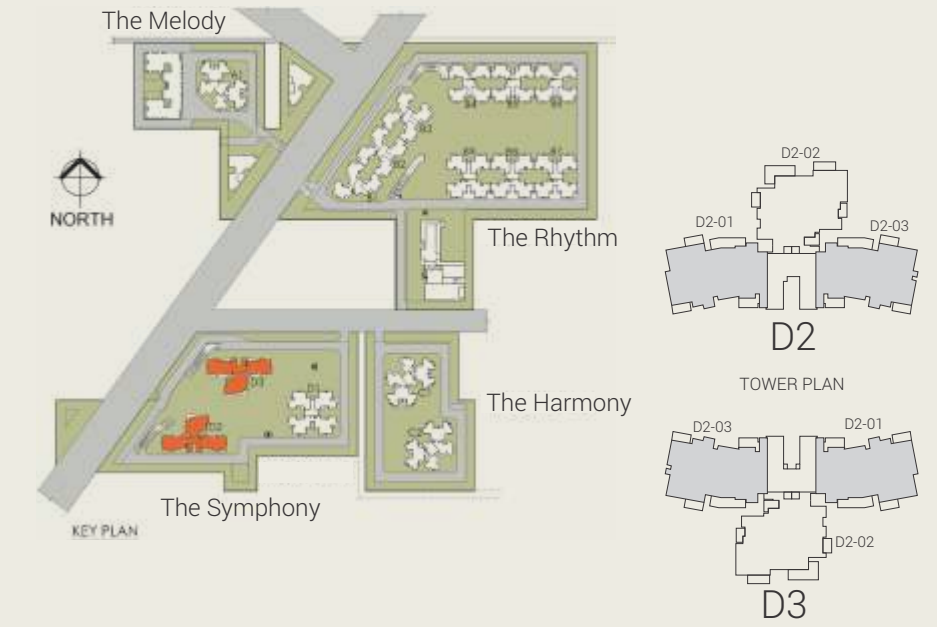
Carpet Area: 209.54 (Sqm) / 2255.49 (Sqft) | Built-up Area Including Balcony Area: 3245.56 (Sqft)

Penthouse Plan (Lower)
Type 6B (Tower D2 & D3)

Saleable Area:
4747 (Sqft) / 441.01 (Sqm)



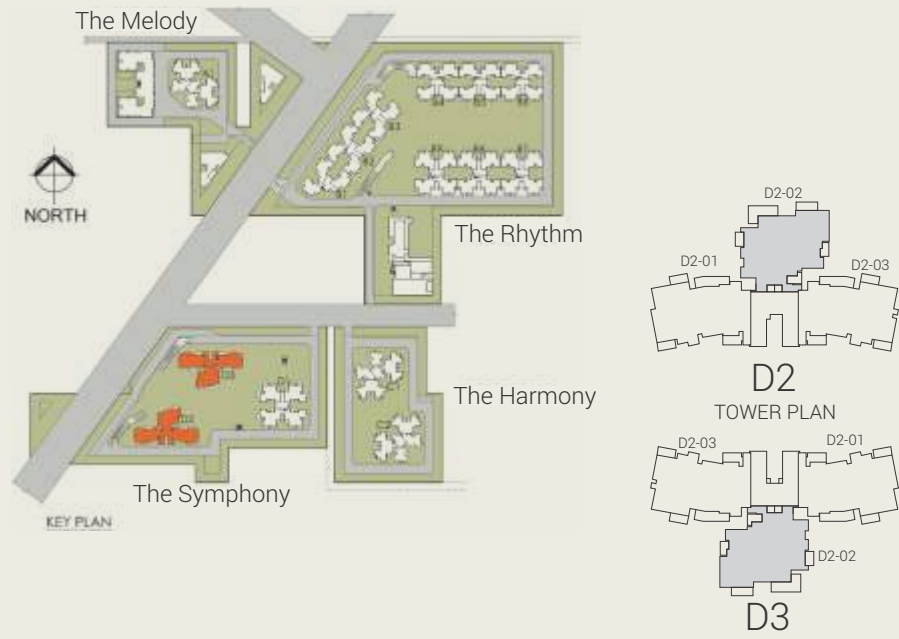
Penthouse Plan (Upper)
Type 6B (Tower D2 & D3)



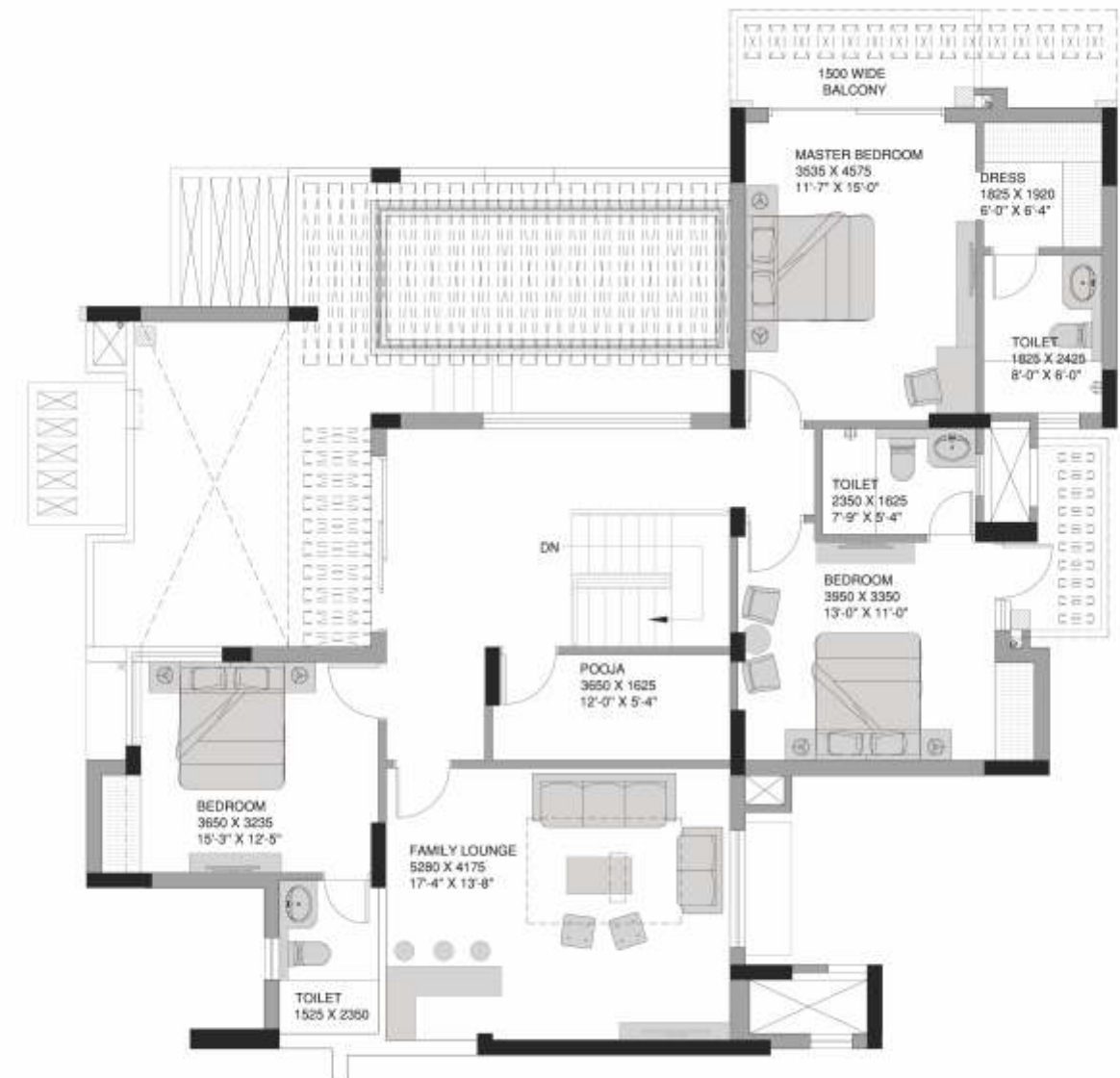
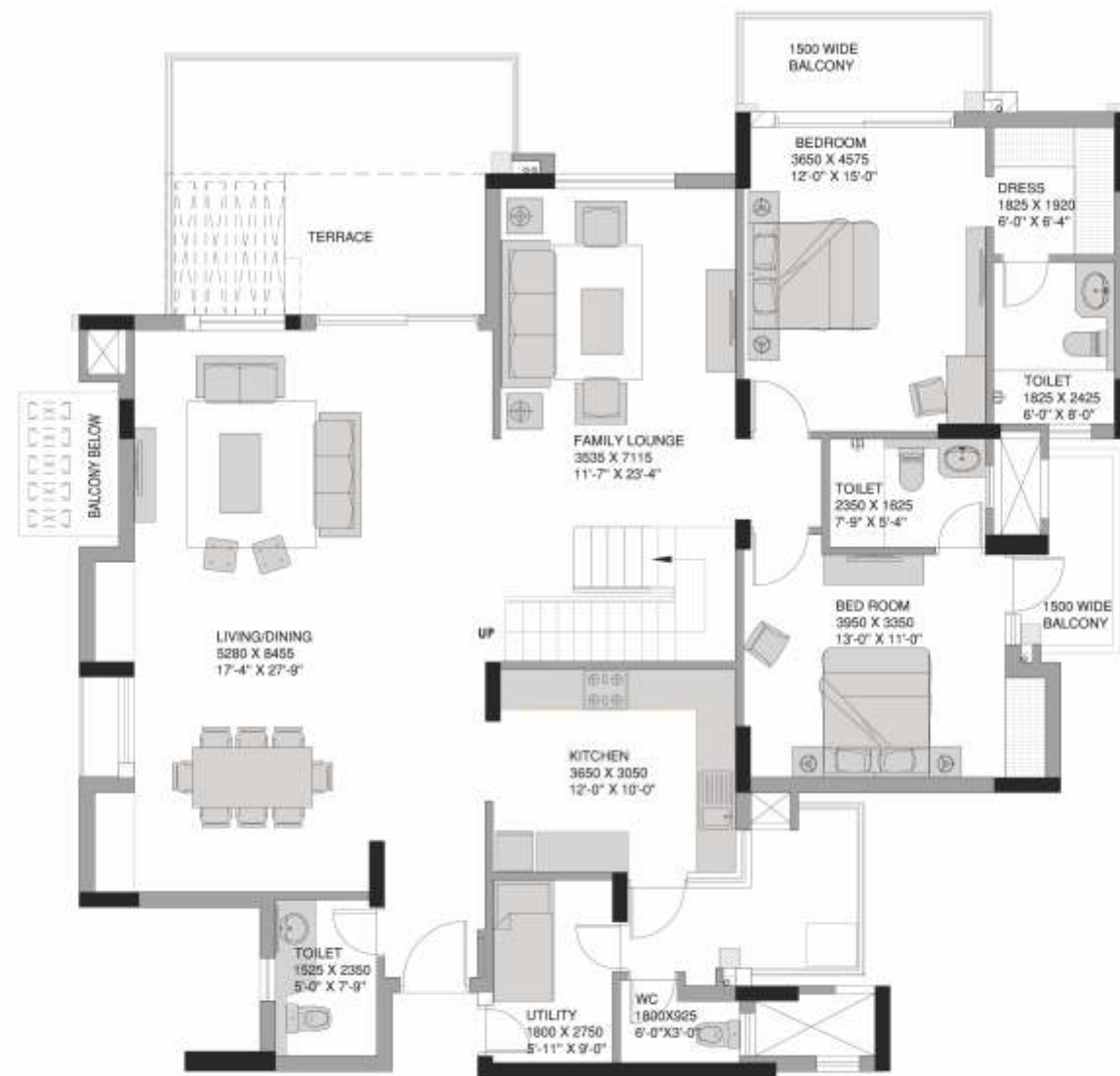
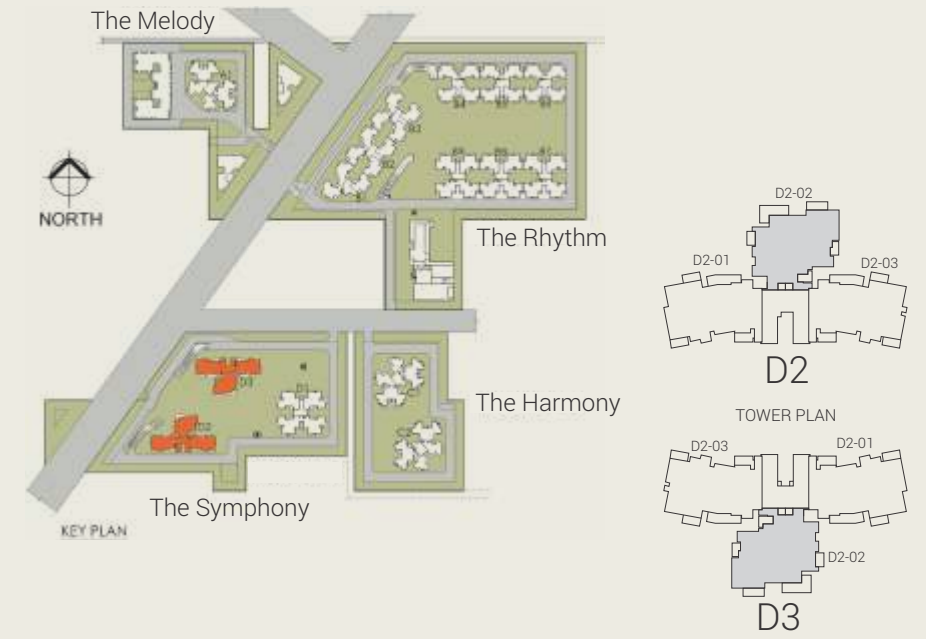
Carpet Area: 250.72 (Sqm) / 2698.75 (Sqft) | Built-up Area Including Balcony Area: 3773.86 (Sqft)

Penthouse Plan (Lower)
Type 6C (Tower D2 & D3)

Saleable Area:
4801 (Sqft) / 446.02 (Sqm)



Penthouse Plan (Upper)
Type 6C (Tower D2 & D3)



Carpet Area: 258.09 (Sqm) / 2778.08 (Sqft) | Built-up Area Including Balcony Area: 3815.73 (Sqft)



Swimming Pool

SPECIFICATIONS

LIVING ROOM	
Floors	Good quality vitrified tiles
Wall Finish	GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors	Main entry door factory pressed veneered flush door
Windows/Glazing	Powder coated aluminium
OTHER BEDROOM/DRESS	
Floors	Laminated wooden flooring
Wall Finish	GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors (internal)	Skin moulded door with enamel paint
Windows/Glazing	Powder coated aluminium
GUEST BEDROOM/DRESS	
Floors	Laminated wooden flooring
Wall Finish	GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors (internal)	Skin moulded door with enamel paint
Windows/Glazing	Powder coated aluminium
STUDY	
Floors	Laminated wooden flooring
Wall Finish	GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors (internal)	Skin moulded door with enamel paint
Windows/Glazing	Powder coated aluminium
MASTER BEDROOM/DRESS	
Floors	Laminated wooden flooring
Wall Finish	GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors (internal)	Skin moulded door with enamel paint
Windows/Glazing	Powder coated aluminium
KITCHEN	
Floors	Anti-skid ceramic tiles
Wall Finish	Ceramic tiles 2' above counter with rest of walls with GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors (internal)	Skin moulded door with enamel paint as applicable/layout
Windows/Glazing	Powder coated aluminium
BALCONY	
Floors	Anti-skid ceramic tiles
Wall Finish	Exterior grade texture paint
Ceiling Finish	Exterior grade texture paint
Doors (internal)	Powder coated aluminium
Windows/Glazing	Powder coated aluminium
Special Feature	MS PU coated railing with toughened glass

TOILETS	
Floors	Anti-skid ceramic tiles
Wall Finish	Ceramic tiles
Ceiling Finish	GRID ceiling with PVC laminated gypsum tile
Doors (internal)	Skin moulded door with enamel paint
Windows/Glazing	Powder coated aluminium
UTILITY ROOM	
Floors	Anti-skid ceramic tiles
Wall Finish	GVP with OBD paint
Ceiling Finish	Cement plaster with OBD paint
Doors (internal)	Flush door, one side veneer (external), internal enamel paint
Windows/Glazing	Powder coated aluminium
UTILITY BALCONY	
Floors	Anti-skid ceramic tiles
Wall Finish	Exterior grade texture paint
Ceiling Finish	Exterior grade texture paint
Special Feature	Enamel painted MS safety railing
GENERAL	
Special Features	3 and 5 star rated Toshiba split air conditioners in living, dining, all bed rooms
	CCTV cameras at entry/exit gates, RFID enabled entry and exit along with access cards
	Power back up with OLTC type transformer to have control over power fluctuations
	Rain water harvesting as required
	Premium bath fitting and fixtures
COMMON AREAS: ARRIVAL RECEPTION/SECURITY LOBBY & CORRIDOR AREA	
Floors	Imported marble/Vitrified tile at ground floor lobby
Wall Finish	Gypsum plaster/Acrylic emulsion paint/Vitrified tile and imported marble in lift jambs
Ceiling Finish	Gypsum false ceiling with cove band/Acrylic emulsion paint
Doors (external)	Powder coated aluminium
Windows/Glazing	Powder coated aluminium
TYPICAL LIFT LOBBY & COMMON PASSAGES	
Floors	Vitrified tiles
Wall Finish	GVP with OBD/granite in lift jambs
Ceiling Finish	OBD paint on plastered surface
Windows/Glazing	Powder coated aluminium
STAIRCASE	
Floors	Imported marble upto 1st floor and kota stone on other floors
Wall Finish	OBD paint on plastered surface
Ceiling Finish	OBD paint on plastered surface
Doors	Fire doors
Windows/Glazing	Powder coated aluminium
External Finishes	External plaster with exterior grade texture paint, GRC and WPC jali in shafts