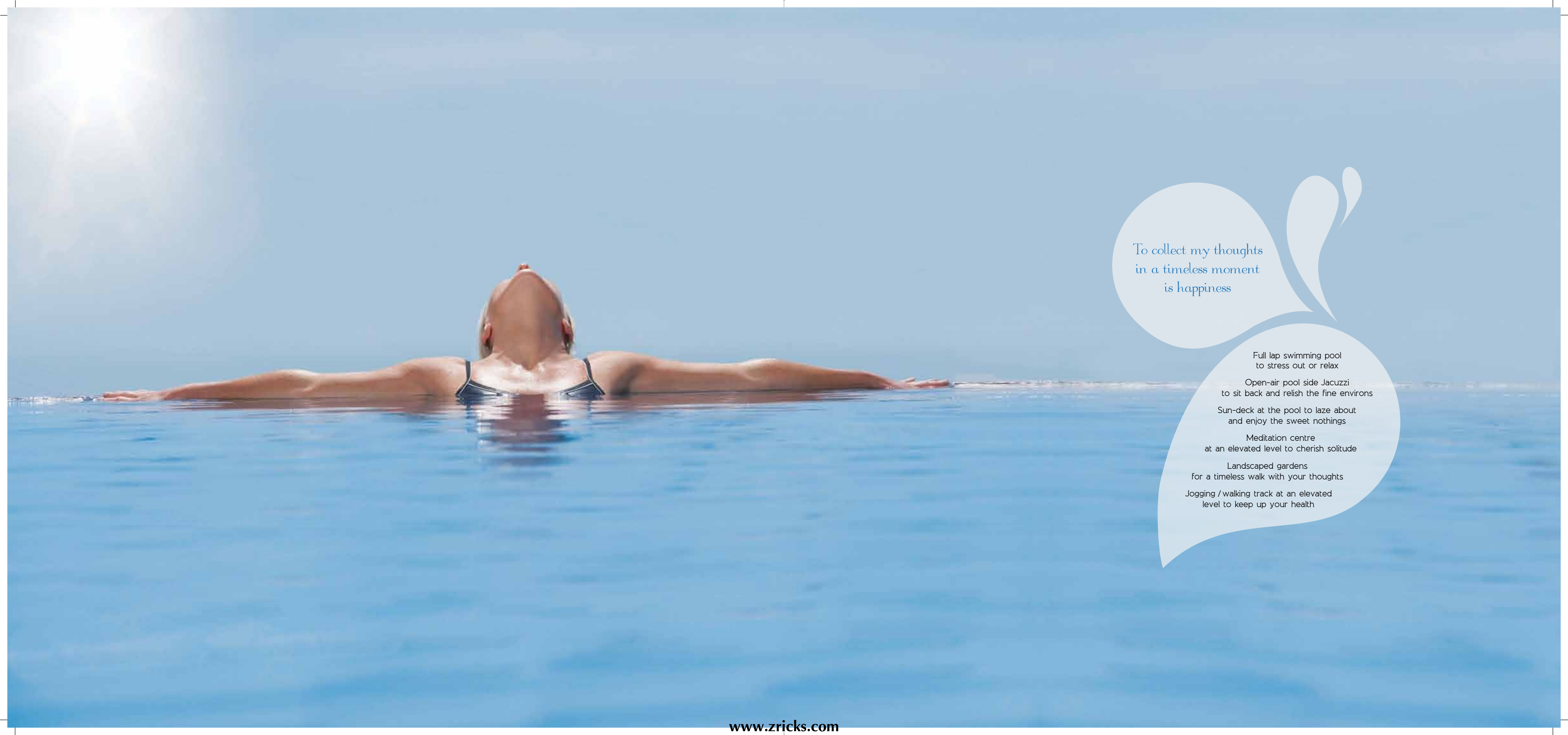


A conference that got rescheduled three times over
A game of golf that got ruined by the fickle rain
A traffic jam that seemed to take forever
And a phone that never ceased to ring

Alas! This day never seems to end
All I wish for, is to unwind with a friend
To come back home to a place that I call my own
No worries, no hurries, my lazy throne

A place where the wind gently rustles the trees
A place where the flowers get suckled by the bees
A place that is vast, a never-ending bliss

A place where I **come home to happiness.**



To collect my thoughts
in a timeless moment
is happiness

Full lap swimming pool
to stress out or relax

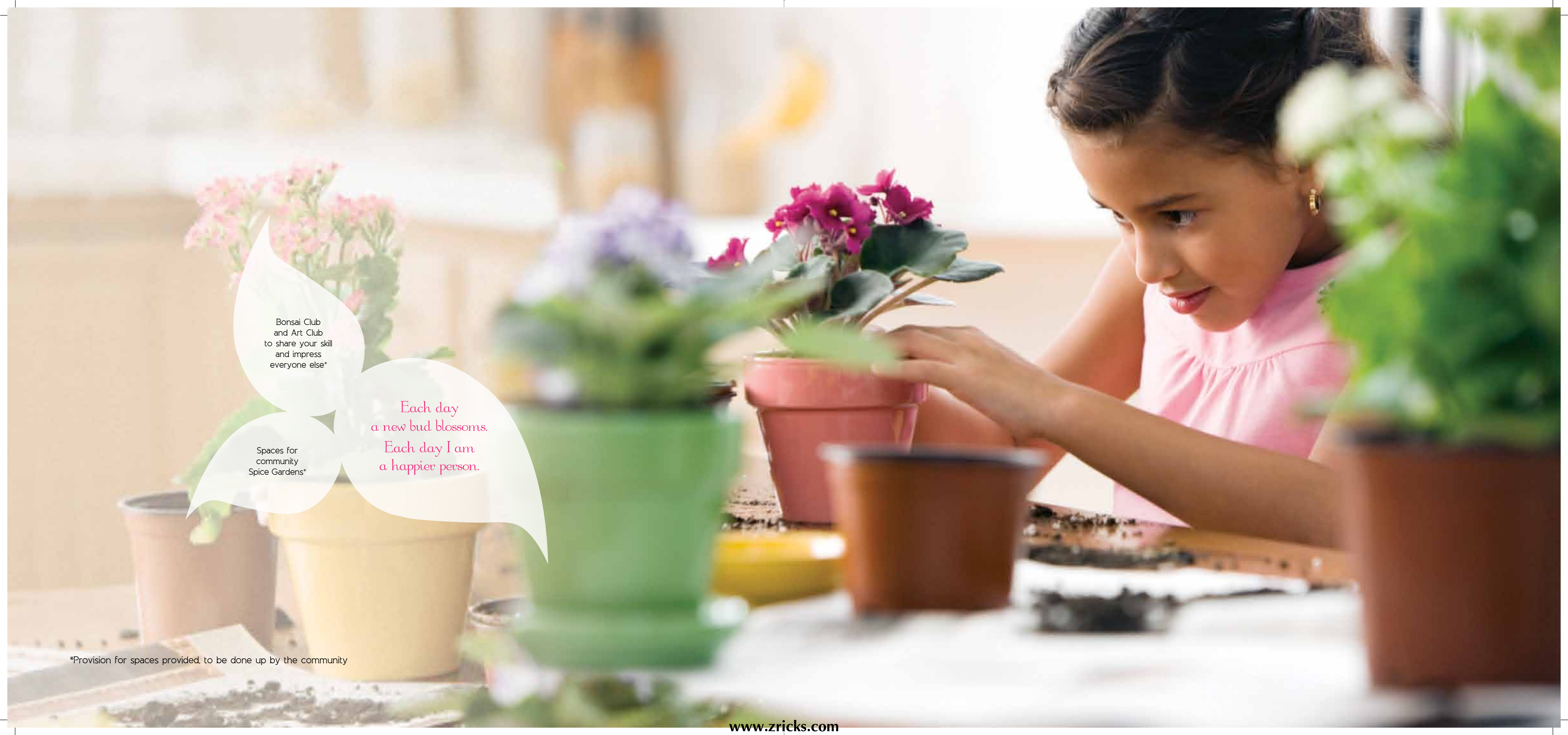
Open-air pool side Jacuzzi
to sit back and relish the fine environs

Sun-deck at the pool to laze about
and enjoy the sweet nothings

Meditation centre
at an elevated level to cherish solitude

Landscaped gardens
for a timeless walk with your thoughts

Jogging / walking track at an elevated
level to keep up your health

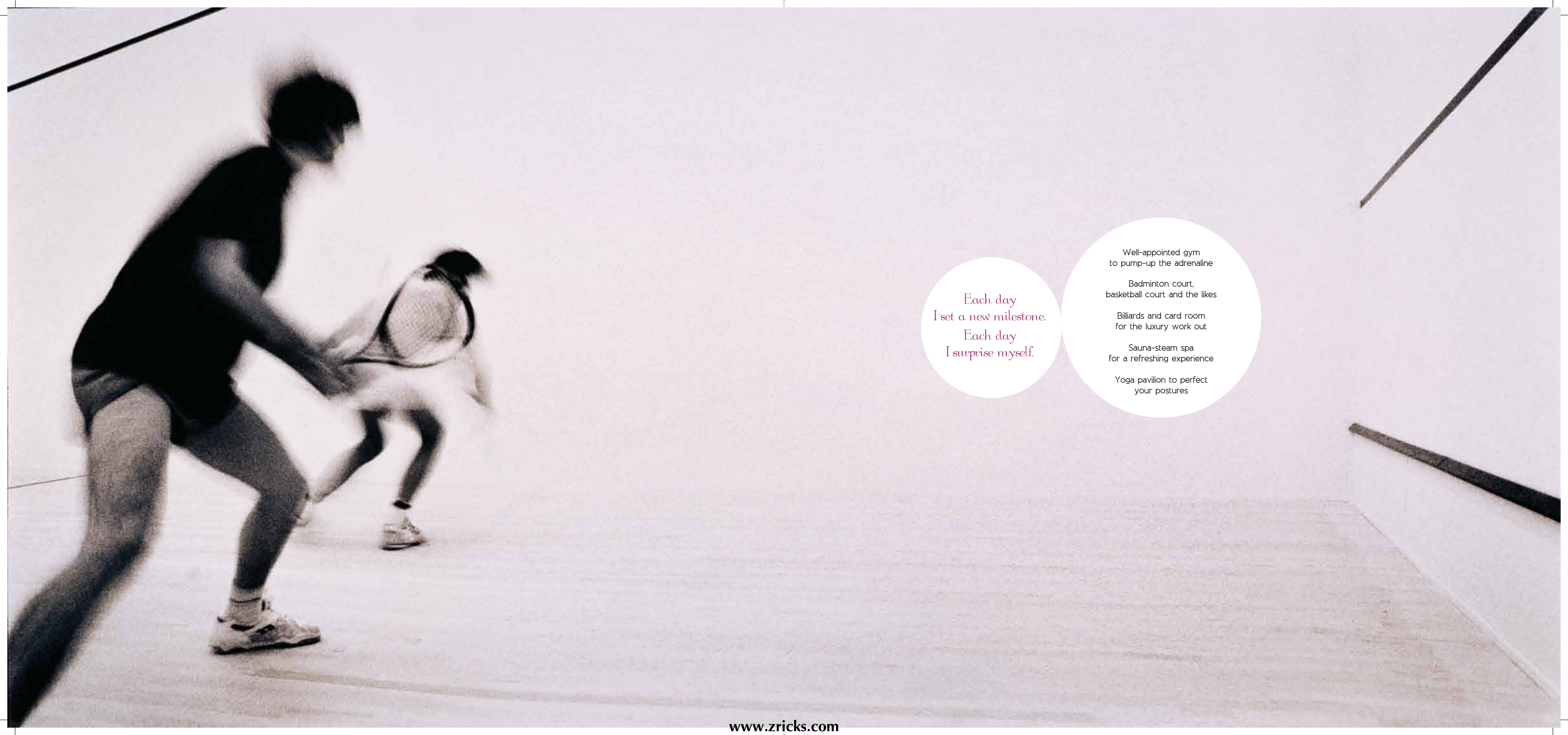


Bonsai Club
and Art Club
to share your skill
and impress
everyone else*

Each day
a new bud blossoms.
Each day I am
a happier person.

Spaces for
community
Spice Gardens*

*Provision for spaces provided, to be done up by the community



Each day
I set a new milestone.
Each day
I surprise myself.

Well-appointed gym
to pump-up the adrenaline

Badminton court,
basketball court and the likes

Billiards and card room
for the luxury work out

Sauna-steam spa
for a refreshing experience

Yoga pavilion to perfect
your postures

The clink of the glass.
The hint of a song.
The warm smell of melted cheese.
Heavenly!

Poolside party area
for everlasting memories

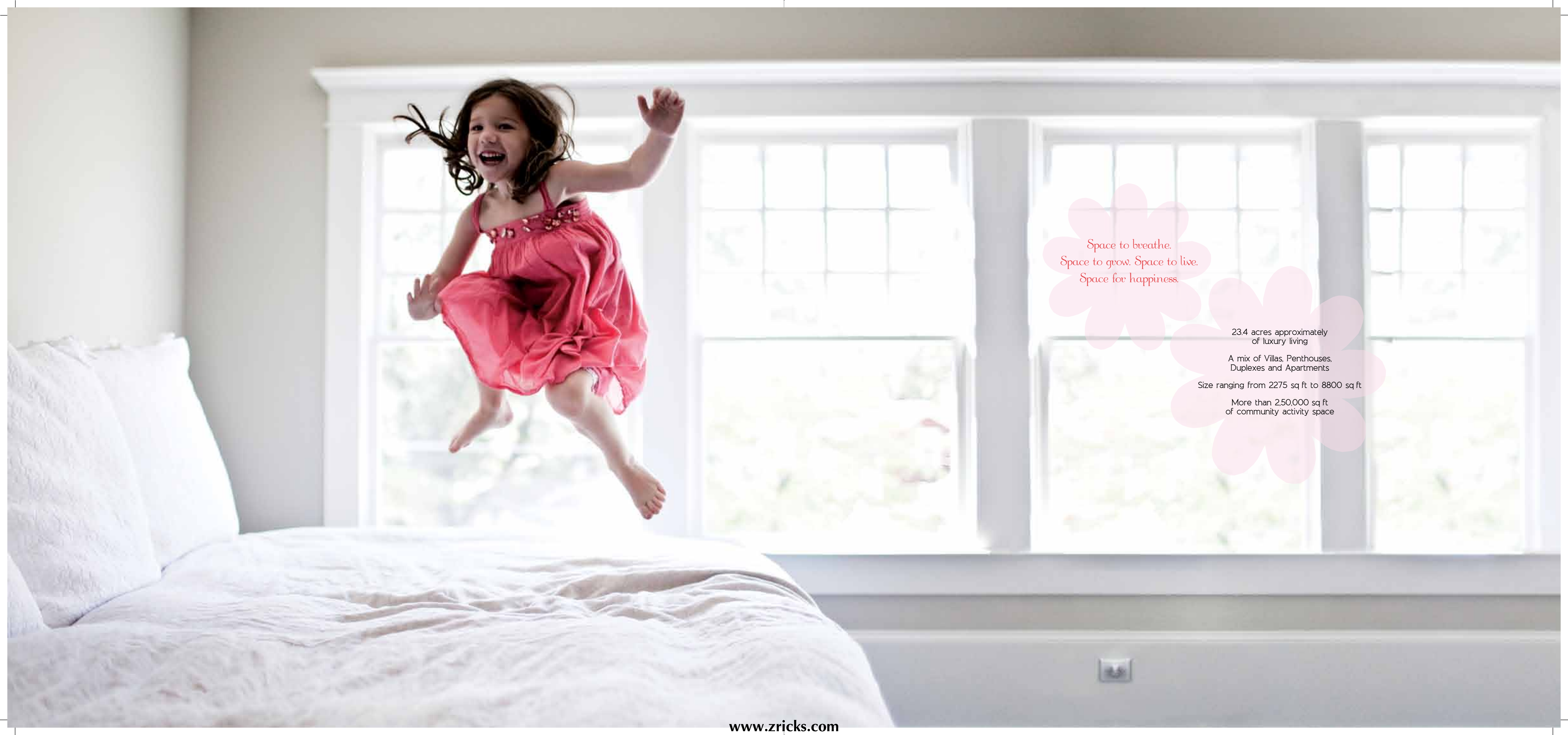
Banquet and party halls
to make the most of your finest moments

Expansive green area for numerous gossip sessions

Outdoor barbecue area
to get closer with close friends over kebabs

Nostalgia centres
to share your experiences

Get-together spaces
at stilt level
to inculcate new relationships



Space to breathe.
Space to grow. Space to live.
Space for happiness.

23.4 acres approximately
of luxury living

A mix of Villas, Penthouses,
Duplexes and Apartments

Size ranging from 2275 sq ft to 8800 sq ft

More than 2,50,000 sq ft
of community activity space



I have a place to call my own.
I have a place
to call my home.

A luxury address for
an exclusive 650 plus families

One of the lowest population density
developments in Gurgaon

Facing proposed green belt of Delhi as
per Delhi Master Plan - 2021

Connected to proposed
Dwarka Express Way (approx.
500 mts away) via 60 mts
wide sector road





Each day I wish
for something new.
Each day I wish
for a little more happiness.

Well-paved and landscaped roads
with tree lined avenues
Broad walkways with ramps for pedestrians,
elderly people and the specially abled

One of the most exquisitely
conceived landscapes, designed to
give you an unobstructed view of
the never-ending greens

Environment-friendly development with
sewage treatment plant,
rainwater harvesting pits, solar lighting and more

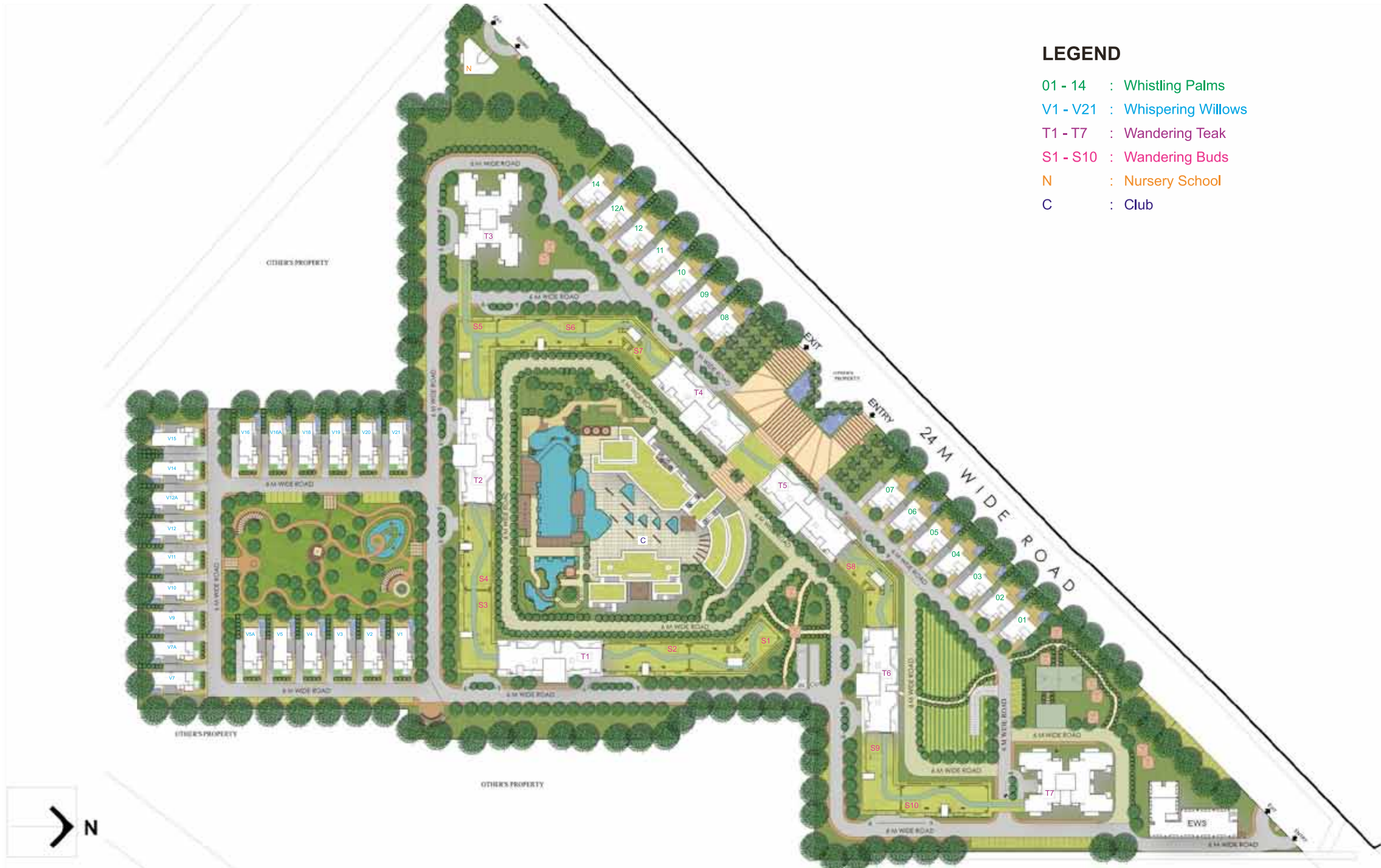
Central power back-up
State of the art electronic surveillance
Single point access/egress to and from the campus

Majority units 2-to-core for optimum privacy

I went out to seek happiness,
just to find it around the corner at Windchants.

Windchants is located at Sector 112, Gurgaon. Connected to the proposed Dwarka Expressway (NPR) via a 60 mts wide sector road.





Experience happiness in its various moods at Windchants. Located adjacent to the Delhi border at sector 112, Gurgaon, this landmark development by Experion is an epitome of cutting-edge innovation and eco-friendly design.

Choose from an exclusive range of villas, penthouses, duplexes and apartments. Each lined with a unique variety of flora that choreographs a personalised character to each dwelling. Make your choice from the following offerings:

Whispering Willows | Whistling Palms | Waving Teak | Wandering Buds

Windchants Community	Unit Type	Sale Area (sqms)*	Sale Area (sft)*
Whispering Willows	Villa	687.482	7400.00
Whistling Palms	Villa	589.934	6350.00
Waving Teak	2 BHK	211.354	2275.00
	3 BHK	246.193	2650.00
	3 BHK	334.450	3600.00
	4 BHK	429.676	4625.00
	4 BHK Penthouse	622.450	6700.00
	5 BHK Penthouse	817.546	8800.00
Wandering Buds	5 BHK Duplex	587.611	6325.00
	5 BHK Duplex	606.192	6525.00

*The areas are tentative and subject to change without prior notice.

The drawings are tentative and subject to approval. These are partly conceptual and not a legal offering. They can be changed at the sole discretion of the company.



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Whispering Willows

The world is your oyster and even more when you luxuriate at Whispering Willows. Nestled along a column of willows, these ultra-luxurious villas offer you the epitome of privacy and tranquility. Each villa comes complete with its front and rear lawns, two terrace gardens and water bodies. So you may entertain your friends on the terrace or give yourself a cool respite in the summers.

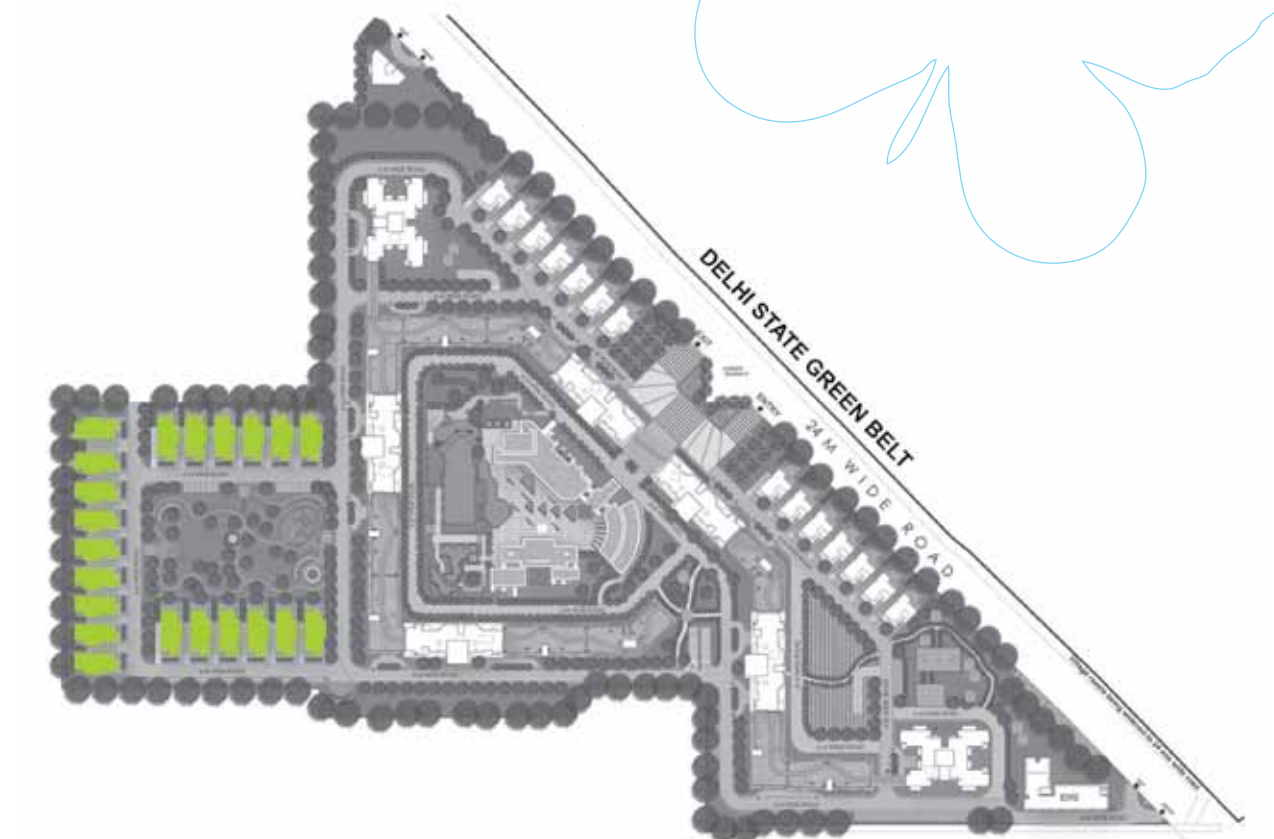
Spread over G+2 floors and a lower level

Spacious 5 bedroom villas with 3 convenient personal car parks

Two expansive master bedrooms

Expansive family and dining rooms

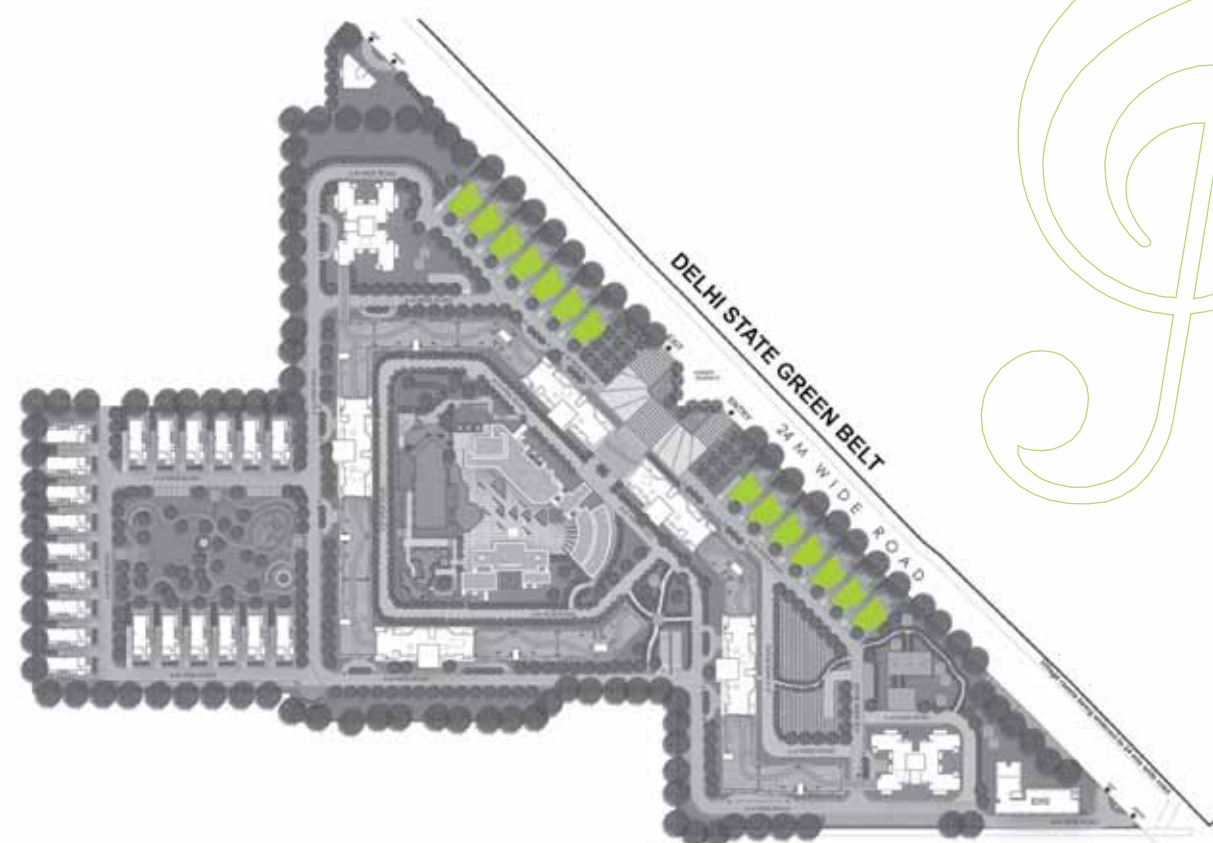
Utility rooms and storage spaces



Whistling Palms

A place to stimulate happy memories, a place where time slows down and simple moments are treasured forever. A swaying row of palm trees guide to bliss at Whistling Palms. Enjoy quiet evenings over a sip of tea at the terrace garden and loose yourself in the soothing chants of the wind.

- Spread over G+2 floors and a lower level
- Spacious 5 bedroom villas with 3 convenient personal car parks
- Two expansive master bedrooms
- Expansive family and dining rooms
- Utility rooms and storage space



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Waving Teak

Rising high above the ground like the majestic Indian teak, these high-rise blocks offer newer heights of happiness. Savour private moments as you tower above the world around you. Waving Teak boasts of 27 floors with spacious balconies that overlook the exquisite landscape, water bodies and exotic flora. A perfect setting for happy moments spent with your family.

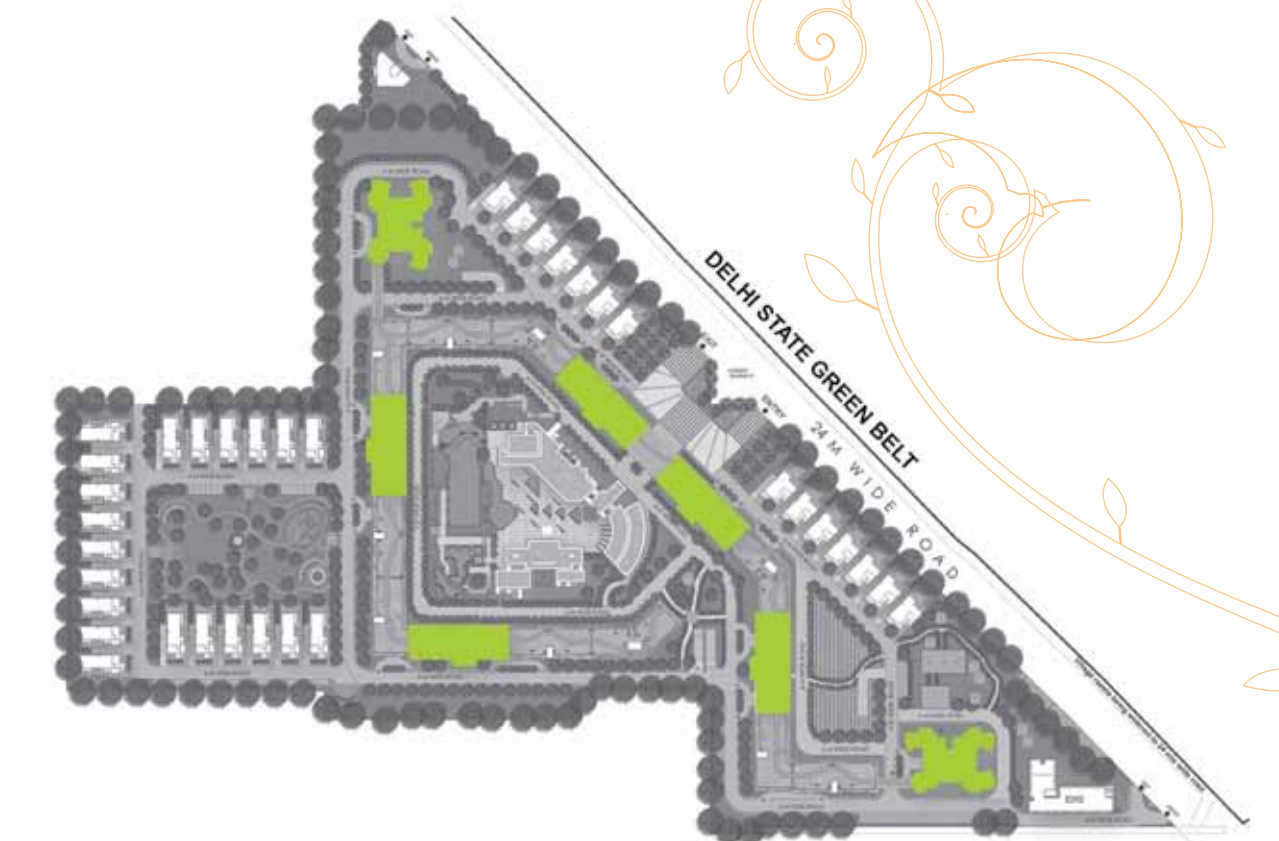
Mix of 2, 3, 4 BHK apartments and penthouses

Built to 27 floors

Double-height stilts for unobstructed view of the landscape

Most apartments 2-to-core for privacy

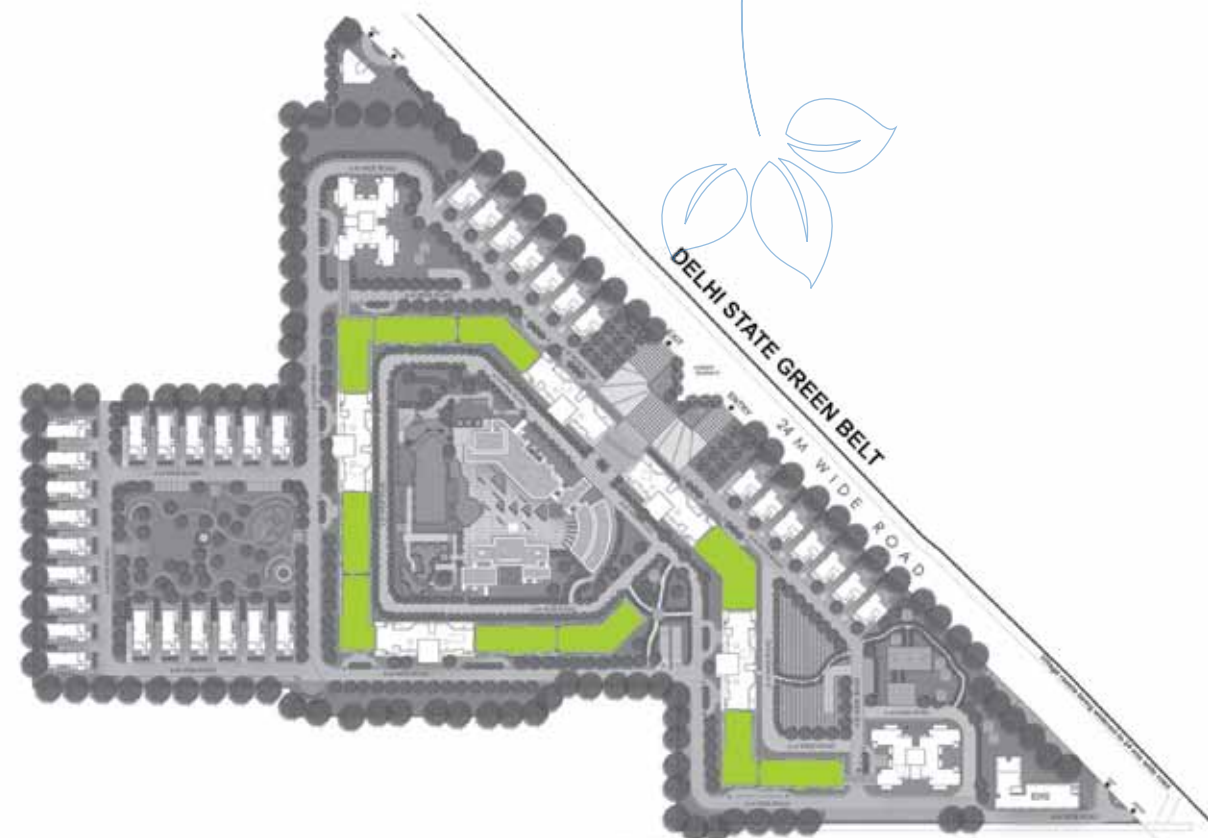
Well-appointed reception desk for individual towers



Wandering Buds

Experience the leisure of villa living in an apartment at Wandering Buds, a row of duplex units offering you a magnificent view of the landscape on either side of the building. These units showcase urban living at its finest, with a master bedroom on the ground level. Spacious living and dining rooms make for an additional leisure area to entertain guests and celebrate life at its finest.

- 3 duplexes stacked from Ground to level 6
- Provision for private elevators between two levels
- Personal terrace space to make your own kitchen garden
- Double-height living area



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Every memory relived, is a memory made.
And to make memories, is to make happiness.

Now make beautiful memories at the Windchants Community Centre, a place that makes space for your hobbies, interests and passions. A place to learn and grow. A place to meet and socialize. A place where happiness abounds.

Meditation Plaza
Sports Field
Fitness Area
Pet's Garden
Activity Plaza
Basketball Court
Skating Area

Barbeque
Area

Badminton Court
Tennis Court
Lap Pool

Children's Pool
Jacuzzi Area
Pool Deck
Sculpture Garden
Old Folk's Corner
The Daily Needs Store

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Specifications – Apartments

LIVING ROOM, DINING ROOM, LOUNGE

Floors	Imported marble
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

MASTER BEDROOM / DRESS

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

GUEST BEDROOM / DRESS

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

STUDY

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP /GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

OTHER BEDROOM / DRESS

Floors	Good quality laminated wooden flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Air Conditioner	Split AC

KITCHEN

Floors	Anti-skid vitrified tiles
Wall Finish	Ceramic tiles till 2' above the counter. Rest of the walls have plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Special Feature	Modular kitchen with granite/marble/composite counter

BALCONY

Floors	Vitrified tiles
Wall Finish	External texture paint
Ceiling Finish	Plastering with POP/GVP punning with acrylic emulsion paint
Windows/Glazing	Aluminium powder coated /UPVC with glass and fly net
Special Feature	MS Powder coated/SS safety railing with handrail

TOILETS

Floors	Anti-skid tiles
Wall Finish	Vitrified tiles up to false ceiling
Ceiling Finish	Moisture resistant gypsum false ceiling with acrylic emulsion paint
Doors	Flush door with teak veneered finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net
Special Feature	Imported marble/granite with open under counter vanity counter with mirror and exhaust fan. Glass shower cubicle and Jacuzzi in master toilet only

UTILITY ROOM

Floors	Ceramic tiles
Wall Finish	Acrylic emulsion paint
Ceiling Finish	Acrylic emulsion paint
Doors	Flush door with veneer finish/skin moulded doors
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net

STORE ROOM

Floors	Ceramic tiles
Wall Finish	Acrylic emulsion paint
Ceiling Finish	Acrylic emulsion paint
Doors	Flush door with veneer finish/skin moulded doors

UTILITY BALCONY

Floors	Ceramic tiles
Wall Finish	External texture paint
Ceiling Finish	Acrylic emulsion paint
Doors	Aluminium powder coated/UPVC with glass and fly net
Windows/Glazing	Aluminium powder coated/UPVC with glass and fly net



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Internal View Specifications – Villas

Entrance/Lift Lobby and Corridor

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint

Living/Dining/Family Lounge

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC

Internal Staircase

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP with acrylic emulsion paint
Special Feature	SS/Powder coated M S railing

External Staircase (Landscape)

Flooring	Granite/Stone flooring
Wall	Weather-proof external texture paint
Ceiling	Acrylic emulsion paint
Special Feature	SS/Powder coated M S railing

Basement (Multi-purpose Hall)

Flooring	Marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint

Water Body

Flooring	Mosaic tiles as per landscape design
Special Feature	With Lighting and filtration unit as per design

Ramp

Flooring	Chequered tile/Corbeled stone
Wall	Weather-proof external texture paint

Multi-purpose Space

Flooring	Marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint

Pantry

Flooring	Anti-skid vitrified tile
Wall	Plastering with POP/GVP with acrylic emulsion paint/ceramic tiles
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Special Feature	Granite counter

Pergola (At Second Floor)

Special Feature	Seasoned wood/MS with wooden texture paint or RCC
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Terrace (At Second Floor)

Flooring	Anti-skid vitrified tile
Wall	Weather-proof external texture paint
Special Feature	SS/Powder coated M S railing

Terrace (Roof Terrace)

Flooring	Anti-skid ceramic tile
Wall	Weather-proof external texture paint

Kitchen

Flooring	Anti-skid vitrified tile/composite marble
Wall	Ceramic Tiles till 2' above the counter. Rest of the walls have plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Special Feature	Modular Kitchen with granite/marble/composite marble counter

All Toilets

Flooring	Anti-skid tile
Wall	Imported vitrified tiles up-to false ceiling
Ceiling	100% moisture resistant gypsum false ceiling with acrylic emulsion paint
Special Feature	Imported marble/granite with under counter vanity counter with mirror and exhaust fan

Master Toilet

Flooring	Imported marble
Wall	Marble/tile up-to false ceiling
Ceiling	100% moisture resistant gypsum false ceiling with acrylic emulsion paint

Special Feature	Glass shower cubicle/imported marble/granite with under counter vanity counter with mirror and exhaust fan
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Store/Utility Room

Flooring	Ceramic tiles/vitrified tiles
Wall	Acrylic emulsion paint
Ceiling	Acrylic emulsion paint
Special Feature	Flush door with veneer finish/skin moulded door

Utility Toilet, W.C

Flooring	Anti-skid tile
Wall	Ceramic tile dado
Ceiling	Plaster with acrylic emulsion paint

Utility Balcony

Flooring	Anti-skid ceramic tiles
Wall	Weather-proof external texture paint
Ceiling	Acrylic emulsion paint

Study

Flooring	Imported marble
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC

Balcony

Flooring	Anti-skid vitrified
Wall	Weather-proof external texture paint
Ceiling	Plastering with POP/GVP punning acrylic emulsion paint
Special Feature	SS/Powder coated M S railing

Bedroom/Guest Bedroom and Dress

Flooring	Good quality laminated/engineered wooden flooring
Wall	Plastering with POP/GVP with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC
Special Feature	Flush door with veneer finish/skin moulded door

Master Bedroom and Dress

Flooring	Good quality laminated/engineered wooden flooring
Skirting/Dado	Good quality laminated/engineered wooden flooring
Wall	Plaster with acrylic emulsion paint
Ceiling	Plastering with POP/GVP punning with cornice band and acrylic emulsion paint
Air Conditioner	Split AC
Special Feature	Flush Door with teak veneer finish

Landscape/Garden	Lighting/Sit-out/Paving as per landscape design
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External Finish	Plaster with good quality weather-proof external texture paint.
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Door (Internal)	Flush door with teak veneered finish/skin moulded doors and frame: CP/Malaysian Sal/Teak wood with polish
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Door (External)	Aluminium powder coated/UPVC with glass and fly net
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Door (Entrance)	Panel door/both side veneered flush door with polish
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Windows (External)	Aluminium/UPVC with glass and fly net
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Glass Railing (Dining Area-First Floor)	Toughened glass with SS
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All Door Fittings	SS/Chrome/Brass finish fittings
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Electrical Wiring	Multi-strand FRLS copper wires with modular switches
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Specifications for the Common Areas

ARRIVAL RECEPTION/SECURITY LOBBY & CORRIDOR AREA	
Floors	Stone flooring
Wall Finish	Stone cladding and plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Gypsum false ceiling with cove band and acrylic emulsion paint
Windows/Glazing	Aluminium powder coated/UPVC with glass
TYPICAL LIFT LOBBY & COMMON PASSAGES	
Floors	Granite/vitrified tiles
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	POP punning with cornice band and acrylic emulsion paint
Windows/Glazing	Aluminium powder coated/UPVC with glass

STAIRCASE	
Floors	Stone flooring
Wall Finish	Plastering with POP/GVP with acrylic emulsion paint
Ceiling Finish	Plastering with POP/GVP with acrylic emulsion paint
Doors	Fire door
Windows/Glazing	Aluminium powder coated/UPVC with glass
Special Feature	Powder coated MS railing with handrail
External Finishes (Facade)	External grade texture paint



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Happiness cannot do without

Essentials

- 24 hour regular water supply
- 100% power backup

Security

- Earthquake resistant structure
- 24 hours manned security
- Fire fighting systems as per codes
- Gated complex

Community

- Nursery School
- Community Centre with
- Swimming Pool • Kids Pool • Cards Room
- Meditation/Yoga • Multipurpose Hall
- Health Club • Ladies Club • Crèche
- Health Centre • Community Shopping

Recreational

- Continuous landscape sky/terrace garden on the 7th floor
- Amenities, community spaces at the 7th floor
- Children's Play Area
- Basket Ball Court
- Skating Rink
- Outdoor Badminton Court
- Tennis Court
- Themed Landscaped Green Area
- Walkways, Jogging Tracks
- Barbeque Pavilions

Windchants is being developed by Experion Developers Pvt. Ltd.,
a 100% FDI real estate developer.



At Experion we do not create structures out of bricks and mortar, but we believe in creating spaces that bestow upon its residents a positive feeling towards life. We believe that our relationship with those who grant us the opportunity to become a part of their lives, our valuable customers, should be an unsurpassed experience. It should be an invigorating collection of timeless memories. A feeling called positivity. A dream called home. One that you would love to come back to.

Visit us at www.experion.co

This group housing colony project in Sector – 112, Gurgaon is duly approved / licenced by the office of Director General, Town & Country Planning Deptt., Haryana vide 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 vide DGTCP office memo no.: ZP-595/JD(BS)/2012/9781 dtd. 7.6.2012 for 563 main dwelling units, 100 EWS units, convenient shopping, 1 no. nursery school and community centre / community building having facilities at par with that of a club. All the approvals can be checked in the office of the Developer. The developer reserves the right to get the approved building plans revised at any stage till completion of the buildings as per prevailing government norms.
Name of Developer: Experion Developers Pvt. Ltd. (Formerly Gold Developers Pvt. Ltd.)