

100% FDI Real Estate Developer



## THE CAPITAL OF THE CAPITAL



EXPERION   
**CAPITAL**  
Gomti Nagar, Lucknow



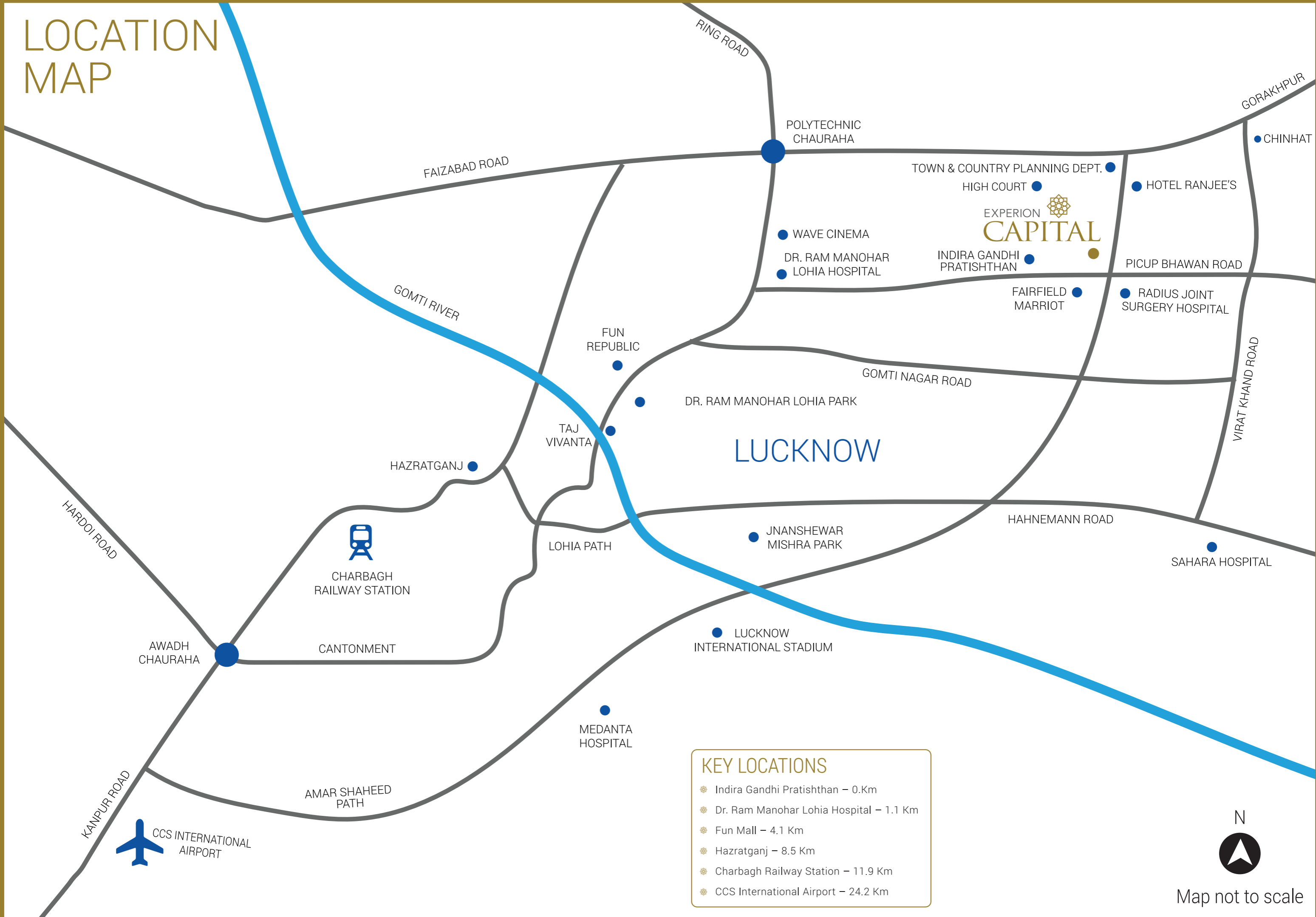


## EXPERION CAPITAL

Located on Picup Bhawan road next to Indira Gandhi Pratishthan at Vibhuti Khand, Gomti nagar, Lucknow. Experion Capital boasts of an enviable location, which has Dr. Ram Manohar Lohia hospital and Fairfield Marriott hotel in close proximity. Multiple office & retail complexes in the vicinity make this location a prime and convenient place to reside at. Experion Capital is truly a home in the modern hub of the Capital.



# LOCATION MAP



- ### KEY LOCATIONS
- Indira Gandhi Pratishthan – 0.0 Km
  - Dr. Ram Manohar Lohia Hospital – 1.1 Km
  - Fun Mall – 4.1 Km
  - Hazratganj – 8.5 Km
  - Charbagh Railway Station – 11.9 Km
  - CCS International Airport – 24.2 Km



Map not to scale



## SALIENT FEATURES

- ✿ Air-conditioned Apartments
- ✿ Designed by the award winning architect firm - DSP Design Associates
- ✿ Landscape Architect - Design Accord
- ✿ Pedestrian Walkway
- ✿ Senior Citizen Corner
- ✿ 100% Power Backup
- ✿ Landscaped Gardens
- ✿ Drop-off Point at Every Tower







## CLUB CAPITAL- SALIENT FEATURES

- ☼ Infinity Pool
- ☼ Kids' Pool
- ☼ Steam & Sauna
- ☼ Gymnasium
- ☼ Yoga Room
- ☼ Multi-purpose Hall
- ☼ Multi-purpose Lounge
- ☼ Table Tennis
- ☼ Snooker
- ☼ Squash Court



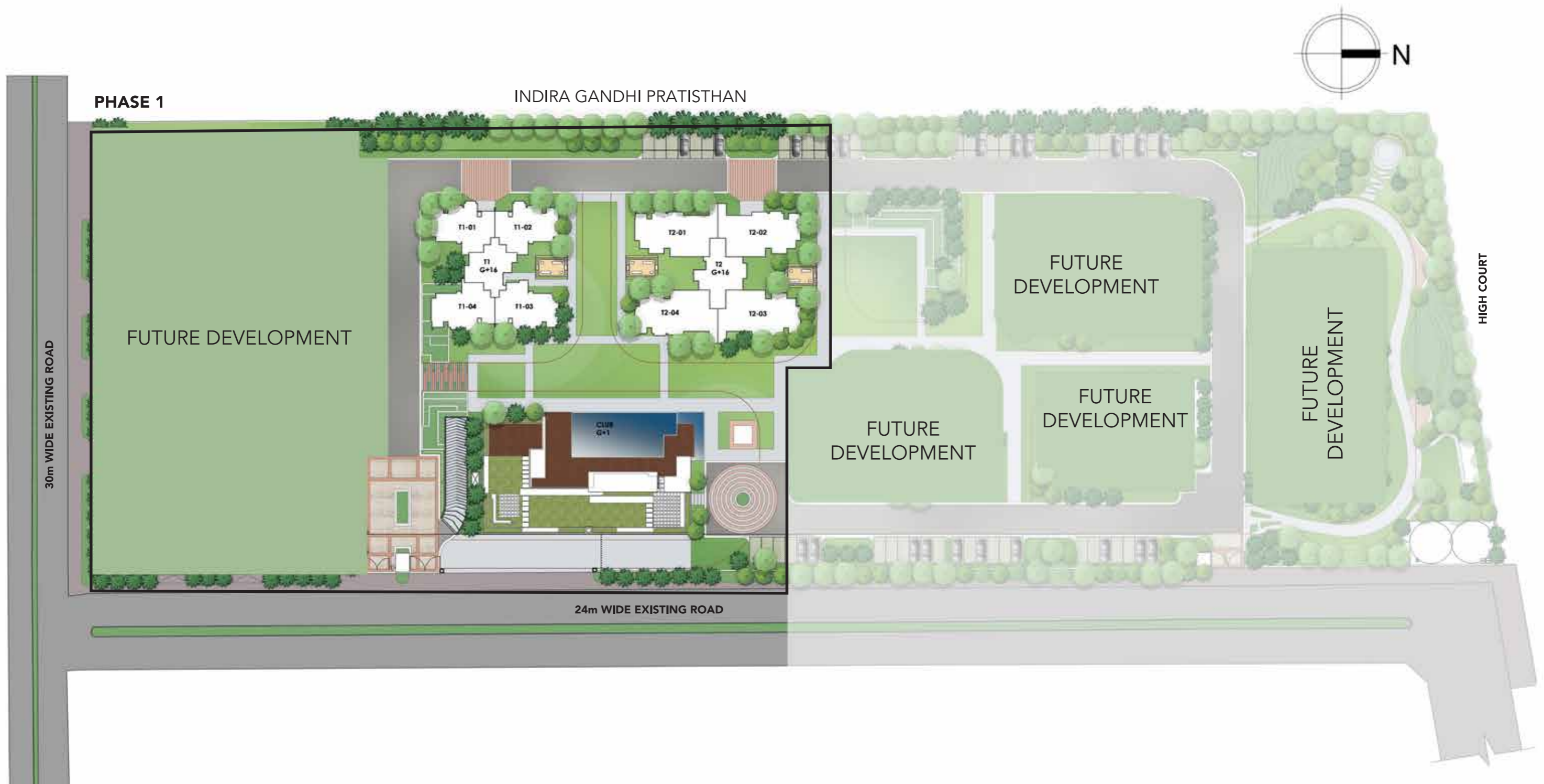


## MULTI-TIER SECURITY

- Video Door Phone on Main Door
- Electronic Lock on Main Door with Remote
- Alarm Systems
- Lift Lobby CCTV Surveillance
- Periphery CCTV Surveillance

## MASTER PLAN-PHASE 1

- Air-conditioned Residential Apartments
- Club House | Swimming Pool
- Senior Citizen Corner
- Pedestrian Walkway
- Stepped Garden
- Spillout Court





# SPECIFICATIONS

ZONE/AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS/GLAZING	OTHERS
LIVING/DINING ROOM	Marble Finish Vitrified Tiles laid with 2-3 mm spacers	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Main Entrance Door - Teak wood frame with Veneered Flush Door OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	
MASTER BEDROOM/DRESS	Laminated Wooden Flooring and Vitrified tile in Dress	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	
MASTER TOILET	Antiskid Ceramic/ Vitrified tiles	Ceramic/Vitrified tiles 7' height	Moisture resistant False Ceiling	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	Granite counter Top, Glass partition, Mirror, CP fittings and Sanitaryware.
ALL BEDROOM/DRESS	Laminated Wooden Flooring	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	
OTHER TOILETS	Antiskid Ceramic/Vitrified tiles	Ceramic/Vitrified tiles 7' height	Moisture resistant False Ceiling	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	Granite Counter top, Mirror, CP fittings and Sanitaryware.
KITCHEN	Antiskid Ceramic/Vitrified tiles	Ceramic/Vitrified Tiles 2' above Counter with rest of walls with Plastering & POP Punning/ GVP with Acrylic Emulsion paint	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	Granite Counter Top with SS Sink with Drainboard
STORE/PUJA ROOM	Ceramic/Vitrified Tiles	Plastering & POP Punning/ GVP with Acrylic Emulsion paint	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	
BALCONIES	Antiskid Ceramic/Vitrified Tiles	External Grade Texture Paint	Plastering with External Grade Acrylic Emulsion paint	UPVC/Aluminium	UPVC/Aluminium Glazing	MS Railing
SERVANT ROOM	Ceramic/Vitrified Tiles	Oil Bound Distemper	Oil Bound Distemper	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	
SERVANT TOILET	Ceramic Tiles	Ceramic tiles 7' height	Moisture resistant False Ceiling	Hard wood frame with painted Flush doors/skin moulded doors OR Indian/imported prefabricated composite doors	UPVC/Aluminium Glazing	CP fittings and Sanitaryware.
ELEVATOR	2 elevators per tower					
POWER BACKUP	100%					
SECURITY SYSTEM	CCTV in Lift Lobbies at Basement and Ground Floor, Basement entrance to be access controlled/Periphery CCTV/Alarm Systems connected to central command centre/Guard Room. Three Tier Security with Video door phone & Electronic Lock on Main Door with remote unlocking					
AIR-CONDITIONING	Split Type in Living/Dining and all bed rooms					



# FLOOR PLANS

## TOWER 1

3 BHK COMPACT

CARPET AREA (sqm) - 82.22

CARPET AREA (sqft) - 885.02

BUILT UP AREA (sqft) - 1097.35

REFERENCE AREA (sqft) - 1415.48

# FLOOR PLANS

## TOWER 2

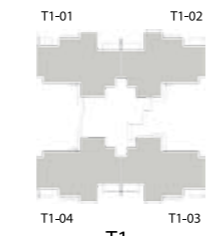
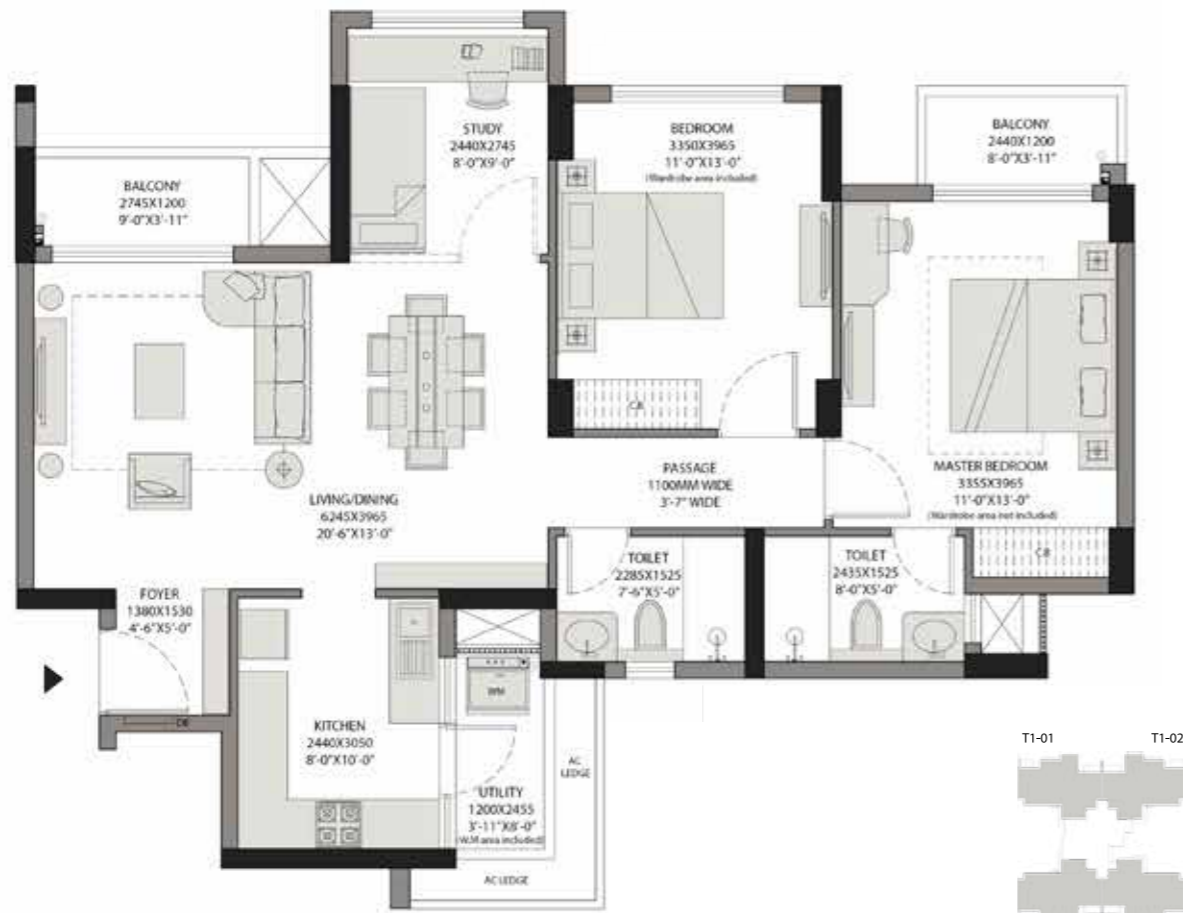
3BHK + SERVANT ROOM TYPE 2A

CARPET AREA (sqm) - 111.35

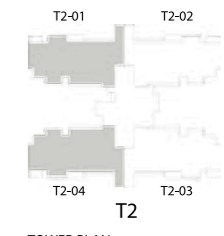
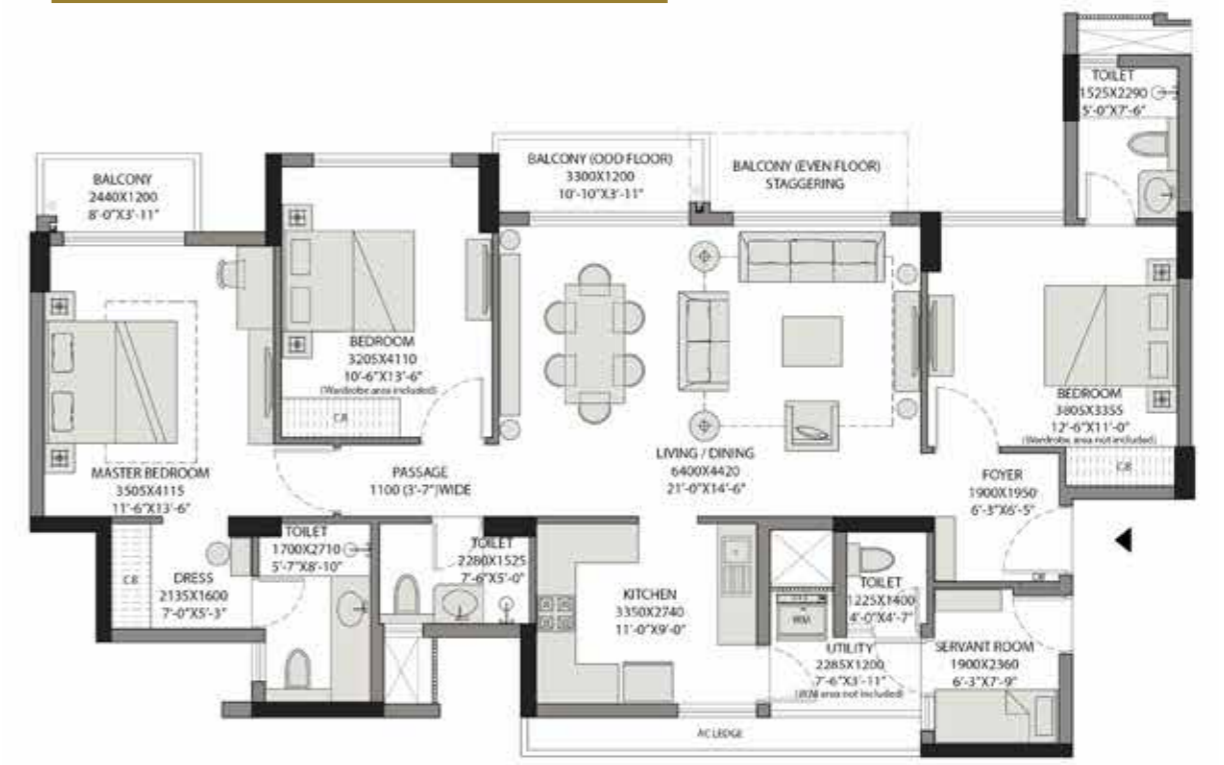
CARPET AREA (sqft) - 1198.61

BUILT UP AREA (sqft) - 1473.96

REFERENCE AREA (sqft) - 1917.04



TOWER PLAN



TOWER PLAN



KEY PLAN



KEY PLAN



## FLOOR PLANS

### TOWER 2

3BHK + SERVANT ROOM TYPE 2B

CARPET AREA (sqm) - 111.41

CARPET AREA (sqft) - 1199.24

BUILT UP AREA (sqft) - 1473.96

REFERENCE AREA (sqft) - 1918.05



KEY PLAN

## ABOUT US

Experion Developers is a 100% FDI funded real estate company backed by Experion Holdings Pvt. Ltd., Singapore, the real estate arm of \$2.5 billion AT Holdings, Singapore. At Experion, we believe that good experiences foster enduring relationships.

## OUR AWARDS



## RESIDENTIAL PROJECTS

At Experion, we believe in the positive side of life. Which is why, every project of ours is designed around this philosophy.

### SECTOR 108, GURGAON



#### READY TO MOVE-IN

Spread across 15 acres in sector 108, Gurgaon; The Heartsong is an exquisite offering of 2, 3 & 4 BHK air-conditioned apartments and penthouses. Number of units offered for possession-402.



### SECTOR 112, GURGAON



#### DESIGNED TO PERFECTION

Windchants is an exquisite selection of luxury villas, penthouses, duplexes and luxury apartments along with 2,50,000 sq ft activity spaces and an endless view of artistically laid out landscape. Number of units offered for possession-104.



### SECTOR 108, GURGAON



#### DEVELOPED PLOTS

The Westerlies, one of Experion's premium real estate projects represents abundance of space, located in sector 108, Gurgaon, away from the hustle bustle of life.



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

## COMMERCIAL PROJECT

NH-8, GURGAON

MILESTONE EXPERION CENTRE

## UPCOMING PROJECT

TOWNSHIP PROJECT, NH-1, AMRITSAR

**EXPERION**  
THE POSITIVE SIDE OF LIFE

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THE POSITIVE SIDE OF LIFE  
100% FDI Real Estate Developer

919, 9th Floor, Cyber Heights, Plot No. TCG 1-A-6, 7 | Vibhuti Khand, Gomti Nagar, Lucknow-226010, Phone: +91 70424 99129

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**Statutory Disclosure:** Experion Capital shall be developed in a phase wise manner. Phase I registered vide RERA Registration No. UPRERAPRJ4224 for 136 nos. residential apartments, commercial block, commercial/club building. License – Building plans sanctioned vide order dated 12.01.2017 by Lucknow Development Authority, Uttar Pradesh (Permit No. 41210 dated 08.03.2017). Environmental Clearance Ref. No. 50/Parya/SEAC/3723/2016 dated 12.12.2017. All approvals can be checked 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.