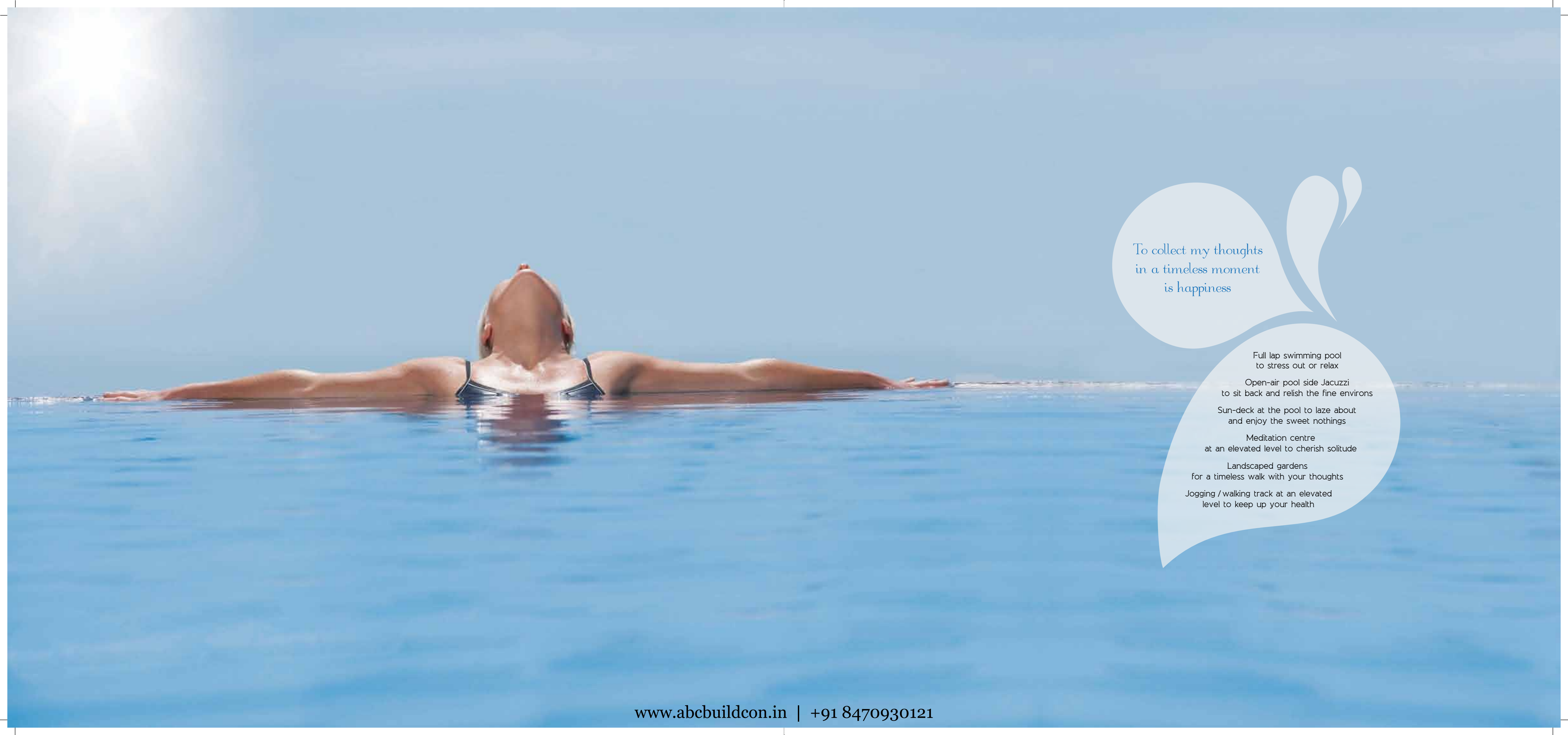


A conference that got rescheduled three times over  
A game of golf that got ruined by the fickle rain  
A traffic jam that seemed to take forever  
And a phone that never ceased to ring

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

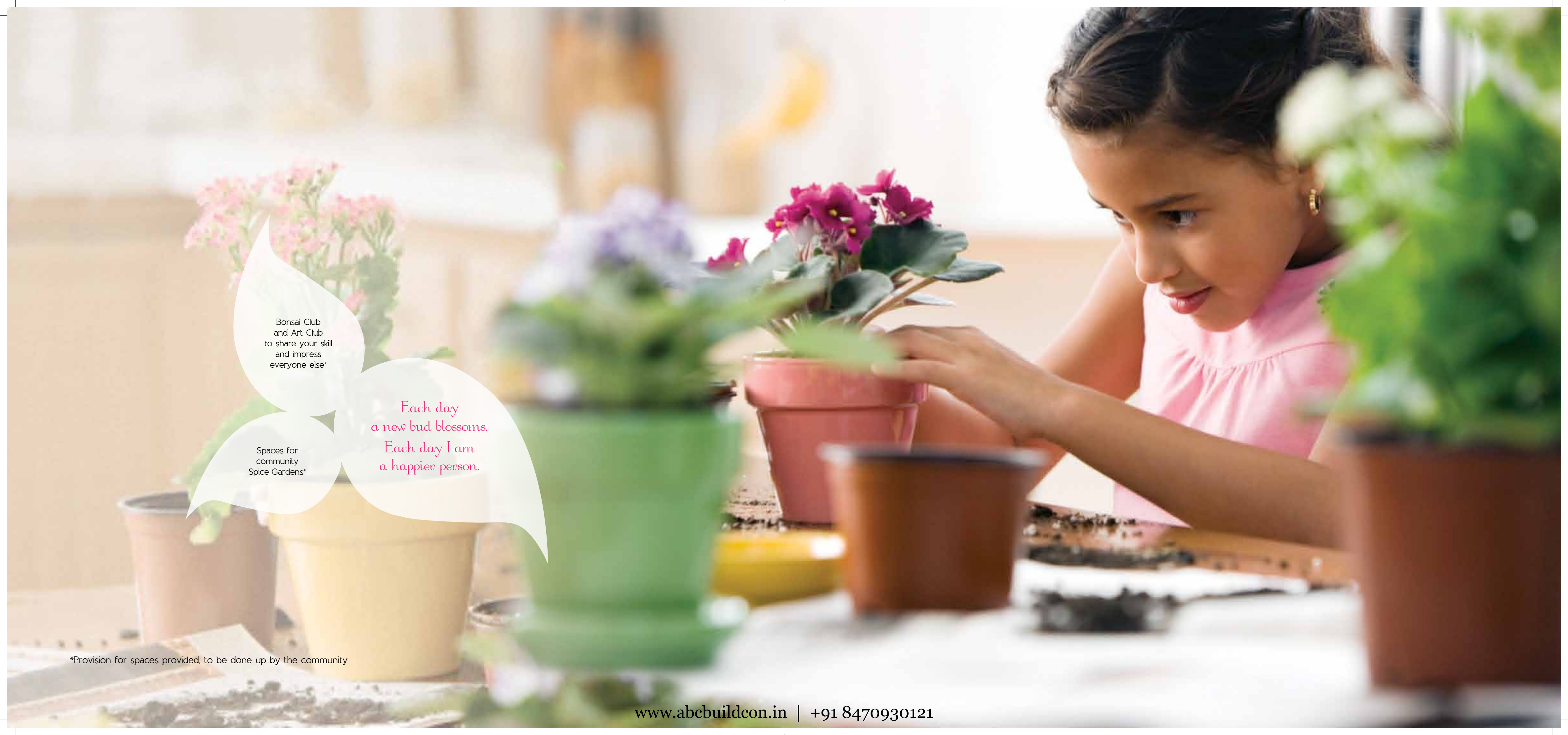
Open-air pool side Jacuzzi  
to sit back and relish the fine environs

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

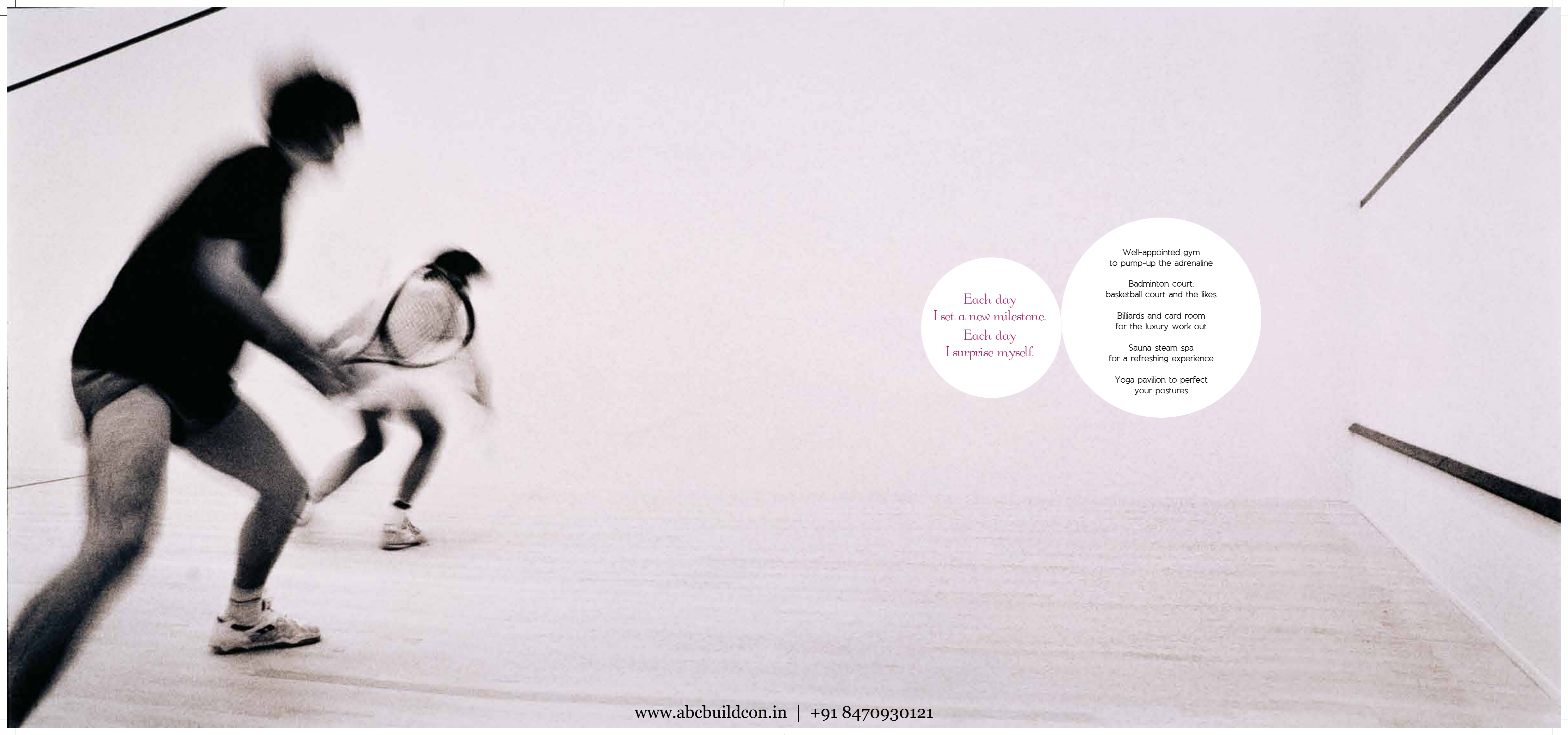


Bonsai Club  
and Art Club  
to share your skill  
and impress  
everyone else\*

Spaces for  
community  
Spice Gardens\*

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

\*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 still 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.



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.



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
Wandering Buds	5 BHK Penthouse	817.546	8800.00
	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.

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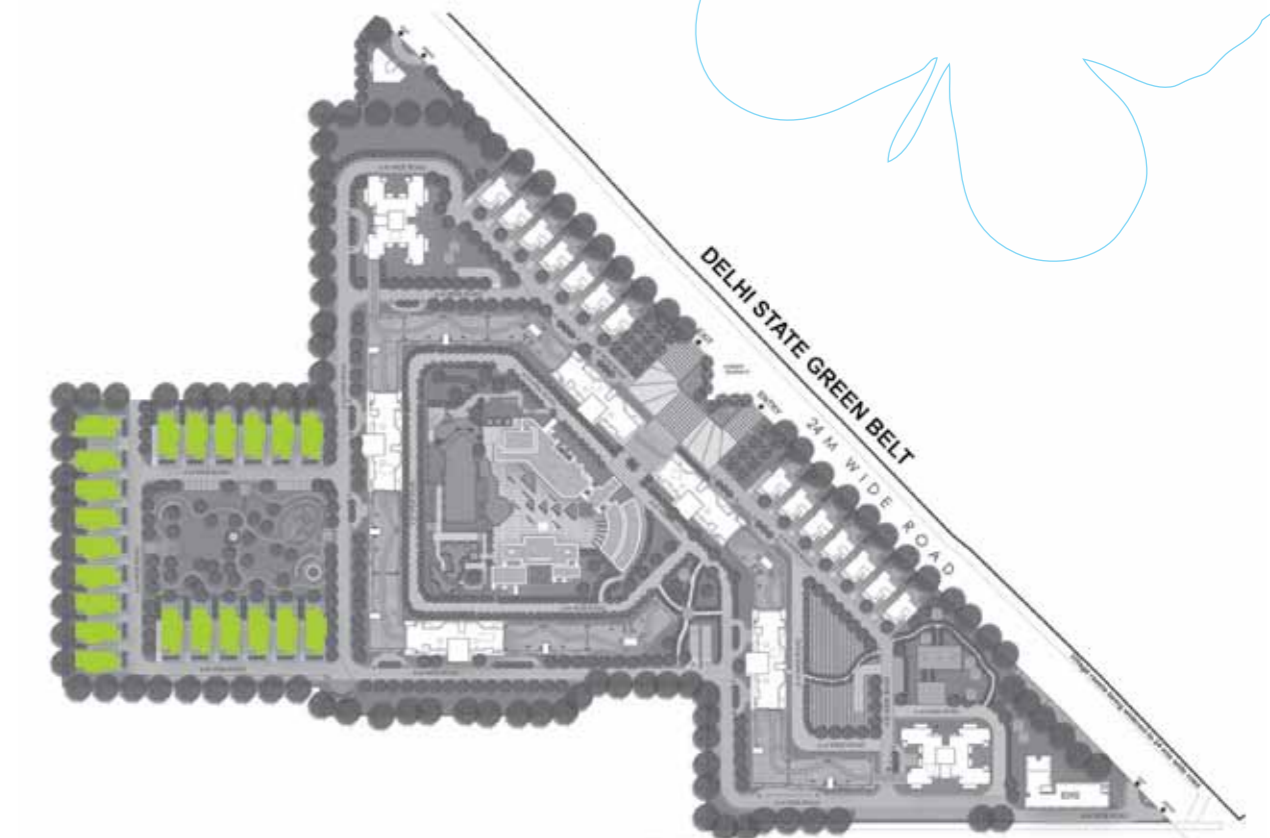


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## Whispering Willows

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

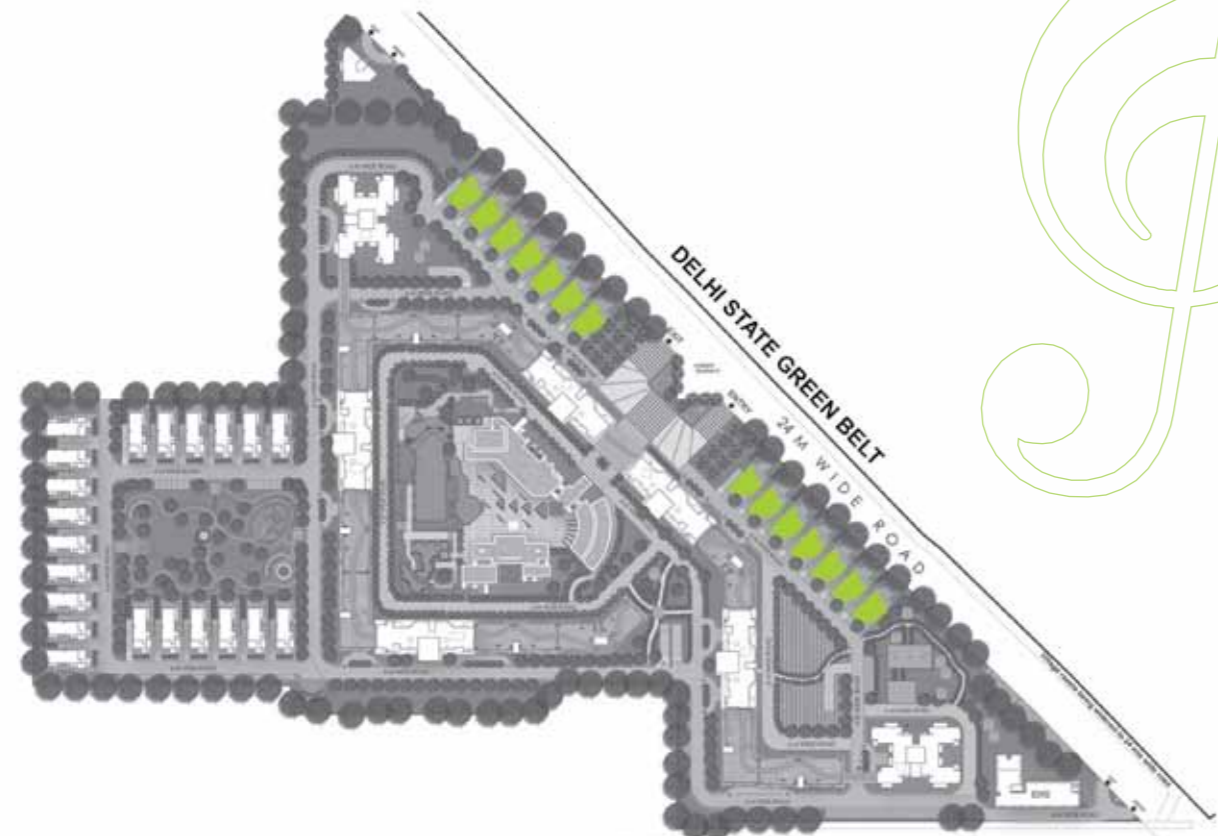




## Whistling Palms

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.

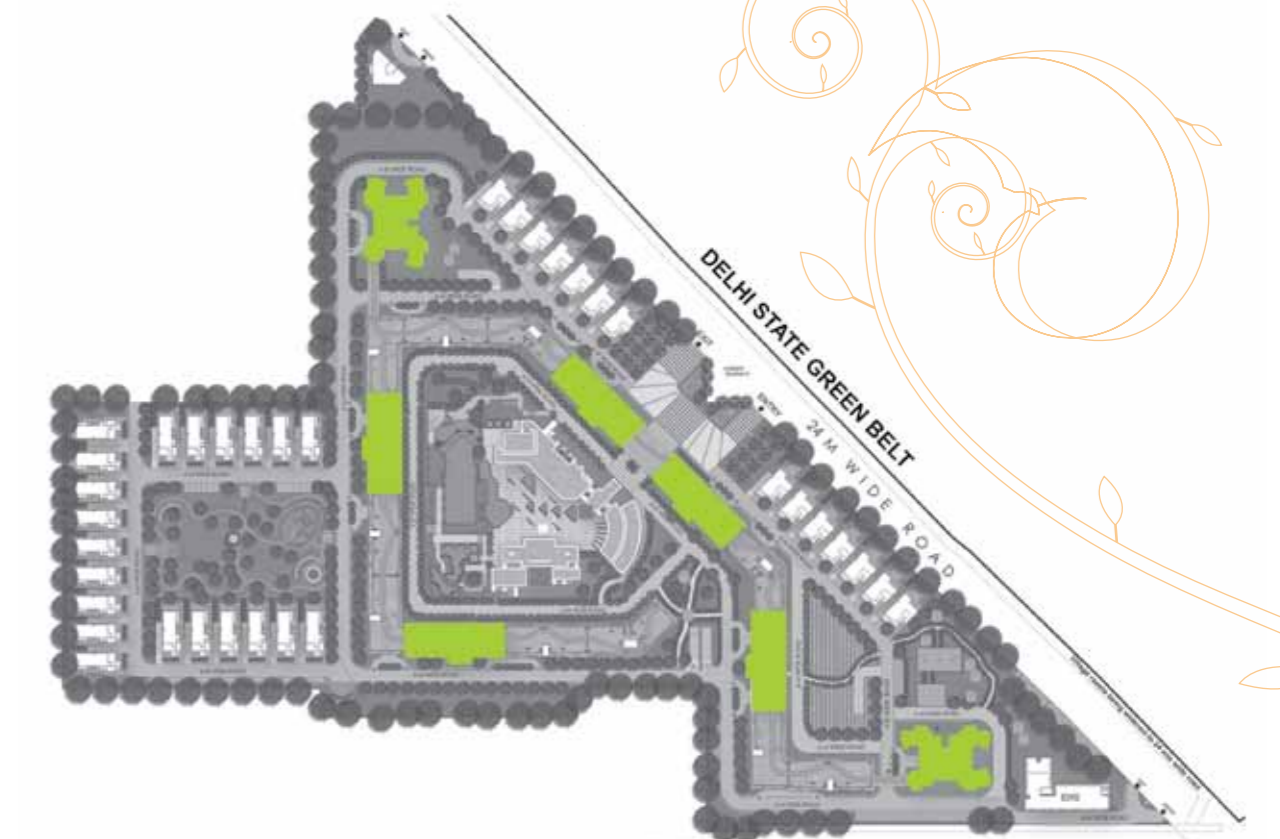
Mix of 2, 3, 4 BHK apartments and penthouses

Built to 27 floors

Double-height stilts for unobstructed view of the landscape

Most apartments 2-to-core for privacy

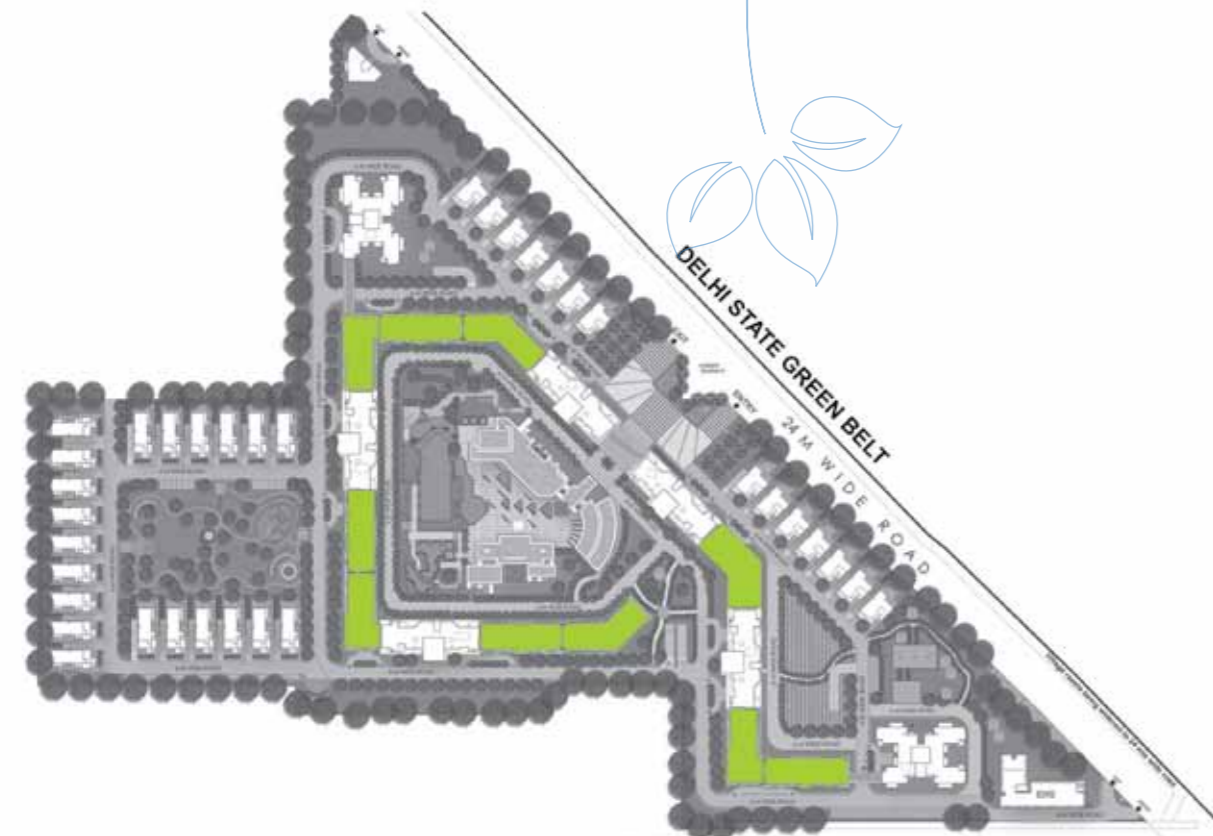
Well-appointed reception desk for individual towers



## 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

### TOLETS

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](http://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 DGTCPC 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.)