100% FDI REAL ESTATE DEVELOPER

EXPERION
THE POSITIVE SIDE OF LIFE



THE WESTERLIES

SECTOR 108, GURUGRAM

RERA Registration for PH 1 & PH 2 is not applicable. Regd. No. PH 3 - 67 of 2019 and Regd. No. 103 of 2017 for 14 units of Villas.

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Experion Developers Private Limited

Corporate Office: Plot No. 18, 2nd Floor, Institutional Area, Sector 32, Gurugram, Haryana 122001

Registered Office: F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075

CIN: U70109DL2006FTC151343

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Disclaimer: This does not constitute a legal offer. Customers are advised to have their independent evaluation. Artistic impression as shown to highlight the architectural design are indicative and subject to change as may be decided by Developer or as may be directed by any competent authority in the best interest of development. Concepts alluded herein are subjective. Layout plan can be amended at any time by the Developer subject to the provisions of applicable laws. Full grown trees as shown will take some years to grow. *Additional charges applicable. Developer: Experion Developers Pvt. Ltd. (herein referred as "Experion").

License: DGTCP, Haryana has granted Licence no. 57 dated 11.7.2013 to few land owners c/o Experion Developers Pvt. Ltd. "Developer for development of a residential plotted colony on 100.48125 acres land situated in Sector - 108, Gurugram. As per the approved layout plan of the colony, there are 770 residential plots including 157 EWS plots, 2 commercial plots and a provision of 2 Nursery Schools, 2 Primary Schools, 1 Taxi stand and 2 Nursing Homes. RERA Registration for PH 1 & PH 2 is not applicable. Regd. No. PH 3 - 67 of 2019 dated 06.11.2019 and Regd. No. 103 of 2017 dated 24.08.2017 for 14 units of Villas. In case of inspection of original approvals, the same can be inspected at corporate office with prior notice.

Life needs space and The Westerlies has been thoughtfully designed keeping just that in mind. This 100 acre fully developed township has been intelligently designed to foster community living with an integrated landscape plan. Located at just 0 km from Delhi border, this integrated township brings you the space for holistic living away from the urban clutter right in the lap of natural luxury.

Live the peaceful life you have always aspired to in your dream house here. Enjoy the freedom of building your luxurious home, and live right in the lap of nature surrounded by ample greenery around the property and fresh air in this township. Revel in the joy of receiving the best of both worlds with a tranquil lifestyle away from the urban toxicity.

Life needs space, and at The Westerlies, you live the best of it here.



SPACES FOR
YOUR CHOICE

ARTISTIC IMPRESSION

The luxury of owning a piece of land also comes with the luxury of choices. Build a villa with a garden for your grand family, build multiple floors for the future generations, or use it to generate passive income for yourself. With all the modern amenities, this integrated township is completely ready to make your dreams a reality.

Multiple Plot Sizes
Ranging from 210 sq.m to 1007 sq.m

Fully Integrated Township

Provision for Pre-school &
Nursing Home



SPACES FOR LUXURY

ARTISTIC IMPRESSION

Breathing fresh is a luxury. Living in homes which receive bright sunlight is a luxury. A home in this thoughtfully designed residential township with ample green spaces to take a stroll amidst fresh air is a luxury. Owning a plot in this developed township designed by the renowned architects at HoK, London is a luxury that

The Westerlies offer.

Over 10 Acres of Green Boulevard • 100% Power Backup* • Wide Internal Roads

Internationally Acclaimed Water Management System with Storm Water Drainage

SPACES FOR
COMFORT

ARTISTIC IMPRESSION

Located at just 0 km from the Delhi border, The Westerlies offer the best of both worlds: urban convenience with suburban tranquility. Right in the lap of nature, this township is strategically connected to all the nodal points of the Capital and offers connectivity to all the important urban hubs.

- Quick Access To IGI Airport
- 0 km from Delhi Border
- Close Proximity to Proposed Diplomatic Enclave
- Proximity to HUDA City Centre/ Dwarka Sector 21 Metro Stations



SPACES FOR AN ACTIVE LIFESTYLE

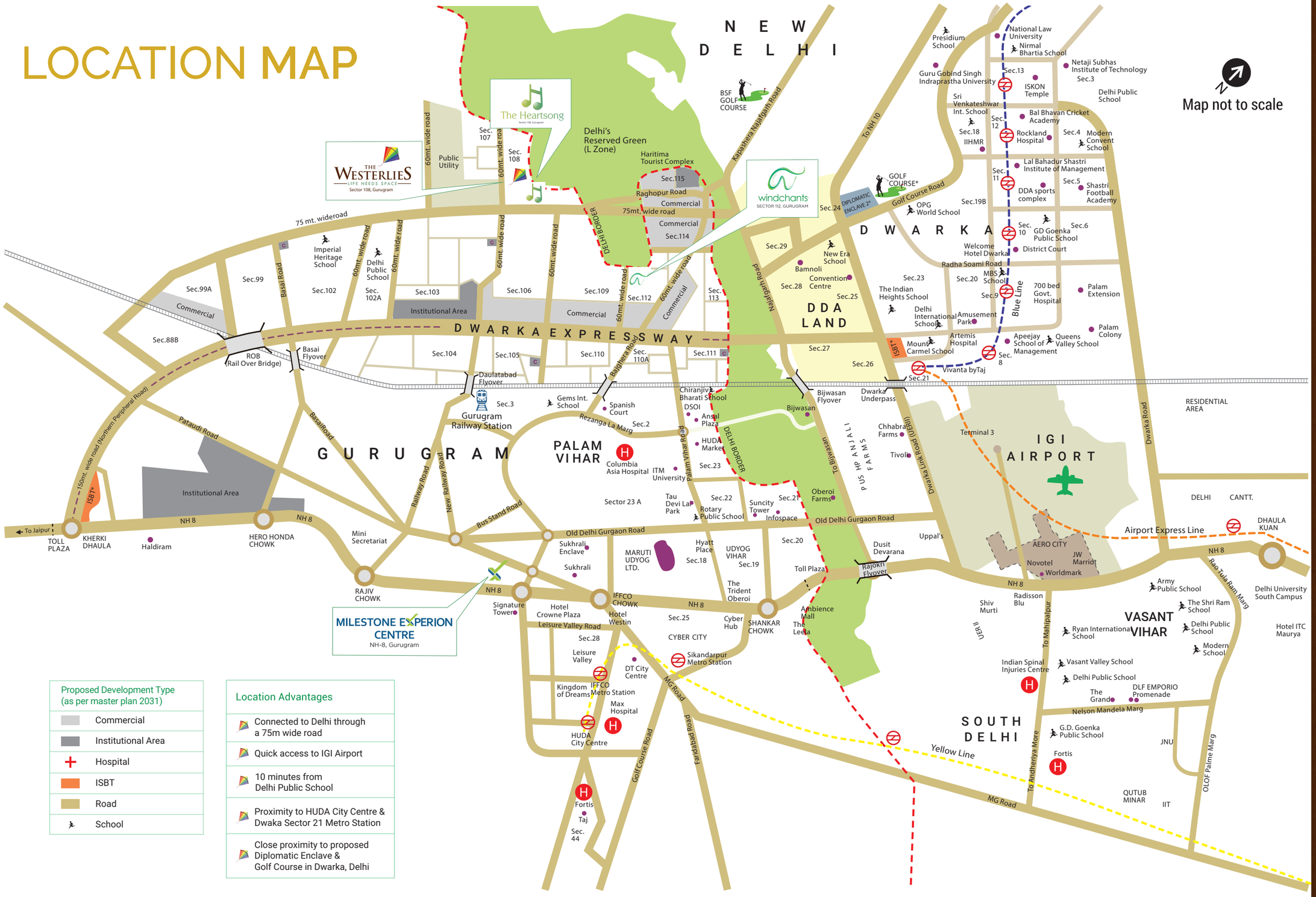
ARTISTIC IMPRESSION

Abundant open spaces for you to explore all your passions, that is what The Westerlies offer its residents. Take a relaxing walk on The Breeze, spend a quiet afternoon meditating, enjoy the space to celebrate community festivals, and allow your children to spend time away from the screen in the lap of nature.

Whatever your passions are, The Westerlies has the space for it.

- The Breeze
  1.1 km long open stretch, accessible from any part of the site
- Yoga / Meditation Zone
- Kids' Play Area
- Amphitheatre
- Bicycle Path
- Dedicated Barbecue Area
- Reflexology Footpath
- Running Track

LOCATION MAP



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

Location Advantages

- Connected to Delhi through a 75m wide road
- Quick access to IGI Airport
- 10 minutes from Delhi Public School
- Proximity to HUDA City Centre & Dwaka Sector 21 Metro Station
- Close proximity to proposed Diplomatic Enclave & Golf Course in Dwarka, Delhi

ABOUT **EXPERION**

Experion is a 100% FDI funded real estate developer backed by Experion Holdings Pte. Ltd., Singapore, the real estate investing arm of $2.5 billion AT Holdings group of companies. Other business of AT Holdings include construction, oil and 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 a 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