

100% FDI REAL ESTATE DEVELOPER

EXPERION
THE POSITIVE SIDE OF LIFE



The Heartsong

SECTOR 108, GURUGRAM

EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI Real Estate Developer

Experion Developers Private Limited

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

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

CIN: U70109DL2006FTC151343.

Toll Free: 1800 102 2630 | **E-mail:** care@experion.net.in | **SMS THS to 56677**

Website: www.experion.co | www.theheartsong.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 for our project as per RERA, 2016. Air-conditioning (Split AC) offered only in bedrooms & living room. One Ambulance available for Experion Residents. Experion Developers Pvt. Ltd. (Experion). The Designs, dimensions, facilities, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the apartment.

License: No. 38 of 2010 dated 14.05.2010 for 15.025 acres granted by DGTC, Haryana to Experion Realty Pvt. Ltd. and Experion Real Estate Developers Pvt. Ltd. for development of a group housing colony. Building plans approved memo no. ZP-753/JD(BSI)/2012/18512 dt. 18.9.2012 for 811 nos. apartments, 144 nos. EWS UNITS, convenient shopping, 2 nos. nursery schools and community building. Occupation Certificate received for 811 units. RERA registration for PH 1, PH 2 & PH 3 not applicable. Regd. No. for Pocket D (Phase 4) No. 306 of 2017 dated 17.10.2017, 2 nos. Nursery Schools (Phase 5) Regd. No. 113 of 2017 dated 28.08.2017 and 52 units (Phase 6) Regd. No. 54 of 2019 dated 03.10.2019. In case of inspection of original approvals, the same can be inspected at corporate office with prior notice. CIN: U70109DL2006FTC151343.
RERA website: www.haryanarera.gov.in, Project website: www.theheartsong.in.

RERA registration for PH 1, PH 2 & PH 3 is not applicable. Regd. No. PH 4 - 306 of 2017, PH 5 - 113 of 2017 and PH 6 - 54 of 2019.

About **The Heartsong**

Located amidst lush greenery and sweet chimes of the wind, your heart will truly wish to settle at The Heartsong.



A Day At **The Heartsong**

It is a place where life flows with comfort effortlessly. A place where you can take a relaxing dip in the pool after getting your car washed at our specialised bay, or get fresh groceries for that new dish you've been wanting to cook.

Whatever life needs, you will find it at The Heartsong.

■ The **Heartsong** is...



A Themed Landscape

- Sculptures
- Manicured Gardens
- Topiaries
- Exotic Foliage

Leisure & Rejuvenation

- Outdoor Gym
- Cricket Practice Net
- Skating Rink
- Badminton Court
- Half Basketball Court
- Jacuzzi & Spa
- And More...

Community Living

- Provision for 2 Nursery schools
- Multi-purpose Hall
- Open-air Amphitheatre
- Kids' Area and Play Zones

A Planned Neighbourhood

- Provision for Convenience store for daily needs
- Shuttle Service to assigned drop-off points
- Medical Clinic
- CCTV Surveillance
- Security Guards
- Ambulance On Site (Common for Experion Projects)
- Close proximity to IGI Airport, Delhi

■ The **Heartsong** Offers...

Club Chorus

- Recreational Activities
- Community Spaces

The Symphony

- Penthouse
- 4 BHK + Utility
- 3 BHK + Utility + Study

The Rhythm

- 3 BHK + Utility

The Harmony

- 2 BHK + Utility

The Melody

- 2 BHK + Utility



About **The Harmony**

A modern address for the urban family.
Find the perfect balance between comfort and luxury at The Harmony.



2 BHK Apartments | Tower Height: Stilt + 14 floors



Actual Image

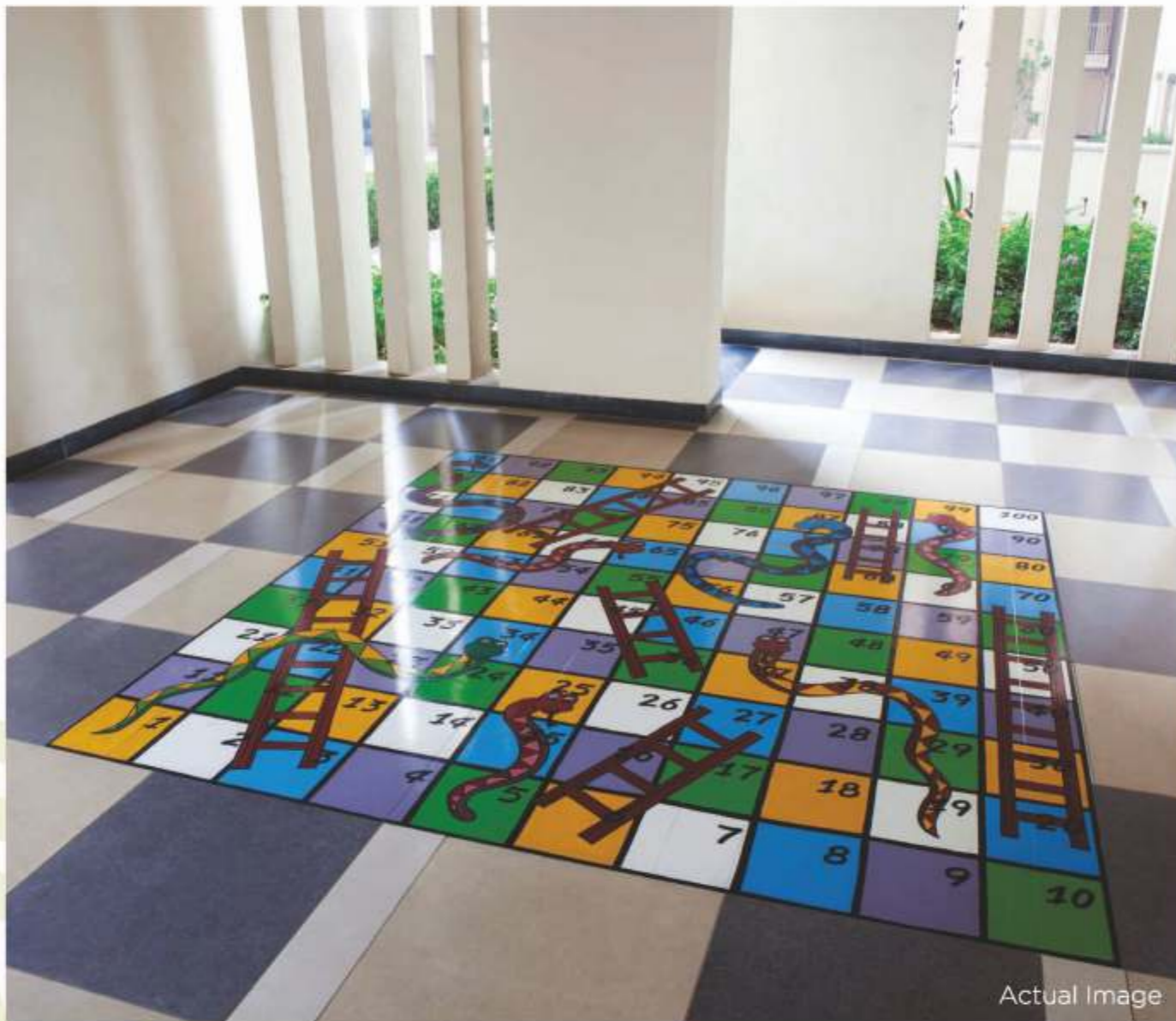
About **The Melody**

Make space for everyone with wide and airy rooms at The Melody.
Come home to a place that makes you smile with glee.

2 BHK Apartments | Tower Height: Stilt + 9 floors

About **The Symphony**

Comfort and class now come wrapped with a bow on top. With our thoughtfully designed apartments at The Symphony, we take the meaning of luxury of space a notch above.



3 BHK Apartments | 4 BHK Apartments | 4 BHK Penthouse
5 BHK Penthouse | Tower Height: Stilt + 14 floors



About **The Rhythm**

At The Rhythm, there's a place for you to nurture relationships that matter the most. Build, evolve and grow with your family right where you feel at home.

3 BHK Apartments | Tower Height: Stilt + 11-14 floors



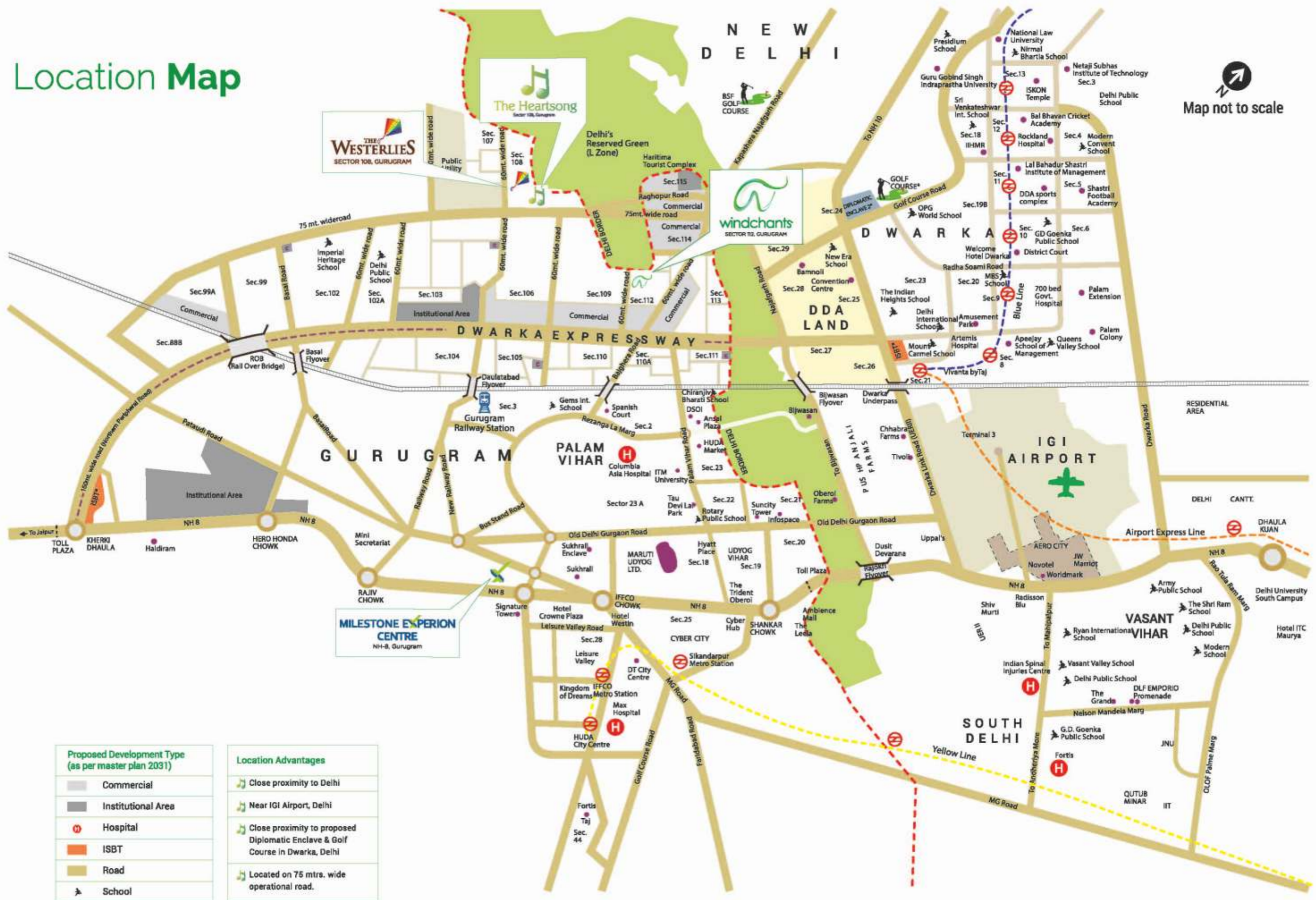
Club Chorus

Spend quality time with family and friends at our multi-level activity hub. Irrespective of what you're in the mood for, there is a chorus for your song.



Location Map

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.

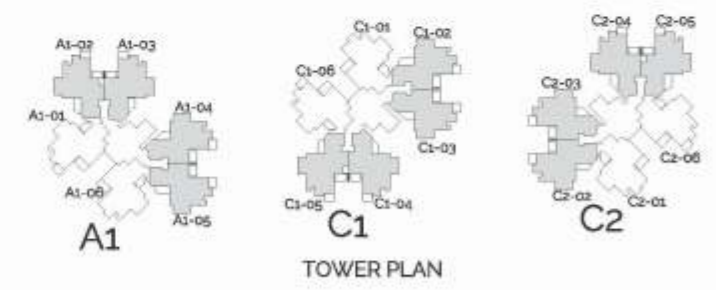
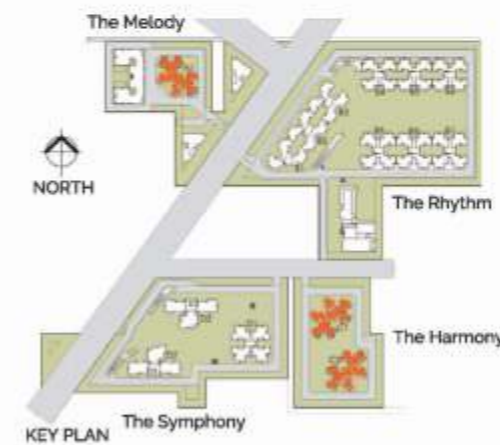
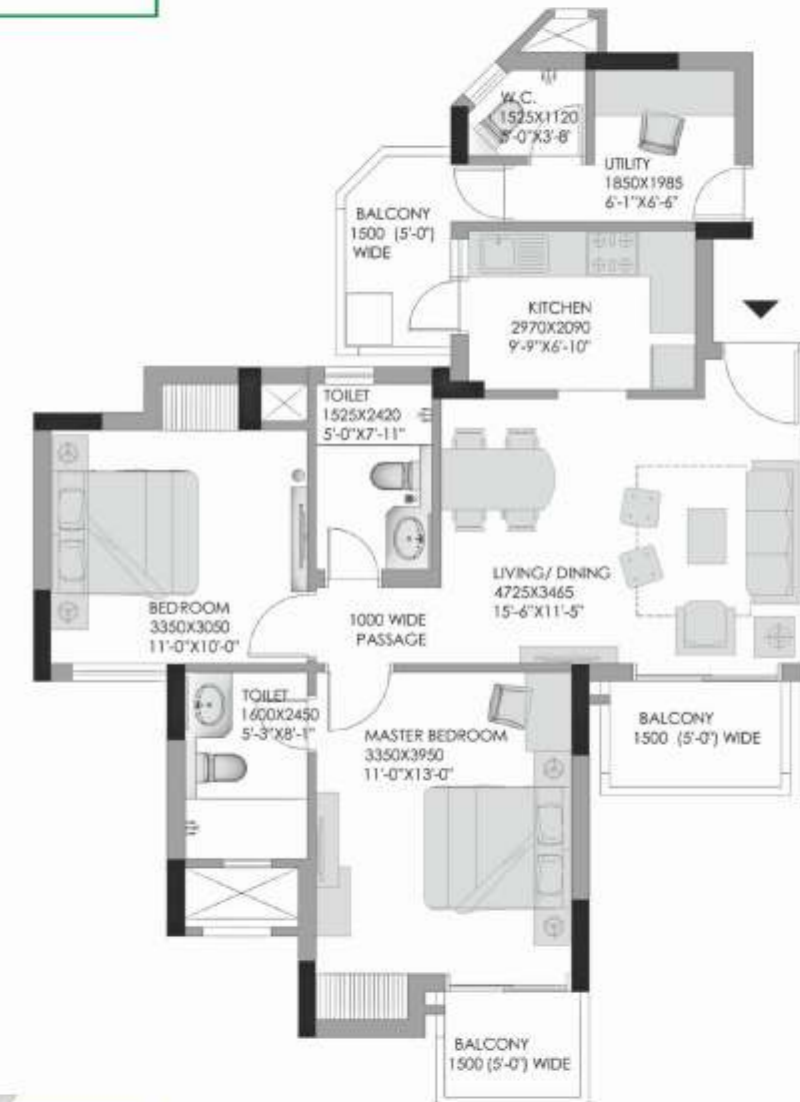
Master Plan



Floor Plan

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

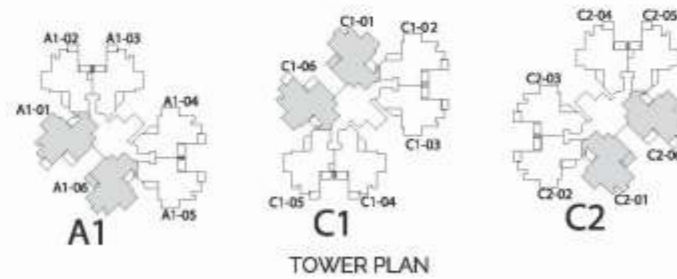
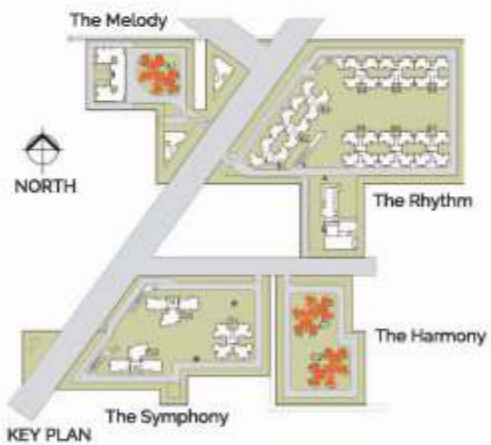
RERA Carpet Area:
 67.00 (Sqm) 721.19 (Sqft)



Floor Plan

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

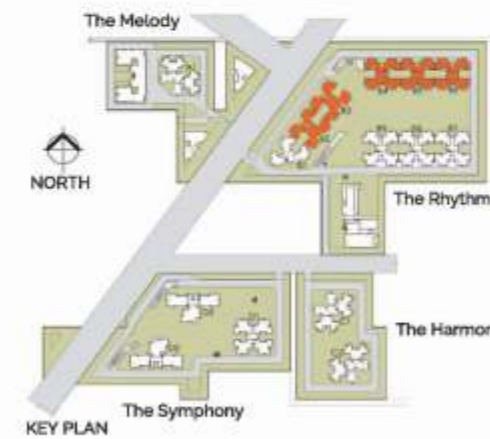
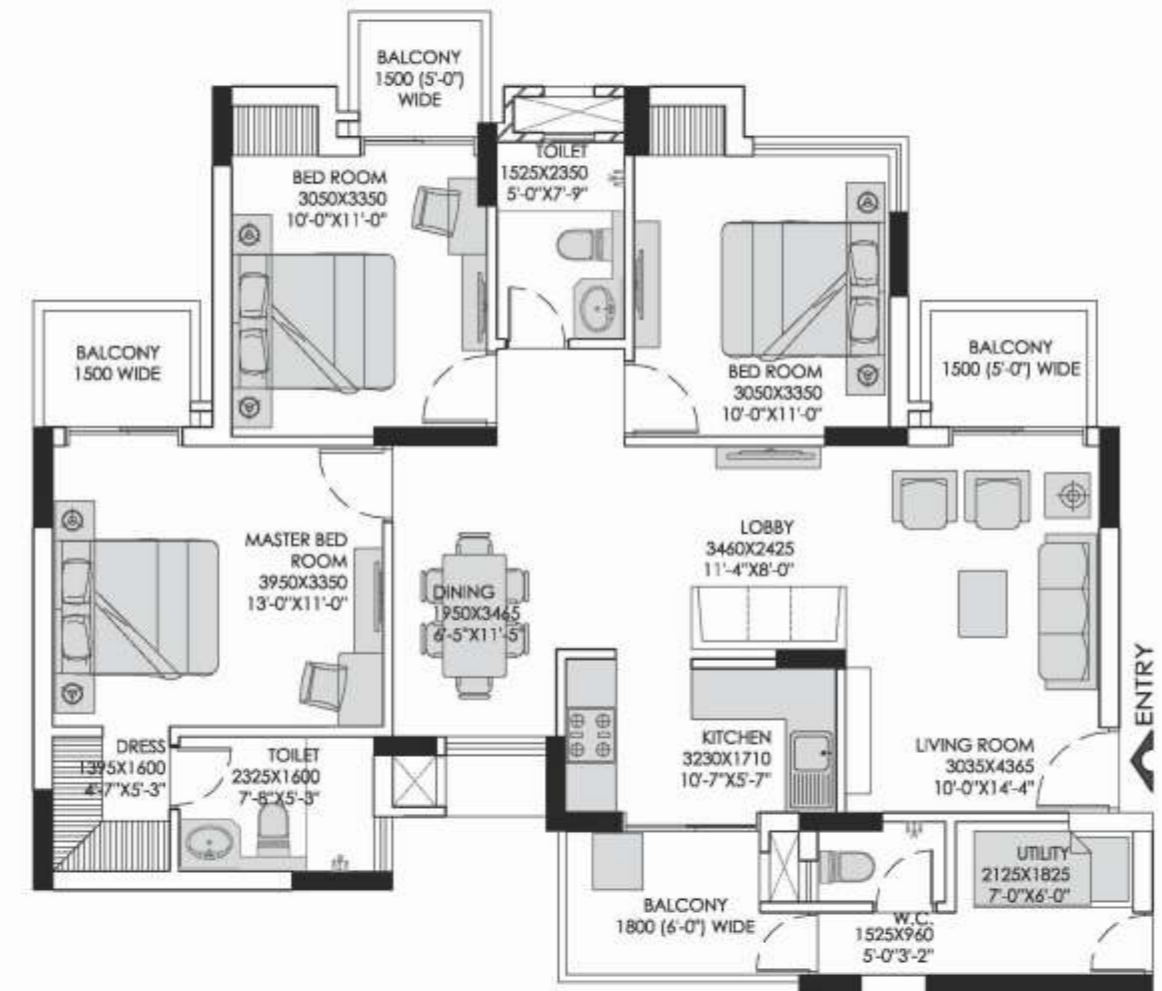
RERA Carpet Area:
68.23 (Sqm) 734.43 (Sqft)



Floor Plan

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

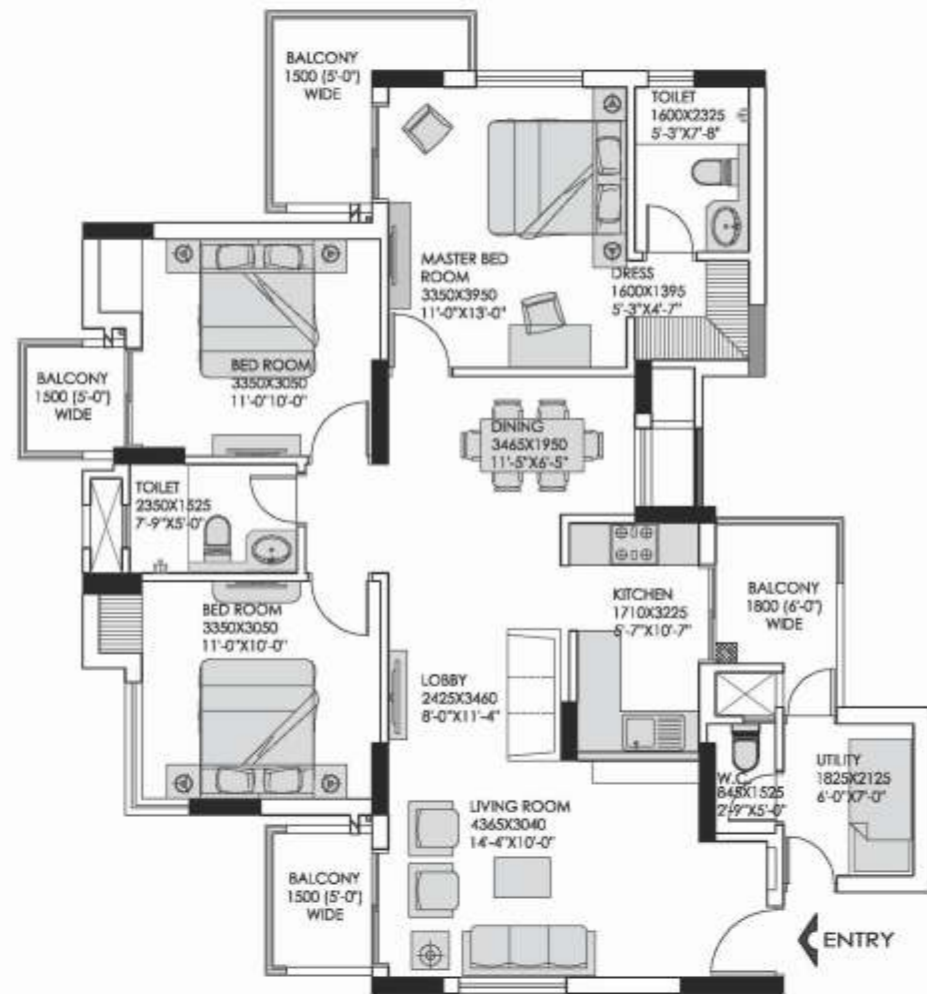
RERA Carpet Area:
90.55 (Sqm) 974.68 (Sqft)



Floor Plan

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

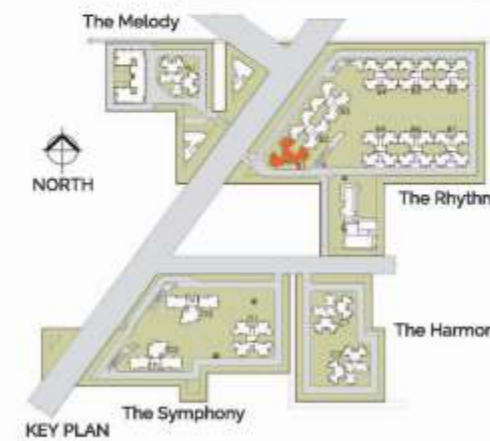
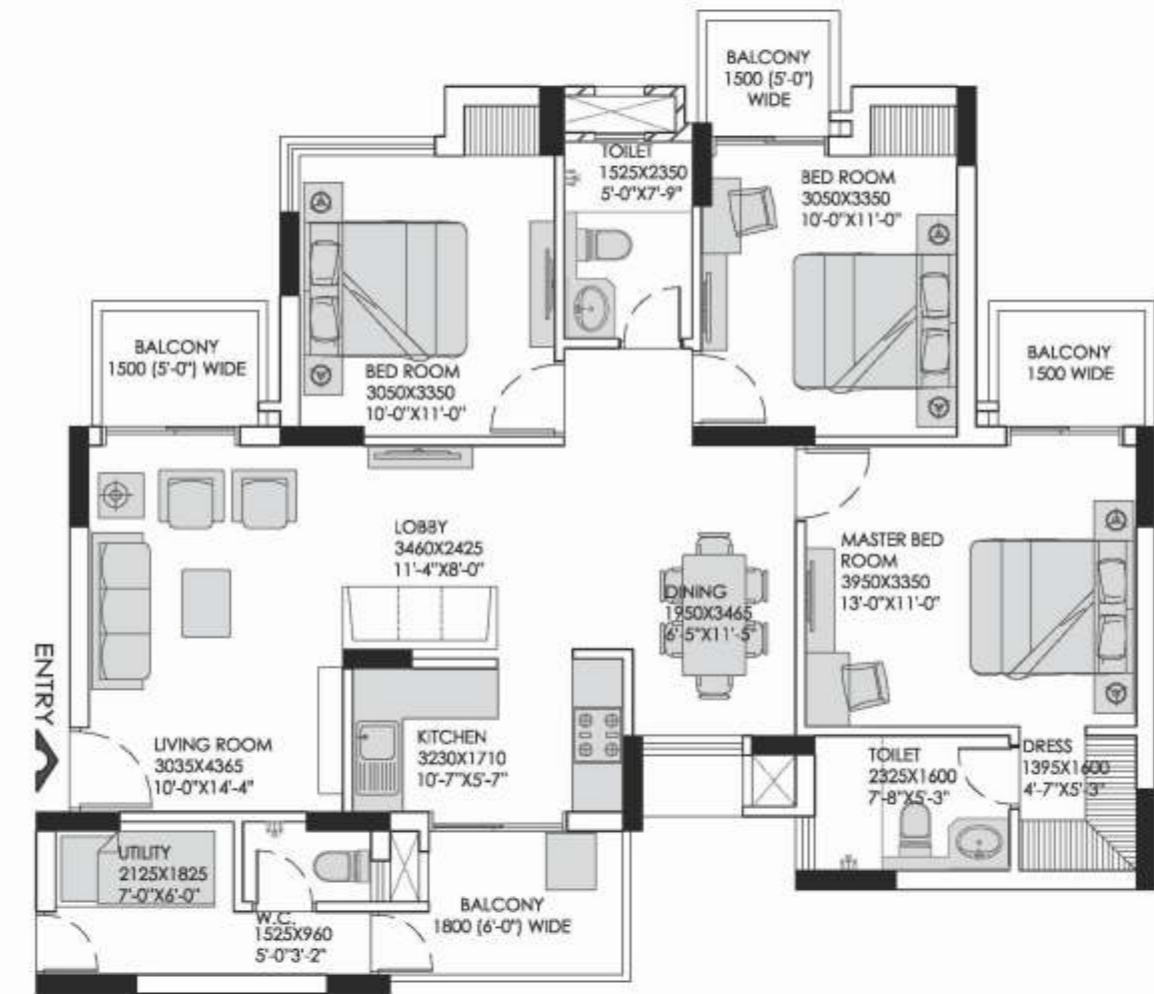
RERA Carpet Area:
91.64 (Sqm) 986.41 (Sqft)



Floor Plan

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

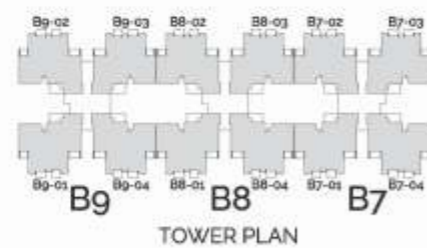
RERA Carpet Area:
90.55 (Sqm) 974.68 (Sqft)



Floor Plan

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

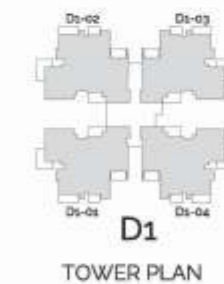
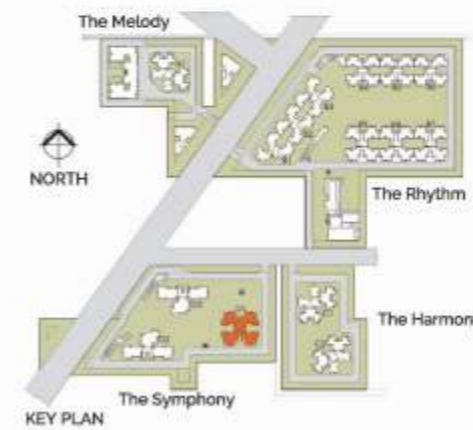
RERA Carpet Area:
106.00 (Sqm) 1140.98 (Sqft)



Floor Plan

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

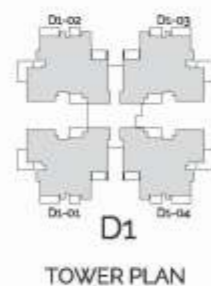
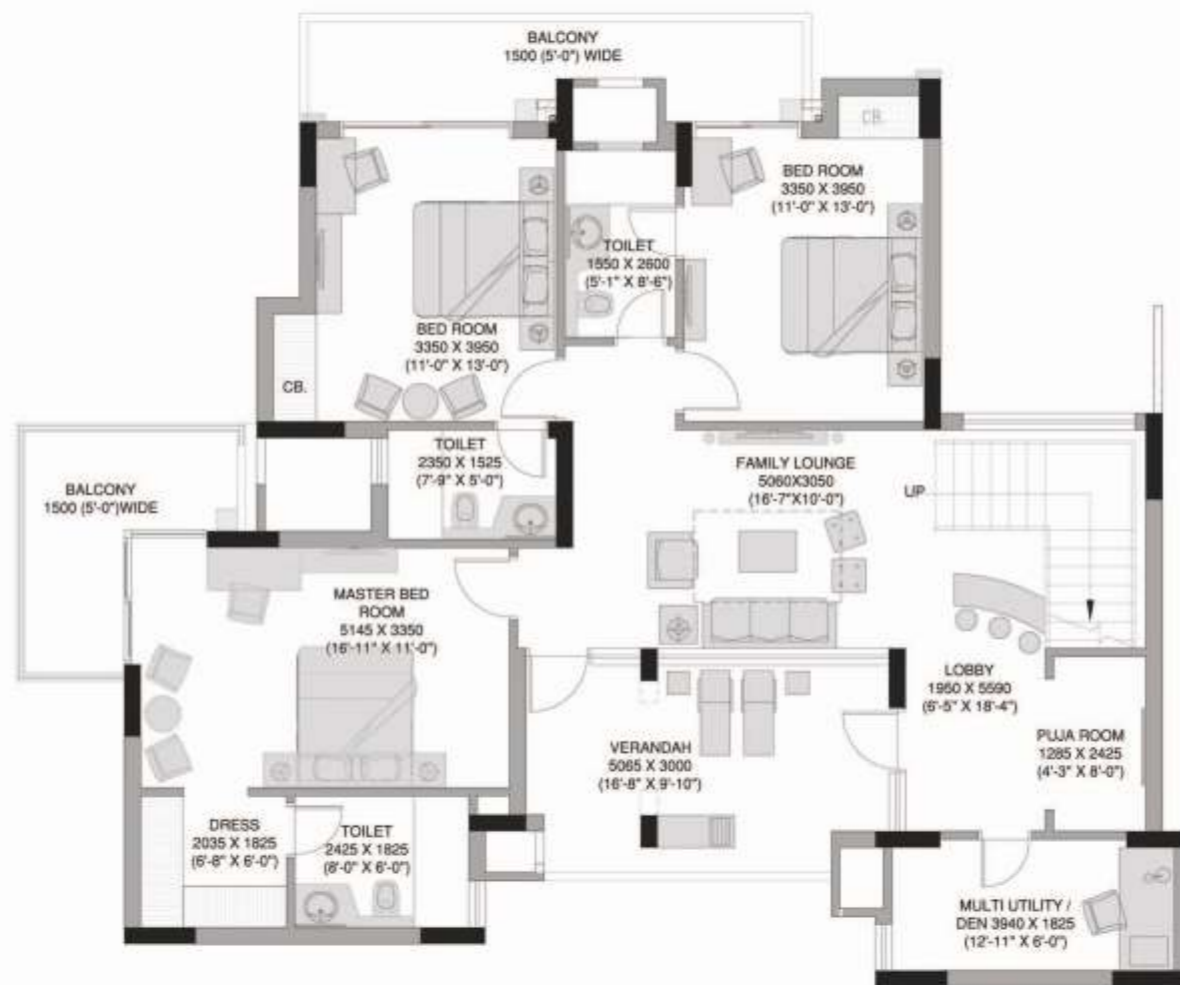
RERA Carpet Area:
120.96 (Sqm) 1302.01 (Sqft)



Floor Plan

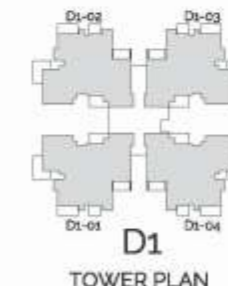
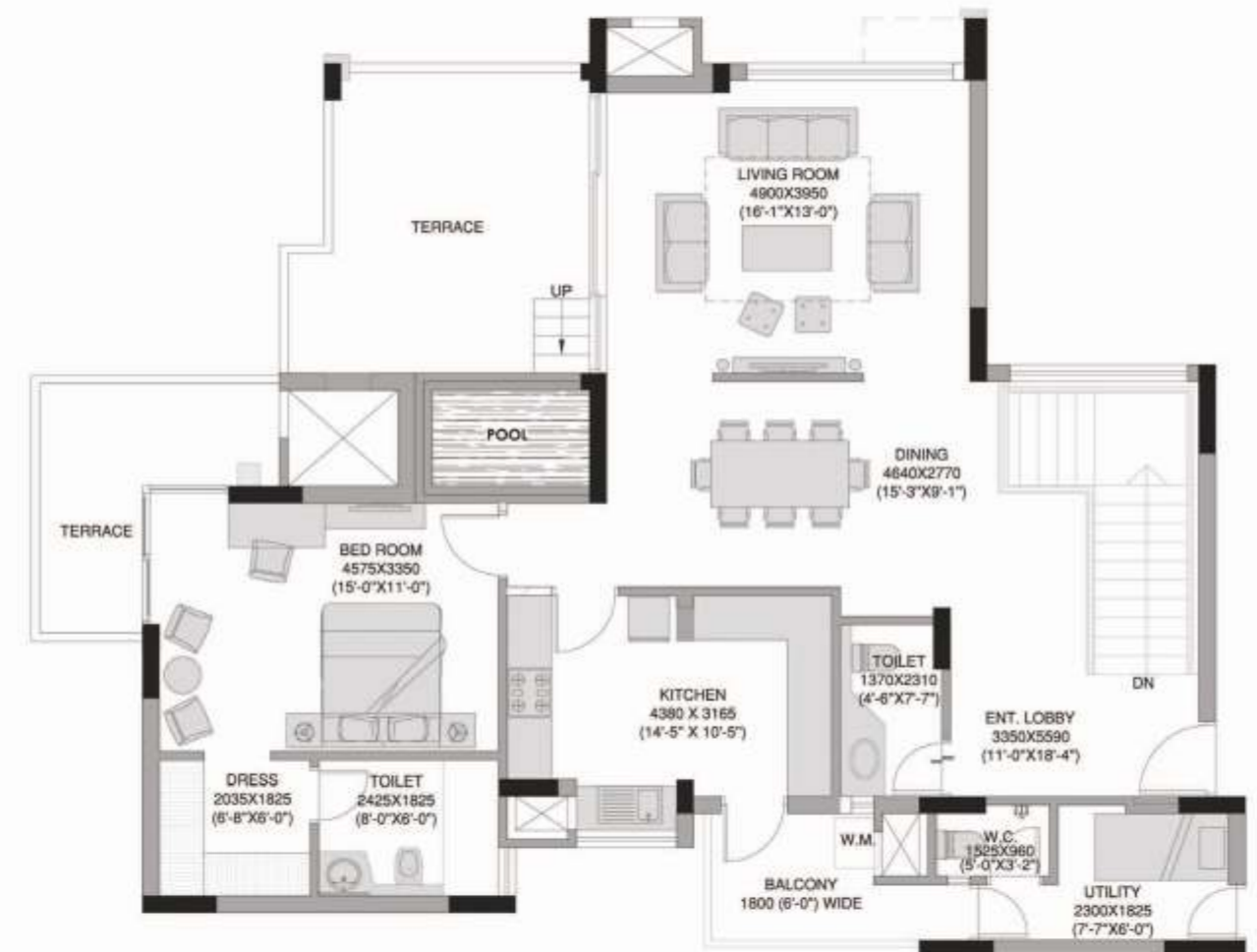
Penthouse Plan (Lower)
Type 6A (Tower D1)

RERA Carpet Area:
209.54 (Sqm) 2255.49 (Sqft)



Floor Plan

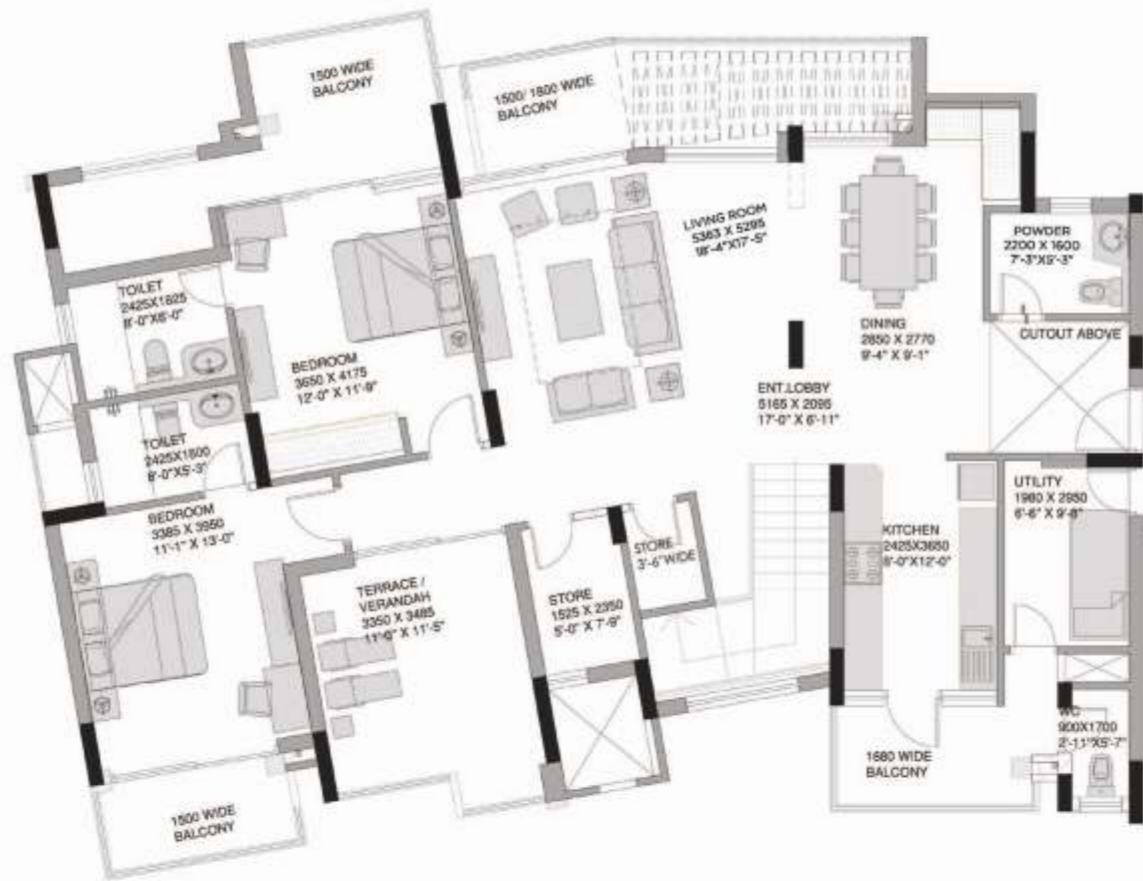
Penthouse Plan (Upper)
Type 6A (Tower D1)



Floor Plan

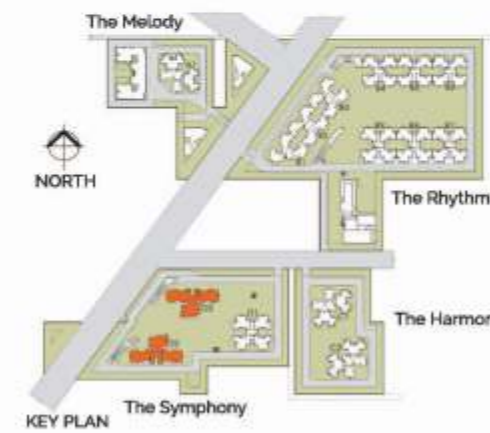
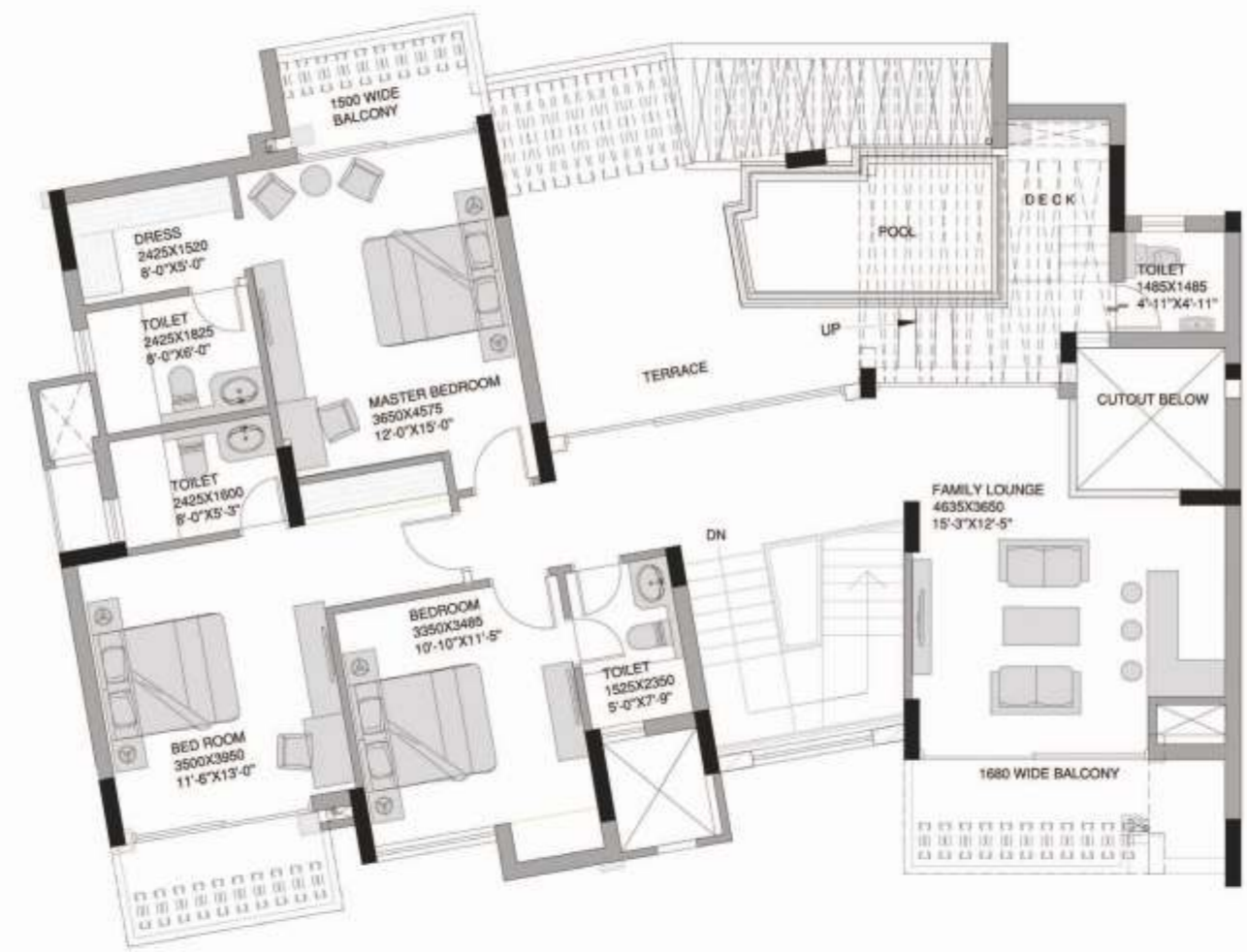
Penthouse Plan (Lower)
Type 6B (Tower D2 & D3)

RERA Carpet Area:
250.72 (Sqm) 2698.75 (Sqft)



Floor Plan

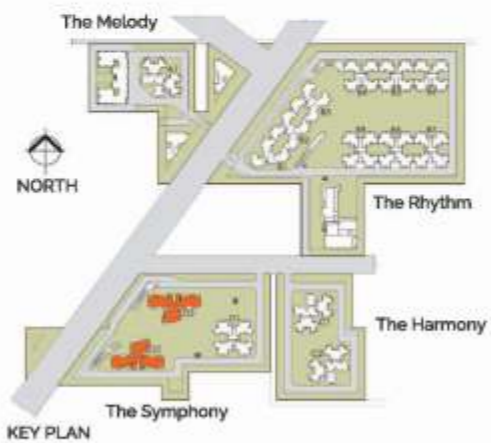
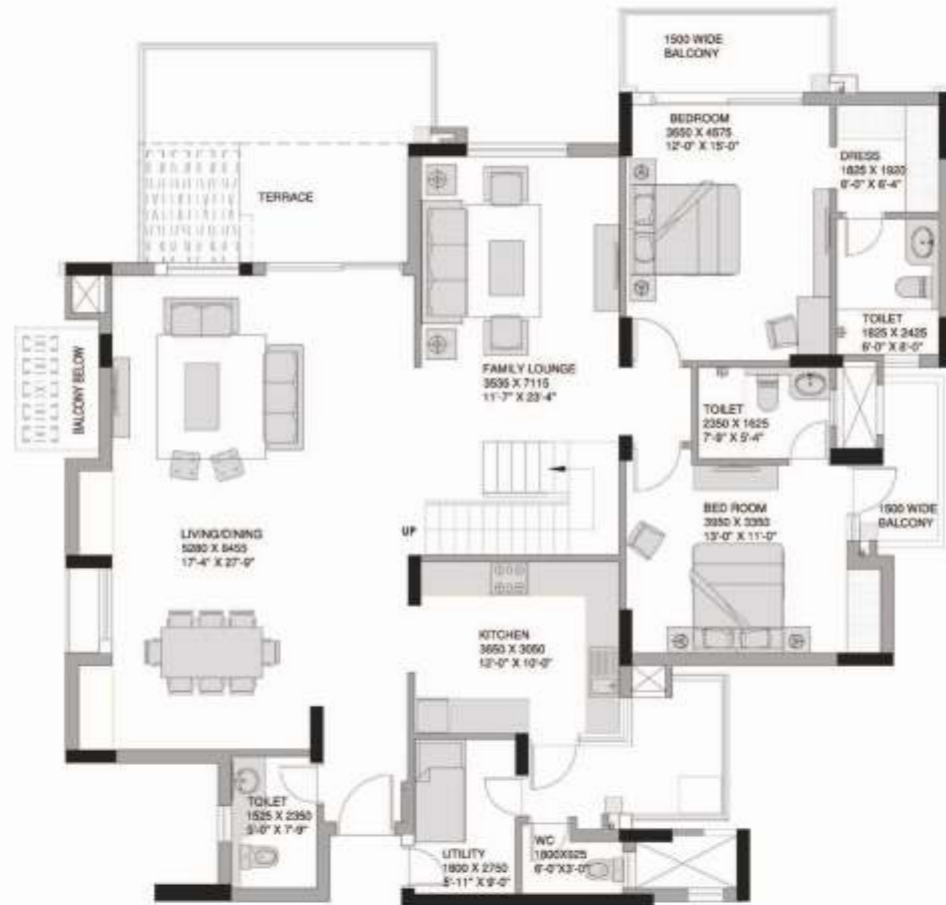
Penthouse Plan (Upper)
Type 6B (Tower D2 & D3)



Floor Plan

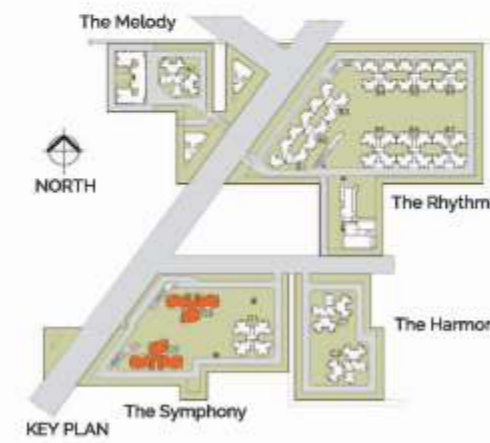
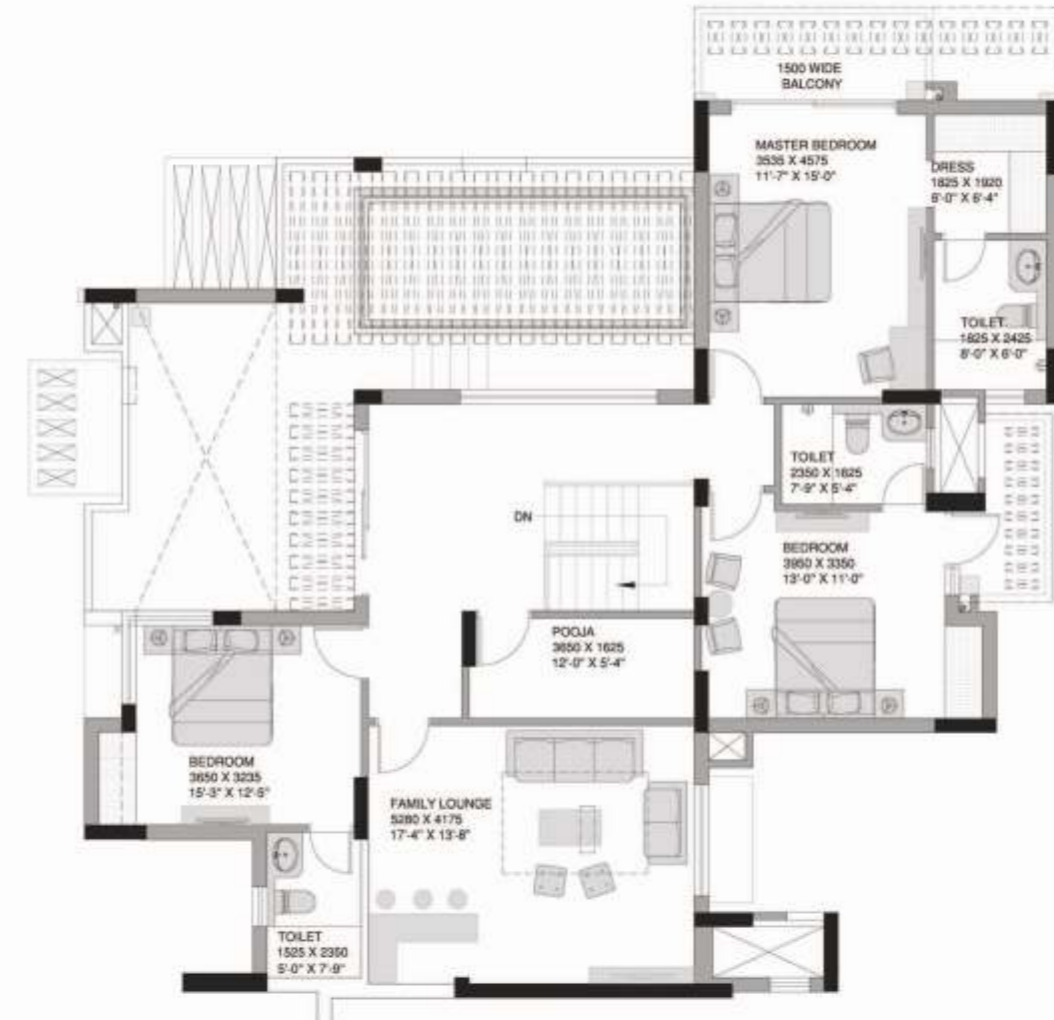
Penthouse Plan (Lower)
Type 6C (Tower D2 & D3)

RERA Carpet Area:
258.09 (Sqm) 2778.08 (Sqft)



Floor Plan

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



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.

Our Awards

