

## ABOUT EXPERION

Experion Developers 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 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 development, thereby turning every relationship into unique, positive, engaging and memorable experiences.

## OUR AWARDS



**Experion Developers Private Limited**

**Lucknow Office:** Ground Floor, Tower 6, Experion Capital, Plot No. TCG 1/Av 6 and TCG1/AV 7, Vibhut Khand, Gomti Nagar, Lucknow, U.P. 226010

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

**CIN:** U70109DL2006FTC151343

**Phone:** +91 124 6281 630 | **Fax:** +91 124 6281 681 | [www.experion.co](http://www.experion.co) | [www.capitalbyexperion.in](http://www.capitalbyexperion.in)

**Statutory Disclosure:** Experion Capital shall be developed in a phase wise manner. Phase-I RERA Regn. No. UPRERAPRJ4224 (for 136 nos. residential apartments, commercial block, commercial/club building), Phase-2 RERA Regn. No. UPRERAPRJ15884 (for 57 nos. residential apartments) and Phase-3 RERA Regn. No. UPRERAPRJ647179 (for 60 nos. residential apartments). **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. In case of inspection of original approvals, the same can be inspected at corporate office with prior appointment. **Registered office:** F 9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector 10, Dwarka, New Delhi 110075, India. Site Address: Plot No. TCG 1/AV 6 and TCG 1/AV 7, Gomti Nagar, Phase I, Vibuti Khand, Lucknow, Uttar Pradesh 226010.

100% FDI REAL ESTATE DEVELOPER



EXPERION   
**CAPITAL**  
Gomti Nagar, Lucknow

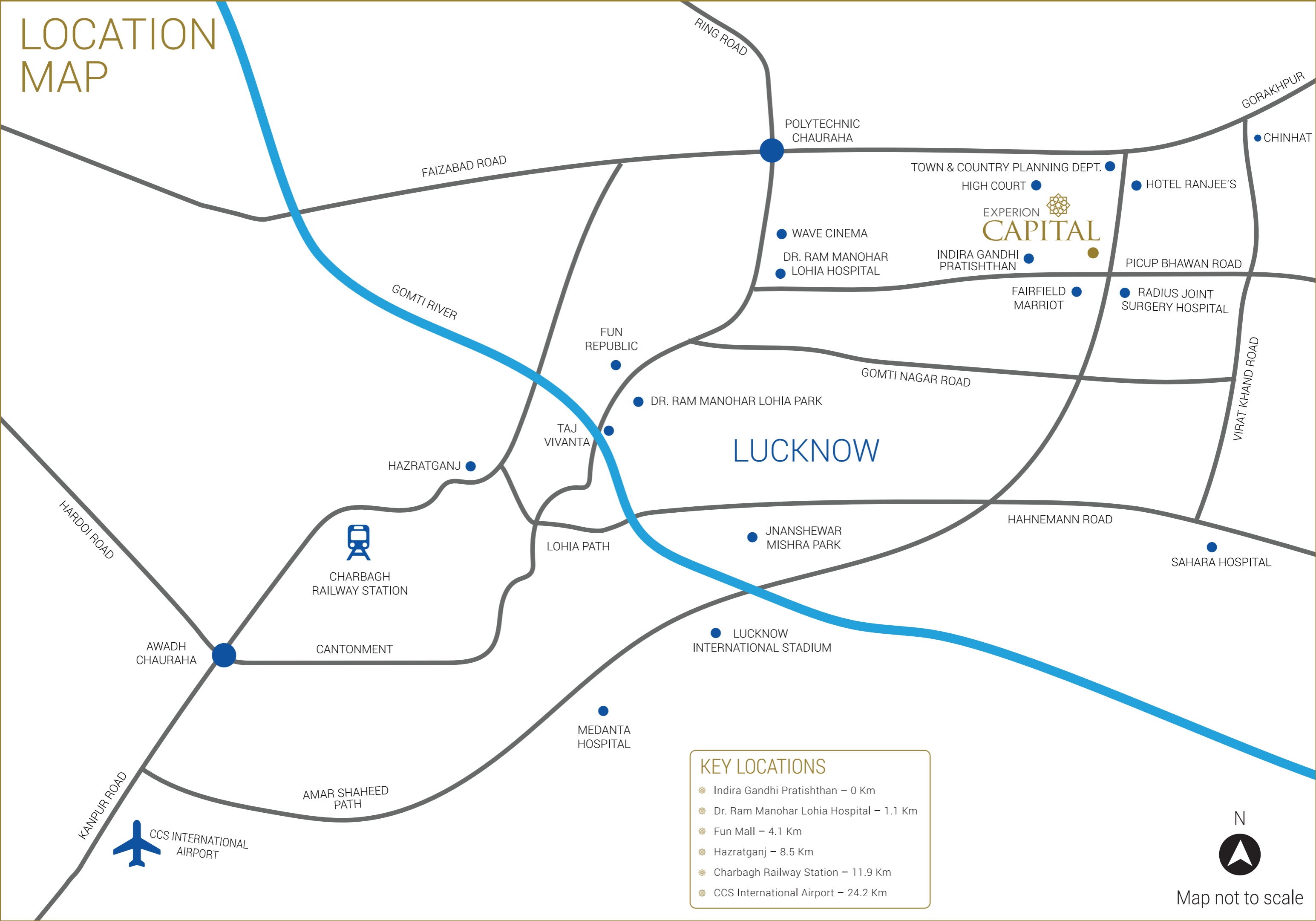
RERA Regn. No. PH 1 -UPRERAPRJ4224, PH 2 - UPRERAPRJ15884 and PH 3 -UPRERAPRJ647179

## EXPERION CAPITAL

Experion Capital offers air conditioned apartments in an enviable location, next to Indira Gandhi Pratishthan at Vibhuti Khand, Gomti Nagar, Lucknow which has Fairfield Marriott Hotel in close proximity and quick access to Shaheed Path leading to Lucknow Airport. Multiple office and retail complexes in the vicinity makes this location a prime and convenient place to reside at. Experion Capital offers you a magnificent home in the capital of U.P.

**Disclaimer:** This is for information purposes only and does not constitute any offer or contract. Information and contents set out herein are subject to revision as permissible under applicable laws. Concepts alluded herein are subjective. All specifications of the unit shall be as per the final agreement between the parties. The sale is subject to the terms of Booking Application and Agreement For Sale. All images are artistic conceptualization for illustration only and do not purport to exactly replicate the product(s) depicted herein. The images of furniture, fittings, specifications shown herein are artistic impression and the details shown in the image 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 unit/project. Carpet areas calculated as per definition provided in RERA Act. Air-conditioned apartments refer to air conditioning provided in Living/Dining areas and bedrooms only. Promoter: Experion Developers Pvt. Ltd. (CIN: U70109DL2006FTC151343), Experion Hospitality Private Limited (CIN: U55101DL2006PTC147123).

# LOCATION MAP



KEY LOCATIONS

Indira Gandhi Pratishthan – 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



## 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 Points at Every Tower
- ✿ Kids' Play Area
- ✿ Recluse Pavilion
- ✿ Amphitheatre

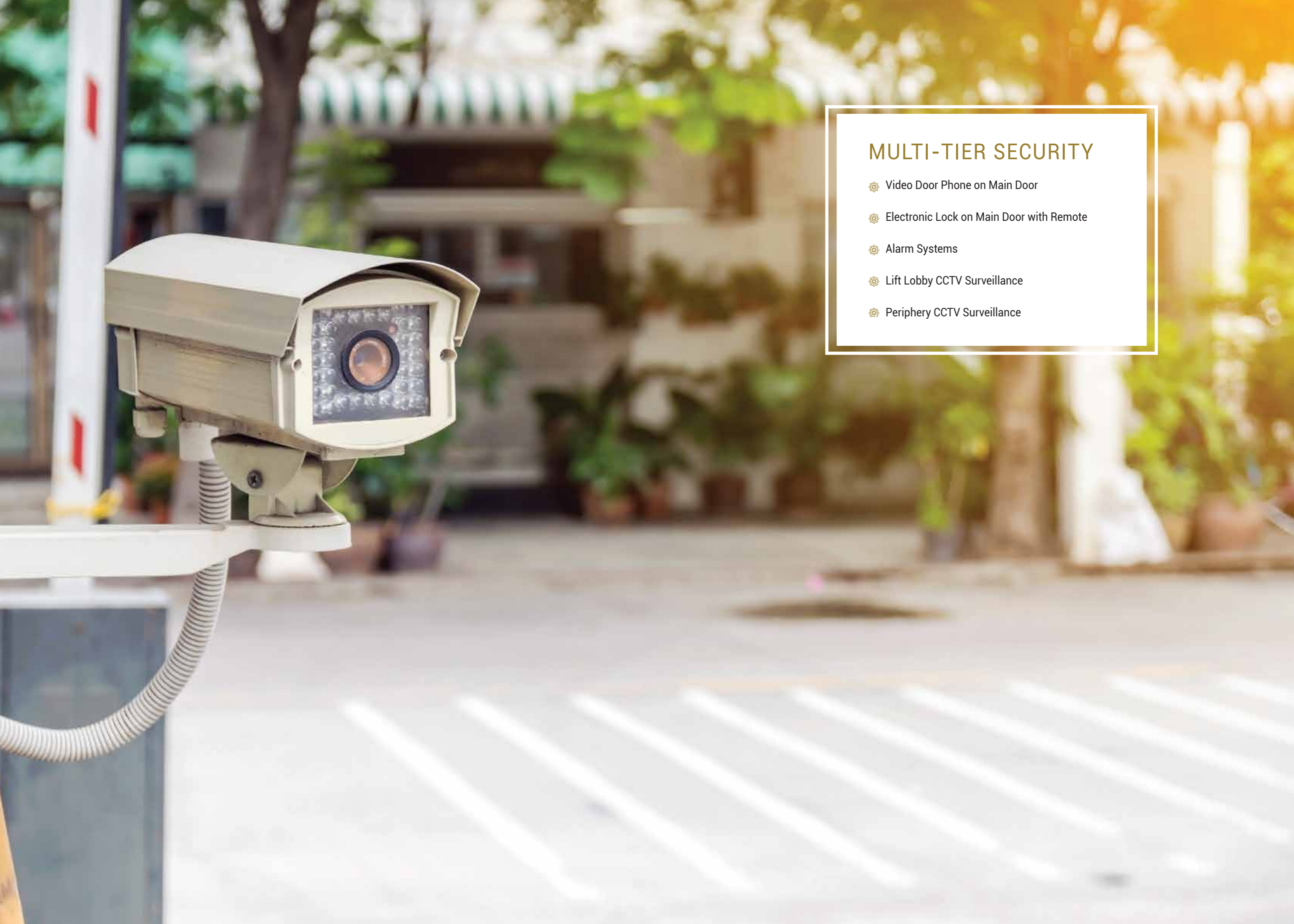
Tower  
6



## CLUB CAPITAL - SALIENT FEATURES

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





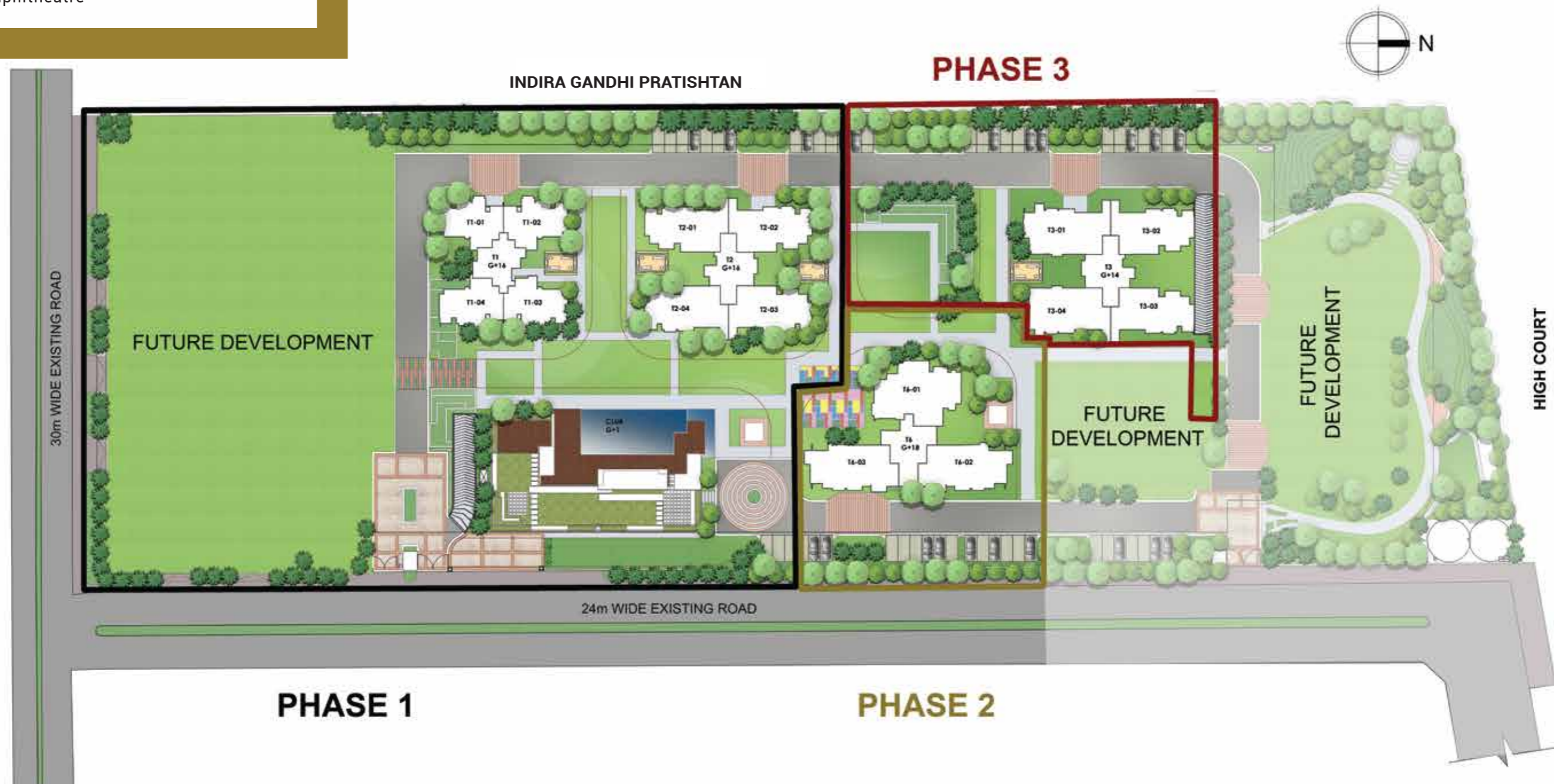
## MULTI-TIER SECURITY

- ✿ 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 1,2 & 3)

### KEY HIGHLIGHTS

- Air Conditioned Residential Apartments
- Club House
- Swimming Pool
- Senior Citizen Corner
- Pedestrian Walkway
- Landscaped Gardens
- Spillout Court
- Kids' Play Area
- Recluse Pavilion
- Amphitheatre



# SPECIFICATIONS

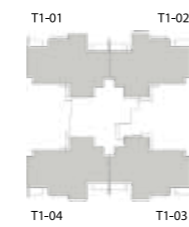
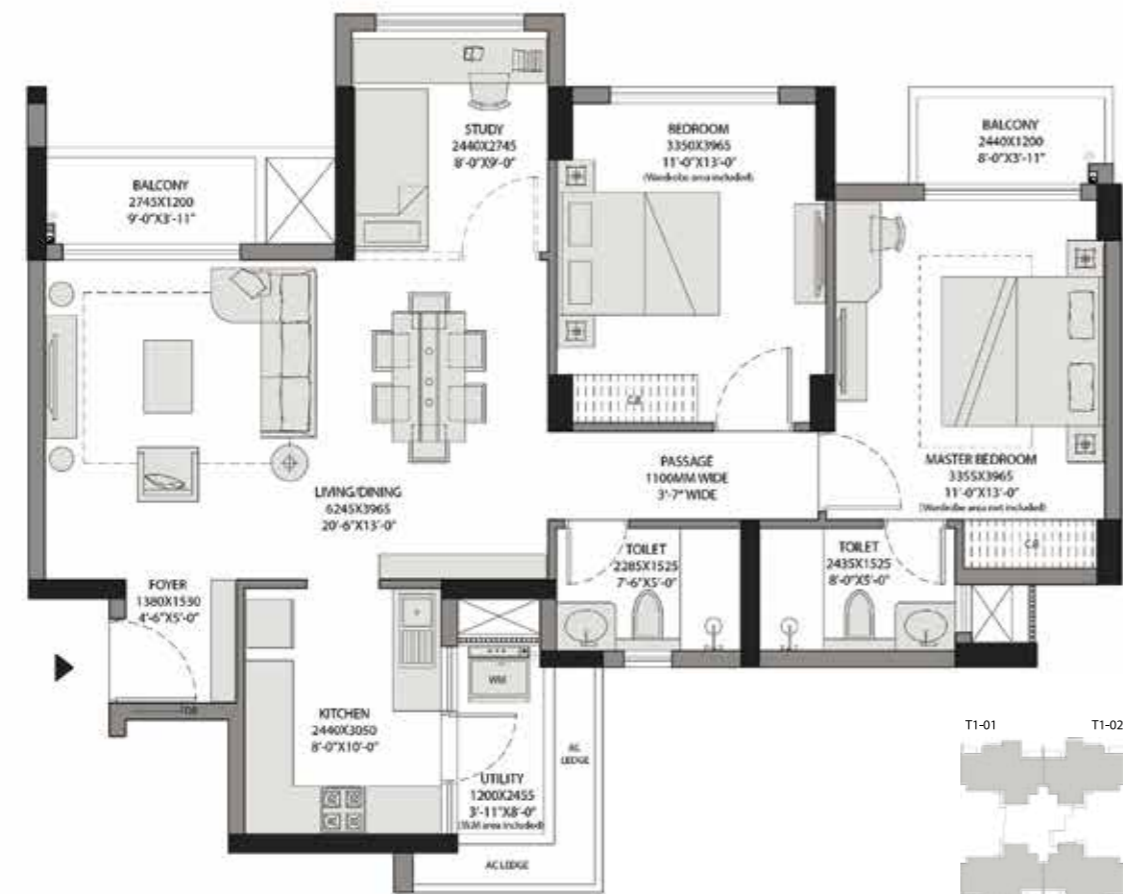
ZONE/AREA	FLOORING	WALL FINISH	CEILING FINISH	DOORS	WINDOWS/GLAZING	OTHERS
LIVING/DINING ROOM	Marble Finish Vitrified Tiles laid with 2-3 mm spacers	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Plastering with POP Punning/ GVP with Acrylic Emulsion paint	Main Entrance Door - Teak wood 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 PLAN

TOWER 1

3 BHK Compact

RERA CARPET AREA (sqm) - 82.22  
RERA CARPET AREA (sqft) - 885.02  
BUILT UP AREA (sqft) - 1097.35



TOWER PLAN



KEY PLAN PHASE 1

PHASE 2

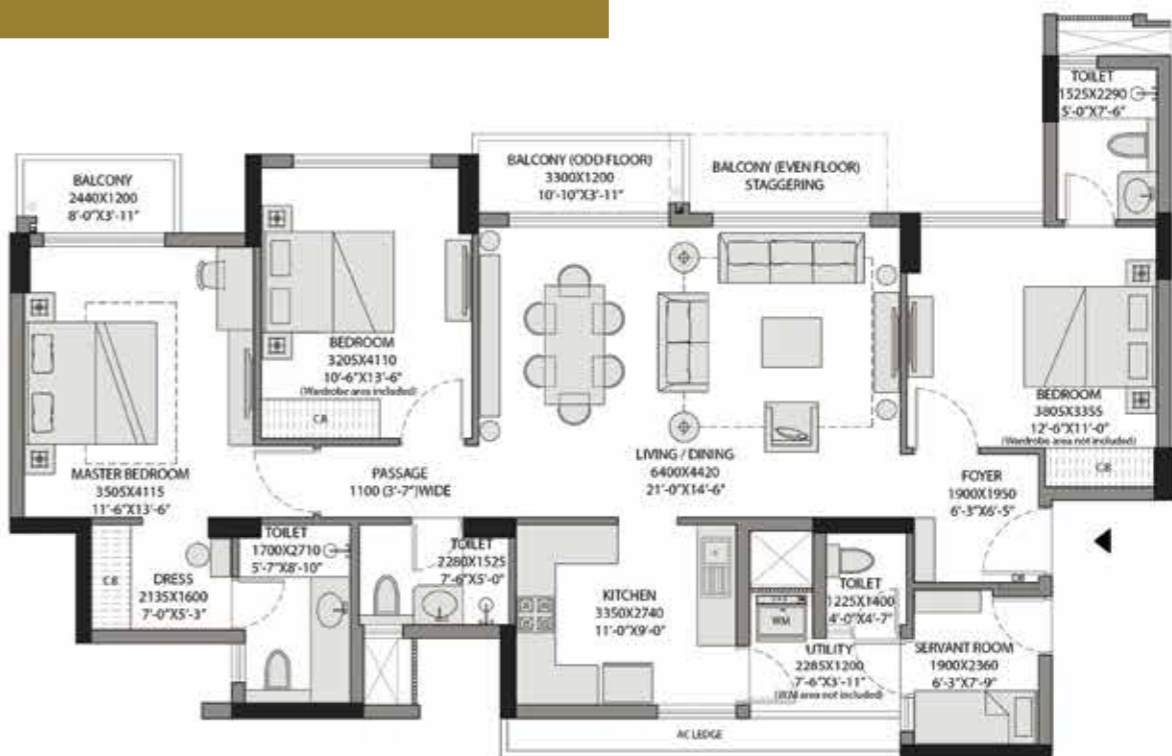
PHASE 3

FLOOR PLAN

TOWER 2

3 BHK Compact + Servant Room  
TYPE 2A

RERA CARPET AREA (sqm) - 111.35  
RERA CARPET AREA (sqft) - 1198.61  
BUILT UP AREA (sqft) - 1473.96



TOWER PLAN



KEY PLAN PHASE 1

PHASE 2

PHASE 3

FLOOR PLAN

TOWER 2

3 BHK + Servant Room TYPE - 2B

RERA CARPET AREA (sqm) - 111.41

RERA CARPET AREA (sqft) - 1199.24

BUILT UP AREA (sqft) - 1474.96



FLOOR PLAN

TOWER 3

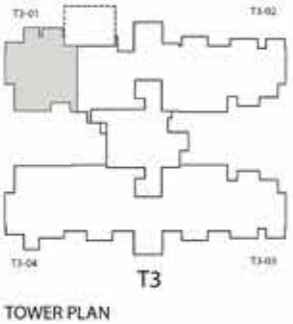
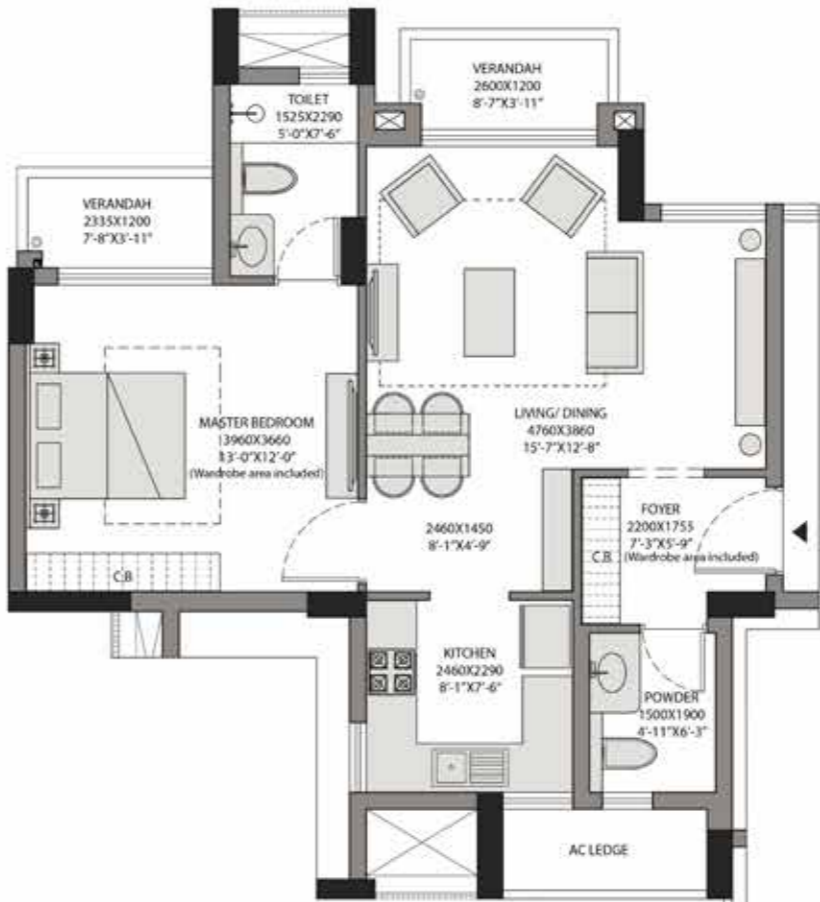
1 BHK Unit

1 BHK + 1 Toilet + 1 Powder

RERA CARPET AREA (sqm) - 52.39

RERA CARPET AREA (sqft) - 563.93

BUILT UP AREA (sqft) - 751.54



## FLOOR PLAN

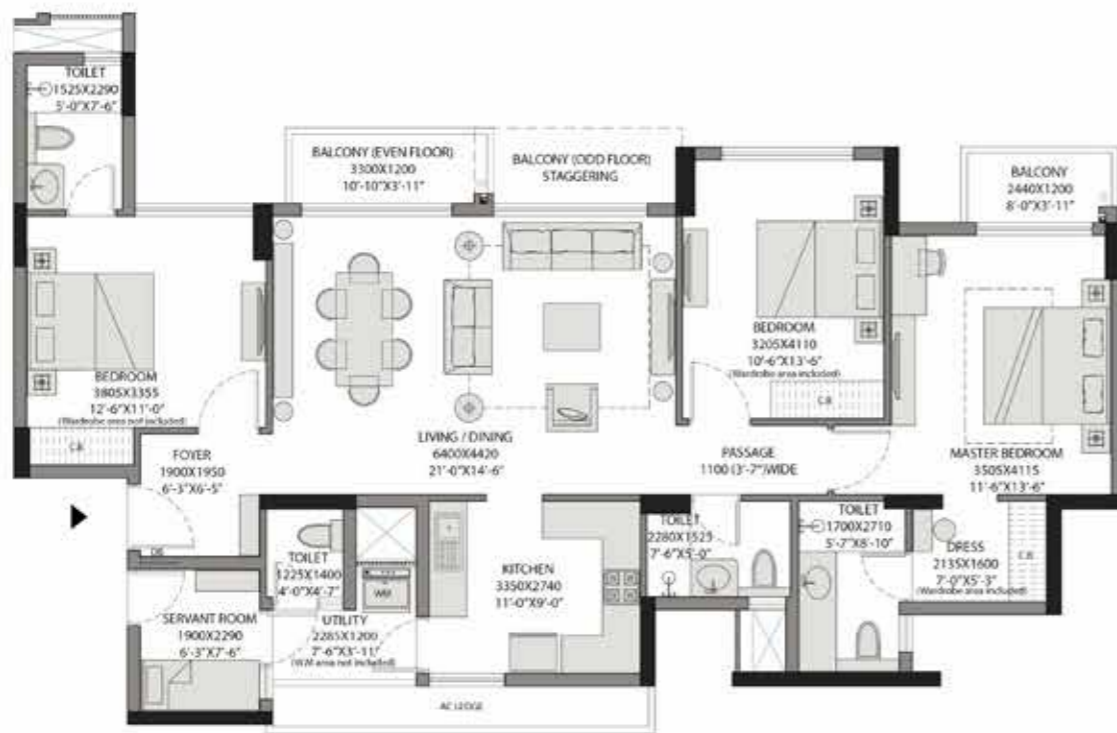
### TOWER 3

3 BHK + Servant Room TYPE - 2C

RERA CARPET AREA (sqm) - 111.34

RERA CARPET AREA (sqft) - 1198.46

BUILT UP AREA (sqft) - 1474.99



## FLOOR PLAN

### TOWER 3

3 BHK + Servant Room TYPE - 2C

RERA CARPET AREA (sqm) - 111.34

RERA CARPET AREA (sqft) - 1198.46

BUILT UP AREA (sqft) - 1474.99



FLOOR PLAN

TOWER 3

4 BHK Compact

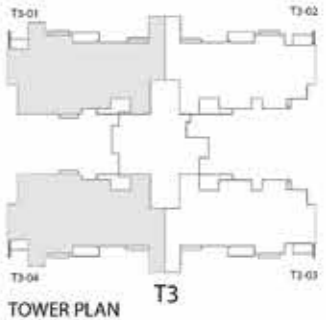
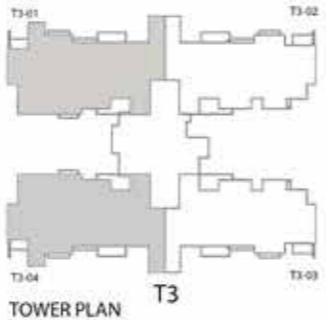
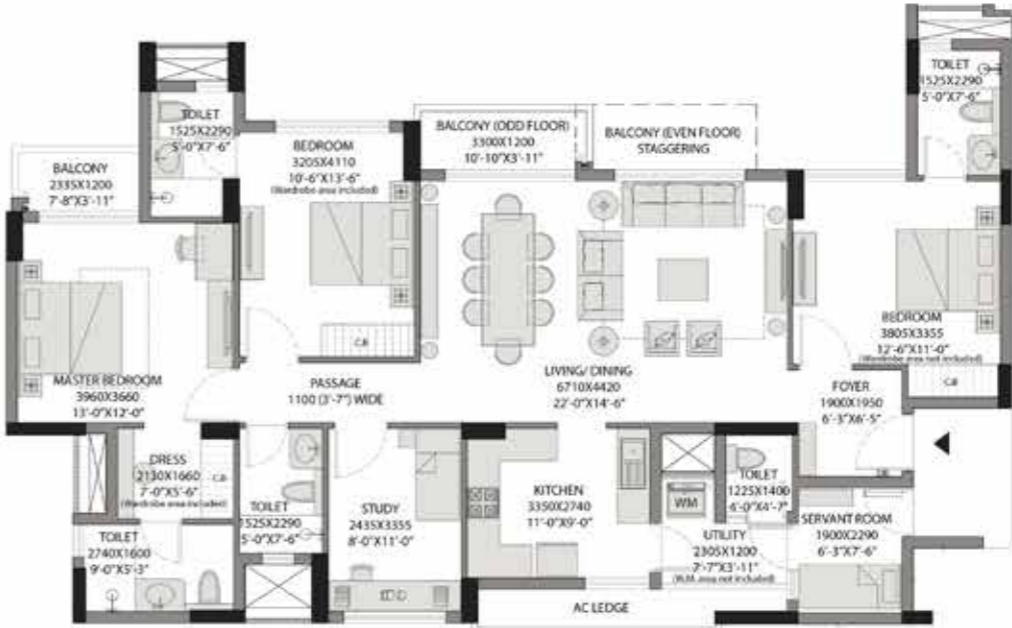
RERA CARPET AREA (sqm) - 125.11  
RERA CARPET AREA (sqft) - 1346.68  
BUILT UP AREA (sqft) - 1657.33

FLOOR PLAN

TOWER 3

4 BHK Compact

RERA CARPET AREA (sqm) - 125.11  
RERA CARPET AREA (sqft) - 1346.68  
BUILT UP AREA (sqft) - 1657.33



## FLOOR PLAN

### TOWER 6 - ICONIC

4 BHK Compact Unit

3 BHK + 4 Toilet + Study Room +  
Servant Room

RERA CARPET AREA (sqm) - 125.38

RERA CARPET AREA (sqft) - 1349.56

BUILT UP AREA (sqft) - 1657.656

## FLOOR PLAN

### TOWER 6 - ICONIC

4 BHK Unit

4 BHK + 4 Toilet + Powder +  
Servant Room

RERA CARPET AREA (sqm) - 148.08

RERA CARPET AREA (sqft) - 1593.93

BUILT UP AREA (sqft) - 1958.617

