

100% FDI REAL ESTATE DEVELOPER

**EXPERION**  
THE POSITIVE SIDE OF LIFE



# The Heartsong

SECTOR 108, GURUGRAM

+918586866824

# About **The Heartsong**

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



+918586866824



Actual Image

## 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.

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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...

## The Symphony

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

## The Harmony

- 2 BHK + Utility

## Club Chorus

- Recreational Activities
- Community Spaces


## The Rhythm

- 3 BHK + Utility

## The Melody

- 2 BHK + Utility

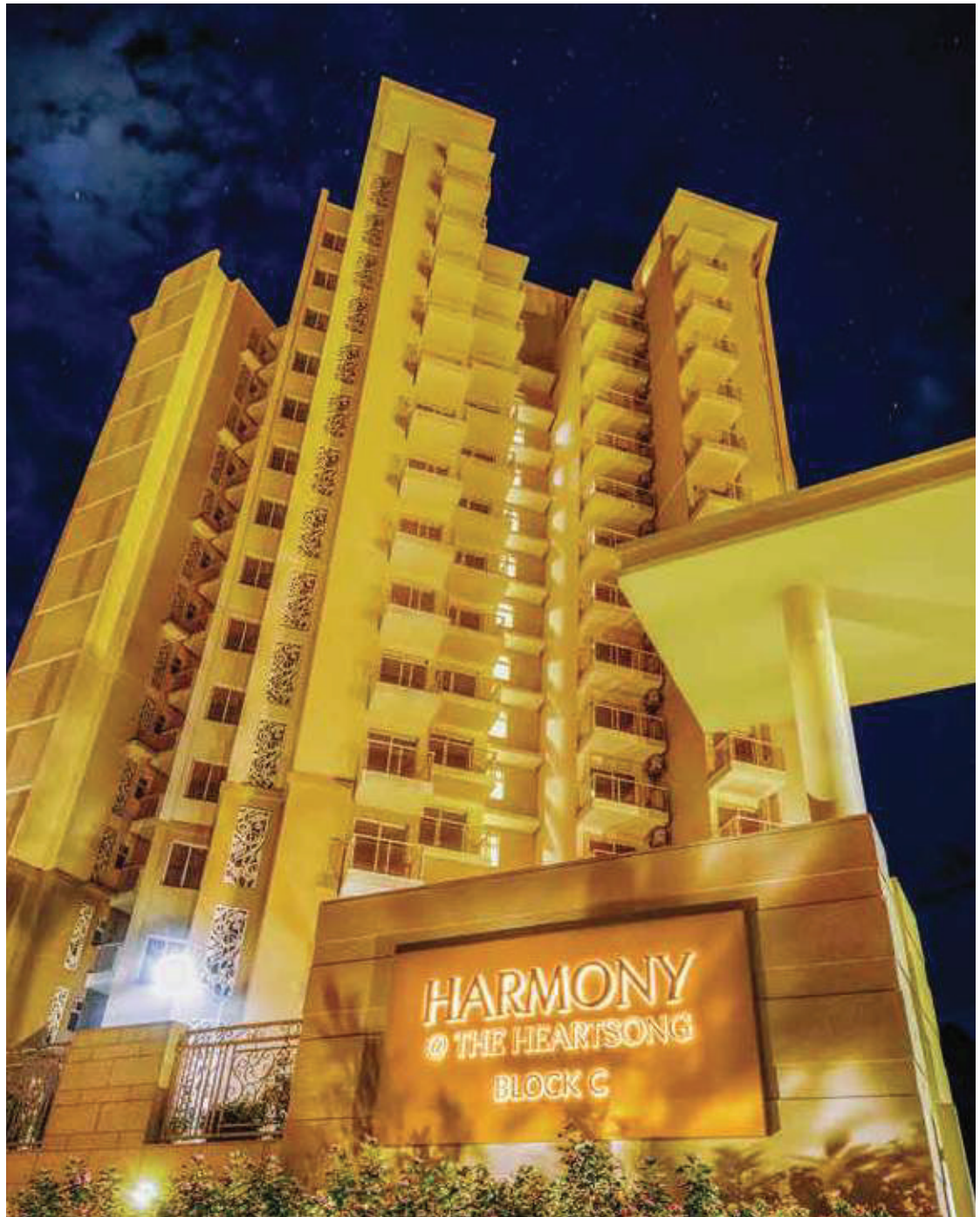
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# About **The Harmony**

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

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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

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# 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.



Actual Image

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

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Actual Image

## 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

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# 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.



Club Chorus

Actual Image



Banquet Hall

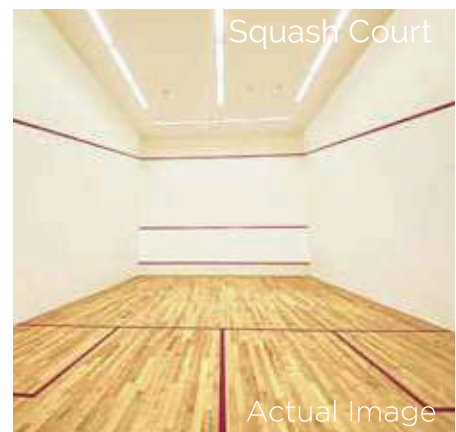
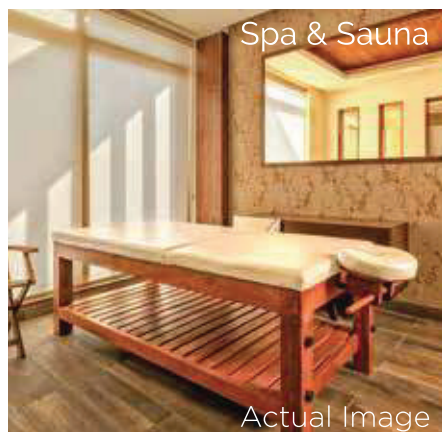
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Kids' Play Area

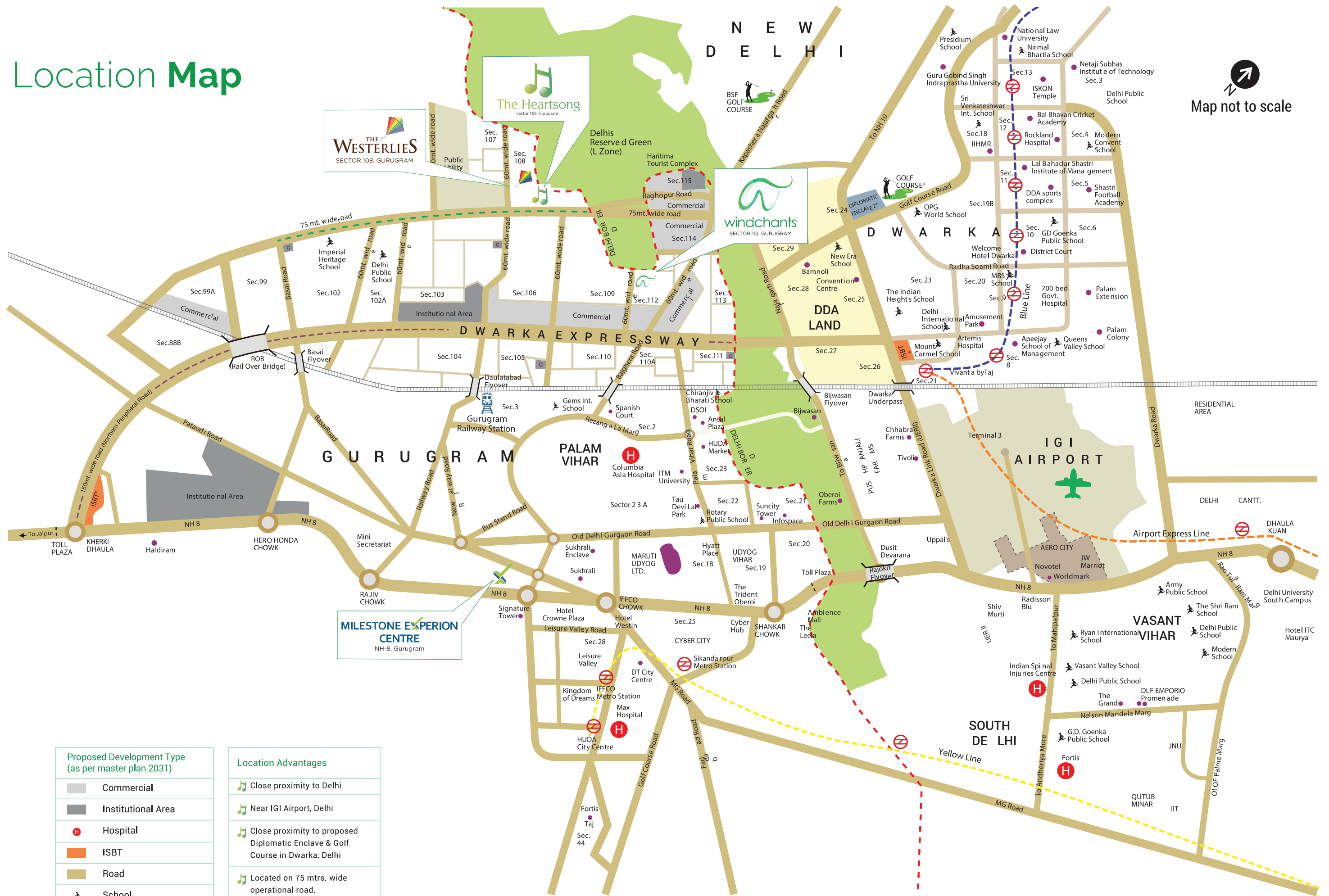
Actual Image

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# 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.

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# Master Plan



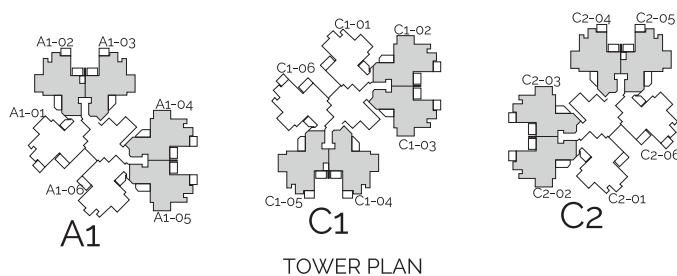
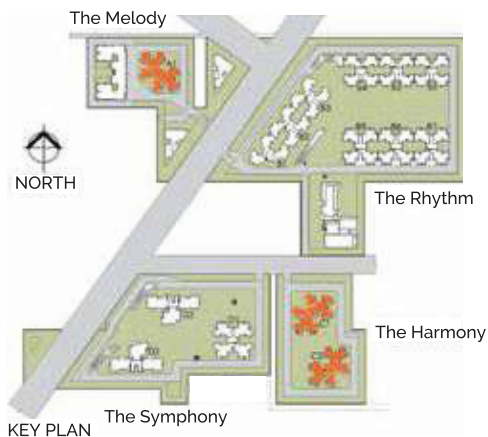
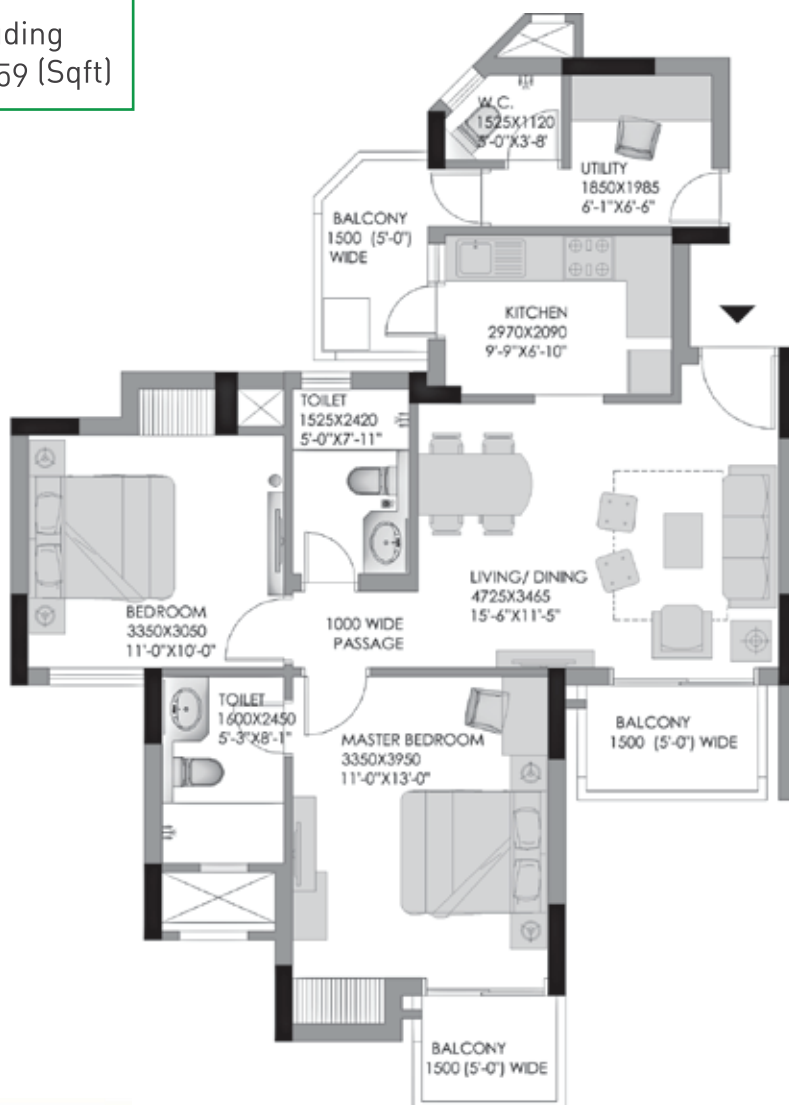
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# Floor Plan

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

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

Built-up Area Including  
 Balcony Area: 970.59 (Sqft)



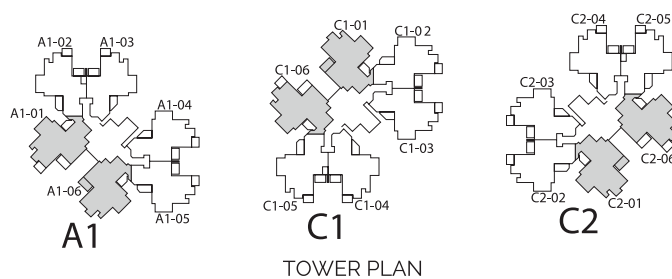
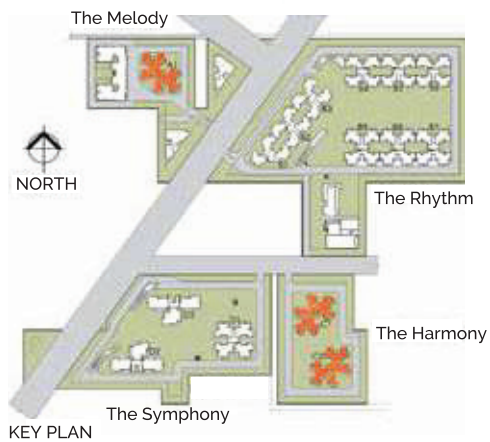
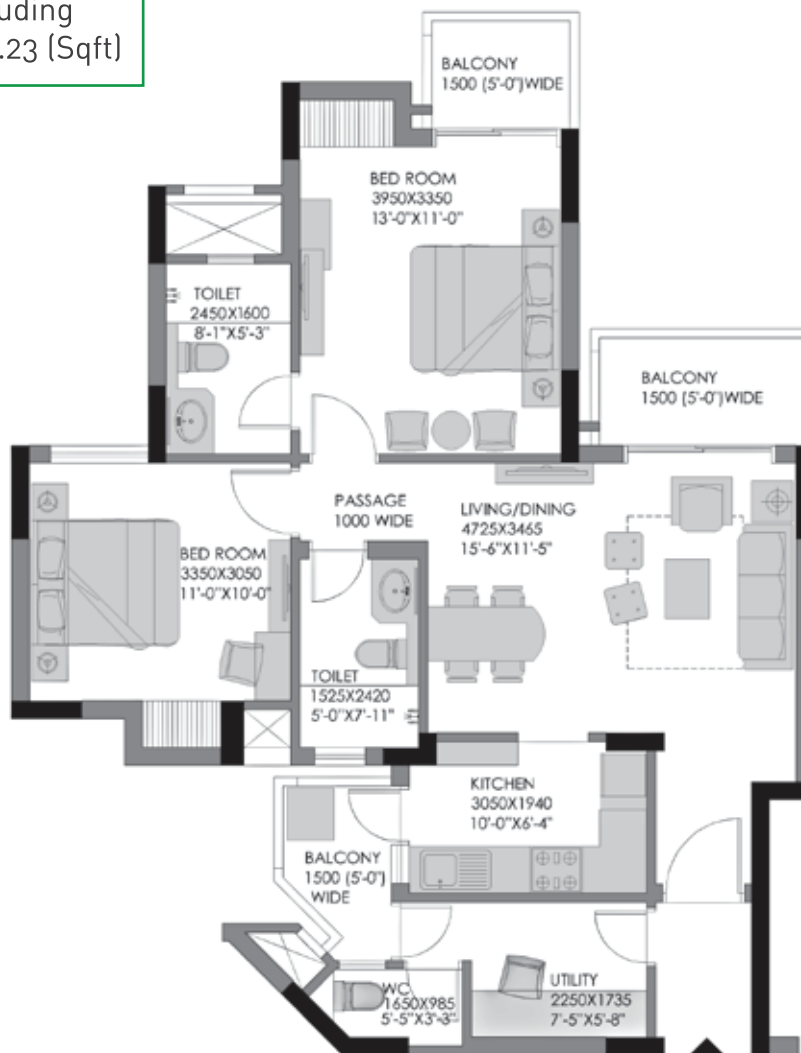
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# Floor Plan

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

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

Built-up Area Including  
 Balcony Area: 978.23 (Sqft)



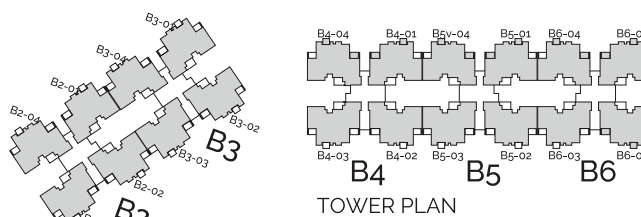
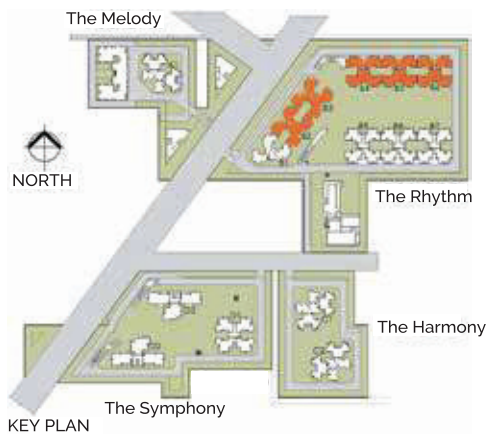
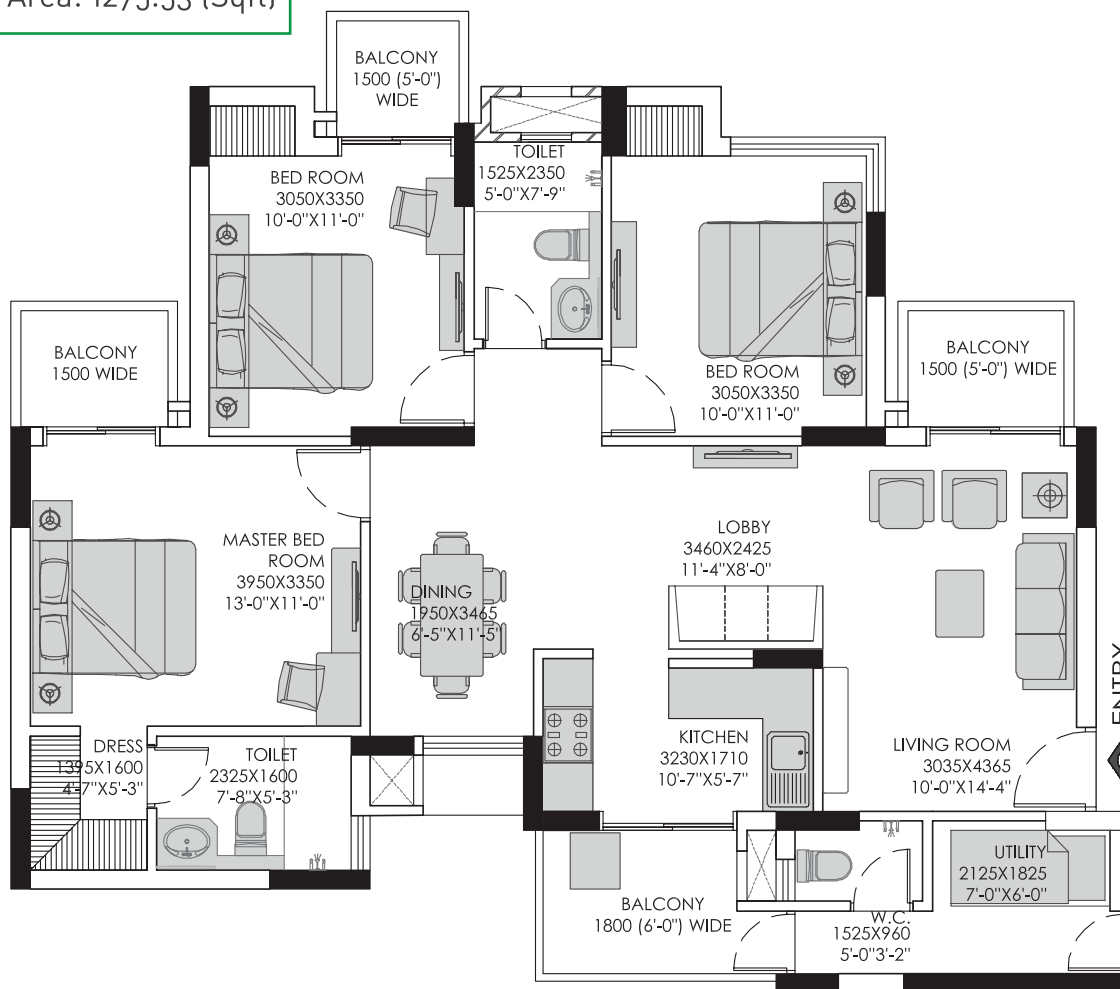
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# Floor Plan

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

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

Built-up Area Including  
 Balcony Area: 1275.53 (Sqft)



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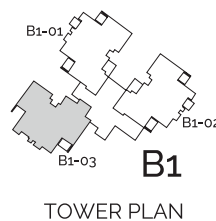
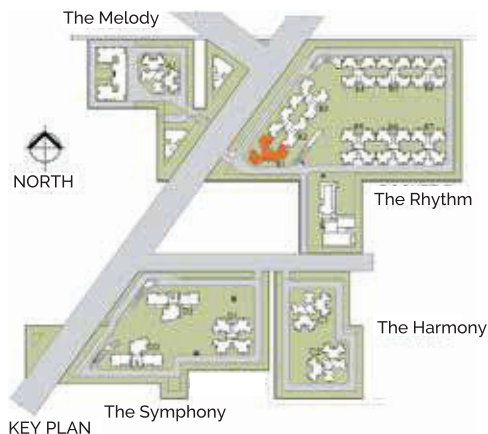
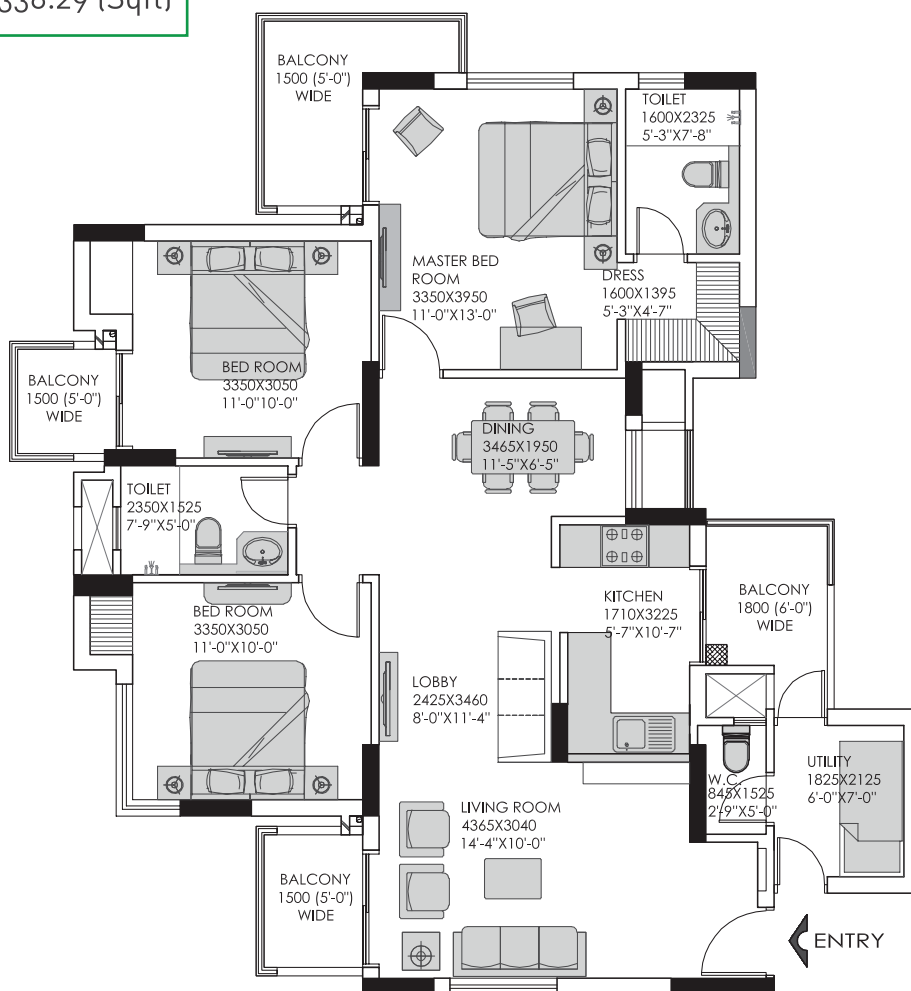


# Floor Plan

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

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

Built-up Area Including  
 Balcony Area: 1338.29 (Sqft)



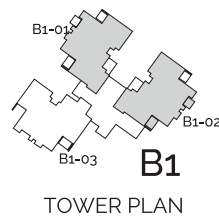
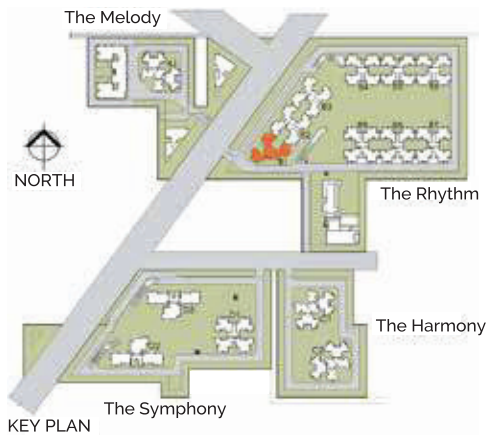
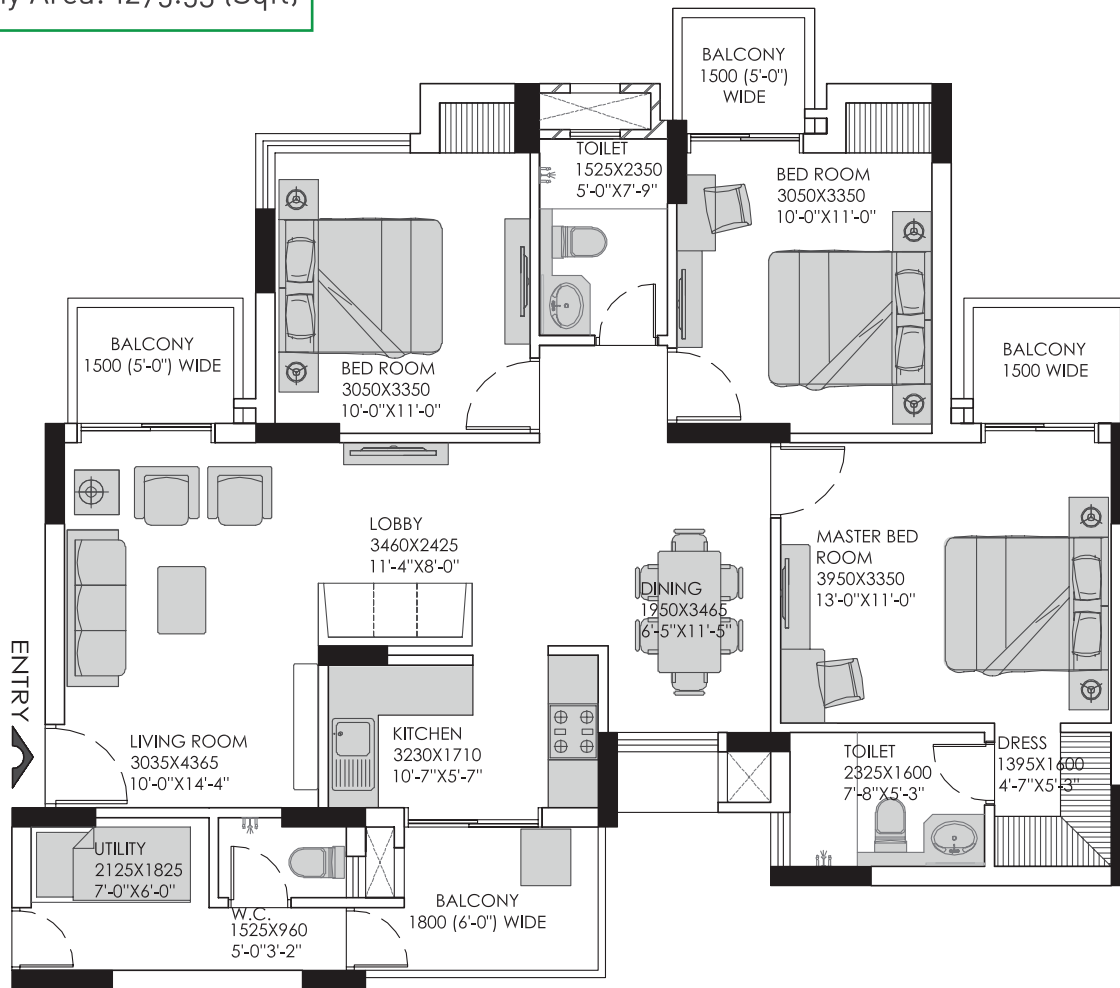
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# Floor Plan

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

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

Built-up Area Including  
Balcony Area: 1275.53 (Sqft)



TOWER PLAN

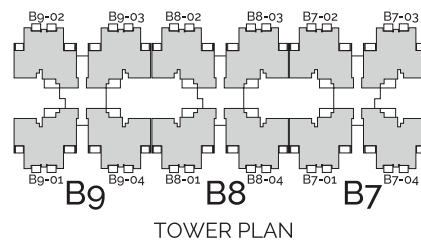
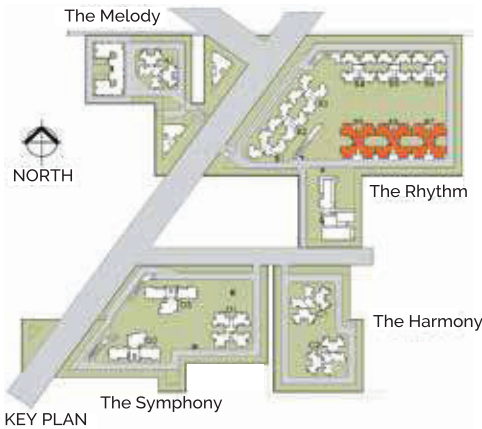
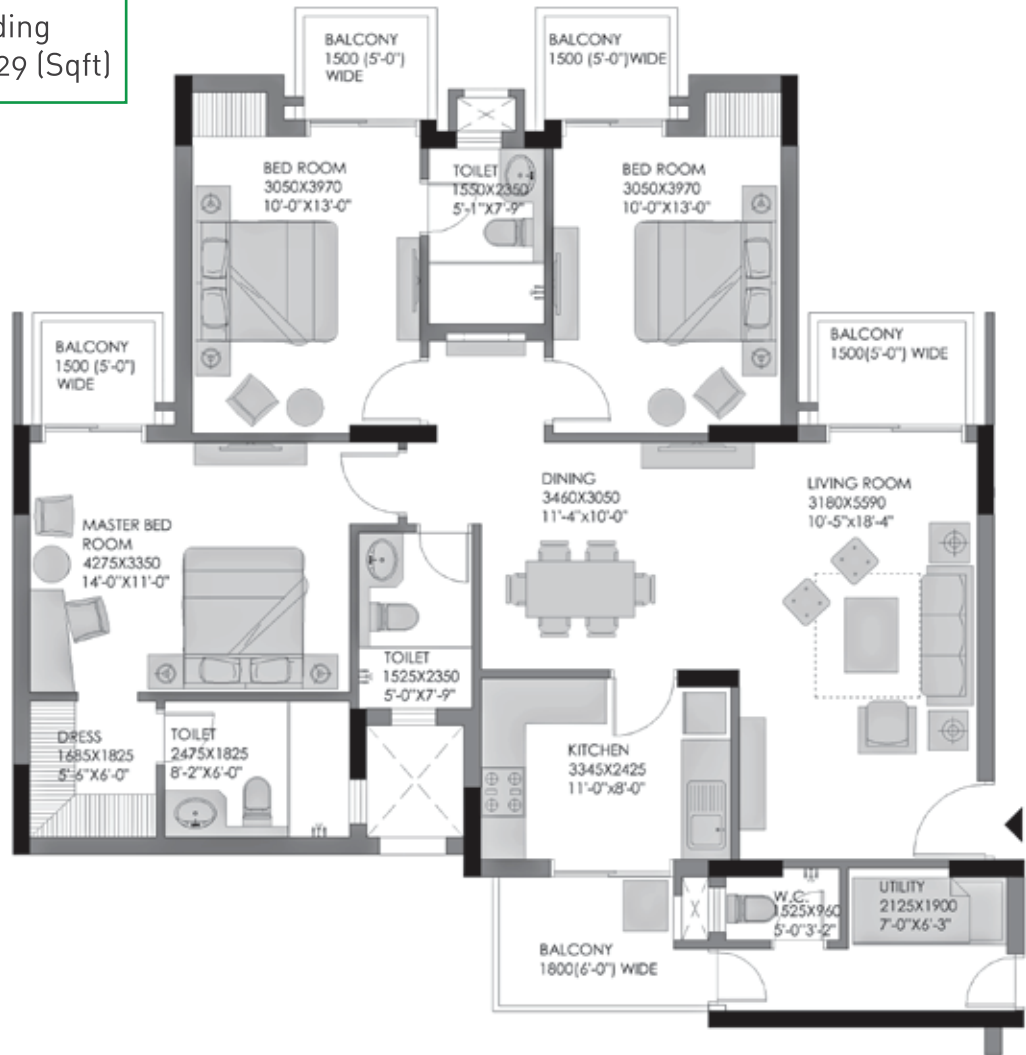
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# Floor Plan

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

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

Built-up Area Including  
 Balcony Area: 1500.29 (Sqft)



TOWER PLAN

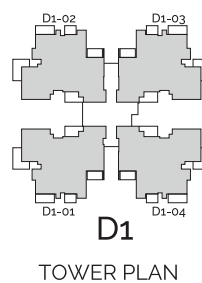
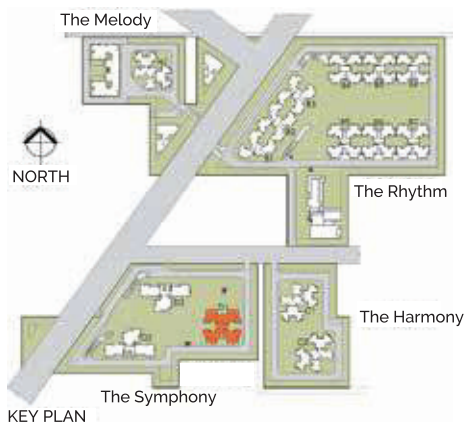
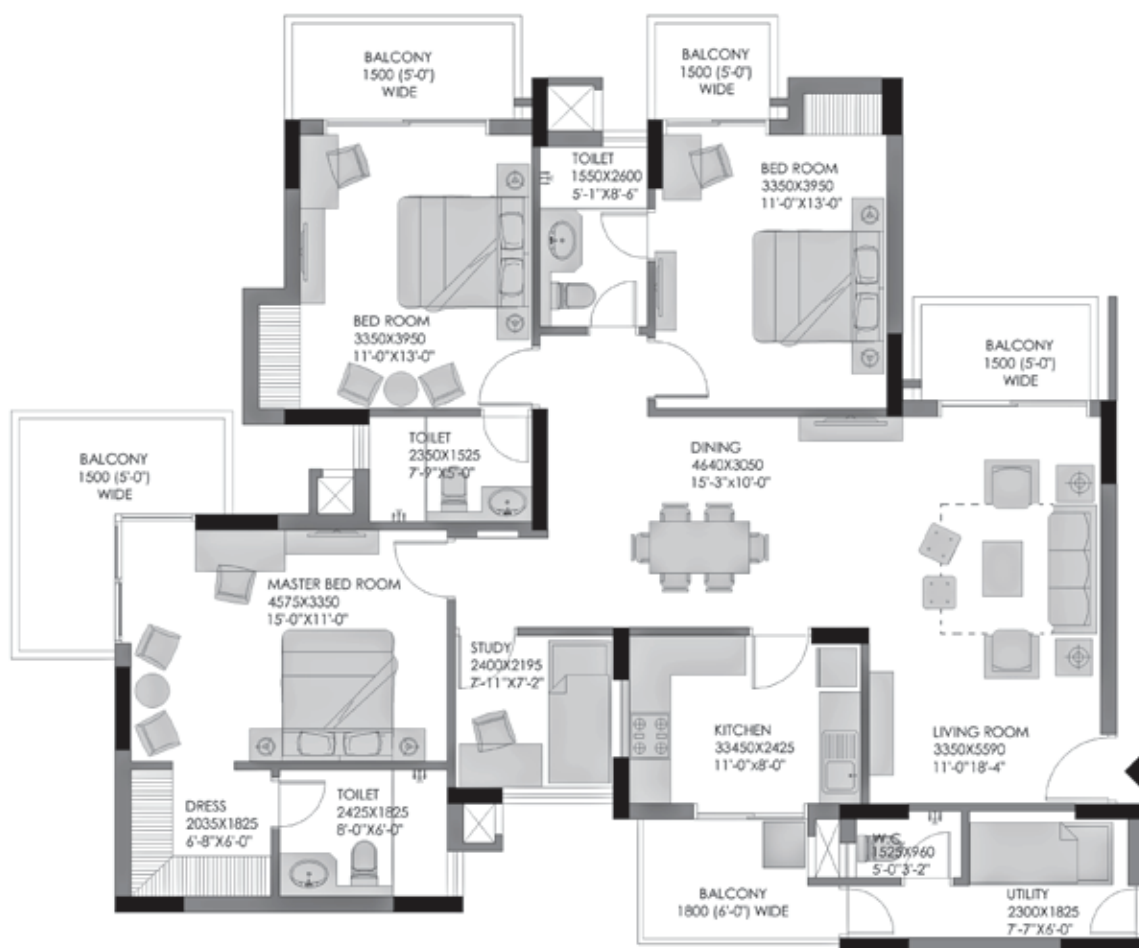
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# Floor Plan

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

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

Built-up Area Including  
Balcony Area: 1771.32 (Sqft)



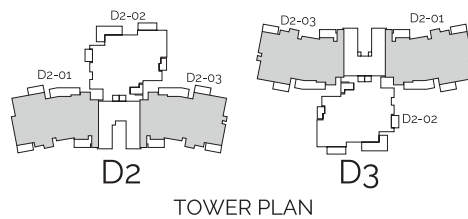
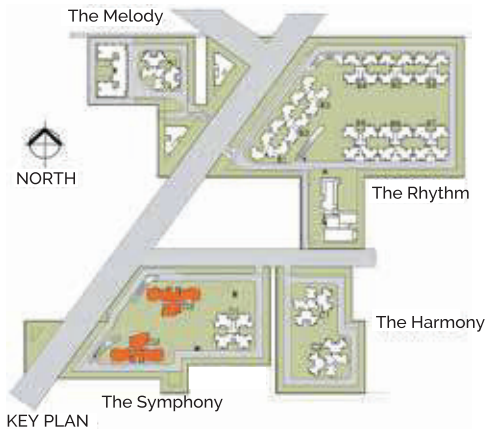
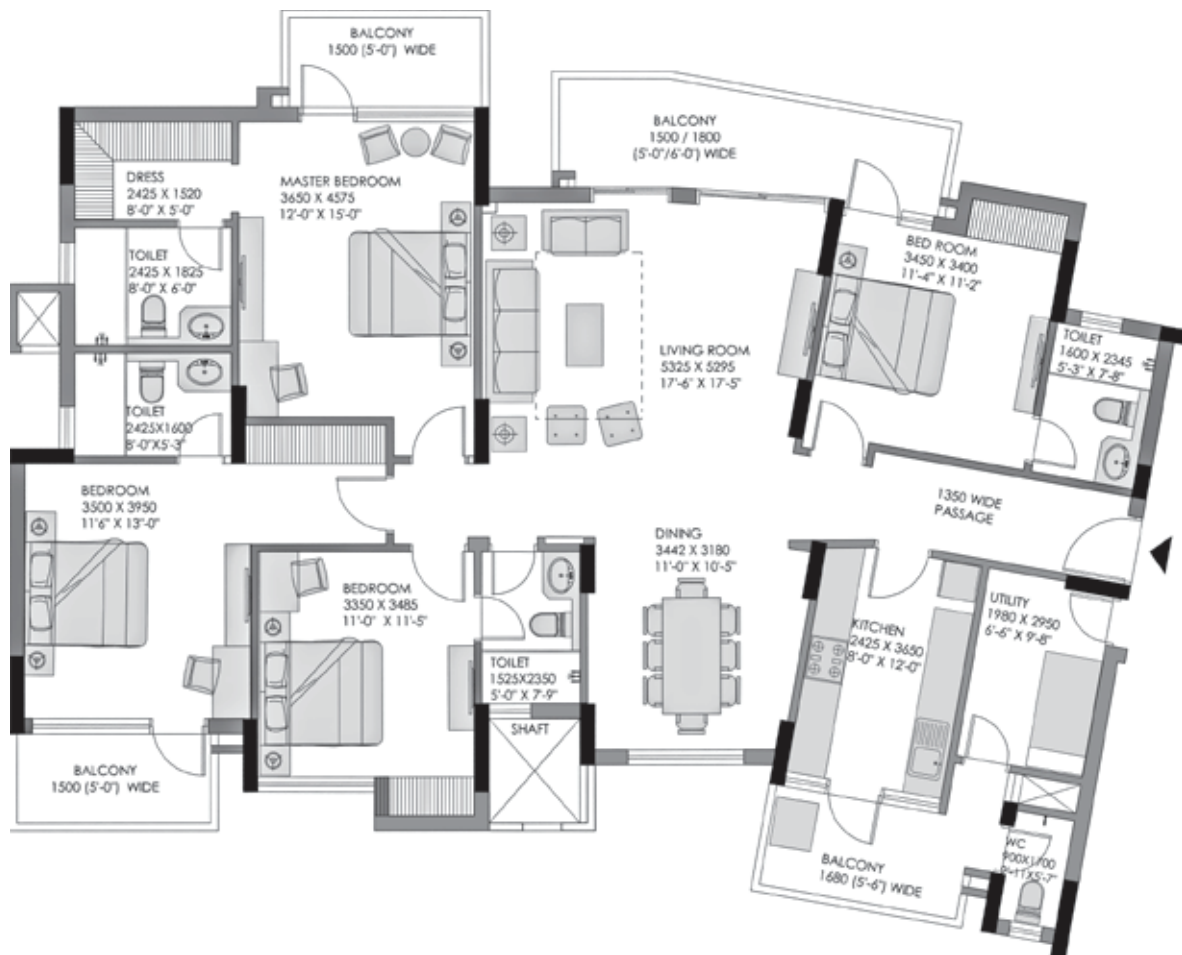
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# Floor Plan

4 BHK + 4 Toilet + Utility  
 Unit Plan: Type 5A  
 (Tower D2 & D3)

RERA Carpet Area:  
 148.53 (Sqm) 1598.78 (Sqft)

Built-up Area Including  
 Balcony Area: 2088.22 (Sqft)



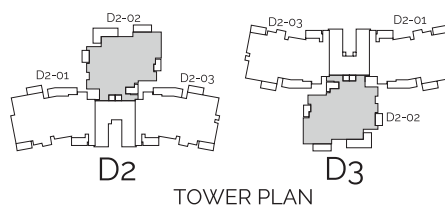
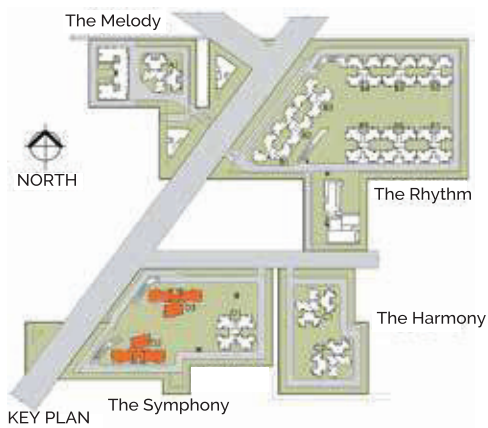
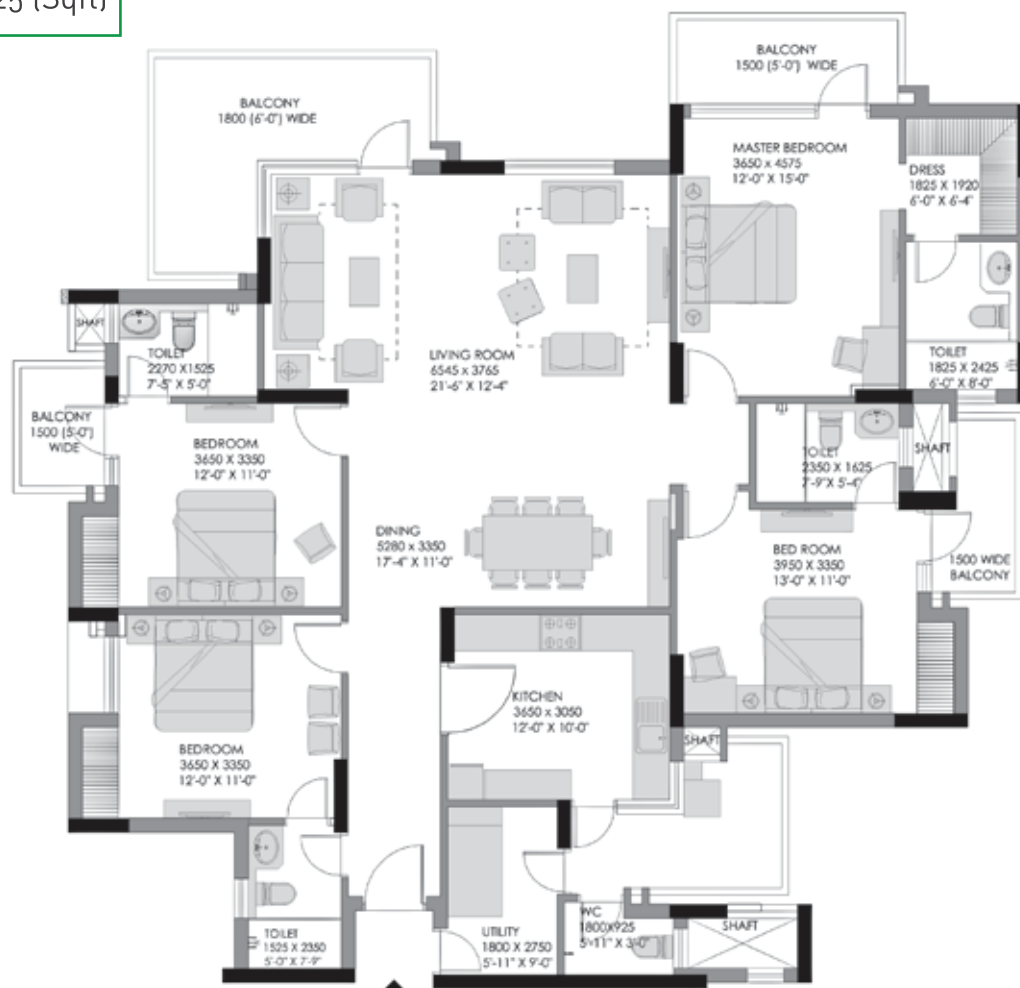
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# Floor Plan

4 BHK + 4 Toilet + Utility  
 Unit Plan: Type 5B  
 (Tower D2 & D3)

RERA Carpet Area:  
 151.53 (Sqm) 1631.07 (Sqft)

Built-up Area Including  
 Balcony Area: 2204.25 (Sqft)



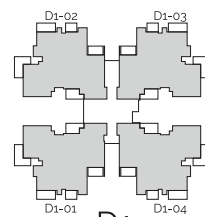
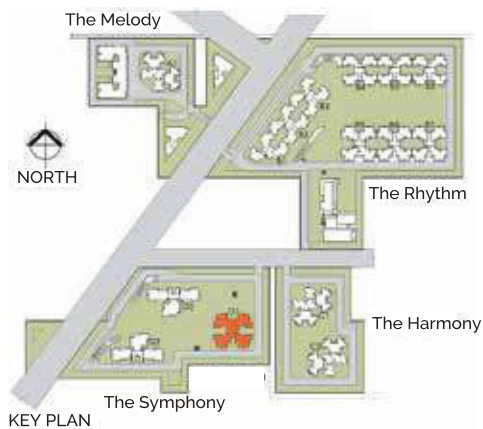
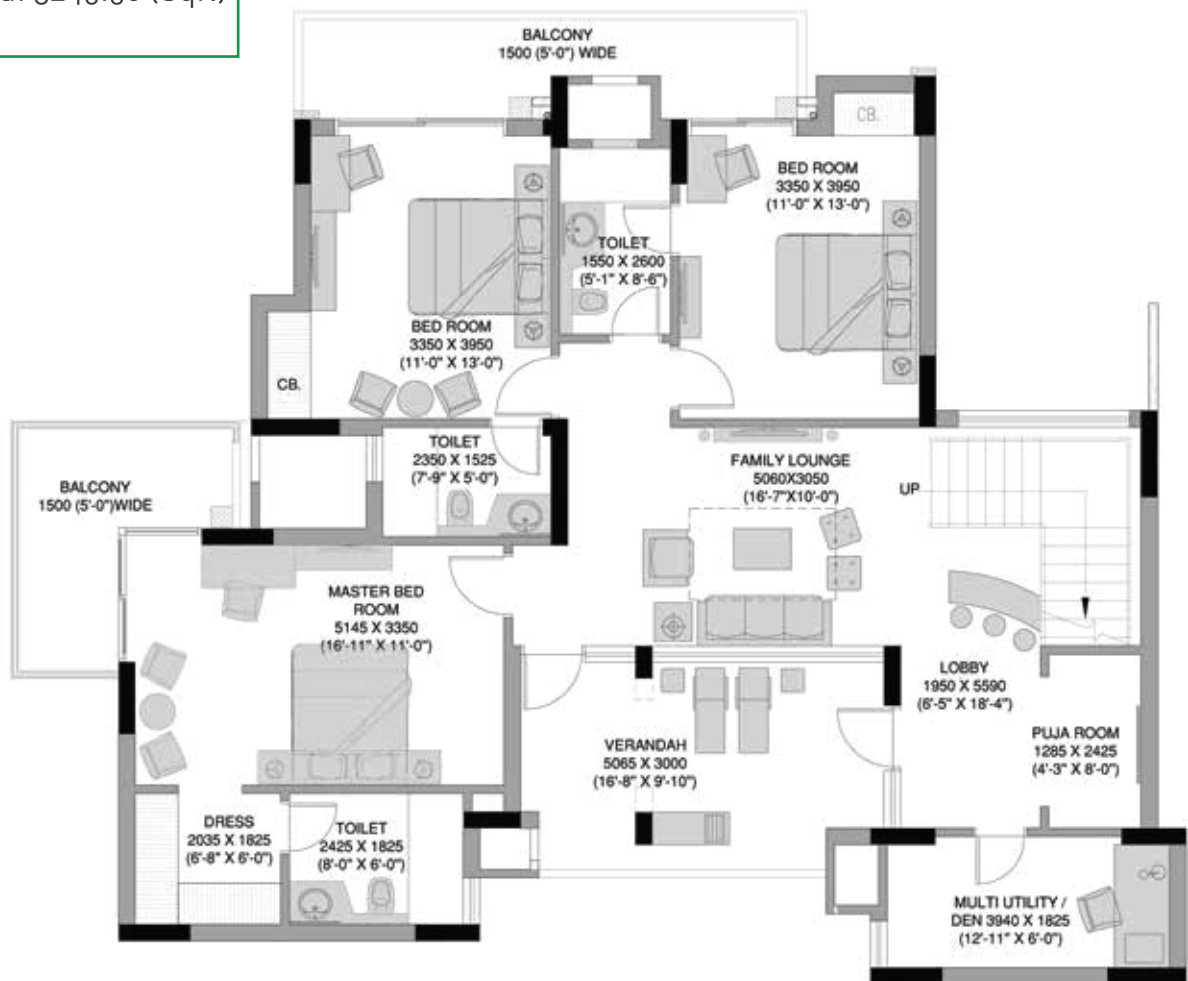
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# Floor Plan

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

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

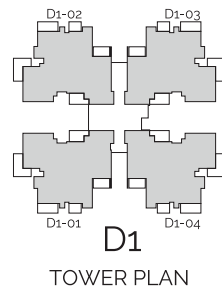
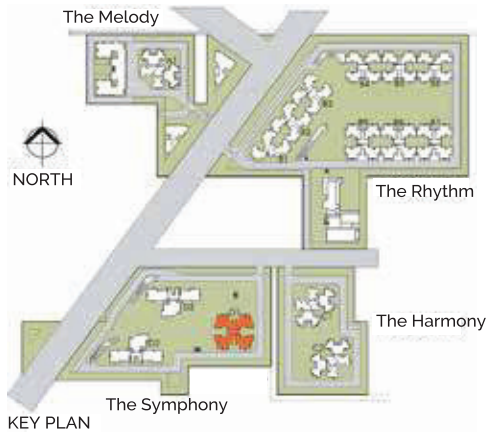
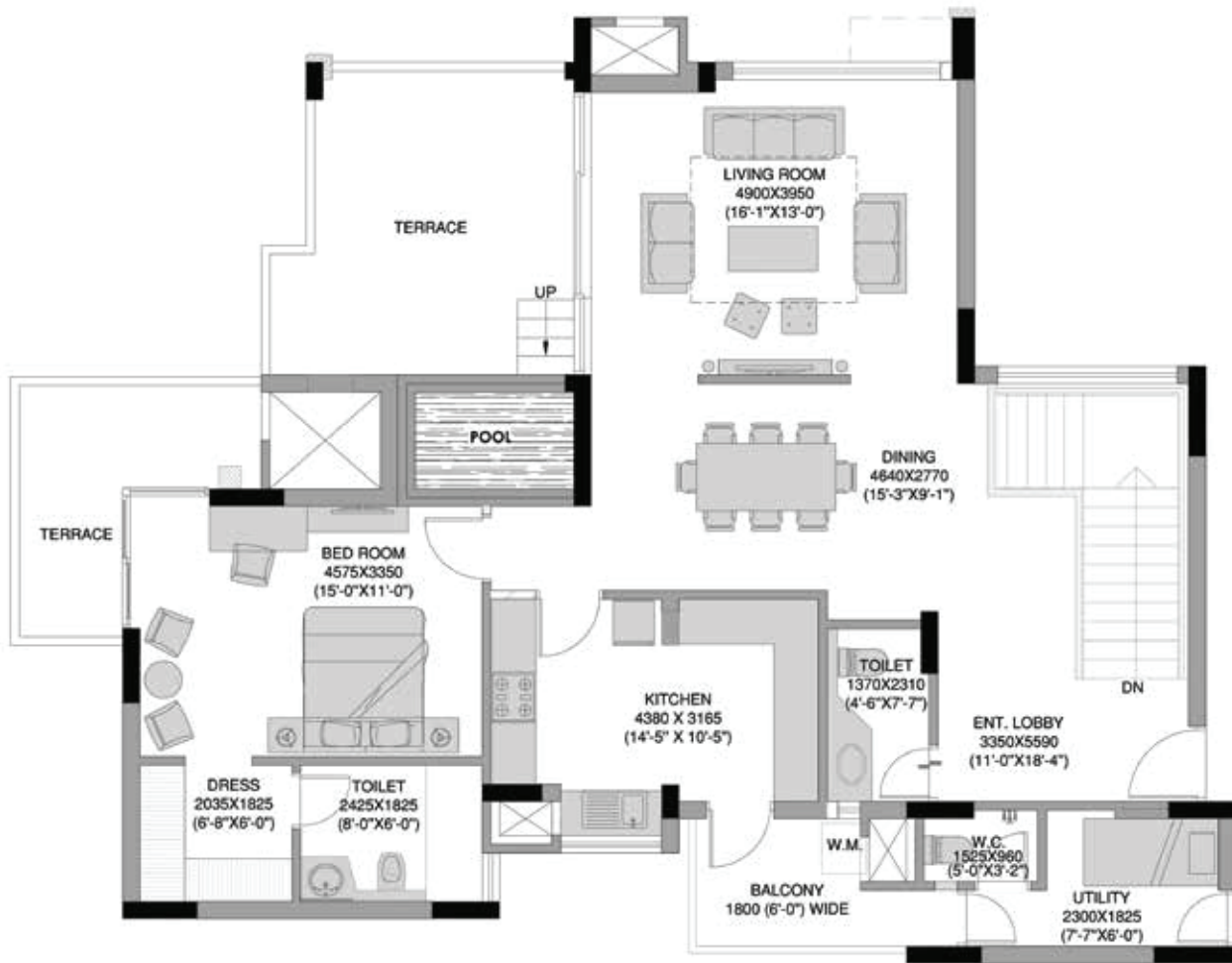
Built-up Area Including  
Balcony Area: 3245.56 (Sqft)



TOWER PLAN

# Floor Plan

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



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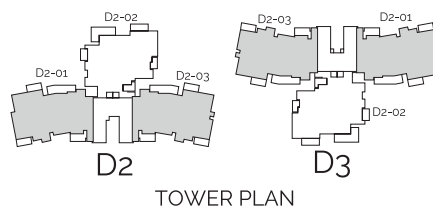
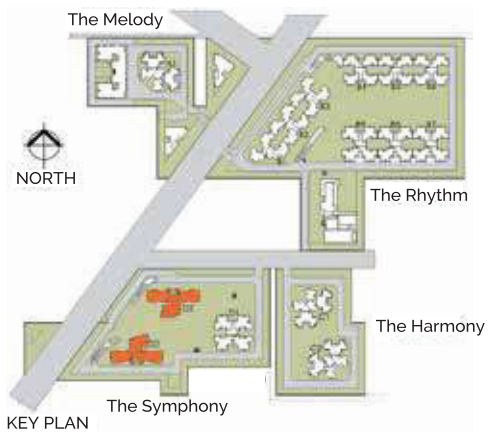
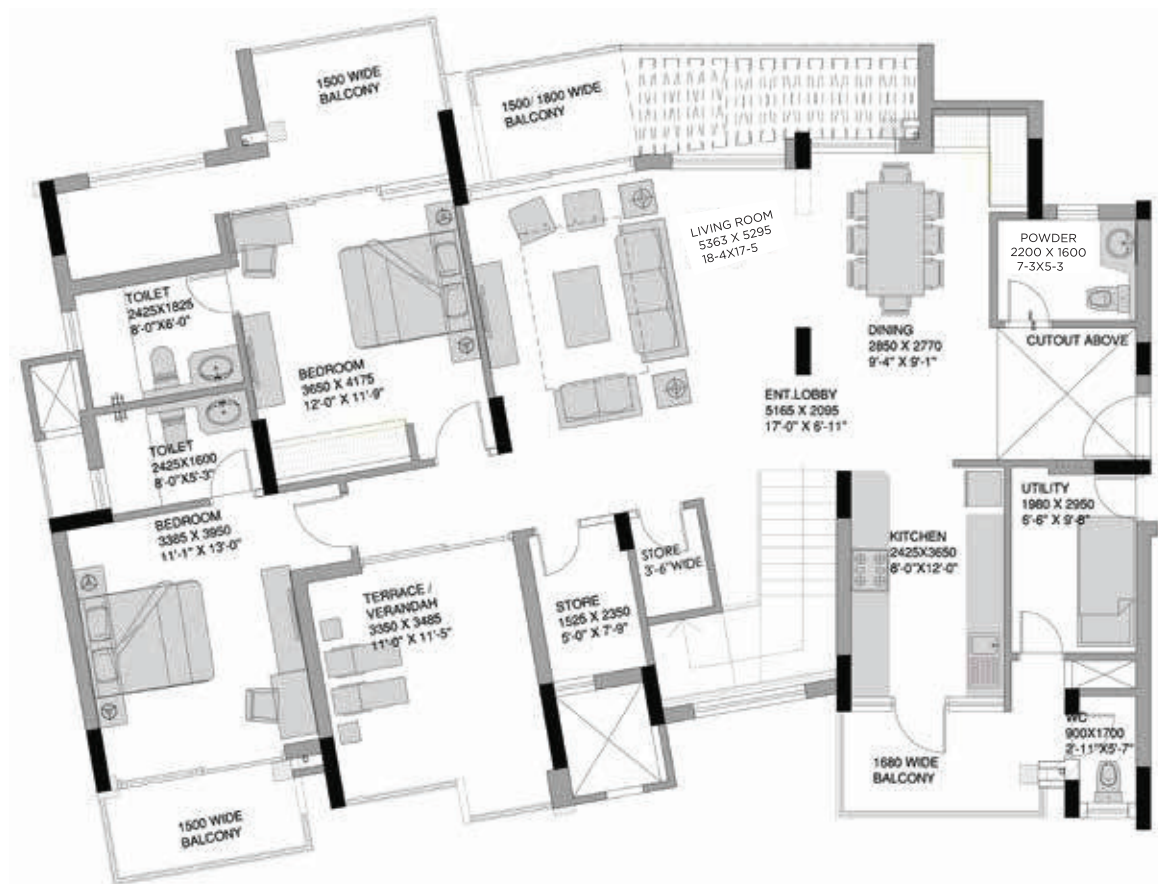


# Floor Plan

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

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

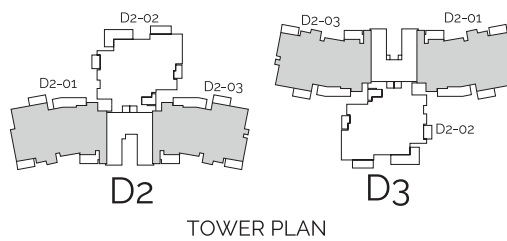
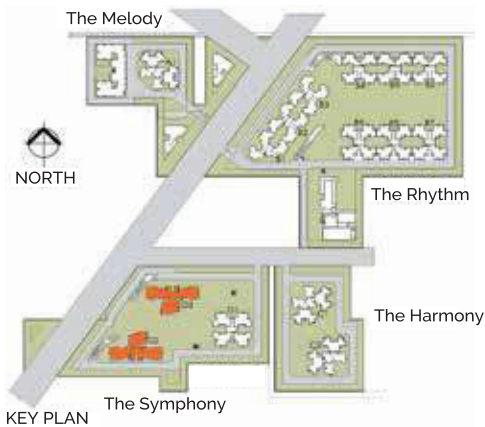
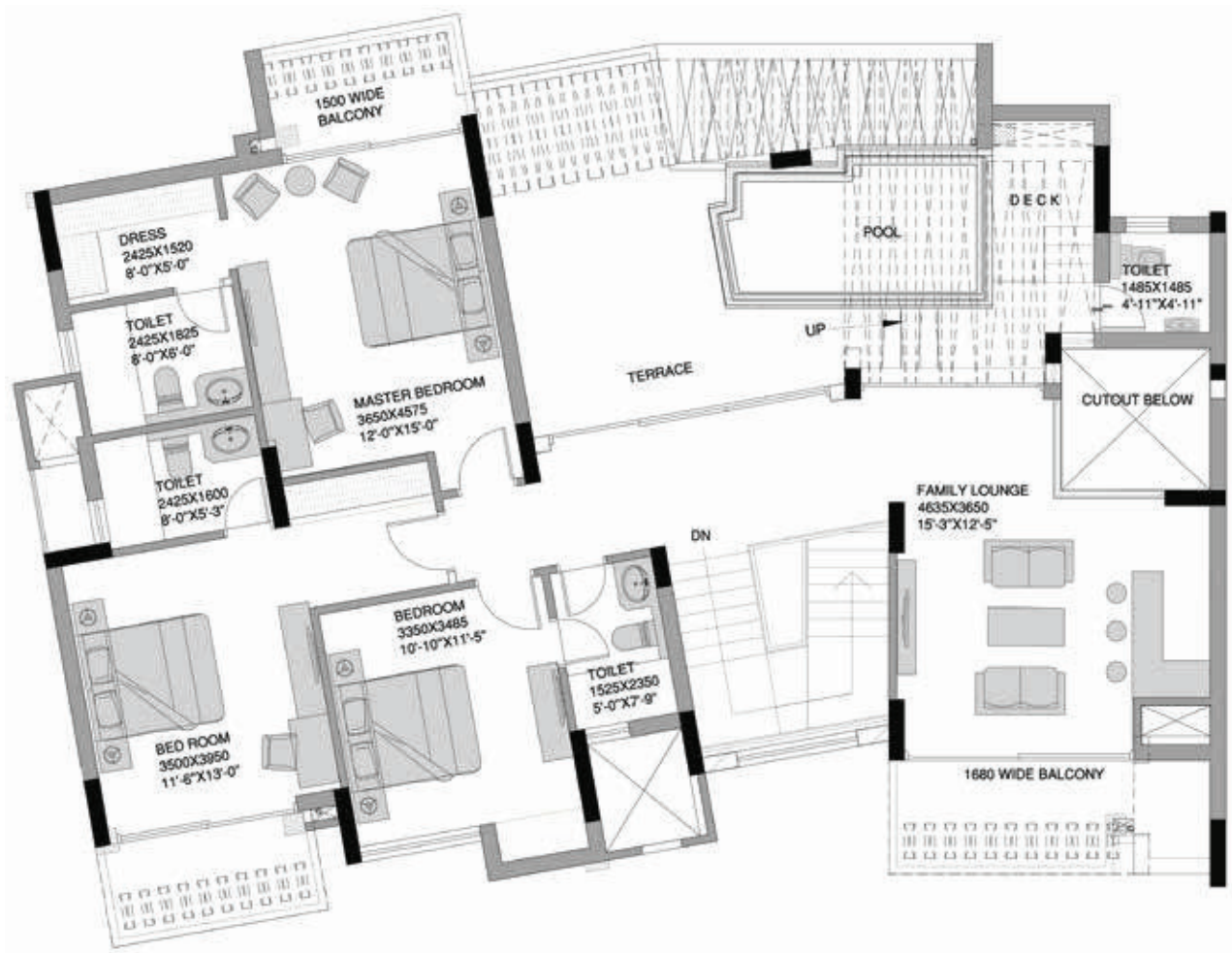
Built-up Area Including  
Balcony Area: 3773.86 (Sqft)



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# Floor Plan

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



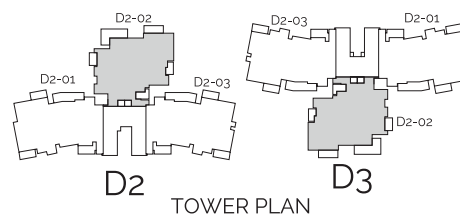
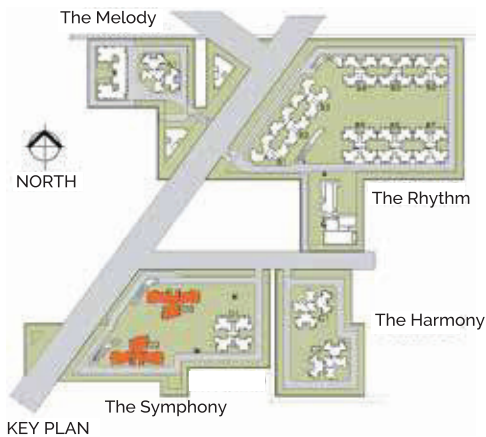
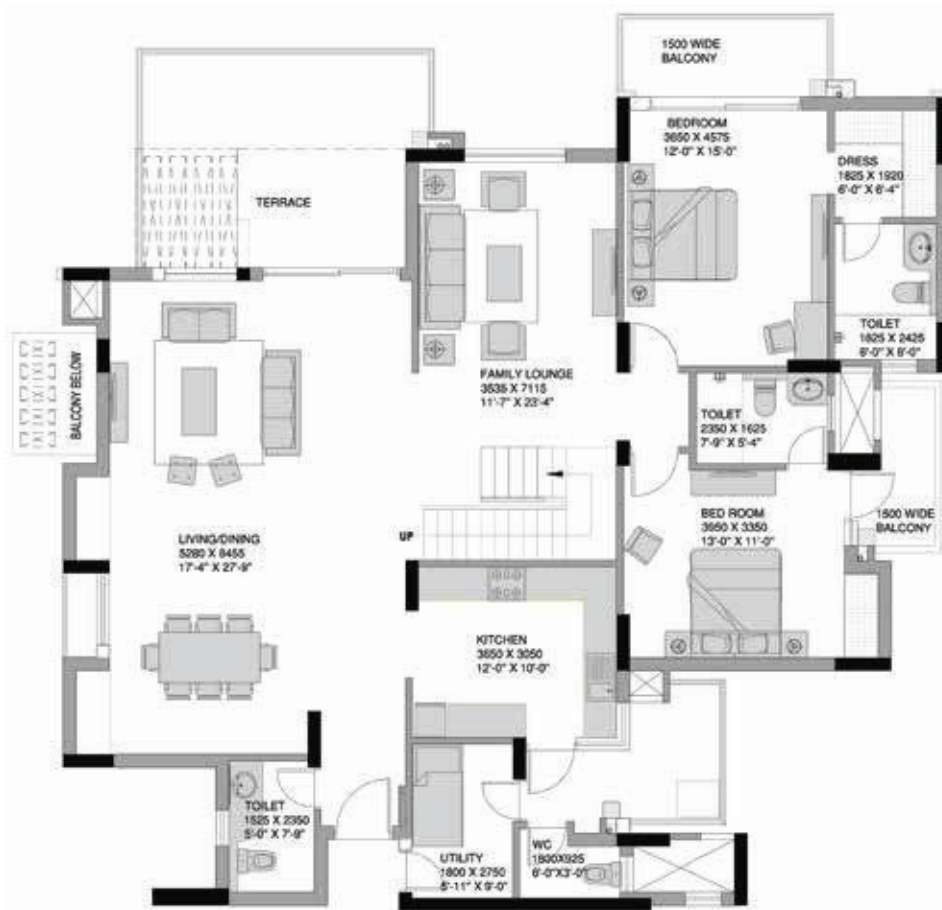
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# Floor Plan

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

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

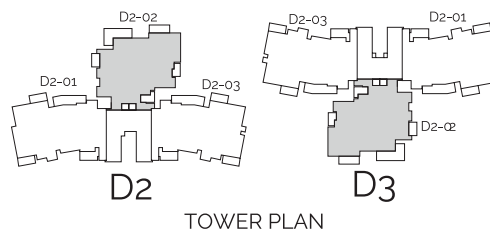
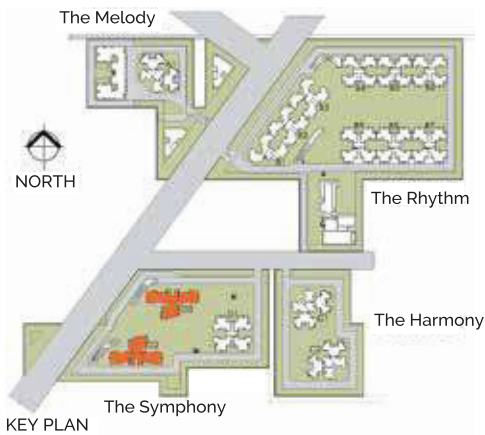
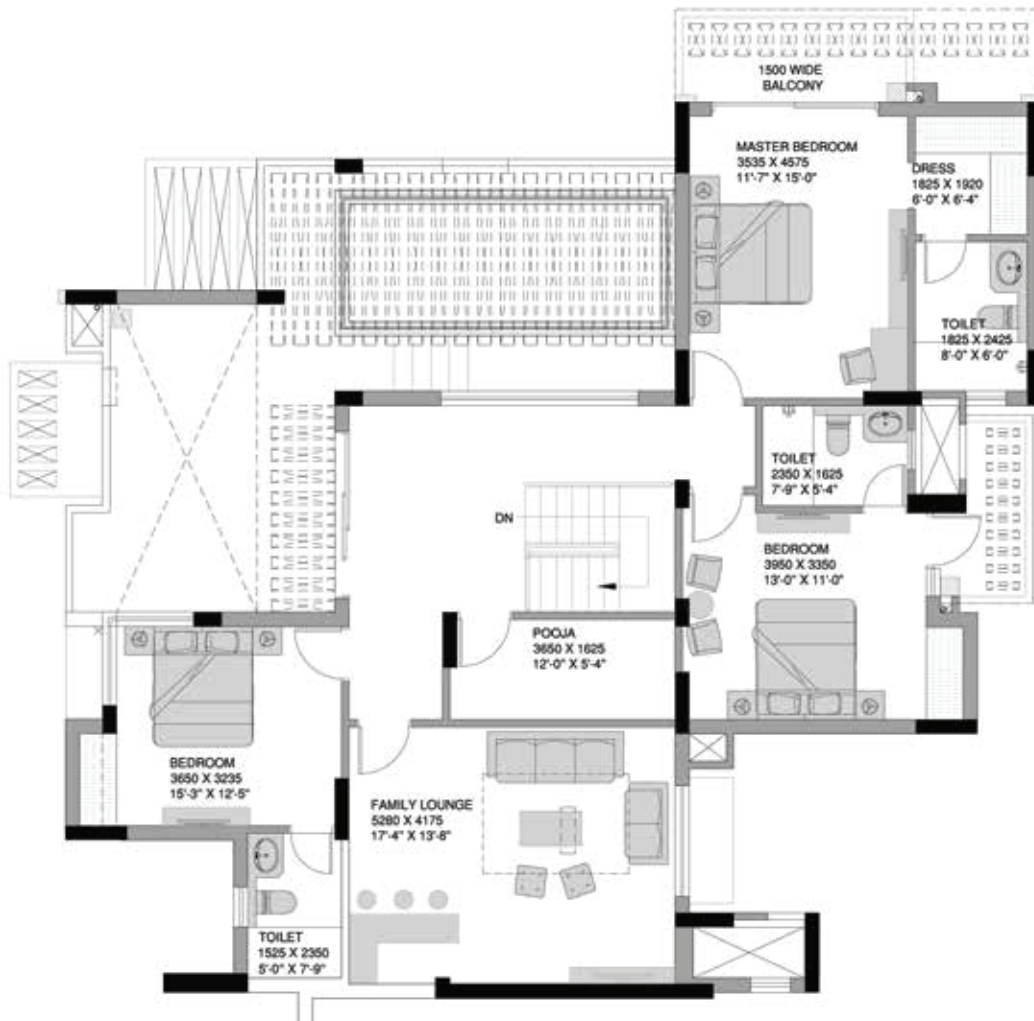
Built-up Area Including  
Balcony Area: 3815.73 (Sqft)



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# Floor Plan

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



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# 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**



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**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, 2017. Air-conditioning (Split AC) offered only in bedrooms + living room. Ambulance available for Experion Residents. Experion Developers Pvt. Ltd. (Experion).

**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(BS)/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 Project D (Phase 4) No. 30 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 3) 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 U70109DL200 TC151343.