

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, and customer insight in our development, thereby turning every relationship into unique, positive, engaging and memorable experiences.



Experion Developers Private Limited

Lucknow Office: Ground Floor, T6, Experion Capital, Plot No. TCG-1/AV-6 and TCG-1/AV7, Vibhuti Khand, Gomti Nagar, Lucknow, U.P. 226010

Corporate Office: Second Floor, Plot No. 18, Institutional Area, Sector 32, Gurugram-122002, Haryana, India.

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www.experio.co

Experio is the marque name for Commercial Tower at Experion Capital Phase 1 registered with UP RERA. This is for information purposes only and does not constitute any offer or contract. Customers are advised to have their independent evaluation. Concepts alluded herein are subjective. Information and contents set out herein are subject to revision as permissible under applicable laws. The sale is subject to the terms of Booking Application and Agreement For Sale. All plans, specifications are subject to change as may be decided by the Promoter or directed by any competent authority in the best interests of the development subject to applicable laws. Promoter: Experion Developers Pvt. Ltd. (CIN: U70109DL2006FTC151343), Experion Hospitality Private Limited (CIN: U55101DL2006PTC147123). The relevant phase of Experion Capital with respect to the commercial complex is registered with RERA Regn. No. PH-1 UPRERAPRJ4224. The other phases of Experion Capital are registered with RERA Regn No. PH-2 UPRERAPRJ15884 and PH-3 UPRERAPRJ647179. RERA website: www.up-rera.in Project website: <https://experion.co/commercial/experio-experion-capital>

Licenses: Experion Capital shall be developed in a phase wise manner. Building plans sanctioned with 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. Site Address – Plot No. TCG-1/AV-6 and TCG-1/AV-7, Gomti Nagar, Phase I, Vibhuti Khand, Lucknow, Uttar Pradesh.

EXPERION
THE POSITIVE SIDE OF LIFE
100% FDI REAL ESTATE DEVELOPER

experio
@ Experion Capital

RERA Regn. No. PH 1 - UPRERAPRJ4224, PH 2 - UPRERAPRJ15884 and PH 3 - UPRERAPRJ647179
www.up-rera.in

Excellence has a new address

Experion Capital, our mixed-use development in Lucknow with premium apartments, high-street retail and offices, is nothing less than the epitome of excellence.

Experio, the commercial space within Experion Capital, is conceptualized as a new-age shopping and business complex with classy, modern architecture. Designed with special emphasis on social infrastructure and engagement zones, Experio @ Experion Capital will be a major hub for premium office spaces in the city.

eXperio
@ Experion Capital



Artistic Impression

A location that inspires excellence

Conveniently positioned in **Vibhuti Khand, Gomti Nagar**, the prime hub of Lucknow, Experio @ Experion Capital offers unparalleled locational value. Apart from being located in a posh and upmarket neighbourhood, the project is in close proximity to major institutions and high-end residential developments, offering quick access to the city's hotspots. With Experion Capital in the same complex, it also makes an ideal destination for people who want to save on commuting time.



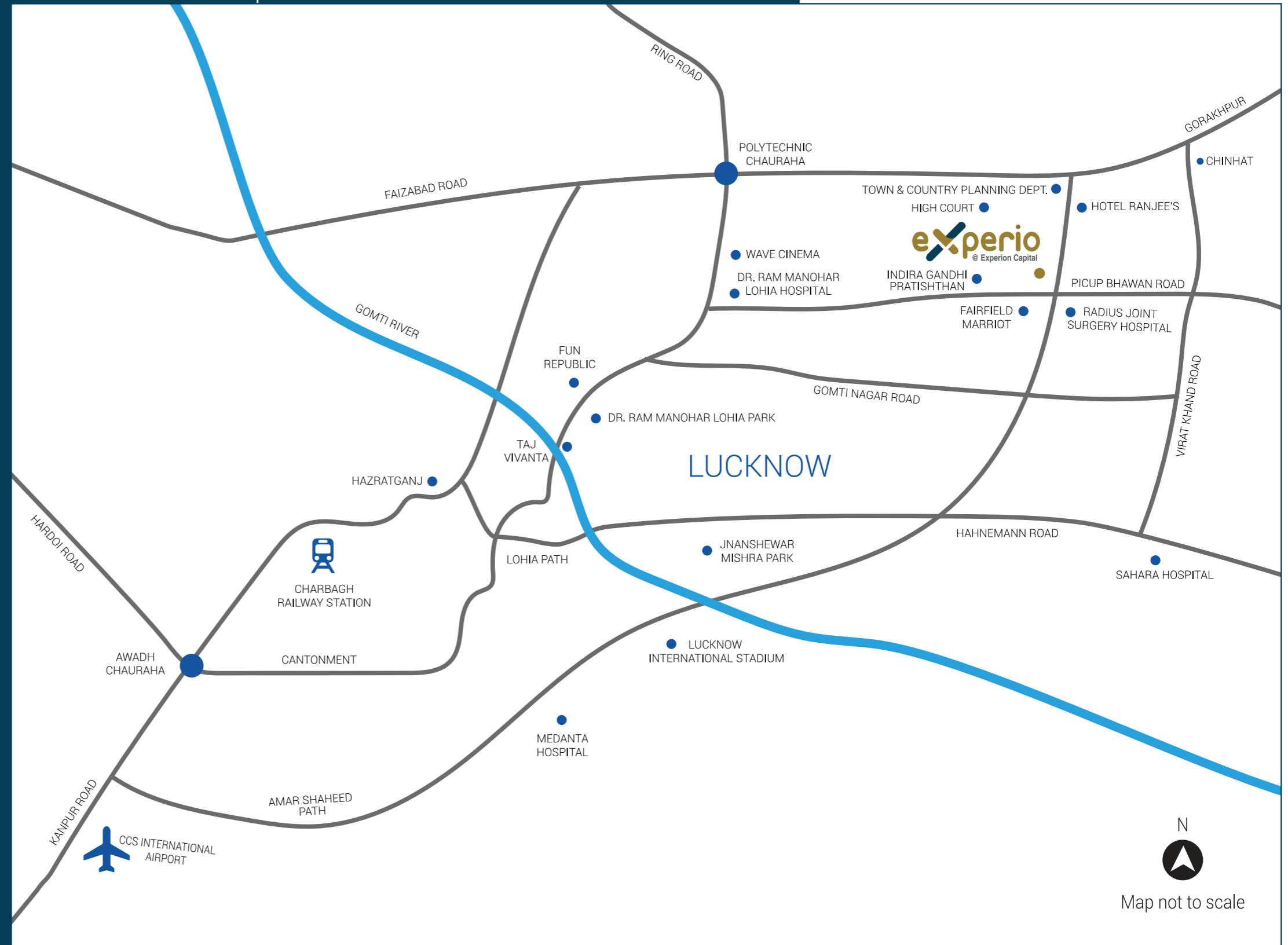
Artistic Impression

Location Map

Located adjacent to Lucknow High Court, Experio @ Experion Capital is well connected to the airport through Shaheed Path and the railway station via Bypass Road.

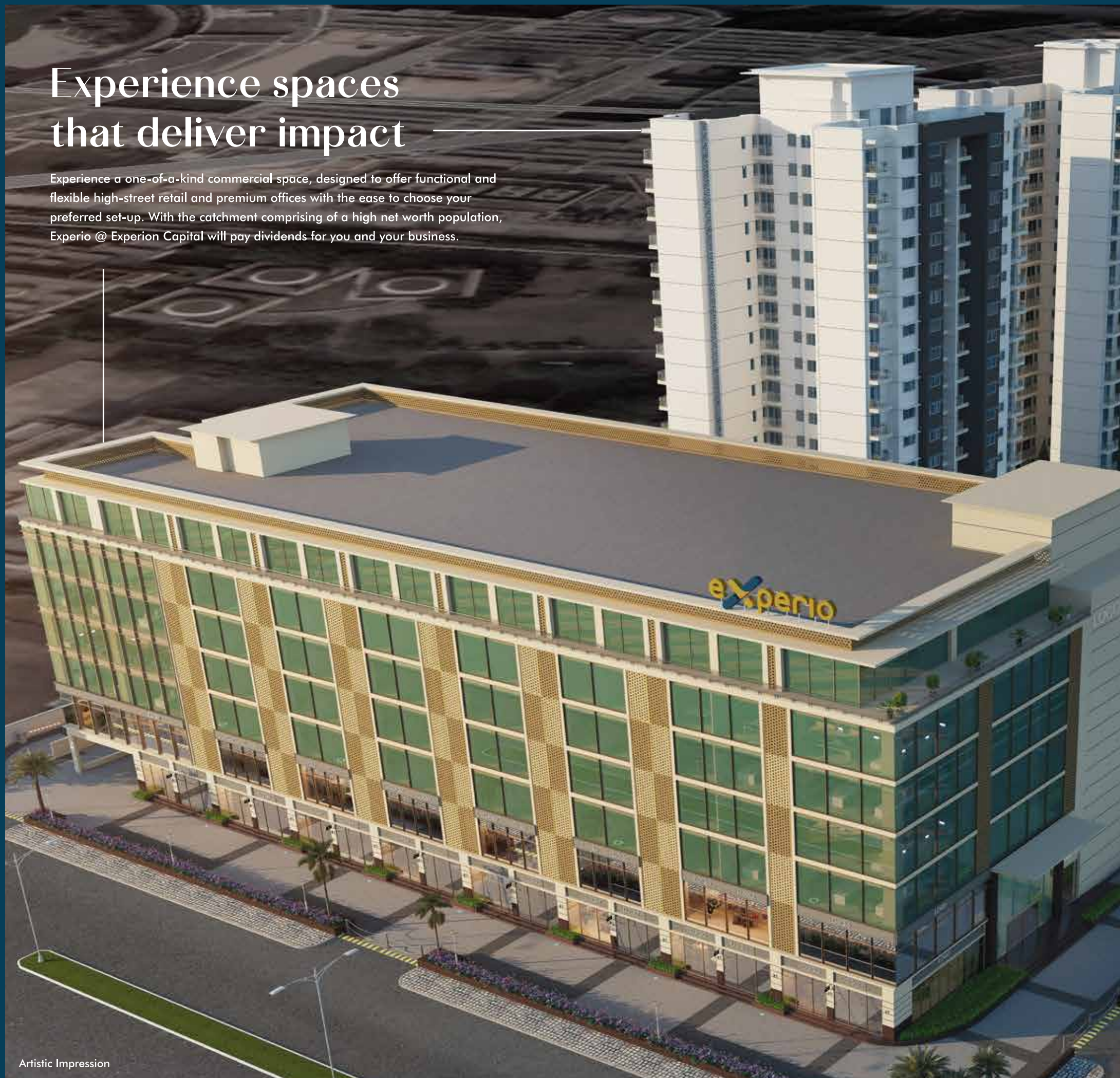
KEY LOCATIONS

- | Indira Gandhi Pratishthan – 0 Km
- | Dr. Ram Manohar Lohia Hospital – 1.1 Km
- | Fun Mall – 4.1 Km
- | Pheonix Mall – 7.5 Km
- | Hazratganj – 8.5 Km
- | Charbagh Railway Station – 11.9 Km
- | Lulu Mall – 12 Km
- | CCS International Airport – 24.2 Km



Experience spaces that deliver impact

Experience a one-of-a-kind commercial space, designed to offer functional and flexible high-street retail and premium offices with the ease to choose your preferred set-up. With the catchment comprising of a high net worth population, Experio @ Experion Capital will pay dividends for you and your business.



Artistic Impression



Rectangular form for maximum efficiency



Schematic lights, open landscape, and hardscape areas to enhance the ambiance



Flexibility in the design to amalgamate units on all floors



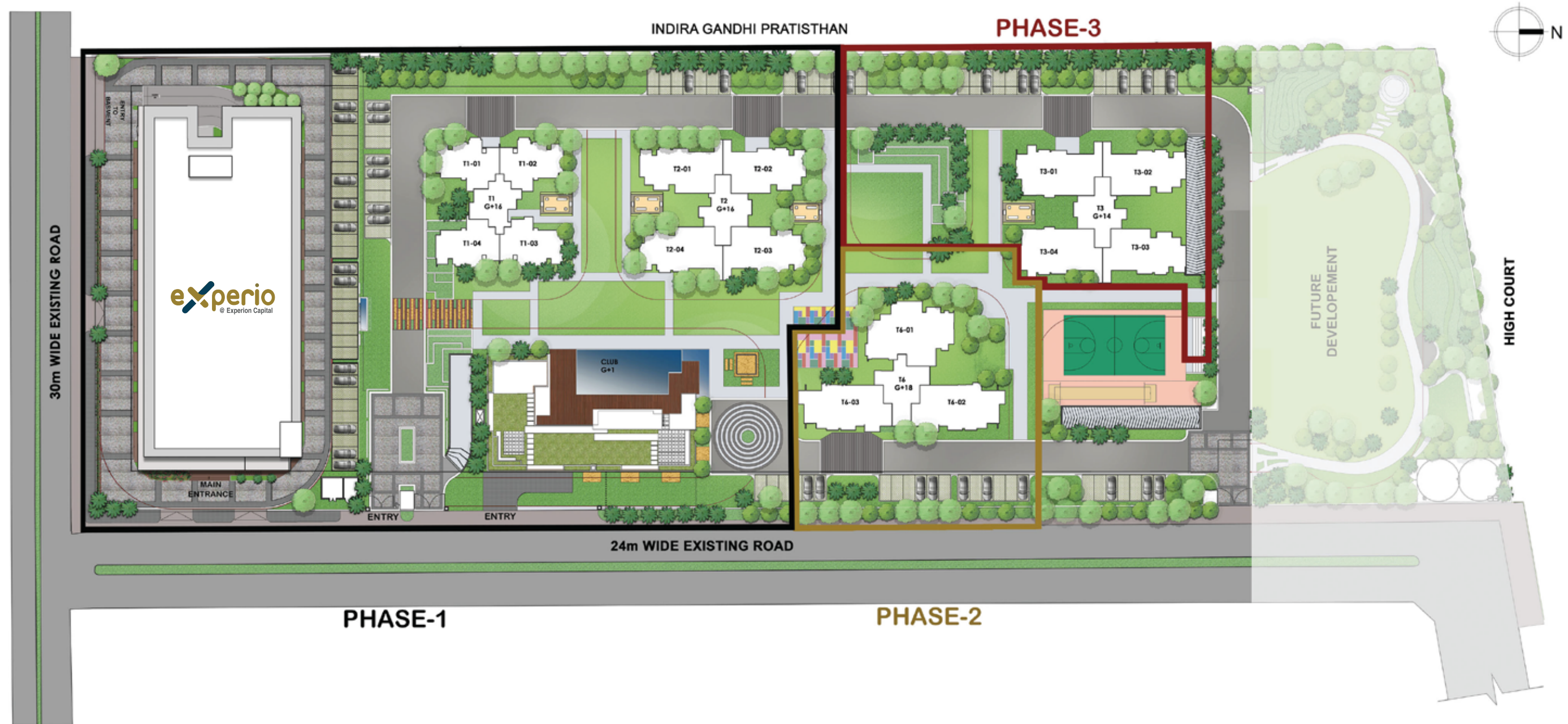
Ample natural light and use of environment-friendly lights



Mechanical parking at ground level and upper basement



Eye-catching
and captivating



Excellence,
in every square inch



Modern architecture with a straight facade



Office floor with tinted glass



Double height entrance canopy



Dedicated space for signages



Rear shops with open double-stack car parking in front



Two-way entry for ground floor shops

LUCKNOW SPECIFICATIONS-COMMERCIAL

1.	Structure	R.C. C framed structure with masonry/block partitions				
2.	Exterior finish	As per the design and combination of clear and tinted glass/structural glazing/stone/tile/ACP/WPC/MS perforated screen/aluminium louvers/and texture painted				
COMMON AREAS						
	RETAIL / SHOPS	FLOOR	WALL	CEILING	WINDOWS/GLAZING	OTHERS
3.	Unit retail shops (G.F and F.F shops)	Concrete floor	Plastered surface till brick/block work	R.C.C ceiling	Aluminium glazing	
4.	GF & F.F corridor	Granite/Marble	Acrylic emulsion paint/granite cladding	R.C.C ceiling	Aluminium glazing	
5.	Entrance lobby	Granite/Marble	Acrylic emulsion paint/granite cladding	Gypsum false ceiling	Aluminium glazing	
6.	Lift lobbies (G.F and F.F)	Granite/Marble	Acrylic emulsion paint/granite cladding and ceramic tiles	Gypsum false ceiling	Aluminium glazing	
OFFICE FLOORS						
7.	Unit office (2 nd to 6 th floor)	Concrete floor	Plastered surface till brick/block work	R.C.C ceiling	Aluminium glazing	
8.	Office corridors (2 nd to 6 th floor)	Vitrified tiles	Acrylic emulsion	Gypsum false ceiling	Aluminium glazing	
9.	Lift lobbies (2 nd to 6 th floor)	Granite/Vitrified tiles	Acrylic emulsion/granite stone and ceramic tiles	Gypsum false ceiling	Aluminium glazing	
OTHER COMMON AREAS						
10.	Railings at double height and around escalator at first floor	-	-	-	-	S.S railing with toughned glass
11.	Common toilets/handicap toilet	Ceramic tiles	Ceramic tiles	Moisture resistant false ceiling	Aluminium glazing	Granite/marble counter/CP fittings and sanitary ware
12.	Staircase	Kota stone	Acrylic emulsion/enamel paint	Acrylic emulsion paint	Aluminium glazing	MS railing
13.	Security	CCTV in lift lobbies, boom barriers at basement entry/fire alarm systems connected to central control room				
14.	Air-conditioning	All the units for shops and offices will have ductable AC units installed (machines only), common corridors of retail shops at G.F and F.F will be air-conditioned, Air-conditioned lift lobies				Office floors 2nd to 6th, common corridors will be non air-conditioned & mechanically ventilated in case of Fire
15.	Elevators	Four main elevators and one-service elevator from basement				Only 2 main elevators out of 4 will travel from basement to 6th floor along with one service elevator
16.	Electrical	All the units for shops and offices will have three phase MCB (single MCB as incomer) & rating as per UPPCL norms				
17.	Escalators	Escalators from ground to first floor				
18.	Firefighting	As per the conditions laid in the fire NOC				
19.	Signages	Provision of signage spaces in façade for retail shops				
20.	Parking	Double stack mechanical parking in upper basement only and single parking in lower basement				

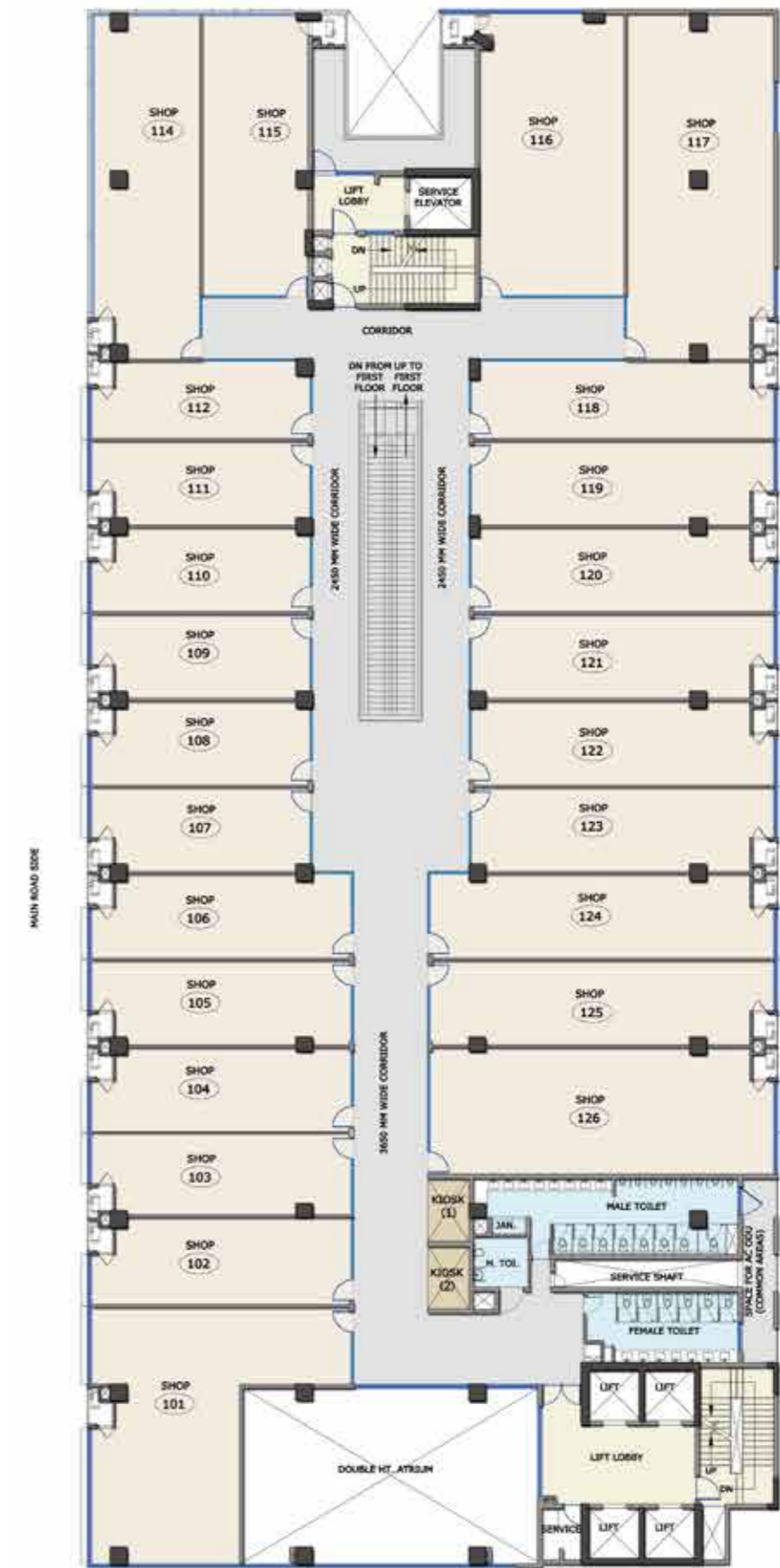


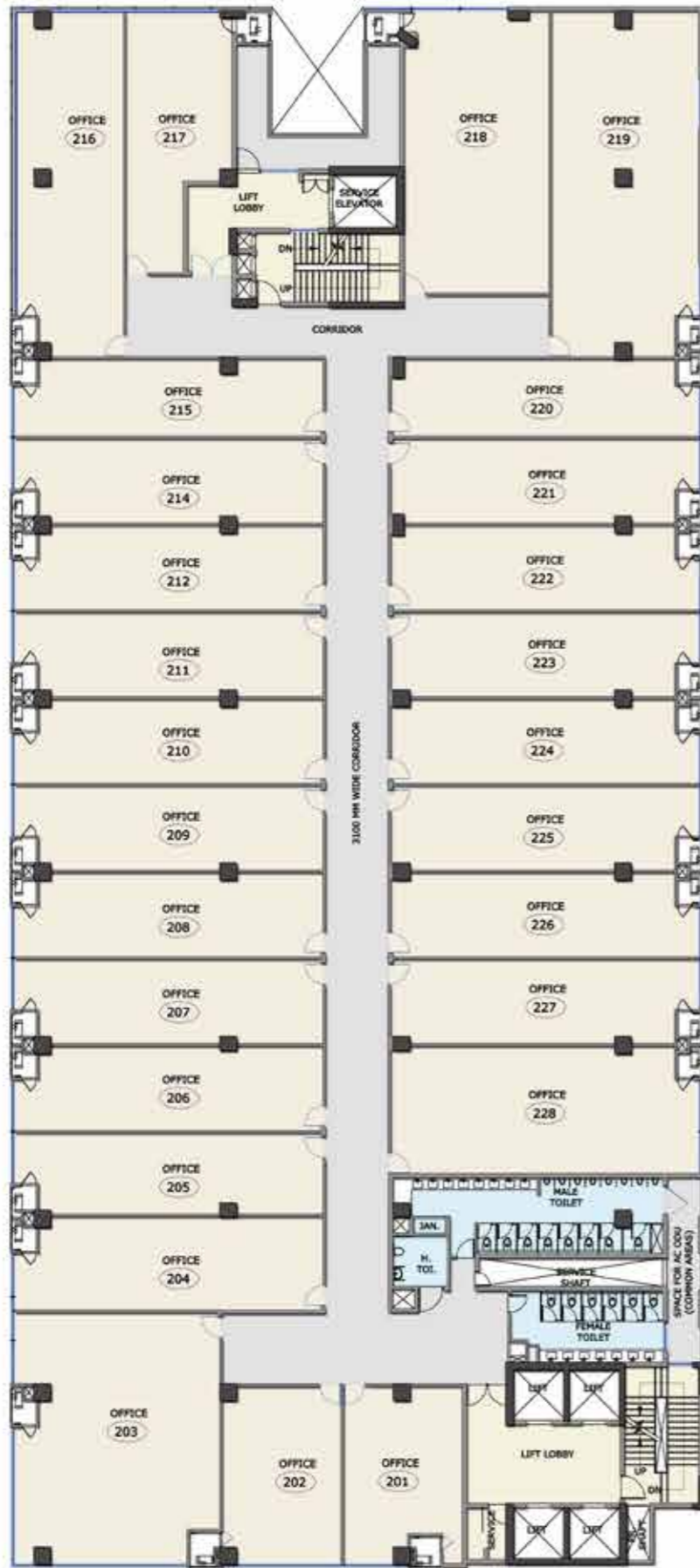
Ground Floor

- Floor plates to accommodate single and multiple units
- Spacious air-conditioned common area for ground and first floor
- Ample basement space and open parking

1st Floor

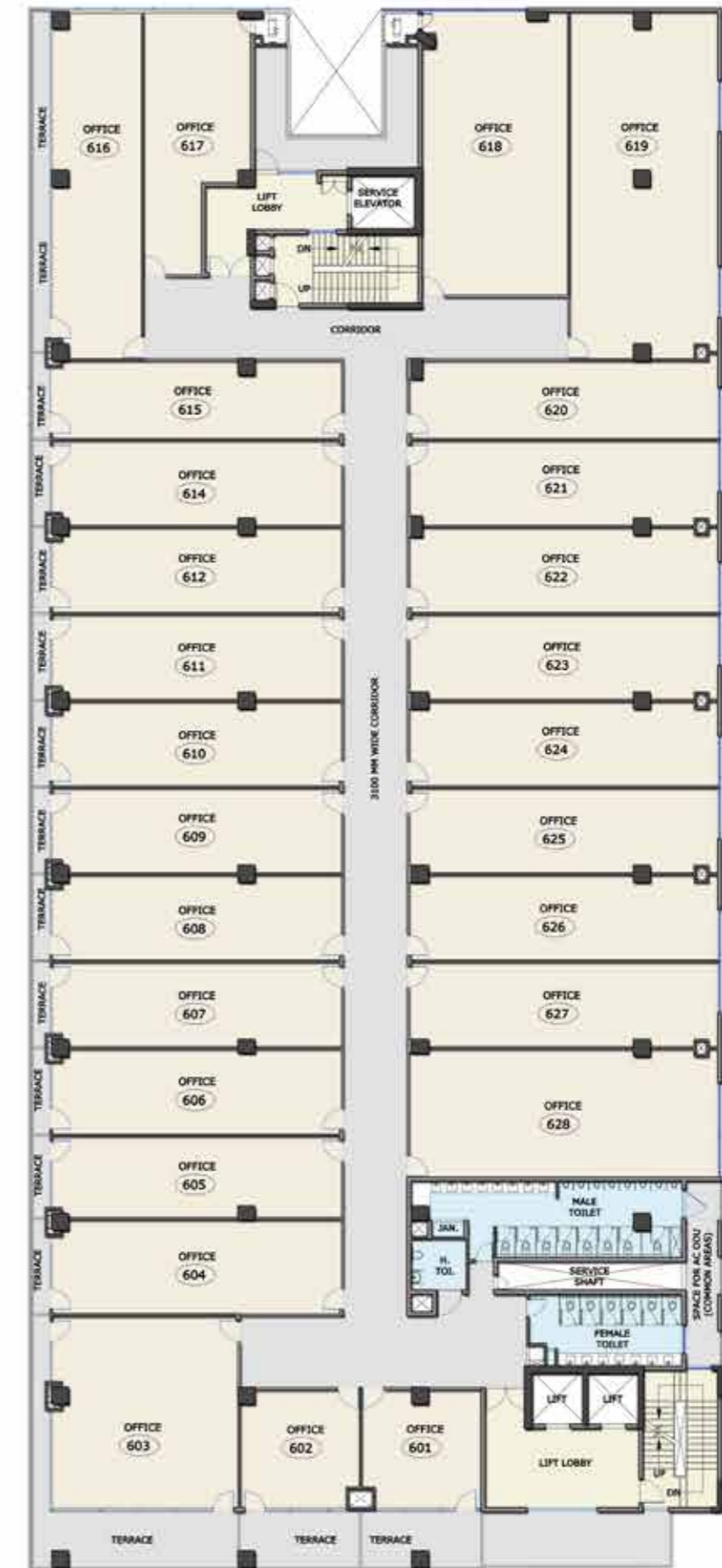
- Each office with a shaft for AC outdoor
- Access doors to shafts
- Washrooms for male, female, and people with disabilities





2nd to 5th Floor

- 10'-2" wide corridor
- Shafts with the provision of soil and waste-water stack
- Air-conditioned offices with ductable AC machine installed
- Service elevator connecting all floors



6th Floor

- 10'-2" wide corridor
- Individual terraces for offices falling on Pickup Bhawan Road