

EXPERION
THE POSITIVE SIDE OF LIFE

FDI REAL ESTATE DEVELOPER

RERA Registered Project Name: Experion SAATORI
RERA Regn. No. UPRERAPRJ747628/01/2026
www.up-rera.in | www.experion.co/residential-saatori
Collection Bank Account Number: 8858210000050360 (DBS Bank India Ltd.)



SAATORI

YOUR INNER PEACE

Sector 151, Noida





SAATORI

Amid the rhythm of Noida,
rises a sanctuary of calm

Three sculpted towers inspired by the
timeless principles of Zen

At Saatori, luxury is redefined
through balance and harmony
Every home is a meditative space

Open, natural and mindful
Light, air and nature flow together
to create a sense of quiet clarity

Your inner peace



A SINGAPORE GROUP COMPANY

A global conglomerate with
offices across India, Singapore, China, Dubai,
France, Poland and The Netherlands

Its asset portfolio spans across diverse growth
sectors including real estate, renewable energy,
private & structured credit and public markets

Headquartered in Singapore, **AT Holdings**
is a progressive investment company

AT Holdings is committed to ethical business
practices and implementing robust corporate
governance systems across its businesses. Our
commitment to ESG is reflected in the types
of businesses we invest in and the community
development programs we support. Through all
our activities - whether business or social - we aim
to make a meaningful and positive impact



FRANCE
0.22 Million Sq. Mtr.
(2.37 Million Sq. Ft.)
Luxury mixed-use development

THE NETHERLANDS
0.30 Million Sq. Mtr.
(3.23 Million Sq. Ft.)
Residential, mixed-use, commercial
& retail developments including re-development

POLAND
0.075 Million Sq. Mtr.
(0.81 Million Sq. Ft.)
Luxury mixed-use development

DUBAI

INDIA
0.87 Million Sq. Mtr.
(9.42 Million Sq. Ft.)
Luxury residential, commercial
& retail developments including
re-development

SINGAPORE

CHINA
0.11 Million Sq. Mtr.
(1.16 Million Sq. Ft.)
High-end luxury residential development



EXPERION

LEGACY

Experion is an FDI real estate developer

A wholly-owned subsidiary of

Experion Holding Pte. Limited, Singapore

The real estate investing arm of AT Holdings

It started its **India journey in 2006**

It has a track record of successfully undertaking
10 landmark projects across Gurugram, Lucknow, Noida
and Amritsar covering a total of 0.87 million square meters
(9.42 million square feet) built-up area

Experion Group owns land parcels across Haryana, Punjab,
Uttar Pradesh, Telangana and Goa

The company has plans to develop large-format integrated
townships, high-rise condominiums and commercial spaces

3000+ HAPPY FAMILIES

EXCELLENCE

10 TIMES OVER

Our dedication to understand and fulfill customer needs sets us apart. We infuse our projects with deep personal commitment and put our mind & soul into creating spaces that truly feel like home



Sector-112, Gurugram

PH 2 - RC/REP/HARERA/GGM/2017/64
PH 3 - RC/REP/HARERA/GGM/2017/73
PH 4 - RC/REP/HARERA/GGM/2017/112
WINDCHANTS PHASE C
RC/REP/HARERA/GGM/879/611/2024/106
Dated 21.10.2024
WWW.HARYANARERA.GOV.IN



Gomti Nagar, Lucknow

PH 1 RERA REGN. NO. UPRERAPRJ4224
PH 2 RERA REGN. NO. UPRERAPRJ15884
PH 3 RERA REGN. NO. UPRERAPRJ647179
WWW.UP-RERA.IN



The Heartsong

Sector-108, Gurugram

PH 4 - RC/REP/HARERA/GGM/2017/306
PH 5 - RC/REP/HARERA/GGM/2017/113
PH 6 - RC/REP/HARERA/GGM/360/92/2019/54
WWW.HARYANARERA.GOV.IN



Sector-108, Gurugram

PH 1 - RC/REP/HARERA/GGM/593/325/2022/68
PH 2 - RC/REP/HARERA/GGM/694/426/2023/38
PH 3 - RC/REP/HARERA/GGM/373/105/2019/67
PH 4 - RC/REP/HARERA/GGM/511/243/2021/79
VILLAS - RC/REP/HARERA/GGM/2017/103
WWW.HARYANARERA.GOV.IN



SECTOR-45, NOIDA

RERA REGISTERED PROJECT NAME
EXPERION ELEMENTS PHASE-2
PHASE-1 RERA REGN. NO. UPRERAPRJ20027/04/2024
PHASE-2 RERA REGN. NO. UPRERAPRJ953234/04/2024
WWW.UP-RERA.IN | WWW.EXPERION.CO/ELEMENTS



NH-8, Gurugram

RERA REGN: 329 OF 2017 DATED 23.10.2017
WWW.HARYANARERA.GOV.IN



Gomti Nagar, Lucknow

PH 1 RERA REGN. NO. UPRERAPRJ4224
WWW.UP-RERA.IN



Sector-108, Gurugram

RC/REP/HARERA/
GGM/615/347/2022/90
WWW.HARYANARERA.GOV.IN



GT Road, Amritsar

PH 1 RERA REGN. NO.
PBRERA-ASR02-PRO530
PH 2 PBRERA-ASR02-PR1082
WWW.PUNJAB.GOV.IN



THE TRILLION
SECTOR 48, GURUGRAM

PROJECT: THE TRILLION, SECTOR 48, GURUGRAM
RC/REP/HARERA/GGM/911/643/2025/14
WWW.HARYANARERA.GOV.IN

BALANCED LIVING IN NOIDA

Lifestyle inspired by Zen, Saatori turns this philosophy into spaces that celebrate luxury, harmony and a deep connection with nature

Here, life is about breathing deeply, pausing meaningfully and discovering stillness within movement, silence within sound and clarity within the rhythm of modern life

Every corner, every line, every texture is crafted to evoke reflection, calm and a profound sense of belonging

This is a home where mindfulness is nurtured, balance is restored and life is elevated



SECTOR 151

YOUR GATEWAY TO JAPANESE LIFESTYLE

Sector 151, Noida, offers a perfect blend of connectivity, convenience and investment potential. Strategically located along the Noida-Greater Noida Expressway and near the Sector 148 Metro Station, with the upcoming Metro Extension and Jewar International Airport, residents enjoy seamless access to Delhi NCR. The sector boasts well-planned roads, organised green spaces, complemented by schools, hospitals, local markets and essential utilities in the vicinity.



LOCATION ADVANTAGE

SECTOR 151, NOIDA

■ VLIV Women Residence 6.8 km

■ Experion Elements 23 km

TOP EDUCATIONAL INSTITUTIONS

The Indian Heritage School Noida 6.2 km
 Amity University, Greater Noida 6.8 km
 Sharda University 08 km
 Shiv Nadar School 11 km
 The Shriram Millennium School 12 km
 Genesis Global School 15 km
 Delhi Public School, Sector 132 15 km
 Lotus Valley International School 18 km
 Pathways School Noida 18 km

PREMIUM HEALTHCARE FACILITIES

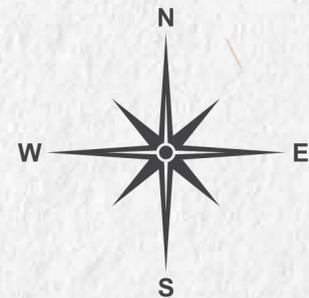
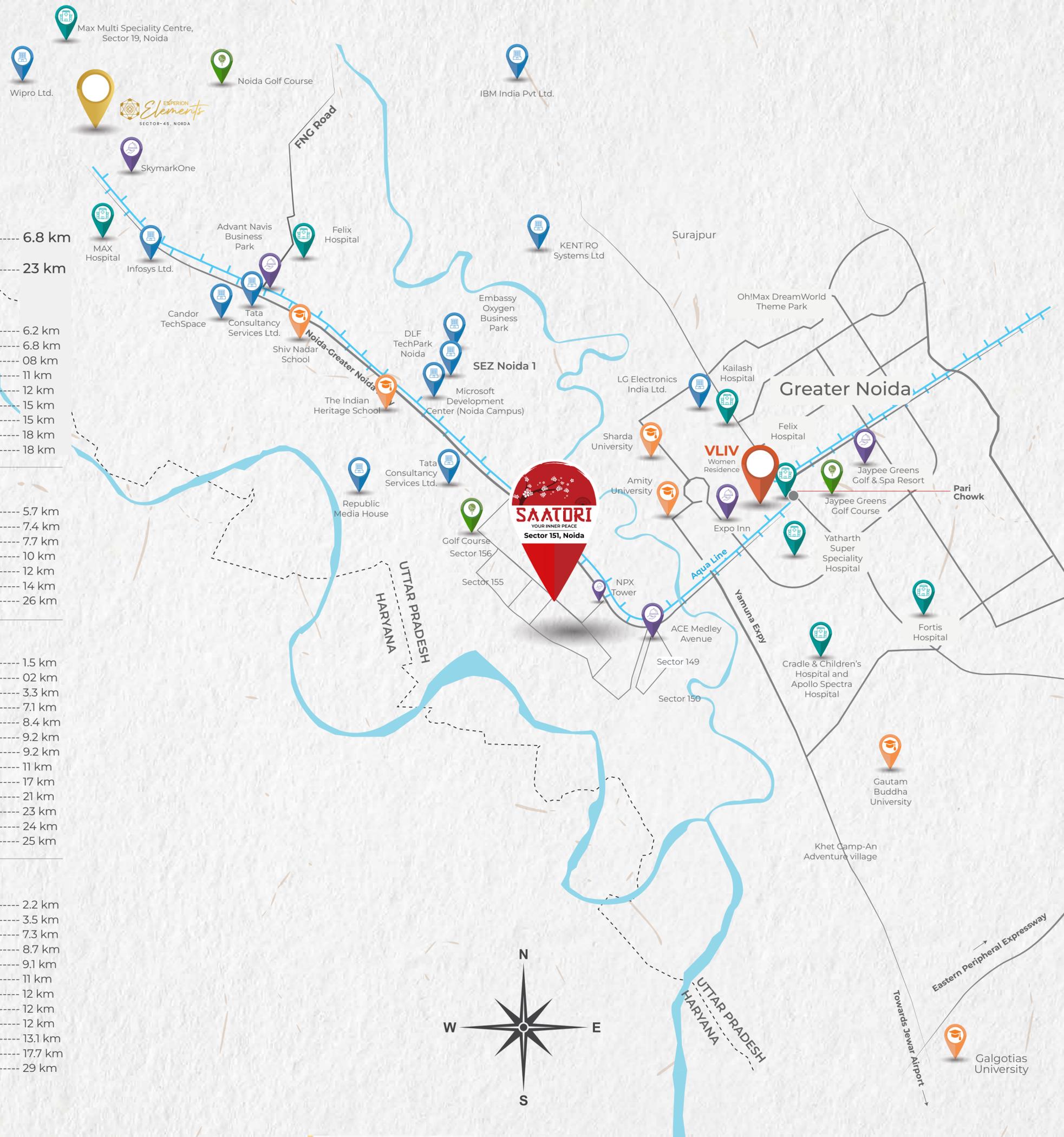
Cradle & Children's Hospital and Apollo Spectra Hospital 5.7 km
 Yatharth Hospital 7.4 km
 Kailash Hospital, Greater Noida 7.7 km
 Fortis Hospital, Greater Noida 10 km
 MAX Hospital 12 km
 Felix Hospital 14 km
 MAX Multi-Specialty Hospital, Sector-19, Noida 26 km

RETAIL & ENTERTAINMENT HUBS

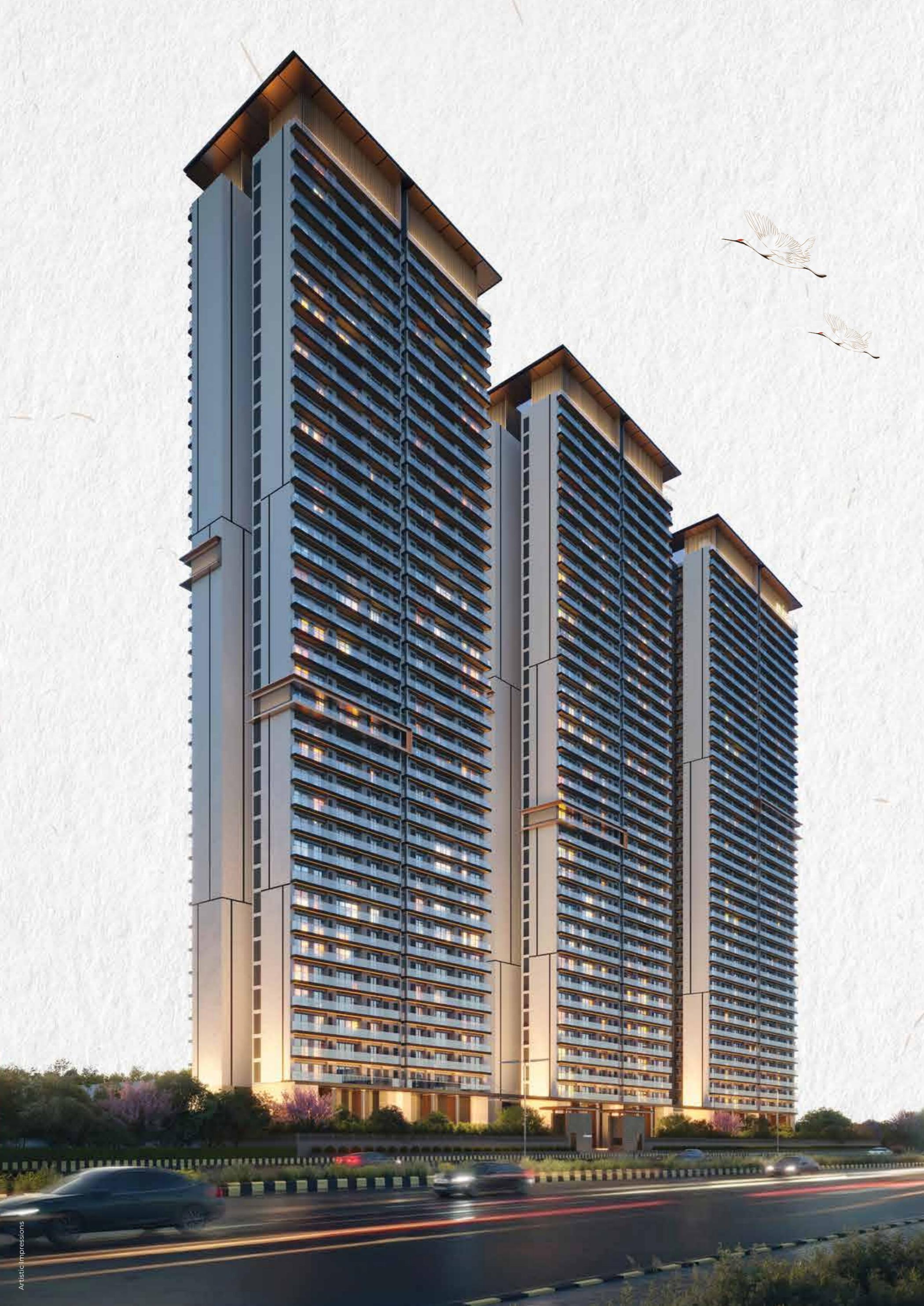
Noida International Golf Course 1.5 km
 NPX Tower 02 km
 ACE Medley Avenue 3.3 km
 Expo Inn Suites & Convention 7.1 km
 Jaypee Greens Golf Course 8.4 km
 Jaypee Greens Golf & Spa Resort 9.2 km
 The Grand Venice Mall, Greater Noida 9.2 km
 Advant Navis Business Park 11 km
 SkymarkOne 17 km
 The Great India Place (GIP) Mall 21 km
 DLF Mall of India 23 km
 Noida Golf Course 24 km
 Logix Mall, Noida City Centre 25 km

CORPORATE OFFICES

Tata Consultancy Services Ltd., Sector 157 2.2 km
 Republic Media House 3.5 km
 Microsoft Development Center (Noida Campus) 7.3 km
 DLF TechPark, Noida 8.7 km
 Embassy Oxygen Business Park 9.1 km
 LG Electronics India Ltd. 11 km
 Candor TechSpace 12 km
 Tata Consultancy Services Ltd. 12 km
 Wipro Ltd. 12 km
 Infosys Ltd. 13.1 km
 KENT RO Systems Ltd. 17.7 km
 IBM India Pvt. Ltd. 29 km



Eastern Peripheral Expressway
 Towards Jewar Airport
 Gargotias University



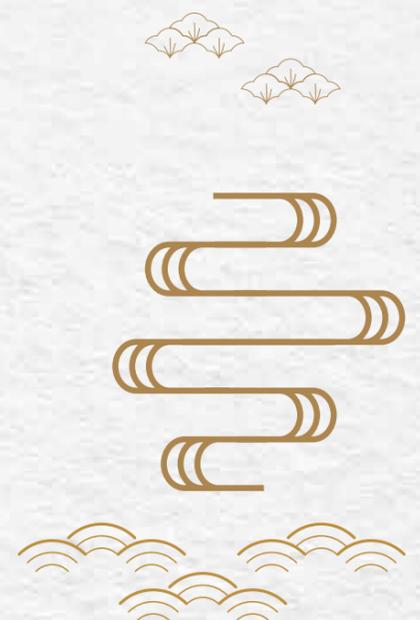
THE ARCHITECTURE GRAND IDENTITY

True luxury is found in spaces that are open,
uncluttered and in tune with nature

From the flowing facades to the
tranquil courtyards, every design element
reflects symmetry, naturalness
and mindfulness. The towers rise with
quiet dignity, their elegance understated,
their presence profoundly serene

The architecture embraces clean
geometry, sleek lines and layered balcony
profiles, offering a calm yet striking identity.

Surrounded by landscaped greens and
year-round beauty, the environment
encourages active engagement
and moments of peace





EXPERION

3 TOWERS

The design of these towers draws inspiration
from the meticulous craft and artistry of Japan
blending elegance with precision

The sharpness of their form commands
attention with clean geometric lines that reflect
a sense of craftsmanship in every detail

The towers stand as a testament to sharpness and
precision embodying the essence of Japanese design
in every facet





EXPERIO

PROJECT HIGHLIGHTS



A LANDMARK OF MODERN ELEGANCE & GRANDEUR

- Exclusive, 2-side open corner land spread across 5 acres
- 3 standalone towers rising majestically
- 400+ ultra-luxurious residences
- Iconic G+38 structure with 4 units to a core
- **APARTMENT CONFIGURATIONS**
 - a. 2 BHK: 83.77 – 94.08 sq. mtr. (901.70 – 1012.72 sq. ft.)
 - b. 3 BHK: 101.71 – 129.96 sq. mtr. (1094.84 – 1398.93 sq. ft.)
 - c. 4 BHK: 156.422 sq. mtr. (1683.73 sq. ft.)
- **LUXURIOUS AMENITIES**
 - a. 12,542 sq. mtr. (1,35,000 sq. ft.) world-class amenity experiences
 - b. State-of-the-art wellness, recreation and entertainment spaces
 - c. All-generations-friendly layout in iconic towers





GRAND LOBBY







DROP OFF AREA

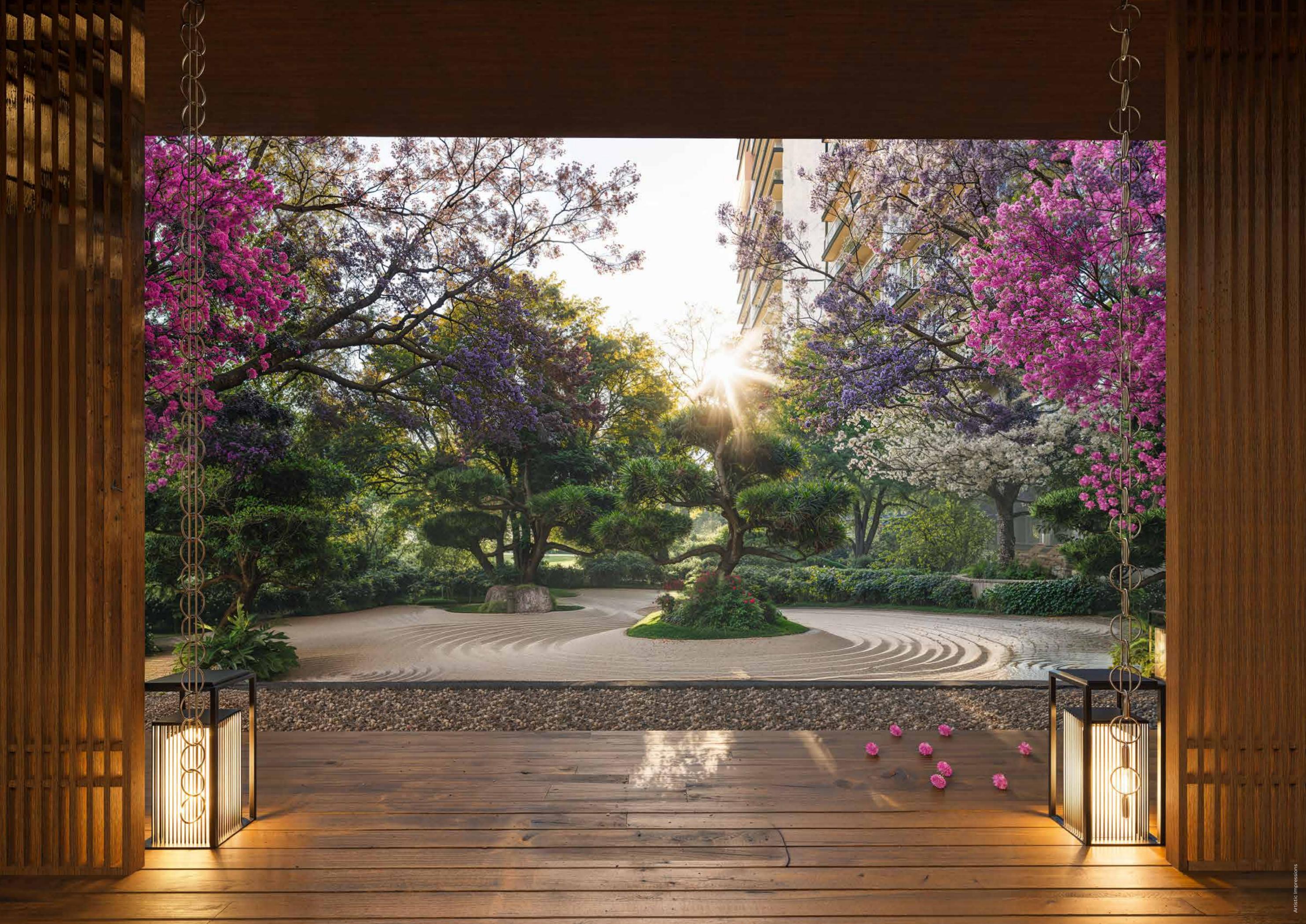


EXPERION

SAATORI
Sector 101, Noida









ZEN RESIDENCES

Amid the rhythm and rush of Noida,
rises a sanctuary of stillness
Inspired by the timeless principles of Zen,
the three sculpted towers, each 38 floors high,
are conceived not merely as homes
but as meditative spaces





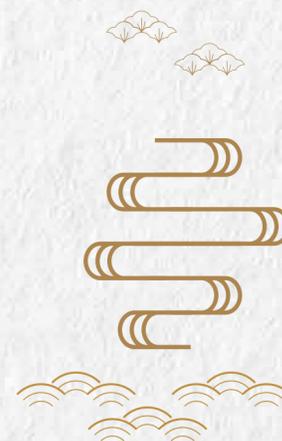
LANDSCAPE

INSPIRED BY THE PRINCIPLE OF "MA"

The Principle of "Ma" is a fundamental concept in Japanese culture, deeply rooted in the understanding of space, time and relationships

"Ma" refers to the interval, pause or negative space between elements. It is the art of creating balance through emptiness and the recognition that space is as important as the objects or elements it surrounds

"Ma" is not about absence but about the presence of space that invites contemplation, harmony and flow





In our landscape design, elements like water gardens, meditation decks and landscaped paths thoughtfully embody the principle of “Ma”

The water gardens invite stillness through calming emptiness while the meditation decks create moments of pause and reflection

The landscaped paths guide you through a journey of balance, where the spaces between nature’s elements invite contemplation and harmony, allowing the beauty of absence to enhance the experience





MICROCLIMATIC LANDSCAPE DESIGN

The landscape is thoughtfully designed to create cooler, comfortable outdoor environments through microclimatic zones that differ from the surrounding climate. By integrating wind movement, dense canopy plantation, water features and layered spatial design, the landscape forms a series of shaded, inviting pockets that enhance human comfort while supporting biodiversity

At the ground level, large canopy trees filter pollutants, provide shade and create a calm arrival experience, complemented by water features that cool the air and enrich the senses. At the podium level, layered planting, hedges and green screens offer privacy, reduce heat and wind and create diverse activity zones. Water bodies, pools and shaded gardens further contribute to natural cooling and relaxation

Light-coloured pathways and Japanese-inspired elements such as “Rain chains” add delicacy and purpose, allowing rain, air and greenery to work together in harmony. The result is a serene healing landscape where nature, architecture and everyday living flow seamlessly. Creating a distinctive microclimate that elevates the overall experience

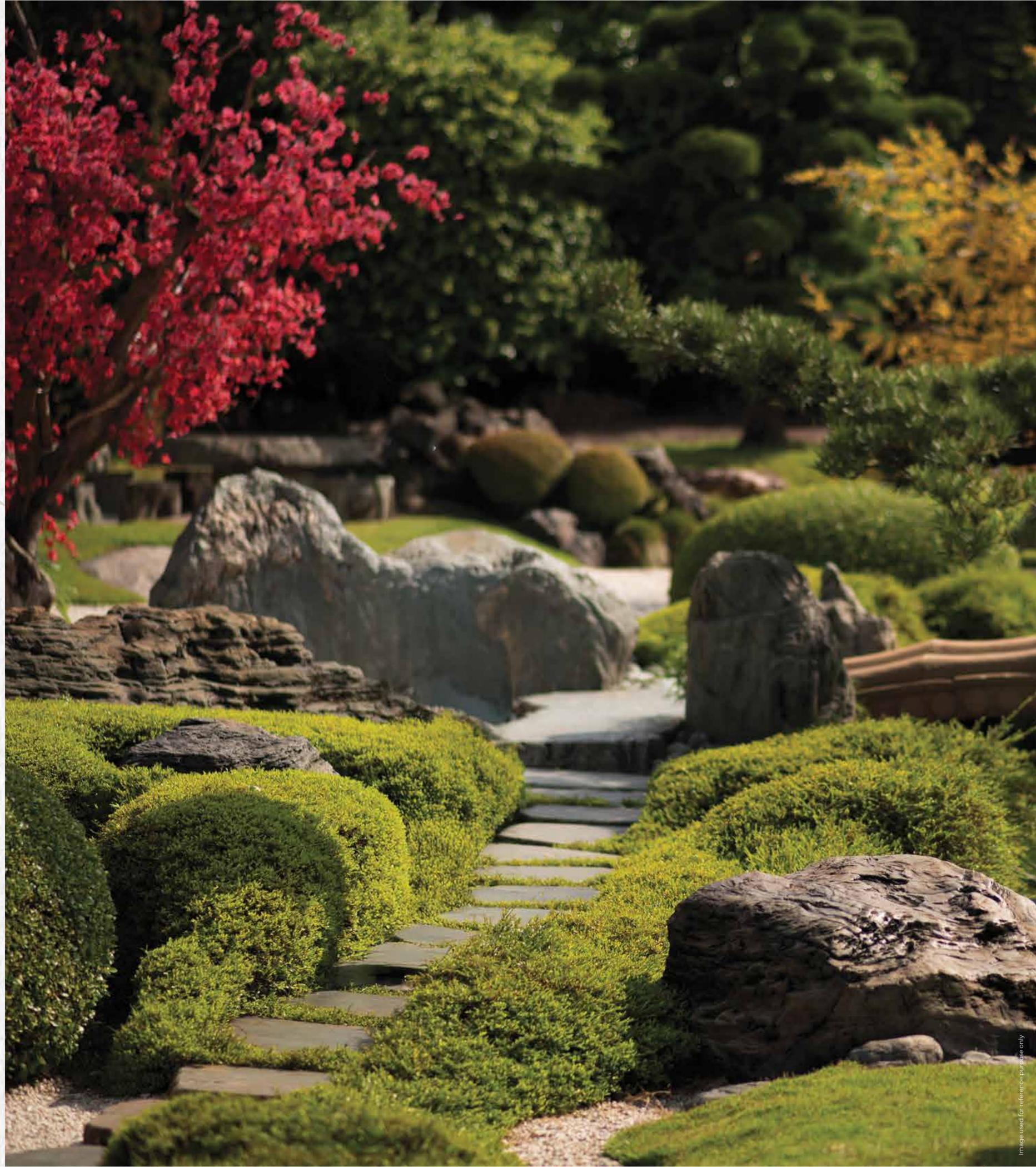


ZEN LIVING NATURALLY

At Saatori, every design is effortless
and in harmony with life itself

Across the ground and podium
landscapes, pathways, textures and
greenscapes are arranged in
gentle rhythm

A seamless connection between
the living and the natural

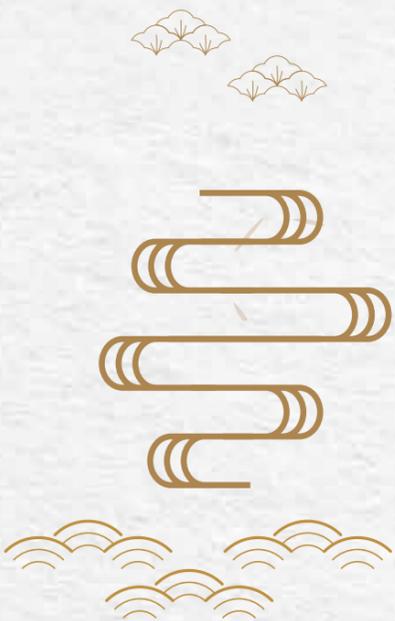


A ZEN LIVING JOURNEY

SIMPLICITY



NATURALNESS





BALANCE & RHYTHM



SUBTLE

BEAUTY OF IMPERFECTION





WELLNESS ZONE

ECO-DECK

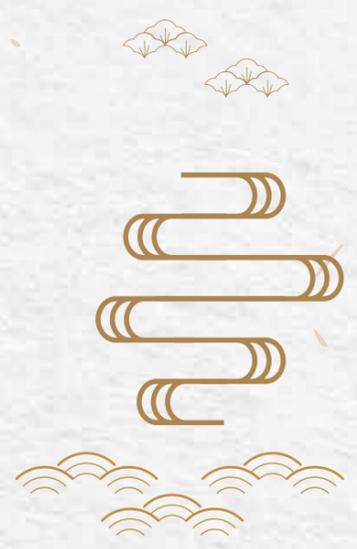
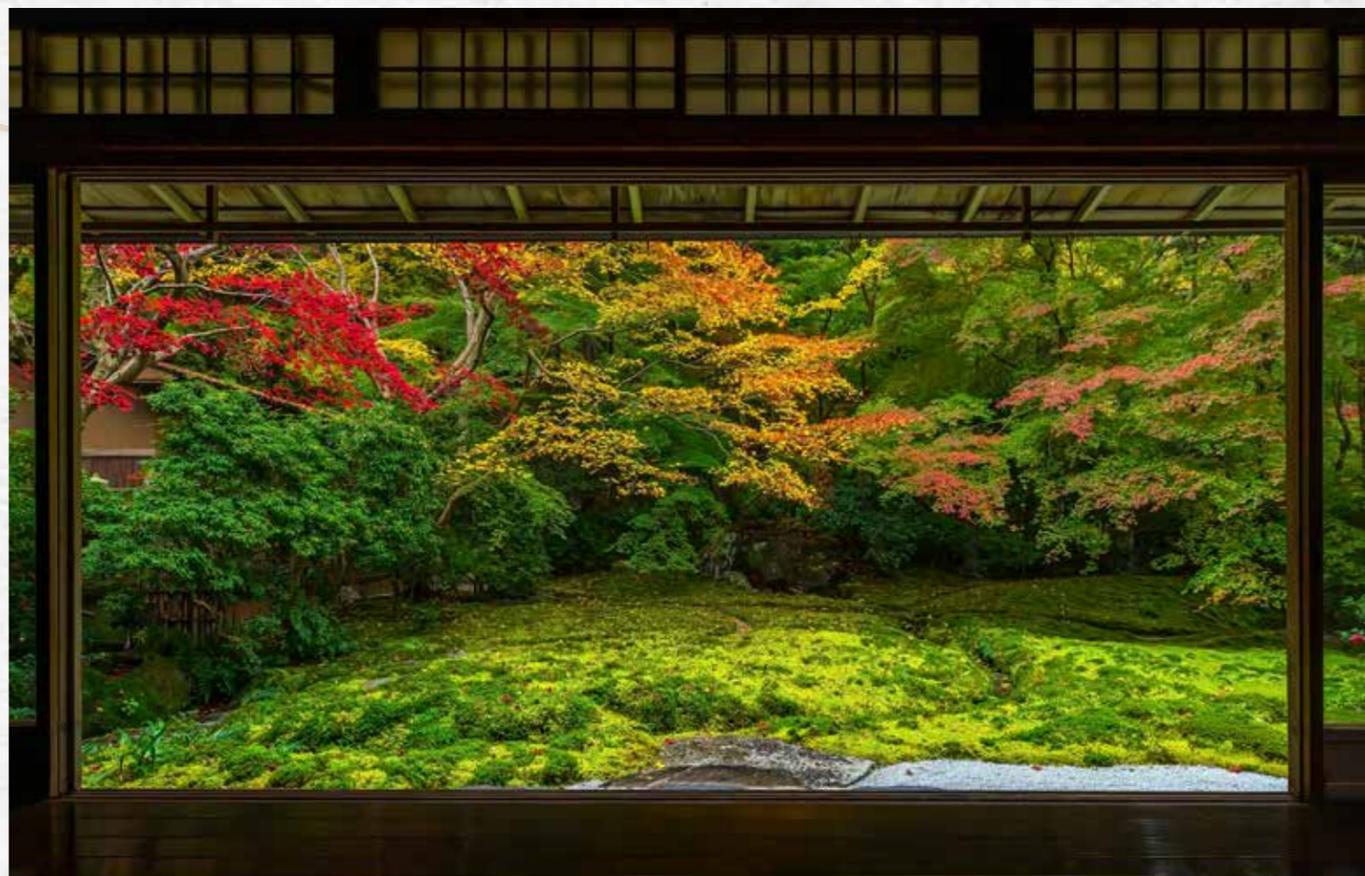


FRAMING AN ENCLOSED SPACE



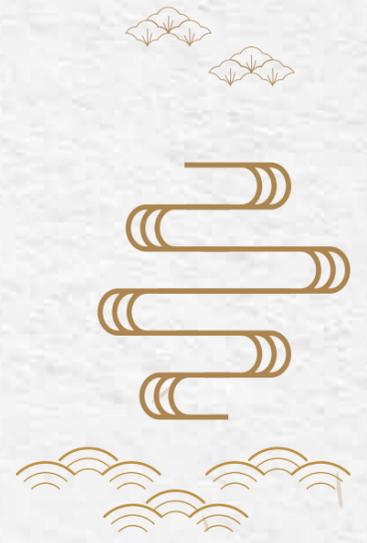
SEASONAL BEAUTY

LANDSCAPE AS FOCAL POINT





WELLNESS POOL



REFLEXOLOGY COURT



WELLNESS PAVILION



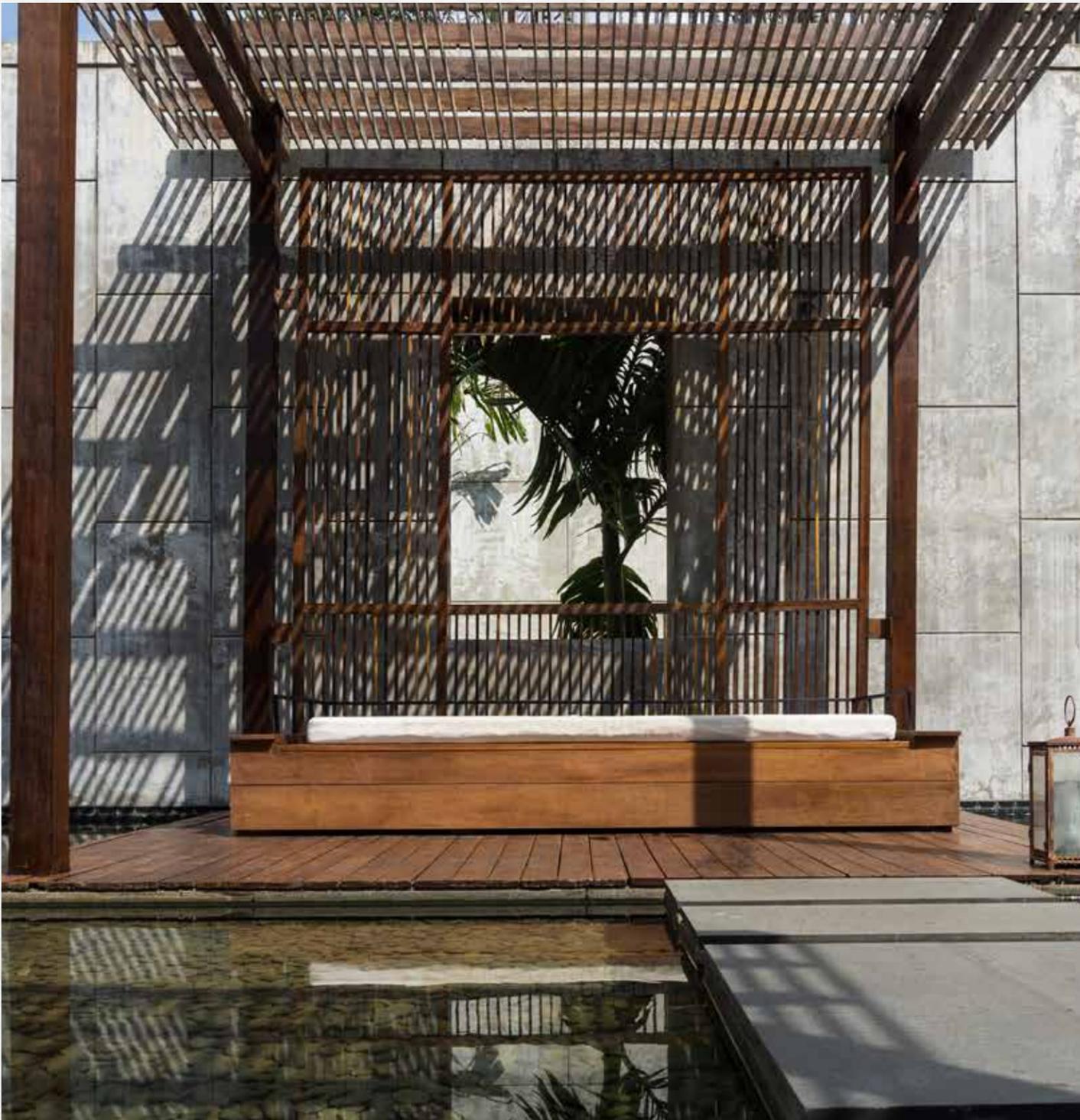
Artistic Impressions



OUTDOOR GYM



WELLNESS DECK



A POOL INSPIRED BY JAPANESE ZEN

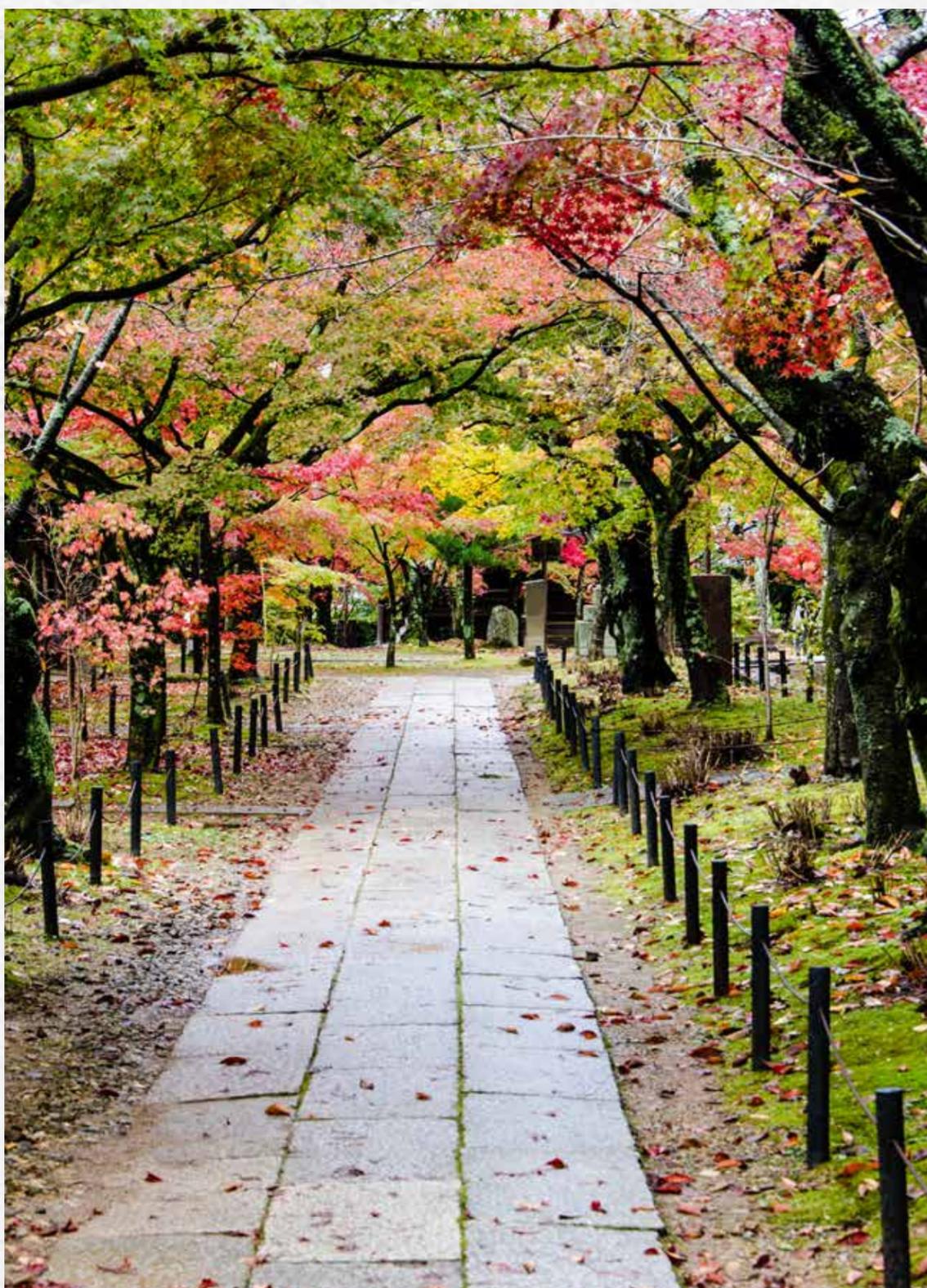
The pool is designed as a tranquil retreat, inspired by the serene composition of a Japanese garden. At its heart stands an abstract sculptural centerpiece influenced by Japanese simplicity

The design gently transitions into a Zen-inspired landscape, with berms planted in bonsai-style forms that reflect discipline and precision. Seasonal planting inspired by cherry blossoms introduces softness and romance, while carefully pruned shrubs echo the Japanese art of Niwaki, creating a calm, contemplative atmosphere where structure and nature co-exist in perfect balance

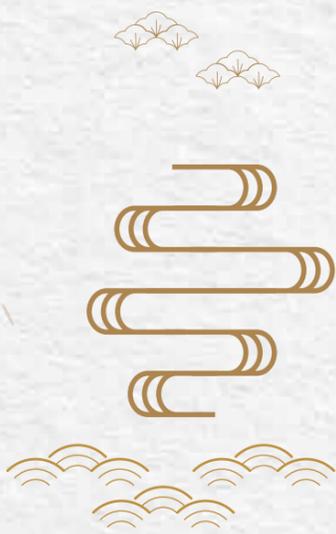


TRANQUILLITY ZONE

ECO-DECK



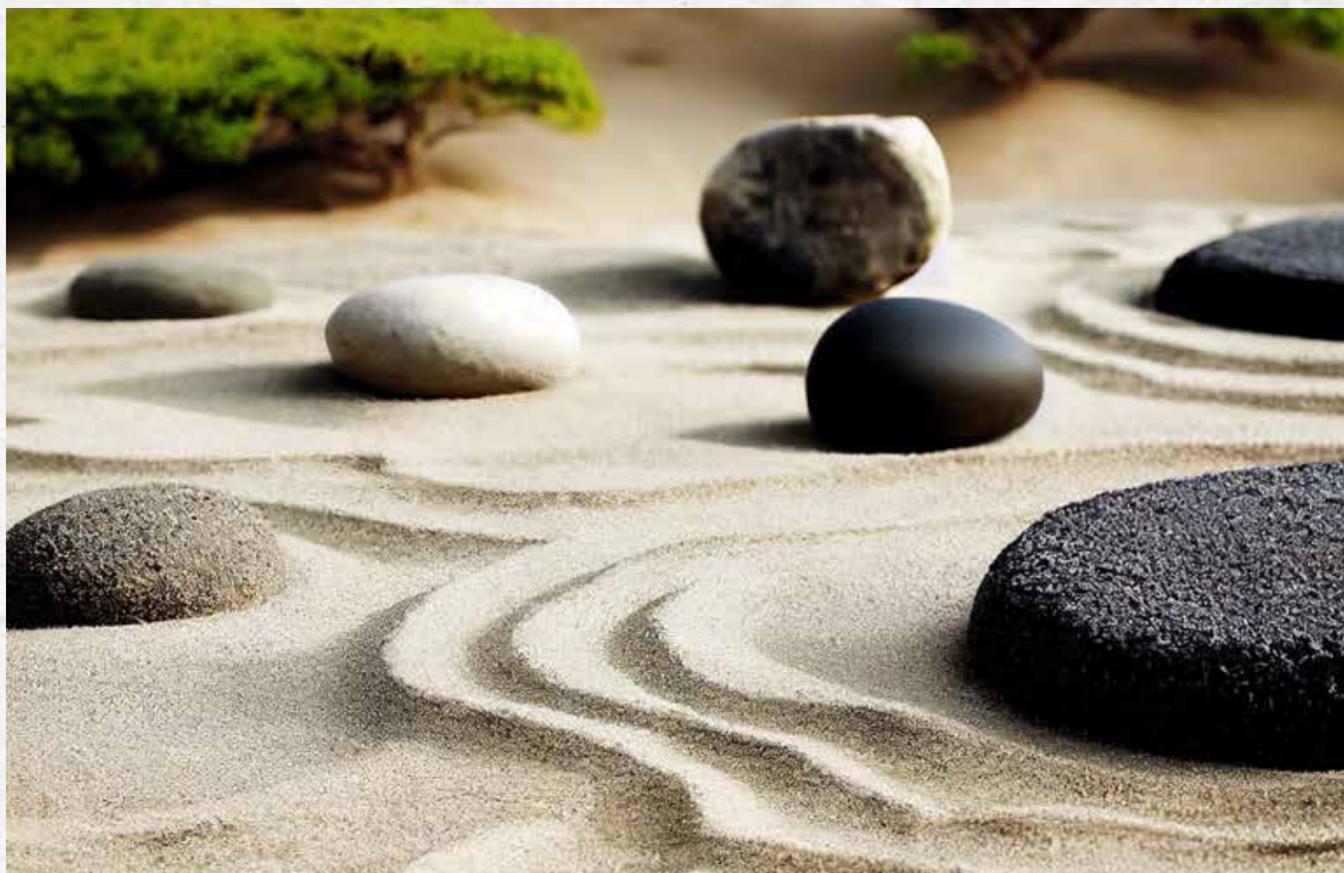
SEASONAL BEAUTY

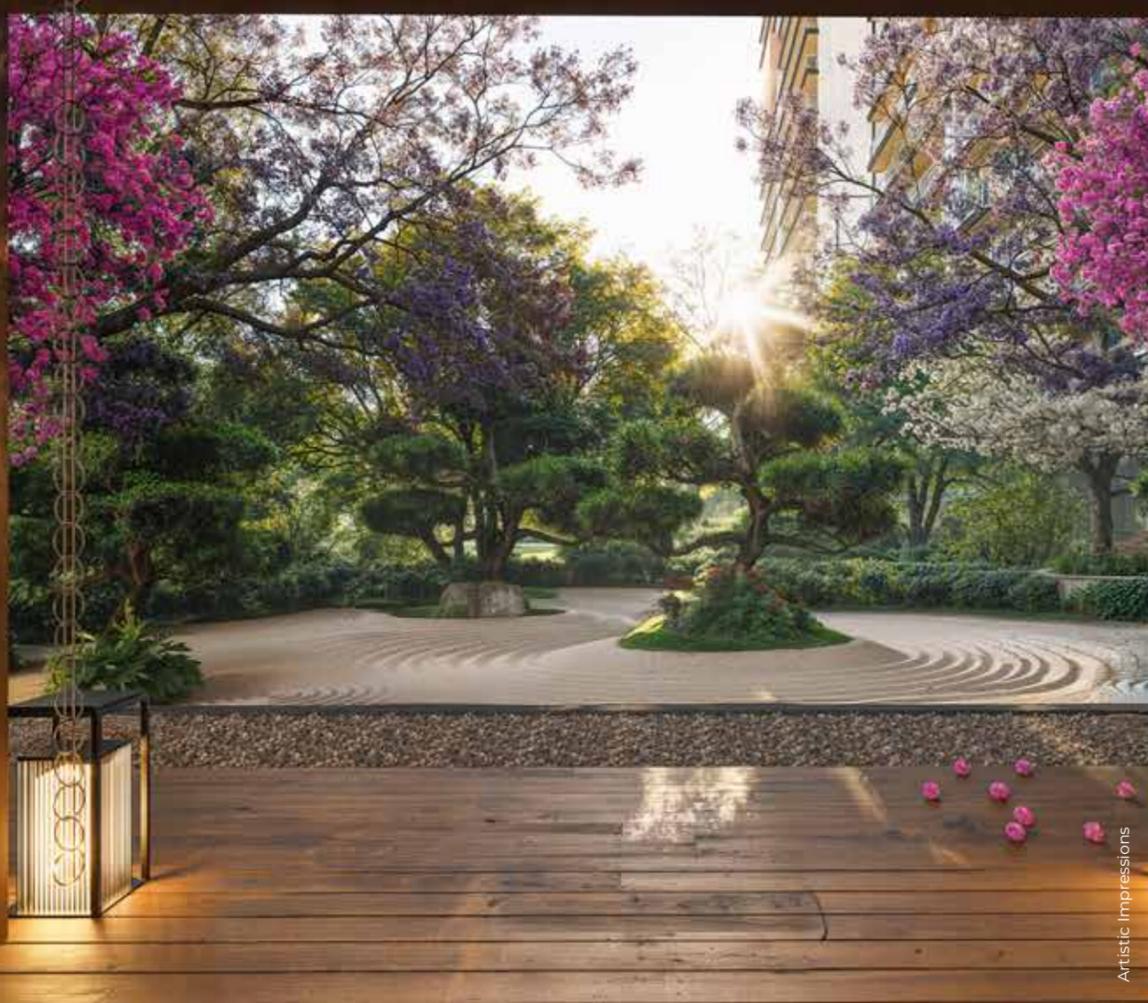




BEAUTY OF NATURE

ZEN ESCAPE ZONE / DRY ROCK GARDEN





FOREST COURTYARD



PRIVATE COURT



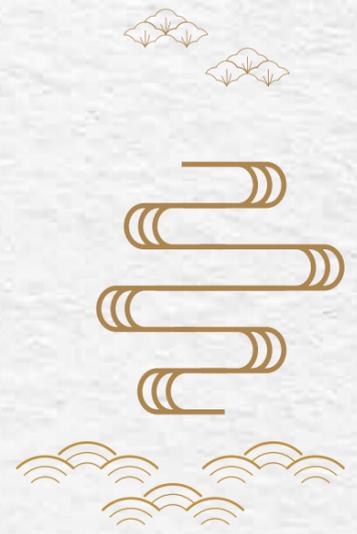
GARDEN





FRUIT ORCHARD

DRY ROCKERY GARDEN



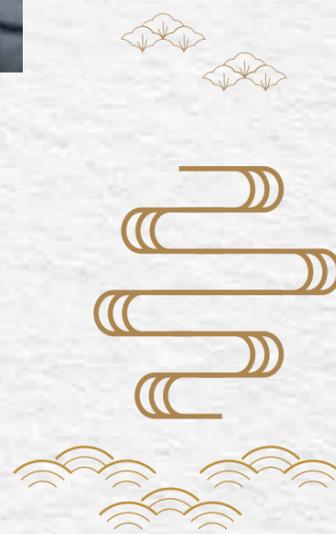


FAMILY ZONE

ECO-DECK



SUNKEN SEAT





GATHERING LAWN

HERB GARDEN

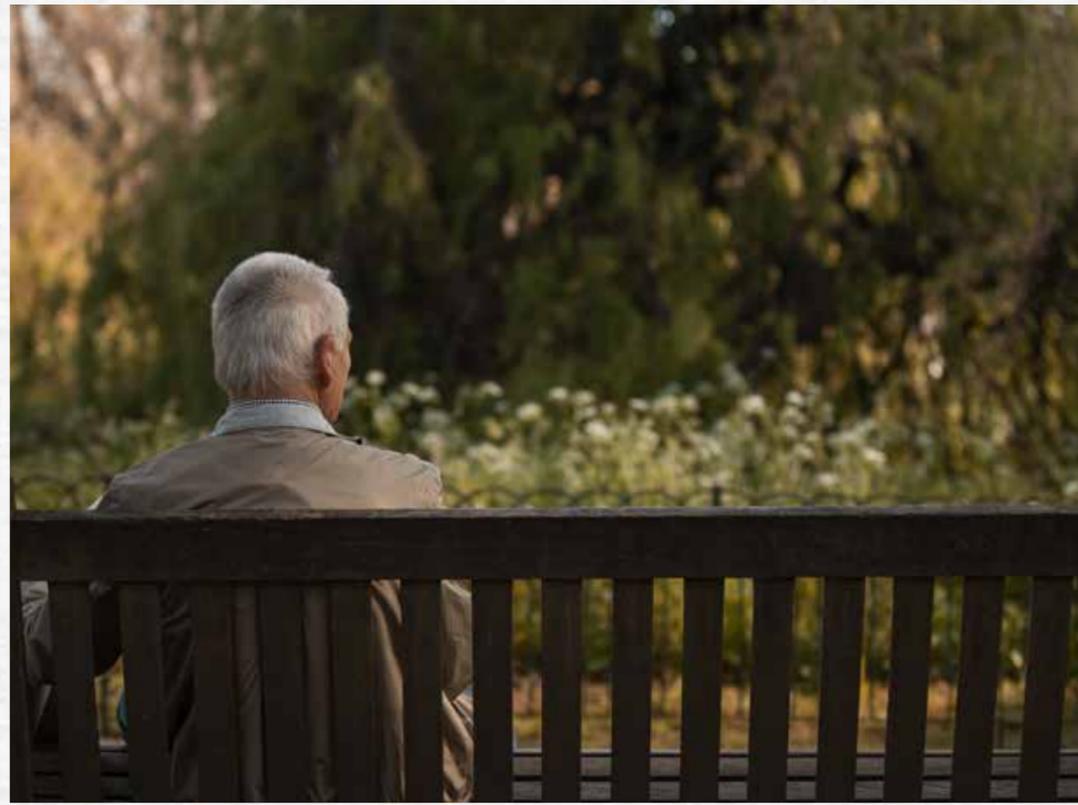




OPEN LAWN



ELDERLY ALCOVE



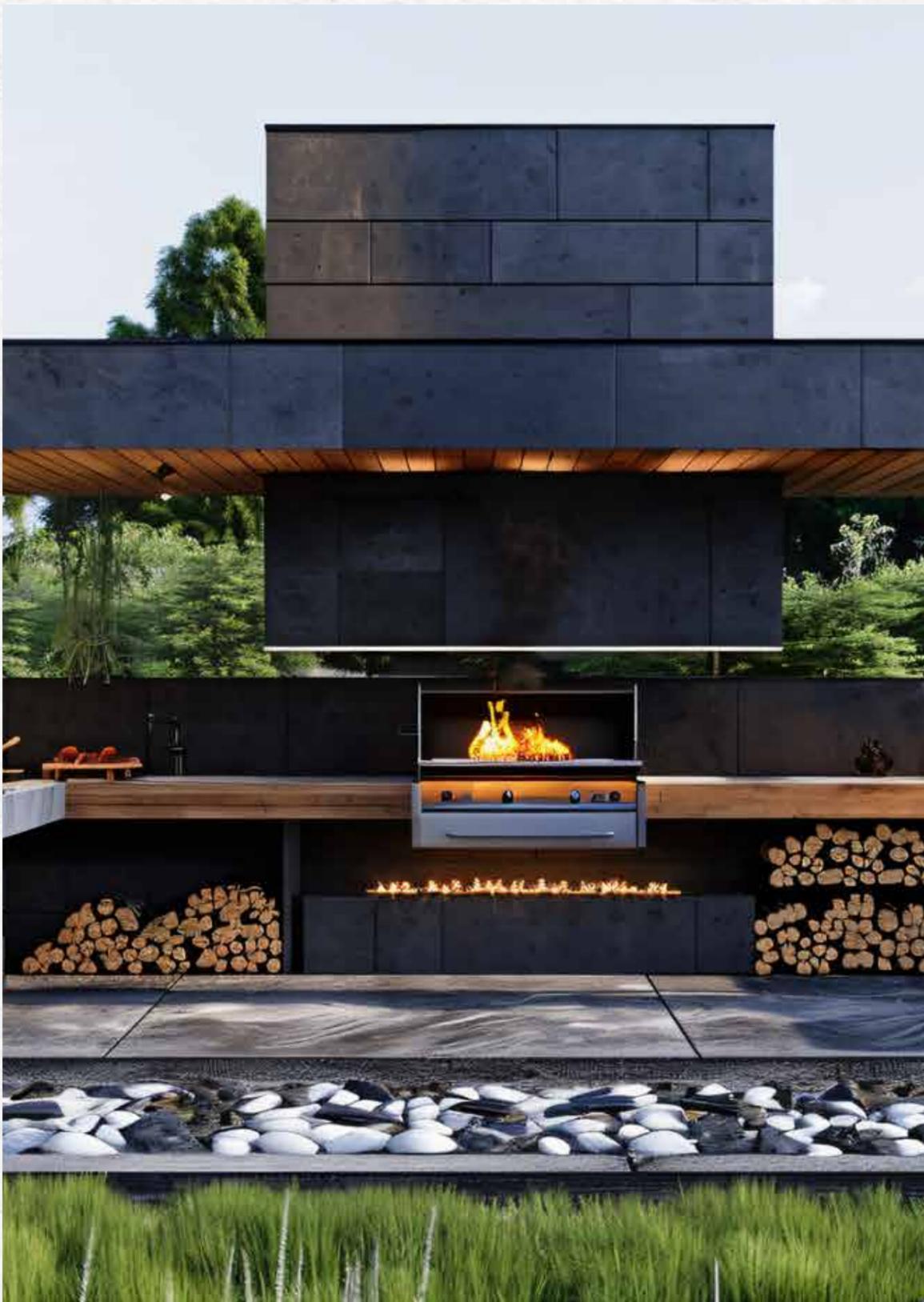
AMPHITHEATRE





PET PARK

BARBEQUE





KIDS' ZONE

ECO-DECK

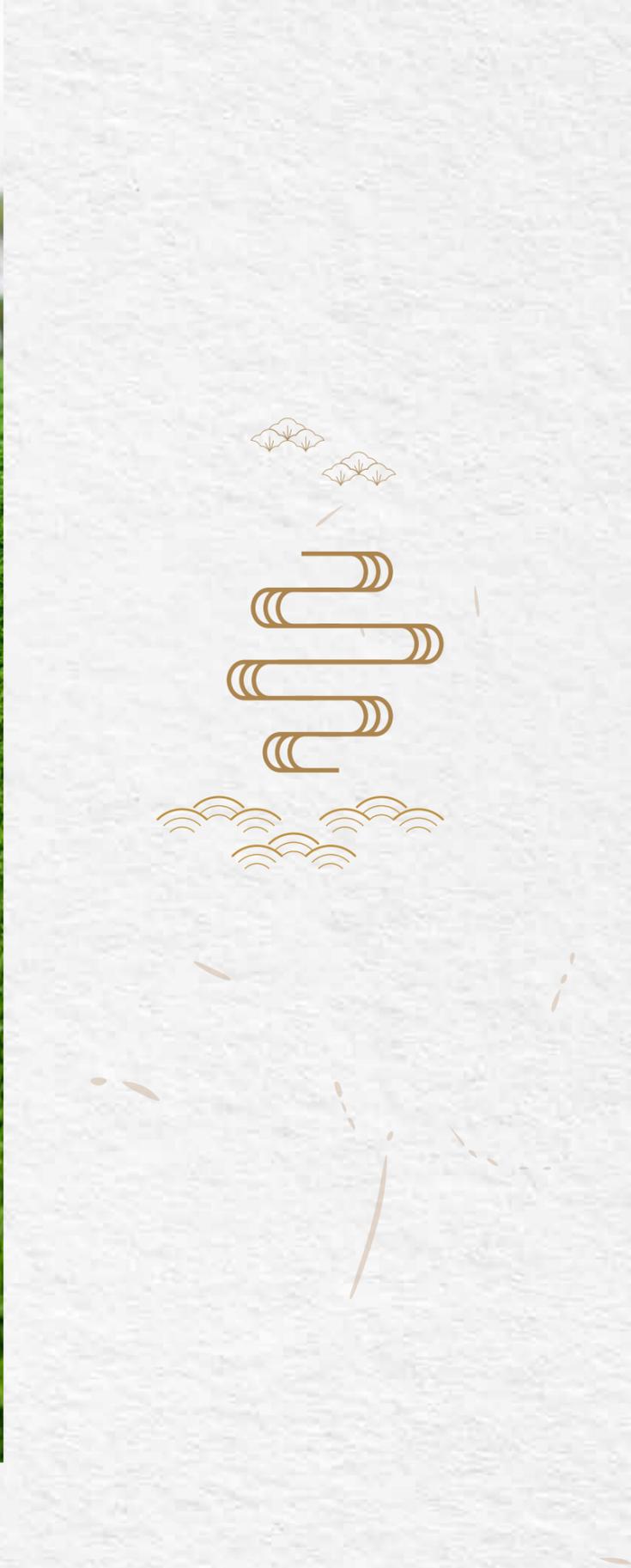


KIDS' WET PLAYGROUND





ACTIVE NATURE PLAY



TREE HOUSE SLIDE





KIDS' POOL



INTERACTIVE PLAY PANEL



NATURE PLAY





ACTIVE ZONE

ECO-DECK



HALF BASKETBALL COURT



SKATING RINK



BOX CRICKET





PICKLEBALL COURT

BALANCING STATION





LAP POOL



RUNNING TRACK



INTERIORS LUXURIOUS & MINDFUL

These residences are more
than just layouts
They are journeys of living

Expansive windows invite natural
light to fill every corner, framing
the sky like an ever-changing
artwork, bringing a sense of calm
and inspiration to daily life

Luxurious finishes
blur the line between indoors
and outdoors, allowing
residents to feel
intimately connected with the
rhythm of the seasons, the gentle
sway of nature and the quiet
moments that make a house
truly a home

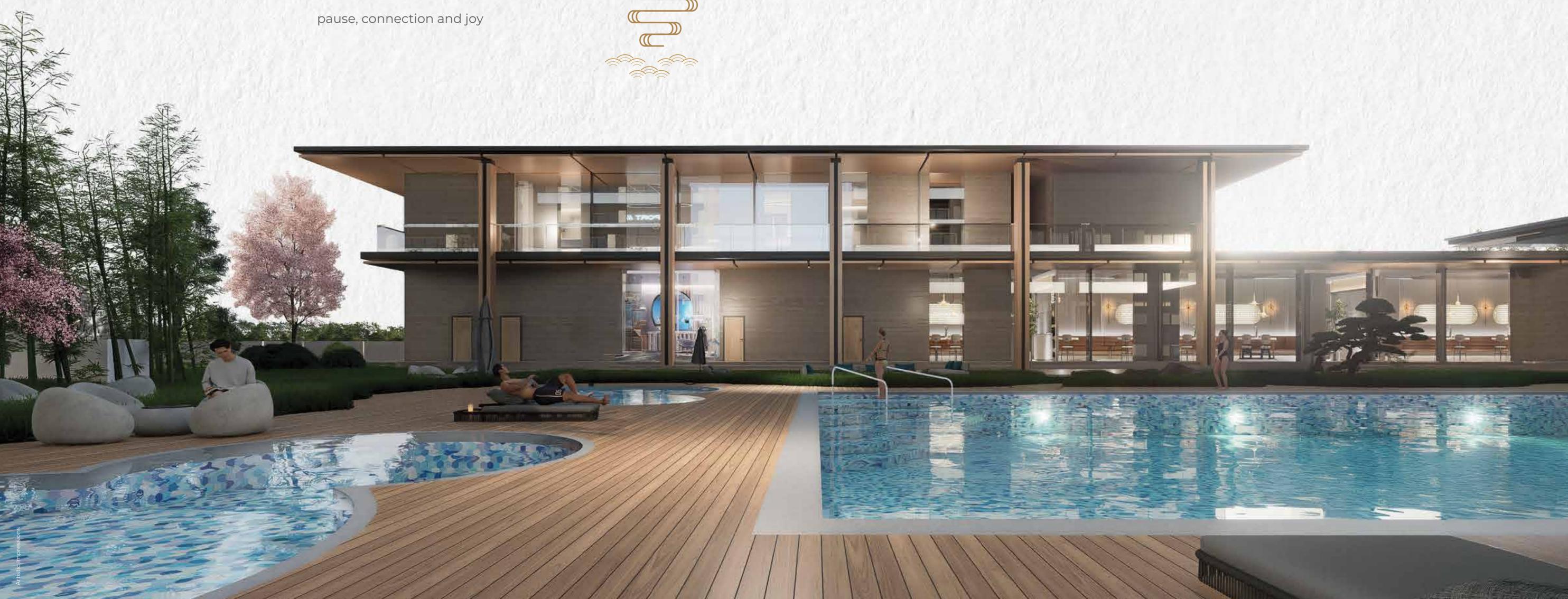
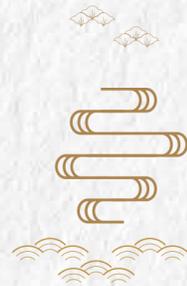


SOCIAL HUB

At the heart lies The Social Hub,
a space where modern lifestyle
meets mindful living. Every facility
from the banquet and theatre
to the gym, spa, squash and
badminton courts, to the bowling
alley, daycare and co-working space
is thoughtfully designed to
create moments of
pause, connection and joy

Here, you don't just engage in
activities; you experience
balance, embrace wellness and find clarity

The Social Hub is a sanctuary
where every visit
restores, invigorates and inspires





TRIPLE HEIGHT LOBBY







RESTAURANT WITH BAR AND CAFÉ





MENU 155



BANQUET HALL / MULTIPURPOSE HALL





WAKE.
RUN.
LIFT.
TAKE.
POWER.



WA
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GAME
STATION

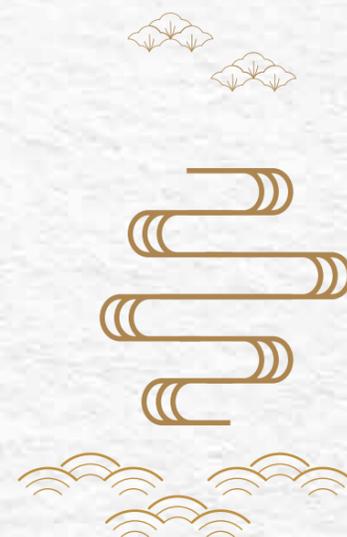
INDOOR GAMES ZONE



SALON



SPA & SAUNA

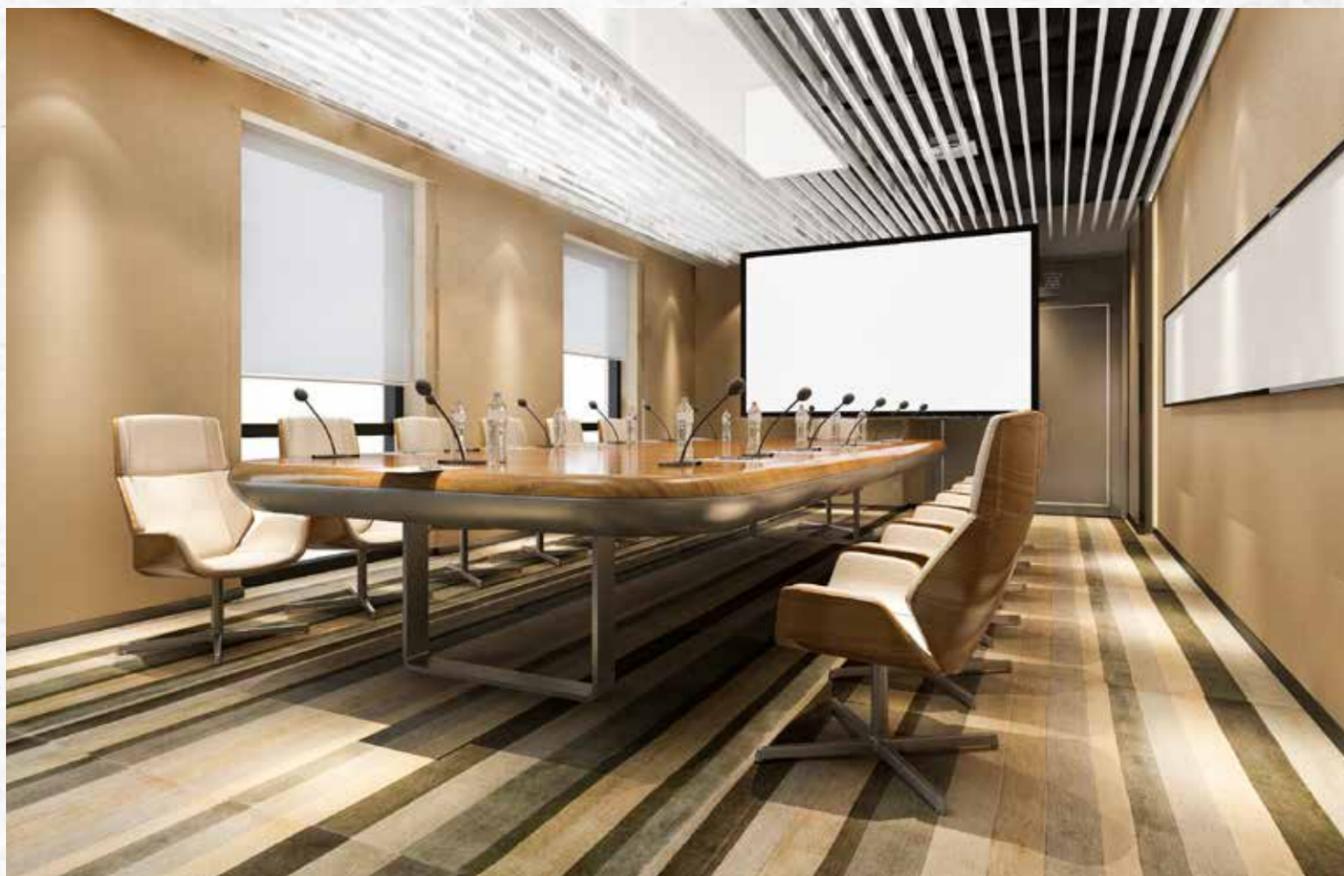




BOWLING ALLEY



BUSINESS CENTER





YOGA & ZUMBA & DANCE ROOM



MUSIC ROOM / KARAOKE



SENIOR CITIZENS' AREA



MEDICAL ROOM





LIBRARY / READING LOUNGE

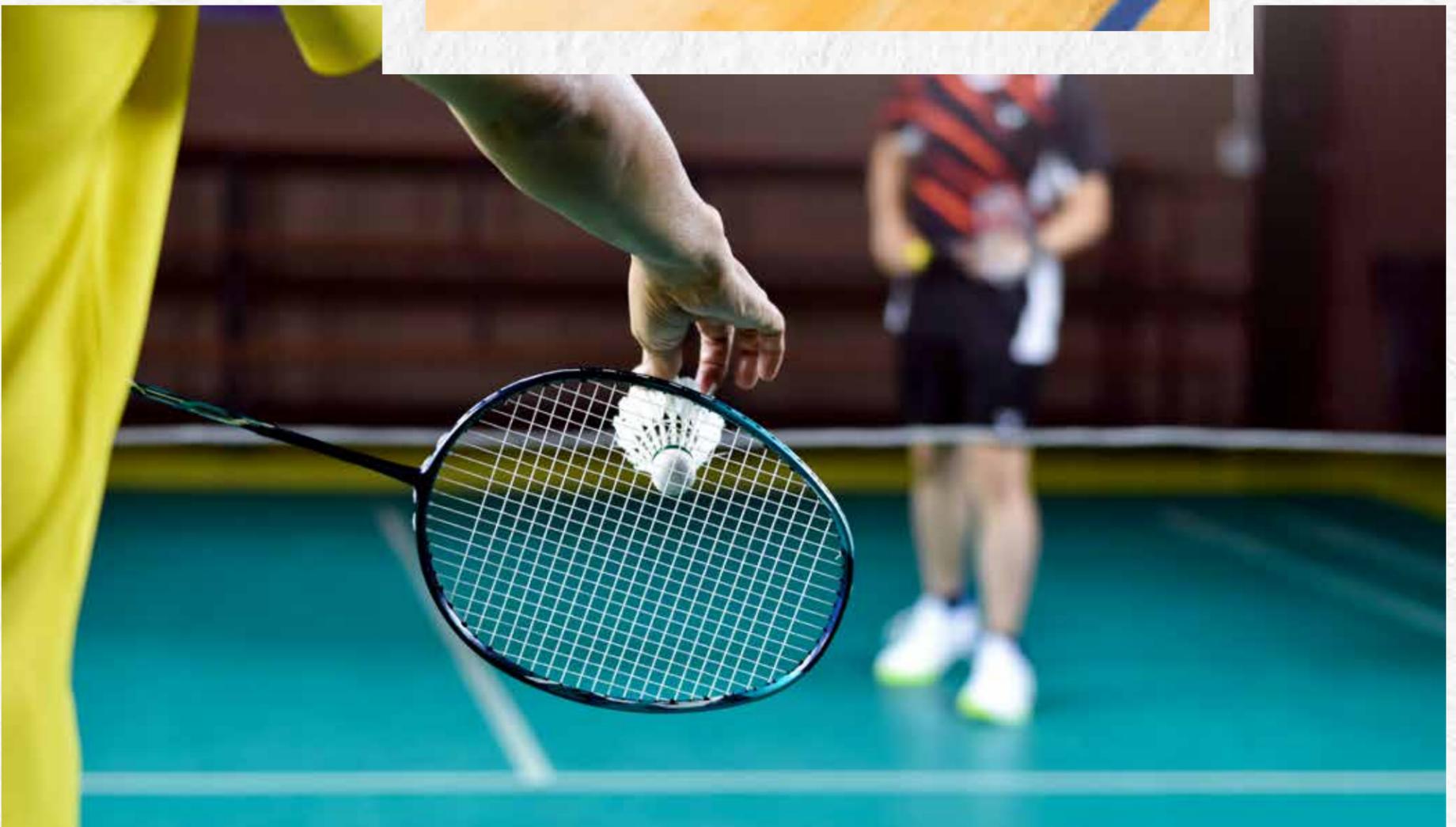
MINI THEATRE



SQUASH COURT



BADMINTON COURT

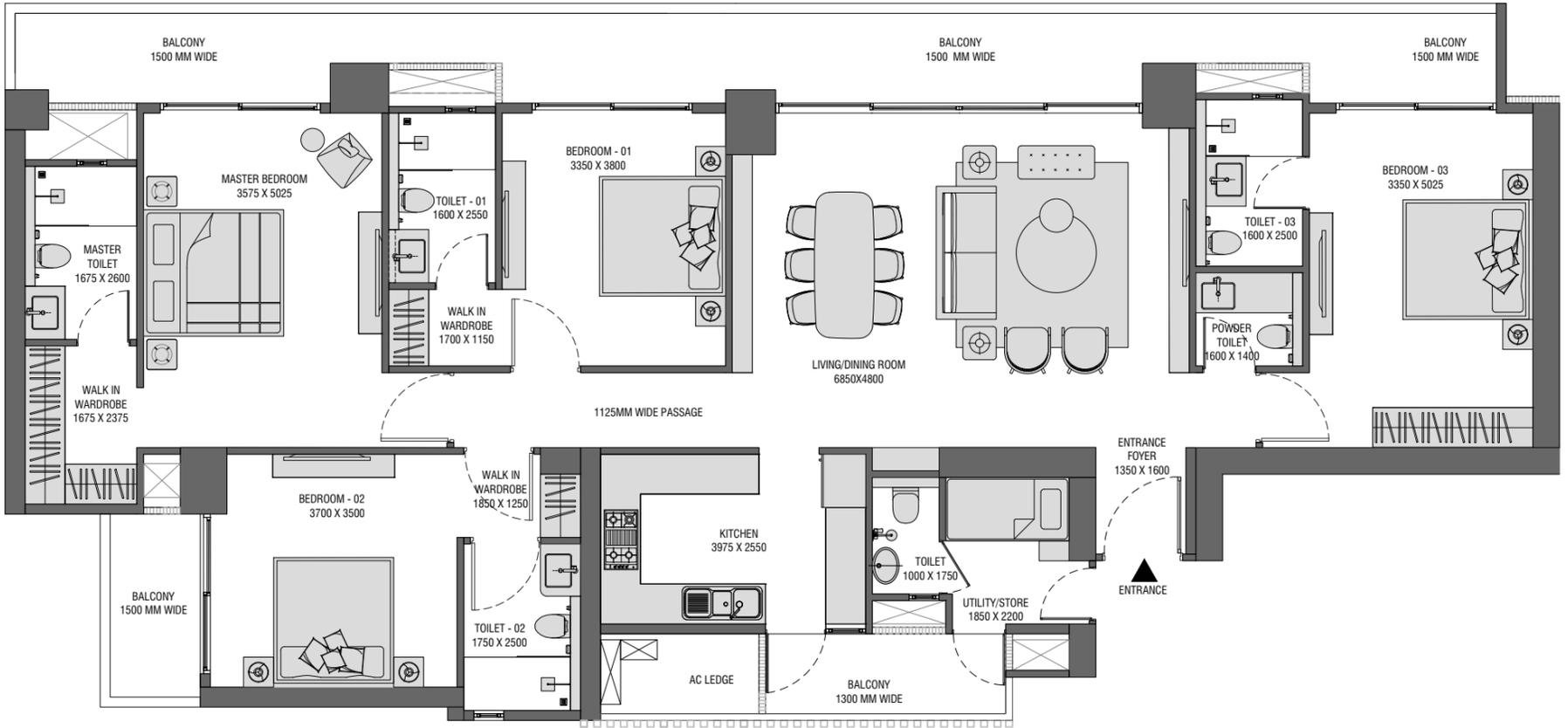




UNIT PLANS

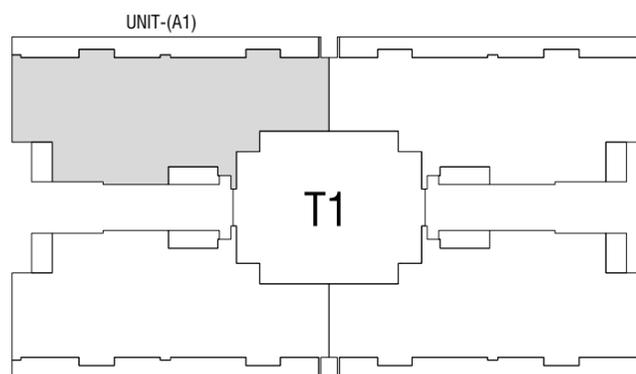


TOWER - 1 | UNIT (A1)



4 BHK TYPICAL FLOOR PLAN

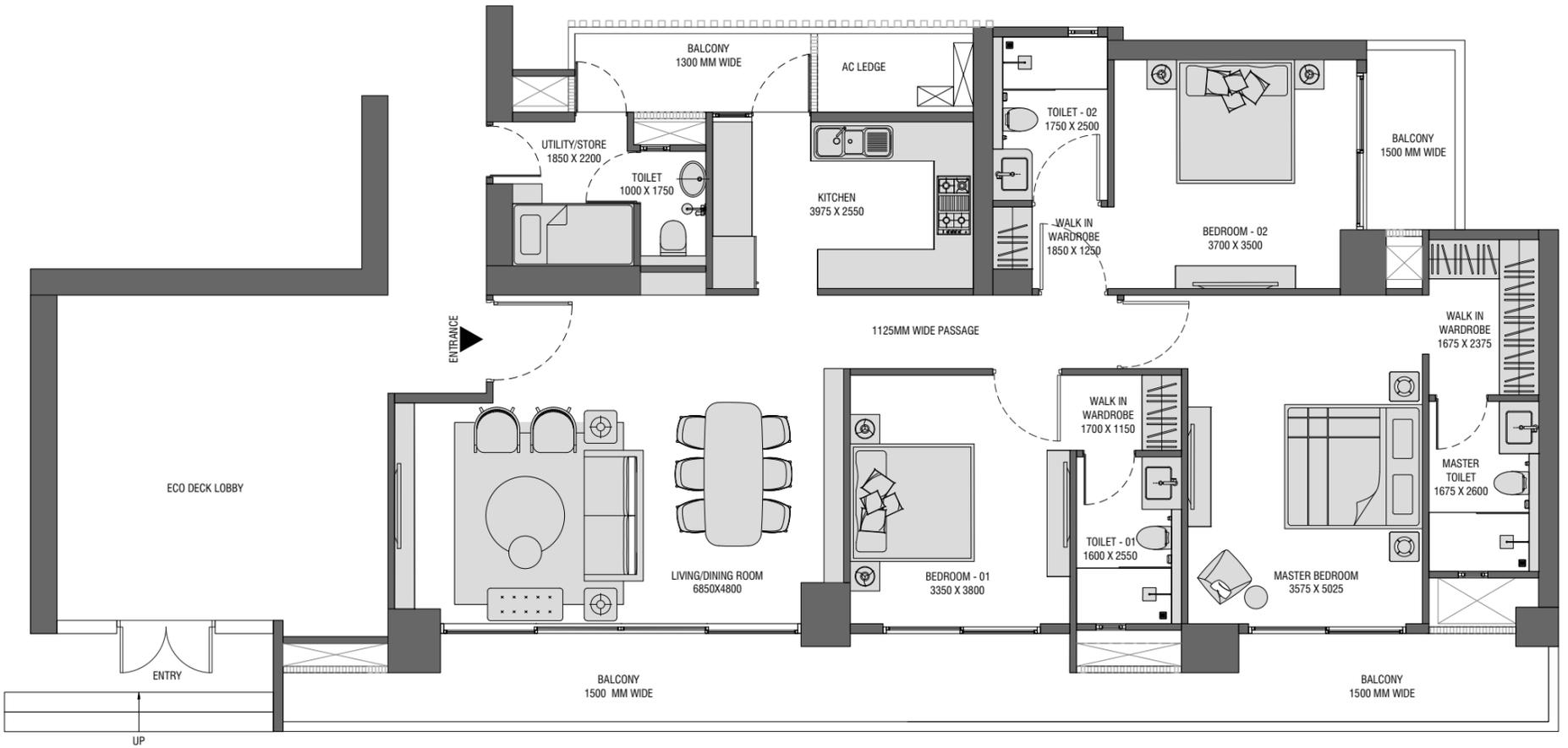
TOWER - 1	UNIT (A1)
RERA CARPET AREA	156.42 SQ. M 1683.73 SQ. FT
EXCLUSIVE BALCONY AREA	39.29 SQ. M 422.92 SQ. FT



TOWER PLAN

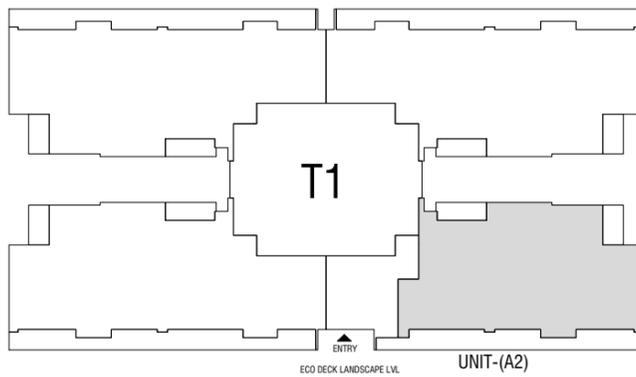


TOWER - 1 | UNIT (A2)



3 BHK + UTILITY ECO DECK LANDSCAPE LEVEL

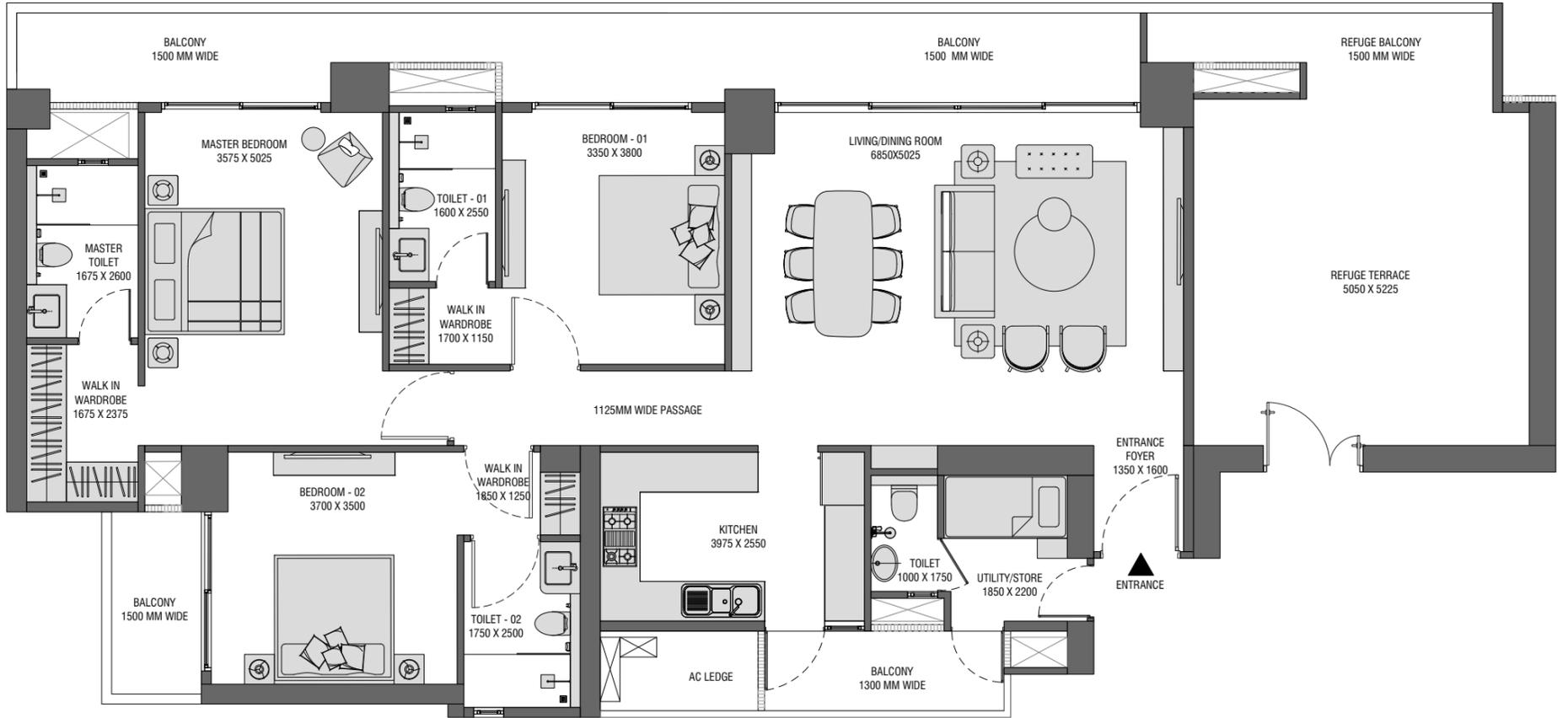
TOWER - 1	UNIT (A2)
RERA CARPET AREA	125.42 SQ. M 1350.05 SQ. FT
EXCLUSIVE BALCONY AREA	35.00 SQ. M 376.74 SQ. FT



TOWER PLAN

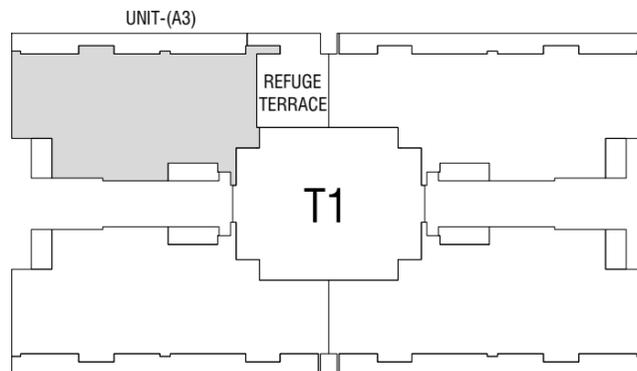


TOWER - 1 | UNIT (A3)



3 BHK + UTILITY REFUGE LEVEL PLAN

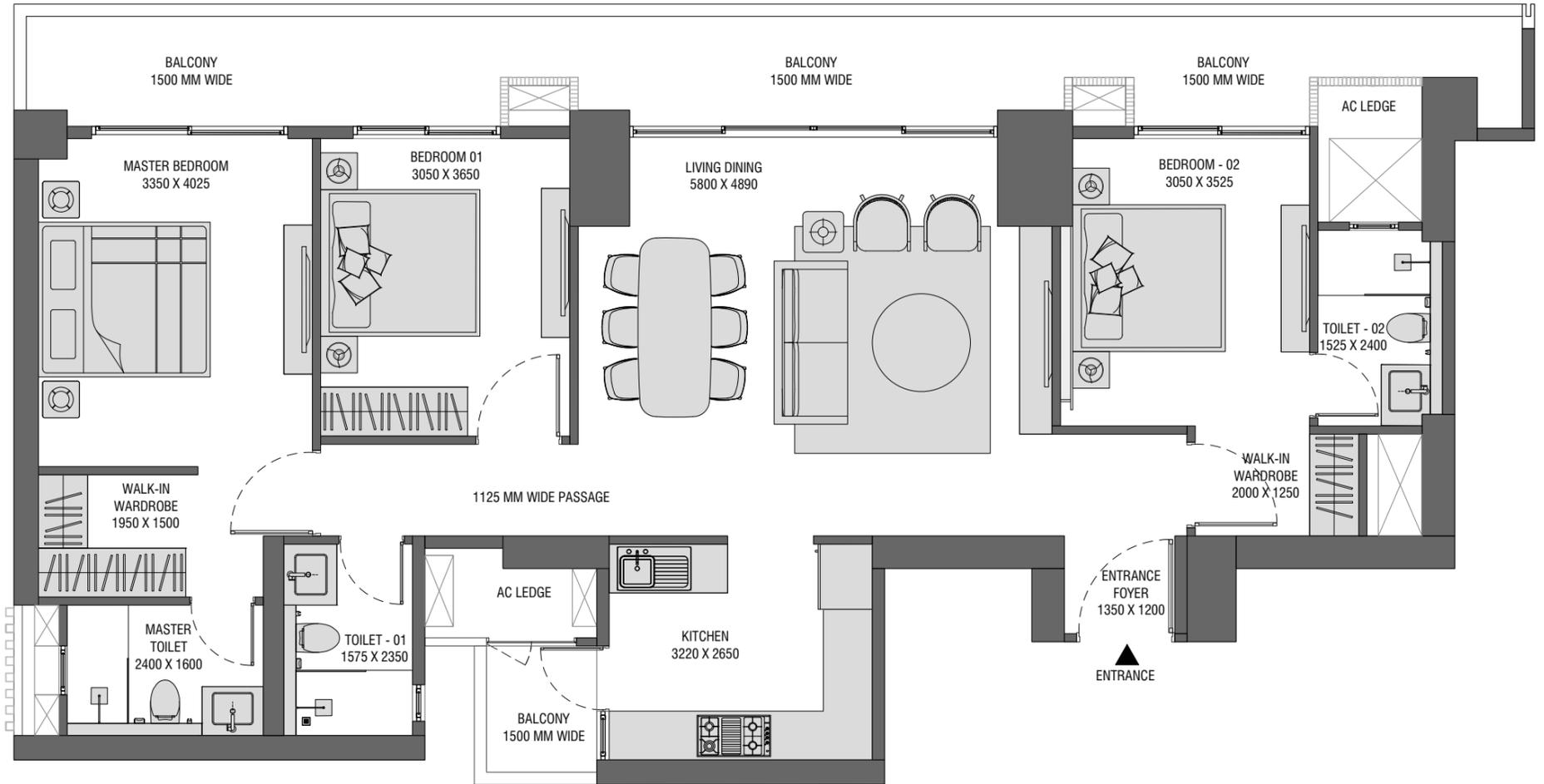
TOWER - 1	UNIT (A3)
RERA CARPET AREA	129.96 SQ. M 1398.93 SQ. FT
EXCLUSIVE BALCONY AREA	32.84 SQ. M 353.53 SQ. FT



TOWER PLAN

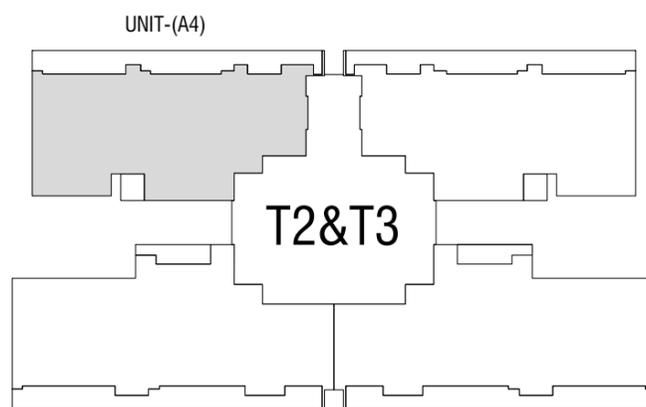


TOWER - 2 & 3 | UNIT (A4)



3 BHK W/O UTILITY TYPICAL FLOOR PLAN

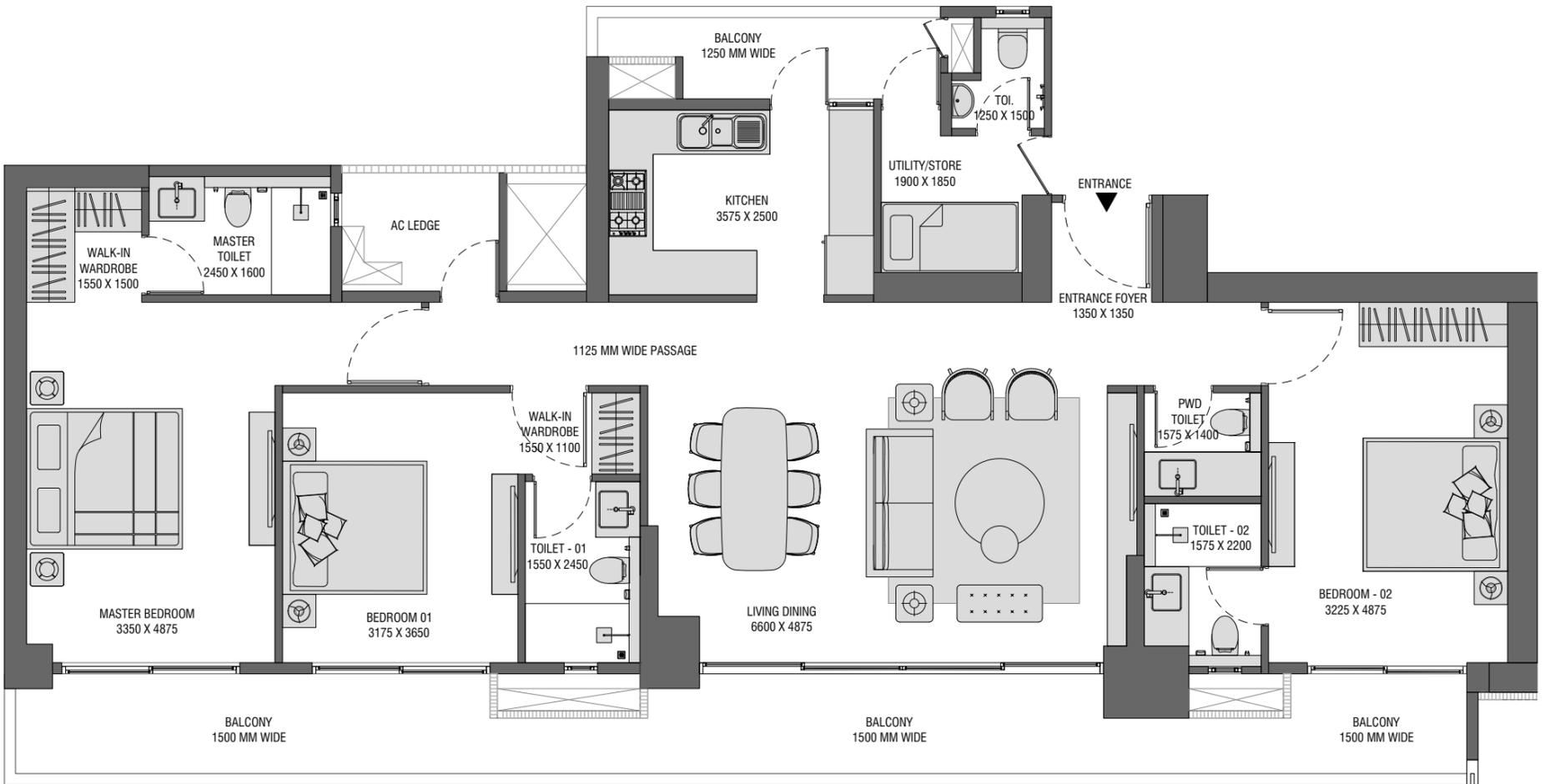
TOWER - 2 & 3	UNIT (A4)
RERA CARPET AREA	101.71 SQ. M 1094.84 SQ. FT
EXCLUSIVE BALCONY AREA	27.21 SQ. M 292.92 SQ. FT



TOWER PLAN

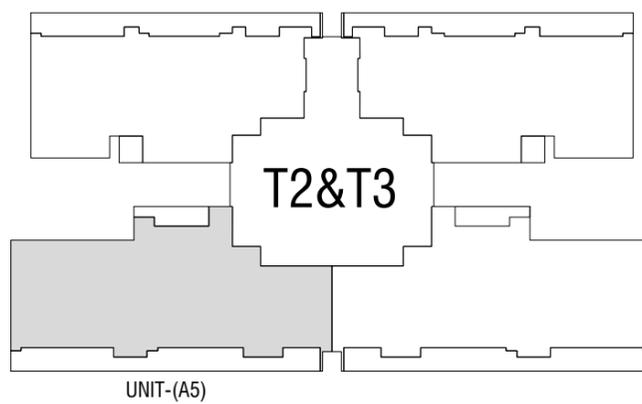


TOWER - 2 & 3 | UNIT (A5)



3 BHK + UTILITY TYPICAL FLOOR PLAN

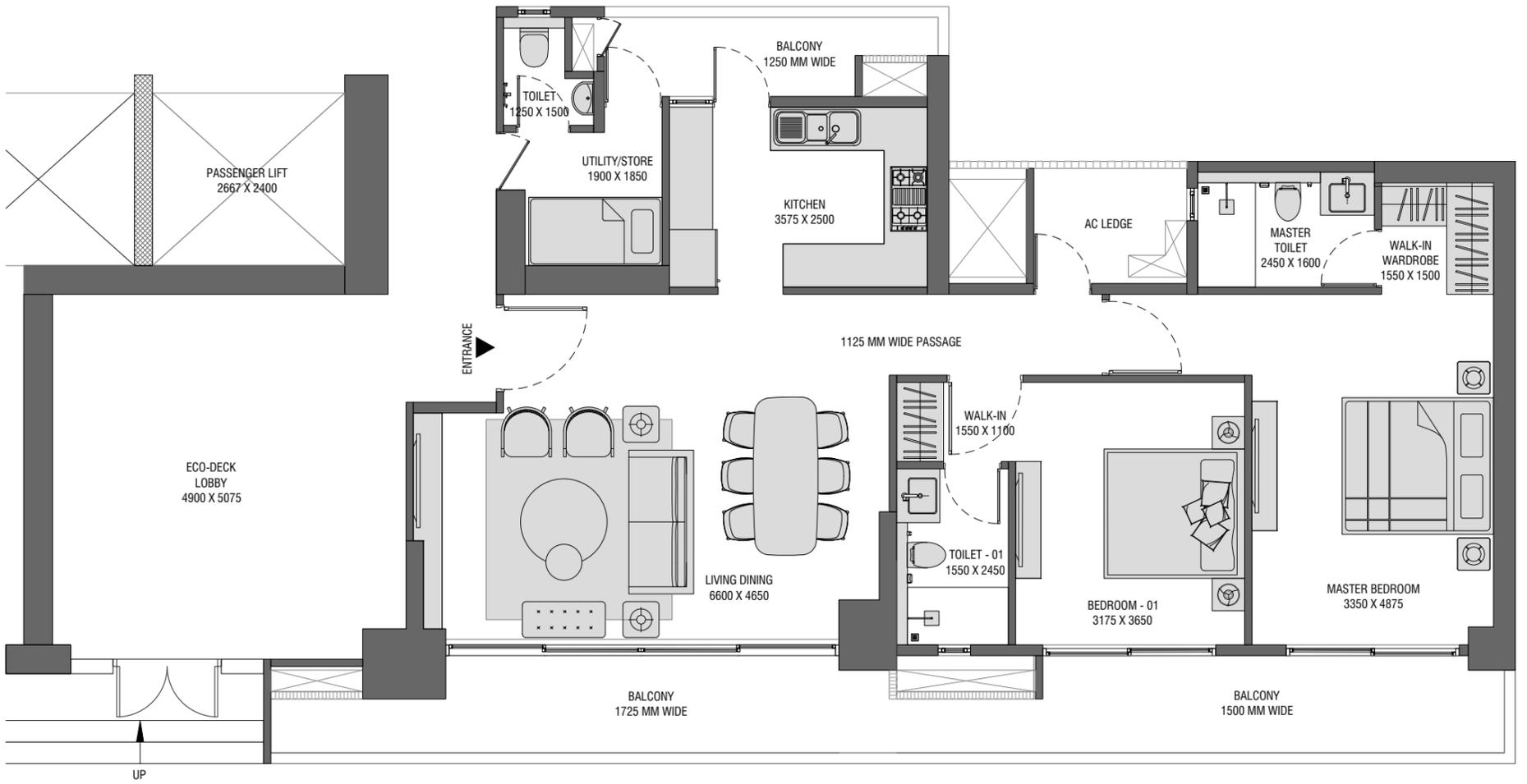
TOWER - 2 & 3	UNIT (A5)
RERA CARPET AREA	122.73 SQ. M 1321.05 SQ. FT
EXCLUSIVE BALCONY AREA	31.80 SQ. M 342.24 SQ. FT



TOWER PLAN

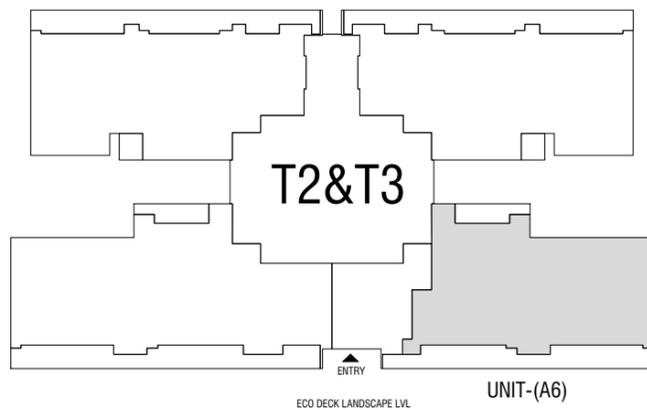


TOWER - 2 & 3 | UNIT (A6)



2 BHK + UTILITY ECO DECK LEVEL PLAN

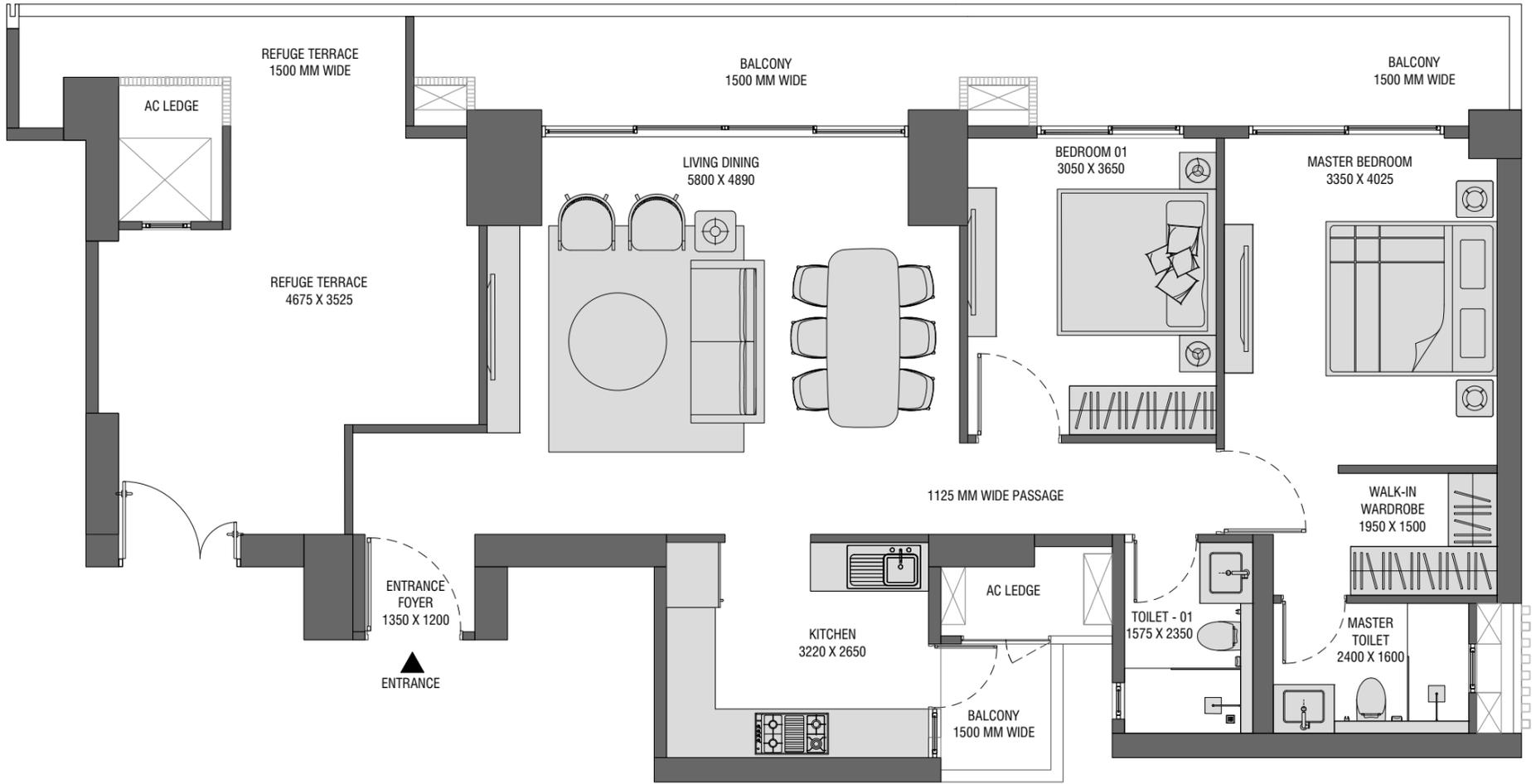
TOWER - 2 & 3	UNIT (A6)
RERA CARPET AREA	94.08 SQ. M 1012.72 SQ. FT
EXCLUSIVE BALCONY AREA	28.14 SQ. M 302.92 SQ. FT



TOWER PLAN

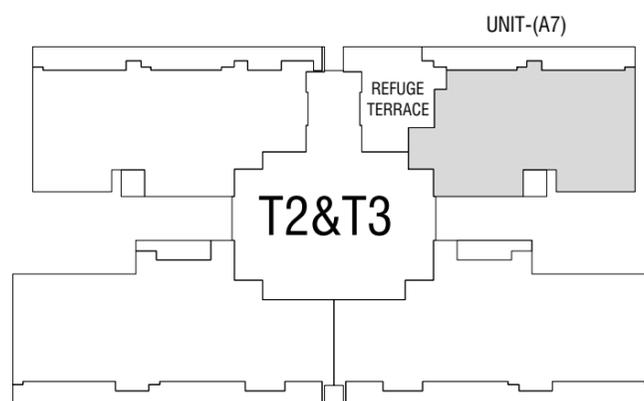


TOWER - 2 & 3 | UNIT (A7)



2 BHK REFUGE FLOOR LEVEL PLAN

TOWER - 2 & 3	UNIT (A7)
RERA CARPET AREA	83.77 SQ. M 901.70 SQ. FT
EXCLUSIVE BALCONY AREA	21.21 SQ. M 228.28 SQ. FT



TOWER PLAN



SPECIFICATIONS



ZONE/AREA	FLOORING	WALL FINISH	CEILING	INTERNAL DOORS	EXTERNAL DOORS AND WINDOWS	OTHERS
LIVING ROOM	Imported Marble	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Hardwood Frame With Veneered Flush Door only in the Main Door	Aluminium / UPVC Glazing	
DINING ROOM	Imported Marble	Acrylic Emulsion Paint	Acrylic Emulsion Paint	NA	Aluminium / UPVC Glazing	
MASTER BEDROOM	Laminated Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Prefabricated Modular Door Or Flush Door With Laminate / Paint	Aluminium / UPVC Glazing	
MASTER DRESS	Laminated Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	NA	Aluminium / UPVC Glazing	
OTHER BEDROOMS/ DRESS	Laminated Wooden Flooring	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Prefabricated Modular Door Or Flush Door With Laminate / Paint	Aluminium / UPVC Glazing	
KITCHEN	Vitrified Tile	Vitrified Tile Dado Up To 2 Feet High Above Kitchen Counter And Acrylic Emulsion Paint	Acrylic Emulsion Paint	NA	Aluminium / UPVC Glazing	Modular Kitchen With Granite Countertop, Stainless Steel Sink, Chimney, Hob, Instant Geyser Of Approved Make
STORE	Antiskid Ceramic/ Vitrified Tile	Acrylic Emulsion Paint	Acrylic Emulsion Paint	NA	NA	
MASTER TOILET	Antiskid Ceramic/ Vitrified Tile	Vitrified / Ceramic Tile	False Ceiling	Prefabricated Modular Door Or Flush Door With Laminate / Paint	Aluminium / UPVC Glazing	CP, Sanitary Fixtures, Geyser And Exhaust Fan

ZONE/AREA	FLOORING	WALL FINISH	CEILING	INTERNAL DOORS	EXTERNAL DOORS AND WINDOWS	OTHERS
OTHER TOILETS	Antiskid Ceramic/ Vitrified Tile	Vitrified / Ceramic Tile	False Ceiling	Prefabricated Modular Door Or Flush Door With Laminate / Paint	Aluminium / UPVC Glazing	CP, Sanitary Fixtures, Geyser And Exhaust Fan
BALCONIES	Ceramic / Vitrified Tile	Exterior Grade Texture Paint	Exterior Grade Paint	NA	NA	Metal & Glass Railing As Per Approved Design
SERVANT ROOM	Ceramic Tile	Acrylic Emulsion Paint	Acrylic Emulsion Paint	Prefabricated Modular Door Or Flush Door With Laminate / Paint	Aluminium / UPVC Glazing	
SERVANT TOILET	Ceramic Tile	Ceramic Tile	Acrylic Emulsion Paint	Prefabricated Modular Door Or Flush Door With Laminate / Paint	Aluminium / UPVC Glazing	Standard Sanitary Fixtures
AIR CONDITIONING	4BHK Flat With VRV System (With High Wall IDU). 3BHK Flat With Split AC Units					
POWER BACK UP	Full Power Backup					
SECURITY SYSTEM	CCTV, Fire Alarm System Connected To Central Command Centre /Fire Control Room					
ELEVATOR	3 Nos. Passenger Elevators + 1 Service/Fire Elevator In Each Tower					
EV CHARGING	Provision Of EV Charging As Per Statutory Norms					



DESIGN PARTNERS



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Local Landscape Consultant



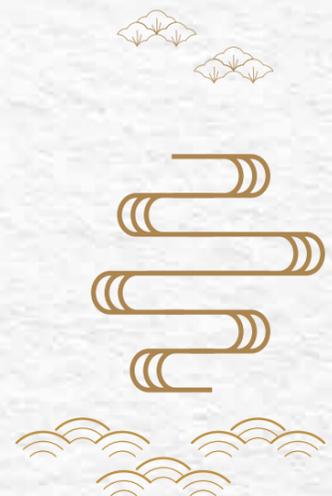


EXPERION BACKS SUTD'S RESEARCH ON SUSTAINABLE & HEALTHY LIVING



SINGAPORE UNIVERSITY OF
TECHNOLOGY AND DESIGN

Experion is funding the Net Zero Future Lab at the Singapore University of Technology and Design (SUTD) Sustainability Centre, to study advanced facades, smart design and sustainable materials to enhance residential health and sustainability. Amid climate challenges, this research aims to provide key insights for cost-effective, eco-friendly urban living. Combining literature review with advanced case study analysis, it aims to shape the future of healthy, sustainable design. The research is targeted to conclude in 2026





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REGISTERED OFFICE : F9, First Floor, Manish Plaza 1, Plot No. 7, MLU, Sector-10, Dwarka, New Delhi-110075

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