



M&M CORNER WALK



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MAKING CORNERS
THE CENTRE OF BUSINESS

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When we say, "The Statue of Liberty," the first thing that comes to our minds is "New York," isn't it? Therefore, the landmark defines the location. The vice-versa is also true: if it wasn't for the city of Gurugram, there wouldn't be iconic skyscrapers. Thus, the location and landmark are two sides of the same coin.

The same is with 'M3M Corner Walk' and its exclusive corner location on Golf Course Road Extension at Sector-74, Gurugram. In fact, 'M3M Corner Walk', being one of the pioneering mixed-use development, is offering a lucrative opportunity of investing in a property on this landmark road.

'M3M Corner Walk' enjoys excellent arterial connectivity to Dwarka, Manesar, and NCR. In addition, the Project is well connected to Golf Course Road, Sohna Road and NH8.

Intended to be the preferred hotspot for upscale retail outlets and large corporates, 'M3M Corner Walk' is bound to be the focal point of business.

Real Estate Regulatory Authority vide Reg. No. 17 of 2018.

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M3M GROUP'S FOOTPRINTS IN GURUGRAM

- | | | | |
|--|---|--|--|
|  M3M Corporate Office |  M3M 65th Avenue |  M3M Cosmopolitan |  M3M Escala |
|  M3M Golfstate |  M3M Heights |  M3M Merlin |  M3M IFC |
| M3M Polo Suites | M3M Urbana | M3M Tee Point | |
| M3M Panorama Suites | M3M Urbana Premium |  M3M Sierra 68 | |
|  M3M Latitude | M3M Urbana Business Park |  M3M Tee Point |  M3M Marina |

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VANTAGE LOCATION

Enjoying a vantage location at Sector-74, Gurugram, 'M3M Corner Walk' lies near next-generation commercial spaces and residential enclaves.

'M3M Corner Walk', being the path-breaking commercial complex on Golf Course Road Extension, Gurugram, will set the right precedent for other commercial and residential projects in the vicinity. With the expected spurt in the growth of residential and commercial projects in the future, the commercial value of investing in a property at 'M3M Corner Walk' is going to rise. Newer complexes lead to newer residents, which, in turn, will lead to a need for cutting-edge infrastructure and exciting social amenities, which everyone looks forward to. Thus, it is going to be an upcoming epicentre of the town.

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STYLISH RETAIL OUTLETS AND TRENDY OFFICE SPACES NOW WITHIN STRIKING DISTANCE

'M3M Corner Walk' is conceptualized to be developed as a mixed-use property with retail, F&B, office spaces and residential towers. Its grand frontage with two-side access in a rectangular-shaped project is a royal fit.

It is the next-generation innovation in terms of sustainability. Its location reveals a lot about the way it has been shaped up. Golf Course Road Extension, Gurugram has been growing as a realty hub where 'M3M Corner Walk' is to meet the demand in upmarket retail segment.

Its excellent connectivity factor is to offer great returns on investment. With the Golf Course Road Extension, NH-8 and Gurugram-Sohna Road connecting together, it is easy to reach Delhi, Gurugram and Faridabad. The Golf Course Road Extension is 150 mtrs. wide with 90 mtrs. road and 30 mtrs. of green belt and service road on both sides, intersecting Sohna Road to connect NH-8, is more than an advantage for property hunters.

The social infrastructure and premium residential and commercial hubs nearby are contributing to the emerging demand of retail spaces at affordable prices. There are corporate offices and shopping centres in the close proximity of 'M3M Corner Walk'.

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THE FUTURISTIC, NEXT-GENERATION
CORRIDOR FOR BIG GROWTH OPPORTUNITIES

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CONTEMPORARY ARCHITECTURE & INTRICATE DESIGNS

Modern architecture marries upscale designs to create a holistic environment, ensuring that you are still in the lap of nature while simultaneously enjoying a luxurious lifestyle.

- A seamless pedestrianized integration of Lower Ground, Ground/Upper Ground and First floor as retail shopping sections, with Second floor to be used for F&B/food courts combined with some retail shops
- The cutting-edge design includes outdoor display venues, pedestrianized spaces, and an emphasis on creating vibrant and attractive landscaping
- The vehicular traffic is very well-articulated with no conflict points for pedestrian movement
- To create a sustainable and innovative project such as 'M3M Corner Walk', advanced design tools have been used

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M3M CORNER WALK IS THE UNION OF A VARIETY OF INTERESTS BROUGHT TO
LIFE IN THE FORM OF A HIGH-STREET ARCHITECTURAL NEXUS

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PIONEERING CONCEPTS MEET SUPERIOR FUNCTIONALITY

'M3M Corner Walk' introduces never-seen-before architectural and infrastructural concepts, which will leave you awestruck. Its uniquely designed retail outlets and upscale commercial outlets prove that the Project 'M3M Corner Walk' is well ahead of its time.

- Exclusive, separate traffic nodes for retail outlets and office spaces
- Sky bridges that offer seamless connectivity at an astonishing height above ground level
- Open-to-sky courtyards for a pleasant recreational experience
- Exquisite vistas and magnificent boulevards to create a royal shopping experience

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UPSCALE, FUTURISTIC AMENITIES

- Ample car parking area
- Efficiently planned AC system
- 100% power back up
- 24 hrs. security surveillance
- Hospitality Retail on second floor (food court, kiosks & multitude of eating joints)
- Grand lower ground floor entry with seamless ramp and escalators
- Vibrant and attractive landscaping
- Seamless connectivity through high-speed elevators, escalators and sky bridges
- Open-to-sky courtyards
- All retail shops are connected to nearby escalators/elevators

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UPPER-CRUST RETAIL SPACES

The retail spaces at 'M3M Corner Walk' offer a wide assortment of outlets that will make shopaholics shop till they drop.

- High-street retail outlets conceptualized around a well-planned landscape design and that open into wide boulevards
- Entry is through a grand plaza, and the retail space is spread across Lower Ground, Ground/Upper Ground, First Floor and some at Second Floor
- The entire RETAIL DESTINATION has also been integrated with open courts, vivacious vistas, beautiful boulevards and a central activity hub interpolated with a series of large open spaces
- The vertical and horizontal travel points are at strategic locations, making them focal points for signage
- Upmarket retail space for departmental stores, convenience stores, and branded outlets, as well as a potential magnet for amenities like ATMs, Banks, Gyms & other lifestyle activities

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LARGE, GRANDIOSE FRONTAGE & LUXURIOUS DOUBLE-HEIGHT SHOPS

The first impression is arguably the last impression. The massive frontage at 'M3M Corner Walk' welcomes its guests and visitors in a manner fit for royalty. What's more, with an aim to make your shopping experience truly grand, 'M3M Corner Walk' will have retail shops, double-height retail shops and F&B, which add brilliance and x-factor to the overall Project.

- With its premium corner location and large frontage, 'M3M Corner Walk' has an easy two-side access, being a rectangular-shaped project
- The frontage is towards the 150 mtrs. wide Golf Course Road Extension with 90 mtrs. road and 30 mtrs. of green belt and service road on both sides along with proposed 60 mtrs. Sector Road
- Bigger spaces that are beyond the ordinary and a class apart from the claustrophobic spaces that dot the city

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Disclaimer:

1. Multi-storey office complex is part of future planning as per applicable norms, presently not for sale

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INDULGE YOUR TASTE BUDS

The majority space on the Second floor at 'M3M Corner Walk' is dedicated to eating joints, with the inclusion of few high-end retail outlets. It will have renowned and reputed restaurants and F&B outlets. The ultimate aim is to create a unique gastronomic experience for the patrons, especially keeping in mind the present-day food revolution.

- World-class fine dining restaurants
- Lounge bars, cafés, bakeries, bistros, pubs and brasseries to hang out
- Fast food outlets for those on the go
- Open-air, Al fresco dining and restaurants with outdoor/indoor seating

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RETAIL SHOP SPECIFICATIONS

Retail Shops	Retail floors - Lower Ground, Ground/Upper Ground, First & Second Floor retail stores, large fronts and glazing area for retail units, dedicated signage areas for all units as per design
Structure	RCC slab and column structure with masonry partitions
Landscape	Landscaped central plaza with water body pedestrian plaza designed with seating areas and dedicated drop-off zone and entrances for retail and landscape features
FINISHES	
Exterior	Combination of one or more of stone/tile and painted surface
Lobbies	Combination of one or more of stone/tile and painted surface
Basement	Broom finish concrete
Tenant Floor Finish	Concrete floor
Common Toilet	Finished toilets with modern fittings and fixtures
Parking	Multilevel basement for parking and services and required surface parking
SECURITY	
Video Surveillance	Basement driveways, lift lobbies & peripheral security
Manned Security	Boom barriers at all vehicular entry & exit points
FIRE SAFETY	
Wet Riser/Hose	Provisioned and to be Provided as per applicable norms
Reels/Sprinkle	Provisioned and to be Provided as per applicable norms
External Fire Hydrant	Provisioned and to be Provided as per applicable norms
Fire Detection System	Provisioned and to be Provided as per applicable norms
HVAC	
AC System	Provision for split/water cooled dx system
Ventilation and Exhaust	Provided for common toilets and basements
ELECTRICAL	
Distribution	Provision of cable upto unit / premises
Metering	Unit load will be metered through intelligent metering system
Lightening Protection & Earthing Pits	Provisioned and to be provided
Diesel Generators	100% fully automatic backup with suitable diversity and suitable load factor
SIGNAGE	
Internal	Main lobby equipped with unit / tenant directory and directional signs
External	External signage as per Developer's design and conditions
Communication Cable/TV Connection	Provision for data & voice

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FLEXIBLE, NEXT-GEN OFFICE SPACES

The office spaces at 'M3M Corner Walk' have been designed and shall be developed with an aim to achieve a fine balance between work and recreation. What's more, the activity area shall let the people catch some exciting action as well.

- Separate entry for office block, with separate traffic nodes for drop-off and pick-up for office and retail spaces
- The floor plates have been optimized for efficient work spaces and accommodate both multiple and single occupancy formats
- The office tower has been designed with a central core module with grand double-height lobby
- The architecture makes sure that while the retail and office spaces are part of the same development, there is well-defined demarcation as well. Openly-attractive office-lobby space and individual office entry point provide the points of divergence

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SITE PLAN: EXQUISITE CORNER LOCATION

Owing to a bright future, the location covers a gamut of luxurious double-height shops, fashion outlets, food franchises and entertainment avenues aplenty.

Comprising of state-of-the-art infrastructure with efficient retail shops and offices, the site has a peripheral establishment with an island surrounded by landscaped courts and a linear boulevard. On looking a beautiful canvas of urban comforts, the project shall be a seamless transition of spaces representing individual identity and providing access to the facilities in a wide spectrum. Having visionaries like ACPL on board, the infrastructural feast will define the landscape of a new and refreshing Gurugram.

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AN ENTERPRISE CREATING INSPIRING SPACES

'M3M' as a brand, today, is India's fastest growing real estate and infrastructure brand with a reputation for identifying emerging real estate and infrastructure markets, recognizing aspirations in lifestyle evolution, perfecting the modulations of luxury and responding with projects that capture the unique spirit of changing India.

What really helps 'M3M' as a brand to stand out in the emerging real estate and infrastructure industry is its belief - to ensure that every project under/associated with the brand name 'M3M' is delivered with speed and excellence. From the iconic residential developments like 'M3M Golfestate' and 'M3M Merlin' to award winning commercial developments like 'M3M Urbana' and 'M3M Cosmopolitan' demonstrate the capacity of brand 'M3M' to pursue excellence with unwavering consistency.

Through the undeniable merit of projects under brand 'M3M,' brand 'M3M' has established sound credibility. It's a landmark that has been achieved with principles and hard work.

Now the eyes are set on bigger targets, goals that are yet unaccomplished in the realty sector. Brand 'M3M' commitment directs to believe that the future holds more for brand 'M3M', which is why it is ready with unique developments that will epitomize the new bustling millennium Gurugram.

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TRANSFORMING PROMISES INTO REALITY

Much of the success of brand 'M3M' can be credited to the manner in terms of delivering better and smarter real estate and infrastructure developments.

With a land bank of more than 8 million square meters at the most desirable locations of Delhi NCR, 8 iconic projects encompassing residential, commercial, retail, and office spaces have been delivered under the brand 'M3M'. Moreover, there are 12 projects under the brand 'M3M' that are in advanced stages of development with a targeted delivery within the committed time frame. This feat of credibility of delivering world-class projects has been possible because of the commitment of brand 'M3M' to bring out the best from the realty sector. The patron-centric vision of brand 'M3M' has enabled the brand to come up with concepts and designs that call out for an association with the best architects and designers to implement the projects.

The professionalism and continued dedication under brand 'M3M' has earned the trust of countless families, leading brands and a host of renowned partners. This is the relationship that brand 'M3M' cherishes and together, it is believed in doing what has been repeatedly done-in creating landmarks beyond beauty and delivering dreams surpassing expectations.

M3M'S PROJECT PORTFOLIO SIX DELIVERED LUXURY RESIDENTIAL DEVELOPMENTS ARE:

- 'M3M Golfestate -Fairway West'- India's first in-city Golf Lifestyle destination.
- 'M3M Golfestate - Fairway East'- India's first in-city Golf Lifestyle destination.
- 'M3M Panorama Suites' - (Part of 'M3M Golfestate' Master Development) 36 Exclusive Suites.
- 'M3M Polo Suites' - (Part of 'M3M Golfestate' Master Development) Exclusive Suites designed for globe - trotting gentry, Polo living at its machismo best.
- 'M3M Merlin' - The Singaporean style world-class residences.
- 'M3M Woodshire' - Premium residences located in Sector-107, Gurugram.

M3M'S PROJECT PORTFOLIO TWO DELIVERED COMMERCIAL DEVELOPMENTS ARE:

- 'M3M Urbana' - Largest integrated mix-use commercial development.
- 'M3M Cosmopolitan' - The first high street retail on Golf Course Road Extension.

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MARVELS IN THE MAKING

With a host of ambitious projects rapidly taking shape, today 'M3M' as a brand stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail, and business. Future beckons and brand 'M3M' is ready for it.

Residential - 6 | Office/Retail/F&B - 3 | Serviced Apartments - 2 | IT Park - 1

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THE M3M WORLD



The future of luxury-living is here. 'M3M Life' is a venture that will develop high-end housing projects all over the country.



'M3M Joy' proposes to create an ideal world of entertainment and hospitality. It will spearhead the brand's journey into innovative projects by bringing world-class hotels, serviced apartment and malls to life.



'M3M Zone' is M3M's own "Silicon Valley". 'M3M Zone' will be responsible for bringing in IT companies and SEZs, to put this area amidst intelligent surroundings.



'M3M Learn' is a revolutionary effort by M3M India Ltd. that specialise in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.



'M3M Biz' is here to revolutionise shopping and office spaces. 'M3M Biz' specialises in bringing exclusive commercial centres to life. It is here to take on the responsibility of changing one's outlook towards office and retail spaces in the near future.



Brand 'M3M' is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the brand's long-term ambitious growth strategy to mark its presence global. M3M as a brand already has a marketing presence in USA, UK and Middle-East.



'M3M CARE' is the human face that embodies M3M's CSR activities. The brand believes in giving back to the employees, the community and to the natural surroundings.

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REDEFINING THE FUTURE

'M3M' as a brand is all set to march into the future with limitless expansion and inclusive growth by upgrading living concepts and foraying into new sectors.



SMART CITY

The mass access to modern amenities broadband in India has made smart living a priority for government and industries. 'M3M' as a brand is also planning to develop / associate itself with the development of smart cities designed using the urban informatics and technology to improve the efficiency of services.

INDUSTRIAL WAREHOUSING

'M3M' is entering the warehousing industry set to grow at a CAGR of 8%-10% and modern warehousing at 25%-30% over the next few years to come.

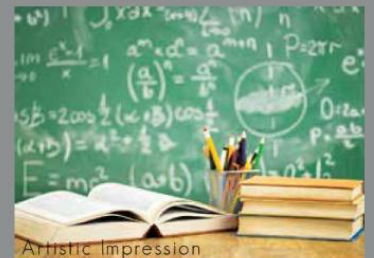


AFFORDABLE HOUSING

Inspired by the vision of 'Housing for All', M3M is planning to add value to the affordable living by providing better homes to Lower Income Group looking for the luxury of self-owned home.

EDUCATION

'M3M' believes in providing quality education in order to sow seeds for a better tomorrow. It aims to establish institutions which can create leaders who are able to contribute and succeed in the rapidly changing society.



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