

Creating Magnificence
Delivering Masterpieces

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Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder ("RERA"), which have been brought into effect from 1st May, 2017. "M3M 65th Avenue" is part of mixed-use development/project in Sector 65, Gurugram, Haryana, India under development on 14.4125 Acres (5.835 Hect.) land as owned by Manglam Multiplex Pvt. Ltd. and is regulated by the Real Estate (Regulation & Development) Act, 2016 and Haryana Real Estate (Regulation & Development) Rules, 2017. Project is duly registered with Haryana Real Estate Regulatory Authority vide Regd. No. 01/2017 dt. 14.06.2017. Development of "M3M 65th Avenue" is subject to terms & conditions of License No. 15 of 2017 dt. 02.05.2017; Building plans vide Memo No. ZP-1147/SD(BS)2017/11857 dt. 01.06.2017; Application Form; Allotment Letter; Buyer's Agreement/Agreement for Sale and the Applicable Law including the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation & Development) Rules, 2017. Copies of approvals, specifications & other details are available for inspection at Company's office.

The Presentation and the Information contained in it with regard to the mixed-use development/project in Sector 65, Gurugram, Haryana including but not limited to pictures, images, renderings, and literature will be reviewed from time to time in view of the applicable laws including RERA and rules made thereunder. Hence, you are required to make your own enquiries, conduct proper due diligence and obtain independent professional advice and verify the details of project including but not limited to area, layout, specifications, services, amenities and other terms mentioned in this Presentation with the Company, prior to making any decision for buying any unit in the said Project. The Company reserves its right to amend/ alter the area, layout, specifications and amenities mentioned on account of Government norms and/or advised by the architect /structural engineer or otherwise as per the process of law.

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You may consult your respective advisors concerning without limitation any legal, financial or tax matters before purchasing any potential property/ies in the Project.

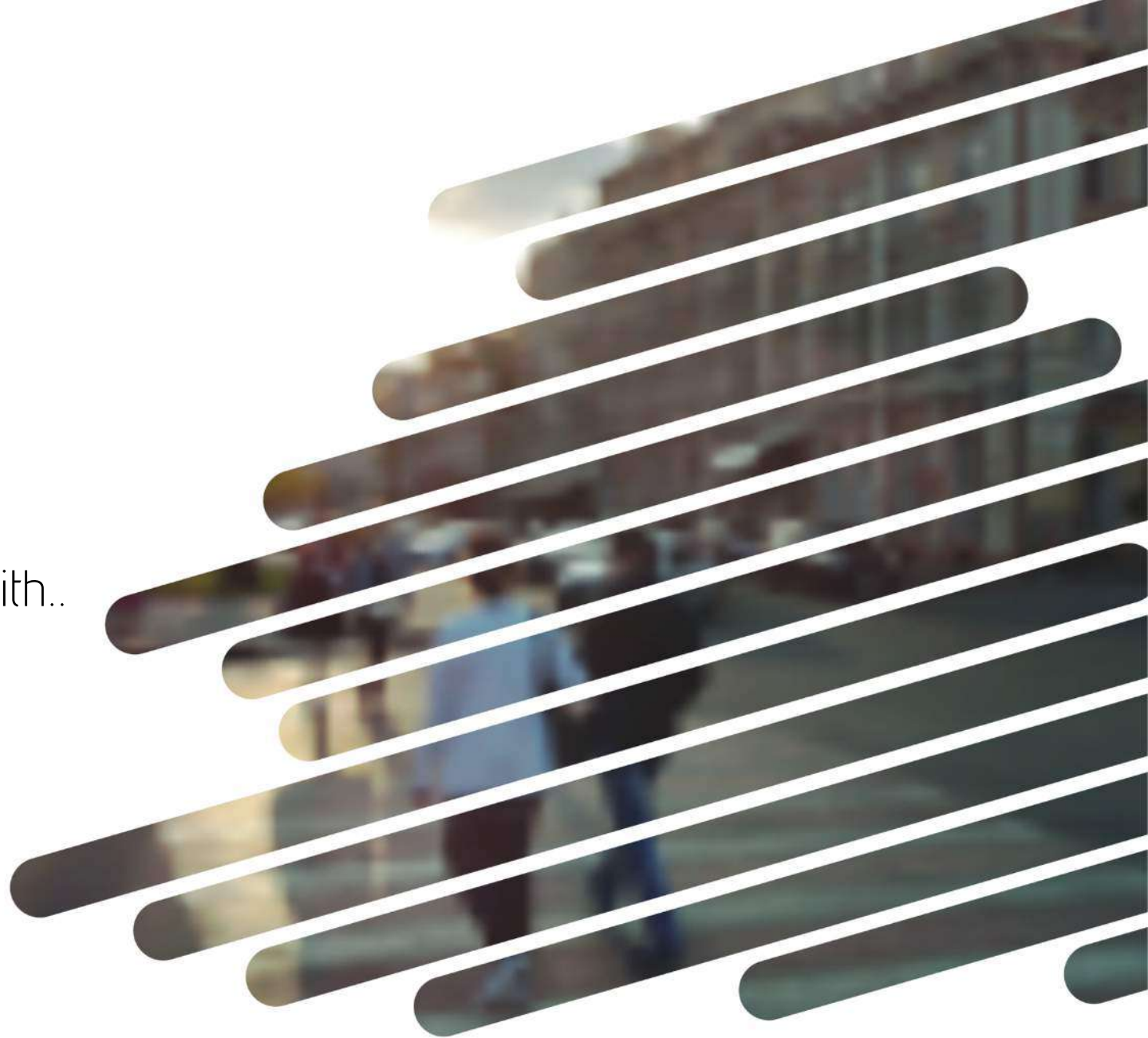
For detailed terms and conditions and other information please contact Company's office at "The Experia" Golf Course Extension Road, Sector 65, Gurugram -122001, Haryana, India. Use of the information shall be governed by Indian laws, RERA and subject to the jurisdiction of the Competent Authority under RERA, courts at Gurugram and Hon'ble High Court of Punjab and Haryana, India.

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**Terms and Conditions Apply*

1 Hect.=2.47105 Acres, 1 Acre=4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr.=10.76 sq.ft.

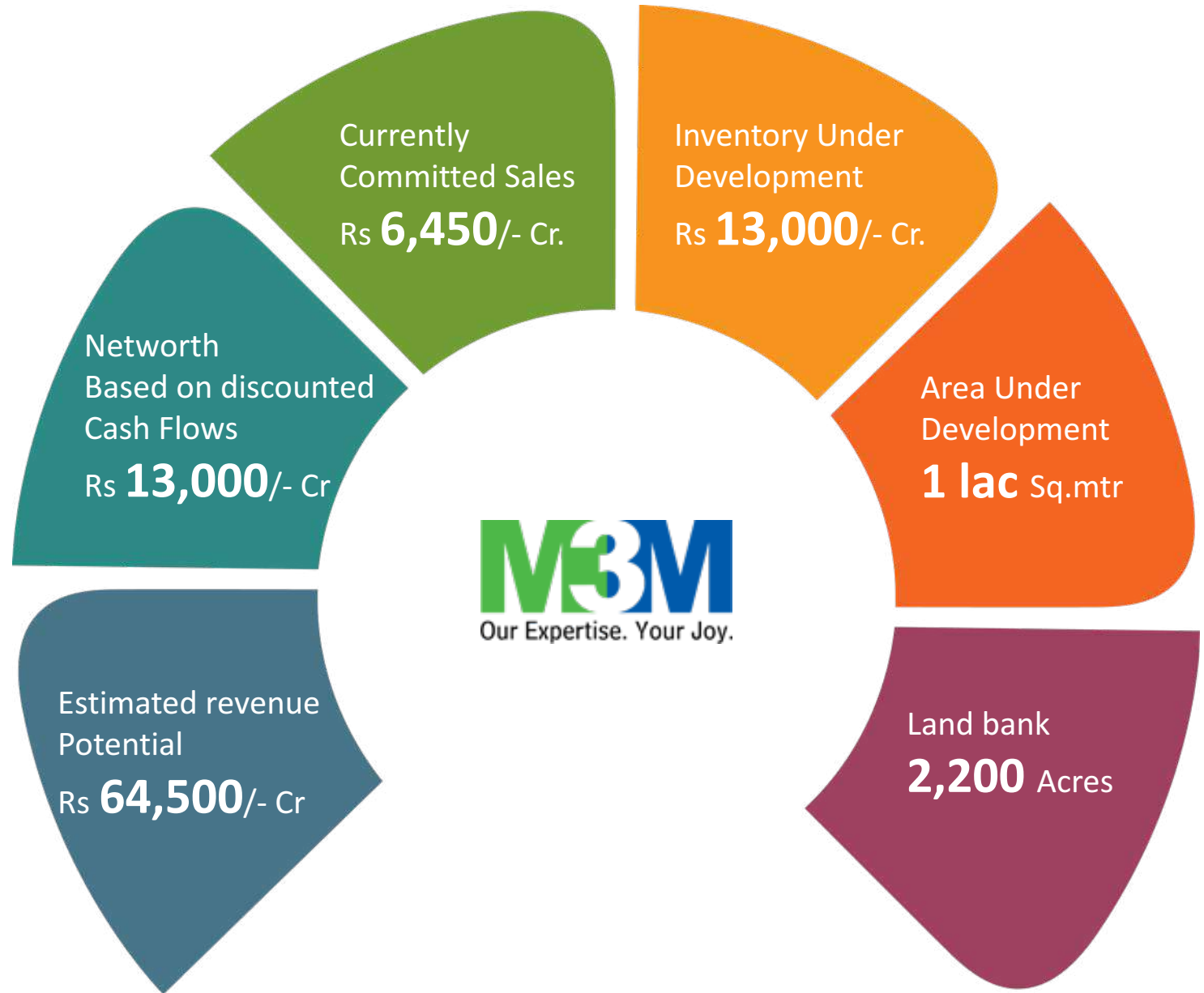
Five Aspects that Make M3M
A Name to Reckon With..



Pillars of our **Towering Presence..**



The M3M's Growth Story!



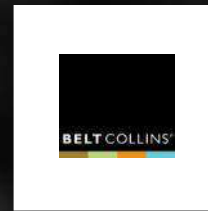
* 1 Acre = 0.404685642 Hectare
• 1 Sq.mtr = 10.7639 sq.ft
• The numbers are approximate.

KEY ASSOCIATES

ARCHITECTS



LANDSCAPE



CONSTRUCTION



KEY ASSOCIATES

INTERIOR DESIGN



GOLF COURSE DESIGN



STRUCTURAL CONSULTANTS



EQUIPMENTS



Awards & Accolades!



Federation of Indo Americans of Northern California



Delivered Projects

M3M Golf Estate

Over 50 acres of India's first in-city Golf-resort themed lifestyle destination.



M3M Merlin

A magical charm of Singapore-style world-class residences spread across 13.34 acres with beautiful landscaped greens



M3M Woodshire

Premium Residences nestled in 19 acres with pristine greens



M3M Cosmopolitan

3.25 lac sq. ft. of premium retail and office space

COMMERCIAL





M3M Urbana- 17 acres integrated complex

Delivered

1) M3M Urbana

Under Progress:

2) M3M Urbana Premium

3) M3M Royal Regalia & One Key Resiments

4) M3M Urbana Business Park

M3M Urbana

Part of the largest integrated commercial development, spread over 17 acres!
3.3 lac sq.ft. of retail and 1.4 lacs sq.ft. of office space



BRANDS SIGNED UP



My Chemist



And more..

Marvels in the Making..

RESIDENTIAL



COMMERCIAL



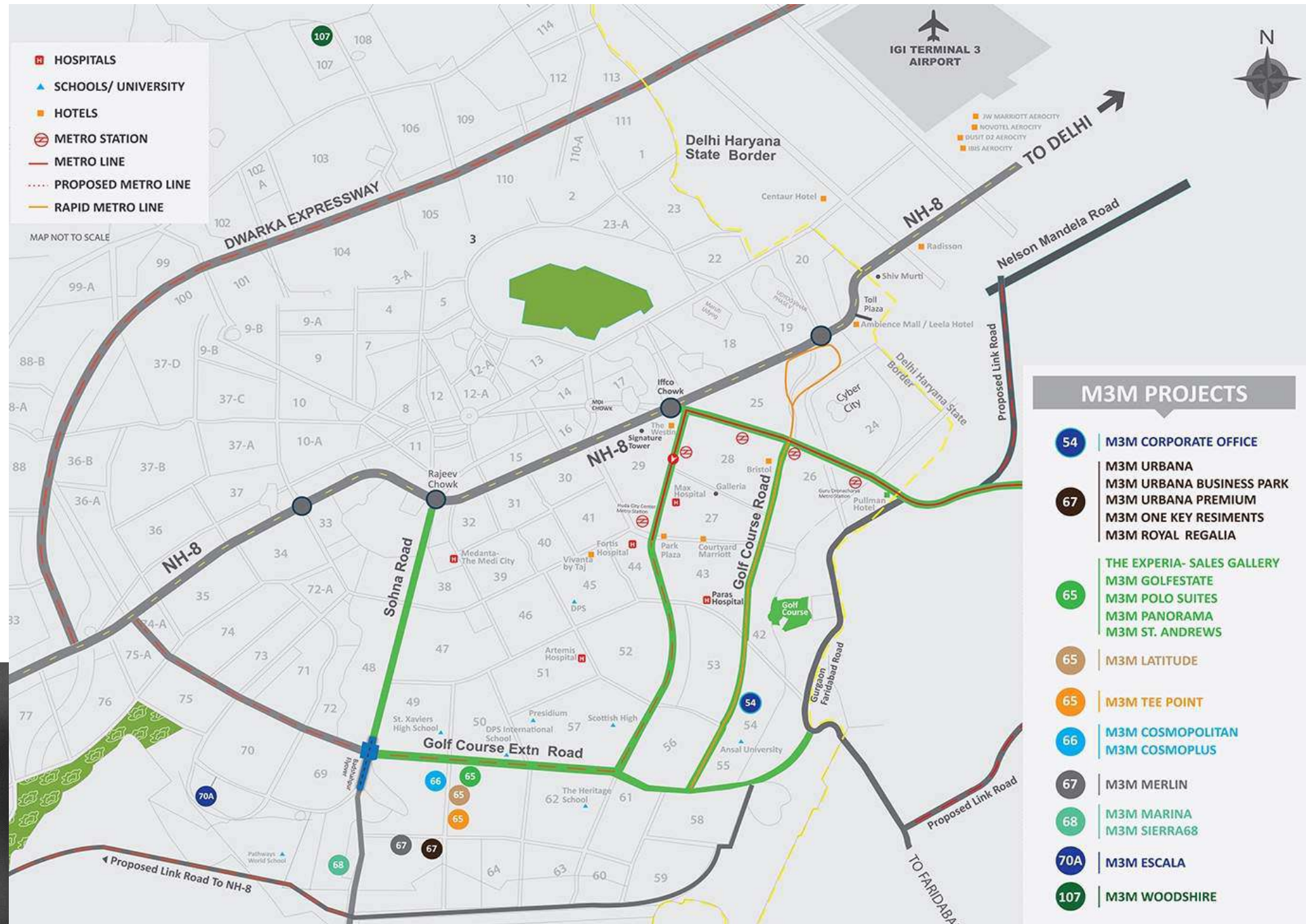
SERVICE APARTMENTS



IT PARK



M3M Footprints in Gurgaon!



What's Next

Ever dreamt of a life which is
ALIVE and **HAPPENING**...??



DUBAI MARINA

A night view of chic
Retail at Jumeirah Beach
Towers



SINGAPORE

The buzzing life at the
Orchard Street..
Life at its best !



HONGKONG

Tsim Sha Tsui is a luxury brands shopping street in Hong Kong with premium retail brands like Hermes, Salvatore Ferragamo and Chanel etc. and residences above

- Asia's most cosmopolitan city
- One of the safest cities of the world
- Buzzing nightlife and compact size
- Exciting Social life and Culture



ROCKEFELLER CENTRE, MANHATTAN

- Urban and sophisticated
- Busy and active place to be in
- Blend of businesses, office buildings, residential apartments and vintage brownstones
- Convenience of Choice
- Safe and secure





The world is moving towards
a new direction...

URBAN LIVING...

We are sure,

YOU ARE READY TOO!

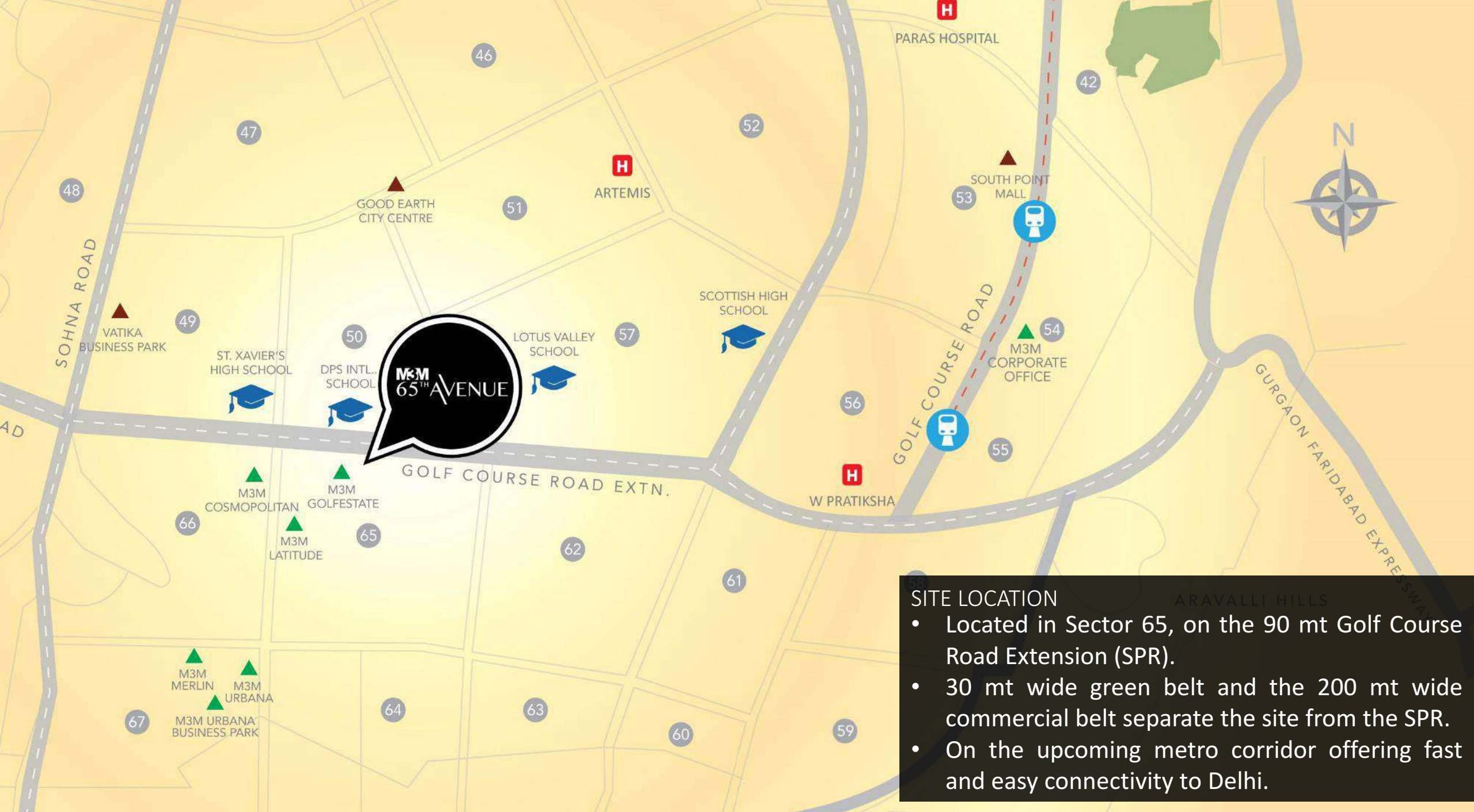
PRESENTING

The **BEST** of all the Cosmos
across the **GLOBE**



RETAIL | F&B | ENTERTAINMENT

A Project by Manglam Multiplex Private Limited



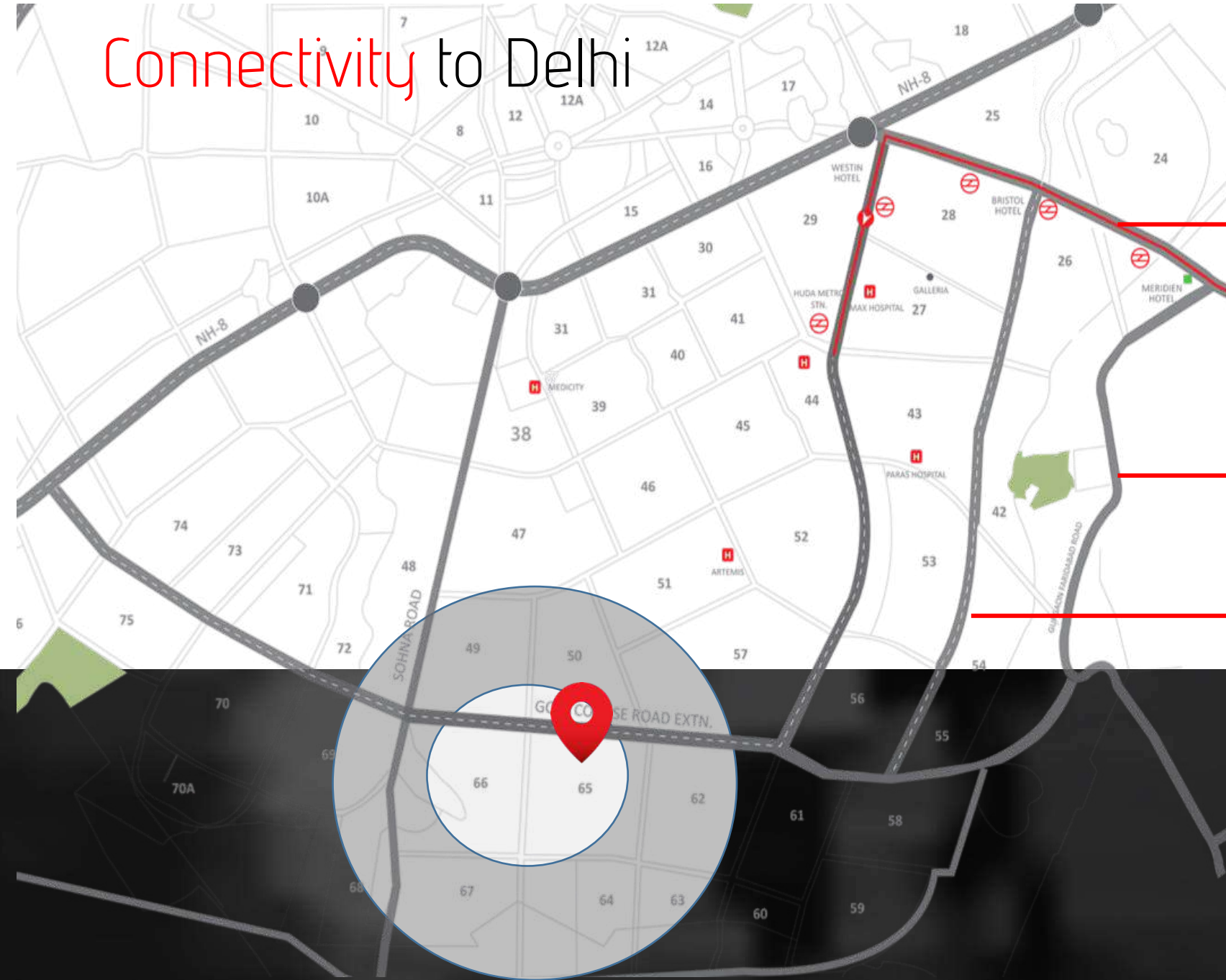
SITE LOCATION

- Located in Sector 65, on the 90 mt Golf Course Road Extension (SPR).
- 30 mt wide green belt and the 200 mt wide commercial belt separate the site from the SPR.
- On the upcoming metro corridor offering fast and easy connectivity to Delhi.

Location: At a Glance

- Access to South Delhi via key link roads:
 - Existing link via the Mehrauli Gurgaon Road (MG Road) connecting South Delhi and Gurgaon;
 - Future link through the 90 metres wide road link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park;
 - 90 metres wide road link from Andheria Mor in Delhi to Gurgaon-Faridabad Road in Gurgaon through Mandi and Gwal Pahari.

Connectivity to Delhi



Connectivity through M.G. Road

Connectivity through Faridabad Road

Connectivity through Golf Course Road

Locational Advantage

Access to all social amenities in the vicinity :

Social Amenities	Key Names
Schools	St. Xavier's High School, Paras World School, The Heritage School, Scottish High School, Pathways School, GD Goenka World School, DPS International School, Amity School, etc.
Health Care	Medanta - Medicity, Fortis, Artemis, Max Hospital, Alchemist, etc.
Retail	Malls and retail outlets on Sohna Road and Golf Course Road, upcoming high street retail - Urbana, Urbana Premium, Tee Point, Good earth, Cosmopolitan in the vicinity
Restaurants	Numerous eating options on Golf Course Road, SPR, Sohna Road like McDonalds, KFC, Pizza Hut, Burger King, Haldiram, Bikanerwala, Golden Dragon etc.
Hospitality	Double Tree - Hilton, Fortune Hotel, Taj Vivanta, Country Inn & Suites, Crowne Plaza, etc.
Office Buildings	Urbana, Cosmopolitan, Urbana Premium, Urbana Business Park and other prominent office buildings on Golf Course Road, SPR and Sohna Road

Premium Catchment

- The project boasts a premium catchment profile due to its strategic location
- Surrounded by upscale residential developments from some of India's best known developers
- High net worth families with a propensity to spend
- Floating population to converge because of Destination project .

M3M Heights
(1100 families)

M3M GE (FW & FE)
(1800 families)

M3M Merlin
(525 families)

Victory Valley
(1000 families)

Escencia
(300 families)

Marbella Villas
(500 families)

Emerald floors
(1000 families)

South City 2 &
Nirvana Country
(5000 families)

and COUNTING...

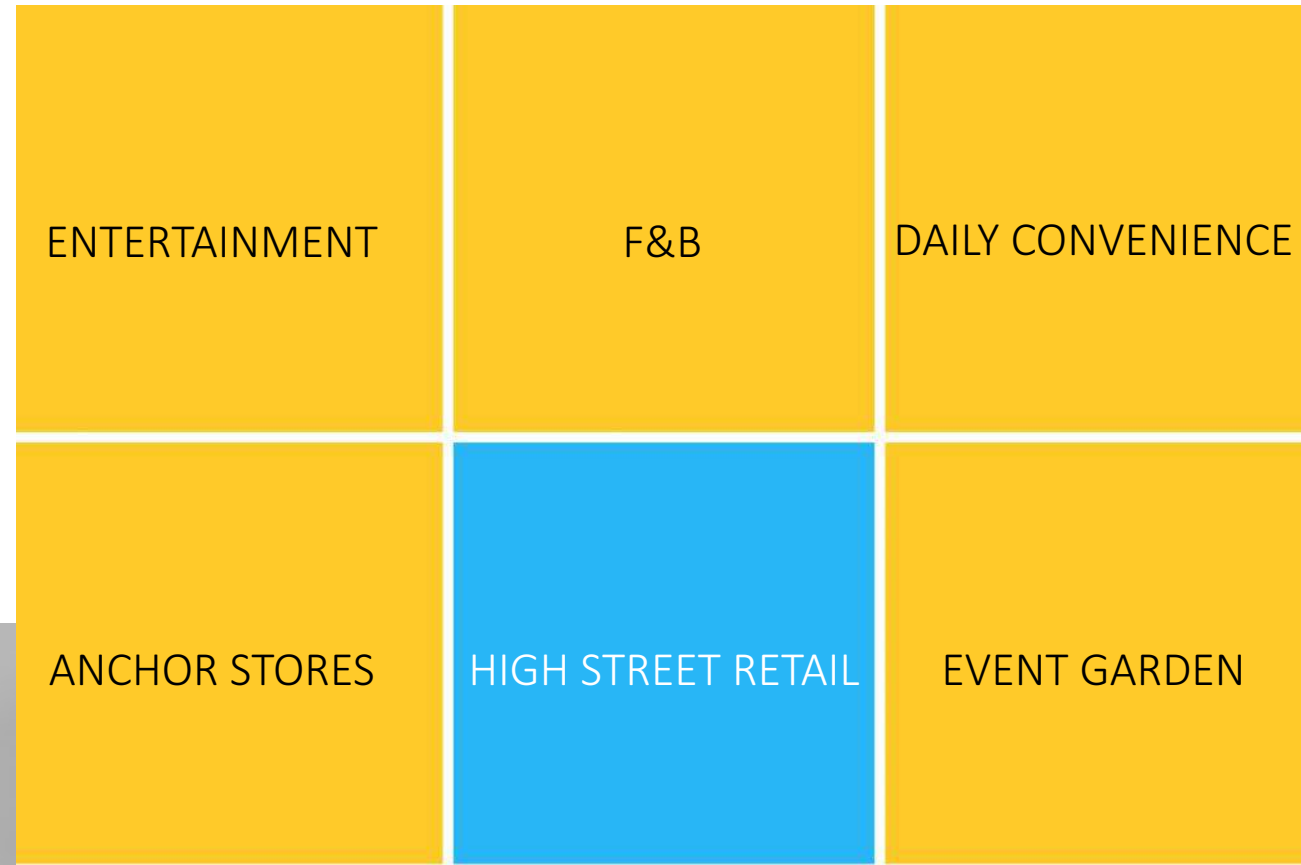
A Hub of Action:
40,000 sq. ft. of
Central Atrium





Redefining
City's Future
Urban Living!

Master Of Urban Lifestyle: LIFE MADE EASY



EVENT GARDEN



Approx.
40,000 sq.ft of
open space

Visibility &
Access from all
floors

Architectural
Marvel

Activity zones/
Promotional
areas



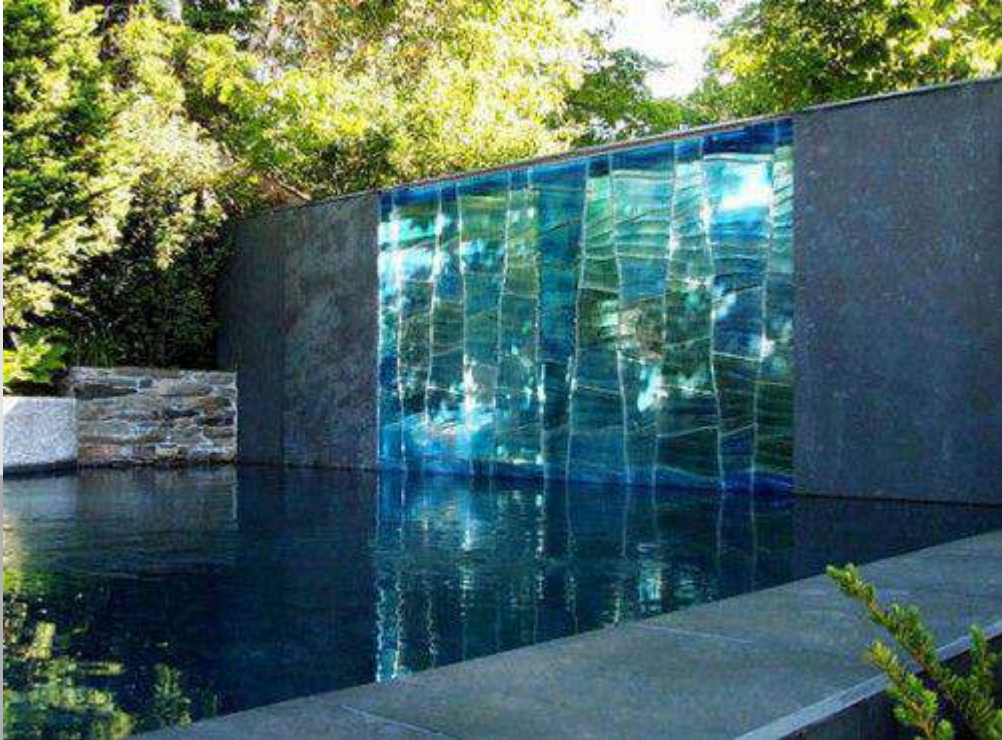
Ideal for Product Launches



Ideal Activity Zone



Water Bodies



Palm Seating Courts



HI-STREET RETAIL



Specially Curated Lifestyle

- Double Height & Conventional Retail Shops
- Efficient floor plans for Space Optimization
- Distinct advantage with a clear height of 4.5 mtrs
- Dedicated Pick Up & Drop Off Zones



DOUBLE HEIGHT SHOPS





**Front facing
&
Strategically
located**

**Overlooking
the bustling
Sector Road
(24 meter)**

**Maximum
Footfalls
Guaranteed**

**Shop Range:
1350 sq.ft –
2500 sq.ft**

Conventional Shops: Excellence Meets Convenience

- Clear height of 4.5 mtrs
- Efficient floor plans with well planned traffic flow
- Convenient inter flow movement across all retail floors



Optimum Unit sizes with maximum frontage

- LG : 400 sq.ft – 2000 sq.ft
- UG : 300 sq.ft – 1400 sq.ft
- FF : 200 sq.ft – 1470 sq.ft

ANCHOR STORES



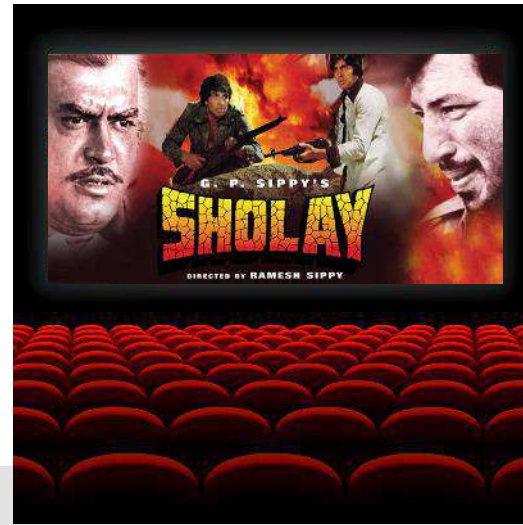
Anchor stores: Trend spotting!

- Multiple anchor stores
- Well connected with central atrium
- Easily accessible
- Destination of choice for world class brands



ENTERTAINMENT

PRESENTING



MULTI SCREEN SUPERPLEX

Superplex: High on life!!

- Multiple screens
- Seating for more than 1500 Pax
- Dedicated lounge for Gold & Standard screens
- Set to host India's best brand

Other Entertainment Zones:

- Themed pedestrian boulevards
- Multiple kiosks
- Multiple activity areas throughout the complex
- In house game provisions & much more



F&B

We know...

“There is no love sincerer than the love of food.”

— George Bernard Shaw

So we have taken care of it very well:

- Dedicated F&B zone on LG, UG, & 1st floor
- A variety of café/restaurant/ juice bars etc.
- A separate food court on 1st floor
- 13 kiosks with app. 130 seating capacity
- Professionally planned wet areas, exhaust systems, HVAC, branding, Service & delivery areas, garbage disposable etc.



CONNECTIVITY!

SKY BRIDGES



Horizontal & vertical connectivity- Life made easy

- Strategically planned multiple access points
- Well-appointed elevators, escalators & sky bridges
- Connects all the floors at multiple points
- Establishes seamless connectivity



Pedestrian friendly (theme based):

- Well planned, wide access to all retail shops
- Theme based boulevards: 10-12 mtr wide boulevards
 - Wall street
 - Park avenue
 - Broad way



Other **Highlighting** Features:

- LED lights for thematic façade lighting
- Air conditioning – state-of-the-art centralised DX air conditioning
- High speed elevators
- Appropriate shading device
- Misting facility: soothing air cooled environment
- Security- Multiple level security: ranging from boom barriers, security cameras, access cards, RFID etc.



Construction **Already Started!**





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