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The Sales Gallery/CRM Cell  
M3M Cosmopolitan, 12<sup>th</sup> Floor,  
Sector-66, Gurugram, 122002, Haryana, India



1800 123 3333



'M3M' to 56263



sales@M3MIndia.com, info@M3MIndia.com



www.M3MIFC.com

Site  
M3M International Financial Centre  
Sector-66, Gurugram-122002, India









POWER OF  
**KNOWLEDGE**  
BRINGS  
**EVOLUTION**





POWER OF  
**INNOVATION**  
BRINGS  
**LUXURY**



A person is shown from behind, silhouetted against a bright, hazy sunset sky. They are raising their right arm in a fist and their left arm holding a medal on a ribbon. The overall mood is one of triumph and achievement.

POWER OF  
**PASSION**  
BRINGS  
**SUCCESS**





Dubai Financial Centre



Shanghai World Financial Center



World Financial Center New York



Marina Bay Financial Centre, Singapore

POWER OF  
**INSPIRATION**  
BRINGS  
**REVOLUTION**



# POWER

HAS MANY FORMS. BUT IN EVERY FORM,  
IT HAS THE CAPACITY TO TRANSLATE  
DREAMS INTO REALITY AND SUSTAIN IT.

BE A PART OF THE  
**POWERFUL EVOLUTION**  
IN THE SKYLINE OF  
**GURUGRAM**





PRESENTING



THE  
**POWER CENTRE**  
FOR THE  
**BUSINESS CZARS**



## EXPERIENCE **A NEW** PROPOSITION **OF POWER**

A timeless concept for contemporary business, M3M IFC is set to speak for the dominance of millennium city as the emerging force in the global market. The scale and the grandeur of this distinctive construction is a tribute to those who deliver the city's wealth and success – and a symbol of the power they hold. Get ready for a highly tailored workplace surrounded by retail, restaurants, fast food and entertainment.





## POWER OF LOCATION BRINGS BENEFIT

 **Golf Course Road Extn., Sector 66, Gurugram**

In the heart of the millennium city at an address reflecting class and eminence, M3M IFC welcomes you at the centre of Gurugram's newest commercial and cultural hub filled with world-class shopping brands. With meticulously planned ultra modern financial chamber and a premium retail space spread across 3 floors, M3M IFC is a sleek sanctuary right in the middle of this wealthiest destination in the country.

Disclaimer: Map not to scale, drawn as per available information from various sources. The alignments are subject to final decision of the competent authority.





INDICATIVE  
**LAYOUT PLAN**







## POWER OF DESIGN BRINGS EFFICIENCY

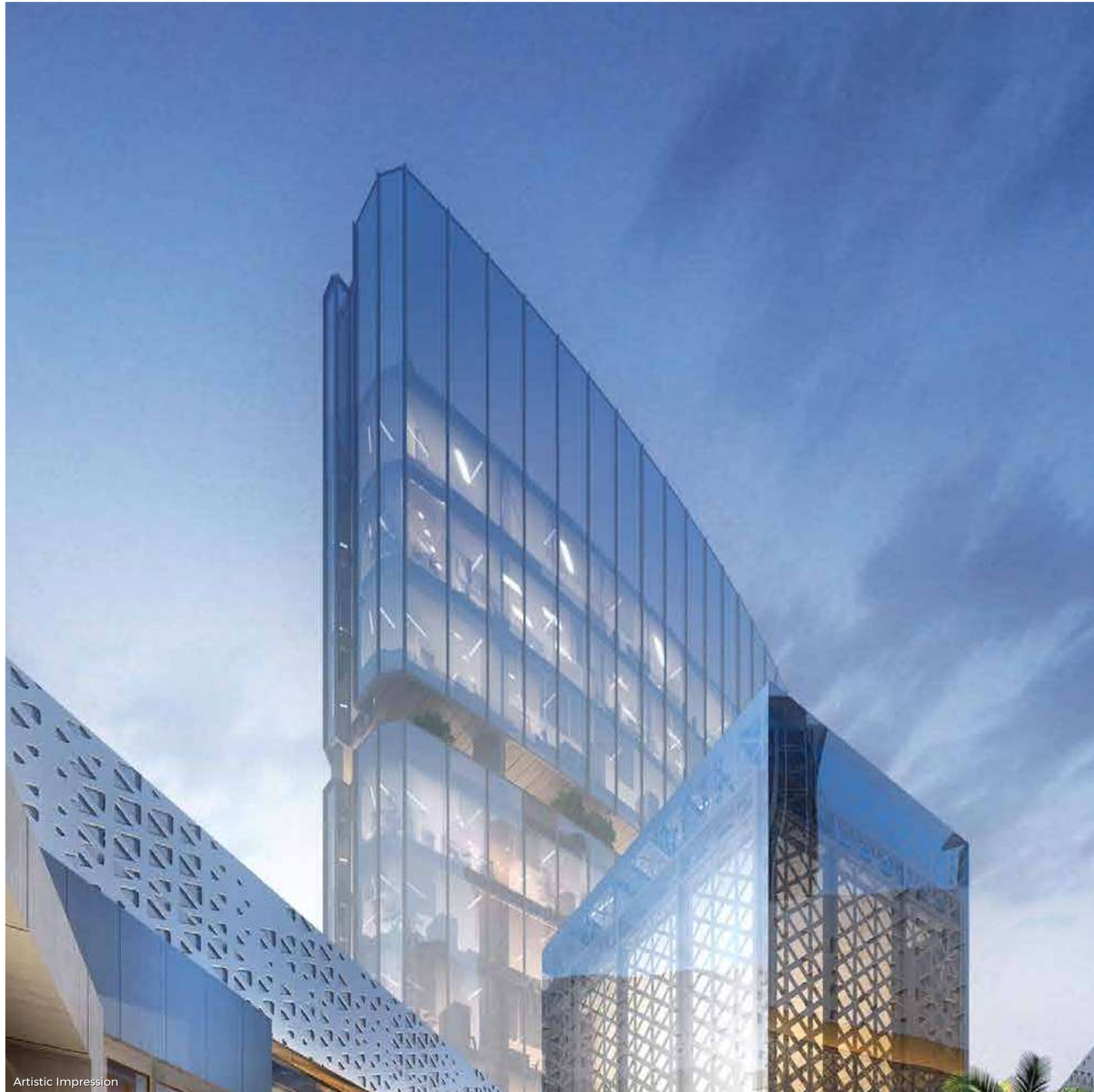
ICONIC DESIGN CONCEPTUALIZED BY  
CHAPMAN TAYLOR, UK

Established in 1959, Chapman Taylor is an award-winning practice of international architects and master planners, known for designing places and buildings that are both creative and successful.

The principal concept for M3M IFC aims to create a blend of open and close space contained in a single development. Each corner of the site generates a different type of connection, with the virtual axis of the street marking the openness of the complex and creating a visual connection with the city.







Artistic Impression

## THE EPICENTRE OF POWER

As a prominent mixed-use destination in Gurugram, M3M IFC includes two landmark towers. An amalgamation of premium 'grade A' offices and a wide variety of luxury retail spaces.

With its sophisticated building plan, it provides the perfect balance and flexibility to stay competitive. The master plan is highly permeable for pedestrians, with the design conceived as a point of connection between work and leisure.

- Approx. 4.6 acres of premium site
- A million sq.ft. project out of which around 1.5 lac sq. ft. is premium retail
- M3M Corporate office - to be housed in M3M Pentagon Iconic Tower
- Designed by Chapman Taylor
- Unmatched Facilities





Artistic Impression



Artistic Impression



The exclusive tower brings together premium office spaces for international headquarters and a unique ‘corporate mansion’ – a premium networking platform for business partners. With 360 degree uninterrupted golf course views and a linear core on the south face, the office tower is designed to escape the south sun and keep the office space comfortable all the times. The tower also has high-end automation system and high speed destination controlled elevators. M3M IFC has put in place an elegant air-conditioned triple height lobby with a waiting lounge, large café, reception and so much more.





Artistic Impression

## THE POWER OF GREEN BRINGS FERVOUR

M3M IFC emanates best-in-its-class quality and infrastructure. Achieving efficiency in use of resources and implementing latest technology for monitoring indoor air quality, Tower 1 is set to follow the norms required to achieve **LEED Platinum/ Gold Certification.** This certification targeted for high rise tower only. Get ready to acclaim the highest credit for your organisation.



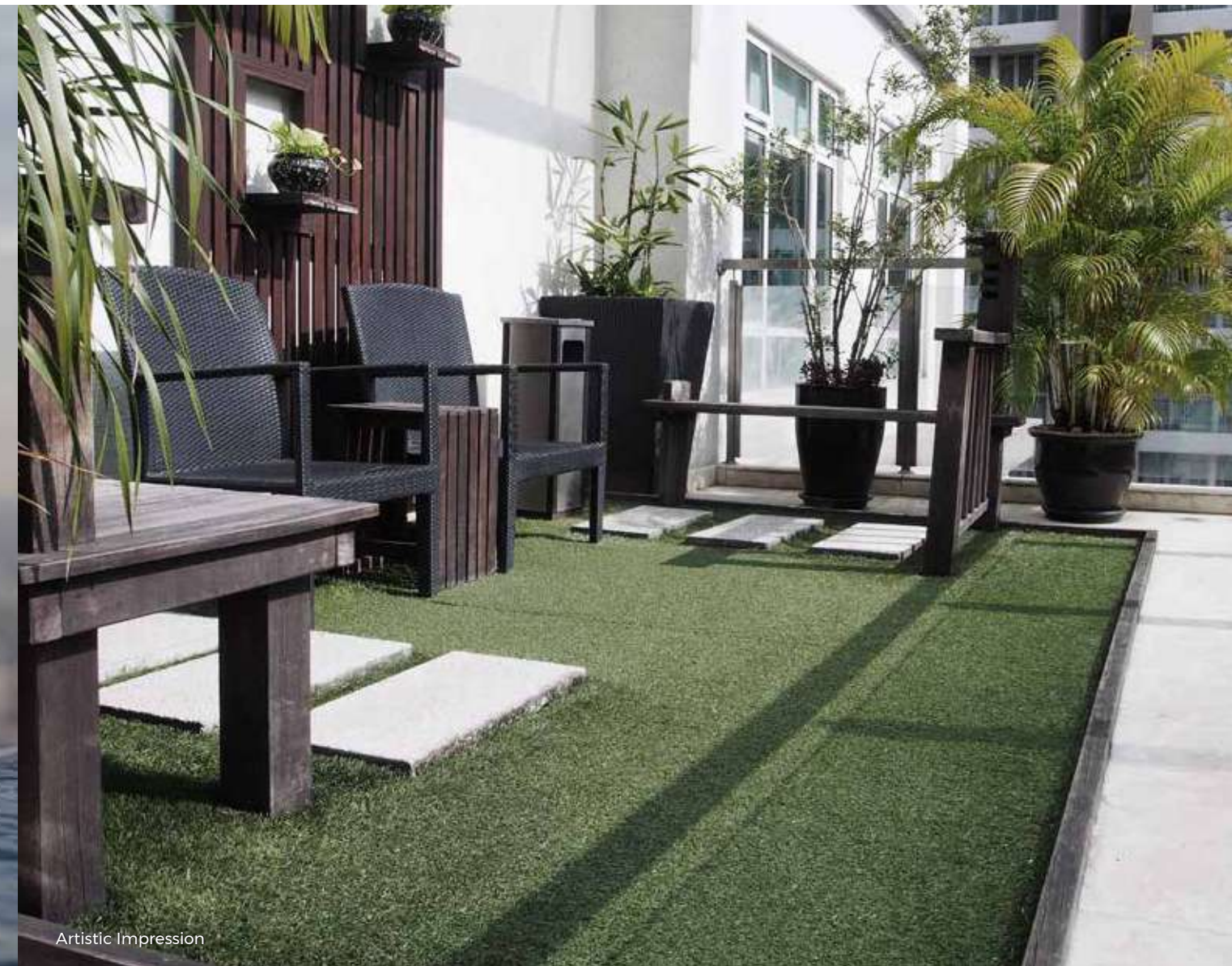
THE  
**M3M'S CENTRE**  
OF POWER





# EXCLUSIVE\* **EXECUTIVE FLOORS** WITH

- Terrace Garden
- Infinity Edge Swimming Pool
- Triple Height Lobby



Artistic Impression

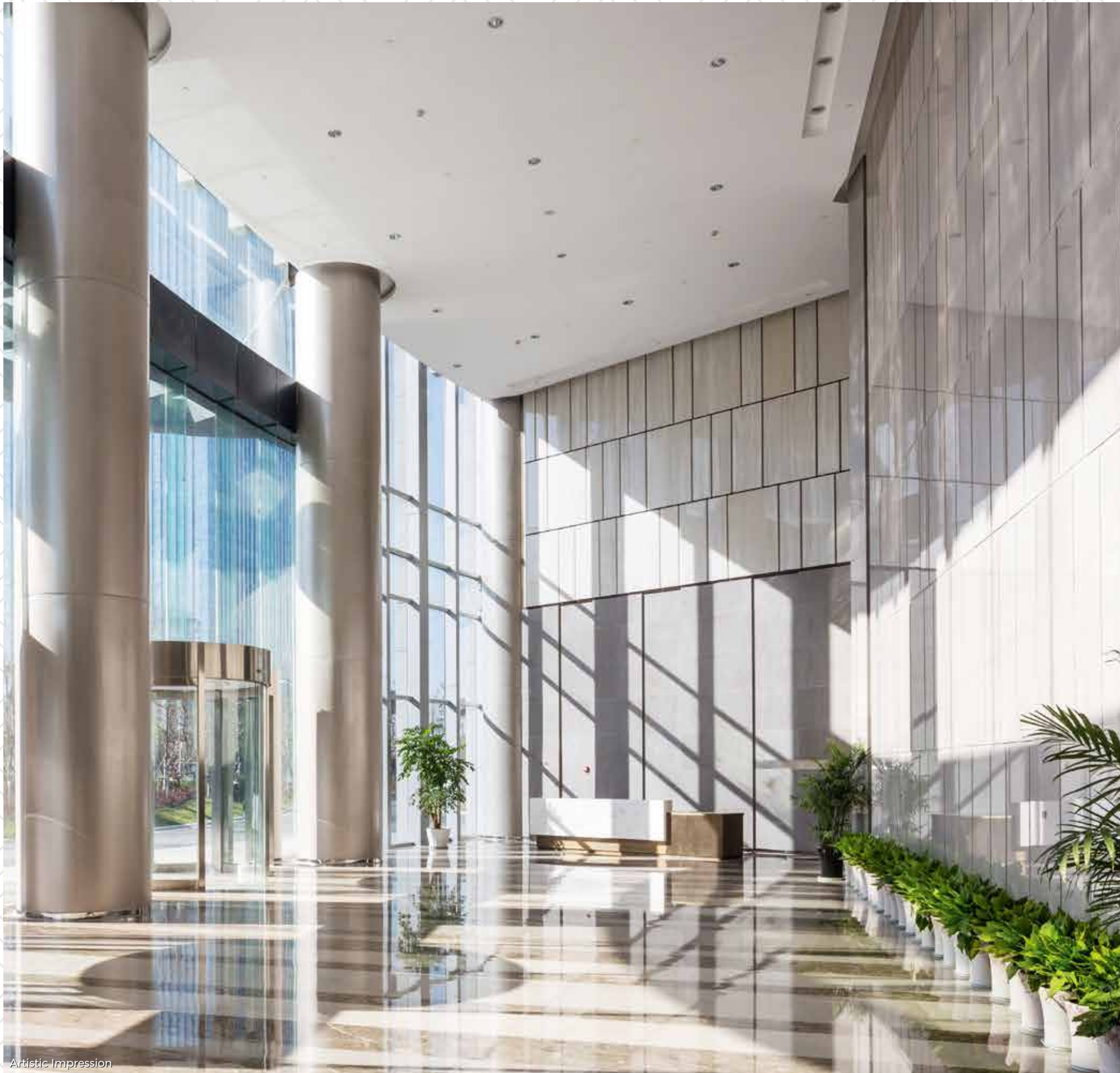




**M&M**  
**PENTAGON**

Upper floors of the Iconic Tower at M3M IFC will act as corporate house of M3M with all the magnificence the company endorses. As a model of high standards, the new headquarters will offer a contemporary and premium office environment inspiring the whole business scenario in the area.





Artistic Impression



Artistic Impression

- High-speed destination controlled elevators
- High end automation



Artistic Impression





Artistic Impression

# SPECIFICATIONS

## OFFICE SPACES

OFFICE SPACES	· OFFICE FLOORS
STRUCTURE	RCC FRAMED STRUCTURE
LANDSCAPE	· Pedestrian plaza designed with seating areas and food kiosks · Dedicated drop-off zone and entrance lobby for office floors
FINISHES	· Exterior  · Ground Floor Lobbies  · Typical Floor Lobbies  · Basement · Unit Floor Finish · Toilets Blocks  · Combination of one or more of glazing, stone, tile, ACP and painted surface etc. · Finishedground floor with lobby with waiting area seating and reception desk · Concrete floor and to be finished by Allottee/Tenant · Broom finish concrete · Concrete floor · Provision for services will be provided and to be finished by Allottee/Tenant
PARKING	· Adequate parking in Multilevel Basement and on surface
SECURITY	· CCTV Surveillance · Boom Barrier · Perimeter Security  · Basement driveway, basement and ground floor lobbies · At all vehicular entry and exit points including basement entry ramps · Boundary wall with manned gaurd post at entry and exit points
AIR CONDITIONING	· Central Air Conditioning up to AHU by developer and low side works by Allottee/Tenant
FIBRE TO HOME	· Provision for DTH, Wi-Fi, Intercom connction
DIESEL GENERATORS	· Automatic backup with suitable diversity and load factor provided for lighting power and AC
FIRE SAFETY	· Wet Riser/Hose · Reels/Sprinklers/Fire Extinguishers · External Fire Hydrants · Fire Detection System  Provided as per norms Provided as per norms Provided as per norms Provided as per norms
ELECTRICAL	· Distribution · Metering · Lightening Protection · Earthing Pits · Emergency Lighning  · Provision of cable upto isolater box · Tenant load will be metered · Provided · Provided · In select common areas
SIGNAGE	· Internal  · Main Lobby equipped with tenant directory and directional signs





Artistic Impression

## IFC SYMPHONY

IFC Symphony is a beautiful fusion of work and play. Here the highly tailored workplace comes with mix of high end retail shops hosting world class boutiques, concept stores, landscaped fine dining restaurants with terrace, and much more. After all a great place to work always begins with a great place to work in.





Artistic Impression

# SPECIFICATIONS

RETAIL SHOPS	
RETAIL SHOPS	<ul style="list-style-type: none"><li>· Large store fronts and glazing area for Retail units</li><li>· Arcade along Retail units</li><li>· Dedicated signage areas for all units as per design</li></ul>
STRUCTURE	<ul style="list-style-type: none"><li>· RCC slab and column structure with masonry partitions</li></ul>
LANDSCAPE	<ul style="list-style-type: none"><li>· Richly landscaped central plaza</li><li>· Pedestrian plaza designed with seating areas</li><li>· Dedicated drop-off zone and entrances for retail hub</li></ul>
FINISHES	<ul style="list-style-type: none"><li>· Exterior<ul style="list-style-type: none"><li>· Combination of one or more of glazing, stone, tile, ACP and painted surface etc.</li></ul></li><li>· Lobbies<ul style="list-style-type: none"><li>· Combination of one or more of glazing, stone, tile, ACP and painted surface etc.</li></ul></li><li>· Basement</li><li>· Tenant Floor Finish</li><li>· Common Toilets<ul style="list-style-type: none"><li>· VDF flooring/broom finish concrete</li><li>· RCC Base Slab</li><li>· Finished common toilets with modern fittings and fixtures</li></ul></li></ul>
PARKING	<ul style="list-style-type: none"><li>· Multilevel basement for parking and services</li><li>· Provision of video surveillance</li></ul>
SECURITY	<ul style="list-style-type: none"><li>· Video Surveillance</li><li>· Manned Security</li><li>· Basement entry/exit, basement &amp; ground floor lobbies</li><li>· Boom barriers at all vehicular entry &amp; exit points</li></ul>
FIRE SAFETY	<ul style="list-style-type: none"><li>· Wet Riser/Hose</li><li>· Reels/Sprinklers/Fire Extinguishers</li><li>· External Fire Hydrants</li><li>· Fire Detection System</li><li>· Provided as per norms</li><li>· Provided as per norms</li><li>· Provided as per norms</li><li>· Provided as per norms</li></ul>
HVAC	<ul style="list-style-type: none"><li>· AC system</li><li>· Ventilation and Exhaust</li><li>· Provision of centralised chilled water air conditioning system or equivalent</li><li>· Provided for common toilets and basements</li></ul>
ELECTRICAL	<ul style="list-style-type: none"><li>· Distribution</li><li>· Metering</li><li>· Lightning Protection &amp; Earthing Pits</li><li>· Provision of cable upto isolater box</li><li>· Tenant load will be metered</li><li>· Provided</li></ul>
DIESEL GENERATORS	<ul style="list-style-type: none"><li>· Automatic backup with suitable diversity and load factor provided for lighting power and AC</li></ul>
SIGNAGE	<ul style="list-style-type: none"><li>· Internal</li><li>· External</li><li>· Main lobby equipped with tenant directory and directional sign</li><li>· External signage as per developers decision and conditions</li></ul>





## EXCLUSIVE **HIGH STREET** WITH HIGH-END **BRANDS**

M3M IFC Symphony promises to dazzle you with top fashion retail and designer labels from around the world. If all that shopping gives adrenaline rush, head for some exhilarating fun towards the Entertainment Zone to top it up. All that overwhelming fun could make anyone hungry, grab a quick bite or relax at one of the many Fine Dining restaurants.

- Triple height front facing retail units
- Luxury shopping experience
- Large centrally air conditioned boulevard and misting facility
- Wi-Fi enabled campus with well-connected elevators
- Modern, futuristic architecture





**ICONIC RETAIL**  
SPACE FOR  
**ICONIC BRANDS**







Artistic Impression







## NEVER ENDING OPTION OF **LOCAL & EXOTIC** EATERIES TO **PICK FROM**

Unleash your inner foodie with floor after floor dedicated to the best of Indian and International cuisine to satiate even the most quirky cravings! The 3 floors of retail shops and food outlets also feature a number of open dining options on the second floor that also offers an incredible view of the facade and the surrounding area.





Artistic Impression



Artistic Impression

## PARKING AT PAR WITH **PREMIUMNESS**

- Adequate multi-level parking as per statutory norms
- 3-tier security system
- High end automation



Artistic Impression





M3M, today, is India's fastest growing real estate conglomerate with a reputation for identifying emerging real estate 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 us stand out in the real estate industry is our belief - to ensure that every project 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, our projects demonstrate our capacity to pursue excellence with unwavering consistency.

Through the undeniable merit of our projects, we have established ourselves as a developer of sound credibility. It's a landmark that has been achieved with principles and hard work.

Our eyes are now set on bigger targets, goals that are yet unaccomplished in the realty sector. Our commitment and belief direct us to believe that the future holds more for us, which is why we are ready with unique developments that will epitomize the new bustling millennium, Gurugram.



# TRANSFORMING PROMISES INTO REALITY

Much of our success can be credited to our functioning as a progressive organization in terms of delivering better and smarter real estate developments.

With a land bank of more than 8 million square meters at the most desirable locations of Delhi NCR, M3M has delivered 10 iconic projects encompassing residential, commercial, retail and office spaces. And then there are 10 projects that are in advanced stages of development with a targeted delivery in the next few months. This feat of credibility of delivering world-class projects has been possible because of our resolve to bring out the best from the realty sector. Our patron-centric vision has enabled us to come up with concepts and designs that call out for an association with the best architects and designers to implement them.

We are proud to say that our professionalism and continued dedication to detail, have earned us the trust of countless families, leading brands and a host of renowned partners. This is the relationship that we cherish and together, we believe in doing what we repeatedly do - creating landmarks beyond beauty and delivering dreams surpassing expectations.

## M3M's PROJECT PORTFOLIO

Five of the iconic delivered luxury residential developments are:

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

Two of the delivered commercial developments are:

1. M3M Urbana - largest integrated mix-use commercial development.
2. M3M Cosmopolitan - the first high street retail on Golf Course Road Extension.

## DELIVERED MASTERPIECES



**M3M golfestate**  
Fairway  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



**M3M PANORAMA**  
— EXCLUSIVE 36 SUITES —  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



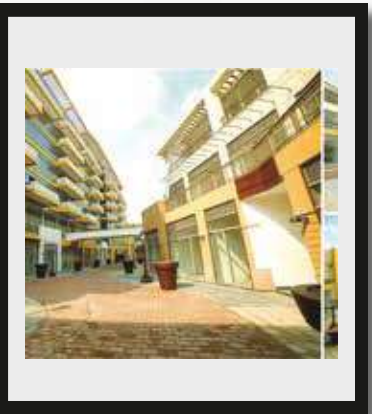
**M3M POLO SUITES**  
— WHERE THE GENTRY RESIDE —  
GOLF COURSE ROAD EXTENSION  
SECTOR-65, GURUGRAM



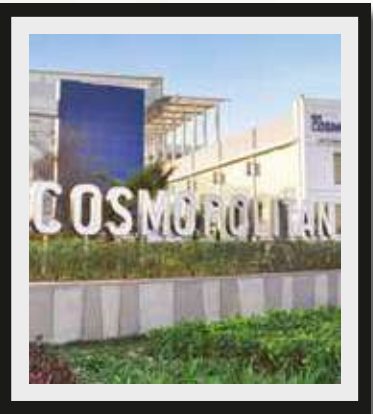
**M3M MERLIN**  
SINGAPORE STYLE WORLD-CLASS APARTMENTS  
GOLF COURSE ROAD EXTENSION  
SECTOR-67, GURUGRAM



**M3M WOODSHIRE**  
SECTOR-107, GURUGRAM



**M3M URBANA**  
The Latest in the Evolution of Urban Business & Retail  
SECTOR-67, GURUGRAM



**M3M COSMOPOLITAN**  
STYLISH RETAIL & COMMERCIAL HUB  
SECTOR-66, GURUGRAM





# MARVELS IN THE MAKING

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

## PROJECTS ON THE CART

RESIDENTIAL	6
OFFICE/RETAIL/F&B	3
SERVICED APARTMENTS	2
IT PARK	1



## THE WORLD OF M3M



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 Company's journey into innovative projects by bringing world-class hotels, serviced apartments and malls to life.



M3M Zone is M3M's own "Silicon Valley". This part of the Company 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 Pvt. Ltd. that specialises 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. This part of the Company specialises in bringing exclusive commercial centres to life. It aims to take on the responsibility of changing our outlook towards office and retail spaces in the near future.



M3M India Pvt. Ltd. is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the Group's long-term ambitious growth strategy to mark its presence globally. The Group already has a marketing presence in the USA, the UK and the Middle-East.



M3M CARE is the human face of the company that embodies the group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.

## REDEFINING THE FUTURE

M3M 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 in India has made smart living a priority for government and industries. M3M is also planning to develop smart cities designed using the urban informatics and technology to improve the efficiency of services.



### Industrial Warehousing

M3M is entering into the warehousing industry set to grow at a CAGR of 8%-10% and modern warehousing at 25%-30% over the next 5 years.



### 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 Groups looking for the luxury of self-owned home.



### Education

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



