



Developer:
Gentle Realtors Private Limited
(CIN: U45201HR2006PTCC044855)
LGF-C-34, Sushant Shopping Arcade
Sushant Lok Phase 1, Gurugram, Haryana, India

Sales Gallery / CRM Cell:
'M3M Cosmopolitan', 12th Floor,
Sector-66, Gurugram, 122002
Haryana, India

Project Site:
M3M International Financial Center
Sector-66, Gurugram-122002
Haryana, India

☎ 'M3M' to 56263

@ Info@M3MIFC.com

🌐 www.M3MIFC.com





POWER OF
KNOWLEDGE
BRINGS
EVOLUTION



POWER OF
INNOVATION
BRINGS
LUXURY

DURING TAKEOFF AND LANDING:
POSITION CHAIR IN FULL UPRIGHT POSITION AND HEADREST IN EXTENDED POSITION.
PLACE CHAIR IN FULL UPRIGHT POSITION AND HEADREST IN EXTENDED POSITION.
TRACK CHAIR BASE TO END STOP. LEG SEAT STOWED UNDER SEAT.

STARTEN UND LANZEN:
SITZ GERICHTET GANZ NACH AUSSEN
SITZ AUFRECHT STELLEN UND DIE
SITZSCHIENEN NACH VORNE SCHIEBEN
SITZSCHIENEN NACH VORNE SCHIEBEN
SITZSCHIENEN NACH VORNE SCHIEBEN
SITZSCHIENEN NACH VORNE SCHIEBEN

MENU

115 VAC

A silhouette of a person celebrating with arms raised, holding a medal, against a sunset background. The person is seen from behind, with their right arm raised in a fist and their left arm holding a medal. The background is a warm, golden sunset over a landscape with mountains.

POWER OF
PASSION
BRINGS
SUCCESS



Dubai Financial Center



Shanghai World Financial Center



World Financial Center New York



Marina Bay Financial Center, Singapore

POWER OF
INSPIRATION
BRINGS
REVOLUTION

PIONEER

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



M3M INTERNATIONAL
FINANCIAL CENTER

THE
POWER CENTER
FOR THE
BUSINESS CZARS

EXPERIENCE A NEW PROPOSITION OF POWER

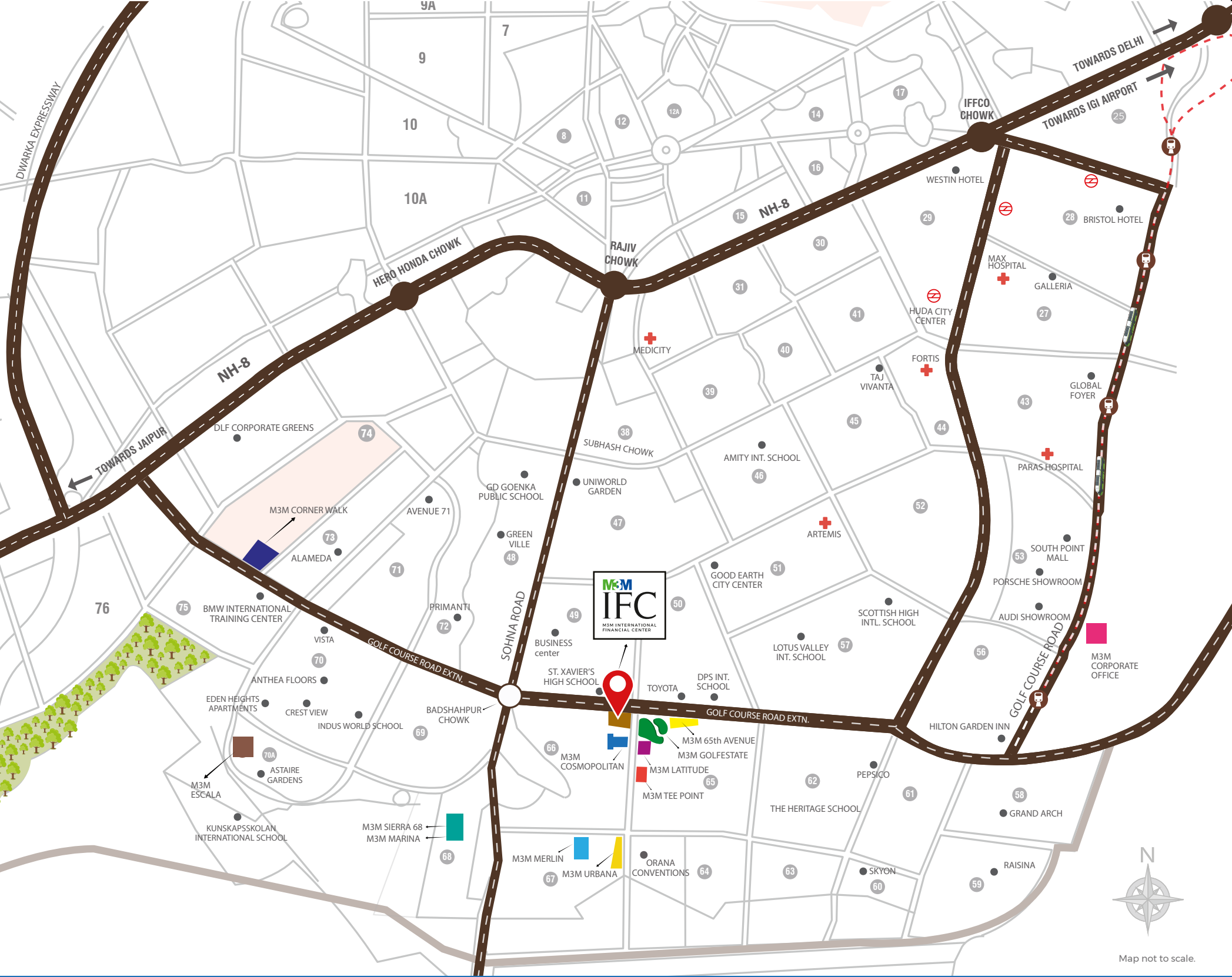
A timeless concept for contemporary business, M3M IFC is set to speak for the dominance of millennium city as the emerging force in the global market. The scale and the grandeur of this distinctive construction is a tribute to those who deliver the city's wealth and success - and a symbol of the power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



**M3M
IFC**

M3M INTERNATIONAL
FINANCIAL CENTER

Artistic Impression



POWER OF LOCATION BRINGS BENEFIT

In the heart of the millennium city at an address reflecting class and eminence, M3M IFC welcomes you at the center 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.

M3M GROUP'S FOOTPRINTS IN GURUGRAM

- M3M Corporate Office
- M3M Golfestate
M3M Polo Suites
M3M Panorama Suites
M3M St. Andrews
- M3M Latitude
- M3M 65th Avenue
M3M Heights
- M3M Urbana
M3M Urbana Premium
M3M Urbana Business Park
- M3M Tee Point
- M3M Cosmopolitan
- M3M Merlin
- M3M Sierra 68
M3M Marina
- M3M Escala
- M3M Corner Walk



INDICATIVE LAYOUT PLAN

Disclaimer: Floor / site / unit / layout plan, as the case may be and / or as the situation and circumstances so warrant is to be read in conjunction with (i) License No. 165 of 2008 (duly renewed upto date); (ii) submissions made by Company with HRERA; (iii) Building Plans approved vide Memo No. ZP-515/SD(BS)2014/4031 dated 22.02.2014 and revisions thereto / thereof; (iv) terms and conditions of the Application / Allotment / Agreement For Sale. Measurement herein are approximate and are for illustrative purposes only. Intended / interested customers are advised to conduct a careful, independent investigation and enquiry about the Project, Floor / site / unit / layout plan are only indicated layout plan of the proposed Project. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Dimensions / specifications are not intended to form part of contract or warranty unless specifically incorporated in writing into the contract with the intended / interested customers. Minor additions or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/ instructions/ guidelines of the Competent Authorities may be expected. Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of Competent Authority under RERA, courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India. **Terms & Conditions apply. 1 Hect. = 2.471Acres, 1 Acre = 4840 sqyds, or 4046.86 sq. mtrs., 1 sq.mtr. = 10.764 sq.ft.



Shanghai Media City, Shanghai



Riedel Wine Bar & Cellar, Bangkok



Trinity Leeds, UK



42 Maslak, Istanbul



Baku Entertainment Center, Baku

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.

 **CHAPMAN TAYLOR**



THE EPICENTER 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



M3M
IFC
M3M INTERNATIONAL
FINANCIAL CENTER

The exclusive tower brings together premium office spaces for international headquarters and a unique 'corporate mansion' - a premium networking platform for business partners. With 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.



Artistic Impression

THE
M3M'S CENTER
OF POWER

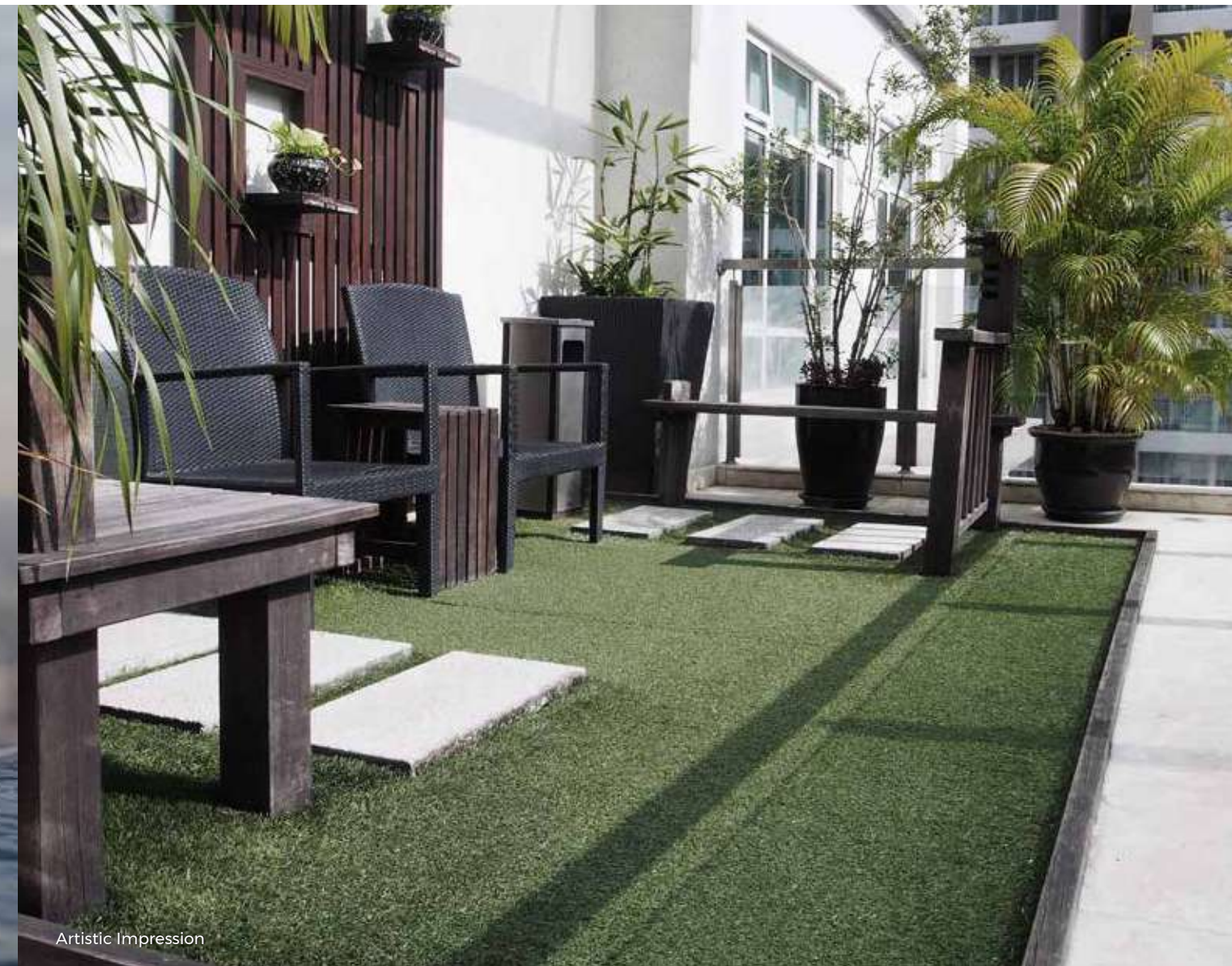


EXCLUSIVE* **EXECUTIVE FLOORS** WITH

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



Artistic Impression

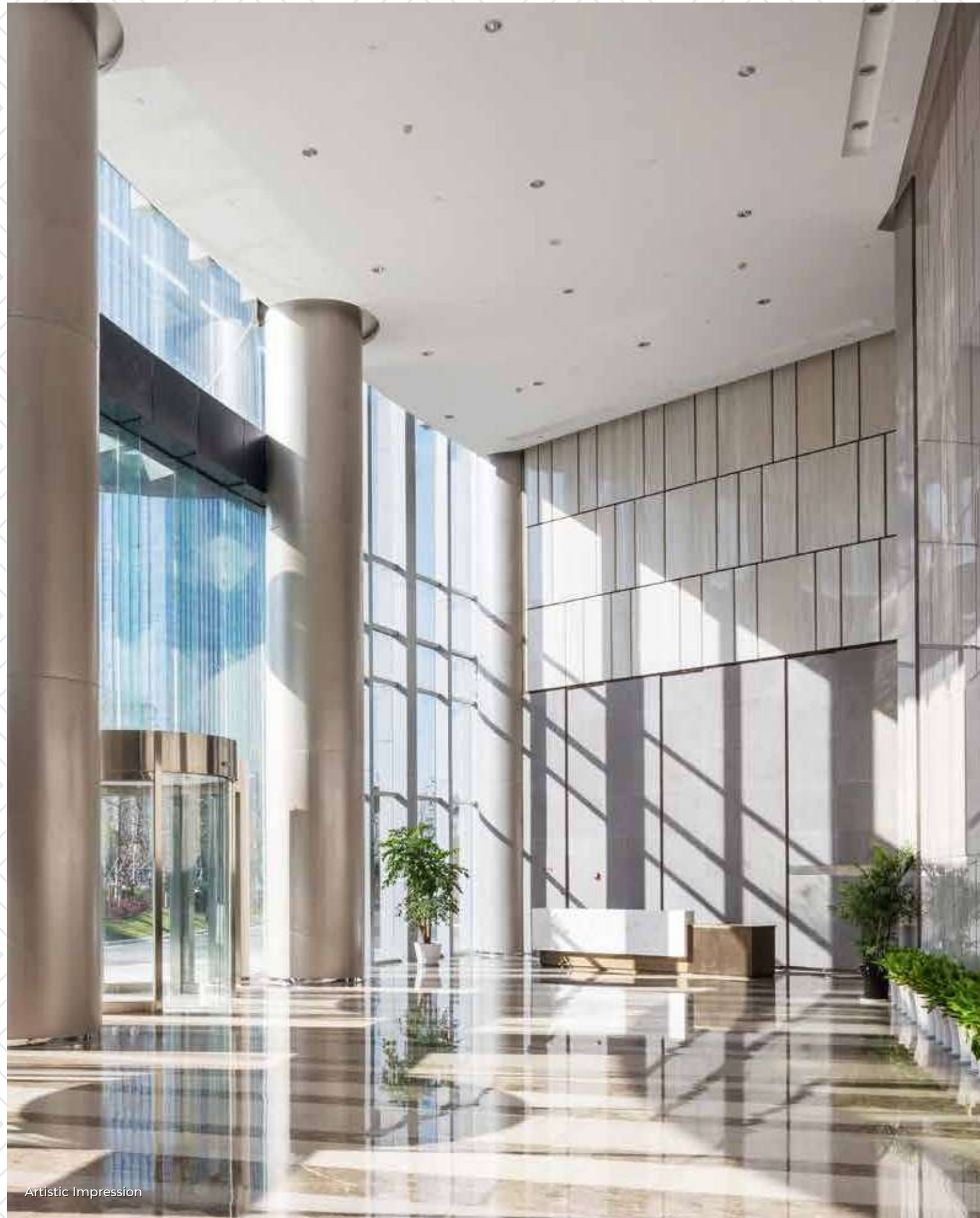


Artistic Impression



M3M
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.



- High-speed destination controlled elevators
- High end automation



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 | · Combination of one or more of glazing, stone, tile, ACP and painted surface etc. · Finished ground 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 |
| · Exterior · Ground Floor Lobbies · Typical Floor Lobbies · Basement · Unit Floor Finish · Toilets Blocks | |
| PARKING | · Adequate parking in Multilevel Basement and on surface |
| SECURITY | · Basement driveway, basement and ground floor lobbies · At all vehicular entry and exit points including basement entry ramps · Boundary wall with manned guard post at entry and exit points |
| · CCTV Surveillance · Boom Barrier · Perimeter Security | |
| 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 connection |
| DIESEL GENERATORS | · Automatic backup with suitable diversity and load factor provided for lighting power and AC |
| FIRE SAFETY | Provided as per norms Provided as per norms Provided as per norms Provided as per norms |
| · Wet Riser/Hose · Reels/Sprinklers/Fire Extinguishers · External Fire Hydrants · Fire Detection System | |
| ELECTRICAL | · Provision of cable upto isolater box · Tenant load will be metered · Provided · Provided · In select common areas |
| · Distribution · Metering · Lightning Protection · Earthing Pits · Emergency Lightning | |
| SIGNAGE | · Main Lobby equipped with tenant directory and directional signs |
| · Internal | |



Artistic Impression

M&M 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.



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



Artistic Impression

ICONIC RETAIL SPACE FOR ICONIC BRANDS



Artistic Impression



Artistic Impression





Artistic Impression



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.





PARKING AT PAR WITH **PREMIUMNESS**

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





Artistic Impression

SPECIFICATIONS : RETAIL SHOPS

RETAIL SHOPS

- Large store fronts and glazing area for Retail units
- Arcade along Retail units
- Dedicated signage areas for all units as per design

STRUCTURE

RCC slab and column structure with masonry partitions

LANDSCAPE

- Richly landscaped central plaza
- Pedestrian plaza designed with seating areas
- Dedicated drop-off zone and entrances for retail hub

FINISHES

- Exterior
- Lobbies
- Basement
- Tenant Floor Finish
- Common Toilets

- Combination of one or more of glazing, stone, tile, ACP and painted surface etc.
- Combination of one or more of glazing, stone, tile, ACP and painted surface etc.
- VDF flooring/broom finish concrete
- RCC Base Slab
- Finished common toilets with modern fittings and fixtures

PARKING

- Multilevel basement for parking and services
- Provision of video surveillance

SECURITY

- Video Surveillance
- Manned Security

- Basement entry/exit, basement & ground floor lobbies
- Boom barriers at all vehicular entry & exit points

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

HVAC

- AC system
- Ventilation and Exhaust

- Provision of centralised chilled water air conditioning system or equivalent
- Provided for common toilets and basements

ELECTRICAL

- Distribution
- Metering
- Lightning Protection & Earthing Pits

- Provision of cable upto isolater box
- Tenant load will be metered
- Provided

DIESEL GENERATORS

- Automatic backup with suitable diversity and load factor provided for lighting power and AC

SIGNAGE

- Internal
- External

- Main lobby equipped with tenant directory and directional sign
- External signage as per developers decision and conditions



'M3M' 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 Brand 'M3M' to stand out in the emerging real estate and infrastructure industry is its belief - to ensure that every project under M3M brand 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', its projects demonstrate the capacity of brand 'M3M' to pursue excellence with unwavering consistency.

Through the undeniable merit of its projects, 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. The brand's commitment directs it to believe that the future holds more for it, which is why it is ready with unique developments that will epitomize the new bustling millennium Gurugram.

TRANSFORMING PROMISES INTO REALITY

Much of the success of brand 'M3M' can be credited to the manner in which it has delivered 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, eight 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 it to come up with concepts and designs that call out for an association with the best architects and designers to implement them. The professionalism and continued

dedication under brand 'M3M' has earned it the trust of countless families, leading brands and a host of renowned partners. This is the

relationship that brand 'M3M' cherishes and together with the support, it believes in creating

landmarks beyond beauty and delivering dreams surpassing expectations.

· '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 Urbana' - Largest integrated mix-use commercial development.

· 'M3M Cosmopolitan' - The first high street retail on Golf Course Road Extension.

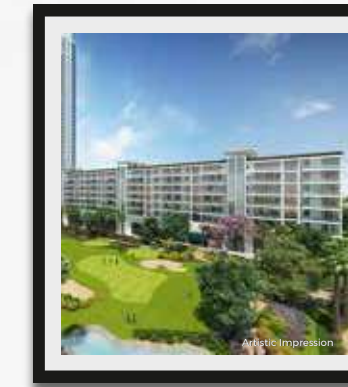
DELIVERED MASTERPIECES



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



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



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



M3M
POLO SUITES
SINGAPORE STYLE WORLD-CLASS APARTMENTS
GOLF COURSE ROAD EXTENSION
SECTOR-65, GURUGRAM



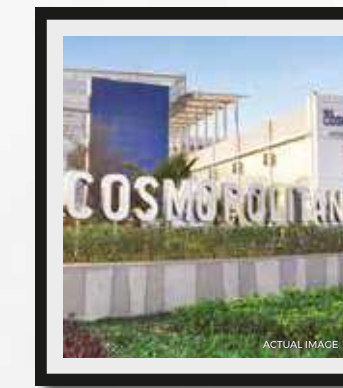
M3M
MERLIN
SINGAPORE STYLE WORLD-CLASS APARTMENTS
GOLF COURSE ROAD EXTENSION
SECTOR-67, GURUGRAM



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

"M3M Golfestate Fairway West", "M3M Golfestate Fairway East", "M3M Polo Suites", "M3M Panorama Suites", "M3M Merlin", "M3M Woodshire", "M3M Cosmopolitan", "M3M Urbana" are the developments which have been undertaken under the brand name of 'M3M'; rights wherein are owned by M3M India Pvt. Ltd. The project / phase / part / segment / constituent, as the case may be, have been developed and occupancy certificate granted by the Competent Authority (ies). It is clarified that the above referred project / phase / part / segment / constituent, as the case may be have not been developed and promoted by Prompt Engineering Pvt. Ltd. and the details are being mentioned herein in this brochure only for the limited purpose of apprising the intended customers / purchasers about the development under the brand 'M3M'. (A) "M3M Golfestate Fairway West", "M3M Polo Suites", "M3M Panorama Suites" are amongst various blocks/phases/segments/constituents of larger development of licensed group housing colony ("GHC") named "M3M Golf Estate", located in Sector-65, Gurugram, Haryana which GHC is being developed in a planned & phased manner over a period of time on land owned by Manglam Multiplex Pvt. Ltd. (CIN No. U55101HR2003PTC044839) and presently admeasuring 22.683 Hectares (56.05 Acres) under amended License Nos. 234/2007 dt. 16.10.2007, 52/2009 dt. 28.08.2009, 35/2010 dt. 06.05.2010. Occupation Certificate has been accorded vide Memo bearing No.ZP-357/SD(BS)/2017/7212 dt. 12.04.2017 and ZP-357/ SD (BS) /2017/17788 dt.25.07.2017. (B) "M3M Merlin" is a residential Group Housing Colony development/project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been developed on land admeasuring 13.344 Acres (5.40012 Hectares) owned by Consolidate Realtors Pvt. Ltd. (CIN: U70109HR2009PTC047030), development whereof is governed by and subject to terms & conditions of License No. 53/2011 dt. 10.06.2011. Occupation Certificate for 512 units located in "M3M Merlin" has been accorded vide Memo bearing No. ZP - 748/SD(BS)/2017/5648 dt. 24.03.2017. (C) "M3M Woodshire" is a residential Group Housing Colony development/project located in Sector 107, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been developed on land admeasuring 18.88125 Acres (7.64097 Hectares) owned by Cogent Realtors Pvt. Ltd. (CIN: U70109HR2006PTC044490), development whereof is governed by and subject to terms & conditions of License No. 33/2012 dt. 12.04.2012. Occupation Certificate bearing Memo No. ZP-809/SD(BS)/2017/7674 dt. 20.04.2017 and Occupation Certificate bearing Memo No. ZP-809/SD(BS)/2017/17642 dt. 24.07.2017. (D) "M3M Cosmopolitan" is a Commercial Colony development/project located in Sector 66, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land admeasuring 2.943 Hectares) owned by Afresh Builders Pvt. Ltd. (CIN: U70100HR2007PTC044678), development whereof is governed by and subject to terms & conditions of License No. 43/2009 dt. 01.08.2009. Occupation Certificate bearing Memo No. ZP-571/SD(BS)/2016/25509 dt. 18.11.2016. (E) "M3M Urbana" is a Commercial Colony development/project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land admeasuring 11.1375 acres (4.508 Hectares). Development of "M3M Urbana" is governed by and subject to terms & conditions of Licenses bearing No. 100/2010 dt. 26.11.2010, 101/2010 dated 26.11.2010, 11/2011 dt. 28.01.2011 and 36/2013 dt. 31.05.2013. Occupation Certificate bearing Memo No. ZP-693/SD(BS)/2017/3590 dt. 23.02.2017. | *Terms and Conditions apply. 1 Hect = 2.47105 Acres, 1 Acre = 4840 sq.yds. or 4046.864 sq. mtrs., 1 sq.mtr.=10.764 sq.ft.



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

5

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 centers to life. It aims to take on the responsibility of changing our 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.

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.

