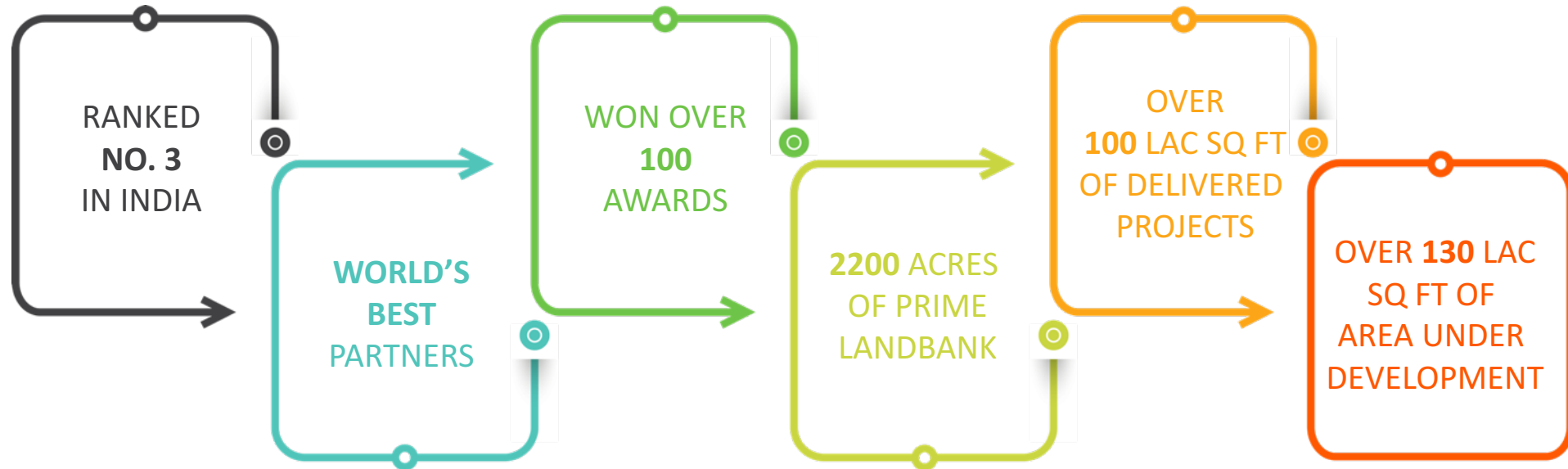




WHAT'S NEXT  
FROM THE GAME-CHANGER..

A PROVEN TRACK RECORD  
WITH A REPUTATION OF DELIVERING REMARKABLE PROJECTS  
AND BEST VALUE TO THE INVESTORS





# WHAT DOES BEING A GAME-CHANGER MEAN?

ABILITY TO  
**SEE OPPORTUNITY**  
IN ADVANCE

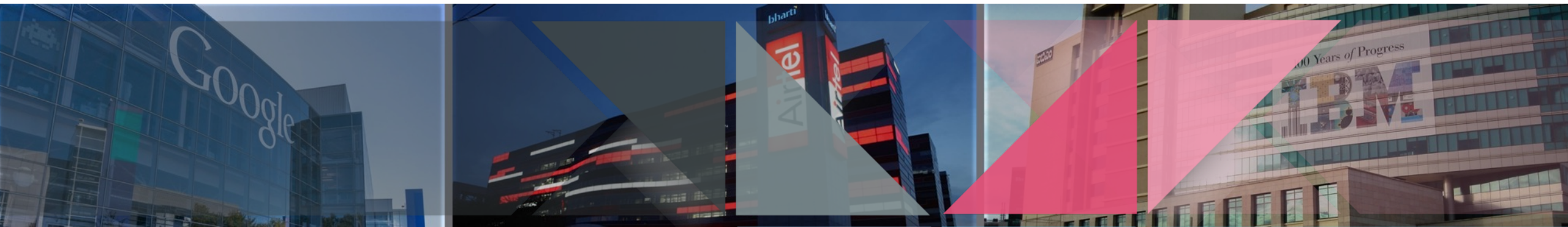
CAPABILITY  
TO TAKE  
**BOLD MOVES**

VISION OF  
**BRINGING INNOVATIVE**  
FORMATS

ABILITY TO DELIVER  
**BETTER VALUE**  
TO INVESTOR

# THE DESTINATION Gurugram HOLDS IMMENSE OPPORTUNITIES

- Today, More than **350 of the global Fortune 500** companies either have their India headquarters or their important offices in Gurugram.
- Gurugram is a major hub of **IT, auto, agro/food processing, footwear & textile industries** with industrial clusters of plywood, paper etc.
- Gurugram is **3rd largest exporter of software** and one of the preferred destinations for IT/ITES facilities.
- Gurugram accounts for more than **11% employment in the BPO sector** in India.





PRESENTING

A NEW FORMAT OF  
**UNEXPLORED OPPORTUNITIES..**

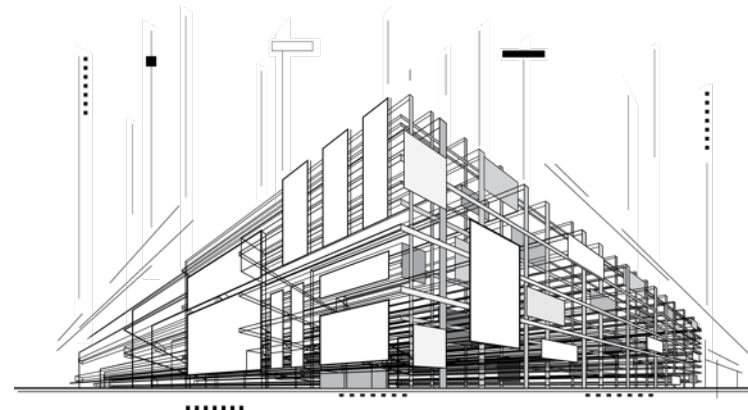


SECTOR 84, GURUGRAM



## GIVE YOUR BUSINESS THE LAUNCHING PAD IT DESERVES!

Bringing together the best of retail and office. Ensuring that your business takes off from a perfect setting you can expect. Bringing together all the resources for a world-class commercial cum retail hub.



# A RESEARCH BACKED IDEA..

SHOP CUM OFFICES - A PROMISING OPPORTUNITY IN STORE



0.1% to 0.7%  
Growth Witnessed in  
2017-2018



10-15%  
Expected Rise In SCO Market  
by 2021



# A FORMAT THAT NEEDS TO BE REINVENTED..



SECTOR 17, CHANDIGARH



KHAN MARKET, DELHI



SECTOR 29, GURUGRAM





M3M SCO



CONVENTIONAL SCO





92 ANSAL HEIGHTS

MERIDIEN  
REGAL GARDEN  
NEW TOWN HEIGHTS  
GARDEN CITY PLOTS

88 COMMERCIAL ZONE

80

Gurugram ONE  
PRIVY

91

90

SKY COURT

87

FERN HILL

86

85

SITE

84

81

ULTIMA  
LAVANYA  
GRAND SPA  
ANANDA

INDIA NEXT

ISBT

82

PALM GARDENS

GLOBAL CITY

83

HYATT HOTEL

PRIMUS

<< JAIPUR

DWARKA EXPRESSWAY (NPR)

NATIONAL HIGHWAY - 8

PALM PREMIER

TOLL PLAZA

LOCATION  
PERSPECTIVE

PALM HILLS

HALDIRAM

DELHI >>

# Advantage SCO

- Right next to NH-8.
- Ground + 4 storey shop cum offices.
- Adequate surface car parking facility.
- Shop modules offer flexibility in sizes.
- 100% power back-up and provision for individual AC units.
- Will cater to approximately 5 lakh\* people in future.
- Almost 20,000 families living within 5 km radius.
- Planned as a pedestrian paradise.
- Terrace right advantage





ARTISTIC IMPRESSION

SHAPE OF THINGS  
IN STORE



ARTISTIC IMPRESSION

SHAPE OF THINGS  
IN STORE



ARTISTIC IMPRESSION

SHAPE OF THINGS  
IN STORE



ARTISTIC IMPRESSION

SHAPE OF THINGS  
IN STORE





HEDIARD  
PARIS

pple Kitchen

The Coffee Bean & Tea Leaf

Coffee Kitchen

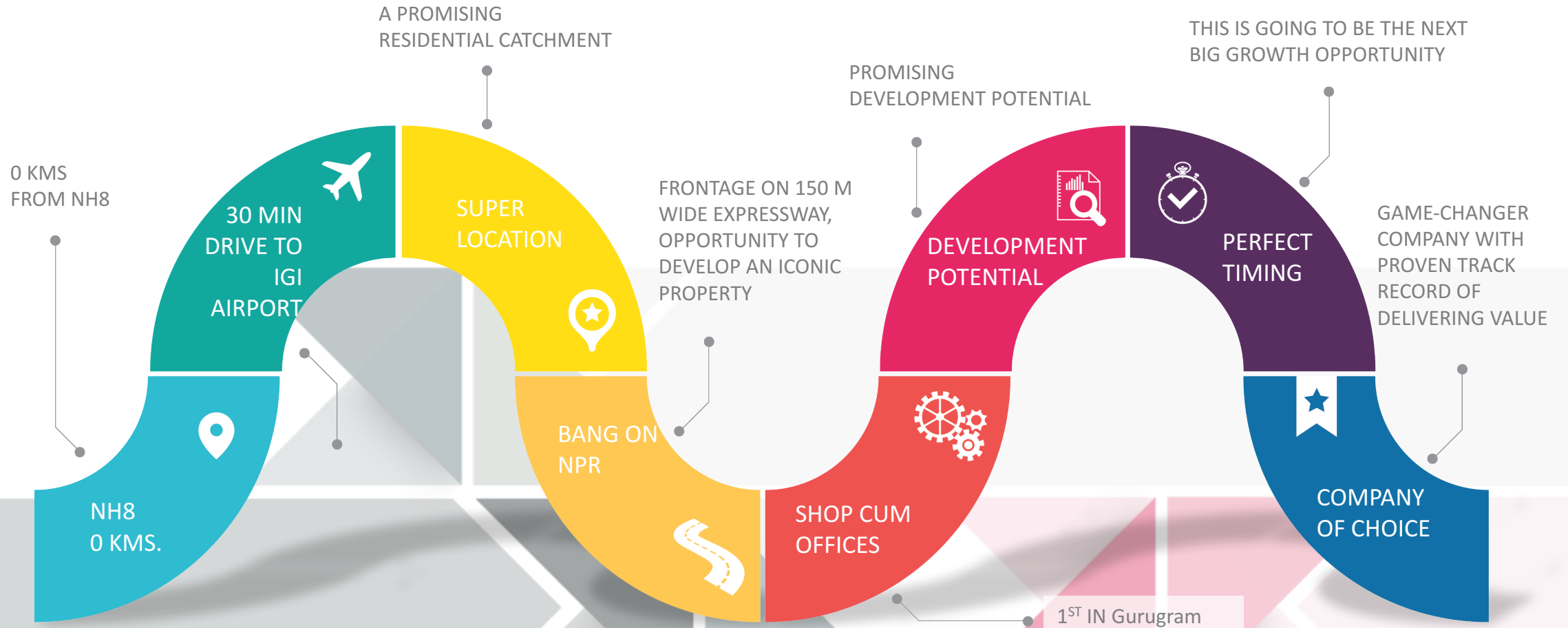
AKOYA - DAMAC  
AKOYA DRIVE

AKOYA - DAMAC  
AKOYA DRIVE

SHAPE OF THINGS  
IN STORE

ARTISTIC IMPRESSION

# USP OF OPPORTUNITY



# Illustration: Investment Rationale

PLOT SIZE: 100 Sq. Yards

	CONVENTIONAL RETAIL	M3M SCO	
AVG. MARKET RENTALS	Rs. 80/- Per Sq. Ft.		
AVG. PRICE (6% Capitalization)	Rs. 16,000 (Per Sq. Ft.)		
BUILT-UP AREA (100 Sq. Yard)	5,000 Sq. Ft.		
<b>TOTAL VALUE</b>	<b>8 Cr.</b>	<b>3.75 Cr.</b> (100 Sq. Yd X 3.75 Lacs)	<b>You Save = 4.25 Crs.</b>







LET'S CHANGE  
THE RULES OF THE GAME!