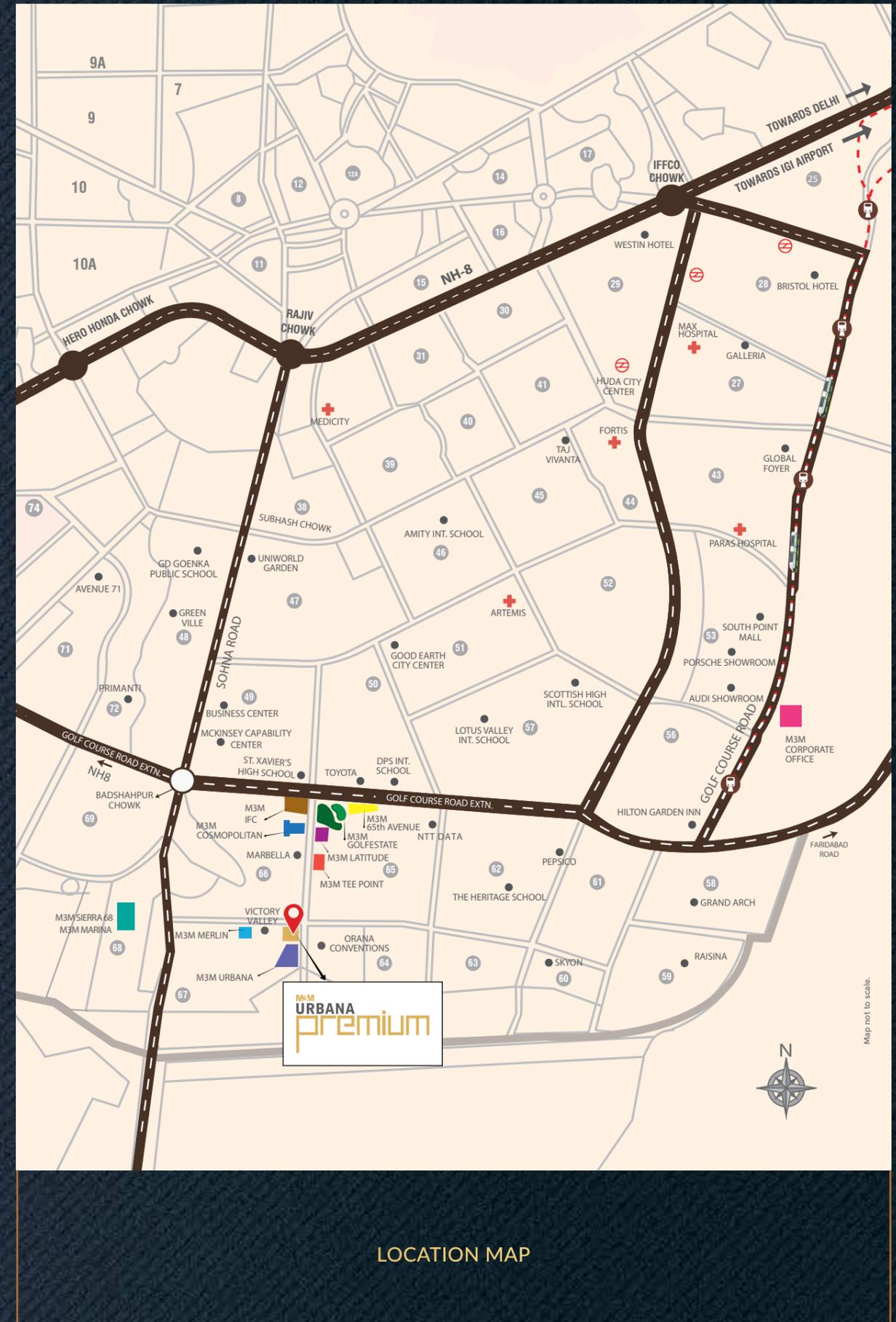


M&M  
URBANA  
premium

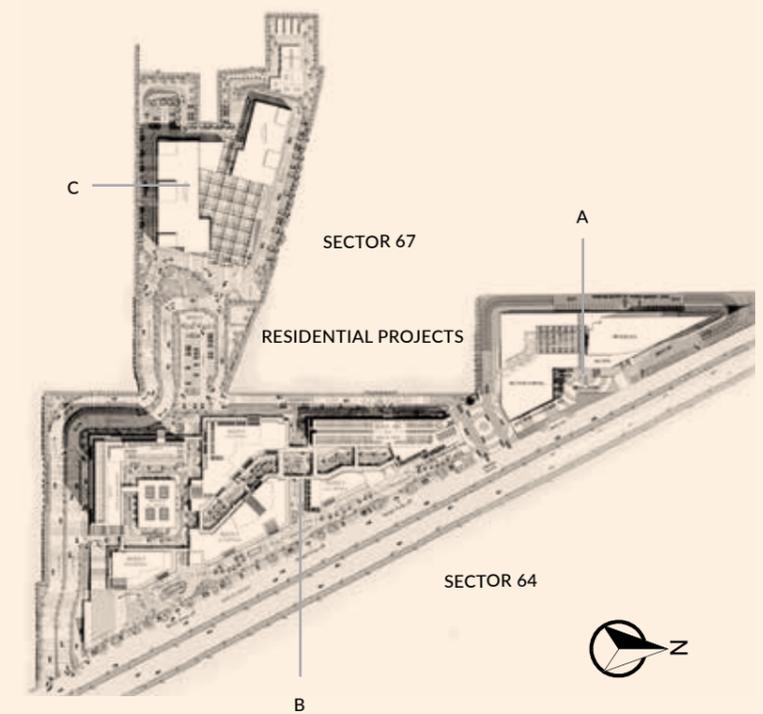
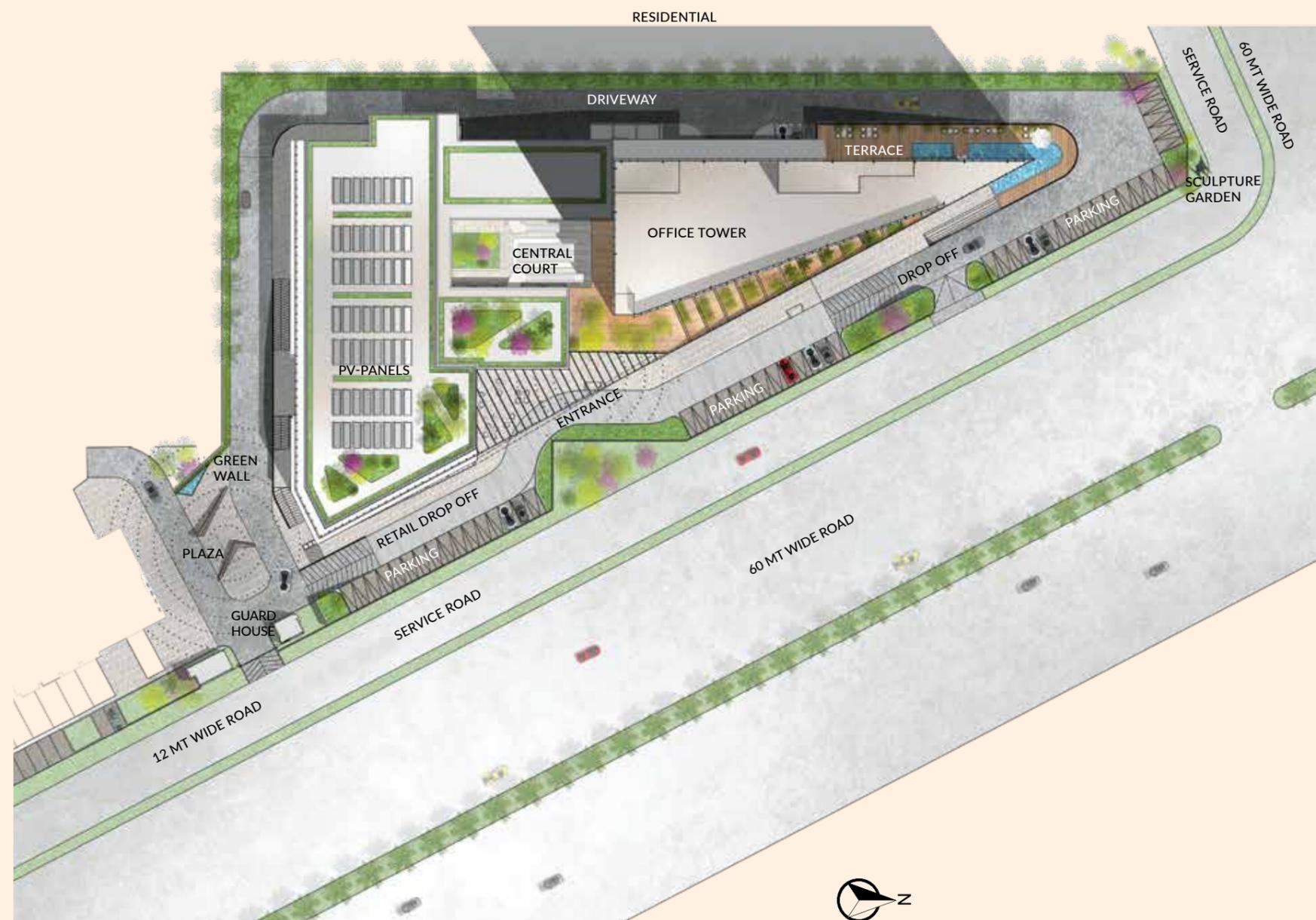
P R O J E C T   S N A P S H O T

Project Area	<ul style="list-style-type: none"> <li>2.9125 acres part of 11.1375 acres</li> </ul>	<p><b>HRERA</b>  REGN. NO. 348/2017  DT. 09.11.2017  VALID UPTO 28.02.2024</p>
Number of Floors	<ul style="list-style-type: none"> <li>G+18</li> </ul>	
Typical Floor Size	<ul style="list-style-type: none"> <li>16000 sq. ft.</li> </ul>	
Leasing Depth	<ul style="list-style-type: none"> <li>Varies from 18-64 sq. ft.</li> </ul>	
Sustainability	<ul style="list-style-type: none"> <li>GRIHA 3 star rated</li> </ul>	
Floor Efficiency	<ul style="list-style-type: none"> <li>70% (approx.)</li> </ul>	
Parking	<ul style="list-style-type: none"> <li>1:650 sq. ft. (approx.)</li> <li>700 cars (approx.)</li> </ul>	
Elevators	<ul style="list-style-type: none"> <li>4 dedicated elevators for floors G-18</li> <li>2 dedicated parking elevators for floors B3-UGF</li> <li>1 service elevator</li> <li>2 passenger lifts for retail floors</li> </ul>	
Earthquake Resistant Structure	<ul style="list-style-type: none"> <li>Zone IV</li> </ul>	
Air Conditioning	<ul style="list-style-type: none"> <li>Chill water air conditioning system</li> </ul>	
Power Backup	<ul style="list-style-type: none"> <li>100%</li> </ul>	
Ceiling Height	<ul style="list-style-type: none"> <li>4.2 metres floor to floor</li> <li>Higher floor to ceiling height accentuates the feeling of space, increases natural light available</li> </ul>	
Common Amenities	<ul style="list-style-type: none"> <li>Double height entrance lobby</li> <li>Coffee shop on UGF (planned)</li> <li>Central plaza area offering various retail options</li> </ul>	
Architect	<ul style="list-style-type: none"> <li>UHA, London (concept)</li> <li>DPA (Executive Consultant)</li> </ul>	
Landscape Architect	<ul style="list-style-type: none"> <li>Element Design Studio</li> </ul>	
<b>FACT SHEET</b>		

Façade	<ul style="list-style-type: none"> <li>• Curtain glazing with energy efficient glass, noise and heat insulation</li> <li>• Excellent light transmission for more natural light</li> </ul>
Towering Presence	<ul style="list-style-type: none"> <li>• Premium corner office location, at the junction of sector roads off Golf Course Road Extension</li> <li>• Seamless city views, along with sprawling views of the Aravalli</li> <li>• Part of fully integrated commercial destination</li> </ul>
Well Planned, Minimal Column Floor Plates	<ul style="list-style-type: none"> <li>• Efficient floor plates with minimum columns, with more usable area per rented sq. ft.</li> <li>• Greater versatility in floor plan layouts</li> <li>• Floor plates designed to be flexible to allow tenants efficient open as well as closed floor plans</li> </ul>
Pre-Fitted Wireless Coverage	<ul style="list-style-type: none"> <li>• Complex is Wi-Fi enabled</li> </ul>
Fire Detection Systems	<ul style="list-style-type: none"> <li>• Centralized addressable fire detection systems</li> </ul>
Fire Safety	<ul style="list-style-type: none"> <li>• Fire sprinkler system for complex</li> <li>• Fire hydrant system and extinguishers for complex</li> <li>• Fire rated doors</li> </ul>
Security Planning	<ul style="list-style-type: none"> <li>• Security system is planned with CCTV cameras and boom barrier at strategic locations</li> </ul>
Premium Elevators	<ul style="list-style-type: none"> <li>• Low noise and high end finishes provide a great experience</li> <li>• Air purification system inside the elevators</li> </ul>
Back of House Facilities	<ul style="list-style-type: none"> <li>• Drivers room and rest area</li> <li>• Dry and wet garbage sorting</li> </ul>
<p><b>KEY PROJECT FEATURES</b></p>	



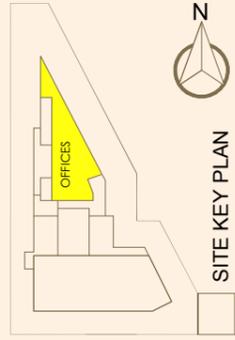
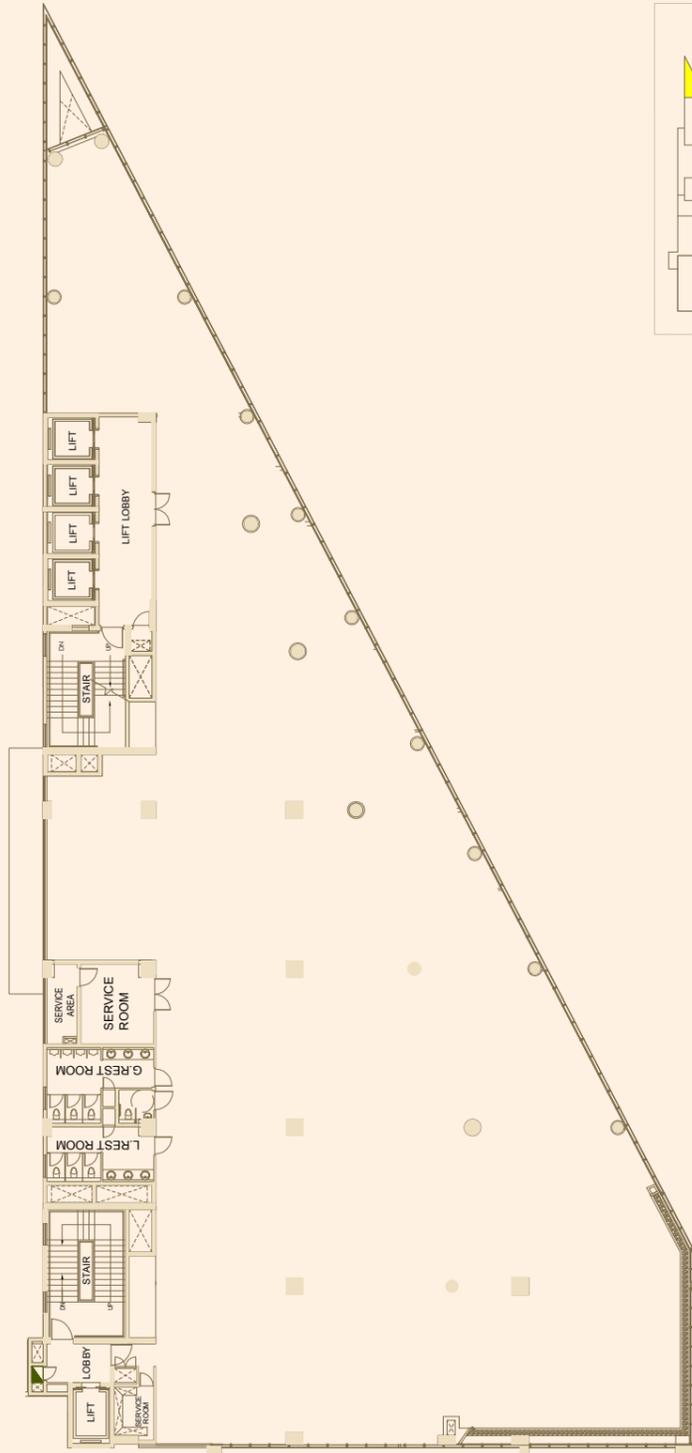
LOCATION MAP



- A M3M Urbana Premium - A Landmark of the Future
- B M3M Urbana - Evolution of Urban Business & Retail
- C M3M Urbana Business Park - Sustainable Working Spaces

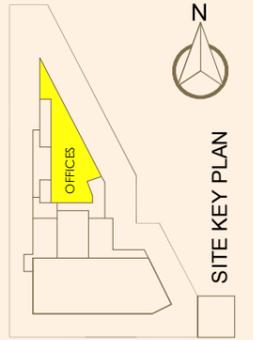
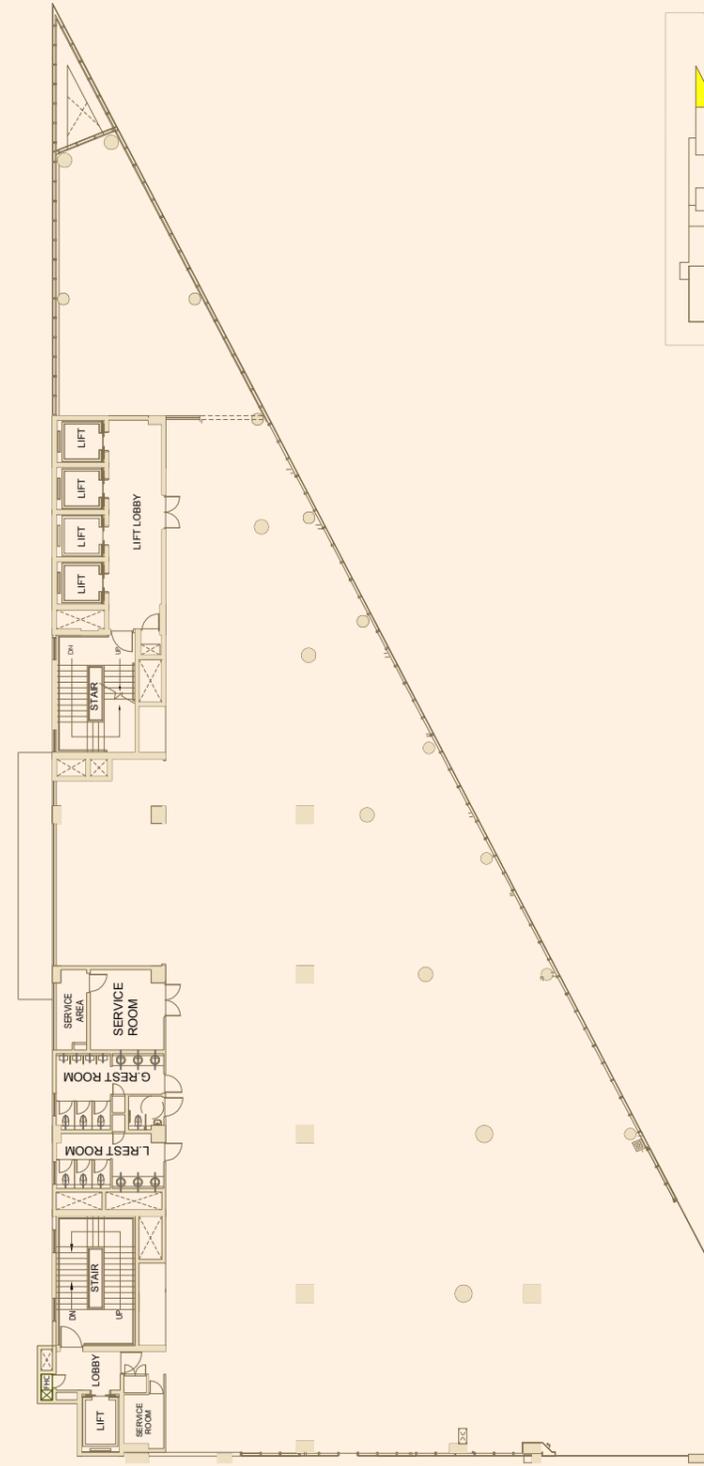
M3M URBANA PREMIUM SITE PLAN

M3M URBANA MASTER DEVELOPMENT



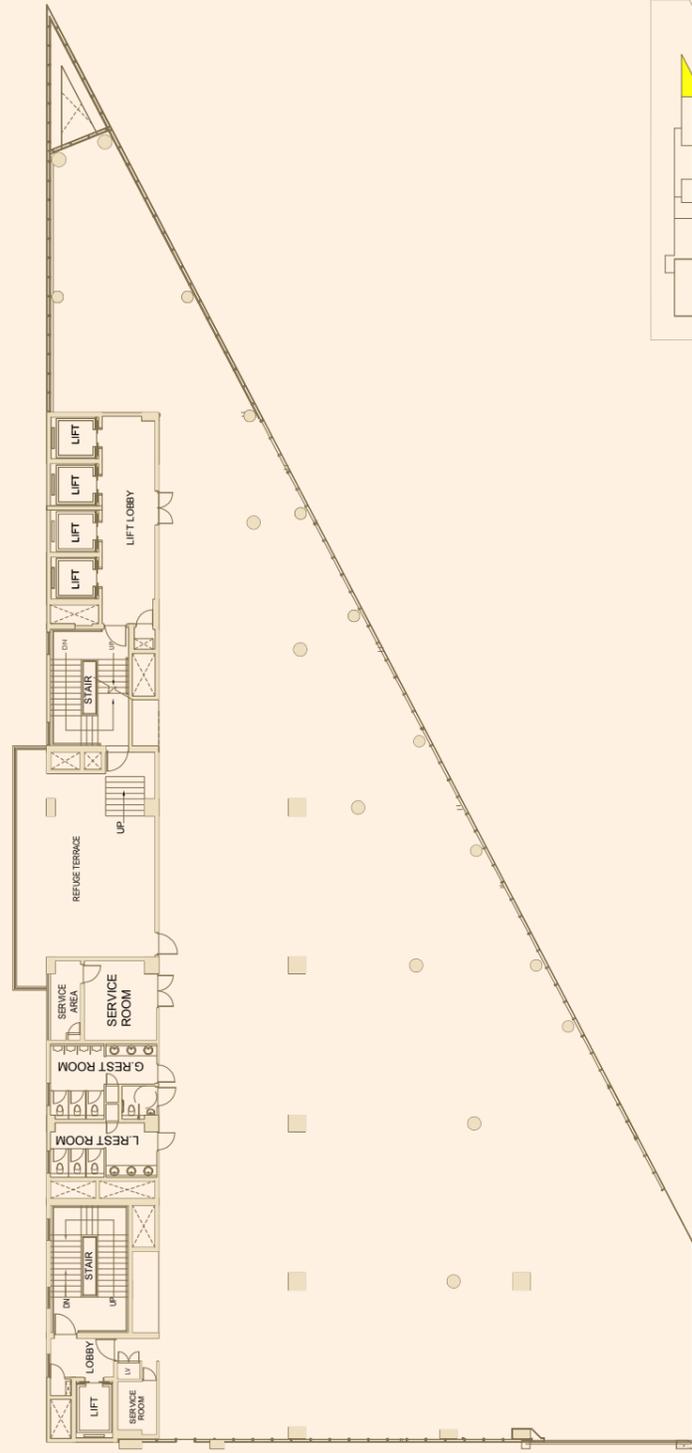
FLOOR PLAN

Type - Office • Level - 3<sup>rd</sup> Floor



FLOOR PLAN

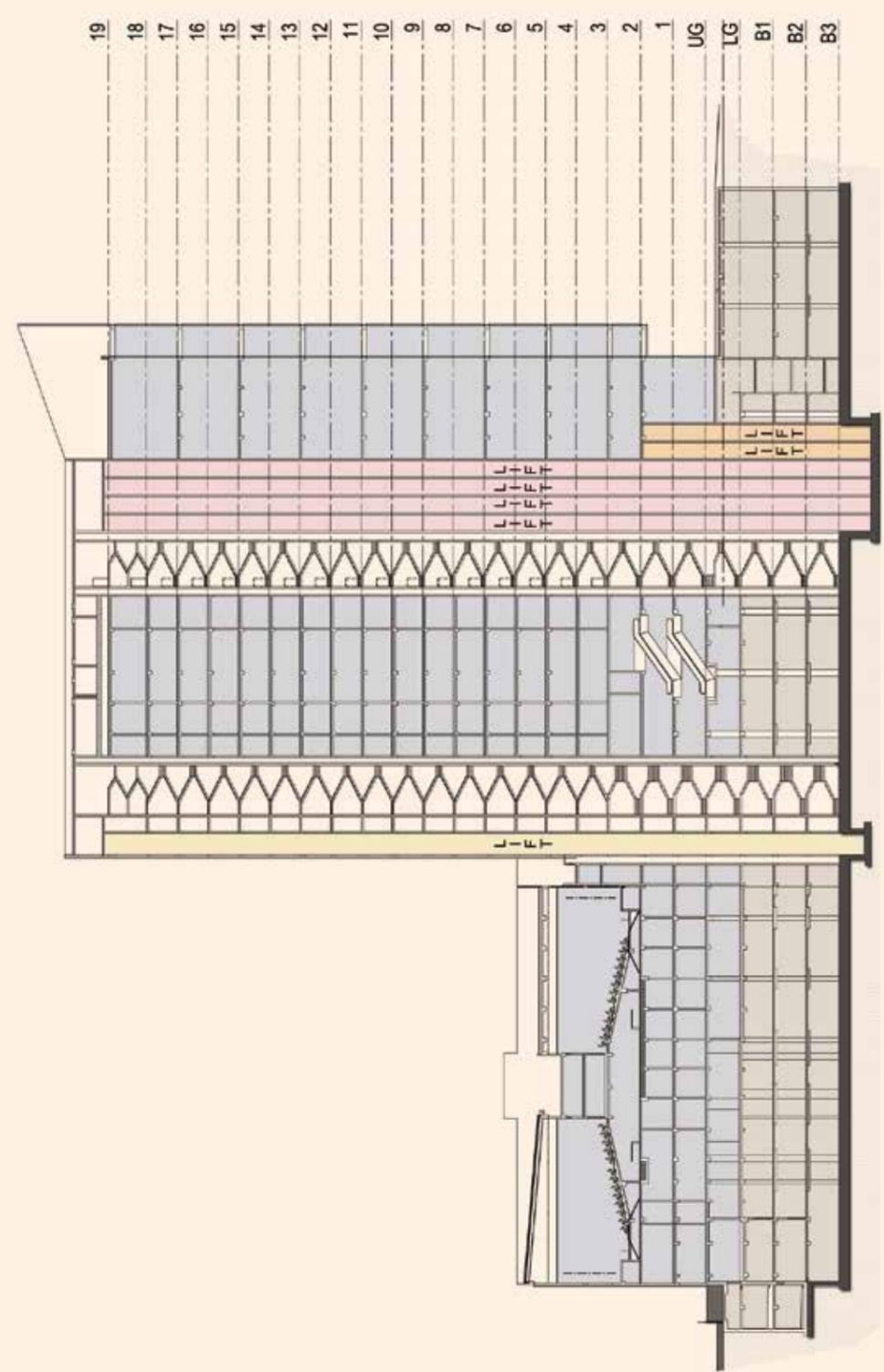
Type - Office • Level - 4<sup>th</sup> Floor



### FLOOR PLAN

Type - Office • Level - 5<sup>th</sup> Floor

Disclaimer: 'M3M Urbana Premium' is a REBA registered on-going Project registered with Haryana Real Estate Regulatory Authority vide Reg. No. 348 of 2017 dt. 09.11.2017 and is governed by RERA Act, 2016 and H-REBA, 2017. The floor plan / site plan / apartment plan, as the case may be and as the situation and circumstances so warrant, is to be read in conjunction with the building plans as sanctioned by DGTPC vide Memo No. ZP-693/JD (BS)/2012/1881 dated 21.9.12 (revised vide Memo No. 693/AD (RAY/2013/57082 dated 11.11.213) and further revised vide Memo No. 693/SD (BS)/2016/16/29 dated 03.08.2016. Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. The measurements provided herein are approximate and are for illustrative purposes only and may be subject to change/ modification/ updation. Please note that the information and diagrams contained herein is merely indicative in nature and may contain technical inaccuracies or typographical errors. No guarantee, warranty or representation as to the accuracy and completeness of the plans is being made by the Company. The Applicant and/or its advisors should conduct a careful, independent investigation of the Plans to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Minor inaccuracies in square footage, and inaccuracies in layout and dimensions as shown on any plan will not excuse the Applicant from completing the purchase of the Unit. While every care has been taken in ensuring the accuracy of the information provided herein, the Company, its directors, employees, officers cannot be held liable for any inaccuracies. The Company may, at the request of the Applicant, make such minor additions or alterations as may be required by the Applicant, or such minor changes or alterations in compliance with the provisions of RERA Act, 2016 and H-REBA, 2017 and/or as per the approvals/ instructions/ guidelines of the Competent Authorities, or such other changes as may be required to make the comfortable and convenient enjoyment of the Project by the allottees/ occupants/ users at large. 1 Hect. = 2.471 Acres, 1 Acre=4840 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr.= 10.764 sq. ft.



### SECTION

- 4 Dedicated elevators for floors G – 18
- 2 Dedicated parking elevators for floors B3 – UGF
- 1 Service elevator
- 2 Passenger lifts for retail floors

<b>OFFICE SUITES</b>	<ul style="list-style-type: none"> <li>Office floors</li> </ul>
<b>STRUCTURE</b>	<ul style="list-style-type: none"> <li>RCC framed structure</li> </ul>
<b>LANDSCAPE</b>	<ul style="list-style-type: none"> <li>Pedestrian plaza designed with seating areas and food kiosks</li> <li>Dedicated drop-off zone and entrance lobby for office floors</li> </ul>
<b>FINISHES</b>	
Exterior	<ul style="list-style-type: none"> <li>Combination of one or more of glazing, stone, tile, ACP and painted surface etc.</li> </ul>
Ground Floor Lobbies	<ul style="list-style-type: none"> <li>Finished ground floor lobbies with waiting area seating and reception desk</li> </ul>
Typical Floor Lobbies	<ul style="list-style-type: none"> <li>Concrete floor and to be finished by allottee/tenant</li> </ul>
Basement	<ul style="list-style-type: none"> <li>Broom finish concrete</li> </ul>
Unit Floor Finish	<ul style="list-style-type: none"> <li>Concrete floor</li> </ul>
Toilet Blocks	<ul style="list-style-type: none"> <li>Provision for services will be provided and to be finished by allottee/tenant</li> </ul>
<b>AIR CONDITIONING</b>	<ul style="list-style-type: none"> <li>Central air conditioning up to AHU by developer and low side works by allottee/tenant</li> </ul>
<b>FIBRE TO HOME</b>	<ul style="list-style-type: none"> <li>Provision for DTH, Wi-Fi, intercom connection</li> </ul>
<b>DIESEL GENERATORS</b>	<ul style="list-style-type: none"> <li>100% fully automatic backup with suitable diversity and load factor provided for lighting, power and AC</li> </ul>
<b>OFFICE SPECIFICATIONS</b>	

<b>PARKING</b>	<ul style="list-style-type: none"> <li>Adequate parking in multilevel basement and on surface</li> </ul>
<b>SECURITY</b>	
CCTV Surveillance	<ul style="list-style-type: none"> <li>Basement driveway, basement and ground floor lobbies</li> </ul>
Boom Barrier	<ul style="list-style-type: none"> <li>At all vehicular entry and exit points including basement entry ramps</li> </ul>
Perimeter Security	<ul style="list-style-type: none"> <li>Boundary wall with manned guard post at entry and exit points</li> </ul>
<b>FIRE SAFETY</b>	
Wet Riser/Hose	<ul style="list-style-type: none"> <li>Provided as per norms</li> </ul>
Reels/Sprinklers/Fire Extinguishers	<ul style="list-style-type: none"> <li>Provided as per norms</li> </ul>
External Fire Hydrants	<ul style="list-style-type: none"> <li>Provided as per norms</li> </ul>
Fire Detection System	<ul style="list-style-type: none"> <li>Provided as per norms</li> </ul>
<b>ELECTRICAL</b>	
Distribution	<ul style="list-style-type: none"> <li>Provision of cable upto distribution board</li> </ul>
Metering	<ul style="list-style-type: none"> <li>Tenant load will be metered</li> </ul>
Lightening Protection	<ul style="list-style-type: none"> <li>Provided</li> </ul>
Earthing Pits	<ul style="list-style-type: none"> <li>Provided</li> </ul>
Emergency Lighting	<ul style="list-style-type: none"> <li>In select common areas</li> </ul>
<b>SIGNAGE</b>	
Internal	<ul style="list-style-type: none"> <li>Main lobby equipped with tenant directory and directional signs</li> </ul>
<b>OFFICE SPECIFICATIONS</b>	



Artistic Impression

PROMINENTLY PLACED AT JUNCTION OF SECTOR ROADS  
OFF THE GOLF COURSE ROAD EXTENSION



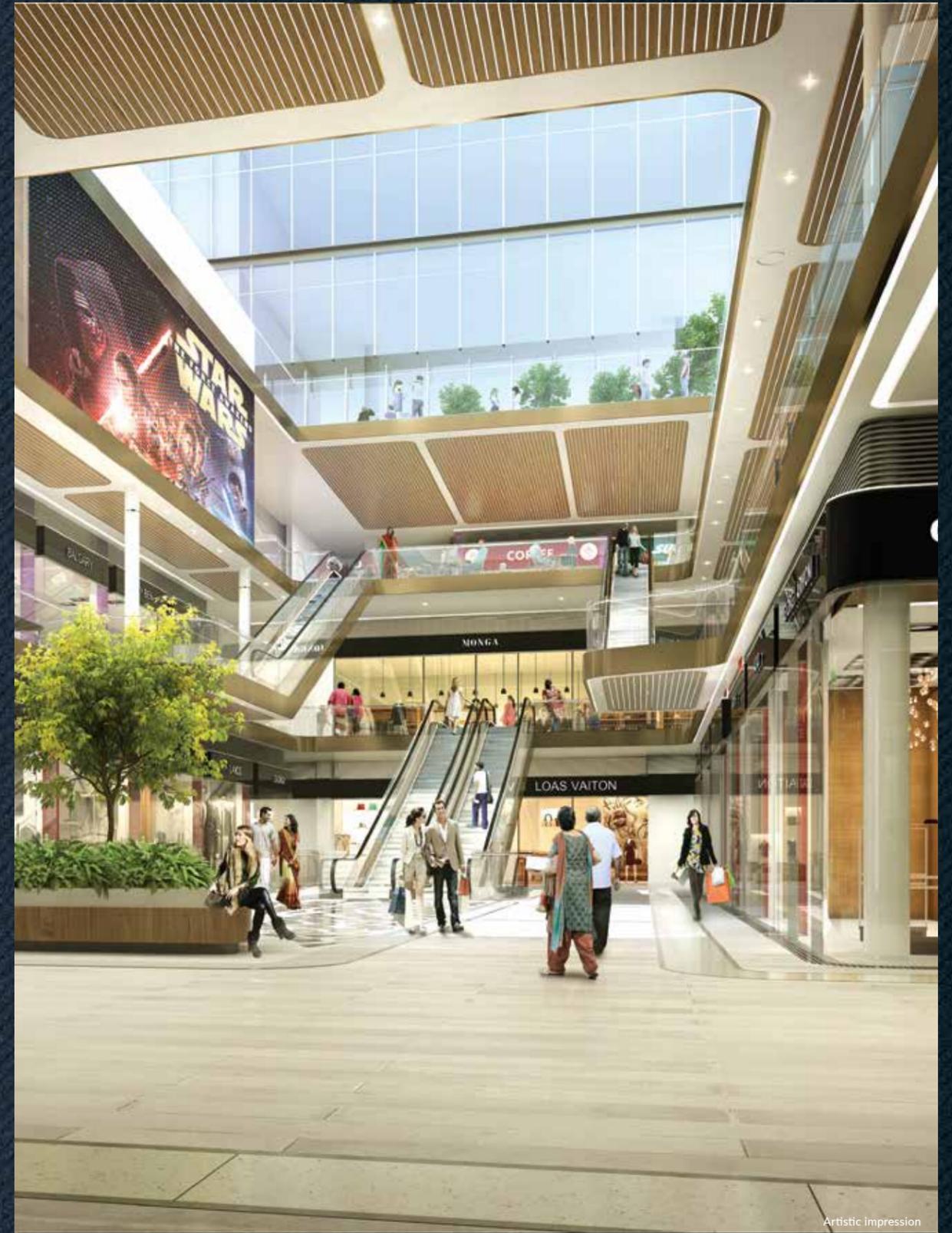
Artistic impression

DEDICATED DROP-OFF ZONE FOR OFFICES



Artistic impression

GLASS FACADE FOR SPRAWLING VIEWS



Artistic impression

OFFERS WORLD-CLASS AMENITIES TO KEEP UP WITH YOUR NEEDS

# ONE OF INDIA'S TOP 3 REAL ESTATE DEVELOPER

RS. 3700 CR SALES RECORDED IN THE LAST FINANCIAL YEAR

OVER 890 HECTARES (2200 ACRES) OF PRIME LAND BANK

1 MILLION SQ. MTR. OF PROJECTS DELIVERED IN THE LAST ONE YEAR

OVER 1.3 MILLION SQ. MTR. OF AREA UNDER DEVELOPMENT

ESTIMATED REVENUE POTENTIAL OF OVER RS. 96,000 CR

## WORLD CLASS PARTNERS



9 DELIVERED PROJECTS

10 PROJECTS UNDER VARIOUS STAGES OF DEVELOPMENT

Disclaimer: Nothing contained herein intends to constitute a legal offering & does not form part of any agreement or legal binding on the Company's part. This is not a legal document. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time. Company is responsible only for providing infrastructure as required under law as part of Company's obligation. Information herein may contain technical inaccuracies or typographical errors. Company & its management holds no responsibility for its accuracy. The furnishings, fittings, fixtures, partitions, room flooring etc. should not be considered as part of offerings. All images (other than actual images) are merely artistic conceptualization and does not replicate the exact product and should not be relied upon as definitive reference. Viewers/interested parties are requested to contact Company's office to understand the details regarding the project(s) and only after thorough understanding about the same and taking appropriate advice from his/her/their independent sources, take further decision regarding / in relation to the Project(s) from his/her/their independent sources. Viewers/interested parties are requested to contact Company's office for complete details including the approvals & permissions. Nothing contained herein shall constitute as any scheme or deposit plan or investment advice or offer/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. Nothing contained herein is in violation of the norms of Competition Commission of India. Use of information for buying/investing in the Project(s) by any person shall deemed to be on the basis of his/her/their independent analysis & decision and the Company shall not be responsible for any losses incurred by any buyer/investor due to any reasons whatsoever. Terms of allotment/sale for the projects mentioned herein below from A to F are subjected to respective: (a) Application Form and/or Buyer's Agreement and/or Conveyance Deed, (b) licenses, building plan, other approvals; (c) Occupation Certificate. (A) "M&M Golf Estate" "M&M Polo Suites" "M&M Panorama Suites" form integrated parts of larger development on land owned by Manglam Multiplex Pvt. Ltd. (DN: #US101HR2003PT0044839) and presently measuring 56.05 acres (22.83 Hectares) as amended vide DTPC order Memo No. LC-3281(A+B+C)+LC-3569(EI/MS)/2017/8493-8508 dt. 02.05.2017, located at Sector 65, Gurugram under (i) License Nos. 234/2007 dt. 16.10.2007, 52/2009 dt. 28.08.2009, 35/2010 dt. 06.05.2010 and (ii) revised Bldg. Plan Memo No. ZP-357/AD(RA)/2015/407 dt. 09.01.2015 according to Manglam Multiplex Private Limited. Occupation Certificate has been accorded vide DTPC Memo No. ZP-357/SD(SB)/2017/7212 dt. 12.04.2017 and ZP-357/SD(SB)/2017/1788 dt. 25.07.2017. The Company has obtained / is obtaining registration under the Real Estate (Regulation & Development) Act, 2016 and Haryana Real Estate (Regulation & Development) Rules, 2017 for remaining block/phases/segment under this GHA, which are now being / would be developed. (B) "M&M 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 / is being developed on land measuring 13.344 Acres (5.40 Hectares) owned by Consolidate Realtors Pvt. Ltd. (CN: UR0109HR2006PT0047030) development whereof is governed by and subject to terms & conditions of (i) License No. 53/2011 dt. 10.05.2011; (ii) Revised Bldg. Plan Memo No. ZP-748/AD(RA)/2015/3749 dt. 10.03.2015 and any future revisions thereof. Occupation Certificate for 512 units has been accorded vide Memo bearing No. ZP-748/SD(SB)/2017/5648 dt. 24.03.2017. (C) "M&M 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 measuring 18.88125 Acres (7.641 Hectares) owned by Cogent Realtors Pvt. Ltd. (CN: UR0109HR2006PT0044490) development whereof is governed by and subject to terms & conditions of (i) License No. 33/2012 dt. 12.04.2012; (ii) Revised Bldg. Plan Memo No. ZP-809/AD(RA)/2014/2808 dt. 12.12.2014; (iii) Occupation Certificate bearing Memo No. ZP-809/SD(SB)/2017/71674 dt. 20.04.2017 and Occupation Certificate bearing Memo No. ZP-809/SD(SB)/2017/11642 dt. 24.07.2017. (D) "M&M 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 measuring 2.943 Acres (1.221 Hectares) owned by Afrim Builders Pvt. Ltd. (CN: UR0109HR2007PT0044670) development whereof is governed by and subject to terms & conditions of (i) License No. 43/2009 dt. 01.08.2009; (ii) Revised Building Plan bearing Memo No. ZP-571/AD(RA)/2013/2111 dt. 24.01.2014; (iii) Occupation Certificate bearing Memo No. ZP-571/SD(SB)/2016/25509 dt. 18.11.2016. (E) "M&M 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 measuring 8.225 Acres (3.329 Hectares) owned by Martal Builders Pvt. Ltd. (CN: UR0903HR2007PT0044491) and is a part of the Integrated Larger Development on land measuring 11.1375 acres (4.508 Hectares). Development of "M&M Urbana" is governed by and subject to terms & conditions of (i) Licenses bearing No. 100/2010 dt. 26.11.2010, 101/2010 dated 26.11.2010, 89/2010 dt. 27.10.2010, 11/2011 dt. 28.01.2011 and 36/2013 dt. 31.05.2013; (ii) Building Plan bearing Memo No. ZP-693/SD(SB)/2016/16129 dt. 03.08.2016; (iii) Occupation Certificate bearing Memo No. ZP-693/SD(SB)/2017/28590 dt. 23.02.2017. (F) "M&M Escala" development is an integral part / phase / block / segment / constituent of licensed Group Housing Colony being developed in a planned and phased manner over a period of time in terms of various approvals and the licenses granted vide License No. 16 of 2009 dated 29.05.2009, renewed vide Memo dt. 31.05.2013 and License No. 73 of 2013 dt. 30.07.2013. "M&M Escala" is subject of development on the land measuring approximately 11.16 Hectares (2.79 Acres) situated in the revenue estate of Village Palia, Sector 70A, Tehsil & District Gurugram (Gurugram), Pin: 122101. Licensed Land on which "M&M Escala" development is undertaken is owned by Haamid Real Estates Private Limited and development rights therein are with Rapid Infracon Private Limited. "M&M Escala" development is being undertaken by M&M India Pvt. Ltd. under a definitive arrangement with Haamid Real Estates Private Limited and Rapid Infracon Private Limited as an integral part of the larger planned and phased development. "M&M Escala" development is governed by and subject to terms & conditions of (i) License No. 16 of 2009 dt. 29.05.2009, License No. 73 of 2013 dt. 30.07.2013; (ii) Approved Building Plan by DGTPC vide Memo No. ZP-545/AD(RA)/2017/1238 dt. 27.01.2017 any future revisions thereof; (iii) Application Form; (iv) Allotment Letter; (v) Buyer's Agreement. Occupation Certificate has been accorded by DTPC vide Memo No. ZP-545/SD(SB)/2018/23018 dated 02.08.2018. Copies of approvals of respective Project(s) are available for inspection at the Company's office at "M&M Cosmopolitan", 12th Floor, Sector - 66, Gurugram - 122002, Haryana, India subject to prior appointment. Complete details of the Project(s) including the specifications and amenities therein and other information and details are available. Use of information for the above mentioned projects (A to F) shall be governed by Indian laws, subject to jurisdiction of courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India. \* Terms and Conditions apply | 1 Hect=4840 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr.=10.76 sq. ft.

All are actual images

DISCLAIMER: Nothing contained herein intends to constitute a legal offering or legal binding on the part of M3M India Pvt. Ltd. (CIN: U80903HR2007PTC044491) ("Company"). All images (other than actual images) are merely artistic conceptualization and does not replicate the exact product and should not be relied upon as definitive reference. In the opinion of the Company, the words / phrases used are generic in terms. | "M3M Urbana Premium" a RERA registered on-going Project (registered with Haryana Real Estate Regulatory Authority vide Reg. No. 348 of 2017 dt. 09.11.2017) is being developed as part of the Integrated Larger Development with Integrated Larger Development on land admeasuring 4.507 Hectares [11.1375 acres] and "M3M Urbana Premium" licensed Commercial development on the licensed land admeasuring 1.179 Hectares [2.9125 acres] bearing License No. 89/2010 dt. 28.10.2010 situated in Sector 67, Gurgaon-Manesar Urban Complex, Gurgaon, Haryana, India. Licensed Land is owned by Maruti Buldoz Pvt. Ltd. (CIN:U45400DL2007PTC0170237) and development of "M3M Urbana Premium" is undertaken by the Company and development of the Project is regulated by the Real Estate (Regulation & Development) Act, 2016 (RERA Act), Haryana Real Estate (Regulation & Development) Rules, 2017 (H-RERA Rules) and The Haryana Real Estate Regulatory Authority, Gurgaon Regulations, 2018 (HARERA Regulations) and is further governed by and subject to terms & conditions of (i) Licenses bearing No. 100/2010 dt. 26.11.2010, 101/2010 dated 26.11.2010, 89/2010 dt. 27.10.2010, 11/2011 dt. 28.01.2011 and 36/2013 dt. 31.05.2013; (ii) Building Plan Approval Memo No. ZP-493/SD/BS/2017/28622 dt. 30.11.2017 and any future revisions thereof; (iii) Application Form; (iv) Allotment Letter; (v) Agreement for Sale | The Company has been associated with the Project for project branding and technical guidance. Respective Project land and their receivables are presently mortgaged with banks/financial institutions/NBFCs. [This is not a legal document and cannot be construed as part of agreement(s) that may be executed by intended / interested Customers. Intended / interested Customers are requested to contact Company's office for complete details including the approvals & permissions and other terms & conditions of the Project at "M3M Cosmopolitan" Golf Course Extension Road, Sector-66, Gurgaon-122001, Haryana. Intended / interested Customers are further advised to understand the Project details, its payment plans and other statutory approvals before investing in the Project. The decision to invest in the Project shall be deemed to be the own independent analysis based decision of the intended / interested Customers and the Company shall not be responsible for any losses incurred by any intended / interested Customers for any reasons whatsoever. Use of information shall be governed by Indian laws, RERA and only the competent authority under RERA, Courts at Gurgaon, Haryana and Hon'ble High Court of Punjab & Haryana. | \*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.



Our Expertise. Your Joy.

**M3M INDIA PRIVATE LIMITED**  
CIN: U80903HR2007PTC044491

Paras Twin Towers, Tower-B, 6th Floor  
Golf Course Road, Sector-54, Gurugram-122002, India

**SALES GALLERY/CRM CELL**  
M3M Cosmopolitan, 12th Floor, Sector-66  
Gurugram-122002, Haryana, India

**SITE**  
M3M Urbana Premium, Sector-67, Gurugram-122002  
Haryana, India

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 'M3M' to 56263

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