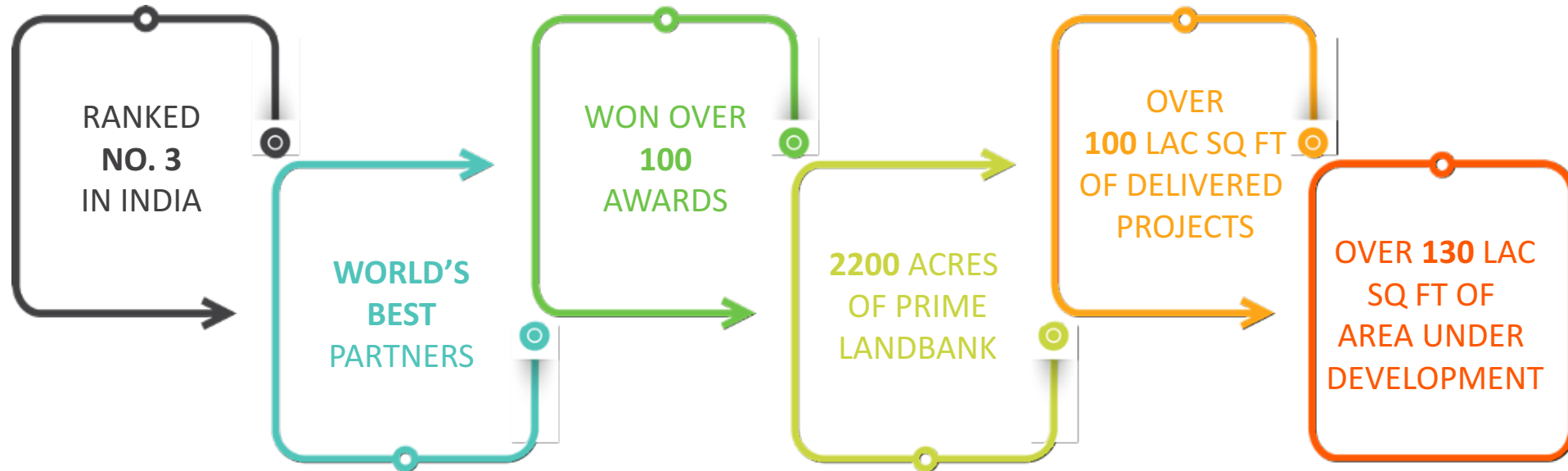




WHAT'S NEXT
FROM THE GAME-CHANGER..

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

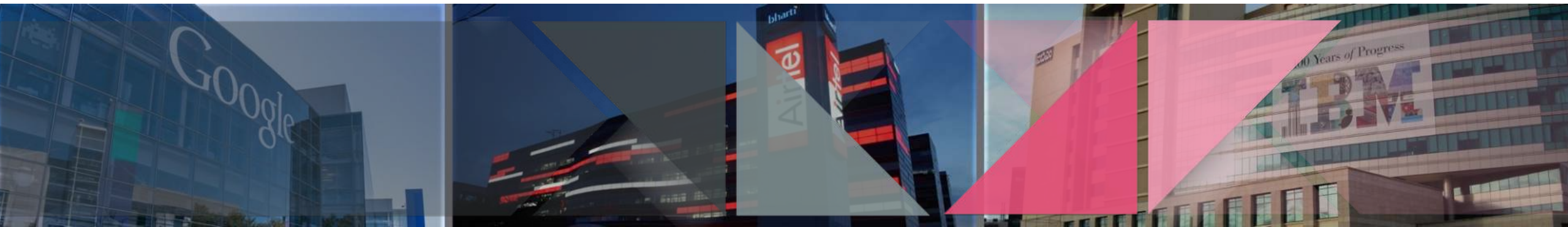
CAPABILITY
TO TAKE
BOLD MOVES

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..

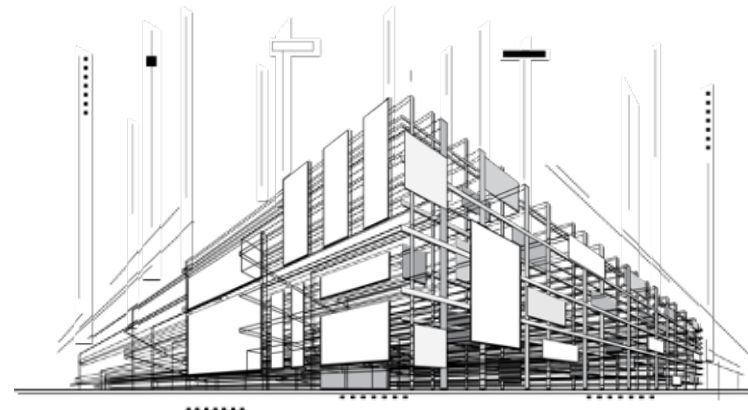


SECTOR 84, GURUGRAM



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





EXPECT A PEDIGREE OF
A DIFFERENT CLASS..

M3M SCO



CONVENTIONAL SCO





92 ANSAL HEIGHTS

MERIDIEN
REGAL GARDEN
NEW TOWN HEIGHTS
GARDEN CITY PLOTS

88 COMMERCIAL ZONE

80

Gurugram ONE
PRIVY

90 SKY COURT

91

FERN HILL

87

86

85

SITE

84

81 ULTIMA
LAVANYA
GRAND SPA
ANANDA

82

INDIA NEXT

ISBT

PALM GARDENS

83

GLOBAL CITY

PRIMUS

HYATT HOTEL

<< JAIPUR

NATIONAL HIGHWAY - 8

DWARKA EXPRESSWAY (NPR)

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



HEDYARD
PARIS

Café Kitchen

The Coffee Bean & Tea Leaf

Café Kitchen

The Coffee Bean & Tea Leaf

MSM
MSM

AKOYA DRIVE
AKOYA DAMAC

AKOYA DRIVE
AKOYA DAMAC

SHAPE OF THINGS
IN STORE

ARTISTIC IMPRESSION

USP OF OPPORTUNITY

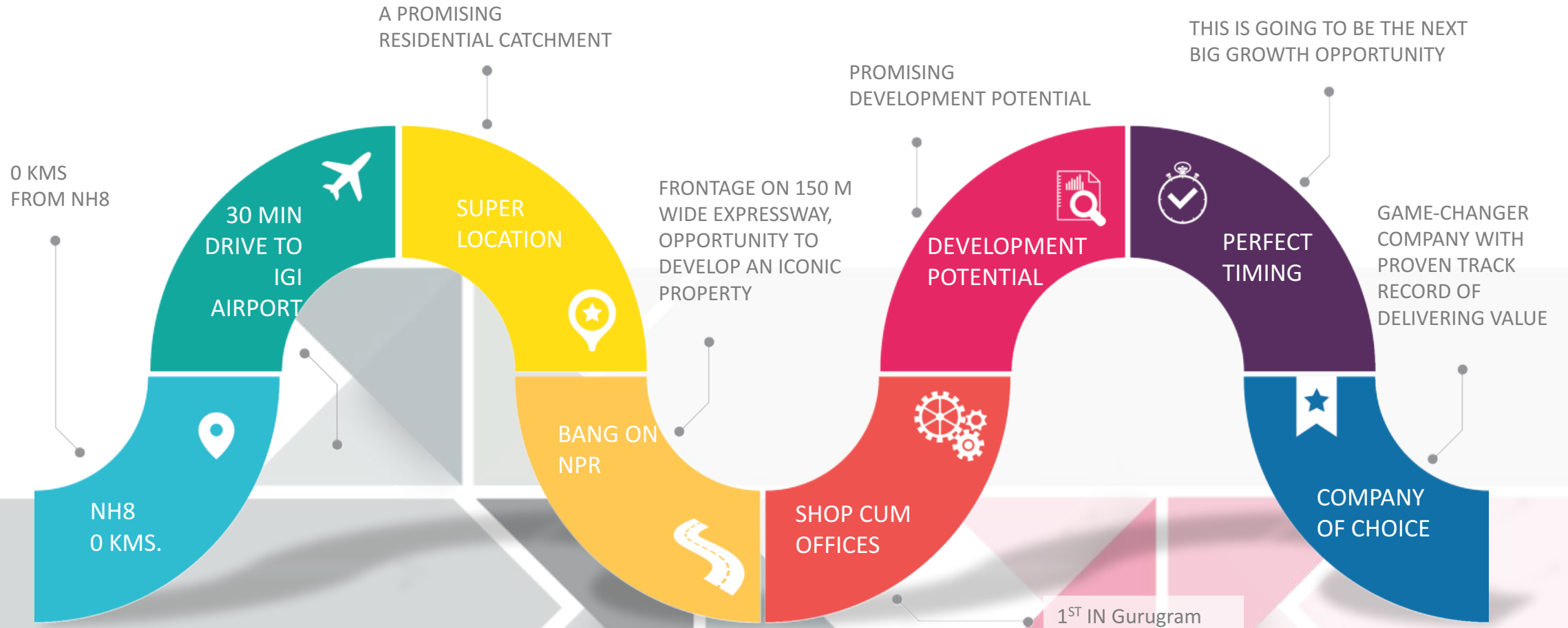


Illustration: Investment Rationale

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.		
TOTAL VALUE	8 Cr.	3.75 Cr. (100 Sq. Yd X 3.75 Lacs)	You Save = 4.25 Crs.





LET'S CHANGE
THE RULES OF THE GAME!