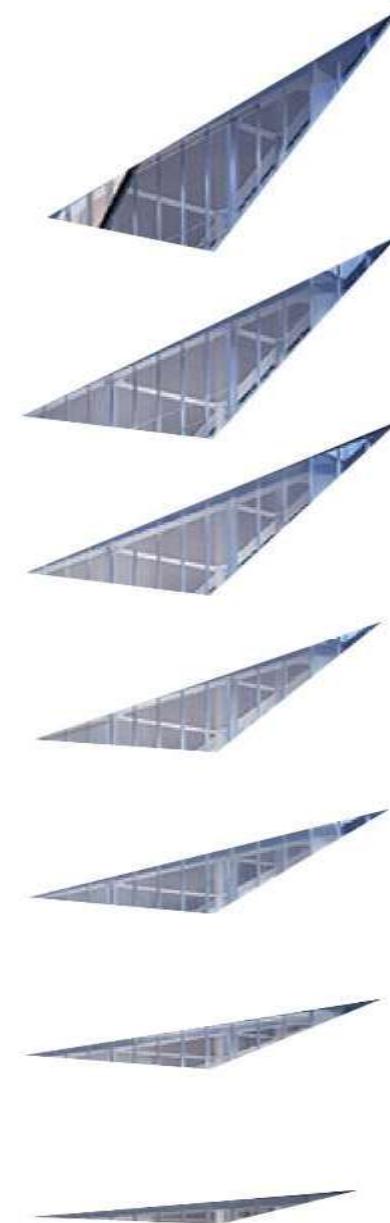


PRESENTING

M&M
URBANA
Premium



THE LANDMARK OF FUTURE



We Are M3M

M3M India is a visionary real estate developer creating designer living in India. Since its inception, the company has come a long way in becoming the creator of idyllic high-end city developments in the country by building designer projects.

- Renowned real estate developer owning more than **2000 acres of land bank** in high-growth corridors of Delhi/ NCR.
- Over **two decades of Real Estate presence** in the NCR - in land consolidation and real estate development.
- **Emerging Real Estate conglomerate** offering: Luxurious Residences, Premium Offices, Retail Shops, Education Institutions, IT/SEZ.
- **1 million sq. mtr.** of projects under development.
- **Leading domestic and international Design and Construction Engineering companies** assigned to deliver highest quality standards.
- **Almost all projects in advanced stages of development.**

THE M3M BUSINESS VERTICALS



M3M PROJECTS



- Best Group Housing Project in India by NAREDCO, 2014 for M3M Golf Estate
- Best Upcoming Golfing Lifestyle Residences in India in the 'Festival of India', San Francisco
- Best Upcoming Luxury project in India by NRI Institute, UK – 2010
- Best Upcoming Project in India by the BIBNRI Forum, NRI Summit – 2010
- Business Entrepreneur of the year by Federation of Indo Americans of Northern California
- Best Upcoming Golfing Residences in India by Federation of Indo Americans of Northern California



The logo for M&M Urbana Premium is displayed in the top left corner. It features the 'M&M' logo in a gold, stylized font, with 'URBANA' in a bold, black, sans-serif font below it, and 'Premium' in a large, gold, stylized font at the bottom.

M&M URBANA Premium

M3M Urbana Premium is an ultra-premium pedestal for international brands and global conglomerates to flourish together.

The planning and architecture of the eloquent construction creates efficient harmony between private office spaces and open retail destinations.



LOCATION MAP



- ✓ Situated in sector – 67, Gurgaon, surrounded by fast evolving most affluent residential neighbourhood like – M3M Golf Estate, M3M Merlin, M3M St. Andrews & many more.
- ✓ Close accessibility to South Delhi, NH – 8, International Airport and proposed Metro Corridor.
- ✓ Situated in the heart of India's most upcoming business hub.
- ✓ The area is looked upon as one of the country's hottest investment destination.



M3M URBANA MASTER DEVELOPMENT



C

M3M URBANA BUSINESS PARK



A

M3M PREMIUM



D

M3M ROYAL REGALIA



E

M3M ONE-KEY RESIMENTS



B

M3M URBANA

M3M URBANA PREMIUM



M3M Premium is a part of a large 17-acre (approx) Commercial development, surrounded by a high net-worth residential settlement providing a buoyant sustainability to the project.

We work with the best in the world to make sure there are no gaps from concept to completion.



CONCEPT ARCHITECT:



ARCHITECT:



LANDSCAPE:



LIGHTING:



Globally renowned for structural masterstrokes in architecture & master planning, they have imbued every project with a distinctiveness.

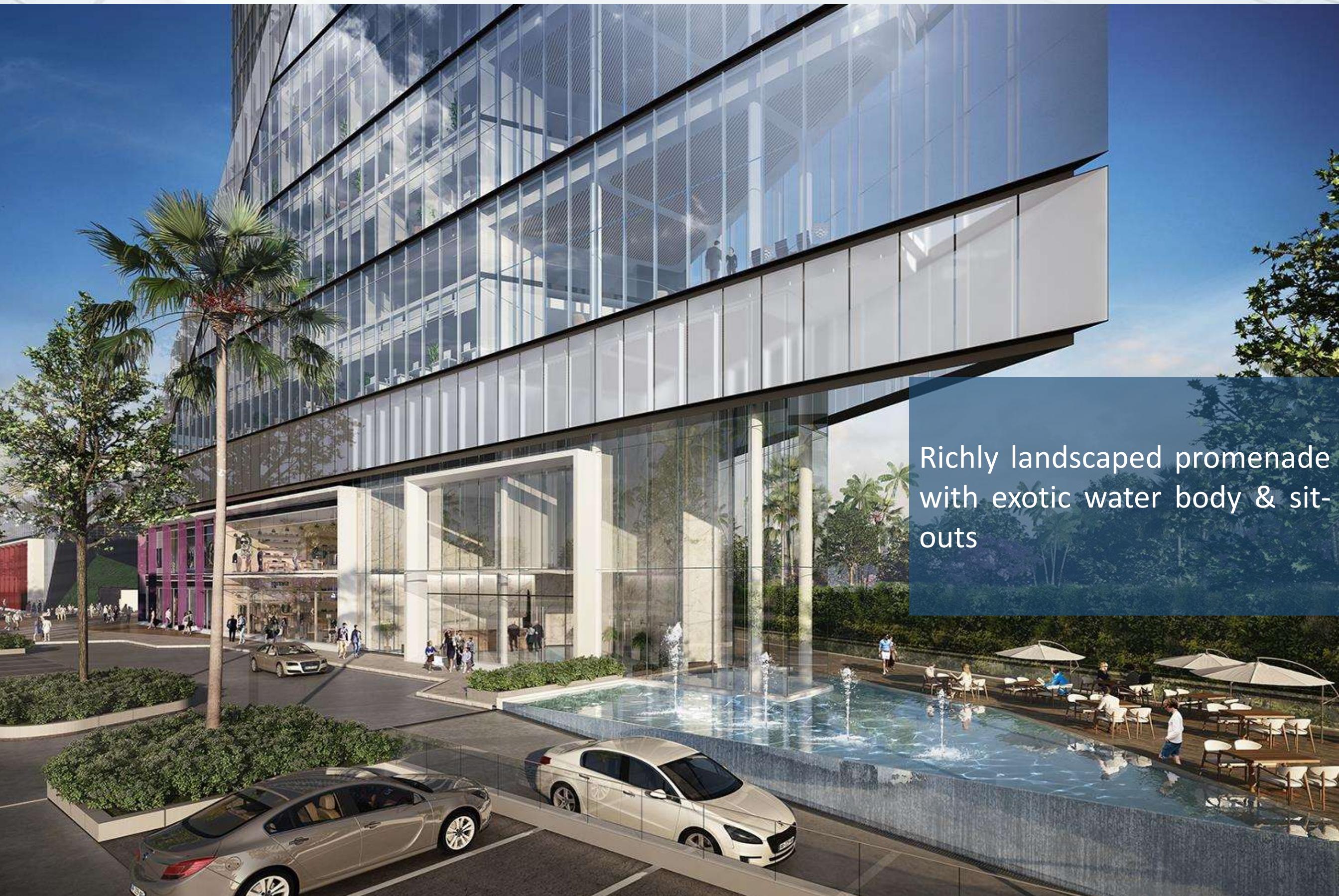
Expertise in developing environmentally and morphologically responsible designs that are contemporary and multi layered to the context.

With substantial experience in the design industry, it offers high quality landscape Master Planning and Architecture throughout Asia.

Light Book is incepted to create beautiful lighting environments that elevates projects to a whole new level.



HIGHLIGHTS



Richly landscaped promenade
with exotic water body & sit-
outs

High street retail with distinctive front facade

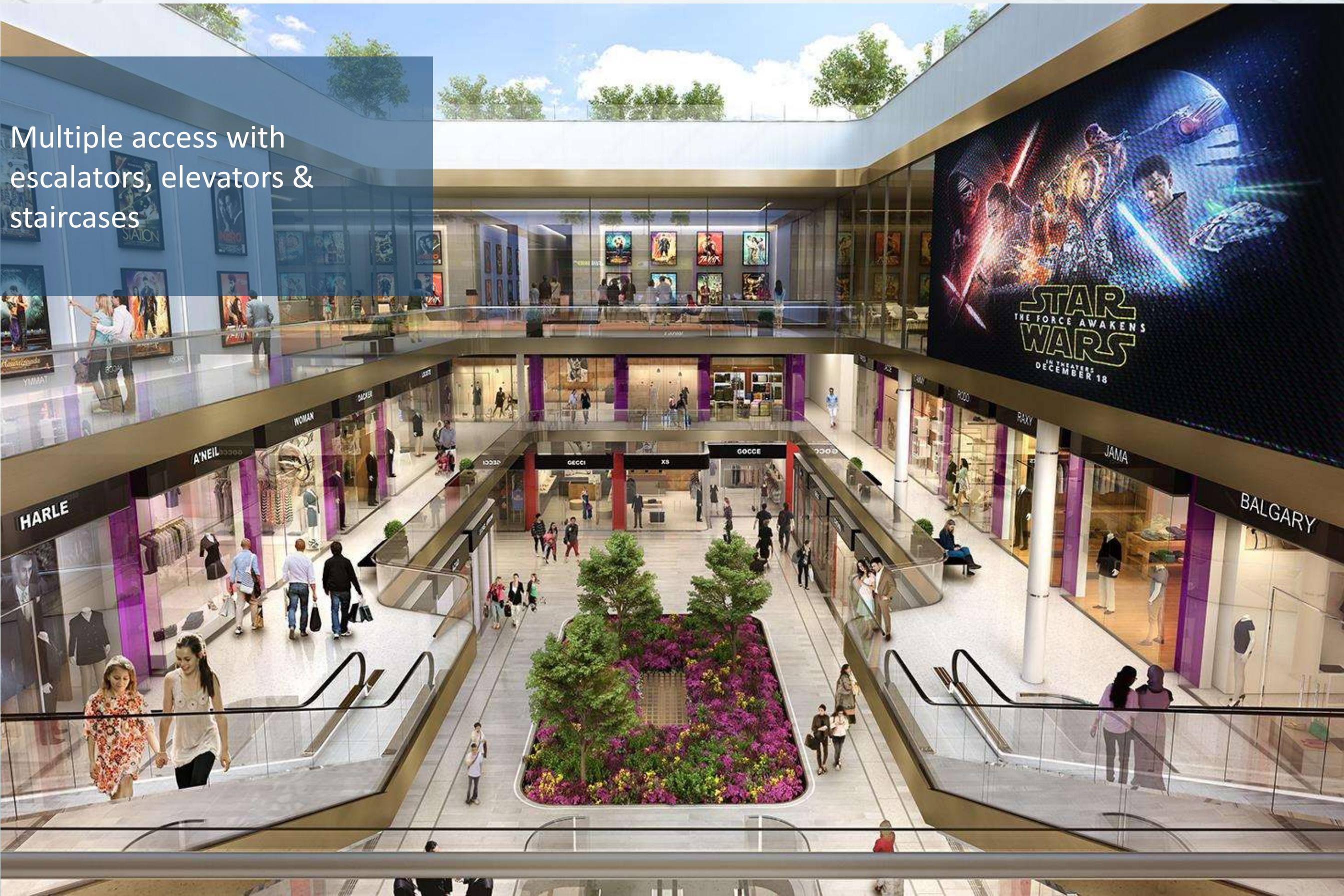


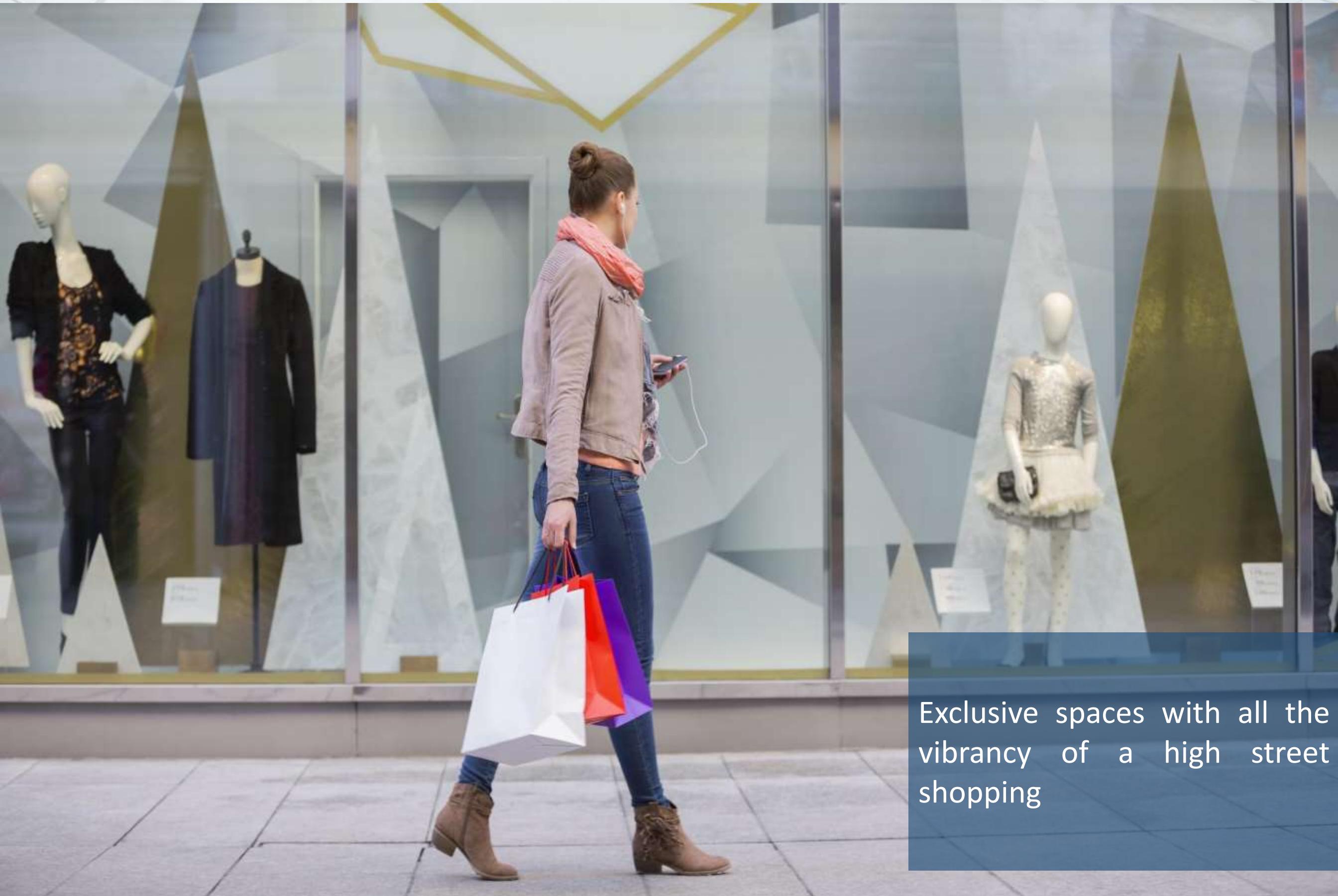
Glass façade for sprawling views from premium offices



Dedicated retail drop - off & entrance areas

Multiple access with
escalators, elevators &
staircases

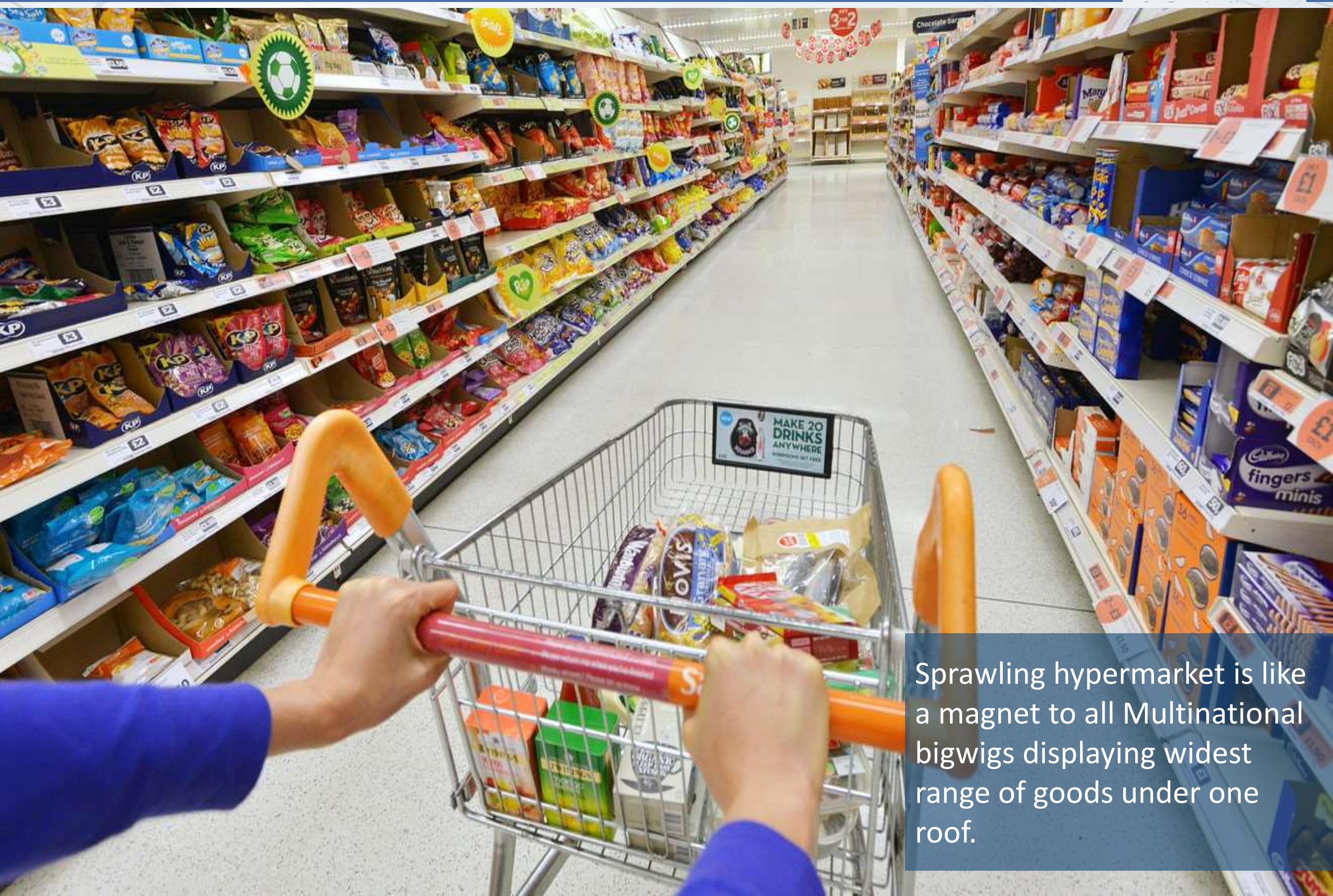




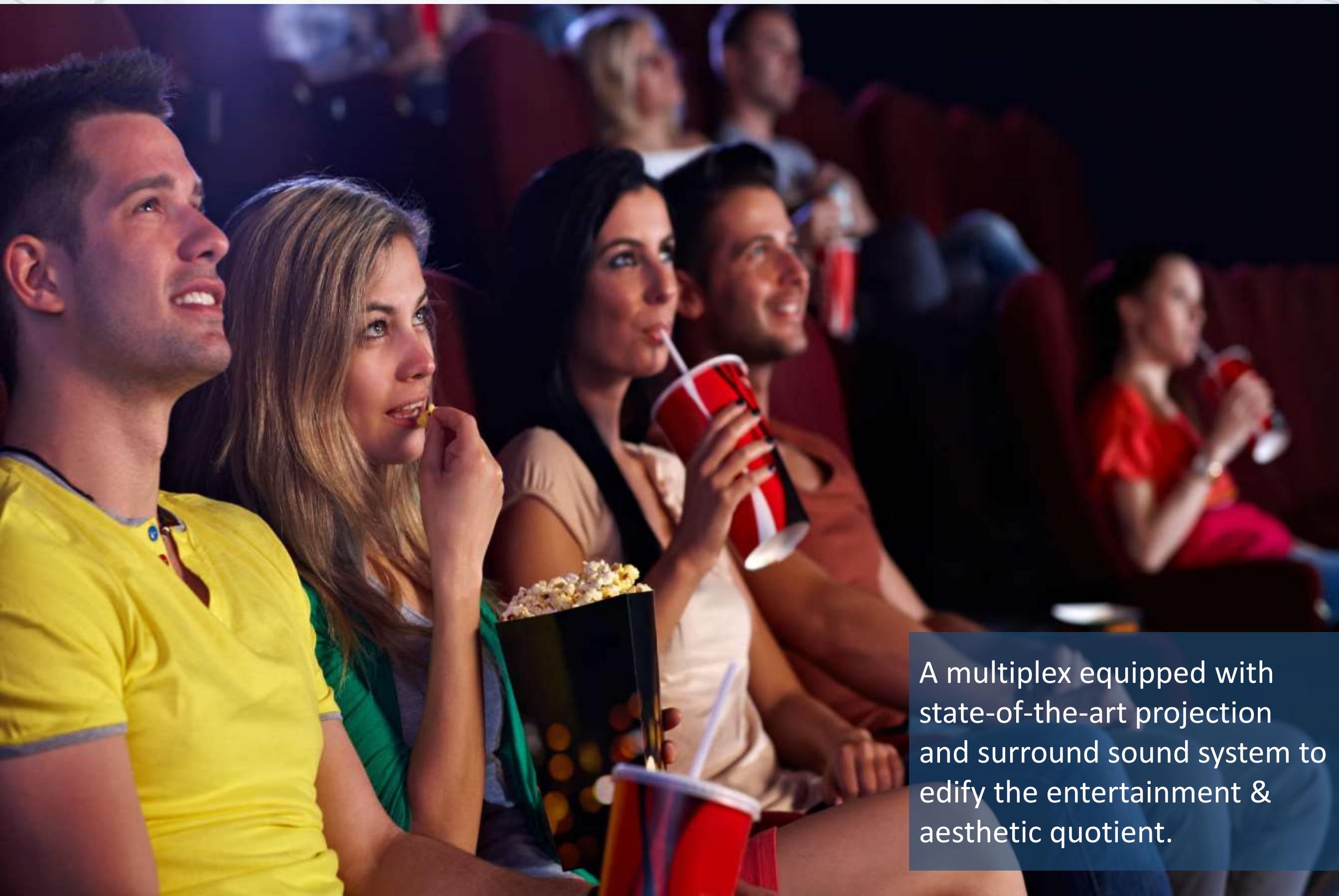
Exclusive spaces with all the vibrancy of a high street shopping



Spacious Anchor Stores designed specifically for international and national brands, providing variety of options, to satiate the needs of shoppers.

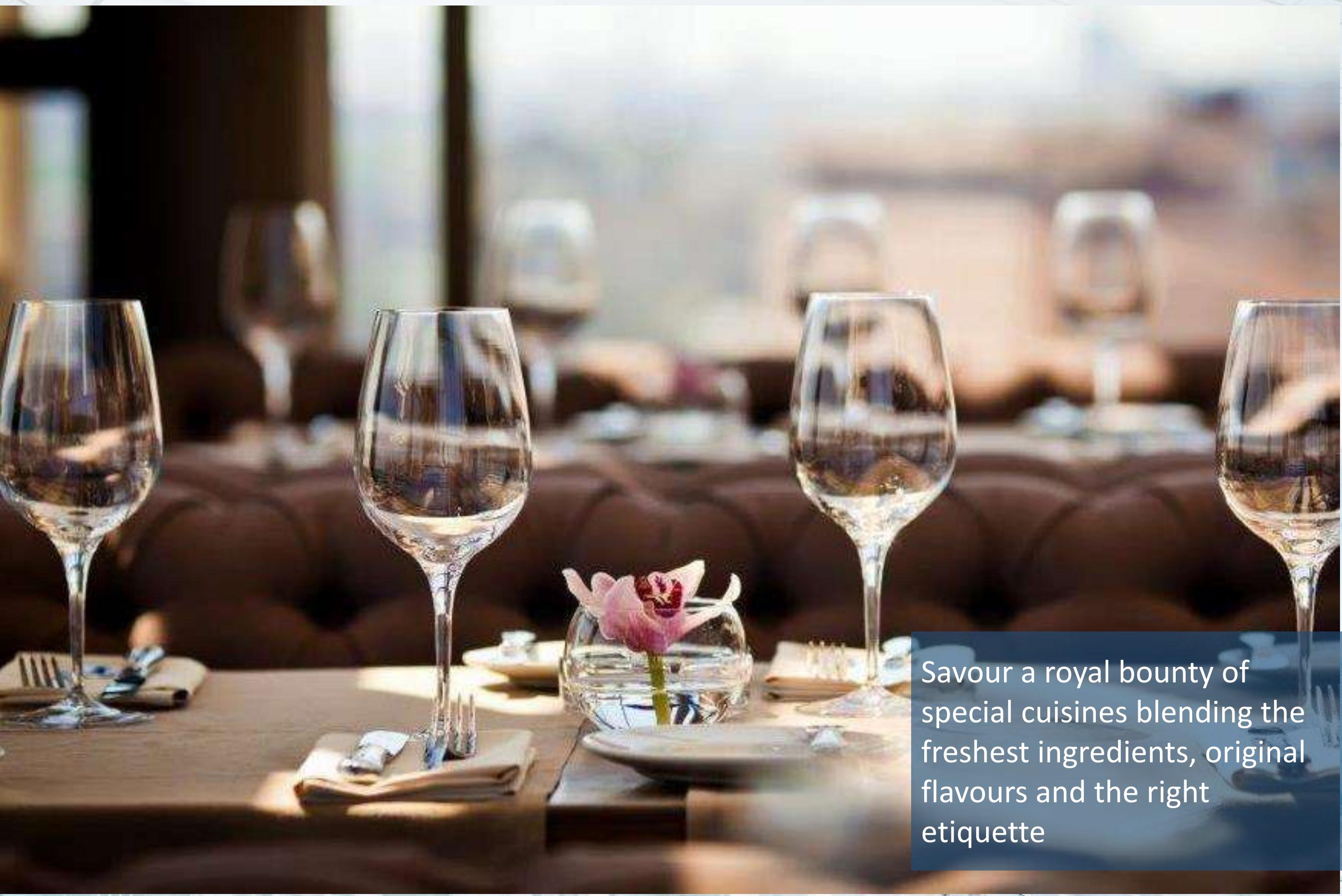


Sprawling hypermarket is like a magnet to all Multinational bigwigs displaying widest range of goods under one roof.

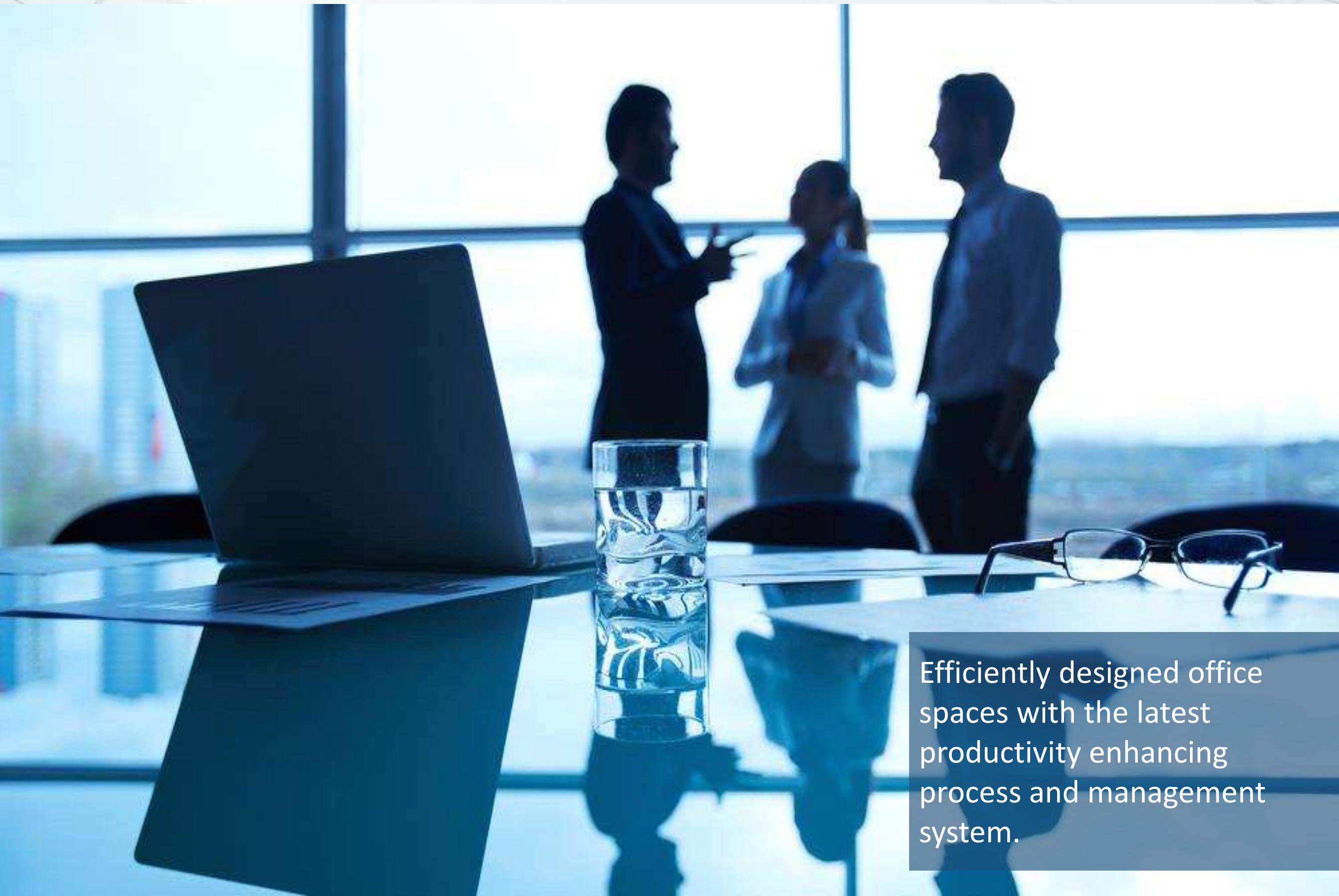


A multiplex equipped with state-of-the-art projection and surround sound system to edify the entertainment & aesthetic quotient.

PROVISION FOR FINE DINE RESTAURANTS



Savour a royal bounty of special cuisines blending the freshest ingredients, original flavours and the right etiquette



Efficiently designed office spaces with the latest productivity enhancing process and management system.

AIR CONDITIONING - WATER COOLED DX SYSTEM (Only Retail)



- Better energy efficiency - lesser power consumption
- More reliable, rugged and no de-rating during peak summer seasons
- Plaza doesn't become a hot pocket due to heat rejection - allows better outdoor seating
- Noise from air cooled condensers of the split ACs is eliminated by virtue of water cooled split ACs



SPECIFICATIONS



RETAIL SHOPS

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



STRUCTURE

RCC framed Structure with Masonry partitions



LANDSCAPE

Pedestrian plaza designed with seating areas and food kiosks. Dedicated Entrances for retail. On-site parking areas with greens and landscape features as per Design



FINISHES

EXTERIOR : Combination of one or more of Glazing, Stone, Tile, ACP and painted surface etc.

LOBBIES : Combination of one or more of Glazing, Stone, Tile and painted surface etc.

BASEMENT : Broom finish concrete

UNIT FLOOR FINISH : Concrete floor

COMMON TOILETS : Finished toilets with modern fittings and fixtures



SECURITY

CCTV SURVEILLANCE : Basement driveway, basement and ground floor lobbies

BOOM BARRIER : At all vehicular entry and exit points including Basement entry ramps

PERIMETER SECURITY : Boundary wall with Manned Guard Post at entry and exit points



AIR CONDITIONING

Provision for water cooled DX system



FIBRE TO HOME

Provision for DTH, Wi-Fi, Intercom connection



DIESEL GENERATORS

100% fully automatic backup with suitable diversity and load factor provided for lighting, power and AC



FIRE SAFETY

WET RISER/HOSE : Provided as per norms

REELS/SPRINKLERS/FIRE EXTINGUISHERS : Provided as per norms

EXTERNAL FIRE HYDRANTS : Provided as per norms

FIRE DETECTION SYSTEM : Provided as per norms



ELECTRICAL

DISTRIBUTION : Provision of cable up to distribution board

METERING : Unit load will be metered

LIGHTNING PROTECTION & EARTHING PITS : Provided



SIGNAGE

INTERNAL : Main lobby equipped with tenant directory and directional signs

EXTERNAL : As per design and conditions



OFFICE SUITES

Office Floors



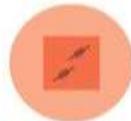
STRUCTURE

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 : Combination of one or more of Glazing, Stone, Tile, ACP and painted surface etc

GROUND FLOOR LOBBIES : Finished ground floor lobby with waiting area seating and reception desk

TYPICAL FLOOR LOBBIES : Concrete floor and to be finished by Allottee/Tenant

BASEMENT : Broom finish concrete

UNIT FLOOR FINISH : Concrete floor

TOILETS BLOCKS : Provision for Services will be Provided and to be finished by Allottee/Tenant



SECURITY

CCTV SURVEILLANCE : Basement driveway, basement and ground floor lobbies

BOOM BARRIER : At all vehicular entry and exit points including Basement entry ramps

PERIMETER SECURITY : Boundary wall with Manned Guard Post at entry and exit points



PARKING

Adequate Parking in Multilevel basement and on surface



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

100% fully automatic backup with suitable diversity and load factor provided for lighting, power and AC



FIRE SAFETY

WET RISER/HOSE : Provided as per norms

REELS/SPRINKLERS/ FIRE EXTINGUISHERS : Provided as per norms

EXTERNAL FIRE HYDRANTS : Provided as per norms

FIRE DETECTION SYSTEM : Provided as per norms



ELECTRICAL

DISTRIBUTION : Provision of cable up to distribution board

METERING : Tenant load will be metered

LIGHTNING PROTECTION : Provided

EARTHING PITS : Provided

EMERGENCY LIGHTING: In select common areas



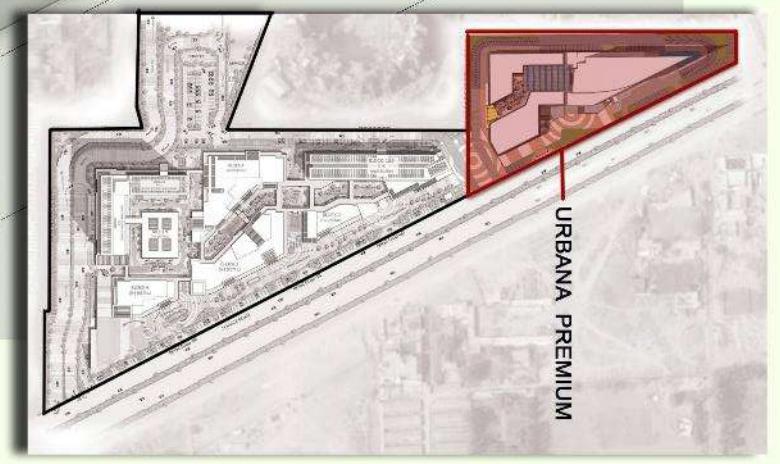
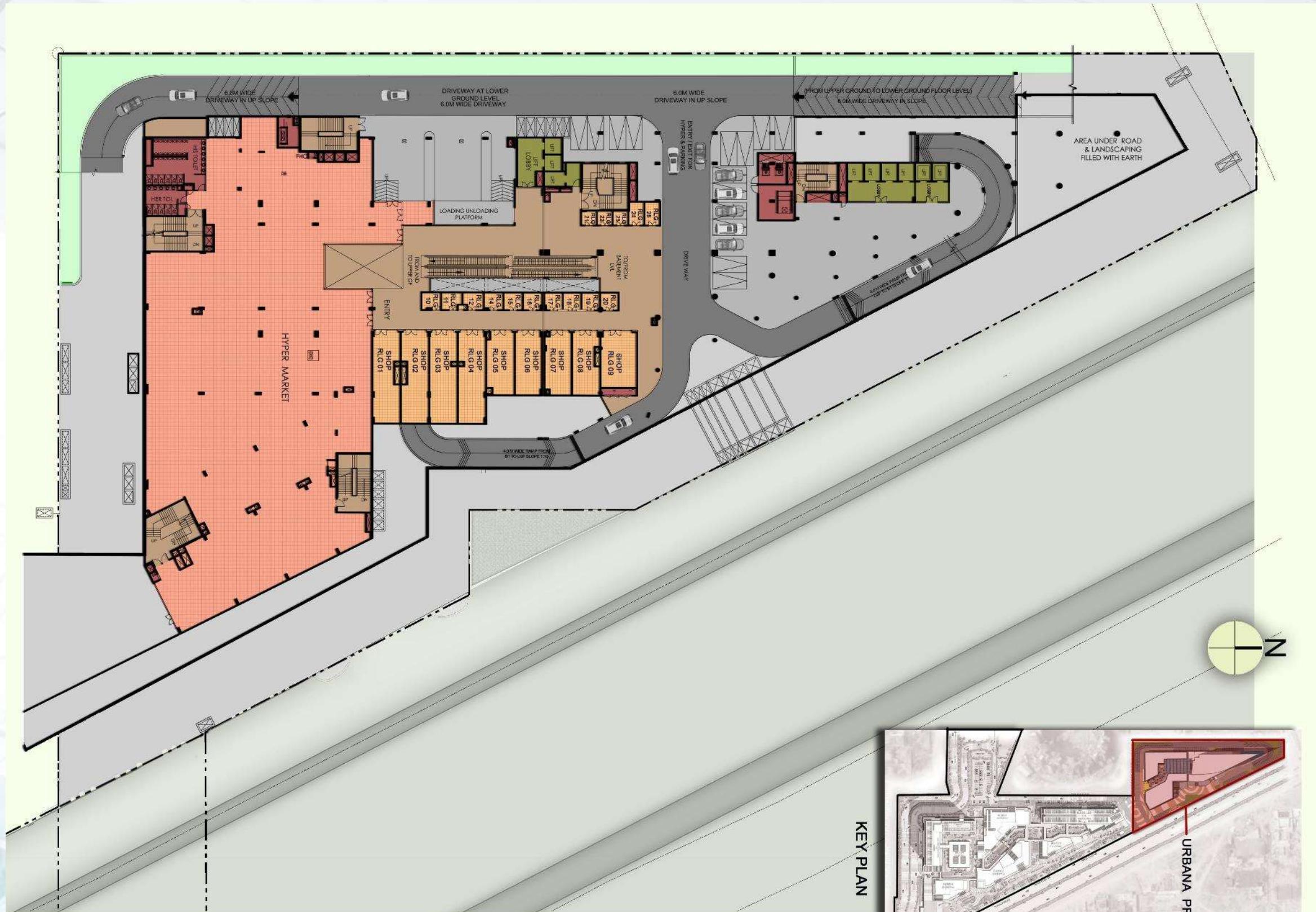
SIGNAGE

INTERNAL : Main lobby equipped with tenant directory and directional signs

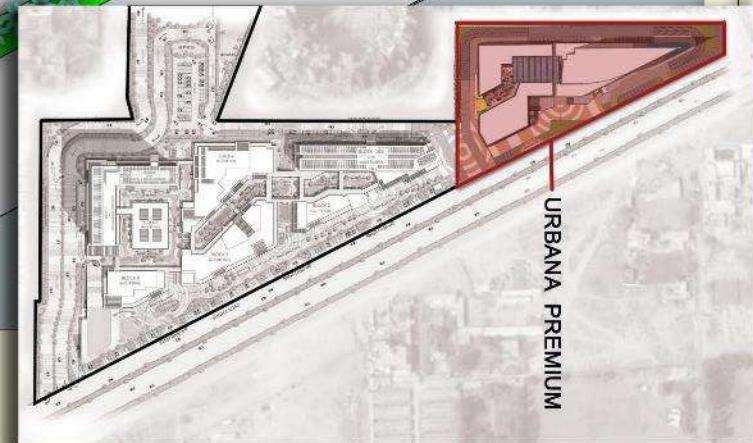


FLOOR PLANS

LOWER GROUND FLOOR



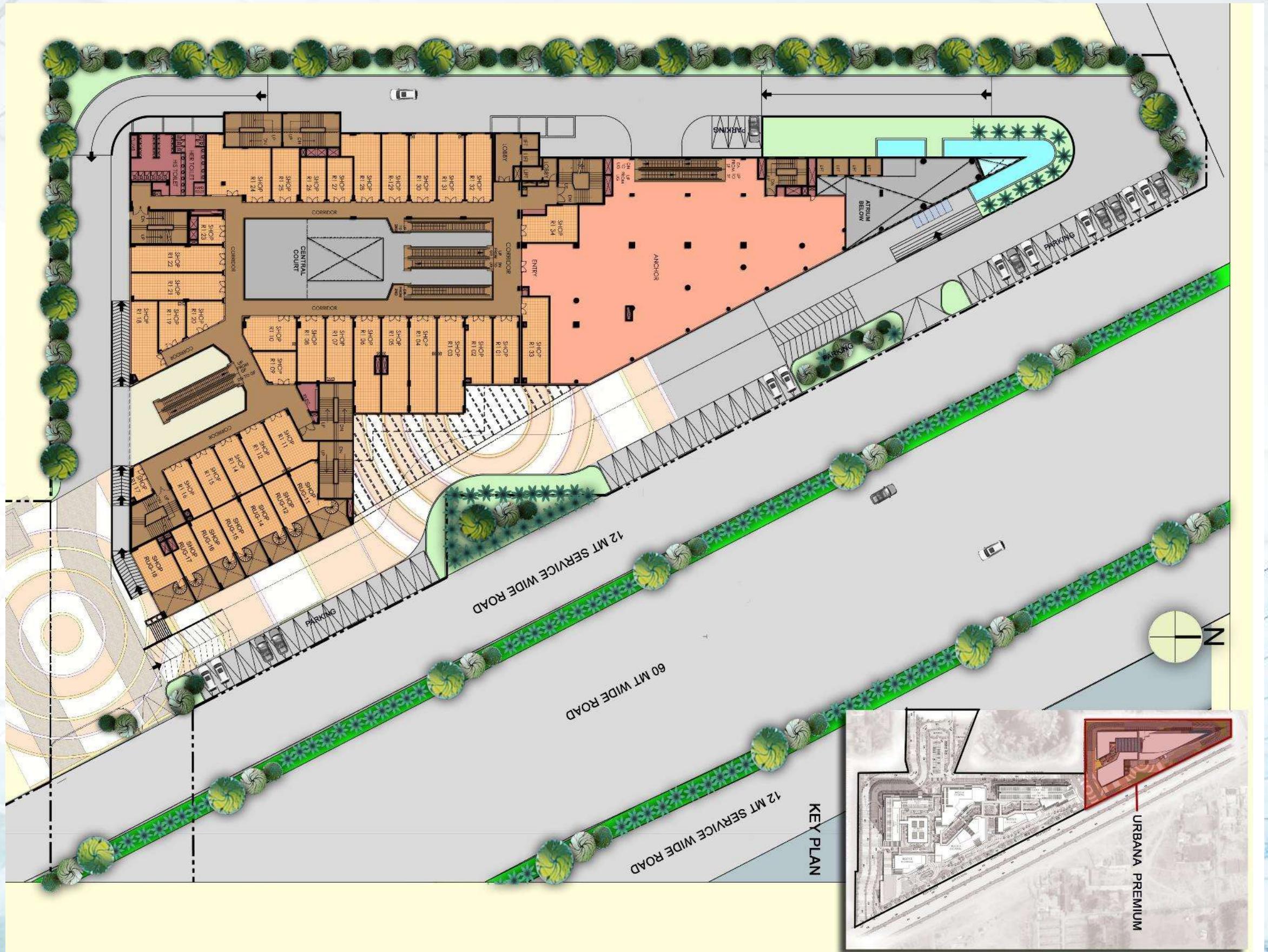
UPPER GROUND FLOOR



KEY PLAN

URBANA PREMIUM

FIRST FLOOR



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Presently, the project land and receivables thereof have been mortgaged in favour of ICICI Bank Ltd. ICICI Bank Ltd shall have first charge/lien upon the unit(s)/ tower/ project/ project land. The Company shall obtain, from ICICI Bank Ltd. (i)No Objection Certificate, for the respective unit(s), before the execution of the Buyer's Agreement; (ii) Permission to Mortgage in the event the customer wishes to avail finance for the unit(s). However, the unit(s) shall be free from encumbrance at the time of execution of the Conveyance Deed for the respective unit(s).

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Use of the information shall be governed by Indian laws and only courts at Gurgaon, Haryana and High Court of Punjab and Haryana, India shall have jurisdiction to entertain any dispute arising from the disputes.

M3M PREMIUM

THE LANDMARK
OF FUTURE

