

M&M CORNER WALK





MAKING CORNERS
THE CENTRE OF BUSINESS

When we say, "The Statue of Liberty," the first thing that comes to our mind is, "New York," isn't it? Therefore, the landmark defines the location. The vice-versa is also true if it wasn't for the city of Gurugram, there wouldn't be iconic skyscraper. Thus, the location and landmark are two sides of the same coin.

The same is with 'M3M Corner Walk' and its exclusive corner location on Golf Course Road Extension at Sector-26, Gurugram. In fact, 'M3M Corner Walk', being one of the pioneering mixed-use development, is offering a lucrative opportunity of investing in a property on this landmark road.

M3M Corner Walk enjoys excellent arterial connectivity to Dwarka, Mayapuri, and NCR. In addition, the Project is well connected to Golf Course Road, Sohna Road and NH-8.

Intended to be the preferred hotspot for upscale retail outlets and large corporates, 'M3M Corner Walk' is bound to be the focal point of business.

Real Estate Reg. No. RA/REG/2016/1011





M3M GROUP'S FOOTPRINTS IN GURUGRAM

- | | | | |
|--|---|---|---|
| ■ M3M Corporate Office | ■ M3M South Avenue | ■ M3M Cosmopolitan | ■ M3M Escala |
| ■ M3M Golf Estate | ■ M3M Houghts | ■ M3M Merlin | ■ M3M IFC |
| ■ M3M Polo Spheres | ■ M3M Urbana | ■ M3M Sierra 02 | |
| ■ M3M Panorama Series | ■ M3M Urbana Premium | ■ M3M Marina | |
| ■ M3M Latitude | ■ M3M Urbana Business Park | | |
| | ■ M3M Tee Point | | |

VANTAGE LOCATION

Enjoying a vantage location at Sector-24, Gurugram, 'M3M Corner Walk' features next-generation commercial spaces and residential enclaves.

'M3M Corner Walk' being the path-breaking commercial complex on Golf Course Road Extension, Gurugram, will set the right precedent for other commercial and residential projects in the vicinity. With the expected spurt in the growth of residential and commercial projects in the future, the commercial value of investing in a property at 'M3M Corner Walk' is going to rise. Newer complexes lead to newer residents, which in turn will lead to a need for cutting-edge infrastructure and exciting social amenities, which everyone looks forward to. This, it is going to be an upcoming epicentre of the town.

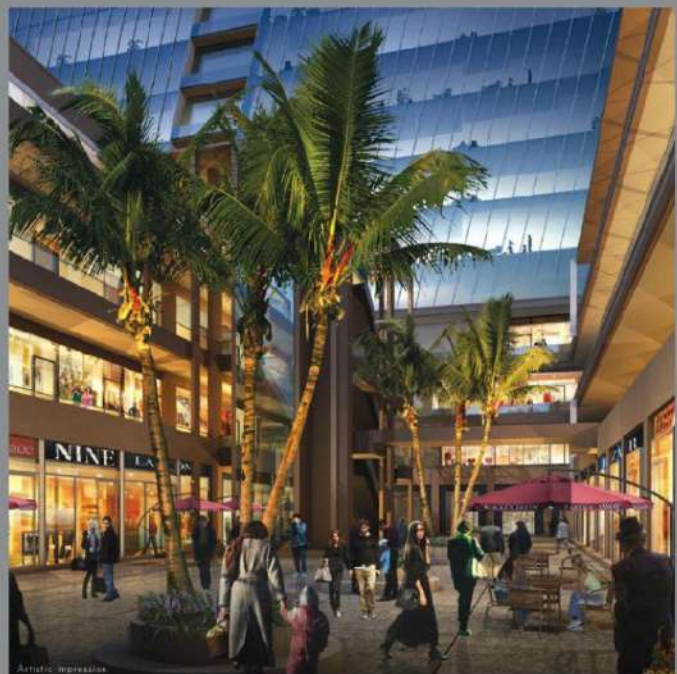
STYLISH RETAIL OUTLETS AND TRENDY OFFICE SPACES NOW WITHIN STRIKING DISTANCE

M3M Corner Walk is conceptualized to be developed as a mixed-use property with retail, F&B, office spaces and residential towers. Its grand frontage with two-side access in a rectangular-shaped project is a royal fit.

It is the next-generation leapfrog in terms of sustainability. Its location reveals a lot about the way it has been shaped up. Golf Course Road Extension, Gurugram has been growing as a realty hub where M3M Corner Walk is to meet the demand in upmarket retail segment.

Its excellent connectivity factor is to offer great returns on investment. With the Golf Course Road Extension, NH-8 and Gursaram Sarna Road connecting together, it is easy to reach Delhi, Gurugram and Faridabad. The Golf Course Road Extension is 150 mtrs. wide with 90 mtrs. road and 30 mtrs. of green belt and service road on both sides, intersecting Sohna Road to connect NH-8, is more than an advantage for property buyers.

The social infrastructure and premium residential and commercial hubs nearby are contributing to the emerging demand of retail spaces at affordable prices. There are corporate offices and shopping centres in the close proximity of 'M3M Corner Walk'.



Artistic impression



THE FUTURISTIC, NEXT-GENERATION
CORRIDOR FOR BIG GROWTH OPPORTUNITIES

CONTEMPORARY ARCHITECTURE & INTRICATE DESIGNS

Modern architecture marries specific designs to people in today's environment, ensuring that you are still in the line of nature while simultaneously enjoying a business lifestyle.

- A seamless paper-inspired integration of Lower Ground, Ground/Upper Ground and First Floor is total shopping satisfaction, with Second Floor levels used for 1,000-foot stores, combined with retail shops.
- The contemporary design includes summer display areas, underground decks, and an emphasis on creating vibrant and smart architecture.
- The outdoor decks, in very well-ventilated, air-conditioned spaces for pedestrian movement.
- To create a collaborative and innovative project that is 100% Green Park, advanced design that has been used.



"MIN CONCERN WALK" IS THE UNION OF A VARIETY OF INTERESTS BROUGHT TO LIFE IN THE FORM OF A HIGH-STREET ARCHITECTURAL NICOS



PIONEERING CONCEPTS MEET SUPERIOR FUNCTIONALITY

MIN CONCERN WALK introduces never-before architectural and infrastructure concepts, which will become an essential, functional designed retail hub and create commercial success story that the future MIN CONCERN WALK is well ahead of its time.

- Redesigns existing traffic routes for retail, office and office spaces
- The bridges that offer seamless connectivity at an outstanding height, secure, green, and
- Open for the independent, a pleasant, functional experience
- Superior retail and sophisticated landmarks to create a high shopping experience

UPSCALE, FUTURISTIC AMENITIES

- Ample car parking area
- Efficiently planned AC system
- ICOS power back up
- 24 hrs. security surveillance
- Hospitality Kiosk on second floor (food court & outside seating, smelt)
- Grand lower ground floor entry with seamless ramp and escalators
- Vibrant and attractive landscaping
- Seamless connectivity through high-speed elevators, escalators and sky bridges
- Open-air sky courtyards
- All retail shops are connected to nearby escalators/elevators





UPPER-CRUST RETAIL SPACES

The retail spaces at 'M3M Corner Walk' offer a wide assortment of outlets that will make shopaholics shop till they drop.

- High-street retail outlets conceptualized around a well-planned landscape design and that open into wide boulevards.
- Entry is through a grand plaza, and the retail space is spread across Lower Ground, Ground/Upper Ground, First Floor and some of Second Floor.
- The entire RETAIL DESTINATION has also been integrated with open courts, vivacious vistas, beautiful boulevards and a central activity hub interlarded with a series of large open spaces.
- The vertical and horizontal travel points are at strategic locations, making them focal points for signage.
- Upmarket retail space for departmental stores, convenience stores, and branded outlets, as well as a potential megal for amenities like ATMs, Banks, Gyms & other lifestyle activities.

LARGE, GRANDIOSE FRONTAGE & LUXURIOUS DOUBLE-HEIGHT SHOPS

The first impression is arguably the last impression. The massive frontage of 'M3M Corner Walk' welcomes its guests and visitors in a manner fit for royalty. What's more, with an aim to make your shopping experience truly grand, 'M3M Corner Walk' will have retail shops, double-height retail shops and F&B, which add brilliance and v-factor to the overall Project.

- With its premium corner location and large frontage, 'M3M Corner Walk' has an easy two-side access, being a rectangular-shaped project.
- The frontage is towards the 150 mtrs. wide Golf Course Road Extension with 90 mtrs. road and 30 mtrs. or green belt and service road on both sides along with proposed 60 mtrs. Sechin Road.
- Bigger spaces that are beyond the ordinary and a class apart from the claustrophobic spaces that dot the city.



Architect: M3M
 1. Main image shows exterior view of the building at dusk, with the ground floor illuminated and the upper floors reflecting the sky.



INDULGE YOUR TASTE BUDS

The majority space on the second floor of MGM Camel Walk is dedicated to eating joints, with the inclusion of fine-dine and casual outlets. It will have renowned and reputed restaurants and F&B outlets. The ultimate aim is to create a unique gastronomic experience for the patrons, especially keeping in mind the post-pandemic food revolution.

- World-class fine dining restaurants
- Lounge bars, cafes, bakeries, patisseries, pubs and breweries to hang out
- Fast-food outlets for those on the go
- Open-air, Al fresco dining and two outlets with outdoor/indoor seating

RETAIL SHOP SPECIFICATIONS

Retail Shops	Retail Room - Lower Ground, Ground/Upper Ground, First & Second Floor retail stores, large fronts and glazing areas for retail units, dedicated signage areas for all units as per design.
Structure	BTC slab and column structure with masonry partitions.
Landscape	Landscaped central plaza with water body, pedestrian plaza designed with seating areas and dedicated drop-off zone and entrances for retail and landscape features.
FINISHES	
Exterior	Combination of one or more of stone/tile and painted surface.
Lobbies	Combination of one or more of stone/tile and painted surface.
Basement	Brown finish concrete.
Tenant Floor Finish	Concrete floor.
Common Toilet	Finished toilets with modern fittings and fixtures.
Parking	Multilevel basement for parking and services and secured surface parking.
SECURITY	
Video Surveillance	Basement, driveway, M-lobbies & peripheral security.
Manned Security	Room barriers at all vehicular entry & exit points.
FIRE SAFETY	
Fire Risk/Hose	Positioned and to be provided as per applicable norms.
Resist/Cuttable	Positioned and to be provided as per applicable norms.
External Fire Hydrant	Positioned and to be provided as per applicable norms.
Fire Detection System	Positioned and to be provided as per applicable norms.
HVAC	
AC System	Provision for split water cooled dx system.
Ventilation and Exhaust	Provided for common toilets and basements.
ELECTRICAL	
Distribution	Provision of cable trays and premises.
Metering	Unit load will be metered through intelligent metering system.
Lightning Protection & Earthing Box	Positioned and to be provided.
Diesel Generators	100% fully automatic backup with suitable diversity and suitable load factor.
SIGNAGE	
Internal	Main lobby equipped with multifunction directory and directional signs.
External	External signage as per Town norms, design and materials.
Communication Cable/TV	Provision for data & voice.
Coverage	



Exterior
Exterior view, other complete scope of finish pending as per applicable norms, project cost to be added.



Artistic impression

FLEXIBLE, NEXT-GEN OFFICE SPACES

The office spaces of 'M3M Corner Walk' have been designed and shall be developed with an aim to achieve a fine balance between work and recreation. What's more, the activity area shall let the people catch some exciting action as well.

- Separate entry for office block, with separate traffic nodes for drop-off and pick-up for office and retail spaces.
- The floor plates have been optimized for efficient work spaces and accommodate both multiple and single occupancy formats.
- The office tower has been designed with a central core module with grand double-height lobby.
- The architecture makes sure that while the retail and office spaces are part of the same development, there is well-defined demarcation as well. Openly attractive office lobby space and individual office entry point provide the points of divergence.

SITE PLAN: EXQUISITE CORNER LOCATION

Owing to a bright future, the location covers a genre of luxurious double-height shops, fashion outlets, food franchises and entertainment-oriented lifestyle.

Comprising of state-of-the-art infrastructure with efficient retail shops and offices, the site has a peripheral establishment with an island surrounded by landscaped courts and a lower landscape. On looking a beautiful canvas of urban comfort, the project shall be a seamless location of spaces representing individual identity and providing access to the facilities in a wide spectrum. Having vacancies like AOL on board, the infrastructural best will define the landscape of a new and relaxing Outgroup.





AN ENTERPRISE CREATING INSPIRING SPACES

'M3M' as a brand, 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 'M3M' as a brand to stand out in the emerging real estate and infrastructure industry is its belief - to ensure that every project under/associated with the brand name 'M3M' is delivered with speed and excellence. From the iconic residential developments like 'M3M Liskana' and 'M3M Merin' to award winning commercial developments like 'M3M Urbana' and 'M3M Cosmopolitan', demonstrate the capacity of brand 'M3M' to pursue excellence with unwavering consistency.

Through the undeniable merit of projects under brand 'M3M', 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. Brand 'M3M' consistently decides to believe that the future holds more for brand 'M3M', which is why it is ready with unique developments that will optimize the new bustling millennium Outrigger.





MAVVELS IN THE MAKING

With a host of premier new projects, South Valley Urban, under MCB's stewardship, is the embodiment of changing attitudes towards the role and importance of housing, retail and business. Urban facilities and beyond 10,000 sq. yards, the U.

Residential - 6 | Office/Retail/R&B - 3 | Serviced Apartments - 2 | IT Park - 1



THE MMM WORLD

The future of luxury living is here. 'MMM Life' is a venture that will develop high-end housing projects all over the country.

'MMM Joy' proposes to create an ideal world of entertainment and hospitality. It will spearhead the brand's journey into innovative projects by bringing world-class hotels, serviced apartment and malls to life.

'MMM Zone' is MMM's own "Silicon Valley". 'MMM Zone' will be responsible for bringing in IT companies and SEZs to put the area amidst intelligent surroundings.

'MMM Future' is a revolutionary effort by MMM India Ltd. that specializes in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.

'MMM Box' is here to revolutionize shopping and office spaces. 'MMM Box' specializes in bringing exclusive commercial centres to life. It is here to take on the responsibility of changing one's outlook towards office and retail spaces in the near future.

Brand 'MMM' 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. MMM as a brand already has a working presence in USA, UK and Middle East.

'MMM CARE' is the human face that embodies MMM's CSR activities. The brand believes in giving back to the employees, the community and to the natural surroundings.

REDEFINING THE FUTURE

'MMM' as a brand is all set to march into the future with limitless expansion and inclusive growth by upgrading living standards and launching into new niches.



SMART CITY

The mass access to modern amenities broadband in India has made smart living a priority for government and industries. 'MMM' as a brand is also planning to develop spaces that work the development of smart cities designed using the urban informatics and technology to improve the efficiency of services.

INDUSTRIAL WAREHOUSING

MMM is entering the warehousing industry set to grow at a CAGR of 15.5% in next modern warehousing of 750,000 sqm. The need for ports to come.



Artistic Impression



Artistic Impression

AFFORDABLE HOUSING

Inspired by the vision of 'Housing for All', MMM is planning to end homelessness by providing better homes to lower income Group looking for the luxury of well-owned home.

EDUCATION

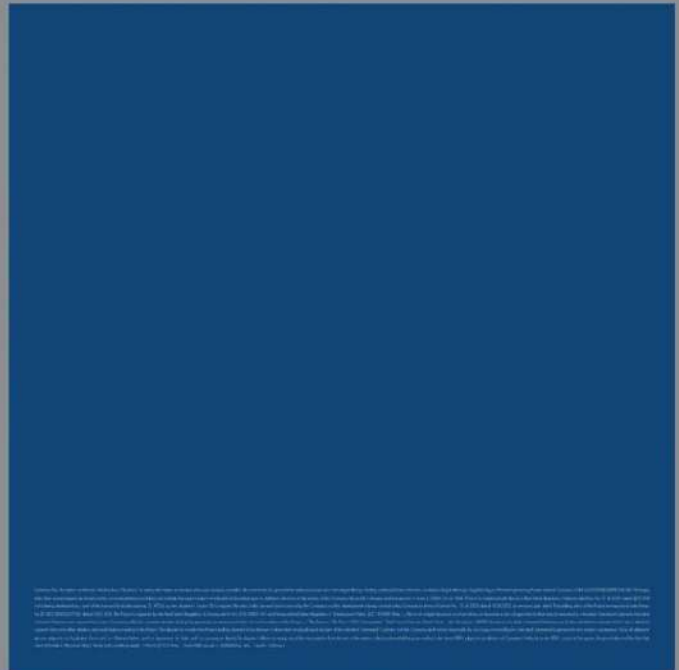
'MMM' believes in providing quality education in order to give ready for a better tomorrow. It aims to establish institutions which can create leaders who are able to contribute and succeed in the rapidly changing society.



Artistic Impression



Active Depression



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