

FOR A BROADER VIEW OF LIFE

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To live life to the fullest, one must move beyond a tunnel-vision to a broader perspective. People with a broader perspective know how to differentiate a need from a want.

They know precisely what they want and how to accomplish it. This is because they have a mind of their own, which is essential if you wish to enjoy life to the utmost. A tunnel-vision is restrictive whereas a broader perspective is all-inclusive. M3M Broadway caters to individuals with a broader perspective because these are seasoned people who have been there and done that and truly deserve the best.





D E S I G N E D F O R P E R F E C T I O N

Promoting a wider perspective, M3M Broadway's open design and wide expansive spaces give a break from the congested city life, where there is always a constriction of space. M3M Broadway has been planned in a way, that enables the eye to wander.



THE ALPHA AND OMEGA OF A SUCCESSFUL PROJECT For a project to be successful and impactful in the long run, all it needs is a perfect location and M3M Broadway has it. It enjoys two-way entry from the 150-metre-wide Golf Course Road Extn. comprising of 90-metre road and 30-metre green belt and service road at the front and from a 24-metre wide road at the rear. The 150-metre-wide Golf Course Road Extn. connects NH-8 and Sohna Road giving M3M Broadway the benefit of being at a prime location.

The project is approximately 8 KM (15 minutes) from Rajiv Chowk on NH-8, ensuring remarkable inter-state connectivity. In the vicinity is a lucrative catchment area of residential projects like Eden Heights, Irene, and Primanti in the front and Tatvam Villas, Alameda and Nirvana Country 2 at the rear side. The project also lies in close proximity to renowned schools and world-class hospitals.

NESTLED IN THE NEXT GROWTH CORRIDOR

Spread across 3.17 hectares (7.84 acres)

Vital location on the 150-metre-wide Golf Course Road Extn. comprising of 90-metre road and 30-metre of green belt and service road on both sides Lies in proximity to Sohna Road in well-developed Sector 71, Gurugram Approximately 8 KM (15 minutes) from Rajiv Chowk on NH-8 The site is positioned along the Transit Oriented Development (TOD) Corridor

When it comes to the perfect location of M3M Broadway, it enjoys seamless connectivity with 3 major roads: Sohna Road, NH-8, and Golf Course Road Extn. This ease in connectivity is bound to usher in a large footfall. There are plenty of high-end residential projects being developed in close vicinity that are expected to substantially increase the total catchment population in the next 3 years.







Bentel Associates International, an award-winning architectural firm, has spearheaded the design for M3M Broadway. It is based in Illovo, South Africa, with an office based in Mumbai, India. The firm was founded in 1960 with the desire to create practical and innovative designs to ensure an attractive public environment and achieve commercial success for their clients. They specialize in mixed- use, retail and commercial developments all over the world. 50 years on, their passion for excellence in commercial design continues, and their extensive portfolio is a testament to this.

Mr. Zubin Cooper, with over two decades of experience, is the Lead Designer of the project. Some of his signature projects include Dubai Creek, Beirut Waterfront, Belgrade on the Water, Emaar Boulevard, AL Nuzha Retail Centre and Sha Hospitality.

bentel associates international



S C I N T I L L A T I N G D E S I G N S, S P L E N D I D O F F E R I N G S

M3M Broadway's design will facilitate a unique mixed-use development with a distinct and contemporary architecture. It enjoys horizontal access from the road leading up to welcoming drop-off points. While being highly functional, the design is true to the essence of splendour. An iconic grand frontage will greet you, setting the stage for an aweinspiring view of the double height shops, allowing for high visibility and enhancing the experience of the visitors who would walk in every day.

The Family Entertainment Center with Multiplex and Gaming Zone for entertainment will be seamlessly incorporated, as also fabulous F&B outlets for gourmet dining which extend onto an open, landscaped area.



Exquisitely planned and strategically located, M3M Broadway is aimed to be a self-sufficient project containing premium double height shops, food franchises, office spaces and high-end studio apartments. It enjoys a two-way entry that assures of an affluent catchment on both sides. The site shall have state-of-the-art infrastructure including an open landscaped area. The architecture of the project enables horizontal and vertical accessibility, and the boulevards will provide uninterrupted views of the outlets, making each of them hard to miss. The project will be a visual masterpiece with flawless connectivity and strategic positioning, that promises to stand out on the marvellous skyline of Gurugram.

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HIGH-STREET RETAIL FOR HIGH PROFIT MARGINS



S E A M L E S S C O N N E C T I V I T Y F O R A N I M P E C C A B L E E X P E R I E N C E

M3M Broadway has been intelligently planned to allow vertical and horizontal movement and connectivity. It is designed to conjure an international charm with the long, uninterrupted boulevards, which will give a sweeping view of the shops, while transforming the experience of shopping into a visual walk-to-remember.





HIGH-STREET RETAILERS AS TRENDSETTERS

High-Street retail is the next big thing when it comes to the retail sector because of the lucrative opportunities it offers to an extensive target group. High-Street retail has many advantages over traditional retail outlets as clearly illustrated by a prevalent trend wherein more and more retailers are inclined to move from shopping malls to High-Street due to low operational costs.

RETAIL OUTLETS FOR EXCLUSIVE BRANDS

The project offers effective design advantage to the retail outlets that occupy the Lower Ground, Ground, up to the Second Floor. The Lower Ground and Ground Floor have double height shops that enjoy high visibility and easy access owing to the road frontage. The Lower Ground and Ground Floor offer a variety of shop sizes and ancillary retail outlets such as ATMs, Kiosks, etc. The design extends a flexible advantage in both horizontal and vertical directions allowing for bigger anchor stores and large F&B outlets. The High-Street will be developed to make it a hub for shopping, food, entertainment, leisure, outdoor public activities, making it the one place where everything is available.





MARKING TERRITORY IN A SPECTACULAR FASHION

With a grand frontage, M3M Broadway marks its place in the Gurugram skyline in a spectacular way. Its double height shops have an added advantage of higher visibility, and ease of accessibility will make it one of the most coveted destinations in the upcoming time.

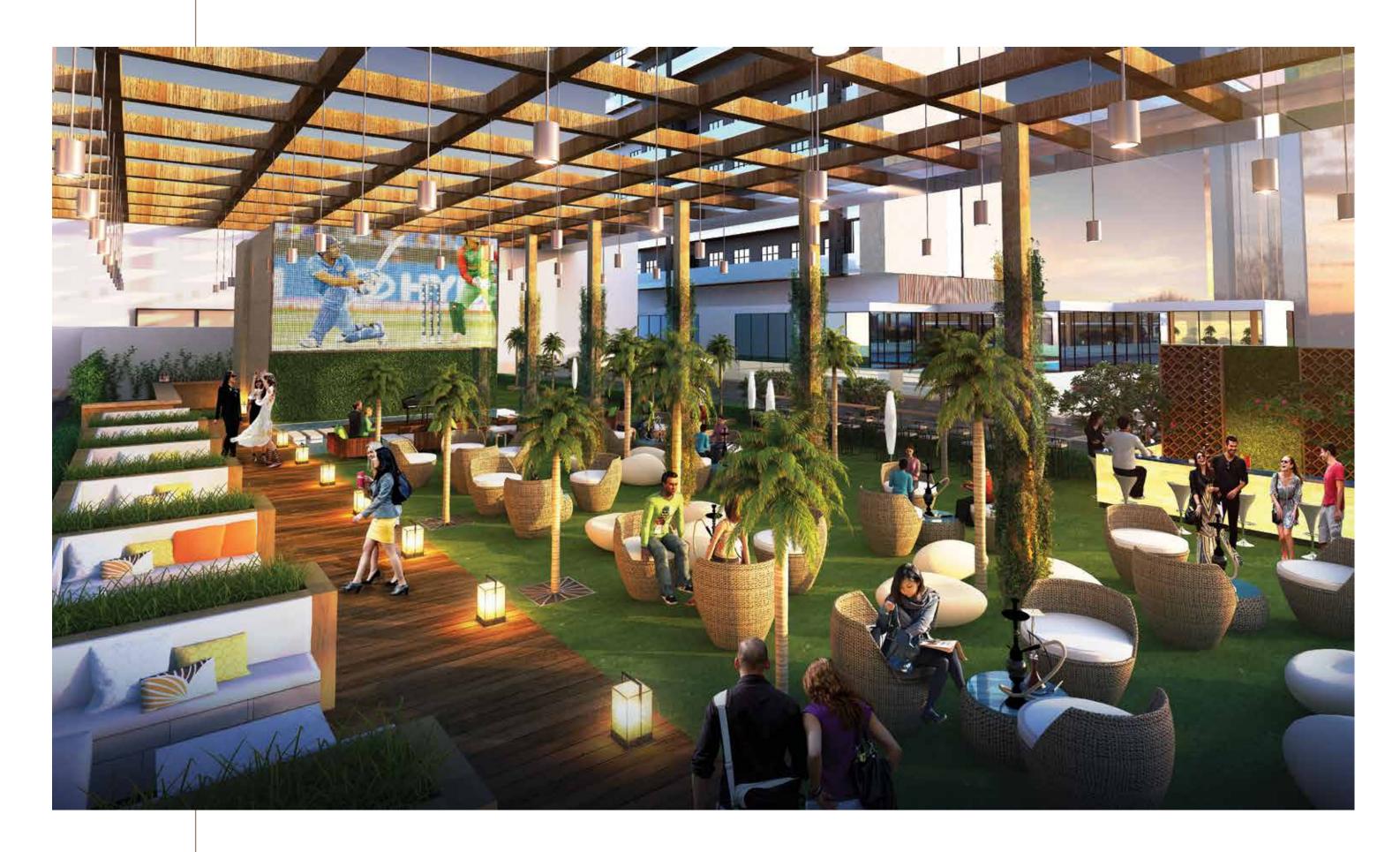
PRESENTING THE ULTIMATE DOOR TO DELICACIES



THE SHRINE OF A VARIETY OF CUISINES

The space for restaurants and food court is exclusively reserved on the Second Floor, for your customers to indulge their taste buds with some mouth-watering delicacies from various cuisines around the world. Open landscaped terraces with a view of the sprawling Gurugram cityscape will make a perfect setting for any gastronomic adventure. Additionally, the magnificent views and grand ambience will make for an unparalleled premium dining experience.

The shaded outdoor seating in the landscaped area would take the overall dining experience to the next level of sensory delight. Considering the food revolution that we are currently witnessing; the entire F&B section can be leveraged to make a windfall of profits.

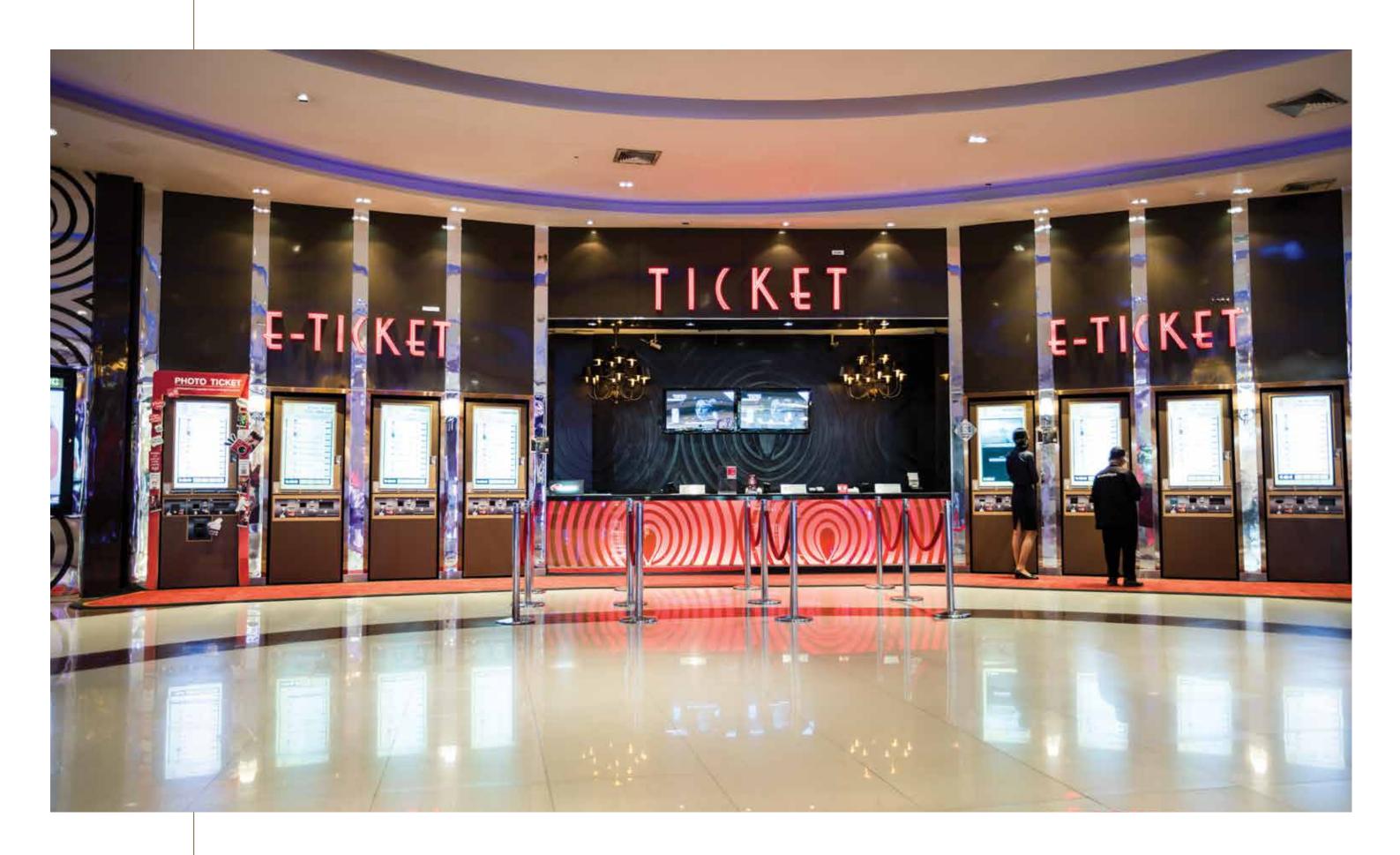


A WHOPPING 10 SCREEN^{*} MULTIPLEX FOR A DAZZLING CINEMATIC TREAT



AN UBER-TRENDY CINEMATIC FEAT

The Third and Fourth Floor will be exclusively dedicated to the 10-screen* multiplex where the entire cinematic experience will be truly enthralling. Cinema-goers are bound to indulge in some High-Street retail shopping to complete their experience of visiting an uber-trendy mixed-use property.



FOR THE THRILLS THAT ARE TRENDING..



THE ZONE OF ADRENALINE

Presenting a state-of-the-art arena charged with never ceasing excitement. Spaces for a premium gym next door, an uber gaming arcade, bowling zone and a lot more. The ultimate Family Entertainment Center for a unique experience.





AN OFFICE SPACE THAT MAKES YOU WANT TO GET OUT OF BED EVERY DAY



GRADE `A' OFFICE SPACES FOR MAXIMUM PRODUCTIVITY

Today's offices and commercial spaces demand clever utilization of space, highquality furnishings, high-end furniture, cutting-edge equipment and devices, ample room for conferences, meetings etc. Triple height lobby along with efficient floor plates are to be the signature trademark features of M3M Broadway's Grade 'A' office spaces that will occupy the Ground Floor up to the Twenty Second Floor. Smart, access-controlled elevators will allow for swift movement. In addition, the office areas are designed to allow strategic connectivity with the retail section.

Spacious and ergonomically smart parking spaces with dedicated drop-off zones will complete the multifarious amenities that M3M Broadway's Grade 'A' office spaces promise to provide.



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RETAIL SHOPS

Retail Floors - Lower Ground, Ground, Upper Ground, First & Second Floor retail stores with large fronts and glazing area Dedicated signage areas for all units as per design

STRUCTURE	RCC/steel structure as per relevant IS code
LANDSCAPE	Landscaped Plaza with water-body Pedestrian Plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrances for retail and landscape features
FINISHES Exterior Lobbies Basement Tenant Floor Finish Common Toilets	Combination of one or more: glazing, stone, tile, ACP and painted surface etc. Combination of one or more: stone, tile and painted surface Broom finish concrete Concrete floor Finished toilets with modern fittings and fixtures
PARKING	Multilevel basements for parking, services and surface parking as per norms
SECURITY Video Surveillance Manned Security	Basement driveways, lift lobbies & peripheral security Boom barriers at all vehicular entry & exit points
FIRE SAFETY Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers External Fire Hydrants Fire Detection System	Provided as per norms Provided as per norms Provided as per norms
HVAC AC System Ventilation and Exhaust	Provision for Split /Water Cooled DX System Provided for common toilets and basements as per norms
ELECTRICAL Distribution Metering Lightening Protection & Earthing Pits	Provision of cable up to tenants premises Tenant load will be metered through Intelligent Metering System Provided
DIESEL GENERATORS	100% fully automatic backup with suitable diversity and suitable load factor
SIGNAGE Internal External	Main lobby equipped with tenant directory and directional signs External signage as per developers design and conditions
COMMUNICATION CABLE/TV CONNECTION	Provision for Data & Voice

PECIFICATIONS SPECIFICATIONS

OFFICE SPACES

Grade 'A' office spaces from the Ground Floor to the Twenty Second Floor, conceptualized as the epitome of modernity and functionality

OFFICE SPACES	Office Floors
STRUCTURE	RCC/steel structure as per relevant IS code
LANDSCAPE	Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrance lobby for office floors
FINISHES Exterior Ground Floor Lobbies Typical Floor Lobbies Basement Unit Floor Finish Toilet Blocks	Combination of one or more: glazing, stone, tile, ACP and painted surface etc. Combination of one or more: stone, tile and painted surface Concrete floor and to be finished by Allottee/Tenant Broom finish concrete Concrete floor Provision for services will be providved and to be finished by Allottee/Tenant
PARKING	Multilevel basements for parking, services and surface parking as per norms
SECURITY CCTV Surveillance Boom Barrier Perimeter Security AIR CONDITIONING	Basement driveway, basement and ground floor lobbies At all vehicular entry and exit points including basement entry ramps Boundary wall with manned guard post at entry and exit points 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	Automatic backup with suitable diversity and load factor provided for lighting power and AC
FIRE SAFETY Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers External Fire Hydrants Fire Detection System	Provided as per norms Provided as per norms Provided as per norms Provided as per norms
ELECTRICAL Distribution Metering Lightening Protection Earthing Pits Emergency Lighting	Provision of cable up to isolater box Tenant load will be metered Provided Provided In select common areas as per norms
SIGNAGE Internal	Main lobby equipped with tenant directory and directional signs





'M3M' is among the top 3 real estate and infrastructure brands of the country, 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 iconic residential developments like 'M3M Golfestate' and 'M3M Merlin' 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,' it has established sound credibility that has been achieved with principles and hard work.

Now eyes are set on bigger targets, goals that are yet unaccomplished in the realty sector. Brand 'M3M' believes that the future holds more for it, which is why it is ready with unique developments that will epitomize the new bustling 'Millennium City' - Gurugram.

D E L I V E R E D P R O J E C T P O R T F O L I O

OC RECEIVED

RESIDENTIAL

- M3M Golfestate Fairway West India's first in-city Golf Lifestyle destination
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- M3M Panorama Suites (Part of 'M3M Golfestate' Master Development) 36 Exclusive Suites
- M3M St. Andrews Residences located in Sector-65, Gurugram
- M3M Polo Suites (Part of 'M3M Golfestate' Master Development) Exclusive Suites designed for the globe-trotting gentry, Polo living at its machismo best
- M3M Merlin The Singaporean style world-class residences
- M3M Woodshire Residences located in Sector-107, Gurugram
- M3M Escala A picture perfect Indo-Spanish story

COMMERCIAL

- M3M Urbana Largest integrated mixed-use commercial development
- M3M Cosmopolitan The first high street retail on Golf Course Road Extn.

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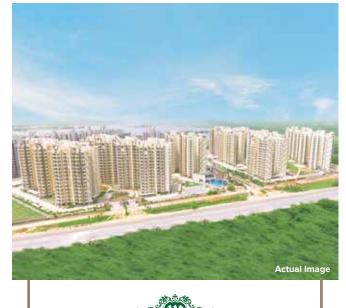




Golf Course Road Extn. Sector-65, Gurugram



Golf Course Road Extn. Sector-65. Gurugram



WOODSHIRE Sector-107, Gurugram





Sector-70A, Gurugram



MARVELS IN THE MAKING



With a host of ambitious projects rapidly taking shape, today 'M3M' as a brand stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail, and business. The future beckons and Brand 'M3M' is ready for it.

- Residential 4
- Office/Retail/F&B 5
- Serviced Apartments 2
- IT Park 1

THE M 3 M W O R L D



projects all over the country.



intelligent surroundings.



The future of luxury-living is here. 'M3M Life' is 'M3M Zone' is M3M's own "Silicon Valley". 'M3M Biz' is here to revolutionise shopping and a venture that will develop high-end housing 'M3M Zone' will be responsible for bringing in office spaces. 'M3M Biz' specialises in bringing IT companies and SEZs, to put this area amidst exclusive commercial centers to life. It is here to take on the responsibility of changing one's outlook towards office and retail spaces in the near future.



life-long, mutually beneficial ties. This is in line entertainment and hospitality. It will spearhead M3M that specialises in bringing up the best with the brand's long-term ambitious growth the brand's journey into innovative projects by institutions affiliated with top universities strategy to mark its global presence. M3M as a bringing world-class hotels, service apartment worldwide. It will be responsible for delivering brand already has a marketing presence in USA, UK and The Middle East.



and malls to life.

MMLearn•

Brand 'M3M' is expanding internationally, forging 'M3M Joy' proposes to create an ideal world of 'M3M Learn' is a revolutionary effort by the best in education.

MAM Core

'M3M Care' is the human face that embodies M3M's CSR activities. The brand believes in giving back to the employees, the community and to the natural surroundings.

R E D E F I N I N G THE FUTURE

'M3M' as a brand is all set to march into the future with limitless expansion and inclusive growth by upgrading living concepts and foraying into new sectors.



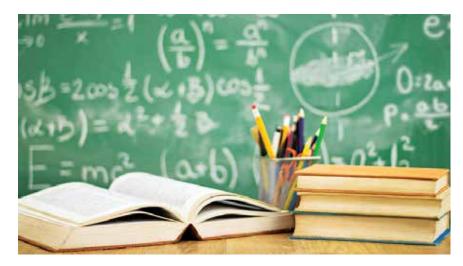
SMART CITY

The mass access to modern amenities in India has made smart living a priority for government and industries. 'M3M' as a brand is also planning to develop/associate itself with the development of smart cities designed using the urban informatics and technology to improve the efficiency of services.



AFFORDABLE HOUSING

Inspired by the vision of 'Housing for All', M3M is planning to add value to affordable living by providing better homes to Lower Income Groups looking for the luxury of a self-owned home.



EDUCATION

'M3M' believes in providing quality education in order to sow seeds for a better tomorrow.

It aims to establish institutions which can create leaders who are able to contribute and succeed in a rapidly changing society.



INDUSTRIAL WAREHOUSING

'M3M' is entering the warehousing industry set to grow at a CAGR of 8% - 10% and modern warehousing at 25% - 30% over the next few years to come.

(NOT FOR SALE)

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• HIGHRISE PROPBUILD PVT. LTD.

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