



Our Expertise. Your Joy.

THE GAME CHANGERS OF
GURUGRAM'S REALTY

CREATING VALUE SINCE INCEPTION

1.5 CR

Sq. Ft. Of Projects
Delivered

4 CR

Sq. Ft. Of Developed and
Under-developed Area

Over
2200

Acres of
Land Bank

NO.2

DEVELOPER IN INDIA

NO.1

IN NORTH INDIA



THE WORLD

HAS SEEN THE RISE OF MANY
CORPORATE POWERHOUSES

A photograph of the Burj Khalifa in Dubai, showing its distinctive tiered, spiraling design against a clear sky. The building is the central focus, with other city buildings visible in the background.

**BURJ KHALIFA,
DUBAI**

A photograph of the Shanghai Tower in China, featuring its unique twisted, cylindrical form. It stands prominently among other skyscrapers in the city skyline.

**SHANGHAI TOWER,
CHINA**

A photograph of One World Trade Center in New York City, USA, showing its sharp, tapering spire. The building is set against a backdrop of other skyscrapers and a blue sky with light clouds.

**ONE WORLD TRADE
CENTER, USA**

A photograph of Taipei 101 in Taiwan, highlighting its traditional Chinese architectural style with a tiered, pagoda-like structure. The building is shown against a clear sky.

**TAIPEI 101,
TAIWAN**

A photograph of the Petronas Towers in Malaysia, showing the two identical towers connected by a skybridge. The image is taken from a low angle, looking up at the towers against a blue sky with some clouds.

**PETRONAS
TOWER,
MALAYSIA**

A photograph of Wills Tower in Chicago, USA, showing its bundled-tube design. The tower is surrounded by other skyscrapers, and the image is taken from a low angle looking up.

**WILLS TOWER,
USA**

ADDING

ANOTHER ACE

TO THE DECK

ACE





GURUGRAM

AN EMERGING ADDRESS
OF THE CORPORATES

Current population is estimated to be around 23.6 lacs, with **urban population estimated at around 16.5 lacs**

Gurugram has registered **74% population growth** between 2001 & 2011, highest in the state

Urban population of Gurugram is estimated to reach **26 lacs by 2021 & 52 lacs by 2031**

Gurugram is home to **large number of Fortune 500** companies

An **overwhelming portion** of this population growth is **migratory in nature** owing to the employment opportunities available in Gurgaon

Located in **proximity to IG International Airport, New Delhi**

Gurugram has become a leading financial & Industrial hub with the **third highest per capita income in India**



An aerial night photograph of Gurugram, India, showing a dense urban landscape with illuminated buildings and roads. Two solid teal rectangular blocks are positioned at the top and bottom center of the image, framing the text.

THE NEW EPICENTER

OF GROWTH IN GURUGRAM

GOLF COURSE ROAD (EXTN.)



Potential to Offer Highest Price
Appreciation in NCR



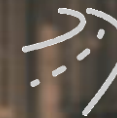
Strong Connectivity to
IGI Airport



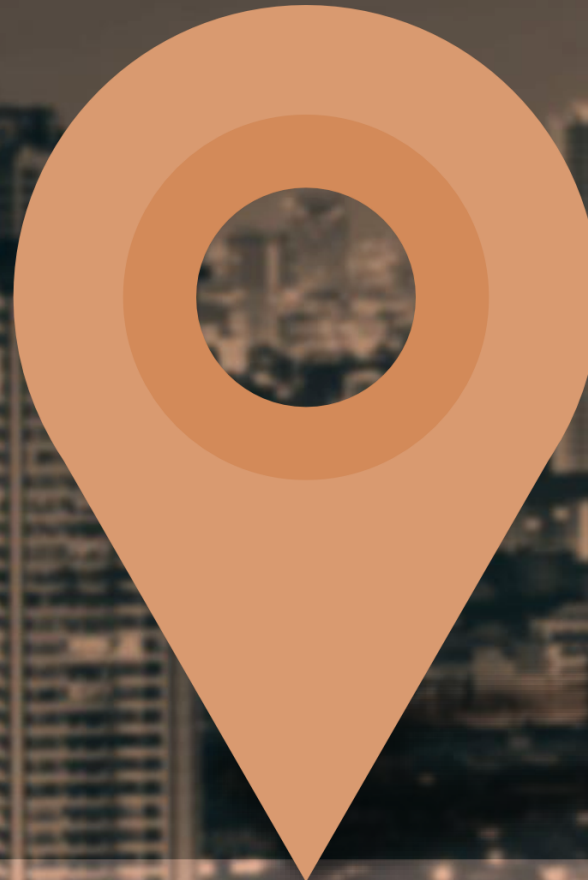
The Next Destination for
Luxurious Residences in
Gurugram

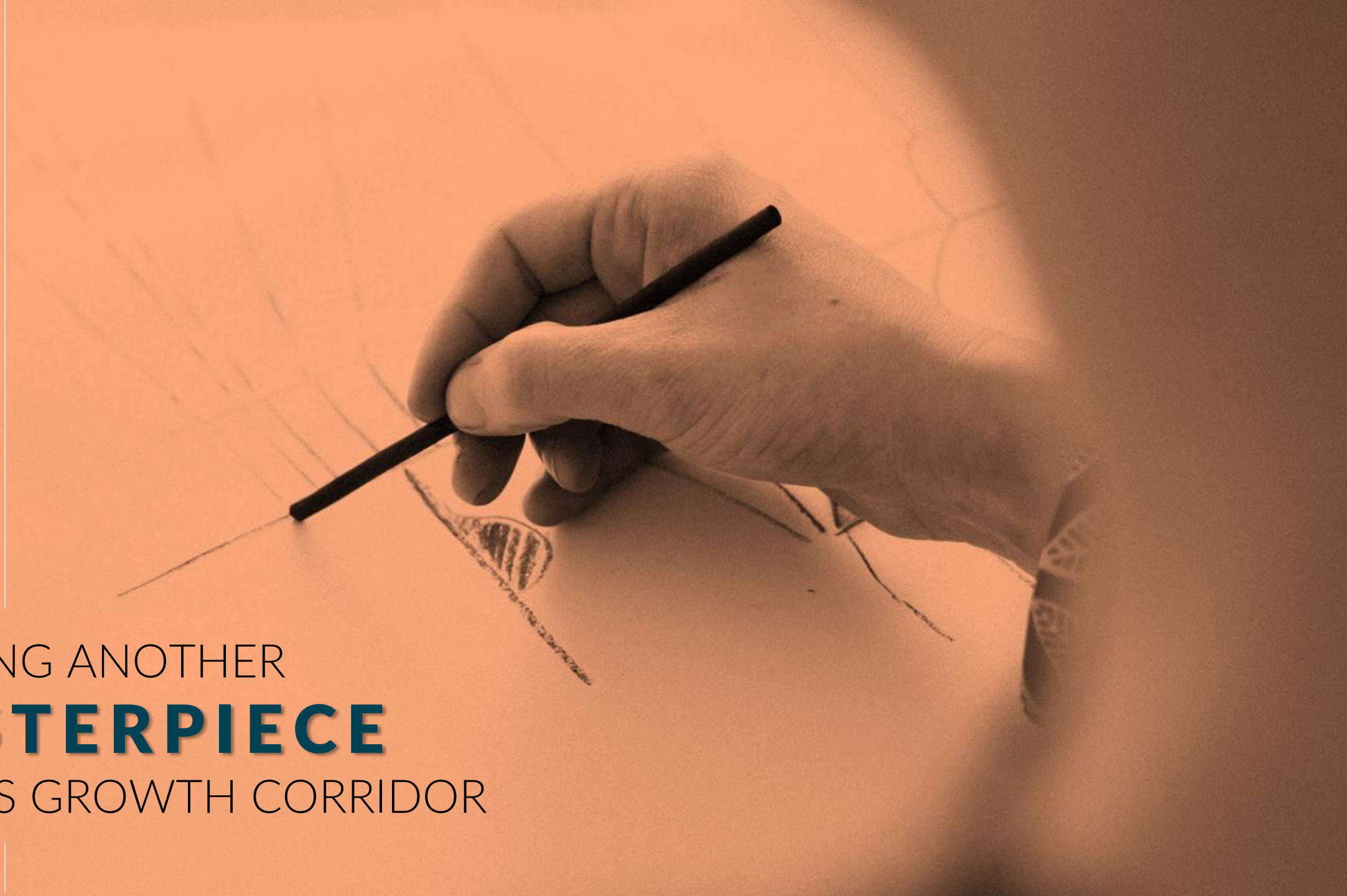


Projects like the Delhi-
Mumbai Industrial
Corridor (DMIC) Have
Added to the Location



Dwarka-Gurgaon Expressway, the
Western and Eastern Peripheral
Expressway, the Metro link (up to
HUDA City Centre) Improve
Connectivity





BRINGING ANOTHER
MASTERPIECE
ON THIS GROWTH CORRIDOR

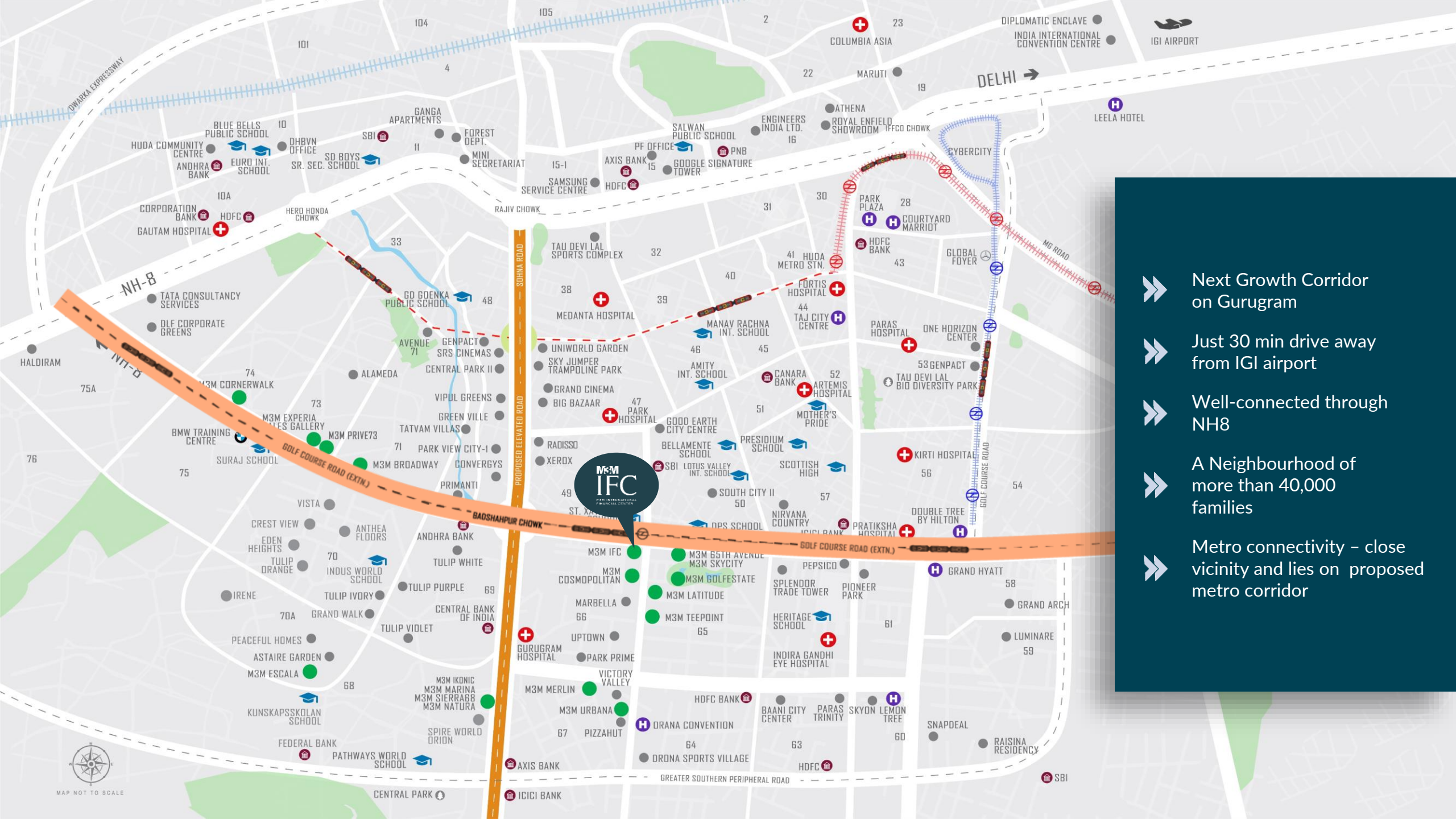
PRESENTING

M3M
IFC
M3M INTERNATIONAL
FINANCIAL CENTER





THE
POWER CENTER
OF
BUSINESS AND
RETAIL



- Next Growth Corridor on Gurugram
- Just 30 min drive away from IGI airport
- Well-connected through NH8
- A Neighbourhood of more than 40,000 families
- Metro connectivity – close vicinity and lies on proposed metro corridor

M3M IFC
M3M INTERNATIONAL FINANCIAL CENTER



MAP NOT TO SCALE



PREMIUM RESIDENCES IN THE VICINITY



HOSPITALITY



HEALTH CARE



RESTAURANTS



SCHOOLS

The Heritage School Scottish High School
Paras World School Amity School Pathways School
GD Goenka World School St. Xavier's High School
DPS International School



OFFICES



And other premium offices off the Golf Course Road Extn.

CURATED

BY THE FINEST



CHAPMAN TAYLOR

SIGNATURE
LANDMARKS
ACROSS
THE GLOBE



Media City, UK



City Plaza, Germany



Brighton Grand Hotel, Thailand



Mall of Qatar, Qatar



THE
EPICENTER
OF
POWER

SPREAD ACROSS 4.6 ACRES
OF PREMIUM SITE



GRADE 'A'
OFFICE SPACES



LUXURY
RETAIL



IFC

PENTAGON

AN

**ICONIC CORPORATE
TOWER**



CREATING THE FINEST **OFFICE SPACES**

Spaces for international
headquarters

A premium networking platform
for business partners

High-speed destination
controlled elevators

An architectural rendering of a modern, triple-height lobby. The space is characterized by a high ceiling with recessed lighting and a central cylindrical pillar with a marble-like texture. The floor is polished and reflects the ambient light. Several people in business attire are scattered throughout the space, engaged in conversations or walking. A large, stylized red and blue 'M' logo is prominently displayed in the foreground. The overall atmosphere is professional and sophisticated.

MAGNIFICENT TRIPLE-HEIGHT LOBBY

FOR A GRAND ARRIVAL



A BALANCE BETWEEN
NATURE & TECHNOLOGY

Best-in-its class quality and
infrastructure

Latest technology for monitoring
indoor air quality

Offers a waiting lounge, and
large cafeteria

EXCLUSIVE EXECUTIVE FLOORS

AT THE TOP



TERRACE
GARDEN



INFINITY
EDGE POOL



1.5 LAC

SQ.FT. OF

LUXURY RETAIL

SPREAD ACROSS
3 LEVELS



IFC
SYMPHONY
THE
**FUSION OF WORK
AND PLAY**



A TIMELESS CONCEPT **OF LUXURY RETAIL**

Triple-height frontage, front facing retail units

Centrally air-conditioned boulevard

Wi-fi enabled campus with well connected elevators

AN EXTRAVAGANT SHOPPING EXPERIENCE



HIGH-END
BOUTIQUES



ROOFTOP DINING
OPTIONS

DETAILED TO PERFECTION



State-of-the-art
multi-level parking



High-end
automation



3-tier security
system

AN OPPORTUNITY

TO BE A PART OF THIS

POWER CENTER

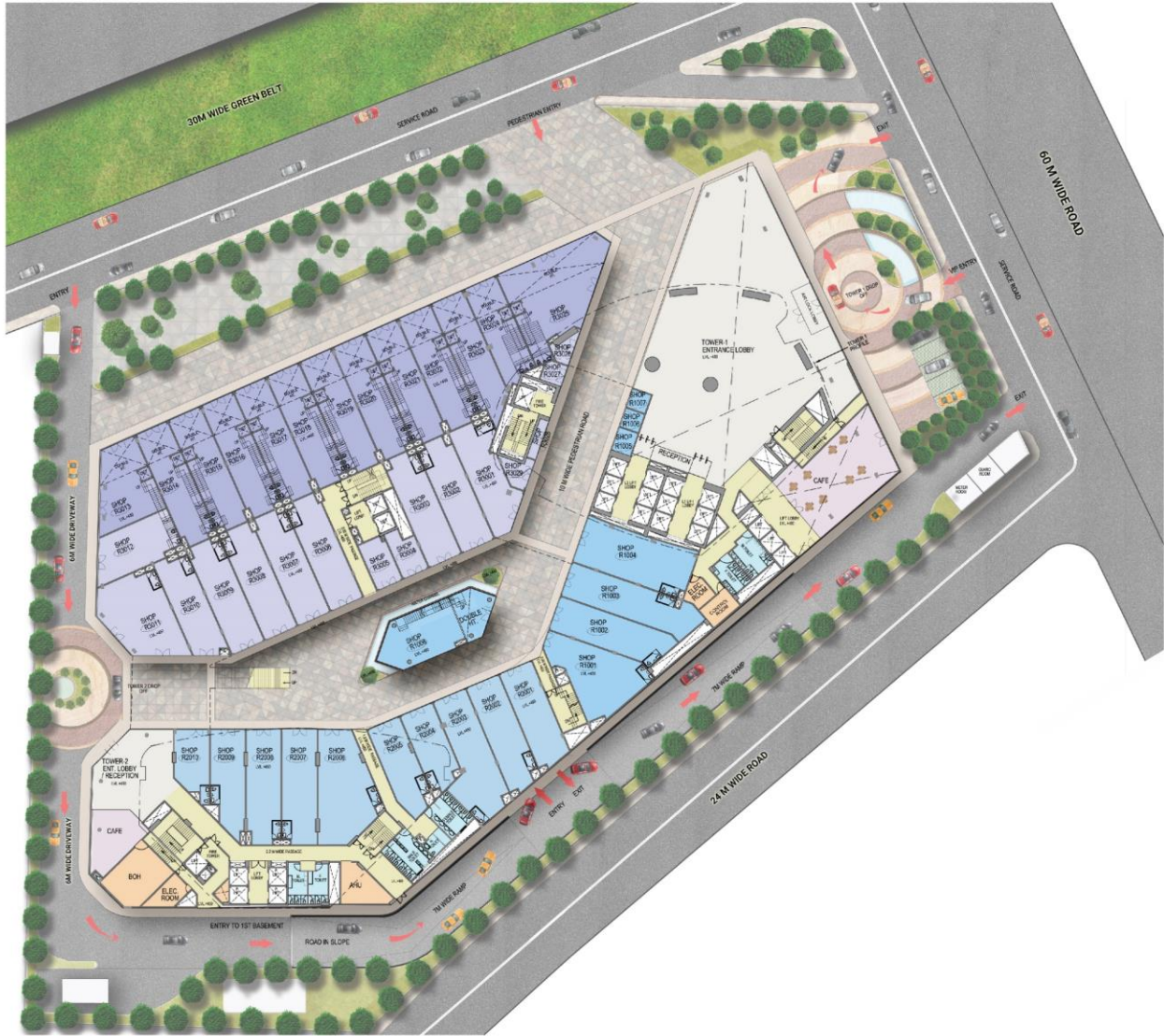
PRICING

PAYMENT PLAN

A hand holding a black marker is shown drawing a floor plan on a piece of paper. The drawing consists of several rectangular shapes connected by lines, representing a room layout. The background is a blurred image of the same hand and paper, creating a sense of depth. A dark teal horizontal band is overlaid across the center of the image, containing the text 'FLOOR PLANS' in a bold, orange, sans-serif font. Two short white horizontal lines are positioned on either side of the text, centered vertically.

FLOOR PLANS

GROUND FLOOR PLAN - RETAIL



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 M3M INTERNATIONAL
 FINANCIAL CENTRE



KEY PLAN

GROUND FLOOR

Disclaimer: Floor plan / site plan / unit plan, as the case may be and as the situation and circumstances so warrant is to be read in conjunction with (i) License No. 165 of 2008 dated 08.09.2008 (as renewed upto date); (ii) submissions made by Company with HRERA; (iii) Approved Building plans and revisions thereto / thereof. Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plans accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any plan will not excuse the Allottee from completing the purchase of the Unit without abatement in price and/or recourse against the Promoter. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Specification is/are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/instructions/guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project comfortable and convenient for 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.

FIRST FLOOR PLAN - RETAIL



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KEY PLAN

FIRST FLOOR

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SECOND FLOOR PLAN - RETAIL



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SECOND FLOOR



KEY PLAN

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**CONSTRUCTION
UPDATES**

SHOT ON LOCATION



SHOT ON LOCATION



SHOT ON LOCATION

