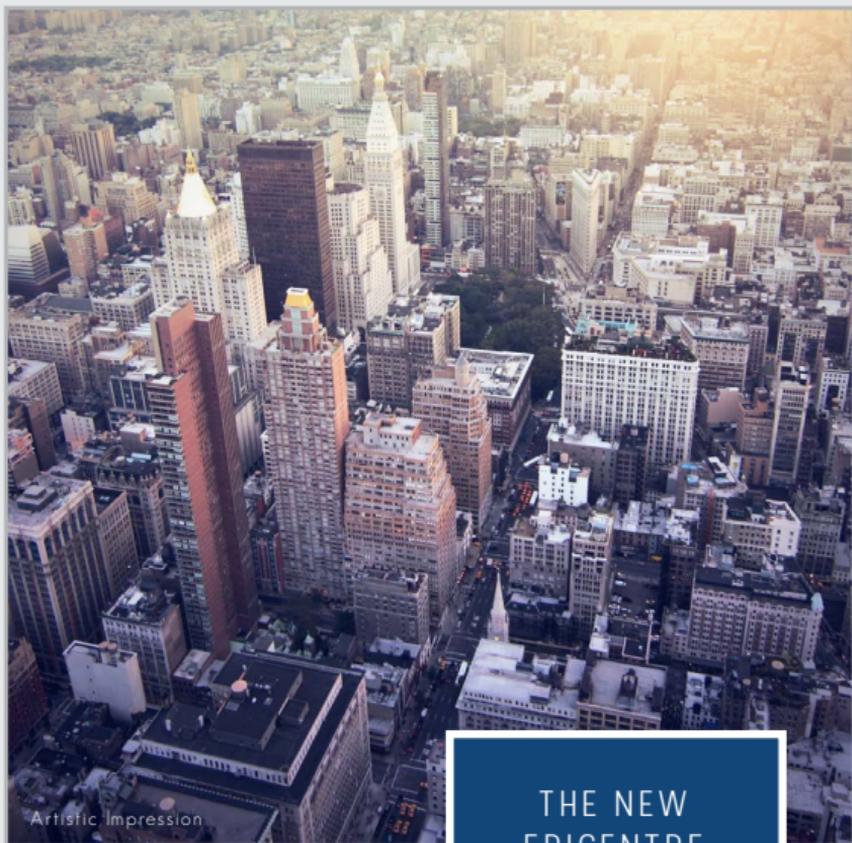


M&M
CORNER WALK



Artistic Impression

THE NEW EPICENTRE OF GURUGRAM

M3M Corner Walk is a unique, one-of-its-kind project that offers a heady mix of high-end retail shops and world-class commercial spaces. Enjoying an awesome corner location with exclusive two-side access, Corner Walk has set a new precedent of affluence and exuberance in the city of Gurugram.



M3M GROUP'S FOOTPRINTS IN GURUGRAM

- | | | |
|---|---|--|
| ■ M3M Corporate Office | ■ M3M Urbana
M3M Urbana Premium
M3M Urbana Business Park | ■ M3M Sierra 68
M3M Marina |
| ■ M3M Golfestate
M3M Polo Suites
M3M Panorama Suites | ■ M3M Tee Point | ■ M3M Escala |
| ■ M3M Latitude | ■ M3M Cosmopolitan | ■ M3M IFC |
| ■ M3M 65th Avenue
M3M Heights | ■ M3M Merlin | |

IDEAL LOCATION



Located at Golf Course Road Extension, Sector 74, Gurugram



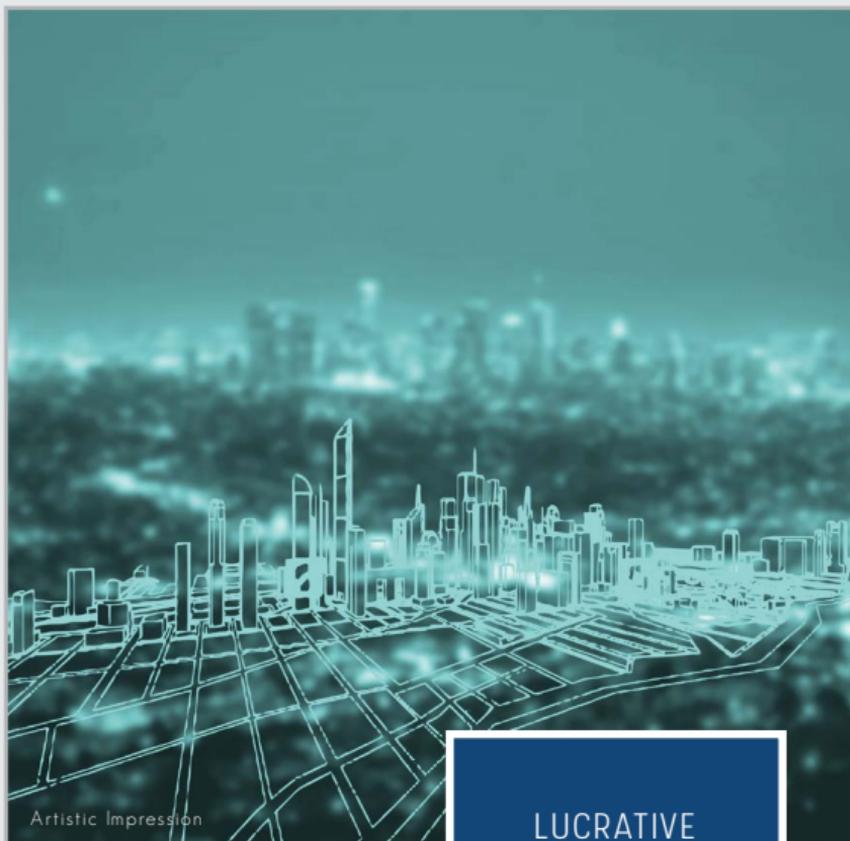
Optimum connection to Golf Course Road, Sohna Road, and NH8



Enjoys excellent arterial connectivity to Dwarka, Manesar, & NCR



Seamless access to renowned schools and hospitals



LUCRATIVE CATCHMENT AREA



Population: 1,00,000 approximately



Commercial Spaces: over 700 approximately



Housing Units: 50,000+, out which 20,000 are under construction



M3M Corner Walk will be at the centre of all



ABOUT M3M CORNER WALK

M3M Corner Walk has launched in Gurugram to take its residents by storm. Never has a “corner” location been the talk of the town. Corner Walk has been conceptualised to offer high-street retail shopping experience and uber-stylish commercial spaces. Now say “hello” to open-to-sky courtyards and 12 mtrs. wide boulevards for an upper-crust shopping and dining experience.



Artistic Impression

CONTEMPORARY ARCHITECTURE



Modern architecture marries upscale designs to create a holistic environment



Lower Ground, Ground/Upper Ground and First floor for Retail



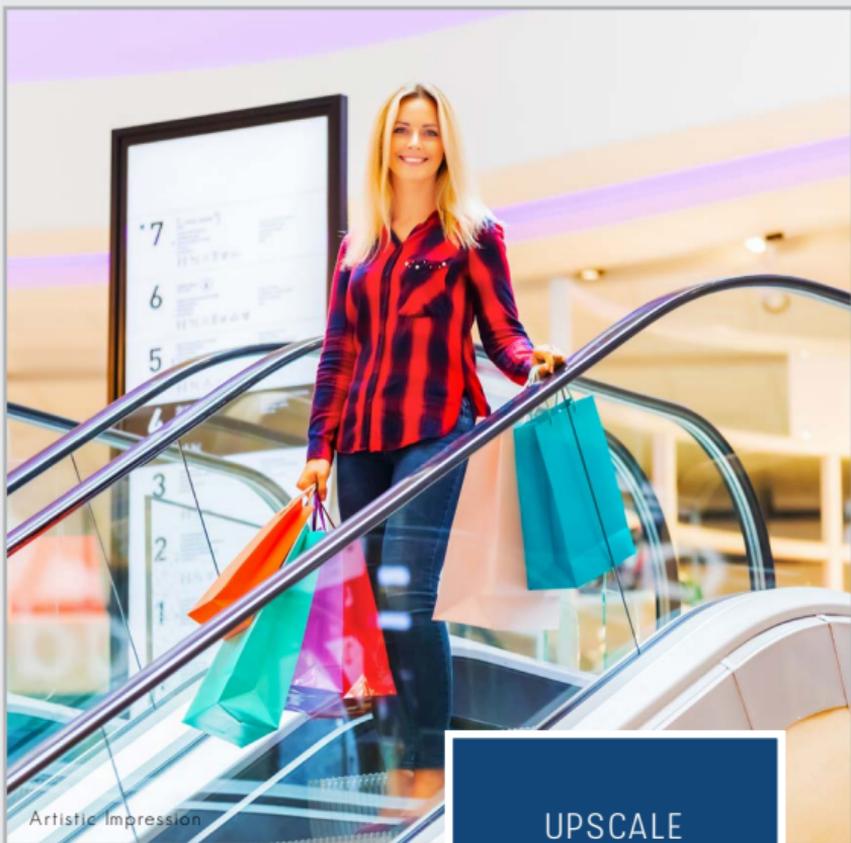
Second floor for F&B/food courts with some retail shops



Outdoor display venues, pedestrianised spaces and vibrant, attractive landscaping



Well-articulated vehicular traffic with no conflict points for pedestrian movement



UPSCALE AMENITIES



Ample car parking area



100% power back up



24 hrs. security surveillance



Hospitality Retail with kiosks and eating joints on Second floor



Vibrant and attractive landscaping



Seamless connectivity through high-speed elevators, escalators and sky bridges



Open-to-sky courtyards



HIGH-STREET RETAIL EXPERIENCE



The retail spaces will make shopaholics shop till they drop



Well-planned landscape design that opens into 12 meters wide boulevards



Entry is through a grand plaza with large frontage



Open courts, vivacious vistas, beautiful boulevards, & a central activity hub



Strategically located vertical and horizontal travel points are ideal for signage



Artistic Impression

LIP-SMACKING FOOD AND BEVERAGES



World-class fine dining restaurants



Lounge bars, cafés, bakeries, bistros, pubs, and brasseries, to hang out



Fast food outlets for those on the go



Open-air, Al fresco dining and restaurants with outdoor seating



HIGHLY-FUNCTIONAL OFFICE SPACES



Flexible, Next-Gen Office Spaces



The activity area lets people catch some exciting action



Separate entry for office block



Floor plates to accommodate both multiple and single occupancy formats



Office tower with a central core design module



Well-defined demarcation of retail and office spaces



Open and attractive lobby space and individual office entry points



Disclaimer: Floor / site / unit / layout plan, as the case may be and / or as the situation and circumstances so warrant is to be read in conjunction with (i) license No. 121 of 2008 dated 14.06.2008 (as renewed upto date); (ii) submissions made by Company with HRERA; (iii) Building plans approved vide Memo No. ZP-455/SD/BS/2017/561 dated 08.01.2018 and revisions thereto / thereof if any; (iv) terms and conditions of the Application / Allotment / Agreement For Sale. Measurement herein are approximate and are for illustrative purposes only. Intended / interested customers / purchasers are advised to conduct a careful, independent investigation and enquiry about the Project. Floor / site / unit / layout plan are only indicated layout plan of the proposed Project. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Dimensions / specifications are not intended to form part of contract or warranty unless specifically incorporated in writing into the contract with the intended / interested customers / purchasers. Minor additions or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/ instructions/ guidelines of the Competent Authorities may be expected. | Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of Competent Authority under RERA, courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India. **Terms & Conditions apply. | 1 Hect. - 2.47 Acres, 1 Acre - 4840 sq.yds. or 4046.86 sq. mtrs., 1 sq.mtr. - 10.764 sq.ft.

PAYMENT PLAN A | 50:50 with Rental Return of 10% Per Annum

Time Period	Payment
Within 30 Days	50%
On Offer of Possession	50%

PAYMENT PLAN B | 90:10 with Rental Return of 11% Per Annum

Time Period	Payment
Within 30 Days	90%
On Offer of Possession	10%

PAYMENT PLAN C | 20:80 Subvention with Rental Return of 10% Per Annum

Time Period	Payment
Within 30 Days	20%
NOTHING TO BE PAID TILL POSSESSION!	

PROJECT PRICING

Floor	Price
Lower Ground Floor	18,750
Ground Floor	18,750
Upper Ground Floor	14,000
First Floor	11,500
Second Floor	11,000

*All prices in Rs. per sq. ft.

MASTERSTROKE PROPOSITION ONE

PROJECT PRICING		
Floor	Price	Inaugral Price (Save 10%)
Lower Ground Floor	18,750	16,875
Ground Floor	18,750	16,875
Upper Ground Floor	14,000	12,600
First Floor	11,500	10,350
Second Floor	11,000	9,900

MASTERSTROKE PROPOSITION TWO

MASTERSTROKE I A CHANCE TO QUADRUPLE YOUR
BOOKING AMOUNT

Size 750 to 1250 sq.ft.
You Pay Rs. 5,00,000
We Count Rs. 10,00,000
DOUBLE

Size 1250 to 1750 sq.ft.
You Pay Rs. 5,00,000
We Count Rs. 15,00,000
TRIPLE

Size 1750 sq.ft. Onwards
You Pay Rs. 5,00,000
We Count Rs. 20,00,000
QUADRUPLE

*All prices in Rs. per sq. ft.



PROMPT ENGINEERING PRIVATE LIMITED

Under Brand License from M3M India Pvt. Ltd.

The Experia Sales Gallery/CRM Cell, M3M Cosmopolitan, 12th Floor
Sector – 66, Gurugram – 122002, India

M3M CORNER WALK

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