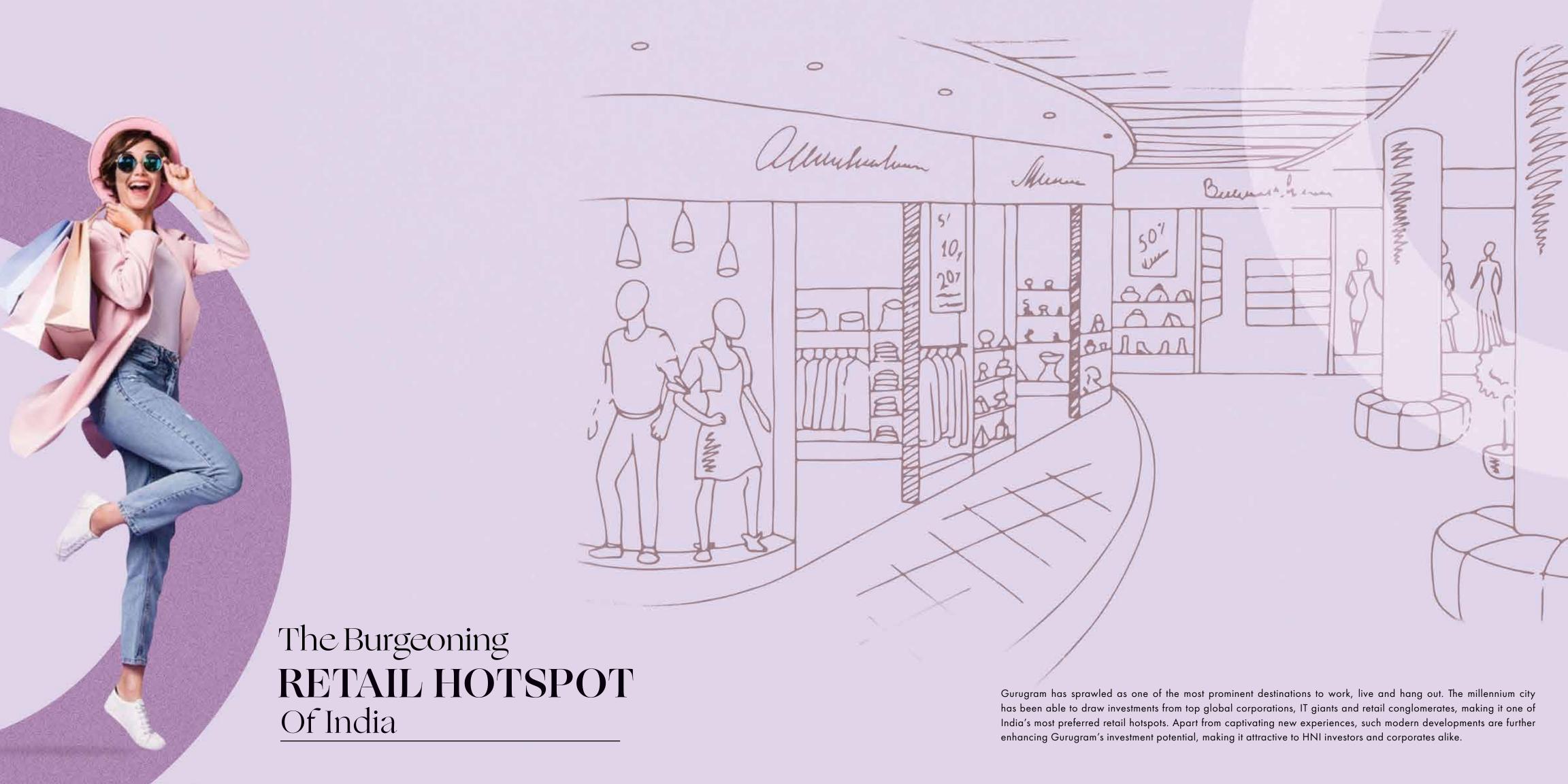
M&M PARAGON 57

RERA - RC/REP/HARERA/GGM/651/383/2022/126 DATED 23.12.2022 PROMOTER NAME - PARYAPT INFRASTRUCTURE PRIVATE LIMITED WWW.HARYANARERA.GOV.IN The—EPICENTER Of RETAIL In GURUGRAM



A Golden Feather On GURUGRAM'S SKYLINE

Adding luster to Gurugram's growth story is M3M, leading the way with cutting-edge developments, one-of-a-kind innovative concepts, trailblazing designs and unmatched quality. We have transformed the Gurugram skyline across its 4 distinct zones – Golf Course Road Extn., Southern Peripheral Road, New Gurugram and Dwarka Expressway. The brand stands at the threshold of bringing in more landmarks that manifests the company's long-standing promise of growth and sustained returns for investors.



ARETAIL PARADISE Of Tomorrow

Gurugram has seen it all- top corporates, world-class amenities and residences, but a unique commercial experience is what it is lacking. M3M understood the gap and thus brought to you M3M Paragon57, an integrated vision of retail which combines a variety of shopping experiences under one roof. From big brands to niche stores, and from fine dining to everyday groceries, it truly encapsulates the many choices and preferences that shape modern urban life. Add to this a surfeit of great F&B options, and it really emerges as a lifestyle destination of choice. They say you can't buy happiness, but at M3M Paragon57 you can experience it in all its shapes and form.





Enter AWORLD Full Of INDULGENCES

It's the power of choice that elevates retail experiences into sheer indulgence. M3M Paragon57 is conceived to be that harbour for indulgences, which takes you on a journey of sensory delight across the different categories of offerings.

- 4 levels of Retail •
- Hypermarket & Anchor Stores
 - 5-screen Multiplex •
 - Dedicated Space for F&B •

Connecting you to the WORLD OF EUPHORIA

Every great landmark of lifestyle and retail experiences begins with a great location. Located close to Golf Course Extension Road and Sohna Road, M3M Paragon57 is at the heart of Gurugram's fashion and entertainment district. They are drawn by the easy access to the destination and a surrounding full of perfect social amenities, which includes wide roads, and top-notch public services, like schools and hospitals.

- 5 Mins Drive from Golf Course Road
- Less than a Min Drive from Golf Course Road Extn.
- 10 Mins Drive from Rajiv chowk
- 25 Mins Drive from the International Airport



A Site Crafted for the FINEST RETAIL EXPERIENCE

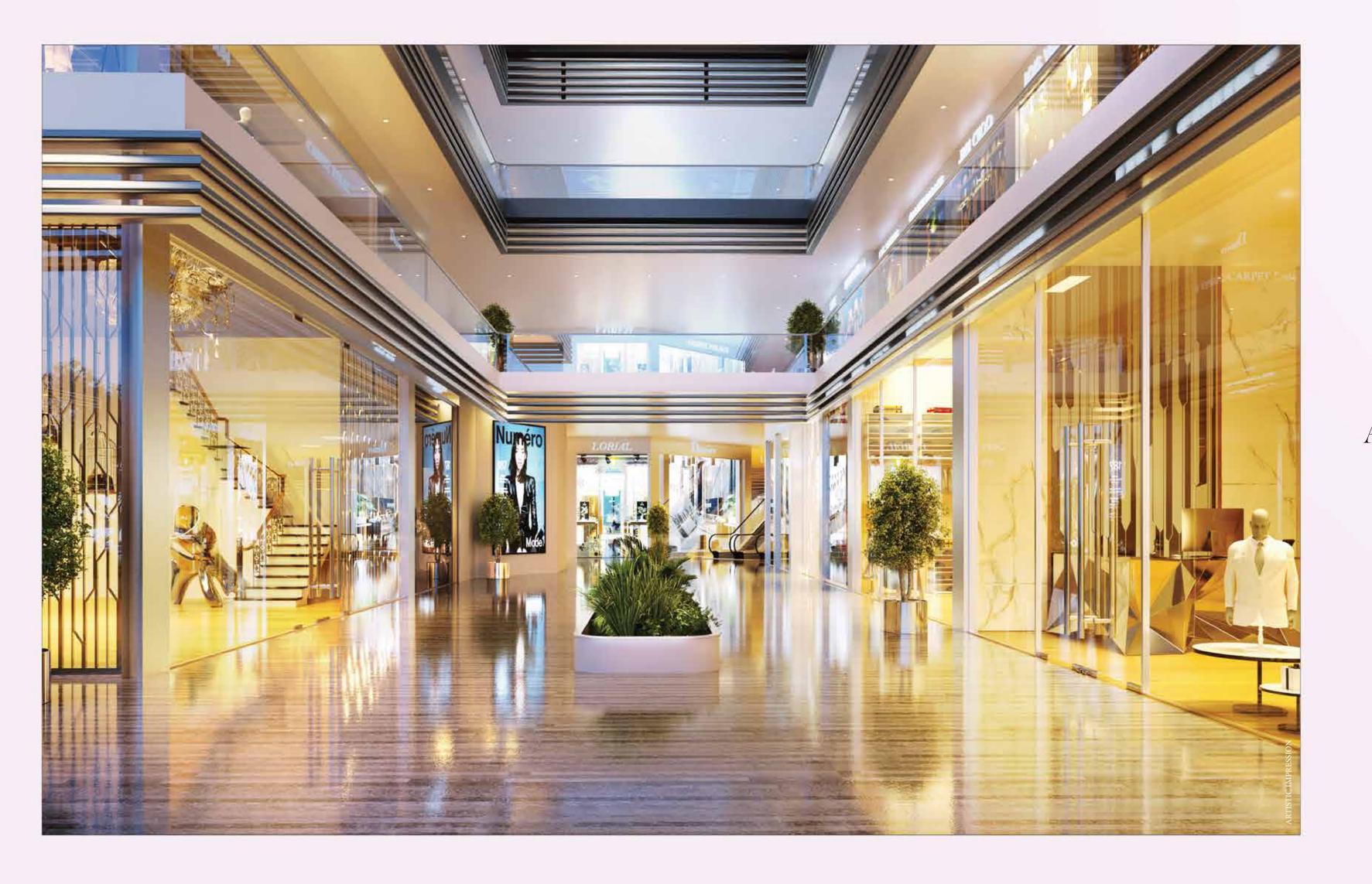
- Strategically Planned Multiple Accesses
- Carefully Designed Separate Vehicular & Pedestrian Movement
- Ample Parking Spaces
- Wide Boulevards
- Multiple Site Access
- Huge Central Atrium
- Seamless Horizontal & Vertical Connectivity

Surrounded by 41+ Iconic Projects —— & Strong Social Infrastructure

Artemis Hospital, Genpact, Splendid Trade Tower, Pepsico, Pioneer Towers, and Many More...

M3M Golfestate, M3M Latitude, M3M Skycity, M3M Heights, Marbella Villas, South City, and Many More..



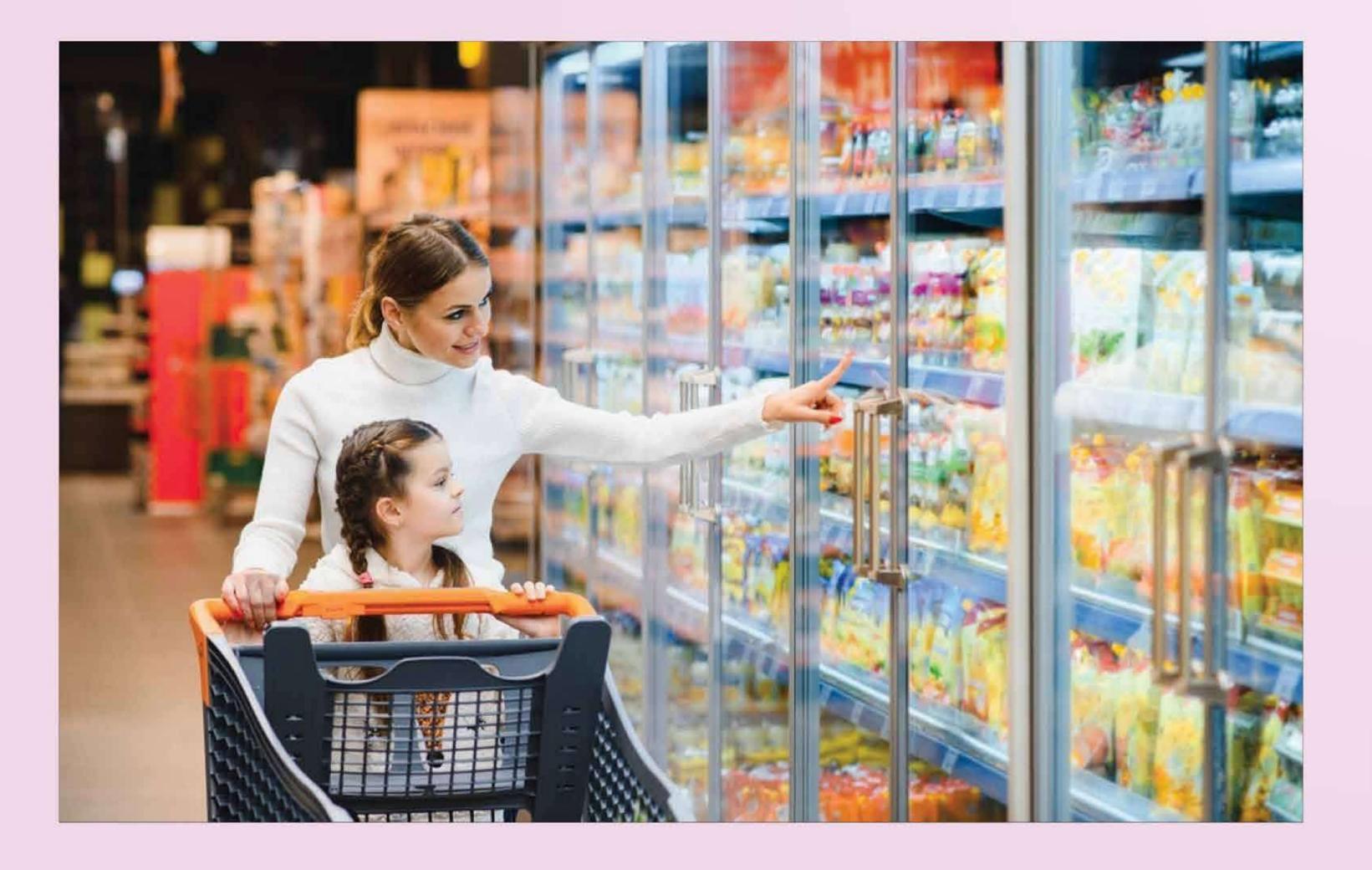


Ingeniously PLANNED For An Impeccable— EXPERIENCE

M3M Paragon 57 is an example of enlightened commercial architecture. It's designed to allow visitors to find their way around with ease. It begins with multiple entry and exit points for quick access. Once inside, a focus on maximizing store frontage along the open atrium guarantees better visibility for retailers. They attract even more visitors, thanks to the adequate number of escalators and elevators which allow seamless vertical public movement. Open-to-sky courtyards, multiple activity areas, and a tastefully landscaped plaza make M3M Paragon 57 not just a great shopping destination, but a treat for the senses as well.

A Place Where You Get EVERYTHING & BEYOND

M3M Paragon 57 is intricately designed to create a constant flow of visitors and attractions. At the heart of this design are the anchor store and hypermarket, which become hubs of activities that create footfalls. Apart from the grand hypermarket, the cavernous basement also houses a number of parking spots as well. M3M Paragon 57 is stacked with great retail options, from the top to the bottom.





Get SPOILED For Culinary CHOICES

A dedicated space exquisitely designed to suit F&B units. The uppermost level is dedicated to a destination with a range of dining outlets to choose from along with its soothing ambience, open sky views and delectable culinary delights. More indulgence awaits at the fine dining restaurants on the terrace, while our range of multi-cuisine eating joints promise to satisfy all your whimsical cravings. A perfect place to end a shopping spree, and round off a diverse and captivating range of F&B offerings at M3M Paragon57.





CINEMATIC EXPERIENCE Just Got BIGGER!

The world of entertainment at M3M Paragon57 is capped off by a stylish and glamorous 5-screen multiplex. A perfect place to bring your friends and family along and catch the biggest blockbusters of the day, seated in the most comfortable seats and munching on a selection of the best snacks!

Curated To PERFECTION



Two Levels of Parking



Ample Covered Car Parking Area



24 hrs. Security Surveillance





A Unique Format in THE HEART OF GURUGRAM

First Ever 2X Living Concept in India



Double-height Serviced Lofts(5.7m)



A Unique Work Live Concept



Private Terrace



Concierge Services





APPROX. 3,158 SQ. M. (34,000 Sq. Ft.) of Dedicated Amenities*









Cafeteria
Gaming Zone
Restaurant
Steam & Sauna
Therapy Room
Gym
And Many More..

SPECIFICATIONS

Retail Shops

Large store fronts and glazing area for retail units/Only entrance portal to be provided Dedicated signange areas for all units as per design

Structure

RCC slab and column structure with ACC block work partition finish with level plast

Landscape

Richly landscaped central plaza
Pedestrian plaza designed with seating areas
Dedicated drop -off zone and entrances for retail hub

Finishes

Exterior : Combination of one or more: glazing, stone, tile, ACP and painted surface etc.

Lobbies : Combination of one or more: glazing, stone, tile, ACP and painted surface etc.

Basement : VDF flooring/broom finish concrete

Tenant floor finish : RCC base slab

Common toilets : Finished toilets with modern fittings and fixtures

Parking

Multi-level basements for parking & services

Provision for video surveillance

Security

Video surveillance : Basement entry/exit, basement and ground floor lift lobbies

Manned security : Boom barriers at all vehicular entry and exit pointsh

Fire safety

Wet riser / Hose reel : Provided as per norms

Hose reels/Sprinklers/Fire extinguishers : Provided as per norms

External fire hydrants : Provided as per norms

Fire detection system : Provided as per norms

HVAC

AC system : Provision of centralized chilled water air conditioning system/water cooled system/

Air cooled system or equilent

Ventilation and exhaust : Provided for common toilets and basements

Electrical

Distribution : Provision of cable up to unit/premises

Metering : Tenant load will be metered

Lightening protection and earthing pits : Provided

Diesel Generators

Automatic backup with suitable diversity and load factor Provided for lighting power and AC

Signages

Internal : Main lobby equipped with tenant directory and directional signs

External : External signage as per developers sign and conditions



PARYAPT INFRASTRUCTURE PRIVATE LIMITED
(CIN: U70109HR2020PTC090042)
Registered Office Address:
Unit No. SB/C/2L/Office/017A, M3M Urbana, Sector 67, Gurugram Manesar Urban
Complex, Gurugram 122102, Haryana, India
Sales Gallery:
The Experia' Golf Course Road (Extn.), Sector 73, Gurugram 122004, Haryana, India
CRM Lounge:
10th Floor, 'M3M Urbana Business Park', Tower A, Sector 67,
Golf Course Road (Extn.), Gurugram 122101, Haryana, India
Project Site:
M3M Paragon 57, Block A, Sushant Lok-III, Sector 57, Gurugram 122011, Haryana, India
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Transforming Skylines







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PROJECTS



With Wings Spread Across Gurugram



Golf Course Road Extn.



New Gurugram



Southern Peripheral Road



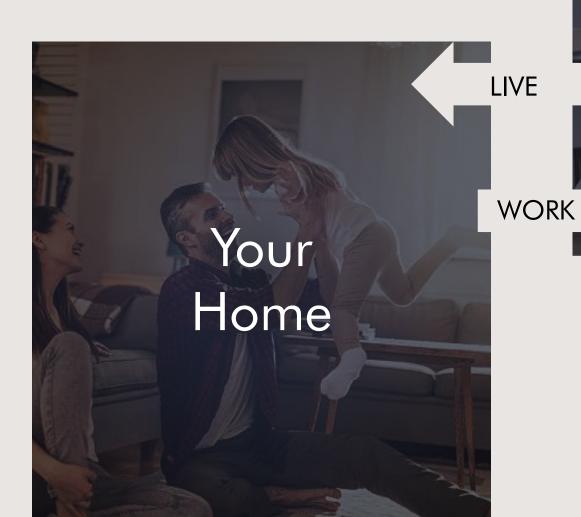
Dwarka Expressway

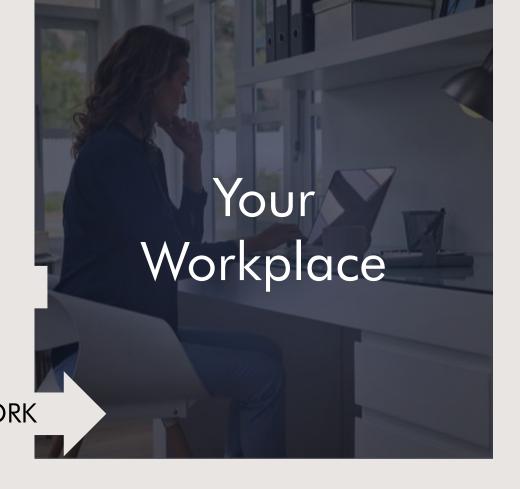


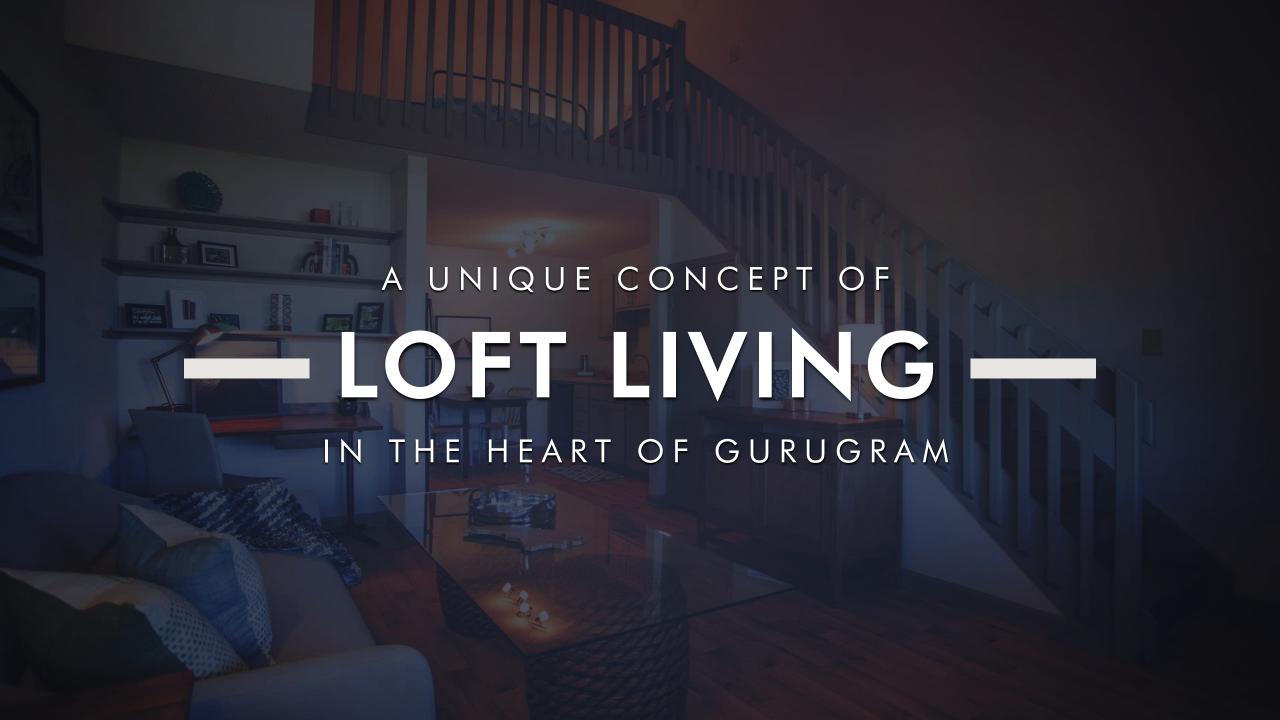
We Bring to You



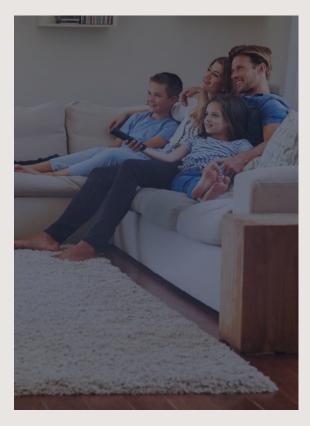
The Flexibility of Customizing it to



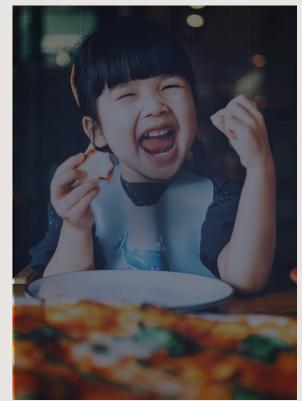


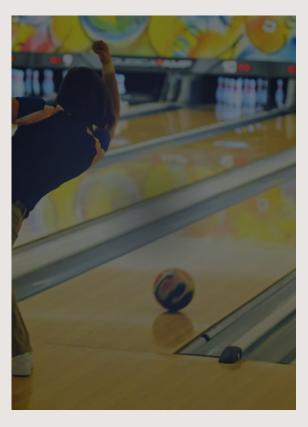


A Complete Universe in Itself



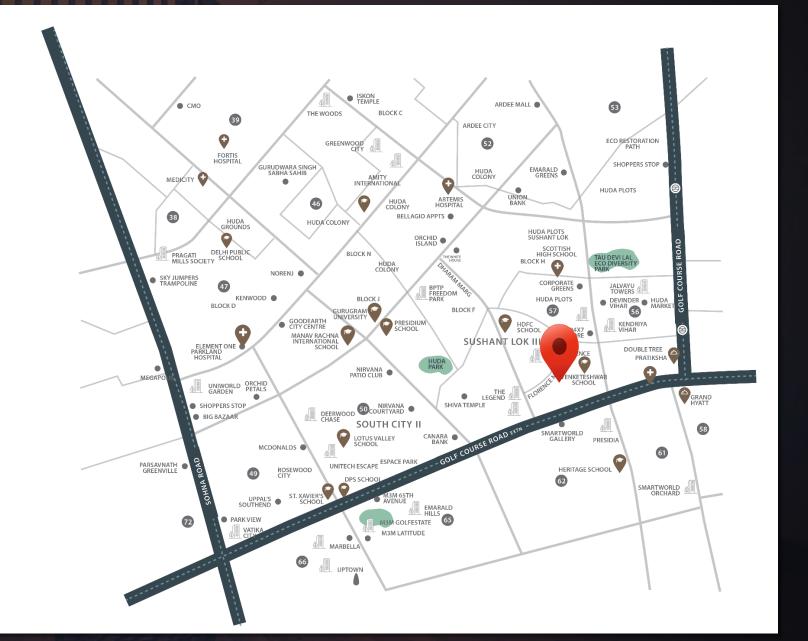






LOCATION MAP

Rising In the Heart of Gurugram



COMMERCIAL DEVELOPMENTS & INSTITUTIONS



SCHOOLS

PRESIDIUM SCHOOL

HDFC SCHOOL

SCOTTISH HIGH

HERITAGE INTERNATIONAL SCHOOL



HOSPITALS

CK BIRLA HOSPITAL

PRATIKSHA HOSPITAL

MOTHERHOOD HOSPITAL

PARAS HOSPITAL



CORPORATES

DIGITAL GREENS

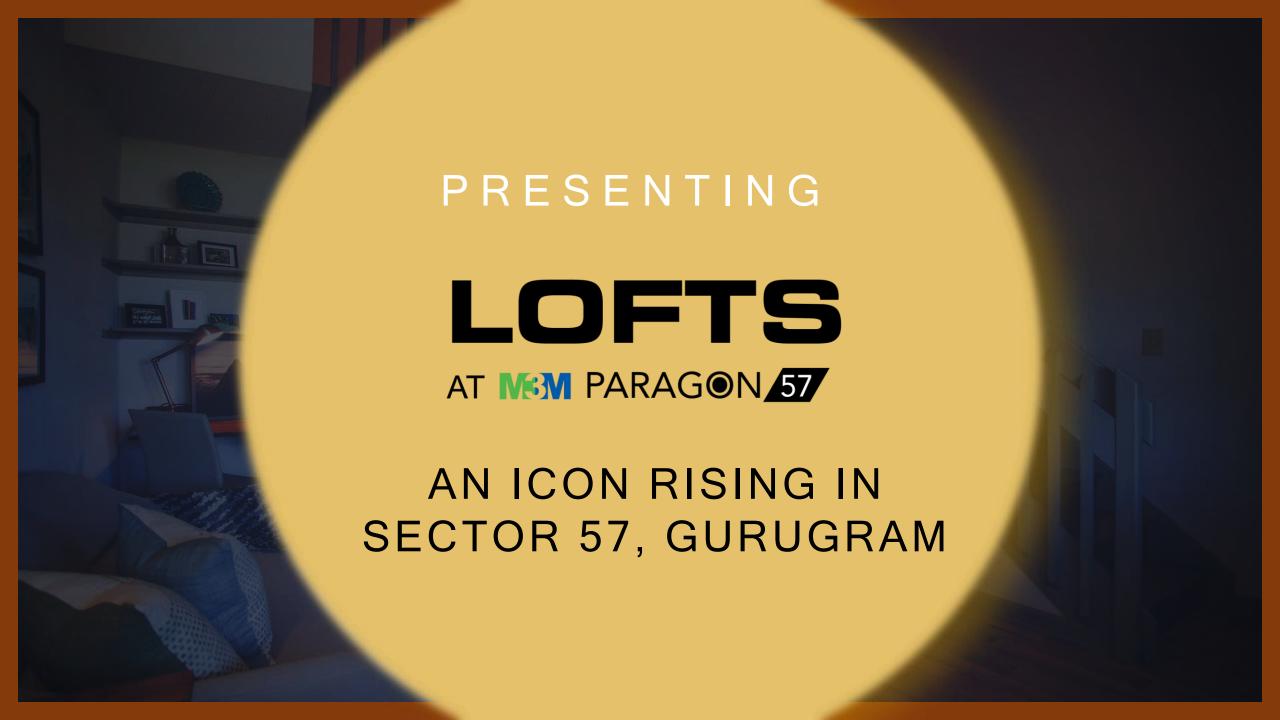
URBAN SQUARE

CYBER SCAPE

MAGNUM TOWERS

TATA SEZ





STRATEGICALLY PLACED



Direct Access from Golf Course Road and GCRE Rd Rising at a junction of 150 m wide Golf Course Road (Extn.) and 24 mtrs wide Sector Road



Part of a Fully Integrated Commercial development



Positioned along Transit
Oriented Development
Corridor



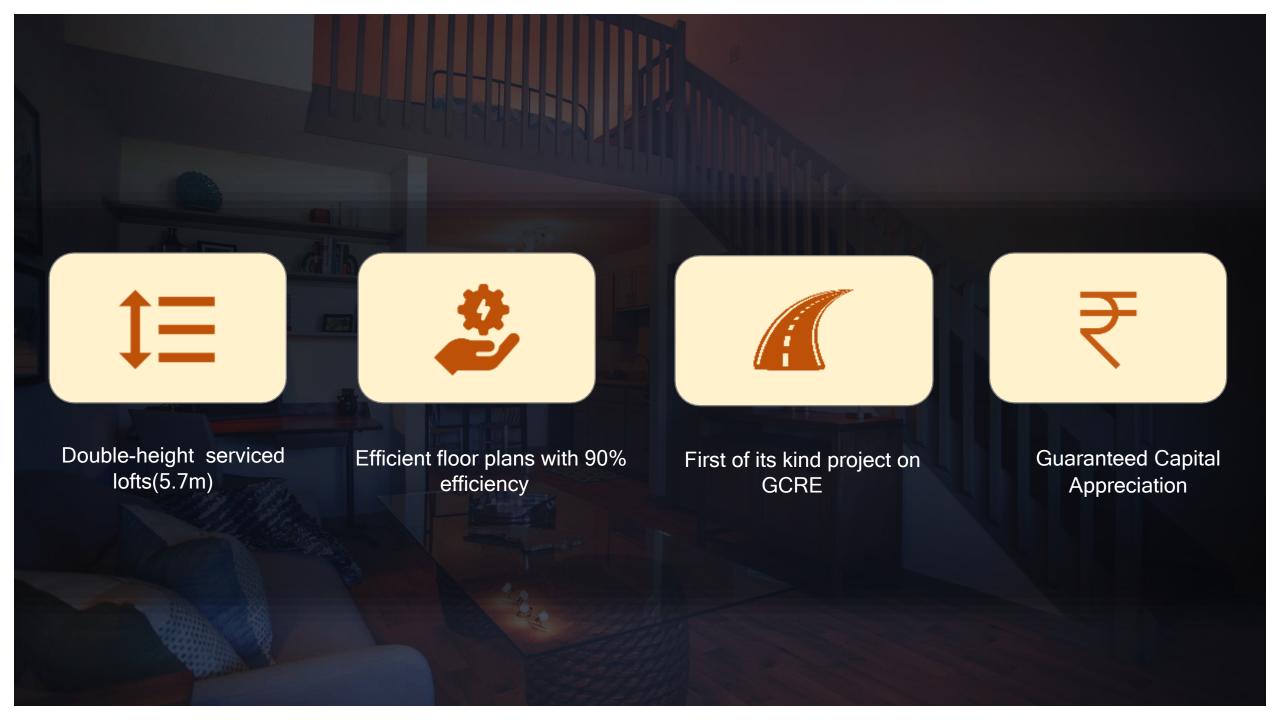
AN INNOVATION FOR AN EXCEPTIONAL EXPERIENCE

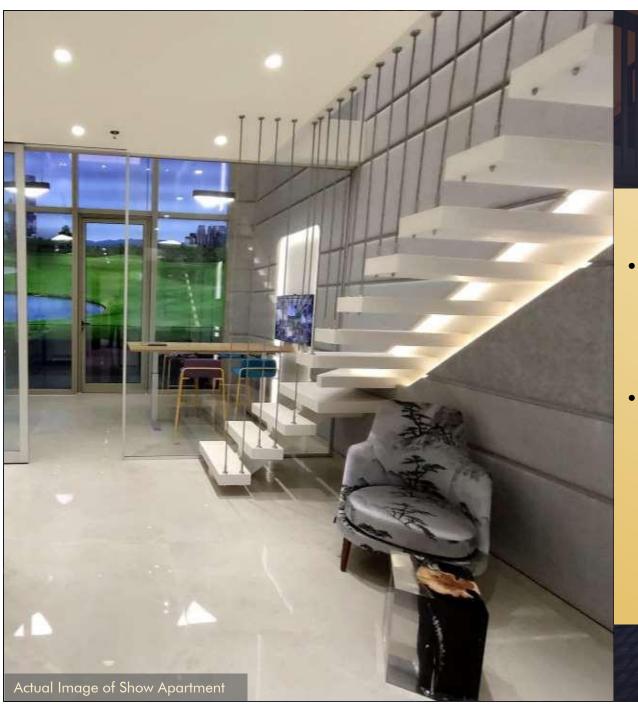
 Spread across 9 floors and a well-coordinated console of iconic loft like serviced units.

Compact and customizable double height spaces – Floor to Ceiling Height of 5.7 mts. approx. with structural Glazing

Mezzanine floor to carve your space to your tastes.







EXCEPTIONAL SERVICES TO EXCEED EXPECTATIONS

- A well-modulated lifestyle of ease, comfort and a most uber version of luxury
- 5th Floor (34,000 sft) dedicated to amenities for an extraordinary experience and leisure



A MAGNIFICENT GATEWAY TO AN ENCHANTING WORLD

An opulent lobby that plays host to 4 high speed elevators, which transport you to a parallel world conjured on the roof-top of the retail centre.

SPACES MEANT TO BE YOUR SPECIAL ZONE





With a private terrace Lofts57, expand the comfort zone a notch higher

A plush lounge space, to receive company and friends over a drink or two

DETAILED TO DELIGHT



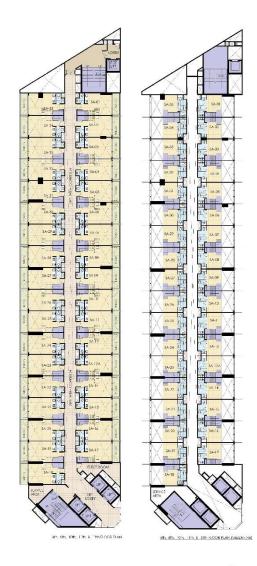




Ample parking spaces and dedicated drop-off points

Concierge services

24-hour support and security



FLOOR TYPE
SERVICE APARTMENT

Note:- Door Location is Tentative



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FLOOR TYPE
SERVICE APARTMENT

Note:- Door Location is Tentative

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Pay 26*%

& Own a property

26%
Discount
on
Booking Amount

26*Months
Zero
Maintenance

26^{*}
Lifestyle
Goods

*Terms & Conditions apply
*PLC, GST & Other charges as applicable

