

**M3M**  
BROADWAY

FOR A BROADER

VIEW OF LIFE

FOR A  
BROADER  
VIEW OF LIFE

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.





## DESIGNED FOR PERFECTION

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.





Long  
Boulevards



Office Lobby

Grand Entry

Retail  
Drop off

AN  
ARCHITECTURAL  
MASTERPIECE  
DESIGNED BY  
THE MASTERS  
IN THE FIELD

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





# SCINTILLATING DESIGNS, SPLENDID OFFERINGS

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 awe-inspiring 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.

# S I T E P L A N





HIGH-STREET  
RETAIL FOR  
HIGH PROFIT  
MARGINS



SEAMLESS  
CONNECTIVITY  
FOR AN  
IMPECCABLE  
EXPERIENCE

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.



P R E S E N T I N G   T H E  
U L T I M A T E   D O O R  
T O   D E L I C A C I E S



# 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.

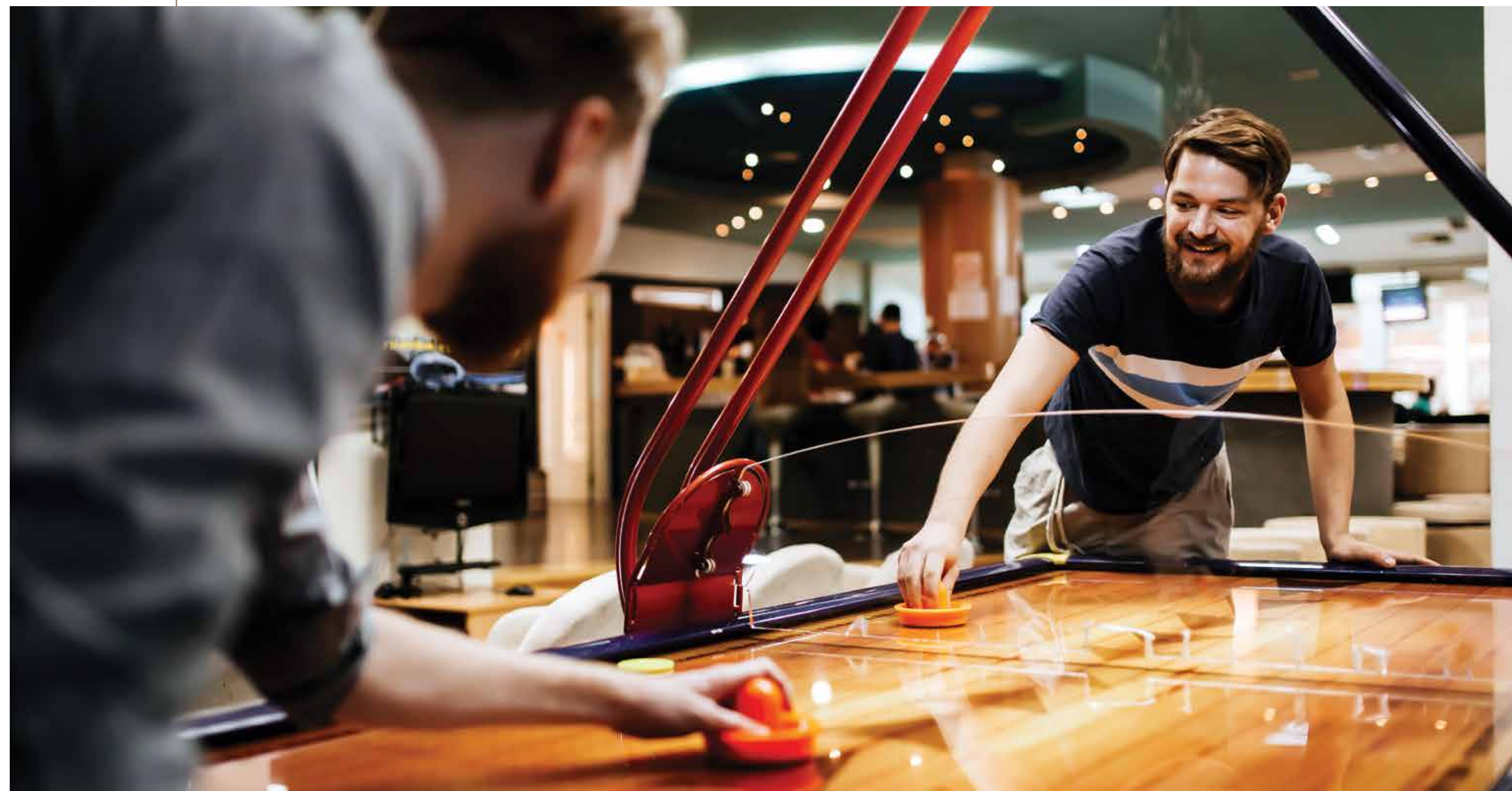


FOR THE  
THRILLS  
THAT ARE TRENDING..



# 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, high-quality 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.




# S P E C I F I C A T I O N S

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	
<b>STRUCTURE</b>	RCC/steel structure as per relevant IS code
<b>LANDSCAPE</b>	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
<b>FINISHES</b> 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
<b>PARKING</b>	Multilevel basements for parking, services and surface parking as per norms
<b>SECURITY</b> Video Surveillance Manned Security	Basement driveways, lift lobbies & peripheral security Boom barriers at all vehicular entry & exit points
<b>FIRE SAFETY</b> 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
<b>HVAC</b> AC System Ventilation and Exhaust	Provision for Split /Water Cooled DX System Provided for common toilets and basements as per norms
<b>ELECTRICAL</b> Distribution Metering Lightening Protection & Earthing Pits	Provision of cable up to tenants premises Tenant load will be metered through Intelligent Metering System Provided
<b>DIESEL GENERATORS</b>	100% fully automatic backup with suitable diversity and suitable load factor
<b>SIGNAGE</b> Internal External	Main lobby equipped with tenant directory and directional signs External signage as per developers design and conditions
<b>COMMUNICATION CABLE/TV CONNECTION</b>	Provision for Data & Voice

# S P E C I F I C A T I O N S

OFFICE SPACES	
Grade 'A' office spaces from the Ground Floor to the Twenty Second Floor, conceptualized as the epitome of modernity and functionality	
<b>OFFICE SPACES</b>	Office Floors
<b>STRUCTURE</b>	RCC/steel structure as per relevant IS code
<b>LANDSCAPE</b>	Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrance lobby for office floors
<b>FINISHES</b> 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 provided and to be finished by Allottee/Tenant
<b>PARKING</b>	Multilevel basements for parking, services and surface parking as per norms
<b>SECURITY</b> CCTV Surveillance Boom Barrier Perimeter Security	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
<b>AIR CONDITIONING</b>	Central Air Conditioning up to AHU by developer and low side works by Allottee/Tenant
<b>FIBRE TO HOME</b>	Provision for DTH, Wi-Fi, Intercom connection
<b>DIESEL GENERATORS</b>	Automatic backup with suitable diversity and load factor provided for lighting power and AC
<b>FIRE SAFETY</b> 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
<b>ELECTRICAL</b> 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
<b>SIGNAGE</b> Internal	Main lobby equipped with tenant directory and directional signs



# A B O U T M 3 M

The Brand 'M3M' stands for magnificence in the trinity of Men, Materials and Money. Simply put, the Brand 'M3M' has a philosophy that strives for excellence, culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the brand stands for is in sync with its slogan of "Our Expertise. Your Joy." The Brand 'M3M' firmly believes in achieving brilliance through true professionalism and cutting-edge technology.

'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.



# DELIVERED PROJECT PORTFOLIO

OC RECEIVED

## RESIDENTIAL

- M3M Golfestate - Fairway West - India's first in-city Golf Lifestyle destination
- M3M Golfestate - Fairway East - India's first in-city Golf Lifestyle destination
- 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.



Actual Image



Golf Course Road Extn,  
Sector-65, Gurugram



Actual Image



Golf Course Road Extn,  
Sector-65, Gurugram



Actual Image



Golf Course Road Extn,  
Sector-65, Gurugram



Actual Image



Golf Course Road Extn,  
Sector-65, Gurugram



Actual Image



Golf Course Road Extn,  
Sector-65, Gurugram



Actual Image



Golf Course Road Extn,  
Sector-67, Gurugram



Actual Image



Sector-107, Gurugram



Actual Image



Sector-70A, Gurugram



Actual Image



Sector-66, Gurugram



Actual Image



Sector-67, Gurugram

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Viewers/Intending purchasers are requested to contact Company's office to understand the details regarding the projects) and only after thorough understanding about the same and taking appropriate advise from his/her/their independent sources, take further decision regarding / in relation to the Project(s) from his/her/their independent sources. Viewers/those interested are requested to contact Company's office for complete details including the approvals & permissions. Nothing contained herein shall constitute as any scheme or deposit plan or investment advice/offer/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. Nothing contained herein is in violation of the norms of Competition Commission of India. Use of information for buying/investing in the Project(s) by any person shall be deemed to be on the basis of his/her/their independent analysis & decision and the Company shall not be responsible for any losses incurred by any buyer / investor due to any reasons whatsoever. Terms of allotment/sale for the projects mentioned herein below from A to F are subjected to respective:- (a) Application Form, and/or Buyer's Agreement, and/or Conveyance Deed; (b) Licenses, building plan, other approvals; (c) Occupation Certificate. 'M3M Golf Estate Fairway West', 'M3M St. Andrews Golf Residences' a part of 'M3M Golf Estate - Fairway East'; 'M3M Golf Estate Fairway West'; 'M3M Polo Suites', 'M3M Panorama Suites' form integrated parts of larger development on land owned by Manglam Multiplex Pvt. Ltd. (CIN: # U5510HR2003PTCO44839) and presently admeasuring 56.05 acres (22,683 Hectares) as amended vide DTCF order Memo No. LC-3281A+B+C+H+C-3569/JE/MS/2017/8493-8508 dt. 02.05.2017, located at Sector 65, Gurugram under (i) License Nos. 234/2007 dt. 16.10.2007, 52/2009 dt. 28.08.2009, 35/2010 dt. 06.05.2010 and (ii) revised Bldg. Plan Memo No. ZP-357/AD/RA/2015/407 dt. 09.01.2015 accorded to Manglam Multiplex Private Limited. Occupation Certificate has been accorded vide DTCF Memo No. ZP-357/AD/RA/2015/407 dt. 12.04.2017 and ZP-357/AD/RA/2015/407 dt. 25.07.2017 and ZP-357/AD/RA/2015/407 dt. 02.11.2018. 'M3M Merlin' is a residential Group Housing Colony development/project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been developed on land admeasuring 18,882.25 Acres (7641 Hectares) owned by Cogent Realtors Pvt. Ltd. (CIN: U71099HR2006PTCO44493), development thereof is governed by and subject to terms & conditions of (i) License No. 33/2012 dt. 12.04.2012, (ii) Revised Bldg. Plan Memo No. ZP-809/AD/RA/2014/28036 dt. 12.12.2014, (iii) Occupation Certificate bearing Memo No. ZP-809/AD/RA/2014/28036 dt. 20.04.2017 and Occupation Certificate bearing Memo No. ZP-809/AD/RA/2014/28036 dt. 24.07.2017. 'M3M Cosmopolitan' is a Commercial Colony development/project located in Sector 66, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land admeasuring 2,943 Acres (1,221 Hectares) owned by Afresh Builders Pvt. Ltd. (CIN: U71009HR2007PTCO44678), the Completion Certificate for the same has been granted by DTCF for License No. 43/2009 vide Memo No. LC-1934-JE (VA)-2017/1996 dated 27/07/2017. 'M3M Urbana' is a Commercial Colony development/project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land admeasuring 8,225 Acres (3,329 Hectares) owned by Martal Buldcon Pvt. Ltd. (CIN: U80903HR2007PTCO44491) and is a part of the Integrated Larger Development on land admeasuring 11375 acres (4,508 Hectares). Development of 'M3M Urbana' is governed by and subject to terms & conditions of (i) Licenses bearing No. 100/2010 dt. 26.11.2010, 10/2010 dated 26.11.2010, 89/2010 dt. 27.10.2010 and 36/2013 dt. 31.05.2013; (ii) Building Plan bearing Memo No. ZP-693/SD/BS/2016/16129 dt. 03.08.2016; (iii) Part Occupation Certificate bearing Memo No. ZP-693/SD/BS/2017/3590 dt. 23.02.2017. 'M3M Escala' development is an integral part / phase / block / segment / constituent of licensed Group Housing Colony being developed in a planned and phased manner over a period of time in terms of various approvals and the licenses granted vide License No. 16 of 2009 dated 29.05.2009 renewed vide Memo dt. 31.05.2013 and License No. 73 of 2013 dt. 30.07.2013. 'M3M Escala' is subject of development on the land admeasuring approximately 116 Hectares (2.79 Acres) situated in the revenue estate of Village Palla, Sector 70A, Tehsil & District Gurugram (Gurgaon), Pin- 122101. Licensed Land on which 'M3M Escala' development is undertaken is owned by Haamid Real Estates Private Limited and development rights therein are with Rapid Infraco Private Limited. 'M3M Escala' development is being undertaken by M3M India Pvt. Ltd. under a definitive arrangement with Haamid Real Estates Private Limited and Rapid Infraco Private Limited as an integral part of the larger planned and phased development. 'M3M Escala' development is governed by and subject to terms & conditions of (i) License No. 16 of 2009 dt. 29.05.2009, License No. 73 of 2013 dt. 30.07.2013; (ii) Approved Building Plan by DGTCP vide Memo no. ZP-545/AD/RA/2017/1238 dt. 27.01.2017 any future revisions thereof; (iii) Application Form; (iv) Allotment Letter; (v) Buyer's Agreement. Occupation Certificate has been accorded by DTCF vide Memo No. ZP-545/SD/BS/2018/23018 dated 02.08.2018. Use of information for the above mentioned projects (A to F) shall be governed by Indian laws, subject to jurisdiction of courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India. Copies of approvals of respective Project(s) are available for inspection at the Company's office at 'M3M Cosmopolitan', 12th Floor, Sector - 66, Gurugram -122002, Haryana, India subject to prior appointment. Complete details of the Project(s) including the specifications and amenities therein and other information and details are available. \*Terms and Conditions apply: 1 Hect=2.47105 Acres, 1 Acre=4840 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr.=10.76 sq. ft. IN NO EVENT WILL THE COMPANY (ES) INCLUDING LAND OWNING / LICENSE HOLDING COMPANY(IES) BE LIABLE TO ANY PARTY FOR ANY DIRECT, INDIRECT, SPECIAL OR OTHER CONSEQUENTIAL DAMAGES FOR ANY USE OF THIS BROCHURE INCLUDING, WITHOUT LIMITATION, ANY LOST PROFITS, BUSINESS INTERRUPTION, LOSS OF PROGRAMS OR OTHER DATA ON YOUR INFORMATION HANDLING SYSTEM OR OTHERWISE, EVEN IF WE ARE EXPRESSLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

# 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 M3M WORLD



The future of luxury-living is here. 'M3M Life' is a venture that will develop high-end housing projects all over the country.



'M3M Zone' is M3M's own "Silicon Valley". 'M3M Zone' will be responsible for bringing in IT companies and SEZs, to put this area amidst intelligent surroundings.



'M3M Biz' is here to revolutionise shopping and office spaces. 'M3M Biz' specialises in bringing 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.



Brand 'M3M' 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 global presence. M3M as a brand already has a marketing presence in USA, UK and The Middle East.



'M3M 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, service apartment and malls to life.



'M3M Learn' is a revolutionary effort by M3M that specialises in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.



'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.

# REDEFINING 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.



## 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.



## 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.



## 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.

Disclaimer: The information contained in this Brochure ("Brochure") is merely informative and unless otherwise expressly provided, all contents are for general information purposes and not a legal offering. Nothing contained herein intends to constitute a legal offering or legal binding on Roshni Builders Private Limited ("Company") (CIN: U70200HR2015PTC057103). All images (other than actual images) are merely artistic conceptualization and does not replicate the exact product and should not be relied upon as definitive reference. In the opinion of the Company, the words / phrases used are generic in terms. "M3M Broadway" (Project) is registered with Haryana Real Estate Regulatory Authority vide Reg. No. RC/REP/HARERA/GGM/2018/31 dated 14.12.2018. License No. 71 of 2018 dated 25.10.2018 granted in favour of Roshni Builders Private Limited & Highrise Propbuild Private Limited C/o Roshni Builders Private Limited for development of a commercial colony land admeasuring 31762.76435 sq. mtrs / (7.84875 acres) ("Project Land") situated in Sector-71, Gurugram Haryana, India. Project Land and its receivables are presently mortgaged with Indiabulls Housing Finance Limited & Indiabulls Commercial Credit Limited. M3M India Pvt. Ltd. (CIN: U80903HR2007PTC044491) is associated with this project for project branding and technical guidance and use of the word / name / mark 'M3M' is under license from M3M India Pvt. Ltd., user whereof is subject to the brand Licensing arrangement with M3M India Pvt. Ltd. The use of word 'M3M' shall in no manner be construed or interpreted as M3M India Pvt. Ltd. being the Promoter and / or Developer of the Project. This is not a legal document and cannot be construed as a part of agreement(s) that may be executed by intended / interested Customers. Intended/ interested Customers are requested to contact Company's office for complete details including the approvals, permissions and other terms & conditions of the Project at "M3M Cosmopolitan" Golf Course Extension Road, Sector - 66, Gurugram -122001, Haryana. Intended / interested Customers are further advised to understand the Project details, its payment plans and other statutory approvals before investing in the Project. The decision to invest in the Project shall be deemed to be the own independent analysis based decision of the intended / interested Customer and the Company shall not be responsible for any losses incurred by any intended / interested Customers for any reasons whatsoever. Terms of allotment/sale are subject to (a) Application Form, and/or Allotment Letter, and / or Agreement for Sale, and/or conveyance deed; The dispute / difference arising out of the interpretation from the use of information in this brochure shall be governed by Indian laws, RERA; subject to jurisdiction of Competent Authority under RERA, courts at Gurugram, Haryana India and Hon'ble High Court of Punjab & Haryana, India. \*Terms and Conditions apply. 1 Hect. = 2.471 Acres, 1 Acre = 4840 sq.yds. or 4046.86 sq. mtrs., 1 sq.mtr. = 10.764 sq.ft.