



M3M India Private Limited
CIN: U80903HR2007PTCO44491

Paras Twin Towers, Tower-B, 6th Floor,
Golf Course Road, Sector-54,
Gurgaon - 122 002, Haryana, India

Sales Gallery/CRM Cell
The Experia, Golf Course Road (Extn.),
Sector-65, Gurgaon - 122 002,
Haryana, India

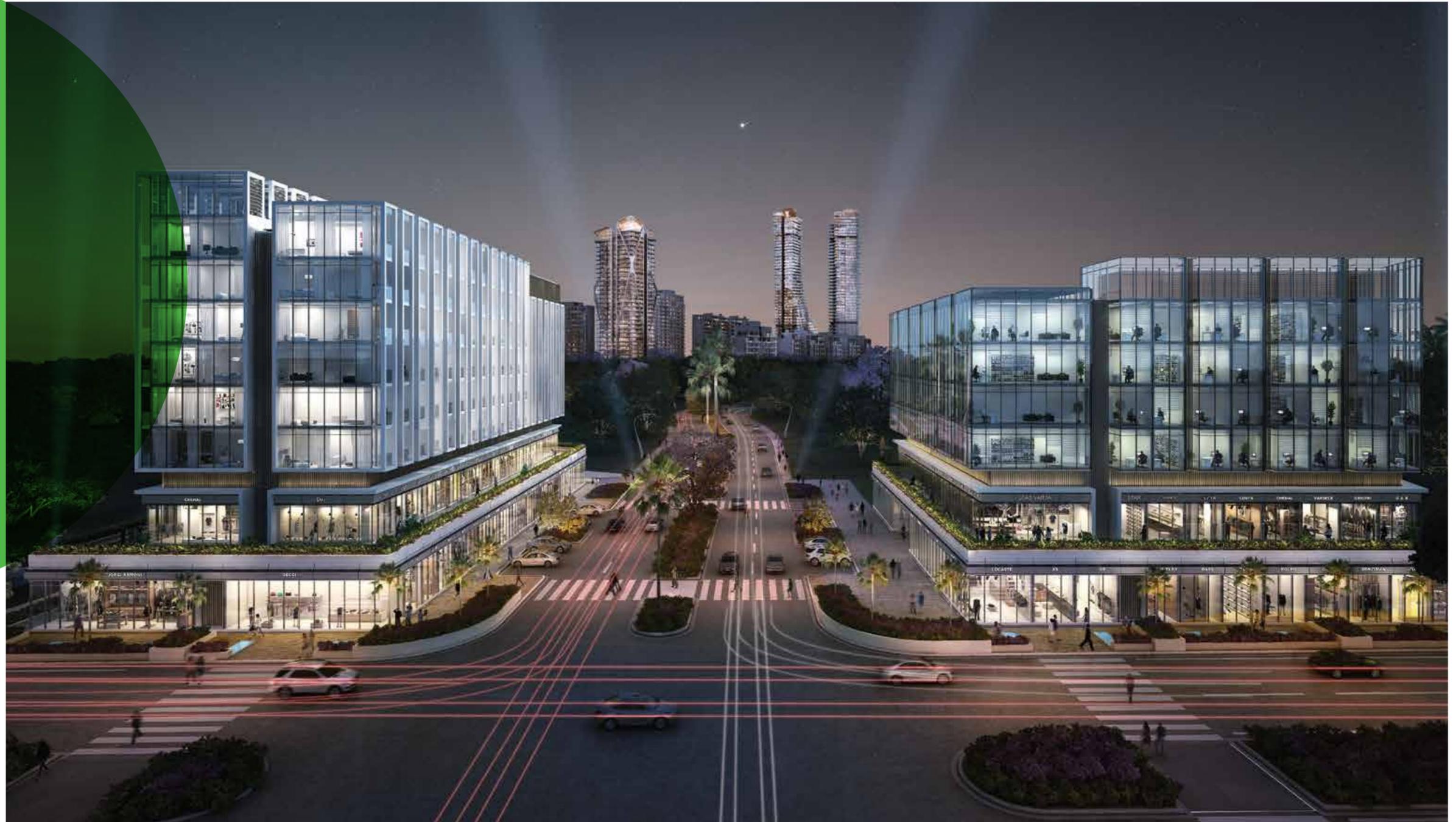
Site
M3M Tee Point, Sector-65,
Gurgaon - 122 002,
Haryana, India



THE PERFECT TEE-OFF FOR YOUR BUSINESS

M&M TEE POINT

M3M Tee Point is dedicated to young and go-getter entrepreneurs who have the zeal to cultivate success. The project encompasses efficiently-appointed office spaces and finely carved retail areas. M3M Tee Point is designed to exploit the captive markets of the surrounding posh residential areas like M3M Golf Estate, M3M Latitude, M3M Merlin, M3M Polo Suites, M3M Panorama, M3M St. Andrews, Marbella, Uptown, Victory Valley, etc.





YOUR DREAM DESIGNED BY THE EXPERTS!

M3M Tee Point has been designed by UHA, a London-based, globally acknowledged architecture and design studio, which manages projects across the Americas, Asia and Europe.

UHA's energetic and optimistic approach to design is a constant endeavour to improve the quality of the built environment by focusing on specific elements such as natural light, clean lines and spatial sequences that enhance both private and public domains.

Seen in the picture is Mr. Ricardo Mateu, Director- UHA, London with a colleague adding master strokes to the Project Design.

Key Projects by UHA, London

- Nine Elms Bridge, London
- World Cup Towers, Russia
- Guggenheim Museum, Finland
- Sivriada, Island Icon, Turkey
- 1973 Worli, Mumbai

IDEAL LOCATION

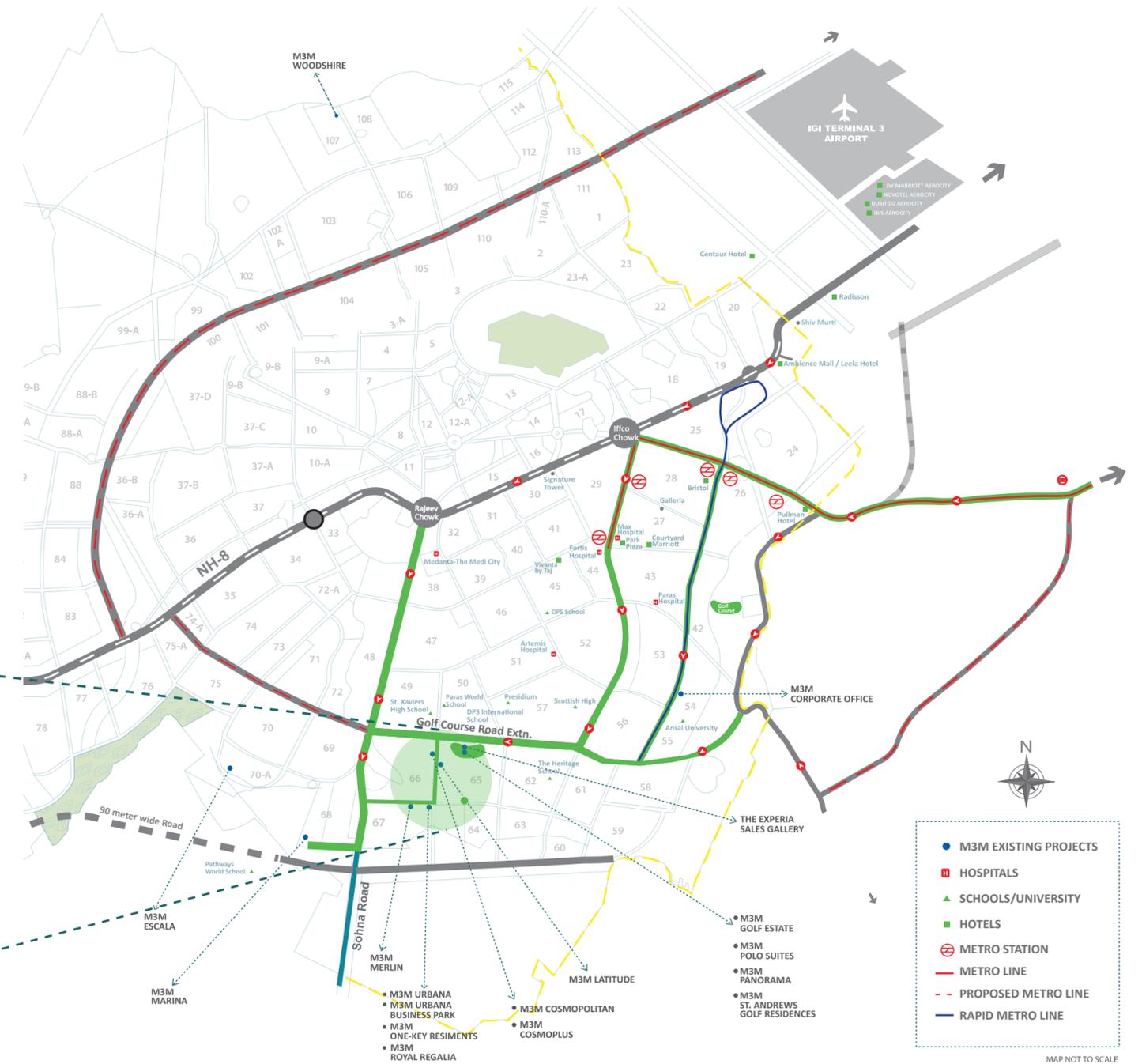
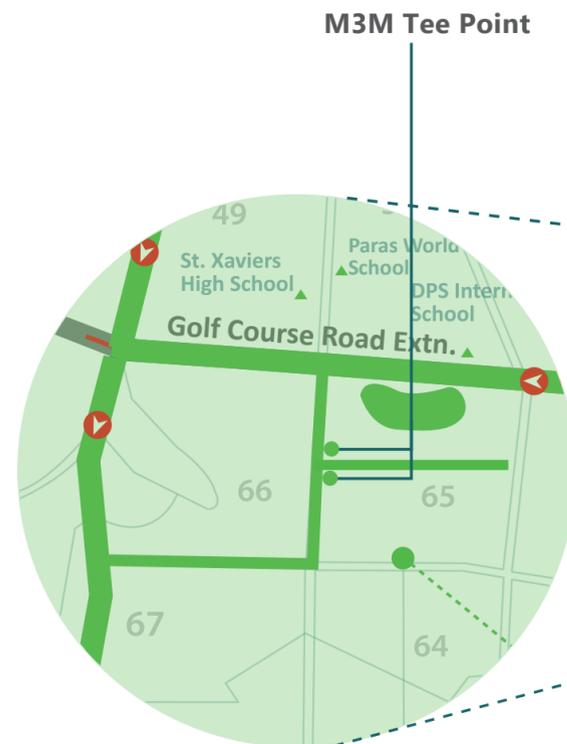
Strategically located at the junction of 60 mtr wide sector road and 24 mtr wide major arterial road at Sector 65, near Golf Course Road Extension, M3M Tee Point is surrounded by the city's most affluent upcoming residential developments.

- Easy access to South Delhi
- Existing link connecting M.G. Road and South Delhi
- Future link connecting Nelson Mandela Road in Vasant Kunj in Delhi to Mehrauli Road in Gurgaon through the Biodiversity Park
- A 90 mtrs. wide road link from Andheria Mor, Delhi to Gurgaon-Faridabad Road through Mandi and Gwal Pahari
- Proposed Metro Corridor in close vicinity

KEY DISTANCE

TIME

| | |
|------------------|--------|
| IFCO Chowk | 20 min |
| HUDA City Centre | 15 min |
| Airport | 40 min |
| Rajiv Chowk | 15 min |
| Medanta | 15 min |



- M3M EXISTING PROJECTS
- HOSPITALS
- ▲ SCHOOLS/UNIVERSITY
- HOTELS
- ⊖ METRO STATION
- METRO LINE
- - PROPOSED METRO LINE
- RAPID METRO LINE

MAP NOT TO SCALE

SITE PLAN



A SMART BLEND OF RETAIL AND OFFICE SPACES.

A fabulous mix of office spaces, retail areas and F&B. M3M Tee Point is destined to be one of the key destinations of Gurgaon. It encompasses two blocks that are separated by a 24 mtrs. wide road, which will become one of the principal access roads to M3M's prestigious M3M Golf Estate among many other premium luxury projects.

M3M Golf Estate



Features

- Magnificent Frontage of nearly 260 meters
- Low maintenance façade with large glazing and permanent finishes
- Elegant lighting design for façade and landscape to add to the ambience



M3M Latitude

THE HOT BED FOR SHOPPING AND CULINARY DELIGHTS

Surrounded by the prime residential developments, M3M Tee Point will prove to be an ideal space for retail and F&B.

Also seen on the left is M3M Latitude, a premium residential project situated just a stone's throw away from M3M Tee Point.

The project offers efficiently designed retail options ranging from 27.87 sq. mt. (300 sq. ft.) to 260.12 sq. mt. (2,800 sq.ft.) to cater to every segment.

THE HAVEN FOR AMBITIOUS ENTREPRENEURS!

M3M Tee Point's elegant and finely carved office spaces are ideal for young, ambitious, go-getter entrepreneurs.

Prime office spaces ranging from 37.16 sq. mt. (400 sq. ft.) to 179.30 sq. mt. (1,930 sq. ft.) spread over 9 spacious floors are designed for all types of businesses to thrive.

Features

- Retail space on ground and first floor
- 2nd floor onwards dedicated to office space/commercial units
- Service elevators
- Dedicated drop-off zones
- Multi-level parking
- Air conditioned
- 100% power backup
- CCTV surveillance





A BUSINESS OPPORTUNITY YOU CAN'T AFFORD TO MISS!

M3M Tee Point's prime location, captive markets, affluent neighbourhoods and a fabulous mix of office, retail and serviced apartments is sure to give handsome returns to smart investors.

- Surrounded by the prime residential developments catering to affluent families with high disposable income
- Excellent connectivity through multiple inter state highways
- One stop solution for office and retail spaces



PROPOSED SPECIFICATIONS FOR RETAIL SHOPS

| | |
|--|--|
| RETAIL SHOPS | Retail Floors- Ground & First Glazed Fronts of Retail units Dedicated Signage areas for all units as per design |
| STRUCTURE | RCC Framed Structure with masonry partitions |
| LANDSCAPE | Pedestrian plaza designed with seating area and kiosk Dedicated drop-off zone and entrances for retail On-site parking areas with lush canopy trees and landscape features |
| FINISHES Exterior Lobbies - Floor Walls Basement Tenant Floor Finish Common Toilets Parking | Combination of one or more of stone, tiles, ACP and Painted surface Combination of one or more of stone, tiles, wooden panelling and painted surface Concrete floor Concrete floor Finished toilet with modern fittings and fixtures Multilevel basement for parking and services. Adequate surface parking |
| SECURITY CCTV Surveillance Manned Security | Basement parking , basement & ground floor lobbies 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 | Space provision for split AC units Provided for common toilets and basements |
| ELECTRICALS Distribution Metering Lightning Protection & Earthing Pits Diesel Generators | Provision for cable upto tenants distribuon board Tenant load will be metered Provided 100 % fully automatic power backup with suitable diversity and load factor provided for lighting, power and AC |
| SIGNAGE Internal External | Main lobby equipped with tenant directory and directional signs External signage as per developers design and conditions |
| COMMUNICATION | Provision for cable Data Point & DTH |

PROPOSED SPECIFICATIONS FOR OFFICES

| | |
|---|---|
| OFFICE SUITE | Office Floors |
| STRUCTURE | RCC Framed Structure with masonry partitions |
| LANDSCAPE | Pedestrian plaza designed with seating areas and kiosk Dedicated drop-off zone and entrances for offices Outdoor/surface parking areas with lush canopy trees and landscape features |
| FINISHES Exterior Lobbies Basement Tenant Floor Finish Floor Elevators Parking | Combination of one or more of stone, tiles, ACP and Painted surface Air conditioned lobbies with combination of one or more of stone, tiles, wooden panelling and painted surface Concrete floor Concrete floor Stainless Steel Finish with Light and Ceiling Multilevel basement for parking and services. Adequate surface parking |
| SECURITY CCTV Surveillance Manned Security | Basement parking, basement & ground floor lift lobbies. 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 | Split AC/VRV Air conditioning Provided for common toilets and basements |
| ELECTRICALS Distribution Metering Lightning Protection & Earthing Pits Emergency Lighting Diesel Generators | Provision for cable upto tenants distribuon board Tenant load will be metered Provided Emergency Lighting in selected common area 100 % fully automatic power backup with suitable diversity and load factor provided for lighting, power and AC |
| SIGNAGE Internal | Main lobby equipped with tenant directory and directional signs |
| COMMUNICATION Cable/TV connection | Provision for TV/DTH Connection, Data point |



The Group M3M stands for magnificence in the trinity of Men, Materials and Money. Simply put, the organization 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 Group stands for is in sync with its slogan of "Our Expertise. Your Joy." The organization firmly believes in achieving brilliance through true professionalism and cutting-edge technology.



M3M Biz, the retail and commercial arm of M3M Group has created quite a few exemplary commercial hubs with refreshingly designed retail spaces, office complexes and premium luxury serviced apartments.

THE WORLD OF M3M



A constant pursuit of joy in creation of a happy and networked residential society that is rewarding to the families and completely secure.



Forming prime commercial and retail spaces, most luxurious shopping destinations and the most sophisticated offices.



Redefining the aura of hospitality through unmatched services and unfathomable care to provide the utmost comfort and a fulfilling experience.



Developing the future, through world class and truly global workspaces for IT/ITES and SEZs.



Establishing a global footprint through international associations and commendable tie-ups for technologically superior and world class infrastructure.



Enhancing enlightenment of minds through holistic education and world class schools and institutions.



M3M CARE is the human face of the company that embodies the Group's CSR activities. We believe in giving back to our employees, our community and to our natural surroundings.

OTHER M3M PROJECTS

RESIDENTIAL



COMMERCIAL



SERVICED RESIDENCES



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