

M3M COSMOPOLITAN



M3M India Limited
(Erstwhile: M3M India Developer Limited)
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M3M COSMOPOLITAN

SOME THINGS ONLY DREAMERS CAN DO

Dreamers are a hard nut to crack. They don't compromise or settle down for a replica of a dream. They want exactly what they need and need exactly what they want. M3M Cosmopolitan is project of a bunch of dreamers. An amalgamation of sophisticated office spaces, retail haven for exciting brands and fine dining experience

Inspired by the magnificence of Los Angeles, M3M Cosmopolitan is spread over a sprawling 3 acres approx. (1.177 Hectares), which not only offers a flurry of world class brands to shop from but also opens doors to office spaces that makes going to office an unforgettable experience.



PARTNER TESTIMONIAL

WALK FAR, WALK TOGETHER

M3M Cosmopolitan is a brain child of many experts. Our partners put their heart and soul together to churn magic with concrete, bricks and imagination. We value their hard work and treasure the relationship we share with them.

ARCHITECTURAL DESIGN

RSP, Singapore

Long journeys often have small beginnings. RSP started out as a small partnership, Raglan Squire and Partners in 1956. It has grown in scope and scale to become one of the largest and most established practices in Asia.

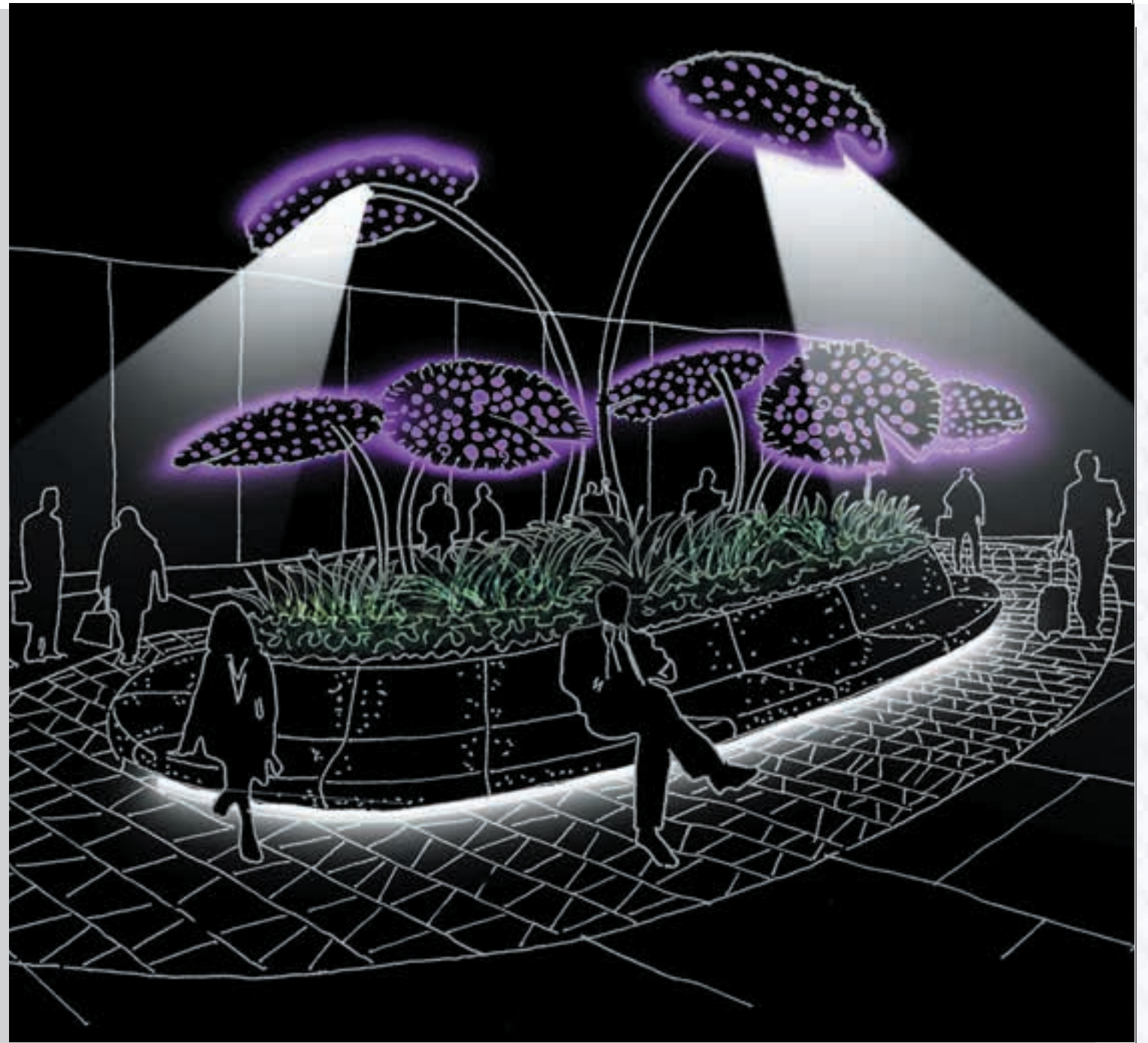
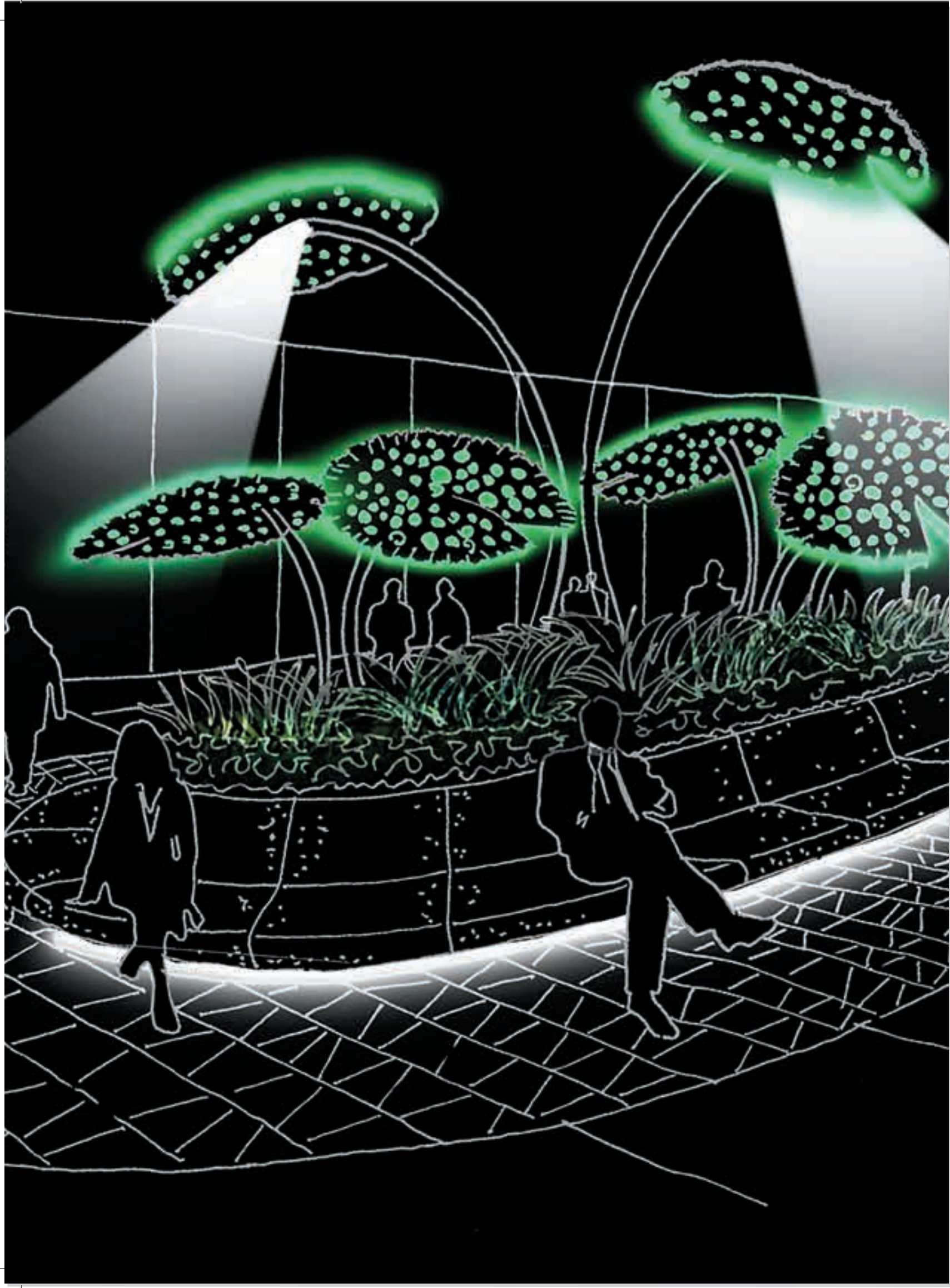
RSP's strength lies in its total commitment to Excellence in Planning and Design and in the delivery of Quality Buildings and Projects. The approach is client-centered and collaborative.

The company is inspired by the passion and architectural demands of the unique project "M3M Cosmopolitan". To mirror the best designs of Los Angeles, New York and blend it with indigenous style was our challenge. The result is a sophisticated system of lives and convenient spaces that allow for a happy productive community.

A dedicated RSP team has been arranged to develop M3M Cosmopolitan using the latest design techniques from the world over. The main motto of this team has primarily been to break the clutter of the high rises and bring forth design concept that not only stands out but also widely accepted. A lot of imagination has gone into the making of M3M Cosmopolitan and with their expertise. The entire project is all ready to set a benchmark in the field of commercial real estate in India.

RSP
Singapore & India





LIGHTING CONSULTANT

Lighting Design Partnership International, UK.

LDPI is better known as the light king of the UK. With their supreme technology and in-depth knowledge about lighting, they have illuminated many airports, atriums, auditoriums, bridges, hotels, offices, shopping centers and exhibitions. LDPI excels at bringing a mundane place to life just by using lights. We're grateful for their undying support in our project.

WHAT THEY ARE DOING FOR M3M COSMOPOLITAN.

The 'M3M Cosmopolitan' logo is lit from within to create a bright statement & visual identity which marks entry into the site. Also defining the entrance is the feature central wall which is uplit in a signature colour to highlight & draw interest to the site, whilst also creating a backdrop to feature palm trees in this area. Integrated downlighting to all gateways to silhouette & pronounce framework members.

- To enhance the large scale 'lily pads' at pedestrian scale a linear LED source is incorporated within the structure to allow the leaf to glow & offer optional colour change ability
- Illuminated graphic line wrapping around Tower perimeter lighting the soffit
- Integrated side lights to wash pergola edges and integrated coloured light wall luminaires
- For additional functional lighting a supplementary larger 'lily' has been added to act as a street luminaire for general illumination whilst offering the same sculptural aesthetic to the planters
- Concealed linear lighting is added to both seating & skirting detail to define their organic shapes
- Facade cladding with Integrated graphic lines of light to create visual pattern to facade areas



LANDSCAPE ARCHITECTS

Element Design Studio, Singapore.

Element Design Studio has cast a shadow that's as grand as their projects. Under the inspiring leadership of Mr. Gregory Kunak, Element Design Studio has delivered many renowned projects which are today considered as landmarks. Some of his landscaping designs includes names like The Taj Palace, New Delhi, Renaissance Hotel-Malasiya, Unitech Golf & Country Club Golf Course and many more.

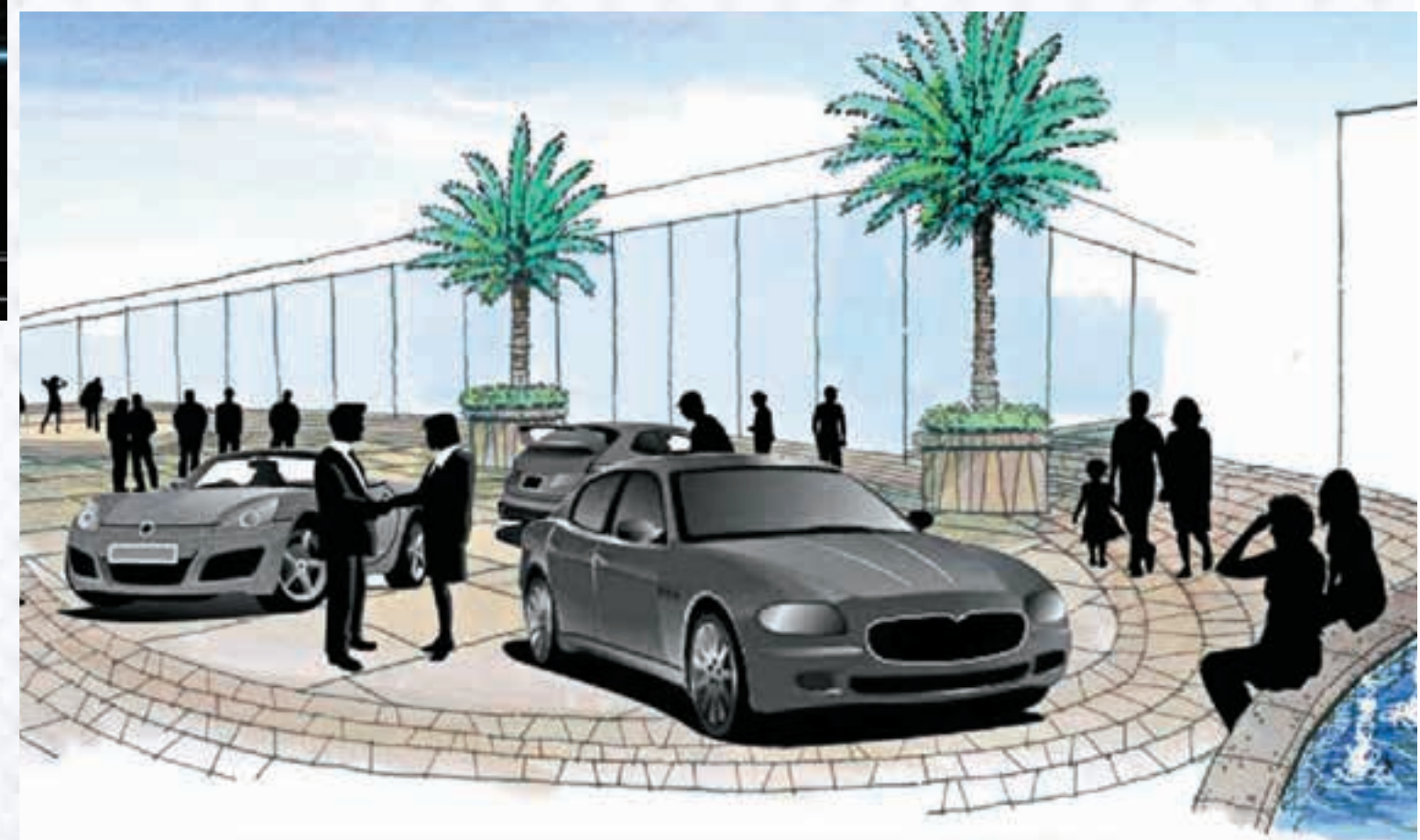
WHAT THEY ARE DOING FOR M3M COSMOPOLITAN.

The entire setting of M3M Cosmopolitan is as exquisite as a dream. Through the use of simple, yet refined and elegant materials, the landscape is integrated and enhanced by the clean lines of the architecture. Bold and aesthetic planting statements at the arrival, hardscape treatments, decorative features and selective water features at key areas are harmoniously integrated into the property and offer a variety of settings and activities for visitors and club members.

RETAIL CORRIDOR

- The use of overlapping, visually strong paving patterns defines the retail corridor
- Small raised stage accommodates promotions, functions, gatherings and performances
- Water feature with bubblers encompasses the lift
- A soft palette of variety of plant species located throughout the project that offers strong visual aesthetic





M/S CONSOLIDATED CONSTRUCTION CONSORTIUM LTD.

Without Consolidated Construction Consortium Limited's (CCCL) support M3M Cosmopolitan would have been just a beautiful dream. CCCL is an ISO-certified company with a turnover of around Rs. 21.98 billion. It has a significant presence in India, with offices in Chennai, Bangalore, Hyderabad, Delhi, Kolkata, Ahmedabad, Pune and Trivandrum. An office recently opened in Middle East marks the beginning of its international visibility.

WHAT CCCL IS DOING FOR M3M COSMOPOLITAN

- Delivery of engineering-intensive and innovation-led turnkey construction services
- Competence in the industrial, commercial, infrastructure and residential sectors
- Best-in-class shuttering material and concrete technology
- Providing technology contemporariness leading to a high uptime









MAP NOT TO SCALE

LOCATION

THE EPICENTRE OF MAGNIFICENCE

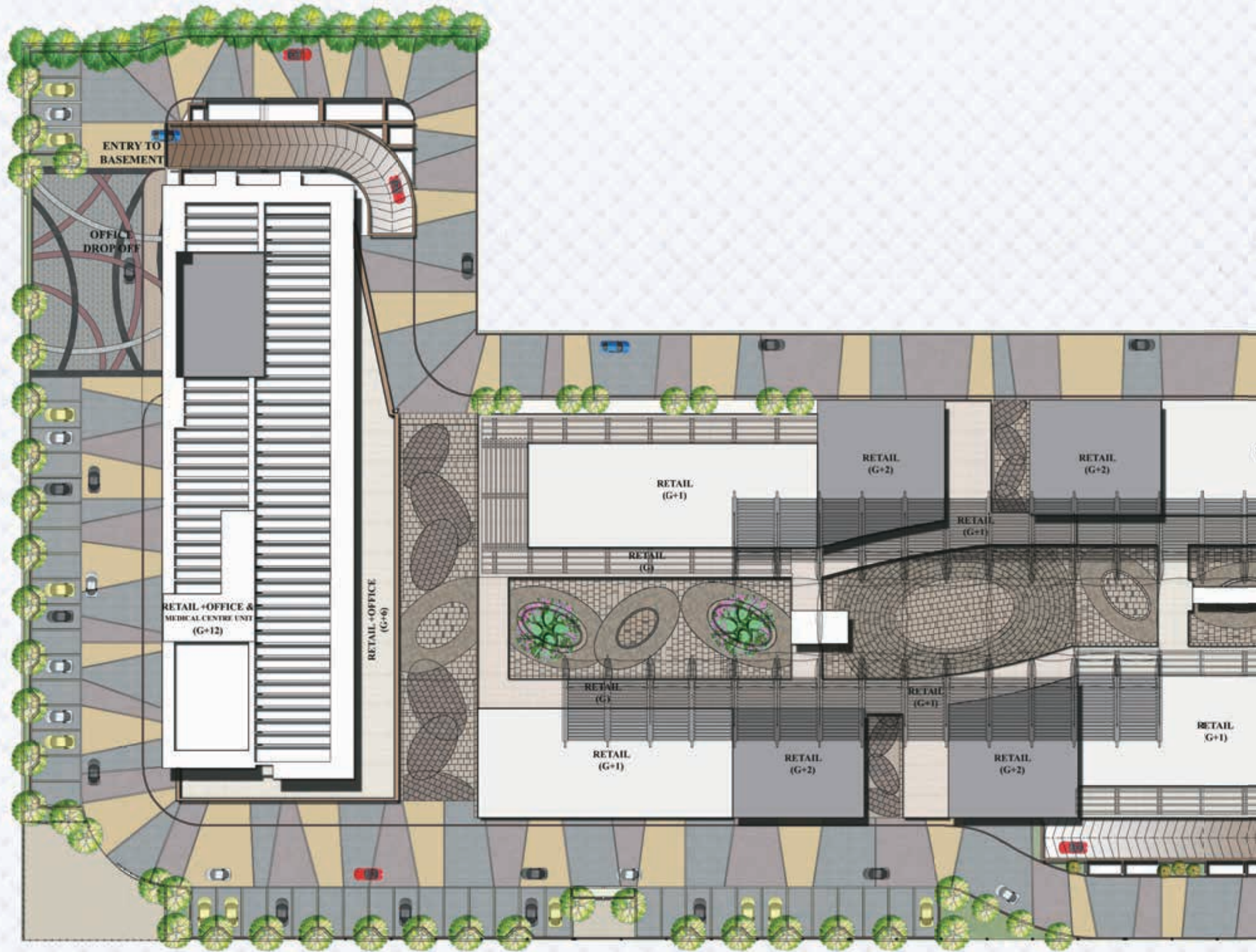
Geography has always been our master. It has pushed us, moved us and most importantly transformed us to become what we always wanted to be. So it's imperative to be at the right place at the right time and M3M Cosmopolitan is a classic example of that.

Located at one of the finest business cum recreational hub of the city, M3M Cosmopolitan sends a strong signal to those who want to embark on a journey that's not only enriching but also rewarding.

WHY IT'S A PLACE LIKE NO OTHER?

- Located at Sector 66, just a walk away from Golf Course Extension Road (SPR)
- More than 5 lakh families expected to move in by next 3 years
- Quick access to South Delhi, owing to -
 - a) Existing link connecting M. G. Road and South Delhi
 - b) Future link connecting Nelson Mandela road in Vasant Kunj in delhi to Mehrauli Road in Gurgaon through the biodiversity park
 - c) A 90 mtr. wide road link from Andheria Mor, Delhi to Gurgaon-Faridabad Road through Mandi and Gwal Pahari
- Proposed Metro Corridor in close vicinity

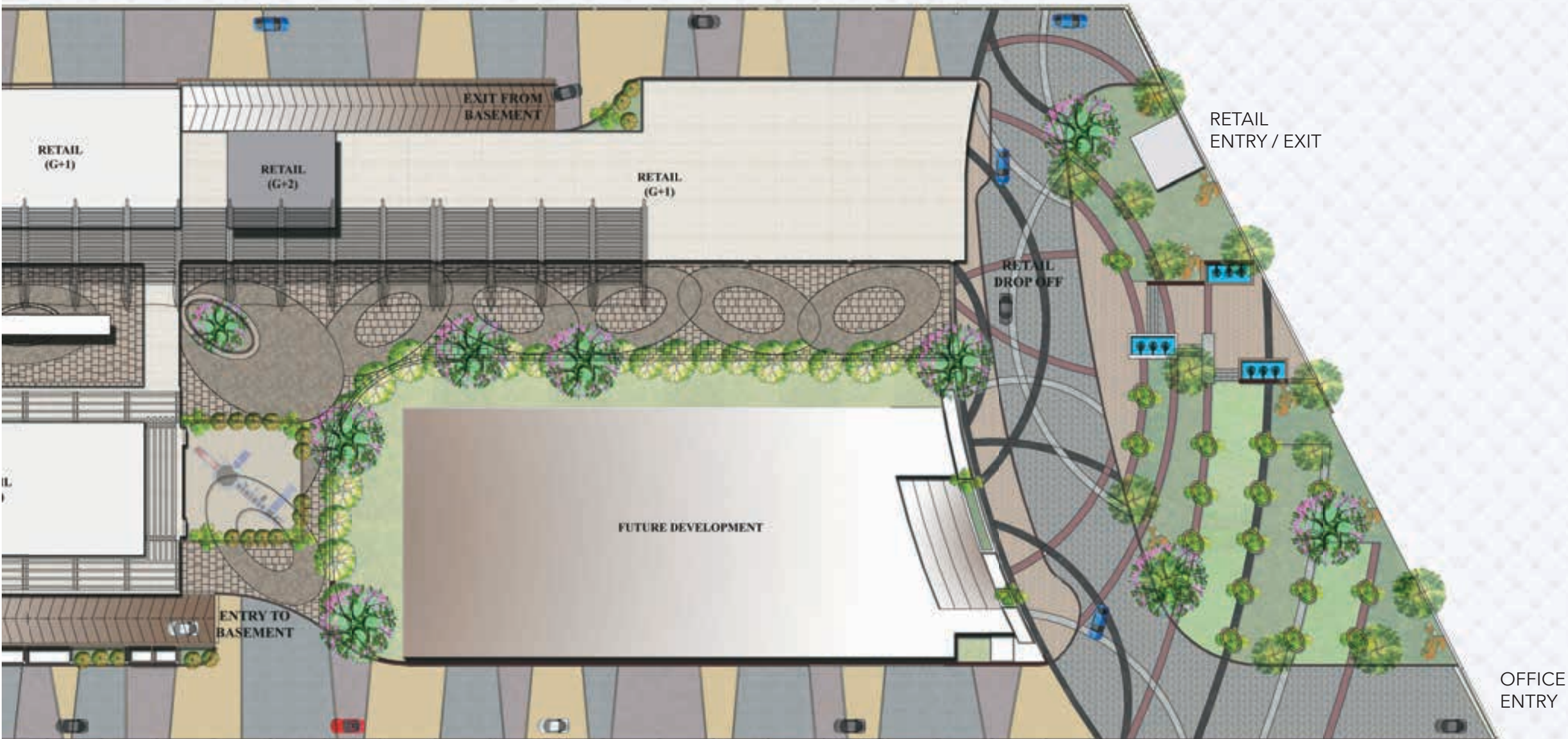
M&M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB



M3M COSMOPOLITAN SITE PLAN



MAP NOT TO SCALE







FAR FROM THE HUSTLE-BUSTLE,
CLOSE TO YOUR HEART.

M3M
COSMOPOLITANTM
STYLISH RETAIL & COMMERCIAL HUB





MIXED USE DEVELOPMENT

ONE FOR ALL, ALL FOR ONE

Modern markets bank largely upon the multidimensional capacity of a project. It's no longer dependent on the "Power of one". The International and National market is teeming with projects that offer only one type of facility.

M3M Cosmopolitan is a commercial development. It is advantageous for both developers and buyers. From a developer's perspective, the primary benefit of mixed-use projects is that they capture in various segments of Real Estate, Commercial Retail, Restaurant and Medical Centre. Such projects are Buyers' paradise. If planned properly and marketed properly, it can become a treasure trove for the investors as well as for the end users. This is because of lower travel time between residences, shopping centres and workplaces.

M3M Cosmopolitan is a project that envelopes every necessity of a modern family. It's not only strategically placed but also self-sufficient in every way.



M3M COSMOPOLITAN A RETAIL WONDER

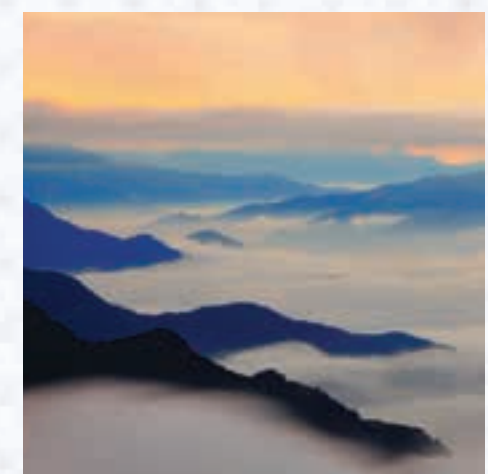
It's amazing what cement, brick and machines can do when you add a little imagination to it. One tangible example of such brilliance is M3M Cosmopolitan and like every known monument and building, this too wasn't built in a day.

M3M Cosmopolitan is strategically located on high growth corridor of Golf Course Extension Road, Sector 66, Gurgaon. It's spread over 3 acres approx. (1.177 Hectares). The project has an ideal commercial project mix of Retail, Anchor Store, Restaurant, Office & Medical Suites.

WHAT MAKES M3M COSMOPOLITAN SPECIAL?

- Permanent Finished Façade
- Central Plaza with Sit-Outs & Food Kiosks
- Best Commercial Project Mix with Double Height Retail, Retail, Anchor Store, Restaurant, Office & Medical Centre.
- Unique Architecture promoting "Los Angeles-like" design offering Permanent Finished Façade, Heat Resistant Glass, Terrace Restaurants, Rich Landscapes and Large Store Fronts

- Exclusive Retail Promenade with rich landscaping providing a delightful shopping experience for the Patrons
- Shading of the Central Plaza & Pedestrian Walkways through Pergola Roof Design and Misting Facility in the Walkways to provide a comfortable shopping experience for the Patrons
- Provision for wet points & Split AC in all the units (retail)
- Video Surveillance in Basement Parking, Basement & Ground Floor Lobbies and Boom Barriers at Entry & Exit Points
- 100% Power Back-Up with suitable diversify and load factor
- Modern Fire Detection and Suppression Systems





OFFICE SPACES THE FUTURE HAS JUST ARRIVED

M3M Cosmopolitan takes pride in its office spaces. Green surroundings, futuristic designs, sophisticated amenities, grand architecture and the enchanting view from each floor. All these qualities makes M3M Cosmopolitan an ideal place for work in.





WHAT MAKES M3M COSMOPOLITAN SPECIAL?

- Main lobby equipped with directional signage
- Provision of cable TV / IPTV / DTH
- Provision for Optical fiber connectivity
- Video Surveillance in the basement parking
- Modern fire detection and suppression system
- High speed elevators
- Split ACs provided in the Office Units. Duct able Split AC with ceiling hung Indoor unit & outdoor unit placed in adjacent balcony
- Lobby Finish: Combination of Stone and Painted Surfaces
- Fully Finished Common Toilets with Modern Fittings & Fixtures
- Dedicated Drop off & Entrance Lobby for Office units



ROOF TOP RESTAURANT

A TREAT FOR EVERY PALATE

Fine dining on mind? No worries. Exquisite terrace restaurants will caress the palate of all the food enthusiasts who walk in the door. An ambience that transcends to the world where serenity takes over the muteness of every passing moment and makes way for an experience that lasts an eternity.

Fine dining terrace restaurants await to make every evening of their visitors a memorable one.

Laced with luxuries like -

- Vintage Wine collection
- World Class Chefs and mouth watering cuisines that takes its visitors on a ride of a lifetime



M3M COSMOPLUS THE LUXURY OF CARE

M3M Cosmoplus offers world-class medical facilities under one roof. The Medical Centre has a unique combination of medical practitioners from various fields, providing professional & efficient services.

OTHER SPECIAL FEATURES OF COSMO PLUS

- Fully Finished Suites, with 2 Design options
- Finished with flooring, False Ceiling, Cabins, Wash Basin, Waiting Lounge and Powder Room
- Air Conditioned Suites with Ducted Split Units
- Access to the Site from 60 meter wide Sector road between Sector 65 & 66
- Occupants Directory prominently displayed in the Ground Floor Lobby
- Space for Diagnostic lab and Pharmacy in the same complex
- Visitor Parking For Customers/Patients
- Public Toilets On Each Floor



SPECIFICATION

RETAIL

| | | | |
|---|--|---|--|
| RETAIL SHOPS | Retail Floor- Ground, First & Second Large Store Front and glazing area for retail units Arcade along all retail units Dedicated signage areas for all units as per design Restaurant with terrace-dining provided on second floor | FIRE SAFETY Wet Riser Hose Reel 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 Provided as per norms Provided as per norms |
| STRUCTURE | RCC slab and column structure with masonry partitions | | |
| LANDSCAPE | Richly landscaped central plaza Pedestrian plaza designed with seating areas and food kiosks Dedicated drop-off zone and entrance for retail On-site parking areas with Lush canopy trees and landscape features | HVAC AC system Ventilation & Exhaust | Space provision for split AC units Provision for common toilets and basements |
| FINISHES Exterior Lobbies Basement Tenant Floor Finish Common Toilets | Combination of stone and painted surface Combination of stone and painted surface Broom finish concrete Concrete floor Finished toilets with modern fitting and fixtures | ELECTRICAL Distribution Metering Lighting Protection & Earthing Pits | Provision of cable upto tenants distribution board Tenant load will be metered Provided |
| PARKING | Multi-level basement for parking and services. Adequate surface parking Provision of access control and CCTV surveillance | DIESEL GENERATORS | Fully automatic backup provided with suitable diversity and load factor for lighting, power and AC Provided with PLC based auto load manager |
| SECURITY CCTV Surveillance Manned Security | Basement parking, basement & ground floor lobbies Boom barrier at all vehicular entry & exit points | SIGNAGE Internal External COMMUNICATION Cable TV connection Voice Data | Main lobby equipped with tenant directory and directional signs External signage as per developers' design and conditons Provision for cable TV / IPTV / DTH |

SPECIFICATION

OFFICE

| | | | |
|--|--|---|--|
| OFFICE SUITS | Office floor- second to sixth floor | HVAC AC System Ventilation and Exhaust | Split AC units provided Provided for common toilets and basements |
| STRUCTURE | RCC slab and column with masonry partitions Passenger & service elevator Staircase connecting office levels | ELECTRICAL Distribution Metering Lightening Protection & Earthing Pits Emergency Lighting | Provision of cable upto tenants distribution board Tenant load will be metered Provided Provided Emergency lighting in selected common area |
| LANDSCAPE | Richly landscaped central plaza Pedestrian plaza designed with sitting areas and food kiosks Dedicated drop-off zone and entrance for office | DIESEL GENERATIONS | 100% automatic backup provided for lighting, power and AC Provided with PLC based auto load manager |
| FINISHES Lobbies Basement Tenant Floor Finish Common Toilets | Combination of stone & Painted Surface Broom finish concrete Concrete floor Finished toilets with modern fitting and fixtures | SIGNAGE Internal | Main lobby equipped with tenant directory and directional signs |
| PARKING | Multi-level basement for parking and services. Adequate surface parking. Provision of access control and CCTV surveillance | COMMUNICATION Cable TV Connection Voice Data | Provision for cable TV / IPTV / DTH |
| SECURITY Video Surveillance Manned Security | Basement parking, basement & ground floor lift lobbies Boom barriers at all vehicular entry & exit points | | |
| Life safety Wet Riser/Hose Reels /Sprinklers/ Fire Extinguishers/ External Fire Hydrants | Provided as per norms | | |

INVESTOR'S ADVANTAGE

M3M Cosmopolitan is not just a project, but a gateway to the future. Its impeccable workmanship, strategic location and flawless execution makes it one of the most sought-after investments of the town.

It offers a buffet of luxuries that includes:

- Golf Course located at a stone throw distance from the project
- Excellent connectivity through multiple Inter state highways
- Projected residents of 5 lakh families expected to move in the next 3 years
- 3 acres approx. (1.177 Hectares) of absolute bliss with one stop solutions for retail, office space and fine dining

CLOSE PROXIMITY TO GOLF COURSE

UPSCALE SHOPPING HUB







M3M – THE TRIAD OF EXCELLENCE

The Group, M3M stands for "Magnificence in the trinity of Men, Materials and Money." Simply put, the organisation 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 our slogan of "Our Expertise, Your Joy". The organisation firmly believes in achieving brilliance through true professionalism and cutting edge technology.



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.



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



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



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



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



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



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

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Content source: M3M group and project partners.



M3M Biz, the retail and commercial arm of M3M Group has created quite a few exemplary commercial hubs with refreshingly retail spaces, offices, complexes and premium luxury service apartments. M3M Urbana and M3M Cosmopolitan are located in Gurgaon's most prime locations - sector 66 and sector 67. These sectors are planned to have a high density of affluent residents and a destination for corporate offices, luxury hotels and a premium service partments. Close to the ever expanding Delhi - Gurgaon Metro line and approximately 30 minute drive from Delhi's International airport, along the NH8, sector 66 and 67 offer the best and most complete 'live, work and shop' destination

OTHER PROJECTS OF M3M

