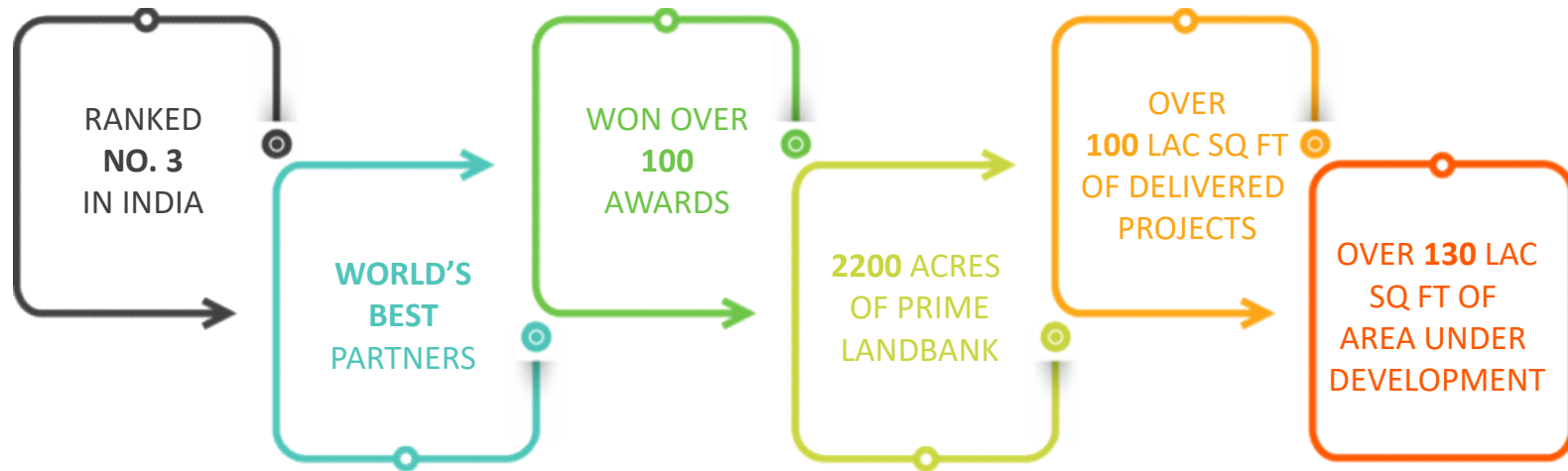




WHAT'S NEXT FROM THE GAME-CHANGER..

Private & Confidential: For private circulation only

A PROVEN TRACK RECORD
WITH A REPUTATION OF DELIVERING REMARKABLE PROJECTS
AND BEST VALUE TO THE INVESTORS





WHAT DOES BEING A GAME-CHANGER MEAN?

ABILITY TO
SEE OPPORTUNITY
IN ADVANCE

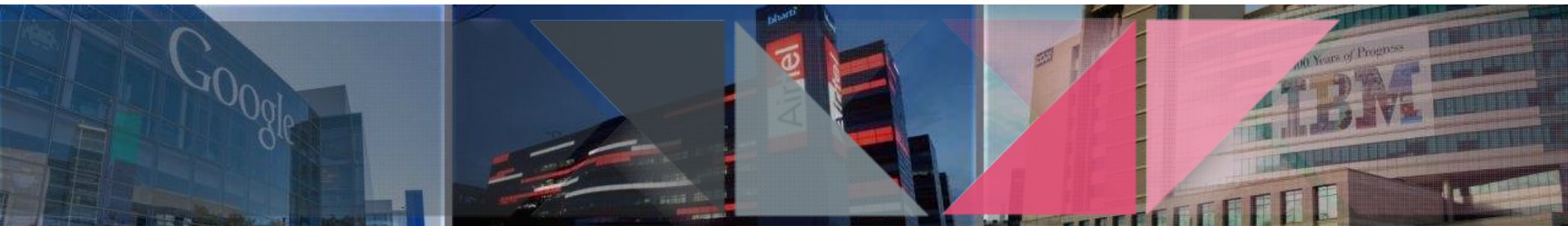
CAPABILITY
TO TAKE
BOLD MOVES

VISION OF
BRINGING INNOVATIVE
FORMATS

ABILITY TO DELIVER
BETTER VALUE
TO INVESTOR

THE DESTINATION Gurugram HOLDS IMMENSE OPPORTUNITIES

- Today, More than **350 of the global Fortune 500** companies either have their India headquarters or their important offices in Gurugram.
- Gurugram is a major hub of **IT, auto, agro/food processing, footwear & textile industries** with industrial clusters of plywood, paper etc.
- Gurugram is **3rd largest exporter of software** and one of the preferred destinations for IT/ITES facilities.
- Gurugram accounts for more than **11% employment in the BPO sector** in India.





Source: Census data, PwC-CII Report

PRESENTING

A NEW FORMAT OF
UNEXPLORED OPPORTUNITIES..

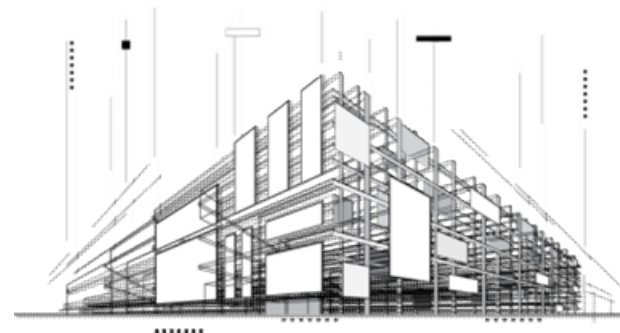


SECTOR-113, GURUGRAM



GIVE YOUR BUSINESS THE LAUNCHING PAD IT DESERVES!

Bringing together the best of retail and office.
Ensuring that your business takes off from a
perfect setting you can expect. Bringing together
all the resources for a world-class commercial
cum retail hub.



A RESEARCH BACKED IDEA..

SHOP CUM OFFICES - A PROMISING OPPORTUNITY IN STORE



0.1% to 0.7%
Growth Witnessed in
2017-2018



10-15%
Expected Rise In SCO Market
by 2021

SOURCE: <https://realty.economictimes.indiatimes.com/news/commercial/developers-step-up-focus-on-mixed-use-office-cum-retail-realty-formats/54321362>

A FORMAT THAT NEEDS TO BE REINVENTED..



SECTOR 17, CHANDIGARH



KHAN MARKET, DELHI



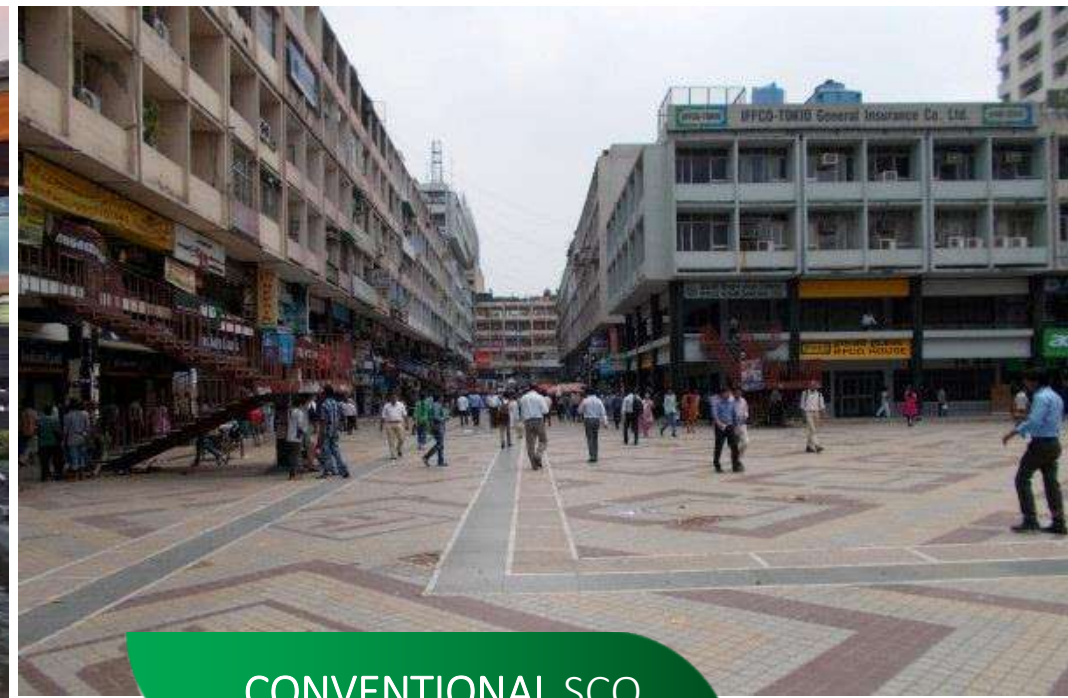
SECTOR 29, GURUGRAM





EXPECT A PEDIGREE OF
A DIFFERENT CLASS..

M3M SCO



CONVENTIONAL SCO

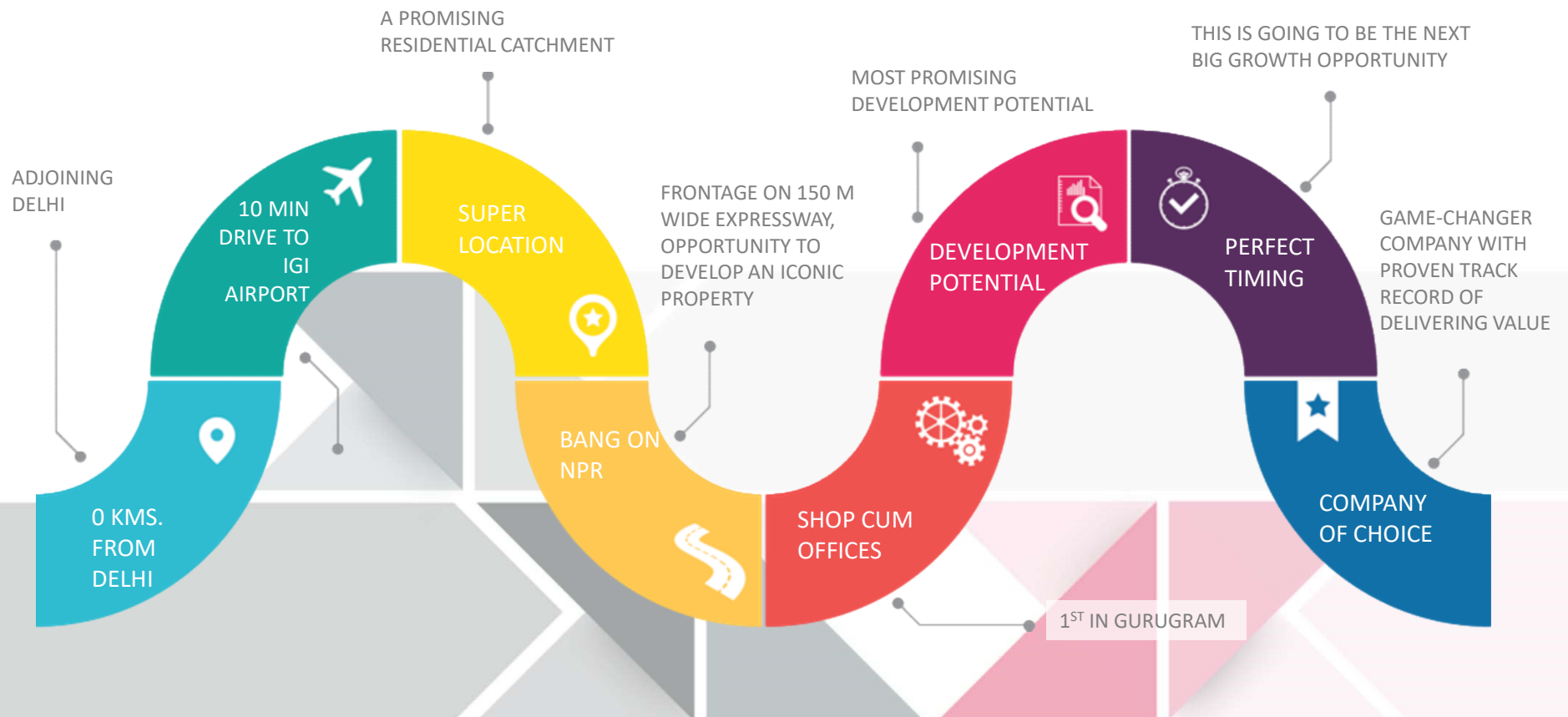


Advantage SCO

- Ground + 4 storey shop cum offices.
- Adequate surface car parking facility.
- Shop modules offer flexibility in sizes.
- 100% power back-up and provision for individual AC units.
- Planned as a pedestrian paradise.
- Terrace right advantage
- Adjoining Delhi
- Next to IGI Airport, India International Convention Centre and Diplomatic Enclave
- Will cater to over ~5 lakh* people in future.
- Along the Metro corridor



USP OF OPPORTUNITY





NEW DELHI

A SNAPSHOT OF OPPORTUNITIES

POLITICAL & ECONOMIC HUB

The Government of Delhi has been committed towards creating a progressive business environment.

RICH SKILL POOL

30% workforce qualified for occupations such as engineering, medicine, law and consultancy

ATTRACTIVE AVENUES OF INVESTMENT

The new Industrial Policy 2010-21 aims to provide a conducive environment for knowledge-based & hi-tech IT/ITeS industries.

POLICY & INFRASTRUCTURE SUPPORT

Important centre of trade and commerce with a number of key industry associations operating in the state.

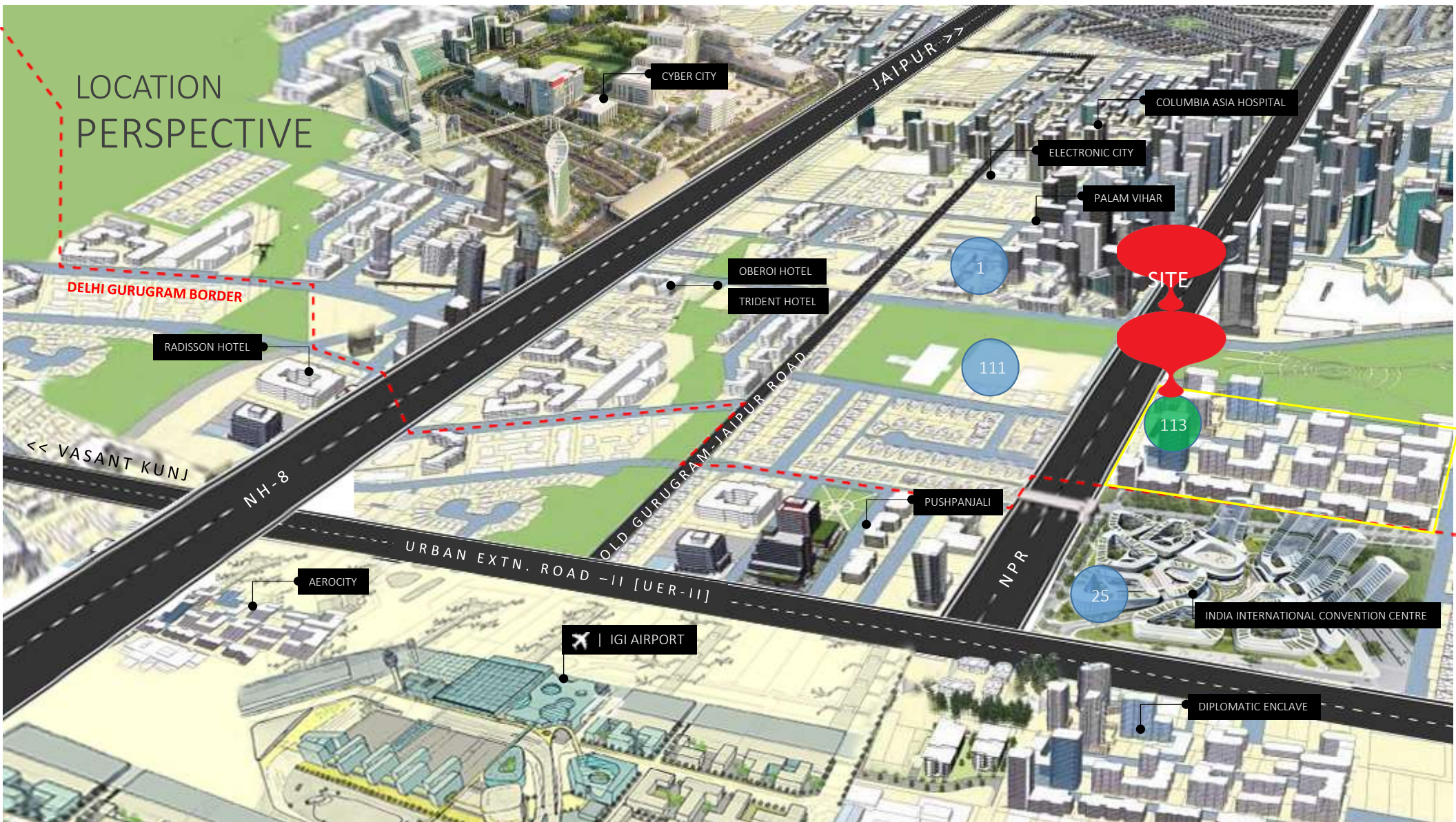
ON A FAST PACE GROWTH

Delhi, the national capital of India is the fastest growing states. It logged a GDP of over \$100 bln in 2018-19, primary drivers of growth being expansion of service sector.

A HUB OF INTRINSIC DEVELOPMENT

The government is also encouraging activities allied to industries, such as consultancy, IT, training of skilled manpower through vocational training programmes and entrepreneurial development programmes.

LOCATION PERSPECTIVE



SITE POTENTIAL

A stones throw away from Delhi

Just 4 Kms from T-3 of
IG International
Airport

Close to North India's
**largest Interstate Bus
Terminus**

Metro connectivity to
the subject site

Strategic Location – In the
Zone of rapid development

**Close to Bijwasan Railway
Station:** All Mumbai /
Ahmedabad Trains pass
through this point

**A world-class International
Exhibition cum Convention
Centre** – a flagship project of
Govt. of India, within 5 minutes
distance of the subject site



International Exhibition & Convention Centre



Metro Station at ECC Dwarka





Upcoming Infrastructure Projects

FLYOVERS OVER RAILWAY LINE

A Flyover over the railway line on Najafgarh-Bajghera road is presently under construction.

Another Flyover over the railway line has been sanctioned

This shall supplement the excellent connectivity which the site enjoys because of the Dwarka Expressway

DWARKA EXPRESSWAY

Dwarka Expressway now will be constructed and maintained by NHAI and will be a designated National Highway NH8A

PROPOSED METRO RAIL

The proposed Metro will run along the median of the Expressway and the MRTS station in Sector 113

Proposed New Metro Routes

Green signal for IGI-Gurgaon Metro

EASY ACCESS New Gurgaon-Dwarka Metro line gets ministry nod; to make commuting hassle-free for flyers

Sanjeev K Ahuja
■ sanjeev.ahuja@hindustantimes.com

NEW DELHI: The long wait for Gurgaon residents to get direct Metro connectivity to the Indira Gandhi International (IGI) airport will soon come to an end.

The proposed 11-km high-speed Metro link between Sector 21 in Dwarka and Gurgaon (Iffco Chowk) has finally got the green signal from the Union Ministry of Urban Development. The line will have three stations — Maruti Suzuki factory, Palam Vihar near IITM University and Sector 21, Dwarka.

Urban development minister Kamal Nath on Thursday announced that the government had sanctioned the Gurgaon-Dwarka Metro link.

"The Delhi Metro Rail Corporation (DMRC) has submitted the detailed project report to us and we are studying it. We have, however, sanctioned the project which will be the second DMRC project in Gurgaon. We have also given the go-ahead to the ₹1,590-crore Mundka-Bahadurgarh Metro line," Nath added.

In June this year, DMRC started conducting the ground study to prepare the report for the Metro link between Gurgaon and Dwarka. The new line will come up on the public private partnership (PPP) model, on lines of the airport link in Delhi. Private players will be invited to bid for it.

Haryana chief minister Bhupinder Singh Hooda had

PROJECT TO TAKE OFF SOON



■ Bhupinder Singh Hooda and Kamal Nath.

HT PHOTO



first announced the project to link Gurgaon with IGI airport at a meeting of the National Capital Region Planning Board (NCRPB) in November 2009, in the presence of then urban development minister Jaipal Reddy.

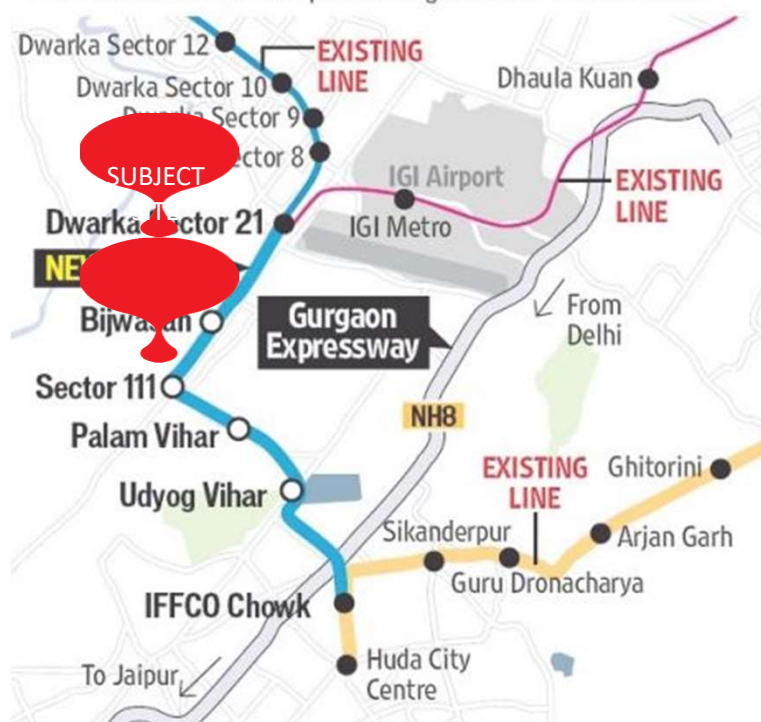
DMRC chief E. Sreedharan said, "On the request of the Haryana government, we prepared a project report for the Dwarka-Gurgaon link. It will connect the Dwarka station in Sector 21 and Iffco Chowk. The

link will be an extension of the Airport Express Line which connects IGI with Rajiv Chowk station in Connaught Place."

Residents of localities near Iffco Chowk such as Sector 17, 18, DLF Phase 2 and gated communities such as Heritage City, Beverley Park 1 & 2, Esol Towers and those living in Palam Vihar, sectors 21, 22, 23, 23A and Udyog Vihar, from where the Metro line is likely to meander, will benefit the most once the line opens.

FOR FASTER COMMUTE

The 12.6-km route will help both Gurgaon and Delhi residents





ARTISTIC IMPRESSION

SHAPE OF THINGS
IN STORE



ARTISTIC IMPRESSION

SHAPE OF THINGS
IN STORE



ARTISTIC IMPRESSION

SHAPE OF THINGS
IN STORE



ARTISTIC IMPRESSION

SHAPE OF THINGS
IN STORE



SHAPE OF THINGS
IN STORE

ARTISTIC IMPRESSION

VIA MONTENAPOLEONE,
MILAN





P.C.
HOOFTSTRAAT,
AMSTERDAM

RODEO DRIVE, BEVERLY HILLS
(L.A.)







LET'S CHANGE
THE RULES OF THE GAME!

Private & Confidential: For private circulation only