



M3M
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



The Burgeoning **RETAIL HOTSPOT** Of India

Gurugram has sprawled as one of the most prominent destinations to work, live and hang out. The millennium city has been able to draw investments from top global corporations, IT giants and retail conglomerates, making it one of India's most preferred retail hotspots. Apart from captivating new experiences, such modern developments are further enhancing Gurugram's investment potential, making it attractive to HNI investors and corporates alike.

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.



A RETAIL 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 A WORLD 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 Golfstate, M3M Latitude, M3M Skycity, M3M Heights, Marbella Villas, South City, and Many More..





Ingeniously **PLANNED** For An Impeccable **EXPERIENCE**

M3M Paragon57 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 Paragon57 not just a great shopping destination, but a treat for the senses as well.

A Place Where You Get **EVERYTHING** & **BEYOND**

M3M Paragon57 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 Paragon57 is stacked with great retail options, from the top to the bottom.





The main shopping area has been designed to capture the senses. With double-height showrooms and massive glass frontages, retailers will enjoy great visibility, while shoppers can savour a glamorous shopping experience. Inside, these massive shop floors include a mezzanine level as well, which enhances visibility further and introduces a new blend of retail experiences.

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.





Your
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



LOFTS

AT **M3M** PARAGON **57**

A Unique Format in **THE HEART OF GURUGRAM**

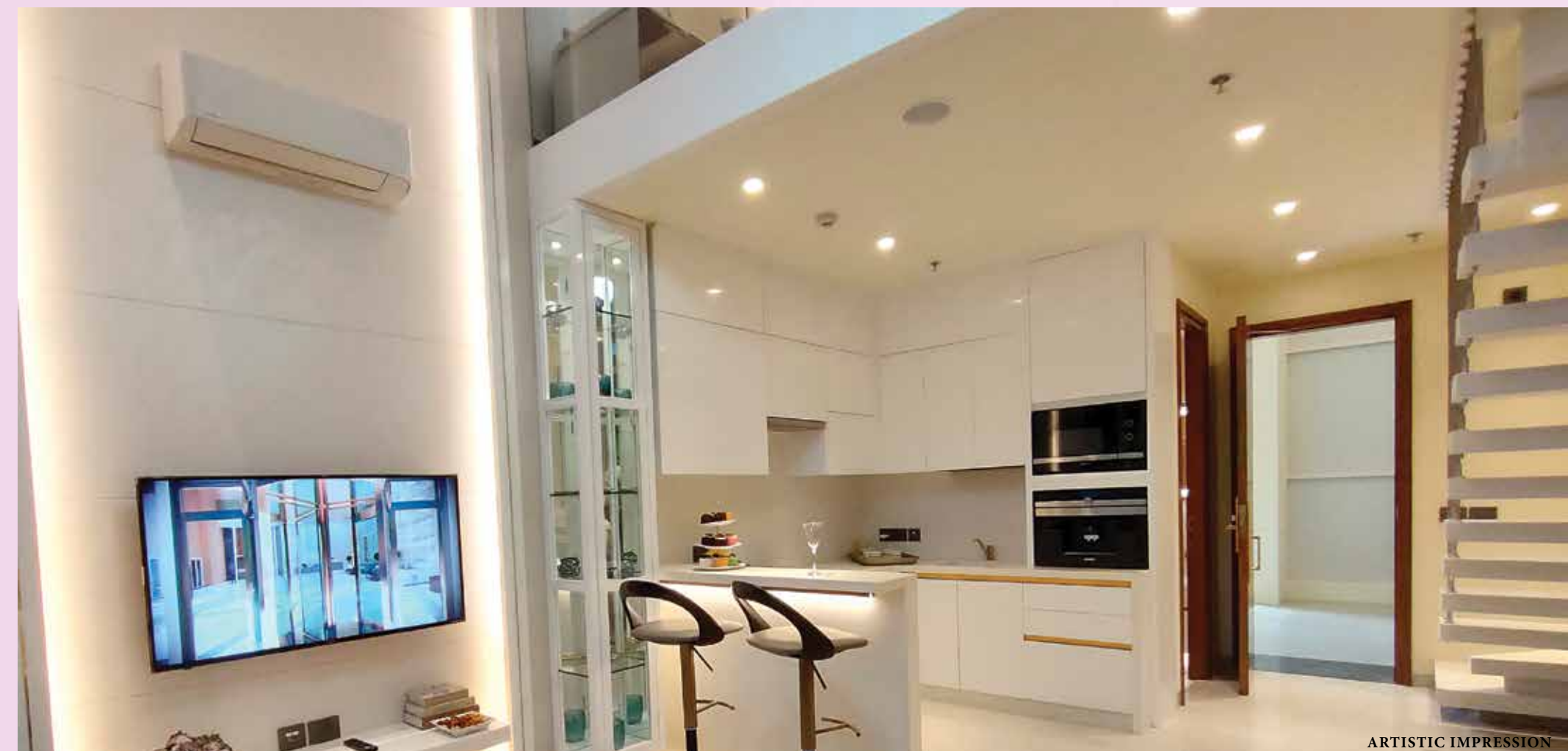
First Ever 2X Living Concept in India

 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*



ARTISTIC IMPRESSION



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



ARTISTIC IMPRESSION

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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