



FINEST RETAIL IN THE
EPICENTRE OF **GURUGRAM**

SECTOR 57, GURUGRAM

RERA No.: RC/REP/HARERA/GGM/651/383/2022/126 Dated 23.12.2022.

The image features a dark blue background with a silhouette of a city skyline. A large, bright orange shape overlaps the left side of the image. The logo 'M3M PARAGON 57' is positioned in the upper left, with 'M3M' in a bold, sans-serif font, 'PARAGON' in a regular weight, and '57' inside a white parallelogram.

M3M PARAGON 57

M3M Paragon is a **futuristic and an international mixed use style development** comprising **Retail, Multiplex and One BHK Duplex Apartments** – a living concept millennium city has never witnessed before.

M3M Paragon is a transformative mixed use development that is going to complement an equally alive and vibrant neighbourhood.

Occupying **3.16 acres** of prime downtown, on the Florence road, that compliments its magnificence, it's the right business opportunity that you have been holding on to invest.

M3M
PARAGON 57



4-LEVEL RETAIL



3&4TH FLOOR DEDICATED TO MULTIPLEX AND ENTERTAINMENT



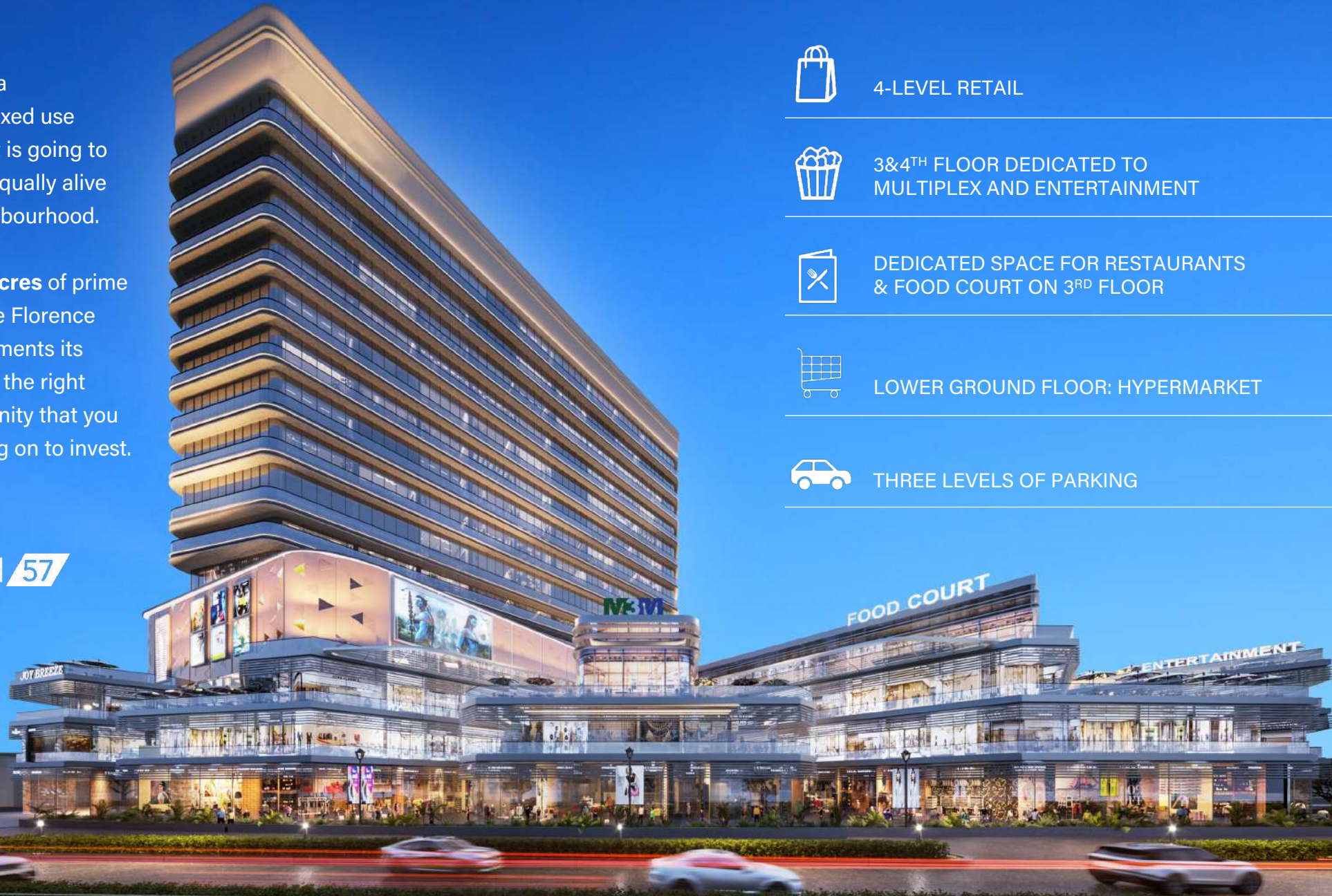
DEDICATED SPACE FOR RESTAURANTS & FOOD COURT ON 3RD FLOOR



LOWER GROUND FLOOR: HYPERMARKET



THREE LEVELS OF PARKING



A PERFECT MIX: HI-STREET RETAIL, HYPERMARKET ONE BHK DUPLEXES & MULTIPLEX

ONE BHK DUPLEX APARTMENTS

PARKING & SERVICES

SERVICE FLOOR

CLUB FACILITY

5-SCREEN MULTIPLEX

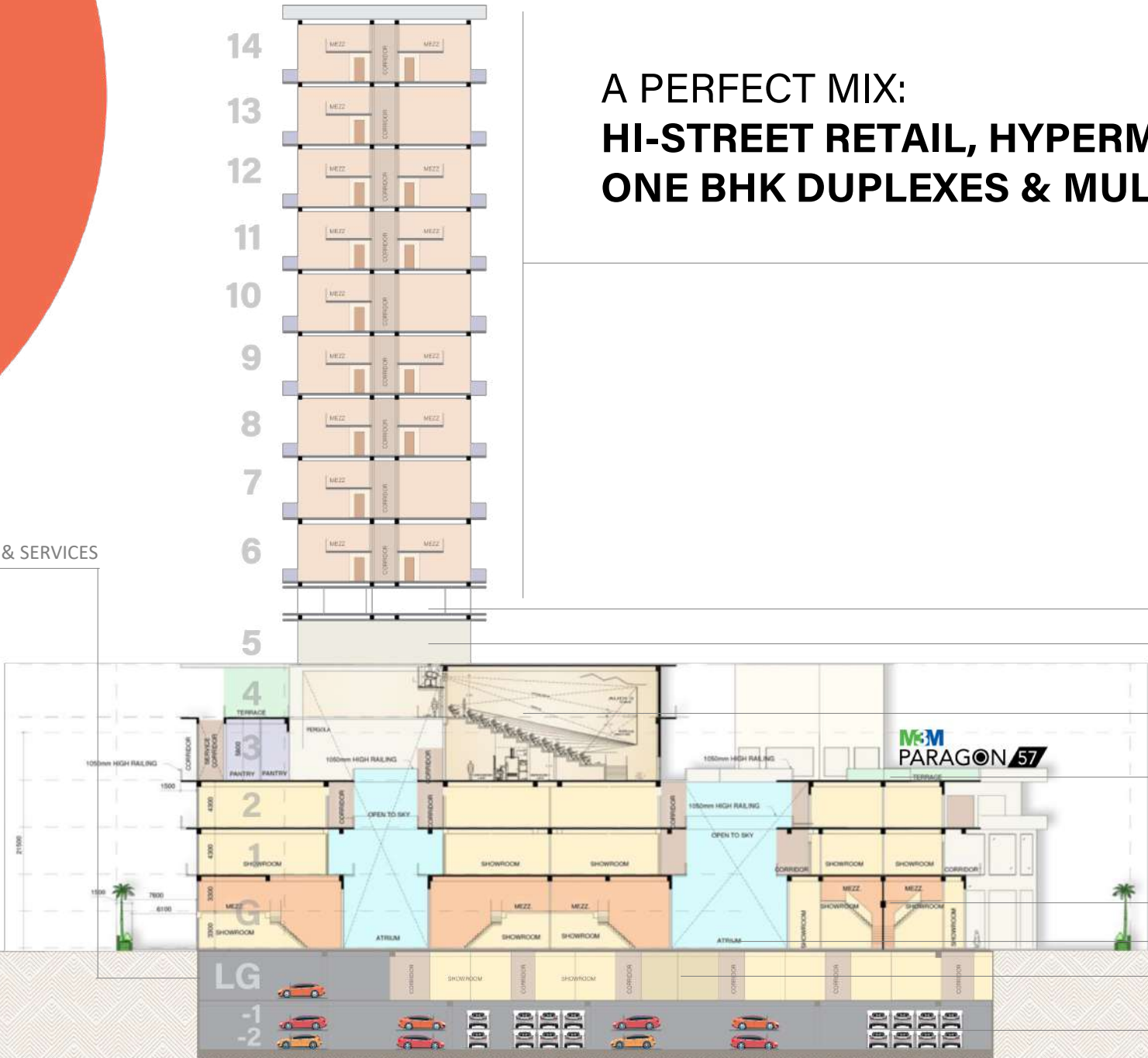
TERRACES

DOUBLE HEIGHT SHOWROOMS

ATRIUM

HYPERMARKET/ SHOWROOMS

PARKING & SERVICES



RESPECTFULLY INTEGRATED. CAREFULLY PLANNED

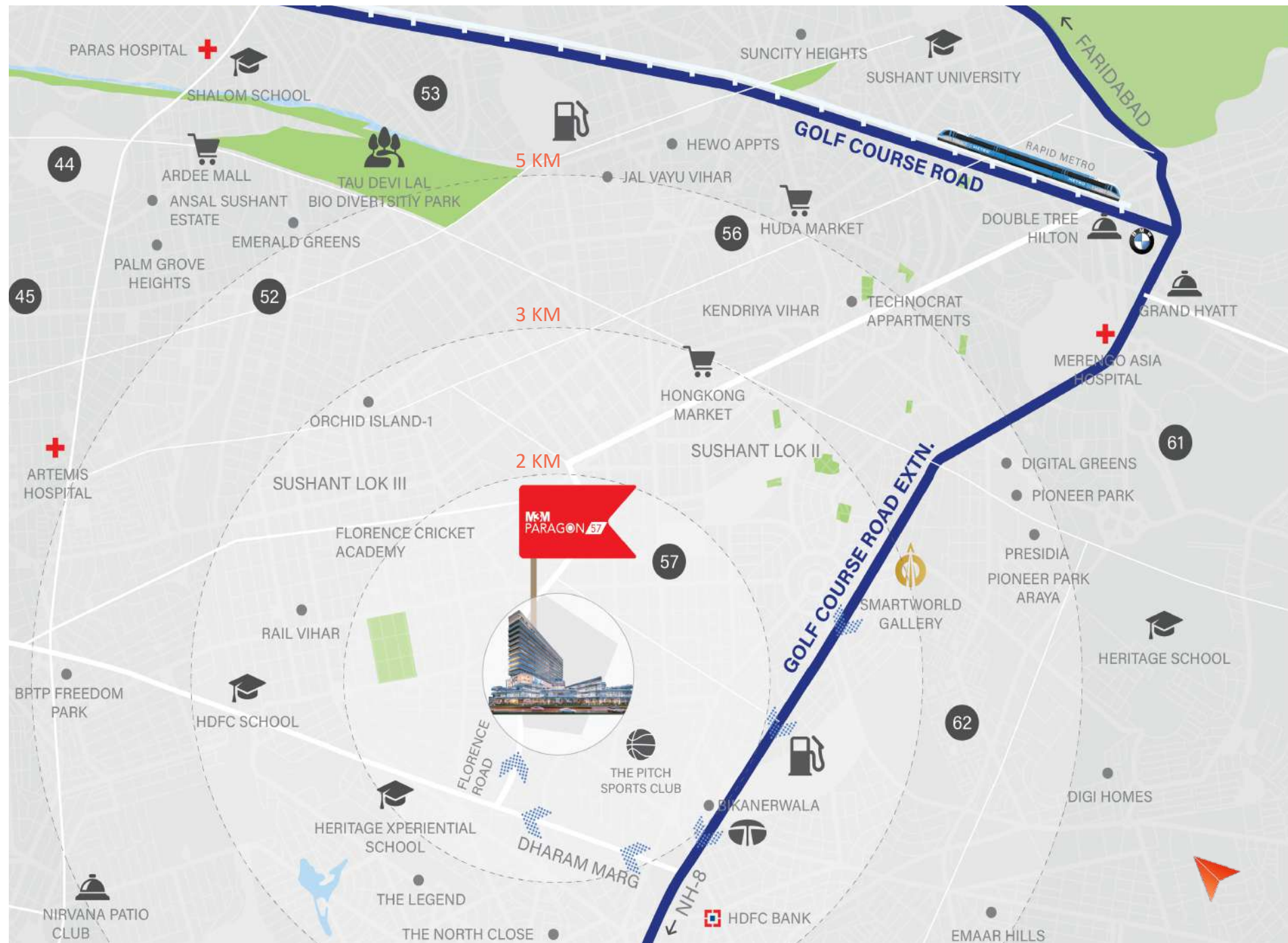
- LESS THAN 2 KMS FROM GOLF COURSE ROAD
- **RIGHT NEXT TO GOLF COURSE ROAD EXTN.**
- BANG ON 60 MTR. WIDE FLORENCE ROAD
- **WALKABLE-ARM-REACH** CONCEPT RETAIL
- PROVIDES **URBAN VITALITY** AND HAS **NO COMPETITION** FROM LOCAL MARKETS

WHAT LIES AROUND

2+ LAKH
HNI
CATCHMENT

41
ICONIC
PROJECTS

10
LUXURY
PROJECTS



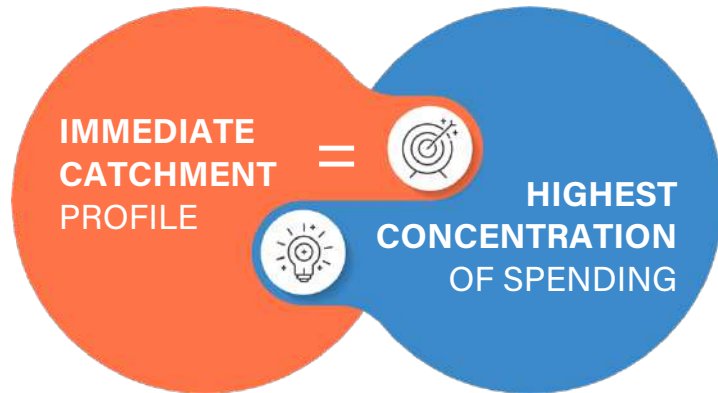


SUBJECT SITE

ACTUAL IMAGERY

Strategically located on Florence Road at Sector 57, provides unmatched accessibility to the local points of city, well connected to Golf course road and well surrounded by habitated zones of 56, 57 and 59 Sectors.

THE CATCHMENT



SUBJECT SITE REGION

FAST PROGRESSING ZONE, SLATED TO BE THE NEXT DESTINATION ALONG THE GOLF COURSE ROAD EXTN. IN THE ALREADY DEVELOPED DENSE RESIDENTIAL CATCHMENT.

IMMENSE RETAIL POTENTIAL DUE TO HIGH-END RETAIL DEMAND & DEARTH OF QUALITY MALLS/ HI-STREET IN THE VICINITY

EXISTING HI-STREET CHARACTERISTICS:

- DECADE OLD
- POOR DESIGN
- LOW OCCUPANCY
- INTERRUPTED SHOPPING EXPERIENCE
- NO PREMIUM BRANDS

DETAILED GAP ANALYSIS

FULFILLING DEMAND
ASSESSING NEEDS AND GAPS

M3M Paragon opens new doors for shoppers with exclusive mix of retail brands, along with exceptional leisure & shopping experience, lacking so far in this micro market.

SPECIAL NEEDS & OCCASIONS RETAIL

Fulfilling the existing deficit 'Quality Occasions and Special Needs' Retail of the catchment

DINING

With Food becoming new fashion majority combine leisure & shopping with dining & look for various cuisines & theme-based offerings

SHOPPING EXPERIENCE

For enhanced customer experience & changing mindset of customers, people demand world-class shopping experience

PREMIUM RETAIL

Meeting the deficit existing premium retail needs which is presently concentrated in very limited location

HYPERMARKET

Groceries are one of the significant part of customers' shopping & is significant contributor for repeat customers in the retail center

LEISURE & ENTERTAINMENT

Entertainment in form of unique activities & experiences are significant contributors for repeat customers



SITE PLAN



VEHICULAR
ENTRANCE/ EXIT

60M WIDE ROAD

PEDESTRIAN ENTRANCE

LIGHTING FEATURE

ESCALATORS

TIERED HEDGES

WEST BOULEVARD

VEHICULAR
ENTRANCE/ EXIT

ENTRY

ROADSIDE
ROAD IN SCOPE

LIFT LOBBY
ESCALATORS

LIFT LOBBY

LIFT LOBBY

EAST
BOULEVARD

CENTRAL ATRIUM
ENTRANCE LOBBY FOR
ONE BHK DUPLEX
APARTMENTS





THE ENTRANCE PLAZA

This Commercial complex has a pleasing appearance that would charm most buyers. This will be a masterpiece designed to create a unique environment which offers diverse and secure mix of living spaces and retail.

- Strategically planned multiple accesses.
- Separate Vehicular and Pedestrian movement

- Landscaped plaza/Piazza.
- Multiple activity arena
- Multiple sitting arrangements



FLOORING



LIGHTING



SCULPTURE



VERTICAL GARDEN



WATER FEATURE

DESIGN
VOCABULARY

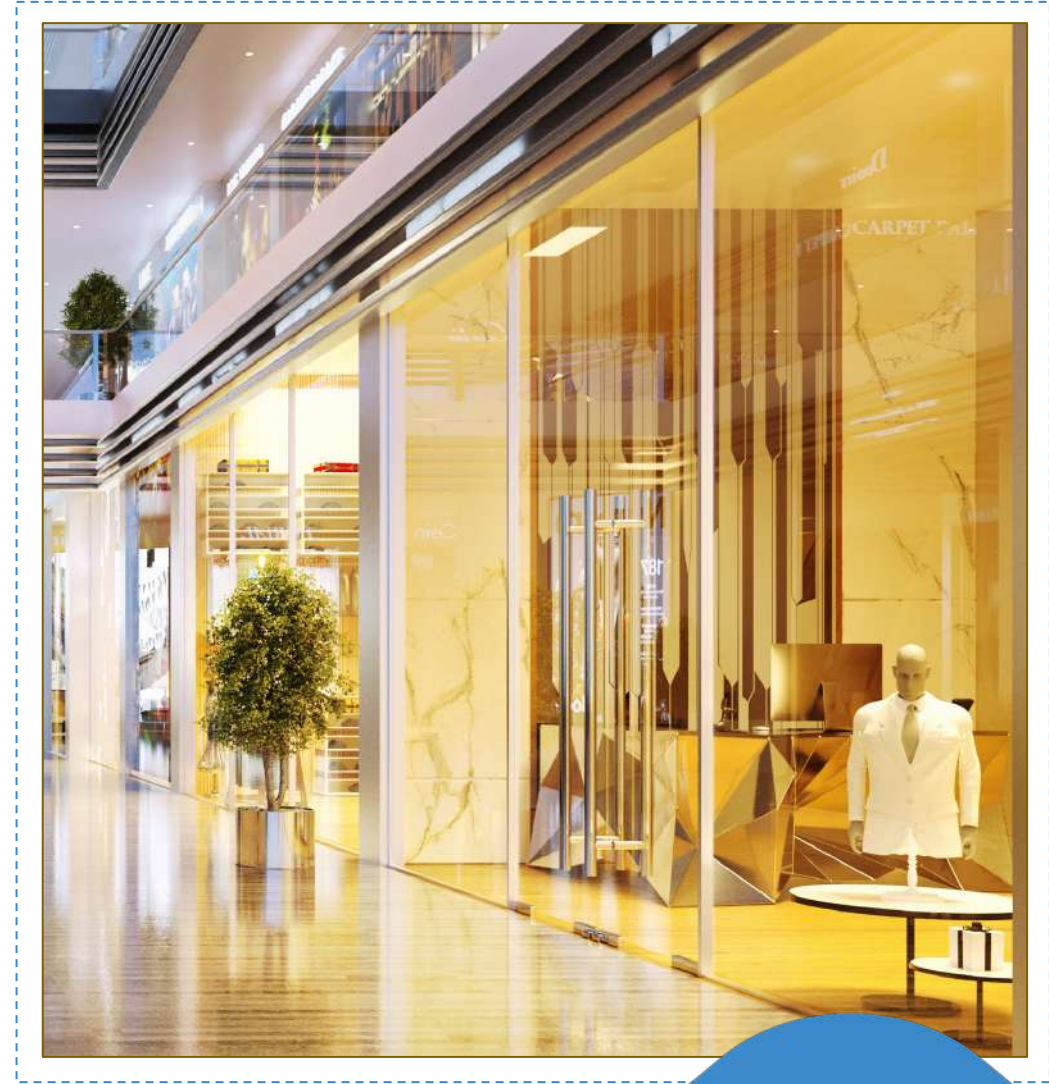
GRAND CENTRAL ATRIUM

- Open-to-sky courtyards for a pleasant recreational experience
- Maximum piazza/ atrium facing shops
- The retail has a very intimate scale with a large central area acting as the activity hub
- The project has been intelligently planned to extend seamless connectivity vertical and horizontal movement through well-appointed elevators, escalators & connecting bridges





WIDE EAST AND WEST BOULEVARDS



- 24 ft High Double Height shops with mezzanine on Ground Floor

Hi-exposure large glass façade of the retail shops

MULTIPLEX: A FOOTFALL GENERATOR FOR RETAIL



- Cinema multiplexes are a perfect example of convergence of retail and entertainment across the mall and high-street organised shopping formats
- Multiplexes are now proving themselves to be an integral part of a successful shopping mall/center
- Symbolic of footfall generator, multiplexes offer an ideal opportunity to attract boutique & anchor retailers to their development

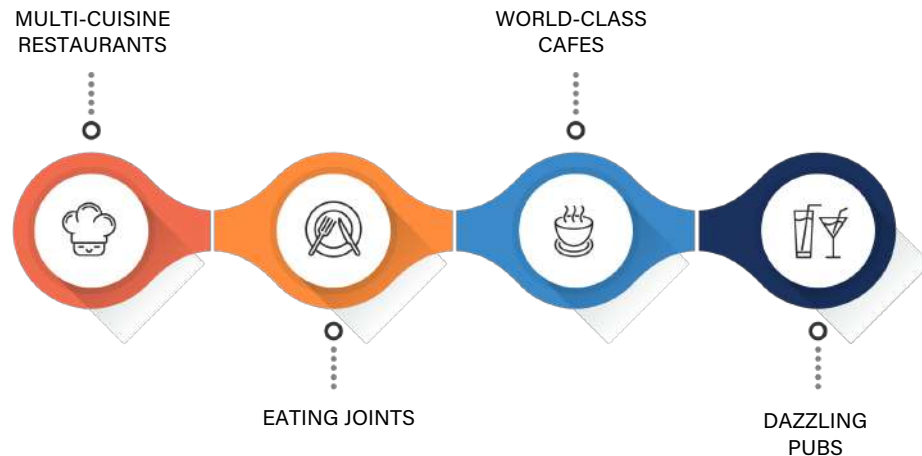


5-SCREEN MULTIPLEX AT LEVEL 3&4

FOOD COURT AT LEVEL 3

A DELIGHTFUL F&B EXPERIENCE

- The food court is an important element of M3M Paragon as it will complement the business of the other tenants in the mall
- The Food Court will drive and direct footfalls to retail
- This will provide a welcome relief to the serious shoppers to:
 - take a break and enjoy a quick fill up,
 - act as a hangout joint,
 - a party place for young adults,
 - a convenient getaway for corporate executives wanting to enjoy a jiffy lunch or a coffee break with their colleagues.



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"Food courts play the **role of anchor tenant** in a retail. Along with complimenting businesses they provide good recreational space to the customers."

 CUSHMAN & WAKEFIELD

INTRODUCING

M3M
57TH SUITES

ONE BHK **DUPLEX** APARTMENTS



ONE BHK DUPLEX APARTMENTS



301

ULTRA LUXURY ONE BHK
DUPLEX APARTMENTS

1,210 SQ FT
UNIT AREA

4,200 SQ FT
DEDICATED RESTAURANT

32,200 SQ FT
CLUB AMENITIES

0 Minute
RETAIL

M3M
57TH SUITES

- Chic 1 BHK Duplex Apartments
- Offers a modern living in a prime downtown location
- Open-concept layout
- Private balcony with city views
- Exclusive lobby
- Premium amenities and excellent connectivity
- 24x7 concierge services for an elevated lifestyle
- A perfect urban retreat



- These apartments are spacious with **adaptable spaces**
- Wide-open living spaces and floor-to-ceiling **height of 19 feet** extends plenty of **room to breathe**
- High ceilings promote a **sense of spaciousness, loftiness, openness** and provides for **better natural light**



EXTENDING A CHIC LIFESTYLE!

EXCLUSIVE CLUB AMENITIES



CLUB TERRACE



RESTAURANT AT THE CLUB



CLUB FITNESS CENTRE



DAY CAFE

LET US HELP YOU MAKE THE MOVE
THAT MATTERS!

M3M
PARAGON 57

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Lofts at "M3M Paragon57" is an independent standalone Commercial Project and part of larger license Residential Colony being developed on the part of licensed land bearing no. 10-16 of 1996 dated 16.02.1996. The project is on land admeasuring 12,788.07sq. mts. (3.16Acres), situated at Block-A, Sector - 57, Sushant Lok-III, Gurugram Haryana and conveyance deed duly registered vide Document No.7936 dated 13.09.2022 with Sub-Registrar, Wazirabad, Gurugram, Haryana in favour of Promoter Company i.e. Paryapt Infrastructure Pvt. Ltd. The Project is duly registered with Haryana Real Estate Regulatory Authority vide Regn. No. RC/REP/HARERA/GGM/651/383/2022/126, dated 23.12.2022. The development of the Project is in accordance with the Building Plans approved and sanctioned by DTCP, Haryana.

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.

Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Gurugram and Hon'ble High Court of Punjab & Haryana at Chandigarh, India.

1 Hect. = 2.471Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft