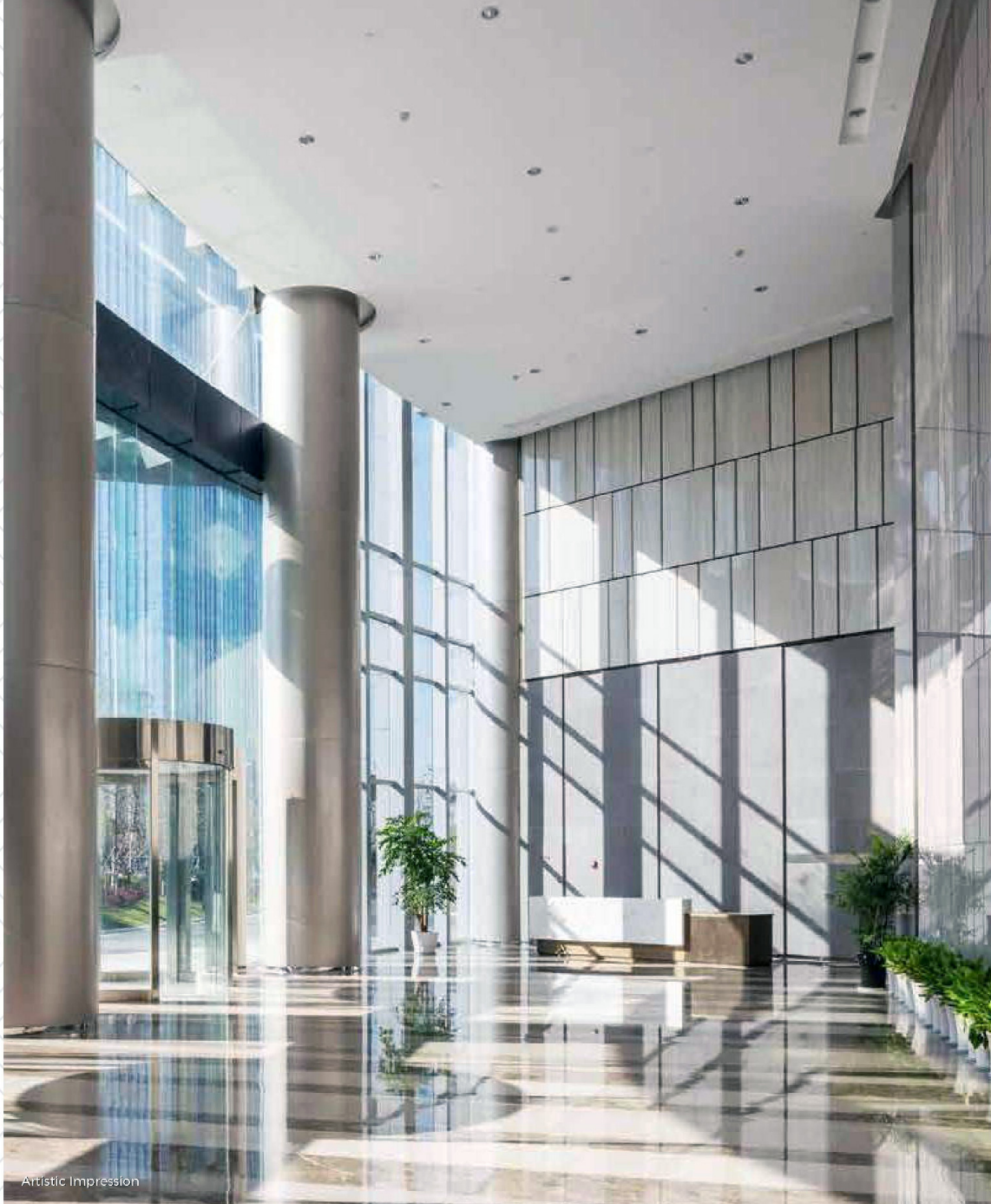


Artistic Impression



Artistic Impression



Artistic Impression

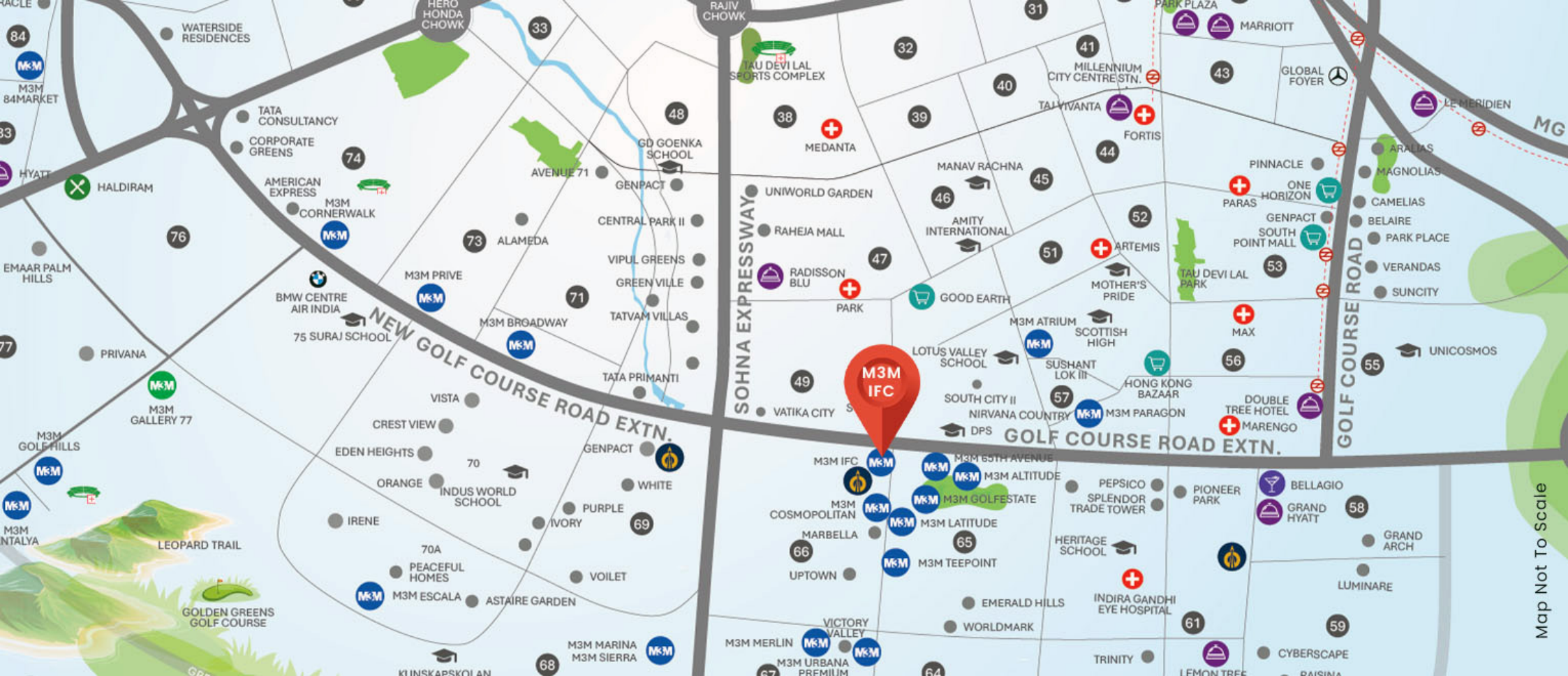
- Approx. 4.6 acres of premium site
- A million sq.ft. project out of which around 1.5 lac sq. ft. is premium retail
- Designed by Chapman Taylor
- Unmatched Facilities



Artistic impression



Artistic Impression



Map Not To Scale











ICONIC DESIGN CONCEPTUALIZED BY CHAPMAN TAYLOR, UK

Established in 1959, Chapman Taylor is an award-winning practice of international architects and master planners, known for designing places and buildings that are both creative and successful.

The principal concept for M3M IFC aims to create a blend of open and close space contained in a single development. Each corner of the site generates a different type of connection, with the virtual axis of the street marking the openness of the complex and creating a visual connection with the city.

CHAPMAN TAYLOR





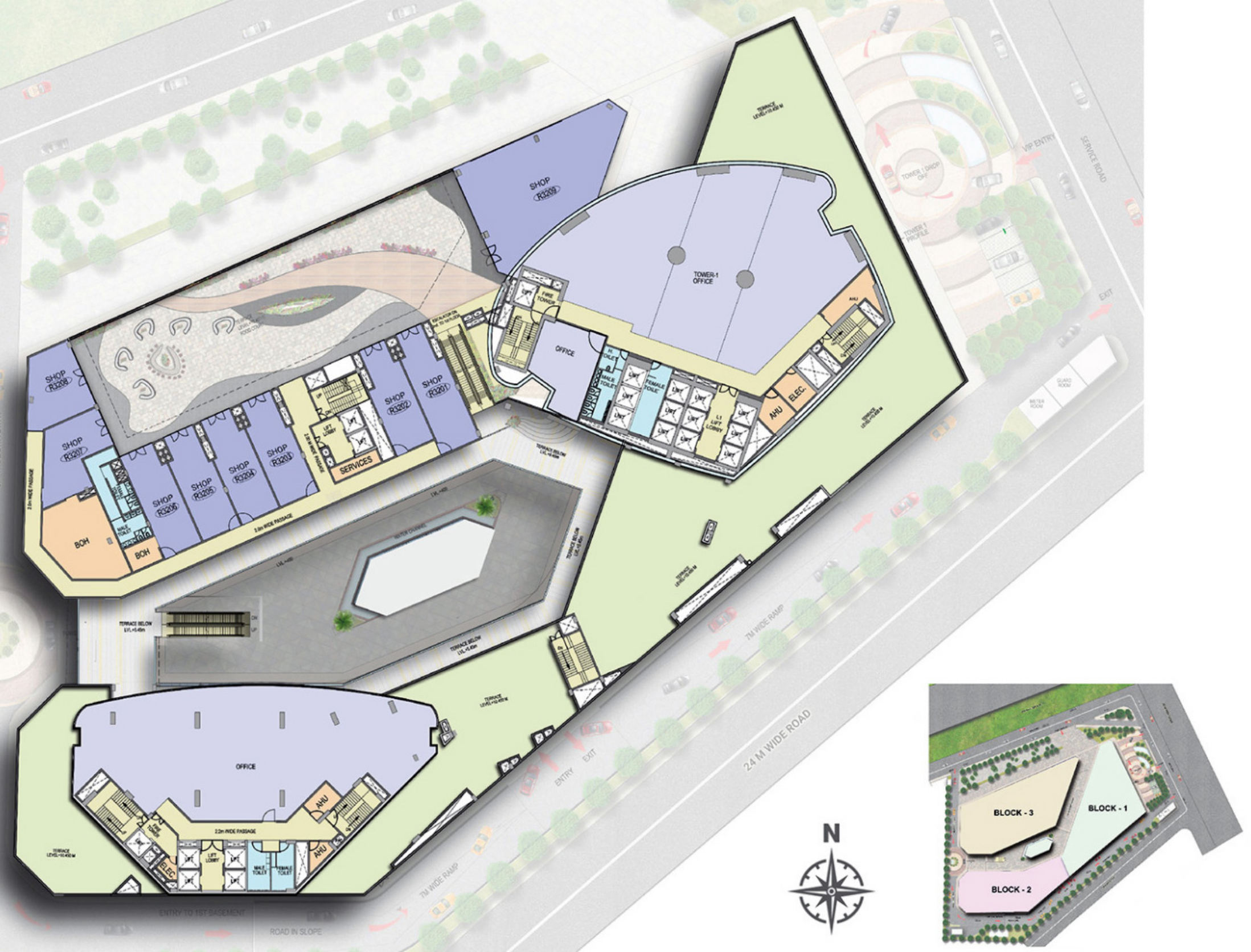
PARKING AT PAR WITH **PREMIUMNESS**

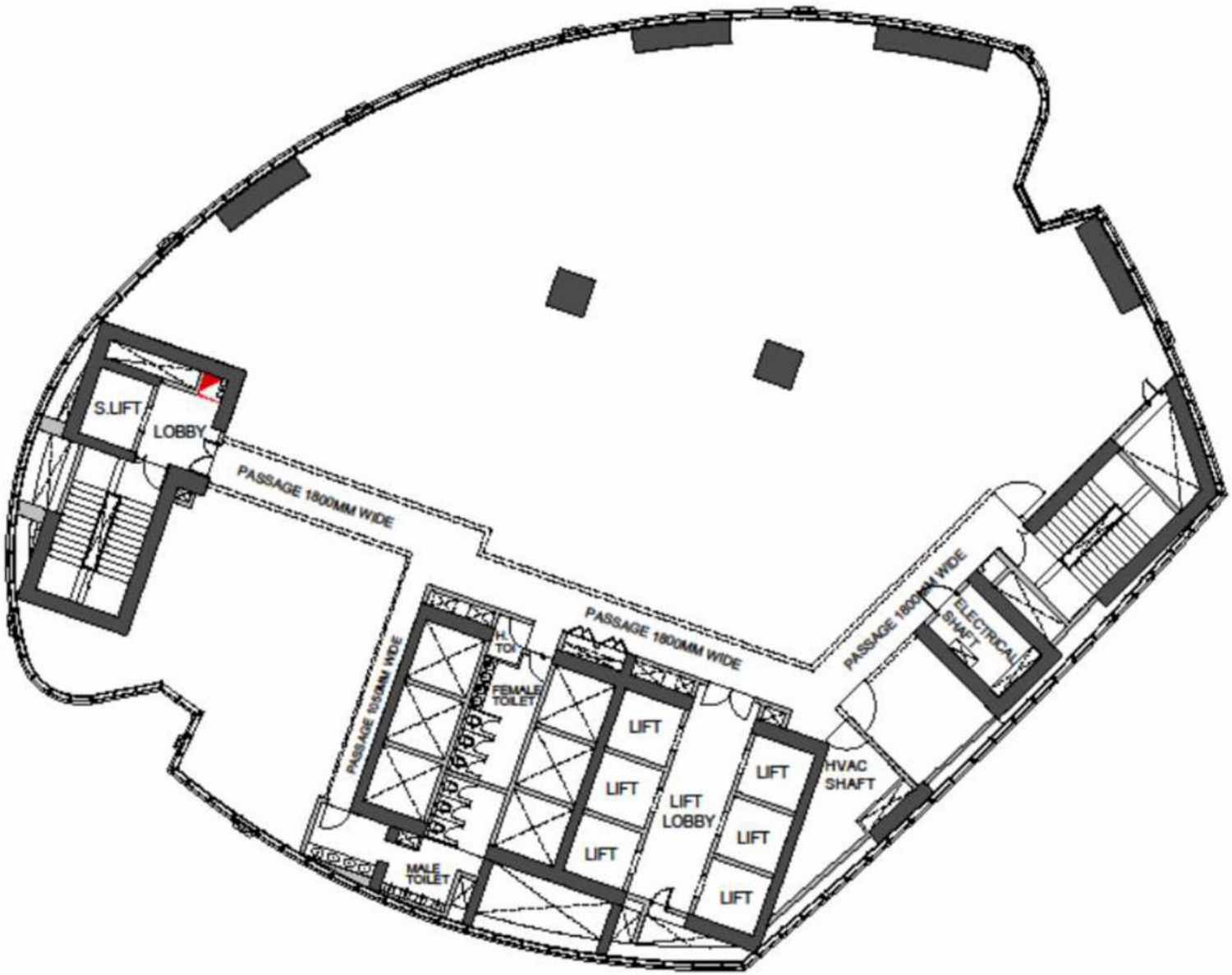
- Adequate multi-level parking as per statutory norms
- 3-tier security system
- High end automation

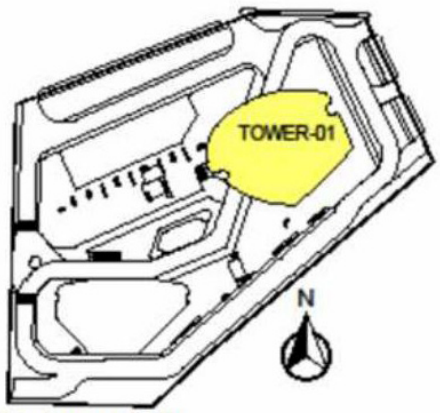



SMART WORLD
IFC

STRUCTURE	RCC FRAMED STRUCTURE
LANDSCAPE	· Pedestrian plaza designed with seating areas and food kiosks · Dedicated drop-off zone and entrance lobby for office floors
FINISHES	
· Exterior	· Combination of one or more of glazing, stone, tile, ACP and painted surface etc.
· Ground Floor Lobbies	· Finishedground floor with lobby with waiting area seating and reception desk
· Typical Floor Lobbies	· Concrete floor and to be finished by Allottee/Tenant
· Basement	· Broom finish concrete
· Unit Floor Finish	· Concrete floor
· Toilets Blocks	· Provision for services will be provided and to be finished by Allottee/Tenant
PARKING	· Adequate parking in Multilevel Basement and on surface
SECURITY	
· CCTV Surveillance	· Basement driveway, basement and ground floor lobbies
· Boom Barrier	· At all vehicular entry and exit points including basement entry ramps
· Perimeter Security	· Boundary wall with manned gaurd post at entry and exit points
AIR CONDITIONING	· Central Air Conditioning up to AHU by developer and low side works by Allottee/Tenant
FIBRE TO HOME	· Provision for DTH, Wi-Fi, Intercom connction
DIESEL GENERATORS	· Automatic backup with suitable diversity and load factor provided for lighting power and AC
FIRE SAFETY	
· Wet Riser/Hose	Provided as per norms
· Reels/Sprinklers/Fire Extinguishers	Provided as per norms
· External Fire Hydrants	Provided as per norms
· Fire Detection System	Provided as per norms
ELECTRICAL	
· Distribution	· Provision of cable upto isolater box
· Metering	· Tenant load will be metered
· Lightening Protection	· Provided
· Earthing Pits	· Provided
· Emergency Lighning	· In select common areas
SIGNAGE	
· Internal	· Main Lobby equipped with tenant directory and directional signs


SHOP R3209
SHOP R3208
SHOP R3207
SHOP R3206
SHOP R3205
SHOP R3204
SHOP R3203
SHOP R3202
SHOP R3201
BOH
BOH
SERVICES
TOWER-1 OFFICE
OFFICE
AHU
ELEC.
OFFICE
AHU
ELEC.
24 M WIDE ROAD
7M WIDE RAMP
ENTRY
EXIT
VIP ENTRY
SERVICE ROAD
ENTRY TO TST BASEMENT
ROAD IN SLOPE
N
BLOCK - 3
BLOCK - 1
BLOCK - 2





SITE KEY PLAN

	TOWER	TYPE	FLOOR LEVEL	N
	01	OFFICE	4TH,8TH,12TH,16TH & 20th	

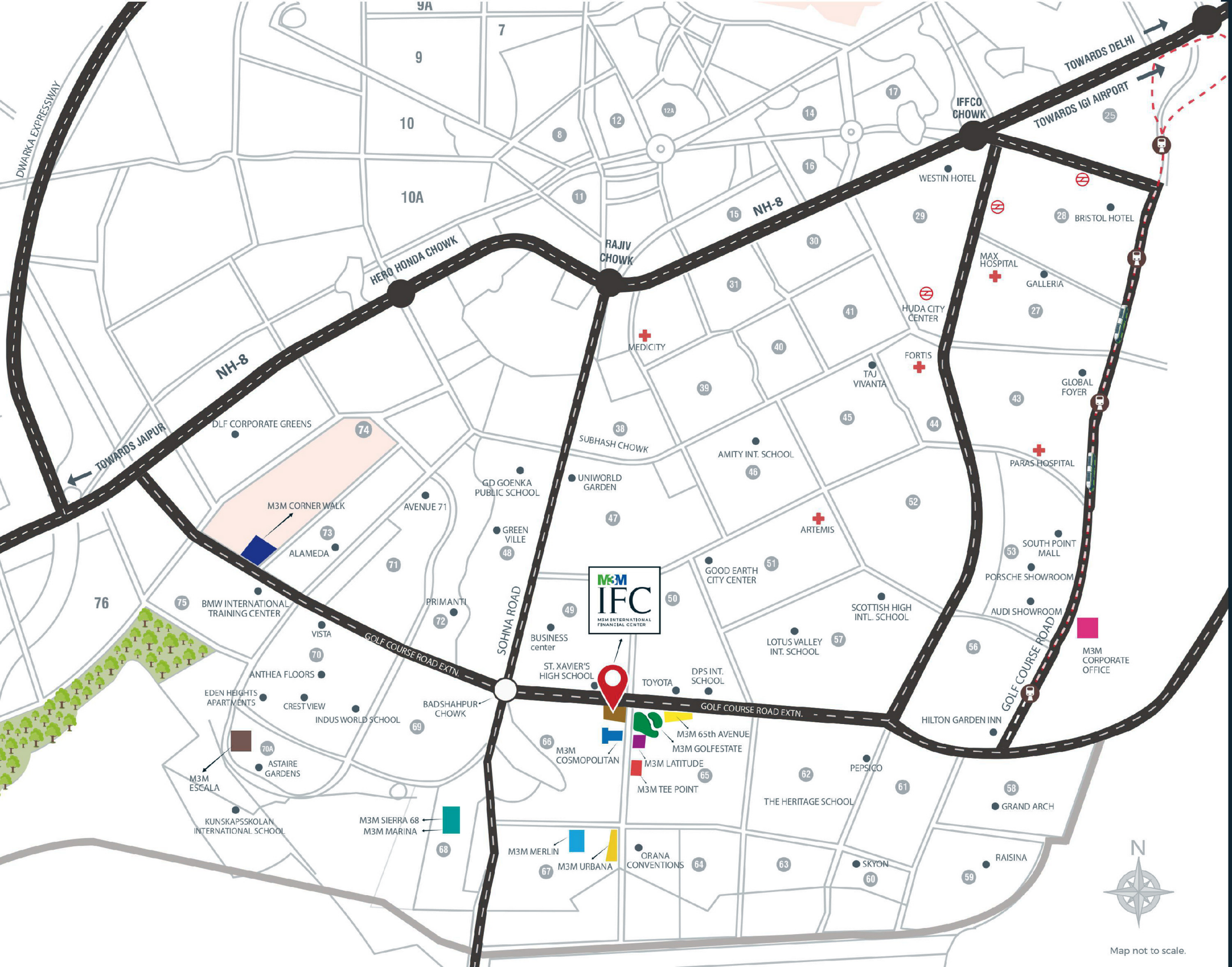
PROJECT HIGHLIGHTS

LEED Gold certified	Abundant natural light and panoramic view	Destination controlled high-speed 6x2 elevators banks
Basement and outdoor parking	Seismic Zone V earthquake resistant	Dedicated Medical Centre








9A
7
9
10
10A
DWARKA EXPRESSWAY
HERO HONDA CHOWK
RAJIV CHOWK
NH-8
IFFCO CHOWK
TOWARDS DELHI
TOWARDS IGI AIRPORT
TOWARDS JAIPUR
WESTIN HOTEL
BRISTOL HOTEL
MAX HOSPITAL
GALLERIA
HUDA CITY CENTER
MEDICITY
FORTIS
TAJ VIVANTA
GLOBAL FOYER
DLF CORPORATE GREENS
SUBHASH CHOWK
AMITY INT. SCHOOL
PARAS HOSPITAL
GD GOENKA PUBLIC SCHOOL
UNIWORLD GARDEN
M3M CORNER WALK
AVENUE 71
GREEN VILLE
ALAMEDA
ARTEMIS
SOUTH POINT MALL
GOOD EARTH CITY CENTER
PORSCHE SHOWROOM
SCOTTISH HIGH INTL. SCHOOL
AUDI SHOWROOM
BMW INTERNATIONAL TRAINING CENTER
PRIMANTI
SOHNA ROAD
M3M IFC
M3M INTERNATIONAL FINANCIAL CENTER
BUSINESS center
LOTUS VALLEY INT. SCHOOL
M3M CORPORATE OFFICE
VISTA
GOLF COURSE ROAD EXTN.
GOLF COURSE ROAD
ANTHEA FLOORS
ST. XAVIER'S HIGH SCHOOL
TOYOTA
DPS INT. SCHOOL
EDEN HEIGHTS APARTMENTS
CREST VIEW
BADSHAHPUR CHOWK
INDUS WORLD SCHOOL
HILTON GARDEN INN
M3M 65th AVENUE
M3M GOLFESTATE
M3M COSMOPOLITAN
M3M LATITUDE
M3M TEE POINT
PEPSICO
ASTAIRE GARDENS
M3M ESCALA
THE HERITAGE SCHOOL
GRAND ARCH
KUNSKAPSSKOLAN INTERNATIONAL SCHOOL
M3M SIERRA 68
M3M MARINA
M3M MERLIN
M3M URBANA
ORANA CONVENTIONS
SKYON
RAISINA
N
Map not to scale.


MCDONALDS
ST. XAVIER'S HIGH SCHOOL
30M WIDE GREEN BELT
GOLF COURSE ROAD EXTENSION
30M WIDE GREEN BELT
30M WIDE GREEN BELT
SECTOR DIVIDING ROAD
N
OFFICE TOWER 1
RETAIL BLOCK 3
RETAIL BLOCK 1
RETAIL BLOCK 2
OFFICE TOWER 2



Artistic Impression


SMART WORLD
M3M IFC
M3M IFC INTERNATIONAL
TACO BELL
SMOKE HOUSE DELI
NOW OPEN
SOUL



Artistic Impression



Artistic Impression



EXPERIENCE A NEW PROPOSITION OF POWER

A timeless concept for contemporary business, M3M IFC is set to speak for the dominance of millennium city as the emerging force in the global market. The scale and the grandeur of this distinctive construction is a tribute to those who deliver the city's wealth and success – and a symbol of the power they hold. Get ready for a highly tailored workplace surrounded by retail, restaurants, fast food and entertainment.

Artistic Impression





Actual Project Image

Offered Floor and Area (Sq. Ft.) (Approx.)	16th Floor – 16,257 sq ft
Bare Shell Rent (INR psf pm)	120/- psfpm, furnishing at extra cost.
Lease Commencement Date (LCD)	TBD
Rent Commencement Date (RCD)	TBD
Car Parking charges @ 1:1000 sq. ft. of chargeable area (Per car park per month)	5,500 Per Car Park / Month
Lease Term (in years)	5+4
Lock-in Period	5 years
Advance Notice Period for Termination and Renewal	6 months
Escalation on Rent, Parking, Signage Charges (if any) and IFRSD	15% after every 3 years
Estimated Maintenance charges (12 hours 6 days a week) (Excluding HVAC; cost at actuals)	Rs14.00 per sq. ft.
Power Load	0.007 KW psf of Carpet Area
Power Back up	100% Power Back up

Refundable Deposits and other Charges	
Interest Free Refundable Security Deposit (IFRSD) (Equivalent to 6 months' of Rent & Car Parking Charges)	6 months
Interest Free Refundable Maintenance Security Deposit (IFRMSD) (Equivalent to 6 months' of CAM charges)	6 months
Payment Schedule	
Payable on signing of LOI	3 months of IFRSD
Payable on signing of Lease Deed	3 months of IFRSD
Payable on signing of Maintenance Agreement	6 months of IFRMSD

Other General Terms

- Rentals quoted above are exclusive of all taxes i.e. cess, central, state, property and municipal tax etc. as applicable, payable by the Lessee.
- Stamp duty and Registration charges, as applicable, are to be paid 50% each by the Lessee & Lessor, to be paid on or before Lease Commencement Date.
- Any additional power load required by the client shall be provided, subject to availability and on payment of a non-refundable charge of Rs. 20,000/- per KVA of power load in addition to the refundable deposit of Rs. 4,000/- per KVA of power load. Any infrastructure charges at cost plus 20%.
- Extra Air Conditioning Tonnage – Rs. 50,000 per TR for any additional Tonnage required beyond the standard provision.
- Common Passage & Wall Partition cost is charged on prorata basis, the charges are based on subdivisions/ wall partitions created and creation of common corridor /passages, entry/exit.
- All delayed payments shall carry an interest of 18% p.a. from the due date of payment.
- Lock in period is applicable to rent, car parking charges, maintenances charges, façade signage charges (if any) and taxes as applicable.
- GST applicable shall be charged separately as per actuals.