

H-RERA Registration No. 81 of 2021: RC/REP/HARERA/GGM/513/245/2021/81  
H-RERA website - [www.haryanarera.gov.in](http://www.haryanarera.gov.in)  
Promoter - Paryapt Infrastructure Pvt. Ltd.

**M3M**  
**ATRIUM 57**  
A BOUTIQUE RETAIL DESTINATION

GURUGRAM: **INDIA'S** NEXT

# BIG

RETAIL **HUB**



Gurugram has it all! From a cherished residential location to the business and retail hub of the country, it continues to ride a virtuous cycle of development and synergy.

The arrival of the world's leading corporations, the rise of cutting-edge social infrastructure, and the attraction of Gurugram for NCR's new jet setters have created a unique opportunity for businesses to grab eyeballs and register footfalls here.



# A **DECADE** OF **CHANGING** THE **GAME!**



Artistic Impression

Gurugram has continued to grow at a rapid pace, yet some areas are still underdeveloped and require transformation, especially in the retail and shopping experience. We recognized this gap and decided to fill the vacuum needed in the retail sector. After carefully understanding the needs of the consumer, we have unveiled a new paradigm of urban architecture that combines modern living and mixed-use concepts to make convenience; a way of life.

From introducing the first high street in Gurugram to delivering 14 successful commercial projects one after the other, M3M is on the path of redefining the skyline of Gurugram.



A **GREAT** RETAIL

# EXPERIENCE

**AWAITS**



A manifestation of impeccable business investment – an offering nestled amidst an upscale residential neighbourhood with rich social infrastructure, a bustling ecosystem and a strong base of consumers. **From the house of M3M comes another retail marvel.**

An emerging business address that transforms your business, sets it free to expand, grow and rise beyond limits.



Presenting

# M3M ATRIUM 57



Artistic Impression

M3M Atrium57 is not just a trendy high street, but a hub of your retail and recreational desires. The grand facade only reveals a fraction of the indulging world of shopping, food and workspace that lies inside.

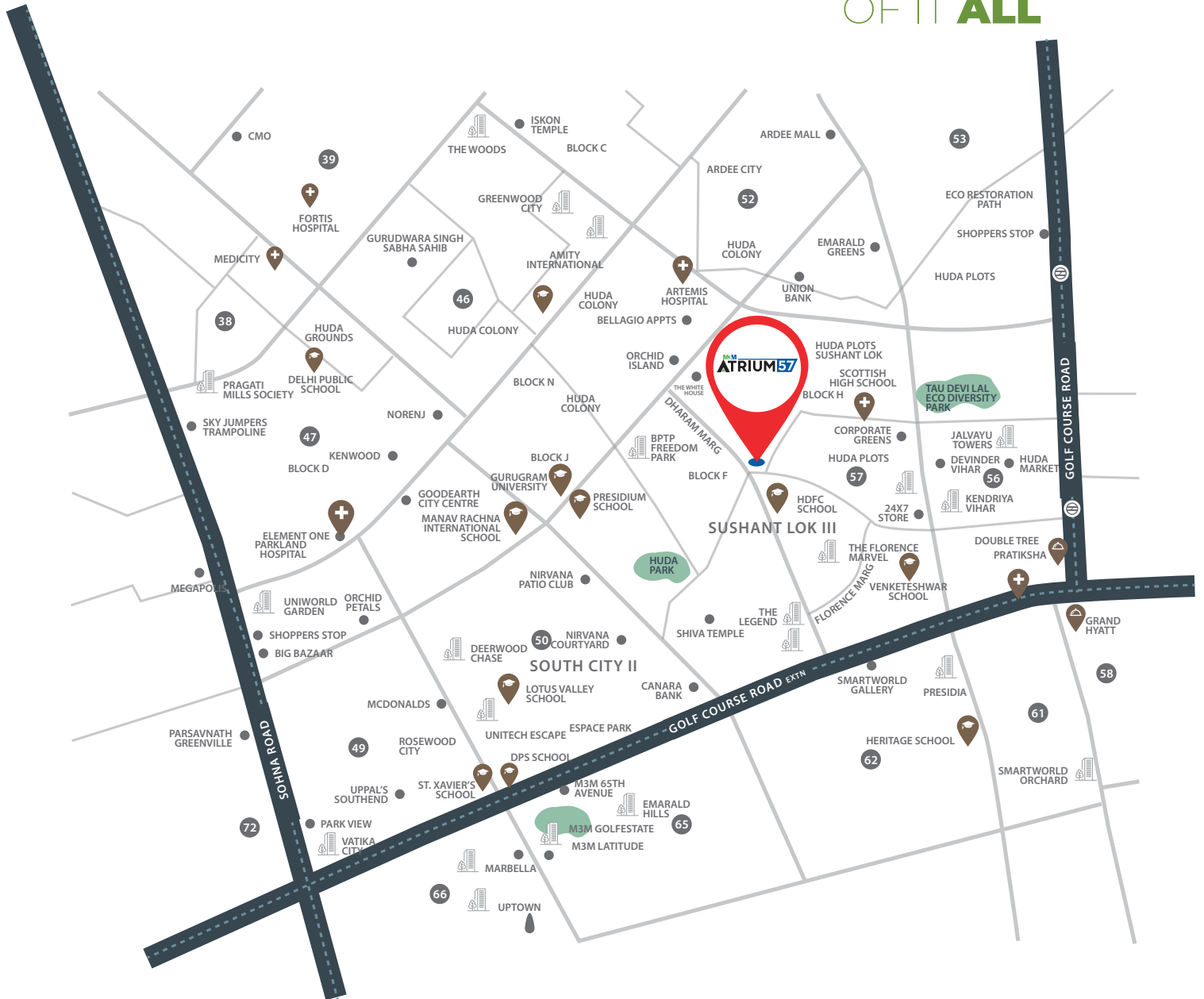
- Two-level basement accommodating parking facility
- Hypermarket on the lower ground floor for every convenience
- Triple-height SCOs on the ground floor
- High-end boutique retail stores on the first floor
- Multi-cuisine restaurants & food court on 2<sup>nd</sup> & 3<sup>rd</sup> floor



AT

# THE HEART

OF IT ALL



No matter which part of Gurugram you approach it from, it's easy and quick to reach. All roads lead to M3M Atrium57.



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 stone's throw away from Renowned Hospitals & Schools



# AN **INGENIOUSLY** **CRAFTED SITE**



- A retail masterpiece spanning across .57 hectare of land
- Three side access assuring high visibility
- An affluent catchment with 1.87 lakhs residents
- Wide atrium providing great shop frontage exposure

**Flawless Connectivity | Parking Facility | Strategic Positioning**

### **Summoned by Premium Residential Catchment**

Derwood Gurgaon, Kenwood, M3M Golfestate, M3M Latitude, M3M Skycity, M3M Heights, Marbella Villas, Unitech Escape, Golfestate, South City, and many more..

### **Commercial and Corporates in the Vicinity**

Gurugram University, Artemis Hospital, Scottish High School, Genpact, Splendid Trade Tower, Pepsico, Pioneer Towers, and many more..



AN **ALL-IN-ONE**

# DELIGHT



Artistic Impression

2<sup>N</sup>1

A distinctive fusion of Shop-Cum-Office and High-Street Retail



All retail units facing the road or central atrium



Triple-Height Retail SCOs with Customizable Levels



Strong Catchment



Wide Atrium for Flawless Connectivity



Surrounded by HNI Catchment of 1.87 Lakh Residents





MORE **RETAIL**

# SPACE

**PER SQUARE METER**



Artistic Impression



An architectural innovation, which optimises more carpet area within retail units



Introducing for the 1st time-Customisable Levels, where all services will run behind the shop signage



Wide atrium for excellent shop connectivity



A DEDICATED SPACE FOR

# DELECTABLE

DELIGHTS



F&B is the essence of a good life. And at M3M Atrium57, this goodness to life is manifested through the plethora of F&B & retail zones created at all levels. With F&B enabled units, this unique high street format has expansive food court with multiple offerings with gourmet delicacies across two levels.





Artistic Impression

# MOVEMENT

## WAS NEVER SO EASY!

The key to an absorbing high street experience isn't the scale - it's the seamlessness of movement. The intersections of retail streets transitions to a cleaner contemporary style with straight frontages making it an unparalleled and seamless shopping experience for the visitors.

- Wide atrium for flawless connectivity
- Unique channels providing adjustable floor levels
- Separate pedestrian & vehicular movement
- Direct connectivity for vehicles going to hypermarket on lower ground floor
- High-speed elevators & escalators for maximum connectivity to all floors



PERFECTLY TAILORED TO YOUR

# BUSINESS

NEEDS



Artistic Impression

The grand frontage at M3M Atrium57 announces its presence to the world. And with all storefronts facing either the road or the atrium, it contributes to heightened visibility for the biggest brands. With such an eye-catching frontage, triple height shops, it's little wonder that M3M Atrium57 will guarantee high footfall, and access to a growing market of shoppers.





**M/s PARYAPT INFRASTRUCTURE PRIVATE LIMITED**  
(CIN no. U70109HR2020PTC090042)

**Registered Office Address:**

Unit No. SB/C/2L/Office/017A, M3M Urbana Sector-67,  
Gurugram, Manesar, Urban Complex, Gurugram, Haryana 122102

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**Sales Gallery**

'The Experia' Golf Course Road (Extn.)  
Sector 73, Gurugram, 122004, Haryana, India

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**CRM Cell**

'M3M Cosmpolitan'  
12th Floor, Golf Course Road (Extn.)  
Sector 66, Gurugram, 122002, Haryana, India

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**Project Site**

M3M Atrium57, Sushant Lok, Phase III,  
Gurugram, 122011, Haryana, India

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Disclaimer: "M3M ATRIUM57" is registered with Haryana Real Estate Regulatory Authority vide Regn. No. RC/REP/HARERA/GGM/513/245/2021/81, dated 29.11.2021, being developed on the Project land admeasuring 1.425 acres, situated in Sector-57, Gurugram, Haryana and forming part of the land admeasuring 199.063 acres for the larger residential colony. The Project is being developed by M/s. Paryapt Infrastructure Private Limited under License bearing no. 10-16 of 1996 dated 16.02.1996 granted by DTCP Haryana in favour of various land owners in revenue estate of Village Tigra, District Gurugram. | 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. The use of the word/ name/ mark 'M3M' is under the brand licensing arrangement with M3M India Private Limited. Contents of this advertisement are only for general information and not a legal offering. All images are purely artistic conceptualization and do not replicate the exact product and should not be relied upon as definitive reference. The specifications, dimensions, landscaping, services, facilities, & infrastructure etc. are illustrative & indicative and are subject to the change as per the approval from the respective authorities. Persons interested in investing in the project should make inquiries at the sales office of the Company. In the opinion of Company, the words / phrases used are generic terms. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement. | Nothing contained herein shall construe as any scheme or deposit plan or investment advice/offer/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. | Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Court at Gurugram and Hon'ble High Court of Punjab & Haryana at Chandigarh, India. | Any person interested to buy/book a property in M3M Atrium 57 may contact the office of company directly or contact on the phone numbers as mentioned in the advertisement for knowing the detailed terms and conditions of the booking/allotment. | \*\*Terms & Conditions apply. | 1 Hect. = 2.471Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft.