

M3M'S INCREDIBLE GROWTH STORY

ONE OF INDIA'S

TOP3

REAL ESTATE DEVELOPERS



Over 10 mn. sq. ft. of projects delivered



Over 10 mn. sq. ft. of projects development



Estimated revenue potential of over Rs. 96,000 cr.







World class partners

Rs. 3700 cr. Sales **Over 890 hectares** (2200 acres) recorded in the financial year of prime land bank 2017-18



AWARDS & ACCOLADES!





Residential Projects

DELIVERED

















UNDER - CONSTRUCTION













Commercial Projects

DELIVERED





UNDER - CONSTRUCTION











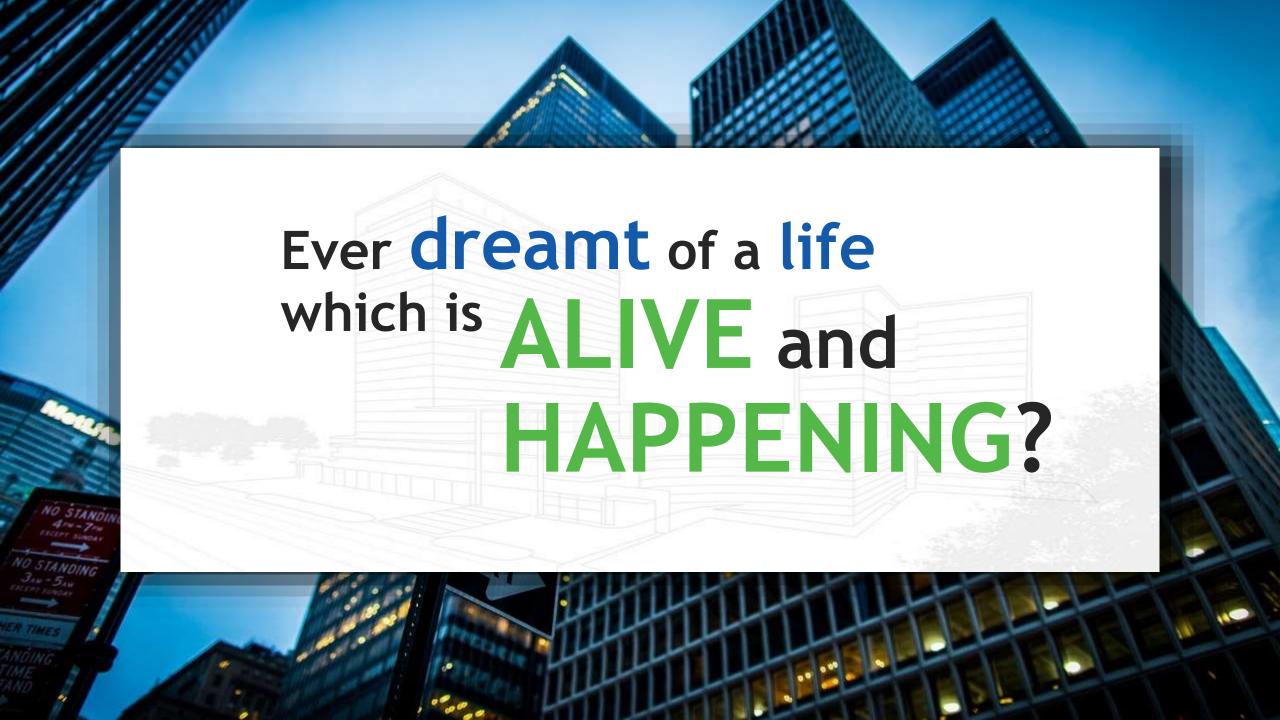
BROADWAY











DUBAI MARINA

 A night view of chic retail at Jumeirah Beach Towers





SINGAPORE

• The buzzing life at the Orchard Street..

Life at its best!





HONGKONG

- Asia's most cosmopolitan city
- One of the safest cities of the world
- Buzzing nightlife and compact size
- Exciting Social life and Culture





ROCKEFELLER CENTRE, MANHATTAN

- Urban and sophisticated
- Busy and active place to bein
- Blend of businesses, office buildings, residential apartments and vintage brownstones
- Convenience of Choice
- Safe and secure







The world is moving towards a new direction...

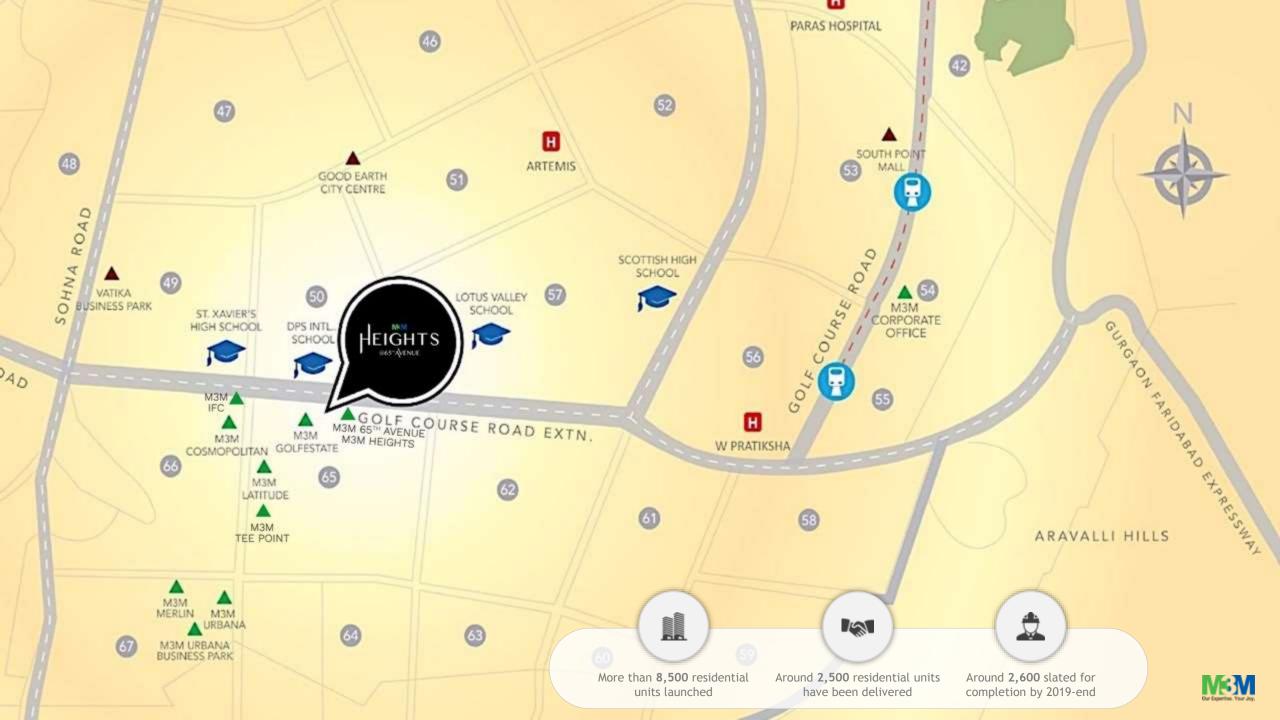
URBAN LIVING

We are sure YOU ARE READY TOO!

PRESENTING

The **BEST** of all the **Cosmos** across the GLOBE







A UNIQUE MIX OF HIGH STREET RETAIL & UBER RESIDENCES



SITE PLAN

LEGEND

- 1. Residential Entrance and Exit
- 2. Pedestrian Activity Street
- 3. Arrival Plaza
- 4. Multipurpose Court
- 5. Palm Seating Court
- 6. Central Atrium / Performance Area
- 7. Central Water Feature
- 8. Reflective Waterbody
- 9. Walkway / Jogging Track
- 10. Retail Pick-up Plaza
- 11. Internal Pedestrian Boulevard
- 12. Seating Court / Kiosks / Activity Zone
- 13. Stilt Area Paving Pattern
- 14. Highlighted Residential Drop-off

- Basement Ramps
- 16. Residential / Retail Arrival Plaza
- 17. Rear Multipurpose Lawn / Event Garden
- 18. Cricket Pitch
- 19. Healing Garden
- 20. Meditation Area
- 21. Senior Citizen Courts
- 22. Recreational Waterbody
- 23. Children's Play Area
- 24. Amphitheatre Seating
- 25. Outdoor Fitness Area
- 26. Half Basketball Court
- 27. Bus Drop
- 28. Retail Entrance & Exit





REDEFINING
CITY'S FUTURE
URBAN LIVING
AT AN ELEVATED
LEVELS





LIVING SPACES

M3M Heights is not a cluster of mundane homes, its an abode of perfection!

- 2 & 3 BHK Residences
- Exclusive Air-Conditioned Double
 Heights Entrance Lobbies at
 Ground Level
- Uniquely Personalized Experience in terms of serenity and being part of Nature





WALK IN THE CLOUDS!

- Walkway
- Rooftop jogging tracks
- Themed spaces
- Water bodies
- Leisure spaces
- Healing Garden
- Outdoor Fitness Area
- Seating Court





UNWIND A LITTLE LONGER

- Multipurpose lawns
- Multipurpose Hall
- Sauna & Steam
- Restaurant
- Bar & Lounge
- Open to sky green terrace
- Toddlers area
- Library





CONVENIENT PARKING SPACES

- Separate parking area for residential & retail
- Ample basement parking
- Property planned congestion free vehicular movement around the periphery
- Separate entry / exit points for residential & retail areas





LIFE AT M3M HEIGHTS IS HEALTHIER, SPORTIER AND LIVILIER

- Cricket pitch
- Kids play area
- Basketball Court
- Squash Court
- Indoor Badminton Court
- Pedestrian activity streets



RESIDENTIAL GROUP HOUSING - SPECIFICATION



· Walls: Acrylic Emulsion

· Floors: Laminated wooden flooring

· Doors: Moulded Skin Door/Painted

 Flush Door Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)

Ceiling: Oil Bound Distemper



- Modular Kitchen with HOB & Chimney
- Polished Granite Counter with SS sink and CP faucet
- Walls: 2' high ceramic tiles above counter, balance Oil Bound Distemper
- Floors: Anti skid Ceramic/Vitrified tiles
- Doors: Moulded Skin Door/Painted Flush Door
- Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)
- · Ceilings: Oil Bound Distemper



LIVING/DINING ROOM

- · Walls: Acrylic Emulsion with Roller Finish
- Floors: Vitrified/Ceramic Tile Flooring
- Doors: Veneered Polished Flush Door
- Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)
- Ceiling: Oil Bound Distemper



TOILETS

- Walls: Ceramic/Vitrified tiles dado and Rest Oil Bound
 Distemper
- Floors: Anti skid Ceramic/Vitrified tiles
- · Doors: Moulded Skin Door/Painted Flush Door
- Windows: UPVC/Aluminium (Powder coated or Anodized)
- Ceilings: False Ceiling
- Fixtures: Single Lever with Branded CP fittings and White Sanitary ware
- Others: Granite Counter

RESIDENTIAL GROUP HOUSING - SPECIFICATION



· Walls: Oil bound distemper

Floors: Ceramic/Vitrified tiles

 Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)

• Doors: Moulded Skin Door/Painted Flush Door

· Ceilings: Oil Bound Distemper



LIFT LOBBIES

 Walls: Combination of one and more of stone cladding tiles and acrylic emulsion

Floors: Combination of one and more tiles

· Ceilings: Acrylic emulsion

Air-conditioned Ground Floor Lobby



• Anti-skid Ceramic/vitrified tiles

· Walls: Durable Exterior Paint



STAIRCASES

• Walls: Oil Bound Distemper Paint

Floors: Matt/Anti Skid tiles

Doors: Fire Resistant Door Shutter

• Ceilings: Oil Bound Distemper Paint

RESIDENTIAL GROUP HOUSING - SPECIFICATION



ELECTRICAL EQUIPPMENTS

- Split Air Conditioning for Living. Dining & Bedrooms
- Three tier security system
- High speed elevators
- Power Backup Round the Clock with suitable diversity & suitable load factor



 Walls: Combination of one and more of stone/tile cladding, plaster with exterior great paint & glazing's



- Automatic Sprinkler System
- Wet riser
- Fire detection & Alarm System

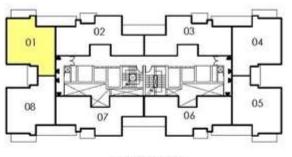


OTHERS

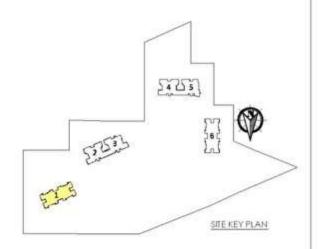
- Round the clock treated water supply
- Environment friendly solid waste/garbage management system







UNIT KEY PLAN



		TOWER	UNIT	Apartment Type	Level	Super Area	
65TI	M3M HEIGHTS	01	01	TYPE - 1 2 ROOM + 2 TOILET	3го-18тн, 20тн-35тн	1261 Sft.	





	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	01	02	TYPE-4 2 ROOM + 2 TOILET	3го -18тн , 20тн - 35тн	1 433 Sft.	

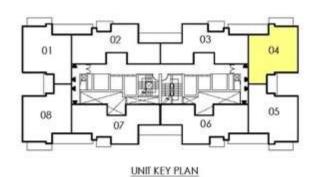


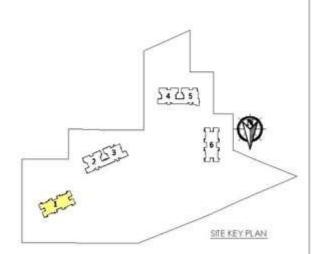


	TOWER	UNIT	Apartment Type	Level	Super Area
M3M HEIGHTS	01	03	TYPE-4 2 ROOM + 2 TOILET	3RD -17TH, 20TH - 27TH, 29TH - 35TH	1433 Sft.



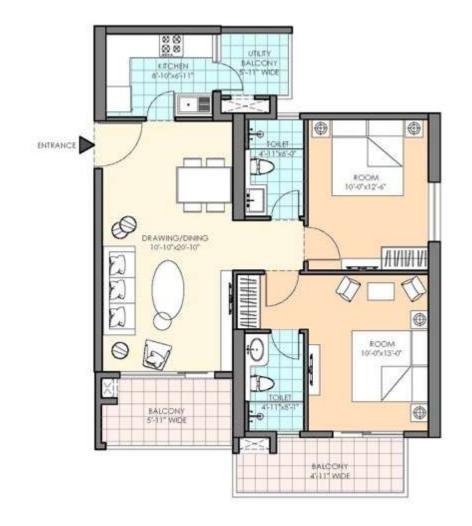


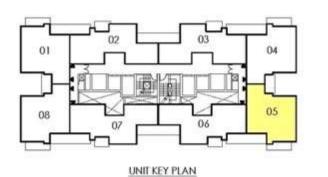


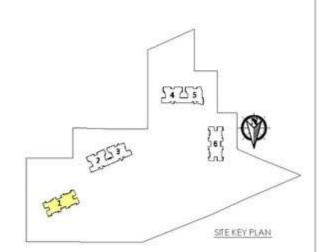


	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	01	04	TYPE - 1 2 ROOM + 2 TOILET	Зтн - 18тн , 20тн - 35тн	1261 Sft.	



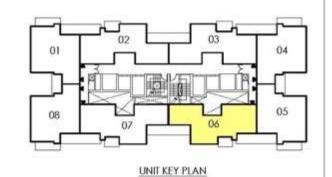


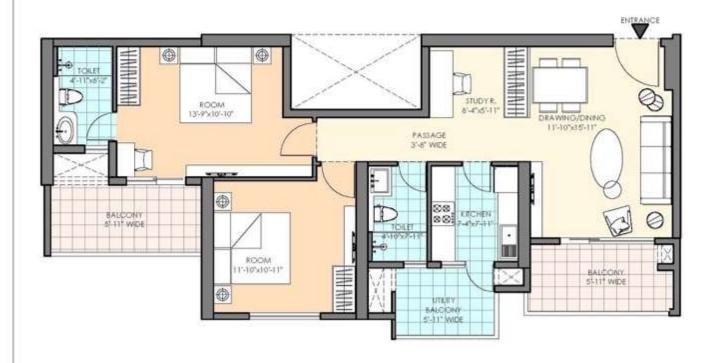


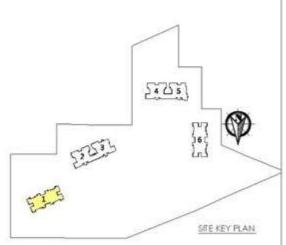


AAAAAUFICUTC	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	01	05	TYPE - 1 2 ROOM + 2 TOILET	3тн - 18тн , 20тн - 35тн	1261 Sff.	



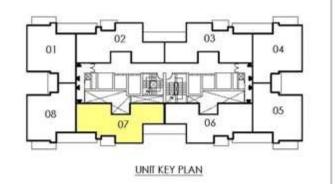


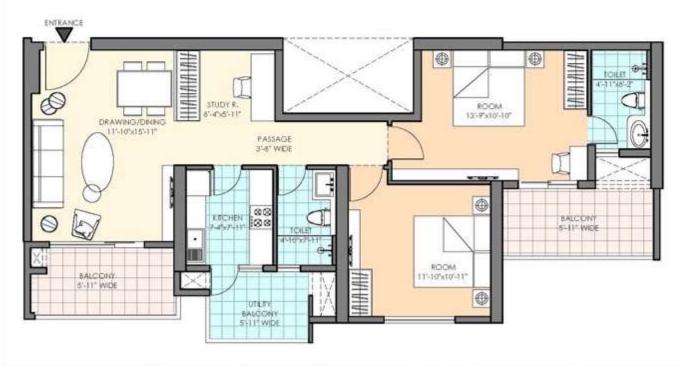


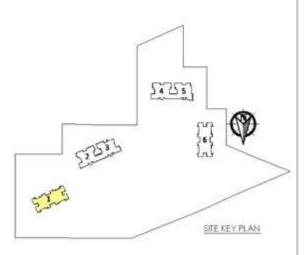


	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	01	06	TYPE-4 2 ROOM + 2 TOILET	3тн - 18тн , 20тн - 35тн	1 433 Sft.	



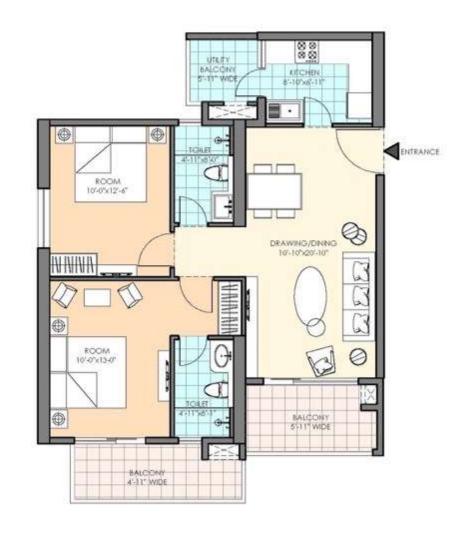


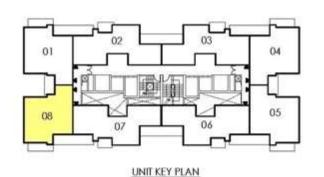


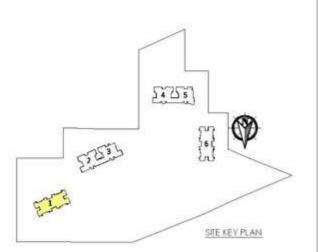


	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	01	07	TYPE-4 2 ROOM + 2 TOILET	Зтн - 18тн , 20тн - 35тн	1 433 Sft.	



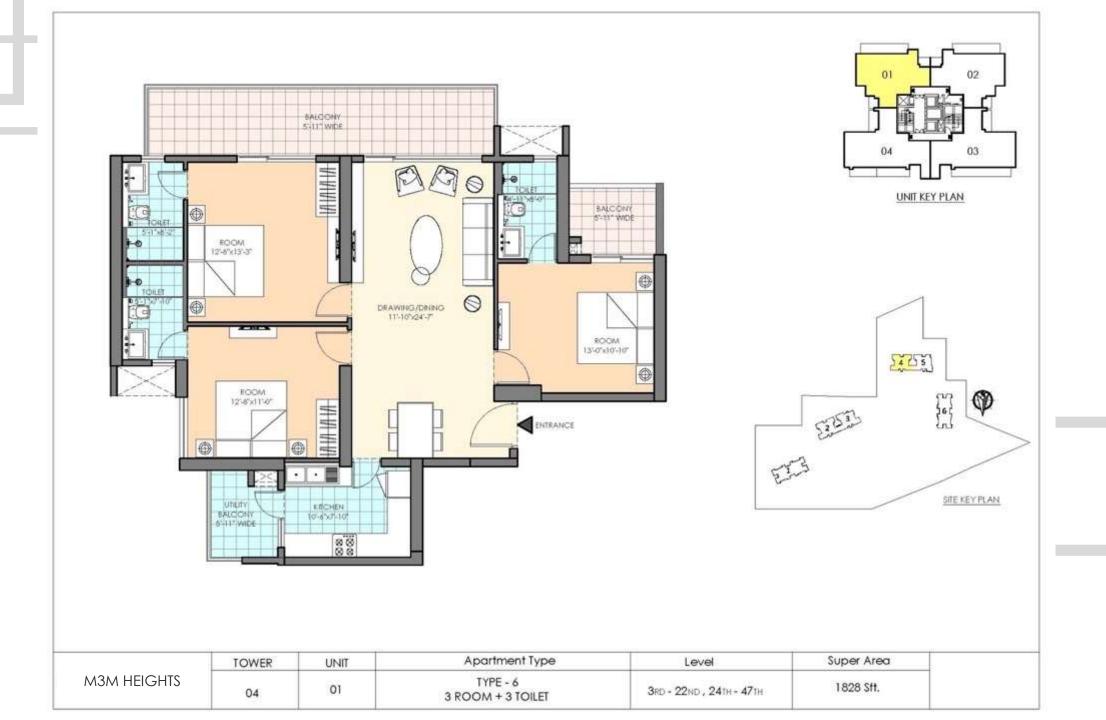




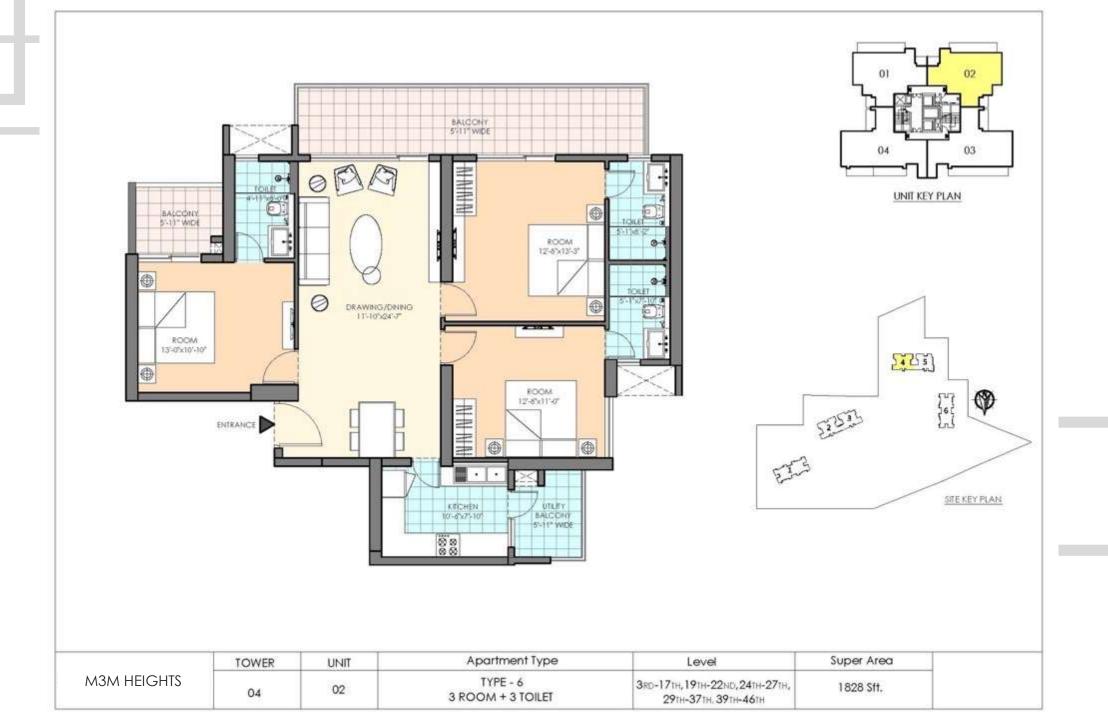


		TOWER	UNIT	Apartment Type	Level	Super Area
6 M3M	HEIGHTS	01	08	TYPE - 1 2 ROOM + 2 TOILET	Зтн - 18тн , 20тн - 35тн	1261 Sft.





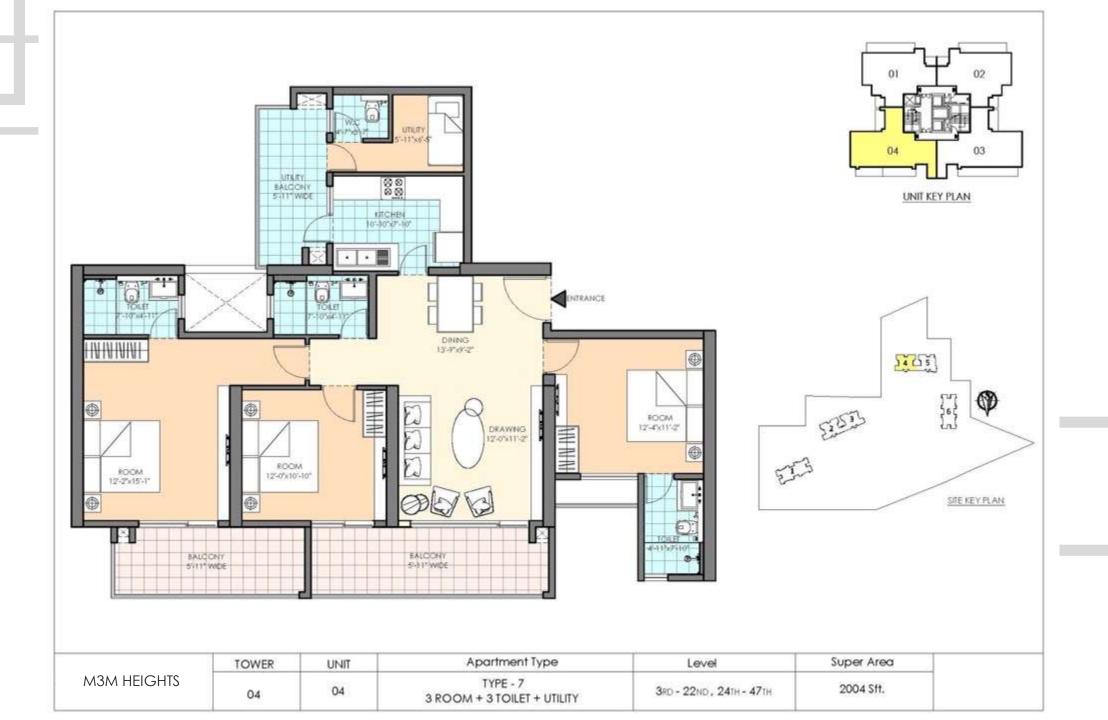




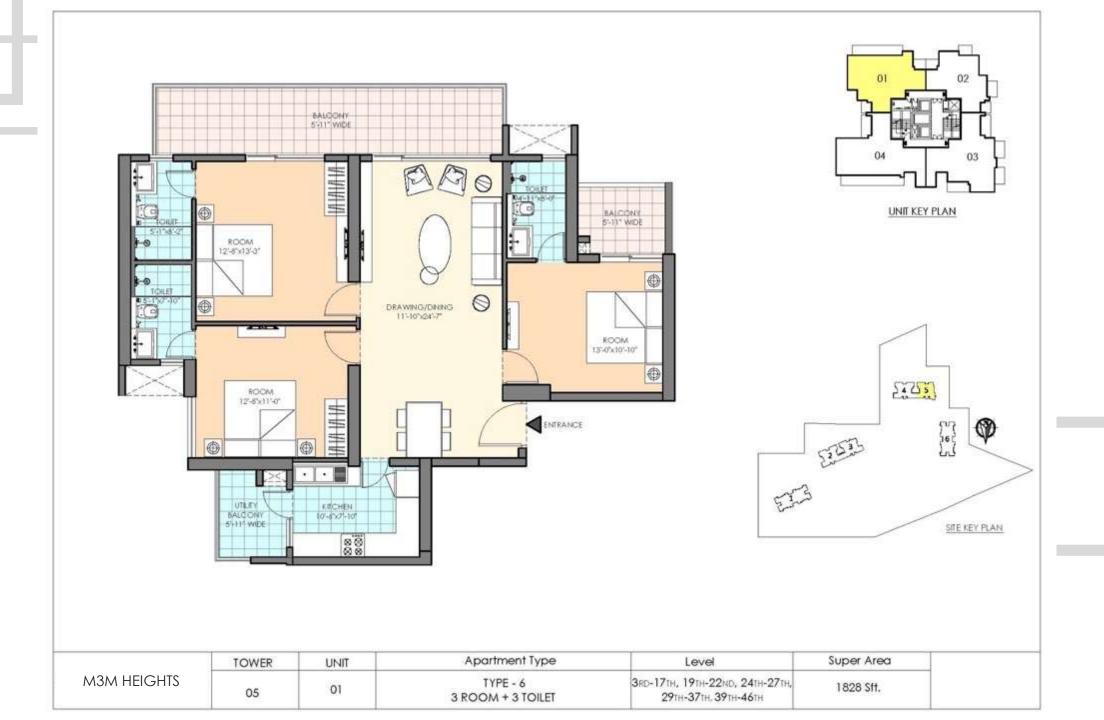




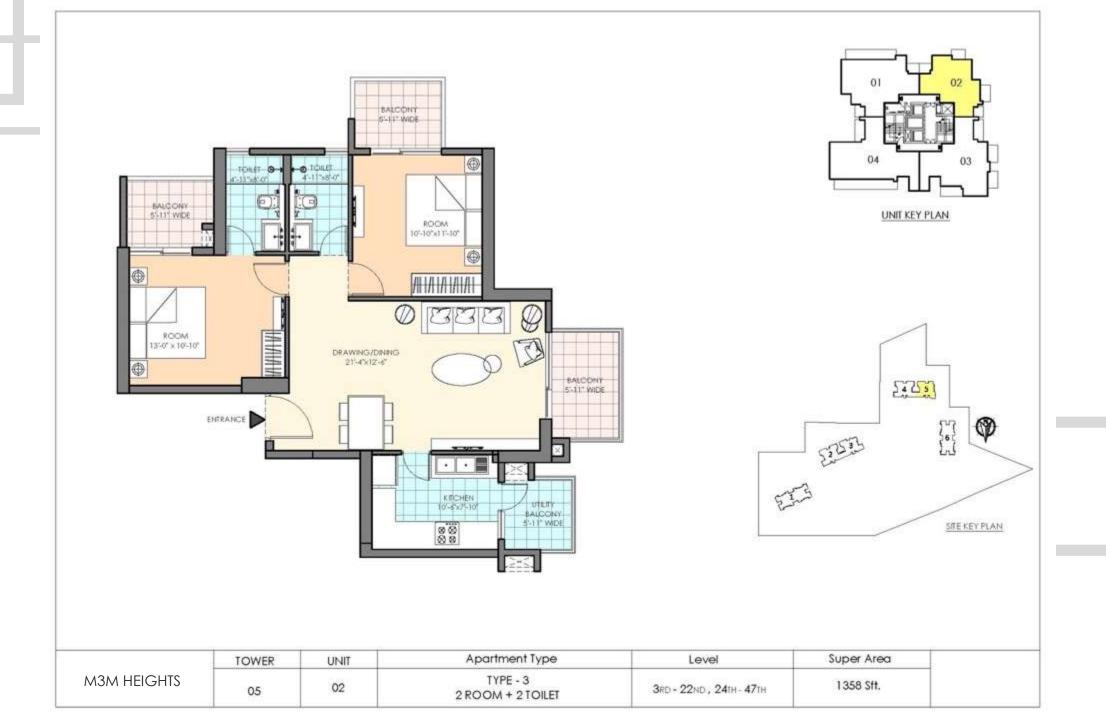




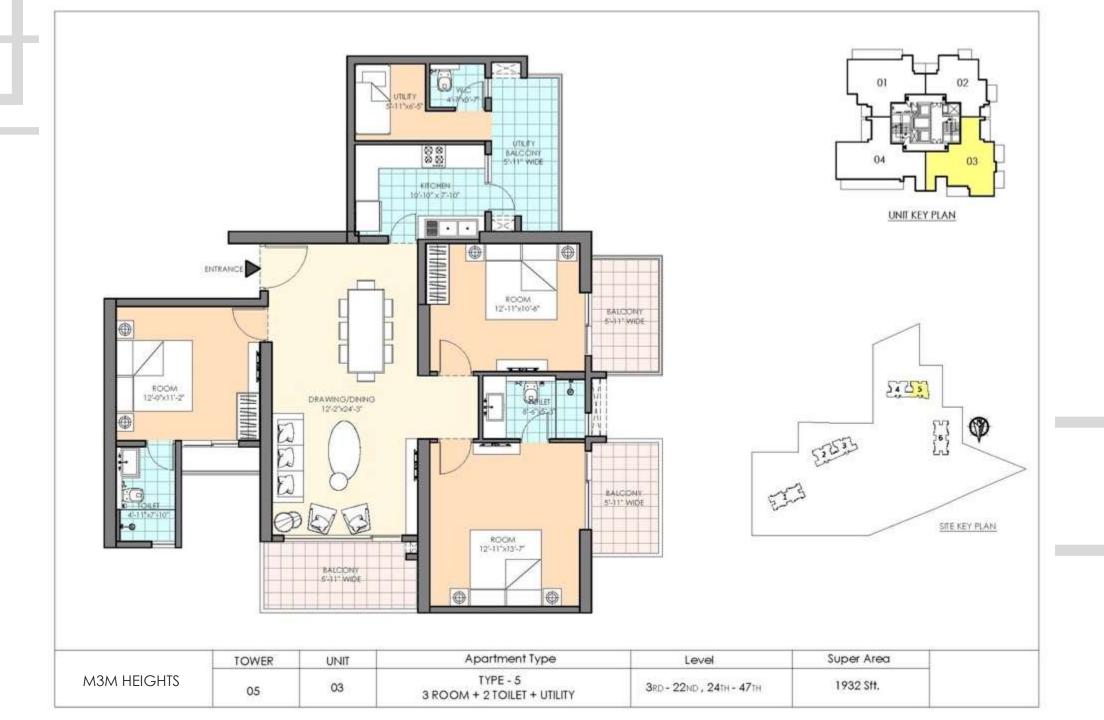




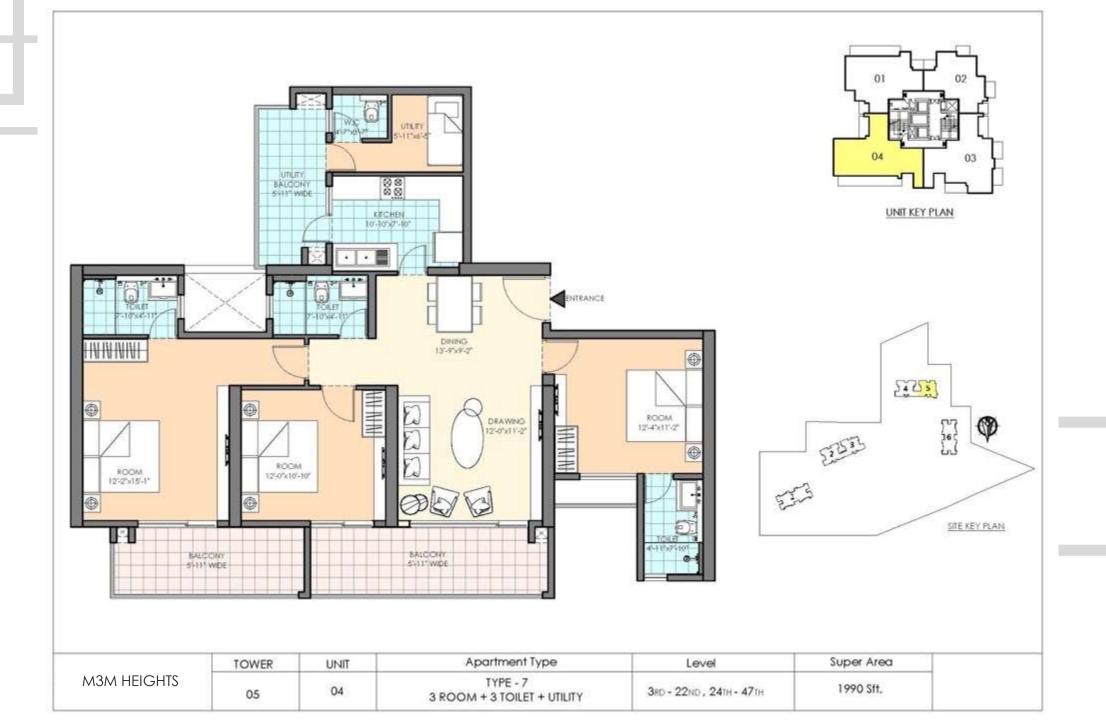






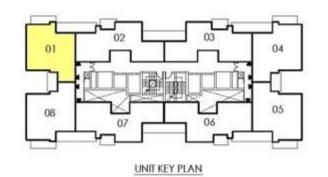


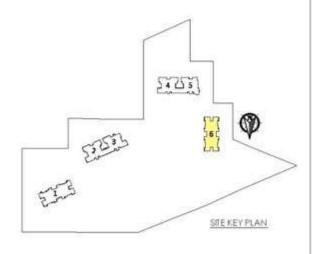






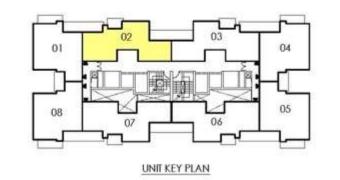






M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	06	01	TYPE - 1 2 ROOM + 2 TOILET	3кр -18тн , 20тн - 35тн	1261 Sft.



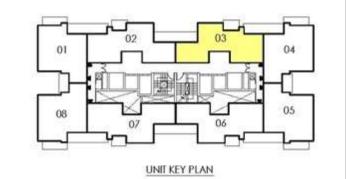




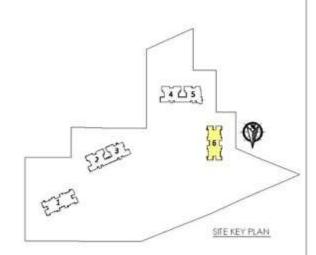
ENTRANCE

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area	
	06	02	TYPE-4 2 ROOM + 2 TOILET	3гр -18тн , 20тн - 35тн	1 433 Sft.	







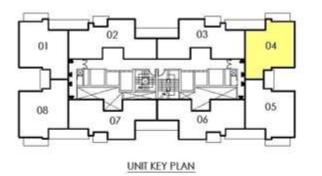


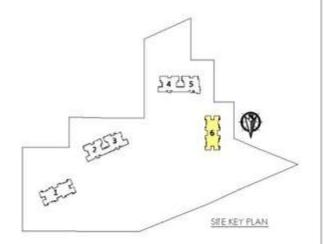
ENTRANCE

	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	06	03	TYPE-4 2 ROOM + 2 TOILET	3кр -17тн, 20тн - 27тн, 29тн - 35тн	1 433 Sft.	





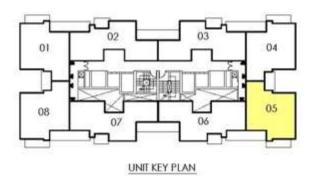


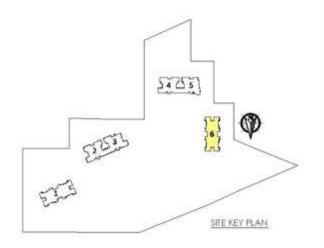


	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	06	04	TYPE - 1 2 ROOM + 2 TOILET	3тн - 18тн , 20тн - 35тн	1261 Sft.	



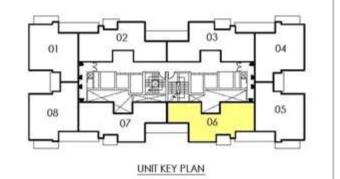


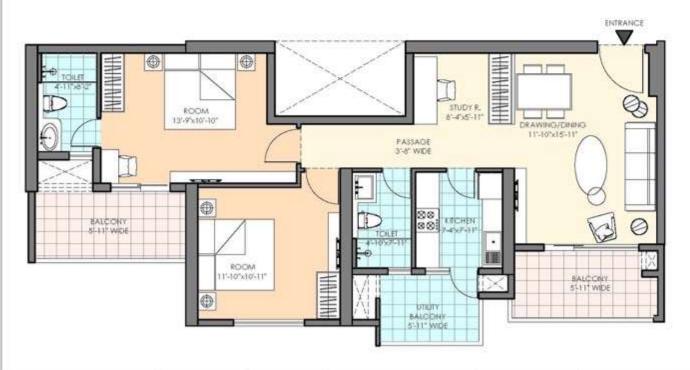


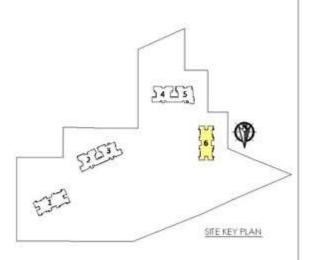


M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area	
	06	05	TYPE - 1 2 ROOM + 2 TOILET	3тн -18тн , 20тн - 35тн	1261 Sft.	



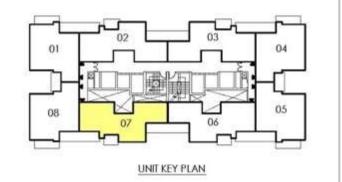


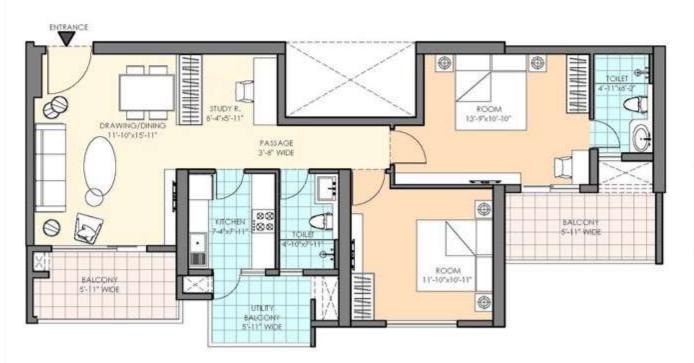


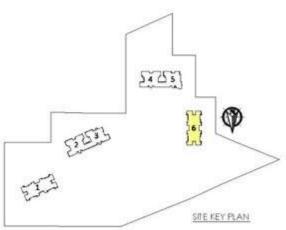


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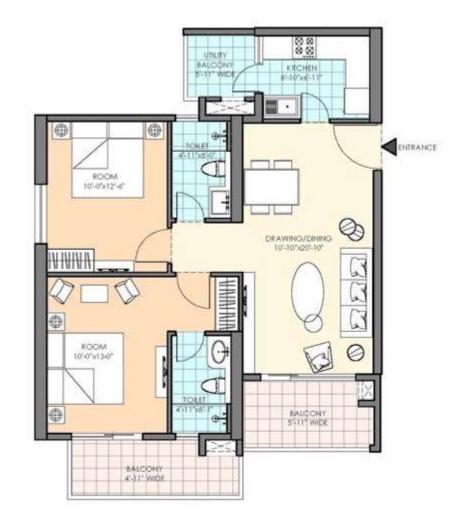


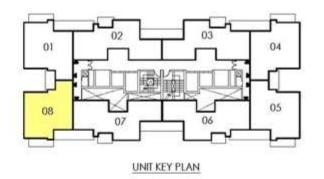


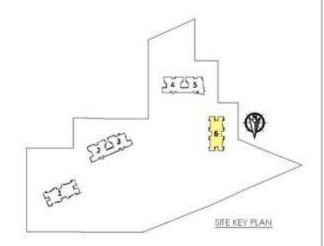


	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	06	07	TYPE-4 2 ROOM + 2 TOILET	3тн -18тн , 20тн - 35тн	1 433 Sft.	









	TOWER	UNIT	Apartment Type	Level	Super Area	
M3M HEIGHTS	06	08	TYPE - 1 2 ROOM + 2 TOILET	Зтн-18тн , 20тн- 35тн	1261 Sft.	





DISCLAIMER

DISCLAIMER: The information contained in this Brochure ("Brochure") is merely informatory and unless otherwise expressly provided, all contents are for general information purposes and not a legal offering. Nothing contained herein intends to constitute a legal offering or legal binding on Developer's part. Developer is responsible law as part of the Developer's providing infrastructure as required under This Brochure contains proprietary information, exclusive to the brand "M3M" or M3M India Private Limited ("Company"). All images (except the actual Images of delivered products) are artistic conceptualiza- tion and does not replicate the exact product. All images in the Brochure including texts, photos, illustrations, graphs, logos, trade and services brands and other material, are fully owned by Company and protected by copyright, trademark rights and under other laws related to intellectual property rights. The contents and any information or opinion on the Company's project, products, business and services, if any, may not be reproduced, transmitted (by any means), modified, sold, circulated, shared or otherwise provided, in whole or in part, to any other person or entity, stored, archived or in any other way put to use or used for any public or commercial purpose without the Company's explicit consent. Viewers/those interested in buying property in this project are requested to contact Company's office for complete details including the approvals & permissions and for detailed terms & conditions at "The Experia" Golf Course Extension Road, Sector 65, Gurugram -122001, Haryana, Terms of allotment/sale are subject to respective: - (a) Application Form; (b) Buyer's Agreement; (c) Licenses; (d) Building Plan(s):(e) Conveyance Deed(s): (f) Occupation Certificate(s) and their respective renewals and other approvals.

"M3M Heights" and "M3M 65th Avenue" are integral parts of mixed-use development/project in Sector 65, Gurugram, Haryana, India under development on land admeasuring 14.4125 Acres (5.835 Hect.) owned by Manglam Multiplex Pvt. Ltd. and is regulated by the Real Estate (Regulation & Development) Act, 2016 and Haryana Real Estate (Regulation & Development) Rules, 2017. Project is registered with Haryana Real Estate Regulatory Authority (HRERA) vide Reg. No. 01/2017 dt. 14.06.2017 and its development shall be subject to terms & conditions of (i) License No. 15 of 2017 dt. 02.05.2017; (ii) submissions made by Company with HRERA; (iii) Building plans vide Memo No. ZP-1147/SD(BS)2017/11857 dt. 01.06.2017 and any future revisions thereof.

'M3M Golfestate'; form integrated parts of larger development on22.683 Hectares (56.05 Acres)as amended vide DTCP order Memo No. LC-3281(A+B+C)+LC-3569/JE(M5)/2017/8493-8508 dt. 02.05.2017,locat- ed at Sector 65, Gurugram under (i) License Nos. License Nos. 234/2007 dt. 16.10.2007, 52/2009 dt. 28.08.2009, 35/2010 dt. 06.05.2010and (ii) revised Bldg. Plan Memo No. ZP-357/AD(RA)/2015/407 dt. 09.01.2015 accorded to Manglam Multiplex Private Limited). Occupation Certificate has been accorded vide Memo bearing No.ZP-357/SD(BS)/2017/77212 dt. 12.04.2017 and ZP-357/SD(BS)/2017/17788 dt.25/07/2017. 'M3M Merlin' a Group Housing Colony located in Sector 67, Gurugram, Haryan. (i)License No. 53/ 2011 dt.10.06.11; Building Plan Approval Memo No. ZP-748/JD (BS)/2017/5648 dt. 24.03.2017.

"M3M Woodshire" a group housing colony on land admeasuring 7.64097 Hectare (18.88125 Acres) in Sector 107, Gurugram, Haryana, India being developed in a planned and phased manner on land owned by M/s Cogent Realtors Pvt. Ltd. And others and is governed by and subject to terms and consitions of (i) License Nos. 33 of 2012 dt. 12.04.2012 and (ii) Building Plan Approval vide Memo no.ZP-809/J- D(BS)/2012/20466 dt. 12.10.2012 (iii) Occupation Certificate/s bearing Memo No.ZP-809/SD(BS)/2017/7674 dt. 20.04.2017 and ZP-809/SD(BS)/2017/17642 dt. 24.07.2017.

Provision for community building, Club, EWS, shops for convenient shopping, nursery school, primary school and other amenitiesas per respective approved plans.

'M3M Urbana'; has been developed a land admeasuring 8.225 acres (3.32853 Hectares) and is an integrated part of larger development on the land ad-measuring approx. 4.508 Hectare (11.14 Acres), situated in Sector 67, Gurugram, Haryana under(i)Licenses nos. 100/2010dt.26.11.10, 101/2010 dt.26.11.10,11/2011 dt.28.01.11 &36/2013 dt.31.05.2013; (ii) Building Plan Approval Memo No. ZP-693/SD (BS)/2016/16129 dt. 03.08.2016; (iii) Part OC for building Block No. 1 & 5, Block 2, Block 3, Block 4, Block 6 and Block 9 vide Occupation Certificate bearing No. ZP-693/SD(BS)/2017/3590 dt. 23.02.2017 accorded to MartialBuildcon- Pvt. Ltd.

'M3M Cosmopolitan' has been developed on land admeasuring 1.1909 Hectares (2.943 acres) situated at sector 66, Gurugram, Haryanaunder (i) License No. 43/2009 dt. 01.08.09;;(ii) ZP-571/JD(BS)/2012/3174; 2012(iii) Occupation Certificate vide Memo ZP571/SD(BS)/2016/25509; dt. 18.11.16 accorded to Afresh Builders Pvt. Ltd. Project land(s) and the respective receivable with respect to the unsold unit(s) are presently mortgaged with banks/financial institutions/NBFCs as per the information available with us. This is not a legal document and nothing herein contained shall be construed as any scheme or deposit plan or investment advice/offer/proposal under the applicable law.

Use of information for buying/investing in the Project by any person shall deemed to be on the basis of his/her/their independent analysis & decision and the Company shall not be responsible for any losses incurred by any buyer /investor due to any reasons whatsoever. Use of information shall be governed by Indian laws, RERA; subject to jurisdiction of Competent Authority under RERA, courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India.

*Terms and Conditions apply

1 Hect. = 2.47105 Acres, 1 Acre=4840 sa. vds. or 4046.864 sa. mtrs., 1 sa. mtr.=10.76 sa. ft.

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