

M3M
SKY CITY

Ascend to an exhilarating experience of urbane living.
1 minute is all it takes.



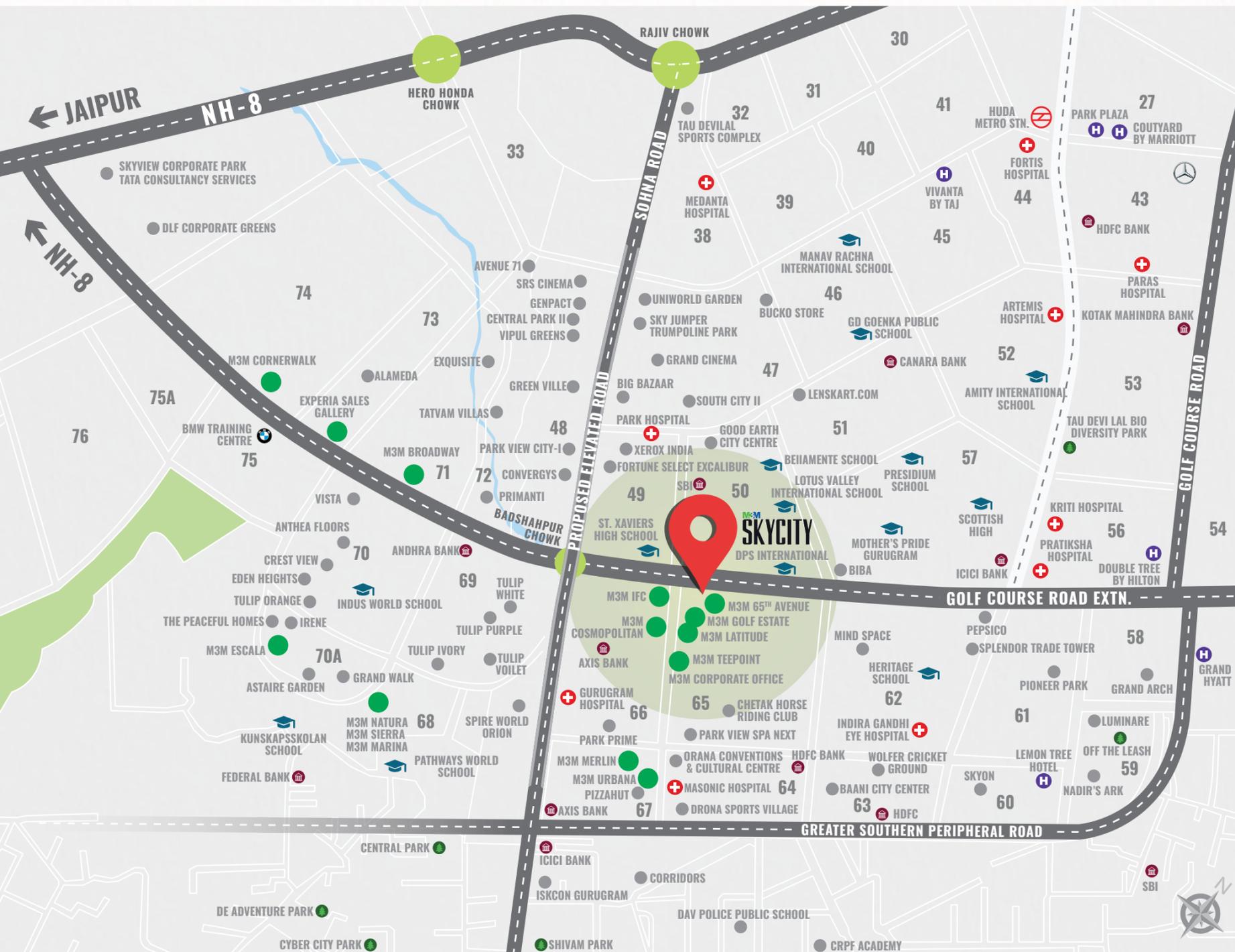
MAKING EACH MINUTE COUNT

The age we live in demands much more than our capabilities. It asks for time, passion and boundless energy. The aspiring millennials are out there, to stop at nothing and to make each minute worth it. Time is a luxury and must be saved to savour the experiences that make up who we are. Moreover, metro living has become a chaotic melange of tedious commuting, parking woes and traffic jams where fun needs some serious planning.



Which is why M3M is ready to give the modern lifestyle a makeover, with M3M Skycity, the most upbeat version of an urban experience. We present the acme of availability and access, so that everything you need and love is just a minute's walk from your home. Live spontaneously and cherish moments of togetherness with friends and family, without ever having to plan for it.

We bring to you the 1 minute World, where desires will never have to wait again.



Map Not To Scale

THE DOWNTOWN IS READY, FOR THE 1 MINUTE REVOLUTION

M3M Skycity rises at the epicentre of possibilities, the downtown of Gurugram. Golf Course Road Extn. boasts of a most distinguished neighborhood with M3M's most upscale luxury projects and other grand residential developments in the vicinity. Furthermore, the area is dotted with the most happening retail destinations, that keep it throbbing with fun and thrills.

The location promises to be the next arena of the future, marked by the presence of some of the most premium residences in the vicinity such as M3M Golfstate, M3M Merlin, M3M Latitude, Palm Drive, Emerald Hills, Marbella, Heritage One, Presidia, Victory Valley and the iconic Trump Towers.

M3M Skycity shapes up as a part of a self-sufficient development that benefits from proximity to top-notch educational institutions and medical facilities, while enjoying vital connectivity and easy access to Delhi, major highways and expressways.

A MARVEL CURATED BY THE BEST

'When M3M envisioned a pathbreaking modern way of living, we got on board the masters and thus brought to life, a metropolitan wonder, M3M Skycity.'



ACPL New Delhi, a renowned architectural firm is known for conceptualizing and designing landmark marvels such as SPEZ, Hotel Radisson, Floreal Towers etc. With a team of over 100 talented architects and engineers, they are known for their ability to design projects with an unfaltering efficiency.

Inspired by our dream of an urban nucleus that is alive and throbs to the pace of zesty millennials. ACPL has helped devise a multifarious offering, with uber convenience and access to everything one may ever need. Taking cues from a spectrum of cultures around the world, ACPL has created for M3M, a richly diverse mixed-use development, meant to be a paradise which offers shopping, fashion, F&B, fun and entertainment all within one minute.



HRERA REGISTRATION DT. 14.06.2017

NO. 01/2017 | MANGLAM MULTIPLEX PRIVATE LIMITED

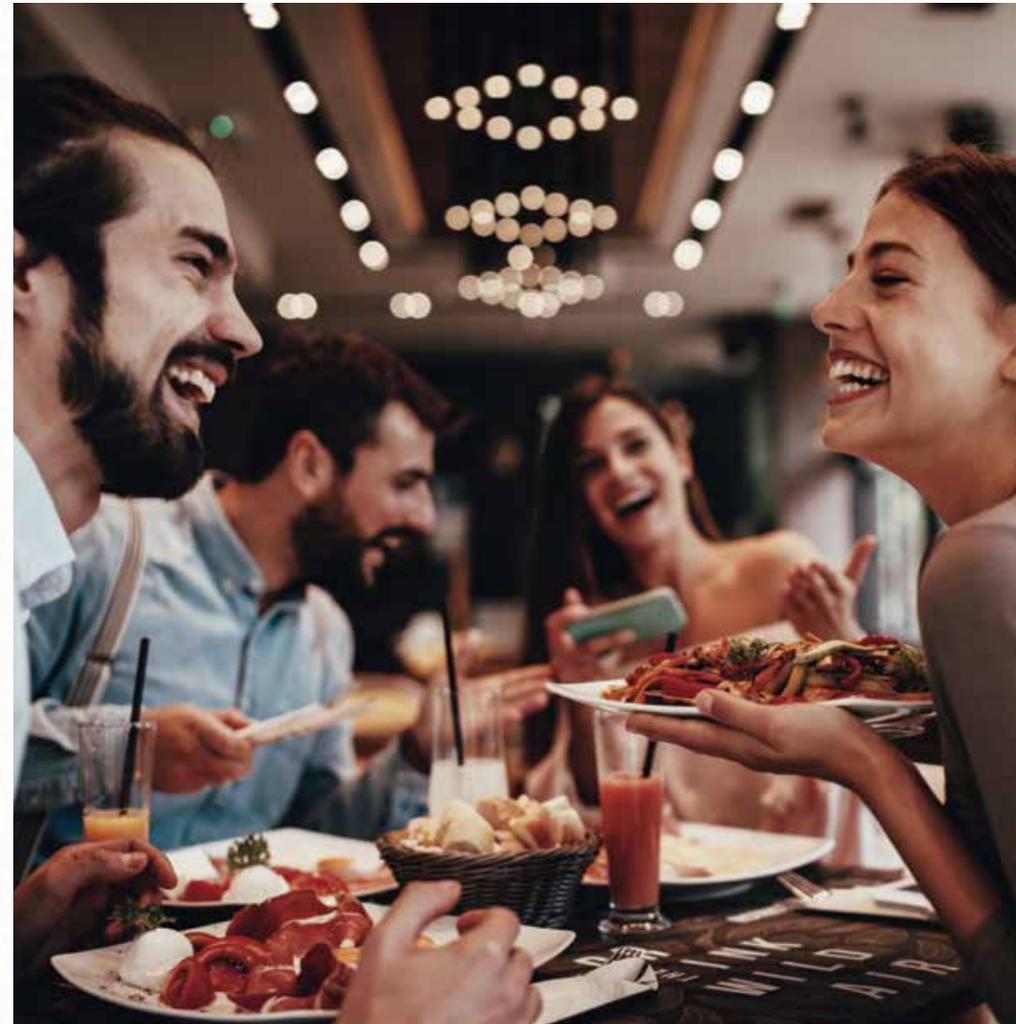
LIVE YOUR DESIRES IN 1 MINUTE

Do you live life weekend to weekend? Are your weekends always too full, leaving you less time to enjoy with your loved ones? The young achievers look forward to unwinding during the weekend, they however end up being more drained with hectic traveling, all the planning and pollution.

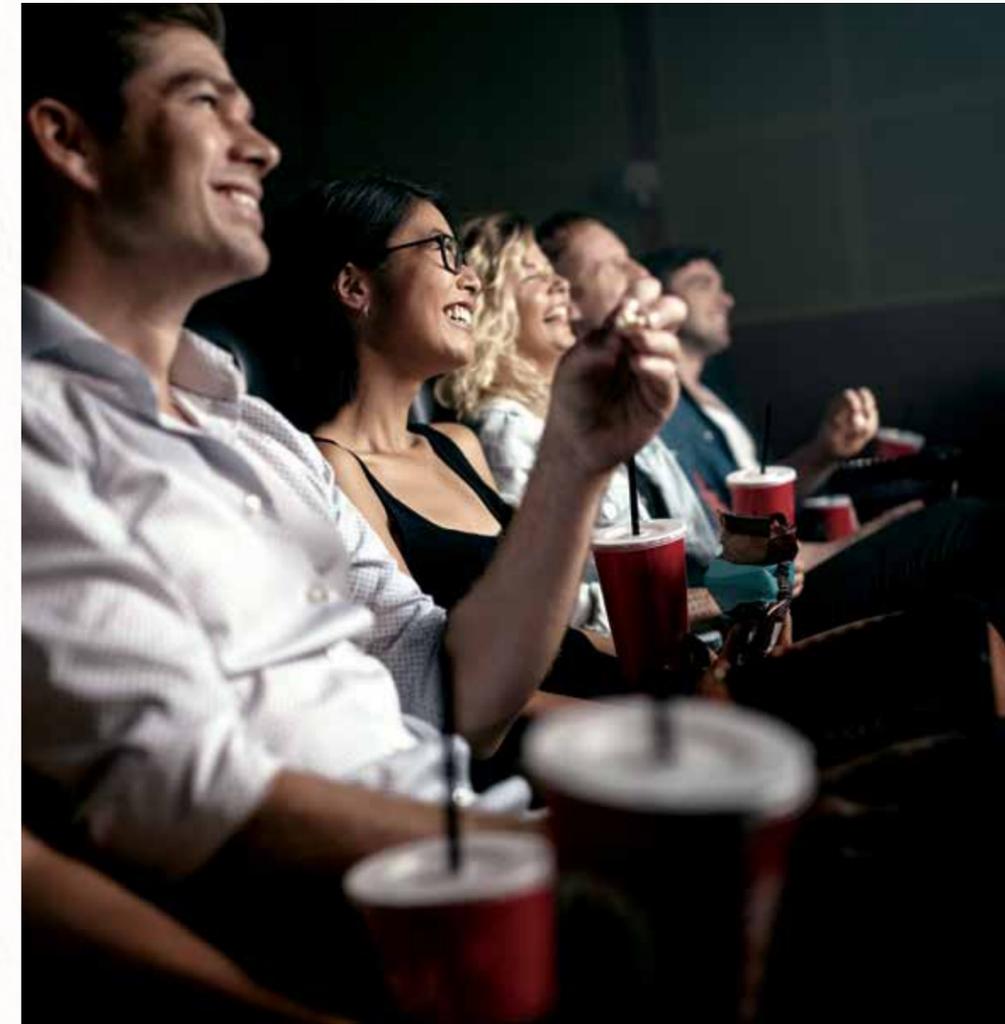
Never wait again because we make possible a lifestyle of über convenience with everything as close as a minute from you. M3M presents a unique mix of residential and retail offerings, so that the best of the world, is just a walk from your doorstep.



HIGH STREET RETAIL
FOR AN INTERNATIONAL
SHOPPING EXPERIENCE



RELISH WHAT
YOU CRAVE,
RIGHT AWAY



ENJOY A PREMIUM CINEMATIC
EXPERIENCE,
RIGHT AROUND THE CORNER

CONJURING THE 1 MINUTE CHARM AT THE M3M SKYCITY

M3M Skycity is one of the elements of an ultra-urban ecosystem, M3M 65th Avenue which offers a well-integrated mix of residential and retail developments, as a complete lifestyle package. The world of your desires comes alive letting you experience life to the fullest, with unparalleled convenience planned around your abode, so that you would never have to think twice to do what you love most.

M3M Skycity is strategically situated on a 30 m wide sector arterial road opening to 90 m wide Golf Course Road Extn. which offers vital connectivity to everywhere you want to be.

- Airport in 30 minutes
- Well connected to Delhi via NH8 and Faridabad Expressway
- Proposed metro in the vicinity

LEGEND*

Convenience

1. Residential Entrance and Exit
2. Arrival Plaza
3. Highlighted Residential Drop-off
4. Basement Ramps
5. Residential / Retail Arrival Plaza
6. Retail Pick-up Plaza
7. Bus Drop
8. Retail Entrance & Exit

Recreational

9. Internal Pedestrian Boulevard
10. Seating Court / Kiosks / Activity Zone
11. Stilt Area Paving Pattern
12. Rear Multipurpose Lawn / Event Garden
13. Pedestrian Activity Street
14. Multipurpose Court
15. Palm Seating Court
16. Central Atrium / Performance Area
17. Senior Citizen Courts
18. Healing Garden
19. Meditation Area
20. Children's Play Area
21. Amphitheatre Seating

Waterbodies

22. Recreational Waterbody
23. Central Water Feature
24. Reflective Waterbody

Sports & Fitness

25. Outdoor Fitness Area
26. Half Basketball Court
27. Walkway / Jogging Track
28. Cricket Pitch



**Terms & Conditions apply. Plan(s) & information contained is subject to change as may be required under law, by the authorities and cannot form part of any offer or contract. For further details & information please contact the Company. Viewers are advised to take appropriate advice from independent sources and have independent analysis & decision.

*The facilities/amenities shown are liable to change as per applicable norms.

THE PERFECT PRELUDE TO THE 1 MINUTE LIFESTYLE



Walk through air-conditioned, grand double height lobbies at the ground level to 2-3 BHK iconic apartments that represent an urbane sophistication. The interiors existing an aura of elegance and comfort, have been designed to make each day of your life delightful.

PERSONALIZE YOUR SPACE IN YOUR STYLE



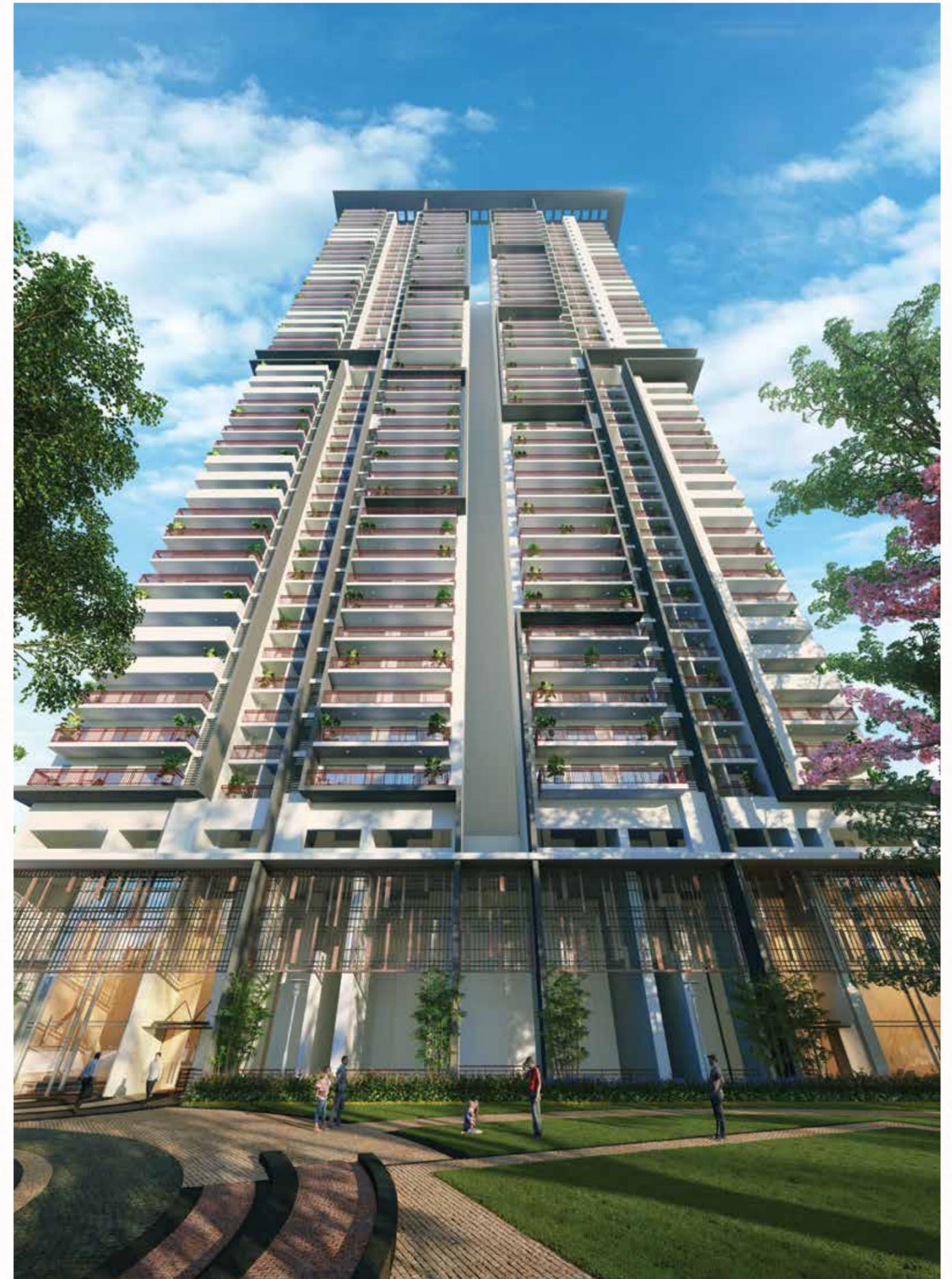
Deck up your special space, which has been planned to suit your needs and turn it into your personal haven.

The living area of a home speaks volumes about the residents and provides an opportunity to showcase your personality.



ELEVATE TO THE REALM OF RETREAT IN 1 MINUTE

M3M Skycity offers a holistic way of being, with a host of international standard amenities right where you are, so you never have to look far to embrace a healthier you. The demands of modern living eventually takes a toll on your well-being, which is why, we bring for you a console of a complete lifestyle that you can access within a minute, in order to keep up your spirits and give it your best shot.



1 MINUTE TO A SPIRITED WAY OF BEING

The leisure you desire is yours to experience at the podium level clubhouse, replete with avenues for fun and recreation.



THE CLUBHOUSE A LIFE OF VITALITY, LAUGHTER AND JOY



Relax over a drink or let the adrenaline kick in, now the way you desire to spend those precious hours, be there in a minute.

THE LOUNGE MAKE A TOAST TO THE 1 MINUTE LIFE



Let the good times roll, when you want them to. Adjacent to the pool is a plush lounge with the perfect ambience to receive company or to catch up with friends.

EXPERIENCE IT TO BELIEVE IT, 1 MINUTE IS ALL IT TAKES

M3M Skycity rises as an acme of Gurugram's insatiable spirit, with every modern comfort, so seamlessly woven into your lifestyle that it will never take more than a minute, to do what you love.



ROOFTOP JOGGING TRACK RUN AMIDST THE CLOUDS

A delight for fitness aficionados, where the vast open skies and an enthralling view inspire you to give a little more everyday, to a healthier way of life. Enjoy running in the fresh air or go for an evening stroll, within the comfort of your privacy. Now, you only need to rise in order to revitalise.

POOL DECK AN OASIS OF SERENITY AND INDULGENCE

Unwinding gets simpler than ever, with the leisure of taking your own sweet time. Step on to the deck by the poolside, hidden by a canopy of greens and enjoy fine-dining.

AWAKENING A HEALTHIER LIFE IN 1 MINUTE

A glorious view with unperturbed tranquility as a backdrop, M3M Skycity has been designed to enable a life of health and vigour. Catering to a range of interests, so that you could pep up your day with a perfect start.



AN AEROBICS COURT FOR THE PASSIONATE ONES

A spacious hall designed to play host to a different genre of fitness. Aerobics, pilates or zumba, you could dive right away into a sophisticated aerobics court with a lively and vibrant ambience.



A YOGA STUDIO FOR A SERENE MIND AND A HEALTHY BODY

A space set apart, to help you attain a balanced state of well-being, in a minute. A yoga studio, designed to inspire within you a reassuring calm and to make wellness an experience.

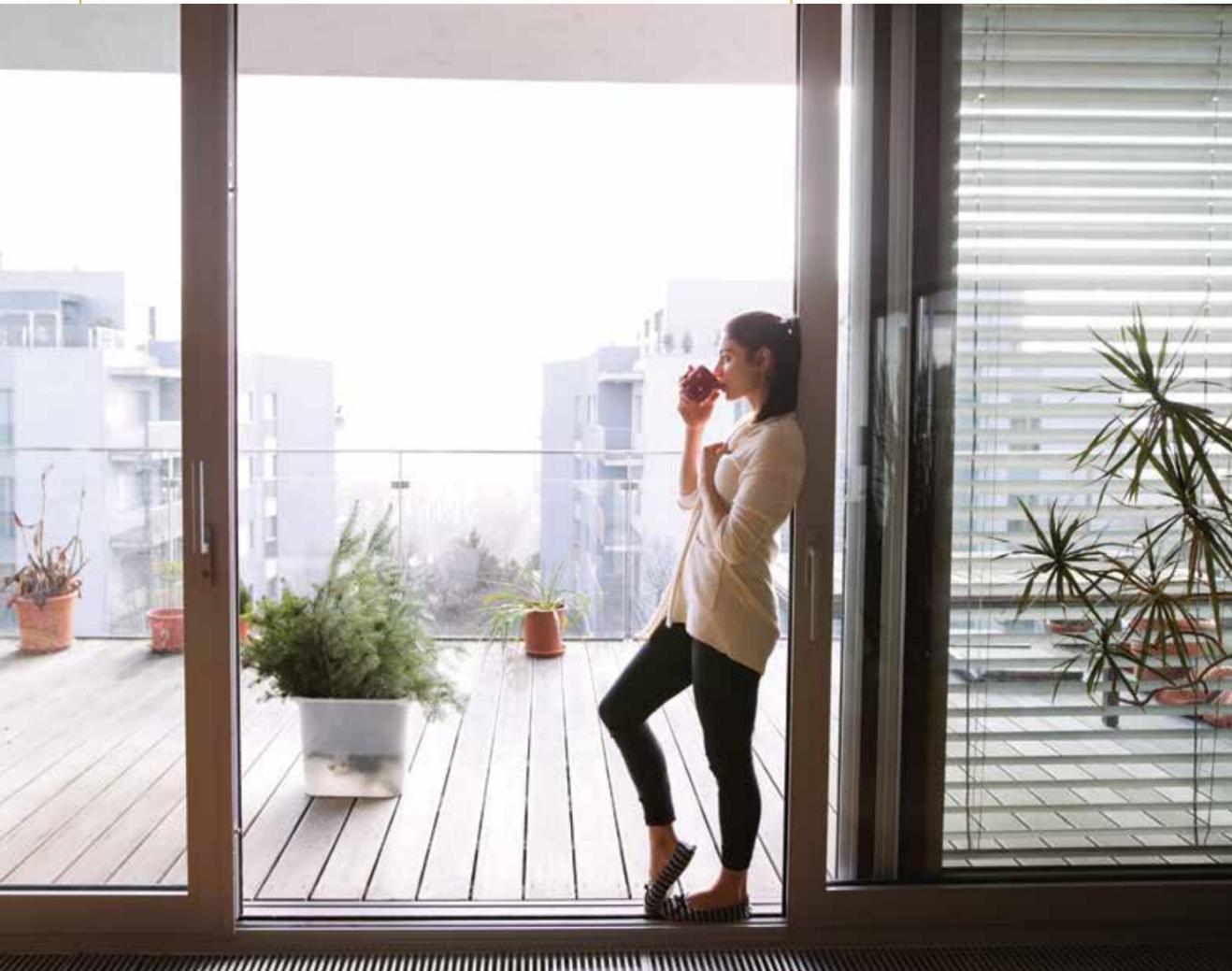
FACILITATING THE FLAWLESS, FOR 1 MINUTE WONDER

The development has been thoughtfully laid out, to enable swift movements with minimal hassles, so that you can be where you want to be, within a minute. An impeccable plan to ensure a smooth and secure life at M3M Skycity.



M3M Skycity has strategically designated drop-off points to let you arrive and leave in style. A beautifully landscaped area awaits you as you enter the premises.

A HAVEN FOR A PEACEFUL MIND



A place where your children can roam around freely, and you can maintain your peace of mind. Thanks to the intelligent design of the project, seamless connectivity and 24X7 security, your children will not get lost and will always find their way back home.



SEAMLESS CONNECTIVITY

From here to there in a moment, an opulent lobby with high speed elevators to transport you before you know it.

Iconic sky bridges to walk through, from one part of the 1 minute world to another.

ROUND THE CLOCK SECURITY

Top-notch vigilance and security services for the assurance of round the clock security. With CCTV surveillance watching out for you, you would be able to let your mind be at ease.



OUR PARTNERS WHO MADE POSSIBLE THE 1 MINUTE LIFESTYLE



BUILDING BRILLIANCE BRICK BY BRICK



Only the best can be trusted to bring a breakthrough. Arabian Construction Co., with a long list of internationally acclaimed developments to their credit, were the obvious choice. Leaders in the MENA region and the name behind most iconic projects of the Gulf region and India, such as Princess Tower, Address Skyview and Rose Rotana Tower in Dubai and One World in Mumbai

MACE, THE BRAND BEHIND A BETTER WORLD



MACE group has risen as a force to be reckoned with, having some of the most celebrated global projects in their kitty such as The London Eye and British Museum in London, Mumbai International Airport and JBR, Dubai.

FCD, THE CURATORS OF MAGNIFICENCE



A charming front, subtly illuminated by the aura of splendour, and an elegance chiselled by true craftsmen. Facade Concept and Designs Group, based in Mumbai is a well-known name in the global arena with projects such as The Twin Towers Doha, Citywalk Dubai and International Cruise Terminal Mumbai to boast of.

PROJECT SPECIFICATION

BEDROOMS

- 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

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

KITCHEN

- 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

LIFT LOBBIES

- Walls: Combination of one and more Stone Cladding, Tiles and Acrylic Emulsion
- Floors: Combination of one and more Tiles
- Ceilings: Acrylic Emulsion
- Air-Conditioned Ground Floor Lobby

TOILETS

- Walls: Ceramic/Vitrified Tiles 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) Window
- Ceilings: False Ceiling
- Fixtures: Single Lever with Branded CP fittings and White Sanitaryware
- Others: Granite Counter

STAIRCASES

- Walls: Oil Bound Distemper Paint
- Floors: Matt/Anti-Skid Tiles
- Doors: Fire Resistant Door Shutter
- Ceilings: Oil Bound Distemper Paint

SERVANT/UTILITY ROOM

- 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

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

BALCONY/UTILITY BALCONY

- Floors: Anti-Skid Ceramic/Vitrified Tiles
- Walls: Durable Exterior Paint

EXTERNAL FAÇADE

- Walls: Combination of one and more Stone/Tile Cladding, Plaster with Exterior Great Paint, Glazings

FIRE SAFETY

- Automatic Sprinkler System, Wet Riser, Fire Detection & Alarm System

OTHERS

- Round the Clock Treated Water Supply
- Environment Friendly Solid Waste/Garbage Management System

ABOUT M3M

Brand 'M3M' stands for magnificence in the trinity of men, materials and money. Simply put, Brand 'M3M' has a philosophy that strives for excellence, culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the brand stands for is in sync with its slogan of "Our Expertise. Your Joy." Brand 'M3M' firmly believes in achieving brilliance through true professionalism and cutting-edge technology.

'M3M' is among the top 3 real estate and infrastructure brands of the country, with a reputation for identifying emerging real estate and infrastructure markets, recognizing aspirations in lifestyle evolution, perfecting the modulations of luxury and responding with projects that capture the unique spirit of changing India.

What really helps 'M3M' as a brand to stand out in the emerging real estate and infrastructure industry is its belief - to ensure that every project under/associated with the brand name 'M3M' is delivered with speed and excellence. From iconic residential developments like 'M3M Golfestate' and 'M3M Merlin' to award winning commercial developments like 'M3M Urbana' and 'M3M Cosmopolitan' demonstrate the capacity of Brand 'M3M' to pursue excellence with unwavering consistency.



Through the undeniable merit of projects under Brand 'M3M', it has established sound credibility that has been achieved with principles and hard work.

Now eyes are set on bigger targets, goals that are yet unaccomplished in the realty sector. Brand 'M3M' believes that the future holds more for it, which is why it is ready with unique developments that will epitomize the new bustling 'Millennium City' - Gurugram.

OUR
PORTFOLIO



“Opportunities don’t happen. You create them.”

- Chris Grosser

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COMPLETED PROJECTS

RESIDENTIAL

- M3M Golfstate - Fairway East - India's first in-city golf lifestyle destination
- M3M Escala - A picture perfect Indo-Spanish story
- M3M St. Andrews - Residences located in Sector-65, Gurugram
- M3M Polo Suites - Specially curated for the blue-bloods with amenities befitting royalty
- M3M Woodshire - Residences located in Sector-107, Gurugram
- M3M Golfstate - Fairway West - India's first in-city golf lifestyle destination
- M3M Merlin - The Singaporean style world-class residences
- M3M Panorama Suites - Truly for the select few with only 36 exclusive suites

COMMERCIAL

- M3M Cosmopolitan - The first high street retail development on Golf Course Road Extn.
- M3M Urbana - Largest integrated mixed-use commercial development
- M3M TeePoint - A well-established mixed-use project for the business-minded people



M3M
golfstate
Fairway East

Golf Course Road Extn.
Sector-65, Gurugram



M3M
ESCALA

Sector-70A, Gurugram



M3M
ST. ANDREWS
GOLF RESIDENCES

Golf Course Road Extn.
Sector-65, Gurugram



M3M
POLO SUITES
WHERE THE GENTRY RESIDE

Golf Course Road Extn.
Sector-65, Gurugram



M3M
WOODSHIRE

Sector-107, Gurugram



M3M
golfstate
Fairway West

Golf Course Road Extn.
Sector-65, Gurugram



M3M
MERLIN
SINGAPORE STYLE WORLD-CLASS APARTMENTS

Golf Course Road Extn.
Sector-67, Gurugram



M3M
PANORAMA
EXCLUSIVE 36 SUITES

Golf Course Road Extn.
Sector-65, Gurugram



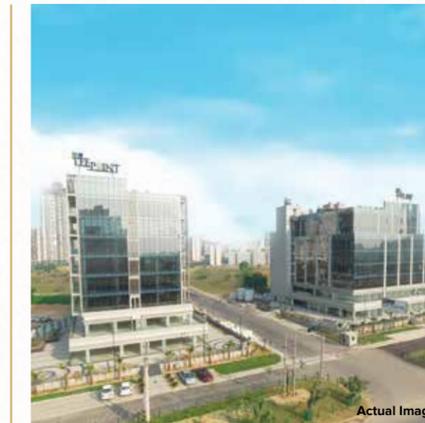
M3M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB

Sector-66, Gurugram



M3M
URBANA
The Latest in the Evolution of Urban Business & Retail

Sector-67, Gurugram



M3M
TEEPOINT

Golf Course Road Extn.
Sector-65, Gurugram

Disclaimer: Nothing contained herein intends to constitute a legal offering & does not form part of any agreement or legal binding on the Company's part. This is not a legal document. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time. Company is responsible only for providing infrastructure as required under law as part of Company's obligation. Information herein may contain technical inaccuracies or typographical errors. Company & its management holds no responsibility for its accuracy. The furnishings, fittings, fixtures, partitions, room flooring etc. should not be considered as part of offerings. All images (other than actual images) are merely artistic conceptualization and does not replicate the exact product and should not be relied upon as definitive reference. Viewers/intending purchasers are requested to contact Company's office to understand the details regarding the project(s) and only after thorough understanding about the same and taking appropriate advice from his/her independent sources, take further decision regarding. In relation to the Project(s) from his/her independent sources, viewers interested are requested to contact Company's office for complete details including the approvals & permissions. Nothing contained herein shall constitute as any scheme or investment advice/offer/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. Nothing contained herein is in violation of the norms of Competition Commission of India. Use of information for buying/investing in the Project(s) by any person shall deemed to be on the basis of his/her independent analysis & decision and the Company shall not be responsible for any losses incurred by any buyer/investor due to any reasons whatsoever. Terms of allotment/sale for the projects mentioned herein below from A to F are subjected to respective: (a) Application Form, and/or Buyer's Agreement, and/or Conveyance Deed; (b) licenses, building plan, other approvals; (c) Occupation Certificate. | (A) 'M3M Golf Estate Fairway East', 'M3M St. Andrews Golf Residences' a part of 'M3M Golf Estate - Fairway East' 'M3M Polo Suites', 'M3M Panorama Suites' form integrated parts of larger development on land owned by Manglam Multiplex Pvt. Ltd. (CIN: # U55101HR2003PTC044839) and presently admeasuring 56.05 acres (22,683 Hectares) as amended vide DTCF order Memo No. LC-3281A/B+C+HC-3569/JE(MS)/2017/8493-8508 dt. 02.05.2017, located at Sector 65, Gurugram under (i) License Nos. 234/2007 dt. 16.10.2007, 52/2009 dt. 28.08.2009, 35/2010 dt. 06.05.2010 and (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 DTCF Memo No. ZP-357/SD(BS)/2017/7212 dt. 12.04.2017 and ZP-357/Vol-I/SD(BS)/2018/30940 dt.02.11.2018. | (B) 'M3M Merlin' is a residential Group Housing Colony development/project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been / is being developed on land admeasuring 13,344 Acres (5,40 Hectares) owned by Consolidate Realtors Pvt. Ltd. (CIN: U70109HR2006PTC047030), development whereof is governed by and subject to terms & conditions of (i) License No. 53/2011 dt. 10.06.2011; (ii) Revised Bldg. Plan Memo No. ZP-748/AD(RA)/2015/3749 dt. 10.03.2015 and any future revisions thereof. Occupation Certificate for 512 units has been accorded vide Memo bearing No. ZP-748/SD(BS)/2017/5648 dt. 24.03.2017. | (C) 'M3M Woodshire' is a residential Group Housing Colony development/project located in Sector 107, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been developed on land admeasuring 18,811.25 Acres (7,641 Hectares) owned by Cogent Realtors Pvt. Ltd. (CIN: U70109HR2006PTC044490), development whereof is governed by and subject to terms & conditions of (i) License No. 33/2012 dt. 12.04.2012; (ii) Revised Bldg. Plan Memo No. ZP-809/AD(RA)/2014/28086 dt. 12.12.2014; (iii) Occupation Certificate bearing Memo No. ZP-809/SD(BS)/2017/7674 dt. 20.04.2017 and (iv) Revised Bldg. Plan Memo No. ZP-809/SD(BS)/2017/7674 dt. 24.07.2017. | (D) 'M3M Cosmopolitan' is a Commercial Colony development/project located in Sector 66, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land admeasuring 2,943 Acres (1,221 Hectares) owned by Alresh Builders Pvt. Ltd. (CIN: U70109HR2007PTC044678), the Completion Certificate for the same has been granted by DTCF for License No. 43/2009 vide Memo No. LC-1934 dt. (VA)-2017/17996 dated 27.07.2017. | (E) 'M3M Urbana' is a Commercial Colony development/project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land admeasuring 8,225 Acres (3,329 Hectares) owned by Marital Buldcon Pvt. Ltd. (CIN: U80903HR2007PTC044491) and is a part of the Integrated Larger Development on land admeasuring 11,1375 acres (4,508 Hectares). Development of 'M3M Urbana' is governed by and subject to terms & conditions of (i) Licenses bearing No. 100/2010 dt. 26.11.2010, 101/2010 dated 26.11.2010, 89/2010 dt. 27.10.2010, 11/2011 dt. 28.01.2011 and 36/2013 dt. 31.05.2013; (ii) Building Plan bearing Memo No. ZP-693/SD(BS)/2016/16129 dt. 03.08.2016; (iii) Part Occupation Certificate bearing Memo No. ZP-693/SD(BS)/2017/3590 dt. 23.02.2017. | (F) 'M3M Escala' development is an integral part / phase / block / segment / constituent of licensed Group Housing Colony being developed in a planned and phased manner over a period of time in terms of various approvals and the licenses granted vide License No. 16 of 2009 dated 29.05.2009 renewed vide Memo dt. 31.05.2013 and License No. 73 of 2013 dt. 30.07.2013. 'M3M Escala' is subject of development on the land admeasuring approximately 1,116 Hectares (2.79 Acres) situated in the revenue estate of Village Palra, Sector 70A, Tehsil & District Gurugram (Gurgaon), Pin - 122101, Licensed Land on which 'M3M Escala' development is undertaken is owned by Haamid Real Estates Private Limited and development rights therein are with Rapid Infracore Private Limited. 'M3M Escala' development is being undertaken by M3M India Pvt. Ltd. under a definitive arrangement with Haamid Real Estates Private Limited and Rapid Infracore Private Limited as an integral part of the larger planned and phased development. 'M3M Escala' development is governed by and subject to terms & conditions of (i) License No. 16 of 2009 dt. 29.05.2009; License No. 73 of 2013 dt. 30.07.2013; (ii) Approved Building Plan by DGTCF vide Memo No. ZP-545/AD(RA)/2017/1238 dt. 27.01.2017 any future revisions thereof; (iii) Application Form; (iv) Allotment Letter; (v) Buyer's Agreement. Occupation Certificate has been accorded by DTCF vide Memo No. ZP-545/SD(BS)/2018/ 23018 dated 02.08.2018. | Use of information for the above mentioned projects (A to F) shall be governed by Indian laws, subject to jurisdiction of courts at Gurugram and Hombt High Court of Punjab & Haryana, India. | Copies of approvals of respective Project(s) are available for inspection at the Company's office at 'M3M Cosmopolitan', 12th Floor, Sector - 66, Gurugram -122002, Haryana, India subject to prior appointment. Complete details of the Project(s) including the specifications and amenities therein and other information and details are available.

*Terms and Conditions apply. | 1 Hect-2.47105 Acres, 1 Acre=4840 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr.=10.76 sq. ft. | IN NO EVENT WILL THE COMPANY(IES) INCLUDING LAND OWNING / LICENSE HOLDING COMPANY(IES) BE LIABLE TO ANY PARTY FOR ANY DIRECT, INDIRECT, SPECIAL OR OTHER CONSEQUENTIAL DAMAGES FOR ANY USE OF THIS BROCHURE INCLUDING, WITHOUT LIMITATION, ANY LOST PROFITS, BUSINESS INTERRUPTION, LOSS OF PROGRAMS OR OTHER DATA ON YOUR INFORMATION HANDLING SYSTEM OR OTHERWISE, EVEN IF WE ARE EXPRESSLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

MARVELS IN THE MAKING



With a host of ambitious projects rapidly taking shape, today 'M3M' as a brand stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail, and business. The future beckons and brand 'M3M' is ready for it.

- Residential - 6
- Serviced Apartments & Loft - 3
- Office/Retail/F&B - 5
- IT Park - 1

DISCLAIMER: Nothing contained herein intends to constitute a legal offering or legal binding on the part of Manglam Multiplex Pvt. Ltd. (Company) (CIN: U55101HR2003PTCO44839). All images (other than actual images) are merely artistic conceptualization and does not replicate the exact product and should not be relied upon as definitive reference. 'M3M Skycity' comprised in Tower No. 2 and 3 (being an integral block / constituent / segment of the residential component) of mixed-use development / project 'M3M 65th Avenue', a RERA registered Project [registered with Haryana Real Estate Regulatory Authority vide Reg. No. 01 of 2017 dt. 14.06.2017] which is being developed as licensed Mixed Use Colony on the land admeasuring 5.833 Hectares (14.4125 acres) situated in Sector 65, Gurugram - Mansarovar Urban Complex, Gurugram, Haryana, India. The Licensed Land is owned by Manglam Multiplex Pvt. Ltd. and the development thereof is being carried out by Manglam Multiplex Pvt. Ltd. under brand name licensed by M3M. Development of the Project is regulated by the Real Estate (Regulation & Development) Act, 2016 (RERA Act), Haryana Real Estate (Regulation & Development) Rules, 2017 (H-RERA Rules) and The Haryana Real Estate Regulatory Authority, Gurugram (Regulations) and the development is governed by and 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, revised vide Memo No. ZP-1147/SD/BS/2018/5252 dated 08.02.2018 and any future revisions thereof; (iv) Agreement for Sale, Project 'M3M Skycity' is not owned or developed by M3M India Pvt. Ltd. (CIN: U68903HR2007PTCO44491). | This is not a legal document. Company & its management holds no responsibility for accuracy. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time. Viewers / those interested in buying property in this Project are requested to contact Company's office for complete details including the approvals and permissions and for detailed terms & conditions at 'M3M Cosmopolitan', 12th Floor, Sector - 66, Gurugram - 122002, Haryana, India. Nothing contained herein shall construe any scheme or deposit plan or investment advice/offer/proposal under SEBI Act, 1992 and/or any other applicable law. Viewers/intending purchasers are requested to contact Company's office to understand details regarding the Project and only after thorough understanding about the same and taking appropriate advice from his/her/their independent sources, take further decision regarding/in relation to the Project. 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 and/or its directors, employees, are not liable for any consequence of any action taken by the viewer relying on such material/information herein. | Dispute with regard to the interpretation 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 & Conditions apply. | 1 Hect-2.471Acres, 1 Acre=4840 sqyds, or 4046.86 sq. mtrs., 1 sq.mtr.=10.764 sq.ft.

THE M3M WORLD



The future of luxury-living is here. 'M3M Life' is a venture that will develop high-end housing projects all over the country.



'M3M Zone' is M3M's own "Silicon Valley". 'M3M Zone' will be responsible for bringing in IT companies and SEZs, to put this area amidst intelligent surroundings.



'M3M Biz' is here to revolutionise shopping and office spaces. 'M3M Biz' specialises in bringing exclusive commercial centers to life. It is here to take on the responsibility of changing one's outlook towards office and retail spaces in the near future.



Brand 'M3M' is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the brand's long-term ambitious growth strategy to mark its global presence. M3M as a brand already has a marketing presence in USA, UK and the Middle East.



'M3M Joy' proposes to create an ideal world of entertainment and hospitality. It will spearhead the brand's journey into innovative projects by bringing world-class hotels, service apartment and malls to life.



'M3M Learn' is a revolutionary effort by M3M that specialises in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.



'M3M Care' is the human face that embodies M3M's CSR activities. The brand believes in giving back to the employees, the community and to the natural surroundings.

REDEFINING THE FUTURE

'M3M' as a brand is all set to march into the future with limitless expansion and inclusive growth by upgrading living concepts and foraying into new sectors.



SMART CITY

The mass access to modern amenities in India has made smart living a priority for government and industries. 'M3M' as a brand is also planning to develop/associate itself with the development of smart cities designed using the urban informatics and technology to improve the efficiency of services.

EDUCATION

'M3M' believes in providing quality education in order to sow seeds for a better tomorrow. It aims to establish institutions which can create leaders who are able to contribute and succeed in a rapidly changing society.



AFFORDABLE HOUSING

Inspired by the vision of 'Housing for All', M3M is planning to add value to affordable living by providing better homes to lower income groups looking for the luxury of a self-owned home.

INDUSTRIAL WAREHOUSING

'M3M' is entering the warehousing industry set to grow at a CAGR of 8% - 10% and modern warehousing at 25% - 30% over the next few years to come.





Our Expertise. Your Joy.

CIN NO. (U80903HR2007PTC044491)

📍 MANGLAM MULTIPLEX PVT. LTD.

Under Brand License from M3M India Pvt. Ltd.

VISIT US AT - THE CRM CELL

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M3M Skycity

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