



Creating **Magnificence**
Delivering **Masterpieces**

M3M'S INCREDIBLE GROWTH STORY

ONE OF INDIA'S
TOP 3
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
recorded in the financial year
2017-18



Over 890 hectares (2200 acres)
of prime land bank

AWARDS & ACCOLADES!



13 Residential Projects

DELIVERED



UNDER - CONSTRUCTION



11 Commercial Projects

DELIVERED

M&M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB

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

UNDER - CONSTRUCTION

M&M
CORNER WALK
Sector 74, Gurugram

M&M
IFC
M&M INTERNATIONAL
FINANCIAL CENTER

M&M
URBANA
premium

M&M
URBANA
business park
The Workplace of the Future

M&M
65TH AVENUE

M&M
TEEPOINT

M&M
**ROYAL
REGALIA**

M&M
**ONE-KEY
RESIDENTS**

M&M
BROADWAY



Ever **dreamt** of a **life**
which is **ALIVE** and
HAPPENING?

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 be in
- Blend of businesses, office buildings, residential apartments and vintage brownstones
- Convenience of Choice
- Safe and secure



DUBAI
SINGAPORE
HONGKONG
MANHATTAN

The world is moving towards a new direction...

URBAN LIVING

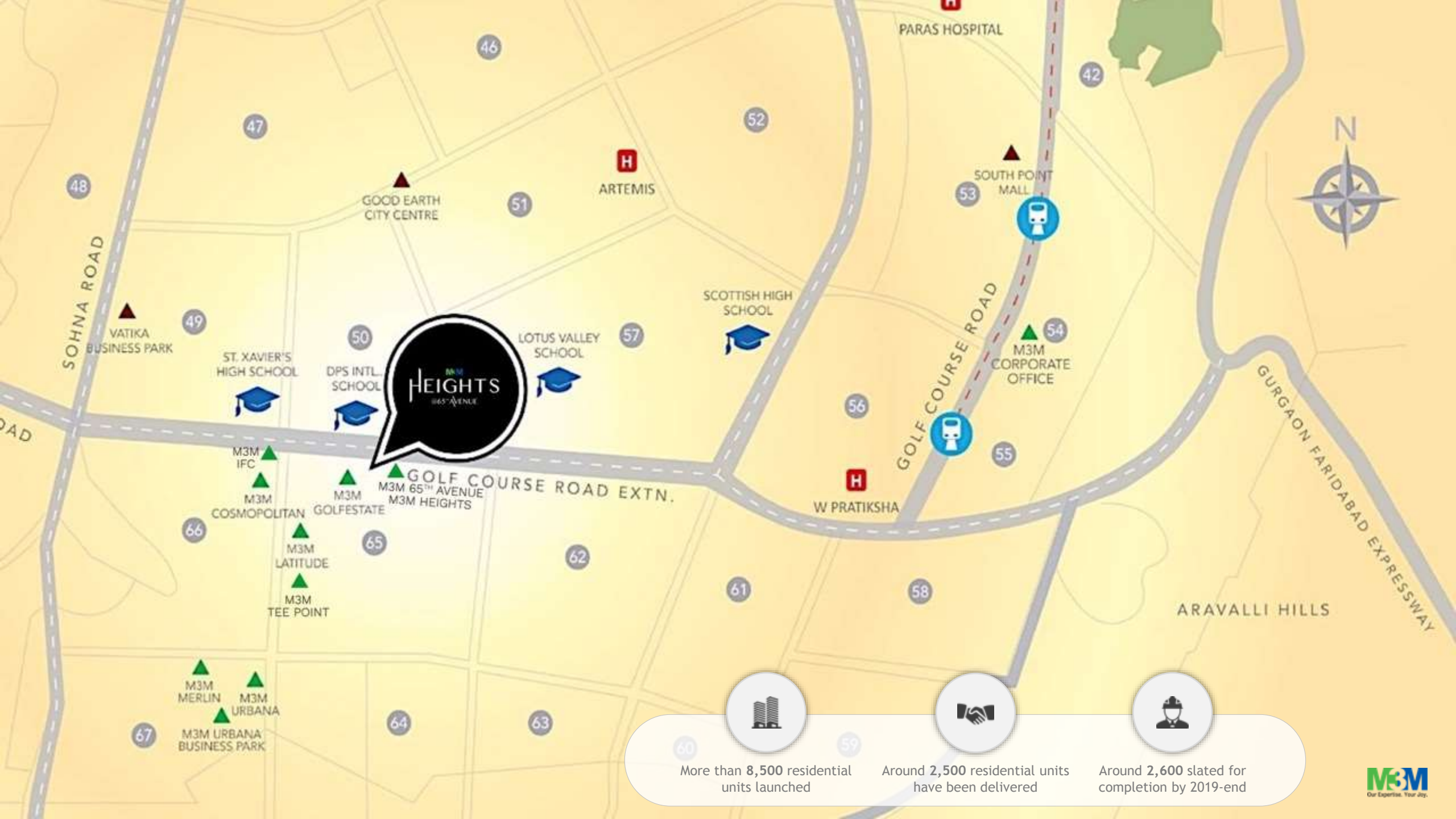
We are sure YOU ARE READY TOO!

PRESENTING

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

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, creating a sense of height and urban density. The buildings are arranged in a way that they appear to converge towards the top of the frame.

3M
HEIGHTS
@65TH AVENUE



M3M
HEIGHTS
1165 AVENUE



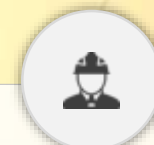
60

More than 8,500 residential units launched



59

Around 2,500 residential units have been delivered



Around 2,600 slated for completion by 2019-end



A UNIQUE MIX OF HIGH STREET RETAIL & UBER RESIDENCES



SITE PLAN

LEGEND

- | | |
|--|---|
| 1. Residential Entrance and Exit | 15. Basement Ramps |
| 2. Pedestrian Activity Street | 16. Residential / Retail Arrival Plaza |
| 3. Arrival Plaza | 17. Rear Multipurpose Lawn / Event Garden |
| 4. Multipurpose Court | 18. Cricket Pitch |
| 5. Palm Seating Court | 19. Healing Garden |
| 6. Central Atrium / Performance Area | 20. Meditation Area |
| 7. Central Water Feature | 21. Senior Citizen Courts |
| 8. Reflective Waterbody | 22. Recreational Waterbody |
| 9. Walkway / Jogging Track | 23. Children's Play Area |
| 10. Retail Pick-up Plaza | 24. Amphitheatre Seating |
| 11. Internal Pedestrian Boulevard | 25. Outdoor Fitness Area |
| 12. Seating Court / Kiosks / Activity Zone | 26. Half Basketball Court |
| 13. Stilt Area Paving Pattern | 27. Bus Drop |
| 14. Highlighted Residential Drop-off | 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



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



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



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

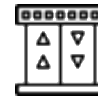
- Walls: Ceramic/Vitrified tiles dado and Rest Oil Bound Distemper
- Floors: Anti skid Ceramic/Vitrified tiles
- Doors: Moulded Skin Door/Painted Flush Door
- Windows: UPVC/Aluminium (Powder coated or Anodized)
- Ceilings: False Ceiling
- Fixtures: Single Lever with Branded CP fittings and White Sanitary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

RESIDENTIAL GROUP HOUSING - SPECIFICATION



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



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



BALCONY/UTILITY Floors

- 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



FIRE SAFETY

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



EXTERNAL FACADE

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

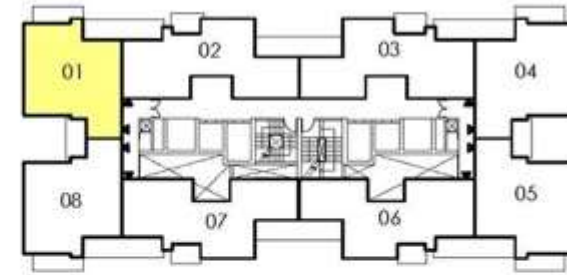


OTHERS

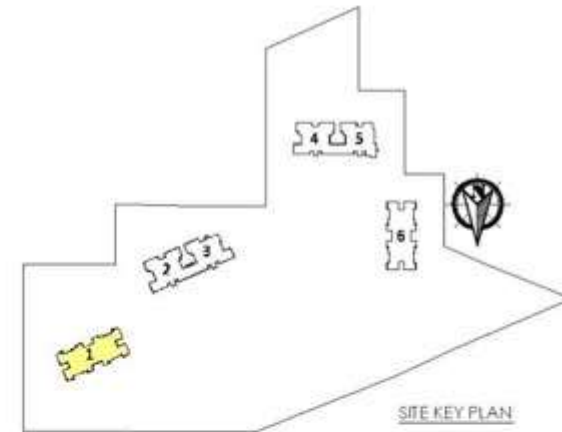
- Round the clock treated water supply
- Environment friendly solid waste/garbage management system



**FLOOR
PLANS**

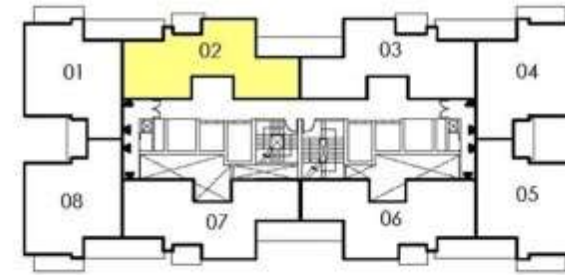


UNIT KEY PLAN

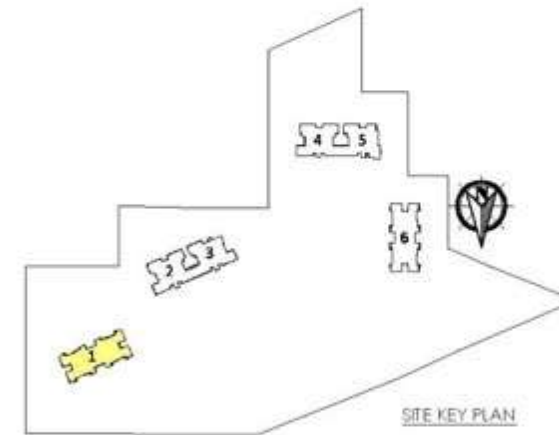


SITE KEY PLAN

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

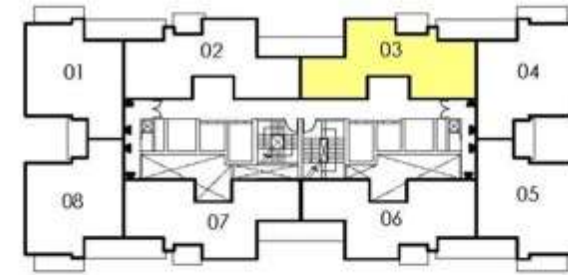


UNIT KEY PLAN

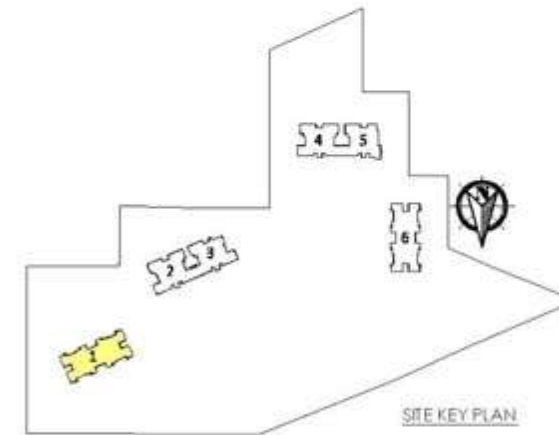


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	01	02	TYPE-4 2 ROOM + 2 TOILET	3RD -18TH , 20TH - 35TH	1433 Sft.

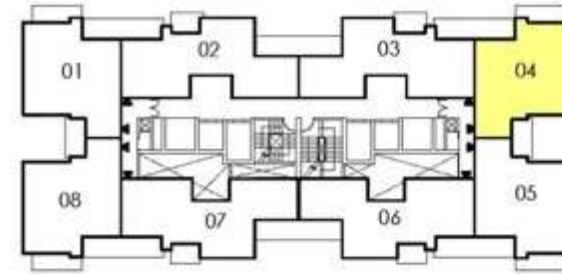


UNIT KEY PLAN

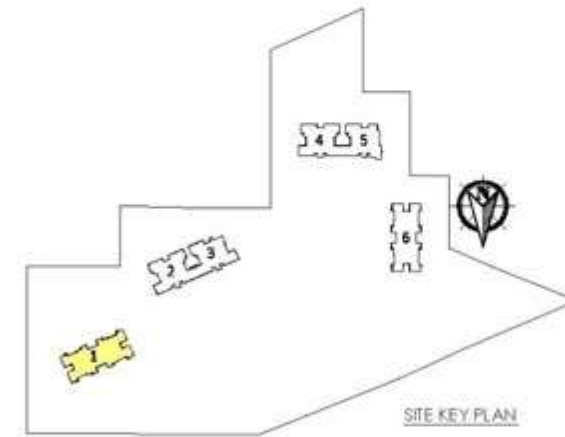


SITE KEY PLAN

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

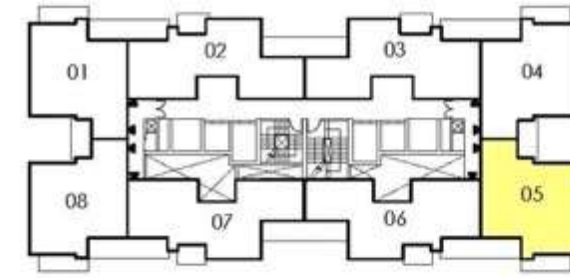


UNIT KEY PLAN

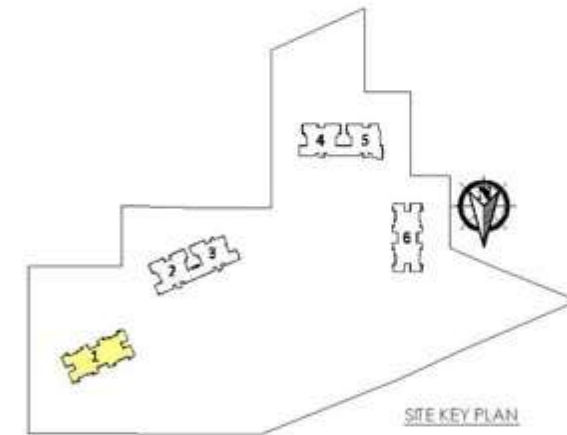


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	01	04	TYPE - 1 2 ROOM + 2 TOILET	3 TH - 18 TH , 20 TH - 35 TH	1261 Sft.

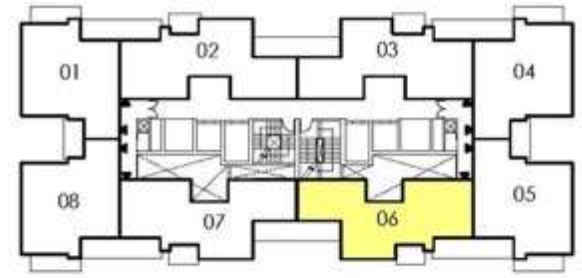


UNIT KEY PLAN

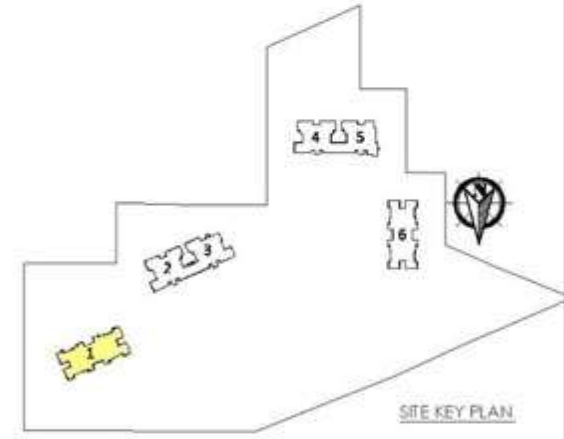


SITE KEY PLAN

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

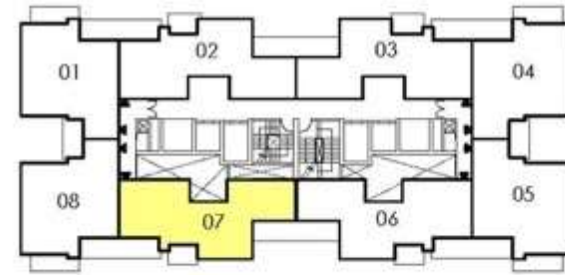


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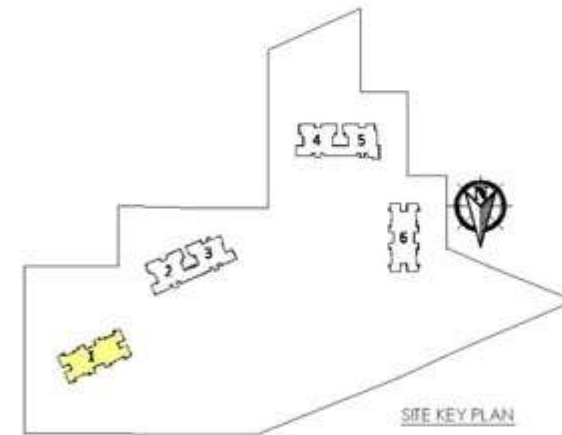
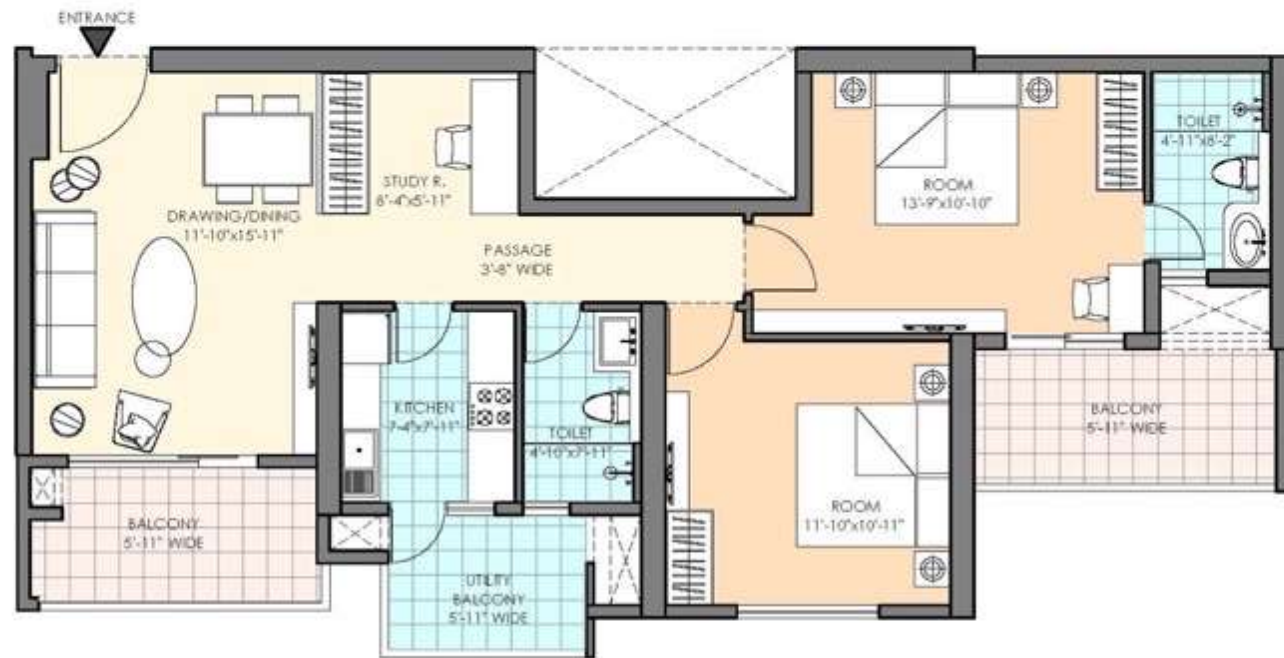


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	01	06	TYPE-4 2 ROOM + 2 TOILET	3 TH - 18 TH , 20 TH - 35 TH	1433 Sft.

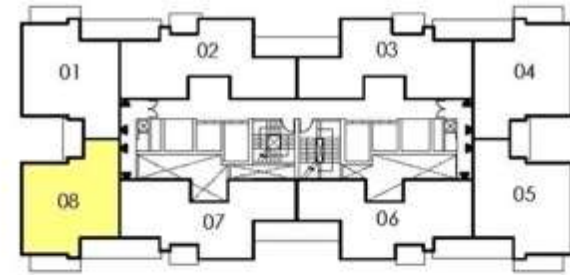


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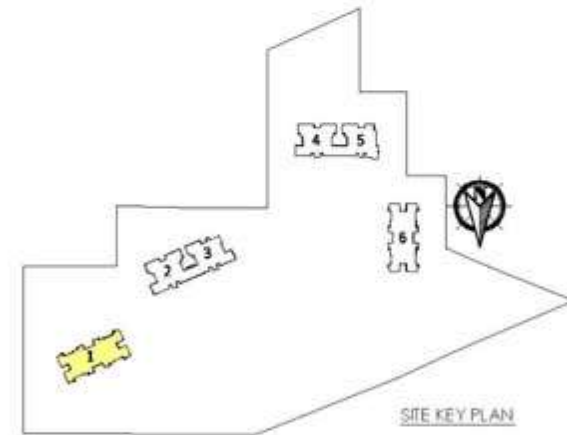


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	01	07	TYPE-4 2 ROOM + 2 TOILET	3 TH - 18 TH , 20 TH - 35 TH	1433 Sft.

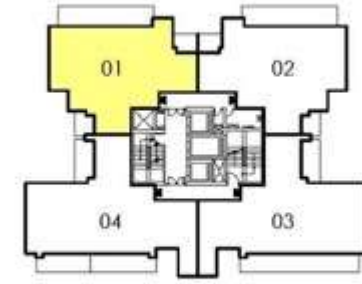


UNIT KEY PLAN

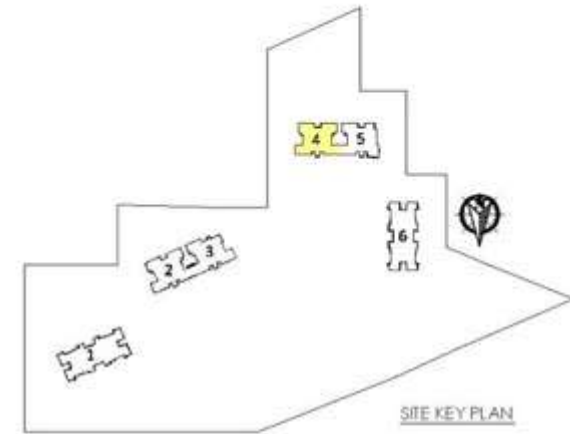


SITE KEY PLAN

6	M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
		01	08	TYPE - 1 2 ROOM + 2 TOILET	3TH - 18TH , 20TH - 35TH	1261 Sft.

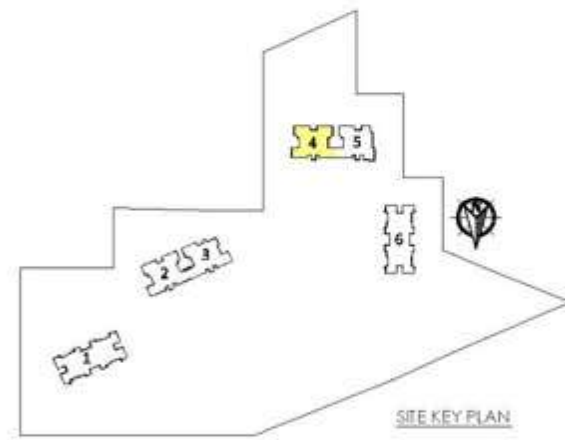


UNIT KEY PLAN

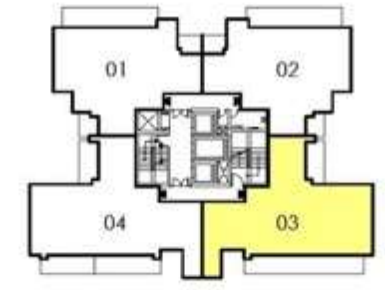


SITE KEY PLAN

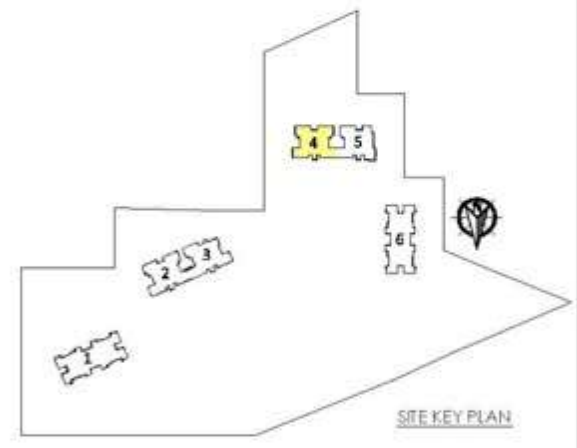
M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	04	01	TYPE - 6 3 ROOM + 3 TOILET	3RD - 22ND , 24TH - 47TH	1828 Sft.



M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	04	02	TYPE - 6 3 ROOM + 3 TOILET	3RD-17TH, 19TH-22ND, 24TH-27TH, 29TH-37TH, 39TH-46TH	1828 Sft.

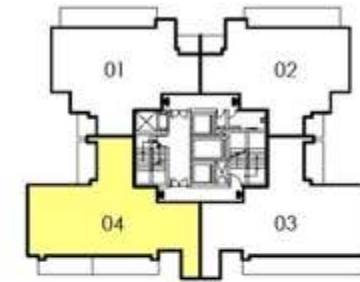


UNIT KEY PLAN

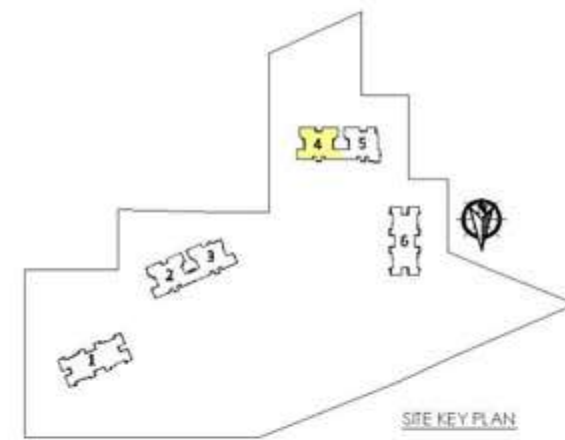


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	04	03	TYPE - 7 3 ROOM + 3 TOILET + UTILITY	3RD - 22ND , 24TH - 47TH	1990 Sft.

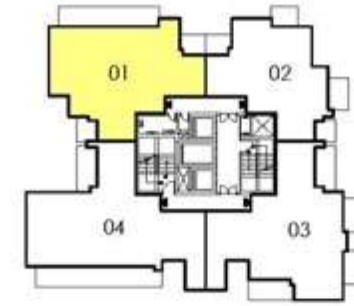
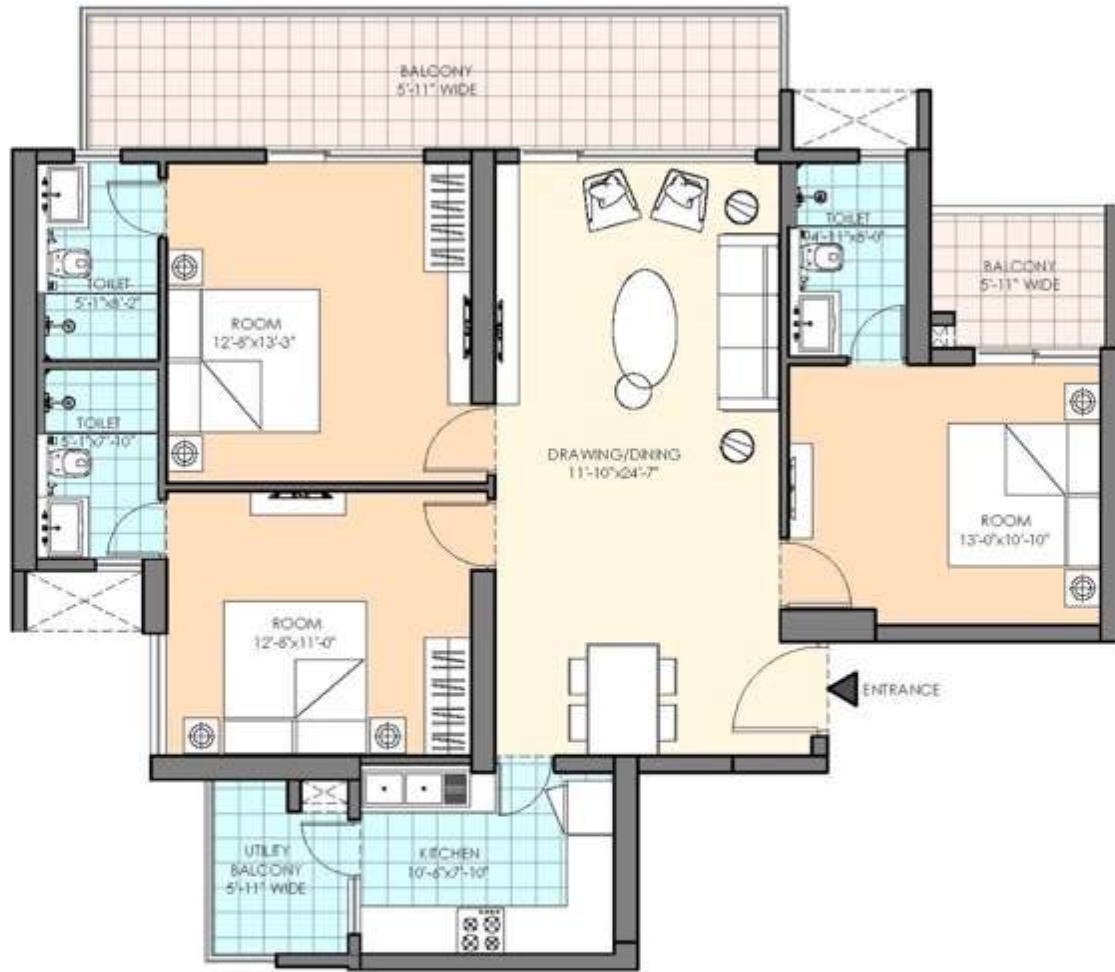


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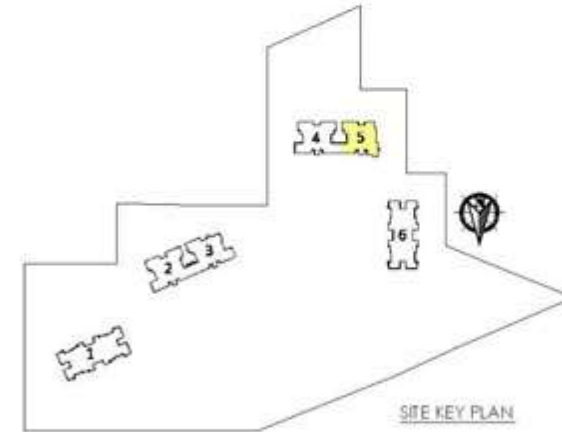


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	04	04	TYPE - 7 3 ROOM + 3 TOILET + UTILITY	3RD - 22ND, 24TH - 47TH	2004 Sft.

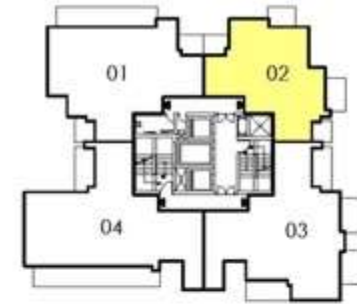
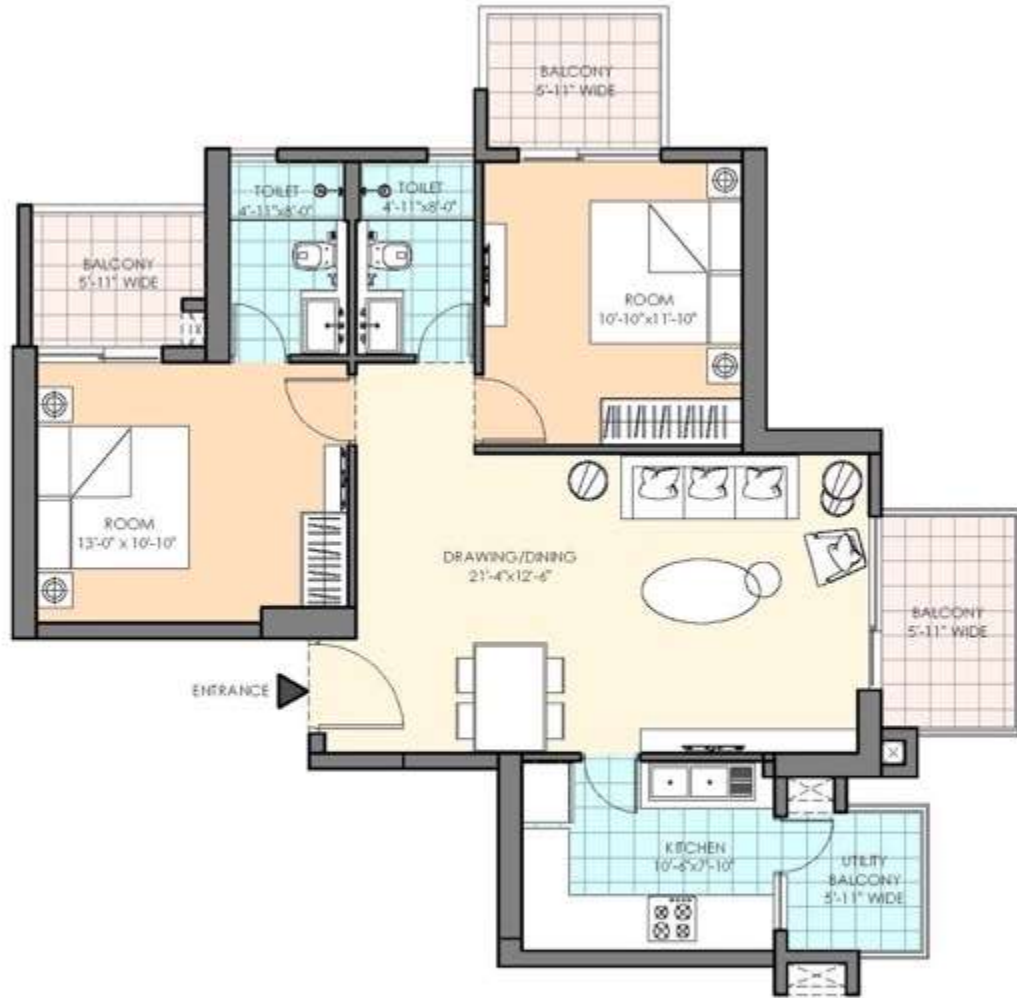


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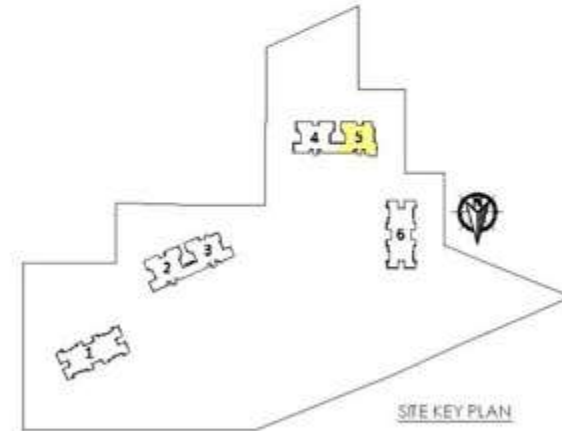


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	05	01	TYPE - 6 3 ROOM + 3 TOILET	3RD-17TH, 19TH-22ND, 24TH-27TH, 29TH-37TH, 39TH-46TH	1828 Sft.

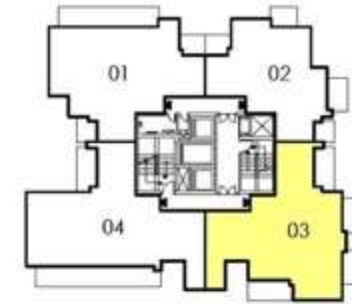


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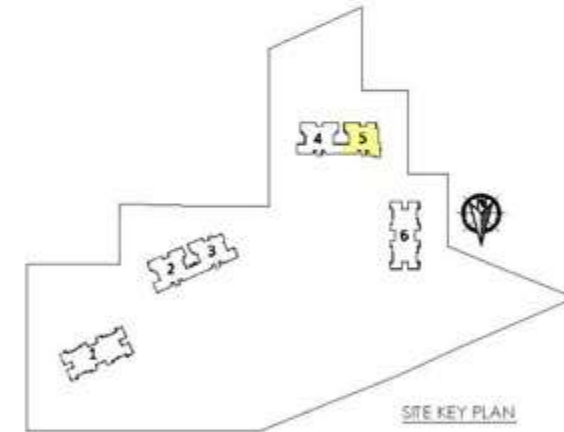


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	05	02	TYPE - 3 2 ROOM + 2 TOILET	3RD - 22ND , 24TH - 47TH	1358 Sft.

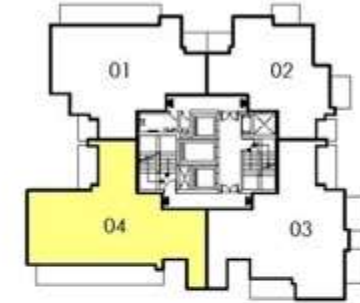
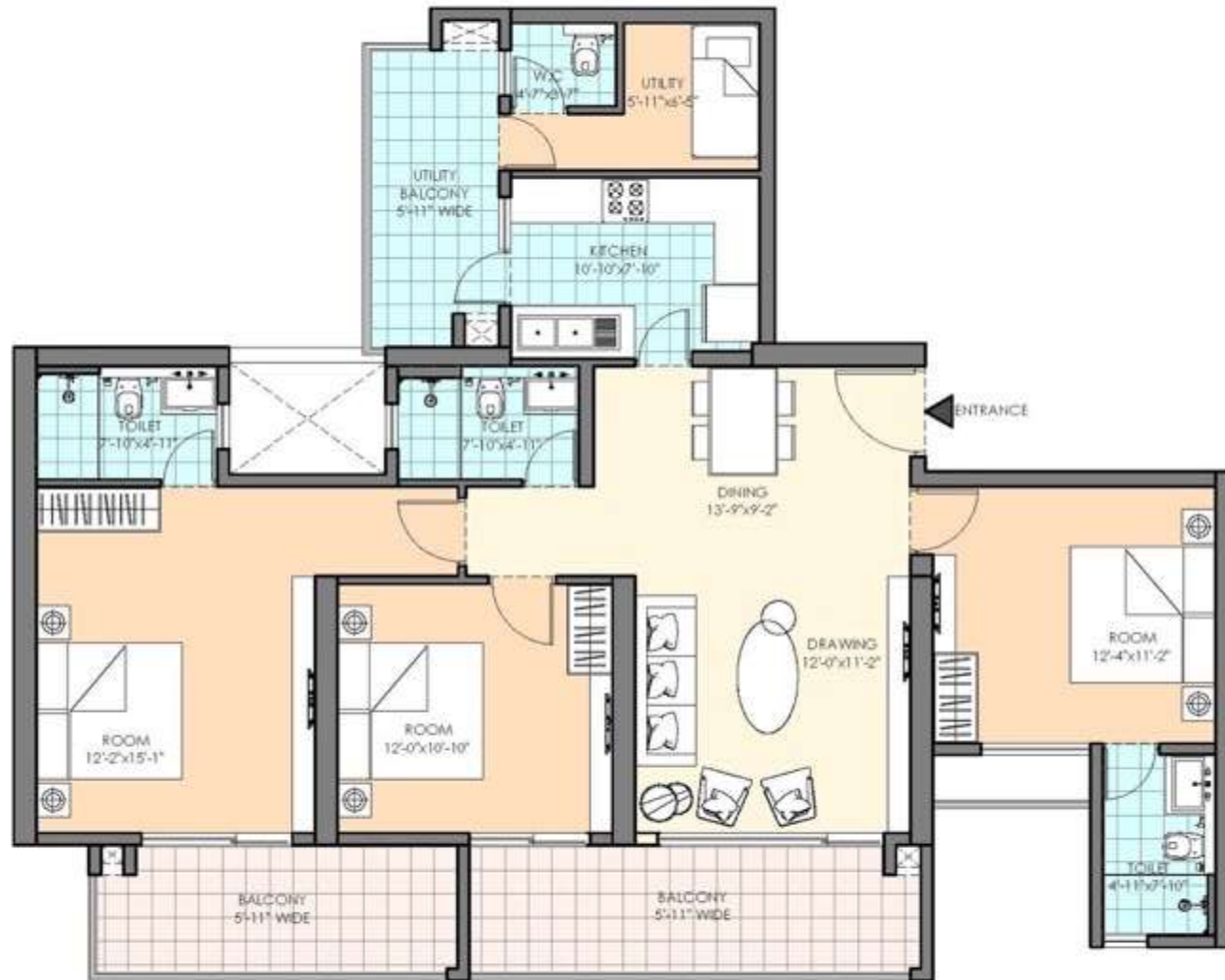


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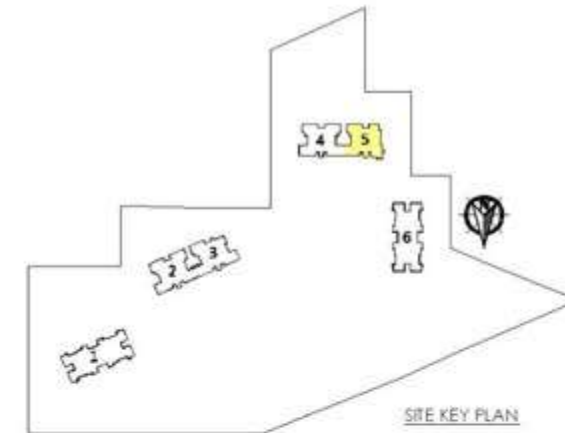


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	05	03	TYPE - 5 3 ROOM + 2 TOILET + UTILITY	3RD - 22ND , 24TH - 47TH	1932 Sft.

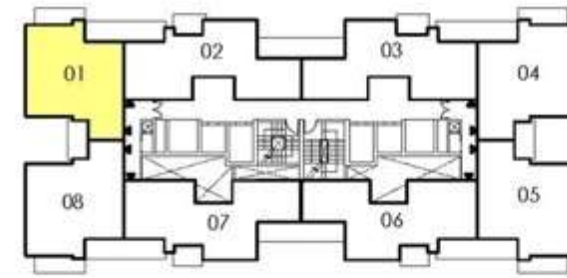


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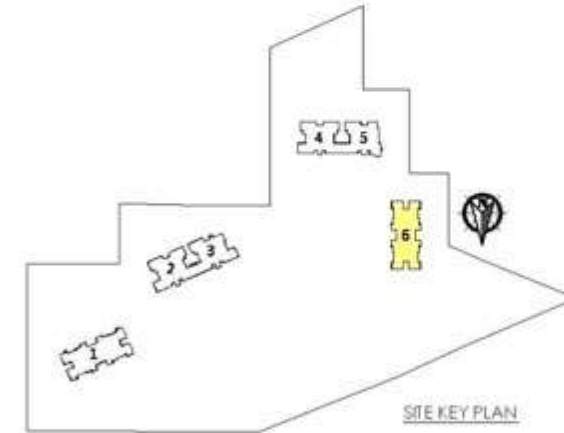


SITE KEY PLAN

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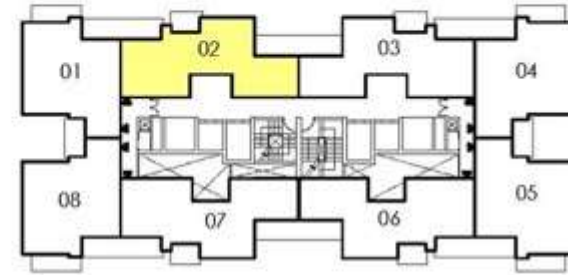


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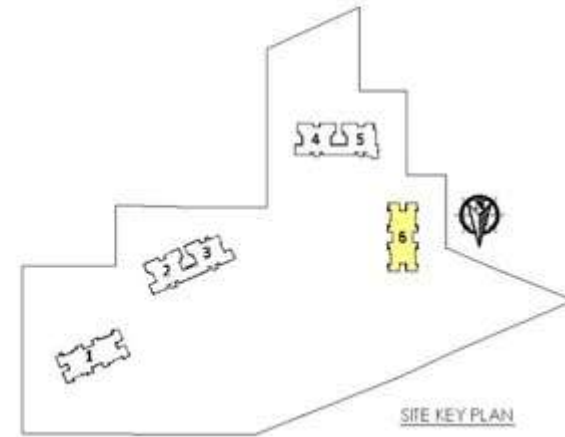


SITE KEY PLAN

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

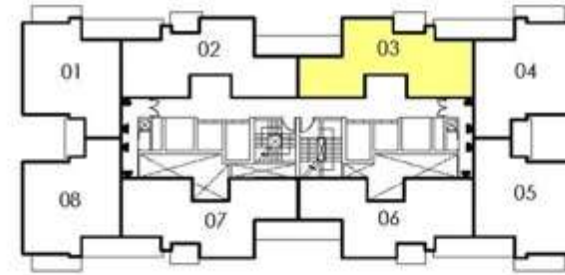


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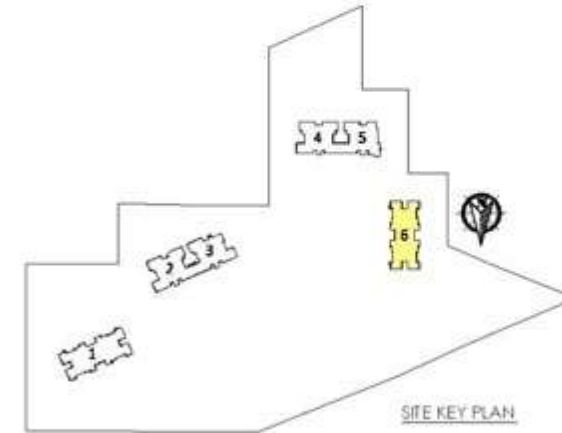


SITE KEY PLAN

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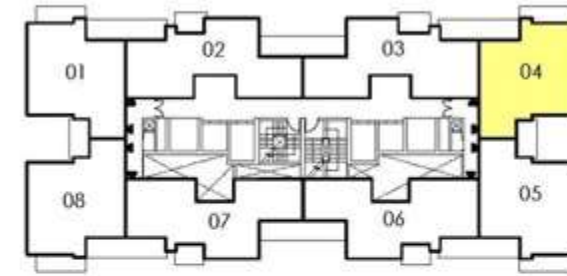


UNIT KEY PLAN

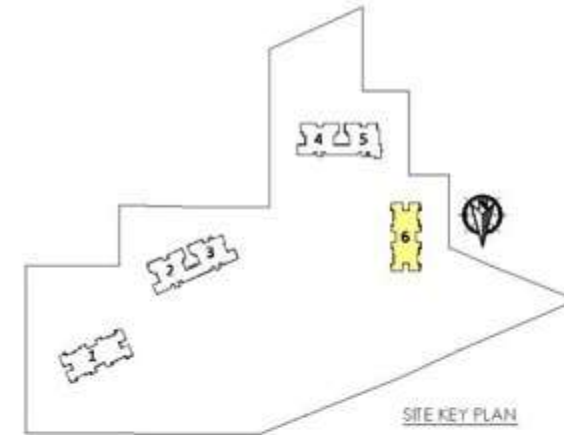


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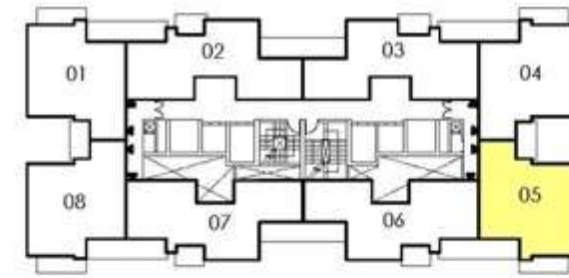


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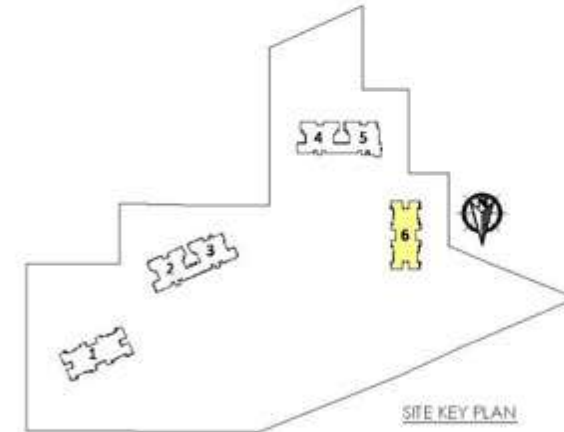


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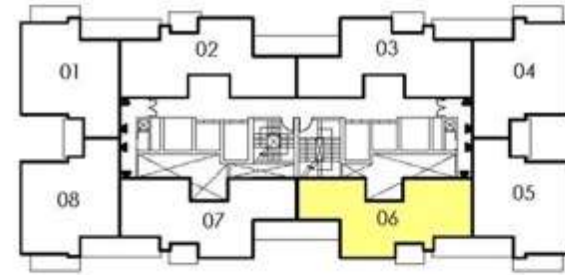


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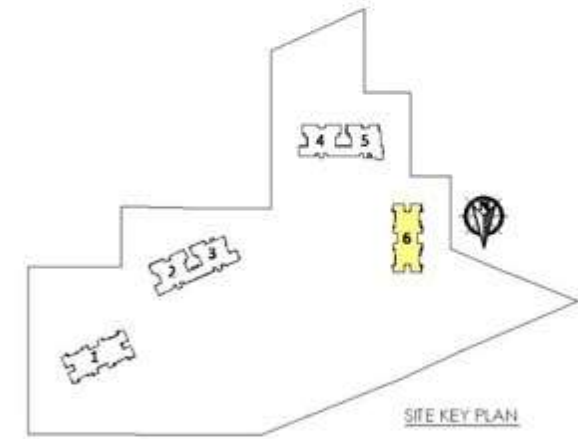


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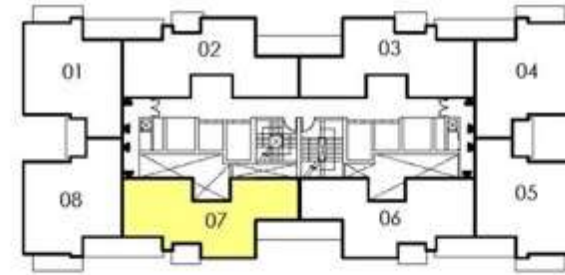


UNIT KEY PLAN

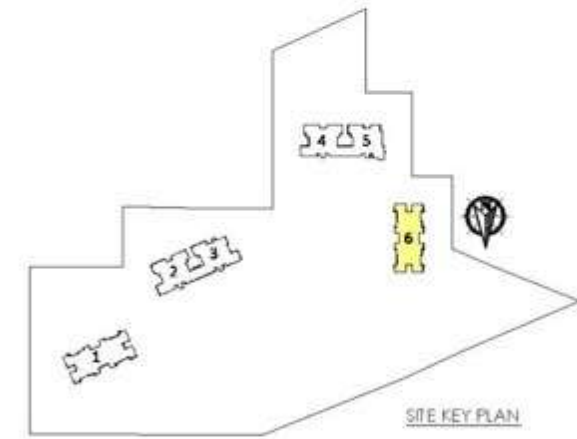
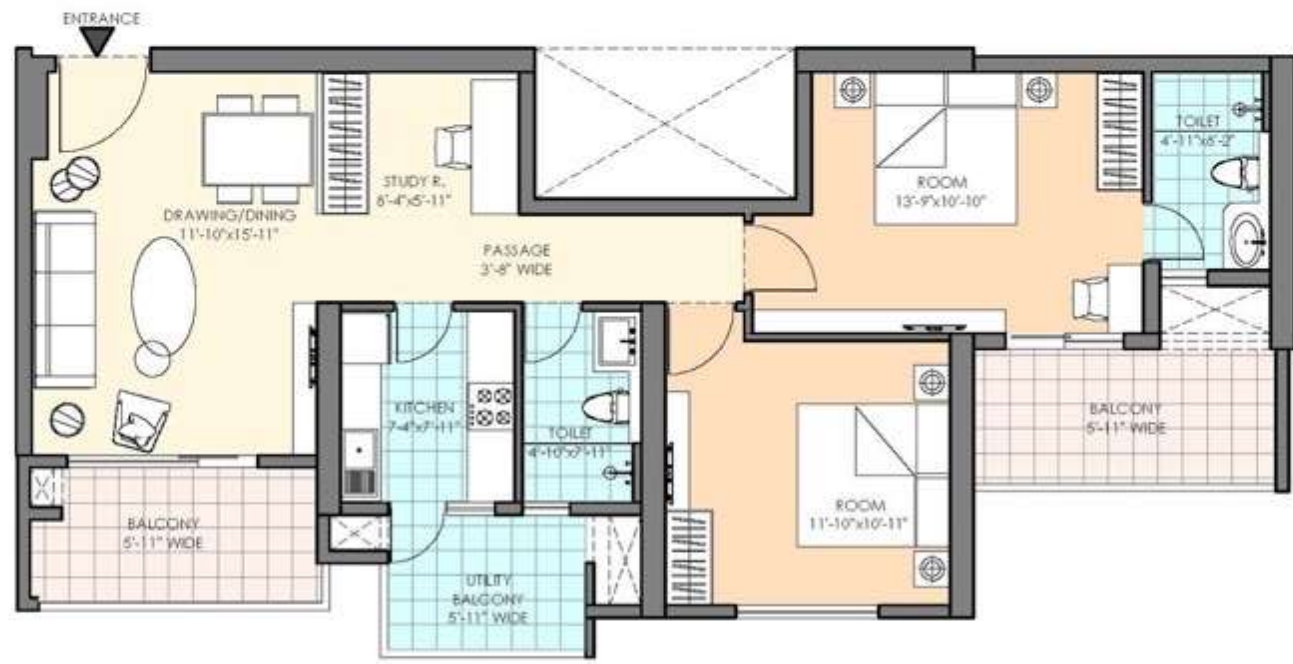


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	06	06	TYPE-4 2 ROOM + 2 TOILET	3 TH - 18 TH , 20 TH - 35 TH	1433 Sft.

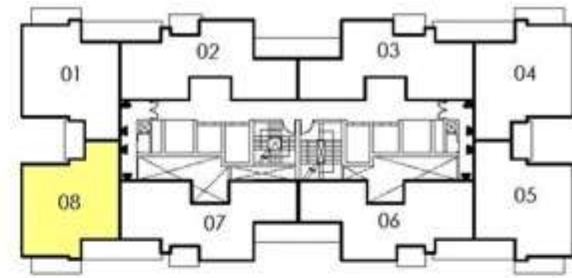


UNIT KEY PLAN

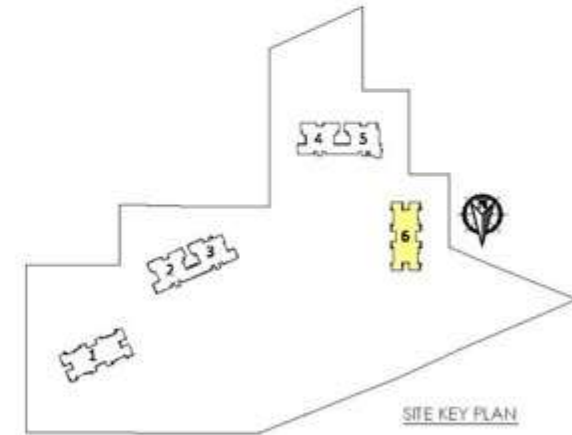


SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	06	07	TYPE-4 2 ROOM + 2 TOILET	3TH - 18TH, 20TH - 35TH	1433 Sft.



UNIT KEY PLAN



SITE KEY PLAN

M3M HEIGHTS	TOWER	UNIT	Apartment Type	Level	Super Area
	06	08	TYPE - 1 2 ROOM + 2 TOILET	3TH - 18TH , 20TH - 35TH	1261 Sft.



THANK YOU

DISCLAIMER

DISCLAIMER:The information contained in this Brochure (“Brochure”) is merely informative 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 only for providing infrastructure as required under law as part of the Developer’s obligation. 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 conceptualization 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 on 22.683 Hectares (56.05 Acres) as amended vide DTCP order Memo No. LC-3281(A+B+C)+LC-3569/JE(MS)/2017/8493-8508 dt. 02.05.2017, located at Sector 65, Gurugram under (i) License Nos. 234/2007, 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 Memo bearing No. ZP-357/SD(BS)/2017/7212 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, Haryana. (i) License No. 53/ 2011 dt. 10.06.11; Building Plan Approval Memo No. ZP-748/JD (BS)/2011/15107 dt. 08.10.11 accorded to Consolidate Realtors Pvt. Ltd. for a land admeasuring 5.40012 Hectare (13.344 Acres) Occupation Certificate No. ZP-748/SD(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 conditions 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 amenities as per respective approved plans.

“M3M Urbana”; has been developed on a land admeasuring 8.225 acres (3.32853 Hectares) and is an integrated part of larger development on the land admeasuring approx. 4.508 Hectare (11.14 Acres), situated in Sector 67, Gurugram, Haryana under (i) Licenses nos. 100/2010 dt. 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 Martial Buildcon- Pvt. Ltd.

“M3M Cosmopolitan” has been developed on land admeasuring 1.1909 Hectares (2.943 acres) situated at sector 66, Gurugram, Haryana under (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 be 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 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr. = 10.76 sq. ft.

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