



# M3M 65<sup>TH</sup> AVENUE

RETAIL | F&B | UBER RESIDENCES



Our Expertise. Your Joy.

📍 Manglam Multiplex Pvt. Ltd.  
Under Brand License from M3M India Pvt. Ltd.  
The Experia Sales Gallery  
Golf Course Road Extension,  
Gurugram, 122002, Haryana, India

Sales Gallery  
"The Experia" Sector - 73, Golf Course  
Road (Extn.), Gurugram - 122004,  
Haryana, India

CRM Cell  
12th floor, M3M Cosmopolitan, Sector - 66,  
Golf Course Road (Extn.), Gurugram - 122102,  
Haryana, India

Site  
M3M 65<sup>th</sup> Avenue  
Sector-65, Gurugram-122002, India

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🌐 www.M3M65thAvenue.com | www.M3M65thAvenue.com/Heights



*“reinvent  
the way  
you look  
at life”*

EVER DREAMT OF  
A LIFE WHICH IS ALIVE  
AND HAPPENING?

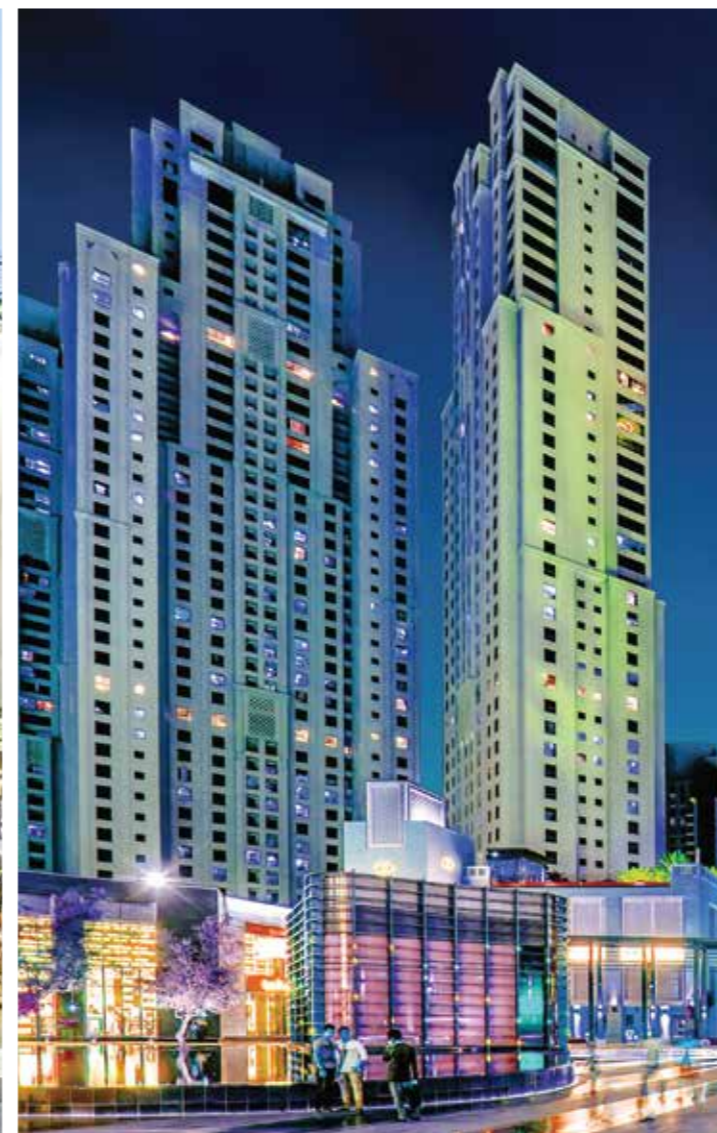
A place where nights are as happening as days and where one gets the best of living, pubbing, shopping, fashion, dining, outdoor adventure and entertainment. Inspired by lifestyle from different cultures comes a paradise that offers a richly diverse mix of living, shopping and leisure activities.



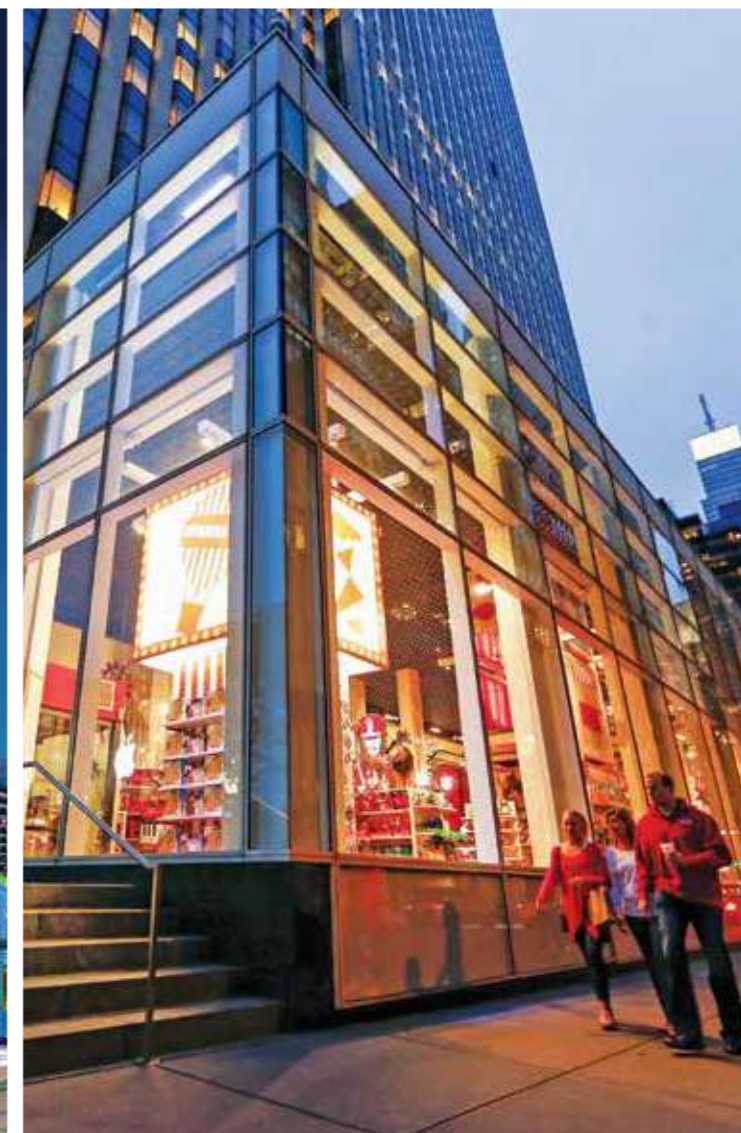
SINGAPORE  
ASIA'S CITY OF LIGHTS



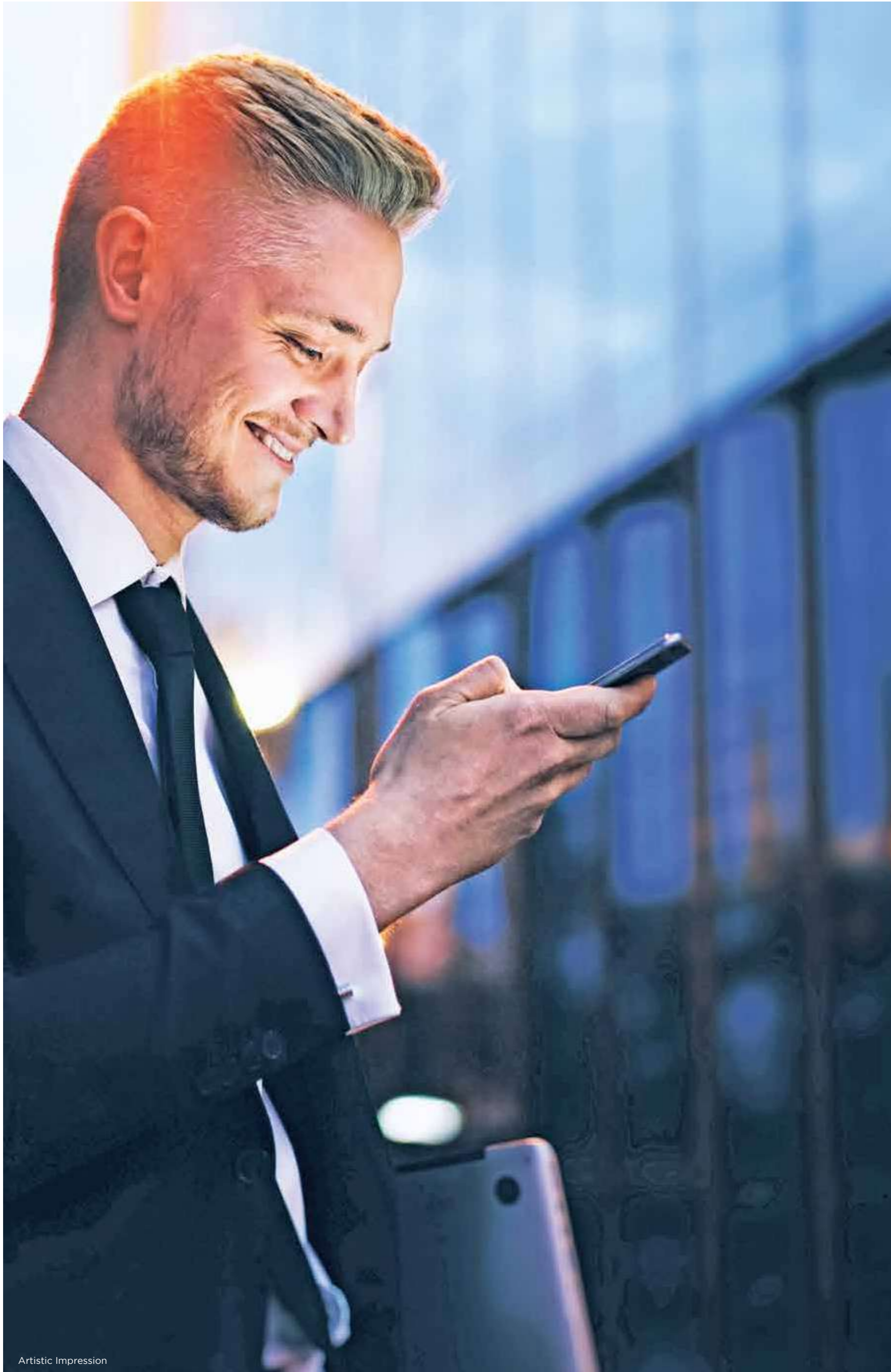
HONG KONG  
ASIA'S WORLD CITY



DUBAI  
THE WORLD'S SHOPPING PARADISE



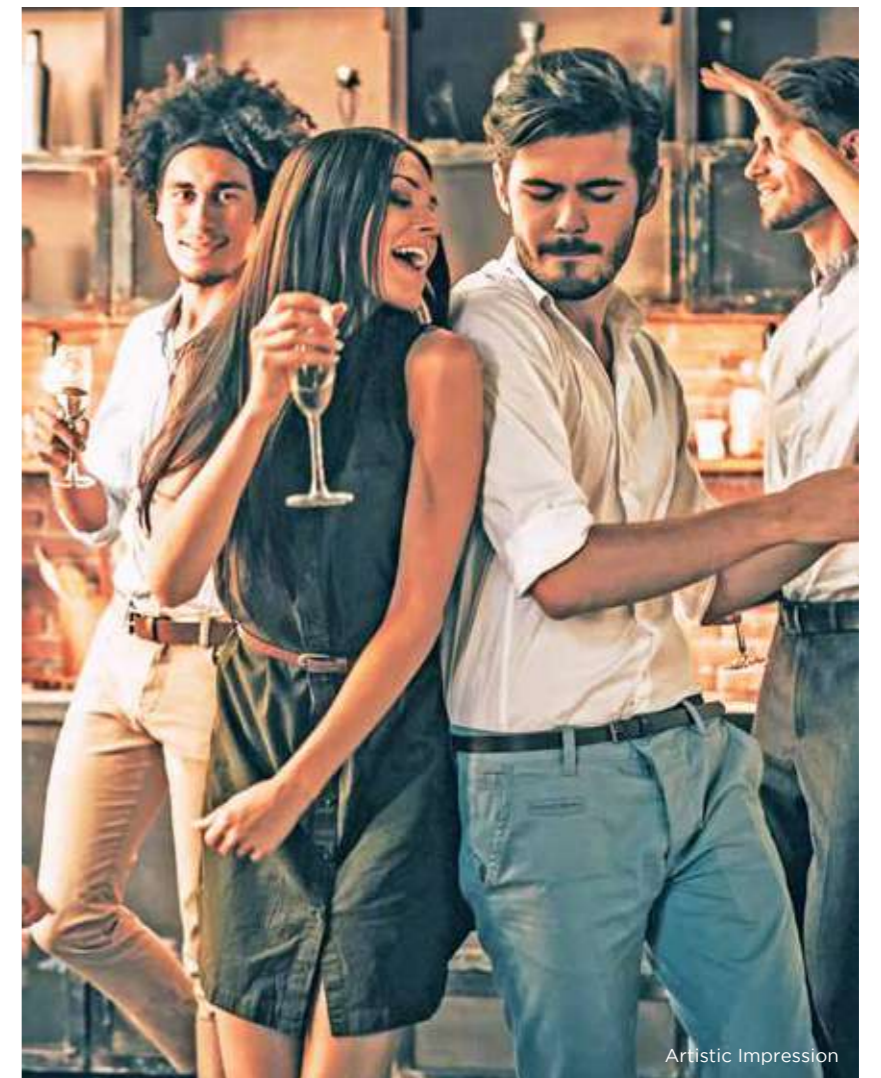
NEW YORK  
THE LEISURE ISLAND OF URBAN LIVING



Artistic Impression

## THE PURSUIT OF A PARADISE FOR THE EMERGING GLOBAL CITIZEN

The new generation of India is more global, more focused and more informed. They want to see the world and explore the lifestyles of different cultures. They are working hard, earning handsome money and have the time to compare offerings to hunt for the best. For this socially-conscious as well as brand-conscious generation, there is a need of total urban regeneration.



Artistic Impression



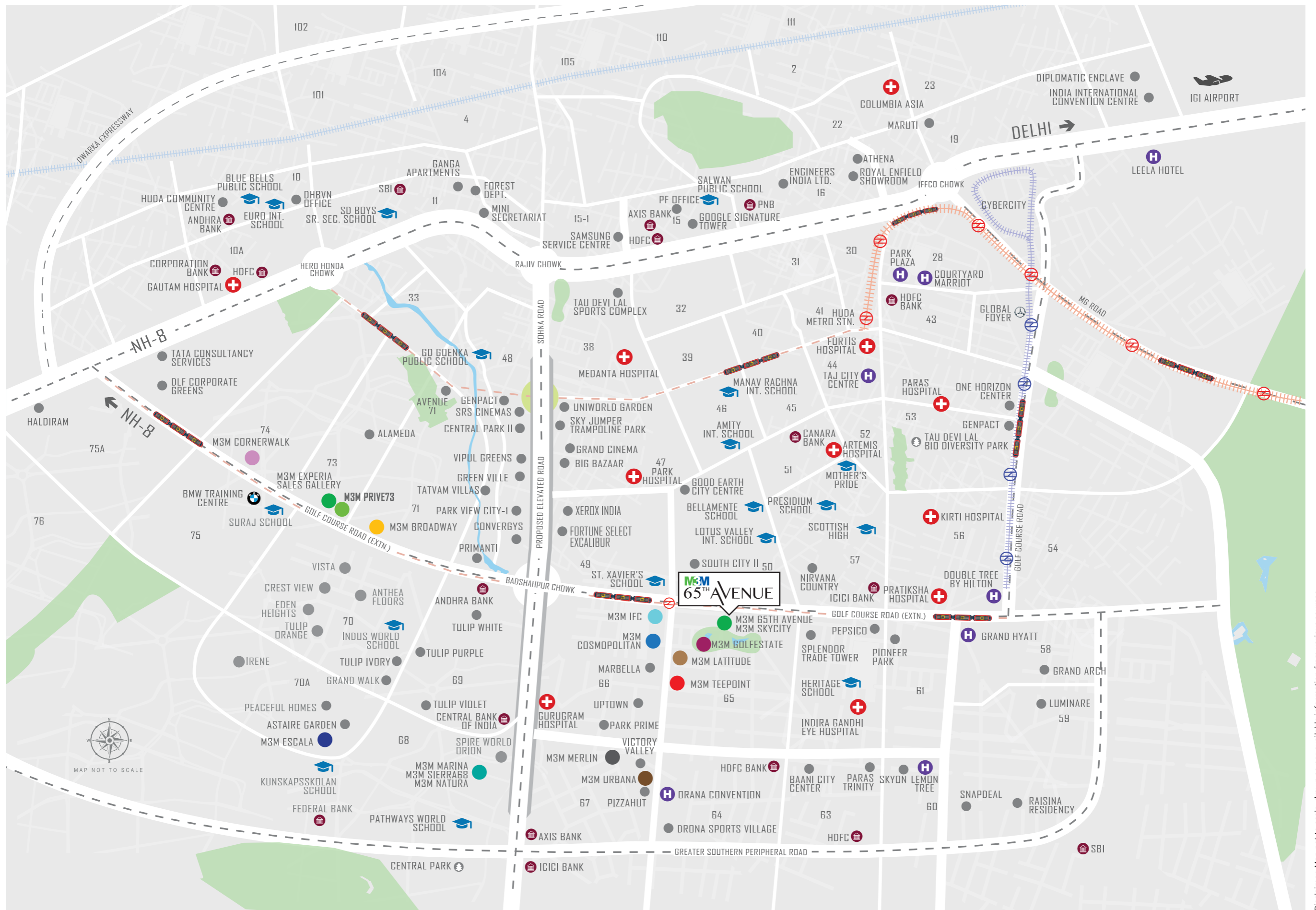
Artistic Impression



Artistic Impression

## A UNIQUE BLEND OF MODERN RETAIL & RESIDENCES

Get ready for a sweet serendipity. An unexpected imitation of your fantasy to live in a world city. A futuristic and international mix use style of development, the likes of which the millennium city, Gurugram has never witnessed before. A masterpiece designed to create a unique environment which offers a rich and diverse mix of living, shopping and leisure activities.



Disclaimer: Map not to scale, drawn as per available information from various sources. The alignments are subject to final decision of the competent authority.

## A PERFECT MASTERPIECE DESERVES A PERFECT LOCATION

Welcome to Gurugram, a symbol of newly affluent India, gleaming with shopping malls and five-star hotels. In this boiling pot of urban living, consider a location at its most prominent destination. In the heart of the millennium city the address reflects class and eminence.

- 15000+ HNI families in the vicinity
- Surrounded by famous educational institutes, malls & hospitals
- Home to headquarters of major MNC's present in the vicinity

### M3M's FOOTPRINTS IN GURUGRAM

- |                                   |                            |
|-----------------------------------|----------------------------|
| ● M3M Corporate Office            | ● M3M Urbana               |
| ● M3M Golfestate                  | ● M3M One Key Resiments    |
| ● M3M Polo Suites                 | ● M3M My Den               |
| ● M3M Panorama Suites             | ● M3M Urbana Business Park |
| ● M3M St. Andrews Golf Residences | ● M3M Urbana Premium       |
| ● M3M Latitude                    | ● M3M Tee Point            |
| ● M3M Merlin                      | ● M3M Cosmopolitan         |
| ● M3M Marina                      | ● M3M Broadway             |
| ● M3M Sierra 68                   | ● M3M Prive73              |
| ● M3M Natura                      | ● M3M Cornerwalk           |
| ● M3M Escala                      | ● M3M IFC                  |
| ● M3M Woodshire                   |                            |

# INDICATIVE LAYOUT 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                |



\*\*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.

GOLF COURSE ROAD EXTN.

PRESENTING

# M3M 65<sup>TH</sup> AVENUE

## THE NEW HUB OF URBAN LIFESTYLE

M3M presents 65<sup>th</sup> Avenue, a futuristic and an international mixed use style development comprising of Retail and Uber Residences - a living concept millennium city has never witnessed before. It will be a masterpiece designed to create a unique environment which offers diverse and secure mix of living spaces and retail. M3M 65<sup>th</sup> Avenue is a tribute to the vibrancy and energy of the city always on the move. It epitomizes the spirit and vigour of youth and their aspirations. Gurugram is all set to have a new Centre of attention.

"Project is mortgaged with Piramal Enterprises Limited and they will provide no objection certificate/permission for the sale of units, if required."



THE ULTIMATE INTERNATIONAL  
SHOPPING EXPERIENCE





Artistic Impression



## THE BEST OF INTERNATIONAL LEISURE & RETAIL

M3M 65<sup>th</sup> Avenue will bring a plethora of global brands under one roof to create an international environment that will delight your senses with a dazzling array of leisure activities. This will be the beginning of a trend others will follow for decades to come. Enjoy the easy accessibility to the best of fashion, retail and F&B with the fun and frolic of international high-street shopping. The organized structure of M3M 65<sup>th</sup> Avenue means that most of the leisure amenities you like are not beyond the boundary of your physical abode.



Artistic Impression

## AN EMBELLISHED INTERNATIONAL SHOPPING EXPERIENCE

- Double height and conventional retail shops
- The frontage to host the world's best brands with high visibility
- Efficiently designed floor plans
- Entirely pedestrianised plazas/open spaces around the retail outlets
- Dedicated branding signage for every retail outlet
- Every shop is efficiently designed along large boulevards/open spaces to ensure clear visibility
- Wide display area to showcase latest collection on the go
- Well planned shops at all level with connecting bridges for maximum accessibility and visibility
- Multiple anchor stores



Artistic Impression

## FIND A NEW AVENUE OF EXCLUSIVITY

The High-Street Retail Zone at M3M 65<sup>th</sup> Avenue is a unique shopping experience, where the emphasis is on exclusivity, space and aesthetics. As a destination of designer and premium merchandise, lifestyle products and services, it is set to be one of the most coveted hub for global retailers. Stroll through wide boulevards at M3M 65<sup>th</sup> Avenue with access to all retail shops and get mesmerised by the international high-street shopping experience.

## SPLENDID THEME BASED BOULEVARDS

- **WALL STREET** - Wall Street keeps your daily needs in check by providing an array of convenience stores. Take a stroll on its high-spirited lane and you will find a tasteful corner ready with multiple F&B shops to give you a breather of relief after a round of shopping
- **PARK AVENUE** - Park Avenue is your chill out zone amidst landscaped parks, glittering frontage, cosy sidewalk cafe and organised sitting spaces. Have a break here to witness live performance, product launches and plan for your next shopping session
- **BROADWAY** - Arrive in style! The lanes of Broadway will take you to a world-class experience of category wise High-Street Shopping. Just walk-in and be greeted by your favourite brands, right at the entrance



## BE AT THE HEART OF ACTION

Beautifully designed approx 30,000 sq.ft. of Central Plaza is the lifeline of the project. Well-connected with all the zones, this is where the wide open spaces provide ample opportunities for things to get a little wild! The one-of-a-kind open air lifestyle space features an array of live entertainment opportunities that are limited only by your imagination. Launch a product or host a stand-up comedy show, enjoy a street play while taking a sip of your favourite drink at the surrounding cafes or just hang around under the palm trees, this is the place to be.

- World-class cafés
- Multiple sitting arrangements
- Multiple stepped court
- Colossal landscape courts
- Wide display area for new product launches
- Multiple activity arena
- Lush landscapes within the vicinity



Artistic Impression



## A PARADISE FOR THE FOOD LOVER

A vista of vivid brilliance, F&B zone of M3M 65<sup>th</sup> Avenue is designed to make your evenings delightful. Take a break from shopping and walk to the dedicated food court on the first floor. Grab a bite of a juicy burger or enjoy a cool drink, you will be spoilt for choices.



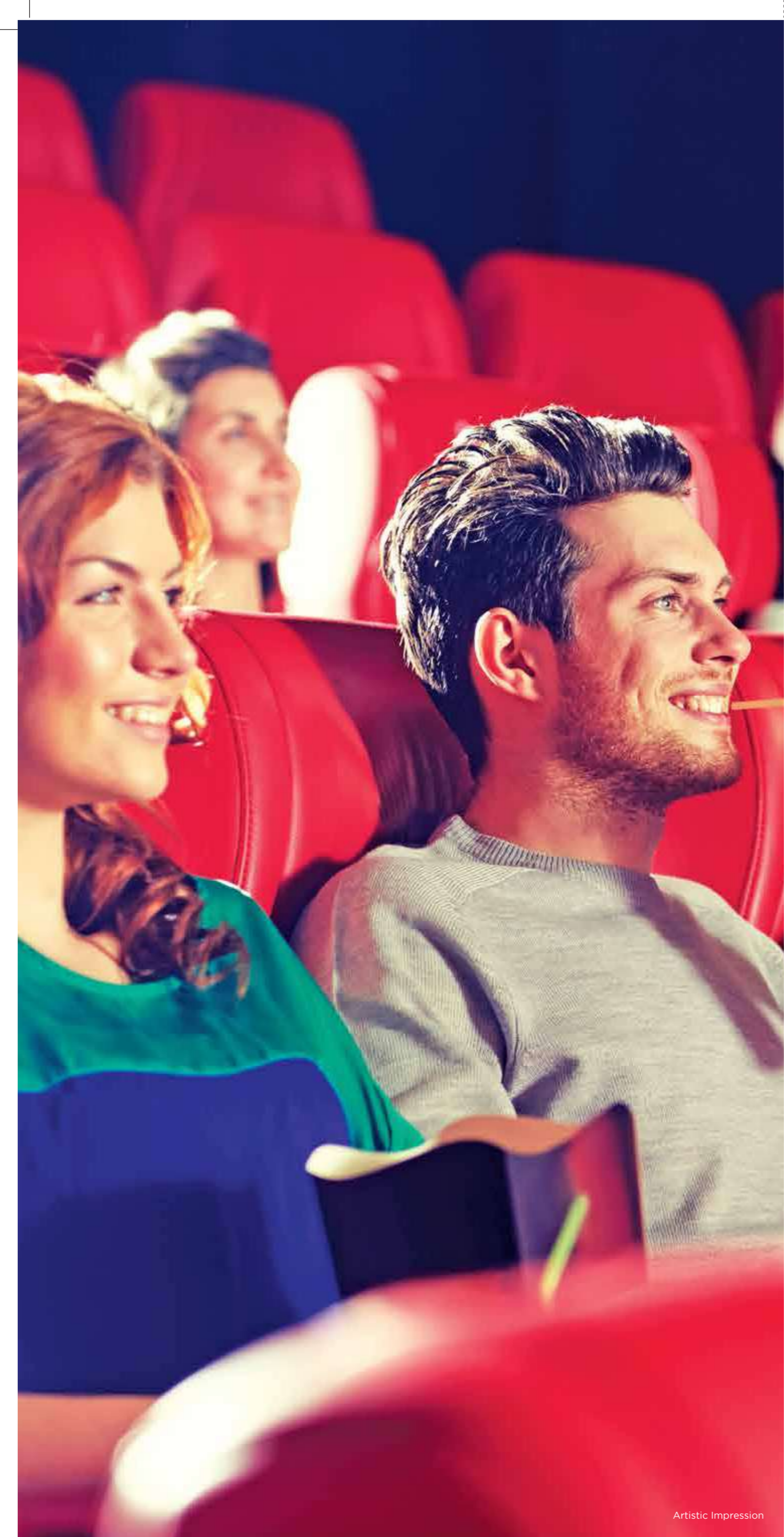
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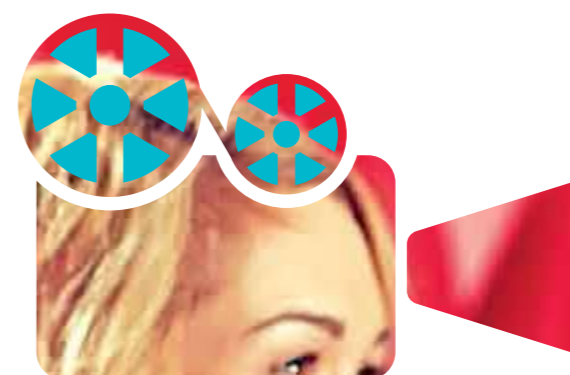
Artistic Impression

## THE GOURMET PARADISE

- Dedicated food courts & food zone within the premises on 1st Floor
- Dedicated F&B street creating a social hub & destination for evenings
- Restaurant and F&B outlets at different levels create an out of the world experience



Artistic Impression



## ESCAPE TO THE ULTIMATE ZONE OF MERRIMENT

The fun never ends at M3M 65<sup>th</sup> Avenue, where there is always something more to do! Enjoy movies at PVR multiplex, grab a drink, dine with friends, play games and do so much more. The Entertainment Zone of M3M 65<sup>th</sup> Avenue has got a vibrant & international look, and is ready to offer you an experience you won't ever forget! Come explore the entertainment, leisure, retail and hospitality zone with a range of both indoor & outdoor avenues to keep you thrilled!







Artistic Impression

## AN ENTERTAINMENT EXTRAVAGANZA

- 8 screen PVR multiplex
- Exquisite Dining Avenues
- Dazzling Pubs
- Multiple hang out zones across the project
- Theme based Water Bodies



Artistic Impression



Artistic Impression

## SPECIFICATIONS

### RETAIL SHOPS

#### RETAIL SHOPS

- Large store fronts and glazing area for Retail units
- Arcade along all Retail units
- Dedicated signage areas for all units as per design

#### STRUCTURE

RCC slab and column structure with masonry partitions

#### LANDSCAPE

- Richly landscaped central plaza
- Pedestrian plaza designed with seating areas and food kiosks
- Dedicated drop-off zone and entrances for retail hub
- Lush canopy trees and landscape features

#### FINISHES

- Exterior
- Lobbies
- Basement
- Tenant Floor Finish
- Common Toilets
- Combination of stone and painted surface
- Combination of stone/tile and painted surface
- RCC Base Slab
- RCC Base Slab
- Finished toilets with modern fittings and fixtures

#### PARKING

- Multilevel basement for parking and services
- Provision of video surveillance

#### SECURITY

- Video Surveillance
- Manned Security
- Basement entry/exit, basement & ground floor lobbies
- Boom barriers at all vehicular entry & exit points

#### FIRE SAFETY

- Wet Riser/Hose
- Reels/Sprinklers/Fire Extinguishers
- External Fire Hydrants
- Fire Detection System
- Provided as per norms
- Provided as per norms
- Provided as per norms
- Provided as per norms

#### HVAC

- AC system
- Ventilation and Exhaust
- Provision of water cooled DX system/split AC or equivalent
- Provided for common toilets and basements

#### ELECTRICAL

- Distribution
- Metering
- Lightning Protection & Earthing Pits
- Provision of cable upto isolater box
- Tenant load will be metered
- Provided

#### DIESEL GENERATORS

Automatic backup with suitable diversity and load factor provided for lighting, power and AC

#### SIGNAGE

- Internal
- External
- Main lobby equipped with tenant directory and directional signs
- External signage as per developers design and conditions



**“SOME PLACES  
HAVE A  
SOUL OF  
THEIR OWN”**



Artistic Impression



Artistic Impression

## LIVE IN THE LIGHT

In the well-lit landscapes, vibrant young crowd and exciting night life of the millennium city, imagine a place where your dreams find an abode, and your desires find destinations that break monotony every day.



Artistic Impression



Artistic Impression

A vibrant, low-angle photograph capturing a moment of joy and celebration. Three individuals are the central focus, their faces lit up with excitement. On the left, a woman with long dark hair, wearing a light-colored blouse, has her mouth wide open in a shout and her right arm raised high. In the center, a man with curly hair and a beard, dressed in a light blue shirt, also has his mouth open and his hands raised as if clapping or cheering. On the right, another woman with long dark hair, wearing a dark sleeveless top, mirrors the others with her mouth open and hands raised. They are all holding glasses, suggesting a toast. The air is filled with a dense shower of multi-colored confetti, creating a sense of dynamic movement and festivity. The background shows a modern kitchen with wooden cabinetry and a brick wall, bathed in warm, golden light that enhances the celebratory mood.

**“A WELCOMING  
NEIGHBOURHOOD  
THAT ENCOURAGES  
FRIENDS TO DROP IN”**

PRESENTING

**M3M**  
**HEIGHTS**  
AT 65<sup>TH</sup> AVENUE

2 & 3 BHK RESIDENCES

AN ELEVATED LIVING  
IN THE MOST  
PROMISING LOCATION  
OF GURUGRAM!

Welcome to M3M Heights!

Uber residences that give you an elevated lifestyle experience. The perfect refuge that will leave your senses mesmerized. First ever combination of grand living with all the glam and glory of metropolitan living, that's all set to shine in the skyline of Gurugram as an outstanding pole star.

REDEFINING  
CITY'S FUTURE URBAN LIVING  
AT AN ELEVATED LEVEL!





## LIVING SPACES

M3M Heights is not a cluster of mundane homes and erratic retail; rather it is an abode of perfection and plenitude set amidst meticulously crafted landscape. Here, nothing is commonplace because exclusivity is the only way of life. Make a lavish life statement with the traits of the new urban living.

2 & 3 BHK Residences

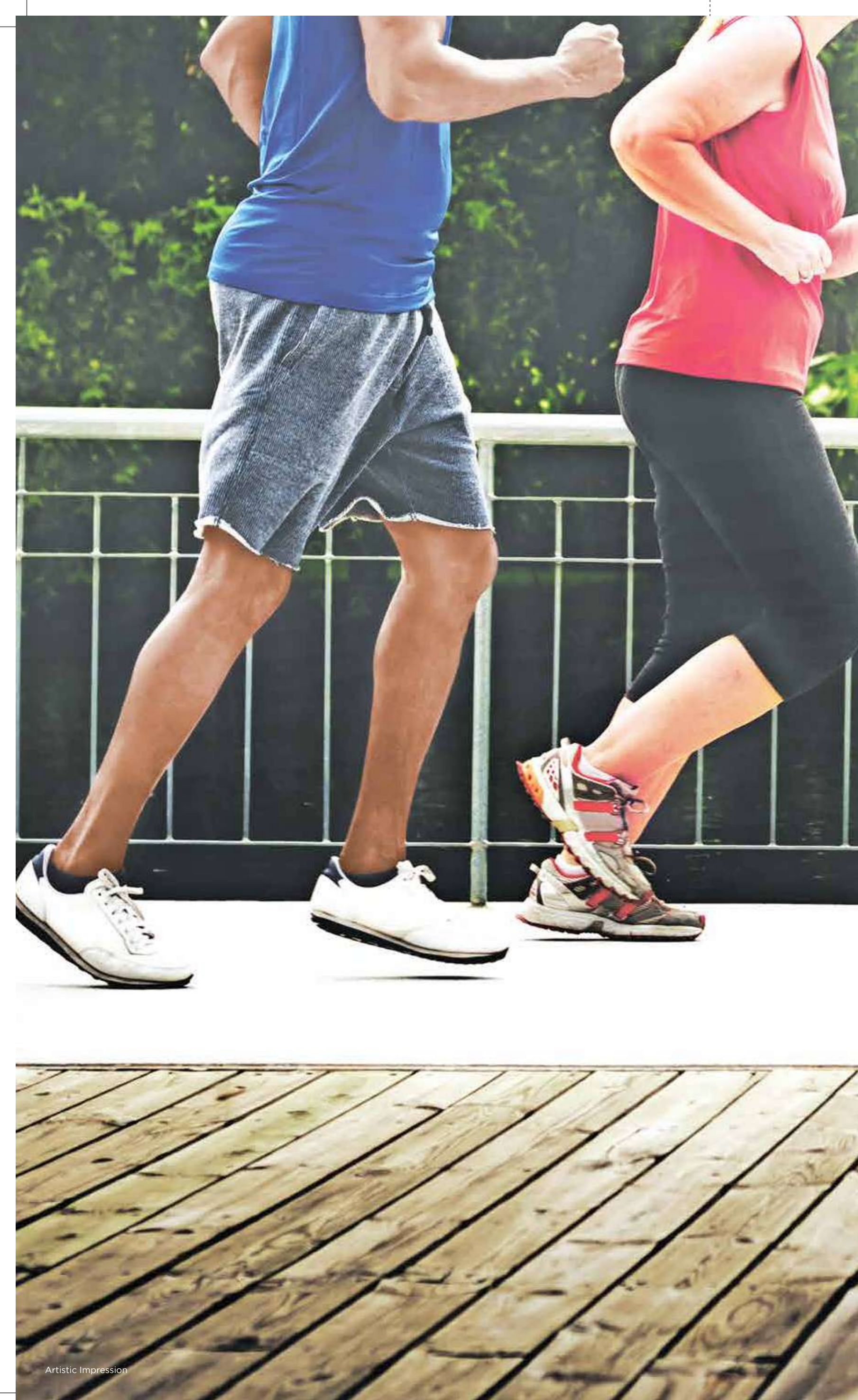
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Exclusive Air-conditioned Double Height Entrance Lobbies at Ground level

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Uniquely Personalized Experience in terms of serenity and being part of nature





## WALK IN THE CLOUDS

Whether you prefer walking or some serious jogging; the bottom line is the harder you work out the more calories you burn. And the best way to do so is by being in a setting where you are surrounded by the beauty of nature and where you are always welcomed by a gentle breeze of rose and jasmine. Which brings us back to M3M Heights, the perfect place where you get to exercise outdoor as well as enjoy the magnificent views of the vast landscapes and city lines while maintaining privacy.

- Walkway
- Rooftop jogging tracks
- Themed spaces
- Water bodies
- Leisure spaces
- Healing garden
- Outdoor fitness area
- Seating court



Artistic Impression



Artistic Impression



Artistic Impression

## UNWIND A LITTLE LONGER

M3M Heights has two exclusive clubhouses at the podium level integrated with unique landscape designed to create a pleasure paradise for the residents in a way that it helps them unwind for a little longer. The facility is equipped with a range of international amenities in order to make sure every evening feels special.

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

## DROP INTO THE OASIS OF LEISURE

The two clubs at M3M Heights are designed to jazz up your day. Start your day with a satisfying workout session at the gym. Then plunge into the pool for a refreshing lap or two. Spend your evenings at the gaming zone and pick from an endless array of games to play with your friends. The excitement never ends at M3M Heights.

- Swimming Pool surrounded with lush landscape
- Pool deck
- Digital gaming zone
- Gymnasium
- AV room
- Meditation/Aerobics room
- Yoga court
- Dedicated kids pool





Artistic Impression

## LIFE AT M3M HEIGHTS IS HEALTHIER, SPORTIER AND LIVELIER

M3M Heights offers an integrated sports and leisure themed activities, facilitating a healthy and active lifestyle.

- Cricket pitch
- Kids play area
- Sit-outs for Sr. Citizen
- Basketball Court
- Squash Court
- Indoor Badminton Court
- Reflexology trail
- Pool & table tennis room
- Pedestrian activity streets



## SMART & WELL CONNECTED

Retail & living spaces at M3M 65<sup>th</sup> Avenue are designed to create a sequence of flowing interconnected spaces, inside and out.

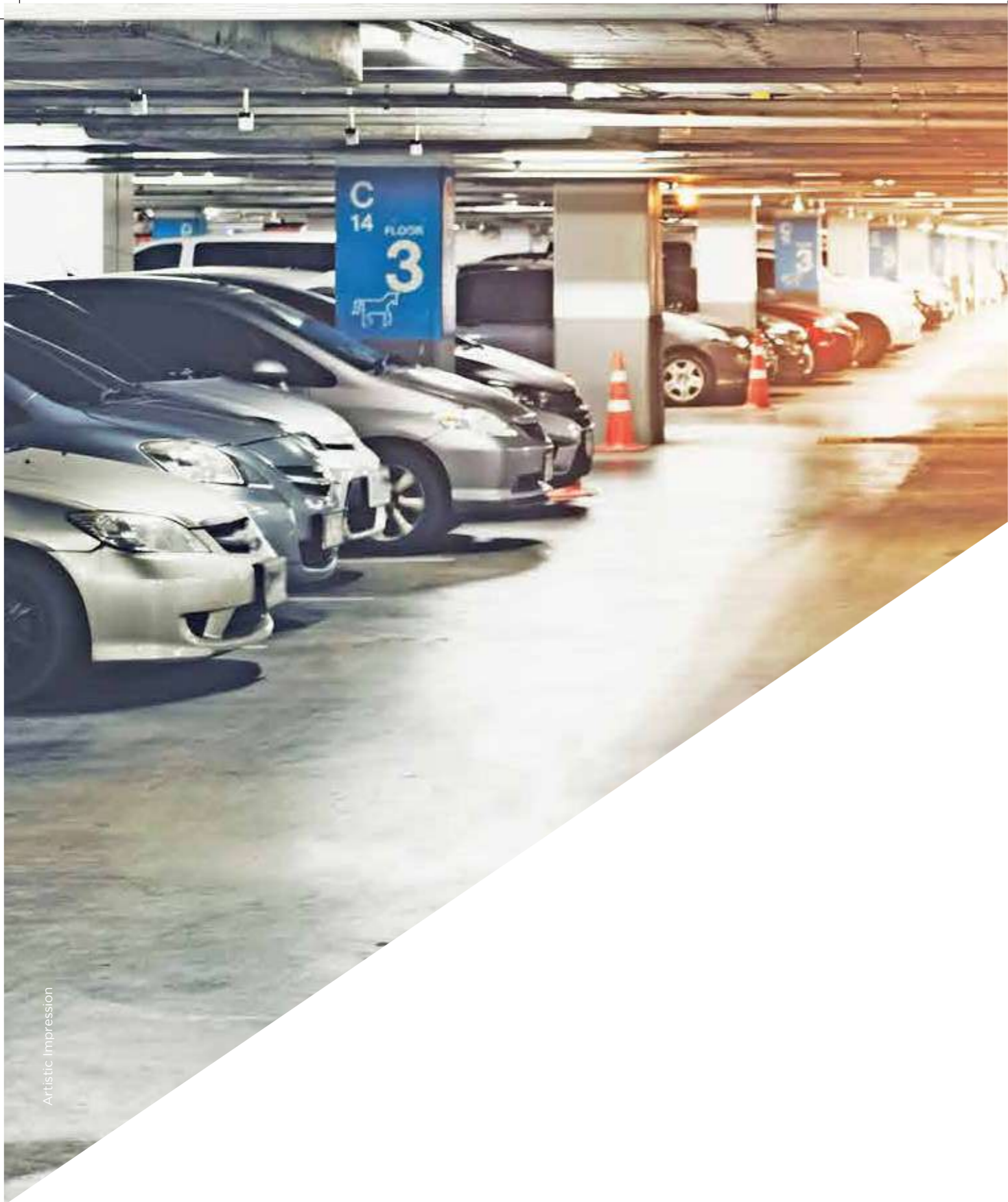
- Strategically planned multiple accesses
- Well-appointed elevators, escalators & connecting bridges



Artistic Impression



Artistic Impression



Artistic Impression

## CONVENIENT PARKING SPACES

M3M 65<sup>th</sup> Avenue is a concept that reflects opulence in each detail. One illustration is the meticulously planned parking space.

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



## ROUND-THE-CLOCK SECURITY

As a mix-use project, M3M 65<sup>th</sup> Avenue has put-in multi levels of security and surveillance to ensure maximum safety of businesses and people. There are separate entry points for the retail and residential parts of the project which makes it extremely secure from trespassers.



Artistic Impression

# RESIDENTIAL GROUP HOUSING SPECIFICATIONS

## 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

## 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) window
- Ceilings: False Ceiling
- Fixtures: Single Lever with Branded CP fittings and White Sanitaryware
- Others: Granite Counter

## 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

## EXTERNAL FAÇADE

Walls: Combination of one and more of stone/tile cladding, plaster with exterior great paint, glazings

## 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

## BALCONY/UTILITY BALCONY

- 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

## 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

## OTHERS

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

# ABOUT M3M

The Brand 'M3M' stands for magnificence in the trinity of Men, Materials and Money. Simply put, the 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." The 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.





# COMPLETED PROJECT PORTFOLIO

## RESIDENTIAL

- M3M Golfestate - Fairway East - India's first in-city golf lifestyle destination
- M3M Escala - A picture perfect Indo-Spanish story
- M3M St. Andrews - Luxury 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 Golfestate - 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



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Viewers/Intending purchasers are requested to contact Company's office to understand the 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 Projects from his/her their independent sources, Viewers/Intending purchasers are requested to contact Company's office for complete details including the approvals, a permission, Nothing contained herein shall constitute as any theme or deposit plan or investment advice/offering/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. Nothing contained herein is a violation of the norms of Competition Commission of India. 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. 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) Terms, 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 Golf Estate Fairway West: M3M Polo Suites: M3M Panorama Suites form integrated parts of larger development on land owned by Manglam Multiplex Pvt. Ltd. ICRN # U010190209PFC044639 and presently administering 56.00 Hectares, as amended (DPC vide Memo No. LC-328104-84-C-UC-5569-8365/2017/8494-8508 dt. 02.10.2017, located at Sector-65, Gurugram under (I) License No. 134/2007 dt. 16.10.2007, 30/2009 dt. 26.08.2009, 35/2010 dt. 06.05.2010 and (II) revised Bldg. Plan Memo No. ZP-352/AD/BA/2015/2177 dt. 25.02.2017 and ZP-357/AD/BA/2015/2094 dt. 02.11.2015. | (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 measuring 13.34 Acres (5.40 Hectares) owned by Consolidate Realtors Pvt. Ltd. ICRN: U70109H0209PFC047035, development thereof 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-746/AD/BA/2015/3749 dt. 10.03.2015 and any future revisions thereof. Occupation Certificate for 512 units has been accorded vide Memo bearing No. ZP-746/2015/2017/5648 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 measuring 18.81/25 Acres (7.641 Hectares) owned by Cognate Realtors Pvt. Ltd. ICRN: U70109H0209PFC044639, development thereof 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-809/AD/BA/2014/3086 dt. 12.12.2014, (III) Occupation Certificate bearing Memo No. ZP-809/2015/2017/7674 dt. 20.04.2017. | (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 measuring 2.943 Acres (1.221 Hectares) owned by Maruti Builders Pvt. Ltd. ICRN: M0920H0209PFC044691 and is a part of the Integrated Larger Development on land measuring 11.175 acres (5.308 Hectares). Development of M3M Urbana is governed by and subject to terms & conditions of (I) License bearing No. 50/2010 dt. 26.12.2010, 19/2010 dated 29.11.2010, 89/2010 dt. 27.10.2010, 11/2011 dt. 28.01.2011 and 26/2011 dt. 11.05.2011, (II) Building Plan bearing Memo No. ZP-493/2005/2017/2096 dt. 03.09.2016, (III) Part Occupation Certificate bearing Memo No. ZP-493/2005/2017/2096 dt. 23.02.2017. | (E) M3M Escala development is an integral part of Urban/Block/Integrated/consortium of Integrated Group Housing Colony being developed in a planned and phased manner over a period of time in terms of various approvals and the license granted vide License No. 56 of 2009 dated 20.05.2009 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 measuring approximately 1.14 Hectares (2.79 Acres) situated in the revenue estate of Village Palia, Sector-70A, Tehsil & District Gurugram (Gurugram), Pin-122101. Licensed Land on which M3M Escala development is undertaken is owned by Rajat Infocore Private Limited. M3M Escala development is being undertaken by M3M India Pvt. Ltd. under a definitive arrangement with Rajat Real Estate Private Limited and Rajat Infocore 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. 56 of 2009 dt. 20.05.2009 License No. 73 of 2013 dt. 30.07.2013, (II) Approved Building Plan by DCEP vide Memo No. ZP-54/AD/BA/2017/1238 dt. 27.01.2017 any future revisions thereof, (III) Application Form for Allotment Letter for Buyer's Agreement. Occupation Certificate has been accorded by DPC vide Memo No. ZP-54/2015/2018/12018 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 Haryana High Court of Punjab & Haryana, India. | Copies of approvals of respective Projects are available for inspection at the Company's office at M3M Cosmopolitan, 12B, Pooa, 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 4046.86 sq. mtrs., 1 sq. mtr.=10.764 sq. ft. | IN NO EVENT WILL THE COMPANIES INCLUDING/OWNING/LEASING/HOLDING/COMMITTEES BE LIABLE TO ANY PARTY FOR ANY DIRECT, INDIRECT, SPECIAL OR OTHER CONSEQUENTIAL DAMAGES FOR ANY USE OF THIS BROCHURE INCLUDING, WITHOUT LIMITATION, ANY LOSS OF 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

- M3M Latitude
- M3M Natura
- M3M Sierra68
- M3M Marina
- M3M Skycity

### OFFICE/RETAIL/F&B

- M3M Cornerwalk
- M3M Prive73
- M3M Broadway
- M3M IFC
- M3M Urbana Premium

### SERVICED APARTMENTS & LOFT - 3

- M3M My Den
- M3M OneKey Resiments
- M3M Skylofts

### IT Park

- M3M Urbana Business Park



# 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 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.



'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 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.



'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.



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 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 Foundation is a charitable organization established with the objective of harmonious and sustainable moral, social and economic upliftment of underprivileged and weaker sections of society.

## 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.



**DISCLAIMER:** The information contained in this Brochure ("**Brochure**") is merely informational 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.

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- (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 65<sup>th</sup> 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 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 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)/2011/15107dt.08.10.11 accorded to Consolidate Realtors Pvt. Ltd. for a land admeasuring 5.40012 Hectare (13.344 Acres) Occupation CertificateNo. 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 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 Marital Buildcom 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 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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