



The Game Changers of Indian Realty



Pioneering the Next Wave of Revolution in Gurugram

No.2
In India

No.1
In North India

In terms of Residential & Commercial Sales



2 Cr. Sq. F.t of
Projects Delivered



4 Cr. Sq. F.t of Developed &
Under-developed Area



2200 Acres of
Prime Land Bank

1st

In the Industry

To revolutionize the
channel market

To launch mixed-use
project

To have done largest
land transaction

To do a sustainable
smart city
development in Asia

To have received a slew of
12 OCs in 210 days during
pandemic

To launch a super brand in
North India, **Trump Towers**

To get **RERA REGISTERED**

18 RESIDENTIAL PROJECTS

Completed #13

 **FAIRWAY EAST**
Sector-85, Gurugram

 **FAIRWAY WEST**
Sector-85, Gurugram

 **PANORAMA**
— EXCLUSIVE 34 SUITES —

 **latitude**
LIVING WITH ATTITUDE

 **MERLIN**
SINGAPORE STYLE WORLD-CLASS APARTMENTS

 **natura**

 **ESCALA**

 **SIERRA 68**

 **WOODSHIRE**

IKONIC
AT  THE MARINA

 **MARINA**

 **M3M POLO SUITES**
WHERE THE GENTRY RESIDE

 **ST. ANDREWS**
GOLF RESIDENCES

Marvels in making #5

 **TRUMP TOWERS**
DELHI NCR

 **SKY CITY**

 **HEIGHTS**
@65TH AVENUE

 **Skywalk**

ICON
AT M3M MERLIN

16 COMMERCIAL PROJECTS

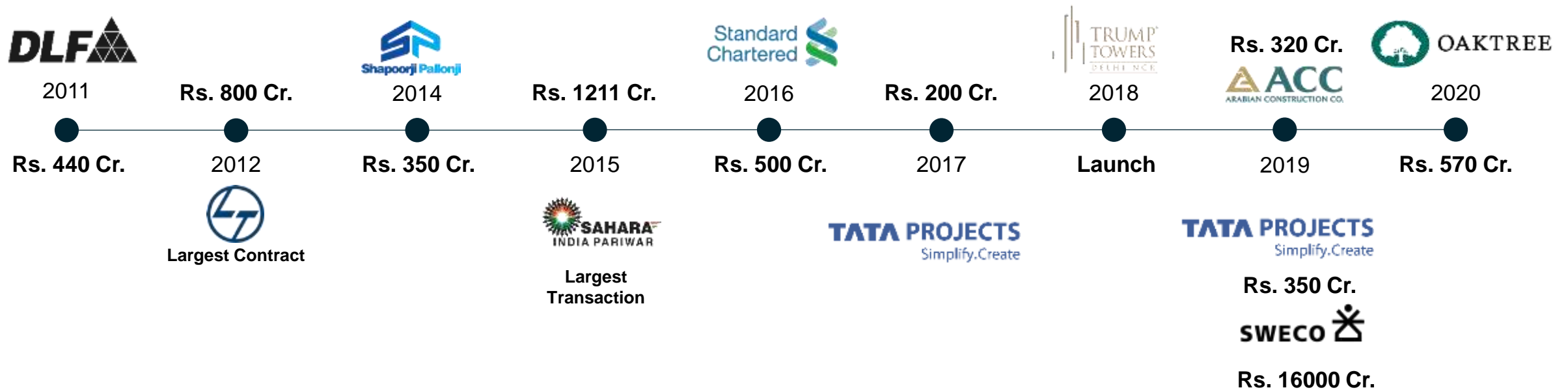
Completed #10



Marvels in making #6



Iconic Deals that Marked A Benchmark Every Year



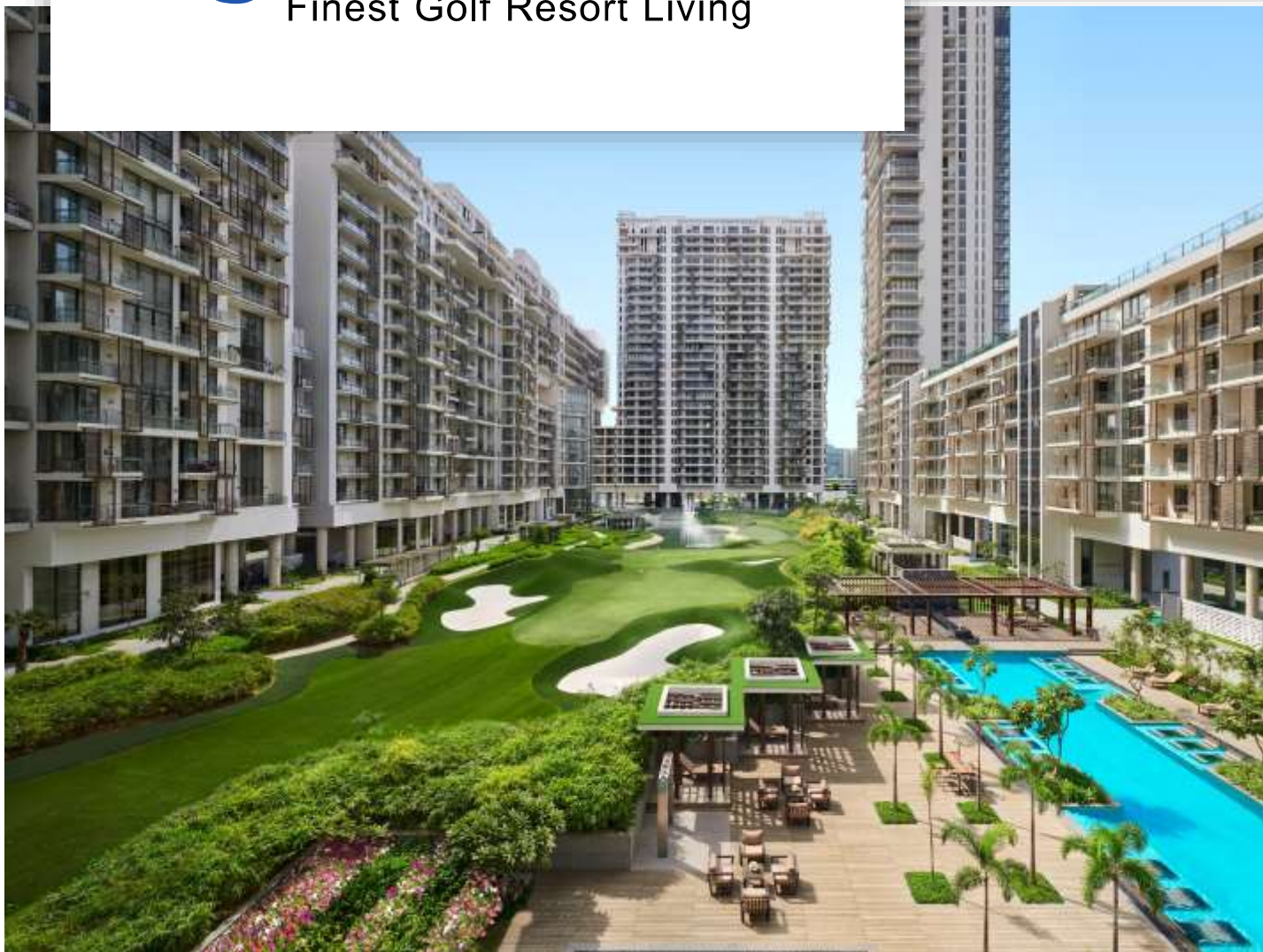


FOCUSSED RESIDENTIAL PROJECTS

DELIVERED RESIDENTIAL MARVELS



Over 50 acres of India's first in-city Golf-resort themed lifestyle destination.





Golf Course
Design

Golfplan
Dale & Ramsey

Architecture Design

ARCOP

Interiors Design



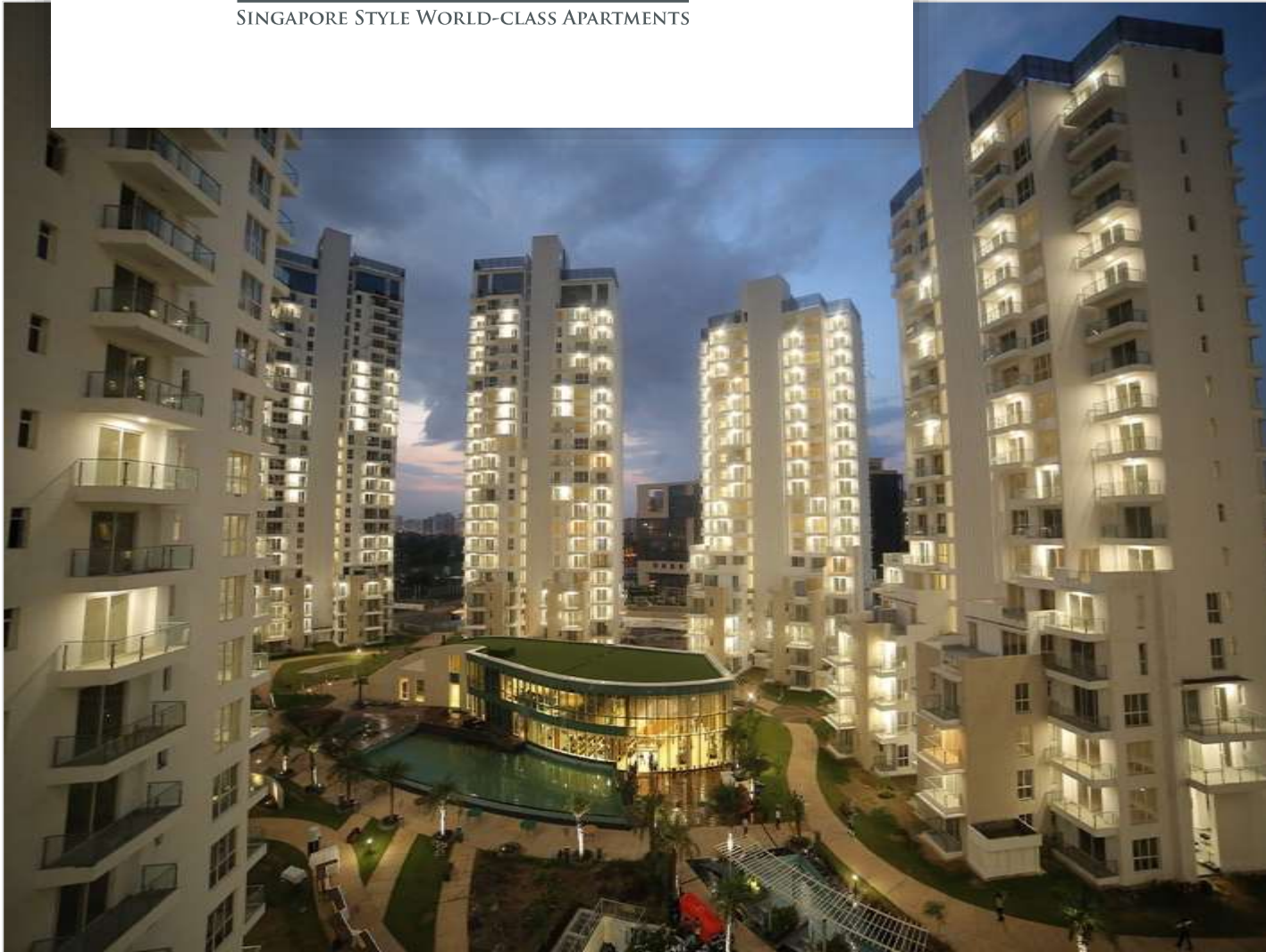
Construction



A celebration of fine luxury living!



A magical charm of Singapore-style world-class residences with beautiful landscaped greens!





Exclusive condominium complex combining functional spaces and aesthetic beauty.





Premium Residences nestled in approx. 19 acres with pristine greens



BEGINNING OF GURUGRAM



**INADEQUATE
INFRASTRUCTURE**



MG ROAD

**INTRODUCTION TO
A MODERN
WAY TO LIFE**



**SATURATED &
EXPENSIVE**

**GOLF COURSE
ROAD**

GURUGRAM'S
NEW
EPICENTRE
IN THE
MAKING

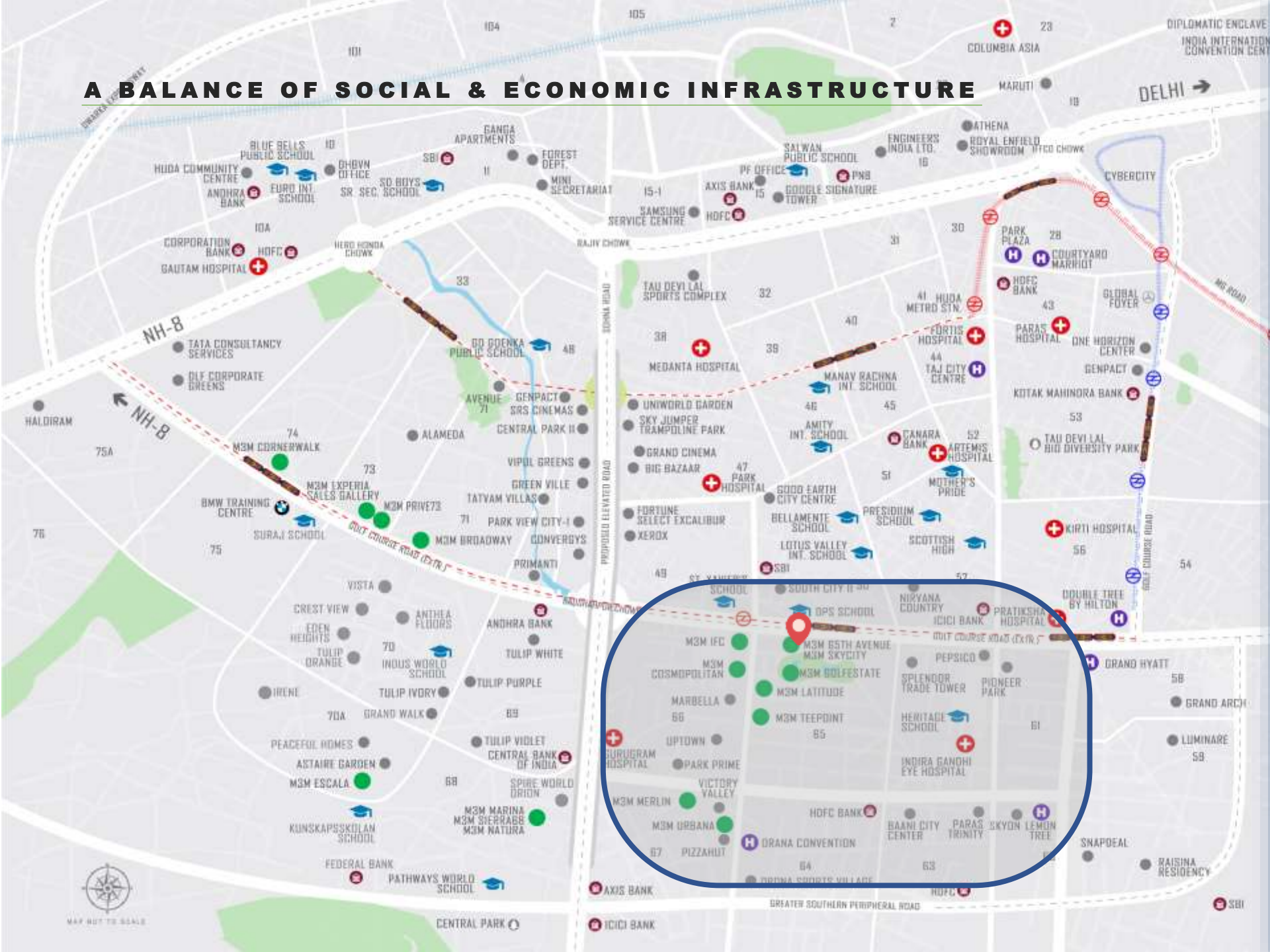
**GOLF COURSE
ROAD EXTN.**



AN ARENA

GETTING READY FOR THE FUTURE

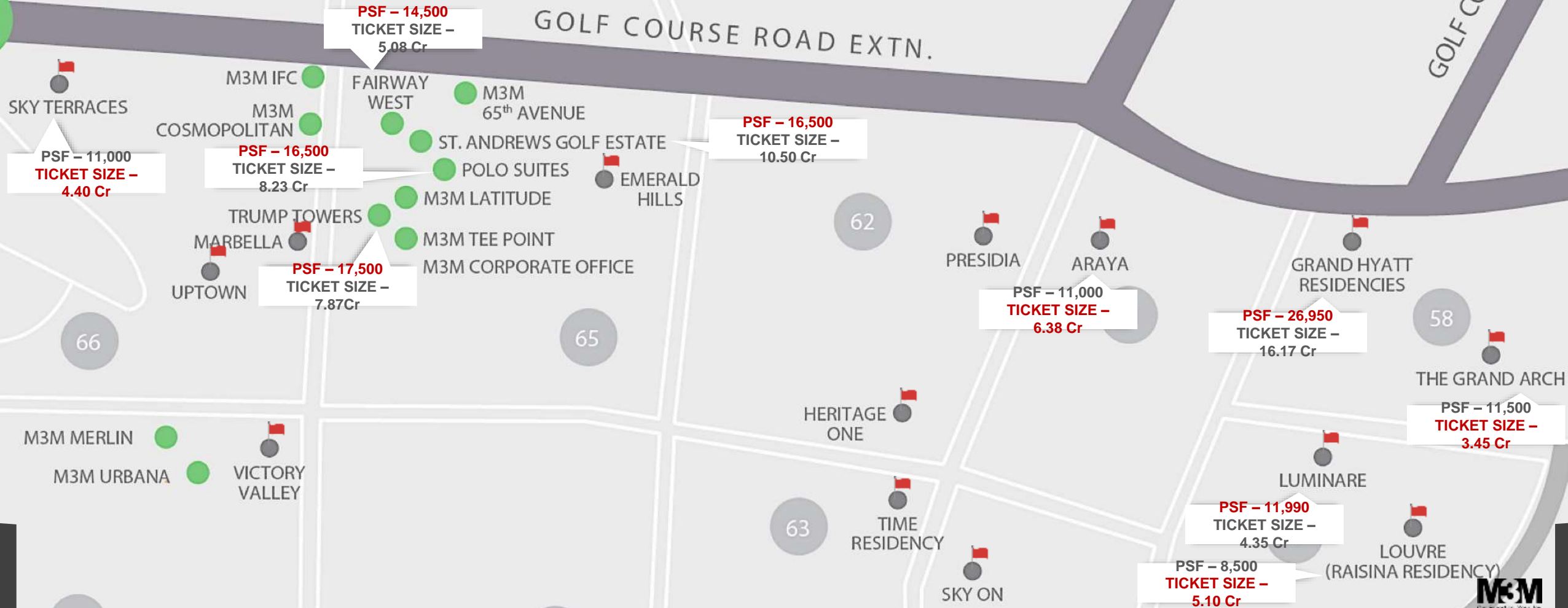
A BALANCE OF SOCIAL & ECONOMIC INFRASTRUCTURE



New Central Business District (CBD)

- Companies like NTT Data, Pepsico, Mckinsey in the close vicinity
- The New “Worldmark” in Sector 65 to be operational soon
- Just 30 Min drive away from IGI Airport
- A Neighbourhood of more than 40000 Families
- Metro Connectivity – close vicinity and lies on proposed metro corridor
- Number of Schools, Hospitals and markets in close vicinity

HIGH PRICEPOINT PROJECTS IN THE VICINITY



LOCATION ADVANTAGE

HOSPITALITY



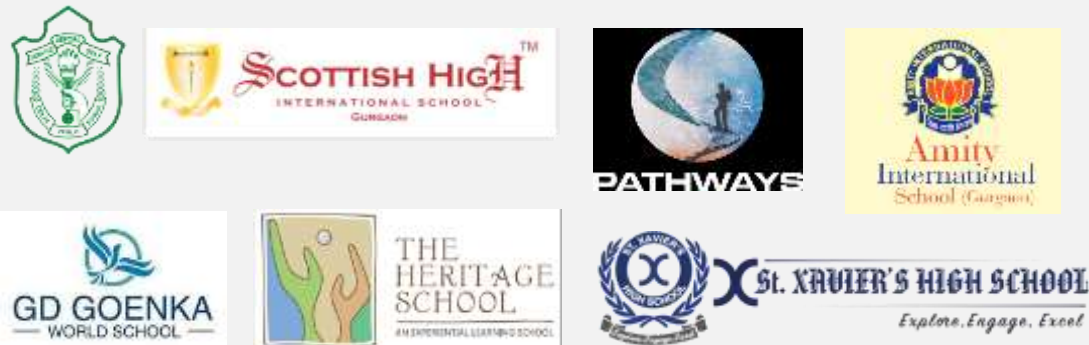
HEALTH CARE



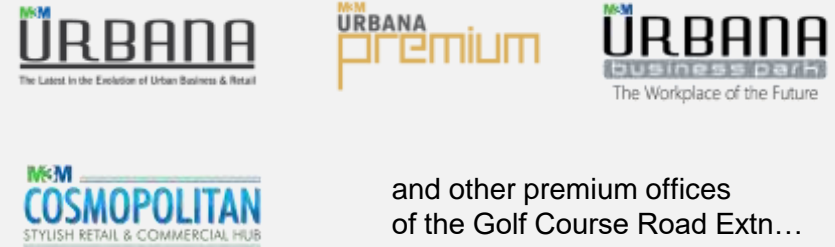
RESTAURANTS



SCHOOLS

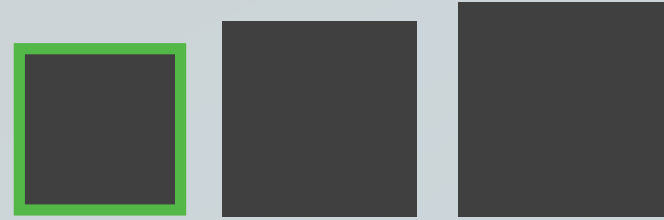


OFFICE BUILDINGS



and other premium offices
of the Golf Course Road Extn...

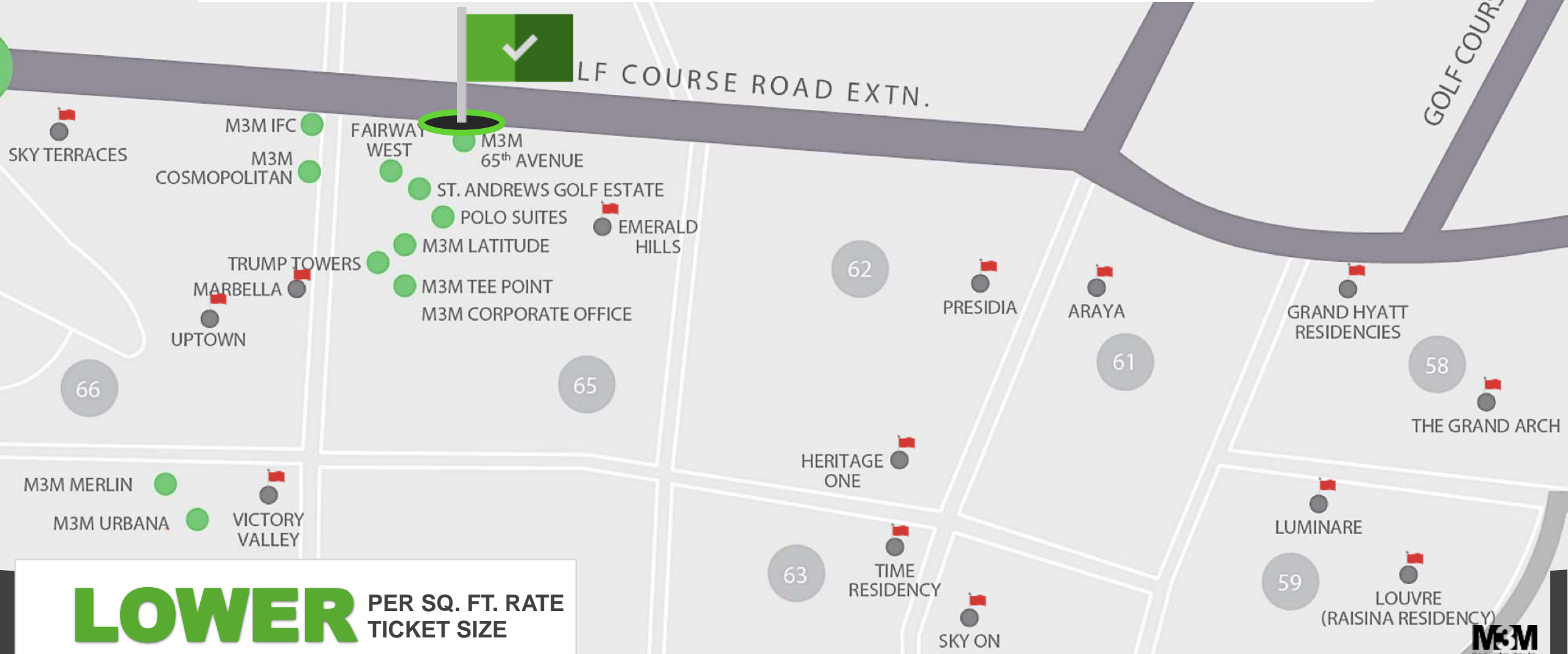
THE GAP



MID SIZE DEVELOPMENT

On a self-sufficient & self- sustained
CANVAS OF DEVELOPMENT


A STUNNING PROPOSITION



LOWER PER SQ. FT. RATE
TICKET SIZE

A PERFECT MASTERPIECE
AT THE PERFECT LOCATION!



A photograph of two people in an office environment. On the left, a man with a shaved head is smiling broadly, wearing a brown jacket over a grey sweater. On the right, a woman is partially visible, wearing a blue and white checkered shirt. They are both reaching up to high-five each other, with their hands stacked in the center of the frame. In the background, there is a large window with a grid pattern and a sign that says "mashroom". A desk with laptops and papers is visible in the lower foreground.

PRESENTING

**A LIFE WHERE
WEEKDAYS ARE THE NEW WEEKENDS**

MONDAY

TUESDAY

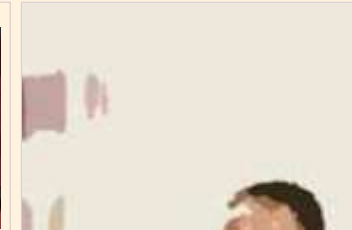
WEDNESDAY

THURSDAY

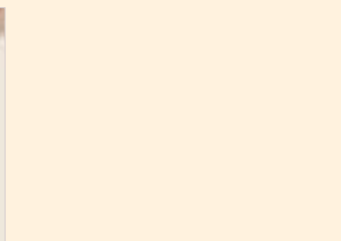
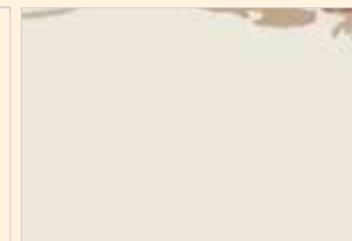
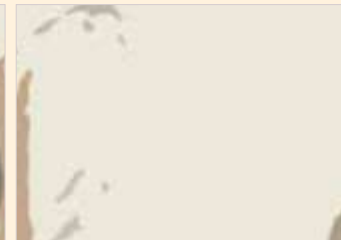
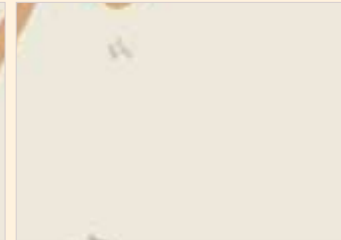
FRIDAY

SATURDAY

SUNDAY



WHY LIVE LIFE ONLY ON WEEKENDS?



A DOWNTOWN LIFESTYLE



RETAIL



ENTERTAINMENT



F&B

A PERFECT INVESTMENT HOTSPOT



Future Ready



Wide Sector Roads



Grade A Offices



Premium Residences



PRESENTING

3BHK

At Sector 65

GOLF COURSE ROAD EXTN, GURUGRAM

M3M Skycity

SECTOR 65

The one minute lifestyle destination that offers an exhilarating version of urbane living



Energy Conservation
Building Code (ECBC)

GreenTree
Online · Design · Deliver

Wind Engineering
Consultant, Sydney

WINDTECH

BIM Solutions, Germany

FICHTNER

Project Management

mace

Construction Partner

ACC
ARABIAN CONSTRUCTION CO.



ADVANTAGES: MIXED USE DEVELOPMENT

Landmark address of Gurugram

- Active & Happening Lifestyle
- Smart & Well Connected
- Unique blend of Modern Retail & Uber Residence

A BALANCE OF SOCIAL & ECONOMIC INFRASTRUCTURE



- The New Central Business District (CBD) of Gurugram
- Companies like NTT Data, Pepsico, Mckinsey in the close vicinity
- The New “Worldmark” in Sector 65 to be operational soon
- Just 30 Min drive away from IGI Airport
- A Neighbourhood of more than 40000 Families
- Metro Connectivity – close vicinity and lies on proposed metro corridor
- Number of Schools, Hospitals and markets in close vicinity



PARADISE FOR THE EMERGING GLOBAL CITIZEN

- 2 BHK & 2 BHK + Study Residences
- Exclusive Air-Conditioned Double-Height Entrance Lobbies at Ground Level
- Uniquely personalized experience set amidst meticulously crafted



EXCLUSIVE CLUBHOUSE TO SOOTH YOUR SOUL

- Sauna & Steam
- Restaurant
- Bar & Lounge
- Open to Sky Green Terraces
- Library
- Multipurpose Hall & Lawns



DROP INTO AN OASIS OF LEISURE

- Swimming Pool
- Pool Deck
- Gymnasium
- Meditation/Aerobics Room
- Yoga Court
- Dedicated Kids Pool



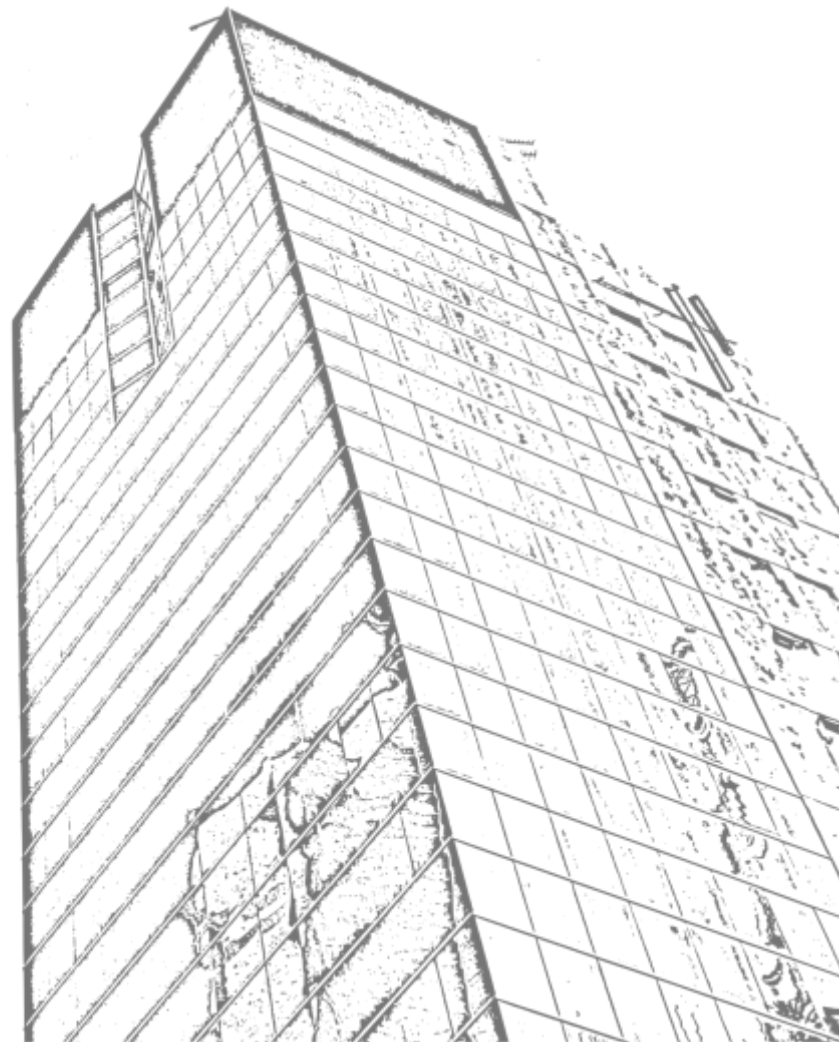
HEALTHIER, SPORTIER & LIVELIER LIFE

- Cricket Pitch
- Basketball Court
- Squash Court
- Indoor Badminton Court
- Rooftop Jogging Track
- Reflexology Trail



TERRACE LANDSCAPE PLAN

A MARVEL CURATED BY THE BEST



CONSTRUCTION PARTNER



One World Mumbai, India



Sheikh Zayed Grand Mosque, Abu Dhabi



The Address Sky View, Dubai



Emirates Airlines HQ, Dubai



Princess Tower, Dubai



Rose Rotana Tower, Dubai

PMC PARTNER



London Eye



British Museum



JBR, Dubai



Mumbai Airport, India

FACADE DESIGN CONSULTANT



Twin Tower, Doha



City Walk, Dubai



International Cruise
Terminal, Mumbai, India



MMRDA HQ, Mumbai, India

WIND TUNNEL TEST PARTNER



Q1 Tower, Gold
Coast,
Australia



Fort Cambridge, Malta



Kuzu Oran, Ankara



Jinan Hang Lung Plaza

OTHER PARTNERS



Energy
Conservation
Building Code
(ECBC)
Consultancy



Lighting Design
Consultancy



BIM
Services



Architectural &
Landscape Design



Value Engineering
Of Structure
Design



Value
Engineering Of
MEP Design



Fire & Life
Safety Consultancy



**All Inclusive SALE
PRICE**

Rs. 12250*/Sq. Ft.

Possession Charges and GST as applicable



A Splendid Opportunity for Investment & End Usage

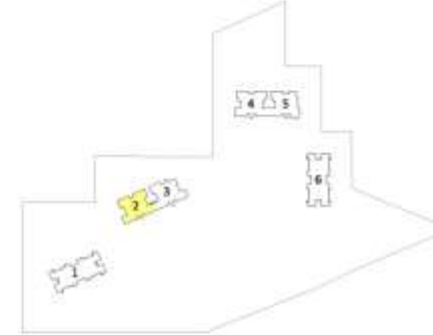
M3M HEIGHTS – Unit Sizes (sq.ft)

Unit Type	TW - 1	TW - 6	TW - 4	TW - 5
2BHK	1261	1261	NA	NA
2BHK	1433	1261	NA	1358
3BHK	NA	Na	1828	1828
3BR +2T+ S	NA	NA	NA	1932
3BR +3T+S	NA	NA	2040	2040

M3M SKYCITY – Unit Sizes (sq.ft)

Unit Type	TW - 2	TW - 3
3BHK	1828	1828
3BHK + S	2040	2040

**All Inclusive Pricing
Rs. 12,250 psf +
Possession Charges
+ GST**

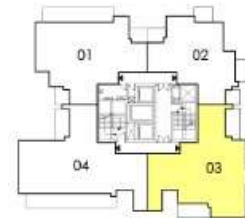


TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
02	03	TYPE-7/ 3 ROOM + 3 TOILET + UTILITY	3rd to 22nd, 24th to 47th,	2040 Sqft

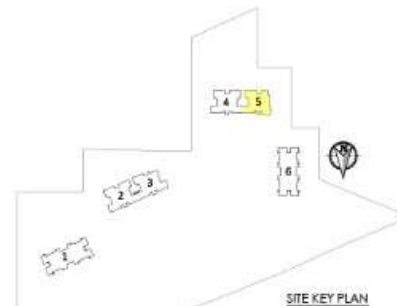
*Disclaimer: The floor plan / site plan / unit plan, as the case may be and as the situation and circumstances so warrant is to be read in conjunction with (i) License No. 15 of 2017 dt. 02.05.2017, (ii) submissions made by Company with MHRA, (iii) Building plans approved by DGCI/DTCP vide Memo No. ZP-1147/S206/001/11/1807 dated 01.06.2017 and further revised vide Memo No. ZP-1147/S206/001/11/2022 dated 08.02.2018. Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plan accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. This is intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. 'M&M Skycity' completed in Tower No. 2 and 3 being an integral block / component of the residential component of project 'M&M Skycity' is a MHRA registered project (registered with Maharashtra Real Estate Regulatory Authority vide Reg. No. 01 of 2017 dt. 14.06.2017) which is being developed as Shared Mixed Use Colony on the land addressing 5.813 Hectares (14,472 sqm) situated in Sector 65, Gurgaon (Manesar Urban Complex, Gurgaon, Haryana, India). License No. 15 of 2017 dt. 02.05.2017 is being issued by MHRA. Development of the Project is regulated by the Real Estate (Regulation & Development) Act, 2016 (RERA Act), Haryana Real Estate (Regulation & Development) Rules, 2017 (HAREDA Rules) and The Haryana Real Estate Regulatory Authority, Gurgaon Regulations, 2018 (HAREDA Regulations). Copies of approvals of Project are available for inspection at the Company's office subject to prior appointment. Complete details of the Project including the specifications and amenities therein and other information and details are available. Website of RERA Authority yet to be notified. *Terms and Conditions apply. 1 Hectare = 2.47105 Acres, 1 Acre = 680 sqm or 680,000 sq. ft., 1 sqm = 10.76 sq. ft.

FLOOR PLAN

HEIGTS
@65TH AVENUE



UNIT KEY PLAN



SITE KEY PLAN

TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
05	03	TYPE -5/ 3 ROOMS + 2 TOILET + UTILITY	3rd to 22nd, 24th to 47th	1932 Sqft

*Disclaimer: The floor plan / site plan and/or, as the case may be, the situation and circumstances are intended to be used in conjunction with the Letter No. 15 of 2017 dt. 02.05.2017, all submissions made by Company with HPERA, Bldg Building plans approved by DGTG/KTCPC vide Memo No. ZP-1147-SIV/852/917/11657 dated 01.06.2017 and further notified vide Memo No. ZP-1147-SIV/852/917/11657 dated 01.06.2017. The present floor plan is approximate and may be fluctuating; please verify all information and/or any other technical instructions or typographical errors. While the Promoter does not build the plans exactly, no guarantee, warranty or representation is being given. All dimensions shown in the drawings shall be taken as indicated. Independent verification of the proposed construction and landscaping arrangement is recommended. The floor plan is subject to change without prior notice. The floor plan is being submitted for your reference and is not intended to be used in writing into contract. Minor inaccuracies in square footage and footings and room dimensions as shown on any plan will not affect the Applicant from completing the purchase of the Unit without abatement against the Promisor. Discrepancies are not expected to be main part of any contract or warranty unless specifically incorporated in writing into the contract. *BMMH Logo: It is a residential component and an integral part of minimalist design development project "NEMA 65th Avenue" which is a RERA registered Project Registered with Haryana Real Estate Regulatory Authority vide Reg. No. 01 of 2017 dt. 30.06.2017 which is being developed under license issued Udy Colony on the land addressing 1147.125 acres @ 5322 Hectare located in Sector 65, Gurgaon - Manesar Urban Complex, Gurgaon, Haryana India. Licensed Land is owned by Mangalam Multiplex Pvt. Ltd. (CIN # 151010HHK0000000049) 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) and Haryana Real Estate Regulation & Development Rules, 2017 (HAREDA Rules). Copies of approvals of Project are available for inspection at the Company's office subject to prior appointment. Complete details of Project including the specifications and amenities therein and other information and details are available Website of NEMA 65th Ave. by yet to be notified "Terms and Conditions apply. 1 Hectare = 2.4748 Acres, 1 Acre=606.00 sq.ft, 1 Sq.meter=10.76 sq.ft.

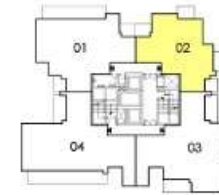
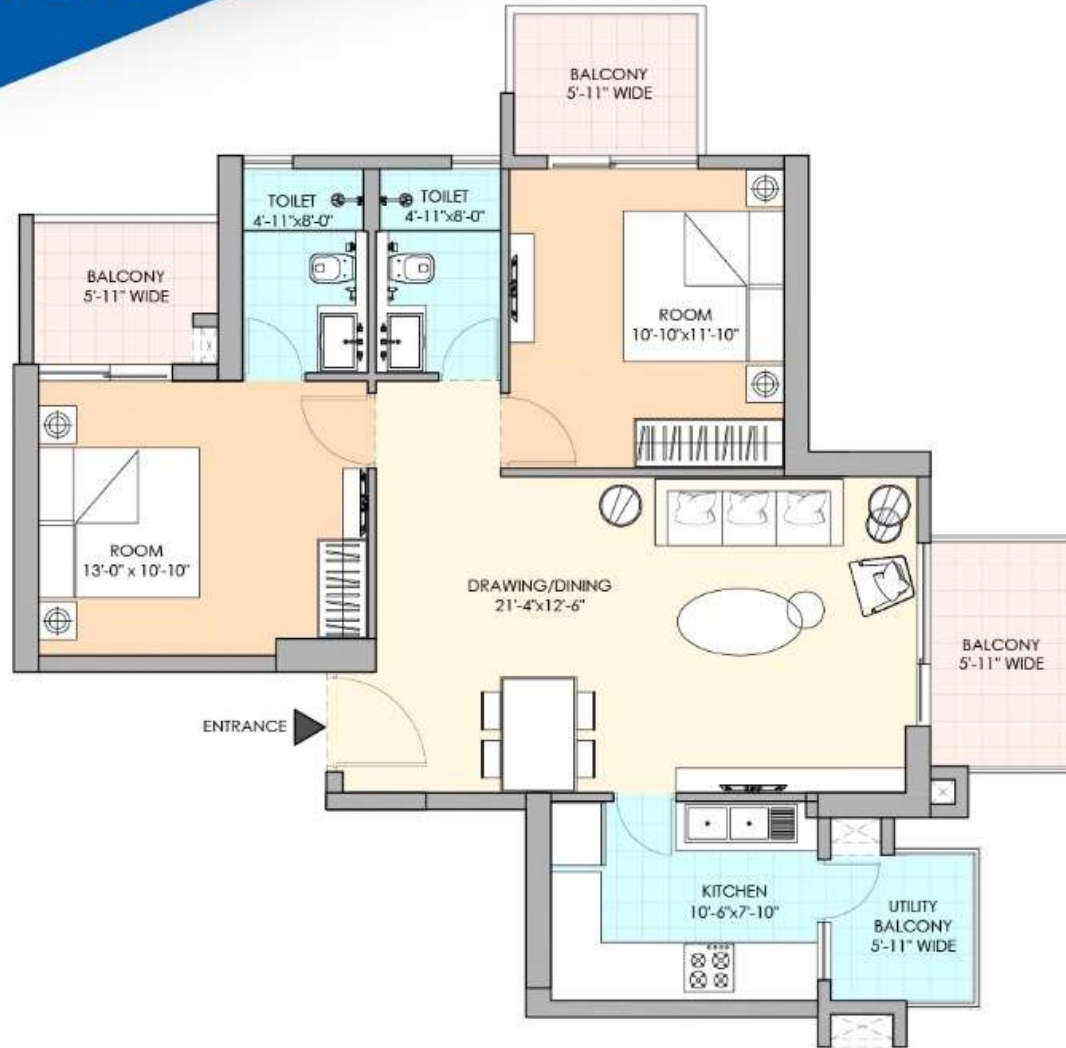


TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
02	01	TYPE -6/ 3 ROOM + 3 TOILET	3rd to 22nd, 24th to 47th	1828 Sqft

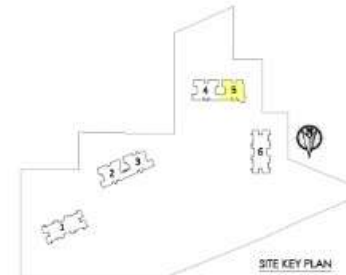
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FLOOR PLAN

M&M
HEIGHTS
@65TH AVENUE



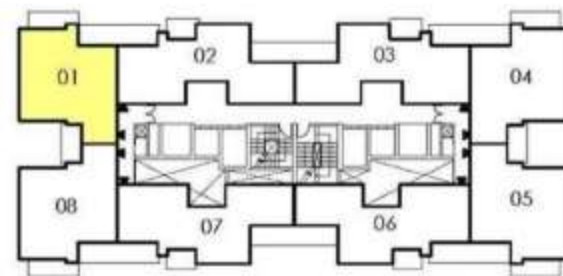
UNIT KEY PLAN



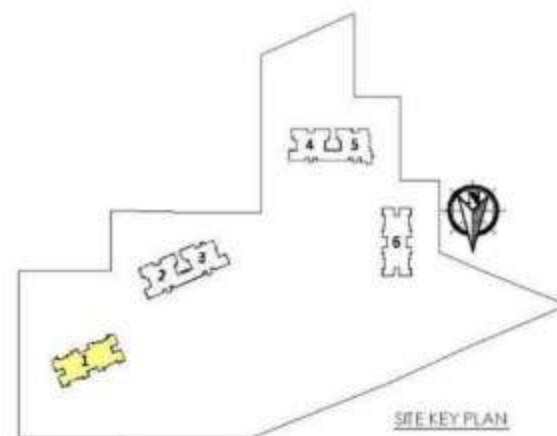
SITE KEY PLAN

TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
05	02	TYPE - 3 2 ROOM + 2 TOILET	3rd to 22nd, 24th to 47th	1358 Sqft

*Disclaimer: The floor plan / site plan / unit plan, as the case may be, is to be used in conjunction with the EIR (Environ No. 15 of 2017 dt. 02.05.2017, EIR submissions made by Company with HPERA, BUI Building plan approved by DGRC/DTCP vide Memo No. ZP-1147/SD/HS/2417/11857 dated 01.06.2017 and further revised vide Memo No. ZP-1147/SD/HS/2417/12525 dated 08.02.2018. Measurements herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plans accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any plan will not excuse the Allottee from completing the purchase of the Unit without statement in price and/or recourse against the Promoter. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. "M&M Heights" is a residential component and an integral part of a larger development project "M&M 65th Avenue" which is a REERA registered Project Registered with Haryana Real Estate Regulatory Authority vide Reg. No. 01 of 2017 dt. 14.06.2017 which is being developed as focused Mixed Use Colony on the land measuring 14.432 acres (5.823 Hectares) situated in Sector 65, Gurgaon, Haryana (Urban Complex, Gurgaon, Haryana, India. Licensed Land is owned by Manglam Multiplex Pvt. Ltd. (CIN # U55101HR2008PTC048020) and the development thereon is being carried out by Manglam Multiplex Pvt. Ltd. under brand name licensed by "M&M". Development of the Project is regulated by the Real Estate (Regulation & Development) Act, 2016 (RERA Act) and Haryana Real Estate (Regulation & Development) Rules, 2017 (HAREDA Rules). Copies of approvals of Project are available for inspection at the Company's office subject to prior appointment. Complete details of the Project including the specifications and amenities therein and other information and details are available. Website of REERA Authority, yet to be notified. *Terms and Conditions apply. 1 Hectare=2.47105 Acres, 1 Acre=4840 sq.ft. or 4046.864 sq. mtrs, 1 sq.mtr=1.076 sq.ft.



UNIT KEY PLAN



SITE KEY PLAN

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



1800 123 3333
info@M3MIndia.com

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Presently, the Company's projects have been mortgaged with various financial institutions/banks/entities and NOC shall be obtained for the respective unit(s) allotted. Unit(s) shall be free from encumbrance at the time of execution of Conveyance Deed.

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