

The logo for M3M, featuring the letters 'M3M' in a bold, stylized font. The '3' is smaller and positioned between the two 'M's. The background of the entire image is dark with a pattern of small white dots and large, glowing orange geometric shapes.

Our Expertise. Your Joy.

TRANSFORMING SKYLINES

 +91-8586866824





BUILDING OUR LEGACY WITH A SPECTRUM OF
40 FINEST DEVELOPMENTS





**UNVEIL OUR PATH
TO
TRANSFORM REALTY**

PRESENTING

M3M
NXT





**ZONE 3-
NEW GURUGRAM**
**1- RESIDENTIAL
1-COMMERCIAL**

**ZONE 4-
DWARKA EXPRESSWAY**
**2-RESIDENTIAL
2-COMMERCIAL**

ZONE 2-SPR
**1- RESIDENTIAL
5- COMMERCIAL**

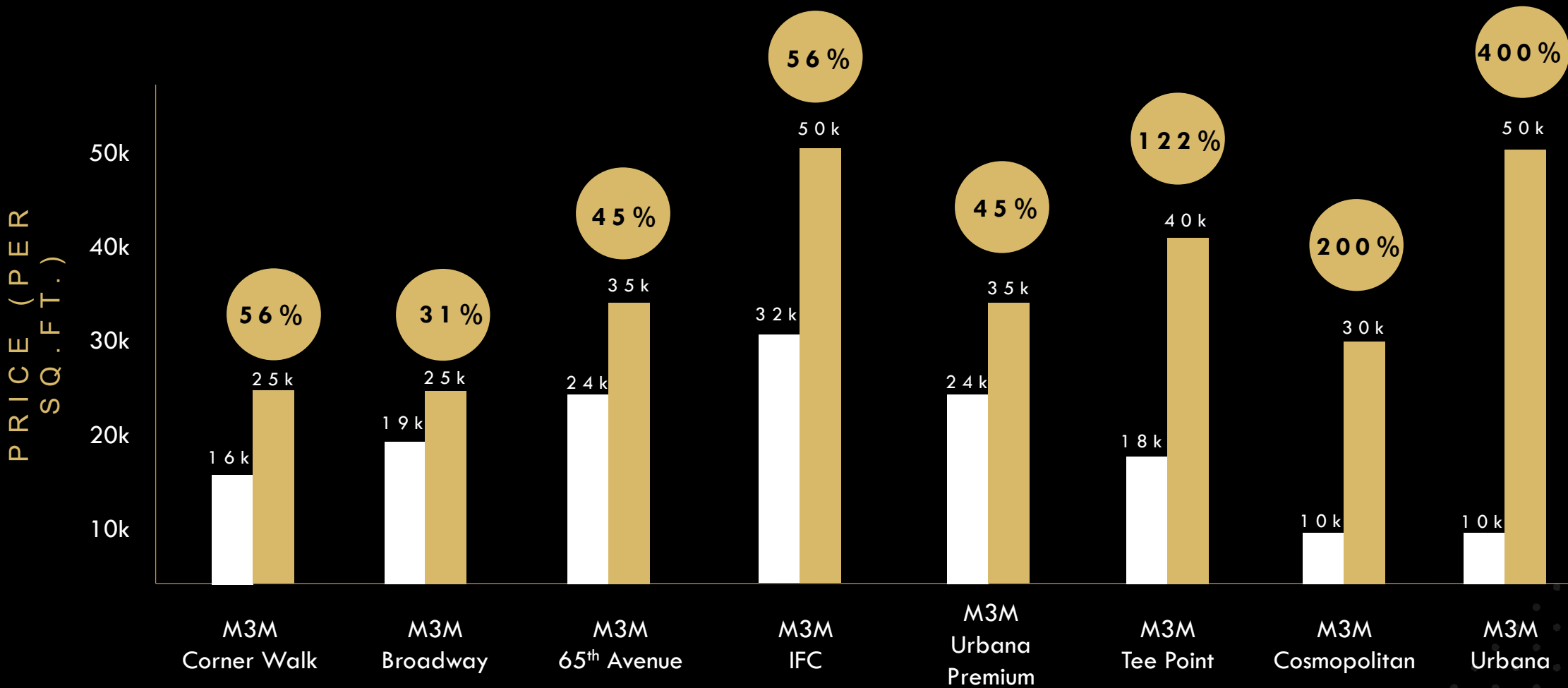
ZONE 1-GCRE
**18 - RESIDENTIAL
9 - COMMERCIAL**

REMARKARBKE
HISTORY
OF
TRANSFORMING
GURUGRAM



REVOLUTIONIZED THE ENTIRE SPECTRUM
OF HIGH-STREET RETAIL

FROM SIZE, POSITION, SCALE, COMPOSITION AND UNIQUENESS




PROJECTS

 Launch Price
 Current Price



UNPARALLELED VALUE TO OUR
STAKEHOLDERS

BY CREATING THEME BASED DEVELOPMENTS
ACROSS GURUGRAM



DISRUPTED THE MARKET WITH A NEW FORMAT

SHOP CUM OFFICES

THAT ADDED A NEW FLAVOR FOR THE INVESTORS

A PROVEN SUCCESS OVER THE YEARS

80-150%

Of Capital Appreciation in
the SCOs of Sector 29, 14
and 15 of Gurugram

350%

Of Capital Appreciation in
small size themed SCOs

450%

Of Capital Appreciation in
large size themed SCOs

SOURCE:

<https://timesofindia.indiatimes.com/spotlight/whats-hot-in-gurugrams-commercial-real-estate-shop-cum-offices/articleshow/85891228.cms>

<https://economictimes.indiatimes.com/industry/services/property/-/cstruction/real-estate-developers-pushing-shop-cum-office-plots-as-another-stream-for-monetisation/articleshow/87506724.cms?from=mdr>

THE NEXT GROWTH OPPORTUNITY
ZONE IN GURUGRAM

NORTHERN PERIPHERAL ROAD

WE LAUNCHED 2 SUCCESSFUL PROJECTS ON NPR



M3M
84 MARKET

OPTIMUM TICKET SIZE



M3M
113
MARKET

PREMIUM
LOCATION

INTRODUCING..
BEST OF BOTH THE WORLDS!



PREMIUM
LOCATION

&



OPTIMIZED
TICKET SIZE

FIRST PROJECT FROM DELHI

PRESENTING

M3M

114 MARKET

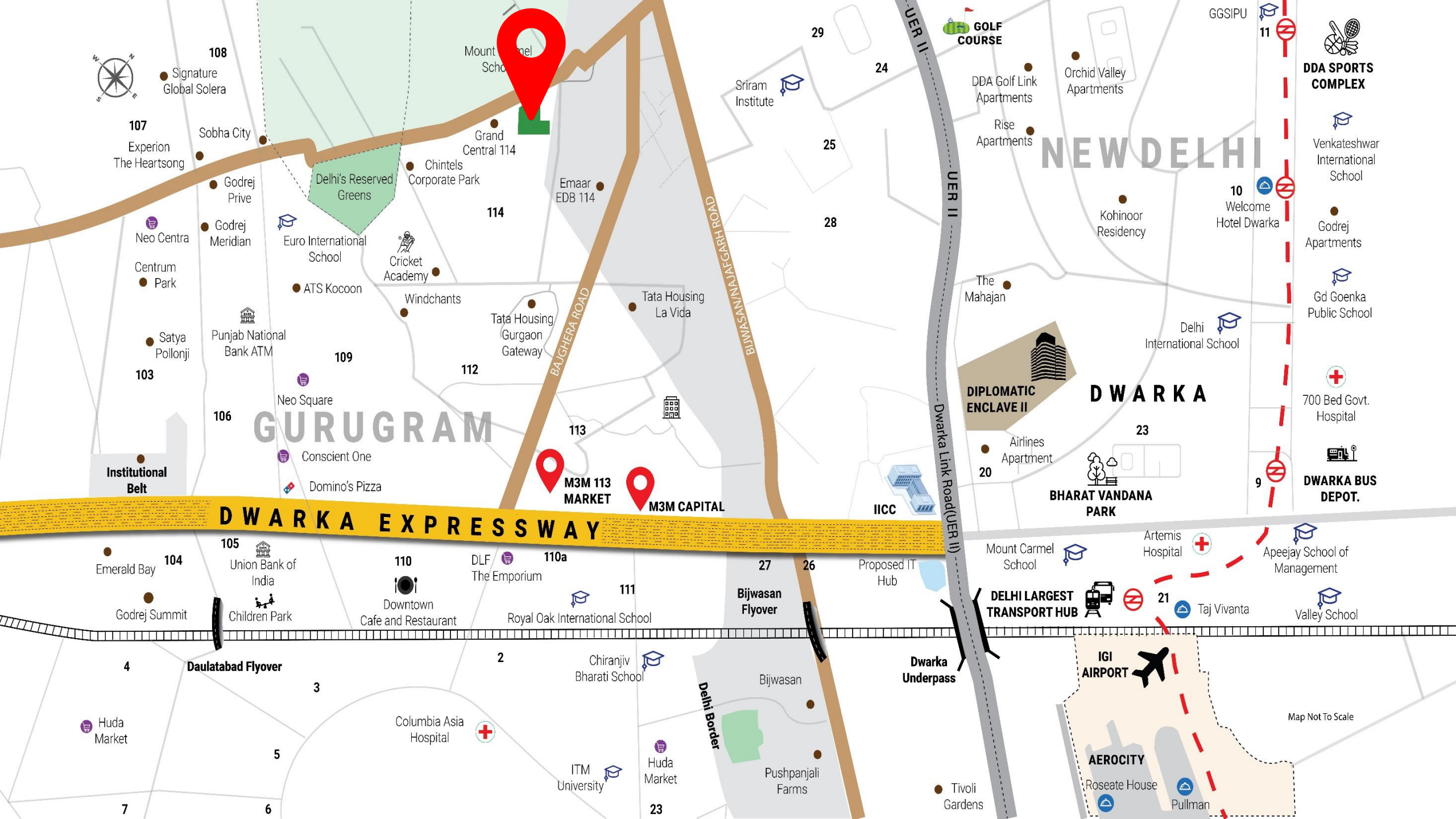
SHOP CUM OFFICES



REPRESENTATIVE IMAGE

FASTEST DEVELOPING LOCATION

SURROUNDED BY LANDMARKS WHICH WILL
DEFINE FUTURE DEVELOPMENTS



108

Signature Global Solera

107

Experion The Heartsong

Sobha City

Godrej Prive

Godrej Meridian

Neo Centra

Centrum Park

Satya Pollonji

103

106

Neo Square

Conscient One

Domino's Pizza

104

Emerald Bay

Godrej Summit

105

Union Bank of India

Children Park

110

Downtown Cafe and Restaurant

110a

DLF The Emporium

Royal Oak International School

4

Daulatabad Flyover

3

5

7

6

Huda Market

Columbia Asia Hospital

ITM University

Huda Market

23

Mount Carmel School

Grand Central 114

Chintels Corporate Park

114

Emaar EDB 114

Cricket Academy

Windchants

Tata Housing Gurgaon Gateway

112

113

Tata Housing La Vida

111

Chiranjiv Bharati School

111a

111

Chiranjiv Bharati School

111

Chiranjiv Bharati School

111

Chiranjiv Bharati School

111

Chiranjiv Bharati School

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Chiranjiv Bharati School

Delhi Border

Bijwasan

Pushpanjali Farms

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Sriram Institute

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GOLF COURSE

DDA Golf Link Apartments

Rise Apartments

Orchid Valley Apartments

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NEW DELHI

DWARKA

DIPLOMATIC ENCLAVE II

Airlines Apartment

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BHARAT VANDANA PARK

Mount Carmel School

Artemis Hospital

Delhi Largest Transport Hub

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Taj Vivanta

Valley School

11

11

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DDA SPORTS COMPLEX

Venkateshwar International School

Godrej Apartments

Gd Goenka Public School

700 Bed Govt. Hospital

DWARKA BUS DEPOT.

Aapeejay School of Management

Valley School

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IGI AIRPORT

AEROCITY

Roseate House

Pullman

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11

Map Not To Scale

CATCHMENT OF 1.25+ LAKH PEOPLE

15+

**International
Schools**

7+

**Multi-speciality
Hospitals**

5+

**Five Star
Hotels**

RISING AT THE CENTER OF LANDMARKS

3 Mins

**IICC: Asia's Largest
Convention & Exhibition
Centre**



5 Mins

Diplomatic Enclave II



5 Mins

**Bharat Vandana Park-
India's Largest
Theme Park**



5 Mins

**Delhi's Largest
Transportation Hub**





ONE OF IT'S KIND
UNIQUE SCO PLOTS

100%

Land
Ownership

100%

Area
Efficiency



PLANNED AS A PEDESTRIAN PARADISE



WELL DEFINED ENTRY & EXIT TO THE PROJECT





**DRIVE THROUGH
BOULEVARDS**

AMPLE SURFACE PARKING





M3M

114 MARKET

SHOP CUM OFFICES

DELHI

BAJGHERA ROAD

TO DELHI

12.0M WIDE SERVICE ROAD



GURUGRAM

SITE PLAN

PRICE

| PRICE | INAUGURAL DISCOUNT | RENTAL TILL POSSESSION | RENTAL POST POSSESSION | NET EFFECTIVE PRICE |
|------------------------|---------------------|------------------------------|------------------------------------|------------------------|
| ₹ 3,99,000/ SQ. YD. | ₹ 25,000/ SQ.YD. | ₹ 25,000/SQ.YD. (11% P.A) | ₹ 30,000/SQ.YD. (FOR 12 MONTHS) | ₹ 3.19 LAKH/ SQ.YD. |

PRICE

| M3M 114 EFFECTIVE PRICE CURRENT IN THE MICRO-MARKET | M3M 114 EFFECTIVE PRICE AFTER 2 YEARS* |
|---|--|
| ₹3,19,000/SQ. YD. | ₹ 800,000/SQ.YD. |

AFTER COMPLETION OF DWARKA EXPRESSWAY*

PAYMENT PLAN

50% within 30 days of booking ✓

50% within 1 year of booking ✓

Booking Amount – **Rs. 21,00,000**

MASTERSTROKE 1

INAUGURAL DISCOUNT OF

₹ **25,000**
PER SQ. YD.

MASTERSTROKE 2

PRE-HANDOVER BENEFIT

11%
PER ANNUM

MASTERSTROKE 3

POST-HANDOVER BENEFIT

₹ 30,000
PER SQ. YD.

THANK YOU

 **+91-8586866824**

