

The logo features the letters 'ME3M' in a bold, sans-serif font. The 'ME' is green, the '3' is white with a blue outline, and the 'M' is blue. Below the logo is the tagline 'Our Expertise. Your Joy.' in a black, sans-serif font. The background of the logo area is a white wavy pattern.

ME3M
Our Expertise. Your Joy.



ONE OF INDIA'S
TOP 3
REAL ESTATE
DEVELOPERS
NO. 1 IN NCR

THE
INCREDIBLE GROWTH
STORY



1.5 Cr sq. ft.
of projects delivered



2.5 Cr sq. ft.
of area under development



Over Rs.100,000 cr
Estimated revenue potential



HIGHEST SALES
In NCR



World class partners



Over 2200 acres
of prime land bank

15 RESIDENTIAL PROJECTS

**COMPLETED
12.7 MILLION SQ. FT.**

 **FAIRWAY EAST**
Sector-14B, Gurgaon

 **FAIRWAY WEST**
Sector-65, Gurgaon

 **ST. ANDREWS**
GOLF RESIDENCES 

 **PANORAMA**
— EXCLUSIVE 34 SUITES —

 **MERLIN**
SINGAPORE STYLE WORLD-CLASS APARTMENTS

 **ESCALA**

 
WOODSHIRE


M3M POLO SUITES
WHERE THE GENTRY RESIDE

**UNDER-CONSTRUCTION
7.5 MILLION SQ. FT.**

 **latitude**
LIVING WITH ATTITUDE

 **HEIGHTS**
@65TH AVENUE

 **SIERRA₆₈**

 **MARINA**

 **natura**

 **SKYCITY**

 **TRUMP
TOWERS**
DELHI NCR

13

COMMERCIAL PROJECTS

COMPLETED
2.25 MILLION SQ. FT.

M&M
COSMOPOLITAN
STYLISH RETAIL & COMMERCIAL HUB

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

M&M
TEEPOINT

UNDER-CONSTRUCTION
17.5 MILLION SQ. FT.

M&M
CORNER WALK
Sector 74, Gurugram

M&M
IFC
M&M INTERNATIONAL
FINANCIAL CENTER

M&M
65TH AVENUE

M&M
ONE-KEY
RESIDENTS

M&M
BROADWAY

M&M
URBANA
business park
The Workplace of the Future

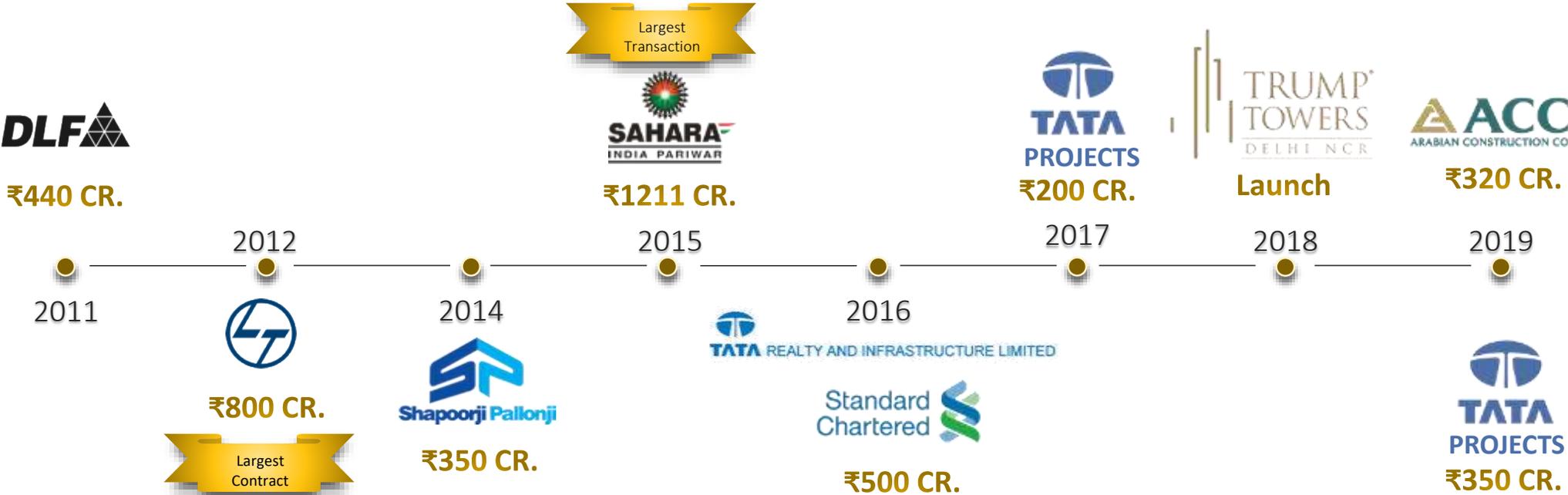
M&M
URBANA
premium

M&M
PRIVÉ 73

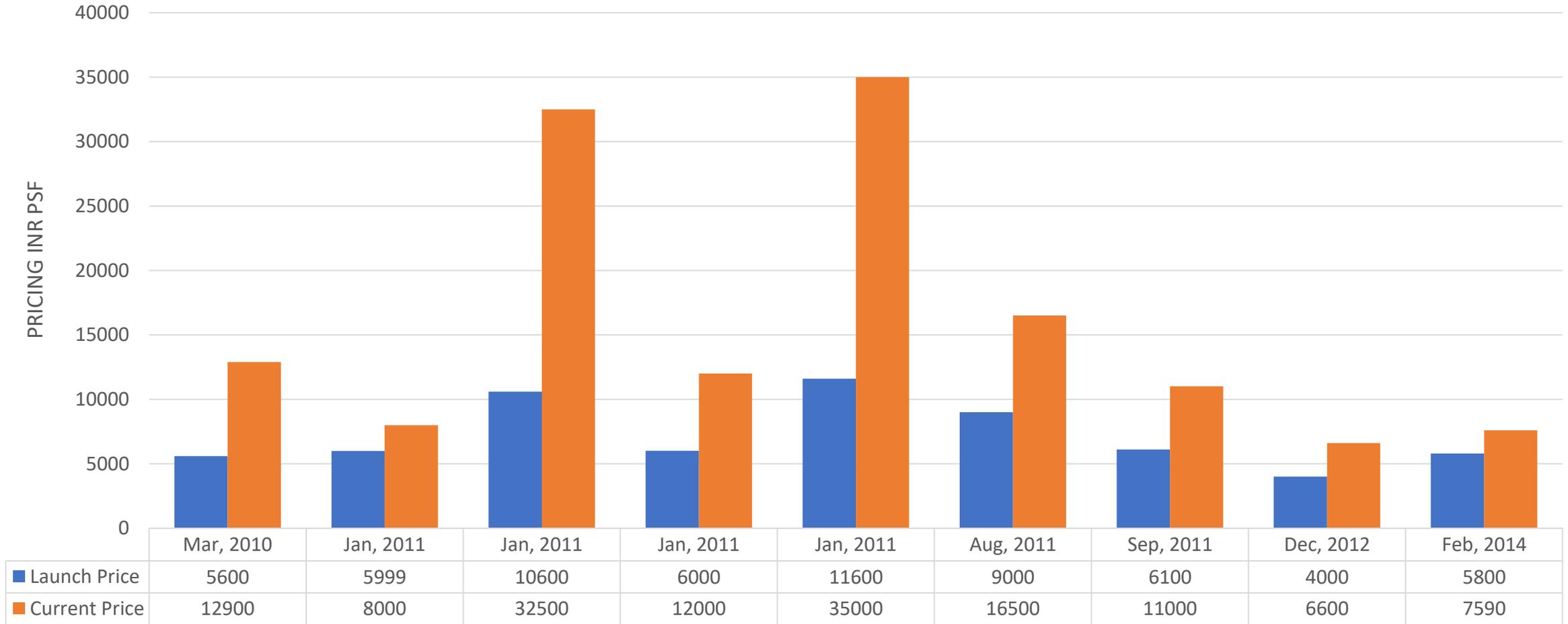
M&M
MY DEN

M&M
SKYLOFTS

MAJOR TRANSACTIONS



M3M – THE WEALTH CREATOR



OFFICE



RETAIL



OFFICE



RETAIL



A futuristic cityscape at sunset, featuring a large arena in the foreground. The arena is a large, circular structure with a complex, multi-tiered design, surrounded by a dense urban environment. The sky is filled with the warm, golden light of the setting sun, and the city buildings are silhouetted against the bright horizon. The overall atmosphere is one of a high-tech, advanced civilization.

AN ARENA

**GETTING READY
FOR THE FUTURE**

**GURUGRAM'S
NEW EPICENTRE
IN THE MAKING**



**GOLF COURSE
ROAD EXTN.**

A PERFECT INVESTMENT HOTSPOT



Future Ready



Wide Sector Roads



Grade A Offices



Premium Residences

A BALANCE OF SOCIAL & ECONOMIC INFRASTRUCTURE



New Central Business District (CBD)

- Number of Schools, Hospitals and markets in close vicinity
- A Neighbourhood of more than 40000 Families
- Metro Connectivity – close vicinity and lies on proposed metro corridor
- Corporates 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



MAP NOT TO SCALE

HIGH PRICEPOINT PROJECTS IN THE VICINITY



THE GAP

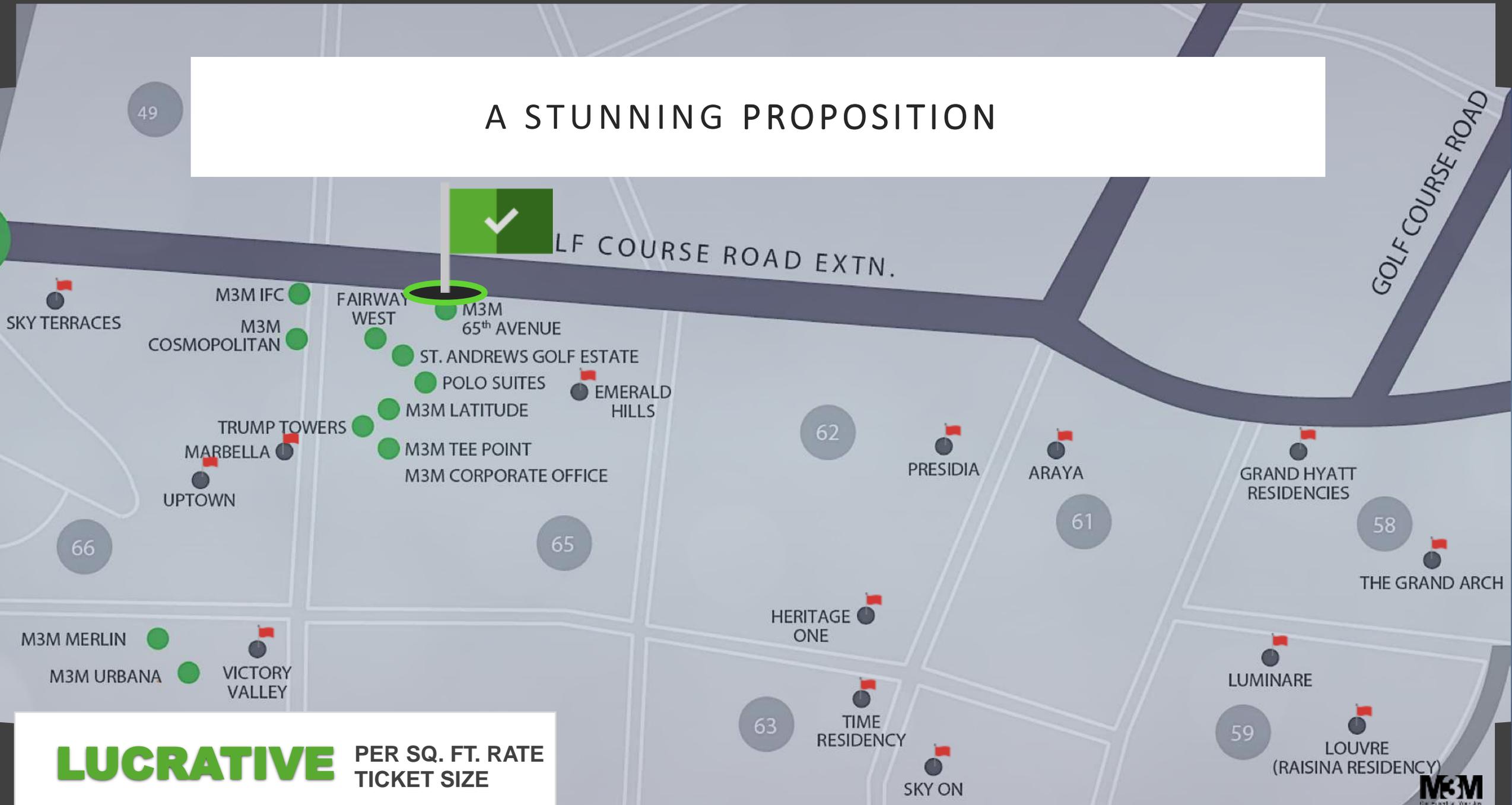


MID SIZE RESIDENCES

On a self-sufficient & self-sustained

**CANVAS OF EXISTING
DEVELOPMENT**

A STUNNING PROPOSITION



LUCRATIVE PER SQ. FT. RATE
TICKET SIZE

PRESENTING

Duo High
At **M&M** Heights

2 BED RESIDENCES

AT

GOLF COURSE ROAD EXTN, GURUGRAM

A DOWNTOWN LIFESTYLE



RETAIL



ENTERTAINMENT



F&B

LOCATION ADVANTAGE

HOSPITALITY



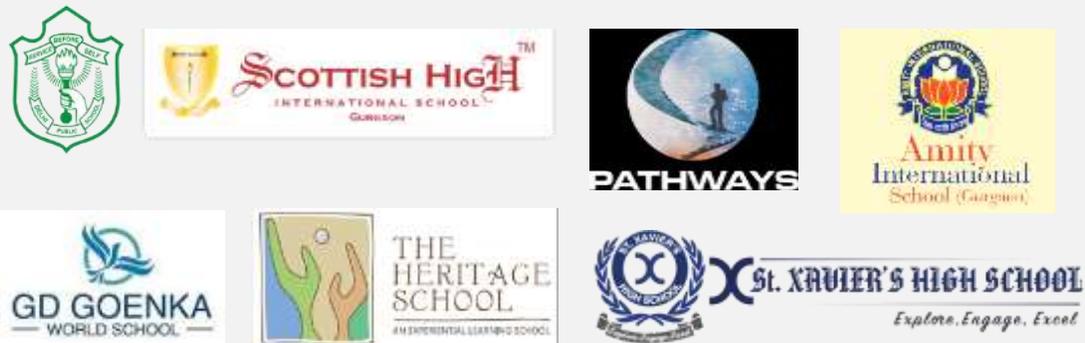
HEALTH CARE



RESTAURANTS



SCHOOLS



CORPORATES



MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SUNDAY



**WHY LIVE LIFE
ONLY ON WEEKENDS?**



MONDAY

TUESDAY

WEDNESDAY

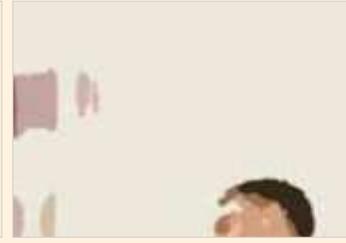
THURSDAY

FRIDAY

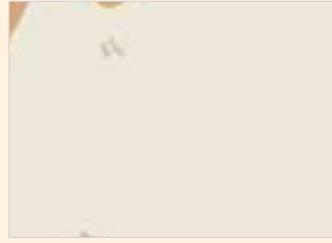
SATURDAY

SUNDAY

6 - 8 am



9 - 11 am



WEEKDAYS ARE THE NEW WEEKENDS!

4 - 6 pm



9 - 11 pm





**PARADISE FOR
THE EMERGING
GLOBAL CITIZEN**

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



**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











CONVENIENCE AND EFFICIENCY PUT TOGETHER

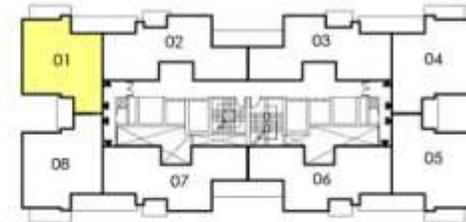
- Basement parking
- Separate Entry & Exit For retail & residences
- Properly Planned congestion free vehicular movement around the periphery



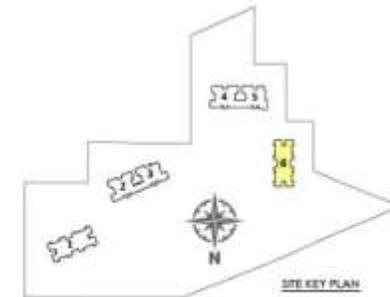
TERRACE LANDSCAPE PLAN

LAYOUT PLANS

FLOOR PLAN



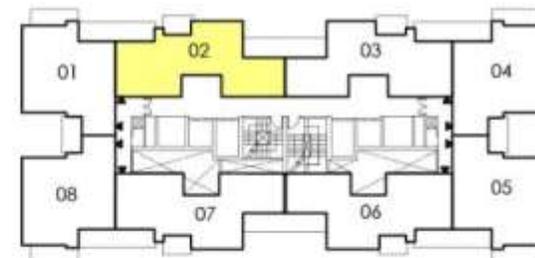
UNIT KEY PLAN



SITE KEY PLAN

TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
06	01	TYPE -1/ 2 ROOMS + 2 TOILET	3rd to 18th, 20th to 35th	1261 Sqft

Disclaimer: The floor plan / site plan / unit plan, as the case may be and as the position and dimensions are shown is to be read in conjunction with the License No. 10 of 2017 dt. 02.05.2017, 01 advertisement made by Company with IREDA, 01 building plan vide Memo No. 2P-1142/SDM/1001211027 dt. 01.06.2017 and/or other documents / plans / drawings and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not build the plans, drawings, specifications, warranty or representation as to the accuracy and completeness is being made. Allottees should conduct a careful independent investigation to be their satisfaction. Plans / scales attached to give 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. Allottees are responsible to secure building and insurance to be laid and cover themselves as shown on any plan will not occur the Allottee from completing the purchase of the Unit without obtaining in prior and/or recourse again at the Promoter. Drawings are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The furnishings, fittings, fixtures, appliances, partitions, cover flooring etc. should not be considered as part of offerings and/or part of the Agreement unless otherwise expressly stated in the Agreement. Specifications are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder as to part the approved / invited / invited guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project viable and successful for the allottee's / occupant's / user at large. IREDA (India) is an integral part of the development in a REIT-registered Project (Registered with Reserve Bank of India Regulatory Authority vide Reg. No. 01 of 2017 dt. 14.06.2017) which is being developed on the basis of land measuring 14.6121 acres (1,83,276 Sq. Meters) situated in Sector 05, Gurgaon - Haryana Urban Complex, Gurgaon, Haryana. Title Deemed Land is owned by Mangalam Multiplex Pvt. Ltd. CIN: U72119HR2005PTC048038 and the development thereof is being carried out by Company. Development of the Project is regulated by the Real Estate (Regulation & Development) Act, 2016 (RERA Act) and Haryana Real Estate (Regulation & Development) Rules, 2017 (the RERA Rules). Copies of approved and Project Plan available for inspection at the Company's office subject to prior appointment. Complete details of the Project including the specifications and all other drawings and other information and details are available. Website of RERA Authority yet to be notified. Terms and Conditions apply. 1 Bed + 247 SQ. Area, 1 Room + 440 sq ft or 404.84 sq. mts, 1 square ft 0.09 sq. m.

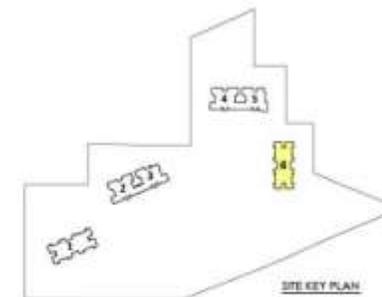


UNIT KEY PLAN

ENTRANCE



TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
06	02	TYPE -4 2 ROOMS + 2 TOILET	3rd to 18th, 20th to 35th	1433 Sqft



SITE KEY PLAN

Disclaimer: The floor plan / site plan / unit plan, as the case may be and as the situation and circumstances or appear to be read in conjunction with the License No. 15 of 2017 dt. 03.08.2017, 01 advertisement made by Company with IRRRA, SO Building plans vide Memo No. 20/147508/001/21/1557 dt. 01.08.2017 various reports / Internal Measurement Reports are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter plans and details the plan is accurate, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottees and/or investors should conduct a careful, independent investigation on his / their selection. Plans / site plan 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. Allottees / investors in regard to layout and construction should consult the layout and construction drawings on any plan will not excuse the Allottee from completing the purchase of the Unit without obtaining the plan and/or recourse against the Promoter. Discrepancies are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The furnishings, fittings, fixtures, appliances, partitions, cover flooring etc. should not be considered as part of offerings and / or part of the Agreement unless otherwise expressly stated in the Agreement. Specifications listed are intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approved / sanctioned / guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project comfortable and convenient for the allottee / occupant / user at large. IRRRA (IRRA) is an integral part of real estate development in a RERA registered Project (Registered with Reserve Real Estate Regulatory Authority vide Reg. No. 01 of 2017 dt. 14.06.2017) which is being developed on the basis of land measuring 14.6125 acres (2,832 Hectares) situated in Sector 05, Connaught Place, New Delhi. Project is owned by Bangalore Multiplex Pvt. Ltd. (CIN: U75100KA2009PTC048803) and its development (to be) is being carried out by Company. Development of the Project is regulated by the Real Estate (Regulation & Development) Act, 2016 (RERA Act) and the Real Estate (Regulation & Development) Rules, 2017 (RERA Rules). Copies of approved 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. *Area and Landmass apply. 1 Hectare = 2.47105 Acres, 1 Acre = 4840 sq. yds, 1 square ft = 0.09 sq. yds.

PROJECT SPECIFICATIONS

Flooring

- Laminated wooden flooring in all bedrooms
- Vitrified/ceramic flooring in Living / Dining Area

Kitchen

- Modular kitchen with HOB & Chimney

Toilets

- Single lever Fixtures with branded CP fittings and white sanitary ware

Lift Lobbies

- Air-conditioned Ground Floor Lift Lobby.

Electrical Equipment

- Split Air-Conditioning in Living, Dining and Bedrooms.
- Three tier security system
- High speed elevators
- Round the Clock Power Back-up with suitable diversity and load factor

Fire Safety

- Automatic Sprinkler system, Wet riser
- Fire Detection and Alarm system

Others

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

Construction By:



PMC By:



Wind Engineering
Consultant:



BIM Solutions



**SOUTH NIRVANA
COUNTRY**



ALOHA



**SUCCESS
TOWER**



**EMERALD
PLAZA**



**DPS
INTERNATIONAL**



NIRVANA COUNTRY



« GOLF COURSE ROAD EXTN. »



CONSTRUCTION IN FULL SWING

8,000 HANDS AT WORK

RETAIL COMPLETE



Duo High
At **M&M** Heights

**Now or Never
Sales Proposition**

PAYMENT PLAN 2

CONSTRUCTION LINKED PLAN*

5% NOW

**NOTHING
TILL POSSESSION***

PRICING

SALE PRICE

11250 psf*

*** GST Extra**

An aerial night view of a city skyline, likely Hong Kong, with numerous skyscrapers illuminated. The text "THANK YOU" is overlaid in large, white, bold, sans-serif font across the center of the image. The background is a dark blue gradient with faint, light blue circular patterns.

THANK YOU