



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-85, Gurugram

 **FAIRWAY WEST**
Sector-85, Gurugram

 **ST. ANDREWS**
GOLF RESIDENCES

 **PANORAMA**
— EXCLUSIVE 36 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
NEW 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

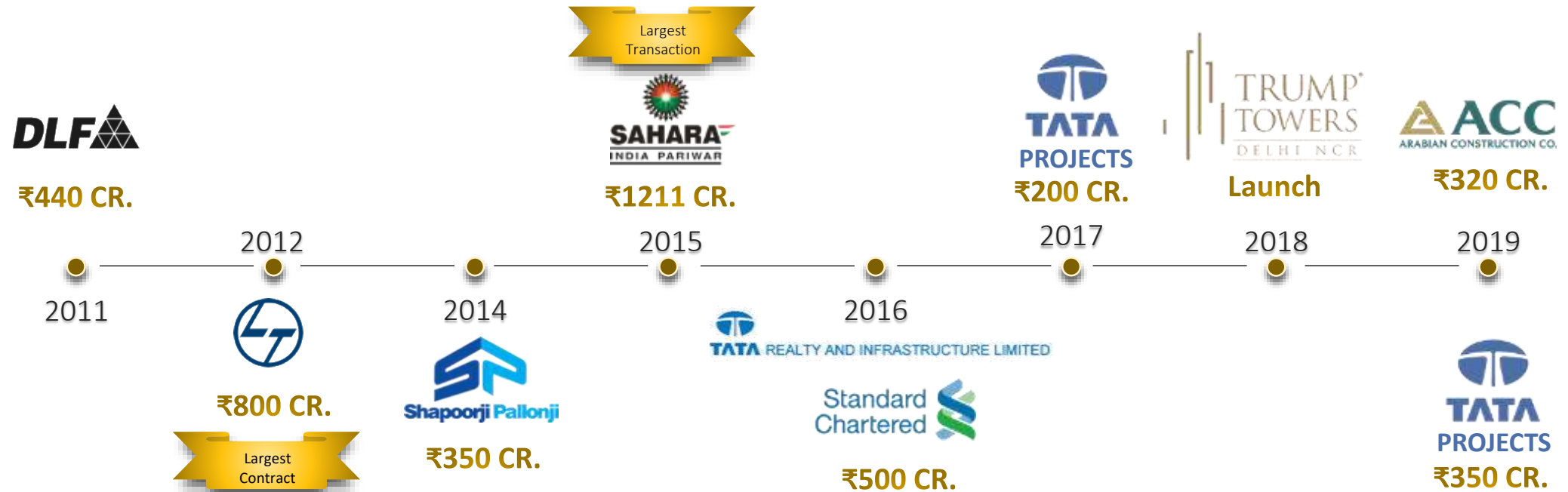
M&M
URBANA
premium

M&M
PRIVÉ 73

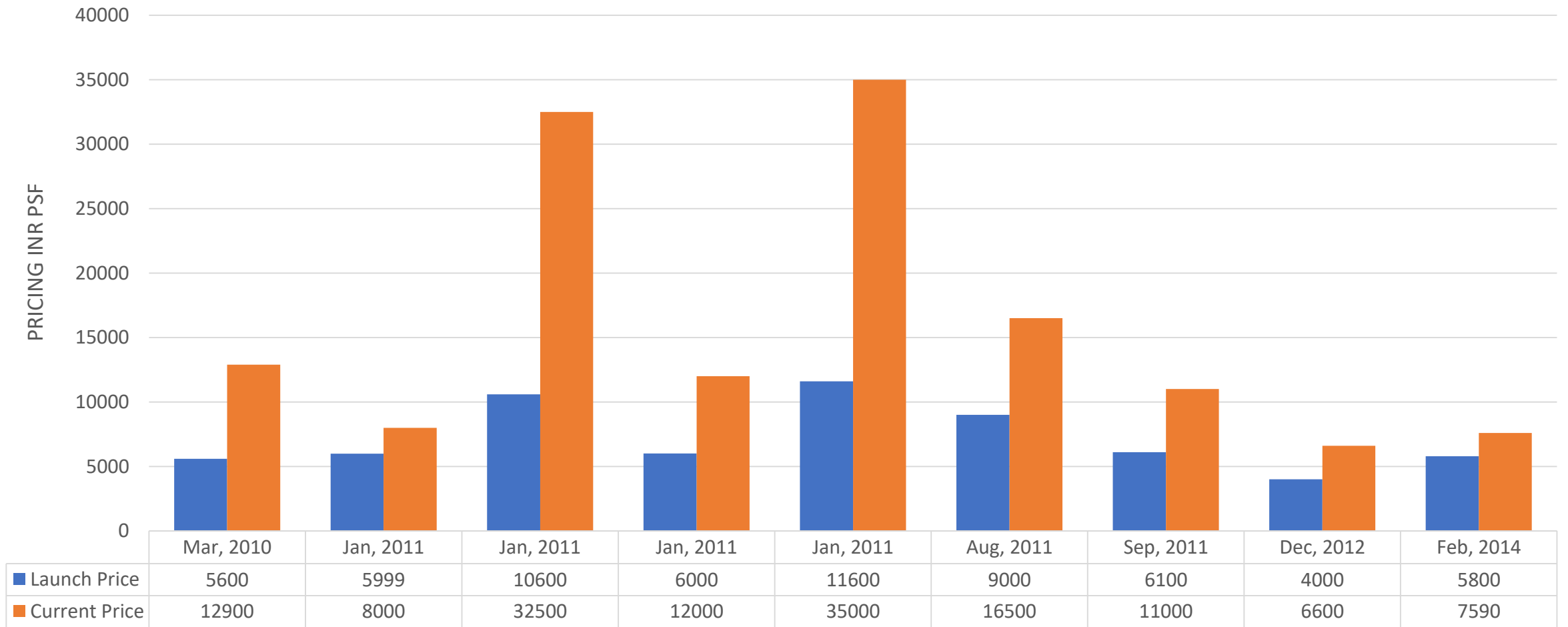
M&M
MY DEN

M&M
SKYLOFTS

MAJOR TRANSACTIONS



M3M – THE WEALTH CREATOR



OFFICE



RETAIL



OFFICE



RETAIL



A wide-angle, low-angle shot of a futuristic city at sunset. The sky is a mix of orange, pink, and purple. In the background, several tall, modern skyscrapers with unique, angular designs rise against the sky. In the foreground, a large, circular arena with a dark, reflective surface is visible. The arena is surrounded by a low wall and some smaller buildings. 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

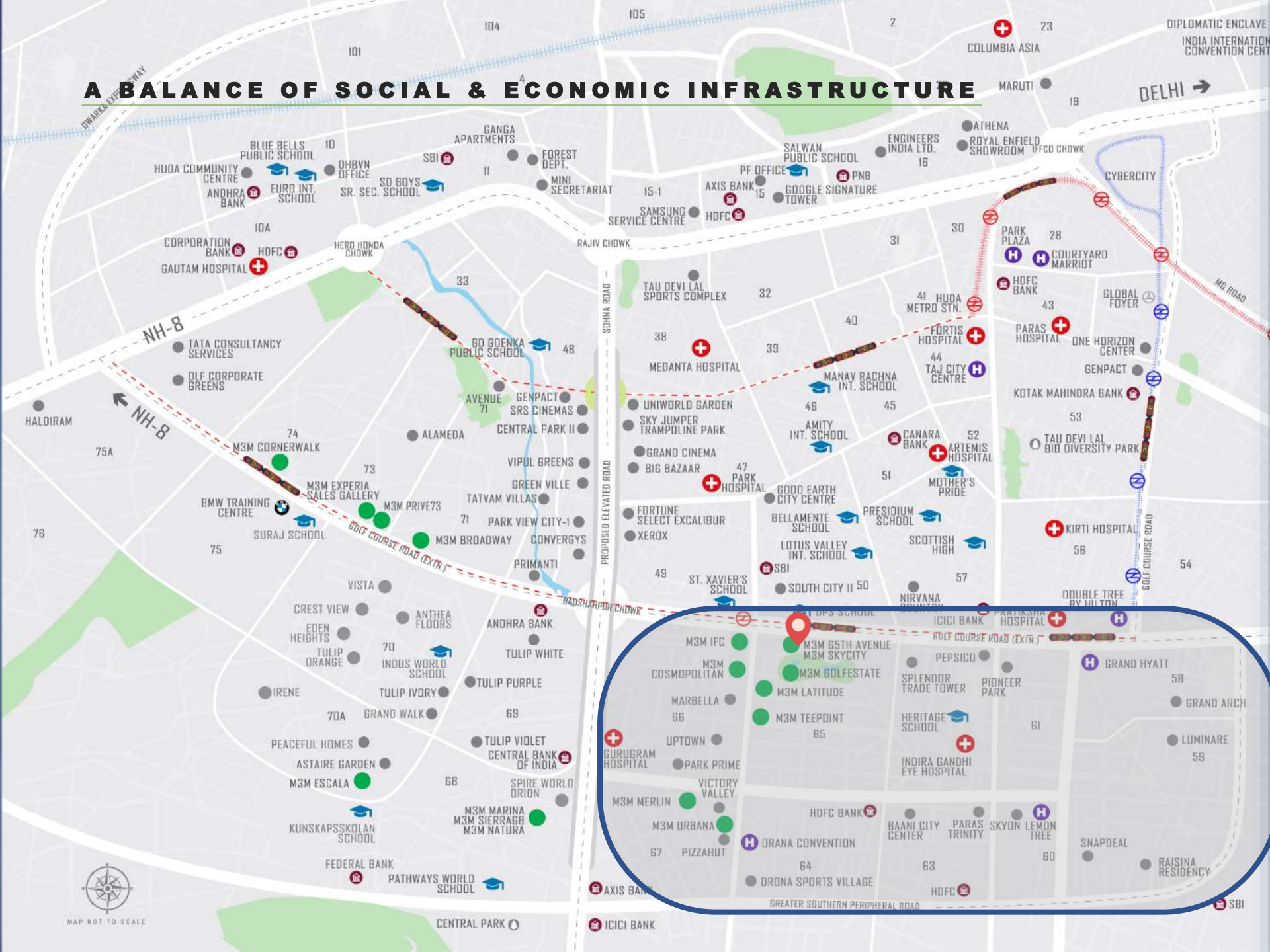


Grade A Offices



Premium Residences

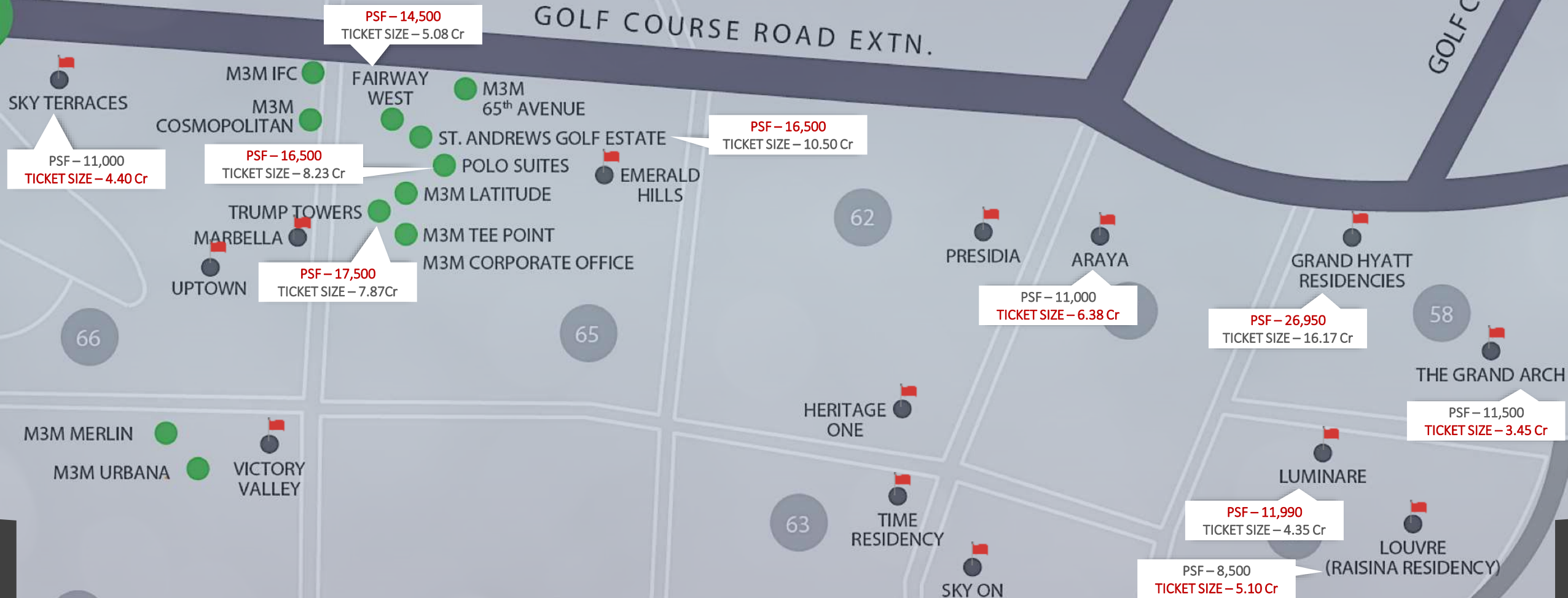
A BALANCE OF SOCIAL & ECONOMIC INFRASTRUCTURE



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

HIGH PRICEPOINT PROJECTS IN THE VICINITY



THE GAP



MID SIZE RESIDENCES

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

A STUNNING PROPOSITION



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



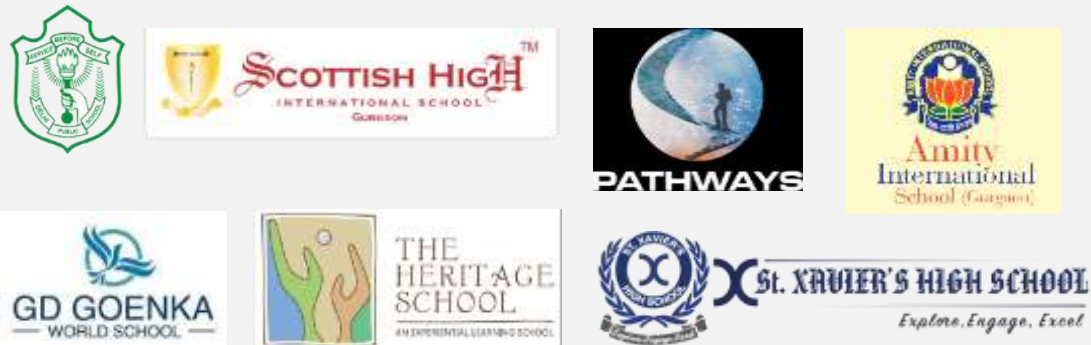
HEALTH CARE



RESTAURANTS



SCHOOLS



CORPORATES



MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SUNDAY



**WHY LIVE LIFE
ONLY ON WEEKENDS?**



MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

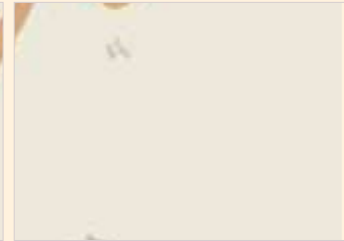
SATURDAY

SUNDAY

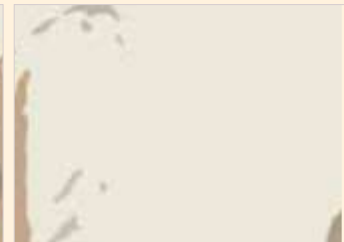
6 - 8 am



9 - 11 am



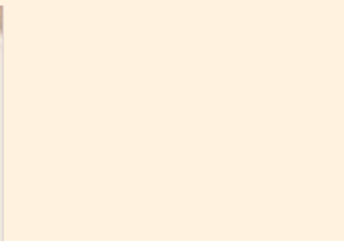
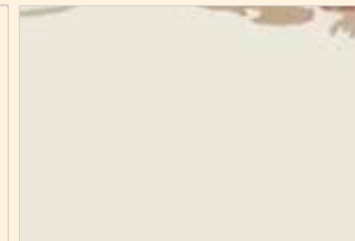
**WEEKDAYS ARE THE
NEW WEEKENDS!**



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

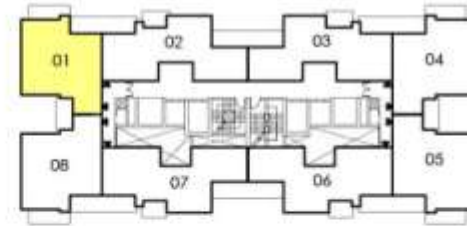
- Basement parking
- Separate Entry & Exit For retail & residences
- Properly Planned congestion free vehicular movement around the periphery



TERRACE LANDSCAPE PLAN

LAYOUT PLANS

FLOOR PLAN



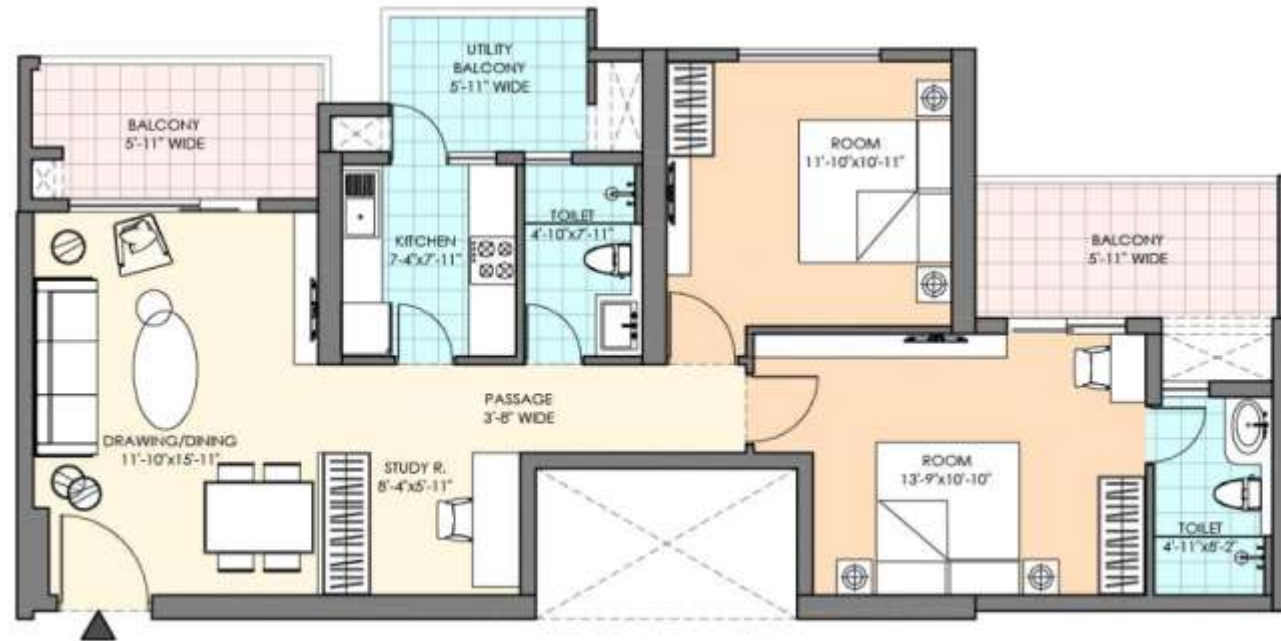
UNIT KEY PLAN



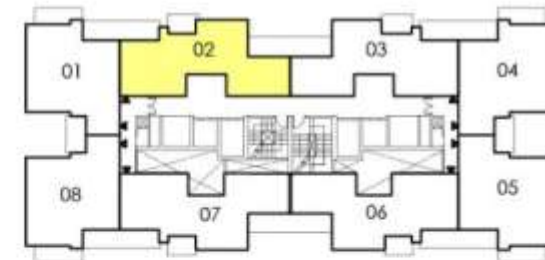
SITE KEY PLAN

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

[illegible]



ENTRANCE



UNIT KEY PLAN



SITE KEY PLAN

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

Disclaimer: The floor plan / site plan / unit plan, as the case may be and as the dimension and measurements or aspect is to be read in conjunction with (i) License No. 15 of 2017, (ii) 10/05/2017, (iii) advertisements made by Company with HREDA, (iv) Building plans side Memo No. 20/142/5008/10/11/1157, (v) 01/06/2017, (vi) various permits / licenses / Measurement / levels are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plan's accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Attention and/or to others should consult a careful, independent investigation to its / their satisfaction. Plans / colors included in 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 regard to layout and measurements as shown on any plan will not excuse the Applicant from completing the purchase of the Unit without statement in prior 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, doors, 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 Municipality, or such other changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals / instructions / 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. HREDA (Housing Regulatory Authority) is an integral part of the project and development in a HREDA registered Project (Registered with Haryana Real Estate Regulatory Authority vide Reg. No. 01 of 2017 dt. 14/06/2017) which is being developed on the basis of land measuring 14.6121 acres (1,33,27,000 sq. ft.) situated in Sector 05, Gurgaon, Haryana. Urban Corporation, Haryana. Under Government Land is owned by Manglam Multiplex Pvt. Ltd. (CIN: U75109HR2009PT024863) 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 (HREDA 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 HREDA Authority yet to be notified. *Terms and Conditions apply. 1 Hect = 2.47105 Acres, 1 Acre=606 sq. yds. or 4046.86 sq. mtrs., 1 sq.m = 1.076 sq.ft.



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

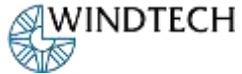
Construction By:



PMC By:



Wind Engineering
Consultant:



BIM Solutions



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 illuminated skyscrapers and a body of water in the background. The text "THANK YOU" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

THANK YOU