



THE GAME CHANGERS OF INDIA'S REAL ESTATE

BUILDING OUR LEGACY WITH A SPECTRUM
OF 46 FINEST DEVELOPMENTS OVER A DECADE





A BELIEF THAT
BINDS US TOGETHER

ACHIEVED MANY MILESTONES OVER A DECADE!

2 CR SQ FT

OF AREA
DELIVERED

4 CR SQ FT

OF AREA UNDER
CONSTRUCTION

3000 ACRES

OF PRIME
LAND BANK

45 ICONIC
PROJECTS

PORTFOLIO

LARGEST

DEVELOPER OF
NORTH INDIA

M3M **1.0**
2010-17

21 PROJECTS LAUNCHED | **08** PROJECTS DELIVERED
15,000 Cr. SALES ACHIEVED

M3M **2.0**
2017-22

18 PROJECTS LAUNCHED | **12** PROJECTS DELIVERED
25,000 Cr. SALES ACHIEVED

M3M **3.0**
2023-24

**A TOPLINE OF
1,00,000 CR.**

LEADING THE INDUSTRY WITH GAME CHANGING MOVES!



**IMPACTFUL
PROJECT
LAUNCHES**



**BOLD AND
1ST MOVER
PROPOSITIONS**



**NEW
FORMAT
OFFERINGS**



**FAST
PACED
CONSTRUCTION**



**INCREDIBLE
SALES
ENGINE**

YET AGAIN CHANGING THE GAME WITH

AN INTERNATIONAL LIFESTYLE DESTINATION

IN GURUGRAM

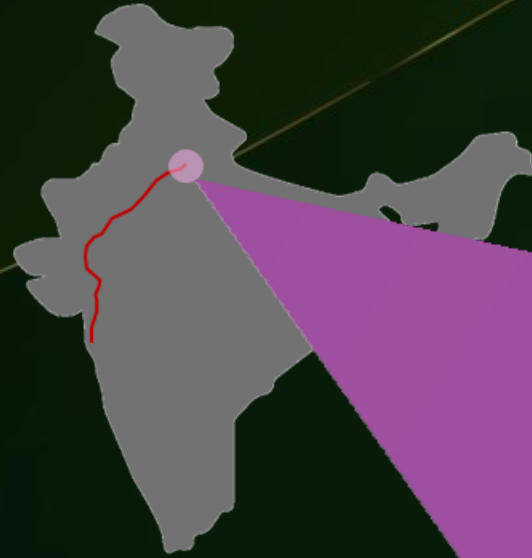


AT A WELL-CONNECTED LOCATION

"A promising location where development, connectivity, serenity & everything will revolve around you."

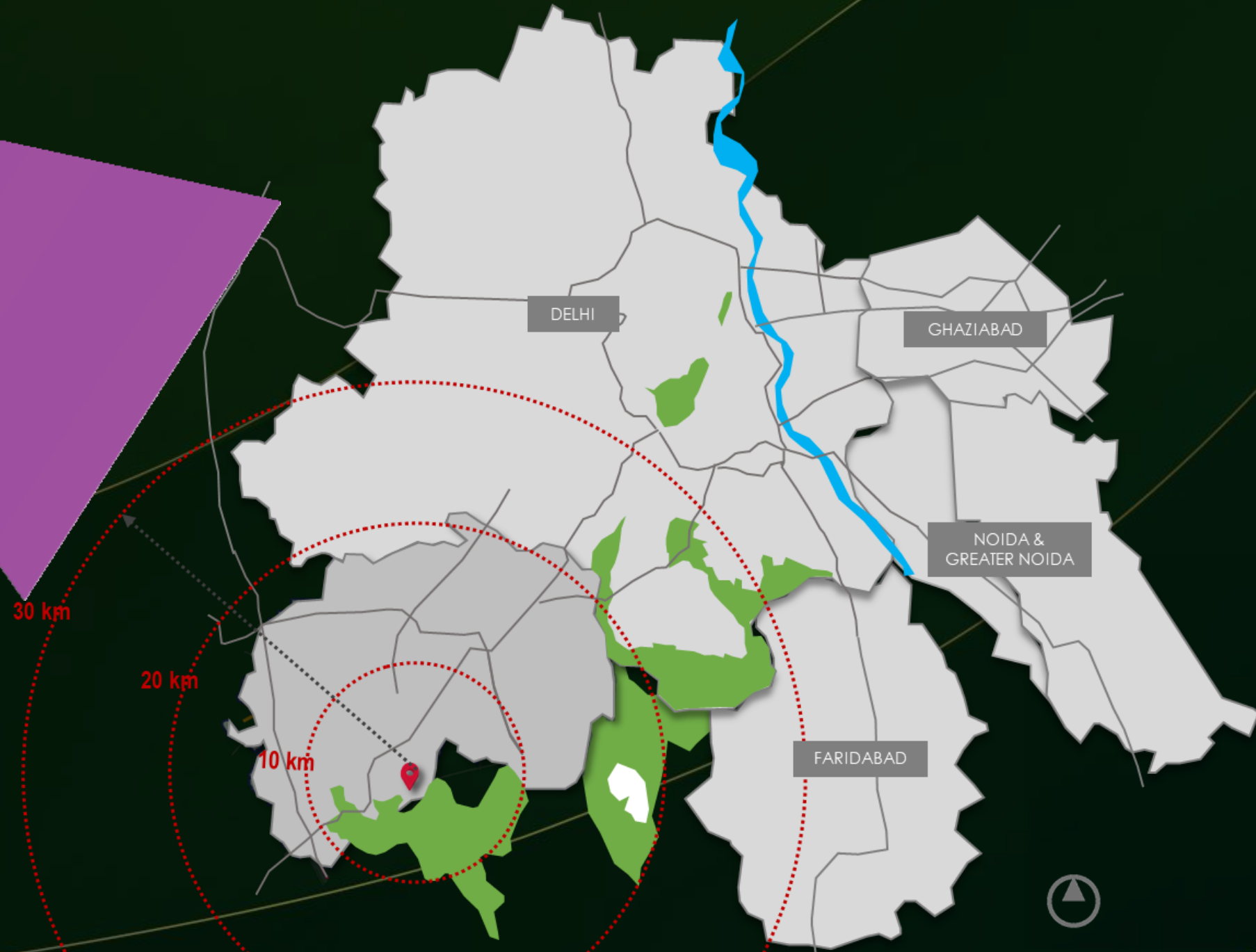
NICHE LOCATION

One of the rare location next to hills in NCR
Close to heart of city yet away form hustle bustle



Site region lies in Proximity of **DMIC** on western Dedicated Freight Corridor
One of the Fastest growing suburbs of NCR

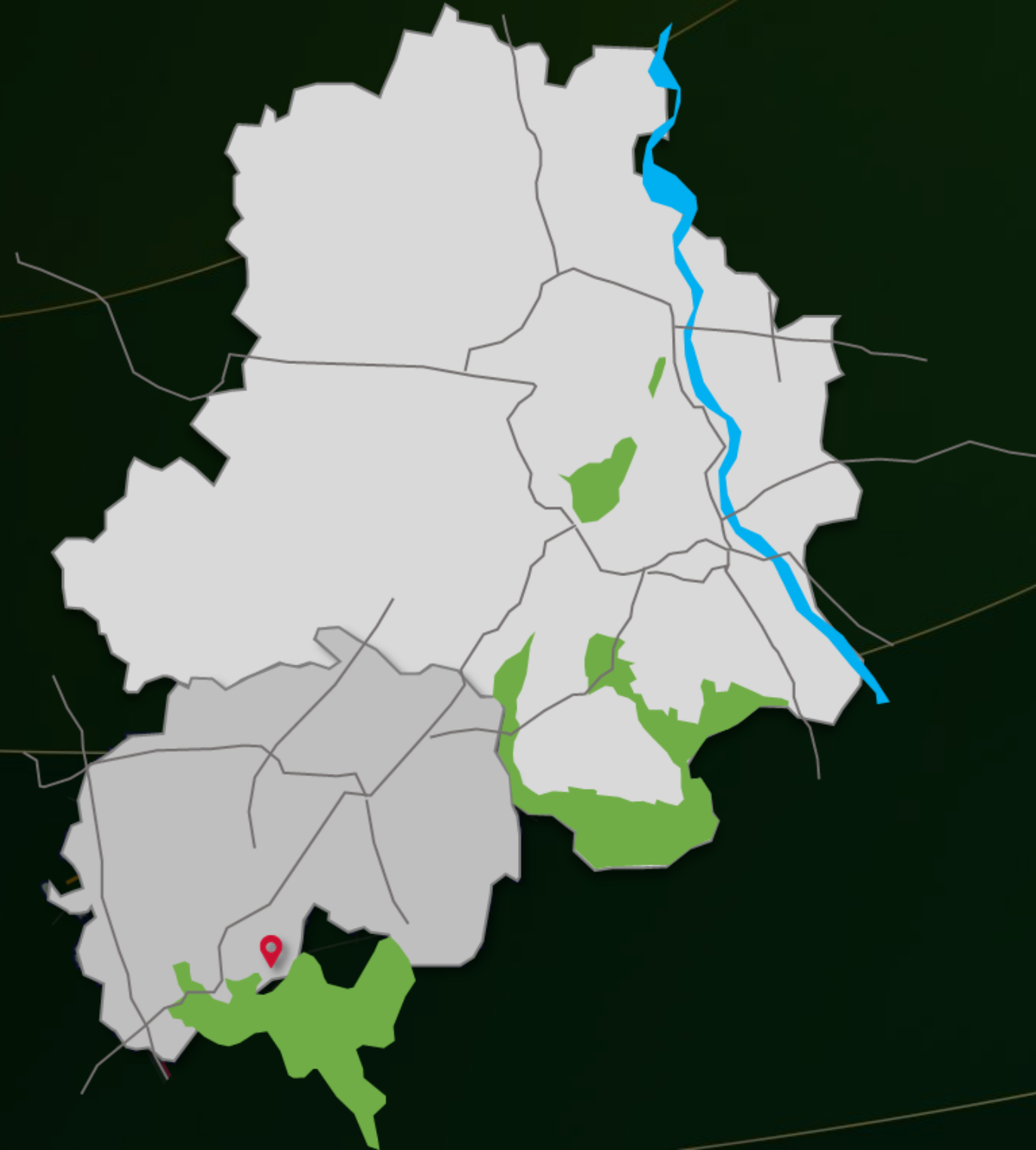
- Subject site is located near the **booming town** in Manesar-Bawal Investment region
- **Estimated value of output** in Haryana sub region of DMIC is **expected to grow 15 times over 30 years** period (2010 – 2040)



High Growth Location of Gurgaon

- Gurgaon presently **caters to the largest supply of commercial office space in NCR region**
- The region has witnessed high population influx due to **migration owing to job opportunities** in Subject Site Region & witnessed **30% jump in migrant population** from 2001 - 2011

SITE POSITIONING



A Destination of a Kind for urban residents



Cultural Heritage of Aravallis

In Gurugram District, The Aravalli hills occupy an area of 11,256 hectares



Rich Heritage of Flora & Fauna

As per survey conducted by the Forest Department, 180 species of birds, 15 species of mammals & reptiles, 29 species of aquatic animals & 57 species of butterflies exist in Aravalli forest



Aravallis as the Natural Guardian of the region

Green lungs for the region covered by thick layer of greens helps in releasing oxygen & maintaining temperature & weather.



Premium Resorts as Destination for NCR residents

Multiple wellness resorts, Hotels, privately owned farmhouses & recreational spots with picturesque view outline the surrounding vicinity



ROBUST CONNECTIVITY

NH-8 | SPR | GCRE
KMP Expressway | IGI Airport

FIRST TIME EVER ENJOY THE BENEFITS OF
HIGH RISE IN A LOW RISE !

AN ICONIC DEVELOPMENT

IN SYNC WITH MODERN NEEDS

**RISE OF
TOWNSHIP
DEMAND**

**INCREASED
TRUST IN
BRANDED
PLAYERS**

**RISE IN NEED
OF LARGER
FLEXIBLE HOMES**

**RISING
DEMAND OF
MID-SEGMENT
CATEGORY**

**DROP IN
AVERAGE
HOME BUYING
AGE**



PRESENTING..

3M
ANTALYA
HILLS
A TRIBUTE TO NATURE

AIRCONDITIONED RESIDENCES
AT SECTOR 79, GURUGRAM

THE LARGEST DEVELOPMENT IN THE FOOTHILLS OF ARAVALIS

M3M
ANTALYA
HILLS
A TRIBUTE TO NATURE

- **PERFECT ECOSYSTEM** FOR FULFILLING ALL YOUR DESIRES
- **PERKS OF CITY LIFE** ALONGWITH THE DESIRE OF BEING CLOSE TO NATURE
- **SUSTAINABLE, TECHNOLOGY DRIVEN, FUTURE READY, NATURE FIRST ECOSYSTEM**

101 AMENITIES TO GIVE YOU A TRUE LUXURY LIFESTYLE !



THEME BASED GARDENS

LOUNGE BAR

MUSIC ROOM

JUICE BAR

OUTDOOR GYMS

RAIN GARDEN

YOGA ZONE

MEDITATION CENTRE

SENIOR CITIZEN LOUNGE

HEALTH CENTRE

24X7 POTABLE WATER

WALKING TRAIL

HEALTH ZONE

JOGGING TRACK

BUS STOPS

SOLAR STREET LIGHTING

24X7 PHARMACY

POOL/ BILLIARDS TABLE

24X7 CONVENIENCE STORES

CLUB HOUSE

SENIOR CITIZEN ZONE

SPORTS ZONES

SOLAR PARKING SHADES

GAZEBO SEATING

STORM WATER RETENTION

CYCLING TRACK

CLUB HOUSE

DRIVER RESTROOMS

BASKETBALL COURTS

SELF CLEANING PAINTS

WATER QUALITY MONITORING

SMART PUBLIC AREA LIGHTING

LOW U-VALUE GLASS FACADE

3-TIER SECURITY

HANGING GARDEN

VIEWING DECKS

CRECHE AND DAY CARE

VOLLEYBALL COURT

KIDS POOL

PUBLIC RESTROOMS

WELL-VENTILATED RESIDENCES

THEME BASED GARDENS

ROOFTOP LOUNGE

BADMINTON COURT

MULTIPLE PURPOSE SPACES

ECO FRIENDLY FINISHES

BIO FILTRATION

COATED NON-TOXIC PAINTS & FINISHES

BANK & ATMs

LARGE GREEN ZONE

STORAGE AREAS

AUTOMATIC ENERGY SAVING SYSTEMS

SMART VISITOR MONITORING SYSTEM

AMPHITHEATRE

TREE SHADED WALKWAYS

FAMILY DECK AT TERRACE LEVEL

BIRD'S CORNER

CABANAS IN LANDSCAPES

PARTY EVENTS LAWN

CIGAR LOUNGE

URBAN FARMING AREA

KIDS ACTIVITY ZONE

24X7 UNINTERRUPTED POWER SUPPLY

PRIVATE HOME CLUB

DRIP IRRIGATION NETWORK

LPG GAS PIPELINE PROVISION

THEMED LANDSCAPED AREA

GREY WATER COLLECTION & DISTRIBUTION

SAFE PICKUP POINTS FOR CHILDREN

FOOD WASTE COMPOST

CAR WASH

ROCK CLIMBING WALL

BARBEQUE & BON FIRE AREAS

LIBRARY/ STUDY CENTRES

SWIMMING POOL

DEDICATED BIKE LANES

THEME BASED GARDENS

LOUNGE BAR

MUSIC ROOM

JUICE BAR

YOGA ZONE

MEDITATION CENTRE

SENIOR CITIZEN LOUNGE

OUTDOOR GYMS

RAIN GARDEN

WALKING TRAIL

HEALTH ZONE

JOGGING TRACK

SOLAR PARKING SHADES

GAZEBO SEATING

STORM WATER RETENTION

CYCLING TRACK

THEME BASED GARDENS

ROOFTOP LOUNGE

WE ARE PROVIDING WHAT YOU MISSED IN AN INDEPENDENT HOUSE



CLUB



COMMON
MAINTENANCE



SECURITY



DEDICATED
PARKING



COMMON
AMENITIES



THEMED
GARDENS



JOGGING
TRACKS



HEALTH &
SPORTS ZONE

AND MORE..



COME HOME TO A
GRAND SENSE OF
ARRIVAL





KIDS PLAY AREA
WALKING TRACK
COMMUNITY GARDEN



MOVE UP YOUR LIFE AT
WELL APPOINTED CLUBS





MULTIPLE
SPORTS AMENITIES





LUSH LANDSCAPE &
SERENE WATER BODIES





SPACIOUS
LIVING SPACES

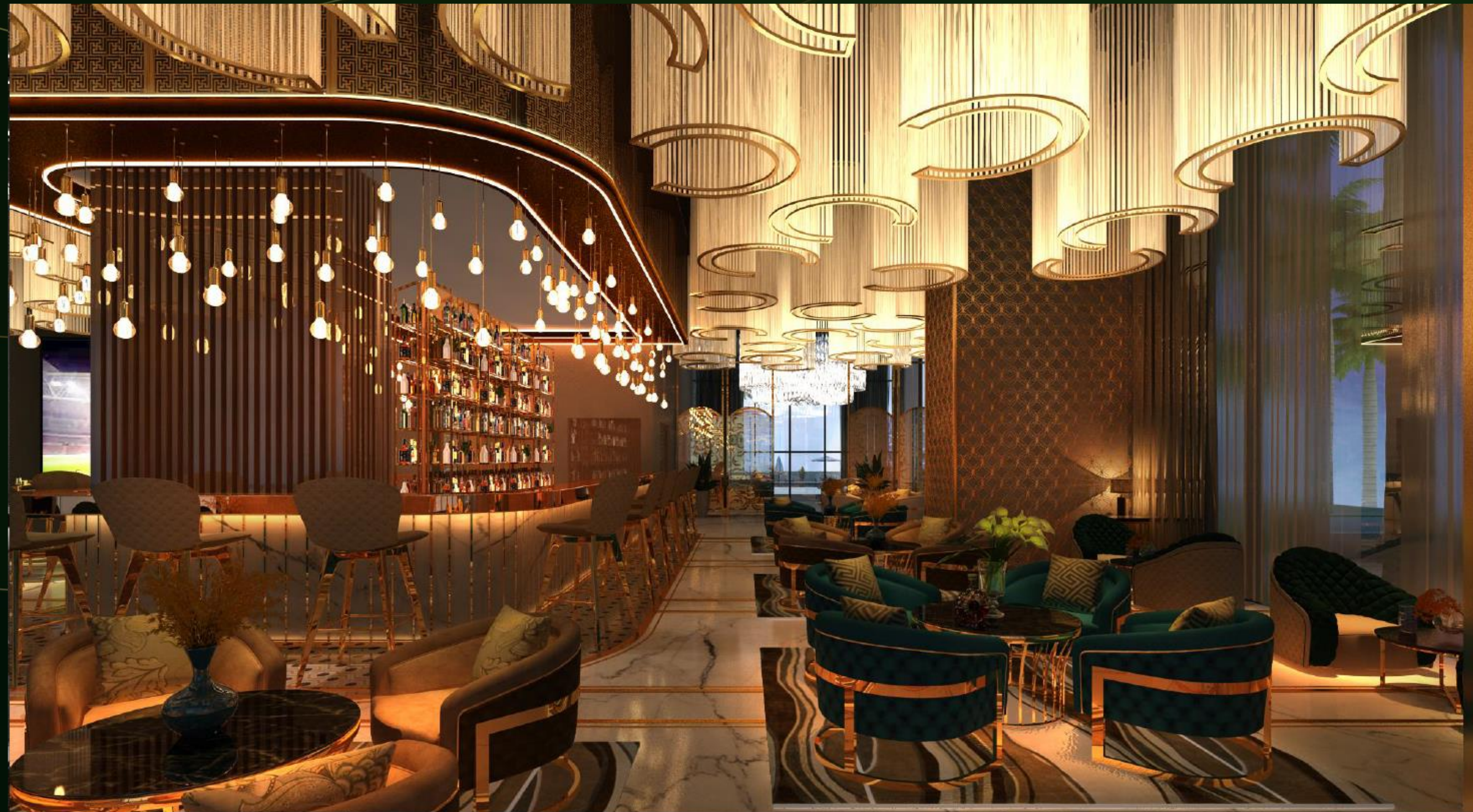


CLUB CLASS

FOR THAT FINER TASTE IN LIFE!

**A GRAND SENSE
OF ARRIVAL
WELL APPOINTED
LOBBY**

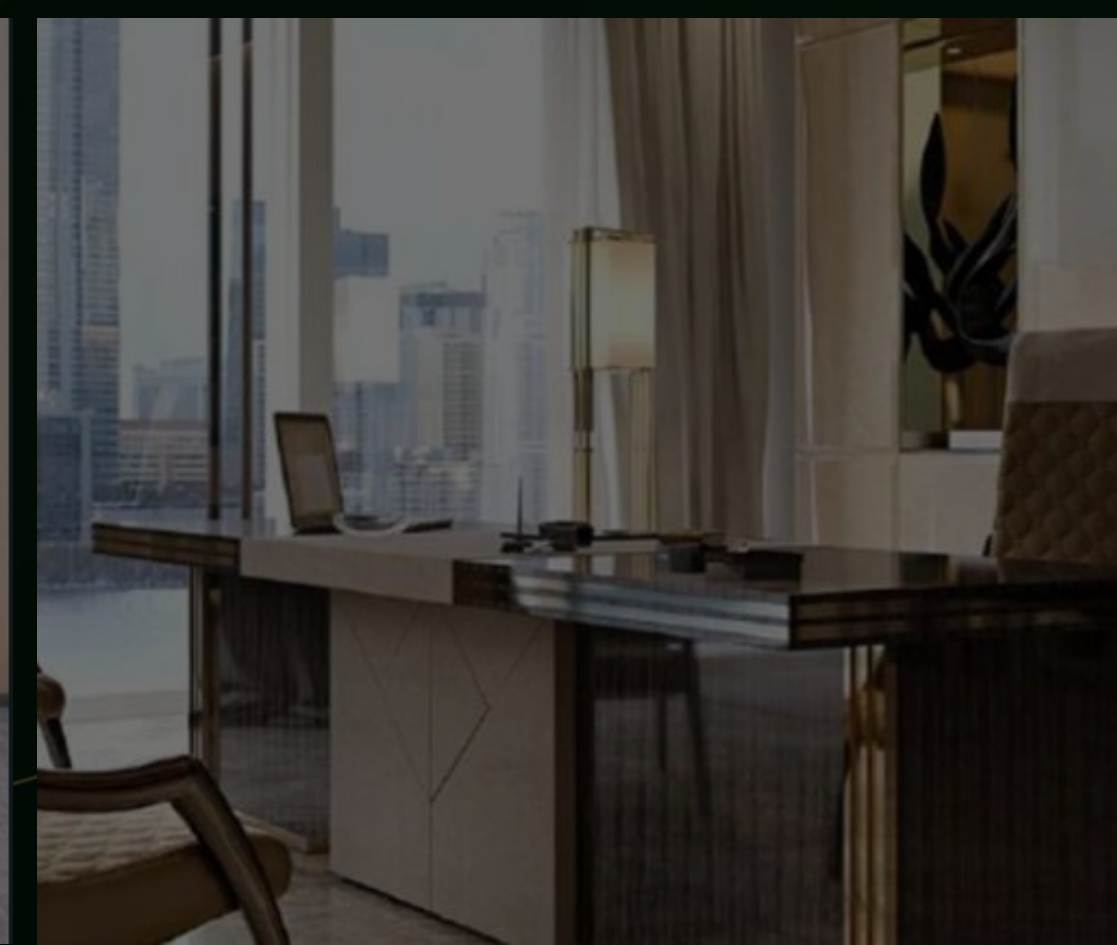
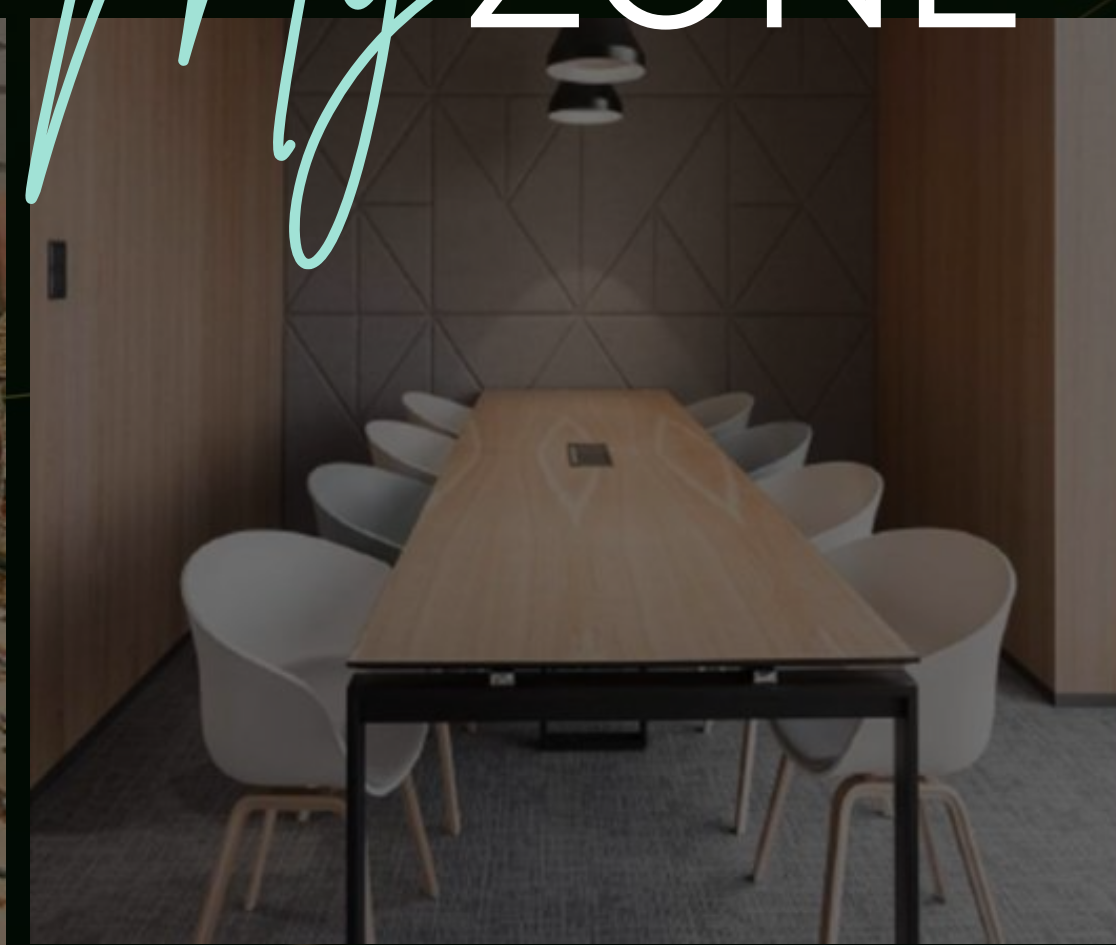




BAR & LOUNGE

FITNESS CENTRE

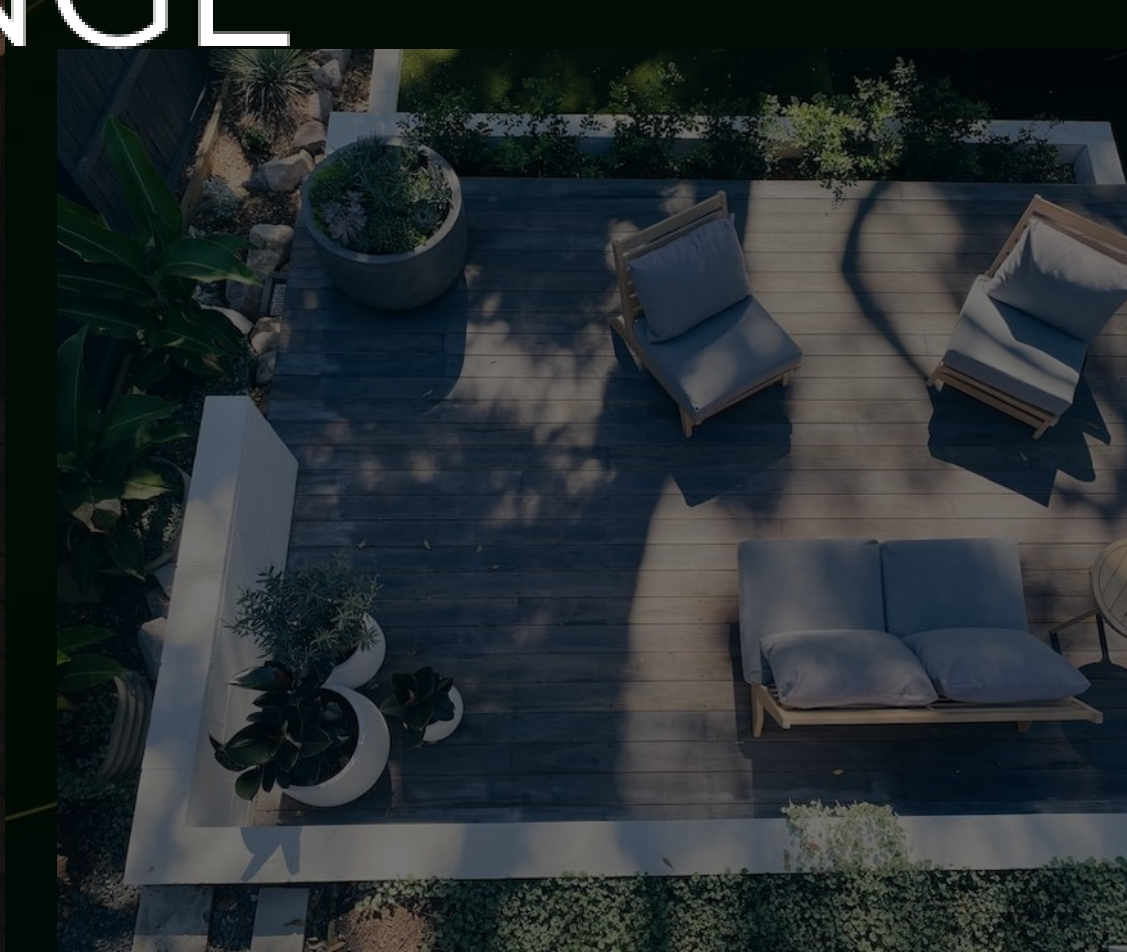




My ZONE



YOUR PERSONAL ZONE
IN THE BASEMENT



My AER-LOUNGE



OWN A
SLICE OF HEAVEN



OUR MASTER DEVELOPMENT

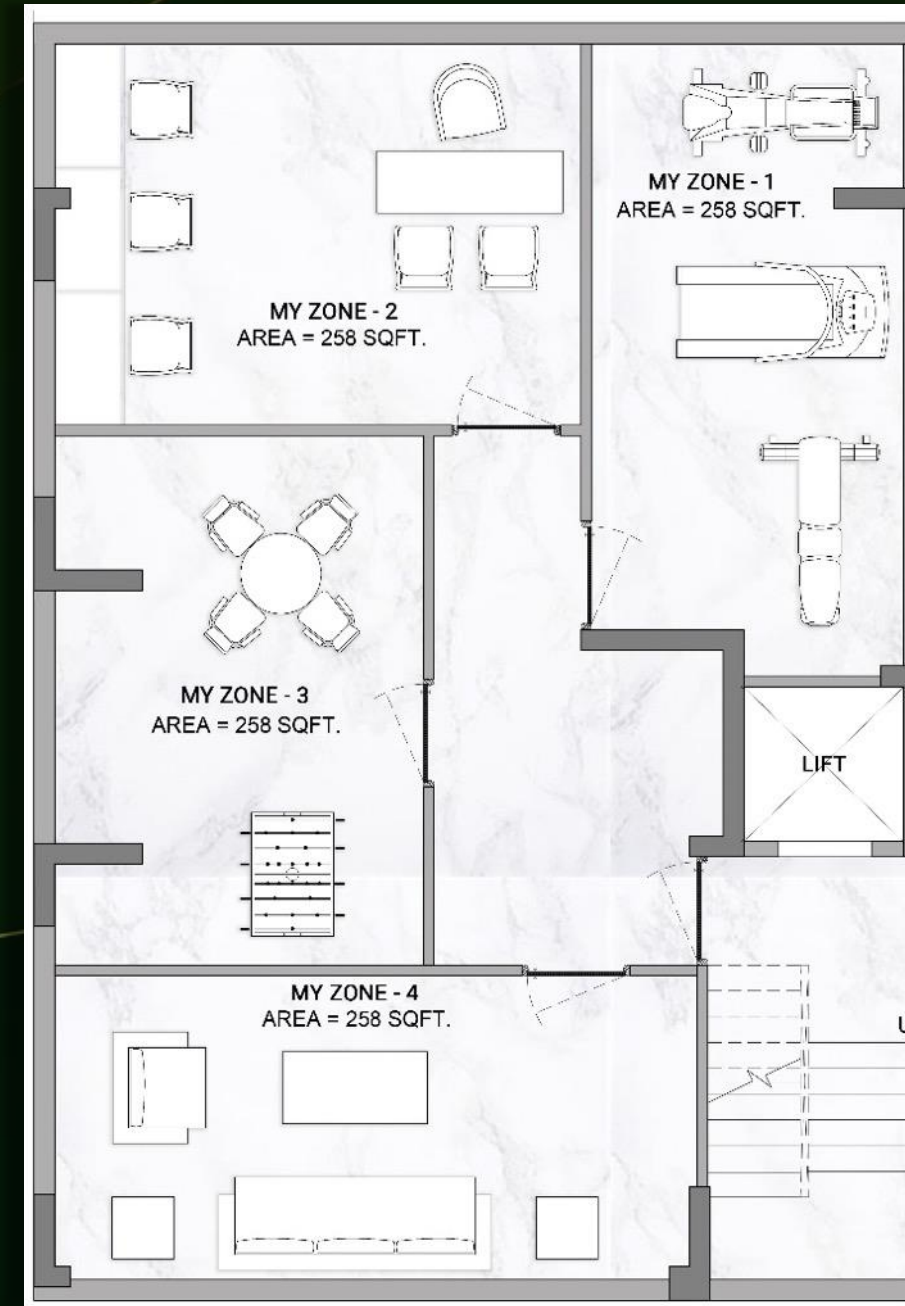


CUSTOMISED SPACES
FOR ONE'S OWN TOUCH

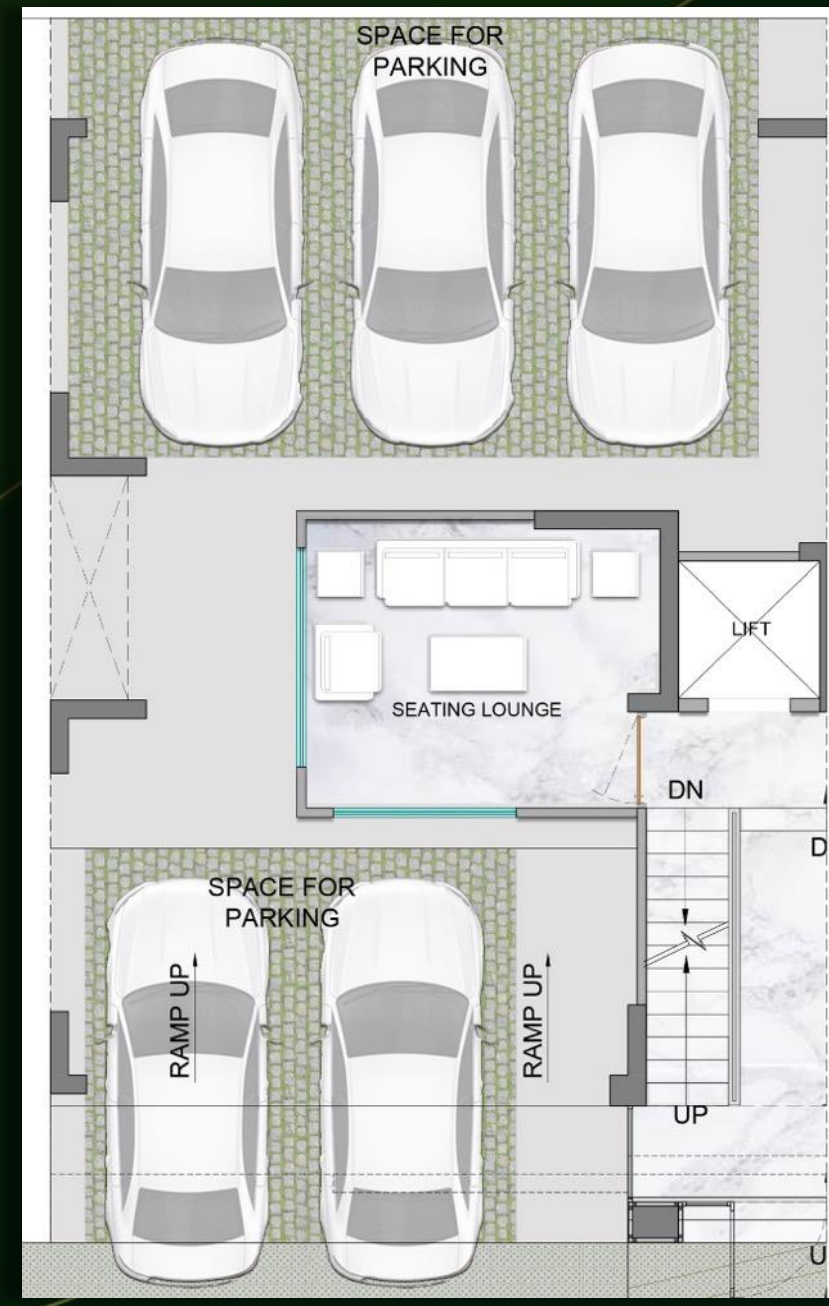
FOUR LEVELS OF ULTIMATE BLISS!



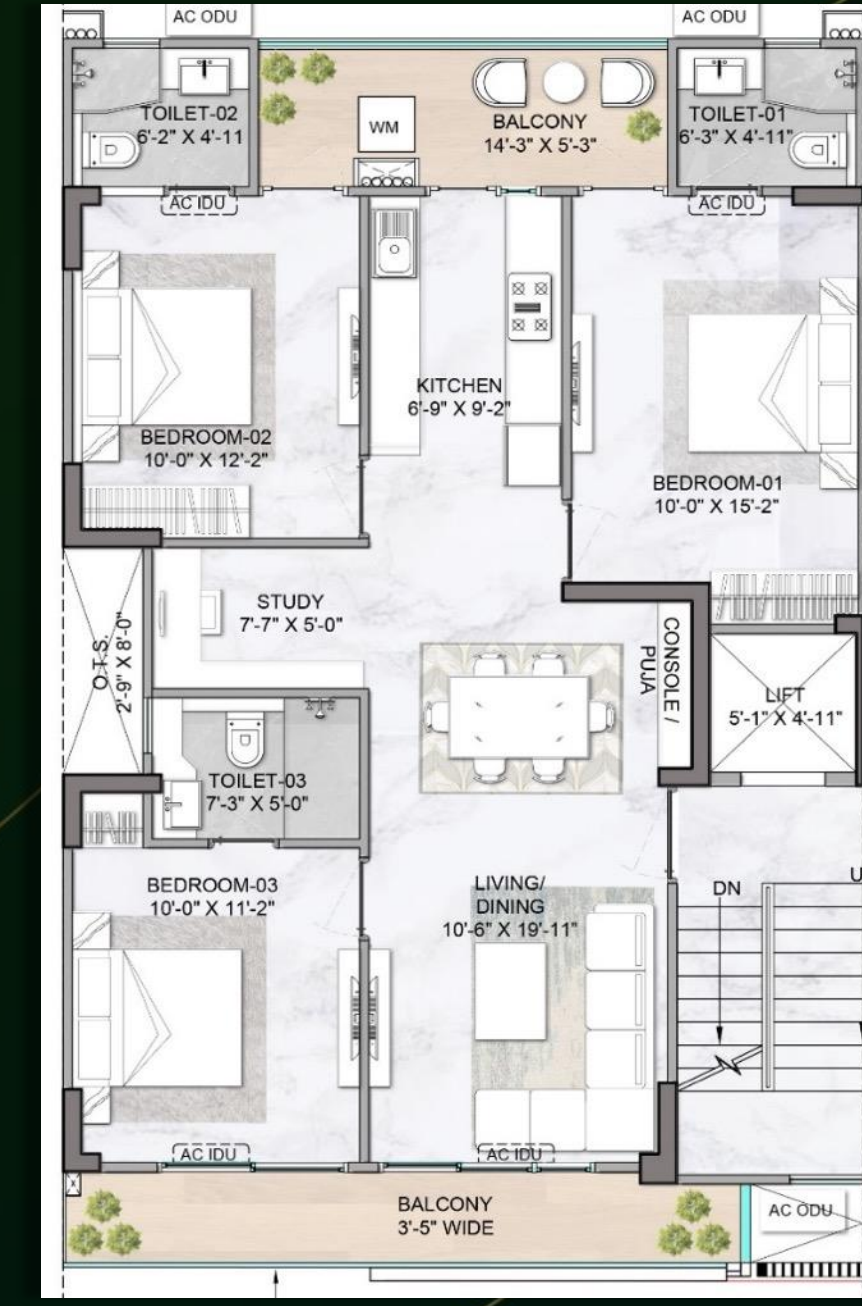
UNIT PLAN 3.5 BHK



MY ZONE



STILT FLOOR



TYPICAL FLOOR



MY AER-LOUNGE



PRICING & PAYMENT PLANS



MASTERSTROKE-1

CURRENT PRICE

9,999



NEW PRICE

9,100



YOU SAVE

899

14.78 LAKHS

MASTERSTROKE-2: PAYMENT PLAN - 1

YOU SAVE >
(PER SQ FT)

YOU PAY [NOW]
30
ONE CAR PARKING WORTH 6 LAKHS FREE
Rs. 360/-

YOU PAY [WITHIN ONE YEAR]
10
CLUB CHARGES WORTH Rs. 6 LAKHS FREE
Rs. 360/-

YOU PAY
60
YOUR PLC BECOMES 50%
Rs. 250/-

Rs. 970/-

Govt. charges & other charges extra*

*ASSUMPTION 1,645 SQ FT SAMPLE AREA

MASTERSTROKES AT A GLANCE..

**MASTERSTROKE
1**

GET DISCOUNT

[SAVINGS: **899** PSF]

**MASTERSTROKE
2**

CLUB, CAR PARK

[SAVINGS: **970** PSF]

**TOTAL
SAVINGS:**

Rs. **30,74,505**

[Rs. 1869 X 1645 SQ FT]

PAYMENT PLAN 2



CUSTOMER GIFTS



iPhone 14 Pro



20gms GOLD



International Trip
Vouchers



65 inch TV

**DON'T MISS THIS
ONCE IN A LIFETIME OPPORTUNITY**