



M3M
Our Expertise. Your Joy.

Authorised Sales Partner:

Rai TM
Realtors
.....where trust meets the satisfaction!!


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


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**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





AN ARENA

GETTING READY FOR THE FUTURE

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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

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LOCATION ADVANTAGE

HOSPITALITY



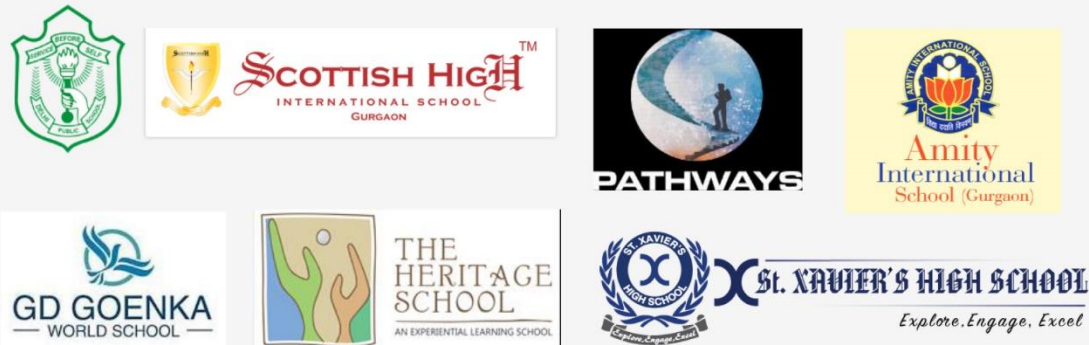
HEALTH CARE



RESTAURANTS



SCHOOLS



OFFICE BUILDINGS



SATURDAY

SUNDAY



WHY LIVE LIFE ONLY ON WEEKENDS?



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A group of people are high-fiving in an office setting. The background shows a window with a grid pattern and a whiteboard with the word 'mashroom' written on it. The scene is brightly lit, and the people are smiling and looking at each other.

PRESENTING

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

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PRESENTING
2 BHK & 2 BHK+Study

At Sector 65

GOLF COURSE ROAD EXTN, GURUGRAM

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REDEFINING CITY'S FUTURE URBAN LIVING



ARTISTIC IMPRESSION

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A UNIQUE **MIX** OF RETAIL AND UBER RESIDENCES



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**PARADISE FOR
THE EMERGING
GLOBAL CITIZEN**

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- 2 BHK & 2 BHK + 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**

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



DROP INTO AN OASIS OF LEISURE

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



HEALTHIER, SPORTIER & LIVELIER LIFE

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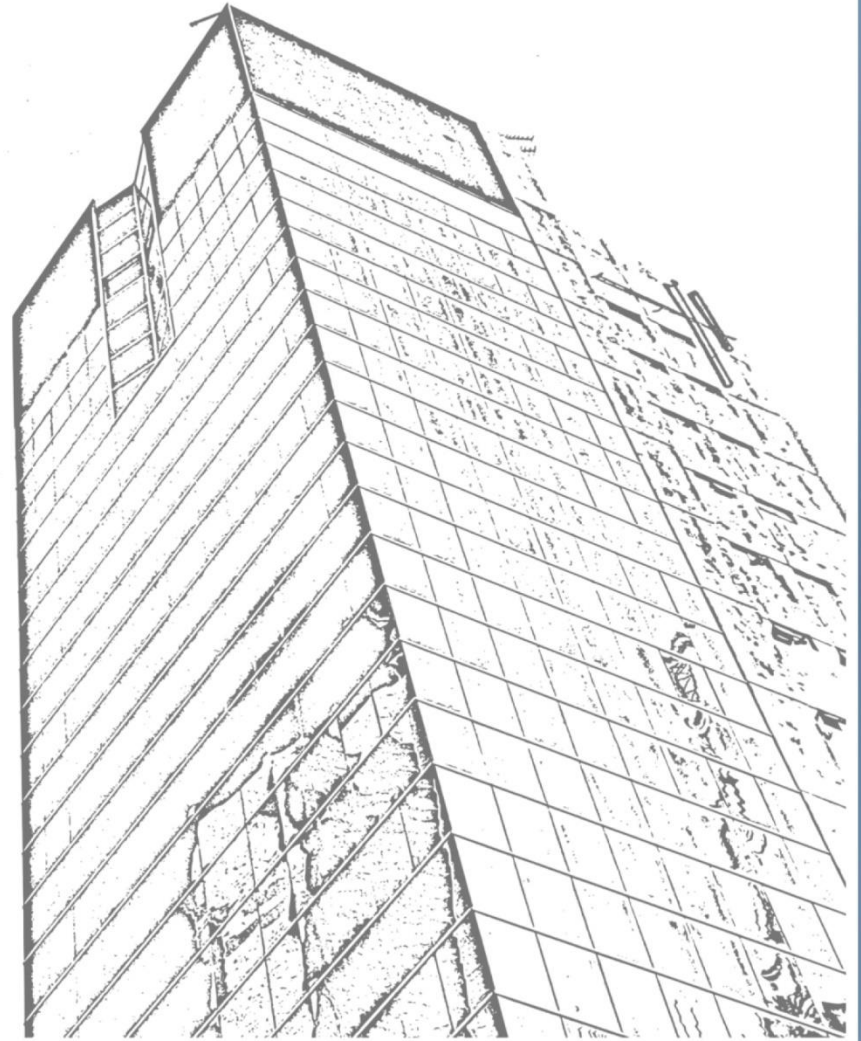
- Cricket Pitch
- Basketball Court
- Squash Court
- Indoor Badminton Court
- Rooftop Jogging Track
- Reflexology Trail

CONSTRUCTION IN FULL SWING



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A MARVEL CURATED BY THE BEST



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OTHER PARTNERS



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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

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LAYOUT PLANS

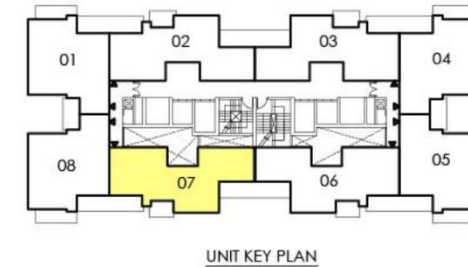
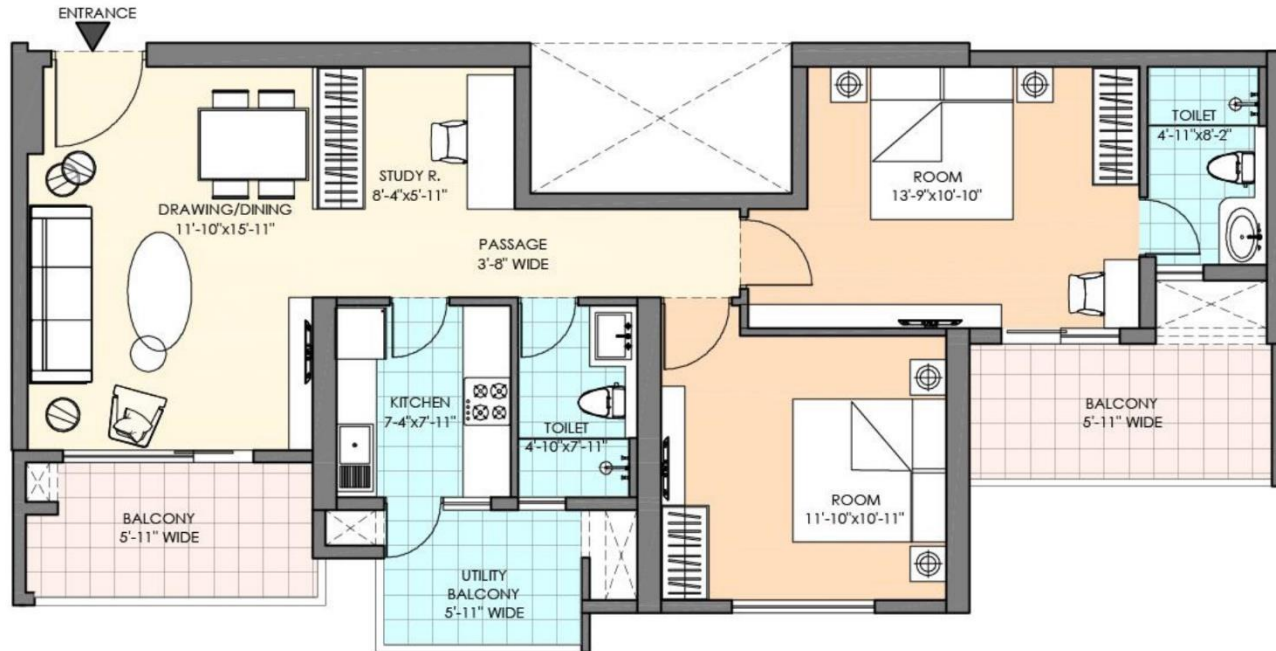
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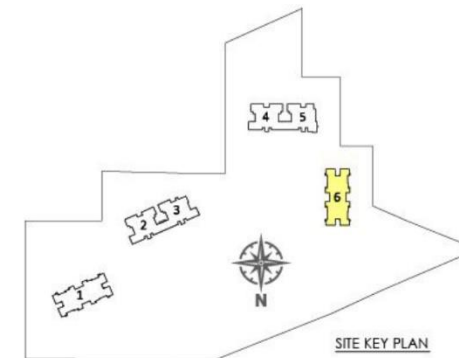
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FLOOR PLAN

M3M
HEIGHTS
@65TH AVENUE



UNIT KEY PLAN



SITE KEY PLAN

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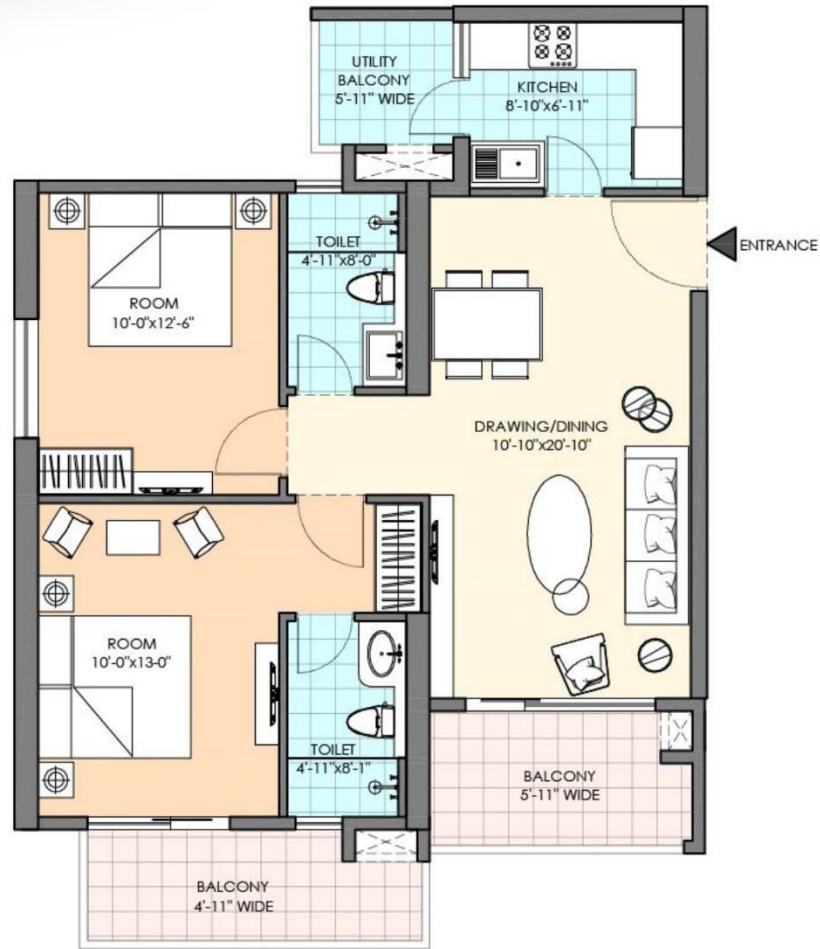
TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
06	07	TYPE -4/ 2 ROOMS + 2 TOILET	3rd to 18th, 20th to 35th	1433 Sqft

Disclaimer: The floor plan / site plan / unit plan, as the case may be and as the 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 HRERA; (iii) Building plans vide Memo No. ZP-1147/SO/BS/2017/11857 dt. 01.06.2017 revisions thereto / thereof. 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 abatement 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. The furnishings, fittings, fixtures, appliances, partitions, room flooring etc. should not be considered as part of offerings and/or part of the Agreement unless otherwise expressly stated in the Agreement. Specifications is/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 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/ occupants/ users at large. M3M 65th Avenue is an integral part of mixed-use development in 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 on the licensed land measuring 14.4125 acres (5.8327 Hectares) situated in Sector 05, Gurukul-Meerasat Urban Complex, Gurgaon, Haryana. India. Licensed Land is owned by Manglam Multiplex Pvt. Ltd. (CIN U55101HR2009PT048835) 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 (H-REERA 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 Hect=2.47105 Acres, 1 Acre=840 sqyds. or 4046.864 sq. mtrs., 1 sq.mtr=1.076 sqft.

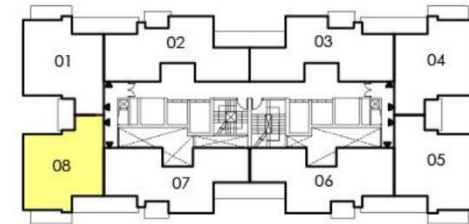
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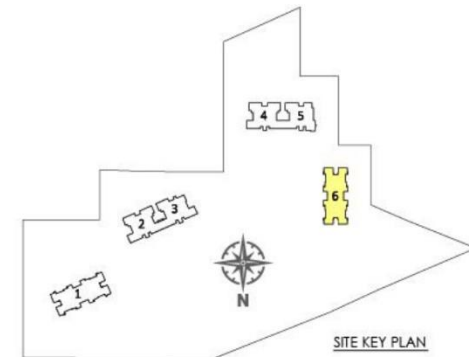
FLOOR PLAN



M3M
HEIGHTS
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UNIT KEY PLAN



SITE KEY PLAN

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TOWER	UNIT	APARTMENT	LEVEL	SUPER AREA
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M3M's Now or Never Sales Proposition

Authorised Sales Partner:



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PAYMENT PLANS

SUBVENTION TILL POSSESSION

10% NOW

NOTHING

TILL OFFER OF POSSESSION

PAY AFTER POSSESSION

40% Now

AND MOVE IN

BALANCE

AFTER 1 YEAR FROM OC

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LIMITED PERIOD OFFER



GIFT VOUCHER



INTERNATIONAL TRAVEL



AMAZON ECHO SHOW DEVICE

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