



THE GAME CHANGERS OF INDIA'S REAL ESTATE

BUILDING OUR LEGACY WITH A SPECTRUM
OF 49 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

49 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

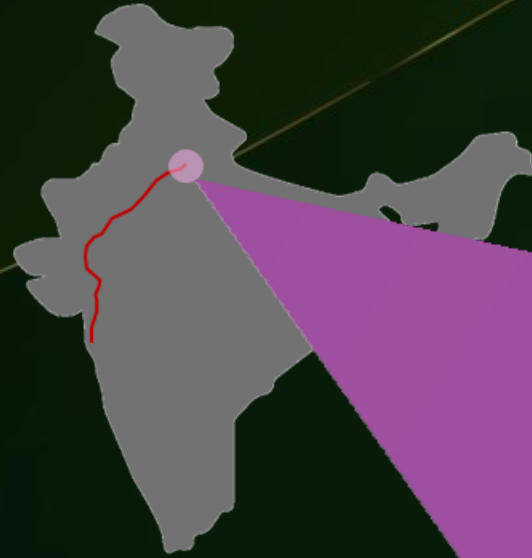


AT A WELL-CONNECTED LOCATION

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

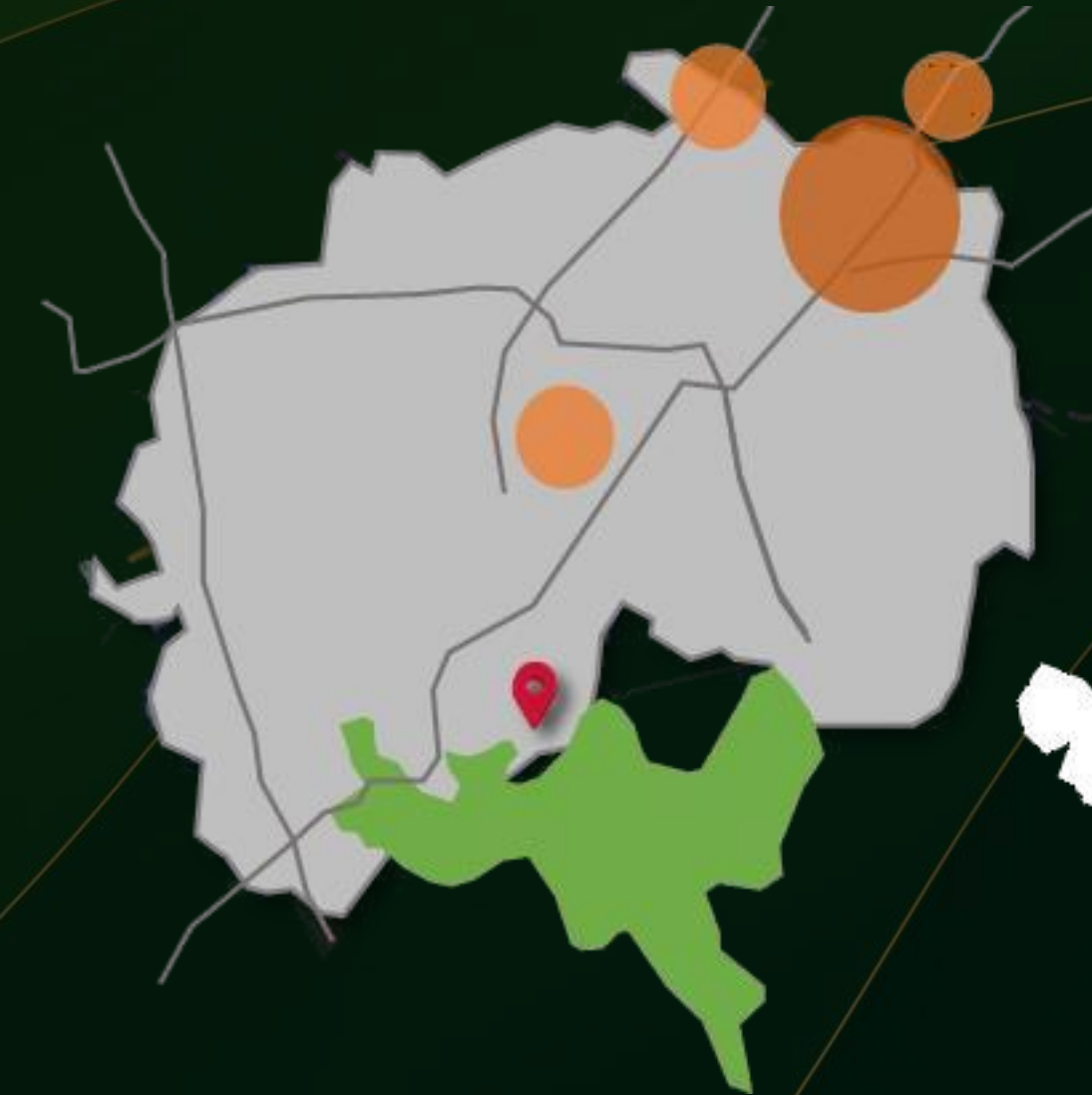
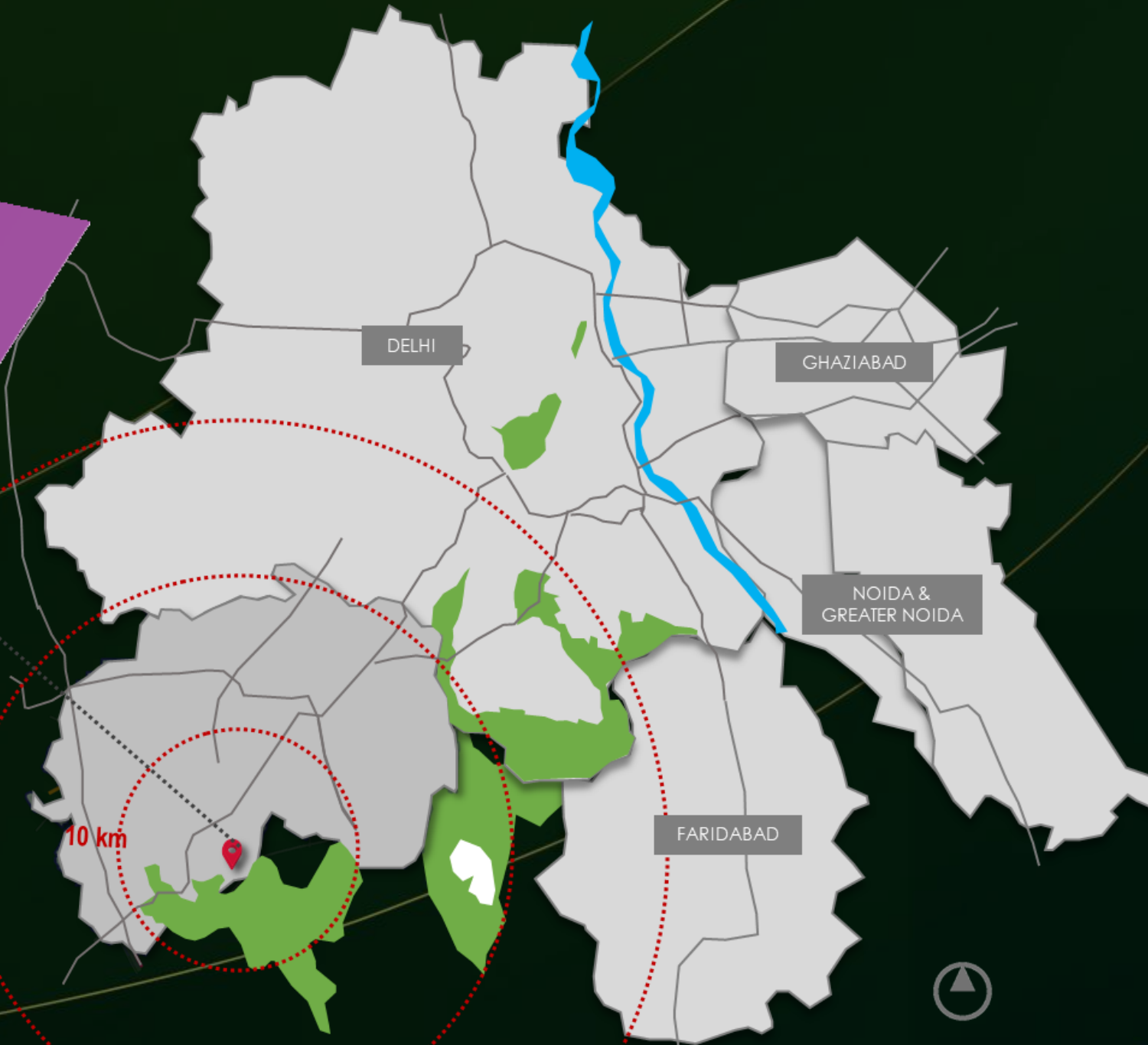
NICHE LOCATION

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**

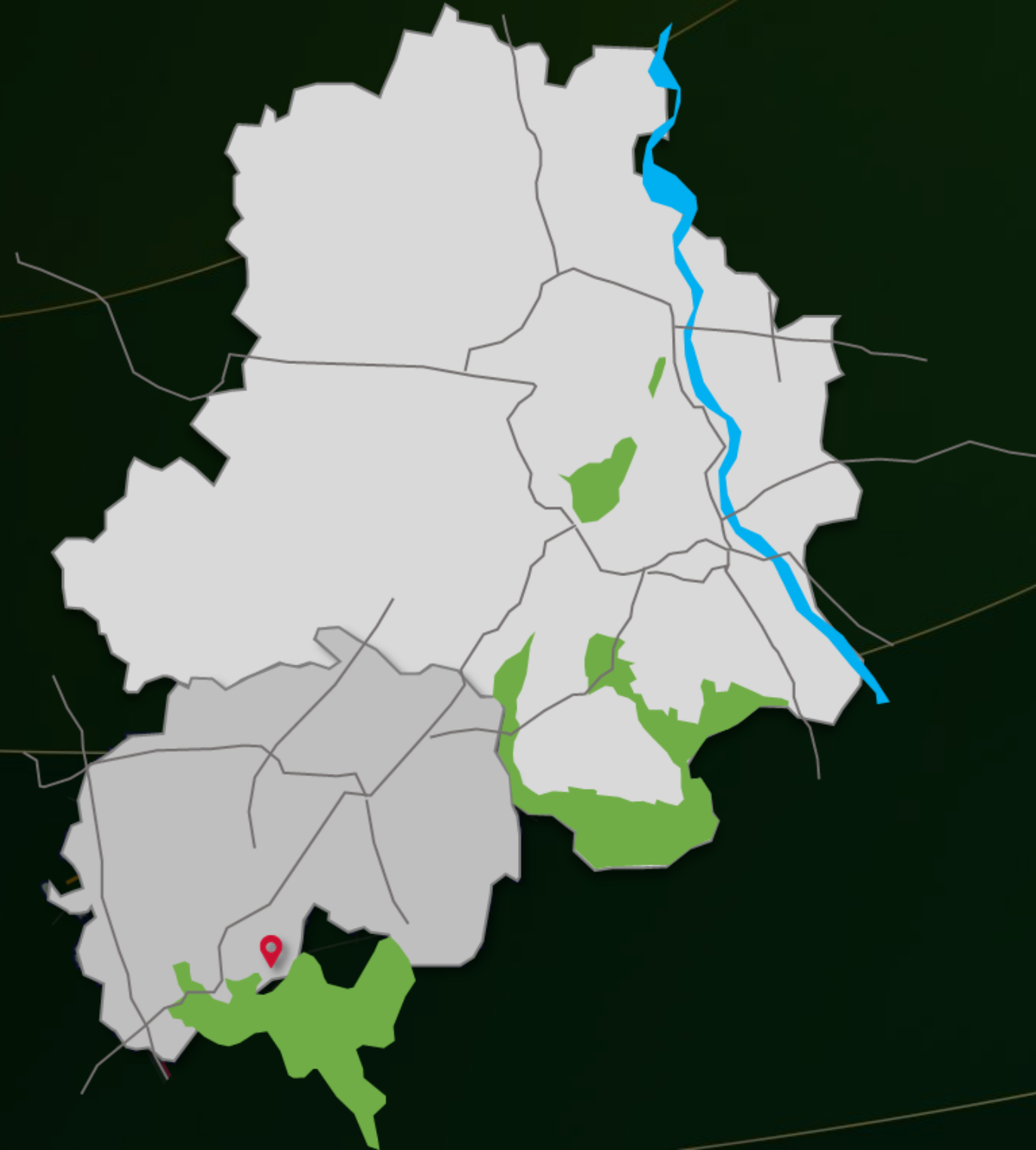
- Subject site is located near the **booming town** in Manesar-Bawal Investment region
- **Estimated value of output** in Haryana sub region of DMIC is **expected to grow 15 times over 30 years** period (2010 – 2040)



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 CLUB HOUSE
- SPORTS ZONES
- SOLAR PARKING SHADES
- GAZEBO SEATING
- STORM WATER RETENTION
- CYCLING TRACK
- SELF CLEANING PAINTS
- WATER QUALITY MONITORING
- SMART PUBLIC AREA LIGHTING
- DRIVER RESTROOMS
- BASKETBALL COURTS
- CRECHE AND DAY CARE
- VOLLEYBALL COURT
- KIDS POOL
- PUBLIC RESTROOMS
- VIEWING DECKS
- BADMINTON COURT
- MULTIPLE PURPOSE SPACES
- ECO FRIENDLY FINISHES
- BIO FILTRATION
- STORAGE AREAS
- AUTOMATIC ENERGY SAVING SYSTEMS
- SMART VISITOR MONITORING SYSTEM
- AMPHITHEATRE
- CABANAS IN LANDSCAPES
- PARTY EVENTS LAWN
- CIGAR LOUNGE
- URBAN FARMING AREA
- BIRD'S CORNER
- DRIP IRRIGATION NETWORK
- LPG GAS PIPELINE PROVISION
- THEMED LANDSCAPED AREA
- PRIVATE HOME CLUB
- 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

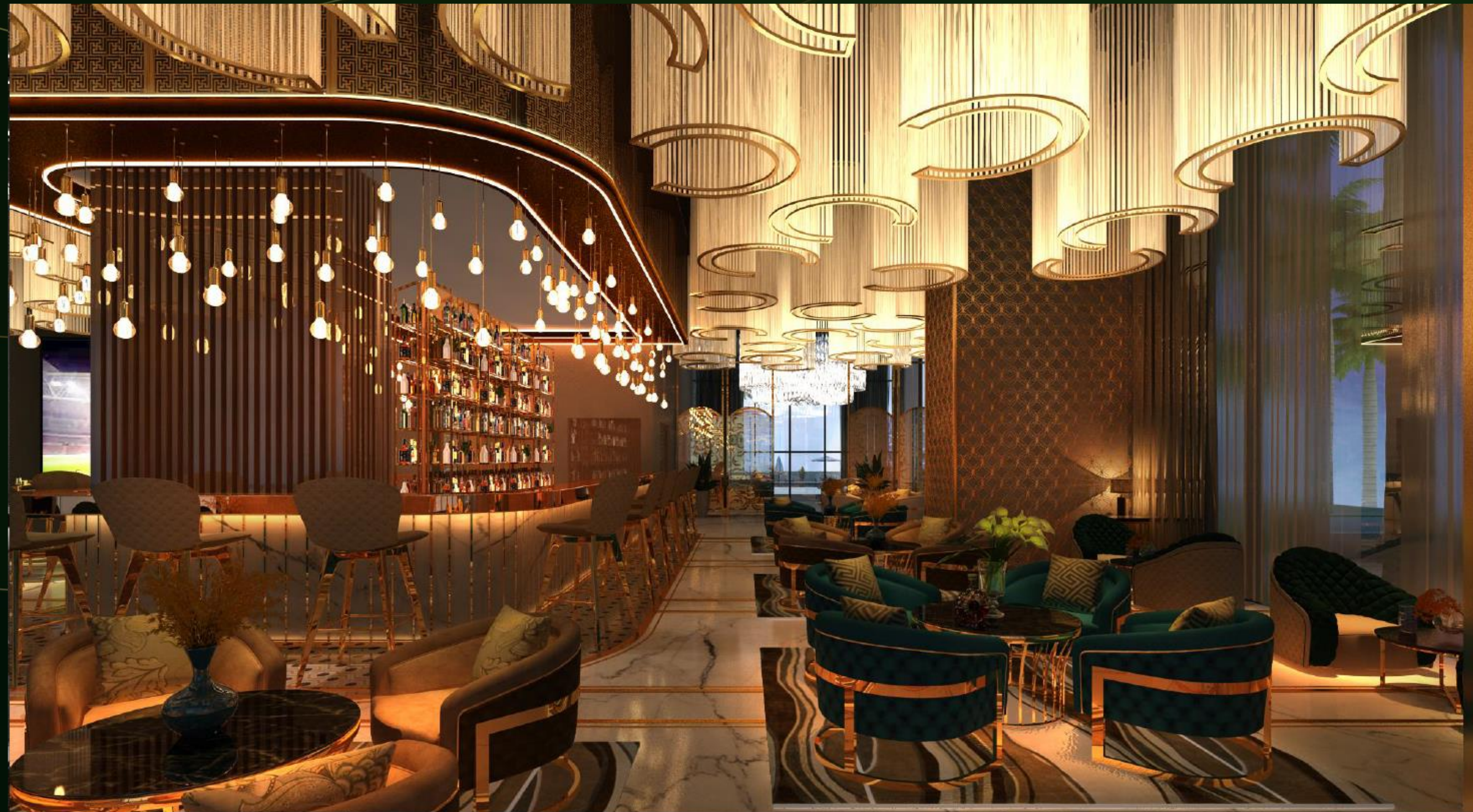


CLUB CLASS

FOR THAT FINER TASTE IN LIFE!

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

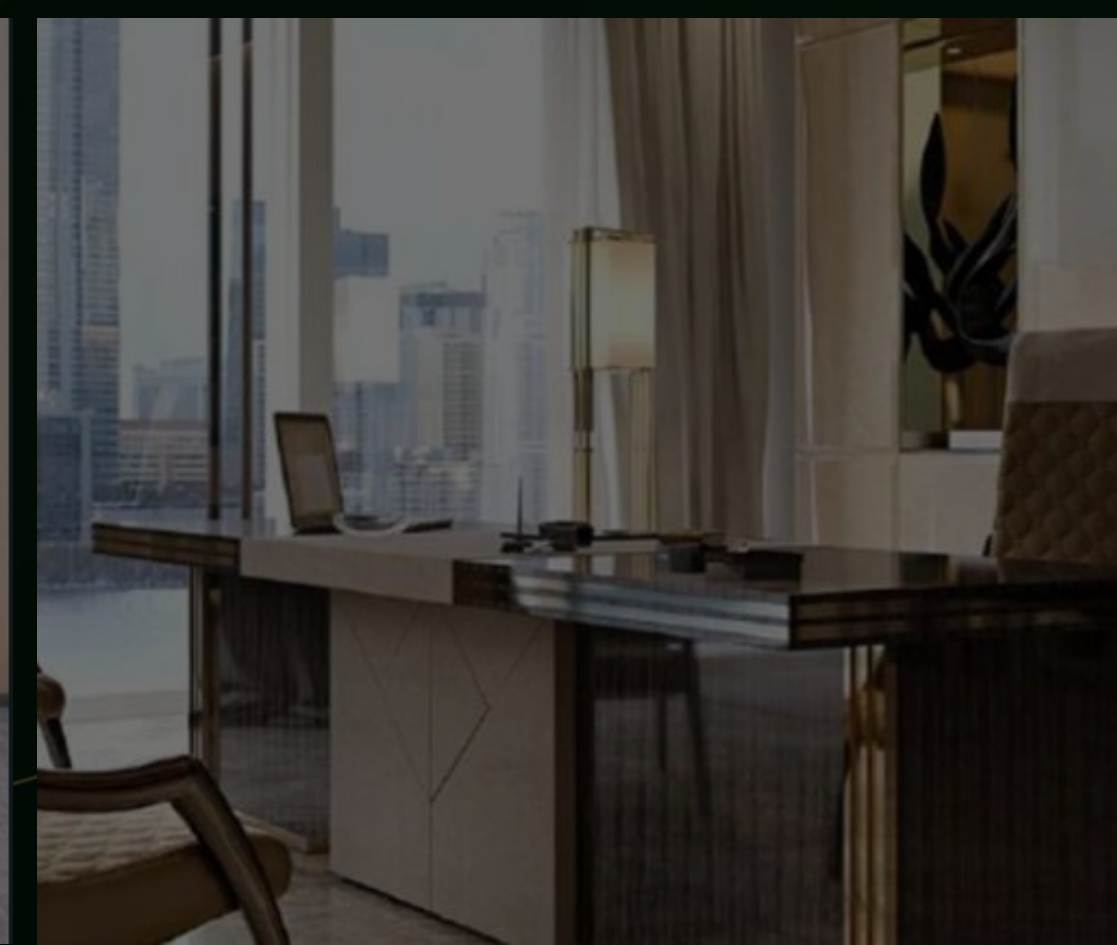
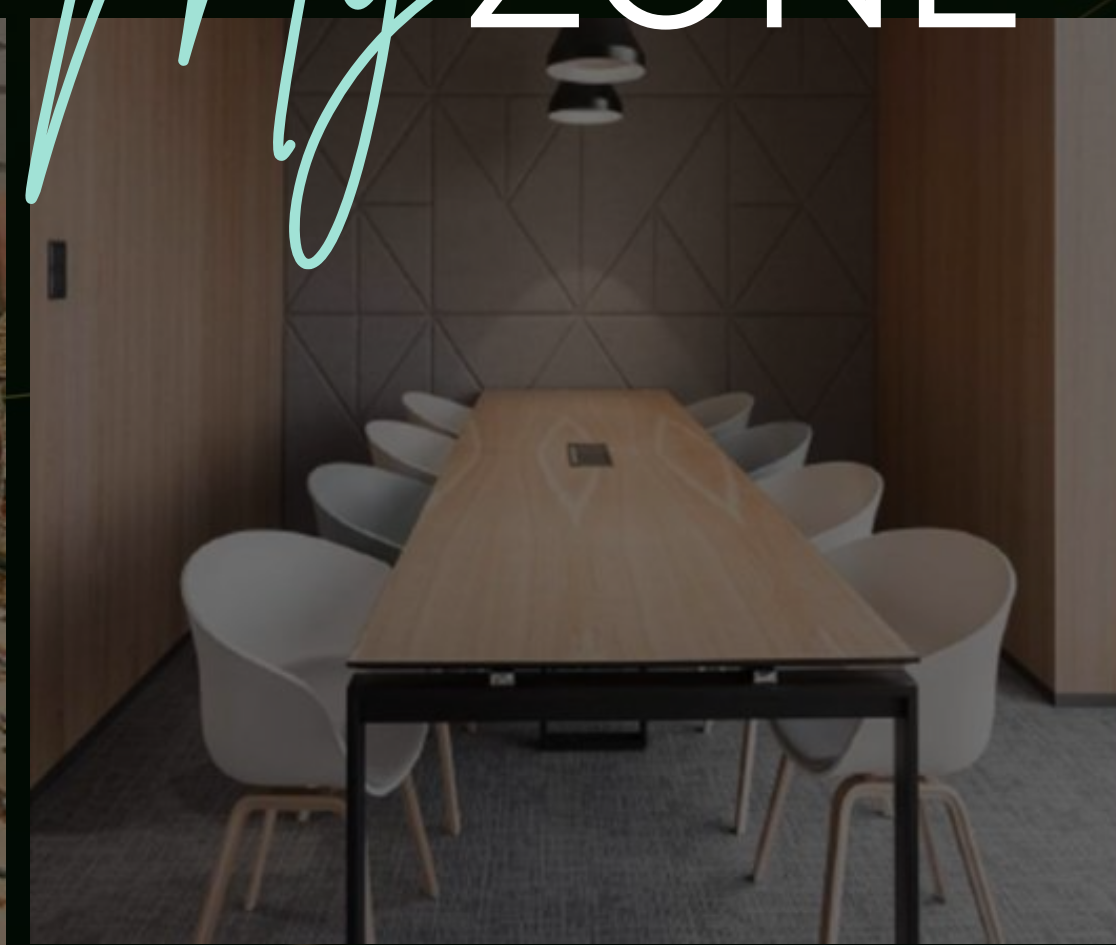




BAR & LOUNGE

FITNESS CENTRE

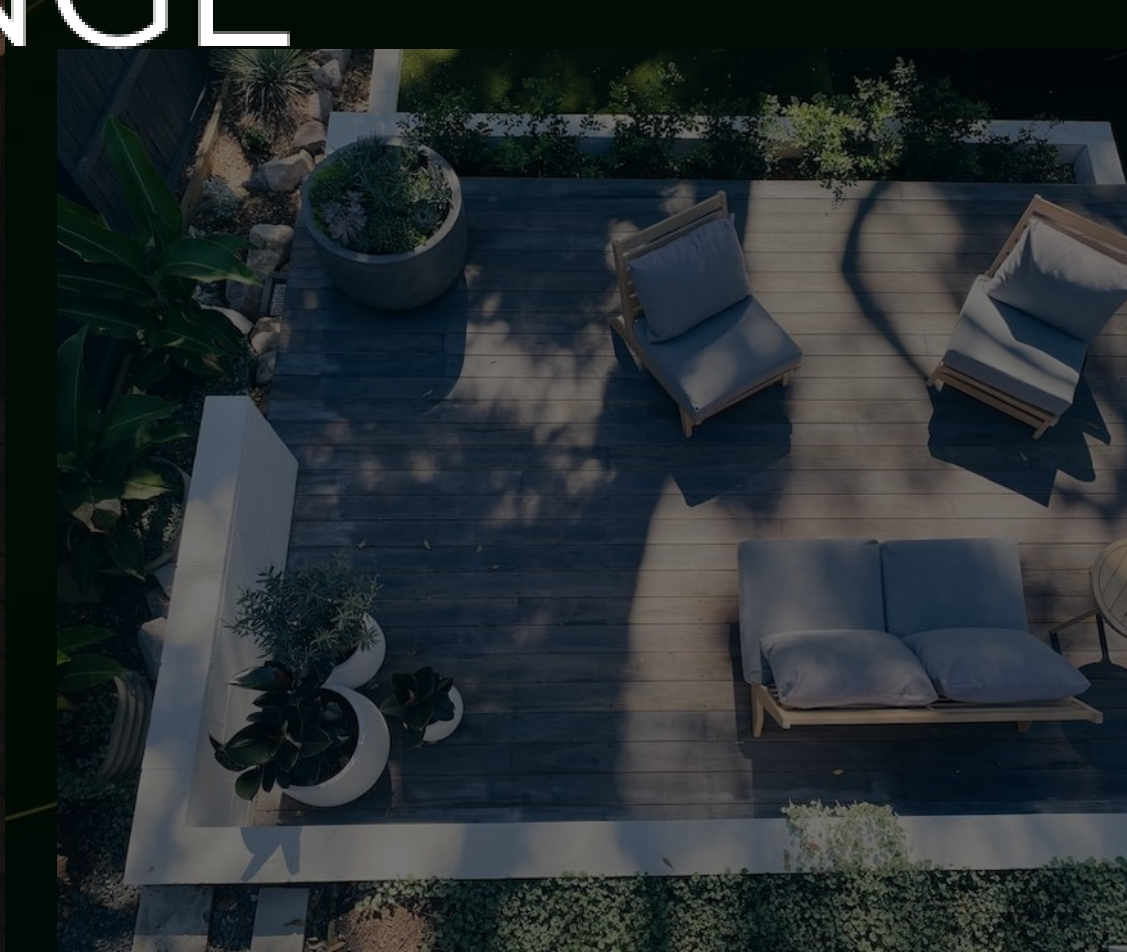




My ZONE



YOUR PERSONAL ZONE
IN THE BASEMENT



My AER-LOUNGE



OWN A
SLICE OF HEAVEN



OUR MASTER DEVELOPMENT



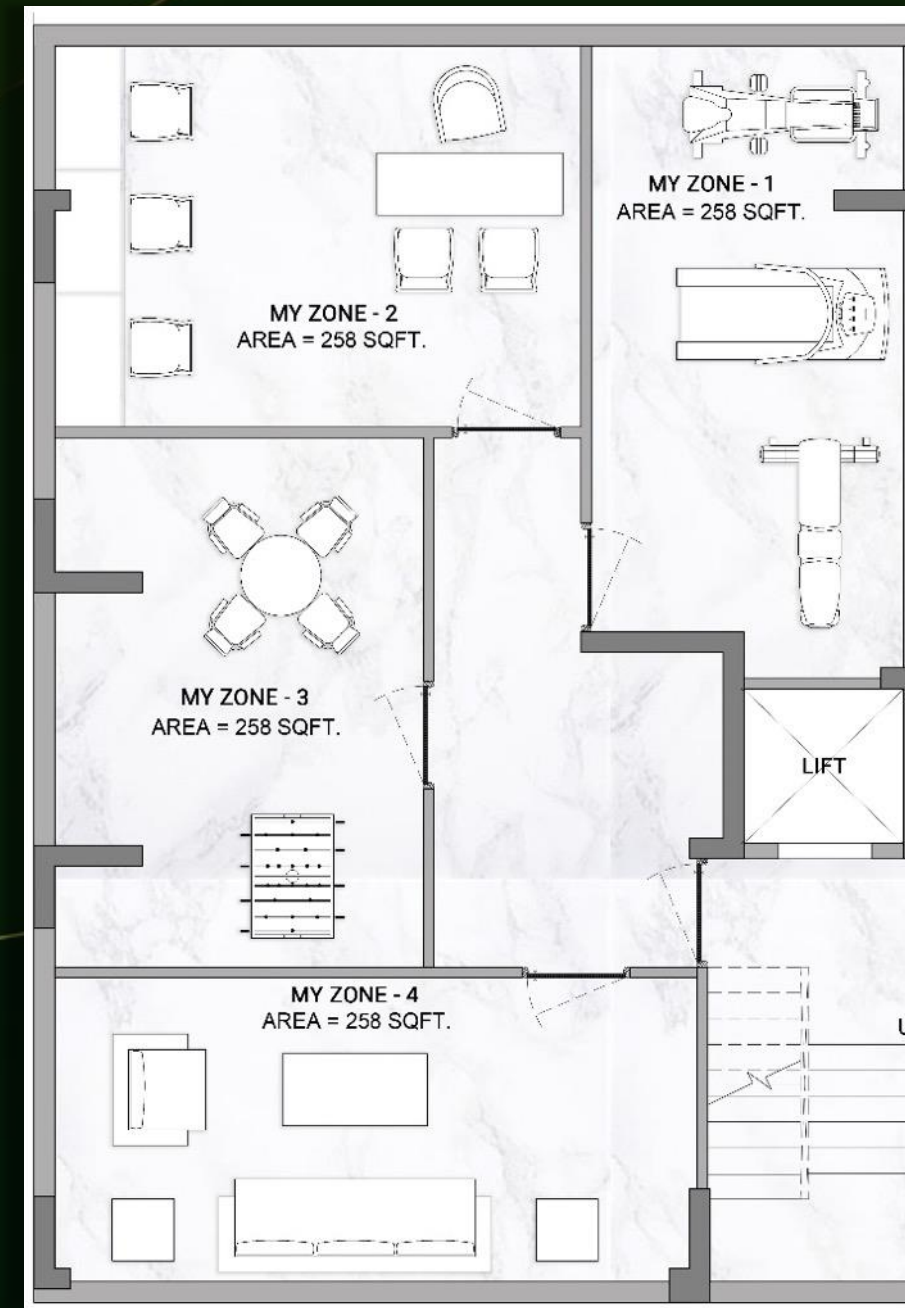


CUSTOMISED SPACES
FOR ONE'S OWN TOUCH

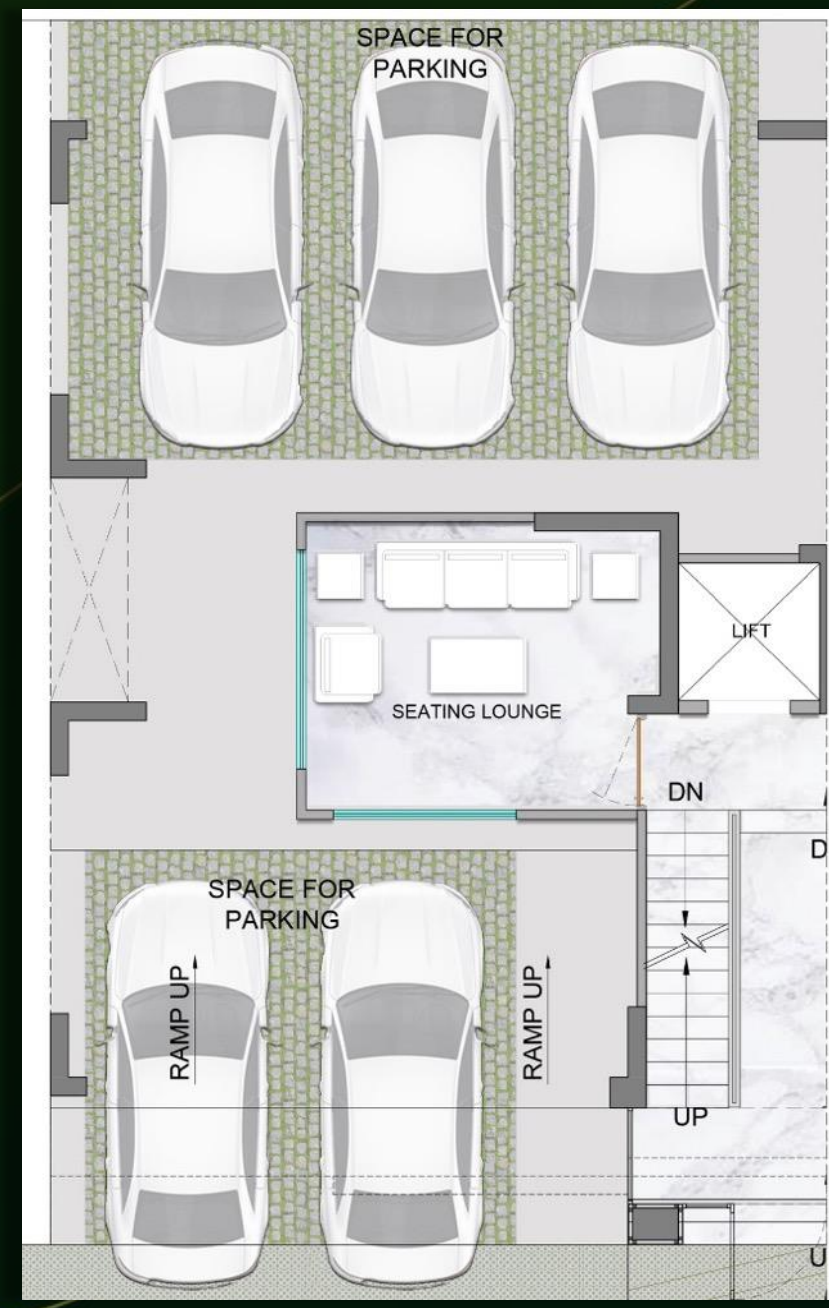
FOUR LEVELS OF ULTIMATE BLISS!



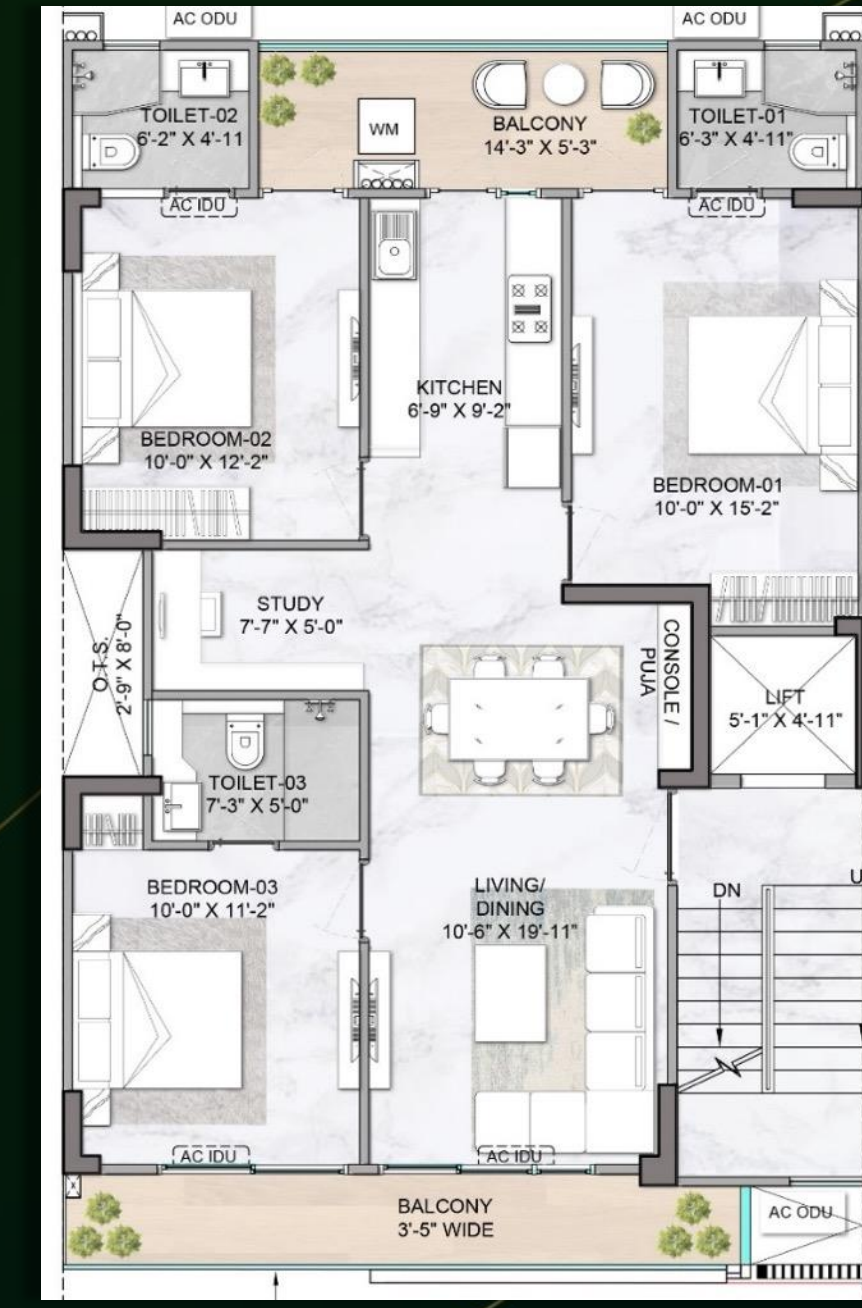
UNIT PLAN 3.5 BHK



MY ZONE



STILT FLOOR

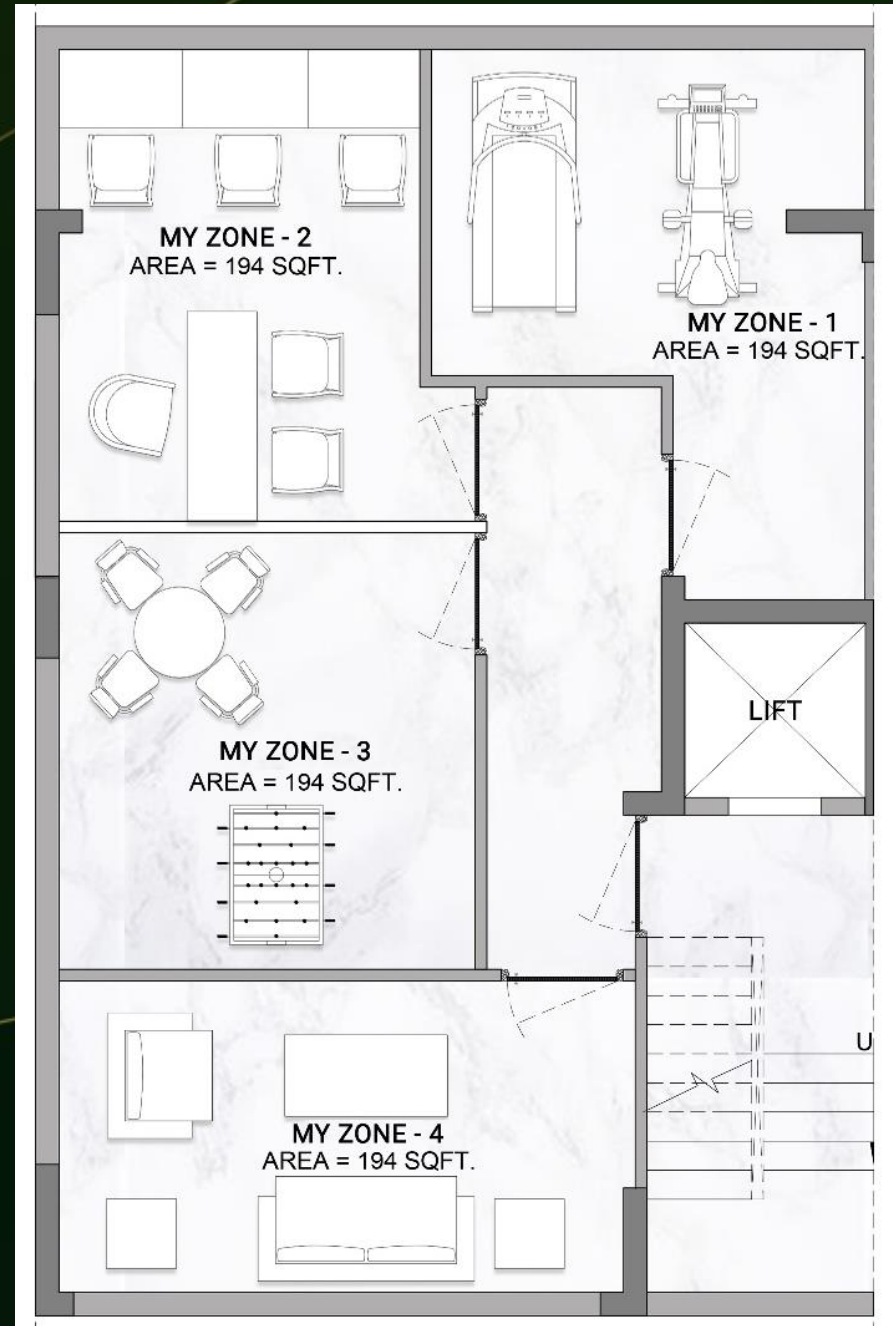


TYPICAL FLOOR

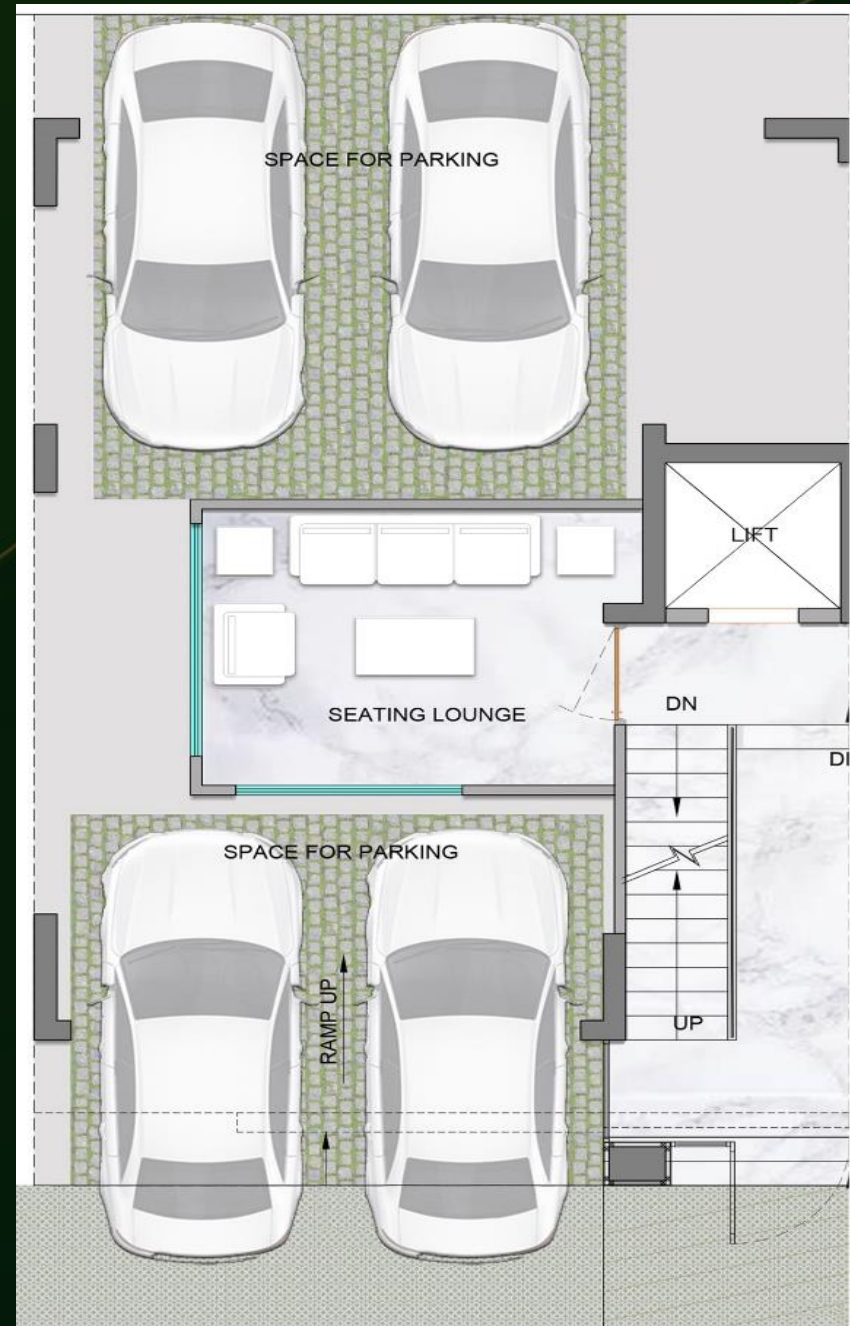


MY AER-LOUNGE

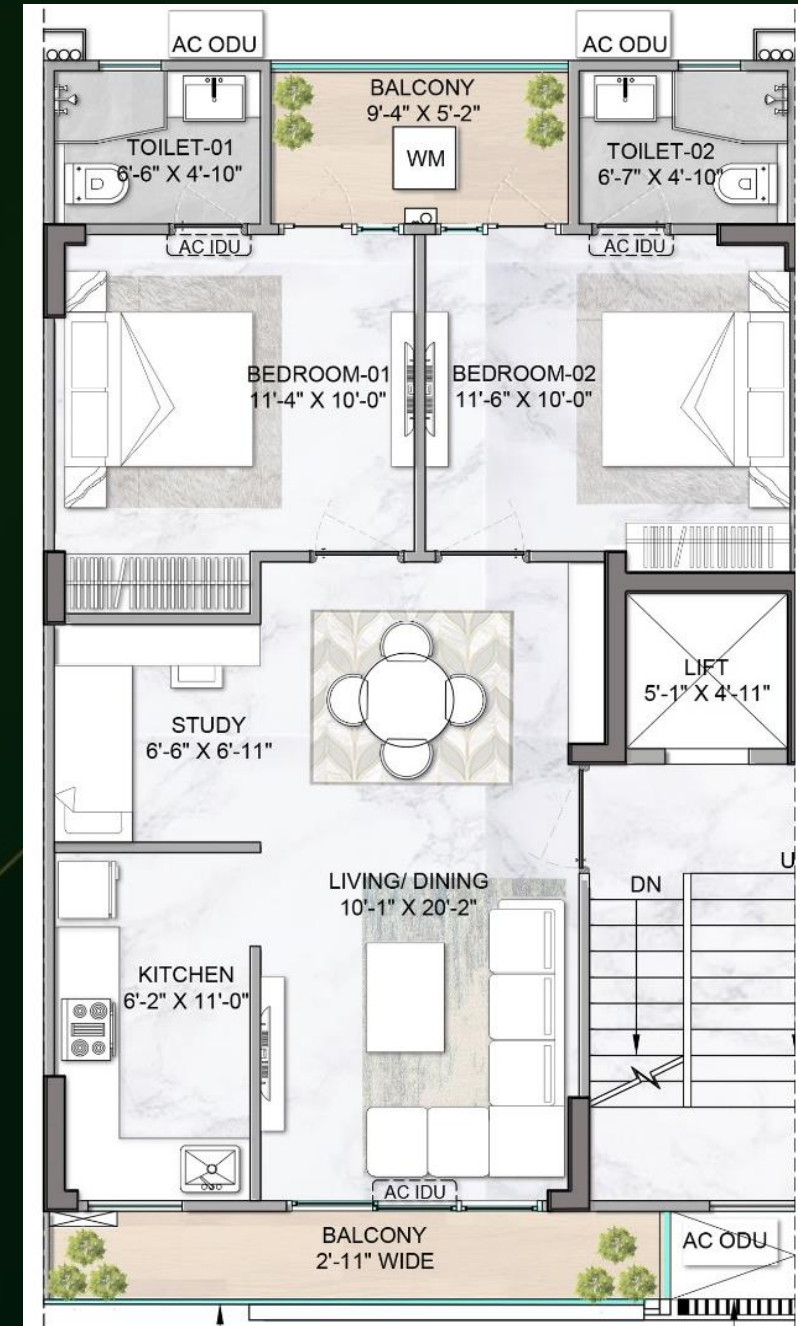
UNIT PLAN
2.5 BHK



MY ZONE



STILT FLOOR



TYPICAL FLOOR



MY AER-LOUNGE



PRICING & PAYMENT PLANS



PRICING

CURRENT PRICE

9,999



NEW PRICE

9,250



YOU SAVE

749

12.32 LAKHS

PAYMENT PLAN

30

10

60

CUSTOMER GIFTS



iPhone 14 Pro



20gms GOLD



International Trip
Vouchers



65 inch TV

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