



# 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

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# ACHIEVED MANY MILESTONES OVER A DECADE!

**2** CR SQ FT

OF AREA  
DELIVERED

**4** CR SQ FT

OF AREA UNDER  
CONSTRUCTION

**300** 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  
1<sup>ST</sup> MOVER  
PROPOSITIONS**



**NEW  
FORMAT  
OFFERINGS**



**FAST  
PACED  
CONSTRUCTION**



**INCREDIBLE  
SALES  
ENGINE**

**YET AGAIN CHANGING THE GAME WITH**

**AN INTERNATIONAL LIFESTYLE DESTINATION**

**IN GURUGRAM**



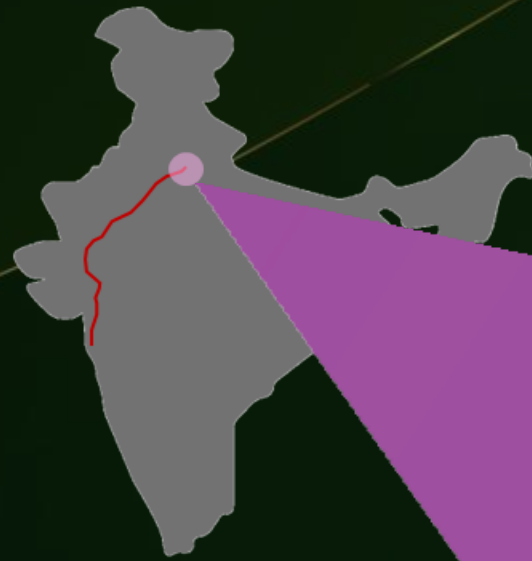
# AT A WELL-CONNECTED LOCATION

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



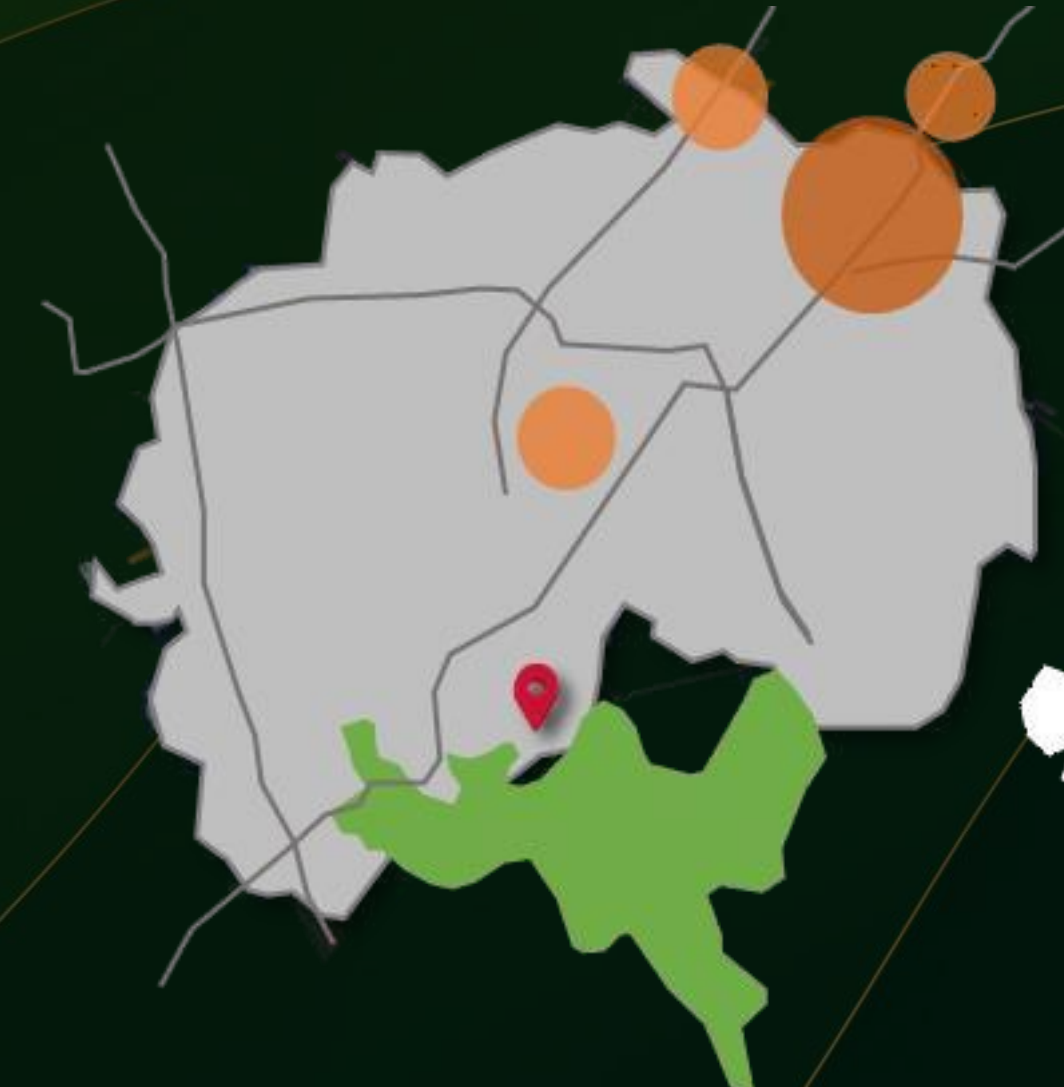
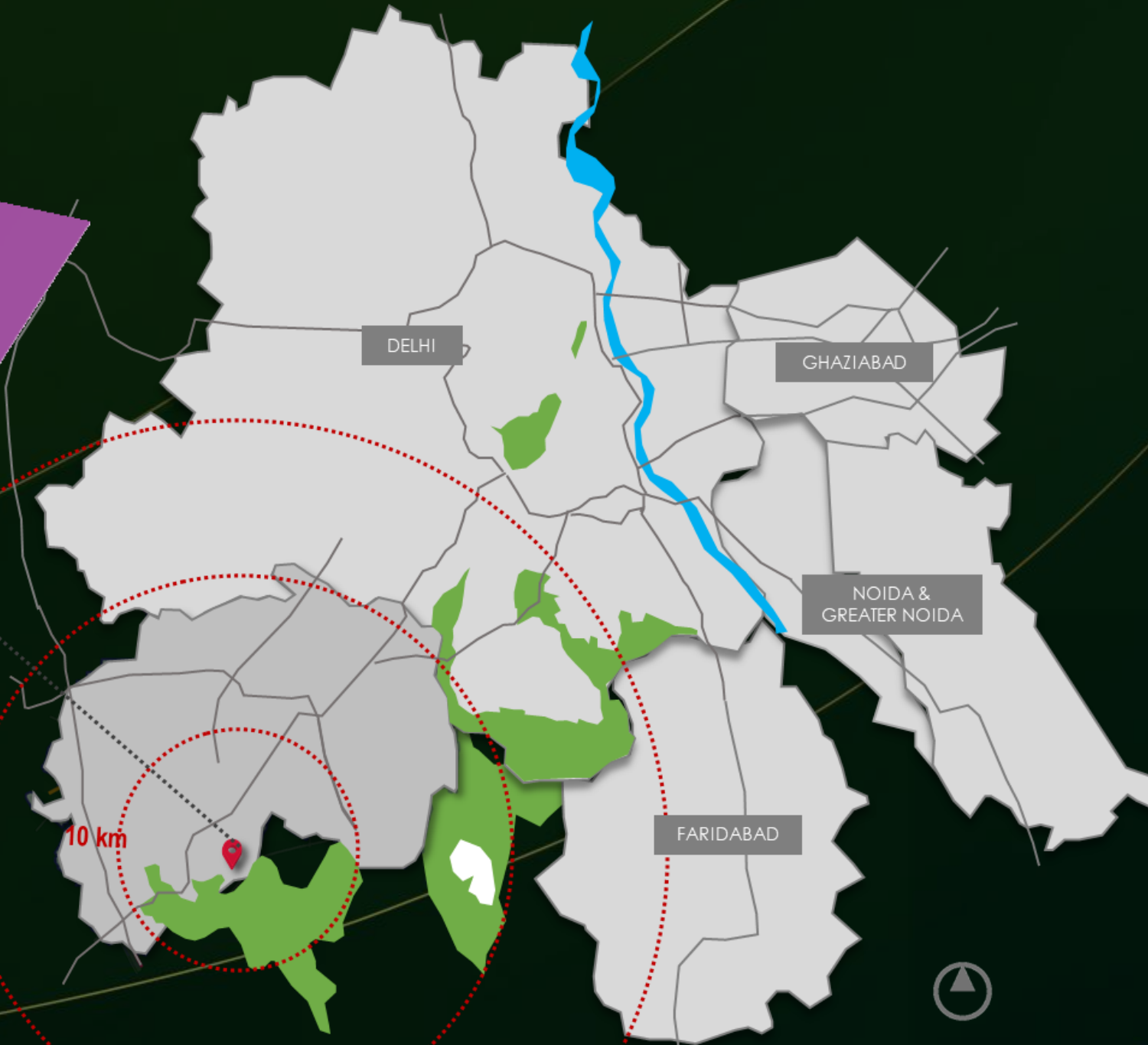
# NICHE LOCATION

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)

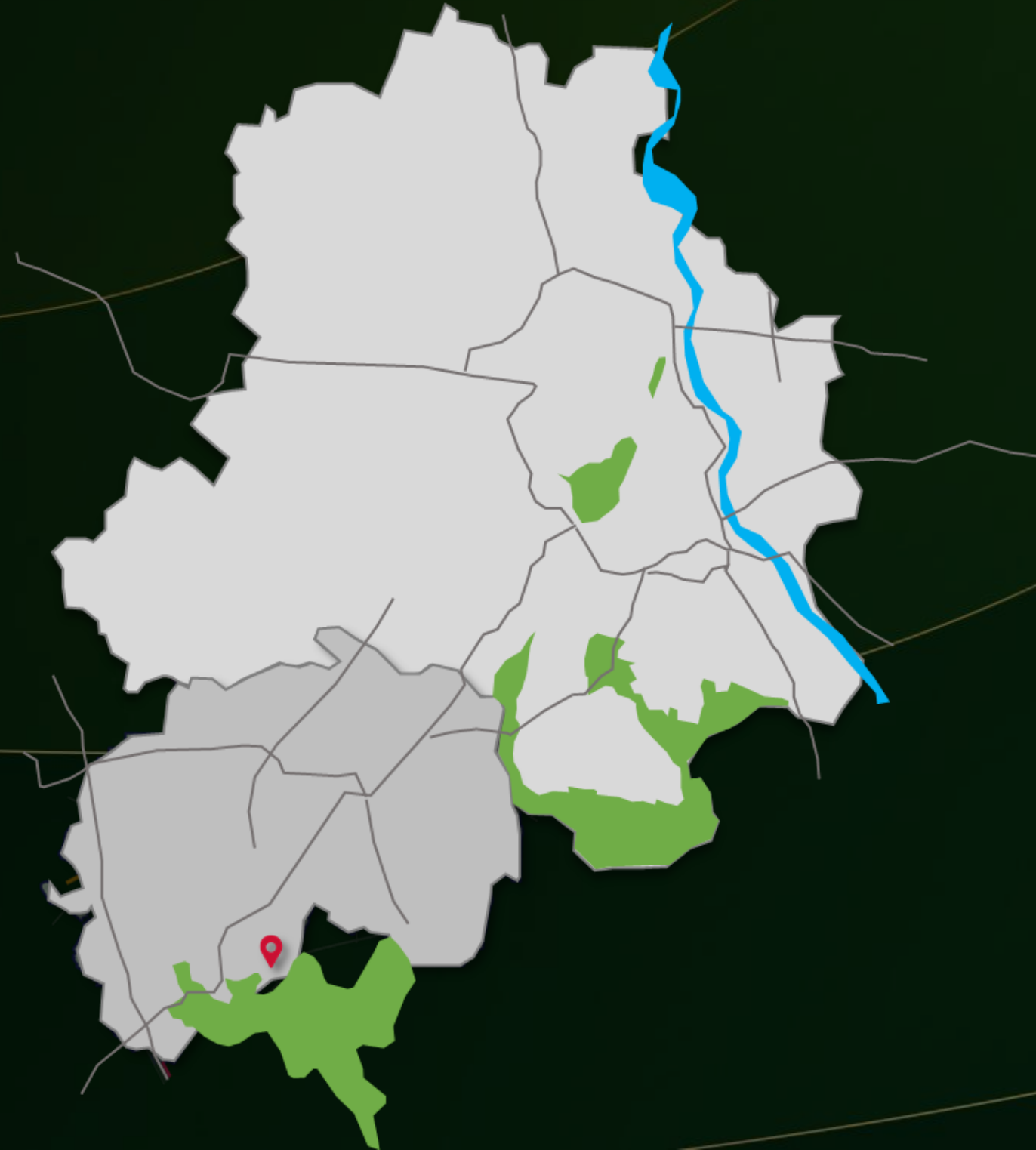


## High Growth Location of Gurgaon

- 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
- COATED NON-TOXIC PAINTS & FINISHES
- BANK & ATMs
- LARGE GREEN ZONE
- VIEWING DECKS
- TREE SHADED WALKWAYS
- FAMILY DECK AT TERRACE LEVEL
- BIRD'S CORNER
- KIDS ACTIVITY ZONE
- 24X7 UNINTERRUPTED POWER SUPPLY
- PRIVATE HOME CLUB
- GREY WATER COLLECTION & DISTRIBUTION
- SAFE PICKUP POINTS FOR CHILDREN
- LIBRARY/ STUDY CENTRES
- SWIMMING POOL
- DEDICATED BIKE LANES



# 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



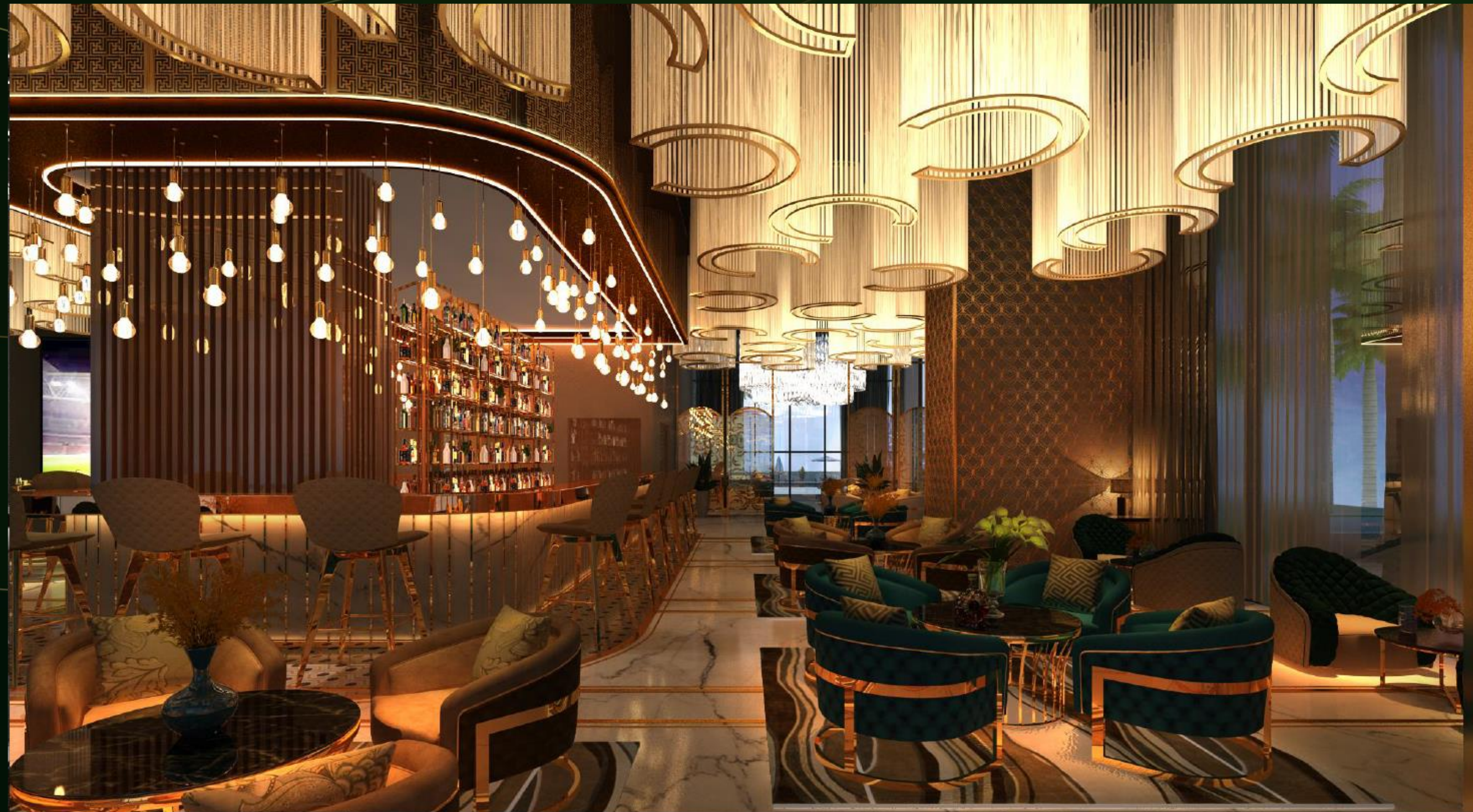


# CLUB CLASS

FOR THAT FINER TASTE IN LIFE!

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

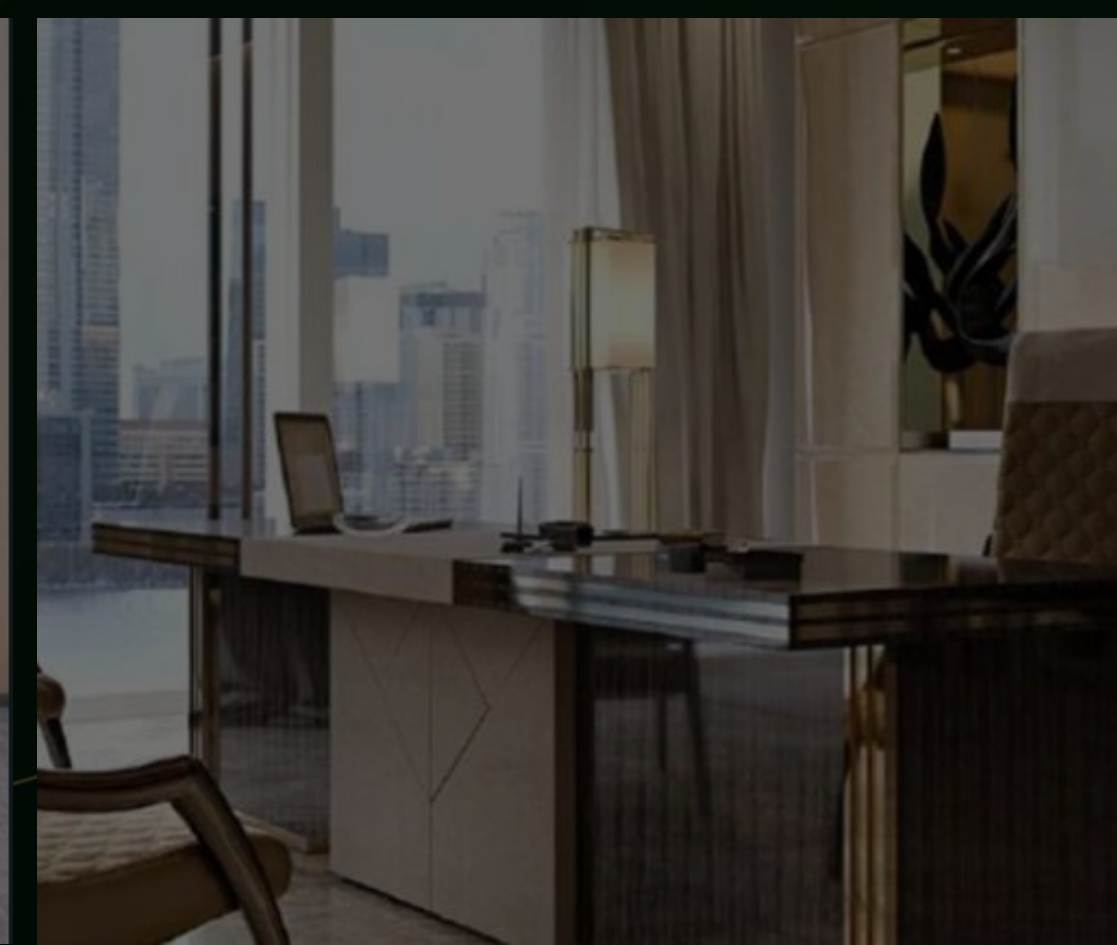
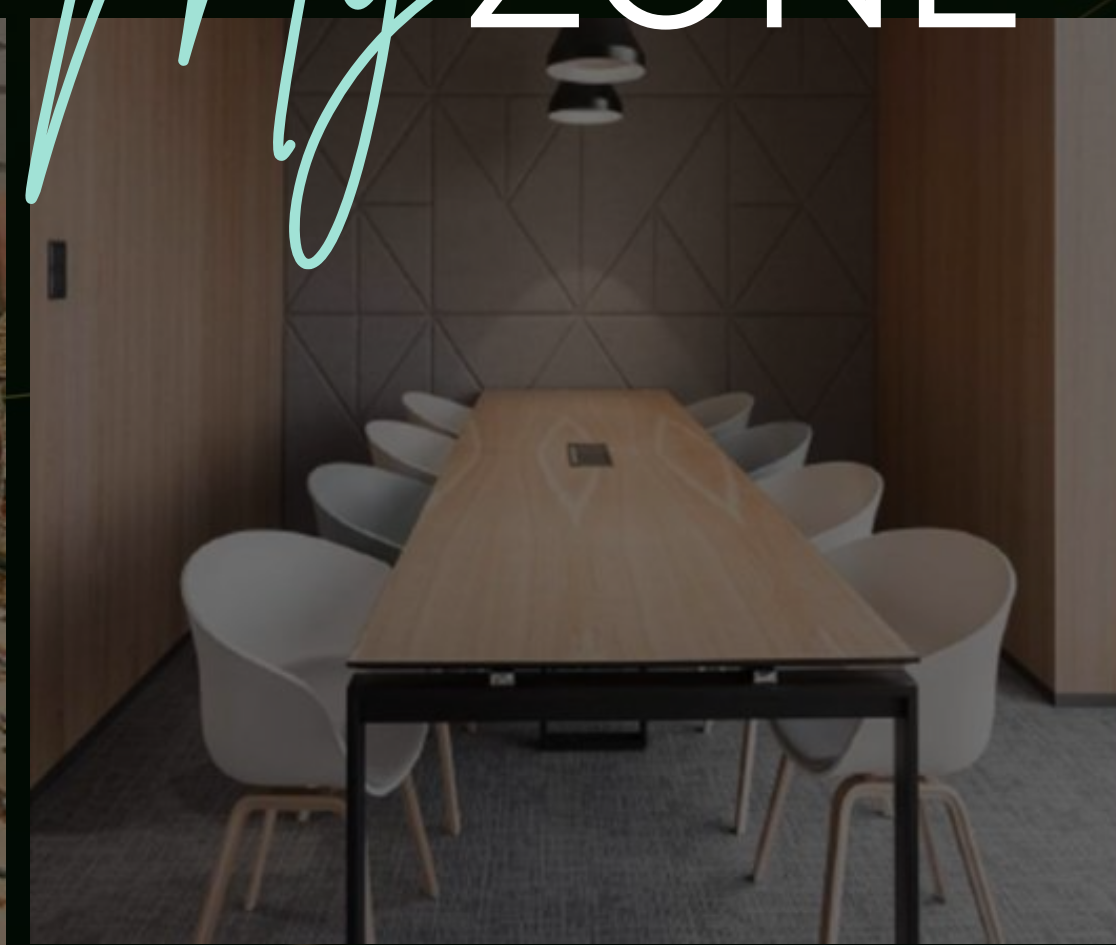




## BAR & LOUNGE

# FITNESS CENTRE

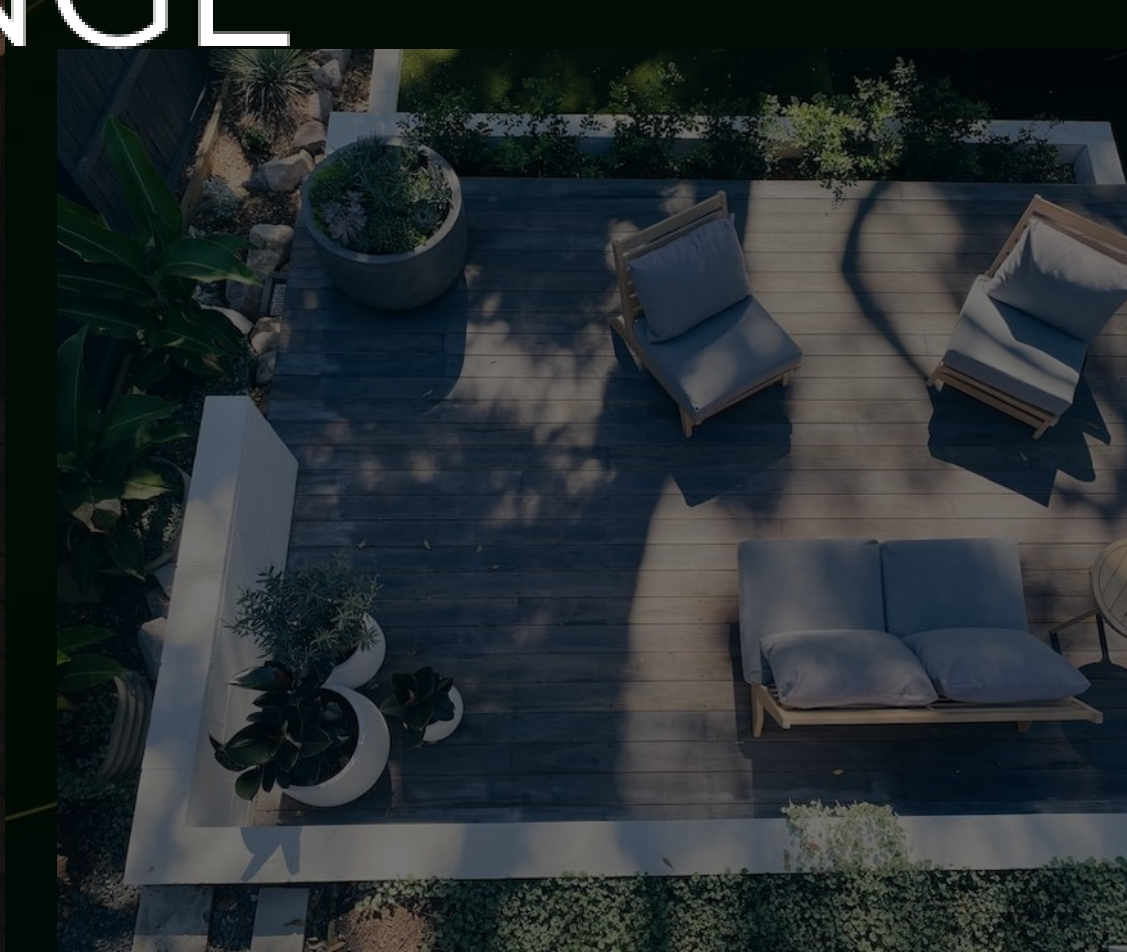




*My* ZONE



YOUR PERSONAL ZONE  
IN THE BASEMENT



# My AER-LOUNGE



OWN A  
SLICE OF HEAVEN



# OUR MASTER DEVELOPMENT





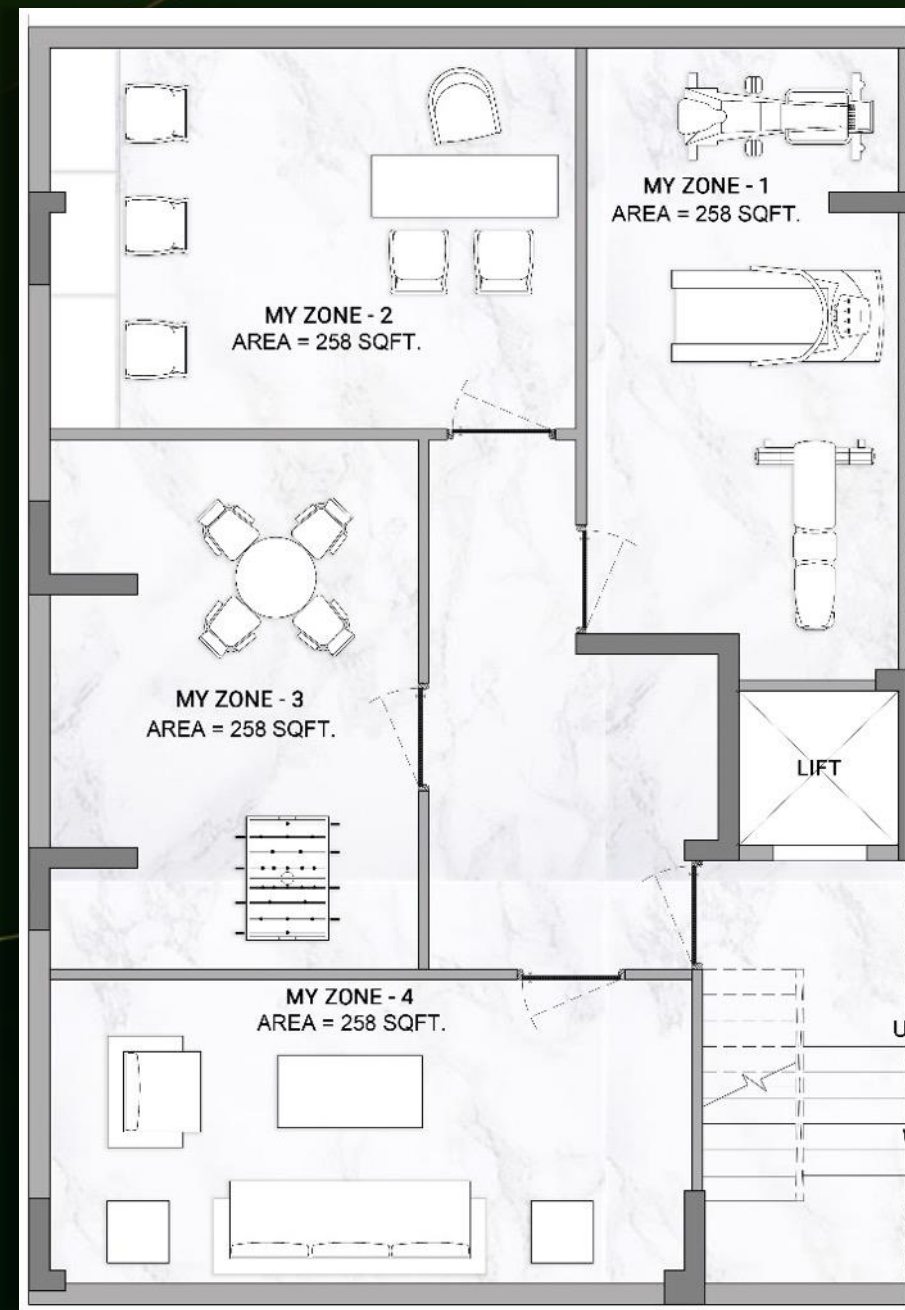
CUSTOMISED SPACES  
**FOR ONE'S OWN TOUCH**



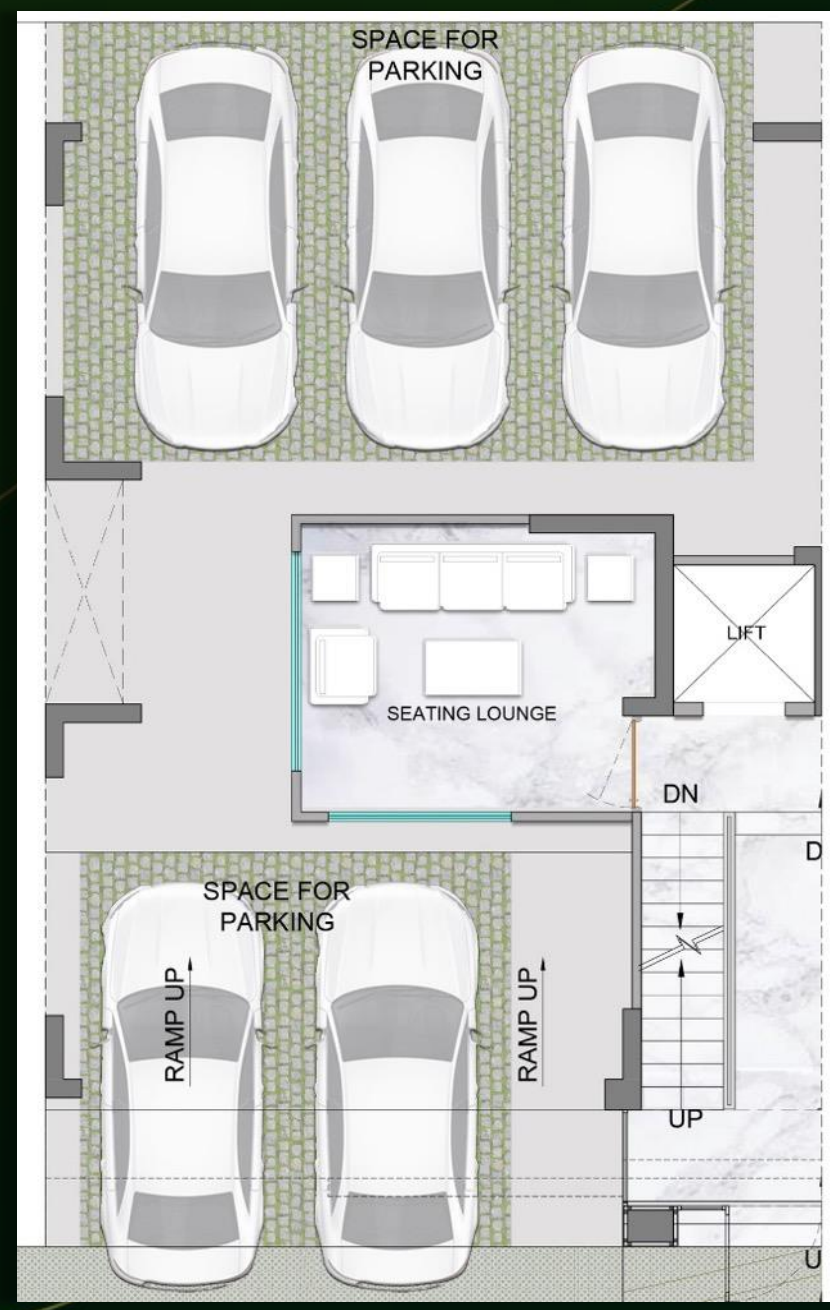
# FOUR LEVELS OF ULTIMATE BLISS!



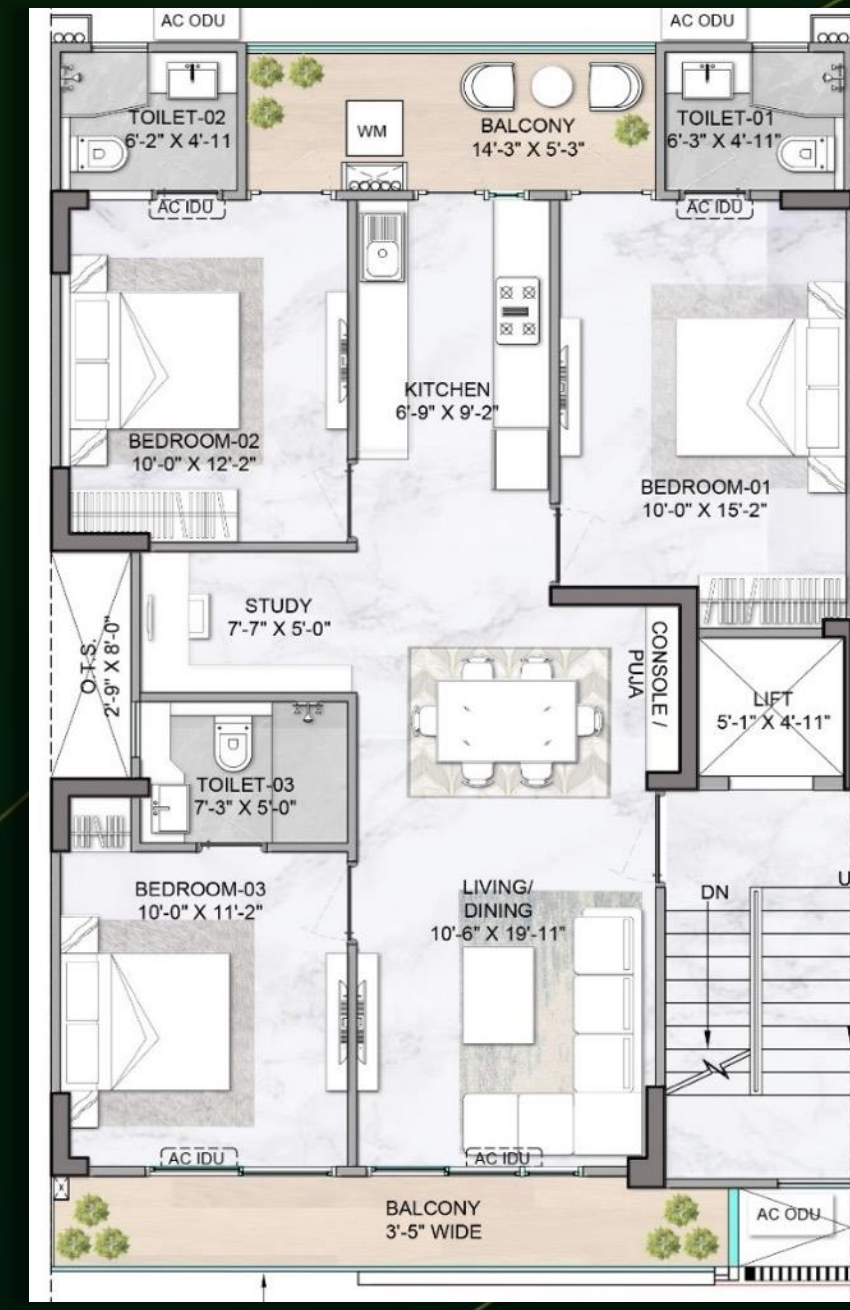
## UNIT PLAN 3.5 BHK



MY ZONE



STILT FLOOR



TYPICAL FLOOR



MY AER-LOUNGE



# PRICING & PAYMENT PLANS



# MASTERSTROKE-1

CURRENT PRICE

9,999



NEW PRICE

8,999



**YOU SAVE**

**1000**

**16.45 LAKHS**

# MASTERSTROKE-2: PAYMENT PLAN - 1

YOU SAVE >  
(PER SQ FT)

|  |
|--|
| <b>YOU PAY</b><br>[NOW]                      |
| <b>30</b>                                    |
| ONE CAR PARKING WORTH<br><b>6 LAKHS</b> FREE |
| <b>Rs. 360/-</b>                             |

|   |
|---|
| <b>YOU PAY</b><br>[WITHIN ONE YEAR]           |
| <b>10</b>                                     |
| CLUB CHARGES WORTH<br><b>Rs. 6 LAKHS</b> FREE |
| <b>Rs. 360/-</b>                              |

|                                |
|--------------------------------|
| <b>YOU PAY</b>                 |
| <b>60</b>                      |
| YOUR PLC BECOMES<br><b>50%</b> |
| <b>Rs. 250/-</b>               |

**Rs. 970/-**

# MASTERSTROKES AT A GLANCE..

## MASTERSTROKE

1

GET DISCOUNT

[SAVINGS: **1000** PSF]

## MASTERSTROKE

2

CLUB, CAR PARK &  
50% PLC FREE

[SAVINGS: **970** PSF]

TOTAL  
SAVINGS:

Rs. **32,40,650**

[Rs. 1970 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**