



THE GAME CHANGERS OF INDIA'S REAL ESTATE

BUILDING OUR LEGACY WITH A SPECTRUM
OF 53 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

53 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

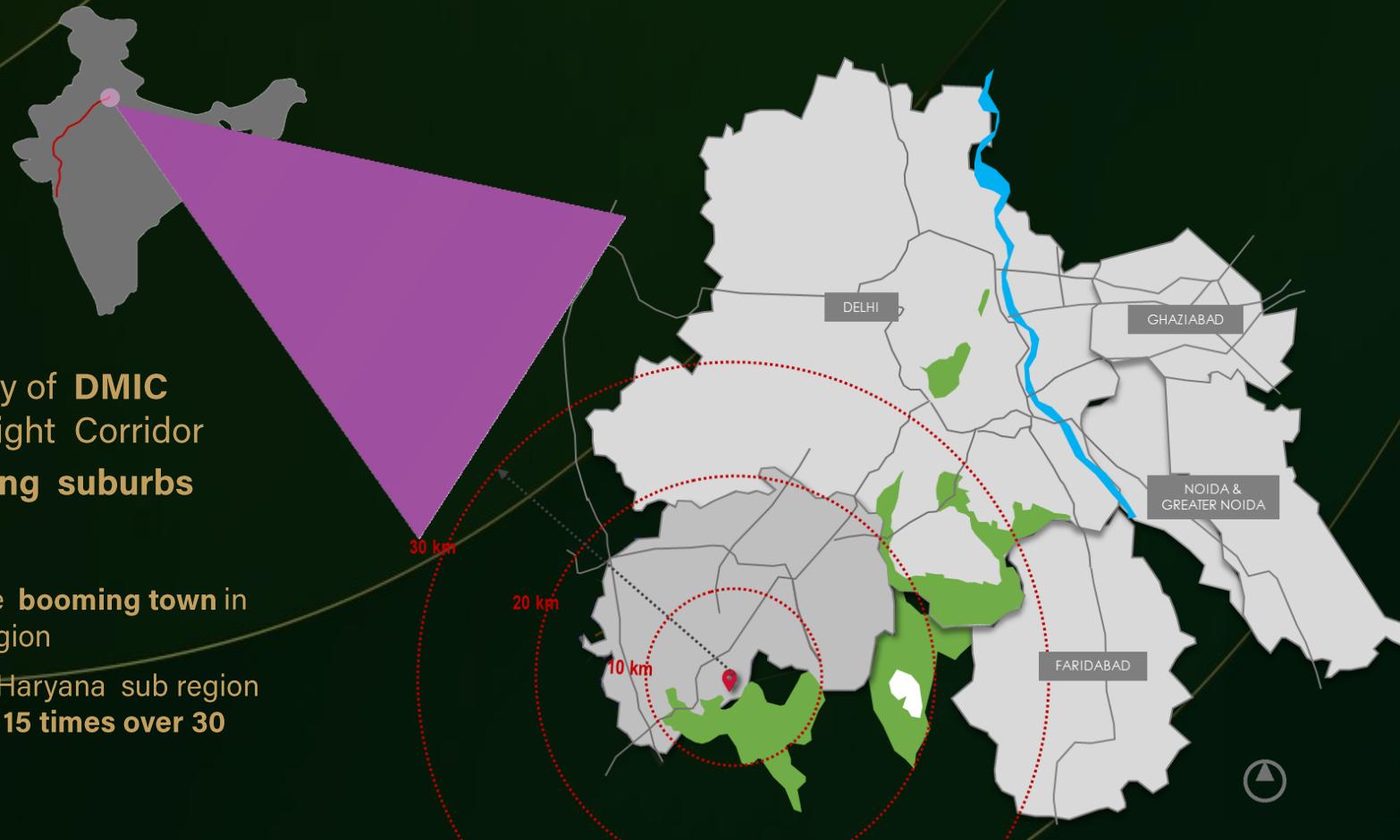


AT A WELL-CONNECTED LOCATION

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

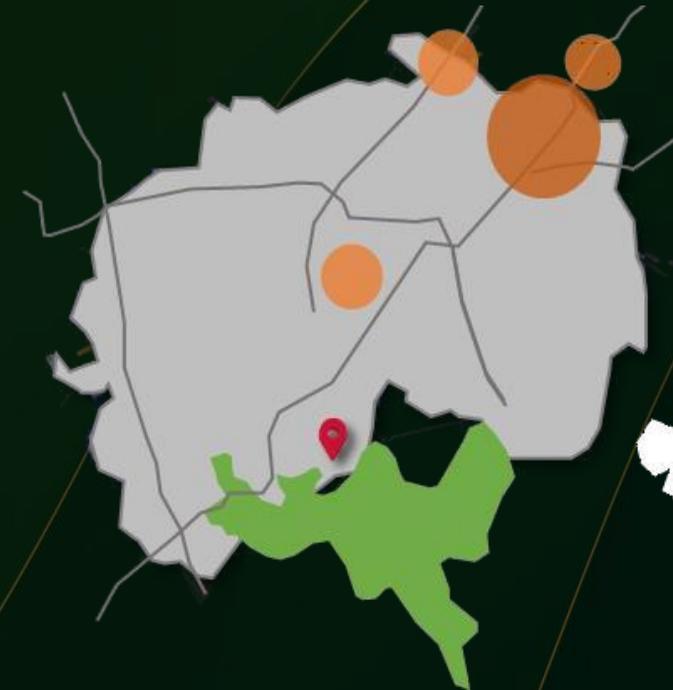
NICHE LOCATION

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)

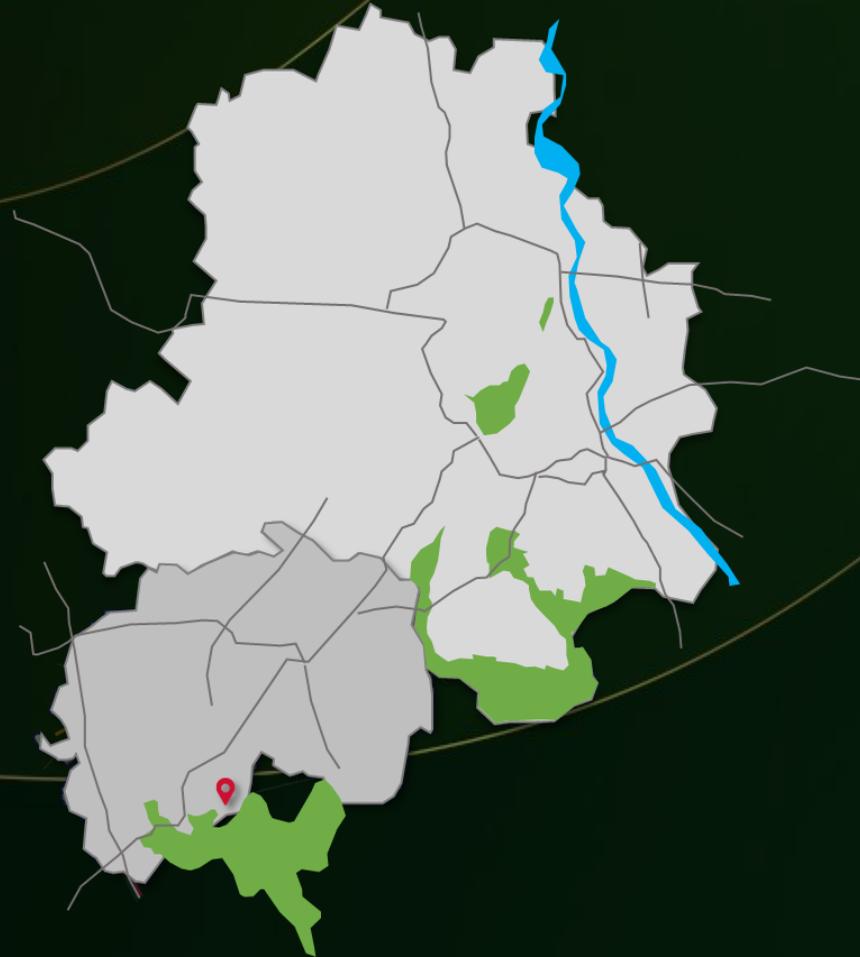


High Growth Location of Gurgaon

- 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



- **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

HEALTH CENTRE

24X7 POTABLE WATER

WALKING TRAIL

HEALTH ZONE

JOGGING TRACK

24X7 CONVENIENCE STORES

CLUB HOUSE

SENIOR CITIZEN ZONE
CLUB HOUSE

SPORTS ZONES

SELF CLEANING PAINTS

WATER QUALITY MONITORING

SMART PUBLIC AREA LIGHTING

CRECHE AND DAY CARE

VOLLEYBALL COURT

KIDS POOL

PUBLIC RESTROOMS

BADMINTON COURT

MULTIPLE PURPOSE SPACES

ECO FRIENDLY FINISHES

BIO FILTERATION

AUTOMATIC ENERGY SAVING SYSTEMS

SMART VISITOR MONITORING SYSTEM

AMPHITHEATRE

CABANAS IN LANDSCAPES

PARTY EVENTS LAWN

CIGAR LOUNGE

URBAN FARMING AREA

DRIP IRRIGATION NETWORK

LPG GAS PIPELINE PROVISION

THEMED LANDSCAPED AREA

FOOD WASTE COMPOST

CAR WASH

ROCK CLIMBING WALL

BARBEQUE & BON FIRE AREAS

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

OUTDOOR GYMS

RAIN GARDEN

YOGA ZONE

MEDITATION CENTRE

SENIOR CITIZEN LOUNGE

BUS STOPS

SOLAR STREET LIGHTING

24X7 PHARMACY

POOL/ BILLIARDS TABLE

SOLAR PARKING SHADES

GAZEBO SEATING

STORM WATER RETENTION

CYCLING TRACK

LOW U-VALUE GLASS FACADE

DRIVER RESTROOMS

BASKETBALL COURTS

BIM BASED FACILITY MANAGEMENT

3-TIER SECURITY

HANGING GARDEN

VIEWING DECKS

THEME BASED GARDENS

ROOFTOP LOUNGE

COATED NON-TOXIC PAINTS & FINISHES

BANK & ATMs

LARGE GREEN ZONE

STORAGE AREAS

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

WELL-VENTILATED RESIDENCES

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



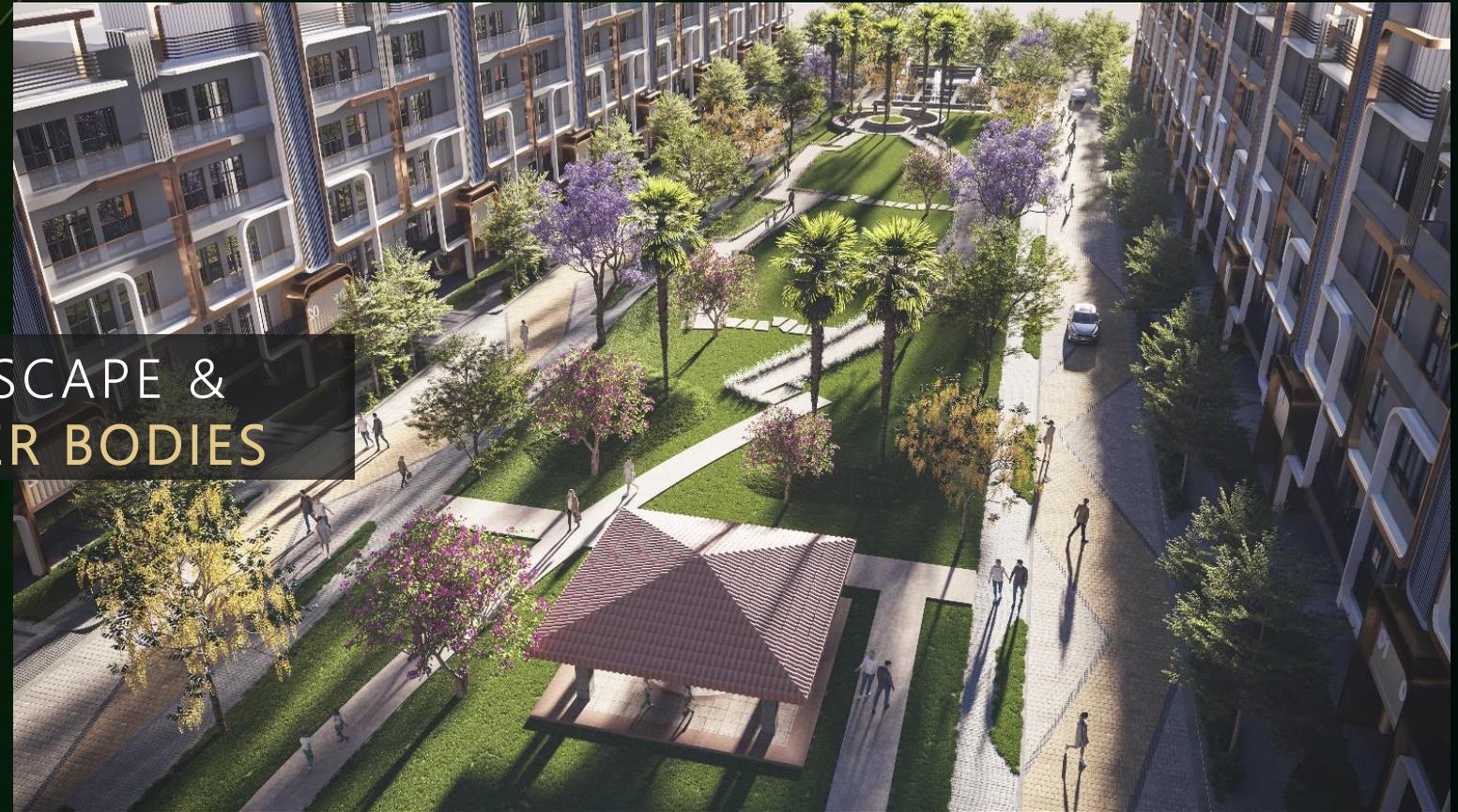


MULTIPLE
SPORTS AMENITIES





LUSH LANDSCAPE &
SERENE WATER BODIES





SPACIOUS
LIVING SPACES



CLUB CLASS

FOR THAT FINER TASTE IN LIFE!

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

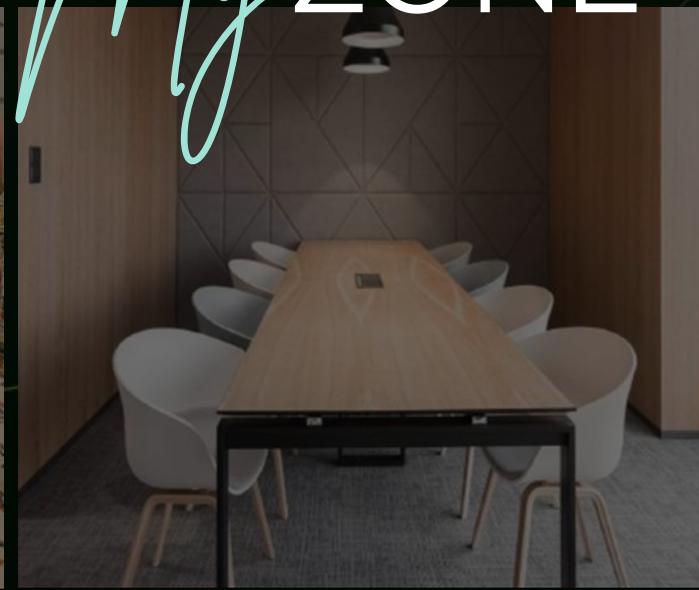




BAR & LOUNGE

FITNESS CENTRE

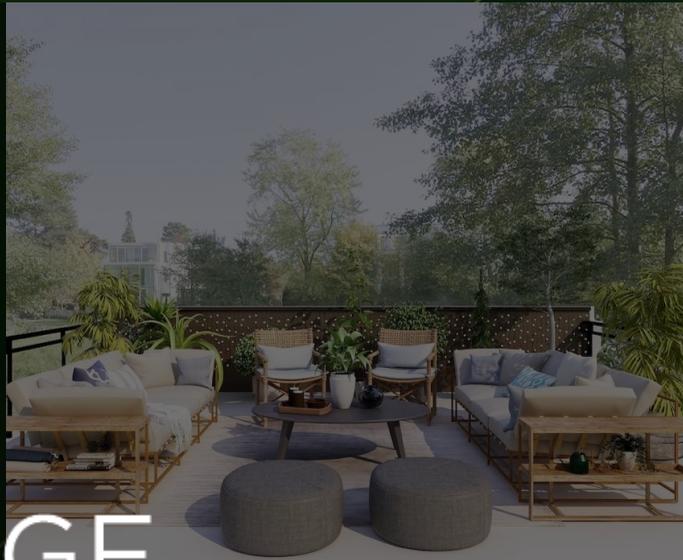




My ZONE



YOUR PERSONAL ZONE
IN THE BASEMENT



My AER-LOUNGE



OWN A
SLICE OF HEAVEN



**OUR MASTER
DEVELOPMENT**

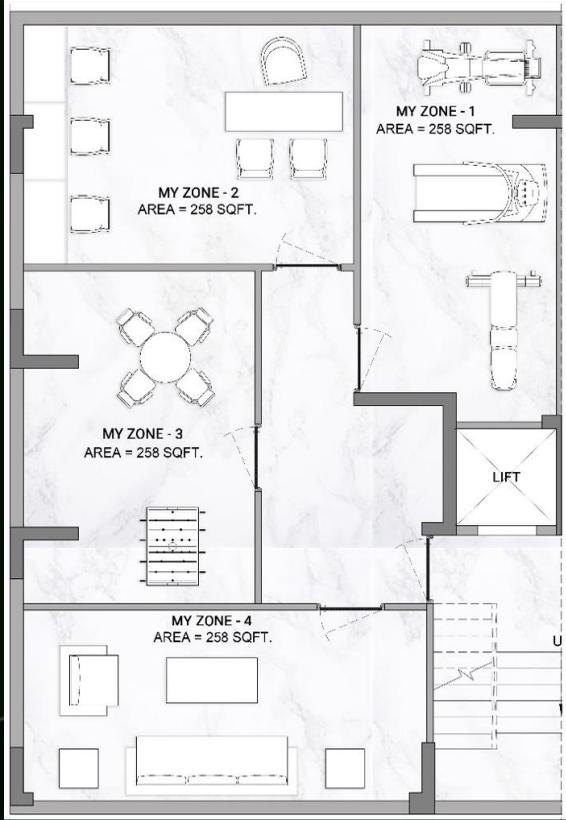


CUSTOMISED SPACES
FOR ONE'S OWN TOUCH

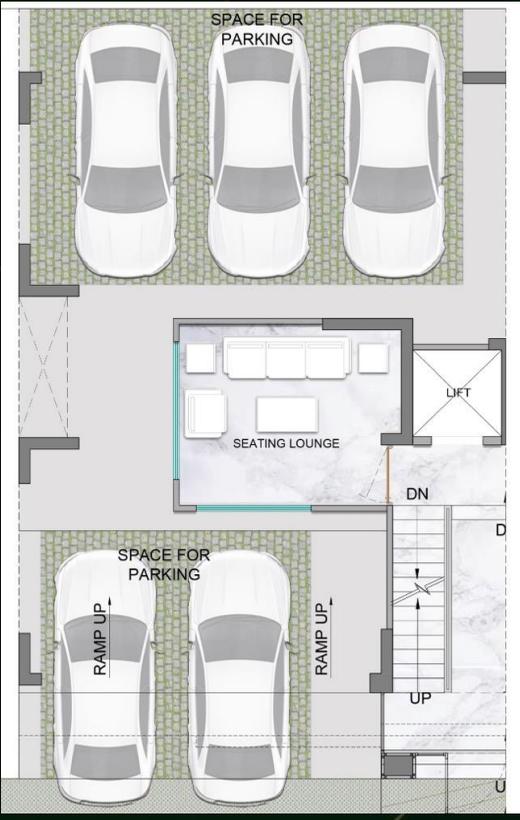
FOUR LEVELS OF ULTIMATE BLISS!



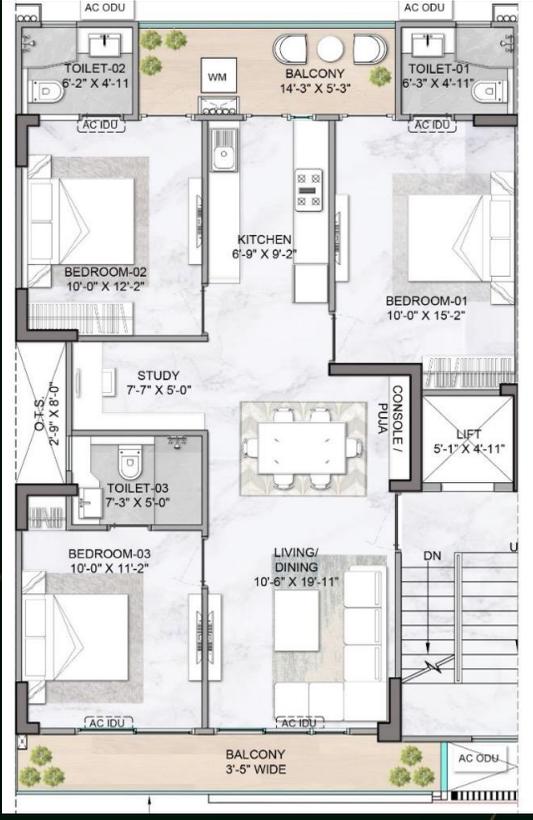
UNIT PLAN 3.5 BHK



MY ZONE



STILT FLOOR



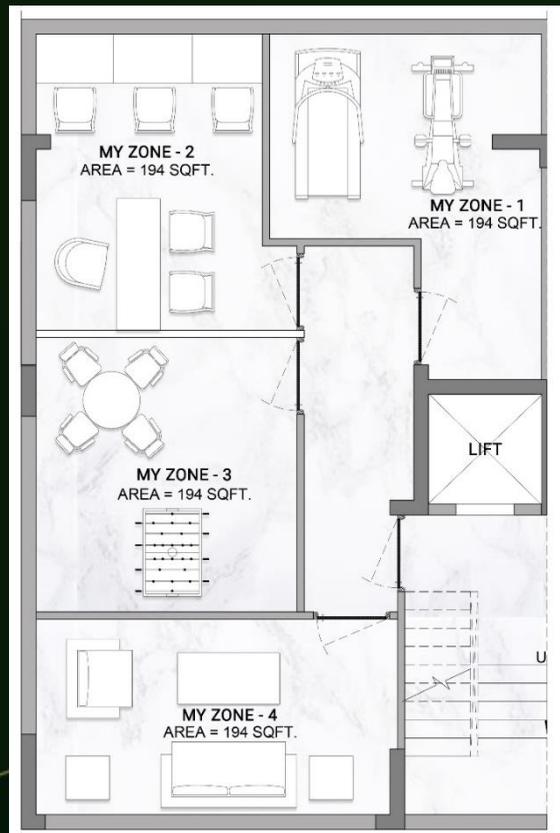
TYPICAL FLOOR



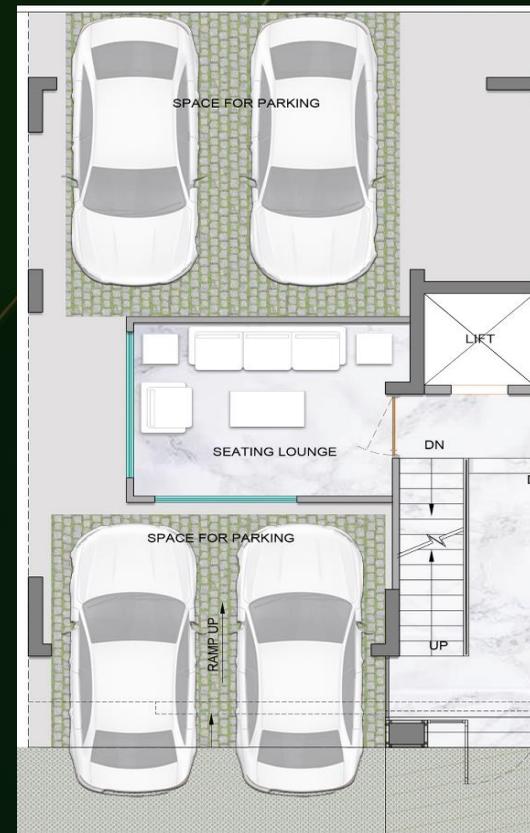
MY AER-LOUNGE



**UNIT PLAN
2.5 BHK**



MY ZONE



STILT FLOOR



TYPICAL FLOOR



MY AER-LOUNGE

An architectural rendering of a modern residential complex. The scene shows a central courtyard with a paved walkway, several cars (including a white sedan and a silver SUV), and people walking. The buildings are multi-story with balconies and large windows. The overall atmosphere is bright and modern. The text "Pricing & Payment Plan" is overlaid in the center in a bold, yellow font.

Pricing & Payment Plan

Pricing

₹ **12000**^{*} per sq. ft.

Payment Plan

30%

10%

60%

*

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