

The 3M logo is rendered in a bold, gold-colored, sans-serif font. The '3' is stylized with a white negative space cutout. The background features a dark field with a grid of small, light-colored dots and several large, glowing gold geometric shapes, including triangles and diamonds, that create a sense of depth and modernity.

Our Expertise. Your Joy.

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# TRANSFORMING SKYLINES



BUILDING OUR LEGACY WITH A SPECTRUM OF  
**40 FINEST DEVELOPMENTS**



UNVEIL OUR PATH  
TO  
TRANSFORM REALTY



PRESENTING

**M3M**  
**NXT**







**ZONE 3-  
NEW GURUGRAM**

**1- RESIDENTIAL  
1-COMMERCIAL**

**ZONE 4-  
DWARKA EXPRESSWAY**

**2-RESIDENTIAL  
2-COMMERCIAL**

**ZONE 2-SPR**

**1- RESIDENTIAL  
5- COMMERCIAL**

**ZONE 1-GCRE**

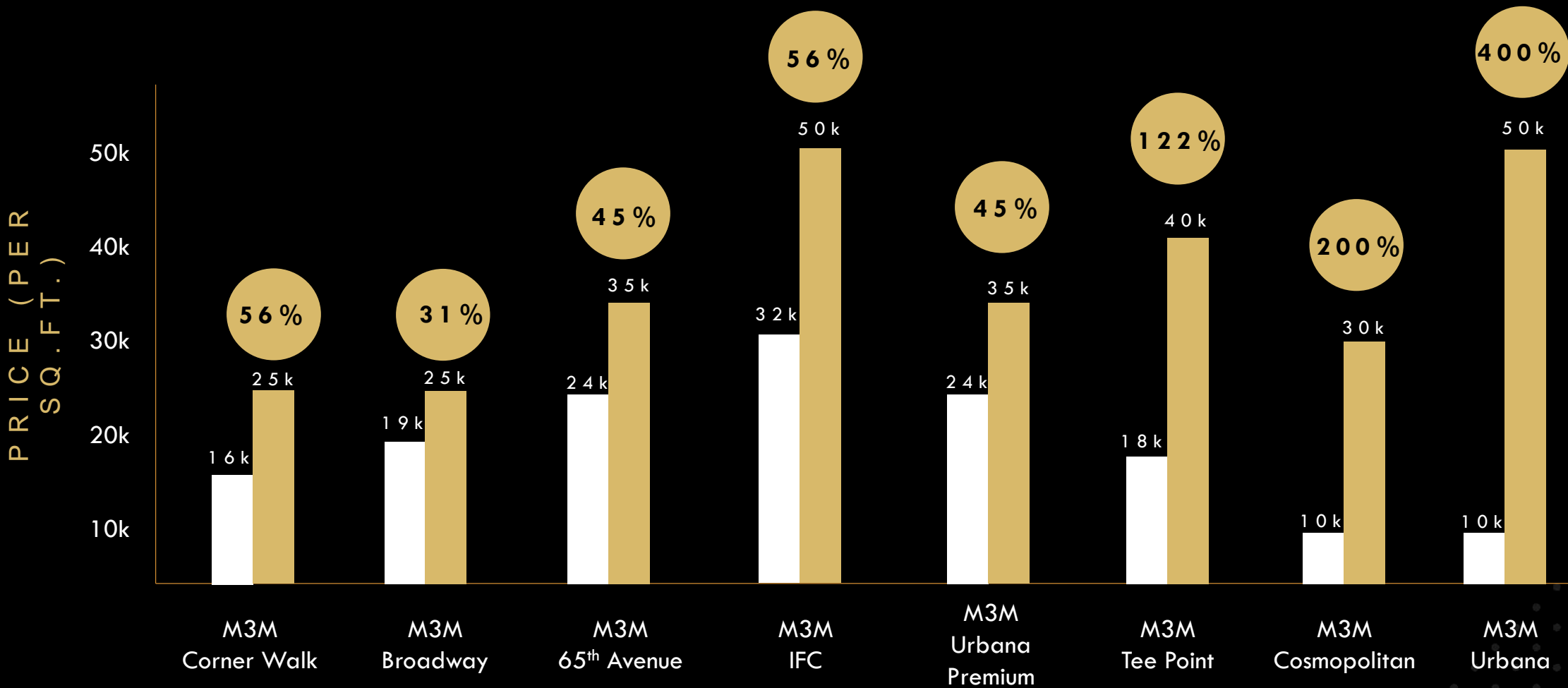
**18 - RESIDENTIAL  
9 - COMMERCIAL**

REMARKARBKE  
HISTORY  
OF  
TRANSFORMING  
GURUGRAM



REVOLUTIONIZED THE ENTIRE SPECTRUM  
OF HIGH-STREET RETAIL

FROM SIZE, POSITION, SCALE, COMPOSITION AND UNIQUENESS



PROJECTS

 Launch Price  
 Current Price



UNPARALLELED VALUE TO OUR  
STAKEHOLDERS

BY CREATING THEME BASED DEVELOPMENTS  
ACROSS GURUGRAM





DISRUPTED THE MARKET WITH A NEW FORMAT

# SHOP CUM OFFICES

THAT ADDED A NEW FLAVOR FOR THE INVESTORS

# A PROVEN SUCCESS OVER THE YEARS

80-150%

Of Capital Appreciation in  
the SCOs of Sector 29, 14  
and 15 of Gurugram

350%

Of Capital Appreciation in  
small size themed SCOs

450%

Of Capital Appreciation in  
large size themed SCOs

SOURCE:

<https://timesofindia.indiatimes.com/spotlight/whats-hot-in-gurugram-commercial-real-estate-shop-cum-offices/articleshow/85891228.cms>

<https://economictimes.indiatimes.com/industry/services/property/-/cstruction/real-estate-developers-pushing-shop-cum-office-plots-as-another-stream-for-monetisation/articleshow/87506724.cms?from=mdr>

THE NEXT GROWTH OPPORTUNITY  
ZONE IN GURUGRAM

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# NORTHERN PERIPHERAL ROAD



WE LAUNCHED 2 SUCCESSFUL  
PROJECTS ON NPR



**M3M**  
**84** MARKET

OPTIMUM TICKET SIZE



**M3M**  
**113**  
MARKET

PREMIUM  
LOCATION



INTRODUCING..  
BEST OF BOTH THE WORLDS!



PREMIUM  
LOCATION

&



OPTIMIZED  
TICKET SIZE

FIRST PROJECT FROM DELHI

PRESENTING

**M3M**

**114 MARKET**

SHOP CUM OFFICES

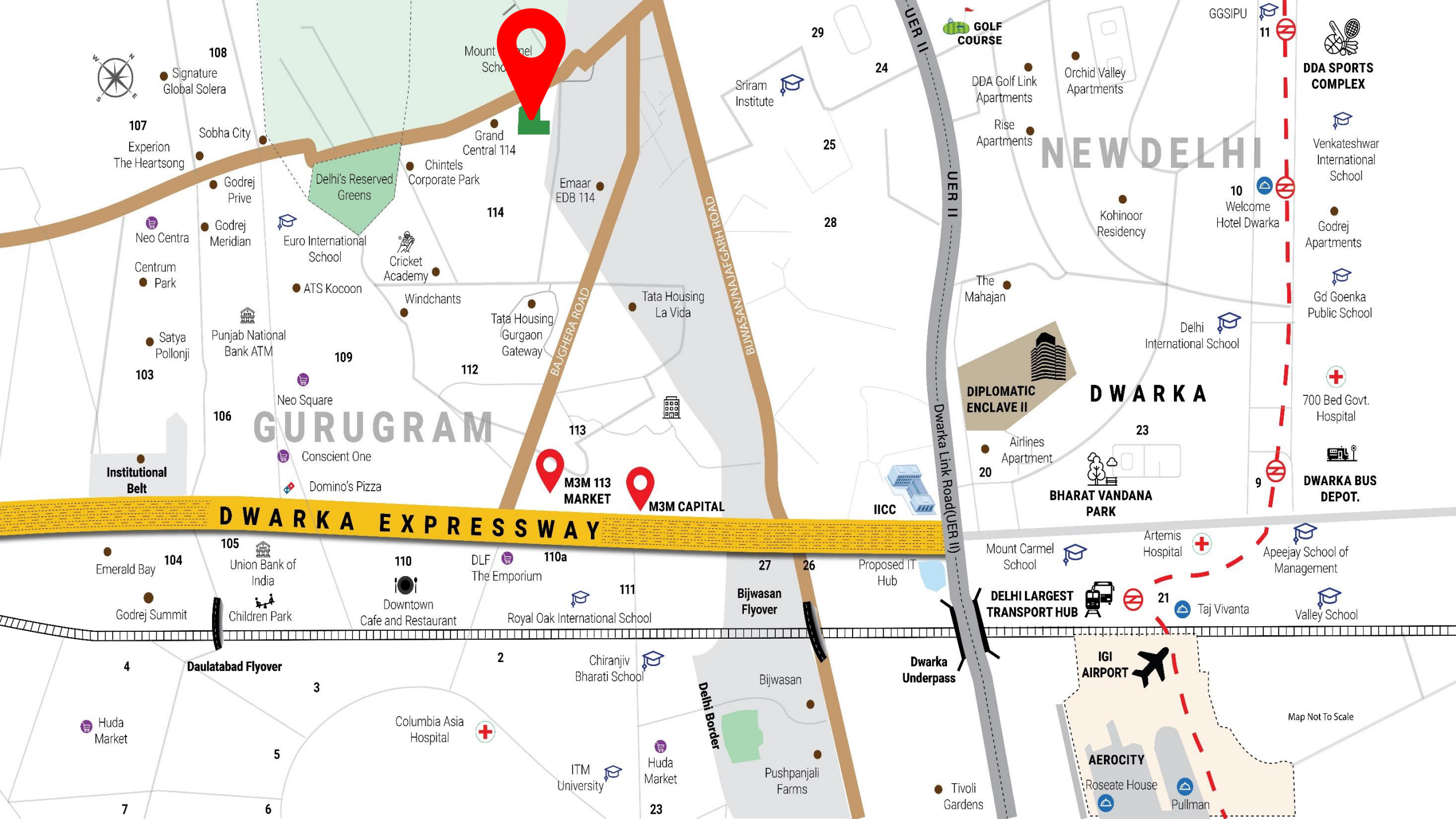


REPRESENTATIVE IMAGE

# FASTEST DEVELOPING LOCATION

SURROUNDED BY LANDMARKS WHICH WILL  
DEFINE FUTURE DEVELOPMENTS





108

Signature Global Solera

107  
Experion The Heartsong

Sobha City

Godrej Prive

Godrej Meridian

Neo Centra  
Centrum Park

Satya Pollonji

103

106

Institutional Belt

105

Union Bank of India

Children Park

Emerald Bay

Godrej Summit

4

Daulatabad Flyover

3

Columbia Asia Hospital

5

7

6

Mount Carmel School

Grand Central 114

Chintels Corporate Park

114

Euro International School

ATS Kocoon

Cricket Academy

Windchants

Punjab National Bank ATM

109

Neo Square

Conscient One

Domino's Pizza

112

Tata Housing Gurgaon Gateway

113

Tata Housing La Vida

M3M 113 MARKET

M3M CAPITAL

110a

DLF The Emporium

Royal Oak International School

111

Chiranjiv Bharati School

2

Delhi Border

ITM University

Huda Market

23

29

24

Sriram Institute

25

28

Emaar EDB 114

20

Airlines Apartment

23

Mount Carmel School

Artemis Hospital

Aapeejay School of Management

Valley School

27

Bijwasan Flyover

26

Proposed IT Hub

Dwarka Underpass

Bijwasan

Pushpanjali Farms

Tivoli Gardens

21

Taj Vivanta

Valley School

20

Airlines Apartment

23

Delhi International School

700 Bed Govt. Hospital

DWARKA BUS DEPOT.

9

GGSIU

11

DDA SPORTS COMPLEX

Venkateshwar International School

Godrej Apartments

Gd Goenka Public School

700 Bed Govt. Hospital

DWARKA BUS DEPOT.

GOLF COURSE

DDA Golf Link Apartments

Rise Apartments

Orchid Valley Apartments

Kohinoor Residency

The Mahajan

DIPLOMATIC ENCLAVE II

Airlines Apartment

BHARAT VANDANA PARK

Mount Carmel School

Artemis Hospital

Aapeejay School of Management

Valley School

DELHI LARGEST TRANSPORT HUB

IGI AIRPORT

AEROCITY

Roseate House

Pullman

NEW DELHI

DWARKA

DWARKA EXPRESSWAY

BAJGHERA ROAD

BIJWASAN/JAIGARH ROAD

Dwarka Link Road (UER II)

Map Not To Scale

# CATCHMENT OF 1.25+ LAKH PEOPLE

**15+**

**International  
Schools**

**7+**

**Multi-speciality  
Hospitals**

**5+**

**Five Star  
Hotels**

# RISING AT THE CENTER OF LANDMARKS

**3** Mins

**IICC: Asia's Largest  
Convention & Exhibition  
Centre**



**5** Mins

**Diplomatic Enclave II**



**5** Mins

**Bharat Vandana Park-  
India's Largest  
Theme Park**



**5** Mins

**Delhi's Largest  
Transportation Hub**







ONE OF IT'S KIND  
UNIQUE SCO PLOTS



100%

Land  
Ownership

100%

Area  
Efficiency





# PLANNED AS A PEDESTRIAN PARADISE





# WELL DEFINED ENTRY & EXIT TO THE PROJECT







**DRIVE THROUGH  
BOULEVARDS**



# AMPLE SURFACE PARKING







M3M

114 MARKET

SHOP CUM OFFICES

DELHI

BAJGHERA ROAD

TO DELHI

12.0M WIDE SERVICE ROAD



GURUGRAM

SITE PLAN

# PRICE

PRICE	INAUGURAL DISCOUNT	RENTAL TILL POSSESSION	RENTAL POST POSSESSION	NET EFFECTIVE PRICE
₹ 3,99,000/ SQ. YD.	₹ 25,000/ SQ.YD.	₹ 25,000/SQ.YD. (11% P.A)	₹ 30,000/SQ.YD. (FOR 12 MONTHS)	₹ 3.19 LAKH/ SQ.YD.

# PRICE

<b>M3M 114</b> <b>EFFECTIVE PRICE</b> CURRENT IN THE MICRO-MARKET	<b>M3M 114</b> <b>EFFECTIVE PRICE</b> AFTER 2 YEARS*
₹3,19,000/SQ. YD.	₹ 800,000/SQ.YD.

AFTER COMPLETION OF DWARKA EXPRESSWAY\*

# PAYMENT PLAN

50% within 30 days of booking ✓

50% within 1 year of booking ✓

Booking Amount – **Rs. 21,00,000**



# MASTERSTROKE 1

INAUGURAL DISCOUNT OF

₹ **25,000**  
PER SQ. YD.

# MASTERSTROKE 2

PRE-HANDOVER BENEFIT

**11%**  
PER ANNUM

# MASTERSTROKE 3

POST-HANDOVER BENEFIT

₹ 30,000  
PER SQ. YD.

**THANK YOU**

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