



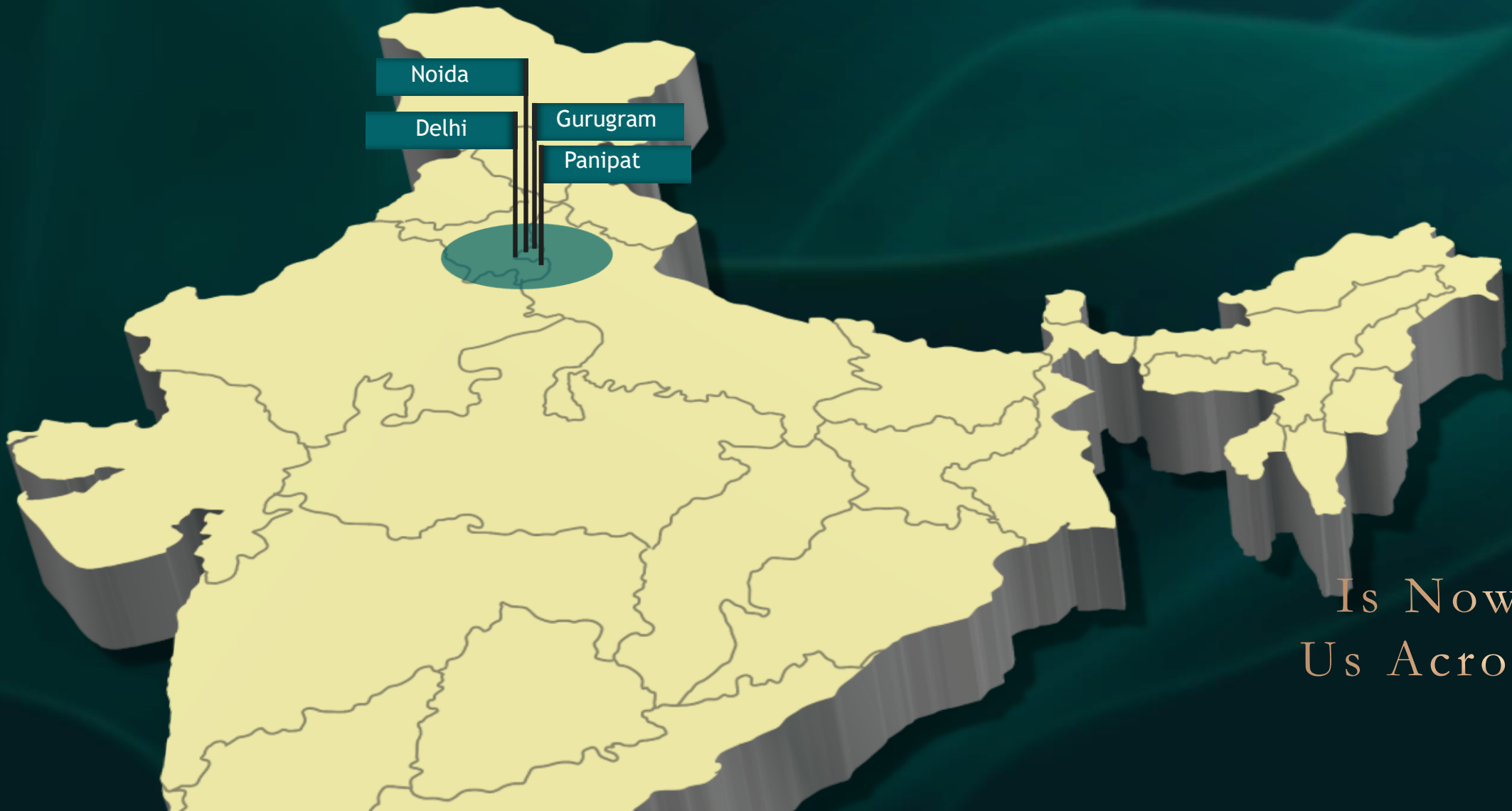
**M3M**  
Our Expertise. Your Joy.

Transforming Skylines





A Belief That  
Binds Us Together



Is Now Taking  
Us Across India

# AN UNPARALLED GROWTH STORY!

**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.**

# Achieved Many Milestones Over The Years



**2 Cr. Sq. Ft.**  
of Area Delivered



**4 Cr. Sq. Ft.**  
of Area Under-construction



**Largest Developer**  
in North India



**3,000 Acres**  
of Land Bank



**1 Lakh Cr.**  
of Estimated Revenue Potential

Gurugram Saw Emergence Of  
Many Popular Roads



As The Central Areas Mature, New  
Hotspots Keep Moving South

2002-2006

# MG Road Was Aspirational Golf Course Road Begin To Emerge



2002-2006

MG Road Was Aspirational  
Golf Course Road Begin To Emerge

2006-2010

Golf Course Road Was Aspirational  
Golf Course Road Extn. Begin To Emerge





2002-2006

MG Road Was Aspirational  
Golf Course Road Begin To Emerge

2006-2010

Golf Course Road Was Aspirational  
Golf Course Road Extn. Begin To Emerge

2018-2024

Golf Course Road Extn. Was Aspirational  
SPRE/ New GCRE Is The New Opportunity



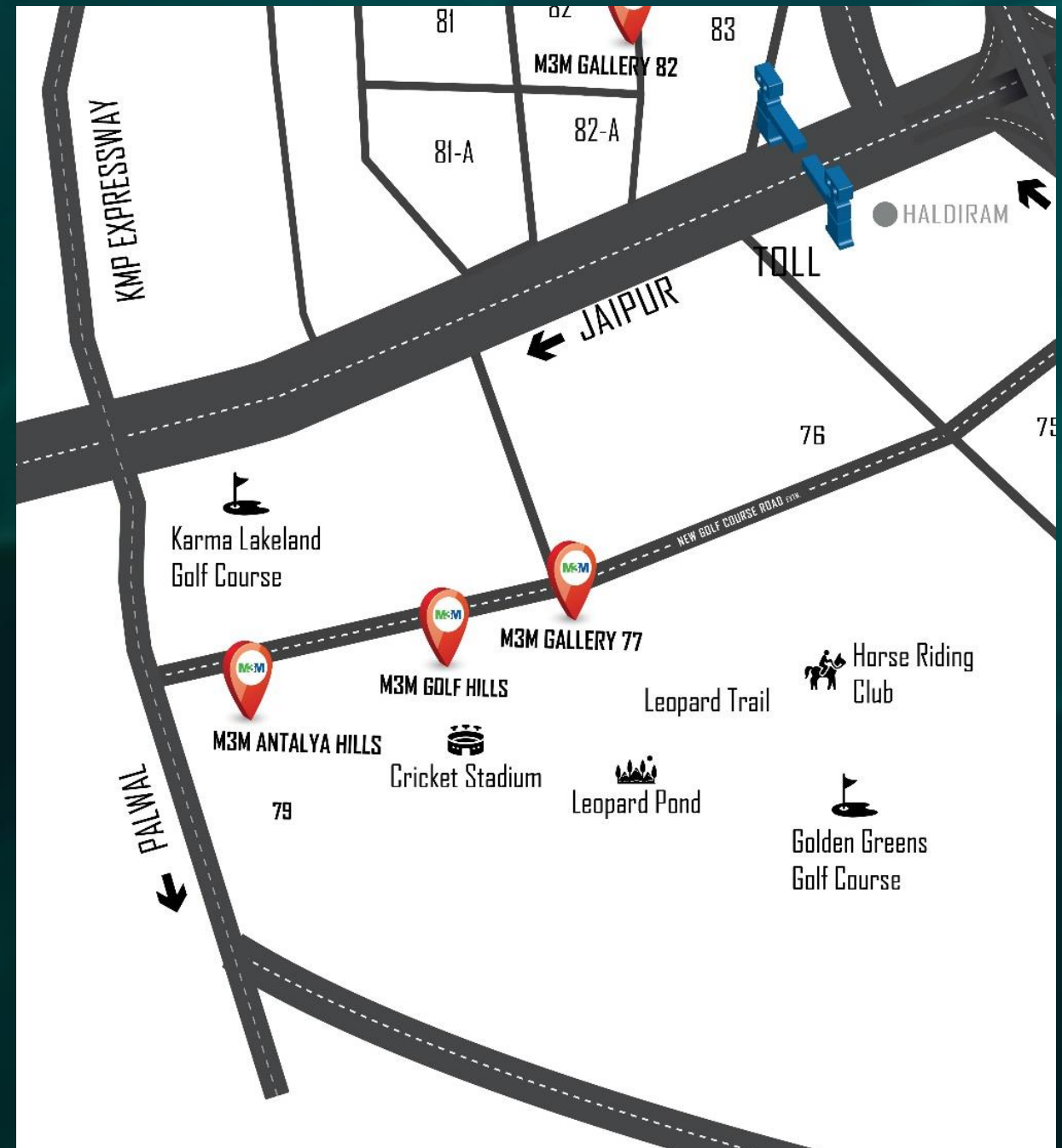
Southern Peripheral Road

Golf Course Road Extn.

Golf Course Road

# New Golf Course Road Extn.

The New Hotspot of Growth



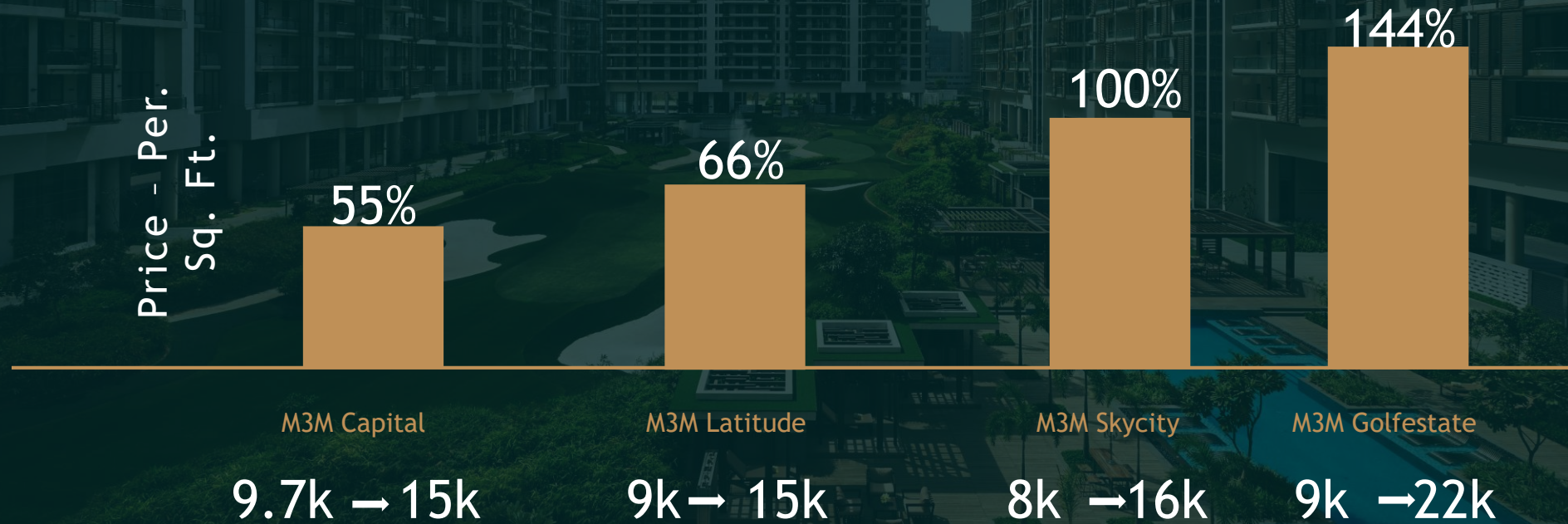
The One's Who Grabbed The Earlier  
Opportunity At The Right Time



Have Enjoyed Appreciation  
Like No Other



# M3M Golfestate: An Iconic Address At An Emerging Growth Corridor Saw A Commendable Rise





Now The Makers Of  
M3M GOLFFESTATE  
Bring To You



# In Sync With The Modern Needs

## Presence of Community Spaces

Presence of greens, jogging, walking trails and open spaces



## Homes in Harmony with Nature

Demand for green living by environmental conscious buyers



## Connectivity to Every Desire

Access to entertainment, shopping, commutation and sports amenities plays a vital role



## A Complete Ecosystem

Concept of Live. Work. Play is on high demand with everything in the development



## Expansive Spaces

Heightened desire for more spacious homes with dedicated workspaces



## Upgrade to Higher Level

Consumers are seeking to upgrade their lifestyle to the next level

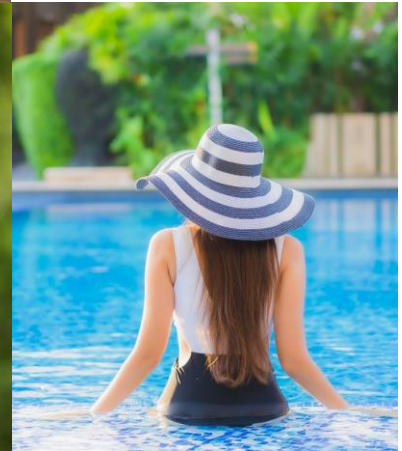
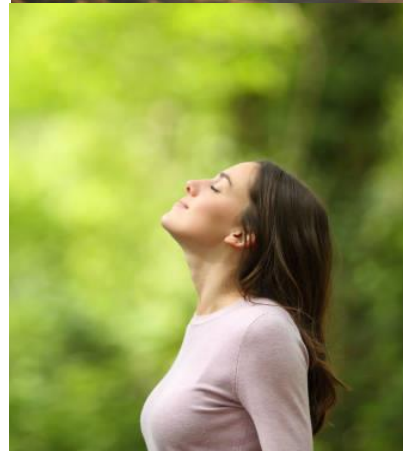




Discover  
**True**  
**Luxury**  
Of



Lifestyle  
Choices..





With Golf Inspired Homes

Presenting

**M3M**

# GOLF HILLS

SECTOR 79, GURUGRAM

*An Address That Offers An Unparalleled Luxury*



Artistic Impression

*A Transformative & Thoughtful Façade Design*





# A Central Haven For Every Visitor

## Transport Connectivity

NH-8 | SPR | GCRE | KMP Expressway | Dwarka Expressway

## Recreation

Cricket Stadium | Karma Lakelands Golden Greens Golf & Resorts | Jungle Safari & Trails

## Education

DPS, Manesar | Kunkapaskolan, Gurgaon | Amity University, Gurgaon

# Masterplan



1. MAIN ARRIVAL
2. ENTRY GATE/GUARDHOUSE
3. RAMP TO/FROM BASEMENT
4. CLUBHOUSE
5. CASCADES WATER FEATURE
6. REFLECTION POND
7. OUTDOOR WELLNESS POOLS
8. 25M LAP POOL
9. FAMILY POOL
10. LOADING/UNLOADING DOCK
11. SPILL OUT DECK
12. GREAT LAWN
13. ORCHARD GROVES
14. DINING IN THE GROVES
15. OUTDOOR BBQ PIT
16. 9 COURSES PUTTING GREENS
17. ECO PONDS/WETLANDS
18. RELAXATION DECK
19. COMMUNAL GARDEN & KIDSPLAY
20. PET PARK
21. CROPSLAND/EDIBLE GARDEN
22. HARVEST PAVILION
23. PICNIC LAWN
24. AMPHITHEATRE
25. MULTI-PURPOSE LAWN
26. PERFORMANCE STAGE
27. OVER WATER PAVILION
28. COMMUNAL SQUARE
29. YOUTH PARK
30. SKATE BOWL
31. SCENT WALKS
32. THERAPEUTIC GARDEN
33. ENERGY PARK/OUTDOOR FITNESS
34. WALKING/JOGGING PATH
35. DRIVEWAY
36. ENTRY/EXIT

Towers on the Periphery, Enjoying Views of Central Greens





*Panoramic Views & Ample Natural Lighting*



Artistic Impression

For The Nature Lovers Out There

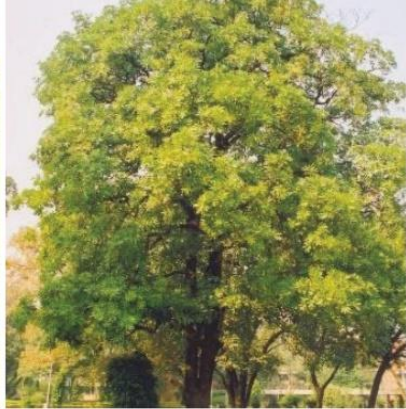


Discover A Whole Range Of  
Gardens Here

# Embrace Nature: 200+ Tree Species for a Greener, Beautiful, and Healthier Surrounding



NEEM TREE  
*Azadirachta indica*



CHATIAN  
*Alstonia scholaris*



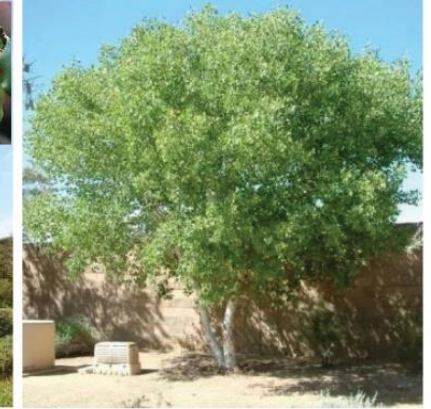
JAMUN BLACK PLUM  
*Syzygium cumini*



SHIRISH  
*Albizia lebbek*

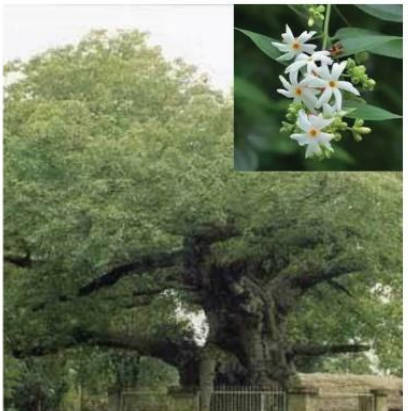


BAULA  
*Mimosops elengi*



SHISHU  
*Dalbergia sissoo*

## FLOWERING TREES



HARSHINGAR  
*Nyctanthes arbor-tristes*



GULMOHAR  
*Jacaranda Mimosifolia*



JARUL  
*Lagerstroemia Speciosa*

## LAWN



ZOYSIA GRASS

## SCREENING PLANT



INDIAN LAUREL FIG (HEDGE)  
*Ficus nitida*

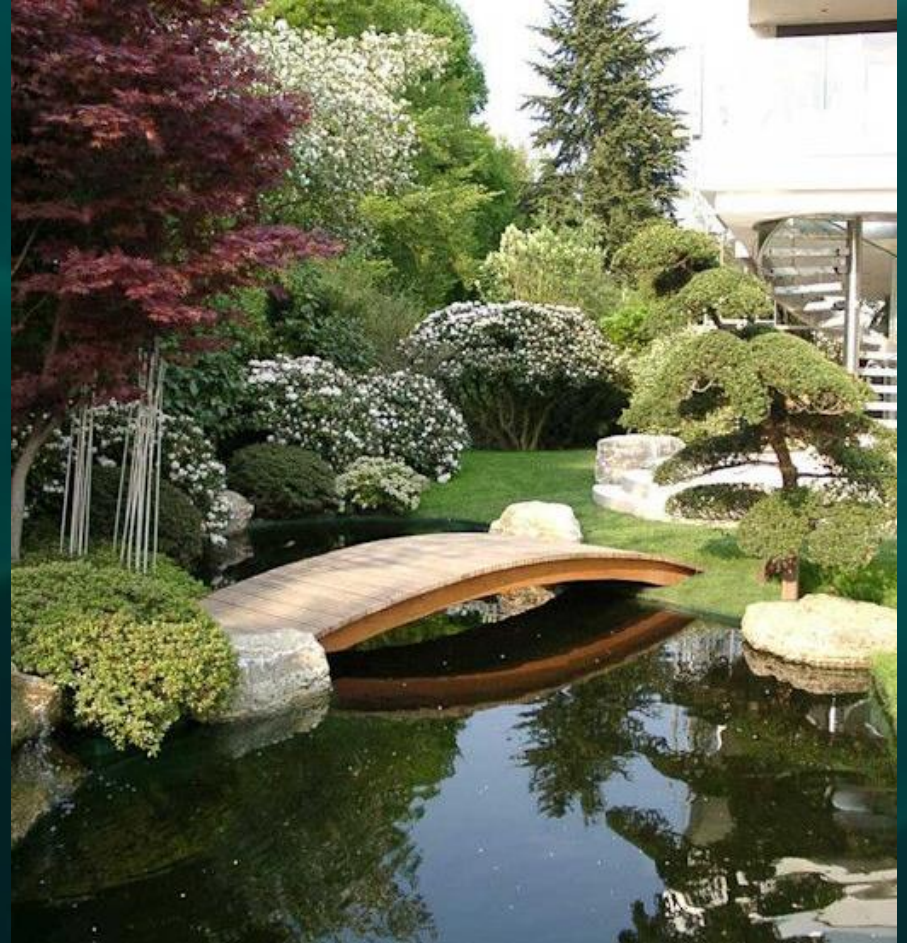


INDIAN LAUREL FIG (COLUMNS)  
*Ficus nitida*

If The Greens Aren't Enough For You



Experience The Serenity Of  
Tranquil Water Bodies



Water Bodies  
For Every Mood

Cascade Water Feature | Pond Lake | Eco Ponds | Reflection Pond

Take a Dip In the Family Pool with Your Loved Ones





Life Here Isn't Just About 4 Walls,  
It's About Experiencing Blues & Greens

Socialize and Connect at Our Thoughtfully  
Designed Communal Plaza



Artistic Impression



Unleash Your Golfing Skills on Breathtaking  
9-Hole Chip & Putt Golf Greens



Artistic Impression

It Doesn't Ends Here



There's More To It

Cherish The Scintillating View  
Of The Aravalli





Uncompromised

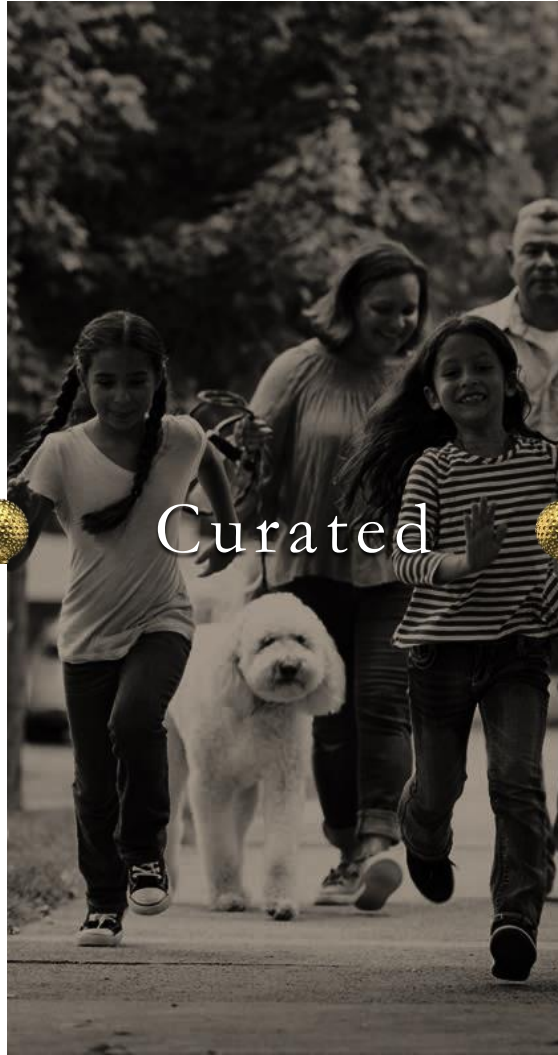
Living,

Exceptional

Lifestyle.



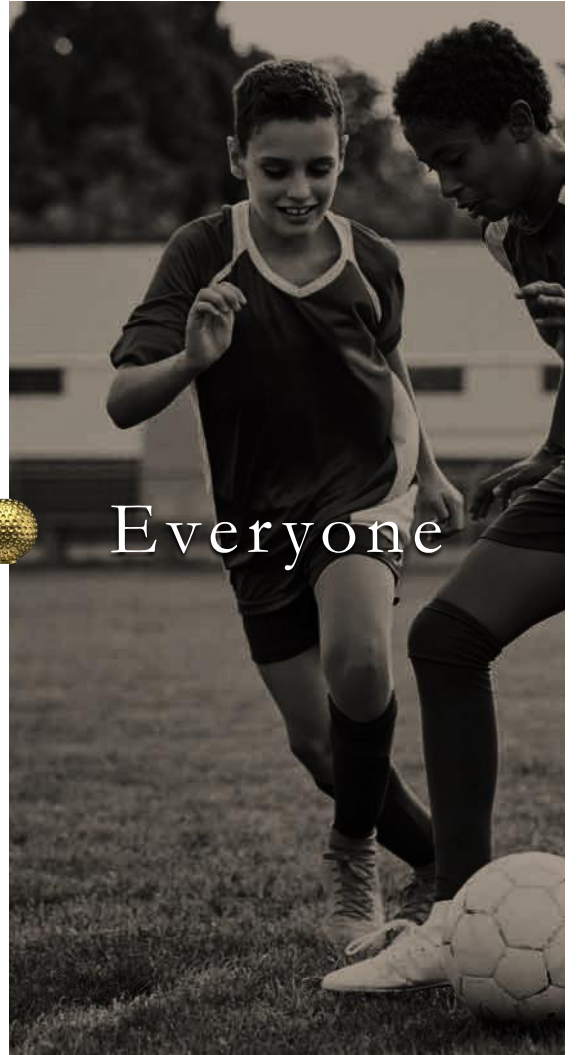
Ecosystem



Curated



For



Everyone

# Outdoor Fitness | Energy Park | Walking Trails | Jogging Park



Mini Water Park | Mini Football Field | Tennis Court | Badminton Court | Indoor Badminton & Squash



Community Gardens | Kids Play Area | Performance Stage | Skate Bowl | Youth Park





For The Ones Who Love Choices



Experience An Indulgent Life  
At A 1,00,000 Sq. Ft.  
Clubhouse and Amenities

A person is lying on their back in a swimming pool, wearing sunglasses and looking up. The water is blue and rippling. The background is blurred, showing other people and structures. A white rectangular box is overlaid on the left side of the image, containing the text.

A Lifestyle Experience Like Never Before

Unparalleled Offerings Await At  
Our State-of-the-art Clubhouse



Artistic Impression



Embark On A Majestic Entrance  
Experience To The Club



Experience Tranquility By The Pool: Decks  
For Relaxation And Entertainment

Artistic Impression



Immerse Yourself In An Exquisite  
Waterfront Oasis At Our Luxury Club

Artistic Impression



Savor The Sun's Warmth On  
Our Lavish Waterfront Deck



Artistic Impression

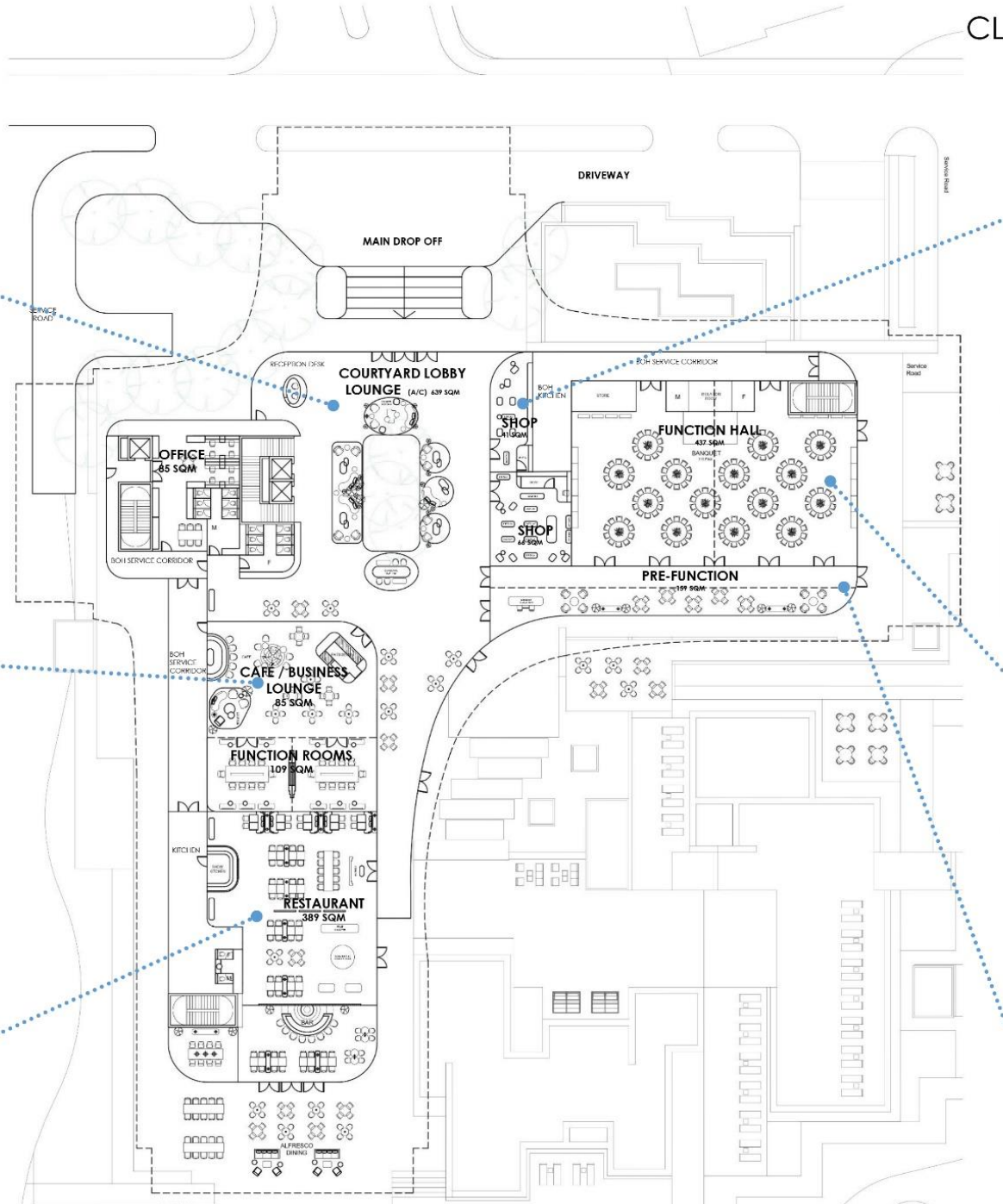


Rejuvenate and Immerse In Nature's Beauty  
With Outdoor Seating

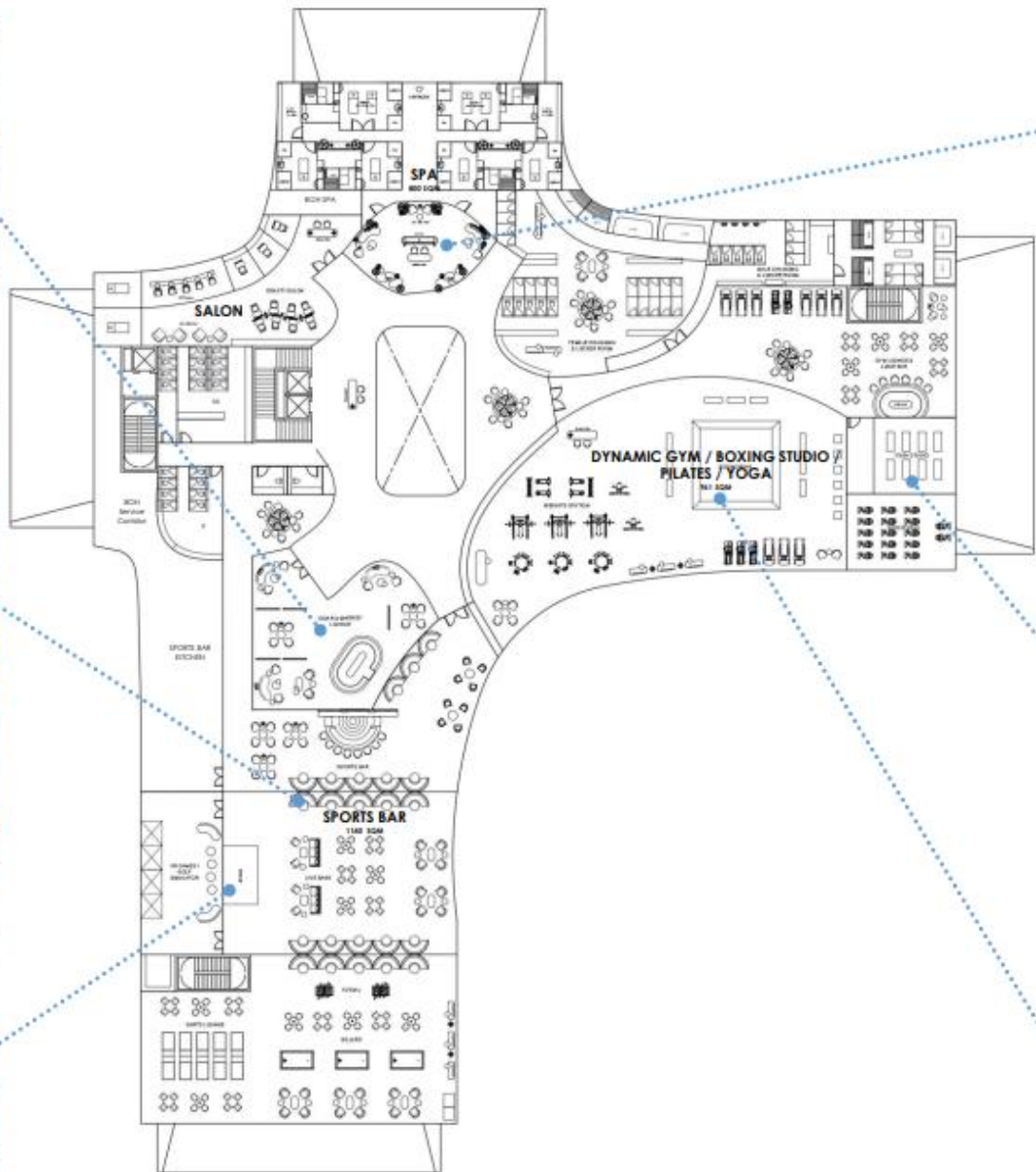




CLUBHOUSE | GROUND FLOOR PLAN



CLUBHOUSE | 1<sup>ST</sup> FLOOR PLAN



Creche | Pre-function Area | Business Lounge | Base Theatre | Gym | Spa | Yoga Studio



CLUBHOUSE | 2<sup>nd</sup> STOREY (ROOFTOP) PLAN



# Rooftop Dining



Artistic Impression

# Open To Sky Cafes & Restaurants





CAFÉ/BAKERY  
LIBRARY  
SPA  
MULTIPURPOSE HALL  
DART  
PILATES  
KARAOKE  
BUSINESS LOUNGE  
CIGAR LOUNGE  
CRECHE  
INDOOR PLAY AREA  
BOXING STUDIO

The  
Joy Of  
100+  
Amenities

RESTAURANT/ALL DAY DINING  
SPORTS BAR  
SNOOKER  
THEATRE  
BILLIARDS  
FUTSAL  
PREFUNCTION AREA  
ART AND MUSIC STUDIO  
DYNAMIC GYM  
SQUASH COURT  
SPECIALITY KITCHEN  
YOGA ROOM  
LIVE BAND STAGE

And Many More..

A lush green golf course with a pond in the foreground and trees in the background. The scene is captured in a cinematic style with soft lighting and a rich green color palette. The text is centered over the image.

Come & Luxuriate In An  
Unparalleled Luxury

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Crafted for True Connoisseurs