HARERA Registration No.- RC/REP/HARERA/GGM/531/263/2022/06 Dated. 02.02.2022
Promoter Name: Union Buildmart Private Limited
www.haryanarera.gov.in

M3M
Our Expertise. Your Joy.

Experience
A WORLD OF INDULGENCE WITH A
GOLF STYLE LIVING!



Artistic Impression

M3M
CAPITAL
LUXURY GOLF RESIDENCES

SECTOR 113, SMART CITY DELHI AIRPORT, GURUGRAM

CONNECTED TO ALL MAJOR LANDMARKS

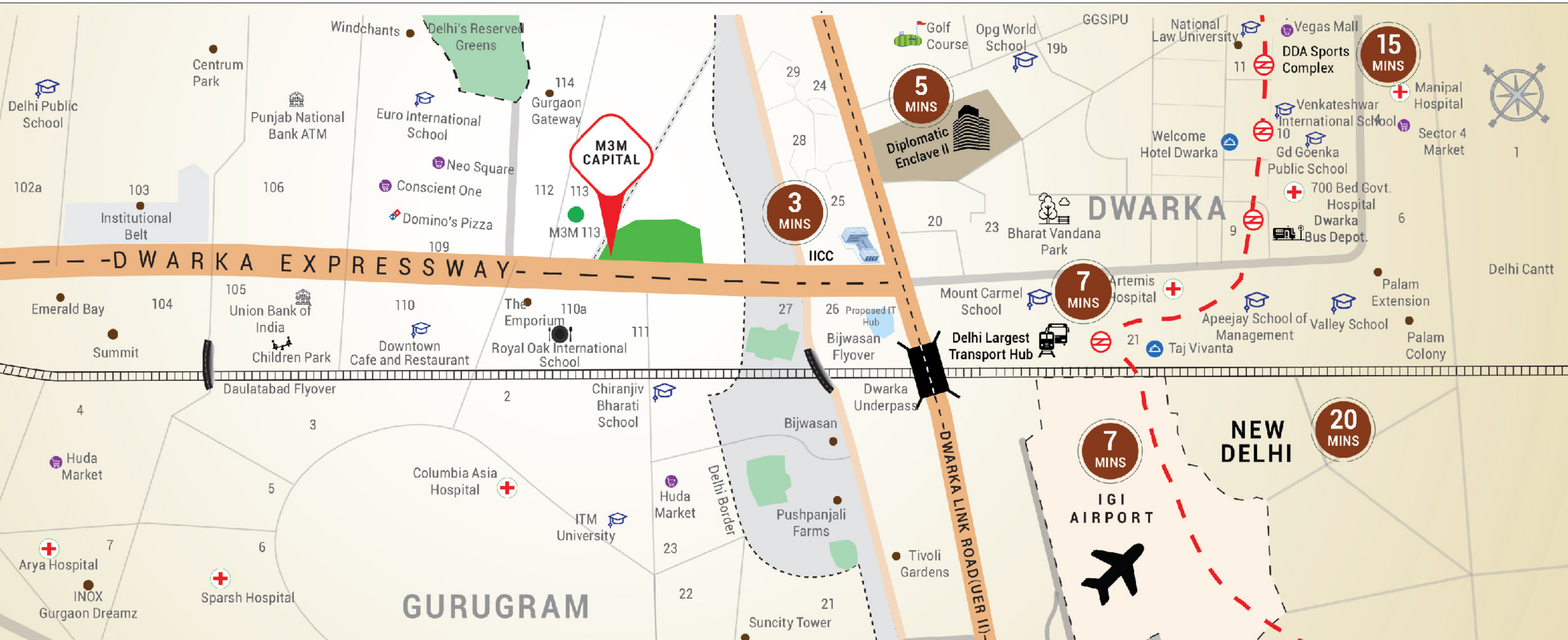
THROUGH THE WIDEST ROAD OF DELHI NCR

AT THE CENTER OF EVERYTHING

- **7 MINS** TO INTERNATIONAL AIRPORT (IGI)
- **3 MINS** TO ASIA'S LARGEST CONVENTION & EXHIBITION CENTRE
- **5 MINS** TO DIPLOMATIC ENCLAVE
- **20 MINS** TO SOUTH DELHI
- **7 MINS** TO DELHI'S LARGEST TRANSPORTATION HUB
- **15 MINS** TO INTERNATIONAL SPORTS COMPLEX

ENJOYING THE SOCIAL FABRIC OF DELHI AND GURUGRAM

- **15 +** INTERNATIONAL SCHOOLS
- **8 +** MULTI-SPECIALITY HOSPITALS
- **5 +** FIVE STAR HOTELS





RISING IN THE HEART OF DELHI-NCR

ADJACENT TO DELHI

RIGHT NEXT TO INTERNATIONAL AIRPORT(IGI)

JUST A STONE'S THROW AWAY FROM IICC

DIPLOMATIC ENCLAVE II IN CLOSE VICINITY

Discover what awaits you when you make M3M Capital your new home. From the open green spaces to the finest closed interiors to a location that connects you to the world, all this gets enclosed in this single destination.

UNMATCHED & UNPARALLELED
LIVING EXPERIENCE

100+ AMENITIES AND SERVICES



SOAK IN THE SUN IN
AN **OUTDOOR POOL**

BRING YOUR **SPORTS**
PASSION ALIVE





LET YOUR
CHILDREN RUN FREE IN
SAFE ENVIRONS

DINE-IN AT THE
LARGEST CLUBHOUSE
IN THE VICINITY





2.5 & 3.5 BHK LUXURY
GOLF RESIDENCES

HIGHLY EFFICIENT HOMES

PRIVATE FOYER WITH EVERY RESIDENCE

SPACIOUS BALCONIES

M3M
0.5 EDGE

CUSTOMIZE YOUR EXTRA
0.5 ROOM YOUR OWN WAY !



HOME LIBRARY



HOME OFFICE



HOME GYM



DEDICATED DROP-OFF



GRAND TOWER LOBBY



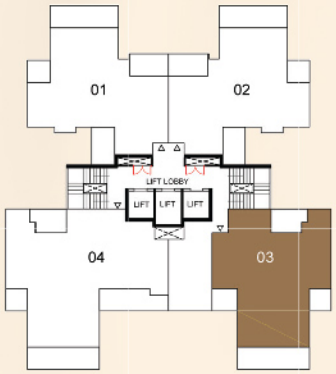


N

UNIT PLAN
3.5 BHK

PRIVATE FOYER + 3.5 BEDROOM
3 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN
EXCLUSIVE STORAGE AREA

1,665 SQ. FT. (APPROX.)

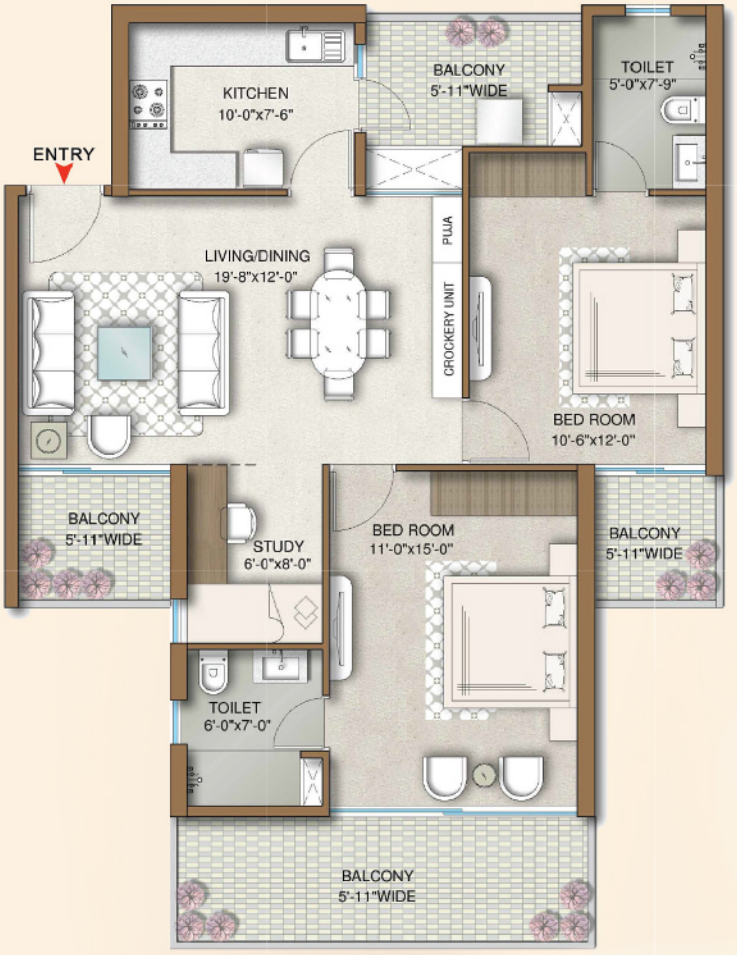


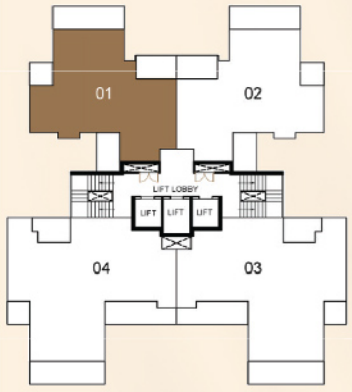
N

UNIT PLAN
2.5 BHK

PRIVATE FOYER + 2.5 BEDROOM
2 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN
EXCLUSIVE STORAGE AREA

1,330 SQ. FT. (APPROX.)





N

UNIT PLAN
2.5 BHK

PRIVATE FOYER + 2.5 BEDROOM
2 BEDROOMS + 0.5 BHK - STUDY/BAR/DEN
EXCLUSIVE STORAGE AREA

1,310 SQ. FT. (APPROX.)



A CITY WITHIN ITSELF

M3M CAPITAL
LUXURY GOLF RESIDENCES



M3M
Our Expertise. Your Joy.

UNION BUILDMART PRIVATE LIMITED
(CIN- U70100HR2012PTC089615)

Registered Office :
Unit No. SB/C/5L/Office/008, M3M Urbana Sector-67,
Gurugram, Manesar, Urban Complex, Gurugram-122102 , Haryana, India

Sales Gallery
M3M Experia, Sector–113, Smart City, Delhi Airport, Dwarka Expressway, Gurugram-122017,
Haryana, India

CRM Cell
M3M Urbana Business Park, 10th Floor,
Tower A, Sector - 67, Golf Course Road (Extn.),
Gurugram-122101, Haryana, India

Project Site
M3M Capital, Sector–113, Smart City, Delhi Airport, Dwarka Expressway,
Gurugram-122017, Haryana, India

I **www.M3MCapital.com**

Disclaimers: All information, images and visuals or sketches including landscaping shown in this advertisement are only an architect's impression, representative images or artistic renderings and not to scale. Nothing contained herein intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. The Promoter Company endeavours to keep the information up to date and correct. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter Company, have thorough understanding of the same and take appropriate advice prior to concluding any decision for buying any Unit(s) in the Project.
"M3M Capital" is a residential Group Housing Colony which is registered with Haryana Real Estate Regulatory Authority vide Regn. No. RC/REP/HARERA/GGM/531/263/2022/06, dated 02.02.2022, being developed on the Project land admeasuring 4.856 acres being part of total licensed land admeasuring 15.03125 acres, situated at Sector-113, Gurugram, Haryana. The project is being developed by M/s Union Buildmart Private Limited vide a license from DTCP under New Integrated Licensing Policy- 2016. All facilities and Project details mentioned in this advertisement are actual specifications, amenities and facilities provided by the Promoter Company as per approved plans. The use of word 'M3M' shall in no manner be construed or interpreted as M3M India Pvt. Ltd. being the Promoter and / or Developer of the Project.
Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Gurugram and Hon'ble High Court of Punjab & Haryana at Chandigarh, India.
*Taxes and statutory charges extra as applicable and terms and conditions apply
**Terms & Conditions apply. 1 Hect. = 2.471Acres, 1 Acre = 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft.

M3M

Our Expertise. Your Joy.

TRANSFORMING THE SKYLINE OF GURUGRAM

BUILDING OUR LEGACY WITH A SPECTRUM OF

37 FINEST DEVELOPMENTS

RESIDENTIAL

14 Delivered

06 Under-construction









COMMERCIAL

14 Delivered

03 Under-construction



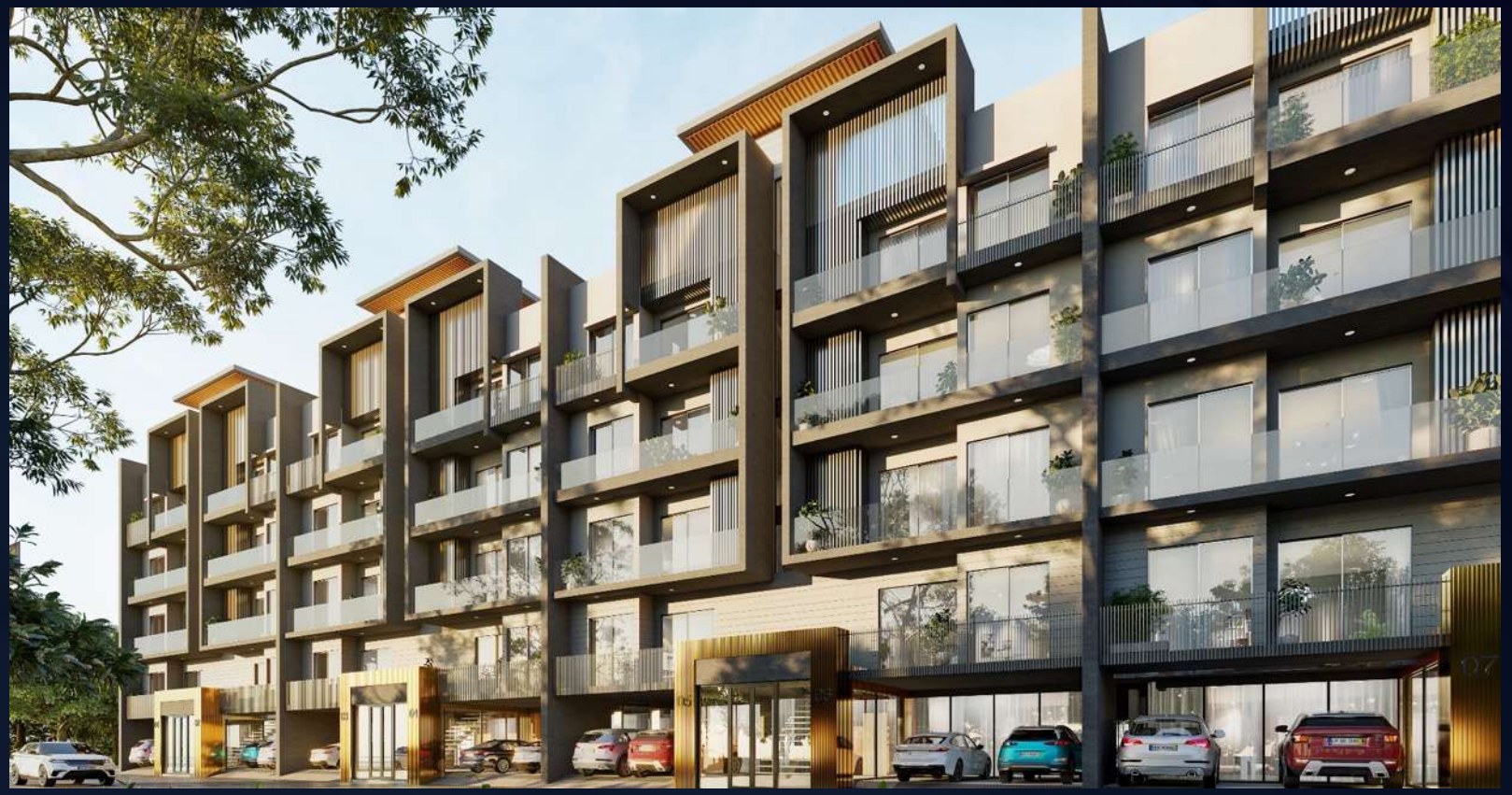




LOW RISE

Luxury

Boutique
Floors







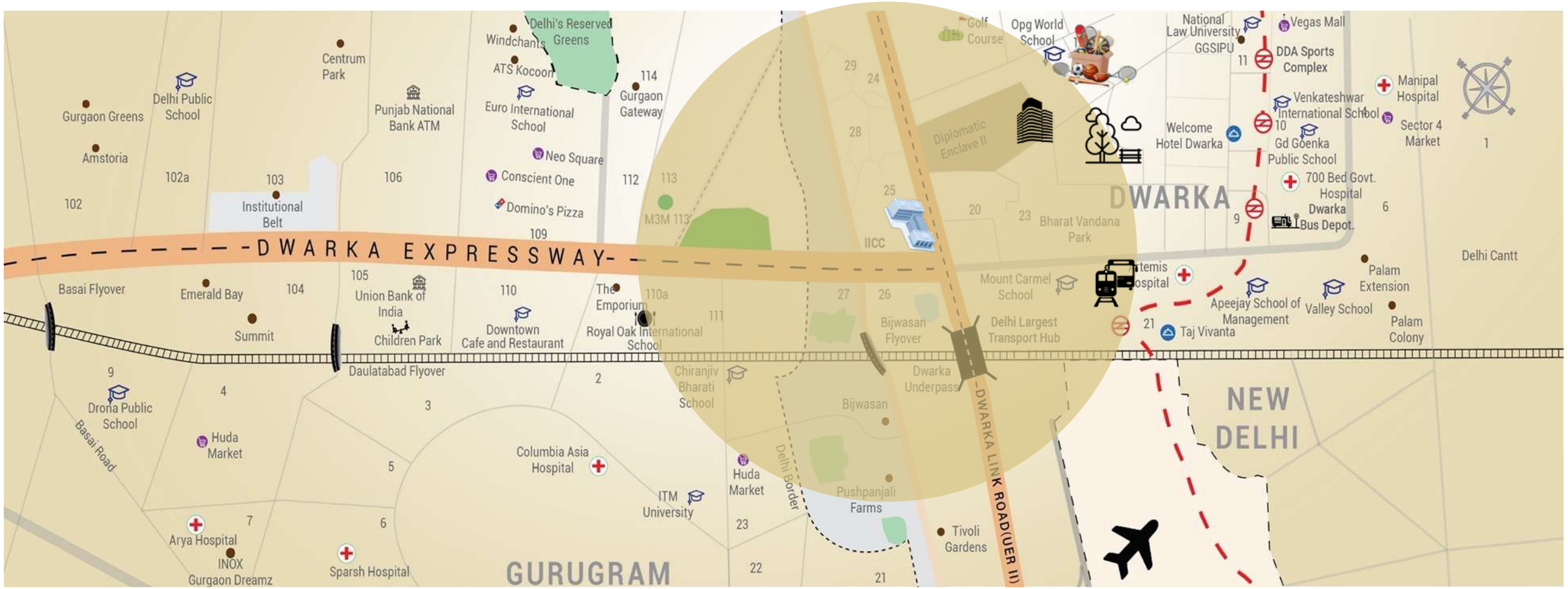



LAUNCHED LUXURY BOUTIQUE FLOORS ON NPR – "A RUNWAY SUCCESS"
POSITIONED SPR AS NEXT ZONE OF OPPORTUNITY
WE HAVE CHANGED THE SKYLINE OF GCRE
M3M WOODSHIRE
M3M 113 MARKET
DWARKA EXPRESSWAY
NH-8
RAJIV CHOWK
HERO HONDA CHOWK
IFFCO CHOWK
BADSHAHPUR CHOWK
M3M GALLERY 82
M3M CORNERWALK
M3M LOFTS74
M3M SKYWALK
M3M SKYLOFTS
M3M ESCALA
M3M IKONIC
M3M MARINA
M3M SIERRA68
M3M NATURA
M3M FLORA68
M3M IFC
M3M COSMOPOLITAN
M3M TEEPOINT
M3M MERLIN
M3M URBANA
DELHI
JAIPUR
PALWAL
FARIDABAD
KMP EXPRESSWAY
GOLF COURSE ROAD
ELEVATED ROAD
INDIA INTERNATIONAL CONVENTION CENTRE
IGI AIRPORT
MAP NOT TO SCALE

NOW WE ARE MOVING TO

THE LAND WITH THE BIGGEST OPPORTUNITY


SECTOR 113, GURUGRAM
AN AREA UNDER MASSIVE TRANSFORMATION
& INFRASTRUCTURAL DEVELOPMENT
AN AREA SURROUNDED BY
THE BIGGEST LANDMARKS



INDIA INTERNATIONAL EXHIBITION & CONVENTION CENTRE

DIPLOMATIC ENCLAVE-II

INTERNATIONAL SPORTS COMPLEX

INDIA'S LARGEST THEMED PARK
BHARAT VANDANA PARK

DELHI'S LARGEST TRANSPORTATION HUB



IICC

- Asia's Largest Convention & Exhibition Centre
- Development of 10 Mn. Sq. Ft.
- A Centre with a Capacity of 10,000 people



DIPLOMATIC ENCLAVE II

- Premium Catchment of Expats and Diplomats
- Approx. 3.5 Lakhs Sq. Ft. Of Area
- 39 Embassies

SET AMIDST MAJOR LANDMARKS!



INTERNATIONAL SPORTS COMPLEX

- A Complex on 62 Acre Land
- 18,000 Seater Stadium
- Upcoming in Sector 19, Dwarka Sub-city



LARGEST THEMED PARK OF INDIA

- India's largest park spread over 200 acres
- To be developed on Mini-India theme – major attraction
- Being developed at a budget of over 525 crs !

PART OF A LARGER
SELF-SUSTAINABLE DEVELOPMENT



UNDER SMART CITY DELHI AIRPORT

WE ARE LAUNCHING
OUR FIRST LUXURY RESIDENCES

PRESENTING

M3M

CAPITAL

LUXURY GOLF RESIDENCES

M3M CAPITAL
LUXURY GOLF RESIDENCES

2.5 & 3.5 BHK
GOLF STYLE RESIDENCES



M3M CAPITAL



ENJOYING SOCIAL FABRIC OF DELHI & GURGAON

3 Mins	Asia's Largest Convention Centre IICC
5 Mins	Diplomatic Enclave-II
5 Mins	India's Largest Themed Park
5 Mins	International Airport
15 Mins	Delhi's Largest Transport Hub
15 Mins	International Sports Complex

ENJOYING SOCIAL FABRIC OF DELHI & GURGAON

15+ International Schools
10+ Five Star Hotels
8+ Hospitals

THE MASTERPLAN




2.5 & 3.5 BHK
LUXURY GOLF RESIDENCES

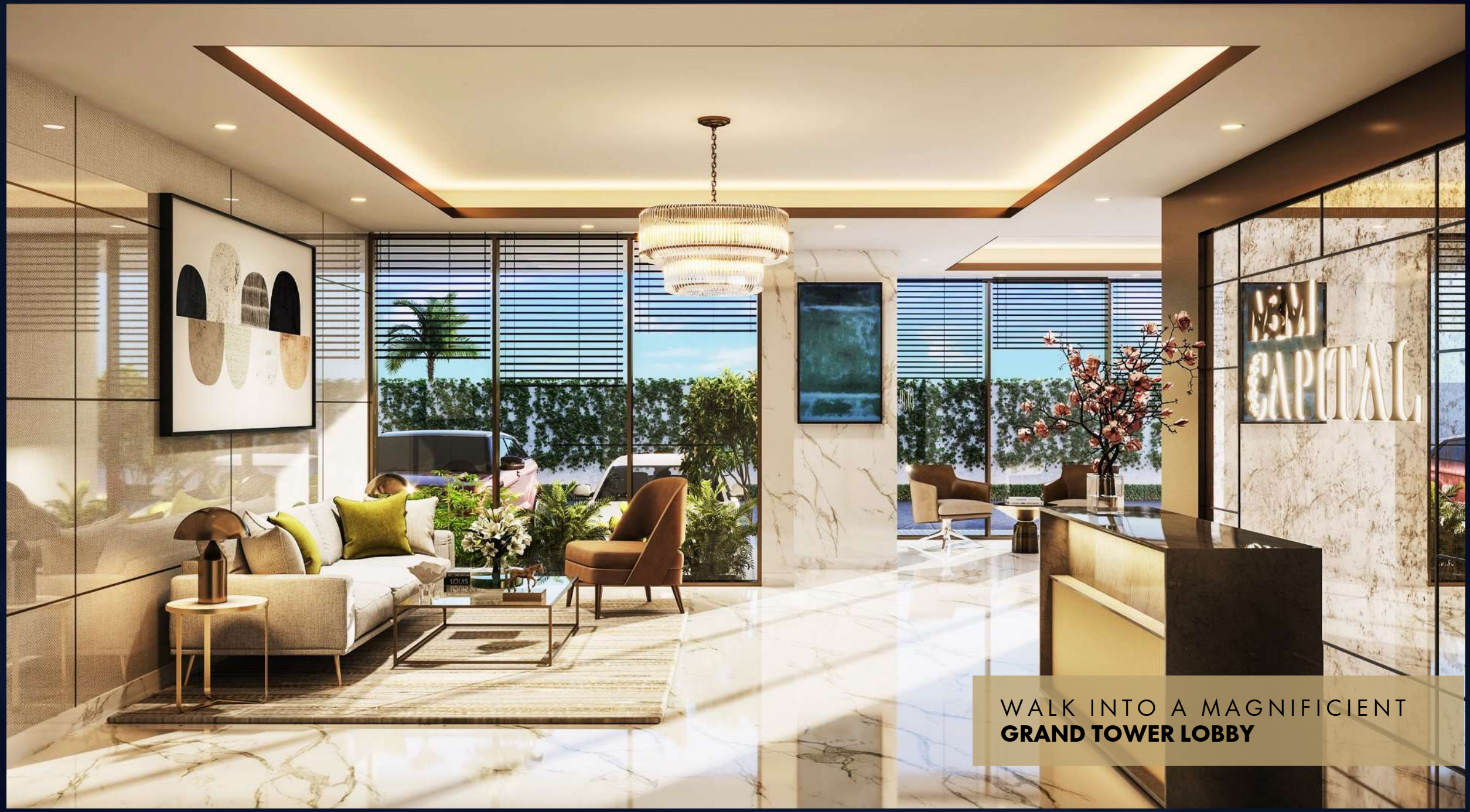


TAKE A STROLL AMIDST NATURE


& ENJOY UNINTERRUPTED
VIEW OF SPRAWLING GREENS



A CONGESTION FREE DRIVE TO YOUR RESIDENCE WITH **DEDICATED DROP-OFFS**



WALK INTO A MAGNIFICIENT
GRAND TOWER LOBBY


THOUGHTFULLY CRAFTED APARTMENTS
HIGH ON EFFICIENCY









M3M

0.5 EDGE

GET AN
EXTRA **0.5** ROOM

WITH EVERY APARTMENT THAT YOU
CAN CUSTOMIZE YOUR WAY

PRIVATE FOYER
WITH EVERY APRATMENT

EXPERIENCE EXTRAVAGANCE AT THE

LARGEST CLUBHOUSE OF DWARKA EXPRESSWAY

60,000 SQ.FT.



RESTAURANT & BAR



WELL EQUIPPED GYM



MEDITATION ZONE



SPA & SAUNA



LET YOUR KIDS
RUN FREE IN THE PLAY AREA

SAY BYE TO EVERYDAY HASSLES

WITH EVERY COMFORT AROUND



REACH OUT TO ANYTHING YOU WANT
WITH CONVENIENCE STORE



SAY YES TO EASE OF PARKING WITH
AMPLE SPACES AVAILABLE



FEEL SAFE AND SECURE WITH
A 3-TIER SECURITY









IT'S TIME TO MOVE FROM

JUST A LIFE TO

A LIFESTYLE





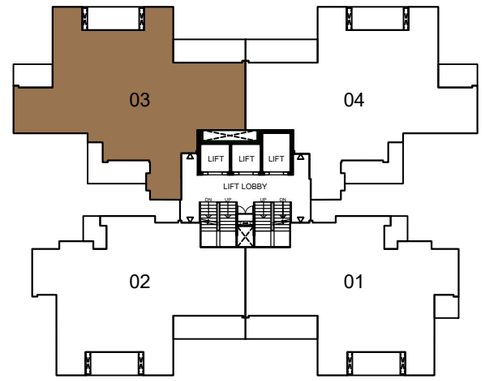




UNIT PLAN

M3M CAPITAL
GOLF STYLE LIVING





UNITS KEY PLAN

4.5 BHK + SERVANT

N

RESIDENCES

4 BED ROOM + STUDY + UTILITY

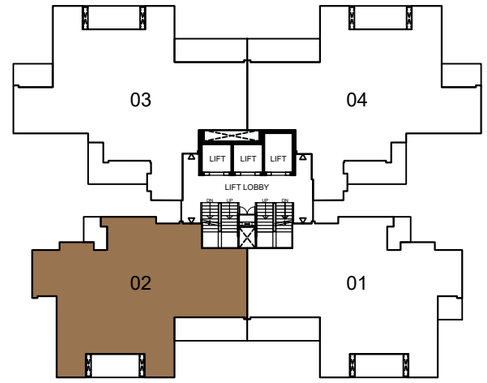
EXCLUSIVE STORAGE AREA

2298 SQ. FT. (APPROX.)

UNIT PLAN

M3M CAPITAL
GOLF STYLE LIVING





UNITS KEY PLAN

4.5 BHK

RESIDENCES

4 BED ROOM + STUDY

EXCLUSIVE STORAGE AREA

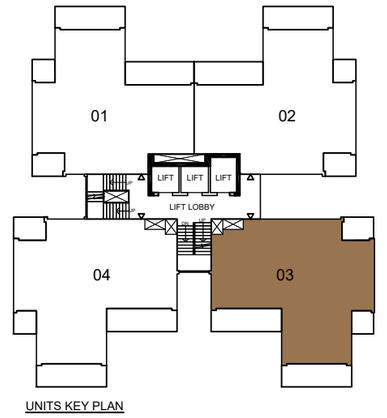
2060 SQ. FT. (APPROX.)

N

UNIT PLAN

M3M CAPITAL
GOLF STYLE LIVING





UNITS KEY PLAN

3.5 BHK
RESIDENCES

3 BED ROOM + STUDY

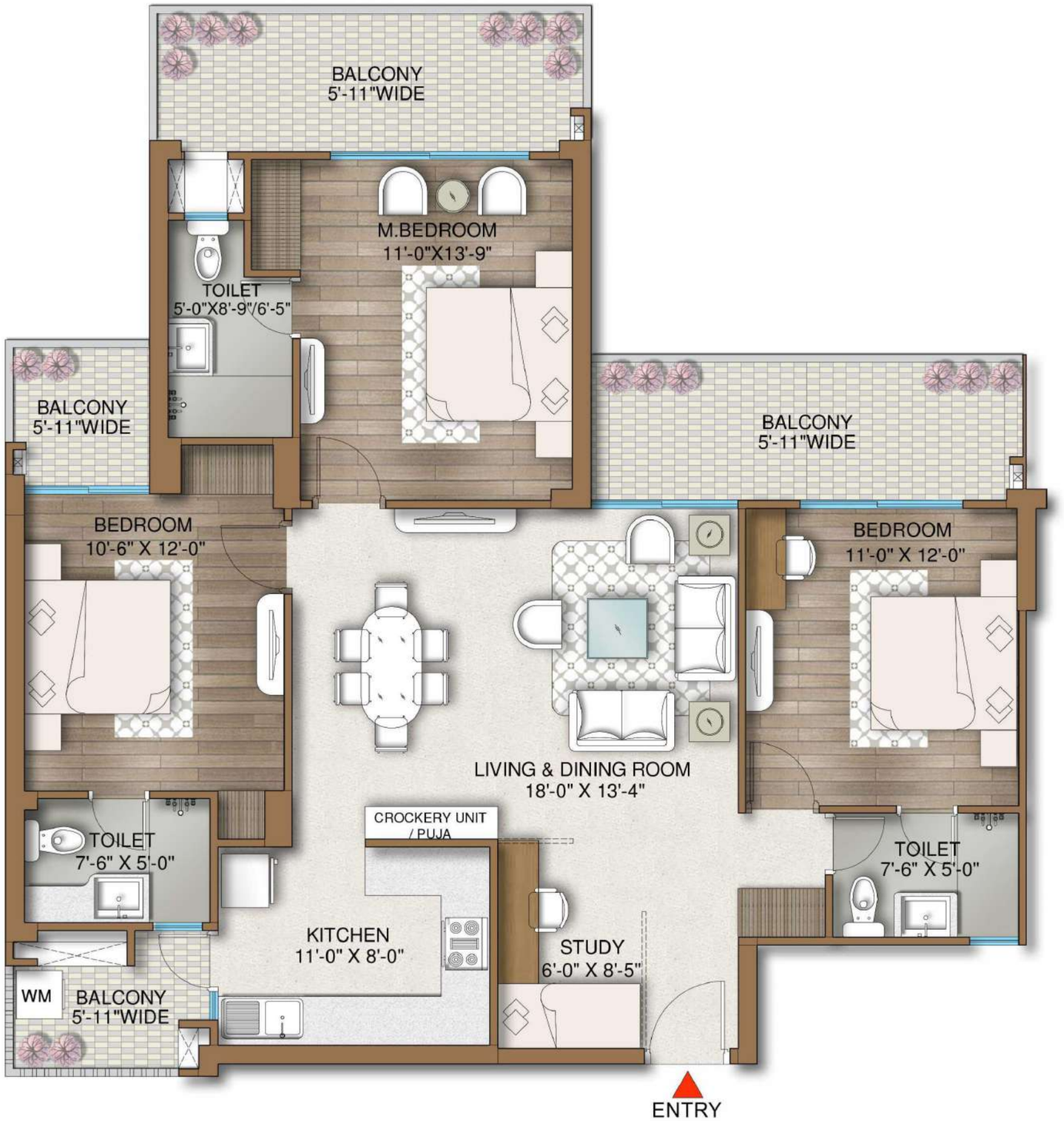
EXCLUSIVE STORAGE AREA

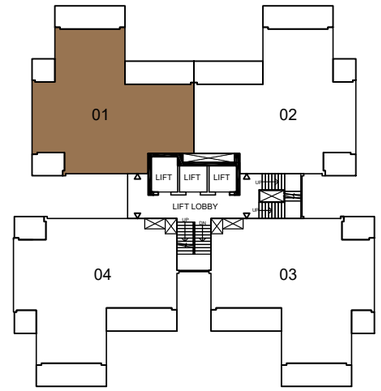
1695 SQ. FT. (APPROX.)

N

UNIT PLAN

M3M CAPITAL
GOLF STYLE LIVING





UNITS KEY PLAN

3.5 BHK

RESIDENCES

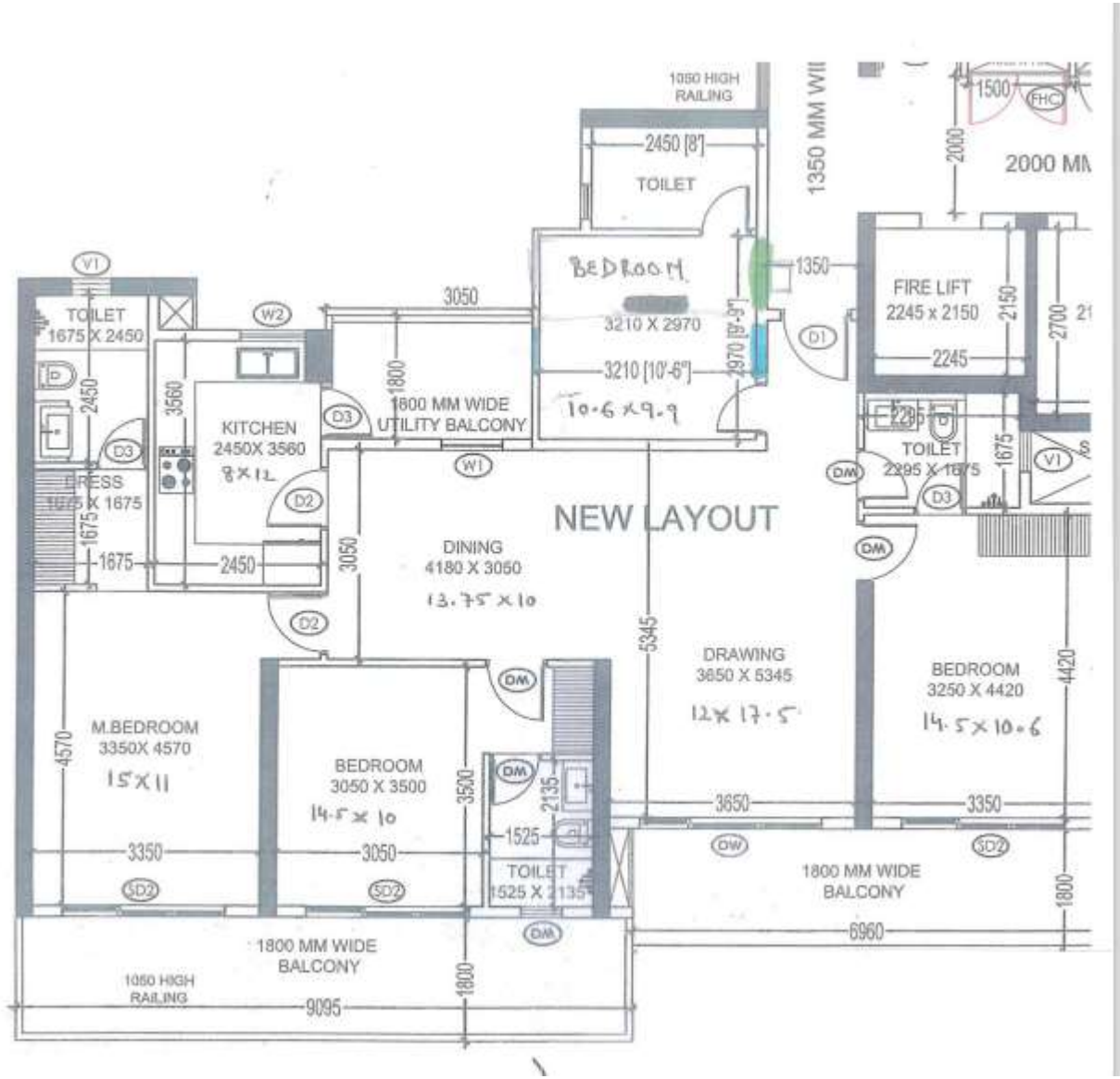
N

3 BED ROOM + STUDY

EXCLUSIVE STORAGE AREA

1665 SQ. FT. (APPROX.)

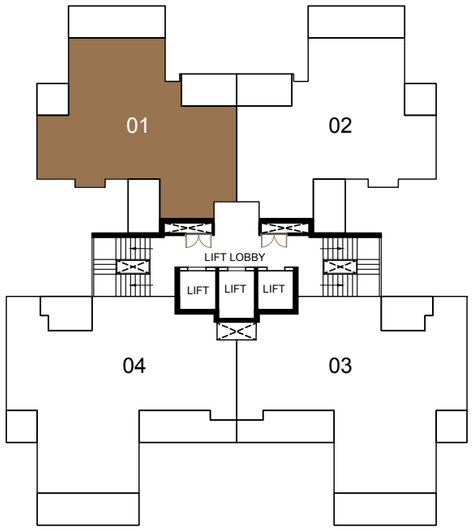
M3M CAPITAL



4BHK – 2100 sq.ft Approx

- **Desirable Size & Price** : Only Layout with size of 2100 sq.ft offering 4 BHK in the entire stretch of Expressway
- **Sun facing Units** : South East Facing Balconies.
- **Vastu Compliant** : Unit with North West Exit.
- **No View Obstruction** : Units Facing Widest Expressway of India. No view obstruction for 800 mtrs approx.
- **Flexibility :** One of the room can be converted into a Servant’s room with Washroom and a separate Study.
- **Post Possession Rental** : Post Possession Rental of 60,000 for 3 Years

THE FLOOR PLANS



UNIT KEY PLAN



UNIT TYPE - 01

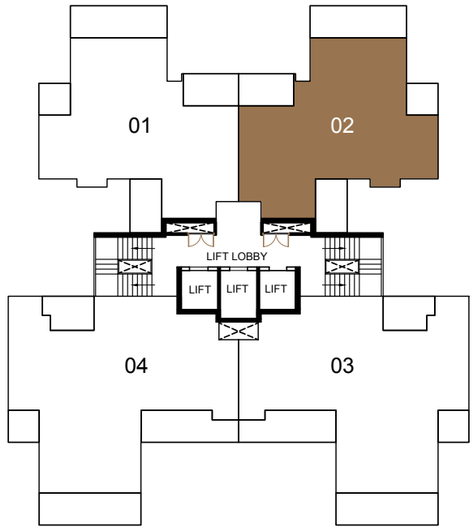
N

PRIVATE FOYER + 2.5 BEDROOM

2 BEDROOMS + 0.5 BHK - STUDY/ BAR/ DEN

1,300 SQ FT (APPROX.)

THE FLOOR PLANS



UNIT KEY PLAN



UNIT TYPE - 02

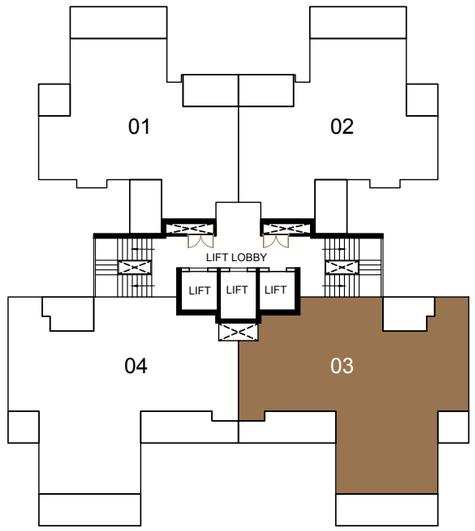
N

PRIVATE FOYER + 2.5 BEDROOM

2 BEDROOMS + 0.5 BHK - STUDY/ BAR/ DEN

1,300 SQ FT (APPROX.)

THE FLOOR PLANS



UNIT KEY PLAN



UNIT TYPE - 03

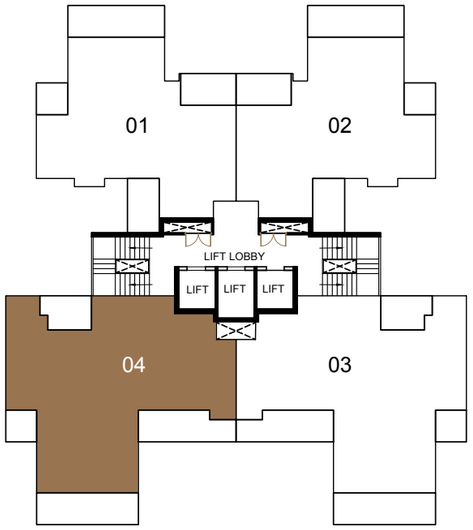
N

PRIVATE FOYER + 3.5 BEDROOM

3 BEDROOMS + 0.5 BHK - STUDY/ BAR/ DEN

1,650 SQ FT (APPROX.)

THE FLOOR PLANS



UNIT KEY PLAN

UNIT TYPE - 04

N

PRIVATE FOYER + 3.5 BEDROOM

3 BEDROOMS + 0.5 BHK - STUDY/ BAR/ DEN

1,650 SQ FT (APPROX.)

