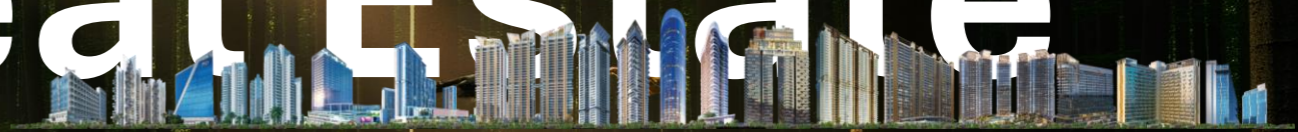




The Changing Face of Indian Real Estate





India Is Witnessing
A Wave Of Transformation

Transformation Of Infrastructure

Construction of new expressways & corridors

Rise of EV vehicles & stations

Increasing number of integrated townships

Transformation Of Workforce

Rise of Gen Z & Millennials in the corporates

Increasing number of start-ups and new age companies

Rise of AI generation

Transformation Of Lifestyle

Increased focus of work-life balance

Desire for quality of life instead of achieving goals

Rising Importance of health & wellness



If India Has To Grow,
New Cities Need To Emerge




Cities That Sets A New Benchmark In Urban Living

Planned Infrastructure & Urban Development


Ample Green Spaces & Serene Environment

Growing Commercial & Business Opportunities

Strong Connectivity & Social Infrastructure



Cities That Will Transform The Way.
We Live, Work & Play



For The Last 15 Years
M3M Has Been At The
Forefront Of A Transformation

We Transformed
The Skyline &
Began A New Era
Of Living In India



62

Iconic Projects

40

Completed Projects

20^(Mn)

Sq. Ft. Delivered

Transformed
Living By
Delivering
Finest
Residential
Projects



Introduced One
of The Largest
Smart
Developments



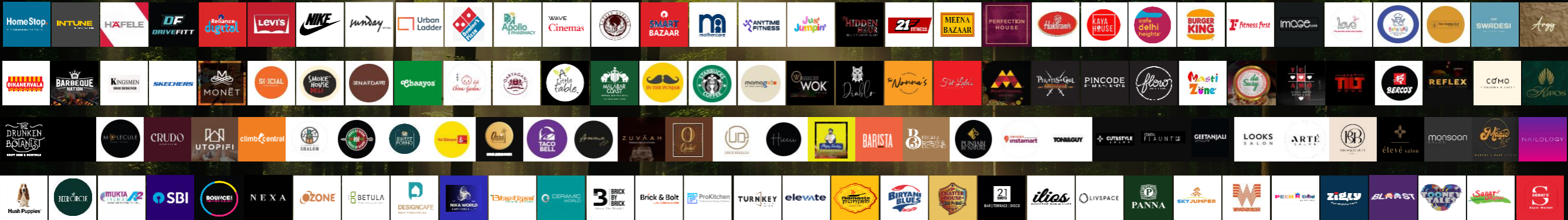
M3M City, Panipat



SCDA, Dwarka Expressway

Built Retail
Spaces That
Celebrate
Every
Experience

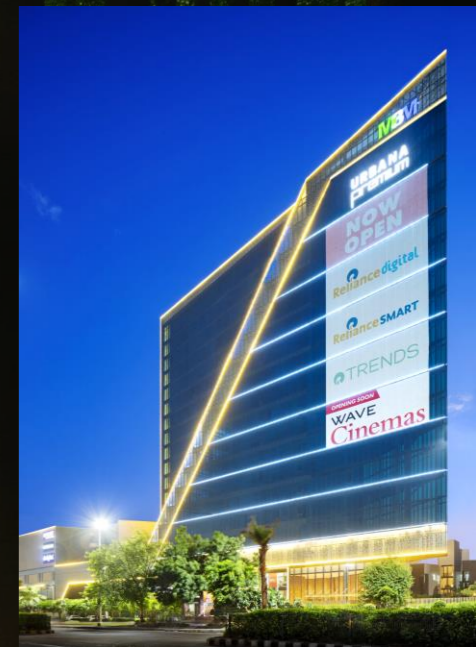
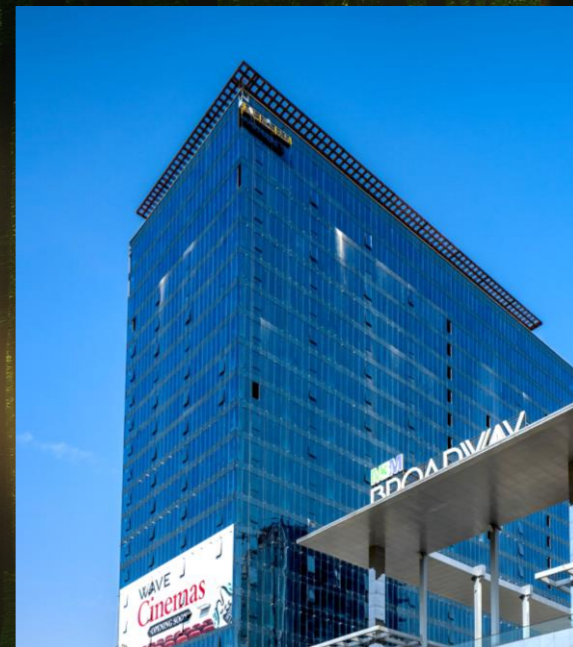




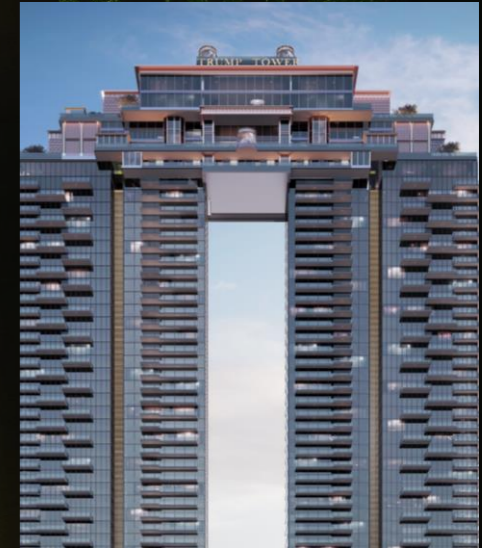
Collaborated With
Leading Brands...



Curated Addresses
That Stand Tall
With Your
Ambitions



And Brought
Global Brands To India
Under **Build-In-India** Plan
In Line With Make-in-India
Campaign Of PM Of India





Today, We Are More Than
A Developer
We Are Visionaries
Shaping Entire Cities



We Have Come A Long Way
What's Next?



We Are Not Stopping Yet,
**We Are Ready To Take
The Stakes Higher**



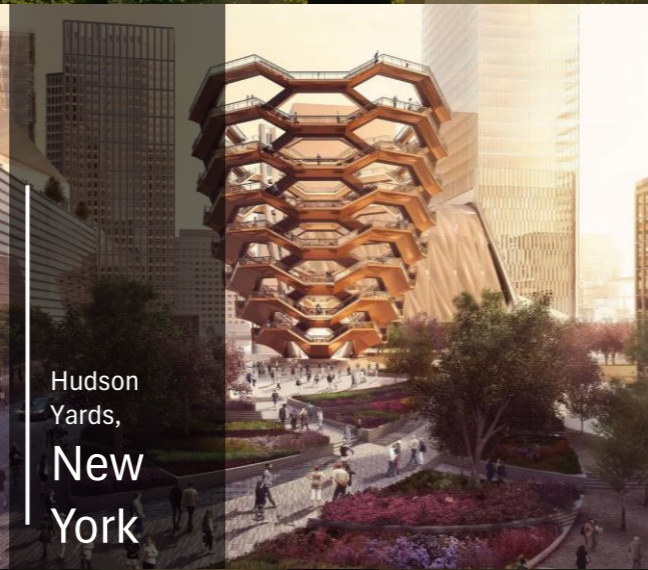
**We Are Building The Future Of
Urban Living In India**



Inspired By The Best Of
Integrated Developments Across The Globe...



New Century
Global Center,
Chengdu,
China



Hudson
Yards,
**New
York**



Masdar
City,
**Abu
Dhabi**



Songdo,
**S.
Korea**





Are You Ready to Witness..
What's Next?



A Self Sustainable Urban Development Fulfilling Every Desire



Global Retail Spaces

Living Habitats

Innovation Park
(Data Centers Warehousing & EV Hubs)

Work Spaces



A Development
Rising Amidst



Junction Of
3 Expressways



Bird
Sanctuaries



Adani
Rail Port



Surrounded By Blanket Of Greens

Cultural Heritage Of Aravalli

Aravalli hills occupy an area of 11,256 hectares

Aravalli: The Region's Natural Guardian

Green lungs of the region, enveloped in dense greens, sustain oxygen levels and regulate the climate

Rich Heritage Of Flora & Fauna

180 species of birds, 15 species of mammals & 29 species of aquatic animals & 57 species of butterflies

Low Density: Beyond the City Chaos

Aravallis offers luxury of space resulting in fewer vehicles & less pollution

GIC

GURGAON
INTERNATIONAL CITY



REWARI

PATAUDI

BAWAL

DARUHERA

BHIWADI

NH-48

GURUGRAM

IGI AIRPORT

Strategic Location

20 Minutes from IGI Airport
1 Hour from Central Delhi, Faridabad & Noida

At Epicentre of Expressways

NH8, KMP, Dwarka Expressway
& Mumbai Expressway

Seamlessly Connected

In close vicinity to emerging Tier-2 Cities -
Bawal, Bhiwadi, Daruhera, Neemrana, Sonipat
& Panipat

Surrounded by Nature

Aravali Hills, Sultanpur Bird Sanctuary,
Scenic Lakes

← PALWAL

ORBITAL RAIL CORRIDOR

SOHNA

MUMBAI EXPRESSWAY



FARIDABAD

The Master Canvas

Infrastructure. Mobility. Landmarks Everything in Proximity

8Km



Delhi Alwar- RRTS

14Km



Global City

8km



Haryana Rail Orbital Corridor

12km



Jungle Safari

9km



Greater SPR

9km



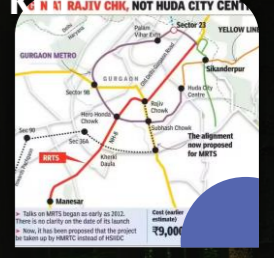
Multi Modal Transit Station

13 km



Kherki Dhula ISBT

3 km



Gurugram Bawal MRTS

Amidst Finest Social Infrastructure

HOTELS

Hyatt Regency
Gurgaon
Heritage
Village Resort
& Spa
Karma
Lakelands
Holiday Inn

HOSPITALS

Silver Streaks
Fortis
Apollo Spectra
Artemis
Arvi Healthcare

CORPORATES/ INDUSTRIES

Maruti Suzuki
Honda Motor
Denso Haryana
Hero Motorcorp
Jaguar Experience
Centre
IMT Manesar
Zomato Warehouse
Amazon Delivery
Unit/Warehouse
Times of India
Eros Corporate Park
Sigma Corporation
IBC Knowledge Park

EDUCATIONAL INSTITUTES

Bal Bharti
DPS Manesar
Amity University
Manesar
Govt. Polytechnic
Manesar
OMPEE
International
School

RESIDENTIAL

Smartworld Gems
M3M Soulitude
M3M Antalya Hills
M3M Golf Hills
Park View
New Town Heights
Ultima
Krisumi Waterfall



An Iconic Opportunity Rises
At This New Center Of Life..

PRESENTING..

Delhi-NCR's 1st Nature-Led Industrial Hub

M3M

innovation park

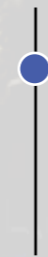
AT GURGAON INTERNATIONAL CITY





India's First Nature-led Innovation Park

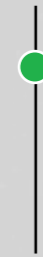
It's about cultivating a thriving ecosystem



Global-standard infrastructure



Curated environment fostering innovation



Seamless alignment with international benchmarks



The Next Big Destination For Growth



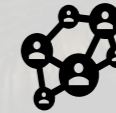
Strategic Location Advantage
Seamlessly connected to highways, airports, and upcoming transit hubs.



Lifestyle Beyond Work
Fitness, wellness, recreation zones for a complete experience.



Future-Ready Ecosystem
A next-gen hub with industrial, commercial, and retail spaces that fuel growth.



Inclusive Business Planning
Thoughtfully designed plot sizes where small-scale enterprises and global brands coexist and flourish.



Assured Growth Potential
Positioned in a fast-growing economic corridor, ensuring strong appreciation.



World-Class Infrastructure
Cutting-edge utilities and global-standard planning for sustainable operations.

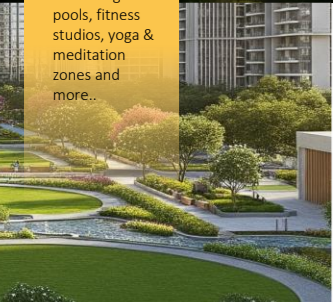
Introduced One
of The Largest
Smart
Developments





Experience A Holistic Lifestyle
At One-of-a-kind Innovation Park

Sports arenas, swimming pools, fitness studios, yoga & meditation zones and more..



Fitness & Wellness

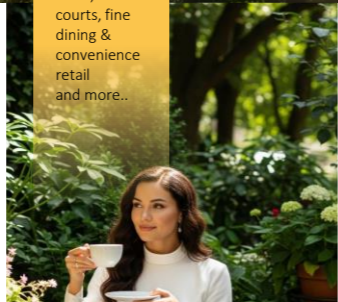


Recreation & Social



Amphitheatres, cultural plazas, community lounges, co-working spaces and more..

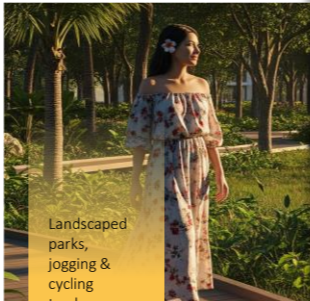
High streets, cafés, food courts, fine dining & convenience retail and more..



Dining & Retail

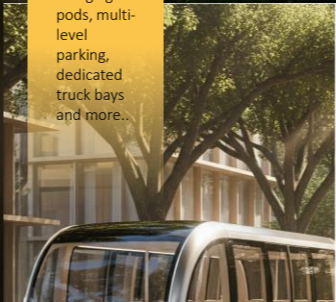


Green & Open Spaces

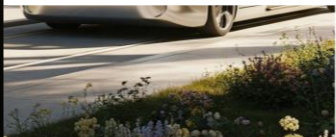


Landscaped parks, jogging & cycling tracks, lakeside promenades and more..

EV shuttles, charging pods, multi-level parking, dedicated truck bays and more..



Smart Mobility

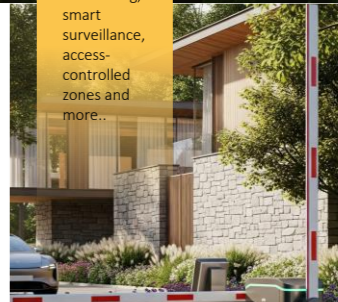


Work Facilities



Co-working lounges, business centers, meeting pods, serviced apartments for visitors and more..

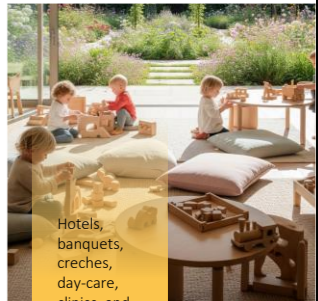
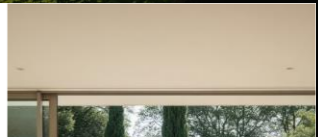
24/7 Monitoring, smart surveillance, access-controlled zones and more..



Safety & Security



Hospitality & Conveniences



Hotels, banquets, creches, day-care, clinics, and pharmacies and more..

Innovation In **Harmony With Nature**



Green central boulevard
weaving through the park



Landscaped clusters with
natural ventilation design



Surrounded by green corridors,
lakes, bird sanctuaries, and Aravalli
vistas



Open spaces for recreation,
wellness & collaboration



Promotes well-being,
productivity, and sustainability

1ST Time
M3M is Coming Up With
**Data Centres At
M3M INNOVATION
PARK**



A Park For **Global-standard Businesses**



Biotech &
Pharma



Data
Centers



Flatted
Factories



Big-Box
Retail &
Showrooms



Warehousing
& Logistics



Agritech &
Food
Processing



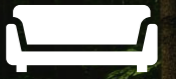
EV &
Clean
Tech



Sanitaryware
&
Bath Solutions



Organic Food
Processing &
Cold Storage



Home
Furnishing
&
Blinds

EV & Clean Tech



Industrial Ancillary



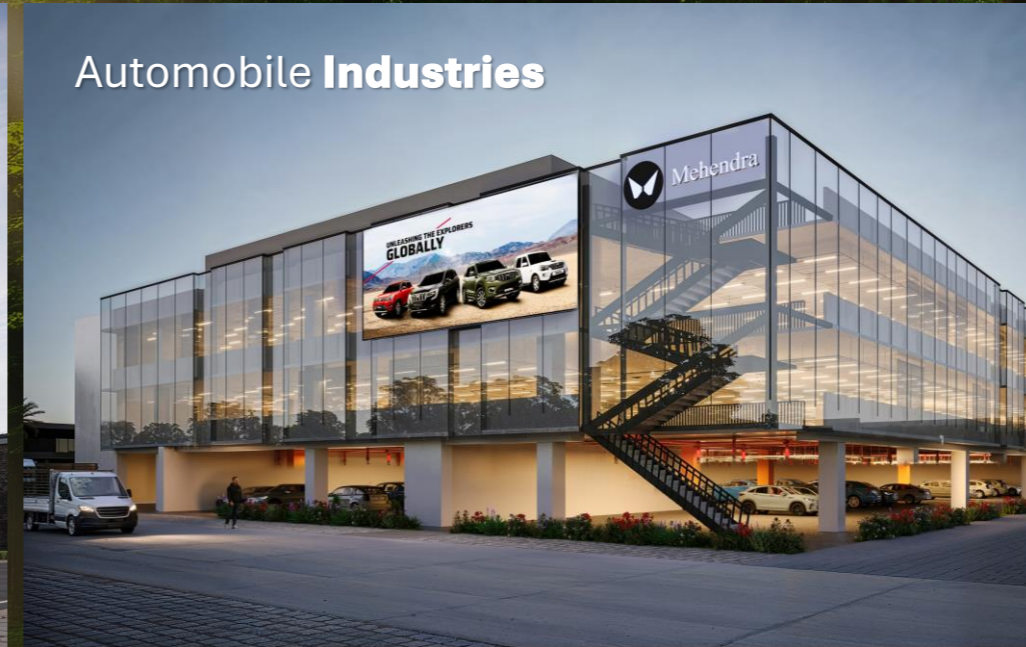
Bio Pharma



Warehousing Hub



Automobile Industries



Sanitaryware

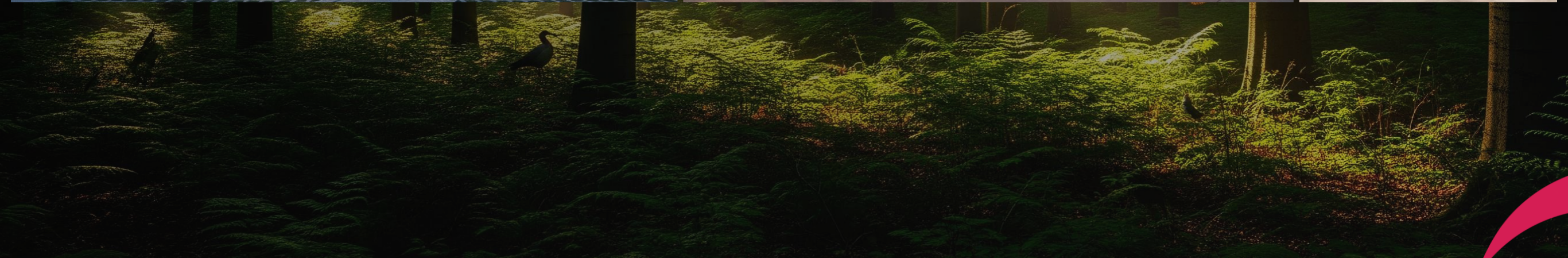


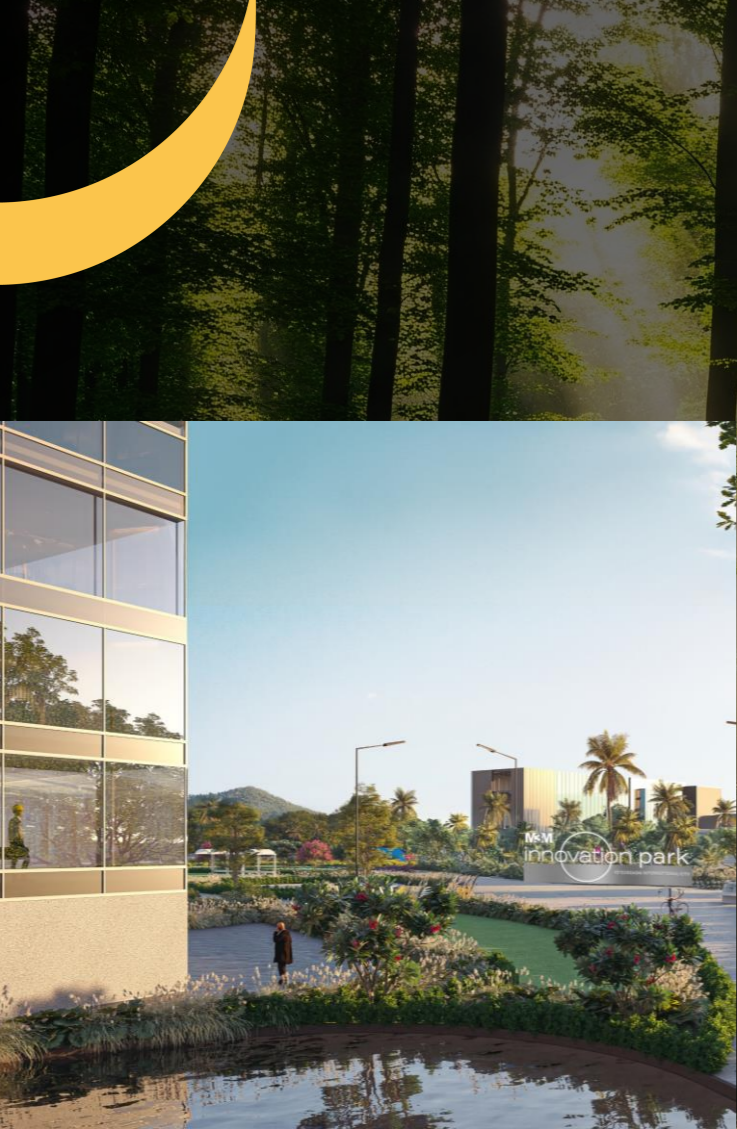


Vertical **Factories**



Agritech & **Food Processing**





An Address That Will Become **New Center Of Growth**



Biotechnology & R&D Centers	
Data Centers	
Flatted Factories	
Warehousing & Logistics	
Big Box Retail & Display Centers	
Apparel Footwear & Lifestyle Hub	
Agritech & Food Processing	

Catering To India's Fastest Growing Industries



EV & Clean Tech

EV Battery Manufacturing & Storage



EV Assembly & Components



EV Infrastructure & Charging



Organic Food Processing & Cold Storage

Cold Chain Logistics




Organic & Perishable Food Brands



Food Retail & Storage Demand Drivers





Price & Payment Plans

CURRENT PRICE

1,35,000

PER SQ MTR



1,25,000

PER SQ MTR



VALID TILL
15 NOV

* + Other Charges

Payment Plan

On Booking

Rs. 21 Lakhs

Within 30 Days

50% of TCV

On Offer of Possession

50% of TCV

Masterstrokes

Pre-Handover*

11% 

12% 

1st Transfer
FREE*

No
Maintenance
Charges For
2 Years*

VALID TILL
30 NOV

What Makes It Best Investment Decision?

NATURE AT THE CORE

- Forest-themed Master Planning
- Surrounded By Aravalli's, Lakes & Bird Sanctuaries

FUTURE READY

- International-standard infrastructure for new-age businesses
- Flexible, scalable spaces built for innovation

UNMATCHED CONNECTIVITY

- At The Cusp Of Multiple Expressways (Dwarka Expressway, NH-8, KMP, Delhi-Mumbai Expressway)
- 1 Hour From Every Major Delhi-NCR Hub
- Seamless Access From Tier-2 Business Cities

INTEGRATED LIFESTYLE

- Walk-to-work Convenience
- Workspaces, Leisure & Wellness Within One Ecosystem

Why Invest Today?

The Next Big Asset Class

Industrial real estate emerging as the most lucrative frontier of investment

Robust Growth Potential

Potential for high ROI & rapid capital appreciation

High-Growth Global Sectors

Rising global demand for Data Centers, IT Parks, Biotech & Warehousing



Unmatched Connectivity

Strategic location at the cusp of 4 expressways, linking Delhi-NCR and Tier-2 hubs

Visionary Reforms

Make in India fueling unprecedented demand in manufacturing & innovation

Gap in Supply

Acute shortage of organized, international-standard hubs in NCR

An aerial photograph of a large industrial and residential complex at sunset. The scene is dominated by numerous large, rectangular industrial buildings with flat roofs, interspersed with multi-story residential apartment blocks. In the foreground, there are green fields and a road. The background features a range of mountains under a hazy, orange-tinted sky. The overall atmosphere is warm and expansive.

Be Part of NCR's Largest Integrated City