



CHANGING THE LANDSCAPE OF REAL ESTATE



A BELIEF THAT
BINDS US TOGETHER

HELPED US TRANSFORM
THE SKYLINE IN LESS THAN A DECADE



AN UNPARALLELED 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 A DECADE!

2 CR SQ FT

OF AREA
DELIVERED

4 CR SQ FT

OF AREA UNDER
CONSTRUCTION

3000 ACRES

OF PRIME
LAND BANK

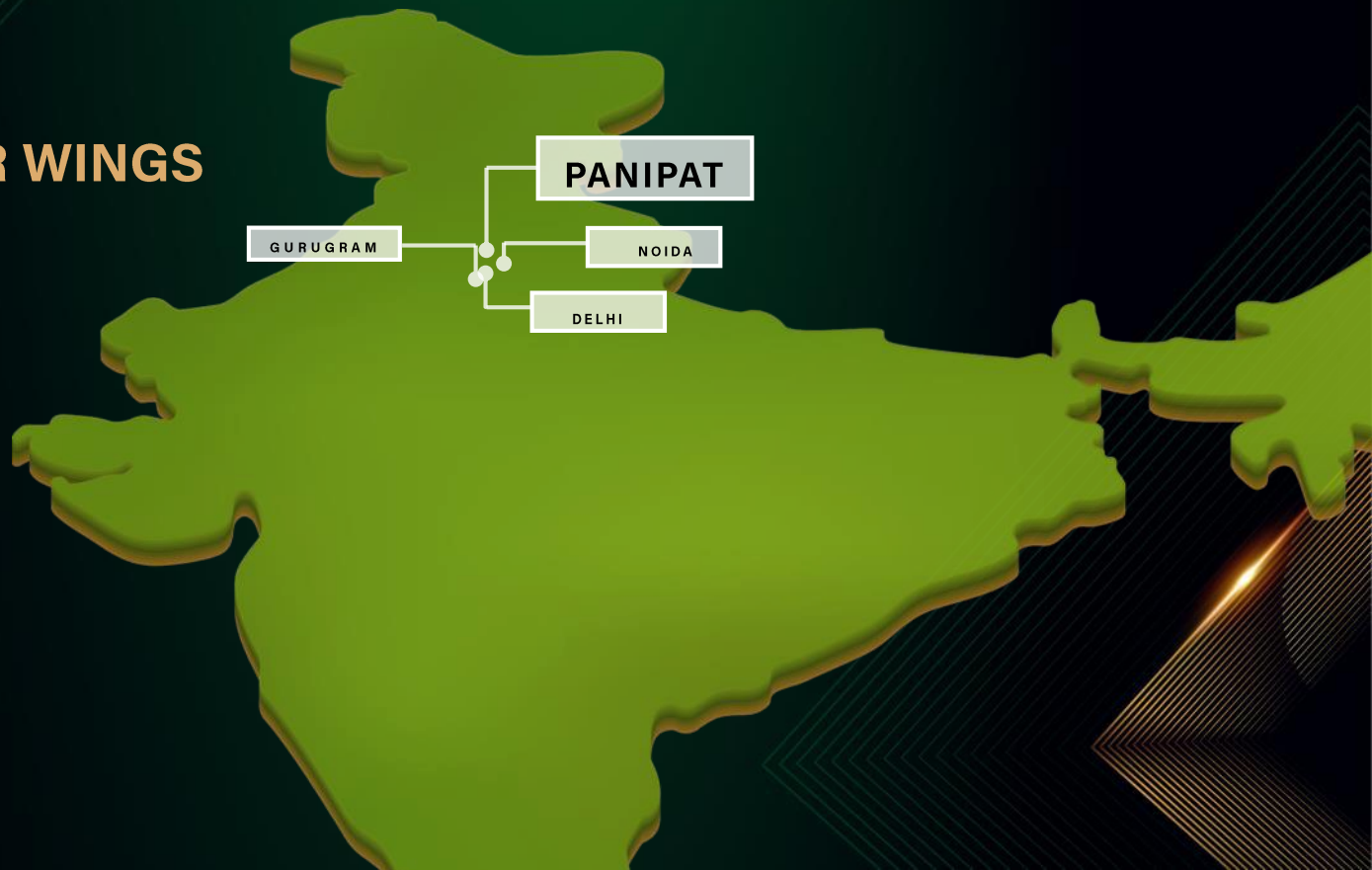
47 ICONIC
PROJECTS

PORTFOLIO

LARGEST

DEVELOPER OF
NORTH INDIA

SPREADING OUR WINGS ACROSS INDIA



WE HAVE BEEN TALKED ABOUT.

Outlook

NEWS & BUSINESS

M3M India Buys 350 Acre Land In Panipat For Rs 1,500 Crore; To Build Township At Rs 2,700 Crore Cost

Gurgaon-based M3M India promoter Pankaj Bansal said the company will invest a total of Rs 2,700 crore, including land and construction costs, to develop this township project

Facebook Twitter LinkedIn



M3M India to develop township in Haryana

PIONEER NEWS SERVICE ■
NEW DELHI

Rally firm M3M India on Wednesday announced that it has acquired 350-acre land in Panipat, Haryana for ₹1,500 crore, and will invest another ₹1,200 crore to develop an integrated township. Gurgaon-based M3M India promoter Pankaj Bansal said the company will invest a total of ₹2,700 crore, including land and construction

costs, to develop this township project and expects a sales revenue of ₹5,000 crore.

"We have already forayed into the Noida market last month and now we have bought 350-acre land in Panipat from Ambience Group. This is the first step towards becoming a pan-India player," Bansal said at a Press briefing. He said the company has entered into tripartite agreements with Ambience Group and Indiabulls Housing

Finance. M3M Group is also developing Trump Tower in Gurgaon.

"We have taken over the loan of Indiabulls Group," Bansal said. The company plans to launch this township project in February of next year and expects to complete it in the next 18-24 months. In the township, M3M India will develop plots, villas, retail space, a hospital and school, among other infrastructure facilities.

THE ECONOMIC TIMES

M3M Buys Panipat Land Parcel from Indiabulls Housing Fin for ₹1,500 crore

The company will launch the project in February 2023

Falzan Haider
@timesgroup.com

New Delhi: Real estate developer M3M has acquired a 350-acre land parcel in Panipat, Haryana, from Indiabulls Housing Finance for ₹1,500 crore, according to Pankaj Bansal, M3M's director, marking one of the biggest land deals in the country in recent times. The land belonged to the Ambience Group but was held as collateral by Indiabulls Housing Finance, which had extended more than ₹2,500 crore in loan to the company. The housing finance company sold the land parcel to collect its loan money.

M3M's Bansal said the company will invest about ₹1,200 crore in the project — ₹600 crore as development costs and ₹600-700 crore for permissions — and develop plots and floors apart from common facilities. The company will launch the project in February 2023 and aims to complete it in 18 months. "We expect ₹5,000 crore in revenue from the project. Tier-2 cities have emerged as the next big destinations, and the lack of organi-



■ **The land belonged to the Ambience Group but was held as collateral by Indiabulls Housing Finance**

capital region (NCR), this is its second acquisition outside Gurgaon. The company recently purchased a 13-acre plot in Noida for ₹927 crore in a government auction. It will be the company's first project in Noida.

It will develop around 3 million sq ft of space, of which 40% will be residential and the rest commercial. The project will cost ₹2,400 crore in total, including land and stamp duty.

"While we will continue to expand in Gurgaon, we see Noida as a big market. In addition to the current acquisition, we are in talks to close 2-3 acquisitions next year," Bansal said. "We have committed

M3M recently acquired a 13-acre land parcel in Gurgaon's Sector 57, where it plans to build 800,000 sq ft of retail space with an investment of ₹500 crore. The plots measuring 1.5-acre and 5.5-acre are on the main road, and the company will develop high-streets as demand for open markets has increased after the Covid-19 pandemic. M3M India has delivered 3.9 million sq ft of retail space till date at Golf Course Road extension, making it the largest retail space developer in Gurgaon.

The company has delivered 41 projects in a decade. M3M is also planning to launch another 2 million sq ft

Mint news article snippet: M3M India buys 350-acre land in Haryana for ₹1,500 cr; to develop township of ₹2,700 cr. Published: September 27, 2022, 12:17 PM IST.

Money Control news article snippet: M3M India buys 350 acre land in Panipat for Rs 1,500 crore; to build township at Rs 2,700 crore cost. Published: 27 SEP 2022, 12:17 PM.

Business Standard

M3M buys 350-acre land to enter Panipat mkt and build Rs 2,700 cr township

The company expects a topline of Rs 5,000 crore from the project

WWW.FINANCIALEXPRESS.COM

EXPANDING FOOTPRINT

Pankaj Bansal, promoter, M3M India

We have already forayed into the Noida market last month and now we have bought 350-acre land in Panipat from Ambience Group. This is the first step towards becoming a pan-India player

THE FREE PRESS JOURNAL

M3M India buys 350 acre land in Panipat for ₹1,500 cr; to build township at ₹2,700 cr cost

PTI / New Delhi

Rally firm M3M India on Wednesday announced that it has acquired 350-acre land in Panipat, Haryana for ₹1,500 crore, and will invest another ₹1,200 crore to develop an integrated township.

Gurgaon-based M3M India promoter Pankaj Bansal said the company will invest a total of ₹2,700 crore, including land and construction costs, to develop this township project and expects a sales revenue of ₹5,000 crore. "We have already forayed into the Noida market last month and

now we have bought 350-acre land in Panipat from Ambience Group. This is the first step towards becoming a pan-India player," Bansal said in a press briefing.

He said the company has entered into tripartite agreements with Ambience Group and Indiabulls Housing Finance. "We have taken over the loan of Indiabulls Group," Bansal said. The township project in Panipat is the first step towards becoming a pan-India player. Last month, M3M India bought a 13-acre land parcel in Noida through auctions and plans to invest around ₹900 crore in developing a mixed-use group including other infrastructure facilities.



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PANIPAT

A CITY OF
GREAT HISTORICAL
SIGNIFICANCE

AND A GROWING HOTSPOT FOR REAL ESTATE

INCREASING DEMAND

CHANGING LIFESTYLES

BUSTLING LOCATION

PROXIMITY TO NCR
A SOUGHT AFTER
AREA

SOCIAL INFRASTRUCTURE

BEAUTIFICATION OF
PANIPAT JALANDHAR NH

RISE IN INDUSTRIAL SECTOR

2.5 LACS JOB
OPPORTUNITY IN NEXT 2-
3 YEARS

UPCOMING INDUSTRIAL SECTORS

MULTI-SECTOR
INVESTMENT IN THIS
LOCATION





A CITY

THAT'S HOME TO THE
ELITES AND THE TOP NOTCH
BUSINESS PROFESSIONALS



ONE OF ITS KIND LIFESTYLE PROJECT IN PANIPAT
THAT PANIPAT WILL WITNESS!



WE ENVISIONED A **LIFESTYLE CITY** AFTER STUDYING
THE FINEST TOWNSHIPS ACROSS THE GLOBE

THE LINE, NEOM SAUDI ARABIA

100%
RENEWABLE ENERGY

HYPER MIXED USE
DEVELOPMENT

INTERCONNECTED
COMMUNITIES

SUSTAINABLE
DEVELOPMENT



THE ORBIT, INNISFIL

ONTARIO, CANADA

LIVE, WORK, PLAY,
SHOP

SMART
NEIGHBORHOOD

SUSTAINABLE
COMMUNITY

CO-EXISTENCE OF
LAND & URBAN LIFESTYLE



PALM JUMEIRAH DUBAI

FUTURISTIC
PLANNING

HYPER MISED
USE

RENOWNED
ARCHITECT

SUSTAINABLE
DEVELOPMENT





WELCOME TO THE FIRST SELF-SUSTAINABLE

LIFESTYLE DEVELOPMENT

OF PANIPAT

P R E S E N T I N G

MEM



CITY OF DREAMS





HRERA - PKL - PNP - 446 - 2023
Dated - 02/05/2023

www.M3Mindia.com

337 ACRES

500 LIFESTYLE PLOTS
(PHASE-1) 141 - 1000 SQ YD

4 STATE-OF-THE-ART
CLUBS

1.5 LAKH SQ FT OF SOCIAL
INFRASTRUCTURE

23 ACRES GREENS

A LOCATION THAT'S CONNECTED TO THE WORLD!

ROAD

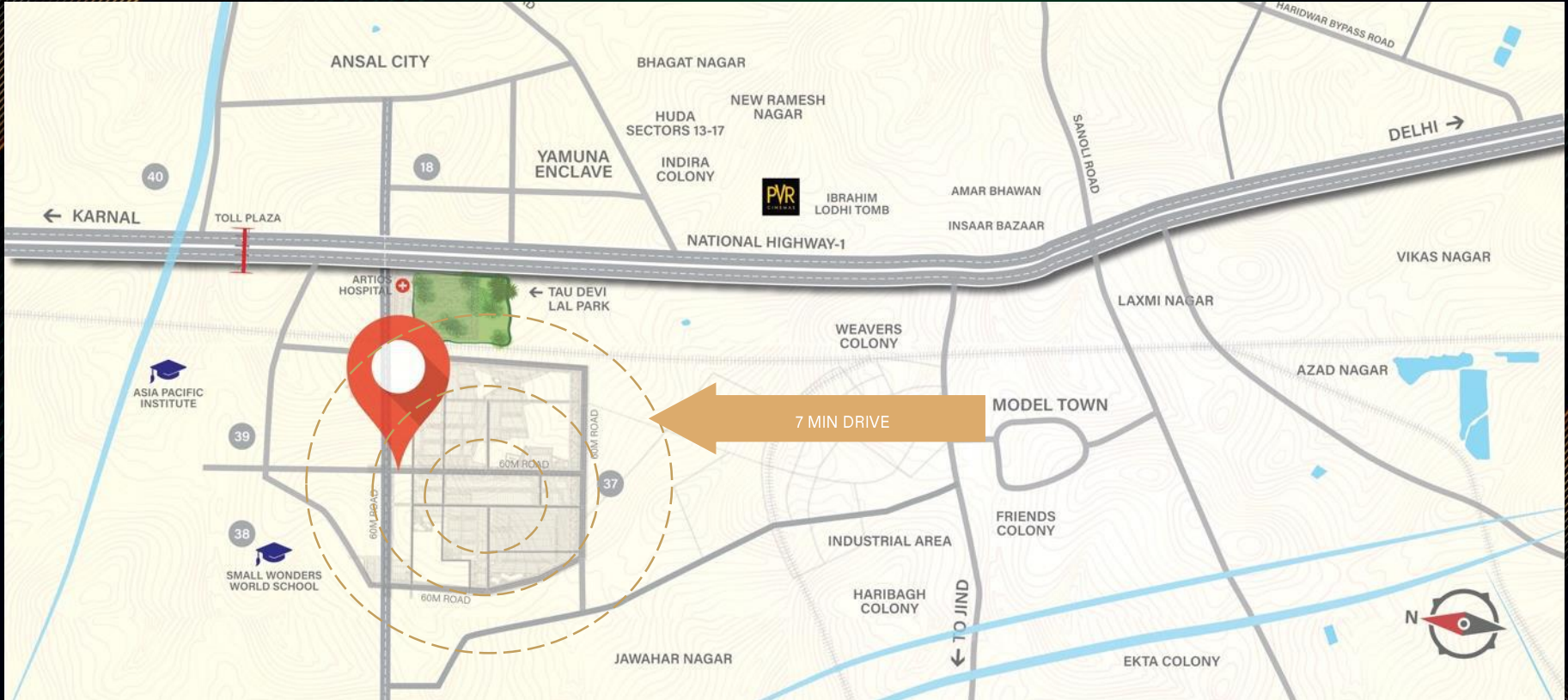
Connected To National
& State Highways

RAIL

Panipat Railway Station
Connecting All Major Cities

AIR

Proposed Domestic
Airport In Karnal





BRINGING TO YOU

PANIPAT'S MOST REFINED
LIFESTYLE ADDRESS



PANIPAT'S MOST REFINED LIFESTYLE ADDRESS



CENTRAL AVENUE

60 M WIDE

A GRAND SENSE
OF ARRIVAL

A DEVELOPMENT
THAT ELEVATES
YOUR LIFESTYLE

PROMOTING:
LIVE. PLAY. SHOP.
ENTERTAIN



12M WIDE ROAD

LAVISH WALKWAYS

CONVENIENCE SHOPPING

CYCLE TRACK

SPORTS ZONE

LINEAR PARK

PET AREA

CYCLE TRACK

YOUR VILLA



WIDE BOULEVARDS



An aerial view of a modern, aesthetically planned landscape. The scene is dominated by a long, narrow, rectangular water feature in the center, which contains several large, spherical, light-colored objects. The water feature is flanked by paved walkways and benches. On the left, there are more water features and lush greenery. On the right, there is a gazebo and a sculpture of giraffes. The landscape is lined with tall palm trees and other greenery. The sky is blue with some clouds. The overall atmosphere is bright and sunny.

**AESTHETICALLY
PLANNED LANDSCAPE**

MULTIPLE SPORTS
AMENITIES ACROSS
THE DEVELOPMENT



SEGREGATED
VEHICULAR,
PEDESTRIAN AND
EPOXY LAID OUT
CYCLE TRACKS



THEMED AREAS WITH
TASTEFULLY DONE
SIT-OUTS



An aerial rendering of a modern residential development. The scene is dominated by several colorful outdoor sports courts, including basketball and tennis courts, surrounded by lush greenery and trees. In the background, modern multi-story apartment buildings are visible, interspersed with landscaped areas and walkways. The overall atmosphere is bright and vibrant, suggesting a high-quality, amenity-rich living environment.

**MULTIPLE SPORTS
AMENITIES
ACROSS THE
DEVELOPMENT**

LIFESTYLE REDEFINED



WELL PLANNED
GREENS ACROSS THE
DEVELOPMENT

MULTIPLE ZONES
FOR ALL
AGE GROUPS



FUTURE READY
SPORTING ZONES



CHILDREN ACTIVITY
ZONE



LINEAR
LANDSCAPING
REPLETE WITH
WATER BODIES
FOR AN IMMERSIVE
LIVING



KEY COMPONENTS FOR AN INTEGRATED LIFE

THE TREE OF LIFE



NURSERY, PRIMARY,
HIGH SCHOOL



UNIQUE
AMENITIES



PLANNED
GREENS



HEALTHY
LIVING



RELIGIOUS
CENTRE



DISPENSARY



CITYWALK -
SHOPPING STREET



CRECHE &
CHILD CARE



TRAFFIC
FLOW PLANNING



WELL ORGANIZED
AND PLANNED



SAFE &
SECURE



CONNECTED
NEIGHBOURHOOD



YOU ARE NOT BUYING A PLOT
YOU ARE INVESTING IN A LIFESTYLE

AN ECOSYSTEM CURATED FOR EVERYONE



Working
Professionals



Senior
Citizens



Kids



Millennials

CHOOSE FROM AN
ARRAY OF
INDULGENCES



F&B



MULTI
CUISINE



SPORTS
BAR



BAKERY & CAFE



BAR/
CIGAR LOUNGE



KIDS
ZONE



TOT LOT



DAY CARE



KIDS PLAY
AREA



READING AREA



PRIVATE
SCREENING



LARGE
BANQUET



CARDS ROOM



BOWLING



EXPERIENCE



DEDICATED
PARKING



LUXURY
LOUNGES



COLLABORATIVE
SPACES



LARGE GREEN
SPACES



WELLNESS



INDOOR AND
OUTDOOR POOLS



GYM



SPA



YOGA DECKS

SPACES CREATED FOR EVERYONE



WALKING TRAILS



JOGGING AND CYCLING TRACKS



OPEN GYMS



WATER BODIES



KIDS ZONE



MARKET AREAS



ROAD JUNCTION CONCEPTS

PLANNING



CHARACTER



WATER FEATURE



DISCOVER A NEW EXPERIENCE
EVERY DAY

THE BIGGEST CLUB!
1,00,000 SQ FT

AN EXTRAVAGANT CLUB LIFESTYLE



MULTIPLE CLUBS



**DISCOVER
A NEW PRIVILEGE
EVERY DAY!**



RESTAURANTS & CAFE



WELL-EQUIPPED FITNESS CENTRE



SPA & SAUNA



POOL AREA

**SEAMLESS
CONNECTIVITY
THROUGH AN
UNDER-BRIDGE TO
TAU DEVI LAL PARK**





YOUR ETERNAL PLACE
FOR
**DEVOTION, PURITY &
PEACE**



A DESTINATION WITH UTMOST SAFE AND SECURE
ENVIRONS THAT PANIPAT HAS EVER SEEN



**MULTI-TIERED SECURITY KEEPING
EVERY DETAIL IN CHECK FOR YOU**

GATED COMMUNITY

24x7 CCTV SURVEILLANCE

VISITOR DETECTION

INTRUDER ALARM

AN EXTRAVAGANT

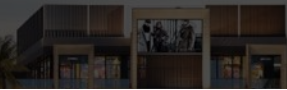
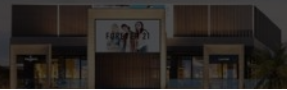
I RETAIL

EXPERIENCE IN THE MAKING

A PREMIUM SHOPPING EXPERIENCE



BRANDS ALREADY SIGNED UP



10,000 SQ FT

5,000 SQ FT

2,500 SQ FT

2,400 SQ FT

7,000 SQ FT

3,000 SQ FT

3,600 SQ FT

16,000 SQ FT



YOUR **CITYWALK** WITHIN
THE MASTER DEVELOPMENT



THE **EXPERIENCE** ZONE

EXPERIENCE ZONE

FARM HOUSE:
1,000 SQ YD



EXPERIENCE ZONE

LIFESTYLE VILLAS:
800 SQ YD



EXPERIENCE ZONE

LIFESTYLE FLOORS – 500
SQ YD



A dark, moody photograph of a person in a suit holding a stack of cash. The image is dimly lit, with a greenish tint. The person's hands are visible, holding a thick stack of banknotes. The word "PRICING" is overlaid in a bold, gold-colored font. To the left of the text is a vertical gold bar.

PRICING

CURRENT PRICE
IN SQ YD

Rs. 87,500

PROJECTED PRICE
AFTER 2 YEARS

2,00,000

(IN Rs./ SQ YD)



AS PER RESEARCH ANALYSIS BY VARIOUS IPCs

MASTERSTROKE-1

AREA

BOOKING AMT

WE COUNT AS

UPTO 250 SQ YD

5 LACS



10 LACS



> 250 SQ YD

10 LACS



20 LACS



MASTERSTROKE-2

1ST TRANSFER* **FREE**

*ON COMPLETION OF 60% PAYMENT

MASTERSTROKE-3

1 PLC FREE*

VALID FOR NEXT 15 DAYS ONLY!

GET YOUR ALLOTMENTS DONE, YOUR TICKETS ARE WAITING..



**UPTO
250 SQ YD**

TICKETS FOR 2 TO
DUBAI



**250 - 500
SQ YD**

TICKETS FOR 2 TO
LONDON



**> 500
SQ YD**

TICKETS FOR 2 TO
NEW YORK



CHANGING THE LANDSCAPE OF REAL ESTATE