



INSPIRED BY NATURE, REALIZED BY EXPERTS • INSPIRED BY NATURE, REALIZED BY EXPERTS

M3M
MARINA
THE

IKONIC
AT **M3M** THE MARINA

Inspired by Nature, Discover a Unique Bliss

M3M Ikonic and M3M The Marina have evolved from the vision of creating a beautiful lifestyle experience in conjunction with nature, for a life that is fulfilling and caters to the residents' well-being. They have been designed to create well-ventilated homes with sufficient openness for a lifestyle that celebrates both modernity and nature.





“The Beauty of the Natural World Lies in the Details”

– Natalie Angier





Shot on location

Glorious Views that Echoes You

M3M Ikonic and M3M The Marina give you the best of nature, with an enchanting backdrop of Aravallis on one hand and an expansive water body on the other. Wake up to the surreal view and revel in sunset moments around the waterbody in the gazebo. Plunge into the pristine water and lose yourself to the soft splashes and murmurs of the water.

Leisure Without Reason

Indulge in an exclusive 3 Level clubhouse amidst sprawling greenery with impeccable interiors and airy ambiance to satiate your unique tastes. The clubhouse at M3M Ikonic and M3M The Marina is one of the largest clubhouses in the vicinity, with unparalleled experiences awaiting your arrival.

The Best Assortment of Amenities for a Splendid Experience



Fine-Dine



Bar



Café and
Lounge



Fitness
Court



World-class
Gym



Yoga &
Meditation
Studio



Open Deck
Lounge



Spa and
Salon



Banquet
Hall



AV Room



Shot on location

Indulge in Finesse or Savour Your Passion



Walking trails and cycling tracks



Youth garden



Kids' play area



Spa



State-of-the-art cricket pitch



Lawn tennis, badminton and
basketball courts



Walking avenues & alcoves

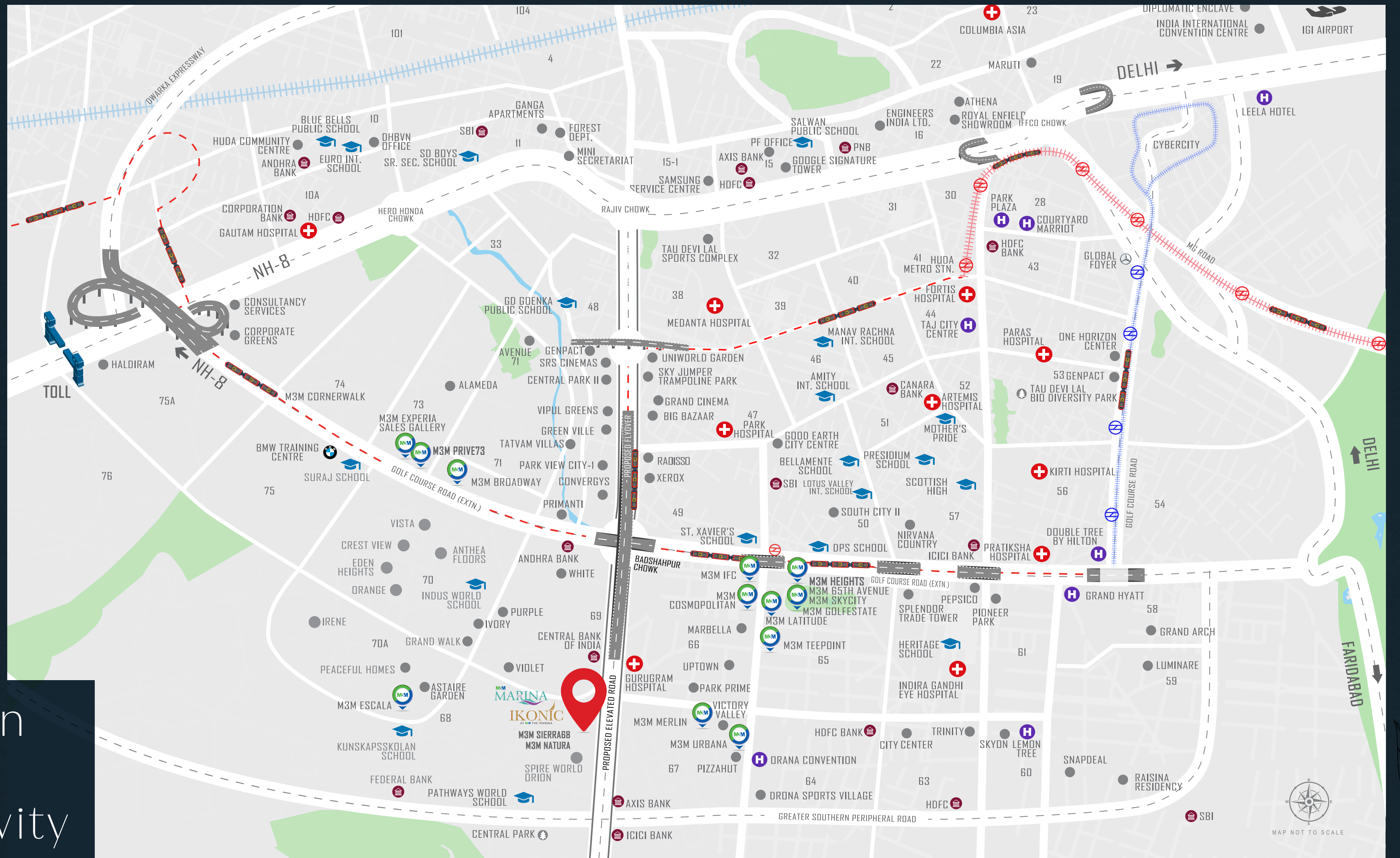


24x7 security

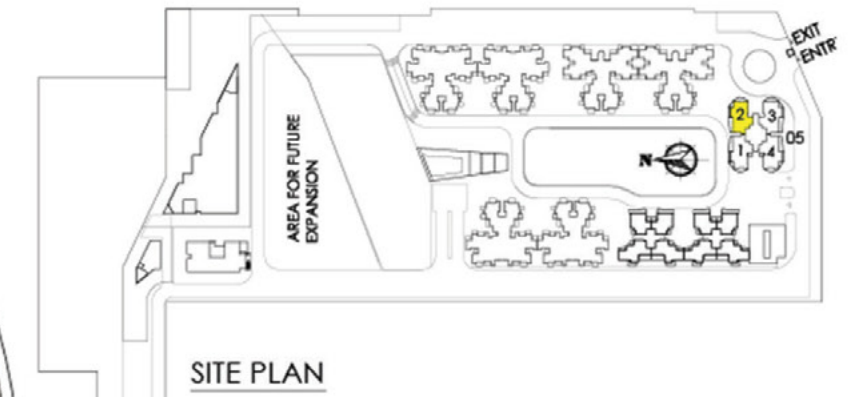
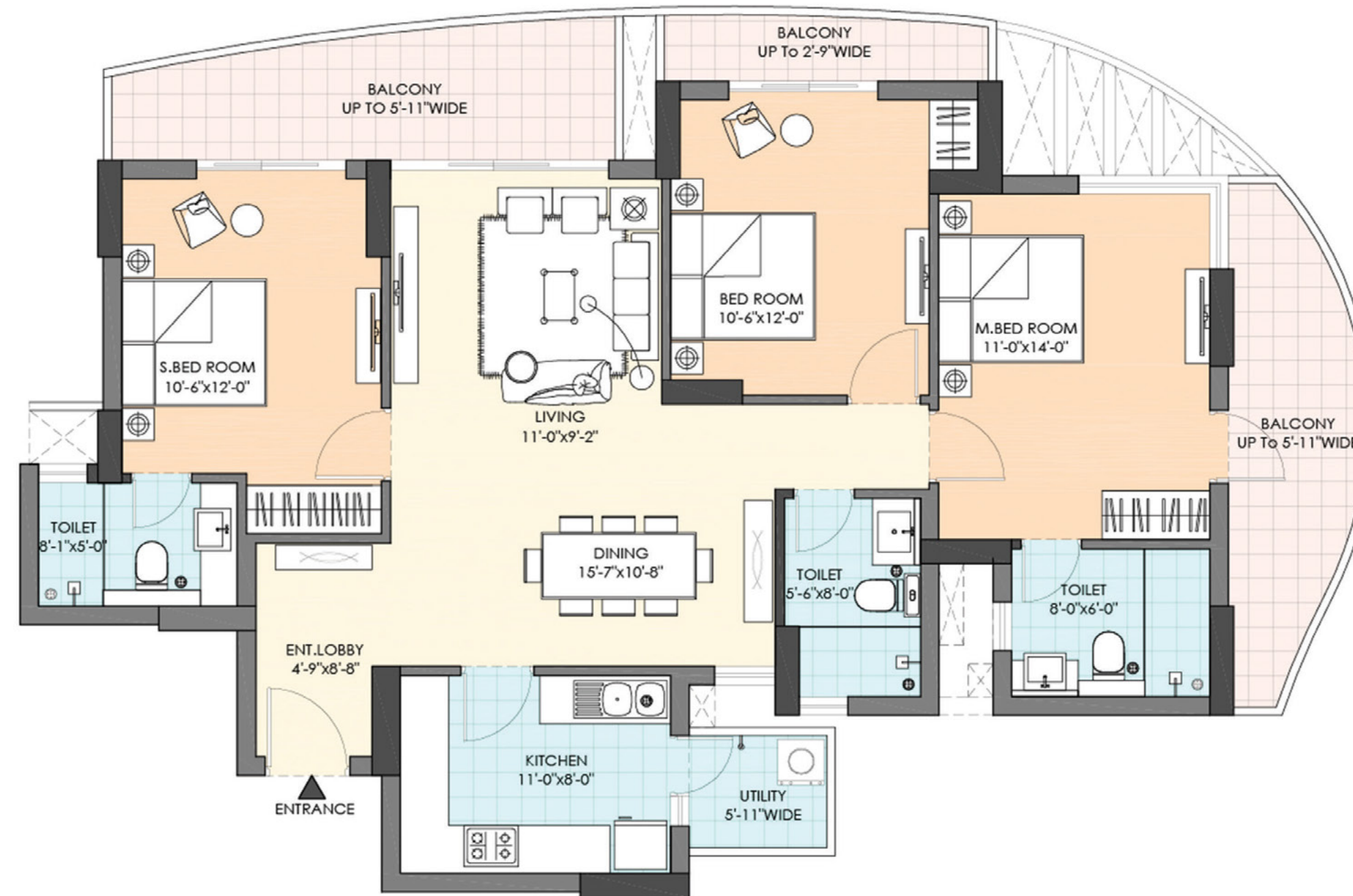


Ingeniously
Planned for
An Incredible
Experience

A Location
Alive with
Connectivity



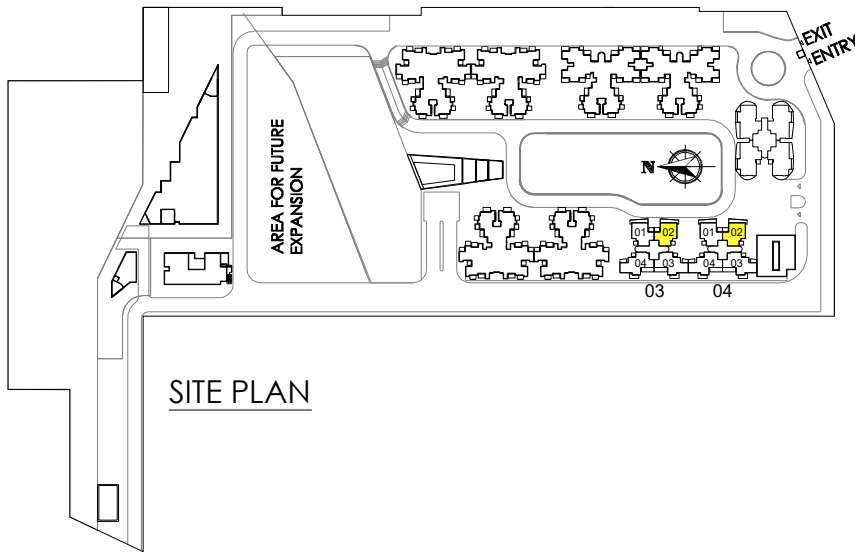
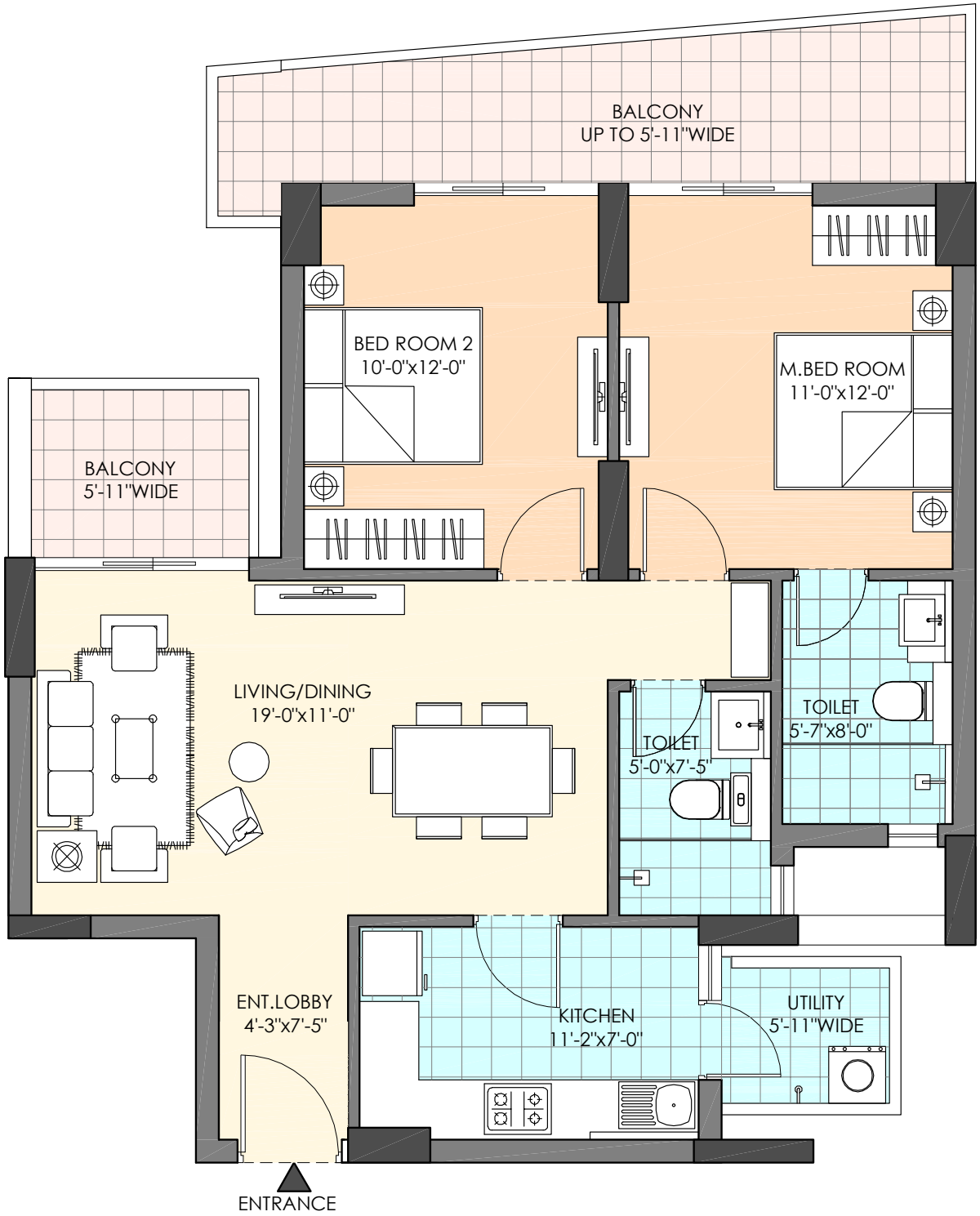
Typical Unit Plan



1.00 Sqmt = 10.764 Sqft

Tower	Unit	Level	Apartment Type	Saleable Area
05	02	1st to 12th / 14th to 30th	3* BHK + 3T (TYPE-2) (* 1 S.BR)	1914 Sft.

*M3M Marina is a RERA registered on-going Project [registered with Haryana Real Estate Regulatory Authority vide Reg. No. 57 of 2017 dt. 17.08.2017] and is governed by the Real Estate (Regulation & Development) Act, 2016 (RERA Act) and Haryana Real Estate (Regulation & Development) Rules, 2017 (H-RERA Rules). The floor plan / site plan / apartment plan, as the case may be and as the situation and circumstances so warrant is to be read in conjunction with the building plans as sanctioned by DGTCP vide Memo No. ZP-1026/AD(RA)/2014/28884 dated 24.12.2014 (revised on 03.05.2016 vide Memo No. ZP-1026/AD(RA)/2016/8595). Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plans accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any plan will not excuse the Allottee from completing the purchase of the Apartment without abatement in price and/or recourse against the Promoter. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The furnishings, fittings, fixtures, appliances, partitions, room flooring etc. should not be considered as part of offerings and/ or part of the Agreement unless otherwise expressly stated in the Agreement. Specification is/are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals / instructions / guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project comfortable and convenient for the allottees/ occupants/ users at large.



1.00 Sqmt=10.764 Sqft

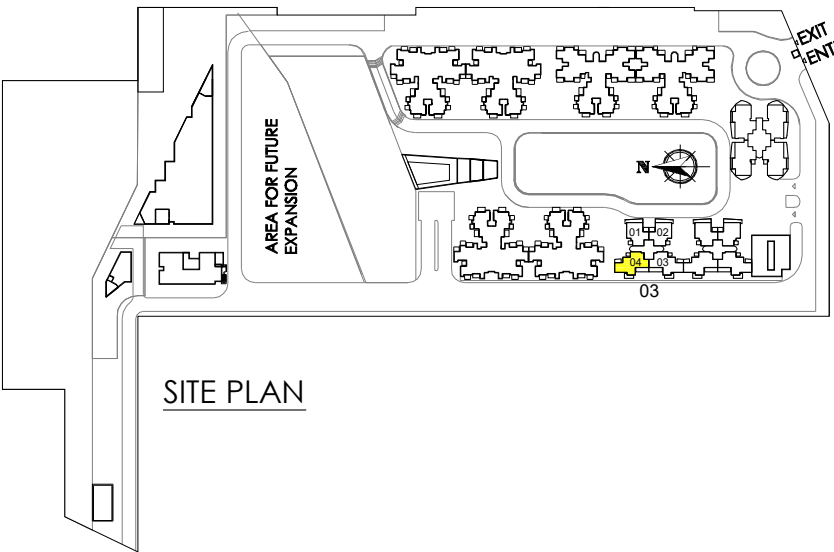
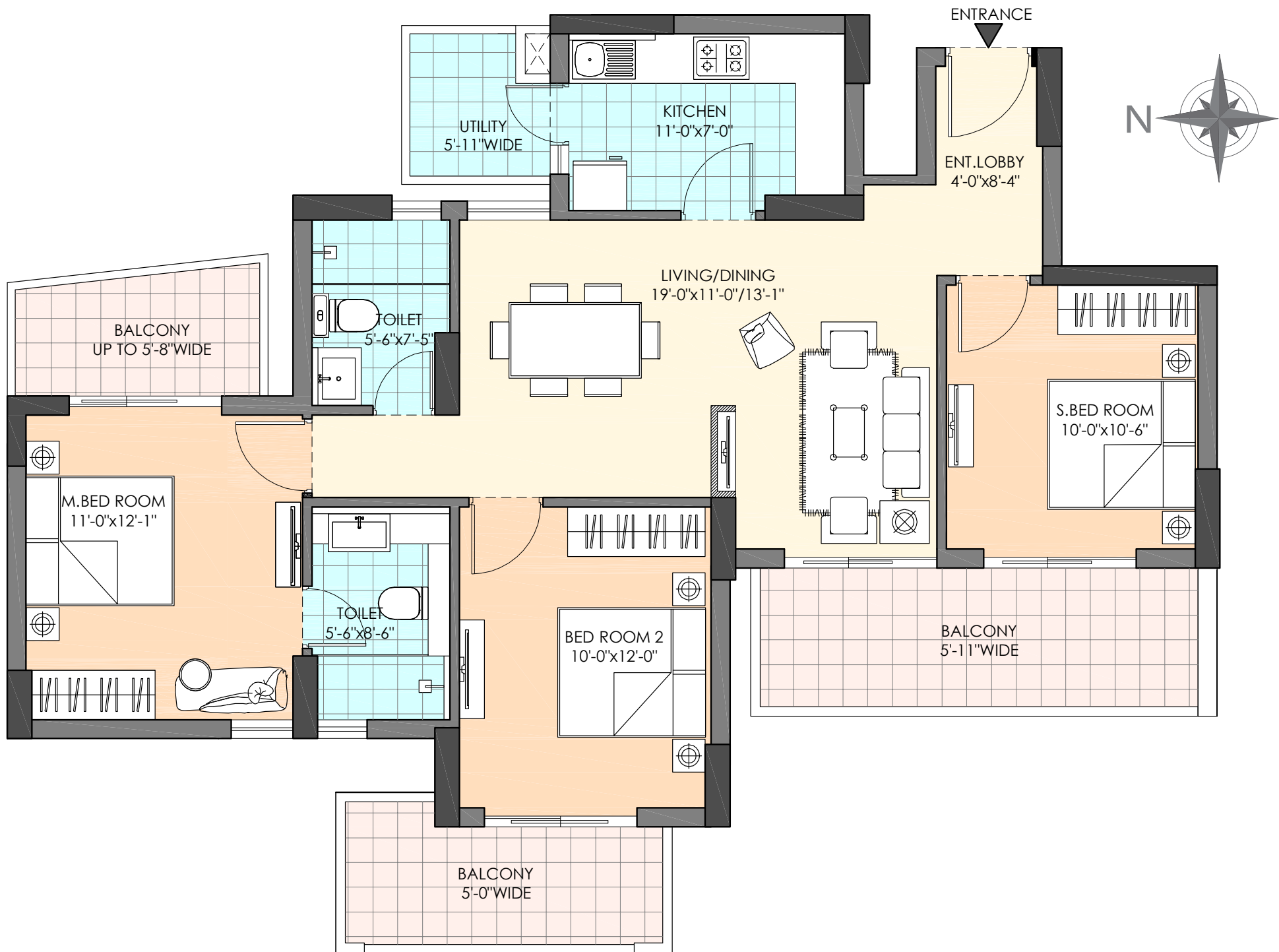
Tower	Unit	Level	Apartment Type	Saleable Area
03 & 04	02	1,2,8,11,12,16,17,18,23,25,27	2 BHK + 2T	1306 Sft.



'M3M Marina' is a RERA registered on-going Project [registered with Haryana Real Estate Regulatory Authority vide Reg. No. 57 of 2017 dt. 17.08.2017] and is governed by the Real Estate (Regulation & Development) Act, 2016 ('RERA Act') and Haryana Real Estate (Regulation & Development) Rules, 2017 ('H-RERA Rules'). The floor plan / site plan / apartment plan, as the case may be and as the situation and circumstances so warrant is to be read in conjunction with the building plans as sanctioned by DGTCP vide Memo No. ZP-1026/AD(RA)/2014/28884 dated 24.12.2014 (revised on 03.05.2016 vide Memo No. ZP-1026/AD(RA)/2016/8595). Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plans accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any plan will not excuse the Allottee from completing the purchase of the Apartment without abatement in price and/or recourse against the Promoter. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The furnishings, fittings, fixtures, appliances, partitions, room flooring etc. should not be considered as part of offerings and/ or part of the Agreement unless otherwise expressly stated in the Agreement. Specification is/are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/ instructions/ guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project comfortable and convenient for the allottees/ occupants/ users at large.

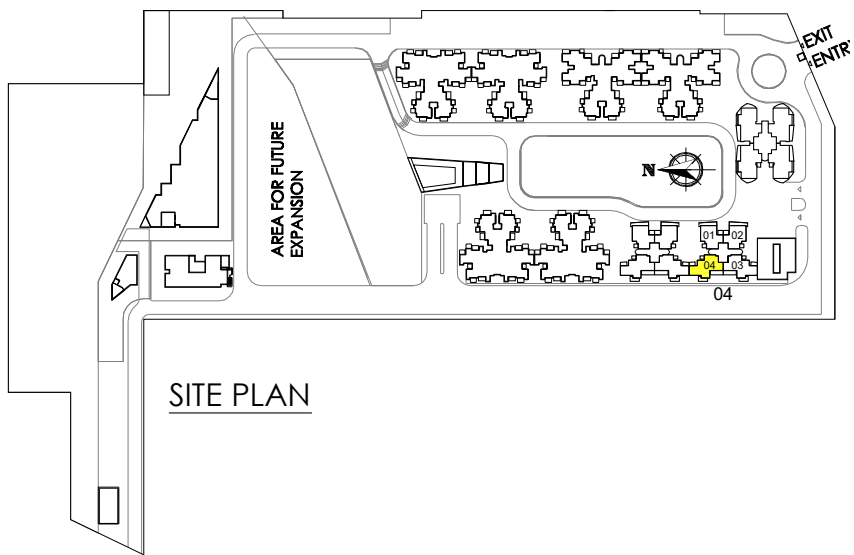
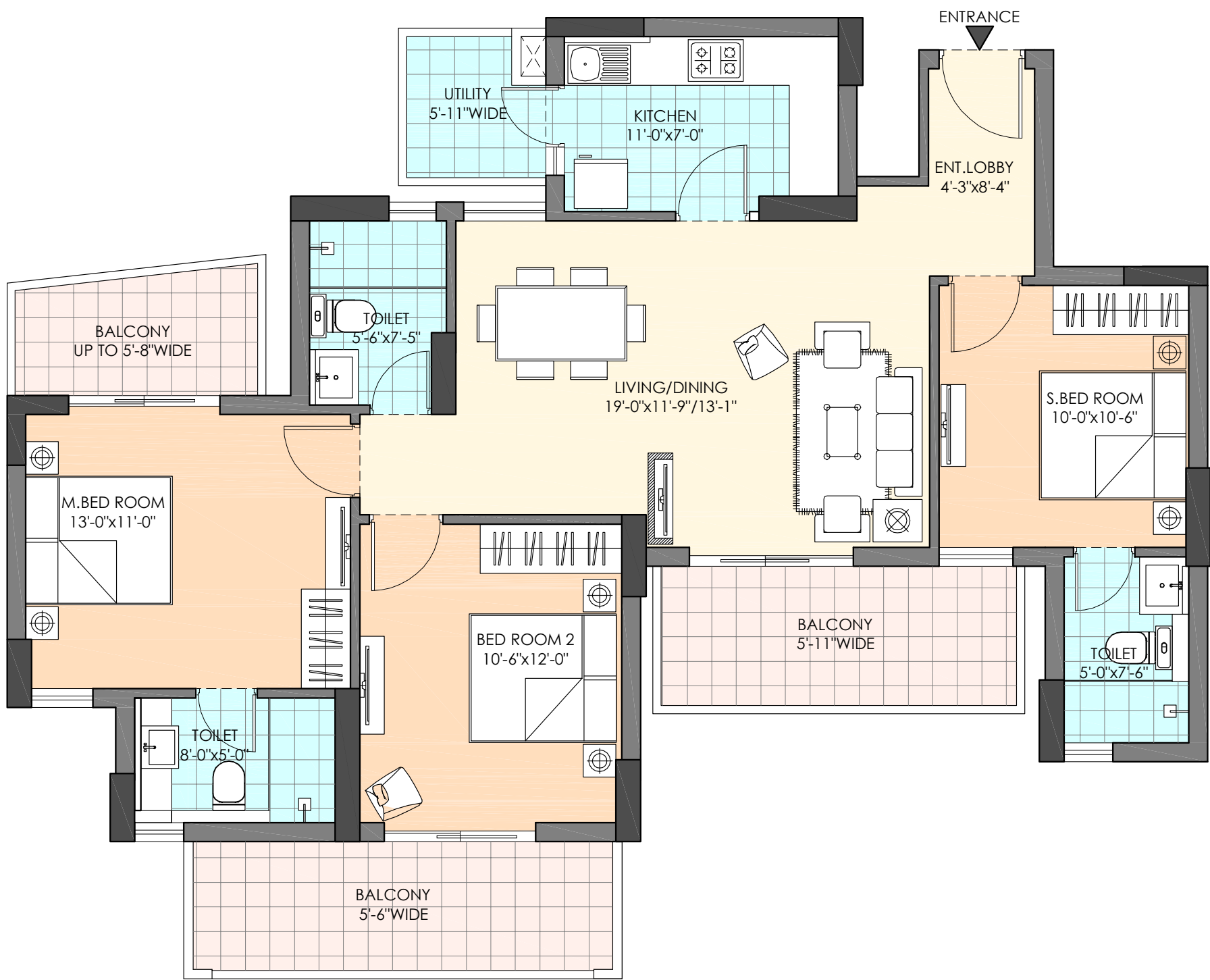
Typical Unit Plan

Typical Unit Plan



Tower	Unit	Level	Apartment Type	Saleable Area
03	04	1st to 12th / 14th to 27th	3* BHK + 2T (*1 S.BR)	1620 Sft.

'M3M Marina' is a RERA registered on-going Project [registered with Haryana Real Estate Regulatory Authority vide Reg. No. 57 of 2017 dt. 17.08.2017] and is governed by the Real Estate (Regulation & Development) Act, 2016 ('RERA Act') and Haryana Real Estate (Regulation & Development) Rules, 2017 ('H-RERA Rules'). The floor plan / site plan / apartment plan, as the case may be and as the situation and circumstances so warrant is to be read in conjunction with the building plans as sanctioned by DGTC vide Memo No. ZP-1026/AD(RA)/2014/28884 dated 24.12.2014 (revised on 03.05.2016 vide Memo No. ZP-1026/AD(RA)/2016/8595). Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plans accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any plan will not excuse the Allottee from completing the purchase of the Apartment without abatement in price and/or recourse against the Promoter. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The furnishings, fittings, fixtures, appliances, partitions, room flooring etc. should not be considered as part of offerings and/ or part of the Agreement unless otherwise expressly stated in the Agreement. Specification is/are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/ instructions/ guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project comfortable and convenient for the allottees/ occupants/ users at large.



Typical Unit Plan



Tower	Unit	Level	Apartment Type	Saleable Area
04	04	1st to 12th / 14th to 27th	3* BHK + 3T (TYPE-1) (* 1 S.BR)	1716 Sft.

'M3M Marina' is a RERA registered on-going Project [registered with Haryana Real Estate Regulatory Authority vide Reg. No. 57 of 2017 dt. 17.08.2017] and is governed by the Real Estate (Regulation & Development) Act, 2016 ('RERA Act') and Haryana Real Estate (Regulation & Development) Rules, 2017 ('H-RERA Rules'). The floor plan / site plan / apartment plan, as the case may be and as the situation and circumstances so warrant is to be read in conjunction with the building plans as sanctioned by DGTCP vide Memo No. ZP-1026/AD(RA)/2014/28884 dated 24.12.2014 (revised on 03.05.2016 vide Memo No. ZP-1026/AD(RA)/2016/8595). Measurement herein are approximate and are for illustrative purposes only. Information herein may contain technical inaccuracies or typographical errors. While Promoter does not doubt the plans accuracy, no guarantee, warranty or representation as to the accuracy and completeness is being made. Allottee and/or its advisors should conduct a careful, independent investigation to its / their satisfaction. Plan(s) is/are intended to give a general indication of the proposed layout only. Site plans and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Minor inaccuracies in square footage and inaccuracies in layout and room dimensions as shown on any plan will not excuse the Allottee from completing the purchase of the Apartment without abatement in price and/or recourse against the Promoter. Dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The furnishings, fittings, fixtures, appliances, partitions, room flooring etc. should not be considered as part of offerings and/ or part of the Agreement unless otherwise expressly stated in the Agreement. Specification is/are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Promoter may make such minor additions or alterations as may be required by the Allottee, or such minor changes or alterations as per the provisions of the Act and Rules made thereunder or as per the approvals/ instructions/ guidelines of the Competent Authorities, or such other changes as may be required to make the enjoyment of the Project comfortable and convenient for the allottees/ occupants/ users at large.



“In all things of Nature there is something Marvelous.”
– Aristotle



For more information, please contact: 1800 123 333

DISCLAIMER: The information contained in this E Booklet is merely informative and unless otherwise expressly provided, all contents are for general information purposes and not a legal offering or legal binding on M3M India Pvt. Ltd. (CIN: U80903HR2007PTC044491) (“Company”). Information herein may contain technical inaccuracies or typographical errors. Company & its management holds no responsibility for its accuracy. All images (other than actual images) are merely artistic conceptualization and does not replicate the exact product and should not be relied upon as definitive reference. In the opinion of the Company, the words / phrases used are generic in terms. | ‘M3M Sierra68’ a RERA registered on-going Project [registered with Haryana Real Estate Regulatory Authority vide Reg. No. 57(a) of 2017 dt. 17.08.2017] which is being developed by the Company as phase/part development of licensed Group Housing Colony on the licensed land admeasuring 5.3467 Hectares (13.2118 acres) situated in Sector 68, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Licensed Land is owned by Hans Propcon Pvt. Ltd. (CIN:U70109HR2012PTC056062); Glory Infracon Pvt. Ltd. (CIN:U70109HR2012PTC056115) and Blossom Propbuild Pvt. Ltd. (CIN: U70101HR2012PTC056113). The development of ‘M3M Sierra68’ is governed by and subject to terms & conditions of (i) License No. 93/ 2014 dt. 13.08.2014; (ii) Building Plan Approval No. ZP-1026/AD (RA)/ 2014/ 28884 dt. 24.12.2014 revised vide Memo No. ZP-1026/AD(RA)/2016/8595 dt. 03.05.2016 and any future revisions thereof; (iii) Application Form; (iv) Allotment Letter; (v) Agreement for Sale. Respective Project land and their receivables are presently mortgaged with banks/financial institutions/NBFCs. | This is not a legal document. Company & its management holds no responsibility for accuracy. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time. Viewers / those interested in buying property in this Project are requested to contact Company’s office for complete details including the approvals & permissions and for detailed terms & conditions at ‘M3M Cosmopolitan’, 12th Floor, Sector - 66, Gurugram -122002, Haryana, India. Nothing contained herein shall construe any scheme or deposit plan or investment advice/offer/proposal under SEBI Act, 1992 and/or any other applicable law. Viewers/intending purchasers are requested to contact Company’s office to understand details regarding the Project and only after thorough understanding about the same and taking appropriate advice from his/her/their independent sources, take further decision regarding/in relation to the Project. Use of information for buying/investing in the Project by any person shall deemed to be on the basis of his/her/their independent analysis & decision and the Company and/or its directors, employees are not liable for any consequence of any action taken by the viewer relying on such material/information herein. | Dispute with regard to the interpretation of information shall be governed by Indian laws, RERA; subject to jurisdiction of Competent Authority under RERA, courts at Gurugram and Hon’ble High Court of Punjab & Haryana, India. | **Terms & Conditions apply. | 1 Hect.= 2.471Acres, 1 Acre= 4840 sq. yds. or 4046.86 sq. mtrs., 1 sq.mtr.=10.764 sq.ft.