

M&M
MARINA
THE

A stylized graphic of a wave, colored in shades of green and purple, positioned below the word 'MARINA'.



We Are **M3M**

M3M India is a visionary real estate developer creating designer living in India.

In the last 15 years the company has come a long way in becoming the creator of idyllic high-end city developments in the country by building designer projects.

GROUP VISION

Emerge amongst India's leading real estate conglomerates with a global presence.

Adhere to the highest standards of business ethics and best practices in every area of endeavor.

Set new benchmarks in customer satisfaction, employee motivation and business associate relationships.

BASANT BANSAL
CHAIRMAN, M3M GROUP

BUSINESS VERTICALS



M3M BRANDS

M3M
golfestate™
fairway
LIFESTYLE

M3M
golfestate™
fairway
LIFESTYLE



M3M POLO SUITES™
WHERE THE GENTRY RESIDE

M3M
PANORAMA™
— EXCLUSIVE 36 SUITES —

M3M
MERLIN™
SINGAPORE STYLE WORLD-CLASS APARTMENTS

M3M
ESCALA™

M3M
WOODSHIRE™

M3M
latitude
LIVING WITH ATTITUDE

M3M
URBANA™
The Latest in the Evolution of Urban Business & Retail

M3M
ONE-KEY™
RESIDENTS

M3M
URBANA™
business park
The Workplace of the Future

M3M
COSMOPOLITAN™
STYLISH RETAIL & COMMERCIAL HUB

M3M
COSMO™
CONVENIENCE CARE CLINICS



PRESENTING

N&M
THE
MARINA

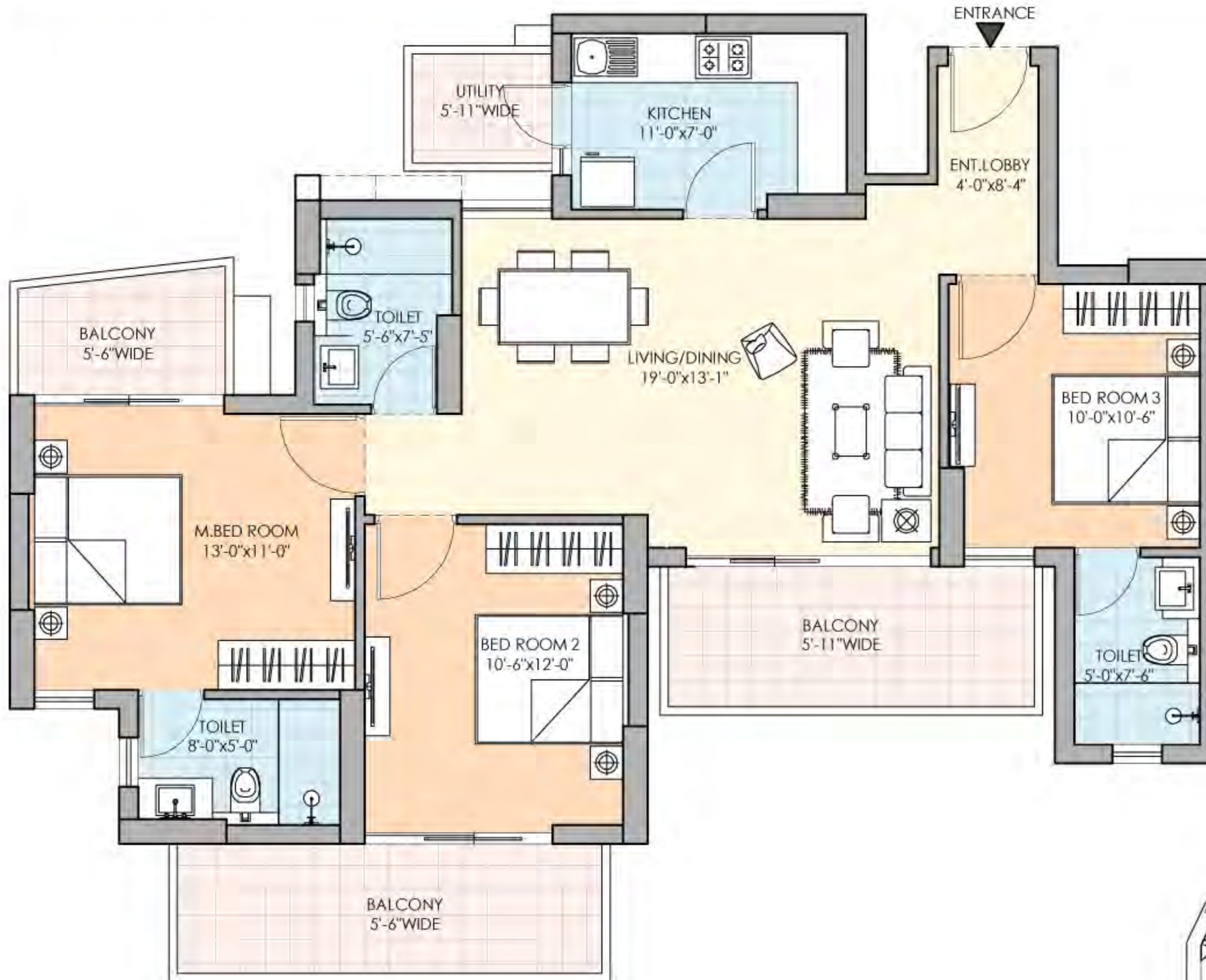
A stylized wave logo consisting of three curved lines in shades of green and purple, positioned below the word 'MARINA'.

Ship Ahoy!

Grand Porte-Cochere entrance
with a fountain!
A delightful way to enter and come
home.



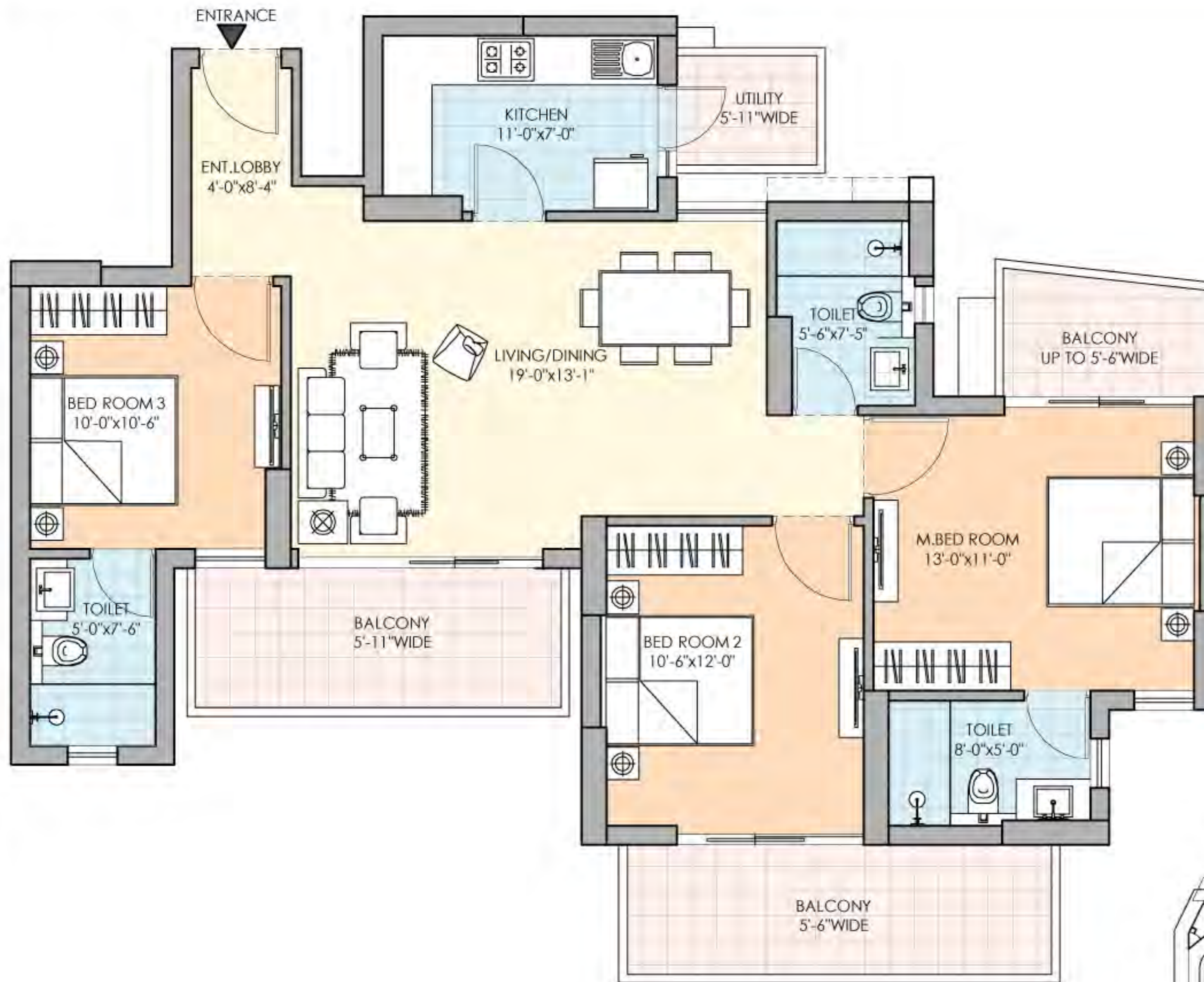
FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
|-------|------|------------|---------------------|------------|
| 01 | 04 | 1st to Top | 3 BHK + 3T (TYPE-1) | 1692 Sft. |
| 04 | | 2nd to Top | | |

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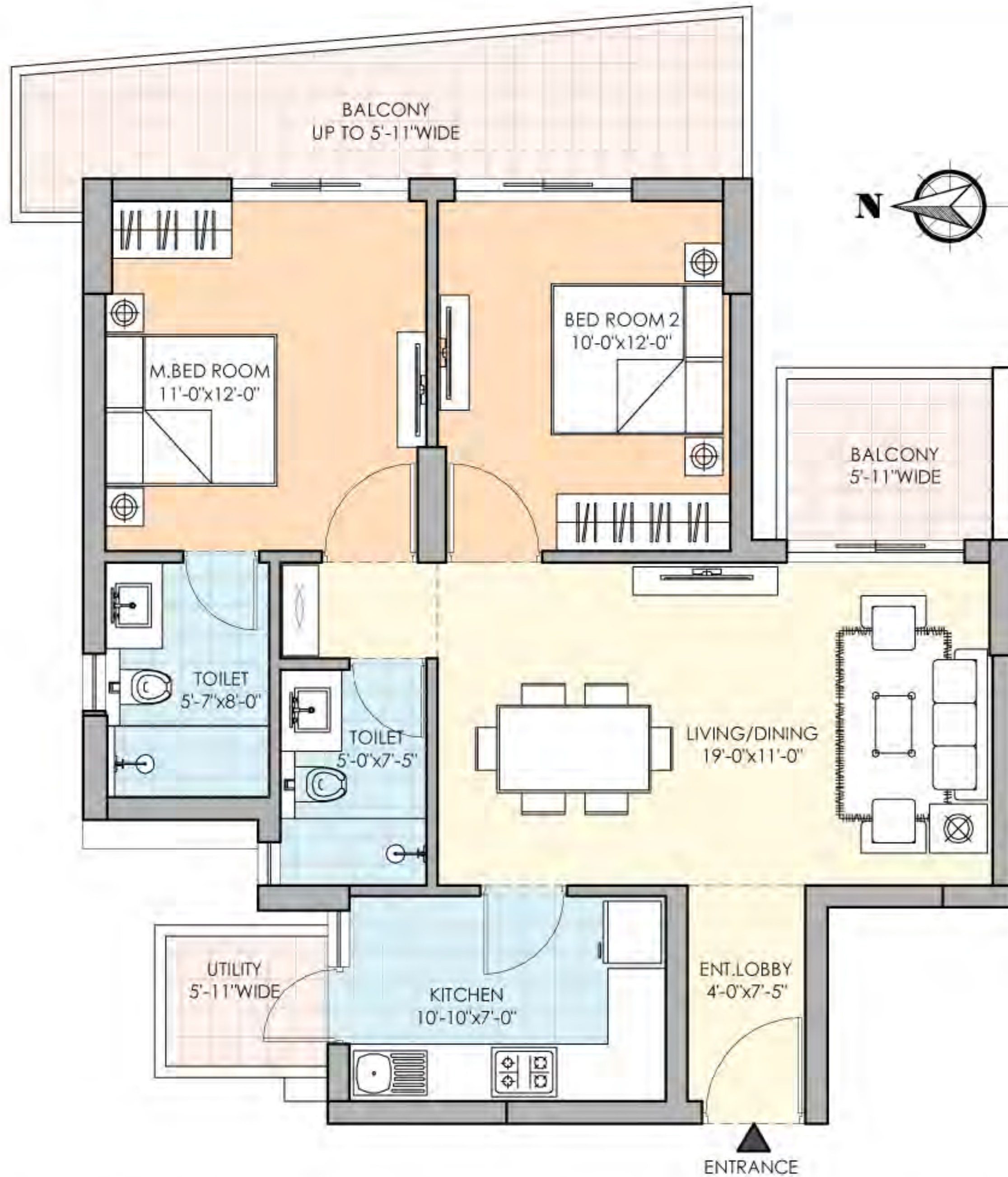
FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
|-------|------|------------|---------------------|------------|
| 01 | 03 | 2nd to Top | 3 BHK + 3T (TYPE-1) | 1692 Sft. |
| 04 | | 1st to Top | | |

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FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
|----------|------|---------------|----------------|------------|
| 01 to 04 | 01 | Ground to Top | 2 BHK + 2T | 1304 Sft. |

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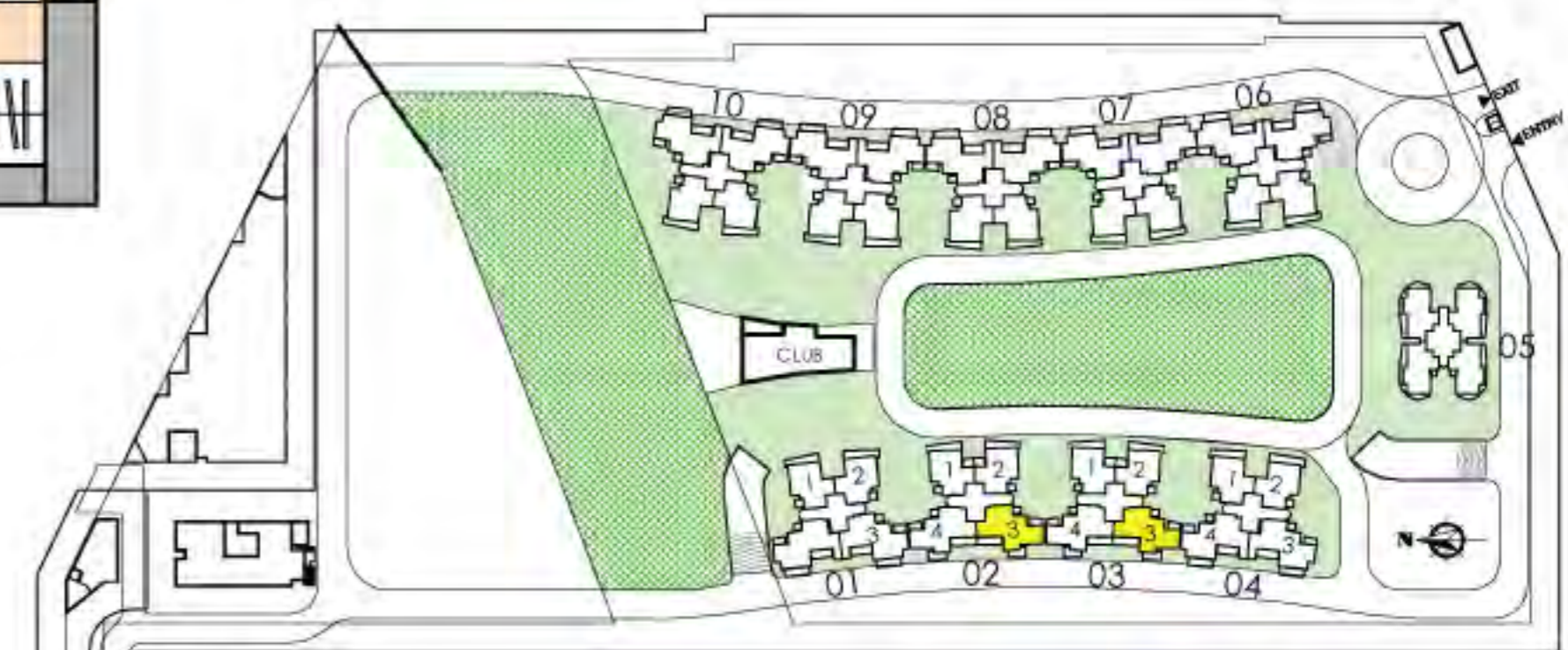
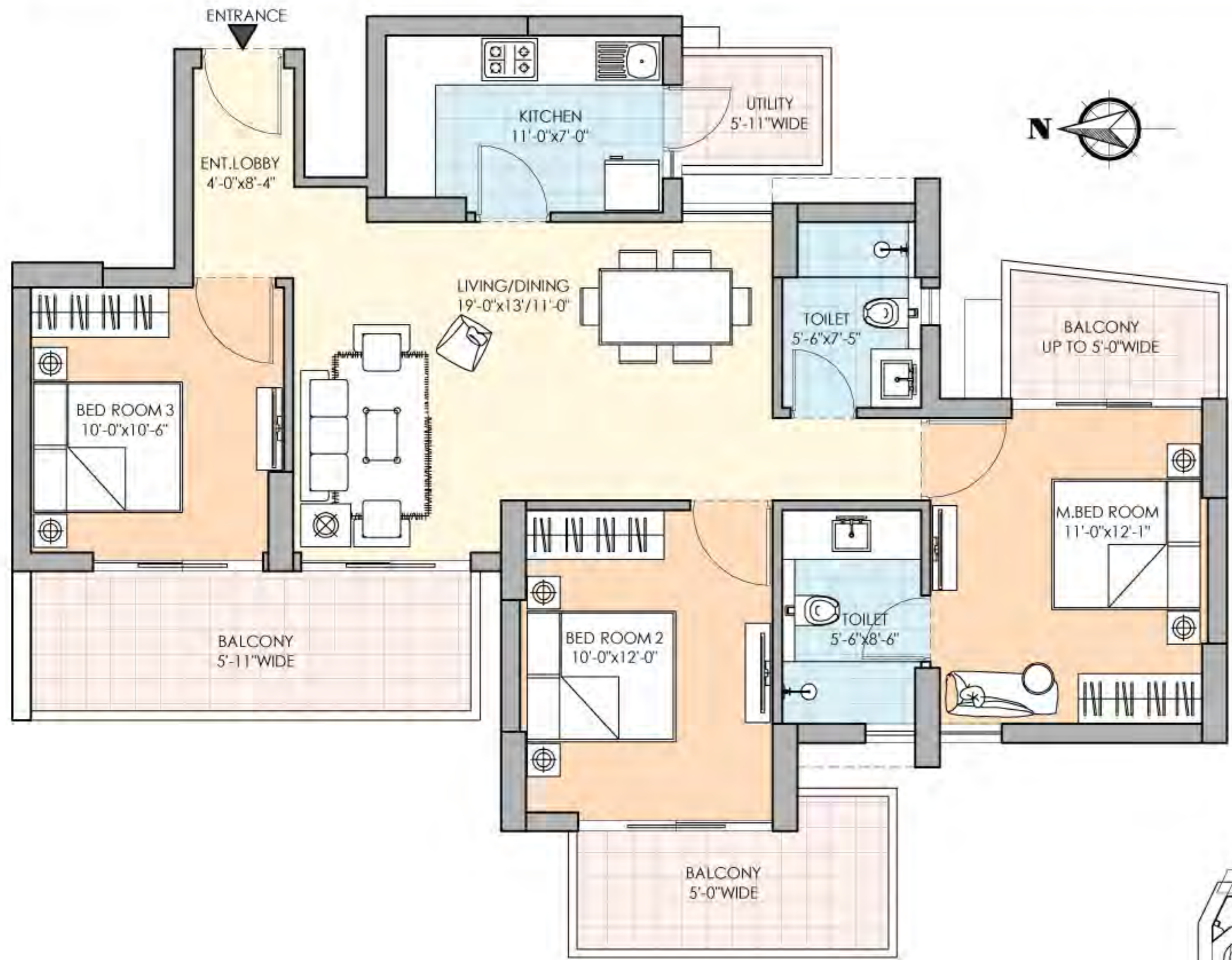
FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
|----------|------|---------------|----------------|------------|
| 01 to 04 | 02 | Ground to Top | 2 BHK + 2T | 1304 Sft. |

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FLOOR PLANS

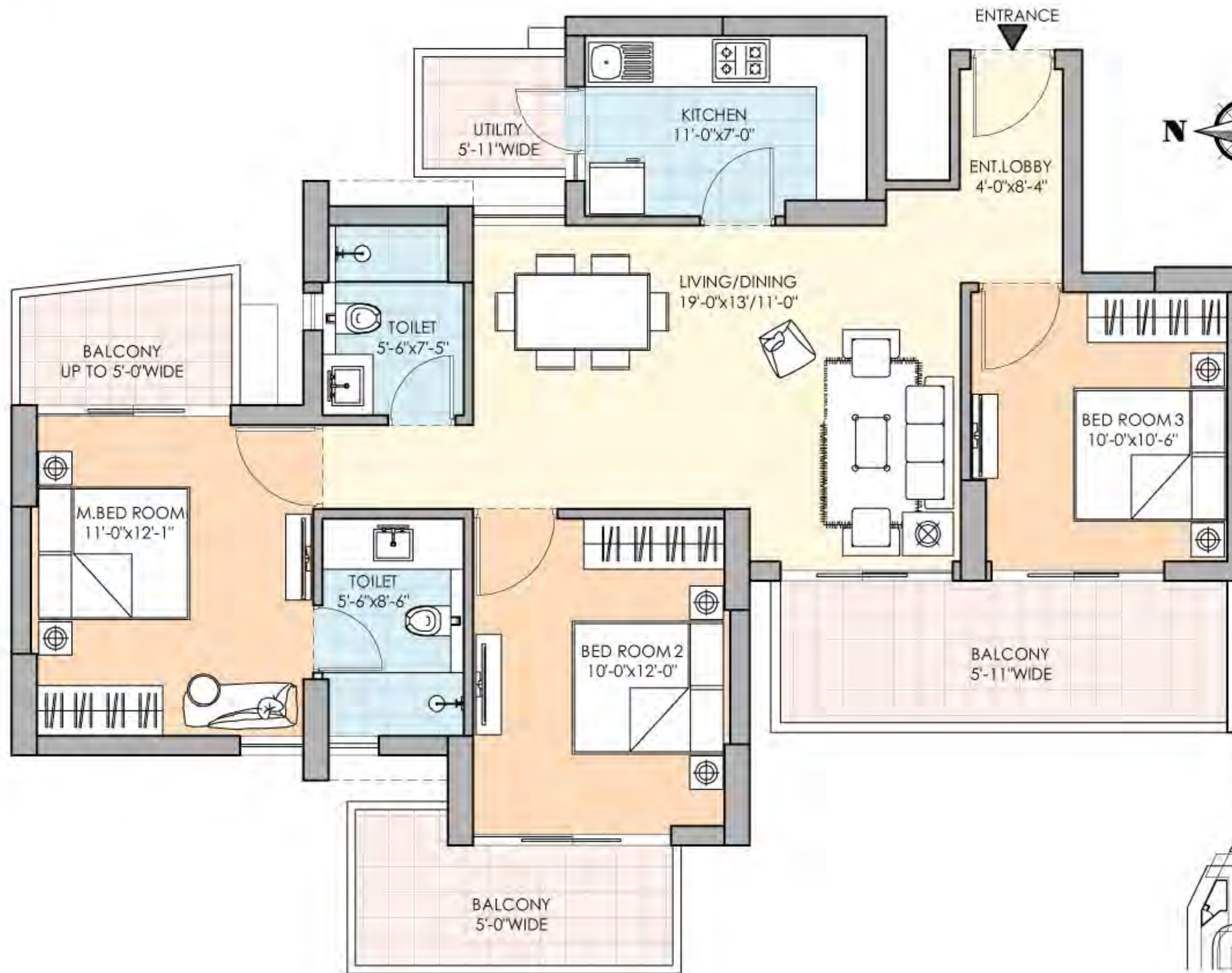


Site Plan

| Tower | Unit | Level | Apartment Type | Super Area |
|-------|------|------------|----------------|------------|
| 02 | 03 | 1st To Top | 3 BHK + 2T | 1595 Sft. |
| 03 | | 2nd To Top | | |

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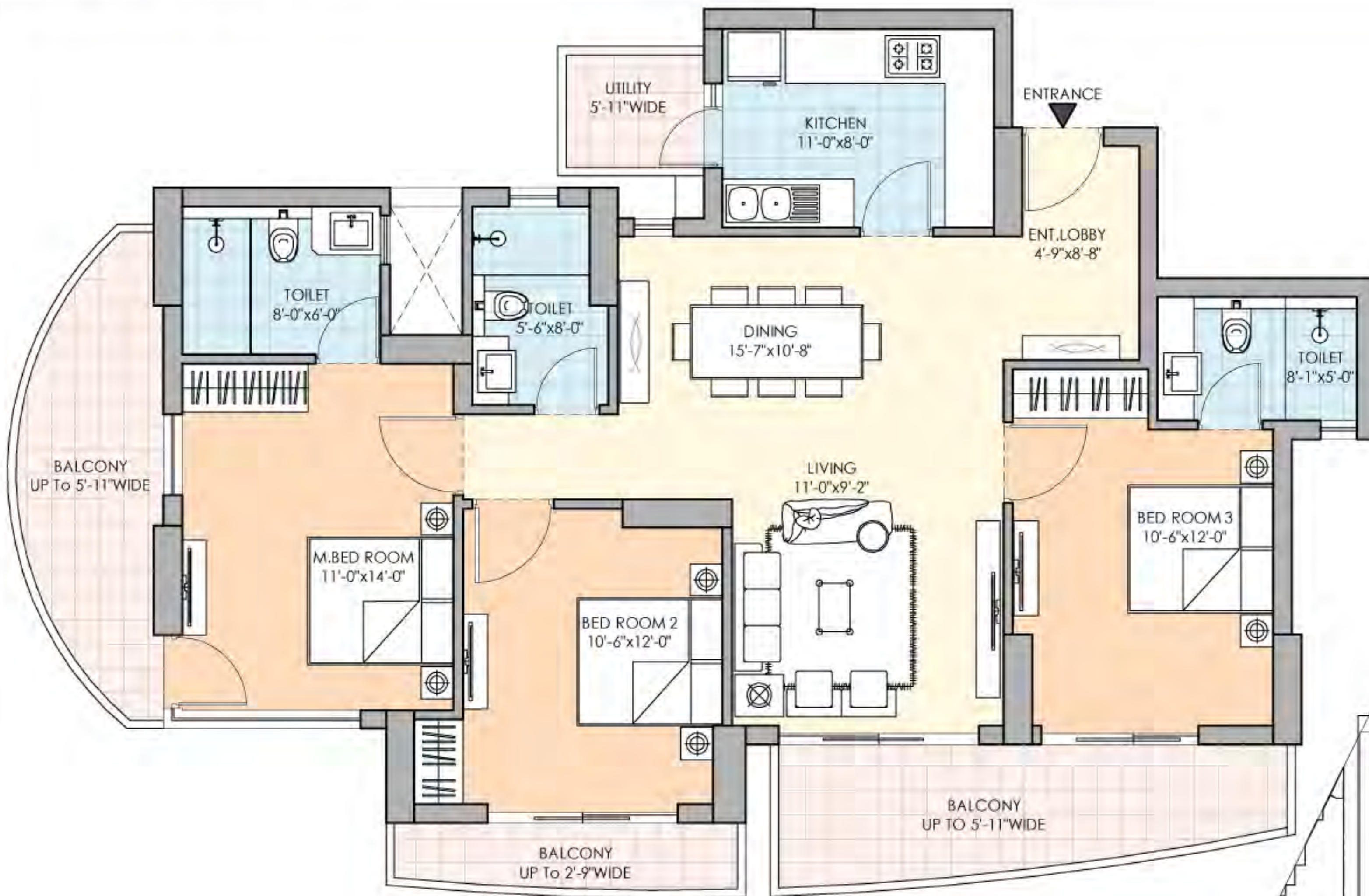
FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
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| 02 | 04 | 2nd to Top | 3 BHK + 2T | 1595 Sft. |
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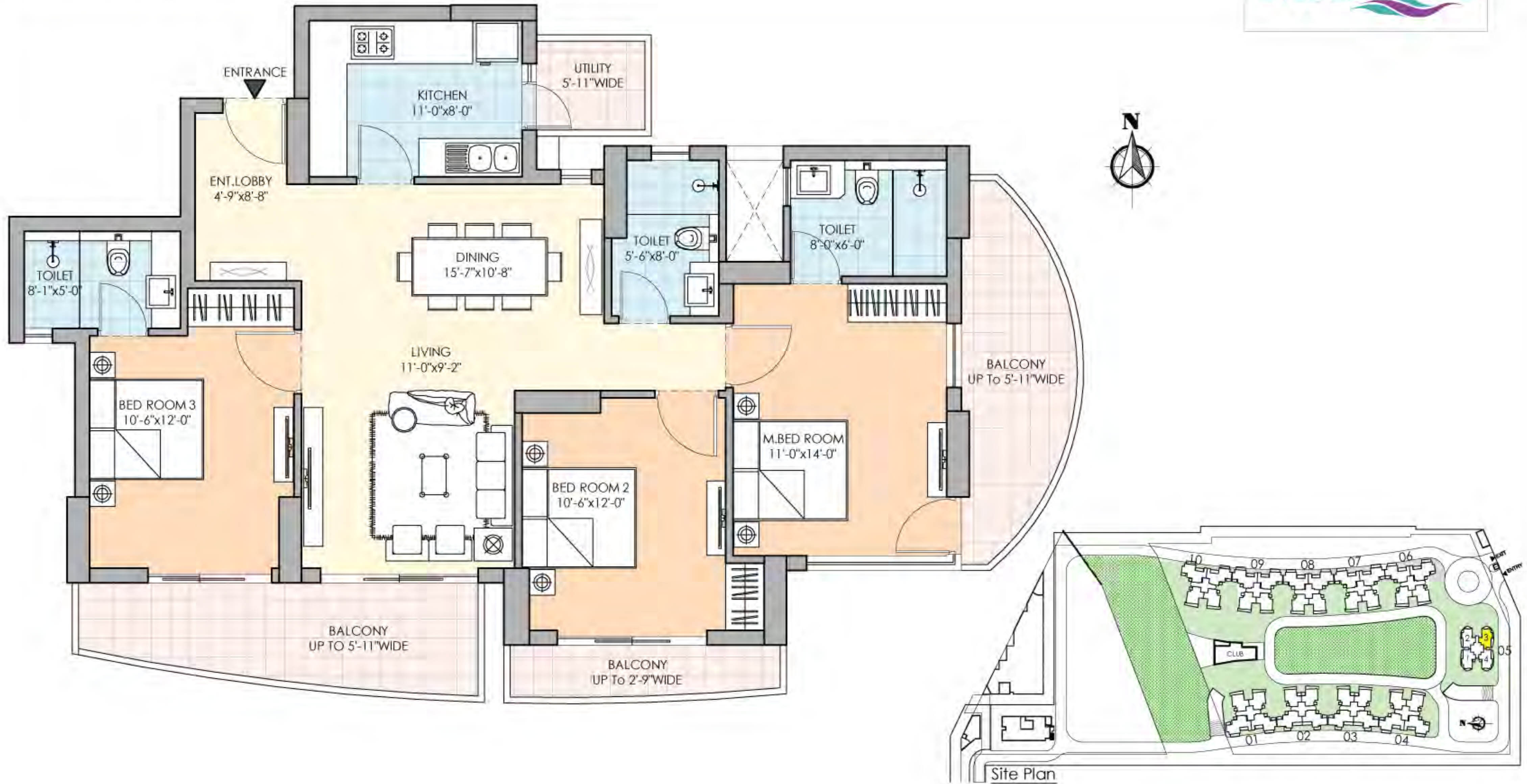
FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
|-------|------|-------------|---------------------|------------|
| 05 | 04 | 1st to 29th | 3 BHK + 3T (TYPE-2) | 1914 Sft. |

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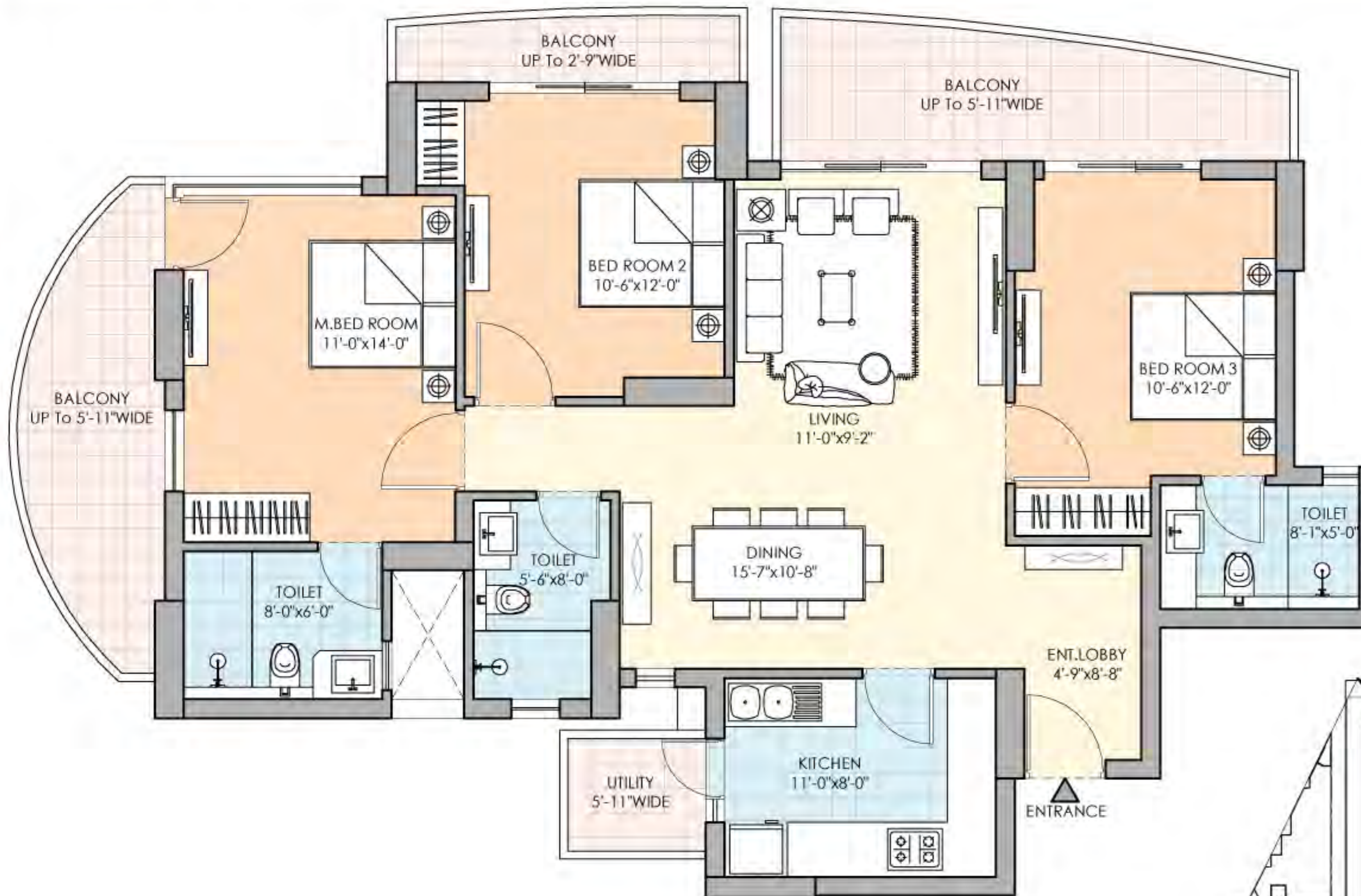
FLOOR PLANS



| Tower | Unit | Level | Apartment Type | Super Area |
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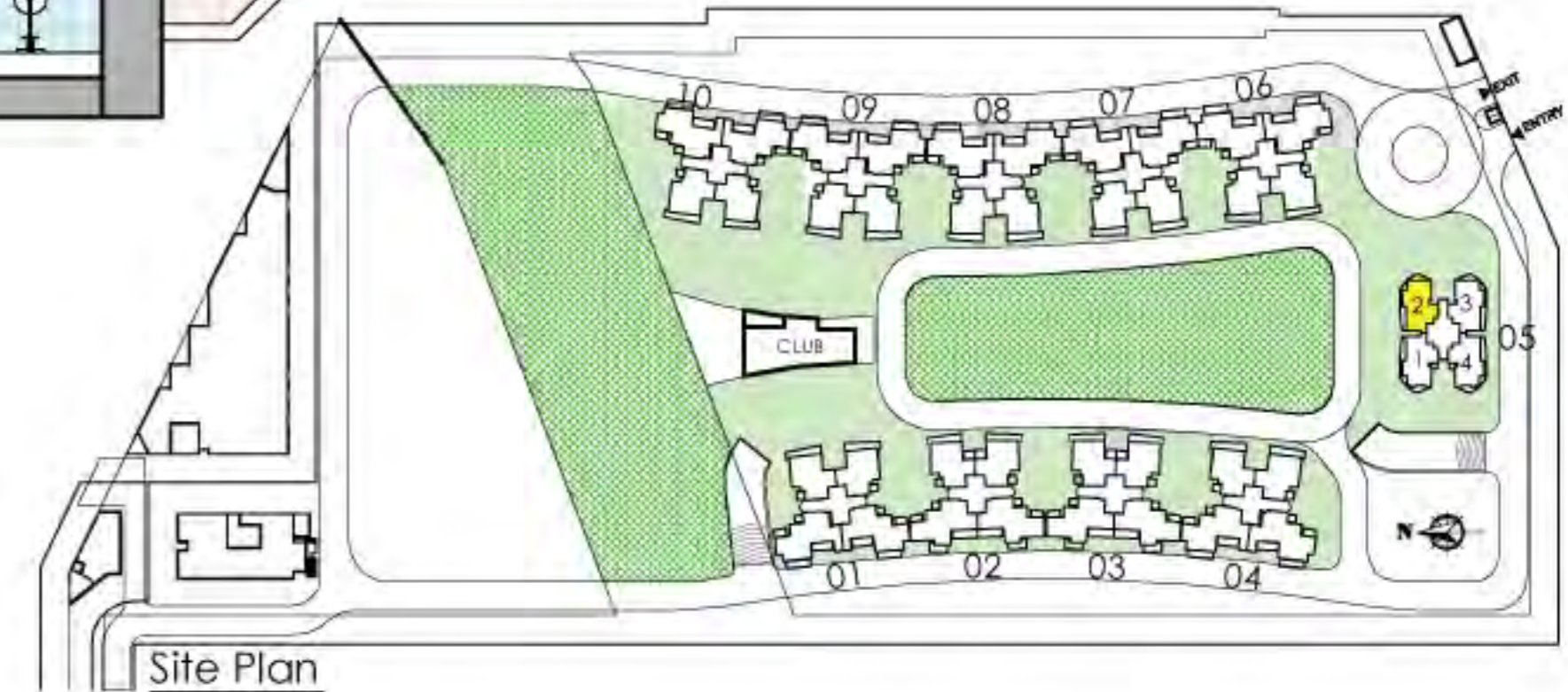
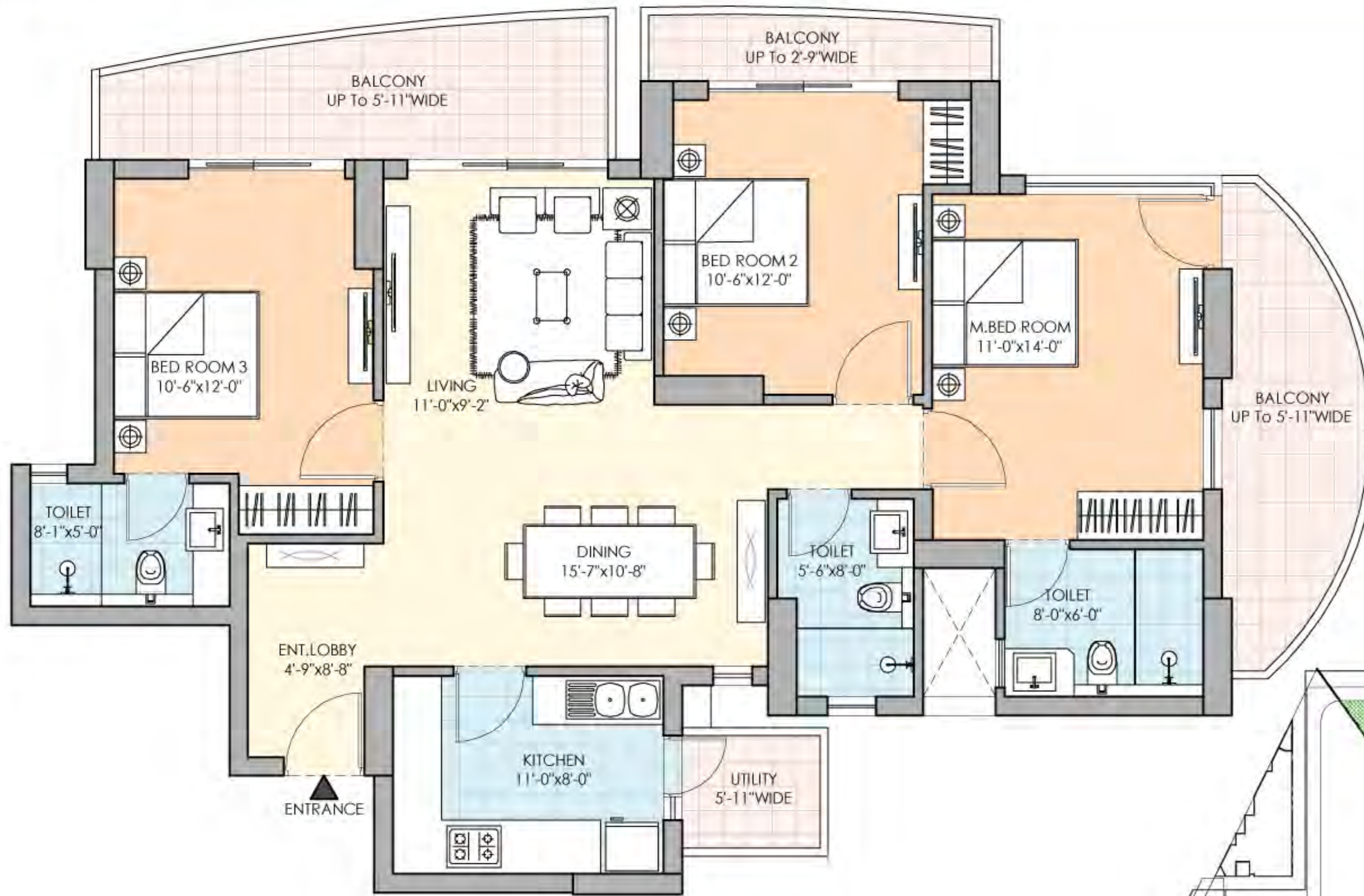
FLOOR PLANS



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|-------|------|----------------|---------------------|------------|
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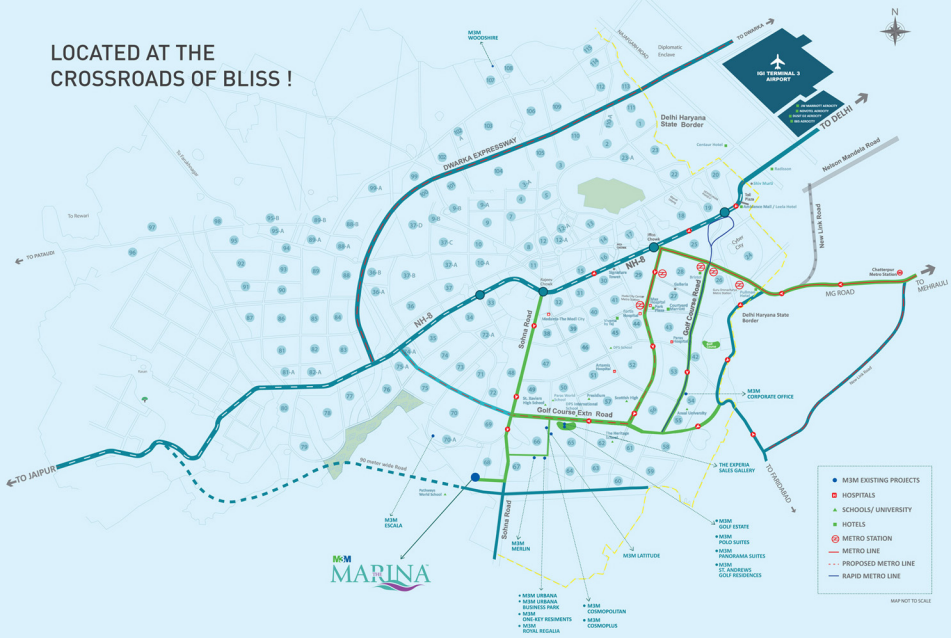
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LOCATED AT THE
CROSSROADS OF BLISS !



MCM
MARINA

- MCM URBANA
- MCM URBANA BUSINESS PARK
- MCM ONE-KEY RESIDENCES
- MCM ROYAL REGALIA
- MCM CEDAROPOLITAN
- MCM CEDAROPOLIS

- MCM GOLF ESTATE
- MCM POND SUITES
- MCM PANORAMA SUITES
- MCM ST. ANDREWS GOLF RESIDENCES

- MCM EXISTING PROJECTS
- HOSPITALS
- ▲ SCHOOLS/ UNIVERSITY
- HOTELS
- ⊙ METRO STATION
- METRO LINE
- - - PROPOSED METRO LINE
- RAPID METRO LINE

MAP NOT TO SCALE

Site Plan



An Island that is surrounded by comforts & prosperity

M3M URBANA
M3M COSMOPOLITAN
EROS CITY SQUARE
RAHEJA MALL
UNITECH ARCADIA
RODEO DRIVE

PATHWAYS WORLD
SCHOOL
GD GOENKA WORLD
SCHOOL
DPS INTERNATIONAL
ST. XAVIER'S HIGH
SCHOOL
HERITAGE SCHOOL

M3M
MARINA
THE

MCDONALD'S
BIKANERWALA
DOMINO'S
HALDIRAMS
THE OUTBACK
PIZZA HUT
Many More

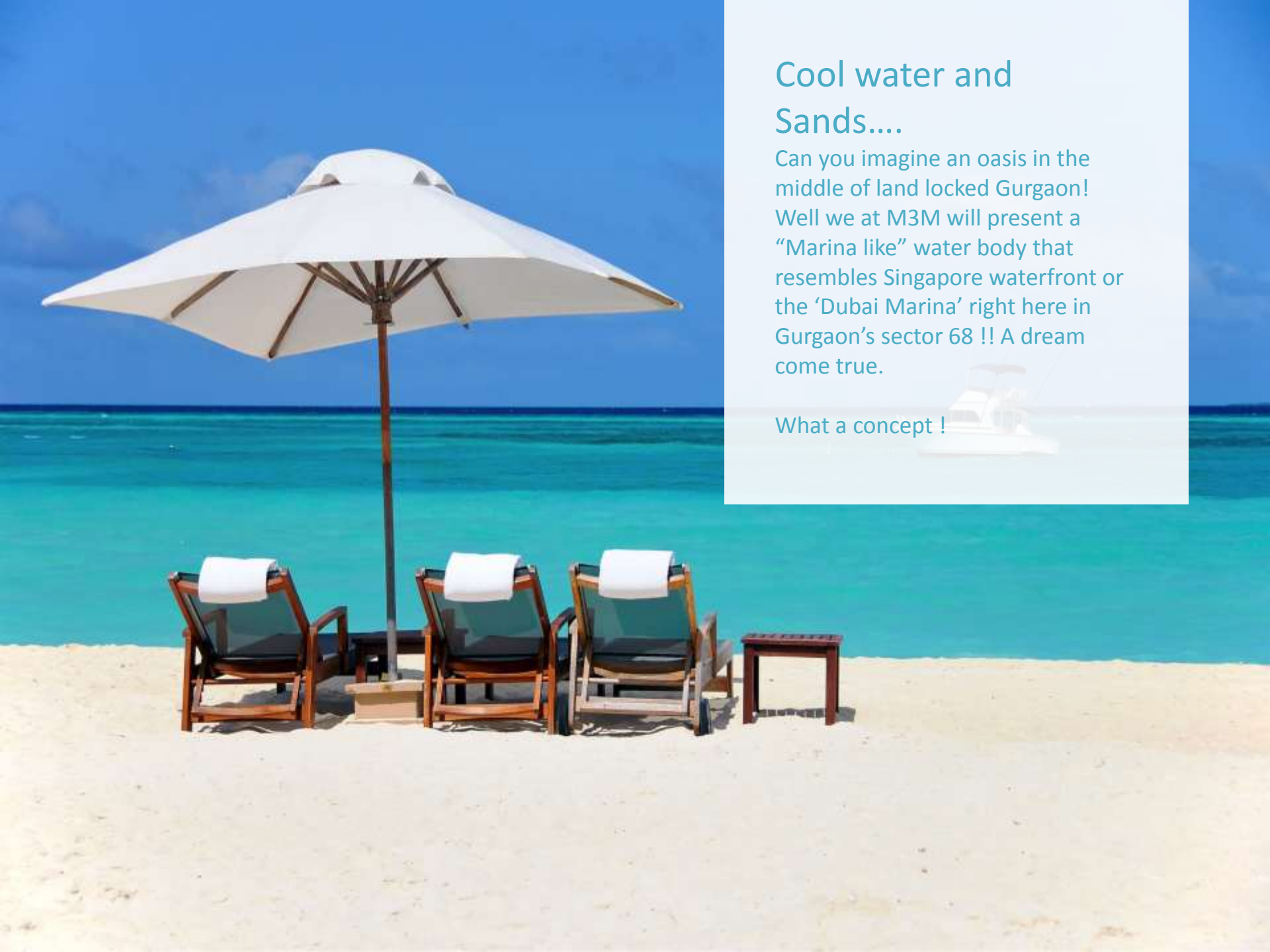
MEDANTA
MAX
PARAS
FORTIS
ARTEMIS
M3M COSMO+



Exuberance of Youth !!!

The joy of being young and alive is a feeling that must be experienced. A life that is healthy, sporting and joy is what we crave for... live for !

We at M3M want to present this 'life' to you.



Cool water and Sands....

Can you imagine an oasis in the middle of land locked Gurgaon! Well we at M3M will present a “Marina like” water body that resembles Singapore waterfront or the ‘Dubai Marina’ right here in Gurgaon’s sector 68 !! A dream come true.

What a concept !





M&M
THE MARINA

“Sail through life with Joy!”

SECTOR 68, GURGAON





The Marina - Concept

Today's young upwardly mobile Indians are a demanding lot. They are educated, world-wise, media savvy, internet-led, global citizens. They still hold their 'Indianess' in terms of value-systems with respect and regard for traditions, but are not 'Shackled' by the old norms. They are double income couples, venturing out in the world with confidence and sufficient disposable income to explore. Exploring their inner self, their bodies and their interpersonal relationships



- They are the “me & us” generation. Body conscious, health conscious, weight conscious
- They are experimental in nature and not conservative
- They are conscious of ‘clean’ and ‘green’ environments.
- They prefer ‘green-tech’ and sustainable ecologies
- They look for the ‘extraordinary’ and not the ‘mundane’. The ‘unusual’ and not the mediocre
- Could we call them the “BENETTON” Generation? No perhaps a shade older and more responsible..... because they are after all, Indian!

“Steering You to a
Healthy, Happy Life”



Architecture

M3M The Marina is architected to inspire a wholesome lifestyle by world-class architects.

Smaller sized units. Standard fitted with modular doors, windows, kitchens & bathrooms, happy healthy colours, greens & water bodies, outdoor areas and ‘street furniture’, make **‘The Marina’** a delightful place to stay. The structure has been made to perfectly complement its green and natural surroundings.

'A sea of Gardens'

Lavish Garden & Landscapes

The landscaping at The Marina has been planned by an internationally renowned landscape partner. It extends a concept that of an island with 'beach front' tranquility and scenic beauty in the midst of a land-locked plethora of arid land and sprawling condominiums.. Very 'Mediterranean' like complex with apartments surrounding a water body with a sand beach.



Lavish Garden & Landscapes

Positive, bright, colourful, healthy and happy..
the whole landscape concept presents an
infinite picture of perfection that will
overwhelm the senses !



Be Healthy
Live Healthy
Live Longer..

Live Happier !!



Exercise Park



Football Ground



Bicycle Track



Kids' Play Area



Athletic Track



‘Float-Outs’

All towers surround 1 acre (Approx.) water-front paradise, resort-style pool deck having stunning waterfronts views. Water-front is surrounded by Palm trees giving a feeling of a beach !

The 'Yacht Club'

Over-looking the vast water body is the 'M3M Yacht Club'

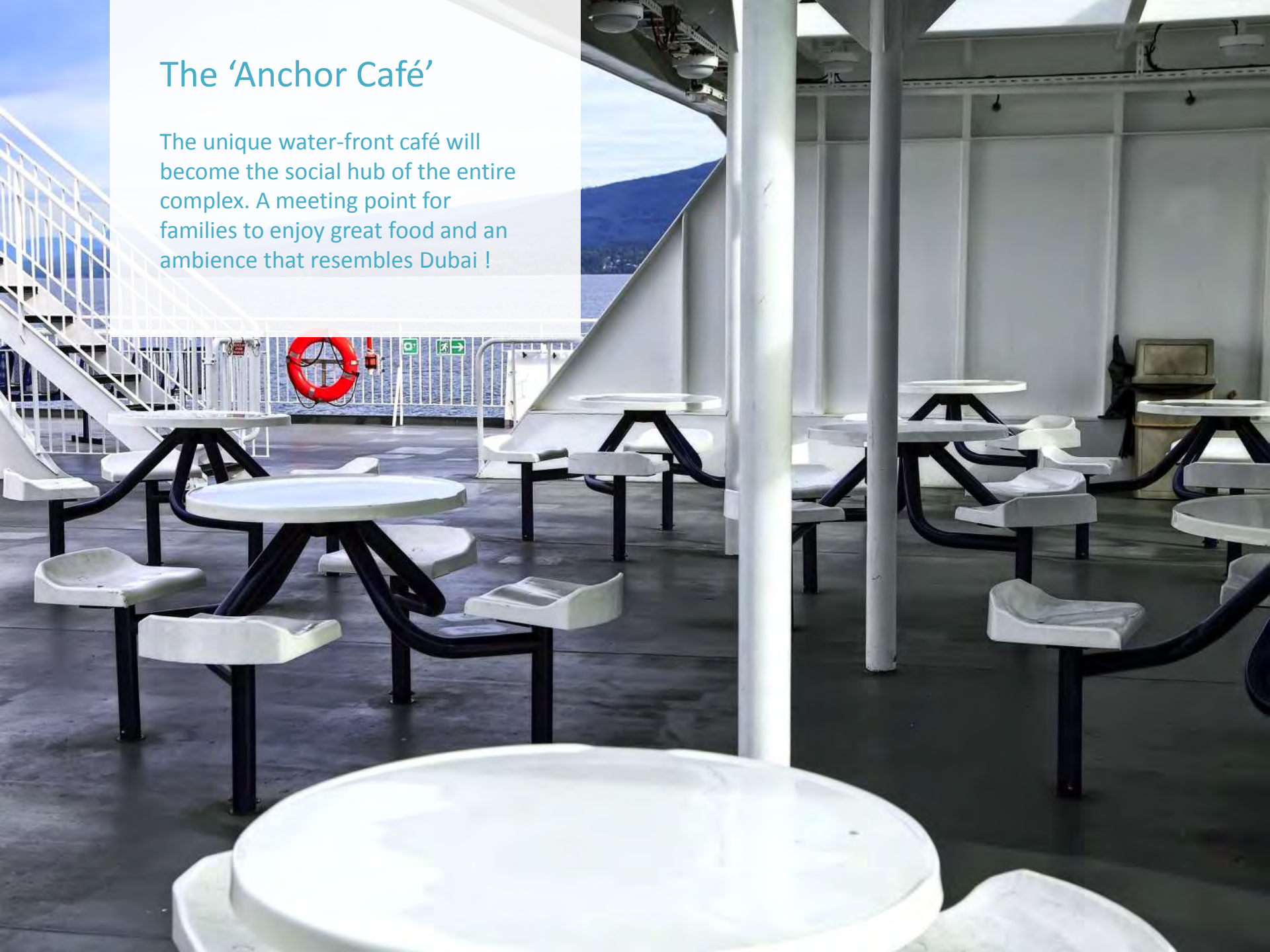


- Open-deck lounge and cafeteria
- Sun-deck spa and gym
- Library and entertainment centre

- Banquet area and music hall
- Billiards and pool room
- The "Anchor Bar"

The 'Anchor Café'

The unique water-front café will become the social hub of the entire complex. A meeting point for families to enjoy great food and an ambience that resembles Dubai !





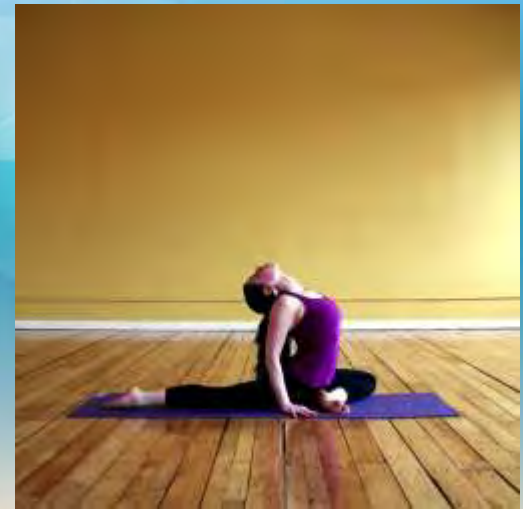
Stretch Out and Jump

A family that plays together lives happily together. That's why at The Marina, we have provided for 'street furniture' that help you to exercise. 'Get' sporty and be healthy. That's the motto.

Salsa & Yoga classes

Stay in perfect shape and health !

M3M The Marina will have an activities center where Salsa-Dance teachers and Yoga masters will be invited to come down and teach the inhabitants.



Rejuvenate your senses

Theatre, Comedy Shows, Plays, Amateur Singers, Dance Halls

The activity centre will cater to the new lifestyle demands of the apartment owners. The popular 'Standup Comedy Shows', the One-Act Plays' and the 'Music Unplugged' contents will be encouraged here.



Top Notch International Facilities and Amenities

- 3-Tier Security for your safety
- Landscaped garden
- Amenities like Laundromat etc.
- Towers surrounded by 1 acre (approx.) of stunning waterfront views



Proposed Specifications & Finishes

Bedrooms

Walls: Plastic Emulsion with Roller Finish

Floors: Laminated wooden flooring

Doors: Hard Wood Door Frame with Flush Shutter

Windows : UPVC/ Powder coated or Anodized Aluminum Glazing

Ceiling: Plastic Emulsion



Living/Dining Room

Walls: Plastic Emulsion with Roller Finish

Floors: Vitrified Tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceiling: Plastic Emulsion



Proposed Specifications & Finishes

Kitchen

Walls: 2' high ceramic tiles above counter, balance OBD paint

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Polished Granite counter with SS sink and CP fittings



Toilets

Walls: Combination of Ceramic Tiles, Oil Bound Distemper & Mirror.

Floors: Anti skid Ceramic tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint

Others: Granite Marble Counter with White Sanitary fixtures and CP fittings



Proposed Specifications & Finishes

Lift Lobbies

Walls: Combination of stone, tile, wallpaper and Oil bound Distemper

Floors: Combination of Natural Stone & tiles

Doors: Stainless Steel finished lift doors

Ceilings: Oil Bound Distemper Paint

Air-conditioned Ground Floor Lobby



External Façade

Walls: Combination of railings and glazing exterior paint



Proposed Specifications & Finishes

Servant/Utility Room

Walls: Oil bound distemper

Floors: Ceramic / Vitrified tiles

Doors: Hard Wood Door Frame with Flush Shutter

Windows: UPVC/ Powder coated or Anodized Aluminum Glazing

Ceilings: Oil Bound Distemper Paint



Balcony/Utility Balcony

Floors: Anti-skid/Non-slippery ceramic/vitrified tiles



Proposed Specifications & Finishes

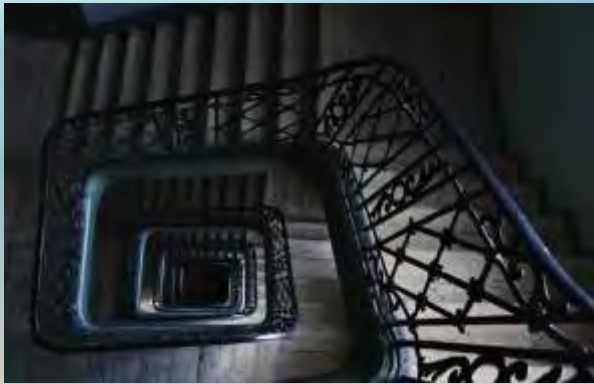
Staircases

Walls: Oil Bound Distemper Paint

Floors: Kota, terrazzo or exposed RCC

Doors: Steel fire doors/fire resistant shutter

Ceilings: Oil Bound Distemper Paint



Electrical Equipment

Ceiling fans & Light fittings

Split AC in Bedrooms and Living & Dining

Geyser in Master-bed Toilet



| Price List | | |
|--|--|------------------|
| Size | BSP | PLC (per Sq.ft)* |
| 2 BHK (1304 sq. ft.) | Rs. 6800 | 400 |
| 3 BHK + 2T (1595 sq. ft.) | Rs. 6800 | 250 |
| 2 BHK + 3T (1697 sq. ft.) | Rs. 6800 | 250 |
| 3BHK ICONIC Tower (1900 sq. ft.) | Rs. 7100 | 1000 |
| | | |
| Club Charges* (Per Sq.ft) | Rs. 350,000 | |
| Car Parking Cahrges per Bay | Rs. 500,000 | |
| IFMS (Per Sq.ft)* | Rs. 125 | |
| Electricity Installation Charges (Per Sq. ft) | Rs. 45 | |
| Power Backup Charges (Per Sq.ft) | Rs. 40 | |
| EDC & IDC* | Rs. 430 | |
| Total | | |
| Payment Plan | | |
| On booking | Rs. 500,000 | |
| Within 30 days | 10% of TSV less the booking amount | |
| Within 90 days | 10% of TSV | |
| Within 6 months of booking | 10% of TSV | |
| On Completion of top floor roof slab | 30% of TSV | |
| On application For Grant of Occupation Certificate | 30% of TSV | |
| On offer of Possession | 10% of TSV + IFMS + Stamp duty & Registration charges. | |

Notes:

1. External Development Charges (EDC) and Infrastructure Development Charges (IDC) are pro-rated per Unit as applicable to this Group Housing Colony. In case of any upward
2. Stamp Duty / Registration Charges shall be payable along with the last installment based on the then prevailing rates.
4. Service Tax as applicable would be payable by the customer as per demand and is extra.
5. Prices subject to revision at the sole discretion of the Company.
6. The unit size & Configuration; and additional charges mentioned are indicative and would be subject to change and applicable as per prevailing company policies and prices
7. If Offer of Possession is being offered & few milestones were not called due to time gap, in such case all remaining milestones shall become payable alongwith Offer of Possession

*Terms & conditions apply

PLC may vary according to the unit selected

Marketed by:



Madhyam Buildtech Pvt. Ltd.

✉ info@madhyam.co.in 🌐 www.madhyam.com 📞 MEL to 56677

Corporate Address:

B-4, 4th Floor, Matrix Tower, Sec-132, Noida (U.P) -201301

Noida | Gurgaon | Faridabad | Delhi | Bhiwadi | Mathura | Meerut | Chandigarh | Dehradun | California (USA)



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