

PRESENTING

M3M
HEIGHTS
AT 65TH AVENUE

2 & 3 BHK RESIDENCES

AN ELEVATED LIVING
IN THE MOST
PROMISING LOCATION
OF GURUGRAM!

Welcome to M3M Heights!

Uber residences that give you an elevated lifestyle experience. The perfect refuge that will leave your senses mesmerized. First ever combination of grand living with all the glam and glory of metropolitan living, that's all set to shine in the skyline of Gurugram as an outstanding pole star.

REDEFINING
CITY'S FUTURE URBAN LIVING
AT AN ELEVATED LEVEL!





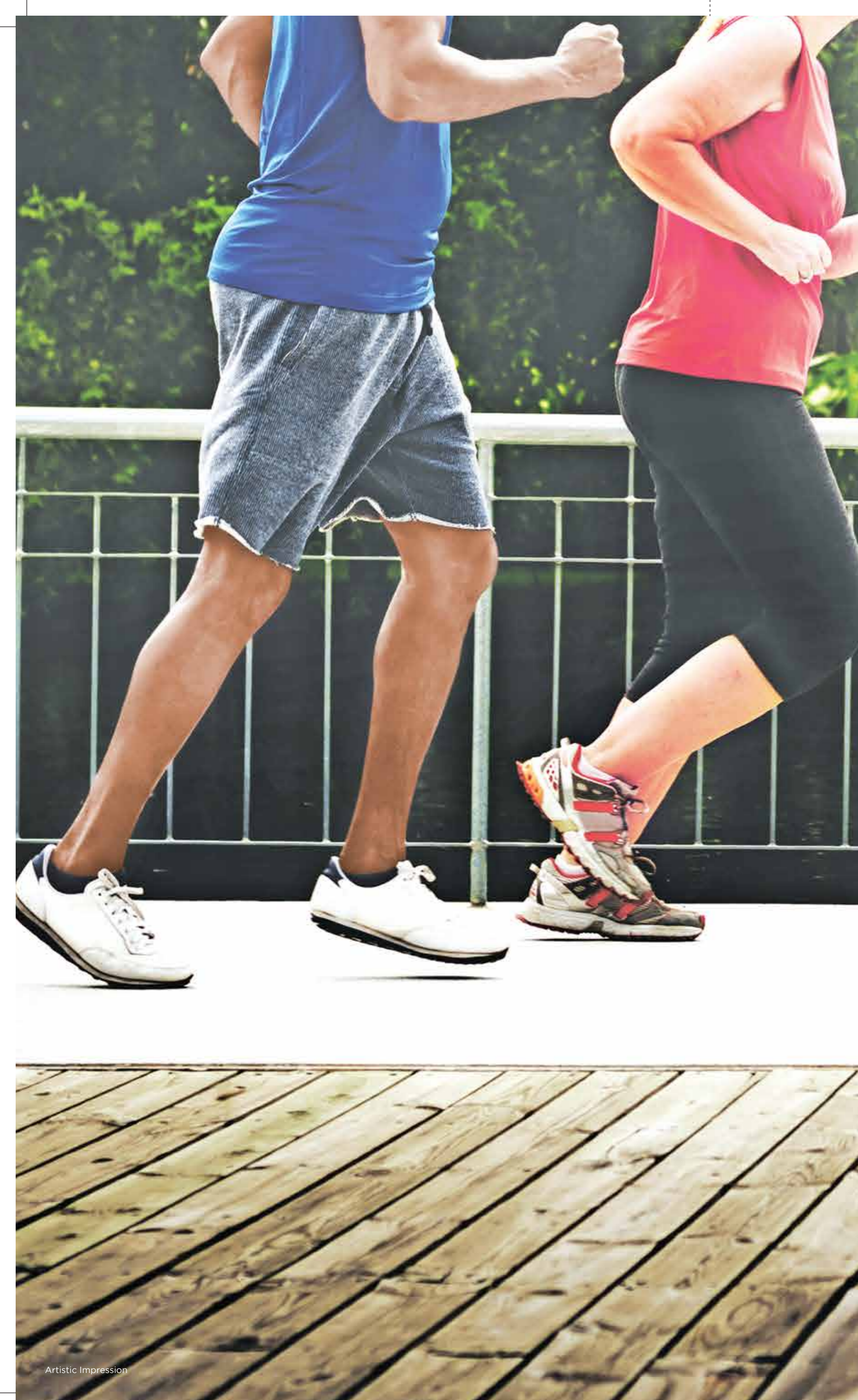
LIVING SPACES

M3M Heights is not a cluster of mundane homes and erratic retail; rather it is an abode of perfection and plenitude set amidst meticulously crafted landscape. Here, nothing is commonplace because exclusivity is the only way of life. Make a lavish life statement with the traits of the new urban living.

2 & 3 BHK Residences

Exclusive Air-conditioned Double Height Entrance Lobbies at Ground level

Uniquely Personalized Experience in terms of serenity and being part of nature



WALK IN THE CLOUDS

Whether you prefer walking or some serious jogging; the bottom line is the harder you work out the more calories you burn. And the best way to do so is by being in a setting where you are surrounded by the beauty of nature and where you are always welcomed by a gentle breeze of rose and jasmine. Which brings us back to M3M Heights, the perfect place where you get to exercise outdoor as well as enjoy the magnificent views of the vast landscapes and city lines while maintaining privacy.

- Walkway
- Rooftop jogging tracks
- Themed spaces
- Water bodies
- Leisure spaces
- Healing garden
- Outdoor fitness area
- Seating court



UNWIND A LITTLE LONGER

M3M Heights has two exclusive clubhouses at the podium level integrated with unique landscape designed to create a pleasure paradise for the residents in a way that it helps them unwind for a little longer. The facility is equipped with a range of international amenities in order to make sure every evening feels special.

- Multipurpose lawns
- Multipurpose hall
- Sauna & Steam
- Restaurant
- Bar & Lounge
- Open to sky green terrace
- Toddlers area
- Library

DROP INTO THE OASIS OF LEISURE

The two clubs at M3M Heights are designed to jazz up your day. Start your day with a satisfying workout session at the gym. Then plunge into the pool for a refreshing lap or two. Spend your evenings at the gaming zone and pick from an endless array of games to play with your friends. The excitement never ends at M3M Heights.

- Swimming Pool surrounded with lush landscape
- Pool deck
- Digital gaming zone
- Gymnasium
- AV room
- Meditation/Aerobics room
- Yoga court
- Dedicated kids pool





LIFE AT M3M HEIGHTS IS HEALTHIER, SPORTIER AND LIVELIER

M3M Heights offers an integrated sports and leisure themed activities, facilitating a healthy and active lifestyle.

- Cricket pitch
- Kids play area
- Sit-outs for Sr. Citizen
- Basketball Court
- Squash Court
- Indoor Badminton Court
- Reflexology trail
- Pool & table tennis room
- Pedestrian activity streets



SMART & WELL CONNECTED

Retail & living spaces at M3M 65th Avenue are designed to create a sequence of flowing interconnected spaces, inside and out.

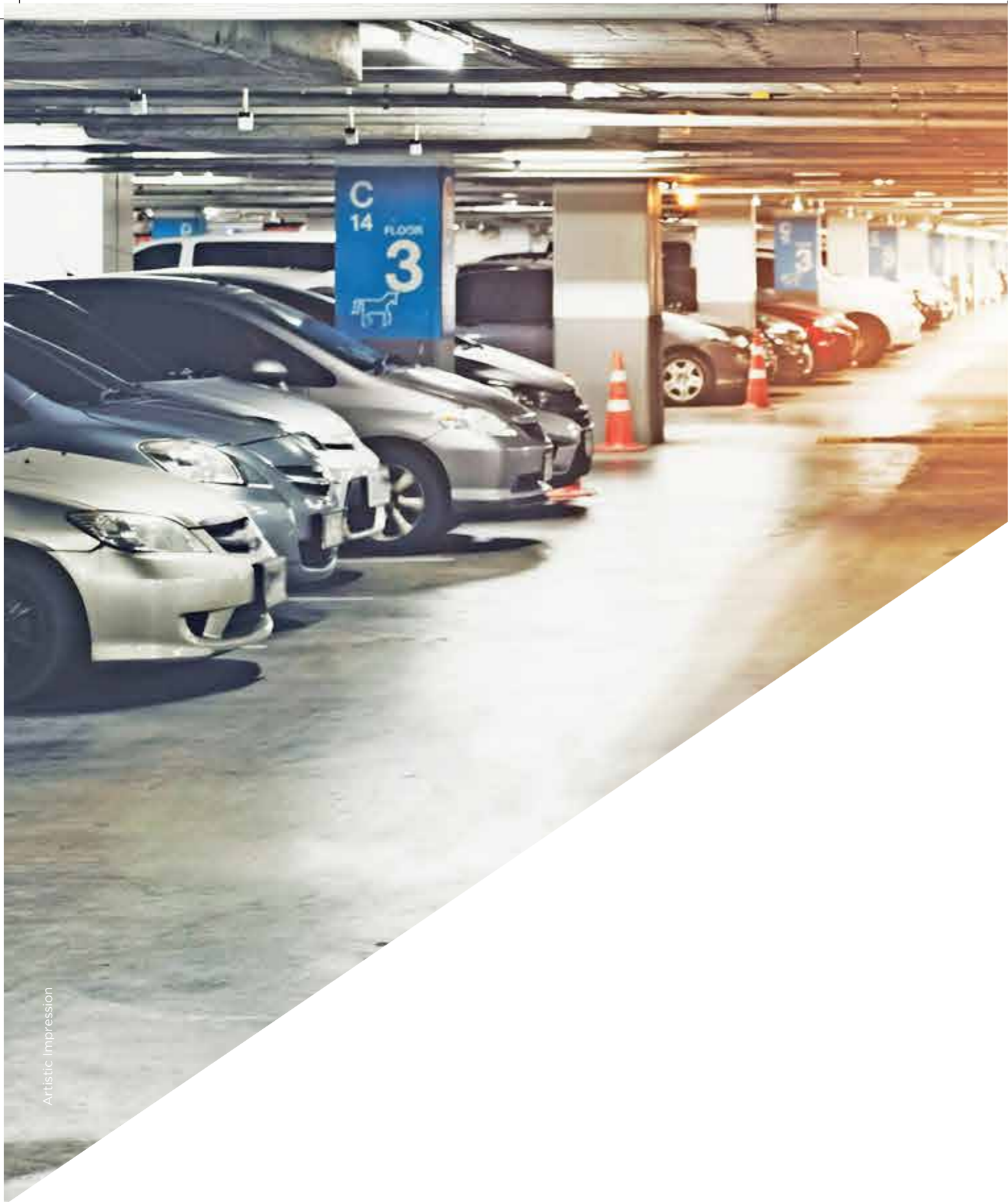
- Strategically planned multiple accesses
- Well-appointed elevators, escalators & connecting bridges



Artistic Impression



Artistic Impression



Artistic Impression

CONVENIENT PARKING SPACES

M3M 65th Avenue is a concept that reflects opulence in each detail. One illustration is the meticulously planned parking space.

- Separate parking area for residential & retail
- Ample basement parking
- Properly planned congestion free vehicular movement around the periphery
 - Separate entry/exit points for residential & retail areas



ROUND-THE-CLOCK SECURITY

As a mix-use project, M3M 65th Avenue has put-in multi levels of security and surveillance to ensure maximum safety of businesses and people. There are separate entry points for the retail and residential parts of the project which makes it extremely secure from trespassers.



Artistic Impression

RESIDENTIAL GROUP HOUSING SPECIFICATIONS

BEDROOMS

- Walls: Acrylic Emulsion
- Floors: Laminated wooden flooring
- Doors: Moulded Skin Door/Painted Flush Door
- Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)
- Ceiling: Oil Bound Distemper

LIVING/DINING ROOM

- Walls: Acrylic Emulsion with Roller Finish
- Floors: Vitrified/Ceramic Tile Flooring
- Doors: Veneered Polished Flush Door
- Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)
- Ceiling: Oil Bound Distemper

KITCHEN

- Modular Kitchen with HOB & Chimney
- Polished Granite Counter with SS sink and CP faucet
- Walls: 2' high ceramic tiles above counter, balance Oil Bound Distemper
- Floors: Anti-skid Ceramic/Vitrified tiles
- Doors: Moulded Skin Door/Painted Flush Door
- Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)
- Ceilings: Oil Bound Distemper

TOILETS

- Walls: Ceramic/Vitrified tiles dado and Rest Oil Bound Distemper
- Floors: Anti-skid Ceramic/Vitrified tiles
- Doors: Moulded Skin Door/Painted Flush Door
- Windows: UPVC/Aluminium (Powder coated or Anodized) window
- Ceilings: False Ceiling
- Fixtures: Single Lever with Branded CP fittings and White Sanitaryware
- Others: Granite Counter

LIFT LOBBIES

- Walls: Combination of one and more of stone cladding, tiles and acrylic emulsion
- Floors: Combination of one and more tiles
- Ceilings: Acrylic emulsion
- Air-conditioned Ground Floor Lobby

EXTERNAL FAÇADE

Walls: Combination of one and more of stone/tile cladding, plaster with exterior great paint, glazings

SERVANT/UTILITY ROOM

- Walls: Oil bound distemper
- Floors: Ceramic/Vitrified tiles
- Windows: UPVC/Aluminium Glazing (Powder coated or Anodized)
- Doors: Moulded Skin Door/Painted Flush Door
- Ceilings: Oil Bound Distemper

BALCONY/UTILITY BALCONY

- Floors: Anti-skid Ceramic/Vitrified Tiles
- Walls: Durable Exterior Paint

STAIRCASES

- Walls: Oil Bound Distemper Paint
- Floors: Matt/Anti-Skid Tiles
- Doors: Fire Resistant Door Shutter
- Ceilings: Oil Bound Distemper Paint

ELECTRICAL EQUIPPMENTS

- Split Air Conditioning for Living, Dining & Bedrooms
- Three tier Security System
- High Speed Elevators
- Power Backup Round the Clock with suitable diversity & suitable load factor

FIRE SAFETY

Automatic Sprinkler System, Wet riser, Fire detection & Alarm System

OTHERS

- Round the Clock treated Water Supply
- Environment Friendly Solid Waste/Garbage Management System

ABOUT M3M

The Brand 'M3M' stands for magnificence in the trinity of Men, Materials and Money. Simply put, the Brand 'M3M' has a philosophy that strives for excellence, culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. What the brand stands for is in sync with its slogan of "Our Expertise. Your Joy." The Brand 'M3M' firmly believes in achieving brilliance through true professionalism and cutting-edge technology.

'M3M' is among the top 3 real estate and infrastructure brands of the country, with a reputation for identifying emerging real estate and infrastructure markets, recognizing aspirations in lifestyle evolution, perfecting the modulations of luxury and responding with projects that capture the unique spirit of changing India.

What really helps 'M3M' as a brand to stand out in the emerging real estate and infrastructure industry is its belief - to ensure that every project under/associated with the brand name 'M3M' is delivered with speed and excellence. From iconic residential developments like 'M3M Golfestate' and 'M3M Merlin' to award winning commercial developments like 'M3M Urbana' and 'M3M Cosmopolitan' demonstrate the capacity of Brand 'M3M' to pursue excellence with unwavering consistency.

Through the undeniable merit of projects under Brand 'M3M,' it has established sound credibility that has been achieved with principles and hard work.

Now eyes are set on bigger targets, goals that are yet unaccomplished in the realty sector. Brand 'M3M' believes that the future holds more for it, which is why it is ready with unique developments that will epitomize the new bustling 'Millennium City' - Gurugram.



COMPLETED PROJECT PORTFOLIO

RESIDENTIAL

- M3M Golfestate - Fairway East - India's first in-city golf lifestyle destination
- M3M Escala - A picture perfect Indo-Spanish story
- M3M St. Andrews - Luxury residences located in Sector-65, Gurugram
- M3M Polo Suites - Specially curated for the blue-bloods with amenities befitting royalty
- M3M Woodshire - Residences located in Sector-107, Gurugram
- M3M Golfestate - Fairway West - India's first in-city golf lifestyle destination
- M3M Merlin - The Singaporean style world-class residences
- M3M Panorama Suites - Truly for the select few with only 36 exclusive suites

COMMERCIAL

- M3M Cosmopolitan - The first high-street retail development on Golf Course Road Extn.
- M3M Urbana - Largest integrated mixed-use commercial development
- M3M TeePoint - A well-established mixed-use project for the business-minded people



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Viewers/Intending purchasers are requested to contact Company's office to understand the details regarding the project(s) 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(s) from his/her their independent sources, Viewers/Intending purchasers are requested to contact Company's office for complete details including the approvals, permissions, Nothing contained herein shall constitute as any theme or deposit plan or investment advice/offering/proposal under the applicable law or any scheme under SEBI Act, 1992 and/or any other applicable law. Nothing contained herein is a violation of the norms of Competition Commission of India. Use of information for buying/investing in the Project(s) by any person shall deemed to be on the basis of his/her their independent analysis & decision and the Company shall not be responsible for any losses incurred by any buyer/investor due to any reasons whatsoever. Terms of allotment/sale for the projects mentioned herein below from A to F are subjected to respective: (a) Application Form, and/or Buyer's Agreement, and/or Conveyance Deed; (b) Terms, building plan, other approvals; (c) Occupation Certificate. | (A) M3M Golf Estate Fairway East: M3M St. Andrews Golf Residences a part of M3M Golf Estate - Fairway East; M3M Golf Estate Fairway West; M3M Polo Suites; M3M Panorama Suites form integrated parts of larger development on land owned by Manglam Multiplex Pvt. Ltd. ICRN # U0101980097PC044639 and presently administering 56.00 Hectares, as amended (DPC vide Memo No. LC-328104-84-C-CLC-5569-8365/2017/8464-8466 dt. 02.10.2017, located at Sector-65, Gurugram under (I) License No. 134/2007 dt. 16.10.2007, 30.09.2009, 30.09.2009, 30.09.2010 and (II) Revised Bldg. Plan Memo No. ZP-352/AD/BA/2015/20940-8522.11.2018. | (B) M3M Merlin is a residential Group Housing Colony development project located in Sector 67, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been / is being developed on land measuring 13.344 Acres (5.40 Hectares) owned by Consolidate Realtors Pvt. Ltd. ICRN: U70109H0209PTC047035, development thereof is governed by and subject to terms & conditions of (I) License No. 53/2011 dt. 10.06.2011, (II) Revised Bldg. Plan Memo No. ZP-746/AD/BA/2015/3749-61, 10.03.2015 and any future revisions thereof. Occupation Certificate for 512 units has been accorded vide Memo bearing No. ZP-746/2015/2017/5648 dt. 24.03.2017. | (C) M3M Woodshire is a residential Group Housing Colony development project located in Sector 107, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Group Housing Colony has been developed on land measuring 18.8212 Acres (7.641 Hectares) owned by Cognet Realtors Pvt. Ltd. ICRN: U70109H0209PTC044639, development thereof is governed by and subject to terms & conditions of (I) License No. 53/2011 dt. 10.06.2011, (II) Revised Bldg. Plan Memo No. ZP-809/AD/BA/2014/20868 dt. 12.12.2014, (III) Occupation Certificate bearing Memo No. ZP-809/2015/2017/7074 dt. 20.04.2017. | (D) M3M Cosmopolitan is a Commercial Colony development project located in Sector 66, Gurugram-Manesar Urban Complex, Gurugram, Haryana, India. Commercial Project has been developed on land measuring 2.943 Acres (1.221 Hectares) owned by Maruti Builders Pvt. Ltd. ICRN: M8092H0209PTC044691 and is a part of the Integrated Larger Development on land measuring 11.175 acres (4.508 Hectares). Development of M3M Urbana is governed by and subject to terms & conditions of (I) License bearing No. 50/2010 dt. 26.12.2010, 19/2010 dated 29.11.2010, 09/2010 dt. 27.02.2010, 11/2011 dt. 28.01.2011 and 26/2011 dt. 31.05.2011, (II) Building Plan bearing Memo No. ZP-493/2005/2017/2096 dt. 23.02.2017. | (E) M3M Escala development is an integral part of Urban/Block/Integrated/consortium of Integrated Group Housing Colony being developed in a planned and phased manner over a period of time in terms of various approvals and the license granted vide License No. 56 of 2009 dated 29.05.2009 renewed vide Memo dt. 31.05.2013 and License No. 73 of 2013 dt. 30.07.2013. M3M Escala is subject of development on the land measuring approximately 1.14 Hectares (2.79 Acres) situated in the revenue estate of Village Palia, Sector 70A, Tehsil & District Gurugram (Gurugram), Pin-122101. Licensed Land on which M3M Escala development is undertaken is owned by Haryana Real Estate Private Limited and development rights therein are with Rapid Infocore Private Limited. M3M Escala development is being undertaken by M3M India Pvt. Ltd. under a definitive arrangement with Haryana Real Estate Private Limited and Rapid Infocore Private Limited as an integral part of the larger planned and phased development. M3M Escala development is governed by and subject to terms & conditions of (I) License No. 56 of 2009 dt. 29.05.2009 License No. 73 of 2013 dt. 30.07.2013, (II) Approved Building Plan/DPC vide Memo no. ZP-546/AD/BA/2017/1238 dt. 27.01.2017 any future revisions thereof, (III) Application Form for Allotment Letter for Buyer's Agreement. Occupation Certificate has been accorded by DPC vide Memo No. ZP-546/2015/2018/12018 dated 02.08.2018. | Use of information for the above mentioned projects (A to F) shall be governed by Indian laws, subject to jurisdiction of courts at Gurugram and Haryana High Court of Punjab & Haryana, India. | Copies of approvals of respective Project(s) are available for inspection at the Company's office at M3M Cosmopolitan, 12B, Pooa, Sector - 66, Gurugram - 122002, Haryana, India, subject to prior appointment. Complete details of the Project(s) including the specifications and amenities therein and other information and details are available. *Terms and Conditions apply. | 1 Hect=2.47105 Acres, 1 Acre=840 sq. yds, or 696.84 sq. mtrs., 1 sq. mtr.=10.76 sq. ft. | IN NO EVENT WILL THE COMPANIES INCLUDING/OWNING/LEASING/HOLDING/COMMITTEES BE LIABLE TO ANY PARTY FOR ANY DIRECT, INDIRECT, SPECIAL OR OTHER CONSEQUENTIAL DAMAGES FOR ANY USE OF THIS BROCHURE INCLUDING, WITHOUT LIMITATION, ANY LOSS OF PROFITS, BUSINESS INTERRUPTION, LOSS OF PROGRAMS OR OTHER DATA ON YOUR INFORMATION HANDLING SYSTEM OR OTHERWISE, EVEN IF WE ARE EXPRESSLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

MARVELS IN THE MAKING

With a host of ambitious projects rapidly taking shape, today 'M3M' as a brand stands at the threshold of bringing in more landmarks and more innovative concepts of home, retail and business. The future beckons and Brand 'M3M' is ready for it.

RESIDENTIAL

- M3M Latitude
- M3M Natura
- M3M Sierra68
- M3M Marina
- M3M Skycity

OFFICE/RETAIL/F&B

- M3M Cornerwalk
- M3M Prive73
- M3M Broadway
- M3M IFC
- M3M Urbana Premium

SERVICED APARTMENTS & LOFT - 3

- M3M My Den
- M3M OneKey Resiments
- M3M Skylofts

IT Park

- M3M Urbana Business Park



THE M3M WORLD



The future of luxury living is here. 'M3M Life' is a venture that will develop high-end housing projects all over the country.



'M3M Biz' is here to revolutionise shopping and office spaces. 'M3M Biz' specialises in bringing exclusive commercial centers to life. It is here to take on the responsibility of changing one's outlook towards office and retail spaces in the near future.



'M3M Joy' proposes to create an ideal world of entertainment and hospitality. It will spearhead the brand's journey into innovative projects by bringing world-class hotels, service apartment and malls to life.



'M3M Care' is the human face that embodies M3M's CSR activities. The brand believes in giving back to the employees, the community and to the natural surroundings.



'M3M Zone' is M3M's own "Silicon Valley". 'M3M Zone' will be responsible for bringing in IT companies and SEZs, to put this area amidst intelligent surroundings.



Brand 'M3M' is expanding internationally, forging life-long, mutually beneficial ties. This is in line with the brand's long-term ambitious growth strategy to mark its global presence. M3M as a brand already has a marketing presence in USA, UK and The Middle East.



'M3M Learn' is a revolutionary effort by M3M that specialises in bringing up the best institutions affiliated with top universities worldwide. It will be responsible for delivering the best in education.



M3M Foundation is a charitable organization established with the objective of harmonious and sustainable moral, social and economic upliftment of underprivileged and weaker sections of society.

REDEFINING THE FUTURE

'M3M' as a brand is all set to march into the future with limitless expansion and inclusive growth by upgrading living concepts and foraying into new sectors.



SMART CITY

The mass access to modern amenities in India has made smart living a priority for government and industries. 'M3M' as a brand is also planning to develop/associate itself with the development of smart cities designed using the urban informatics and technology to improve the efficiency of services.



EDUCATION

'M3M' believes in providing quality education in order to sow seeds for a better tomorrow. It aims to establish institutions which can create leaders who are able to contribute and succeed in a rapidly changing society.



AFFORDABLE HOUSING

Inspired by the vision of 'Housing for All', M3M is planning to add value to affordable living by providing better homes to lower income groups looking for the luxury of a self-owned home.



INDUSTRIAL WAREHOUSING

'M3M' is entering the warehousing industry set to grow at a CAGR of 8% - 10% and modern warehousing at 25% - 30% over the next few years to come.



DISCLAIMER: The information contained in this Brochure ("**Brochure**") is merely informational and unless otherwise expressly provided, all contents are for general information purposes and not a legal offering. Nothing contained herein intends to constitute a legal offering or legal binding on Developer's part. Developer is responsible only for providing infrastructure as required under law as part of the Developer's obligation.

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- (a) Application Form;(b) Buyer's Agreement; (c) Licenses; (d) Building Plan(s);(e) Conveyance Deed(s); (f) Occupation Certificate(s) and their respective renewals and other approvals.
- "**M3M Heights**" and "**M3M 65th Avenue**" are integral parts of mixed-use development/project in Sector 65, Gurugram, Haryana, India under development on land admeasuring 14.4125 Acres (5.835 Hect.) owned by Manglam Multiplex Pvt. Ltd. and is regulated by the Real Estate (Regulation & Development) Act, 2016 and Haryana Real Estate (Regulation & Development) Rules, 2017. Project is registered with Haryana Real Estate Regulatory Authority (HRERA) vide Reg. No. 01/2017 dt. 14.06.2017 and its development shall be subject to terms & conditions of (i) License No. 15 of 2017 dt. 02.05.2017; (ii) submissions made by Company with HRERA; (iii) Building plans vide Memo No. ZP-1147/SD(BS)/2017/11857 dt. 01.06.2017 and any future revisions thereof.

"**M3M Golfestate**"; form integrated parts of larger development on 22.683 Hectares (56.05 Acres) as amended vide DTCP order Memo No. LC-3281(A+B+C)+LC-3569/JE(MS)/2017/8493-8508 dt. 02.05.2017, located at Sector 65, Gurugram under (i) License Nos. 234/2007 dt. 16.10.2007, 52/2009 dt. 28.08.2009, 35/2010 dt. 06.05.2010 and (ii) revised Bldg. Plan Memo No. ZP-357/AD(RA)/2015/407 dt. 09.01.2015 accorded to Manglam Multiplex Private Limited). Occupation Certificate has been accorded vide Memo bearing No.ZP-357/SD(BS)/2017/7212 dt. 12.04.2017 and ZP-357/SD(BS)/2017/17788 dt.25/07/2017.

"**M3M Merlin**" a Group Housing Colony located in Sector 67, Gurugram, Haryana. (i) License No. 53/ 2011 dt.10.06.11; Building Plan Approval Memo No. ZP-748/JD (BS)/2011/15107dt.08.10.11 accorded to Consolidate Realtors Pvt. Ltd. for a land admeasuring 5.40012 Hectare (13.344 Acres) Occupation CertificateNo. ZP-748/SD(BS)/2017/5648 dt. 24.03.2017.

"**M3M Woodshire**" a group housing colony on land admeasuring 7.64097 Hectare (18.88125 Acres) in Sector 107, Gurugram, Haryana, India being developed in a planned and phased manner on land owned by M/s Cogent Realtors Pvt. Ltd. And others and is governed by and subject to terms and conditions of (i) License Nos. 33 of 2012 dt. 12.04.2012 and (ii) Building Plan Approval vide Memo no.ZP-809/J-D(BS)/2012/20466 dt.12.10.2012 (iii) Occupation Certificate/s bearing Memo No.ZP-809/SD(BS)/2017/7674 dt. 20.04.2017 and ZP-809/SD(BS)/2017/17642 dt. 24.07.2017.

Provision for community building, Club, EWS, shops for convenient shopping, nursery school, primary school and other amenities as per respective approved plans.
"**M3M Urbana**"; has been developed on a land admeasuring 8.225 acres (3.2853 Hectares) and is an integrated part of larger development on the land ad-measuring approx. 4.508 Hectare (11.14 Acres), situated in Sector 67, Gurugram, Haryana under (i) Licenses nos. 100/2010dt.26.11.10, 101/2010 dt.26.11.10, 11/2011 dt.28.01.11 & 36/2013 dt.31.05.2013; (ii) Building Plan Approval Memo No. ZP-693/SD (BS)/2016/16129 dt. 03.08.2016; (iii) Part OC for building Block No. 1 & 5, Block 2, Block 3, Block 4, Block 6 and Block 9 vide Occupation Certificate bearing No. ZP-693/SD(BS)/2017/3590 dt. 23.02.2017 accorded to Marital Buildcom Pvt. Ltd.

"**M3M Cosmopolitan**" has been developed on land admeasuring 1.1909 Hectares (2.943 acres) situated at sector 66, Gurugram, Haryana under (i) License No. 43/2009 dt. 01.08.09; (ii) ZP-571/JD(BS)/2012/3174; 2012(iii) Occupation Certificate vide Memo ZP571/SD(BS)/2016/25509; dt. 18.11.16 accorded to Afresh Builders Pvt. Ltd.
Project land(s) and the respective receivable with respect to the unsold unit(s) are presently mortgaged with banks/financial institutions/NBFCs as per the information available with us. This is not a legal document and nothing herein contained shall be construed as any scheme or deposit plan or investment advice/offer/proposal under the applicable law.

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 shall not be responsible for any losses incurred by any buyer /investor due to any reasons whatsoever. Use 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 and Conditions apply

1 Hect. =2.47105 Acres, 1 Acre=4840 sq. yds. or 4046.864 sq. mtrs., 1 sq. mtr.=10.76 sq. ft.

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