



NCR

Our Expertise. Your Joy.

TRANSFORMING
NCR'S SKYLINE

AN UNPARALLELLED GROWTH STORY!

M3M 1.0

Our Expertise. Your Joy.

21 Projects Launched | **8** Projects Delivered

₹ **15,000 Crs. Of Sales**

M3M 2.0

Our Expertise. Your Joy.

18 Projects Launched | **12** Projects Delivered

₹ **25,000 Crs. Of Sales**

M3M 3.0

REDEFINING THE FUTURE

₹ **50,000 Crs.**

In the 1ST Year Itself!

A STRONG RETAIL INTERFACE

200+ Brands

TO CHOOSE FROM



PVR

INOX
LIVE the MOVIE

WAVE
Cinemas

Reliancedigital

TRENDS

RelianceSMART S(#)CIAL



HEADS UP FOR TAILS
FOR FAMILY

Haldiram's

SMOKE
HOUSE
DELI

BARBEQUE
NATION

mamagoto
fun asian eating

BIKANERVALA



SMASH

Kata

adidas

himalaya
OPTICALS
See Sharper. Think Smarter.



COSTA
COFFEE

pantaloons
FRESH FASHION

Levi's

U.S. POLO ASSN.
SINCE 1890

fcuk

Chaayos

BIBA

REDTAPE

LOOKS
SALON

max

LG Electronics

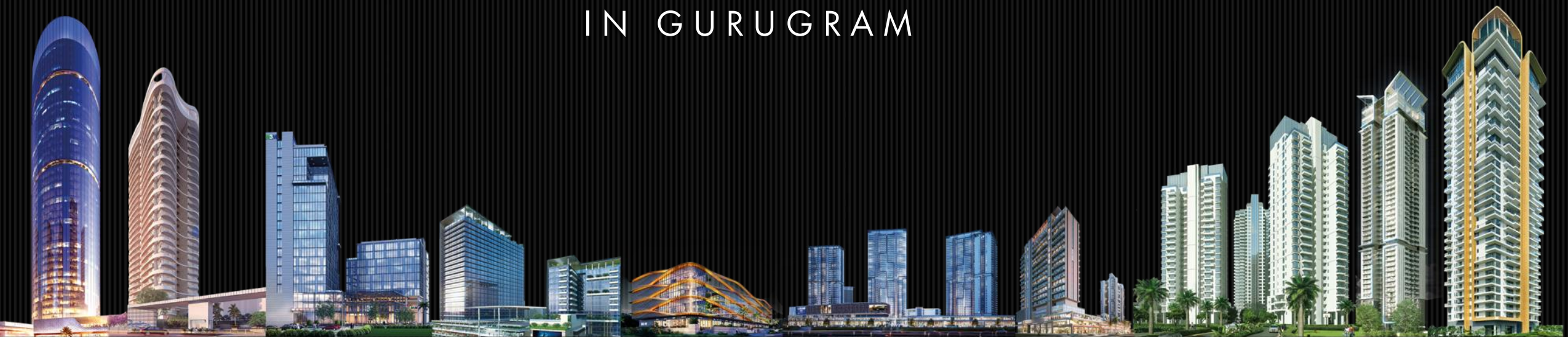


And Many
More..

TRANSFORMED

4 ZONES

IN GURUGRAM





NPR

DWARKA EXPRESSWAY

Southern Peripheral Road

Golf Course Road Extn.





RETAIL

IS ON THE RISE



**BUT BEFORE THAT
LET'S HAVE A LOOK
AT SOME OF THE
POPULAR MARKETS
OF DWARKA**

Unplanned
Structures

Dated
Design

Lacks Basic
Amenities

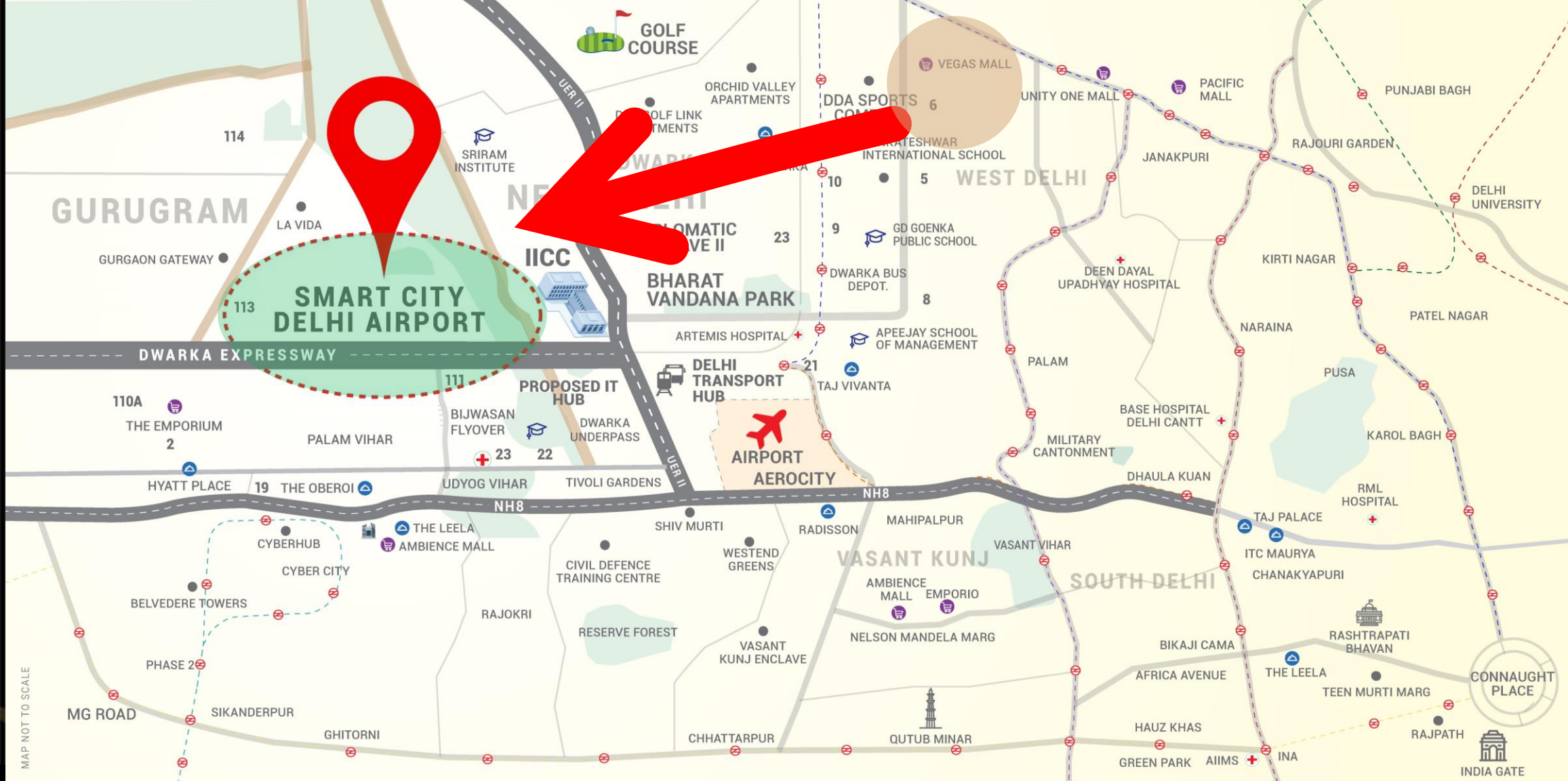
Unorganized
Parking

Lacks Visibility &
Convenience

The background is a dark, moody photograph of an aquarium. In the center, two large, rounded fish tanks are visible. Various fish are swimming in the water, including a prominent manta ray in the lower-left foreground. The lighting is dim, creating a sense of depth and mystery.

AN
OPPORTUNITY

JUST 5 MINS AWAY



Modern
Infrastructure



International
Architecture



Better
Planning



Better
Amenities



Superior
Connectivity



Higher Growth
Prospects



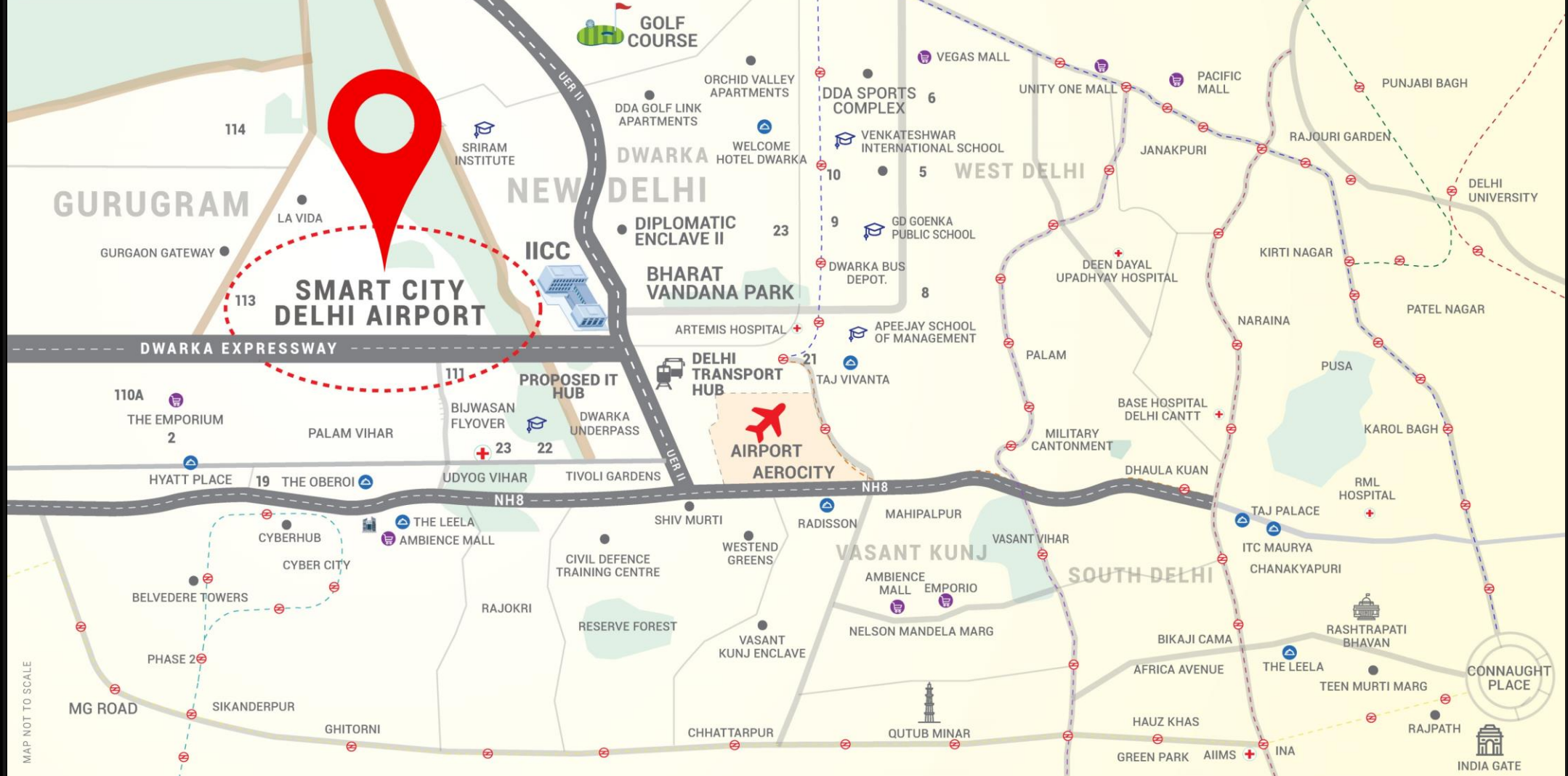
DWARKA EXPRESSWAY

India's First
Elevated Urban
Expressway

Catering to 50%
Of Traffic from
NH8

Will Cater to
65,000 Vehicles
by 2025

Haryana Portion
Set to Launch in
Dec'2022



EXITS AT GLOBAL CITY

Mixed-use land with inspiring workspaces and bespoke city-centric living

Office Spaces, Residential Towers, Hospitals, Hotels, Exhibition-cum-Convention Center, and Retail

Central Business District (CBD) of the NCR offering everything needed to work, play, and rest



A 200+ ACRES DEVELOPMENT

**EVERY
INGREDIENT
OF A
SMART CITY**



Economy

Commercial
retail space



Education

Multi-
linguistic
institutions



Solid Waste

Smart waste collection system
Reuse waste for energy
Minimize plastics use
Electronic waste recycling
Waste collection



Finance

E-invoices



Telecommunications

Strong IT
infrastructure



Governance

Accessible data
Portal for booking
Quick response team
Strong infrastructure team



Health

Air & water quality
monitors
Health care



Social Conditions

Design for all
Pedestrian signals



Waste Water

Waste water treatment
plant
Collection of biosolids
Smart wastewater network

**EVERY
INGREDIENT
OF A
SMART CITY**



**Urban
Planning**

Population
Density



Safety

Digital
Surveillance
Cameras



Energy

Smart Energy Meter
Waste to Energy
Waster Water Treatment
Solid Waste Treatment
Smart Street Lights



**Climate
Change**

Indoor Air
Quality
Information



Sports & Culture

Library
Digital Library
Digital Records



Housing



**Urban
Food
Security**

Collection
Bins



Transportation

Smart Traffic Lights
Electric Buses
Low Emission Vehicles
Bicycle Sharing Services
Unified Payment System
Real Time Parking Information



Recreation

Portal for
Booking



Water

Water Quality Monitor
Smart Water Meter



THE FIRST BIG RETAIL

OPPORTUNITY

IN THIS AREA



EVER WONDERED OF



KM

LOOOOOOOOOONG

RETAIL EXPERIENCE?



EVER WONDERED OF



KM

LOOOOOOOOOOOONG

DINING EXPERIENCE?

PRESENTING

M3M

CAPITALWALK

1 **KM**

LONG RETAIL



THE WIDEST
**RETAIL
FRONTAGE**
OF INDIA

DNGCHAMP

TAMER
TAMER

0 800 117

ST



High-street of
Dwarka Expressway



KM
Wide Frontage



Million Sq. M.
Of Retail

10^x

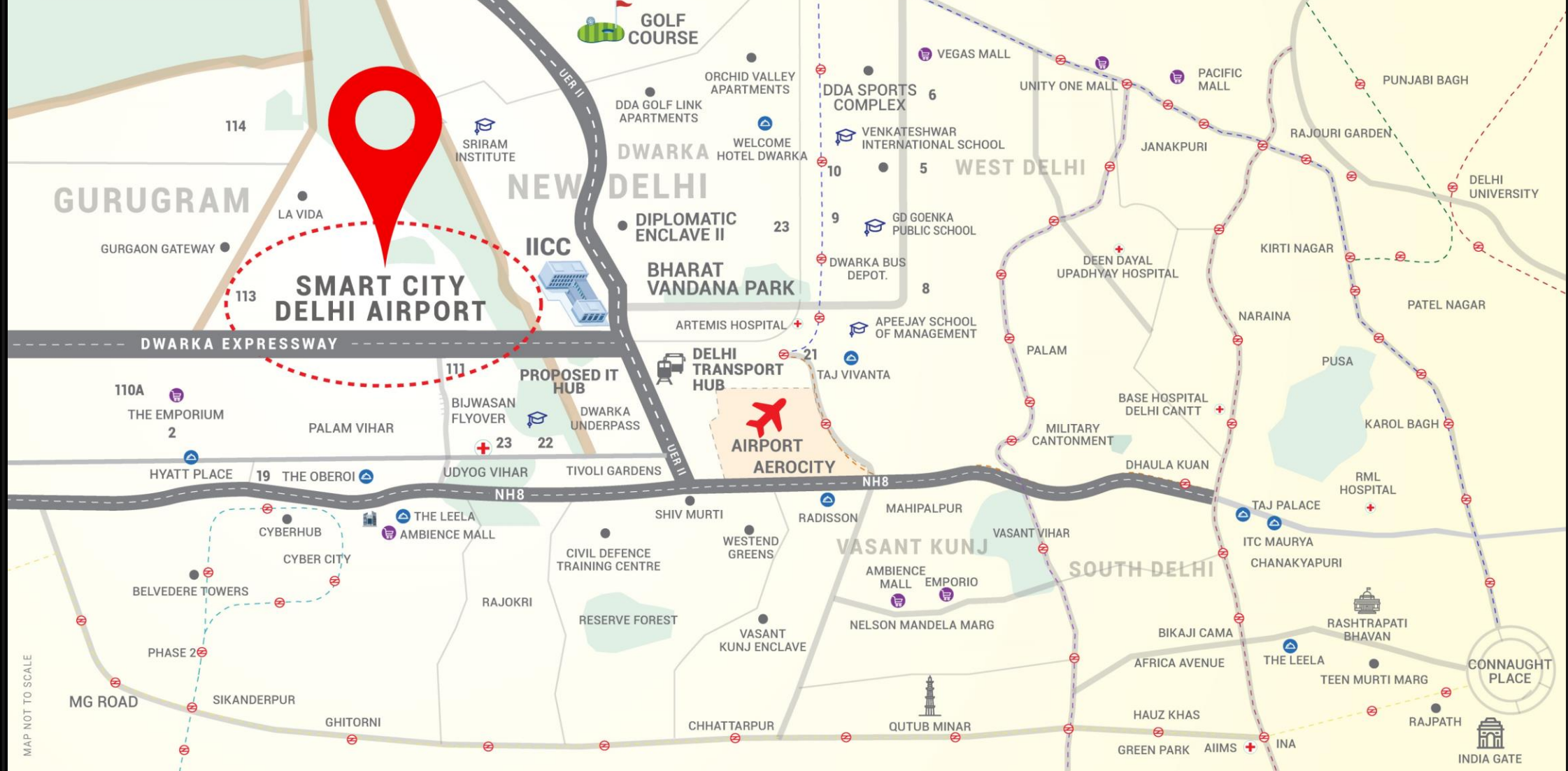
BIGGER

10^x

BETTER

10^x

RETURNS



40,000+
Captive Audience

5 Lakh+ Prospective
Residential Catchment

3.5 Lakh+
Sq. Ft. of Commercial Space

25+
International Schools

10+
Multi-speciality Hospitals

10+
Five Star Hotels



SURROUNDED BY
MAJOR LANDMARKS

1.4 Lakh+

Prospective Visitors

IICC: Asia's Largest Convention & Exhibition Centre

1.4 Lakh+

Prospective Commuters

Delhi's Largest Transportation Hub

1 Lakh+

Daily Travelers

International Airport: IGI

14,000+

Daily Visitors

International Sports Complex

11,000+

Prospective Visitors

Bharat Vandana Park: India's Largest Theme Park

PART OF A LARGER DEVELOPMENT

Part of M3M Capital-3.5 BHK Sold Out

Two-side Entry - From National Highway & Bajghera Road

First Ever-Linear Retail Format

M3M 113 MARKET



DWARKA EXPRESSWAY

TOWARDS DELHI





Double-height Showrooms



Triple-height Entrance



Well-appointed elevators, escalators & connecting bridges



4-level Retail Experience



Dedicated Spaces for Food Court
And Restaurants



Rooftop Cafes

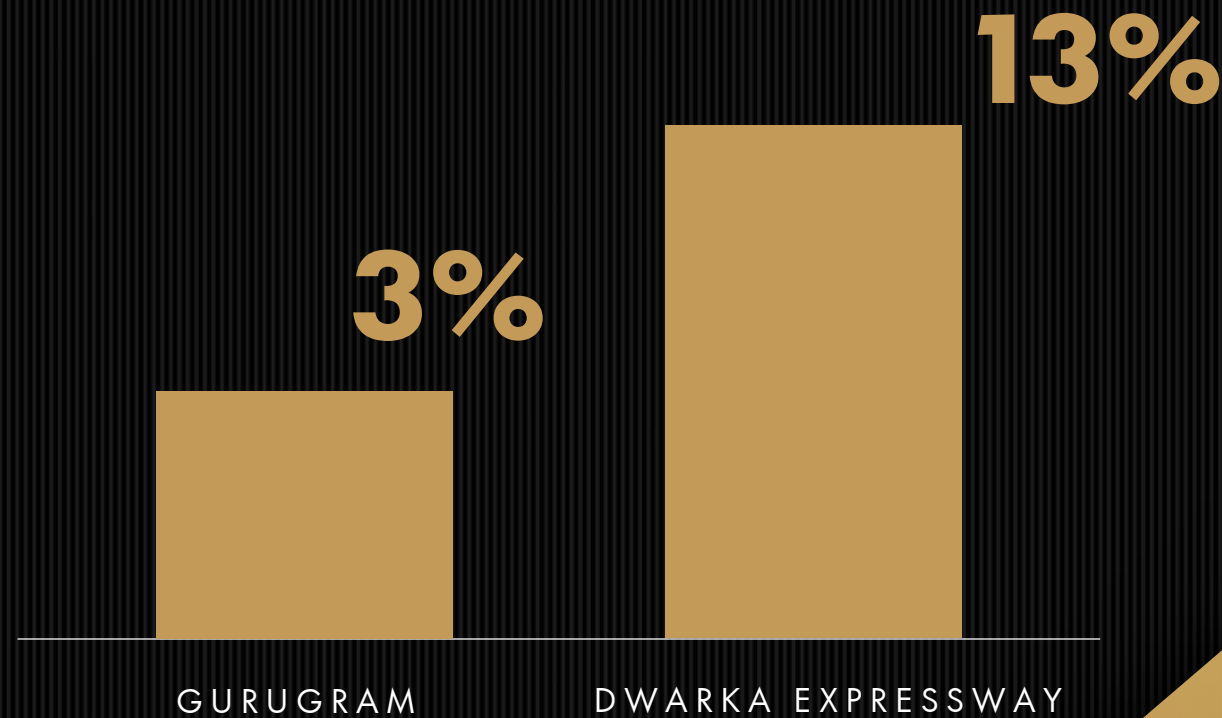
MOST PROMISING

INVESTMENT

OF DELHI NCR

**WHERE EVERY
SEGMENT
PROMISES
GROWTH**

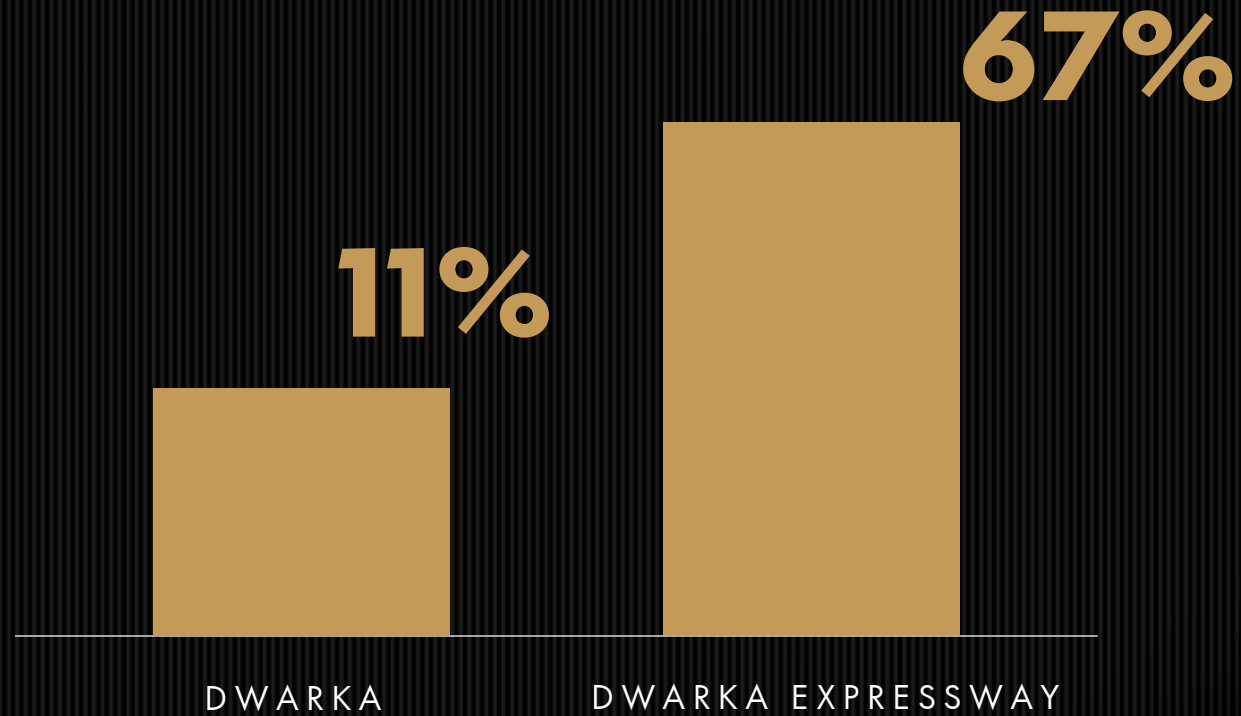
In the Last 6 Years
Avg. Price
Appreciation
(Residential)



**APPRECIATION
BETTER THAN
DELHI**

In the Last

5 Years



MORE THAN ONE REASON TO INVEST



1st High Street
of this Scale on DXP



1 KM
Wide Frontage



Catering to
Delhi & Gurugram



Prices at Par with Delhi Post
Completion of DXP



Well-connected
to all Major Landmarks



High Appreciating
Zone

PRICING AND PAYMENT PLAN

FLOOR	PRICE (PER SQ. FT.)
GROUND FLOOR	₹ 50,000
LOWER GROUND FLOOR	₹ 31,900
UPPER GROUND FLOOR	₹ 26,400
FIRST FLOOR	₹ 20,900
SECOND FLOOR	₹ 14,300
THIRD FLOOR	₹ 12,100

PAYMENT
PLAN

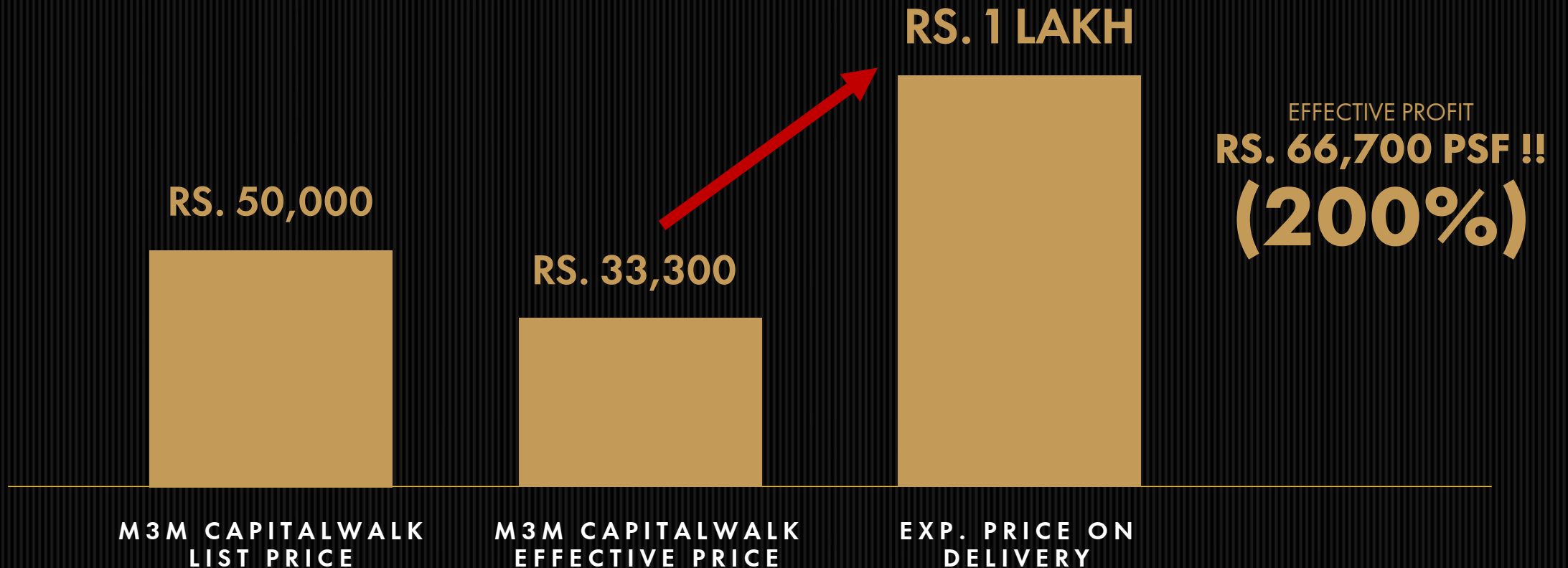
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MASTERSTROKES

Book at Just
₹11 Lakhs*

Get
11%*
Rentals

3 Years
Lease Guarantee*



IN RS. PER SQ. FT.



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TRANSFORMING
NCR'S SKYLINE