



UNION BUILDMART PRIVATE LIMITED
(CIN – U70100HR2010PTC086524)

Registered Office:

41st Floor, Tower-1, M3M International Financial Center, Sector-66, Gurugram-122191. Haryana

Sales Gallery:

M3M Experia, Sector 113, Dwarka Expressway. Smart City Delhi Airport, Gurugram

CRM Lounge:

10th Floor, M3M Urbana Business Park, Tower A, Sector 67, Golf Course Road (Extn.), Gurugram 122101, Haryana, India

Project Site:

M3M Mansion, Sector-113, Gurugram, 122017, Haryana, India

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RC/REP/HARERA/GGM/802/534/2024/29, DATED: 18.03.2024
PROMOTER NAME: UNION BUILDMART PVT. LTD
WWW.HARYANARERA.GOV.IN



M3M MANSION

AT **SCDA** SMART CITY DELHI AIRPORT

L I V E L A R G E
AT THE HEART OF DELHI NCR'S FUTURE!

THE CENTRE IS SHIFTING

A NEW WORLD IS EMERGING

NEW OPPORTUNITIES
ARE UNFOLDING

A NEW EPICENTRE IS CHANGING THE MAP OF DELHI

Dwarka Expressway is India's first elevated urban expressway and forms the capital's new spine! Landmark projects around the point where it connects Delhi and Gurgaon are changing the map of the capital. Supported by the vision and execution might of the Government, this region's next level infrastructure makes it the 'New Singapore'.

SCDA spans across approx. 1012 Sq. Mt. (101.7 hectares)

Sectors 111, 113 and 114 on Dwarka Expressway



THE NEW EPICENTRE
OF DELHI NCR



IT BRINGS DELHI,
GURGAON AND THE

WORLD

WITHIN
EASY REACH!

IT IS FEW MINUTES

AWAY FROM INDIA'S
BUSIEST AIRPORT –
IGI AIRPORT

IT IS ON DWARKA EXPRESSWAY

Reference Image



SMART CITY DELHI AIRPORT

THE NEW URBAN VISION OF TOMORROW

M3M's visionary planning, extraordinary design and meticulous execution are creating an exceptional eco-system. SCDA's futuristic neoscape will delight your family for generations, and stand as a shining landmark for the vibrant and dynamic New India.



SMART CITY DELHI AIRPORT

A DESTINATION IN THE MAKING.....

Smart City Delhi Airport is setting the benchmark for urban developments. It's thoughtful master planning enhances quality of life, promotes sustainability and improves efficiency. Abounding with well planned green spaces, inviting walking pathways, advanced technological systems, care for safety and security, it infuses a sense of wellness, joy and meaningful social interactions. Add to it an array of recreation and leisure facilities, offices and retail, SCDA has all it takes to make it "The Destination".



SMART CITY DELHI AIRPORT

BUILT ON STRONG VALUES, SHAPED BY RIGOROUS RESEARCH

M3M mapped the blueprint of SCDA after rigorously studying the 12 acclaimed international urban developments.

5 global architectural firms have developed the master planning concepts of this city.

Every element here expresses its five core values: Iconic, Vibrant, Sustainable, Smart Life and Connected.



ICONIC:

A landmark of visionary planning

- Meticulously planned and impeccably executed mixed land use project
- Design and construction of each development here is a class defining landmark
- A complete eco-system where aspirational lifestyles will flourish



VIBRANT:

Where every moment is full of life

- Lively community spaces
- Catalysing a new culture of work, play and relax at the same place
- Enable quality recreation options



SUSTAINABLE:

Life in perfect harmony with earth

- Naturally shaded landscape and sprawling greens encourage walkability
- Biodiversity conservation with use of native vegetation
- Lifecycle thinking of resources from usage to disposal
- Technology to conserve natural resources



SMART LIFE

Enabling futuristic lifestyles

- Efficient apartment designs maximize usable space
- Bio sensing and RFID enabled systems strengthen security
- Future ready, broad internal roads
- Technology enabled conveniences

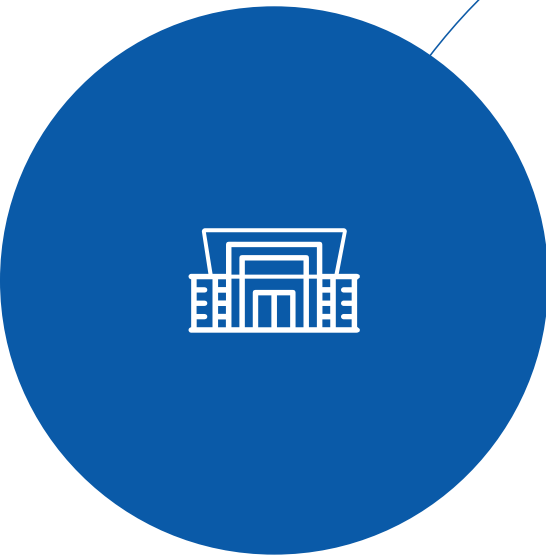


CONNECTED

Seamless links to wherever you wish to be

- The airport is minutes away
- SCDA is on Dwarka Expressway, so all the landmarks of Delhi and Gurgaon are within easy reach
- Enjoy exceptional metro connectivity for effortless travel and convenient commuting

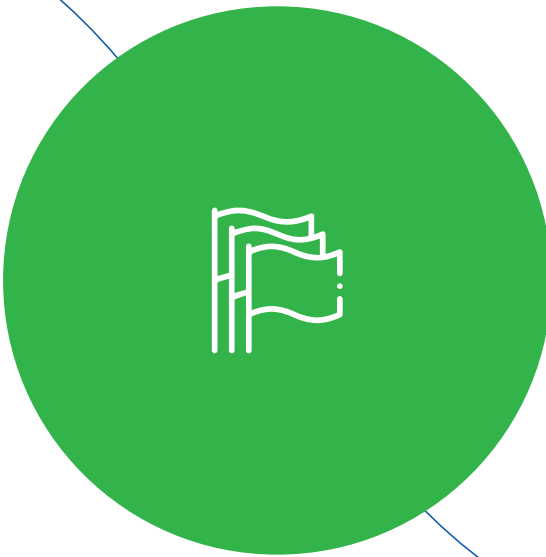
MAJOR LANDMARKS ARE
EMERGING AROUND



YASHOBHOOMI
(INDIA INTERNATIONAL CONVENTION CENTRE)

One of the world's largest convention hubs. A calendar full of global business and geopolitical events that will elevate the profile of the region.

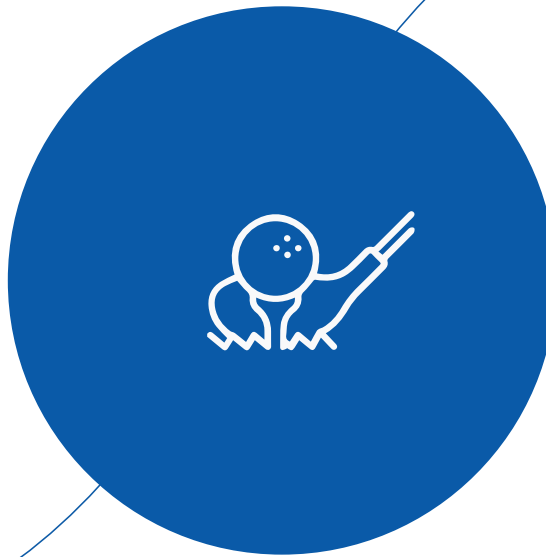
5 minutes* from SCDA



DIPLOMATIC ENCLAVE II

Home to 37 embassies, diplomatic residences and international organisations. This will make it a high priority, highly secured location.

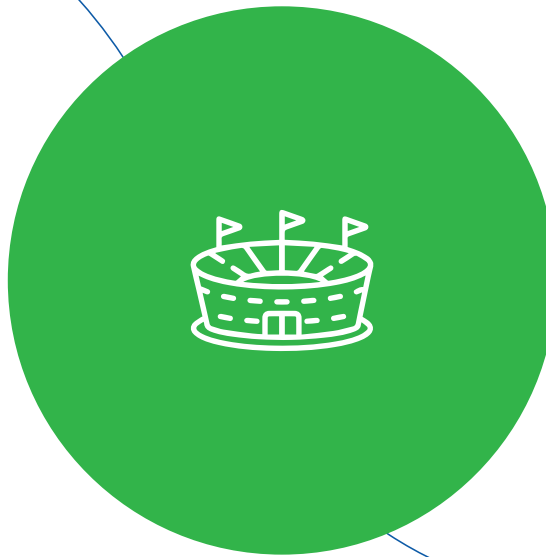
7 minutes* from SCDA



DWARKA GOLF CLUB

India's longest golf course is set to attract enthusiasts, and will host top flight players and tournaments.

10 minutes* from SCDA



INTERNATIONAL SPORTS HUB

Galvanizes the region's sporting spirit with world class cricket, football and numerous other indoor sports and training facilities. A new venue for international sporting events.

10 minutes* from SCDA



BHARAT VANDANA PARK

Bharat Vandana Park will be an international tourist attraction. It represents India's rich heritage, and nature at its glorious best. It is replete with large water bodies, islands, restaurants and adventure activities.

10 minutes* from SCDA



AEROCITY

A global business and lifestyle hub offers an array of business, luxury retail, entertainment, fine dining, nightlife and cultural options.

7 minutes* from SCDA

*Approx. time travel

PHASED
PROGRESSION OF

SCDA
SMART CITY
DELHI AIRPORT



M3M
113
MARKET
PREMIUM SCOs

GGM/365/97/2019/59 DATED- 15.10.2019



M3M
CAPITAL
GOLF STYLE LIVING

HIGH END GOLF STYLE
LIVING

PHASE 1 - RC/REP/HARERA/GGM/531/263/2022/06 DATED: 02.02.2022
PHASE 2 - RC/REP/HARERA/GGM/612/344/2022/87 DATED: 28.09.2022



M3M
CAPITAL WALK

THE 1 KM LONG
RETAIL

RC/REP/HARERA/GGM/531/263/2022/06, dated 02.02.2022
PROMOTER NAME: UNION BUILD MART PRIVATE LIMITED
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M3M
CROWN

LUXURY LIFESTYLE
RESIDENCES.

C/REP/HARERA/ GGM/687/419/2023/31 DATED 02.02.2023
PROMOTER NAME: METRO EDUCATION & WELFARE PRIVATE LIMITED
WWW.HARYANARERA.GOV.IN

NOW, **M&M** INVITES YOU TO

THE NEXT BIG
OPPORTUNITY
AT SCDA.....



Reference Image



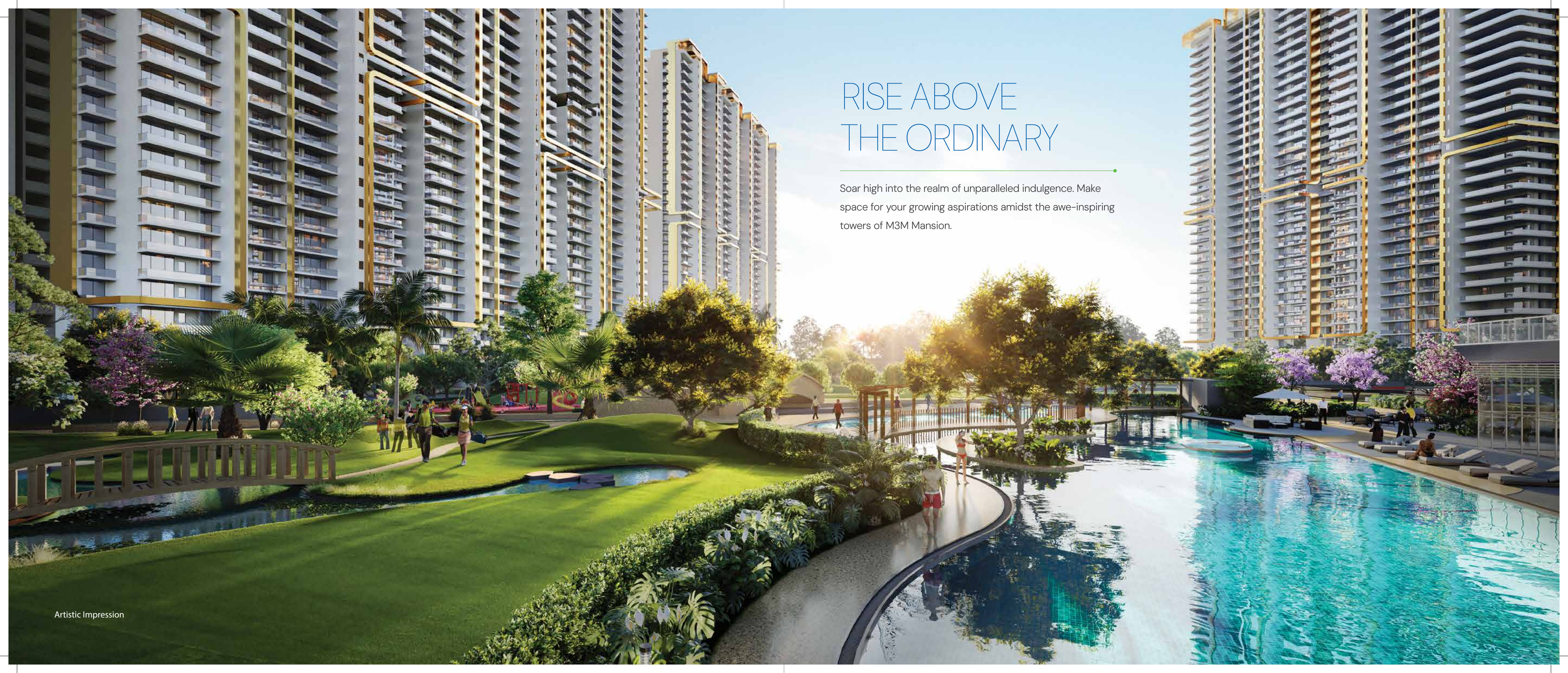
AN ADDRESS
THAT EXPRESSES
IMMENSE POTENTIAL

A LIFESTYLE THAT
OPENS UP **INFINITE**
POSSIBILITIES...

PRESENTING **M3M**
MANSION

FOR A LIFE AS **LARGE** AS YOUR
DREAMS

Artistic Impression

An artistic rendering of a modern residential complex. The image features several tall, grey high-rise buildings with gold-colored vertical accents and balconies. In the foreground, there is a large, curved swimming pool with clear blue water. To the left of the pool is a lush green lawn with a small wooden bridge over a stream. Various trees, including palm trees and flowering trees, are scattered throughout the landscape. People are depicted walking on paths, sitting by the pool, and playing on a small playground in the background. The sky is a clear, bright blue.

RISE ABOVE THE ORDINARY

Soar high into the realm of unparalleled indulgence. Make space for your growing aspirations amidst the awe-inspiring towers of M3M Mansion.

An artistic rendering of a golf course. In the foreground, a golfer in a blue shirt and white shorts is captured mid-swing on a lush green fairway. To the left, there are dense green trees and a flowering bush with red blossoms. In the background, several tall, modern high-rise apartment buildings with white facades and gold-colored balcony railings stand against a clear sky. The scene is bathed in the warm, golden light of late afternoon or early morning, with long shadows cast across the grass.

SAVOUR THE GOLF LIFESTYLE

Chip and Putt Experience

Uninterrupted View of Vast Golfing Greens

Artistic Impression

WHERE EVERY ARRIVAL FEELS EXCEPTIONAL

Step in to a different world, secure in the assurance of a safe environment. The entrance plaza will fill up your senses with the sheer bliss of belonging. Every time you step out, you'll count the minutes till you come back!

Access Controlled System

Exclusive Entry and Exit

Wide Entrance Plaza



Artistic Impression



WHERE EVERY HOMECOMING IS A CELEBRATION

The drop off point rewards your anticipation with its design and detail focussed on convenience and style. Fringed with landscaping elements and positioned on the outer periphery, it smartly limits traffic circulation from the pedestrian parts of the development making it absolutely safe for all residents.

Wide drive through

Surface Parking for Visitors

Staff for Assistance

STEP INTO THE MAGNIFICENCE OF YOUR GRAND LOBBY

Inside, grandeur follows you across the lavishly appointed lobby. An experience elevated by M3M's signature of opulent aesthetics and quality craftsmanship. This is yours to enjoy, every day!

Double-Height Lobby

Multiple Sit-outs

Opens both into the drop off point
and Central Greens





ALL THE SPACE, AT THE RIGHT PLACE

The super luxurious residences of M3M Mansion offer super sumptuous rooms, so you're never stretched for comfort and every member of your family feels special.

VRV Air-conditioning

Wooden Flooring in the Bedroom



Master Bathroom

A HOME FULL OF LIFE

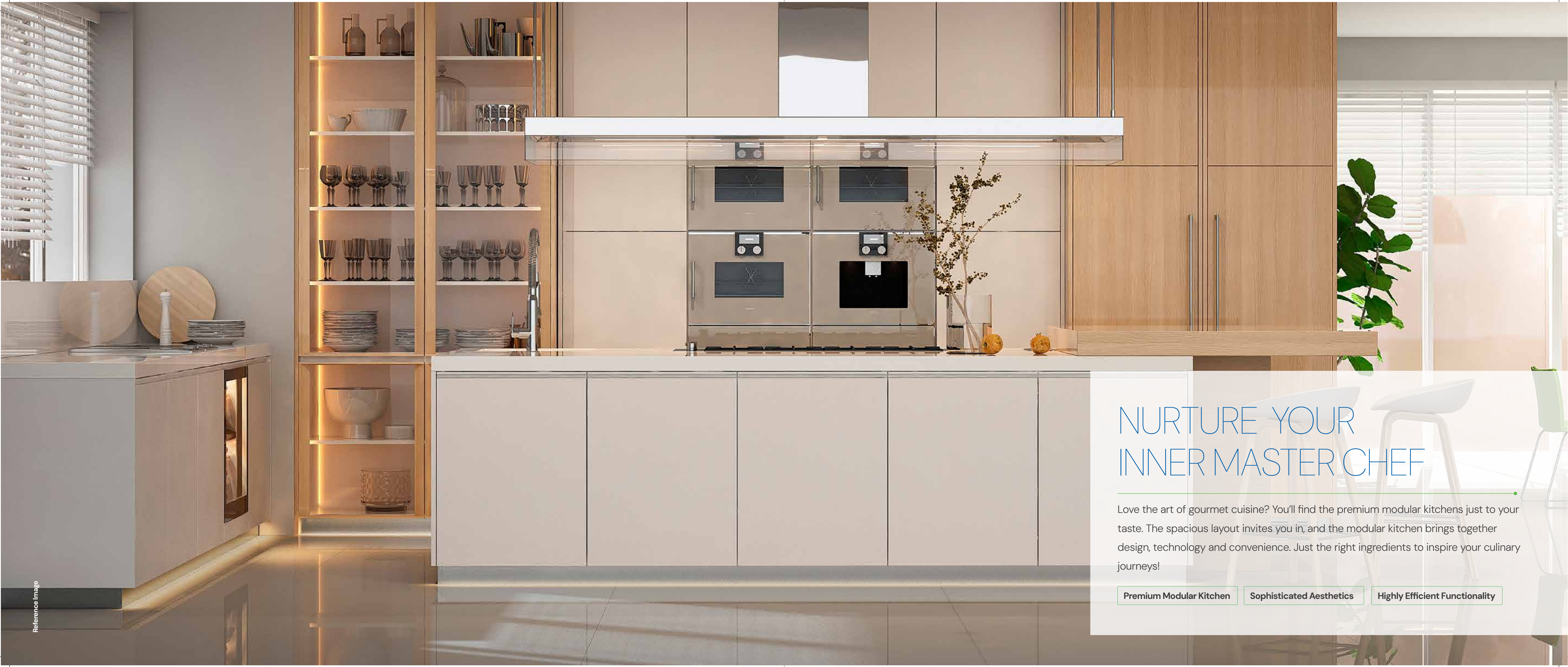
Your home at M3M Mansion will never be short on space with its large format apartments. The tall windows will fill your living area with natural light and air, creating an inviting space for your family and guests.

195 Sq. Mtr. (2100 Sq. Ft.) to 650 Sq. Mtr. (7000 Sq. Ft)

3.5, 4.5 and 5 Bed Apartments & Penthouses

Extra House Help Room





Reference Image

NURTURE YOUR INNER MASTER CHEF

Love the art of gourmet cuisine? You'll find the premium modular kitchens just to your taste. The spacious layout invites you in, and the modular kitchen brings together design, technology and convenience. Just the right ingredients to inspire your culinary journeys!

Premium Modular Kitchen

Sophisticated Aesthetics

Highly Efficient Functionality

GET FLOORED BY GLOBAL FLAIR

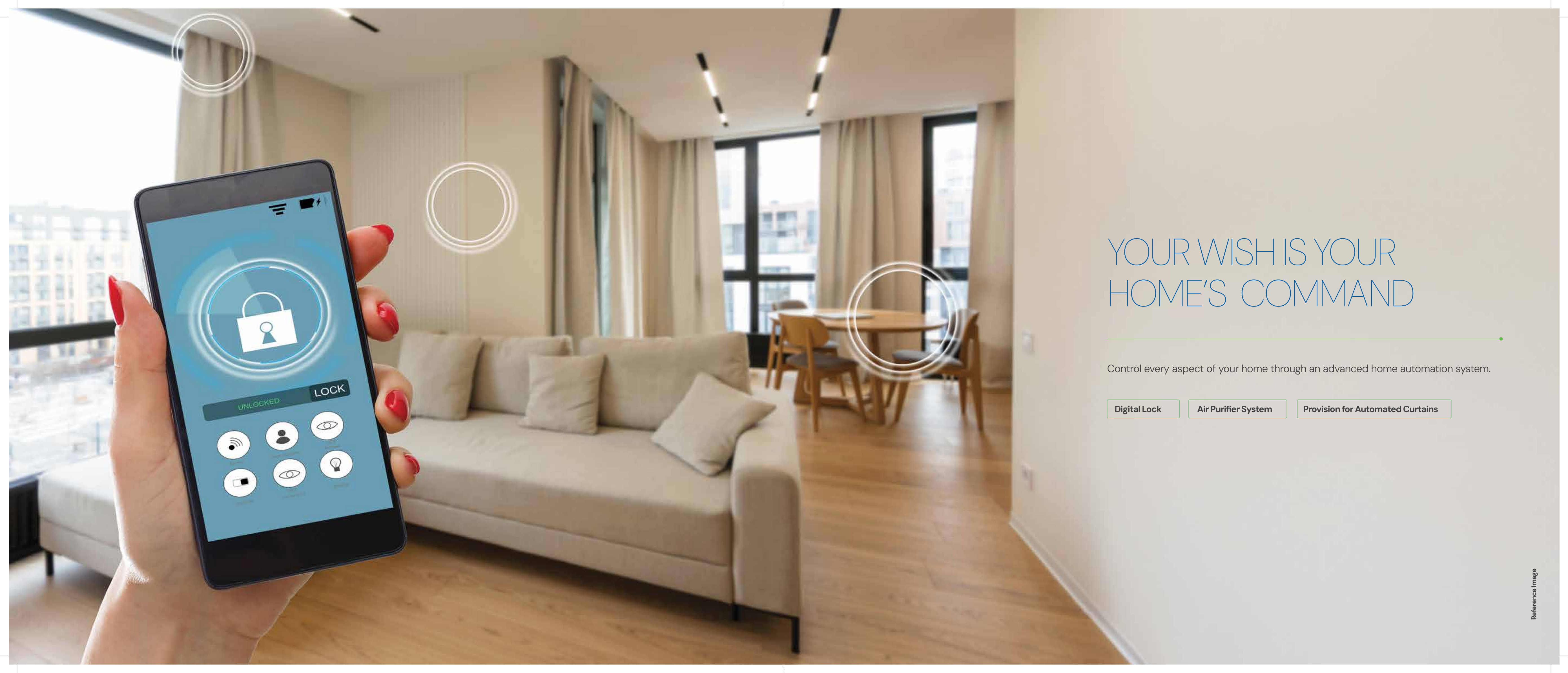
Crafted by masters to transform floors into works of art! See the natural light glide along the highly lustrous surface. When you have the world's finest at your feet, it's natural to feel on top of the world!

Top End Imported Marble

High Lustre

Rich Texture





YOUR WISH IS YOUR HOME'S COMMAND

Control every aspect of your home through an advanced home automation system.

- Digital Lock
- Air Purifier System
- Provision for Automated Curtains



Reference Image

REIMAGINE THE GREAT OUTDOORS WITH YOUR OWN PRIVATE DECK

Awaken your inner artist, gardener or dancer. Let your children's imagination run free. M3M Mansion deck spaces open a world of possibilities

WRAP-AROUND OPULENCE

Extended spaces at select M3M Mansion apartments bring the outdoors and the indoors into a seamless whole. Your home is at one with its habitat – refreshed by views of serene greens and energized by the futuristic urban neoscape skyline of SCDA.





A 'NATURAL' SETTING FOR YOUR LIFE

At M3M Mansion, landscape design is conceived, designed and executed as meticulously as the residences. Every element of the outdoors is designed to enhance life.

We have selected native tree species to create a flourishing natural habitat. A diversity of canopies, a variety of heights and a range of foliage come together to build a truly nourishing green space.

WHERE GOLF IS A WAY OF LIFE

M3M Mansion invites you to immerse yourself in the world of golf and the power and prestige it brings. An uninterrupted view of seamless golfing greens greets you at every window. Feast your eyes on the extended 18-hole chip and putt course. Savour the golfing lifestyle, every single day!





Artistic Impression

FIVE ELEMENTS IN POETIC HARMONY: ELEVATE YOUR SOUL

At the heart of M3M Mansion, light, shadow, wind, greenery and water come together to create a natural wonderland. Water features flow serenely alongside leafy lanes, encouraging you to marvel at the wonders of nature in every season!

BUILDING THE COMMUNITY SPIRIT NATURALLY

The harmonious combination of hardscape and softscape elements at M3M Mansion is designed to enhance meaningful interactions between the entire community.

Amphitheatre

Stilt Sit Outs

Walking Pathways





A MAGNUM OPUS CLUB EXPERIENCE

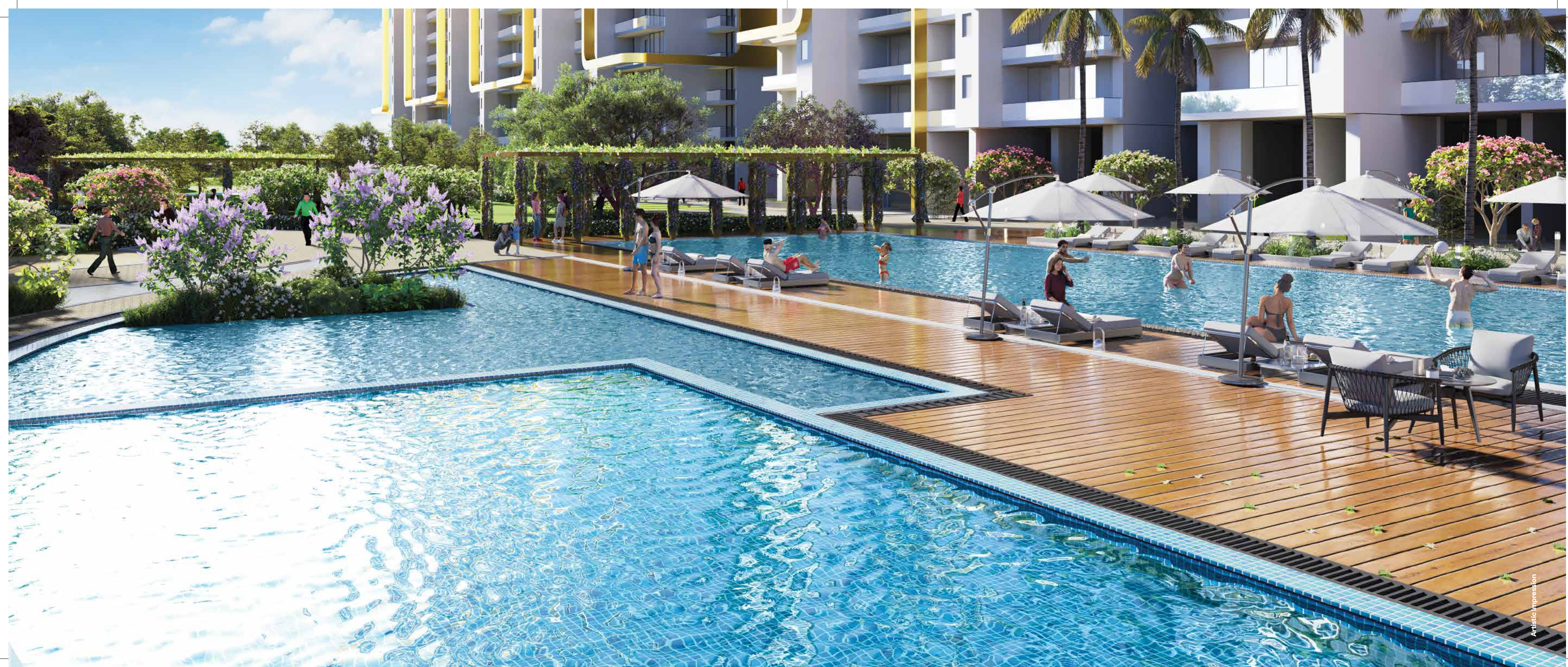
A world of high quality leisure, recreation and entertainment options to ensure a richer, fuller life for all members of your family. Colossal club spaces, state-of-the-art facilities, abundant options for fitness, wellness, recreation and socializing open up a world of boundless delight for every member of your family.



LEISURE IS NOW A REAL PLEASURE

A magnificent monument to recreation. Replete with a multitude of sports, fitness, wellness, dining and entertainment options to regale you, your family and your guests. So you have a wealth of choices to create magical moments.

Club
Imperial





THE ULTIMATE SWIM EXPERIENCE — ALL YEAR LONG

Create waves at our lavish swimming pool, with a separate splash pool for children. Or soak in luxury at our terrace pool. Enjoy total comfort in any season, thanks to the advanced temperature control system.

Temperature Control Pool

Outdoor Adult & Kids Pool



Reference Image

VERSATILE BANQUET HALLS

Large weddings to intimate anniversaries, family get-togethers to corporate events, our customizable banquet halls provide impeccable service and stunning settings.

EXCEPTIONAL EVENTS, EXTRAORDINARY MOMENTS

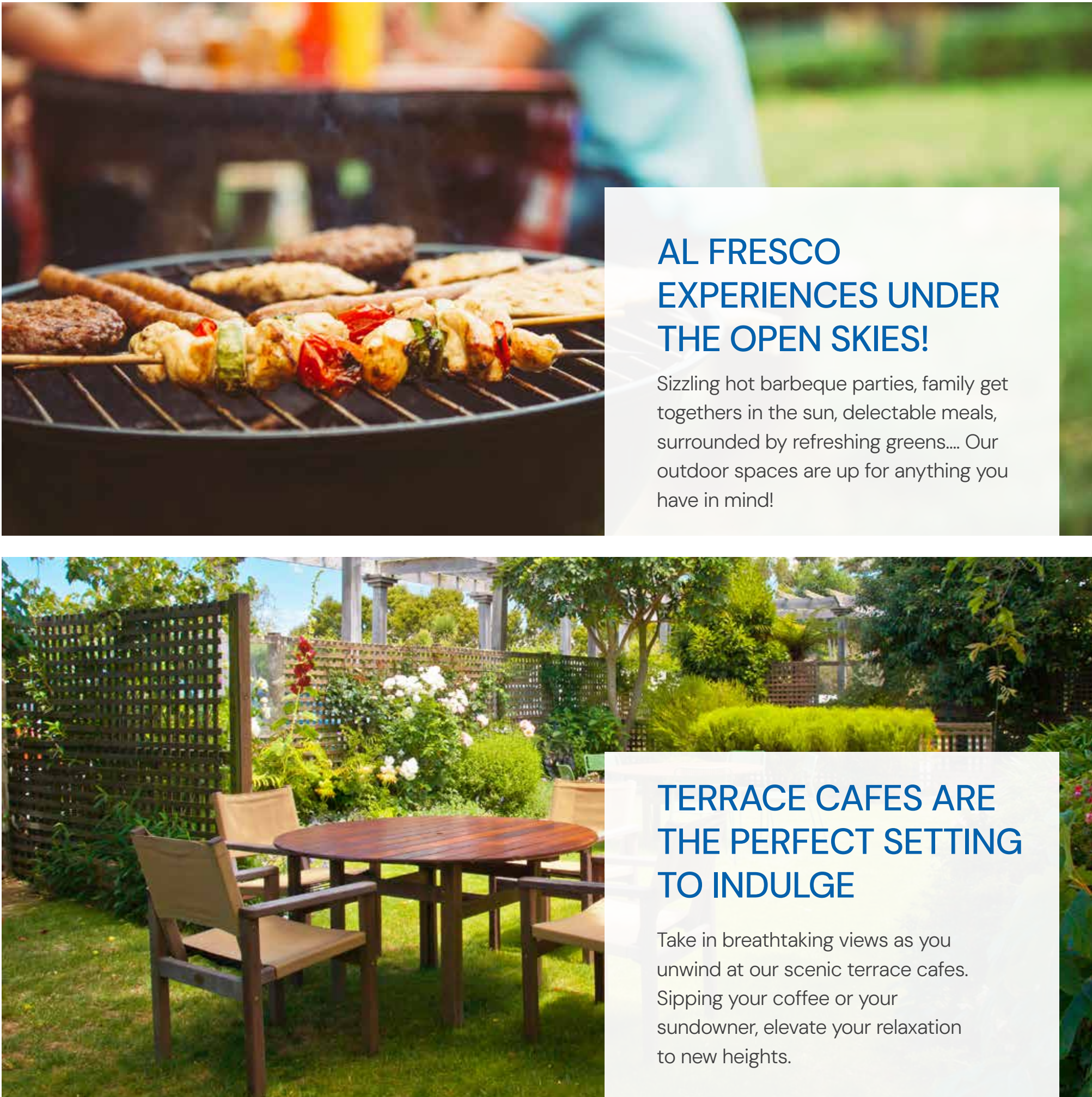
Catalyse magical experiences. Create moments
that you will treasure for a lifetime.

Reference Images



ALL DAY RESTAURANTS FOR DELIGHTFUL GASTRONOMIC JOURNEYS

Savour a diverse range of culinary
delights at our world class restaurants.
From fine dining to casual meals, our
chefs create culinary masterpieces that
delight every palate.



AL FRESCO EXPERIENCES UNDER THE OPEN SKIES!

Sizzling hot barbeque parties, family get
togethers in the sun, delectable meals,
surrounded by refreshing greens.... Our
outdoor spaces are up for anything you
have in mind!

TERRACE CAFES ARE THE PERFECT SETTING TO INDULGE

Take in breathtaking views as you
unwind at our scenic terrace cafes.
Sipping your coffee or your
sundowner, elevate your relaxation
to new heights.

NEVER A DULL MOMENT

At M3M Mansion, every member and every generation in your family has access to a richer, fuller life.

Reference Images



STATE-OF-THE-ART GAMING ZONE

Ready for a riveting experience? The latest consoles and gaming equipment transport you to a different world.



BOWLING ALLEY

State-of-the-art facilities, tasty snacks and a lively atmosphere, make this the perfect outing for your family!



SALON

Pamper yourself with indulgent treatments by skilled professionals at the exquisite salon. Emerge refreshed and revitalized.



MUSIC STUDIO

A dedicated space for accomplished artists and eager enthusiasts. From private lessons to lively jam sessions, unleash your musical talent with state of the art equipment.



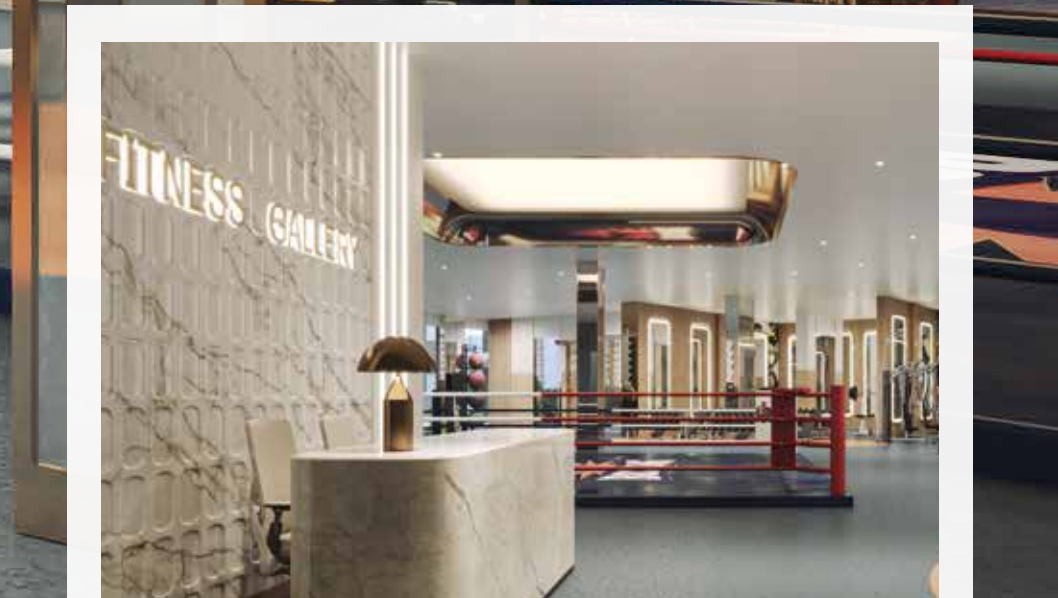
ART DECK

Lose yourself in the world of colours, forms, shapes and textures. Find your own signature style at the Art Deck as you let your imagination explore new frontiers.



CIGAR LOUNGE

A space as refined as your taste. Experience the world's finest cigars in a space dedicated to sheer indulgence.

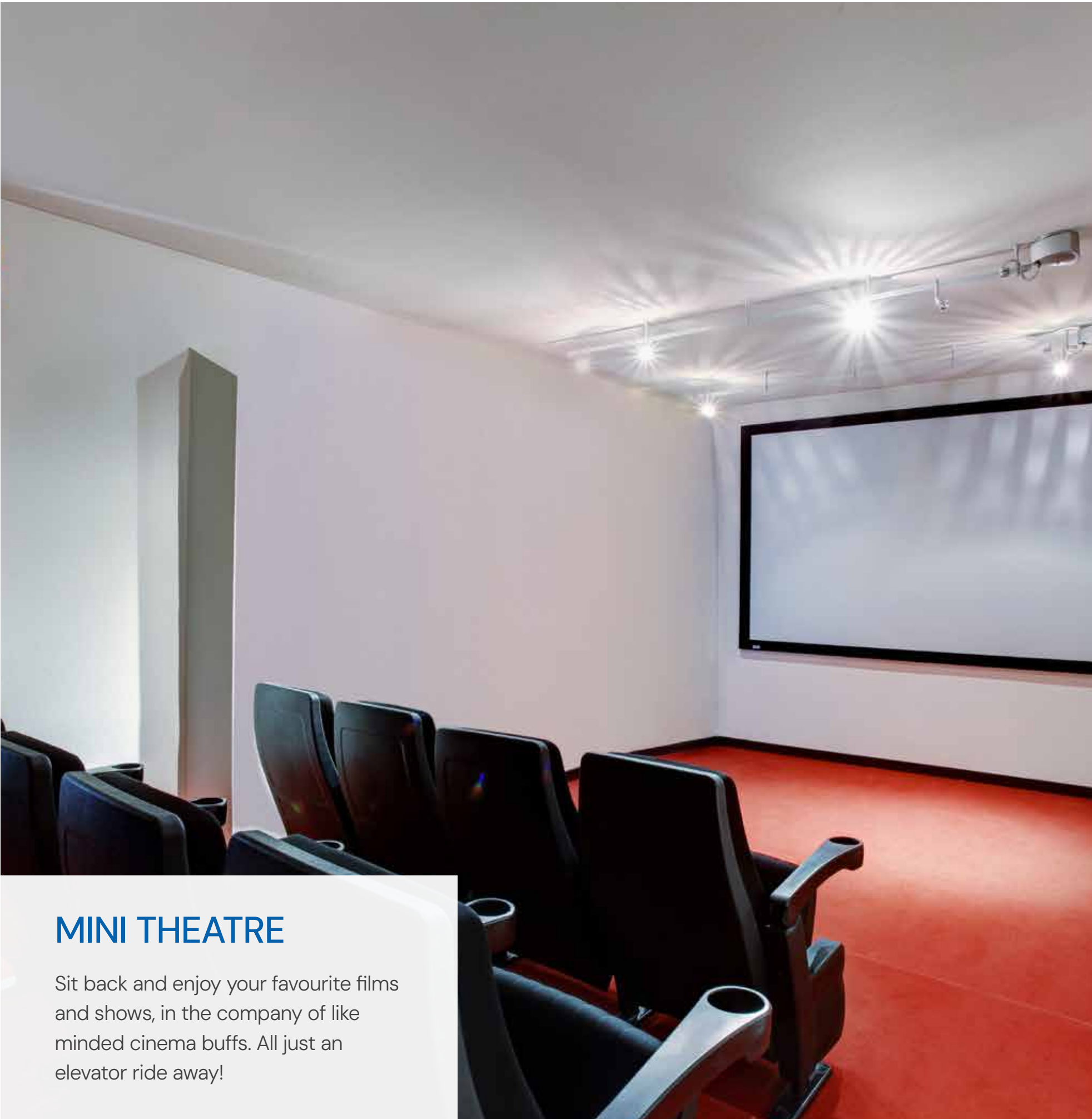


EXERCISE YOUR RIGHT TO CHOOSE!

M3M Mansion offers you a choice of two fully equipped state of the art gyms to work out. No waiting, no hurrying – train at your space, your pace!

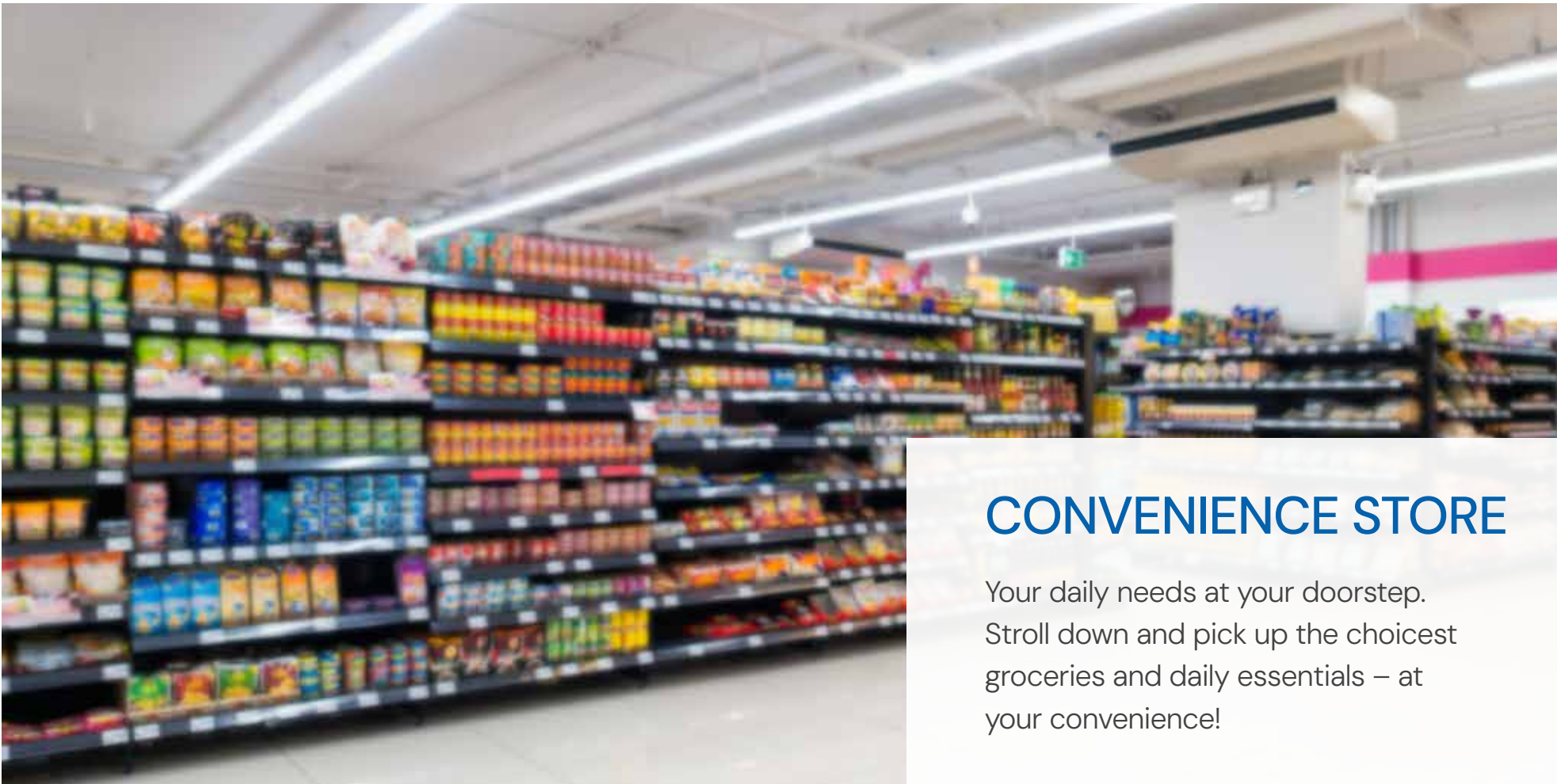
AMENITIES
THAT MAKE YOUR
HEART SING

Reference Images



MINI THEATRE

Sit back and enjoy your favourite films and shows, in the company of like minded cinema buffs. All just an elevator ride away!



CONVENIENCE STORE

Your daily needs at your doorstep. Stroll down and pick up the choicest groceries and daily essentials – at your convenience!



PET PARK

We know pets are part of your family. At M3M Mansion, they get their own space to socialize, play and unwind. A healthy pet, after all, makes a happy family!

WHERE
STAYING ACTIVE
IS STAYING ALIVE

Reference Images

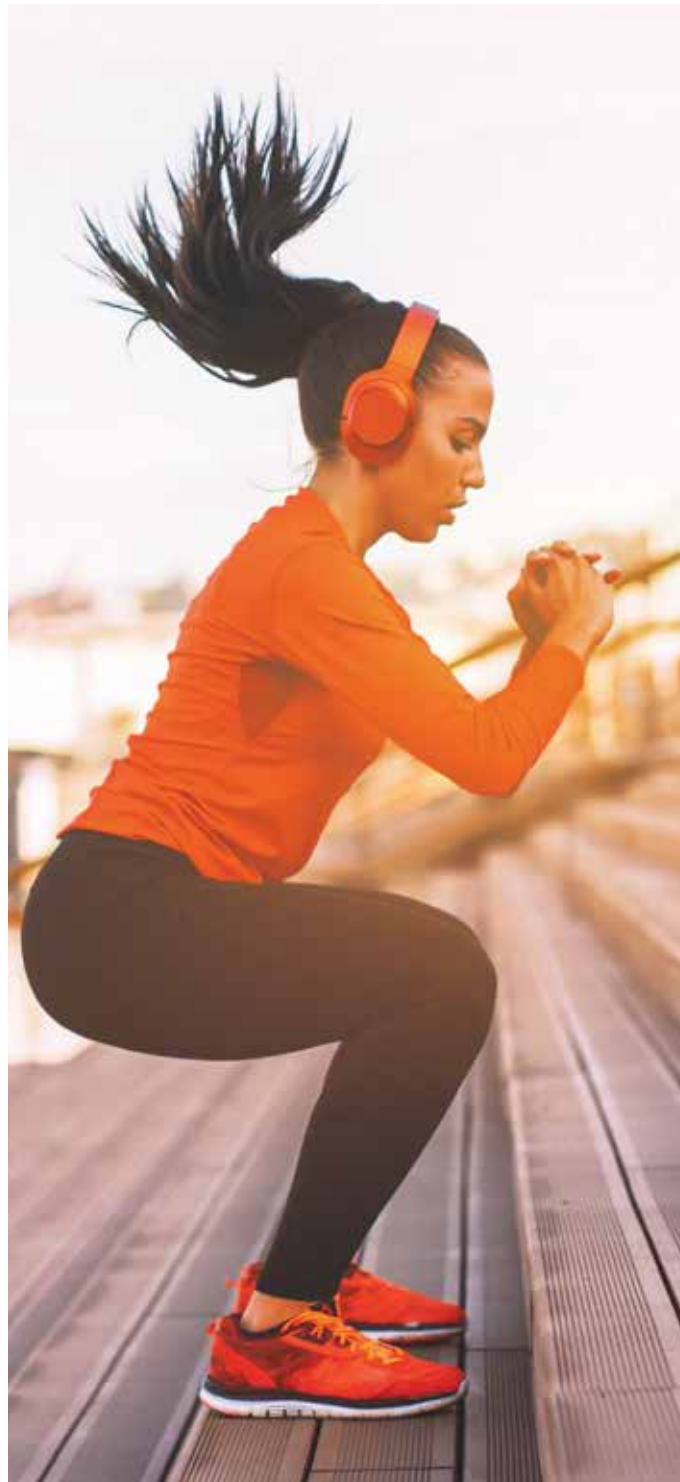


SPORTS, A WAY OF LIFE



BASKETBALL COURT

JOGGING TRACK



GOLF COURSE

CRICKET BOX



SQUASH

WALL CLIMBING



SKATING RINK



Reference Images

WHERE BODY, MIND AND SOUL ARE IN COMPLETE HARMONY

Your holistic wellbeing is at the heart of the M3M Mansion design concept. A temple in the premises makes your daily worship more fulfilling.

A meditation zone encourages deep contemplation.

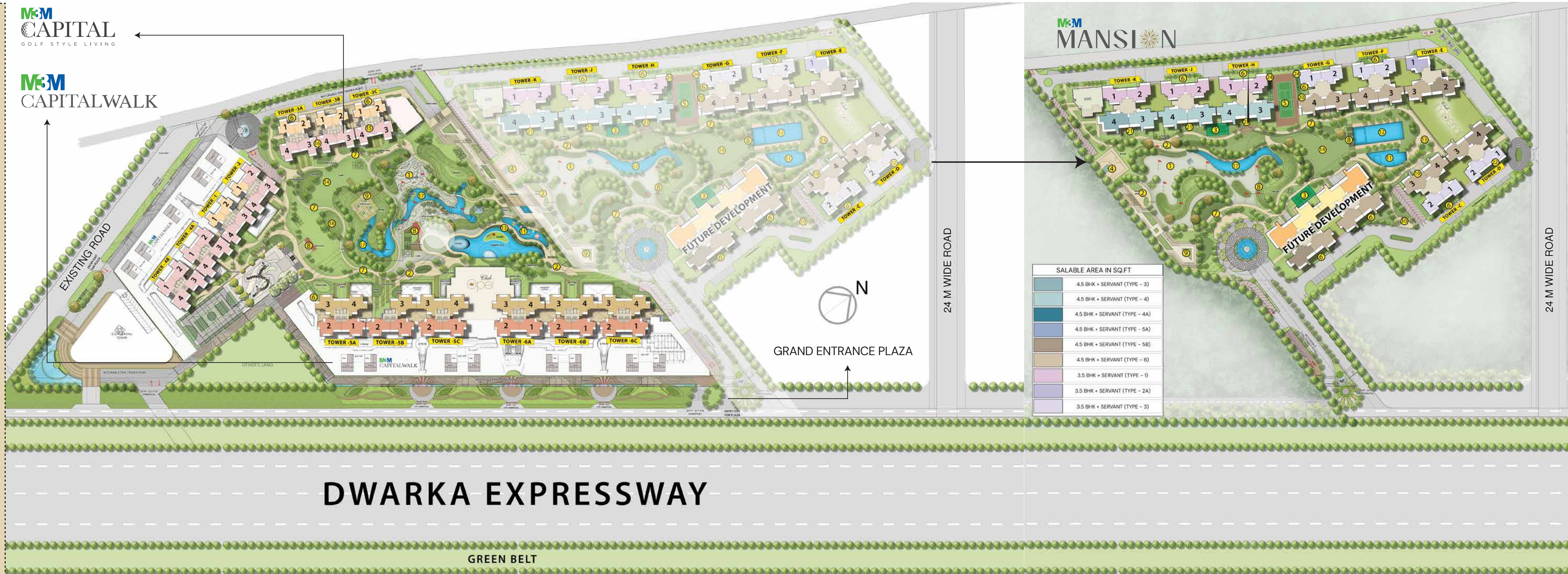
Calming Meditation Zones

Community Temple



- _____

*Map not to scale.



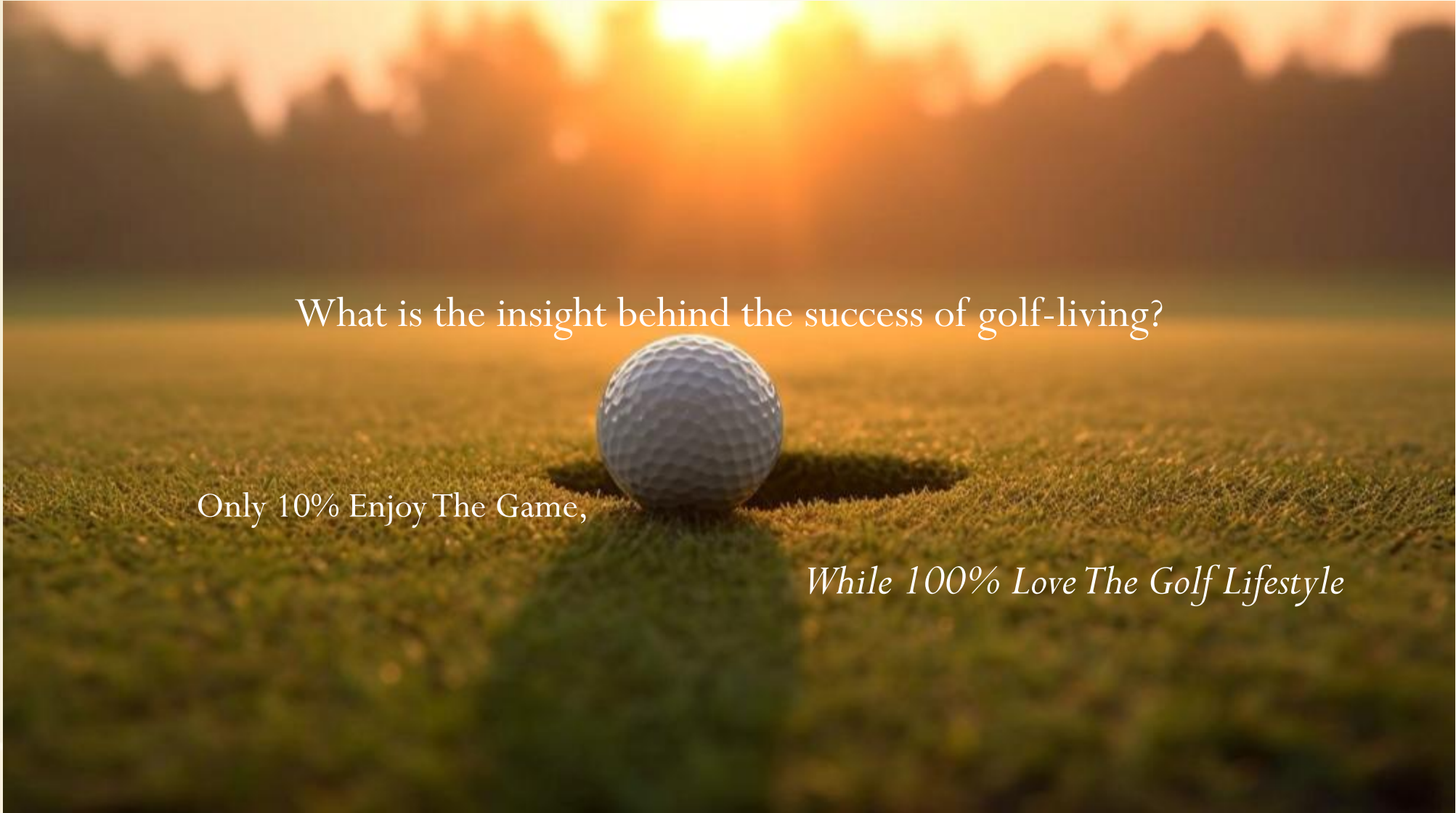
SITE PLAN



Our Expertise. Your Joy.

Golf. Glamour. Grandeur



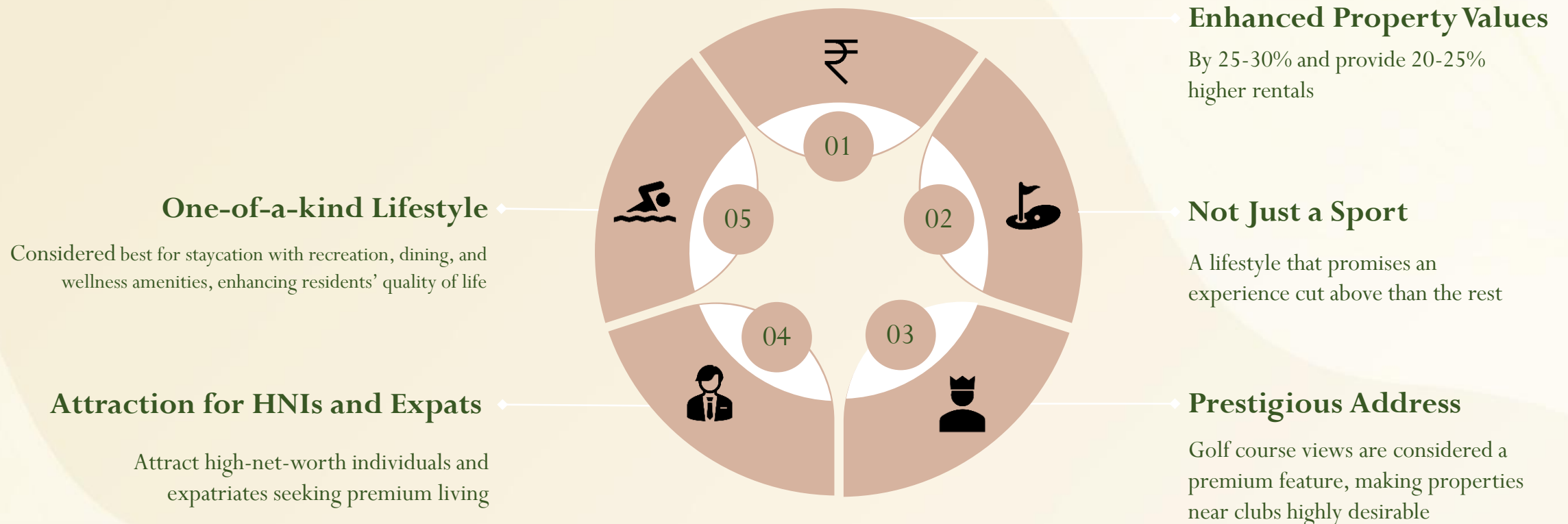
A photograph of a golf ball sitting on a green, with a bright sunset in the background. The sun is low on the horizon, creating a warm, golden glow. The sky is filled with soft, orange and yellow clouds. The grass is a vibrant green, and the golf ball is a classic white with dimples. The overall mood is peaceful and serene.

What is the insight behind the success of golf-living?

Only 10% Enjoy The Game,

While 100% Love The Golf Lifestyle

What Makes the Golf Lifestyle So Irresistible to So Many?



A photograph of a white golf ball sitting on a green golf course. The background is a sunset with a bright sun low on the horizon, casting a warm orange and yellow glow over the scene. The sky is filled with soft, dark clouds. The grass is a vibrant green, and the golf ball is in sharp focus in the center of the frame.

We Understood This *Much* Ahead Of Time

And Pioneered Golf Living In Gurugram

By Creating
an Exclusive

*M3M Golf
Universe*

M3M Golfstate



A photograph of a white golf ball sitting on a green golf course. The background is a sunset with a bright sun low on the horizon, casting a warm orange and yellow glow over the scene. The sky is filled with soft, dark clouds. The grass is a vibrant green, and the overall atmosphere is serene and high-quality.

**All Projects in the M3M Golfstate
Universe Command...**

*...A 40% Price & Rental Premium
As Compared To The Neighborhood*

A photograph of a white golf ball sitting on a green grassy field. The background is a bright sunset or sunrise with a large, glowing sun low on the horizon, casting a warm orange and yellow light across the sky and the grass. The grass is in focus, showing individual blades. The overall mood is serene and contemplative.

So, What Is That Unmistakable Signature

Aspect of Golfestate?

Inspired By The
St. Andrews, Scotland



We Launched The Most Prestigious Living



At M3M Golfstate

Large, expansive residences

Most beautiful golf views

Homes for top notch elite , the who's who

Exclusive club life

Exclusive concierge services

Part of a larger ecosystem



St. Andrews Became A Runaway Success,
And Redefined Golf Living.





But Not Everyone Could Get Their Hands
On The M3M St. Andrews Life

And For Those Who Missed it, We Couldn't Resist

*Launching Another Edition Of
M3M St. Andrews.*





Coming Up At

scdd

**SMART CITY
DELHI AIRPORT**

The DIFC Dream Of India

Spread Over
250 Acres

Next to IGI Airport,
New Delhi

Development Potential For 1 Mn People *Living, Working & Visiting SCDA*

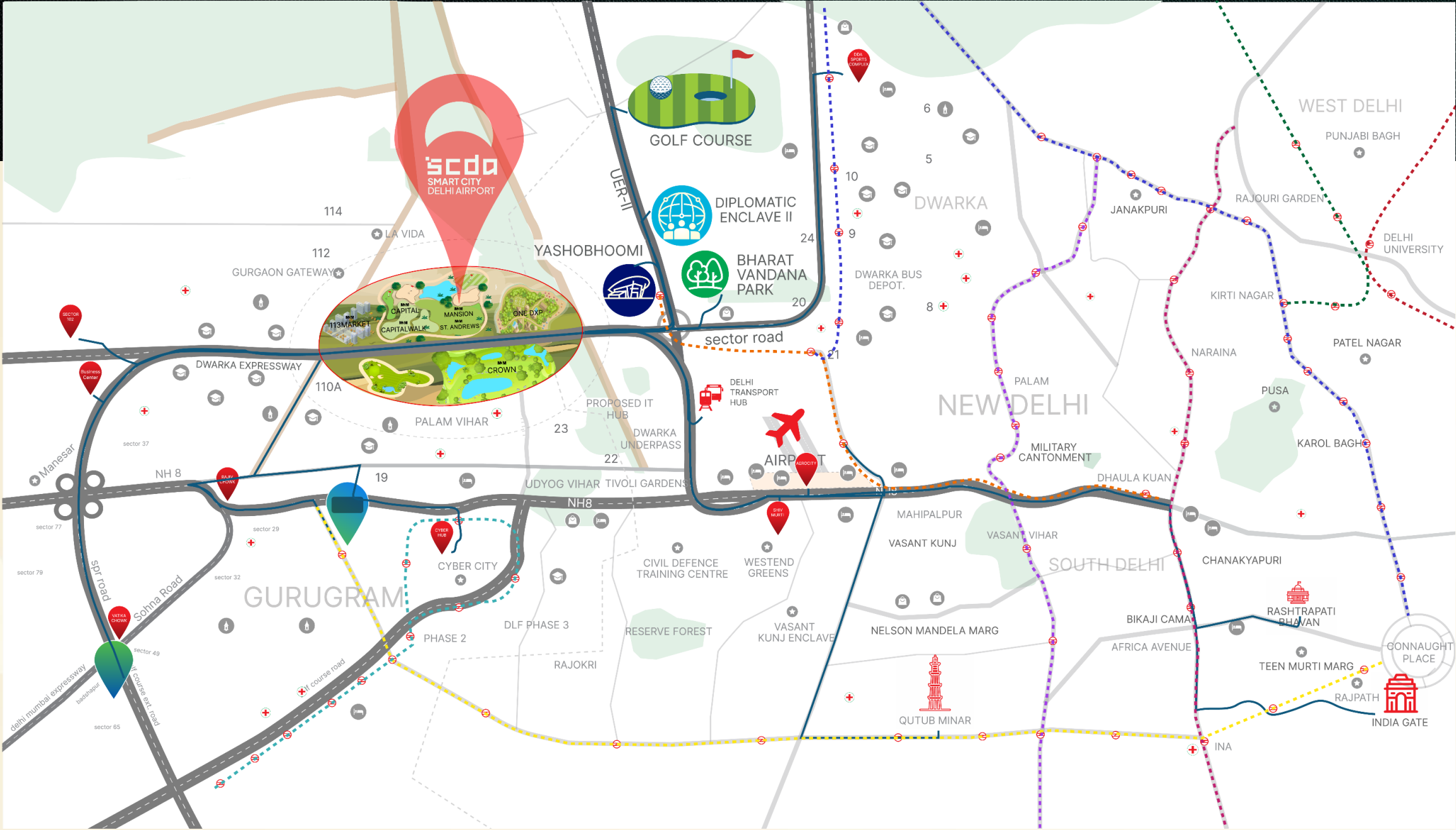


RESIDENTIAL
16 Mn SFT

COMMERCIAL & RETAIL
60 Mn SFT

ENTERTAINMENT
16 Mn SFT

Unparalleled Location



M3M's Existing Landscape

At Smart City Delhi Airport

Golf Themed Residences

M3M
MANSION

M3M
CAPITAL

Waterfront & Resort Themed

M3M
CROWN

SMART WORLD
ONE DXP

Long Frontage High Street

M3M
CAPITALWALK

SMART WORLD
ONE DXP
STREET

— SCO Market —

M3M
113
MARKET

And Now, Adding Another Edition to this Landscape

*Which is Grander
And More Exclusive*



The Most Coveted *Golf Residences*





Let's Discuss in Detail



2

*Iconic Luxury
Towers*



2

Views. One Address.



Golf Views



Skyline Views

2

Lives. One Address.



A Golfer



A Billionaire

2

Places. One Address.



Gurugram

Delhi

In This Evolving Landscape,
St. Andrews is A True Standout.





Iconic Facade

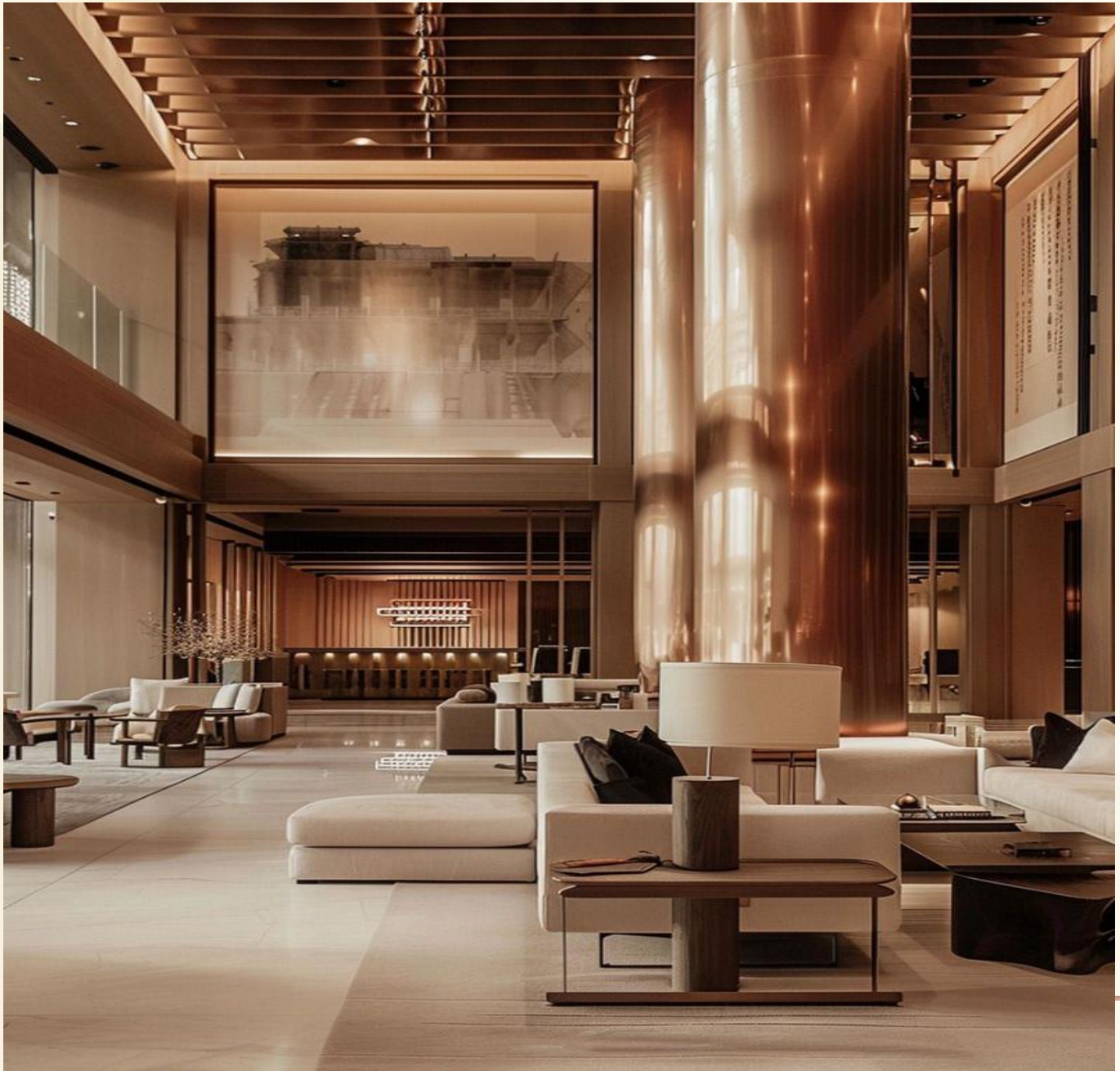
With Double Glazed Glass



An architectural rendering of a modern building's entrance at dusk. A large, curved, illuminated canopy with a grid of small lights extends over the entrance. The building has large glass windows and balconies with blue railings. A dark car is parked in front, and a few people are visible near the entrance. The sky is a deep blue, and trees are visible in the background.

Exquisite arrival Experience

Walk in to a
5 Star Lobby



And, Homes befitting Your Lifestyle





Fully Fitted *Residences*



Only 4.5 BHK with
Penthomes



Not Just Private
Decks,
*But An Extension Of
Your Lifestyle*

Uninterrupted View of
The Golf Greens



These are Move-In Ready Residences



Wardrobes in all Rooms





— Fully Fitted Kitchen —



— Air Purifiers, VRV Air-conditioning, Provision for Automation —

What Truly Makes The Living Experience Exceptional

Is The Exclusive Life That Is Reserved For A Select Few



Elevate Your Every
Moment Everyday.

Exclusive GQ Club





Exclusively Styled
GQ Club Lounge

THE *GQ* EXPERIENCE



Café



Reading Room

THE *GQ* EXPERIENCE



Workspaces like 5-star Hotels



Toddlers Den



Private Gym For
M3M St. Andrews

Infinia Luxe Privileges
For the Privileged You.





Beamer Concierge at
your service 24/7



Valet Services



Chef-on-call



Butler-on-call



Mixologist On Call



Masseuse-on-call

And, there is more

St. Andrews residents will indulge in an exceptional lifestyle, with access to two additional clubs nestled within the lush expanse of the golf greens



Club
Imperial

Club
Opel

Site & Floor Plans



Site Plan



4 BR + Study + Utility : 2730 Sqft



4 BR + Study + Utility : 2970 Sqft



4 BR + Study + Utility : 2995 Sqft



4 BR + Study + Utility : 3485 Sqft



4 BR + Study + Utility : 3745 Sqft



Penthome: 5 BR + Family Lounge + Utility : 7480 Sqft



Penthome: 5 BR + Family Lounge + Utility : 5960 Sqft



Current Pricing

₹27,000

+PLC



Special Price

₹22,000
+PLC



Payment Plan

25 x 4

Milestone	Payment Due
Within 1 Month	25%
Within 12 Months	25%
Within 2 Years/ Structure Completion	25%
Near Possession	25%

Don't Miss It This Time

You Have a Second Chance To
Own a



What Others Call Desire
You Can Call Home...



Bookings Open For

100 Residences Only!



Exclusive Selling Experience,
Only On Personal Visit



See You Tomorrow at
At M3M Experia 113 Gallery!



Thank You !

