



Away from the crowd, yet in the heart of Gurgaon

न भूतो ! न भविष्यति

A NEVER **BEFORE**, NEVER **AFTER** OFFER



PAY JUST **10%\***  
NOW



MOVE IN TODAY OR  
**RENT IT OUT\***



PLUS CASHBACK UPTO  
**4 LAC\*/MONTH**



**CHOOSE YOUR OWN**  
PAYMENT PLAN\*



# ESCAPE TO WOODSHIRE

Everyone appreciates opulence, but few recognize the subtle nuances about it, which transcends the entire experience into something ambrosial. Woodshire, M3M's latest residential development in Sector-107, Gurgaon, is an attempt to address all such individual and collective requirements of residents, in an environment, replete with pristine greens. Consisting of eighteen mid-rises, sprawled across approximately nineteen acres of land, M3M Woodshire boasts of 80% open area with thriving greenery. It truly is the perfect paradigm of fine living.

SOAK IN THE  
VIRGIN CHARM OF  
INDULGENT GREENS





# PAMPER YOURSELF EVERYDAY

M3M Woodshire exemplifies what many describe as the absolute lifestyle destination. Be it an evening tête-a-tête at the club or a leisurely swim, it has everything to suit your mood and replenish your senses. Such amenities uplift lifestyles with a certain element of romance, which only the true connoisseurs of fine living indulge in. Convenience stores, a nursery-primary school and an array of other features exhaustively cater to residents' requirements. M3M Woodshire presents the most replete experience one can imagine.



- Parks & Play Areas
- Seating Plaza
- Water Body
- Club House
- Swimming Pool
- Gymnasium
- Jogging and Walking Tracks
- Cycling Track and Skating Rink
- Yoga & Aerobics Court
- Tennis, Badminton & Mini Basketball Court
- Amphitheatre
- Convenience Stores





# INTERIORS THAT FLIRT WITH YOUR SENSES

At M3M Woodshire, you will be mesmerized by the supreme interiors. The laminated wooden floors will epitomize grandeur, while the immaculate fit & finish will convert your daily chores into an art form. Eloquent beauty married with enchanting form and function will bring about a feeling of quiet elegance. Coupled with lush green surroundings, your home will be a perfect picture of harmony between architecture and nature.





# LIVE YOUR IMAGINATION

The fluidity of brilliant design philosophy flows through the entirety of the residence; a place you would love to call home. Every detail, be it the generous use of high-grade granite and ceramic in the kitchen, the ornate fittings or the anti-skid tiles, perfectly blend aesthetic form with superior function. Your home at M3M Woodshire will be the true reflection of fine living.



# LOSE YOURSELF IN THE LAP OF NATURE

Experience all the comforts of a modern lifestyle amidst verdant green landscapes that will bring about a feeling of complete serenity. M3M Woodshire provides a selection of open spaces, addressing the social needs of residents. Shared open spaces with tot-lots, courts and gardens at block levels and large parks and play areas at development levels give the project a fresh and rejuvenating edge. Even vehicular movement has been directed along the plot perimeter along with tower drop off and basement access, leaving central open areas primarily hazard free for pedestrians.







# BE AT PEACE WITH YOURSELF

M3M Woodshire employs state-of-the-art security systems to secure your peace of mind. Strict vigil is maintained along the periphery and open areas with smart card access system and special visitor passes. Each and every high-rise also employs individual security systems. Other features like power back-up and provision for various communication networks like broadband, DTH, IPTV, leased lines and data cards make life at M3M Woodshire that much more pleasurable.



- Smart card access
- CCTV surveillance
- Special entry passes for the visitors
- Fire safety systems




# Price List & Payment Plan

Project	Type	Approx Size	Cost/ Sq.Ft.	Rent Per Month (in ₹)		
				pay 10% Now & move-in. Then pay:		
				90% in 3 Months	40% in 3 Months 50% in 12 Months	15% in 3 Months 25% in 9 Months 25% in 15 Months 25% in 21 Months
Woodshire	2 BHK	14,00	5,450	50,000	40,000	30,000
	3 BHK	19,50	5,450	70,000	55,000	40,000
	3 BHK+ Servant	2,350	5,450	90,000	65,000	50,000
	4 BHK+ Servant	2,750	5,450	1,05,000	75,000	60,000

**Price mentioned above is inclusive of BSP, PLC, Car Parking, Club, EDC/IDC, IFMS and GST**

## GET IN TOUCH WITH YOUR RM TODAY !

CALCULATION BASED ON  
APARTMENT SIZE: 1943 SQ. FT.

	RATE PER SQ.FT.	PRICE	
ALL INCLUSIVE COST:	₹ 5,450/-	₹ 1,05,89,350/-	✗
NET TO CUSTOMER AFTER 3YEARS (APPROX.):	₹ 3,875/-	₹ 75,29,350/-	✓
 YOU SAVE:	₹ 1,575/-	₹ 30,60,000/-	

PARTICULAR	PRICE/ SQ.FT.	REMARKS
<b>TOTAL UNIT PRICE</b> (FOR UNIT SIZE 1943 SQ.FT.)	<b>1,05,89,350/-</b>	<b>ALL INCLUSIVE PRICE</b>
<b>ON BOOKING - 10%</b> CUSTOMER'S OWN CONTRIBUTION	<b>10,58,935/-</b>	<b>10% OF TOTAL SALE VALUE</b>
<b>PAYMENT TO BE RELEASED BY BANK - 75%</b>	<b>79,42,013/-</b>	<b>INTEREST TO BE SERVICED BY M3M TILL 36 MONTHS</b>
<b>CUSTOMER CONTRIBUTION - 15%</b> (3 INSTALLMENTS OF 5% EACH OVER NEXT 18 MONTHS)	<b>15,88,403/-</b>	<b>3 INSTALLMENTS OF 5% EACH 6, 12 &amp; 18 MONTHS FROM BOOKING</b>
LESS INTEREST SAVED FOR 3 YEARS	21,60,000/-	
LESS RENT SAVED FOR 3 YEARS @ RS. 25,000 PER MONTH	9,00,000/-	
<b>NET COST TO CUSTOMER</b>	<b>75,29,350/-</b>	



Tower	Unit	Floor	Apartment Type	Super Area
B10, B11, B12 & B14	04	01 to 15	2 Bedroom	1366 sq. ft.

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**2-BHK, 1366 Sq.Ft.**



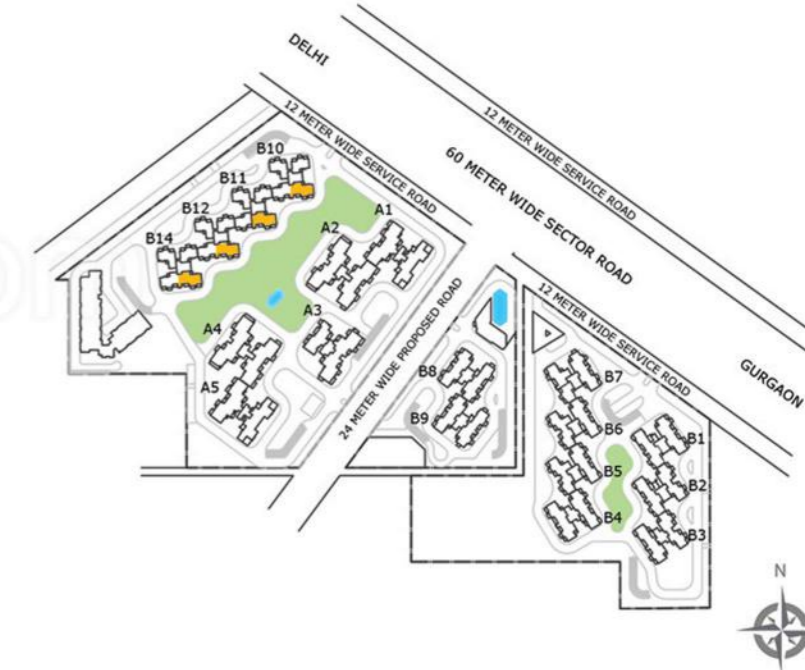
Tower	Unit	Floor	Apartment Type	Super Area
B3	02	01 to 15	2 BedRoom + Study	1534 sq. ft.
B4	04	01 to 15		

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**2-BHK, 1534 Sq.Ft.**



**2-BHK, 1536 Sq.Ft.**



Tower	Unit	Floor	Apartment Type	Super Area
B10, B11, B12 & B14	02	G to 15	3 Bedroom	1943 sq. ft.

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**3-BHK, 1943 Sq.Ft.**



Tower	Unit	Floor	Apartment Type	Super Area
A1, A2 & A5	04	01 to 15	3 BedRoom + Servant Room	2361 sq. ft.

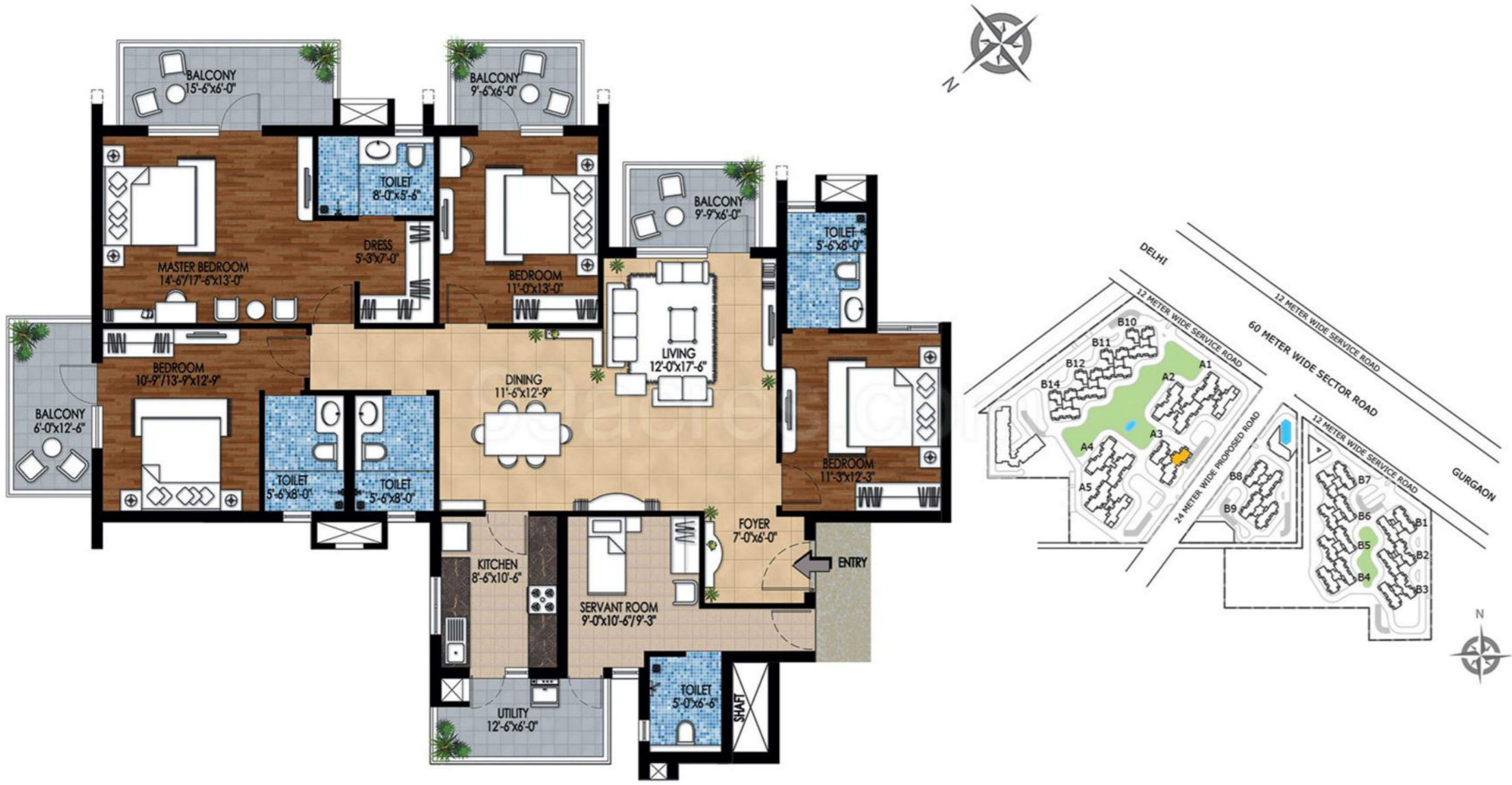
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Tower	Unit	Floor	Apartment Type	Super Area
A2 & A4	02	G to 15	4 BedRoom + Servant Room	2746 sq. ft.

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**3-BHK, 2361 Sq.Ft.**

**4-BHK, 2746 Sq.Ft.**



Tower	Unit	Floor	Apartment Type	Super Area
A3	03	01 to 14	4 BedRoom + Servant Room	2762 sq. ft.

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**4-BHK, 2762 Sq.Ft.**

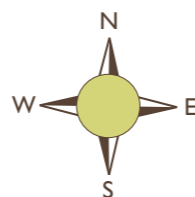


Tower	Unit	Floor	Apartment Type	Super Area
A3	02	G to 14	4 BedRoom + Servant Room	2768 sq. ft.

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**4-BHK, 2768 Sq.Ft.**





# SPECIFICATIONS

AREA	WALLS	FLOOR	DOORS	WINDOWS	CEILINGS	OTHERS
BEDROOM	Plastic emulsion paint	Laminated wooden flooring	Hardwood door frame with painted flush shutter	Powder coated/Anodized aluminium glazing/UPVC glazing	Painted - Plastic emulsion paint	
LIVING/DINING ROOM	Plastic emulsion paint	Vitrified tiles	Hardwood door frame with painted flush shutter	Powder coated/Anodized aluminium glazing/UPVC glazing	Painted - Plastic emulsion paint	
KITCHEN	2' high ceramic tiles above counter/ balance painted (OBD)	Anti-skid ceramic tiles	Hardwood door frame with painted flush shutter	Powder coated/Anodized aluminium glazing/UPVC glazing	Cement plaster with paint (OBD)	Polished granite counter with SS sink and CP fittings
TOILETS	Combination of ceramic tiles dado, mirror & oil bound distemper	Anti-skid ceramic tiles	Hardwood door frame with painted flush shutter	Powder coated/Anodized aluminium glazing/UPVC glazing	Cement plaster with paint (OBD)	Polished marble counter with white sanitary fixtures and CP fittings
LIFT LOBBIES	Combination of selected stone cladding and oil bound distemper	Combination of natural stone and vitrified tiles	MS painted lift doors	Cement plaster with paint (OBD)	Air-conditioned ground floor lift lobby	
EXTERNAL FAÇADE	Combination of glazings and durable paint					
SERVANT/ S. ROOM	Oil bound distemper	Ceramic tiles	Hardwood door frame with painted flush shutter	Powder coated aluminium glazing/UPVC glazing	Cement plaster with paint (OBD)	
BALCONY/ UTILITY BALCONY		Anti-skid ceramic tiles				
STAIRCASES	Cement plaster with paint (OBD)	Kota stone in tread and risers or exposed RCC	Steel fire doors & flush shutters			

**ELECTRICAL EQUIPMENTS:** Ceiling fans & Light fittings • Split AC in Bedrooms and Living & Dining • Geyser in Masterbed Toilet

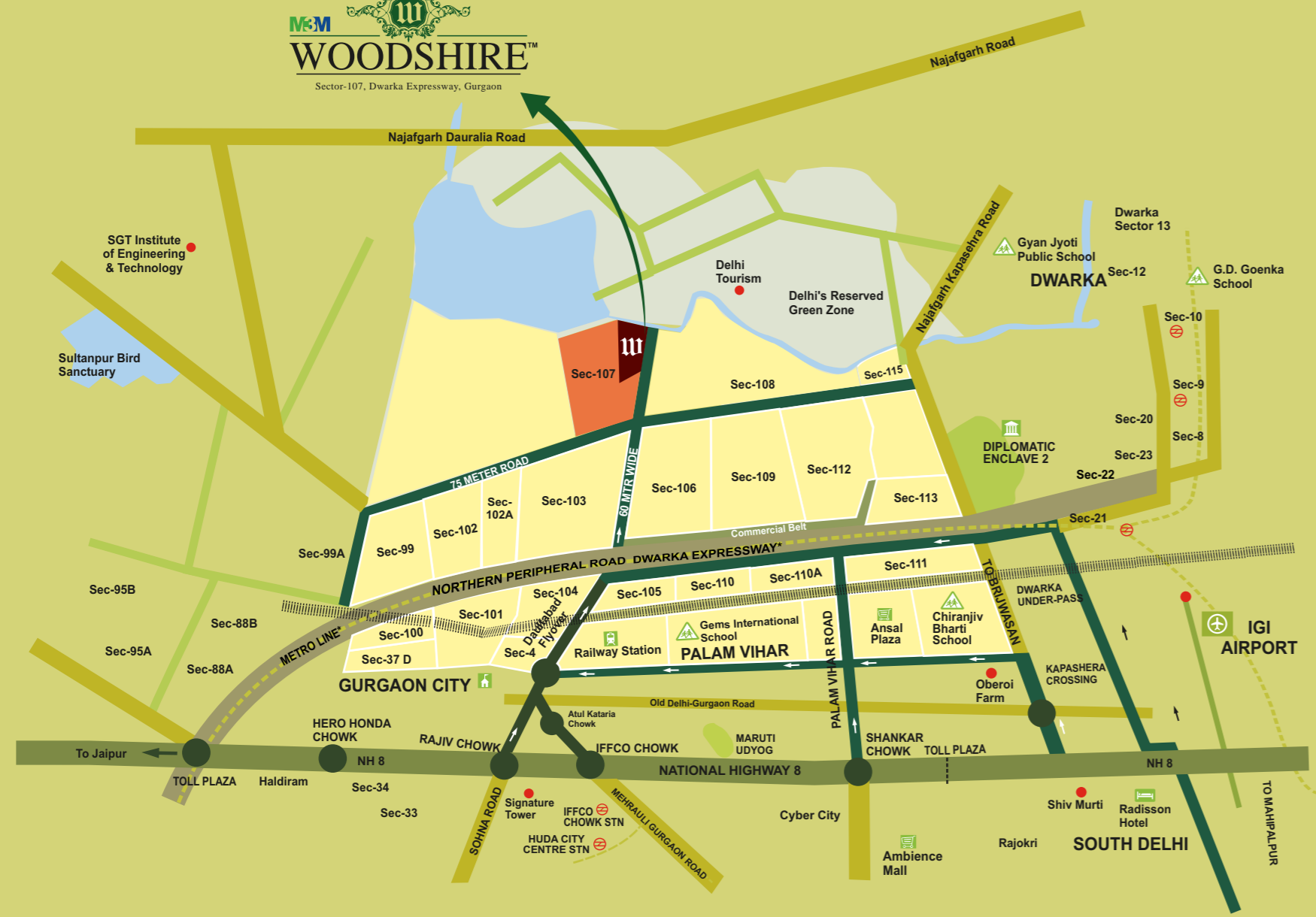


## SITE PLAN

LEGEND:

- |                            |                             |
|----------------------------|-----------------------------|
| 1. ENTRANCE PLAZA          | 13. BADMINTON COURT         |
| 2. TOWER ENTRANCE PLAZA    | 14. MINI BASKETBALL COURT   |
| 3. CLUB HOUSE              | 15. TENNIS COURT            |
| 4. CONVENIENT SHOPPING     | 16. KID'S PLAY AREA         |
| 5. EWS                     | 17. PROMENADE JOGGING TRACK |
| 6. PROPOSED PRIMARY SCHOOL | 18. AEROBICS COURT          |
| 7. PROPOSED NURSERY SCHOOL | 19. YOGA DECK               |
| 8. SWIMMING POOL           | 20. MOUNDS                  |
| 9. POOL DECK               | 21. SEATING PLAZA           |
| 10. AMPHITHEATRE           | 22. CENTRAL GREEN EAST      |
| 11. CYCLING TRACK          | 23. CENTRAL GREEN WEST      |
| 12. SKATING RINK           |                             |





\* Map not to scale

# LOCATION MAP

The location couldn't have been more perfect for an idyllic lifestyle. As a fast-developing zone, the surrounding vicinity is all set to be Delhi and NCR's prime residential estate.

- 0 kms from Delhi
- 15 minutes from Delhi International Airport
- 3 minutes from Dwarka Expressway
- 10 minutes from NH-8
- 5 minutes from proposed Metro Station

- Metro
- NH-8
- Dwarka Expressway
- Railway Track

# WE ARE M3M

The Group M3M stands for Magnificence in the trinity of Men, Materials & Money. Simply put, the organization has a philosophy that strives for excellence culminating in absolute magnificence in every aspect of its character, ethics and way of doing business. This aura of magnificence mainly has a purview over the human element, which are our customers and our employees.

What the group stands for is in sync with our slogan of "Our Expertise, Your joy". The organization firmly believes in achieving brilliance through true professionalism and cutting edge technology.

Disclaimer: All information and contents as contained herein, including but not limited to all designs, layouts, specifications, plans, use, services, facilities and infrastructure are illustrative and are subject to change, without notice, as per prevailing government norms. This advertisement is purely conceptual and not a legal offering. All areas and figures are approximate and tentative and the units mentioned herein are subject to availability. The contents contained herein are subject to terms as stated in the Application Form and Buyer's Agreement. License No. 33 of 2012 dated 12/04/2012 accorded to M/s Cogent Realtors Pvt. Ltd. to develop a Group Housing Colony over 18.88 acres of Land. Building Plan Approval No. ZP-809/JD(BS)/2012/20466 dated 12/10/2012. Total No. of Apartments 1162 (including EWS). Provision for community building, shops for convenience shopping, Nursery School and Primary School, as per approved plans. Copies of approvals available for inspection at Company's office at 6th floor, Paras Twin Towers, Golf Course Road, Gurgaon - 122002, Haryana. 1 Sq. Mtr. = 10,764 Sq. Ft.