



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016



What is *PROPINSIGHT?*



Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.



M3M Merlin


Sector 67, Gurgaon


₹ 1.68 Cr onwards

Livability Score



 Project Size
10 Towers

 Configurations
3,4 Bedroom Apartment

 Possession Starts
Aug '16



What is *PRICE INSIGHT?*



Pricing Comparison

Comparison of detailed prices with various other similar projects



Pricing Trends

Price appreciation and trends for the project as well as the locality



Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

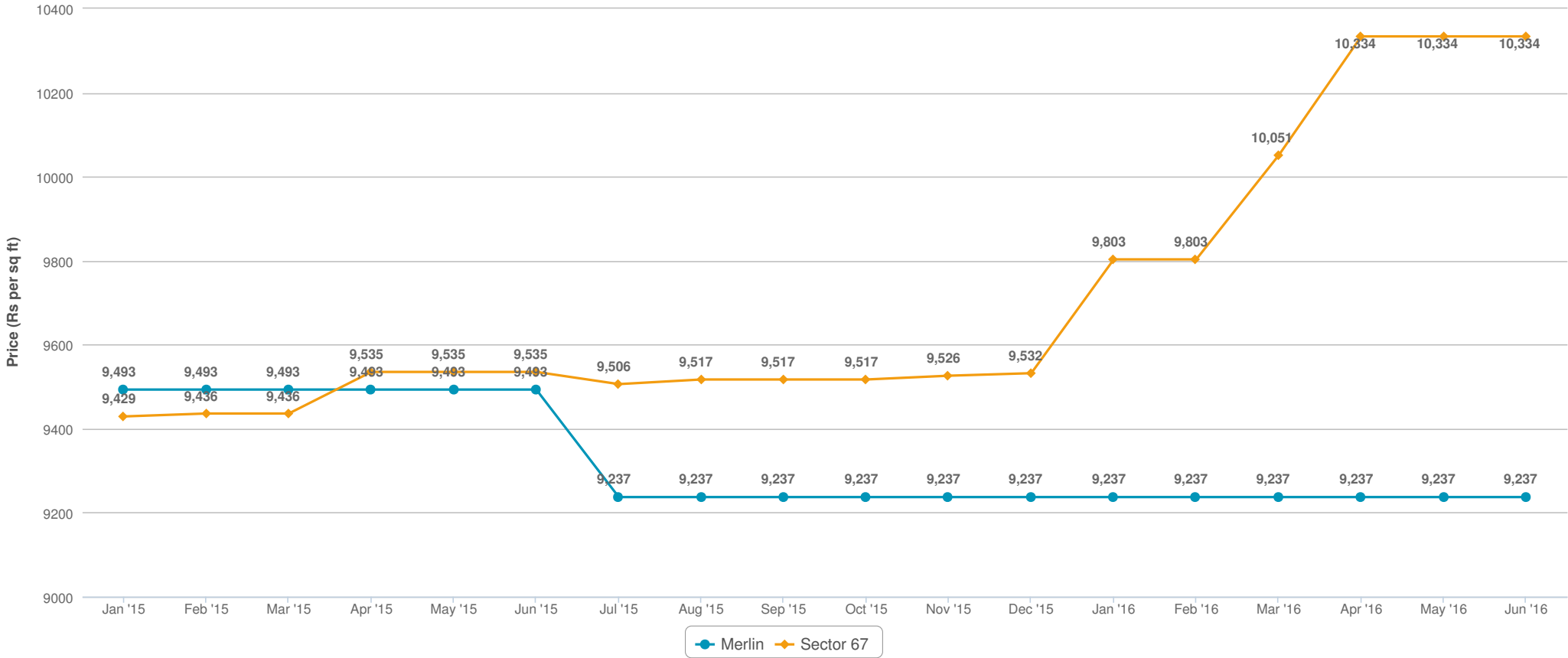


Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

Price Trend Of M3M Merlin

M3M Merlin VS Sector 67, Gurgaon



Property Type	3BHK+3T	4BHK+4T
Area (sq.ft.)	1844, 2025, 2037, 2285, 2305, 2333, 2358, 2422, 2660, 2722	3121, 3125, 3160, 3286, 3849, 5791



Price Comparison With Other Projects Similar To M3M Merlin



M3M Merlin
Sector 67, Gurgaon



Elan Buildtech Next
Sector 67, Gurgaon



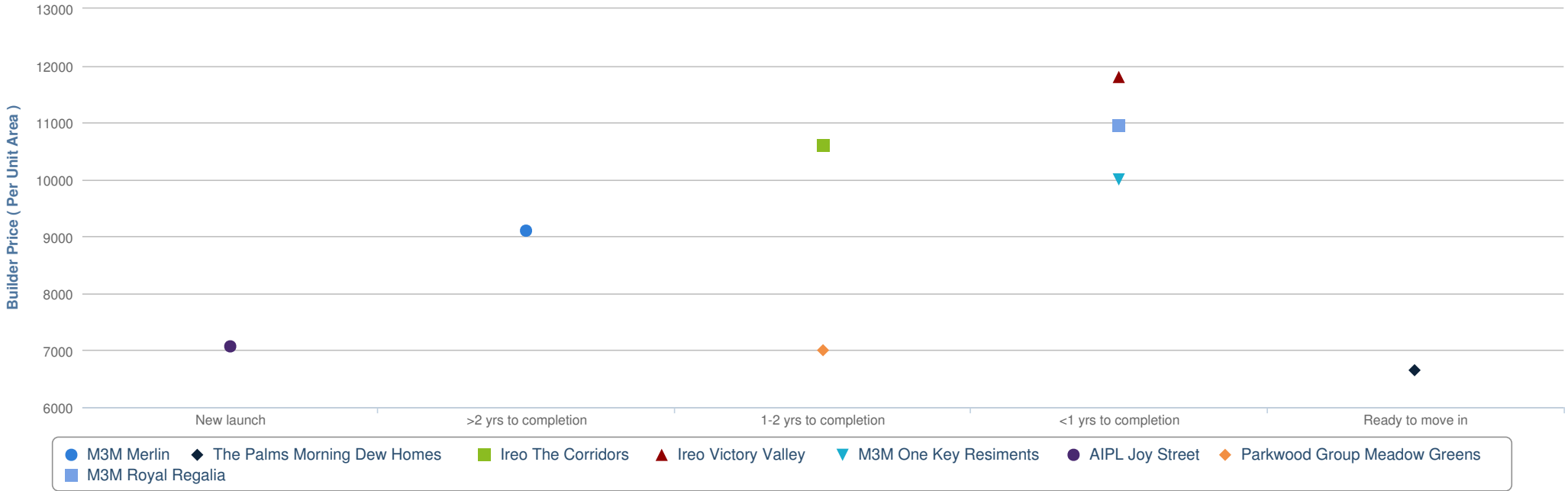
M3M One Key Resiments
Sector 67, Gurgaon

Primary Purchase Price	9,100/sq.ft.	9,000/sq.ft.	10.0K/sq.ft.
Advance Maintenance Charges (Month)	N.A.	N.A.	N.A.
Car Parking Charges	Covered : Rs. 15 Lacs (One time)	N.A.	Covered : Rs. 5 Lacs (One time)
Power Backup Charges	N.A.	N.A.	N.A.
Club House Charges	Rs. 2 Lacs (One time)	N.A.	Rs. 250 (psf*)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of M3M Merlin



M3M Merlin's current price is Rs. 9100/sq. ft. and it is in Under Construction stage.

In comparison to locality, M3M Merlin is underpriced by Rs. 1097.2/sq. ft.

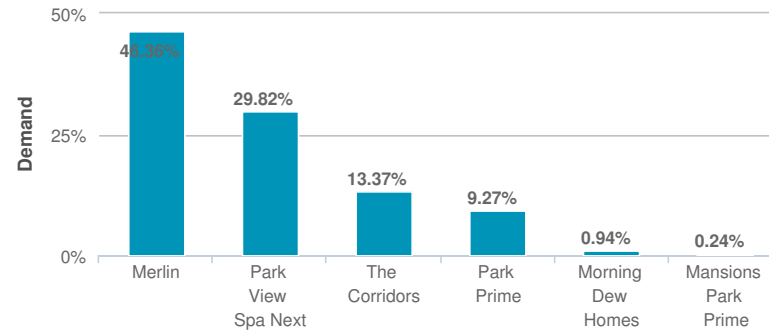
Highest price in the locality is for Ireo Victory Valley at 11800/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at The Palms Morning Dew Homes at 6649/sq. ft. and it is in Ready to Move In stage.

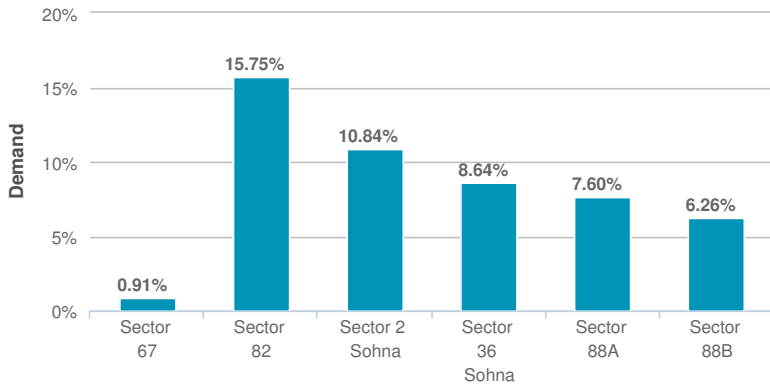
Analysis

- Merlin has 46.36 % demand amongst all projects in Gurgaon.
- The highest demand 46.36% in Gurgaon is for Merlin.
- The lowest demand 0.24% in Gurgaon is for Mansions Park Prime

Demand of projects in 5 km vicinity of M3M Merlin



Demand in popular localities of Gurgaon



Analysis

- Sector 67 has 0.91 % demand amongst all projects in Gurgaon.
- The highest demand 15.75% in Gurgaon is for Sector 82.
- The lowest demand 0.91% in Gurgaon is for Sector 67



PROJECT INSIGHT

Favorite project vis-a-vis similar others



Basic Details Comparison

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



Amenities Comparison

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

M3M Merlin Comparison With Other Similar Projects



M3M Merlin
Sector 67, Gurgaon



Elan Buildtech Next
Sector 67, Gurgaon



M3M One Key Resiments
Sector 67, Gurgaon

Livability Rating*	8.4/10	8.4/10	8.3/10
Safety Rating*	3.4/10	N.A.	6.0/10
Builder	M3M	Elan Buildtech	M3M
Locality	Sector 67, Gurgaon	Sector 67, Gurgaon	Sector 67, Gurgaon
Number of Towers	10	1	1
Project Land Area	13.34 Acres	2.5 Acres	8.2 Acres

*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

*Safety rating is provided on the basis of safety pin data

M3M Merlin Comparison With Other Similar Projects (Continued ...)



M3M Merlin
Sector 67, Gurgaon



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Sector 67, Gurgaon



M3M One Key Resiments
Sector 67, Gurgaon

Part of Township	No	No	No
Average Flats Per Floor	N.A.	N.A.	11.54
Loading Percentage	N.A.	N.A.	N.A.
Launch Date	Sep `11	N.A.	Mar `14
Possession Date	Aug `16	Dec `19	May `17
Delay	12 month(s)	On time	On time

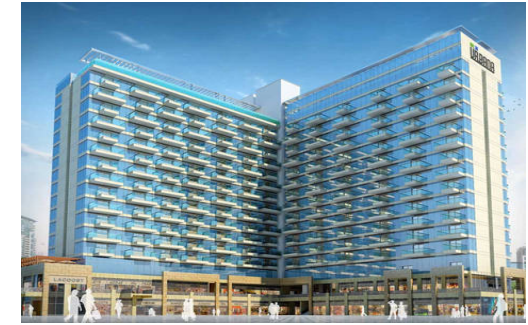
Amenities Comparison Of M3M Merlin With Other Similar Projects



M3M Merlin
Sector 67, Gurgaon



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Sector 67, Gurgaon

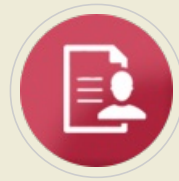


M3M One Key Resiments
Sector 67, Gurgaon

Landscaped Gardens			
Cafeteria			
Children's play area			
Jogging Track			
Staff Quarter			

Common Amenities
Gymnasium 24 X 7 Security Power Backup Lift Available Club House Swimming Pool Car Parking
Rain Water Harvesting Vaastu Compliant

Amenities not available in any project
Sports Facility Indoor Games Multipurpose Room



Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends

Overview Of Developer (M3M)



M3M is a reputed real estate builder headquartered in Gurgaon . Mr. Basant Bansal is the Chairman, while, Mr. Roop Bansal and Mr. Pankaj Bansal are the Directors of the company.

The construction portfolio of M3M builder is diverse and includes residential, commercial, hospitality, retail, education and IT/SEZ sectors.

Projects under Construction:

Key residential projects by M3M real estate builder currently under construction are:

- Escala in Sector 70A , Gurgaon comprising 152 units of 2 and 3 BHK apartments with sizes ranging from 1,475 sq. ft. to 2,100 sq. ft.
- Woodshire in Sector 107 , Gurgaon comprising 984 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,355 sq. ft. to 3,600 sq. ft.
- Merlin in Sector 67 , Gurgaon comprising 510 units of 3 and 4 BHK apartments with sizes ranging from 1,844 sq. ft. to 5,136 sq. ft.
- Golf Estate in Sector 65 , Gurgaon comprising 2,250 units of 3, 4 and 5 BHK apartments with sizes ranging from 3,665 sq. ft. to 5,900 sq. ft.
- [Polo Suites](#) in Sector 65 , Gurgaon comprising 96 units of 3 and 4 BHK apartments with sizes ranging from 3,980 sq. ft. to 4,995 sq. ft.

M3M construction is awarded with “Realty Plus Excellence Awards, 2012” and “The Best Upcoming Golfing Lifestyle Residences in India”.

Experience	N.A
Project Delivered	12
Ongoing Projects	12



Livability Score

8.4

M3M Merlin

Sector 67, Gurgaon

Project is expected to be delivered on Aug, 2016
after a delay of 12 month(s).

Has seen a price appreciation of -9.3 % over last 38
month(s)



Livability Score

9.2

M3M Golf Estate

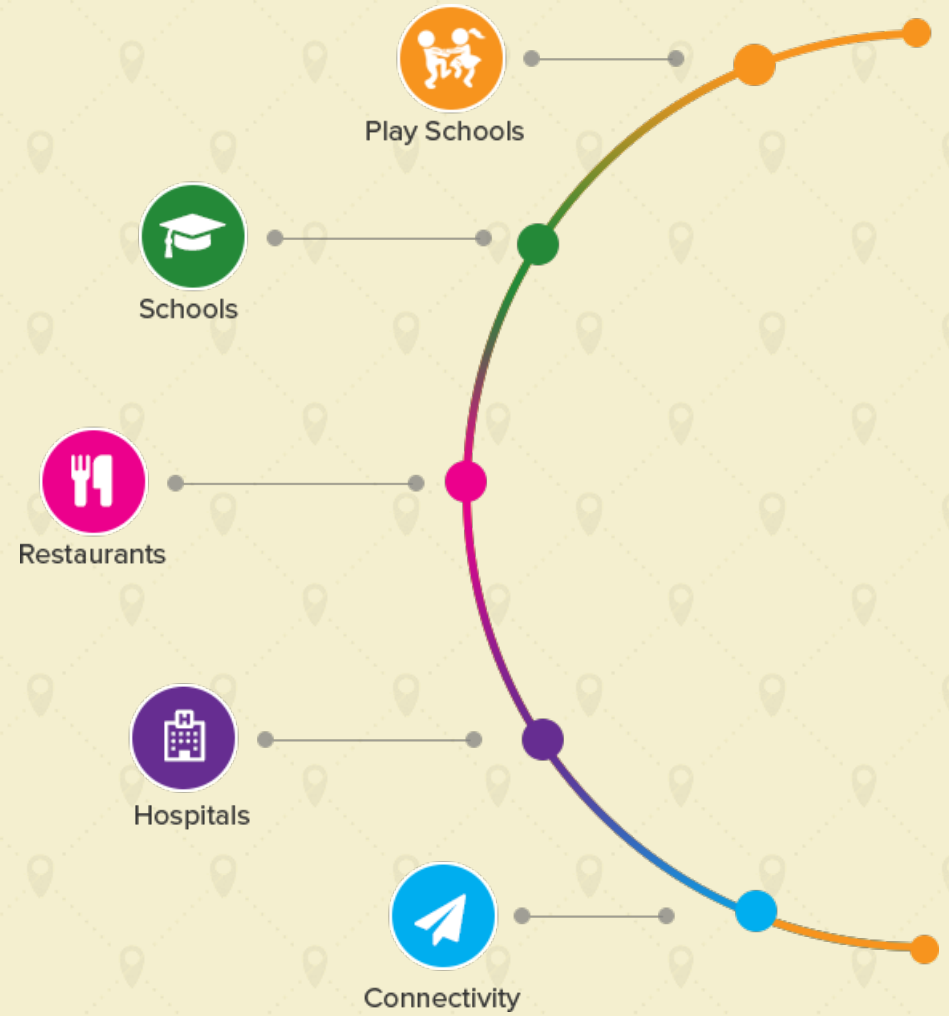
Sector 65, Gurgaon

Project is expected to be delivered on Sep, 2018
after a delay of 24 month(s).

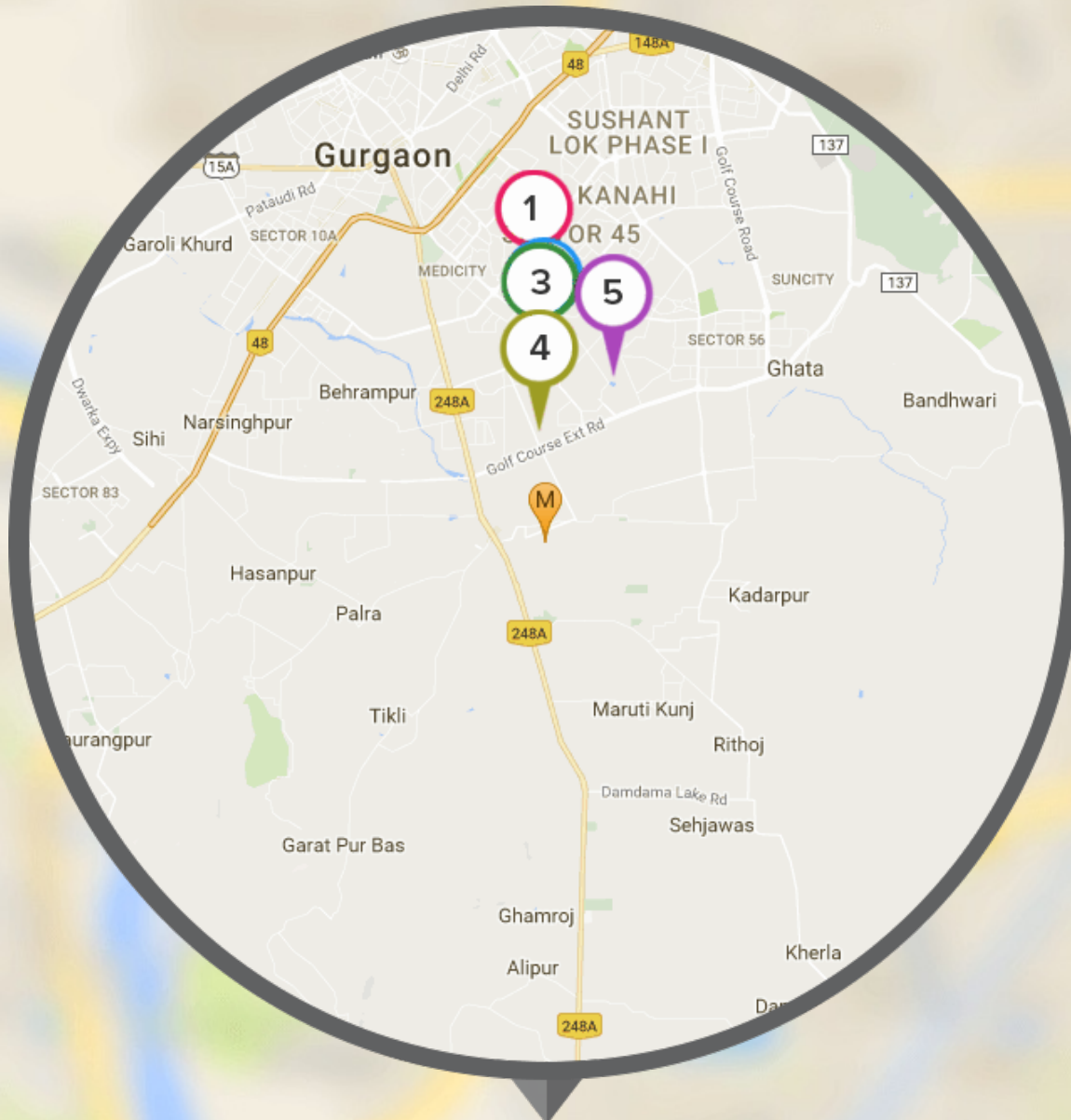
Has seen a price appreciation of -5.3 % over last 38
month(s)

LOCALITY INSIGHT

Everything you want to know about the locality



Play Schools Near M3M Merlin, Gurgaon



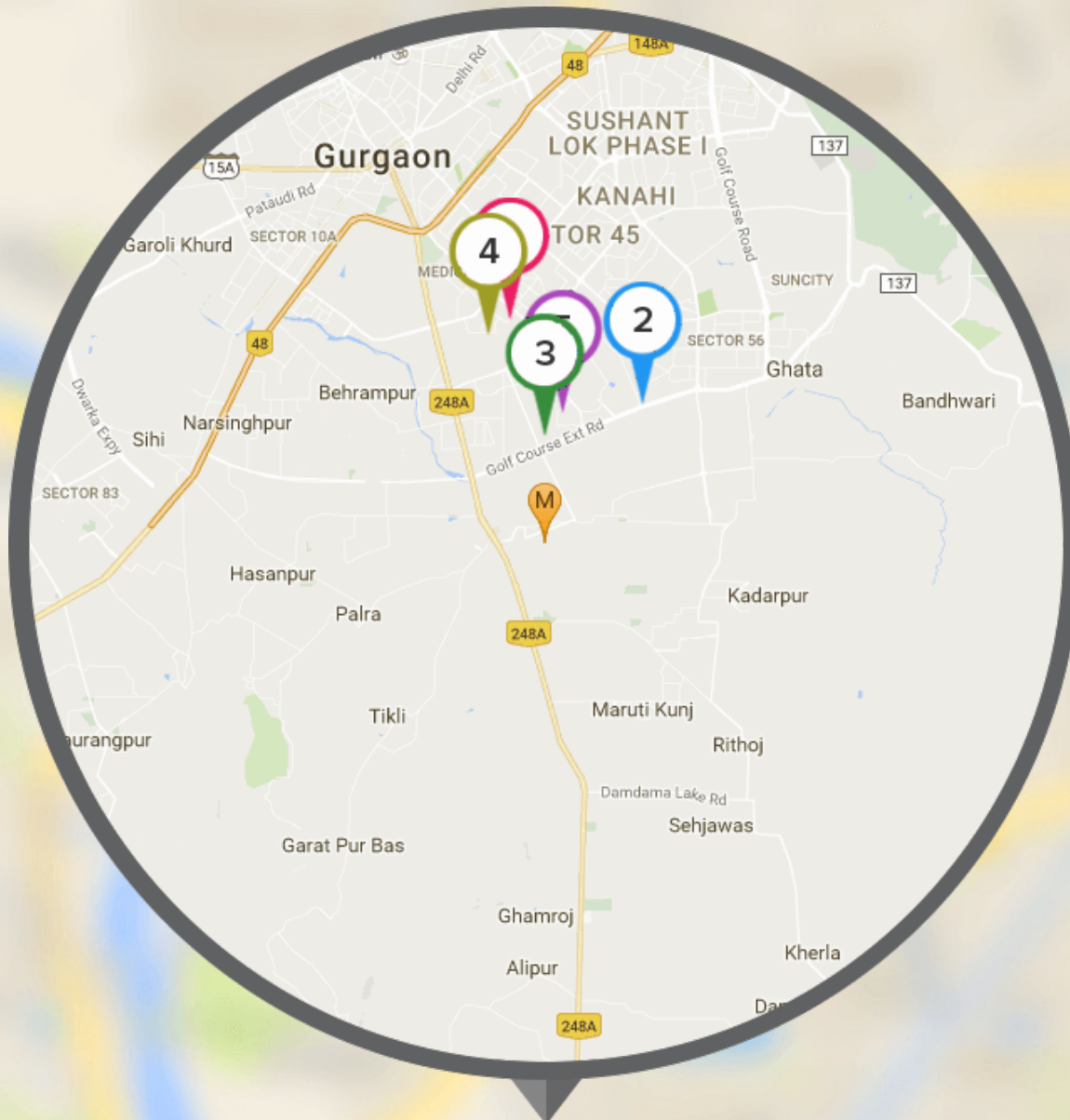
Top 5 Play Schools (within 5 kms)

- 1** Basant Valley Play School, Sector 46, Gurgaon
★★★★★ 4.99Km
- 2** Bachpan...a play school
★★★★★ 3.62Km
- 3** Childrens Hut
★★★★★ 3.52Km
- 4** WunderKinder Pre-school
★★★★★ 2.19Km
- 5** Toddlers Junction
★★★★★ 3.58Km

Represents the location of M3M Merlin

Play Schools

Schools Near M3M Merlin, Gurgaon



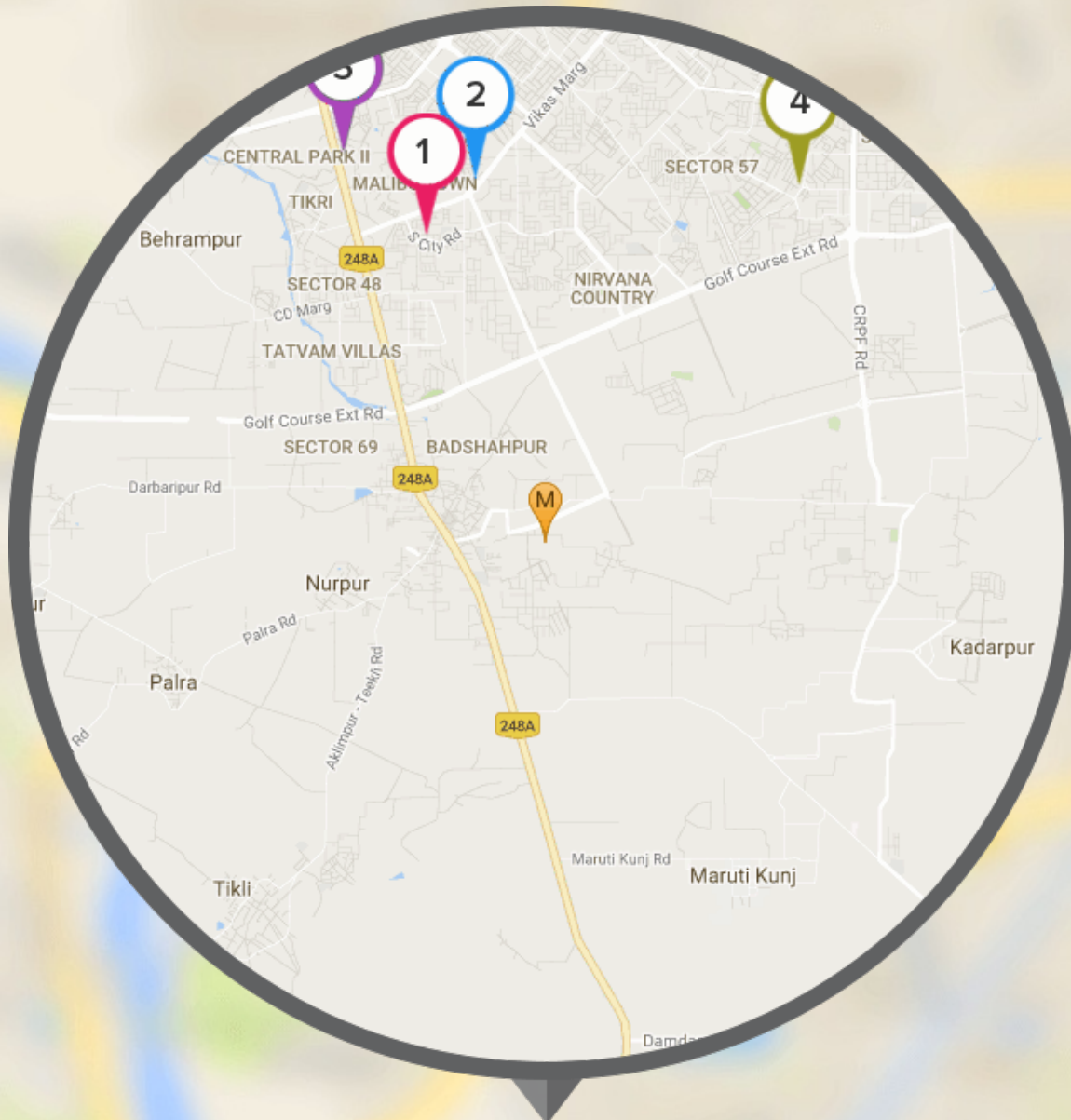
Schools

Top 5 Schools (within 5 kms)

- 1** Delhi Public School
★★★★★ 4.49Km
- 2** Bitsy Boots play school & Day Care
★★★★★ 3.38Km
- 3** FASTRACKIDS Playschool, Sohna Road Gurgaon
★★★★★ 2.12Km
- 4** Little Millennium
★★★★★ 4.27Km
- 5** Bella Mente Pre School, South City II, Gurgaon
★★★★★ 2.62Km


Represents the location of M3M Merlin

Restaurants Near M3M Merlin, Gurgaon



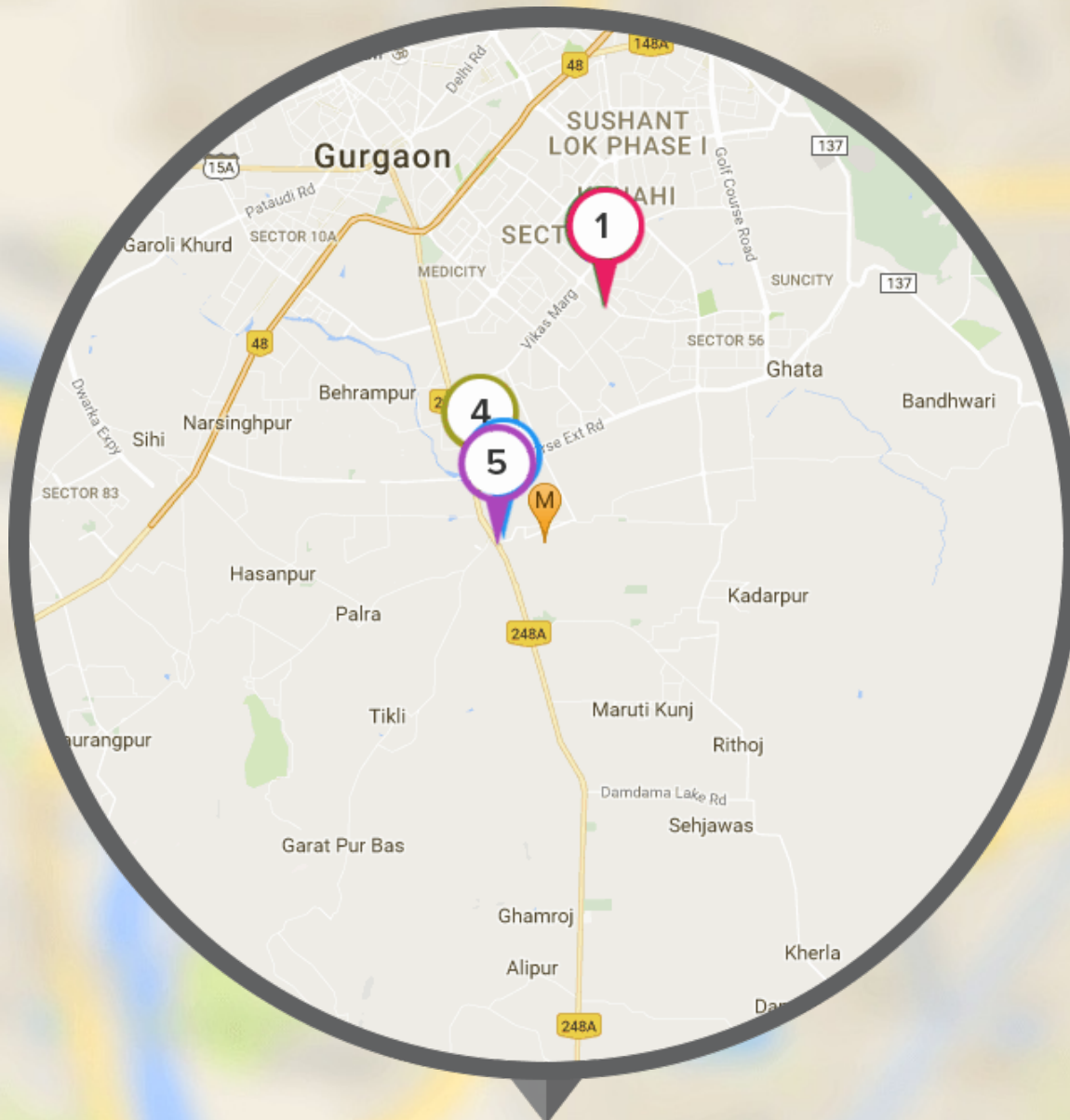
Top 5 Restaurants (within 5 kms)

- | | | |
|---|---------------------------|--------|
| 1 | Sagar Ratna
★★★★★ | 3.28Km |
| 2 | Capitol Kitchen
★ | 3.71Km |
| 3 | Grill and Chill
★ | 4.40Km |
| 4 | Ashok Dhaba
★ | 4.38Km |
| 5 | Great Indian Curries
★ | 4.40Km |

 Represents the location of M3M Merlin

Restaurants

Hospitals Near M3M Merlin, Gurgaon



Hospitals

Top 5 Hospitals (within 5 kms)

- | | | | |
|---|--------------------------|-------|--------|
| 1 | Artemis Health Institute | ★★★★★ | 4.80Km |
| 2 | Alchemist Hospital | ★★★★★ | 0.84Km |
| 3 | Artemis Health Institute | ★★★★★ | 4.83Km |
| 4 | Sanjeevani Hospital | ★★★ | 1.58Km |
| 5 | Kamal Hospital | ★★ | 0.94Km |

 Represents the location of M3M Merlin



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