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THE TIMES OF INDIA GROUP

M3MTM
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M3M
FORESTIA
WEST

Project Report

Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

Overview

LAUNCH
January 2026

CURRENT
₹ 12,150/ Sq. Feet*

CAGR
10-12%*

FEATURING
8 Towers, 1216 Units

PAYMENT PLAN
CLP, 25X4, 15:85

POSSESSION
December 2031

2030 EXPECTED
₹ 18,444/ Sq. Feet*

XIRR*
14%*
Calculations*


PLOT SIZE
7.23 Acres

HOMELoAN
Available



Disclaimer*

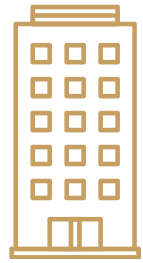
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Why TOI recommends?

Ideal for: Buyers seeking early entry into a large-format township with flexible configuration choices and a long-term horizon.



M3M Forestia West is part of a master-planned township ecosystem in the Manesar–NH-48 corridor. Large-scale planning, integrated amenities and phased development support gradual, sustained price discovery rather than short-term volatility.



At a launch price of ₹13,500 per sq ft, the project enters the market below stabilised township pricing in the corridor. This provides headroom for appreciation as infrastructure, occupancy and supporting commercial activity mature over the next 5–7 years.



With emphasis on open spaces, internal road widths and community amenities, Forestia West prioritises long-term livability, which typically supports stronger end-user demand and resale depth over time.

Recommended Configurations

BUY FOR END USE

3 BHK

BUY TO SELL

3 BHK

BUY TO RENT

3BHK



BHK	SUPER AREA	PRICE PER SQUARE FEET	PRICE
3BHK	1905	₹12,150*	₹2.31 Cr*
3BHK + Study	1910	₹12,150*	₹2.32 Cr*

M3M Forestia West offers intelligently designed 3 BHK and 3 BHK + Study residences, with spacious layouts starting from 1,905 sq.ft. Built for modern families, the homes balance functional design with comfortable proportions, making them suitable for both end-users and long-term investors. With pricing starting from ₹2.59 Cr onwards, the project positions itself as a premium yet competitively priced entry into the emerging Manesar growth corridor.

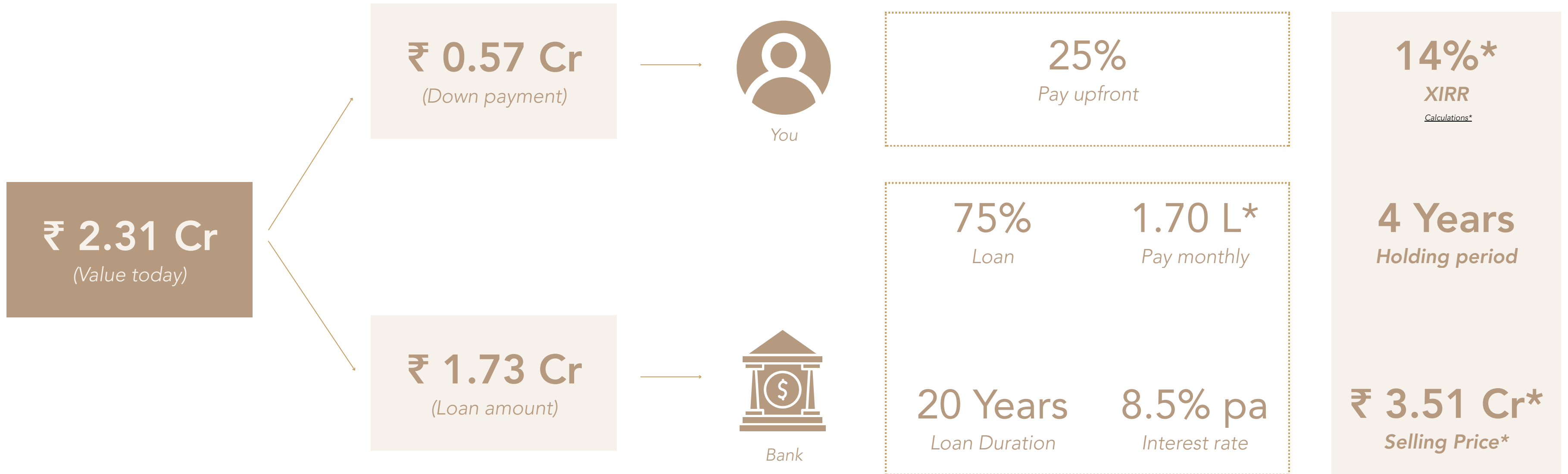
Payment Plans

PLAN TYPE	PAYMENT STRUCTURE	BEST FOR	INVESTMENT PROPOSITION
CLP	Payments linked to construction milestones	End-users & balanced investors	Lower interest outgo, reduced risk, payments aligned with project progress
25×4	25% at booking + 25% at defined milestones (4 tranches)	Investors with moderate liquidity	Faster equity build-up, better unit choice, higher early-stage appreciation
15:85	Special Plan	Investors seeking maximum leverage	Minimal upfront capital, highest IRR potential, capital remains free during construction

M3M Forestia's diversified payment structures (CLP, 25 × 4, and 15:85) provide flexibility for both end users and investors. CLP helps manage cash flows against construction progress, 25 × 4 accelerates equity capture and unit selection, and 15:85 maximizes leverage and returns with minimal upfront outlay.

Investment Highlights

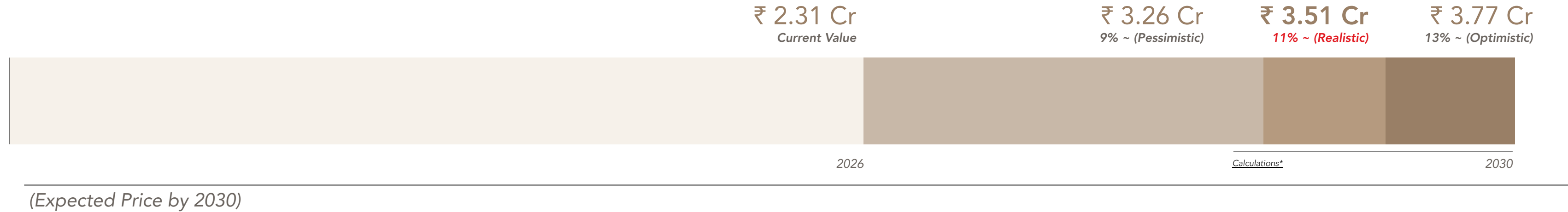
CALCULATED FOR A 3 BHK UNIT MEASURING 1,905 SQ. FT



With a 25% upfront investment, M3M Forestia West is projected to deliver a ~14%* true XIRR over a 4-year holding period, assuming a 11% price CAGR, reflecting balanced leverage and measured corridor growth.

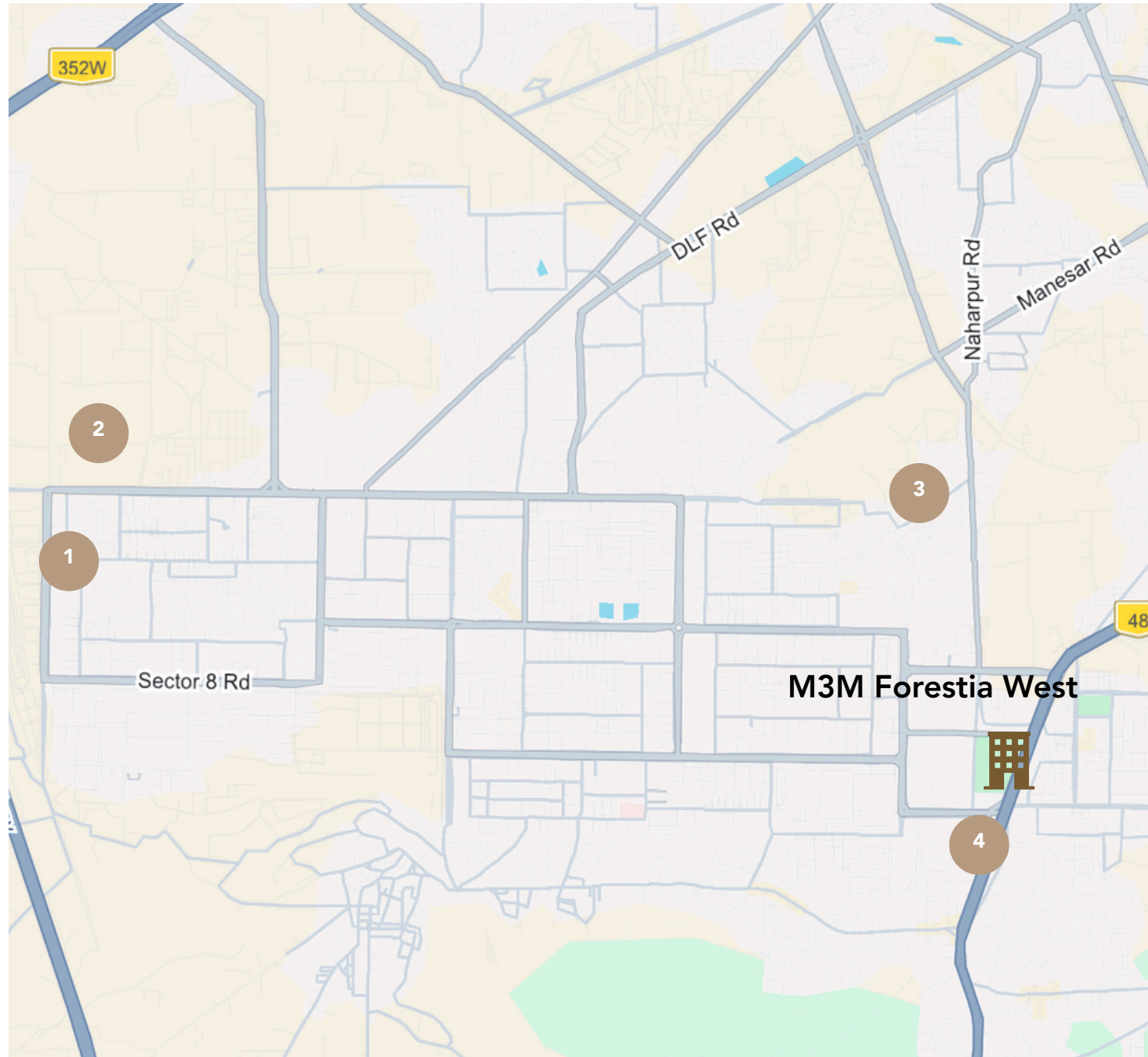
How your property could grow by 2031

CALCULATED FOR A 3 BHK UNIT MEASURING 1,905 SQ. FT



At a realistic 11% CAGR, M3M Forestia West's current value of ₹2.31 Cr is projected to grow to approximately ₹3.77 Cr over four years, reflecting steady appreciation driven by early-stage pricing and corridor development.

Nearby Projects



PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Forestia East (GIC)	2024-25	₹10,500 – ₹11,500	₹11,500 – ₹12,500
2 Smartworld Natures Court	2025-26	₹7,500 – ₹9,000	₹8,500 – ₹10,000
3 JMS The Majestic (Manesar)	2025	₹7,000 – ₹8,000	₹8,000 – ₹9,500
4 DLF Express Greens (Manesar)	2015-18	₹5,500 – ₹6,500	₹7,500 – ₹9,000
M3M Forestia West	2026	₹12,150	₹12,150

HISTORIC METRICS

8 - 12%*

Long-Term CAGR
(20 Years)

15 - 22%*

Recent YoY Price Growth
(5 Years)

80 - 120%*

Avg. Price Increase
(5 Years)

Manesar is transitioning into a structured residential micro-market led by large-scale township developments like M3M GIC. M3M Forestia West is positioned as a mid-premium product within this emerging ecosystem, offering higher growth potential but with lower maturity compared to established Gurgaon corridors.

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Similar Projects

Project	M3M Forestia West	Central Park Flower Valley	M3M Gurgaon International City	Smartworld Gems
Developer	M3M India	Central Park Group	M3M India	Smartworld Developers
Micromarket / Location	Sector 11, Manesar (NH-48)	Sohna Road / South Gurugram	GIC Township, Manesar	Sector 89, New Gurugram (NH-48 influence)
Total Area (acres)	7.23	~500+	~250+	~60
Launch Date	2024–25	2015–16 (phased)	2016–17	2020–21
Handover Timeline	Dec 2031 (Projected)	Delivered (multiple phases operational)	Delivered	Delivered / Near-complete
Launch Price (₹/sq ft)	₹12,150	₹5,000 – ₹6,000	₹7,500 – ₹8,500	₹9,800 – ₹11,000
Current Price (₹/sq ft)	₹12,150 (Launch)	₹22,000 – ₹25,000	₹14,000 – ₹16,000	₹15,000 – ₹17,500
CAGR Since Launch (%)	New Launch	~16–18%	~7–9%	~9–11%
Expected Price (₹/sq ft)	₹18,000+ (5–7 yrs)	₹28,000+	₹18,000+	₹20,000+
Clubhouse Size	~45,000 sq ft	~50,000+ sq ft (multiple facilities)	Multiple club facilities	~30,000 sq ft
Project Density (units/acre)	Medium	Low–Medium	Low–Medium	Medium–High
Ideal For	End users & long-term investors	End users & long-term investors	End users & investors	Investors & upgraders
Key USP / Highlights	New-phase township entry, brand-backed, early pricing	First-mover luxury township advantage in Sohna belt	Established mixed-use ecosystem	Faster delivery, higher liquidity

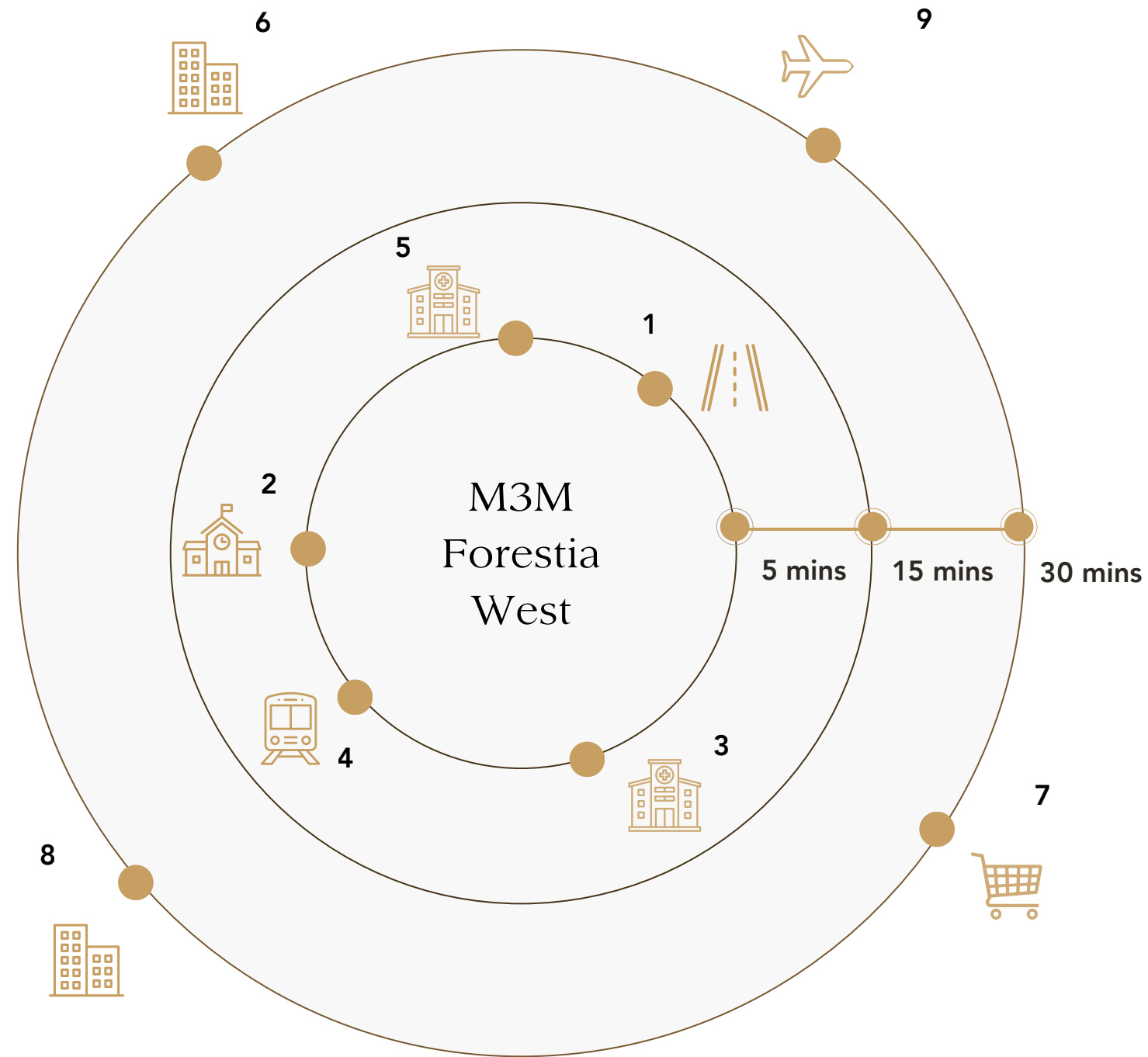
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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Facilities Nearby



1	NH-48 (Delhi-Jaipur Expressway)	0 Km
2	Ryan International School	0.34 Km
3	Medanta – The Medicity	1.8 Km
4	Millennium City Centre Metro	4.3 Km
5	Fortis Hospital, Gurugram	5 Km
6	Google Corporate Office	1 Km
7	Star Mall	2 Km
8	DLF Cyber City & Udyog Vihar	8 Km
9	IGI Airport (Indira Gandhi International)	18 Km



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Builder Profile



A rapidly-growing Indian real estate developer focused on luxury residential, commercial, retail and mixed-use projects across Gurgaon, Noida & Panipat.

Unit No. SB/C/5L/OFFICE/008, M3M Urbana, Sector-67, Gurugram-122102, Haryana

2007

ESTABLISHED
YEAR

3K+

ACRES OF
LAND BANK

50+

TOTAL PROJECTS
DELIVERED

30 M+

SQUARE FEET AREA
DEVELOPED

18+

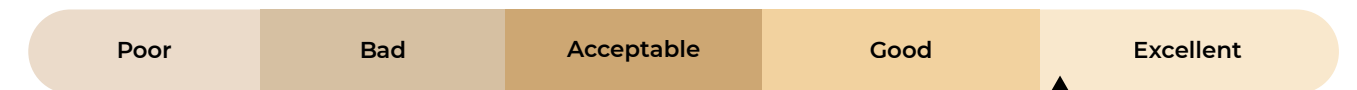
YEARS OF REAL
ESTATE LEGACY

Flagship Projects



Rating Matrix

Brand Equity



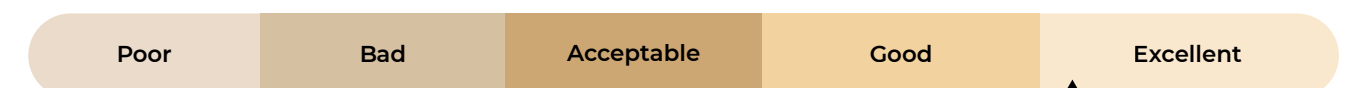
Delivery Record



Financial Strength



Project Quality



Pricing Power



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Project Scorecard

Parameter	Rating
Micromarket Growth Potential	★★★★☆
Project Scale & Planning	★★★★★
Pricing Competitiveness	★★★★☆
Club House	★★★★☆
Developer Track Record	★★★★★
Liquidity Outlook	★★★☆☆

M3M Forestia scores strongly on township scale, pricing discipline and long-term corridor growth potential. While Manesar is still transitioning into a mature residential destination, the project benefits from early-mover advantage and balanced risk-return characteristics.


Property Risk Matrix

Risk	Impact	Probability	Overall
Market cycle slowdown	Medium	Medium	Stable
Location Maturity Risk	Medium	Low	Strengthening
Execution & delivery risk	Low	Low	Contained
Rental demand maturity	Low	Medium	Developing
Developer & asset quality	Very low	Very low	Assured
Currency movement (for NRIs)	Low	Medium	Favourable
Opportunity Cost vs Core Gurugram	Medium	Medium	Balanced

M3M Forestia presents a balanced risk profile with limited structural concerns. Most risks relate to micro-market maturity and timing rather than asset quality or execution. With delivery visibility and township scale in place, downside risk remains contained within a medium-term holding horizon.

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Entry-level pricing within a growing NH-48 township corridor.



Availability of both 3 BHK and 4 BHK homes catering to varied buyer profiles.



Large-format master planning supporting long-term livability.



Phased development approach with scope for ecosystem-led appreciation.




Suitable for buyers with a 5+ year investment horizon.



Connect with us!

Consult Our Certified Industry Experts

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 300+ families guided to the right home.

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 ₹250+ Cr worth of homes advised & transacted.

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