Project Report

Includes

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

HARERA/GGM/1030/762/2026/02

Overview

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LAUNCH January 2026	CURRENT ₹ 10,900/ Sq. Feet*	CAGR 10-12%*	FEATURING 8 Towers, 1216 Units	PAYMENT PLAN 30:20:50
POSSESSION December 2031	2030 EXPECTED ₹ 16,547/ 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

Configurations

BHK	SUPER AREA	PRICE PER SQUARE FEET	PRICE
3BHK	1905	₹10,900*	₹2.07 Cr*
3BHK + Study	1910	₹10,900*	₹2.08 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

STAGE	PAYMENT (%)
Booking	10%
Within 90 Days	20%
15 Months	20%
33 Months	25%
48 Months	20%
Possession	5%

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

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

₹ 2.07 Cr
(Value today)

₹ 0.51 Cr
(Down payment)

You

25%
Pay upfront

₹ 1.55 Cr
(Loan amount)

Bank

75%
Loan

1.35 L*
Pay monthly

20 Years
Loan Duration

8.5% pa
Interest rate

14%*
XIRR
Calculations*

4 Years
Holding period

₹ 3.15 Cr*
Selling Price*

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.*

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How your property could grow by 2031

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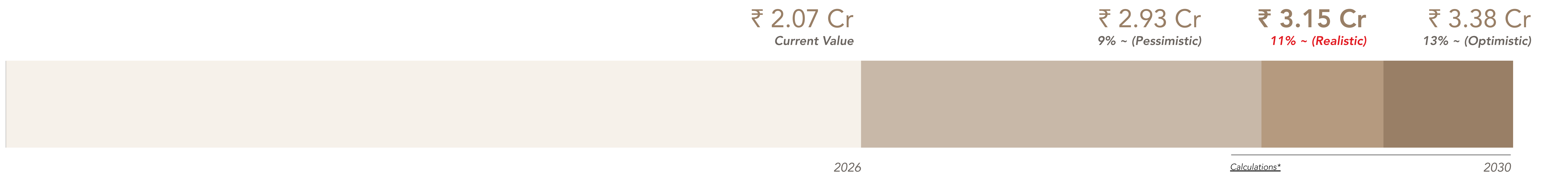
CALCULATED FOR A 3 BHK UNIT MEASURING 1,905 SQ. FT



(Expected Price by 2030)

₹ 2.07 Cr
(Current Value)

₹ 10,900 PSF
(Current Value)

11%*
TOI Realistic CAGR
4 Years
Calculations*

₹ 3.15 Cr*
(Realistic Value by 2031)

₹ 16,547 PSF*
(Realistic Value by 2031)

₹ 1.08 Cr*
Appreciation in 4 Years

*At a realistic **11% CAGR**, M3M Forestia West's current value of ₹2.07 Cr is projected to grow to approximately ₹3.15 Cr over four years, reflecting steady appreciation driven by early-stage pricing and corridor development.*

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Nearby Projects

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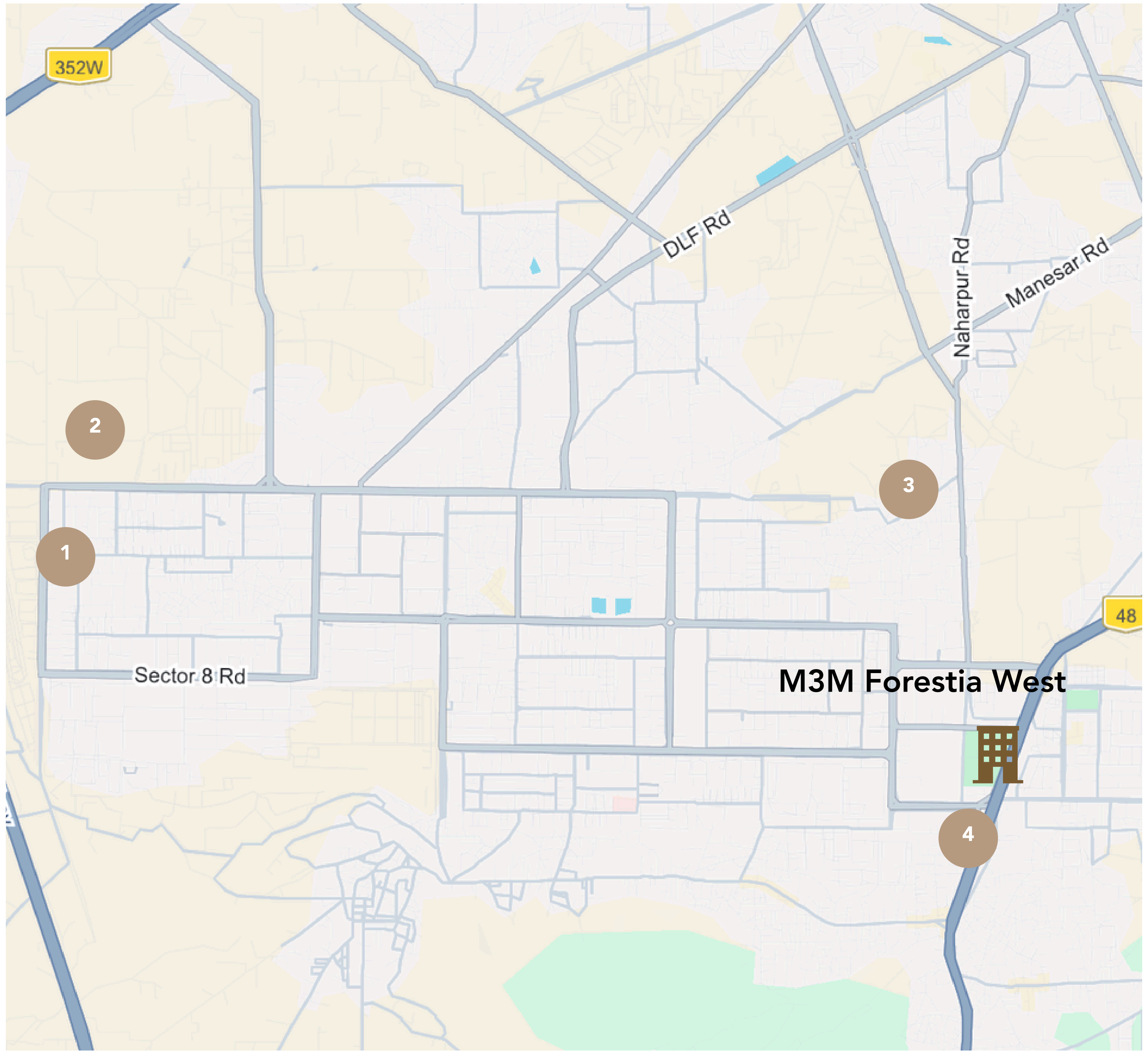

PROJECT NAME	LAUNCH YEAR	LAUNCH PRICE (₹/SQ FT)	CURRENT PRICE (₹/SQ FT)
1 M3M Forestia East (GIC)	2024–25	₹10,500 – ₹11,500	₹11,500 – ₹12,500
2 Smartworld Natures Court	2025–26	₹7,500 – ₹9,000	₹8,500 – ₹10,000
3 JMS The Majestic (Manesar)	2025	₹7,000 – ₹8,000	₹8,000 – ₹9,500
4 DLF Express Greens (Manesar)	2015–18	₹5,500 – ₹6,500	₹7,500 – ₹9,000
M3M Forestia West	**2026**	**₹10,900**	**₹10,900**

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.

Disclaimer*

Similar Projects

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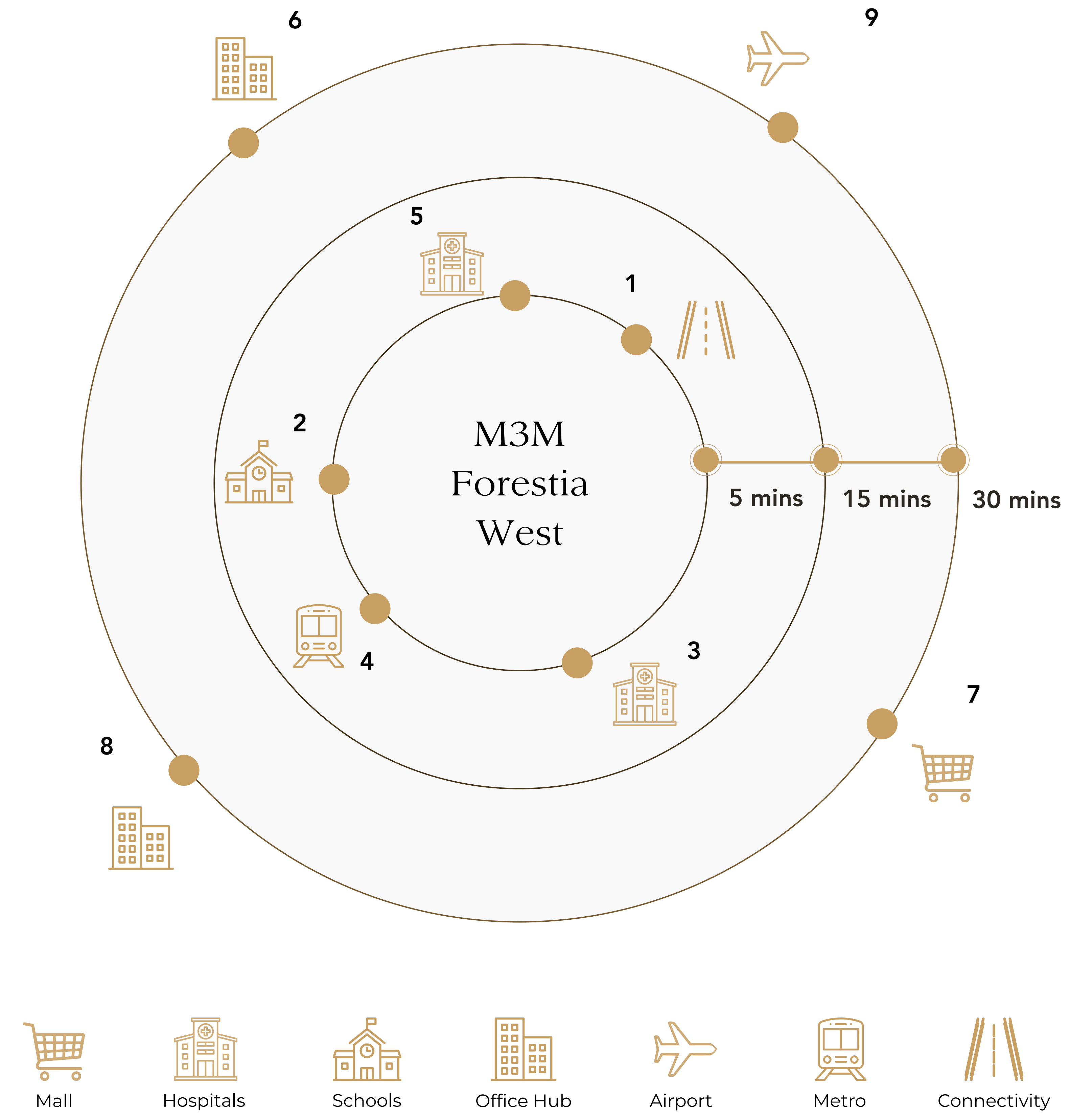
Project	M3M Forestia West	Central Park Flower Valley	M3M Gurgaon International City	Smartworld Gems
Developer	*M3M India*	Central Park Group	M3M India	Smartworld Developers
Micromarket / Location	*Sector 11, Manesar (NH-48)*	Sohna Road / South Gurugram	GIC Township, Manesar	Sector 89, New Gurugram (NH-48 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)	*₹10,900*	₹5,000 – ₹6,000	₹7,500 – ₹8,500	₹9,800 – ₹11,000
Current Price (₹/sq ft)	*₹10,900*	₹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)	*₹16,547*	₹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.

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

Builder Profile

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

2007	3K+	50+	30 M+	18+
ESTABLISHED YEAR	ACRES OF LAND BANK	TOTAL PROJECTS DELIVERED	SQUARE FEET AREA DEVELOPED	YEARS OF REAL ESTATE LEGACY

Flagship Projects

M3M golfestate – Finest Golf Resort Living

GIC – Gurgaon International City

M3M IFC 2 – M3M International Financial Center

M3M Route65 – Sector 65, Gurugram

M3M The Cullinan

M3M Crown – Luxury Residences

Rating Matrix

Brand Equity	Poor	Bad	Acceptable	Good	Excellent
Delivery Record	Poor	Bad	Acceptable	Good	Excellent
Financial Strength	Poor	Bad	Acceptable	Good	Excellent
Project Quality	Poor	Bad	Acceptable	Good	Excellent
Pricing Power	Poor	Bad	Acceptable	Good	Excellent

Project Scorecard

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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.

Strengths

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.

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MASTER PLAN

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