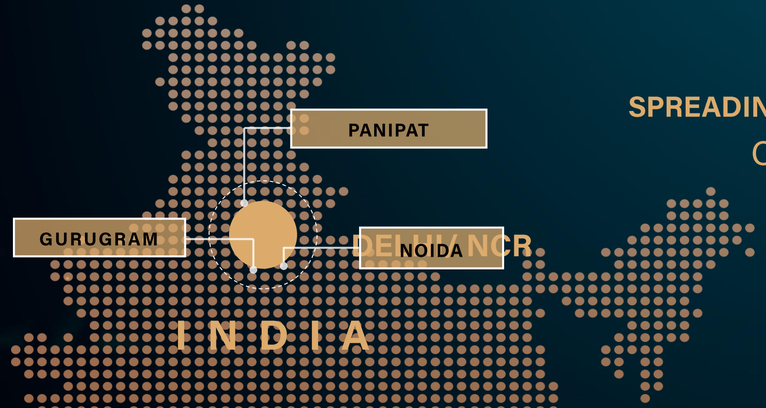

THE
EXPERIENCE
XTRAORDINAIRE

A JOURNEY OF LITTLE MORE **THAN A DECADE**



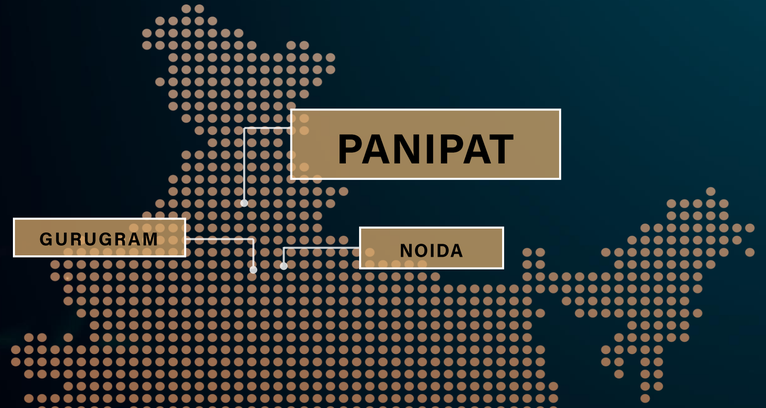
A JOURNEY OF **GROWTH** AND **MILESTONES**

2 CR SQ FT	**4** CR SQ FT	**3000** ACRES	**52** ICONIC PROJECTS	**2** **LAKHS+**
OF AREA **DELIVERED**	OF AREA **UNDER CONSTRUCTION**	OF PRIME **LAND BANK**	**PORTFOLIO**	**SATISFIED** CUSTOMERS



SPREADING OUR WINGS ACROSS INDIA

COMING SOON IN.. **DELHI & OTHER CITIES**



BEFORE COMING TO NOIDA

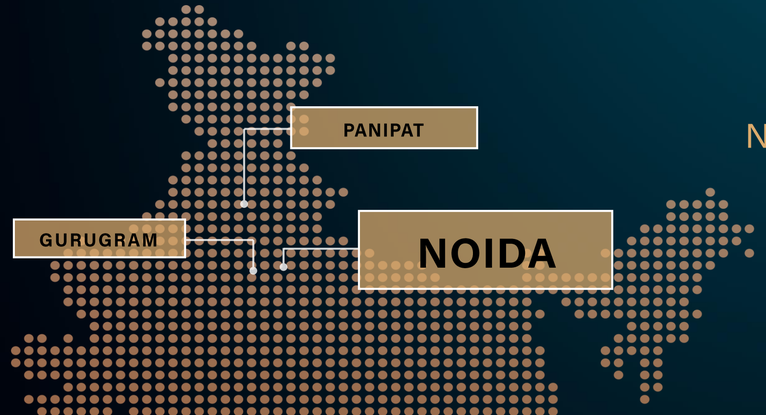
LET'S TALK ABOUT **PANIPAT**

M3M

CITY OF DREAMS

CREATING THE LARGEST
LIFESTYLE ADDRESS OF PANIPAT



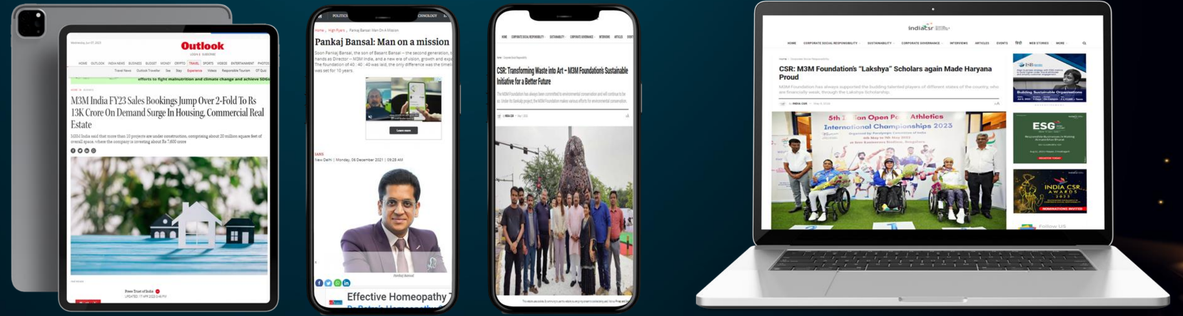


NOW LET'S TALK ABOUT

THE FINEST DEVELOPMENTS OF NOIDA


M3M MAKES A **BIG BANG ENTRY** IN **NOIDA**
WITH A VISION TO CURATE A LIFESTYLE
INDIA HAS NEVER WITNESSED BEFORE
INSPIRED BY **THE BEST IN THE WORLD**

AN INVESTMENT OF **7,500** CRs.

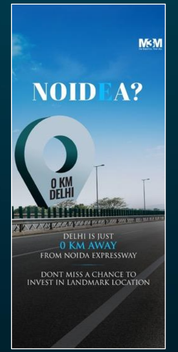


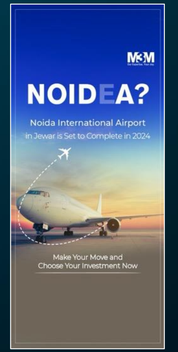
Source: Outlook India | The Newsmen | India CSR | ANI News | Times of India

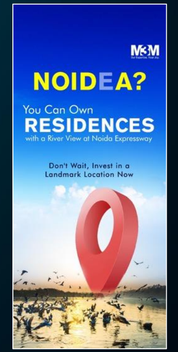
NOIDEA

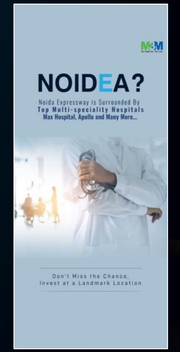
CREATED RIPPLES











LAUNCHED ONE OF A KIND PROJECT **THAT INDIA HAD NEVER SEEN**

PRESENTING



CULLINAN

WORLD'S LARGEST UNCUT DIAMOND



9 DIAMONDS CUT OUT FROM THIS SINGLE PIECE
TODAY ARE PART OF **THE BRITISH ROYAL COLLECTION**

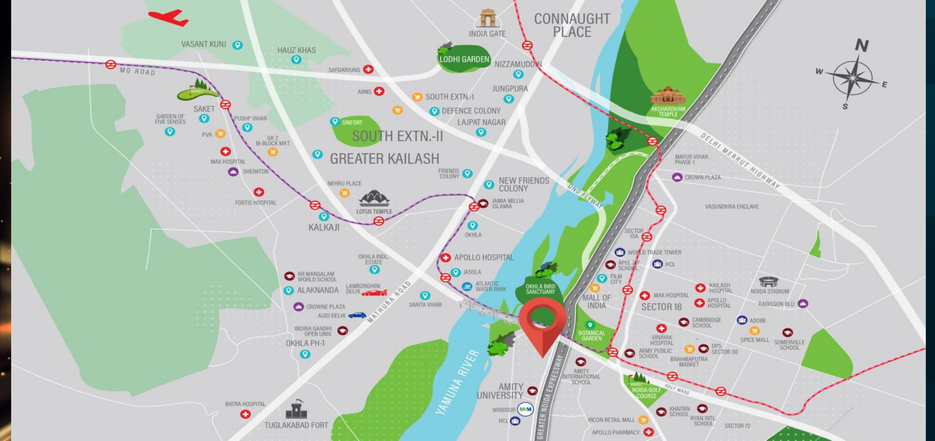
M3M

THE CULLINAN

EVERYTHING IMAGINED

THE MOST **ELITE ADDRESS** OF **INDIA**





AT THE MOST **PREMIUM LOCATION**

DELHI	AIRPORT	SOUTH DELHI	CONNAUGHT PLACE
0 MIN	45 MIN	15 MIN	30 MIN


BARBEQUE & BON FIRE AREAS
LIBRARY/ STUDY CENTRES
SEPARATE WOMEN POOL
MINI THEATRE
SEPARATE KIDS POOL
LARGE GREEN ZONE
FREE SHUTTLE TO NEAREST METRO STATION
EASY RENTAL PORTAL
CHILDCARE SERVICES
JUICE BAR
SMART APP FOR FACILITIES
CLUB HOUSE
WATER QUALITY MONITORING
SWIMMING POOL
ELECTRIC VEHICLE CHARGING STATION
YOGA/ MEDITATION CENTRE
CYCLING TRACK
SPORTS ZONES
URBAN FARMING AREA
WATER EFFICIENT SANITARY FIXTURES
SPA CENTRE
SENIOR CITIZEN LOUNGE
SMART ELDER MONITORING & ALERT SYSTEMS
RAIN GARDEN
UBER/ OLA APP BASED MOBILITY STATIONS
3-TIER SECURITY
BADMINTON COURT
SOLAR STREET LIGHTING
BUS STOPS
LOW U-VALUE GLASS FACADE
BIO FILTERATION
AMPHITHEATRE
TREE SHADED WALKWAYS
GOLF SIMULATION
FURNISHED MULTIPLE PURPOSE SPACES
COATED NON-TOXIC PAINTS & FINISHES
AUTOMATIC ENERGY SAVING SYSTEMS
CABANAS IN LANDSCAPES
24X7 UNINTERRUPTED POWER SUPPLY
PRIVATE HOME CLUB
SMART VISITOR MONITORING SYSTEM
PARTY EVENTS LAWN
GREY WATER COLLECTION & DISTRIBUTION
KIDS ACTIVITY ZONE
ELECTRONIC KEY MANAGEMENT
VIEWING DECKS
BIM BASED FACILITY MANAGEMENT
24X7 PHARMACY
INTRUDER ALARM SYSTEM
SOLAR PARKING SHADES
SOLAR WATER HEATERS
SAFE PICKUP POINTS FOR CHILDREN
DEDICATED BUS BAYS
CIGAR LOUNGE
FOOD WASTE COMPOST
PIPED NATURAL GAS SUPPLY WITH GAS BANKS
GAZEBO SEATING
OUTDOOR GYMS
POOL/ BILLIARDS TABLE
EXPERIENCE THE EXCEPTIONAL!
HERE, LUXURY ISN'T JUST ABOUT THE
4 WALLS
BASKETBALL COURTS
WIRELESS DOOR SECURITY
LOUNGE BAR
BARBEQUE & BON FIRE AREAS
LIBRARY/ STUDY CENTRES
SEPARATE WOMEN POOL
MINI THEATRE
SEPARATE KIDS POOL
WIRELESS DOOR SECURITY
LOUNGE BAR
ROOFTOP LOUNGE
CAR WASH
ROCK CLIMBING WALL
HEALTH CENTRE
FREE SHUTTLE TO NEAREST METRO STATION
EASY RENTAL PORTAL
CHILDCARE SERVICES
JUICE BAR
SMART APP FOR FACILITIES
CAR WASH
ROCK CLIMBING WALL
HEALTH CENTRE
SMART CARD ACCESS
THEME BASED GARDENS
WATER QUALITY MONITORING
SWIMMING POOL
ELECTRIC VEHICLE CHARGING STATION
YOGA/ MEDITATION CENTRE
KEYLESS ENTRY SYSTEM
SMART CARD ACCESS
THEME BASED GARDENS
VET CLINIC
CLUB HOUSE
SPORTS ZONES
SPA CENTRE
SENIOR CITIZEN LOUNGE
KEYLESS ENTRY SYSTEM
VET CLINIC
CLUB HOUSE
THEME BASED GARDENS
SMART ELDER MONITORING & ALERT
3-TIER SECURITY
LARGE GREEN ZONE
THEME BASED GARDENS
INTERNATIONAL SCHOOL
MUSIC ROOM
PUBLIC RESTROOMS
LOW U-VALUE GLASS FACADE
BASKETBALL COURTS
24X7 CONVENIENCE STORES
MUSIC ROOM
INTERNATIONAL SCHOOL
VOLLEYBALL COURT
GOLF SIMULATION
24X7 PHARMACY
SENIOR CITIZEN ZONE
BIRD'S CORNER
ROOFTOP LOUNGE
JOGGING TRACK
BANK & ATMs
SELF CLEANING PAINTS
BIRD'S CORNER
SMART PUBLIC AREA LIGHTING
LPG GAS PIPELINE PROVISION
STORAGE AREAS
DRIP IRRIGATION NETWORK
24X7 POTABLE WATER
INTRUDER ALARM SYSTEM
SOLAR PARKING SHADES
SOLAR WATER HEATERS
SAFE PICKUP POINTS FOR CHILDREN
GREEN ROOF RAINWATER & COLLECTION SYSTEM
DAYCARE AND DAY CARE
CIGAR LOUNGE
FOOD WASTE COMPOST
PIPED NATURAL GAS SUPPLY WITH GAS BANKS
GAZEBO SEATING
OUTDOOR GYMS
101
AMENITIES

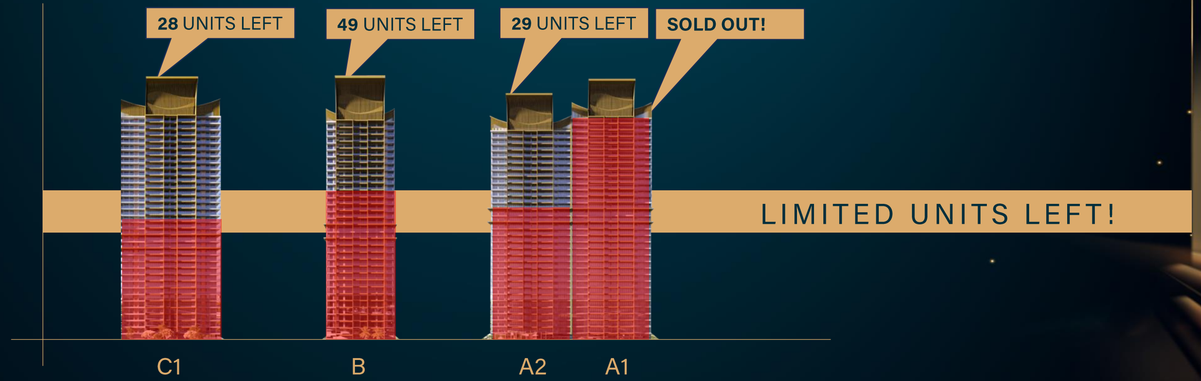
PRESENTING

THE **EPIT** **ME** OF LUXURY

THE CULLINAN **SKY CLUB**

70 FT. ABOVE THE GROUND

INVENTORY **STATUS**

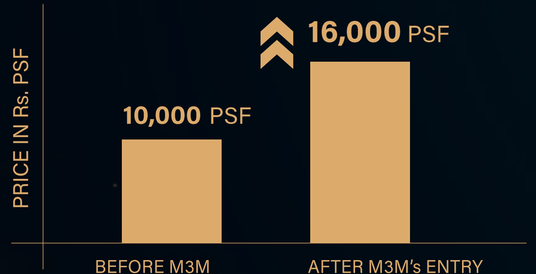


WE ARE **COMMITTED TO YOU**

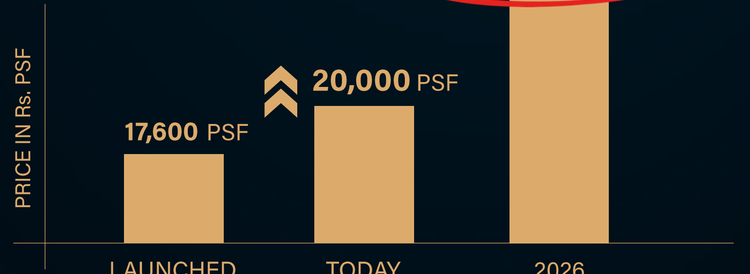


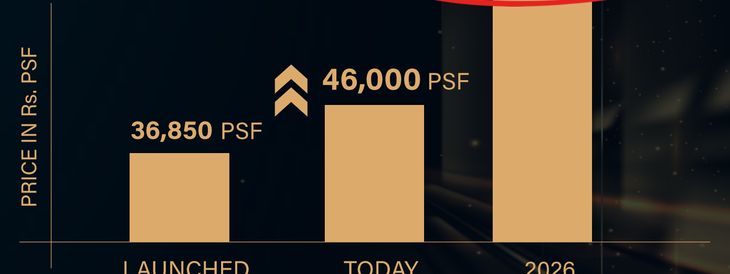
PRICE
APPRECIATION

NOIDA MARKET



M3M **THE CULLINAN**





M3M
THE CULLINAN
EVERYTHING IMAGINED

PRICING AND PAYMENT PLANS

M3M
THE CULLINAN
EVERYTHING IMAGINED

CURRENT PRICE **21,000** PER SQ FT

M3M THE CULLINAN
EVERYTHING IMAGINED

PAYMENT PLAN

25	25	25	25
ON BOOKING	ON COMPLETION OF 15TH FLOOR	ON COMPLETION OF SUPER STRUCTURE	NEAR POSSESSION


M3M
THE CULLINAN
EVERYTHING IMAGINED
MASTERSTROKE
PROPOSITIONS

M3M
THE CULLINAN
EVERYTHING IMAGINED

MASTERSTROKE-1

SWIPE **DISCOUNT**
UPTO Rs. **500** PSF

MASTERSTROKE-2

PAY **10%** GET DISCOUNT
OF Rs. **510** PSF

MASTERSTROKE-3

CLUB, 2 CAR PARKS
& 50% PLC WAIVED
Rs. **910** PSF*

TOTAL SAVINGS
Rs. **82,84,800**/-
(Rs 1920 x 4315 sq ft)

M3M
THE CULLINAN
EVERYTHING IMAGINED

INTRODUCING **SPECIAL PAYMENT PLAN**

SUBVENTION PLAN	20	80

M3M
THE CULLINAN
EVERYTHING IMAGINED

ON SPOT OFFER
FOR CUSTOMERS





PRESENTING

M3M

THE CULLINAN AVENUE

LUXURY **BOUTIQUE** RETAIL



M3M
THE CULLINAN
AVENUE

PRICING AND PAYMENT PLANS

M3M THE CULLINAN AVENUE

PRICING (BSP IN Rs. PER SQ. FT.)

LGF	GF (DOUBLE HEIGHT)	GF	FF	SF	TF
42,000	58,000	49,000	35,000	32,000	28,500

PLC & OTHER CHARGES AS APPLICABLE

M3M THE CULLINAN AVENUE

PAYMENT PLAN

40	30	30

ONLY FOR **LGF**

ON BOOKING	ON COMPLETION OF SUPER STRUCTURE	NEAR POSSESSION
40	00	60

M3M THE CULLINAN AVENUE

MASTERSTROKE PROPOSITIONS

M3M THE CULLINAN AVENUE

MASTERSTROKE-1

AREA **DISCOUNT**
UPTO **1.5x***

500-999 SQ FT – **1**x | >1000 – **1.5**x
CAPPING AT Rs. 2500 PSF

MASTERSTROKE-2

12% RENTALS

MASTERSTROKE-3

LEASE GUARANTEE
3 YRS

MASTERSTROKE-4

SWIPE DISCOUNT
2 LACS*

M3M THE CULLINAN AVENUE

PRESENTING **DOUBLE DHAMAKA** OFFER..

M3M THE CULLINAN AVENUE

FOR **LGF** UNITS

MARKET **FIRST**

GET BENEFIT OF **DOUBLE LEASE***

LEASE GUARANTEE FROM M3M

RENTALS **FROM TENANT**

M3M THE CULLINAN AVENUE

ON SPOT OFFER
FOR **CUSTOMERS**

SALE VALUE (TCV)	SPOT INCENTIVE
50 – 99 LACS	**5** GMS **GOLD**
1.00 – 2.49 CR	**10** GMS **GOLD**
2.50 – 4.99 CR	IPHONE 15 PRO
> 5.00 CR	IPHONE 15 PRO MAX

M3M THE CULLINAN AVENUE

LEASING @ THE CULLINAN

PRESENTING: THE **M3M OWNED** ASSETS

100%
OWNED BY
M3M

OFFICE

LEASING @**150**/- PSF





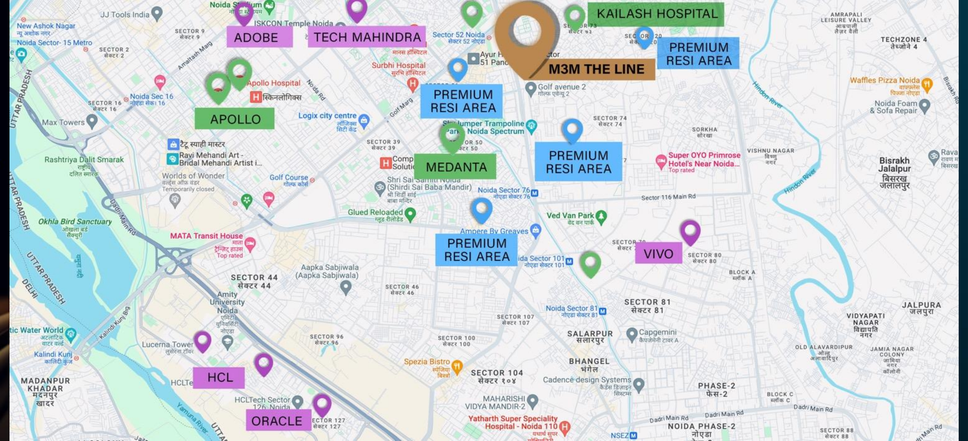
EMPORIUM

LEASING @**400**/- PSF

WHILE THIS WAS OUR 1ST OFFERING IN NOIDA

TODAY WE HAVE **SOMETHING VERY SPECIAL**
IN COMMERCIAL SEGMENT


AT AN **UNMATCHED** LOCATION



WITH **EVERYTHING** IMAGINABLE **AROUND YOU**

- LOCATED ON LINK ROAD
- CENTRALLY LOCATED
- PROXIMITY TO MEDICAL HUB - MEDANTA | FORTIS | APOLLO | MAX
- PROXIMITY TO MAJOR CORPORATES - HCL | ORACLE | TECH MAHINDRA | GENPACT & MANY MORE
- WALKABLE DISTANCE TO METRO STATION


PRESENTING..

M&M THE LINE

LUXURY HI-STREET RETAIL
& PENTSUITES



BY WORLD-RENOWNED
DESIGN PARTNER

DPA
DP ARCHITECTS

M&M THE LINE



- DOUBLE HEIGHT STORES AT GROUND LEVEL
- ANCHOR STORES AT THREE LEVELS
- HYPERMARKET AT LOWER GROUND FLOOR
- ~1000 FT FRONTAGE
- 3-SIDE OPEN PLAN – AN ARCHITECTURAL BRILLIANCE

M&M THE LINE AVENUE

DESIGNED TO SPOIL YOU FOR CHOICES

FRONT FAÇADE ENHANCES
VISIBILITY & ATTRACTIVENESS





M&M THE LINE AVENUE

A VISUALLY APPEALING AND
DYNAMIC SHOPPING EXPERIENCE







PRICING AND PAYMENT PLANS

M&M THE LINE AVENUE

LAUNCH BSP (IN Rs. PER SQ. FT.)

LGF	GF	FF	SF	TF	FOOD COURT & RESTAURANTS
35,000	47,000	35,000	29,000	25,000	27,000

VALID TILL
31 DEC 23

PLC & OTHER CHARGES AS APPLICABLE

M&M THE LINE AVENUE

PAYMENT PLAN

50	25	25
ON BOOKING	ON COMPLETION OF SUPER STRUCTURE	NEAR POSSESSION


M&M
THE
LINE
AVENUE
MASTERSTROKE
PROPOSITIONS

M&M THE LINE AVENUE

MASTERSTROKE-1

INAUGURAL **DISCOUNT**
1,000/- PSF

MASTERSTROKE-2

AREA **DISCOUNT**
UPTO **1.5x**#

500-999 SQ FT – **1**x | >1000 – **1.5**x
CAPPING AT Rs. 2000 PSF

MASTERSTROKE-3

12% RENTALS

MASTERSTROKE-4

LEASE GUARANTEE
2 YRS

VALID TILL
17 DEC 23

AREA DISCOUNT NOT APPLICABLE ON FOOD COURT


M&M
THE
LINE
AVENUE
SUPER MASTERSTROKE
RENTALS
12%
14%
VALID JUST
FOR NEXT
24 HRS

M&M THE LINE AVENUE

ILLUSTRATION:

BASED ON **GF** UNIT

AREA	**1,000** SQ FT
PRICE	**47,000** PER SQ FT ✗
SALES VALUE	**4.7** CRs.
PAY NOW	**2.35** CRs.
ON SUPER STRUCTURE#	**1.18** CRs.
ON POSSESSION	**1.18** CRs.
PRICE	**28,200** PER SQ FT ✓

MASTERSTROKES	EARNINGS
MS-1: INAUGURAL DISCOUNT @ **1000** PSF	**10** LACS
MS-2: AREA DISCOUNT	**15** LACS
MS-3: **12**% RENTALS (FOR 3 YEARS)	**93.45** LACS
MS-4: RENTALS FOR 2 YRS (225/-PSF)	**54** LACS
SUPER MASTERSTROKE: ADDITIONAL 2% RENTALS	**15.58** LACS
TOTAL EARNINGS	**1.88** CR
NET EFFECTIVE PRICE: **4.70** CR ✗	**2.82** CR ✓

NOW ANNOUNCING:



M3M THE LINE

PENTSUITES



- LAUNCHING 250 + LIMITED EDITION PENTSUITES
- 15 FLOORS OF LUXURIOUS SUITES STARTING FROM 7th FLOOR
- LARGE LIVING ROOM, BEDROOM, PANTRY AND SPACIOUS BALCONY
- EXQUISITELY FULLY FINISHED WITH WORLD-CLASS AMENITIES AND CONCIERGE SERVICE

M3M THE LINE

PENTSUITES

A **GRANDEUR** BEYOND IMAGINATION

- DEDICATED DROP-OFF
- DOUBLE HEIGHT ARRIVAL LOBBY
- DEDICATED PARKING





M&M THE LINE

PENTSUITES



ROOFTOP DINING



POOLSIDE CAFE



PRICING AND PAYMENT PLANS

M3M THE LINE
PENTSUITES

LAUNCH BSP

16,000 PER SQ FT

VALID TILL
31 DEC 23

M3M THE LINE PENTSUITES

PAYMENT PLAN

50	25	25
ON BOOKING	ON COMPLETION OF SUPER STRUCTURE	NEAR POSSESSION


M&M
THE
LINE
PENTSUITES
MASTERSTROKE
PROPOSITIONS

M3M THE LINE
PENTSUITES

MASTERSTROKE-1

INAUGURAL
DISCOUNT
1,000 PSF

MASTERSTROKE-2

50% AREA DISCOUNT
Rs. **432** PSF

MASTERSTROKE-3

2 YR LEASE GUARANTEE
POST POSSESSION
Rs. **75** PSF*

TOTAL SAVINGS
Rs. **27,95,680**/-

* CALCULATION BASED ON 865 SQ FT SUITE

M3M THE LINE

PENTSUITES

ILLUSTRATION:

BASED ON **865** SQ FT

AREA	**865** SQ FT
PRICE	**16,000** PSF ✗
SALES VALUE	**1.38** CRs.
PRICE	**12,225** PSF ✓

MASTERSTROKES	EARNINGS
MS-1: INAUGURAL DISCOUNT (1000/-PSF)	**8.65** LACS
MS-2: 50% AREA DISCOUNT (432/- X 865 SQ FT)	**3.74** LACS
MS-3: 2 YEAR LEASE GUARANTEE (75/- X 24 X 865 SQ FT)	**15.57** LACS
MS-2: SUPER MASTERSTROKE	**3.74** LACS
TOTAL EARNINGS	**31.70** LACS
NET EFFECTIVE PRICE: **1.38** CR ✗	**1.06** CR ✓

PLC & OTHER CHARGES EXTRA, AS APPLICABLE

M&M THE LINE AVENUE

M&M THE LINE PENTSUITES

ON SPOT OFFER
FOR **CUSTOMERS**

SALE VALUE (TCV)	SPOT INCENTIVE
50 – 99 LACS	**5** GMS **GOLD**
1.00 – 2.49 CR	**10** GMS **GOLD**
2.50 – 4.99 CR	IPHONE 15 PRO
> 5.00 CR	IPHONE 15 PRO MAX


THE EXPERIENCE
XTRAORDINAIRE
DON'T MISS THIS GOLDEN OPPORTUNITY