

M3M

Our Expertise. Your Joy.



UPRERAPRJ442214 | WWW.UP-RERA.IN/PROJECTS

LAVISH BUILDMART PVT. LTD. | WWW.M3MINDIA.COM

COLLECTION A/C OF THE PROJECT: LAVISH BUILDMART PVT. LTD.-COLLECTION ACCOUNT FOR M3M THE CULLINAN* ICICI BANK HAVING FSC CODE ICIC0000031 ACCOUNT NO. 777705560045



● PANIPAT

Emerged as one of the Top
Developer in India

● GURUGRAM

● NOIDA

**SPREADING OUR WINGS
ACROSS INDIA**

*Coming Soon in.. Delhi & Other
Cities*

TRANSFORMING THE SKYLINE OF INDIA

—————A Journey of More Than a Decade—————



MILESTONES OVER A DECADE

54

ICONIC PROJECTS*

Portfolio

2+

LAKHS*

**Satisfied
Customers**

3+

CR SQ FT*

**Of Area
Delivered**

4+

CR SQ FT*

**Of Area Under
Construction**

3000+

ACRES*

**Of Prime
Land Bank**

26* COMMERCIAL PROJECTS

COMPLETED PROJECTS - 16



UNDER CONSTRUCTION PROJECTS - 8



NOIDA LAUNCHES - 2



27 RESIDENTIAL PROJECTS

COMPLETED PROJECTS - 16



UNDER CONSTRUCTION PROJECTS - 5



LUXURY BOUTIQUE FLOORS - 2

NEW LAUNCHES - 4



OUR PROMISE OF

**TIMELY
DELIVERY**



**SUPERIOR
QUALITY**

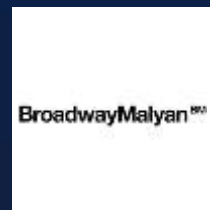
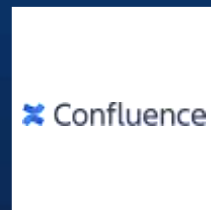


**PRICE
APPRECIATION**

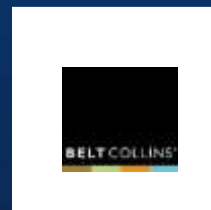


KEY PARTNERS WITH US..

ARCHITECTS



LANDSCAPE



CONSTRUCTION



KEY PARTNERS WITH US

CONSULTING PARTNERS



EQUIPMENTS



INTERIOR DESIGN



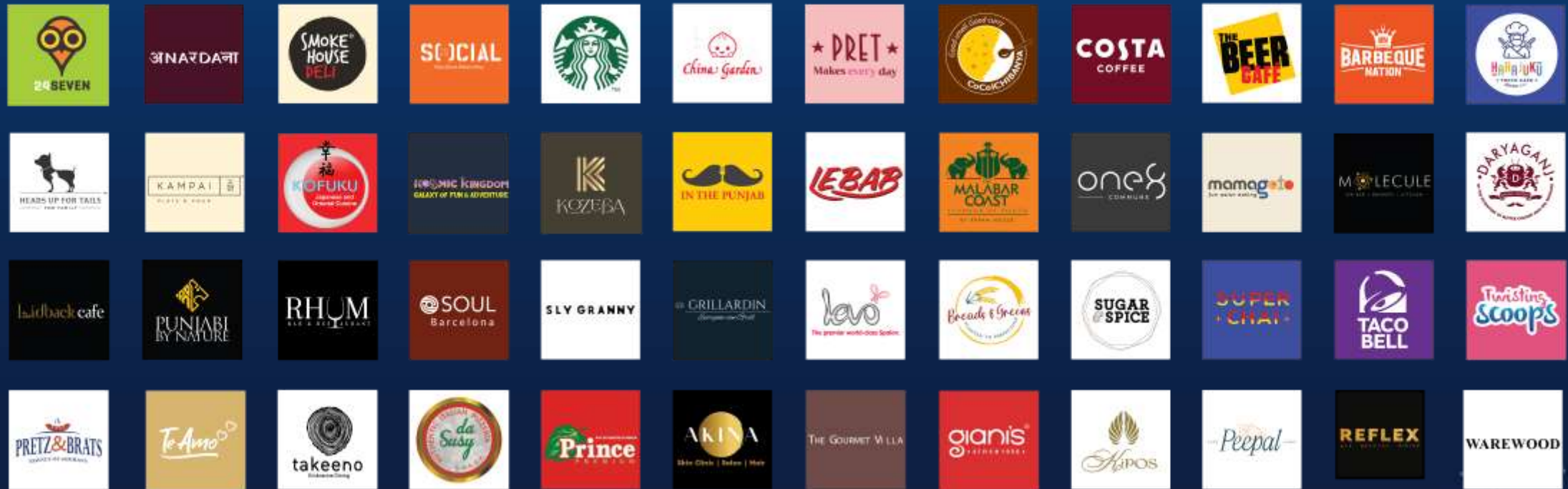
STRUCTURAL CONSULTANTS



GOLF COURSE DESIGN

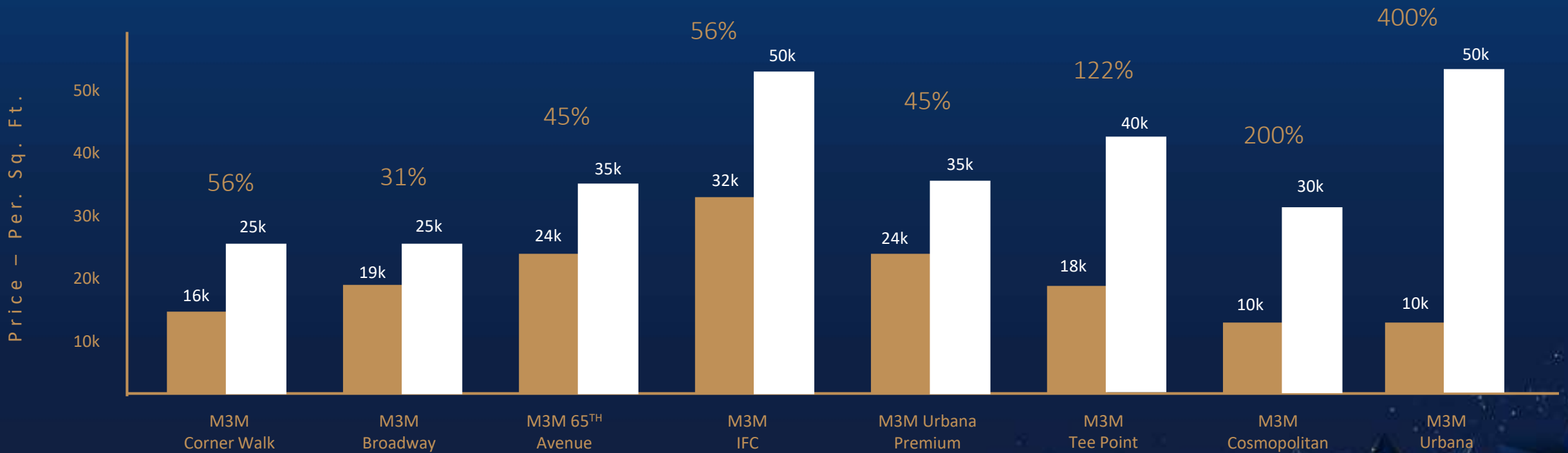


FINEST LEASING BRANDS ON BOARD



AND MANY MORE...

Chequered history of Price Appreciations (Commercial Developments)



An aerial night view of a city, likely Noida, India. The foreground shows a large construction site with a curved concrete structure and a parking lot filled with cars. The middle ground features a multi-lane highway with light trails from traffic. The background is a dense urban area with numerous lit-up buildings and skyscrapers under a dark sky. The overall scene is illuminated by city lights, creating a vibrant blue and yellow color palette.

NOIDA

AT A GLANCE

FACTORS CONTRIBUTING TO THE **GROWTH OF NOIDA**



**Jewar
International
Airport**



**Multiple
Expressway
Access**



**Seamlessly
Linked To
Delhi**



**India's
IT, ITES & MNC
Hub**



**UP's
Commercial
Capital**



**NCR's
Industrial
Centre**



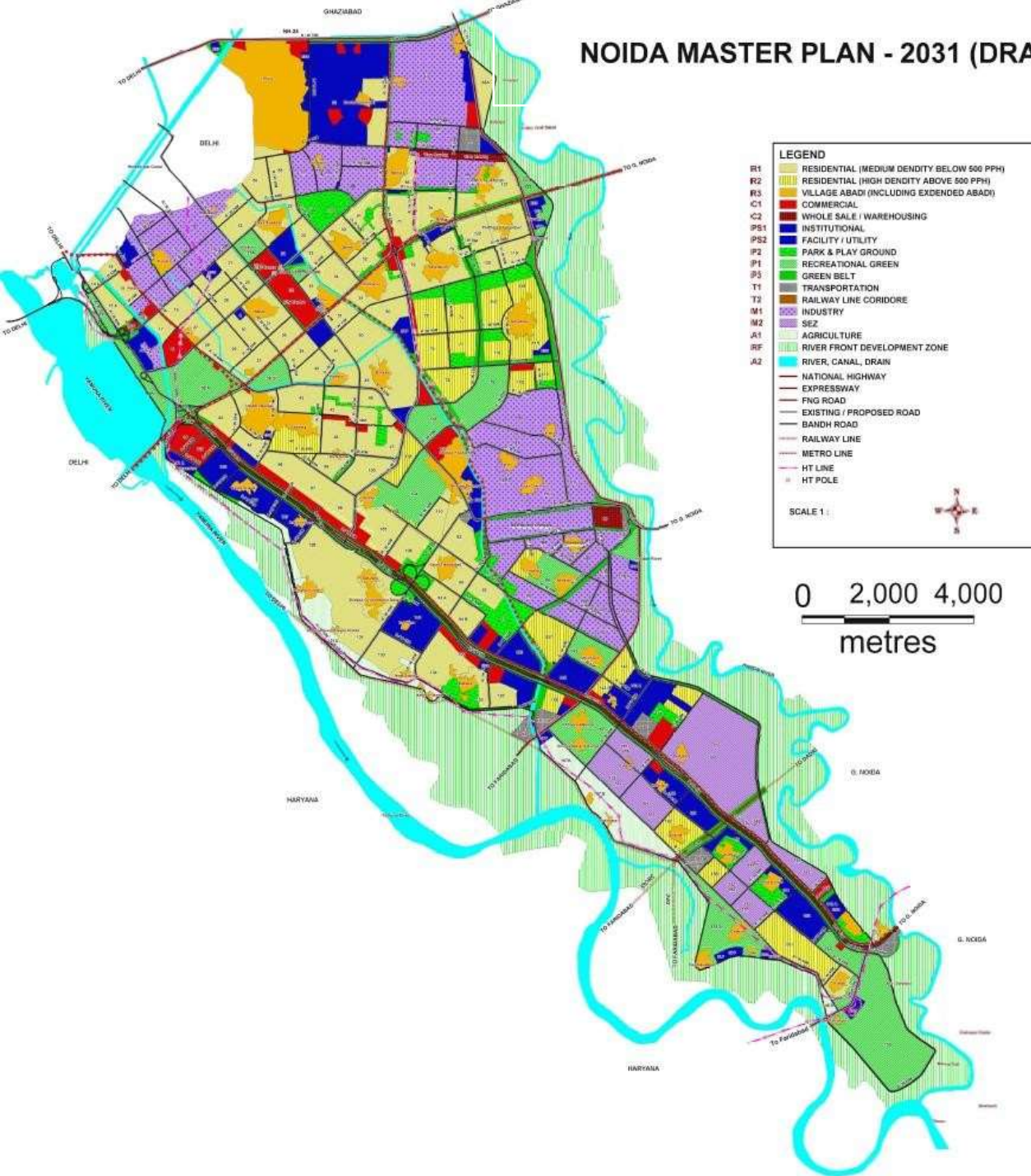
WELCOME TO NOIDA

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***

NOIDA MASTER PLAN - 2031 (DRAFT)



LIMITED SUPPLY OF
COMMERCIAL LAND (3.8%)
IS LIKELY TO DRIVE HUGE
FOOTFALLS / DEMAND

Sr. No.	Proposed Land use	Area (Hectare)	%age
1	Residential	5722.14	37.45
2	Commercial	581.33	3.80
3	Industrial	2806.52	18.37
4	Public & Semi-public Facilities	1357.97	8.89
5	Transportation	1942.15	12.71
6	Recreational	2432.82	15.92
7	Agriculture	332.47	2.18
8	Water Body	104.50	0.68
	Total	15279.90	100.00

An active and living interface between interior & exterior environment

UNMATCHED LOCATIONS



SECTOR

94

NOIDA

SECTOR

72

NOIDA

SECTOR

94

NOIDA

UNMATCHED
LOCATION



DELHI

0
KMS



South Delhi

Central Delhi

Faridabad

YAMUNA RIVER

GREATER NOIDA

OUT HIGHWAY

- NEHRU PLACE
- LOTUS TEMPLE
- KALKAJI
- FRIENDS COLONY
- NEW FRIENDS COLONY
- JAMIA MILLIA ISLAMIA
- OKHLA
- APOLLO HOSPITAL
- JASOLA
- ATLANTIC WATER PARK
- OKHLA BIRD SANCTUARY
- OKHLA INDL ESTATE
- KR MANGALAM WORLD SCHOOL
- ALAKNANDA
- LAMBORGHINI DELHI
- SARITA VIHAR
- CROWNE PLAZA
- AUDI DELHI
- INDIRA GANDHI OPEN UNIV
- OKHLA PH-1
- TUGLAKABAD FORT
- WINDSOR
- HCL

- CROWN PLAZA
- VASUNDHRA ENCLAVE
- SECTOR 15A
- WORLD TRADE TOWER
- APEE JAY SCHOOL
- FILM CITY
- MALL OF INDIA
- BOTANICAL GARDEN
- MAX HOSPITAL
- KAILASH HOSPITAL
- APOLLO HOSPITAL
- NOIDA STADIUM
- RADISSON BLU
- SECTOR 18
- CAMBRIDGE SCHOOL
- ADOBE
- SPICE MALL
- SOMERVILLE SCHOOL
- VINAYAK HOSPITAL
- ARMY PUBLIC SCHOOL
- BRAHMAPUTRA MARKET
- DPS SECTOR 30
- AMITY INTERNATIONAL SCHOOL
- NOIDA GOLF COURSE
- GOLF MARG
- IRCON RETAIL MALL
- APOLLO PHARMACY
- SECTOR 50 MKT
- RYAN INTL. SCHOOL
- KHAITAN SCHOOL





ROUTE 1

WHY SECTOR 94?



LOCATION



CONNECTIVITY



CATCHMENT

SECTOR 94

AN UNMATCHED LOCATION



0 KM From South
Delhi



Easy Access to :
Sarita Vihar, Jasola,
New Friends Colony



Amidst Sprawling
**Residential
Neighbourhood**



Thriving Business Hub:
Home to Top Corporates,
MNCs, and Start-Ups



Metro Expansion & Pod
Taxi Circuit: Enhancing
Connectivity



The 1st* Sector on the
Noida Expressway serves
as the Gateway to Noida



BOUTIQUE RETAIL
THE CULLINAN
AVENUE



Presenting



— M&M —

THE CULLINAN

EVERYTHING IMAGINED

- Mixed- Used Land Development
- Uber Luxury Residences
- Boutique Retail
- Luxury Shopping Plaza
- **Unveiling Soon – World's Best Branded Development**





PHYSICAL BUILT FORM

12.85 ACRES
LAND PARCEL

14.88 LAKH SQ.FT. (1.38 LAKH+ SQ.M.)
COMMERCIAL SPACE

4500+
CAR PARKING

5 LEVELS OF LUXURY SHOPPING EXPERIENCES

LGF

Premium Branded Retail Experience
Anchor Stores & Branded Retail

GF + 1st F

Luxury Boutique Retail Experience
Boutique & Luxury Brands

2nd F + 3rd F

Luxury Gourmet Experience
High End Restaurants & Entertainment

5 FLOORS OF RETAIL

- Hypermarket
- Food Court
- Multiplex
- Designer Wear
- Department Stores
- Jewellery Stores
- Electronics
- Family Fashion
- Salon & Spa
- Terrace Restaurant
- Restro Bars
- Family Entertainment
- Fine Dining





+
Dedicated
Entries / Exits

25 Lifts
66 Escalators
2 Travelators
13 Staircases

Triple-height
Shops with Provision
for MS Staircase
& Deck Slab

Air-conditioned
Lobbies (Emporium)

4500+ Car
Parking Space

Centralized Landscape
Plaza for Hi-street
Retail Experience

6 - Screen
Multiplex

Flagship Stores
with Glazing Areas



**Large Green
Central Courts**

**12
Triple-height
Flagship Stores**

**Combination Of
Vanilla & Anchor
Stores Along with
Pop Ups**

**LED Advertisement
Screens**

**Multi-level
Connectivity
with The
Air-conditioned
Mall**

**Multiple
Restaurants with
Outdoor Seating /
Open Terraces**



**CENTRE COURT
DROP-OFF**

HR14 95 0309

Artistic Impression



OWN
A ONE-IN-A-MILLION
DESTINATION



3X

VISIBILITY
WITH
TRIPLE HEIGHT
STORES





LGF - Drop Off

Drop - off Zone = Maximum Footfalls
Anchor Stores & Premium Retail Units



GF/ 1ST Floor - Luxury Boutique Stores



GF - Central Plaza

Artistic Impression



Artistic Impression

Artistic Impression

Open Terrace Gourmet Restaurant



EMMAS

Outside Scoop

K2K Fashion

Hans Secret

Saturday

New Town

STARLIGHT

SMITH BOSS

ZenZo

Sukigun

MICK ROSE

ASTOR LANE

Alexander

CANNOLI

BAMBINO

LA SE

MAXWELL

Mall - M3M The Cullinan Emporium



Multiplex



Kids Play Zone



— M&M —
THE CULLINAN
A V E N U E

**One-In-A-Million
Commercial Destination**



— M3M —

THE CULLINAN

EVERYTHING IMAGINED



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