



Our Expertise. Your Joy.

TRANSFORMING THE SKYLINE OF INDIA

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



A JOURNEY OF GROWTH AND MILESTONES

2

CR SQ FT

of Area
Delivered

4

CR SQ FT

of Area Under
Construction

3000

ACRES

of Prime
Land Bank

52

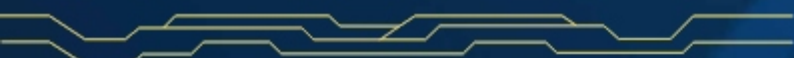
ICONIC PROJECTS

Portfolio

2

LAKHS*

Satisfied
Customers





PANIPAT

GURUGRAM

NOIDA

SPREADING OUR WINGS ACROSS INDIA

Coming Soon in.. Delhi & Other Cities





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



WE ARE COMMITTED TO YOU

TIMELY
DELIVERY

QUALITY

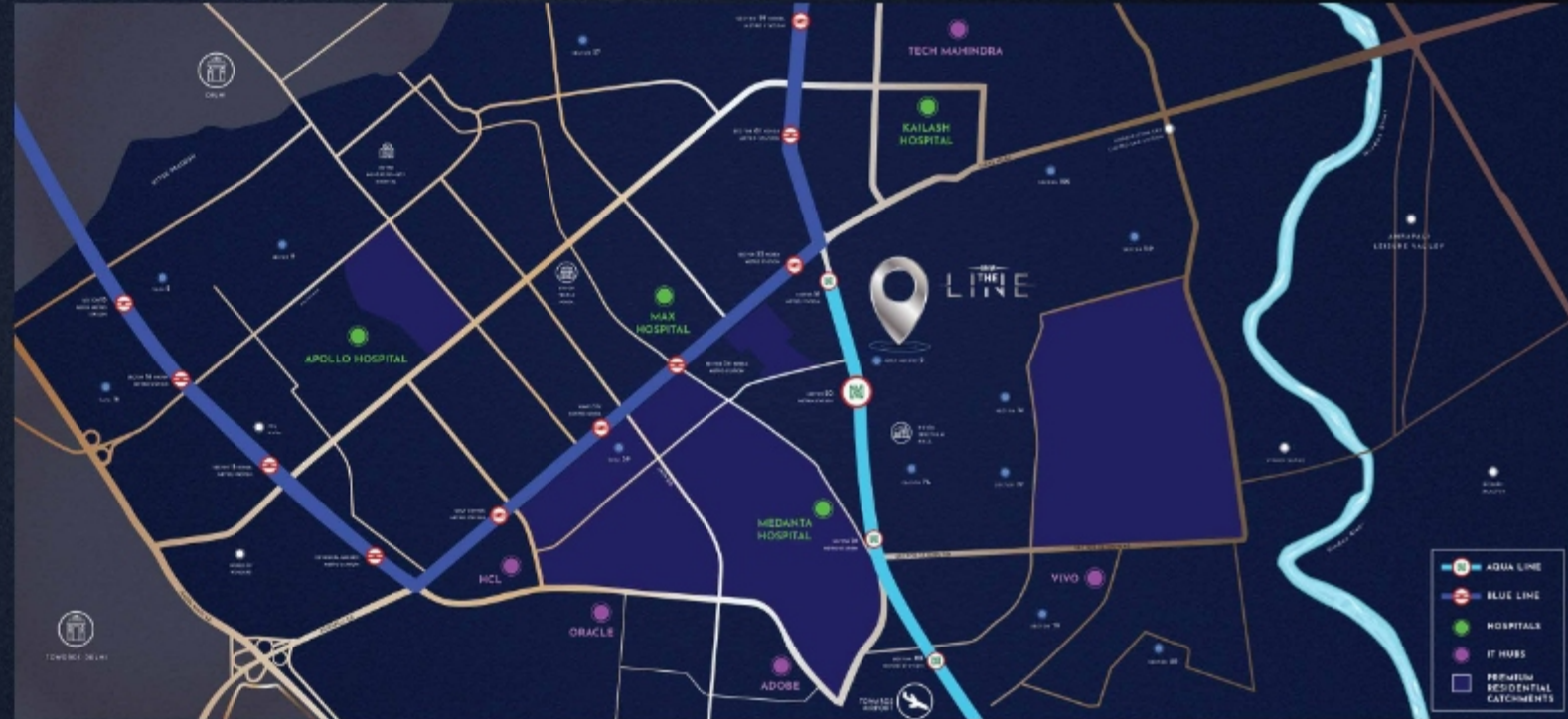
PRICE
APPRECIATION



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

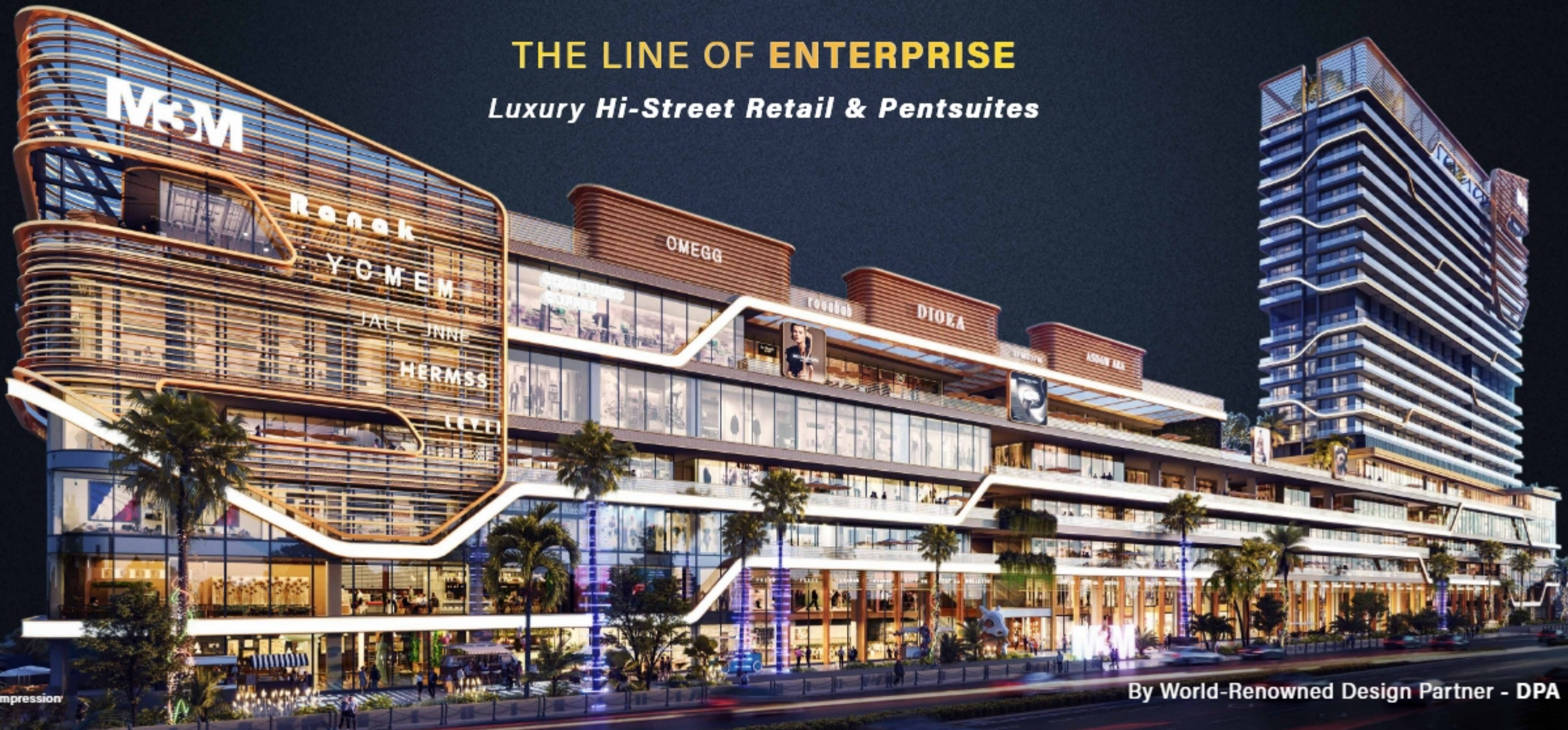


- Strategically positioned at Sector 51 Metro Station, Noida's pivotal interchange linking Delhi, Noida, and Greater Noida, ensuring substantial foot traffic.
- Located on Central Noida's primary arterial road, seamlessly connecting the Delhi-Meerut Expressway and Noida-Greater Noida Expressway.
- Sector 72 and its neighbouring sectors are poised to emerge as Noida's primary commercial hub, surpassing the prominence of Sector 18.
- Directly opposite the forthcoming IKEA/INGKA Centre, a global furniture and retail group, poised to draw visitors nationwide and from all corners of Delhi NCR, enhancing the project's already thriving catchment.
- Centrally situated in the bustling commercial and retail nucleus of Noida, spanning from Sector 72 to adjacent sectors, forming an extensive 2 km-long Master Plan commercial belt.
- Within a 1 km radius of the upcoming Medanta Hospital site, expected to make a substantial contribution to foot traffic for both retail and studio office spaces.
- Enveloped by extensive residential zones housing over a million families, extending across Central Noida, Noida-Greater Noida Expressway, Greater Noida (West), and Ghaziabad.

M&M THE LINE

THE LINE OF ENTERPRISE

Luxury Hi-Street Retail & Pentsuites



Artistic Impression

By World-Renowned Design Partner - DPA

THE M3M LINE

Draw The Line of Distinction

- 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
- 15 Floors Of Pentsuites
- ~50,000 Sq.ft. Of Sky Club
- Gourmet Restaurant on 23rd Floor



M&M THE LINE AVENUE



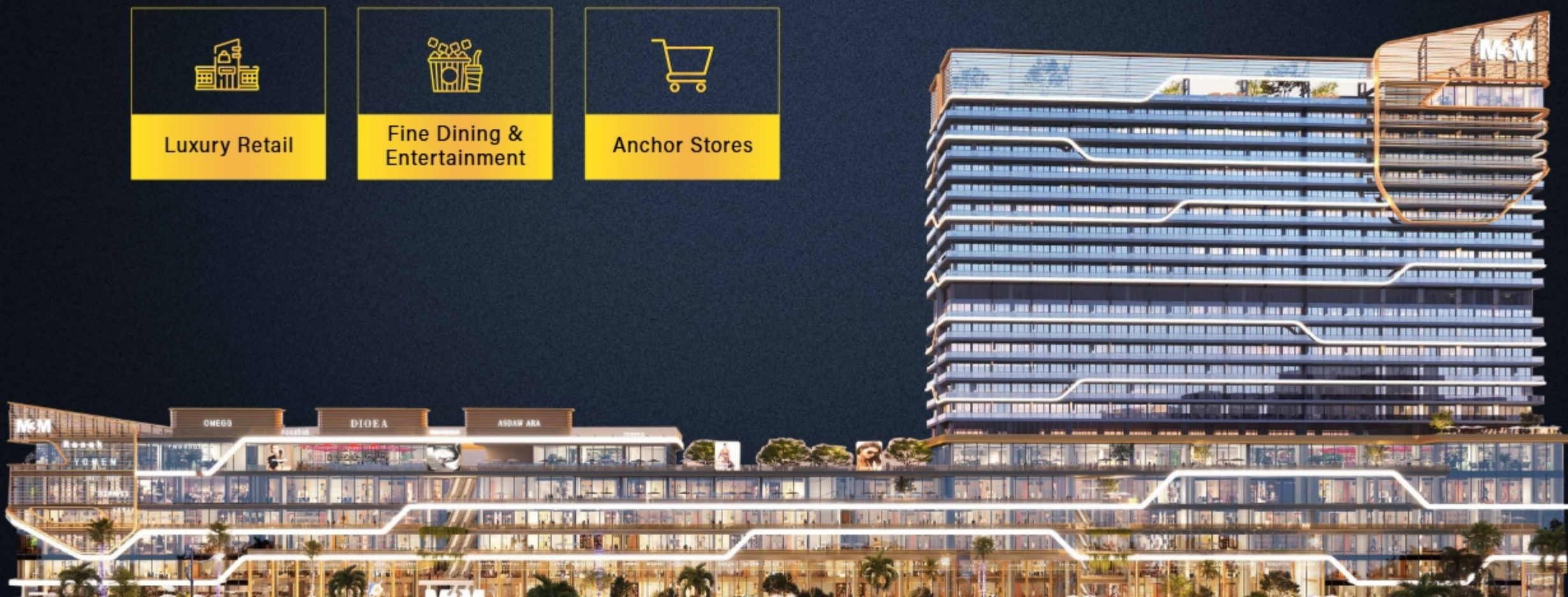
Luxury Retail



Fine Dining & Entertainment



Anchor Stores



Artistic Impression



**AN UBER LUXURY
RETAIL LINE
OF LIMITLESS
OPPORTUNITIES**



FINE DINING



Artistic Impression



STARBUCKS
COFFEE

LEVI'S
TRUCKERS

NIKE

LET'S
DO

THE LINE OF
GLOBAL BRANDS
ANCHOR STORES



Stock Image



ENTERTAINMENT



Stock Image



Artistic Impression



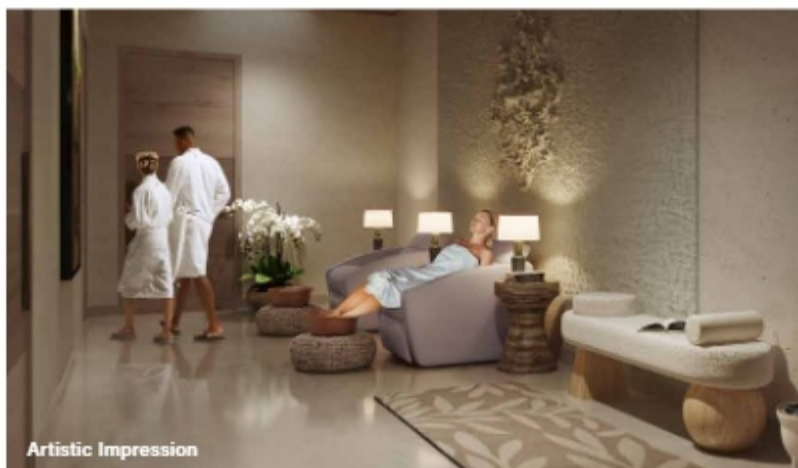
Artistic Impression



Stock Image



Stock Image



Artistic Impression

*In the realm of Line,
it's not merely luxury;
it's the pulsating heart of
your business destiny.*

- HYPERMARKET
- FOOD COURT
- MICROBREWERY
- DESIGNER WEAR
- DEPARTMENT STORES
- JEWELLERY STORES
- ELECTRONICS
- FAMILY FASHION
- SALON & SPA
- RESTAURANT & BAR
- FAMILY ENTERTAINMENT
- FINE DINING RESTAURANT
- PREMIUM FASHION



M&M
THE
LINE
PENTSUITES



Serviced
Luxury Suite



Gourmet
Restaurants



Rooftop
Sky Club





**THE LINE OF EXQUISITE
LUXURIOUS PENTSUITES**

Artistic Impression



Stock Image

GOURMET RESTAURANTS



Stock Image



Artistic Impression



Artistic Impression



Stock Image

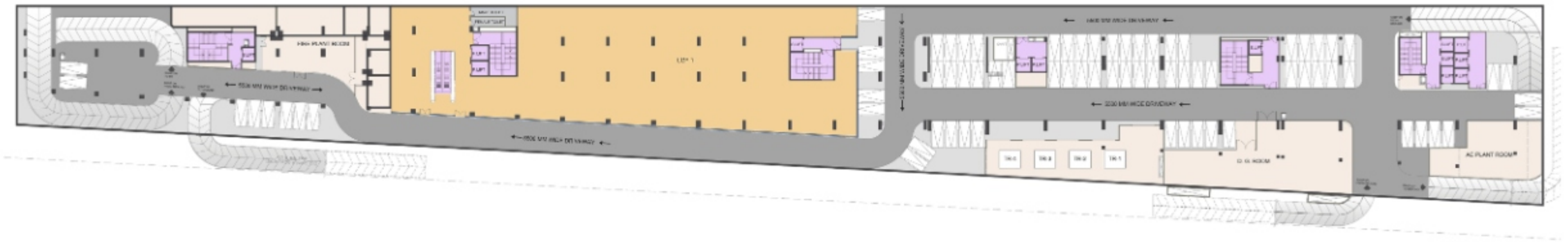


Stock Image



SITE PLAN





LOWER GROUND FLOOR PLAN





GROUND FLOOR PLAN





FIRST FLOOR PLAN





SECOND FLOOR PLAN





THIRD FLOOR PLAN





FOURTH FLOOR PLAN





FIFTH FLOOR PLAN





TYPICAL FLOOR PLAN





22ND FLOOR PLAN





23RD FLOOR PLAN



M3M

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Noida Authority has executed a Lease Deed dated 17.05.2023 in favour of Skyline Propcon Private Limited, duly registered with the Office of Sub-Registrar Sadar-II, Gautam Budh Nagar. "M3M The Line" is a commercial Project, duly registered with U.P. Real Estate Regulatory Authority vide Regn. No. UPRERAPR246070 dated 28.11.2023. Company reserves the right for future development as per approvals of the concerned authorities.

The information and contents herein, including all designs, layouts, specifications, dimensions, locations, services, images, landscape, facilities, amenities & infrastructure etc. are merely indicative and illustrative of the envisaged development; and not to scale, the same is subject to revision by the Promoter as may be required and approved by the Competent Authorities. All images are purely artistic conceptualization/stock image and not a legal offering. All areas and figures are indicative and the units mentioned herein are subject to availability.

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Dispute with regard to the interpretation of information will be subject to the exclusive jurisdiction of District Courts at Noida, U.P. and Hon'ble High Court of Allahabad, Uttar Pradesh, India.

For the purpose of this Project, 1 Hect. = 2.471 Acres, 1 Acre = 4840 sqyds. or 4046.864 sq. mtrs., 1 sq.mtr. = 10.764 sq. ft.