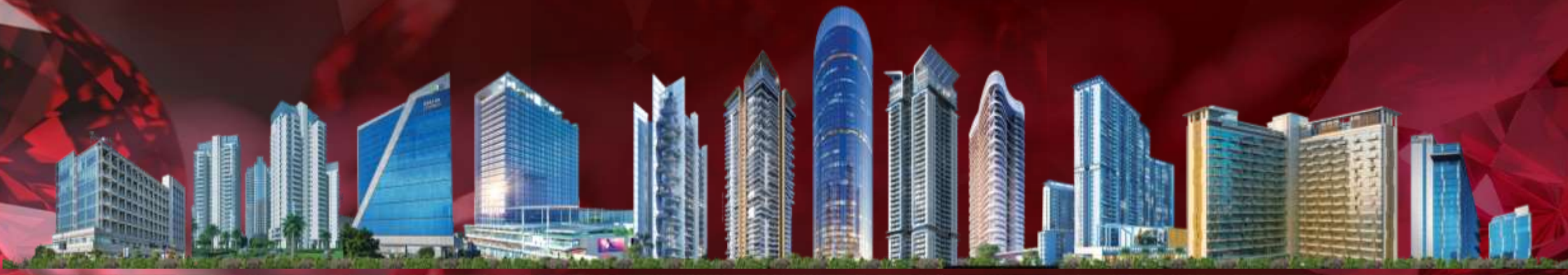




Our Expertise. Your Joy.

TRANSFORMING
SKYLINES



FROM GURUGRAM TO NOIDA TO ALL OF NCR



AND IT TAKES

A LEGACY OF

VISION, SCALE AND TRUST
TO CRAFT IT



2 CR+ SQ. FT.
OF AREA
DELIVERED



4 CR+ SQ. FT.
OF AREA UNDER
CONSTRUCTION



3000 + Acres
OF PRIME
LAND BANK



1.2 LAKHS+
SATISFIED
CUSTOMERS



A PORTFOLIO OF
56+ ICONIC
PROJECTS

The **M3M** Promise





Pillars of strength

An hourglass is shown on a bed of small, dark pebbles. The hourglass is dark and has a small amount of sand in the bottom bulb. The background is dark and out of focus.

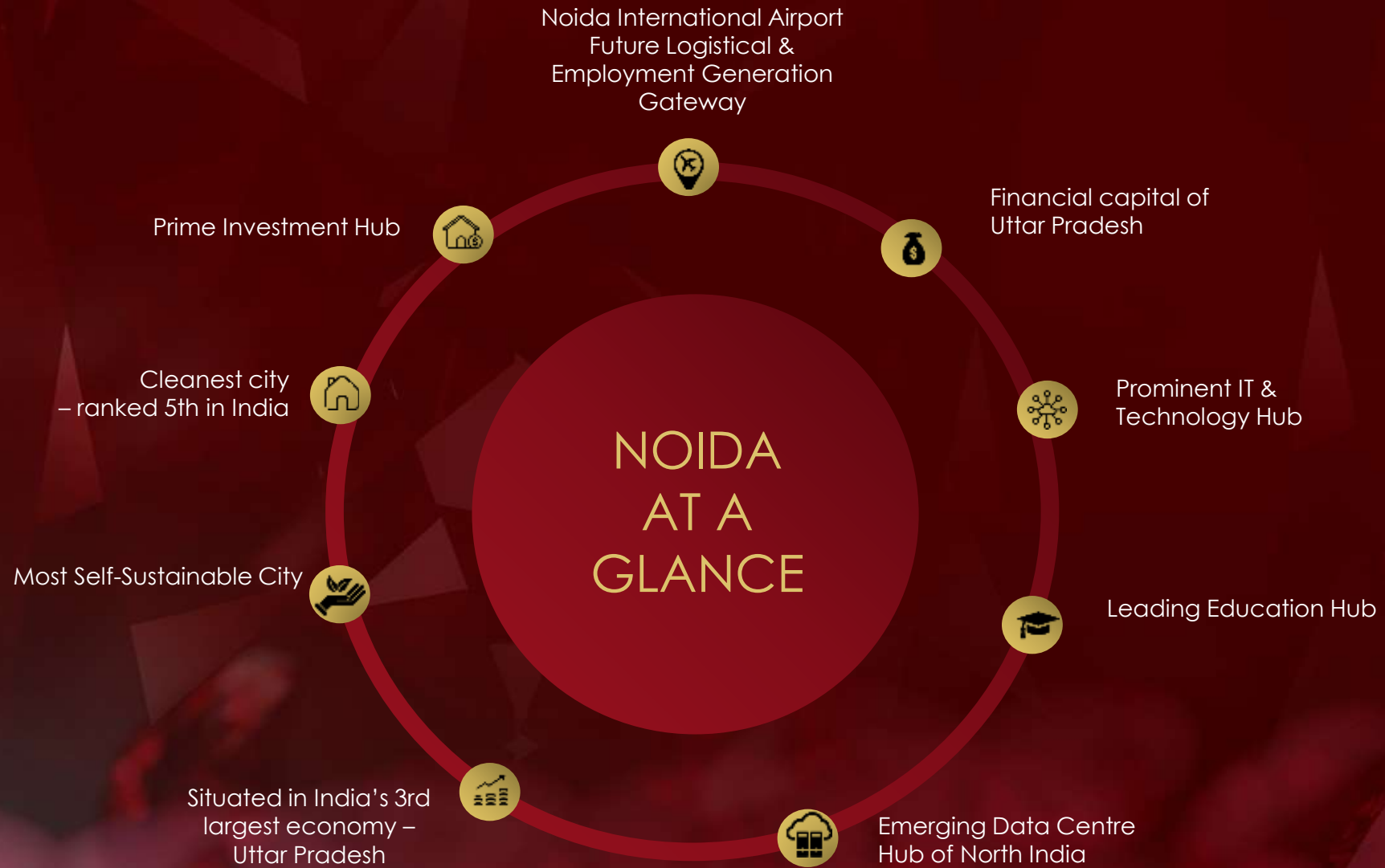
Timely
Delivery

Five gold stars of varying sizes are arranged in a row on a reflective surface. The stars are three-dimensional and have a metallic sheen. The background is a dark, hazy landscape.

Superior
Quality

A businessman in a dark suit is shown from the chest up, looking down at his hand. In the foreground, there are several white, stylized houses of increasing height, with a white arrow pointing upwards from the left, passing over the houses. The background is a city skyline at night.

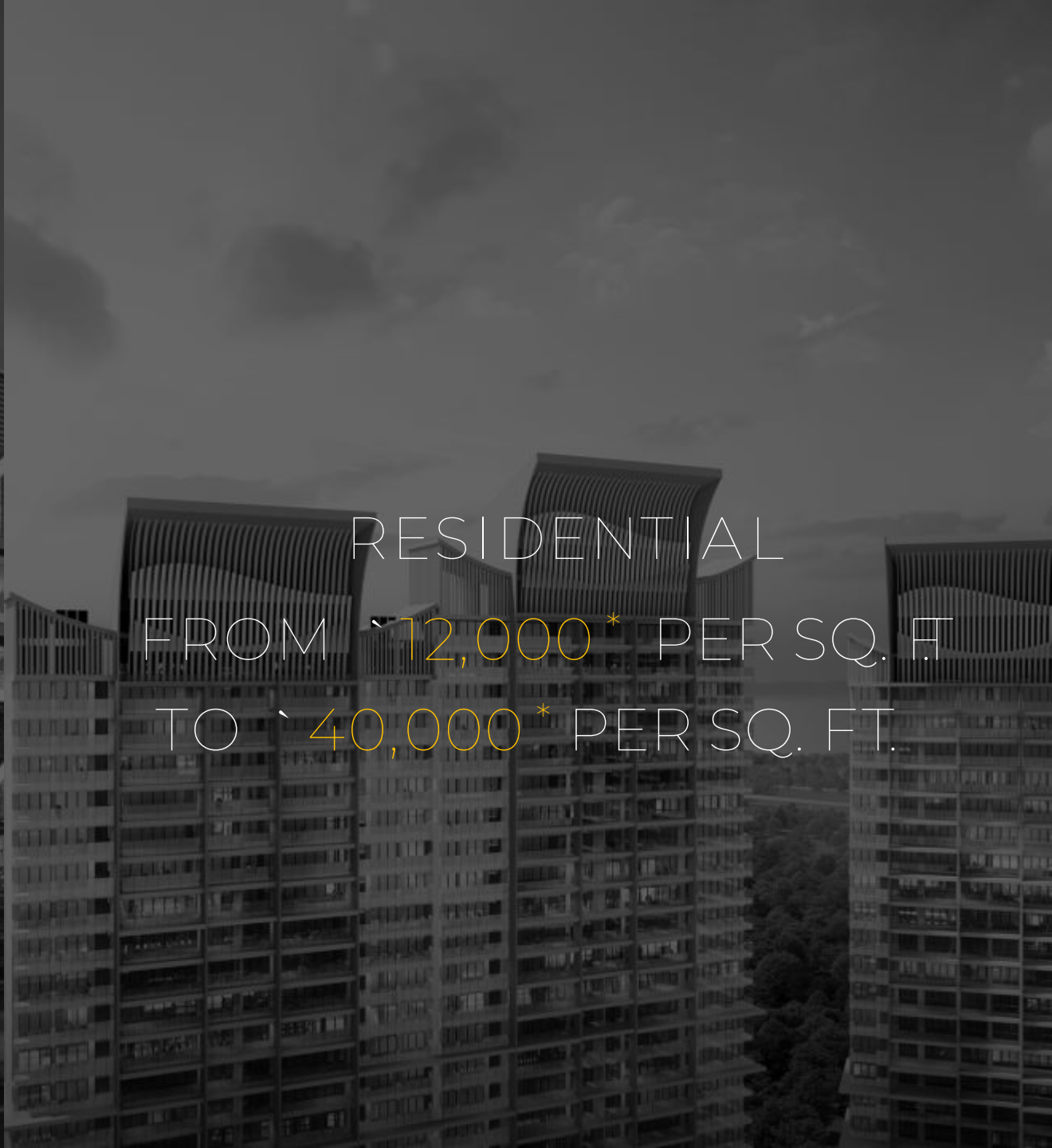
Price
Appreciation





COMMERCIAL
FROM `20,000* PER SQ. FT.
TO `60,000* PER SQ. FT.

*T&C APPLY



RESIDENTIAL
FROM `12,000* PER SQ. FT.
TO `40,000* PER SQ. FT.

NOIDA



YOUR TIME IS NOW

THE
M3M
Our Expertise. Your Joy.
EFFECT

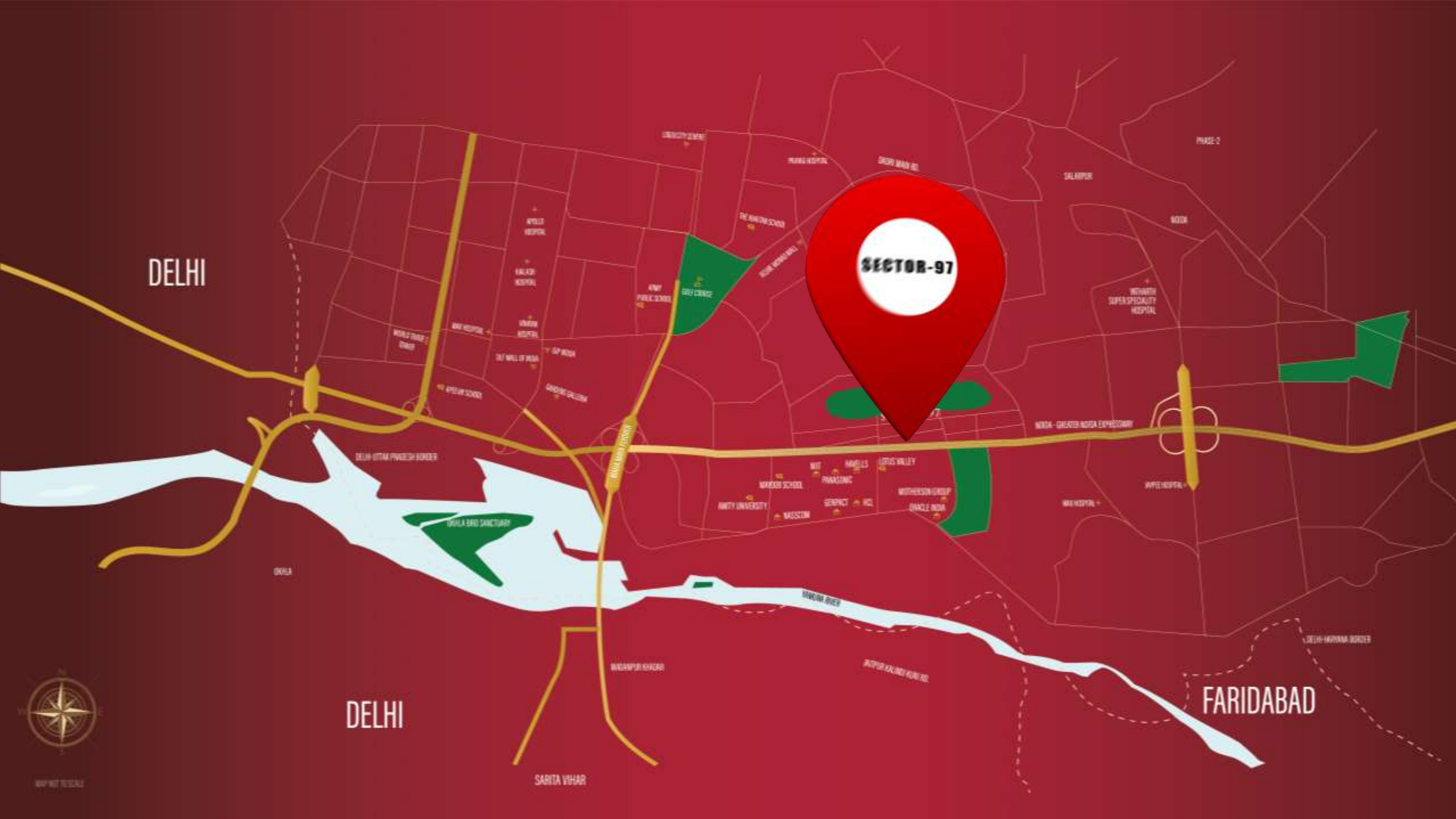


NOIDA IS READY FOR ITS JEWEL



At The Most Exclusive Address Of Noida

SECTOR -97



DELHI

SECTOR-97

DELHI

FARIDABAD



50,000+ HNI / UHNI
Families living within
a 5 km radius

01

Proximity to **Major Corporates**

04

02

10 Lakh+
Daily Travelers
On Expressway

03

Proximity to
major
**Educational
Institutions**

HIGH
FOOTFALL AREA

PRESENTING

M&M
JEWELCREST
AVENUE



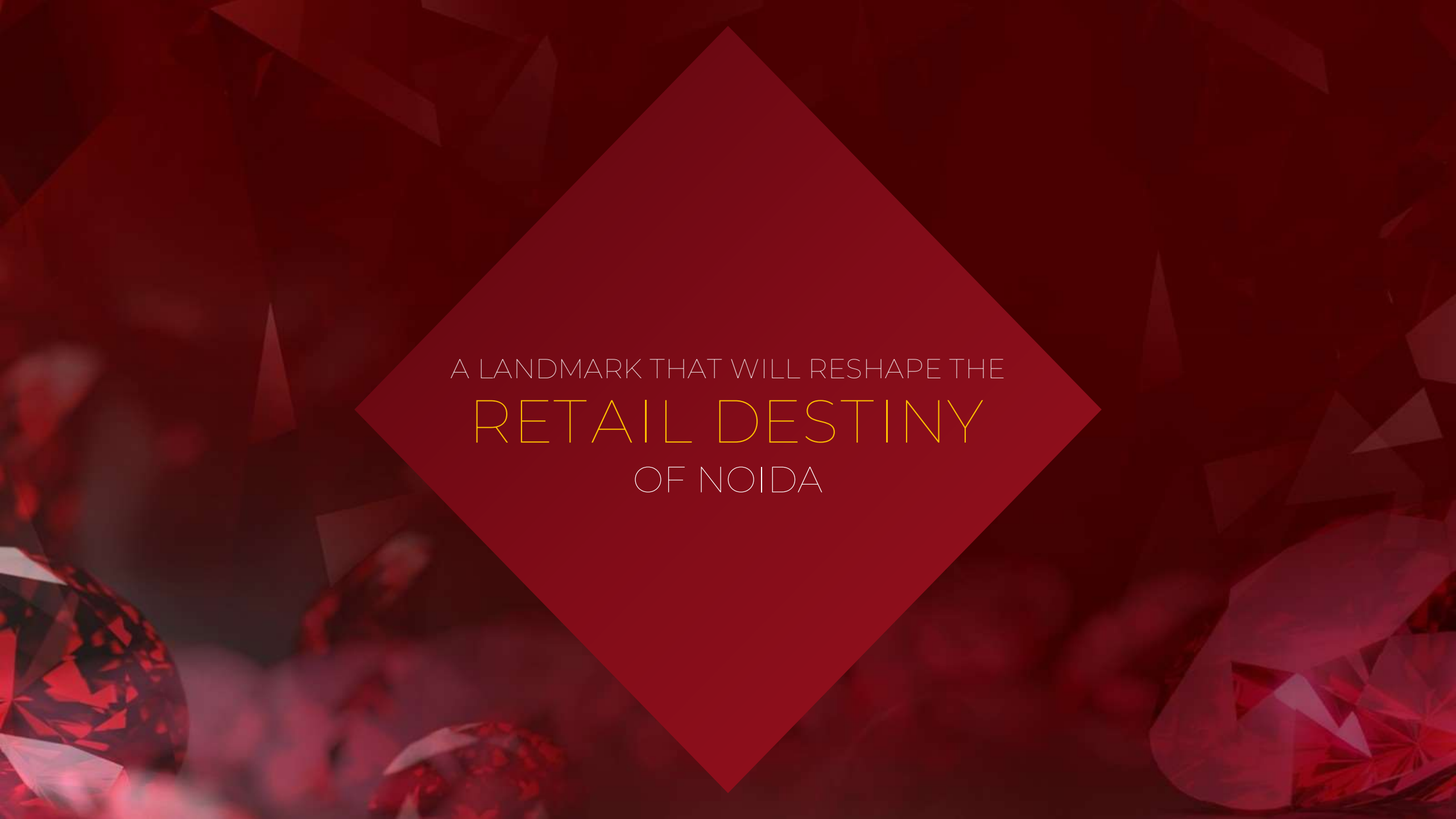
MORE THAN RETAIL
AN IMMERSIVE
JOURNEY INTO
LUXURY



WHERE EVERY VISIT
IS AN EXPERIENCE



THE HOME OF
ICONIC
BRANDS



A LANDMARK THAT WILL RESHAPE THE
RETAIL DESTINY
OF NOIDA



LEISURE

LUXURY

LIFESTYLE



Three-side Open, ~680 Ft Frontage



Atrium-led Experiential Design



Curated Retail, Dining & Entertainment



TRIPLE THE HEIGHT, INFINITE THE IMPACT

HERE, SHOPPING IS NOT AN ERRAND,
IT IS AN EXPERIENCE
CRAFTED FOR THE FEW...





Every Level, A New Indulgence

INTERNATIONAL BOULEVARD I

APPARELS & ACCESSORIES
BEAUTY & FRAGRANCES ATELIER
LUXURY WATCHES
FINE JEWELS
BRANDED EYEWEAR & FOOTWEAR
HOME DÉCOR & CAFÉS

GF

UGF

2F

3F

DESIGNER FLOOR

HAUTE' COUTURE & BRIDAL ACCESSORIES
KIDS APPARELS
MICHELIN STAR RESTAURANTS /
GOURMET FINE DINING

INTERNATIONAL BOULEVARD II

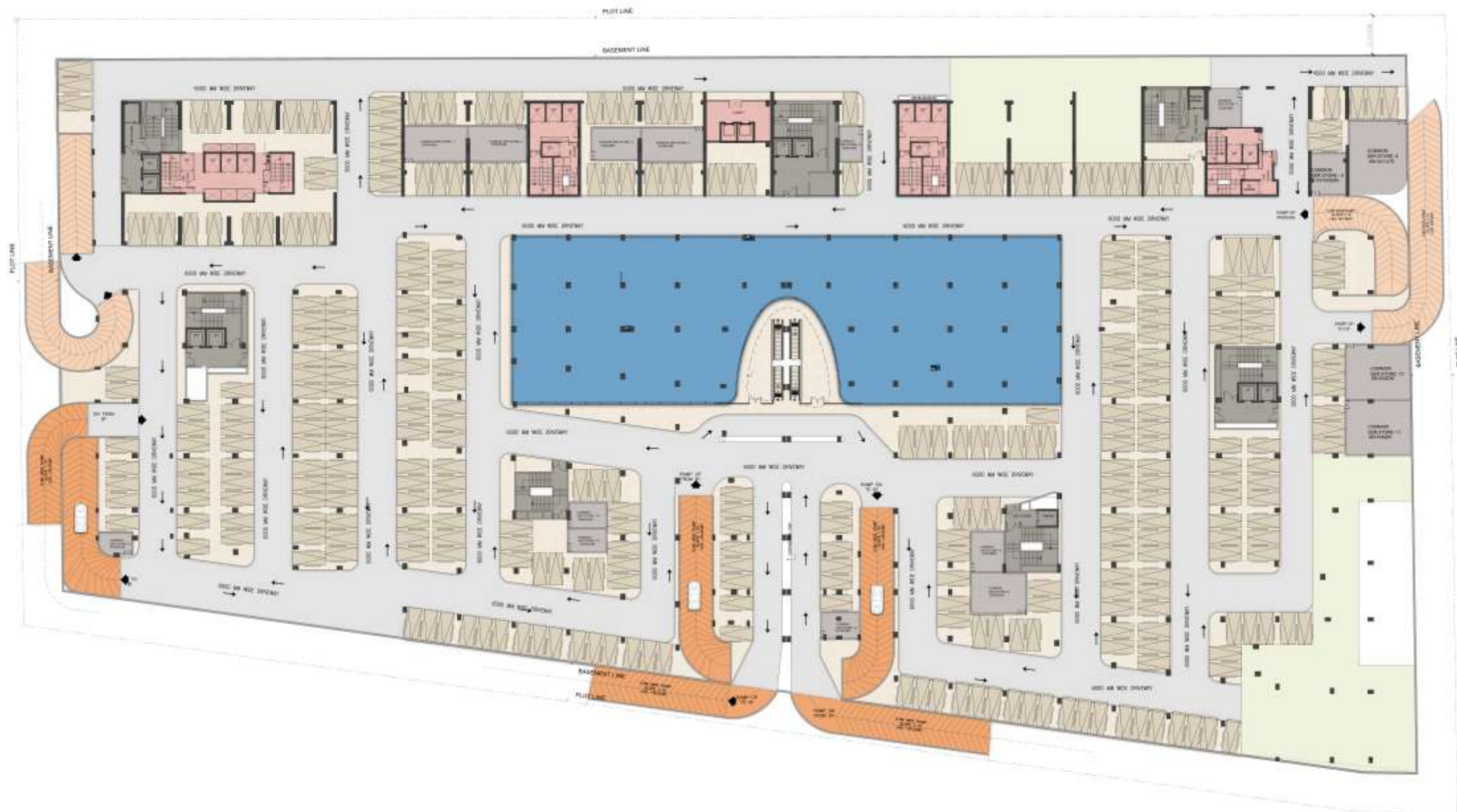
APPARELS & ACCESSORIES
FINE JEWELS
BESPOKE LUGGAGE
VOYAGE ACCESSORIES
HOME DÉCOR
CAFÉS

HIGH ACITIVY ZONE

CELEBRITY CHEF RESTAURANTS
IMMERSIVE ENTERTAINMENT &
PLAYZONE
LUXURY NIGHTLIFE
FOOD COURT

The background is a deep red color with a pattern of overlapping, semi-transparent diamond shapes. Two solid gold bars are positioned horizontally, one at the top center and one at the bottom center. The text 'FLOOR PLANS' is centered in the middle of the image in a white, serif font.

FLOOR PLANS







SECOND FLOOR PLAN



The background is a deep red color with a pattern of various-sized, semi-transparent diamond shapes. In the bottom-left and bottom-right corners, there are larger, more detailed diamond illustrations. Two solid gold-colored rectangular bars are positioned horizontally, one near the top center and one near the bottom center.

PRICING & PAYMENT PLANS

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

TRIPLE
HEIGHT STORE

GF

UGF

SF

TF

TF

60,000

47,000

39,000

35,000

34,000

29,000

PAYMENT PLAN

50

50

MASTER STROKE PROPOSITIONS

MS 1

INAUGURAL
DISCOUNT
1500
PSF

MS 2

AREA
DISCOUNT
1X
ON 500 SQ. FT. & ABOVE
WITH THE CAPPING OF 1500
SQ. FT.

MS 3

ASSURED
RENTAL
12%

MS 3

MINIMUM
GUARANTEE
7%
FOR 24 MONTHS

MS 4

MAINTENANCE
FREE
FOR 24 MONTHS

MS 5

FIRST
TRANSFER
FREE

LIMITED PERIOD OFFERS*

ILLUSTRATION: BASED ON UGF UNIT

AREA

1,000 SQ FT

PRICE

39,000 PER SQ FT

SALES VALUE

3.9 CRs.

PAY NOW

1.95 CRs.

ON APPLICATION OF OC

1.56 CRs.

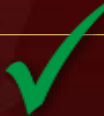
ON POSSESSION

0.39 CRs.

ILLUSTRATION: BASED ON UGF UNIT

AREA	1,000 SQ FT
PRICE	39,000 PER SQ FT
SALES VALUE	3.9 CRs.
PAY NOW	1.95 CRs.
ON APPLICATION OF OC	1.56 CRs.
ON POSSESSION	0.39 CRs.

MASTERSTROKES	EARNINGS
MS-1: INAUGURAL DISCOUNT @ 1500 PSF	15 LACS
MS-2: AREA DISCOUNT @ 1X	10 LACS
MS-3: 12% PRE POSSESSION ASSURED RENTAL (FOR 2 YEARS)	43.80 LACS
MS-4: POST POSSESSION RENTALS FOR 2 YRS (200/-PSF)	48 LACS
TOTAL EARNINGS	1.16 CR

NET EFFECTIVE PRICE:	3.9 CR. 	2.74 CR 	BENEFITS PERCENTAGE : 30%
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IT IS THE JEWEL THAT WILL DEFINE
NOIDA'S FUTURE



A DESTINATION WHERE
**OPPORTUNITY, LIFESTYLE &
LEGACY CONVERGE**

The image features a large, faceted red diamond as the central focus. It is set against a dark red background that is filled with various geometric shapes and smaller, out-of-focus diamonds. The lighting creates a sense of depth and highlights the facets of the central diamond. The text "THANK YOU!" is centered over the diamond in a white, sans-serif font.

THANK YOU!