



**3M**

Our Expertise. Your Joy.

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A **GAME** CHANGER  
&  
A **VALUE** CREATOR

# PORTFOLIO OF 36 PROJECTS

13

DELIVERED  
RESIDENTIAL

86 Lac Sq Ft

9,200 Crs.

6

UNDER  
CONSTRUCTION  
RESIDENTIAL

24 Lac Sq Ft

3,000 Crs.

14

DELIVERED  
COMMERCIAL

53 Lac Sq Ft

11,000 Crs.

2

UNDER  
CONSTRUCTION  
COMMERCIAL

18 Lac Sq Ft

3,000 Crs.

LUXURY

BOUTIQUE  
FLOORS

24 Lac Sq Ft

1,700 Crs.



**ENERGIZED 4  
GROWTH CORRIDORS**

**GOLF COURSE  
ROAD EXTN.**

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**SOUTHERN  
PERIPHERAL  
ROAD**

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**NORTHERN  
PERIPHERAL  
ROAD**

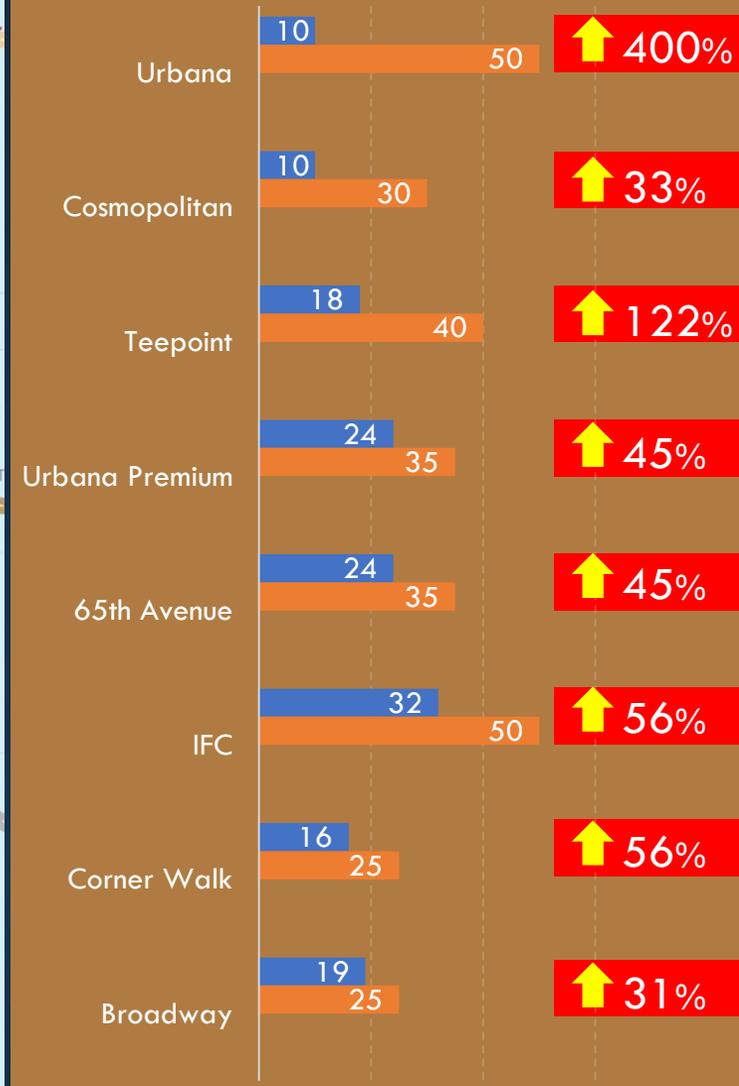
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**NEW  
GURUGRAM**



# APPRECIATION INDEX

PER SQ. FT. PRICE IN Rs '000



■ LIST PRICE ■ CURRENT PRICE

WITH A STRONG RETAIL INTERFACE  
200+ BRANDS TO CHOOSE FROM



AND MANY MORE...

**THE HOUSE OF M3M PRESENTS..**

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**A UNIQUE RETAIL PROJECT  
RIGHT IN THE HEART OF GURURGAM**

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PRESENTING

MEM  
**ATRIUM 57**

A BOUTIQUE RETAIL DESTINATION

FOR THE 1<sup>ST</sup> TIME EVER

# A “UNIQUE SCO-RETAIL”





A LOCATION AMIDST AN  
**AFFLUENT CATCHMENT**

**1.87 LAKH**  
HIGH NETWORTH  
CATCHMENT

**41+**  
RESIDENTIAL  
PROJECTS

**10+ ICONIC**  
LUXURY PROJECTS



NEIGHBOURHOOD RETAIL

**FAILED TO CATER AS PER  
THE EVOLVING CATCHMENT NEEDS**

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**OUR EXPERTISE IN  
HI-STREET RETAIL & SCO FORMAT  
ENABLED A UNIQUE AMALGAMATION OF BOTH**



**M3M**  
**ATRIUM 57**

# STRATEGICALLY LOCATED SITE

- A UNIQUE DESIGN
- HI-VISIBILITY RETAIL
- METICULOUSLY PLANNED RETAIL UNITS



WIDE ATRIUM FOR  
FLAWLESS  
CONNECTIVITY

ALL GROUND  
LEVEL SHOPS ARE  
TRIPLE HEIGHT

SEAMLESS  
MOVEMENT

3 SIDE  
CONNECTIVITY



# RETAIL ZONES



LEVEL 2&3: RESTAURANTS & FOOD-COURT



LEVEL 1: BOUTIQUE RETAIL



LEVEL 0: TRIPLE-HEIGHT SCOs



LOWER GROUND FLOOR: HYPERMARKET



LEVEL B1, B2: PARKING



**TRIPLE HEIGHT RETAIL SCOs WITH 30' HEIGHT**

# ADVANTAGES OF SCO IN RETAIL





**3-SIDE ACCESS  
ENSURING OPTIMUM  
VISIBILITY &  
CONNECTIVITY**



**ALL RETAIL UNITS  
FACING ROAD OR  
CENTRAL ATRIUM**

FOREVER 21

lior

arrow

Delhi 10022

RURBERRY

FASHION

AZARA

JACK

DECKE

POREAL

IIOR

PAROY

DALVIN KLEIN

BO BO

BRICCO

OUR HONOR

DECKE

TS-IT

Darlier

ASBET

LEOU BONNIE

PARDA

PZARA

TRINCH PALACE

DIOR

LEVIS

AMBAS

elad

KIKE

Primo

PAROY

KIKE

CAFE

HUGG

IIOR

POREAL

CAFE

LAT PHACE

DIOR

PZARA

# SEAMLESS CONNECTIVITY

SEPARATE PEDESTRIAN &  
VEHICULAR MOVEMENT



**DEDICATED  
RESTAURANT &  
FOOD COURT ZONE**



**WIDE ATRIUM FOR  
EXCELLENT RETAIL  
VISIBILITY**





HOW ARE FEW  
**RETAIL DEVELOPMENTS PRICED**

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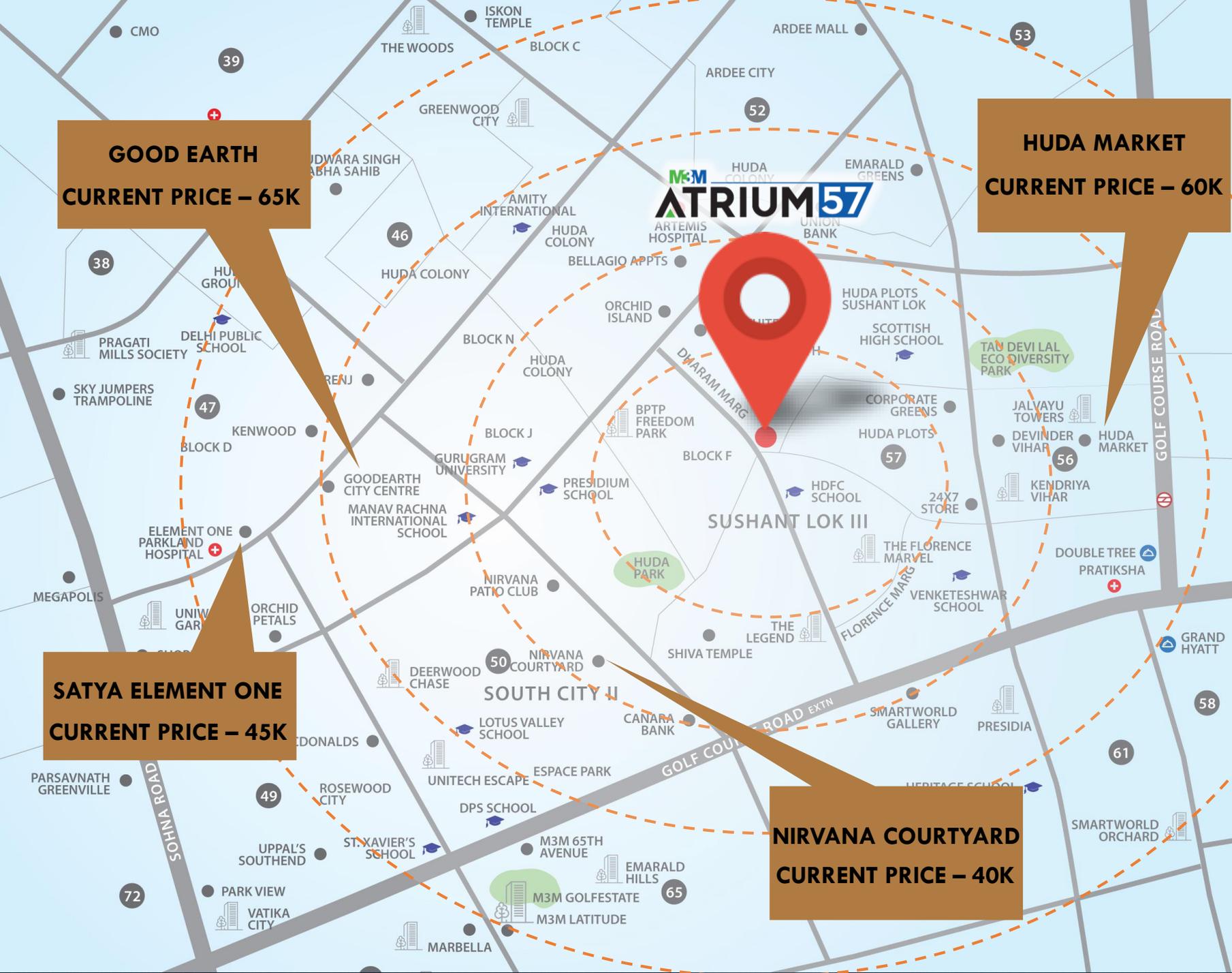
**GOOD EARTH**  
**CURRENT PRICE – 65K**

**HUDA MARKET**  
**CURRENT PRICE – 60K**

**SATYA ELEMENT ONE**  
**CURRENT PRICE – 45K**

**NIRVANA COURTYARD**  
**CURRENT PRICE – 40K**

**RETAIL**  
**DEVELOPMENTS**  
**IN THE**  
**VICINITY**



# PRICING

GR. FLOOR

1<sup>ST</sup> FLOOR

2<sup>ND</sup> FLOOR

3<sup>RD</sup> FLOOR

PRICE Rs./SQ FT

43,900 

26,900 

25,900 

21,900 

OFFER PRICE Rs./SQ FT

39,510 

24,210 

23,310 

19,710 

**INAUGURAL REBATE VALID TILL  
10<sup>TH</sup> DEC'21 ONLY**

## PAYMENT PLAN

<b>On Booking</b>	<b>Rs. 5 lakhs/ 11 lakhs of TCV + GST</b>
<b>Within 7 days of Booking</b>	<b>25% of TCV + GST less Booking Amount paid</b>
<b>Within 6 months of Booking</b>	<b>25% of TCV + GST</b>
<b>Within 12 months of Booking</b>	<b>25% of TCV + GST</b>
<b>Within 18 months of Booking</b>	<b>12.5% of TCV + GST</b>
<b>Within 24 months or On Offer of Possession, whichever is later</b>	<b>12.5% of TCV + GST + Possession Charges as applicable</b>

# MASTERSTROKES

**2X<sup>\*</sup>**

**YOUR  
BOOKING  
AMOUNT**

**1.5x<sup>\*</sup>**

**AREA  
DISCOUNT**

FOR UNITS > 1000 SFT

# SUPER MASTERSTROKE

**12%\***  
**DISCOUNT**  
**EVERY YEAR**  
**(ON PAID AMOUNT)**

**WHILE YOUR UNIT VALUE**  
**APPRECIATES,**

**YOUR ACQUISITION COST**  
**WILL**  
**GO DOWN EVERY YEAR BY**  
**12%**

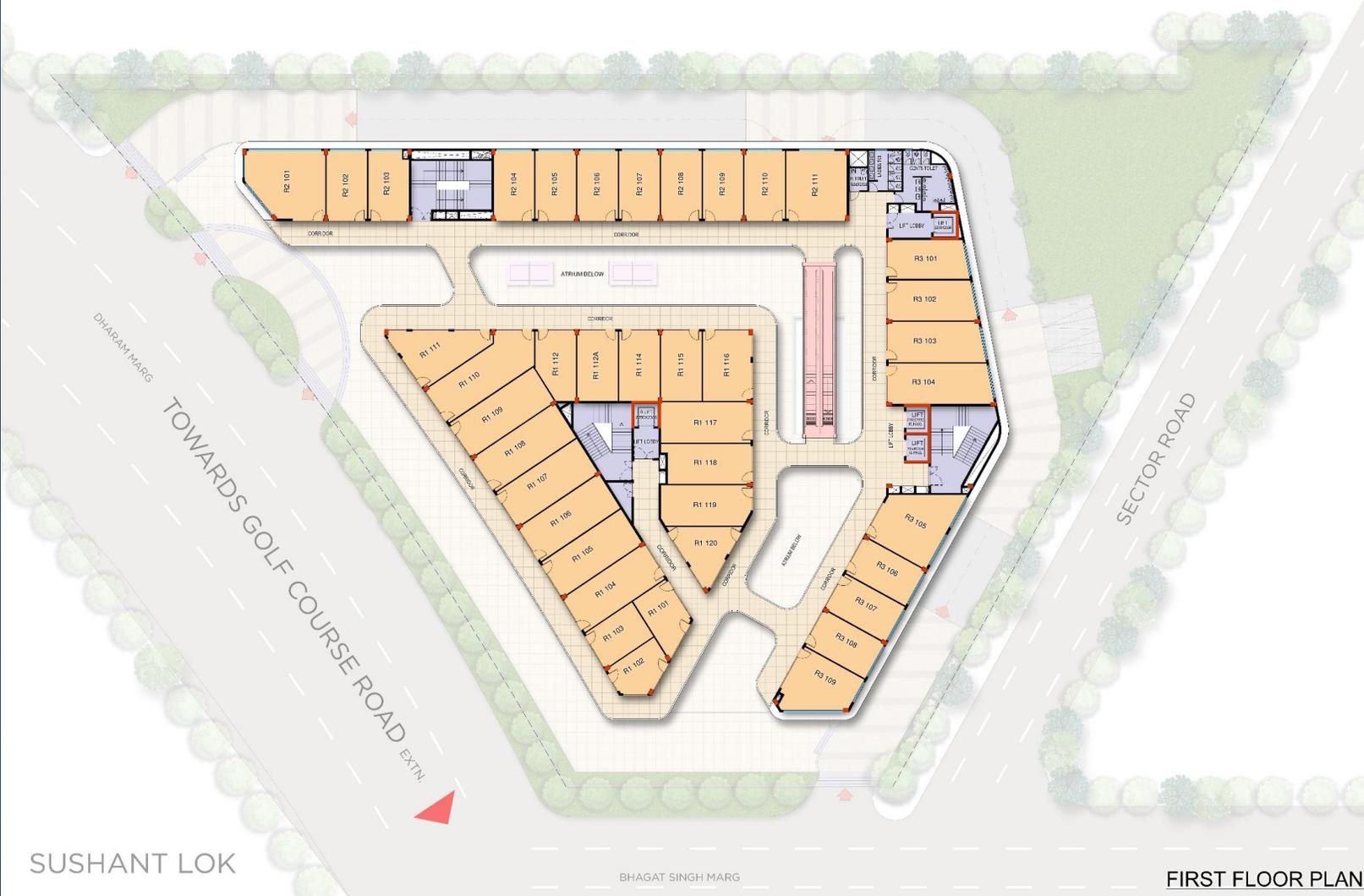
# LOWER GROUND FLOOR



# GROUND FLOOR



# FIRST FLOOR





# THIRD FLOOR



**LIMITED UNITS AVAILABLE**  
**RUSH TO M3M EXPERIA SALES GALLERY NOW!**