



LAVISH BUILDMART PRIVATE LIMITED (CIN: U45300HR2007PTC056065)

REGISTERED OFFICE

41st Floor, Tower-1, M3M International Financial Center, Sector-66, Gurugram-122101, Haryana

Corporate Office & CRM Cell

23rd Floor, Windsor Grand, Plot No.1-C, Noida Expressway, Sector 126, Noida, U.P.- 201303

Sales Gallery & Project Site

M3M Experia, Sector 94, Noida, U.P.- 201301

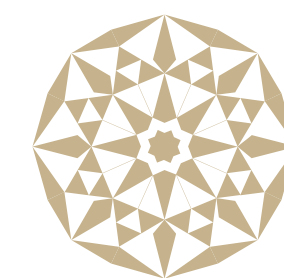
Rera Registration Number: UPRERAPRJ442214

Disclaimer: The information contained in this Brochure ("Brochure"), is merely informative and unless otherwise expressly provided, all contents are for general information purposes. Nothing contained herein intends to constitute a legal offer / invitation to offer or sale. The reader hereby accepts and agrees to be bound by and comply with these legal terms of use. This Brochure contains proprietary information, exclusive to the Promoter Company. The contents, and any information or opinion on the project, if any, may not be reproduced, transmitted (by any means), modified, sold, circulated, shared or otherwise provided, in whole or in part, to any other person or entity, store, archive or in any other way put to use or used for any public or commercial purpose without the Promoter's explicit consent. Promoter reserves its right to revoke any such consent, without prior notice. Any unauthorized review, use, disclosure, dissemination, forwarding, printing or copying of any page, information, Brochure or any action taken upon reliance on the information is strictly prohibited and may be unlawful and the Promoter reserves its rights both in law and equity to take appropriate action in this regard. The information and contents herein, including all designs, layouts, specifications, plans, dimensions, measurements, locations, services, images, landscape, facilities, amenities & infrastructure etc, are merely indicative, illustrative and not to scale and are indicative of the envisaged developments; and subject to revision by the Promoter as may be required and approved by the Competent Authorities. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction. All areas and figures are indicative and the units mentioned herein are subject to availability. Recipients/viewers are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter Company, have understanding of the same and take appropriate independent advice prior to concluding any decision for buying any Unit(s) in the Project. "M3M The Cullinan" is a Project comprising of both residential and commercial components, being developed upon a part (ad-measuring 46,205 sq.mtrs), of the total land (ad-measuring 52,035 sq. mtrs.), situated in Sector-94, Noida, Uttar Pradesh. The total land shall be developed in stages. Noida Authority has executed a Lease Deed dated 13.01.2023 in favour of M/s Lavish Buildmart Private Limited, duly registered with the Office of Sub-Registrar Sadar-II, Gautam Budh Nagar as Document No. 223, in Book No. 1, Vol. No. 13301 at Pages 255 to 284 on 16.01.2023. The Project is duly registered with U.P. Real Estate Regulatory Authority vide Regn. No. UPRERAPRJ442214 dated 02.06.2023. Copies of approvals are available for inspection at Promoter Company corporate office. The use of word 'M3M' shall in no manner be construed or interpreted as M3M India Pvt. Ltd. being the Promoter and / or Developer. 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 U.P., India.

A ONE-IN-A-MILLION

LIFESTYLE EXPERIENCE

BEHOLD



— M3M —

THE CULLINAN

EVERYTHING IMAGINED

IT'S EVERYTHING YOU EVER IMAGINED



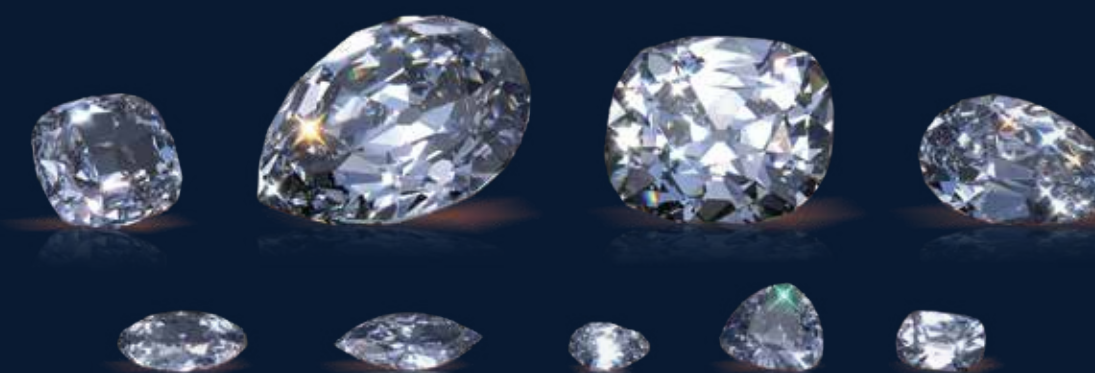
A MAGNIFICENT SURPRISE UNVEILS UNEXPECTEDLY

Back in 1905 in South Africa, a miner was working four feet below the ground. As he was digging deeper, he spotted something glistening peering at him through the dirt. Carefully, with a pen knife, he scraped it out. On the face of it, it was nothing but a large colourless rock, as big as his fist. But those were times when amazing discoveries were happening all over the world. Could this be another such discovery?

His heart pounding, the miner took the rock to his surface manager. The surface manager looked at it and threw it out of the window saying it was nothing but a piece of rock crystal. The miner was, however, not convinced of this opinion. He ran out and retrieved it back and looked at it again. Only to discover that it was a 3106-carat rough diamond. A diamond so big that it deserved to be in a royal heirloom.

Christened the "Cullinan", it was then presented to King Edward VII. A duplicate was made and sent by ship with much fanfare and security. Meanwhile, the original stone was sent by ordinary mail in a biscuit tin. Out of the rough diamond, 9 principal diamonds arose and today are part of the British royal collection.

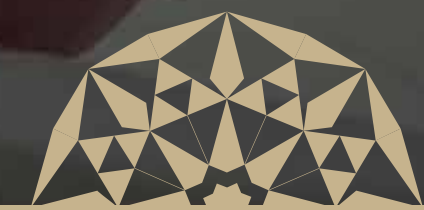
We, at M3M, take inspiration from this priceless legend.





ENVISIONING THE EXPERIENCE

To replicate an experience as legendary as owning the Cullinan, we needed stalwarts who were masters in their game. Minds and hearts that could envision experiences and bring them effortlessly to life. DP Architects Singapore, we realized, was right up that alley. With brilliant icons designed around the world that have redefined architectural standards, we were sure that this was the right time to involve the DPA team in creating our next legend.



AN ARCHITECTURAL MARVEL

THE FINEST
ARCHITECTURE FOR
AN OUTSTANDING
LIFESTYLE



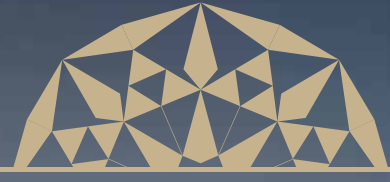
DP ARCHITECTS SINGAPORE

Luxury can be defined in various ways. It's your flaunts and your refrains. What you choose and turn down. It's a bouquet of experiences you curate every moment.

For us it's about curating a collection of valuable experiences, so precious that they rival the grandeur of the Cullinan itself. An experience of living in the skies, walking the soft clouds, breathing in the freshness, and feasting your eyes on the exotics around. Just a few things that our team accomplishes effortlessly for you. To bring together all these extraordinary experiences, we have partnered with the esteemed DP Architects from Singapore, who possess their own enchanting mastery of design. DP Architects are internationally acclaimed leaders in areas such as town planning, landscape architecture, and urban planning. Their expertise will shine through in the lavish design of The Cullinan. With their meticulous attention to detail, commitment to excellence, and knack for creating harmonious spaces, DP Architects will play a significant role in establishing this development as an iconic symbol of luxurious living.

We call them our wizards who sway their magic wand.





9 LIVES, 9 DIAMONDS

Legends live forever. So will the Cullinan remain a legend for eternity.

And just as the uncut diamond was later cut and polished into 9 different gems, we too wondered how beautiful it would be to create our own 9 gems that could rule our hearts for eternity.





Diamonds
Luxury Residential Towers

New icons of perfect
life and lifestyle





THE CULLINAN AVENUE
(BOUTIQUE RETAIL)



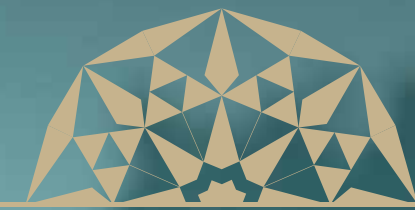
THE CULLINAN EMPORIUM
(LUXURY SHOPPING PLAZA)



GLAZING THE DIAMONDS... UNVEILING SOON...

Diamonds
Luxury Experiences

Boutique Retail
Luxury Shopping Plaza



AN UNMATCHED LOCATION

ONE-IN-A-MILLION
ADDRESS,
0 KM FROM
DELHI



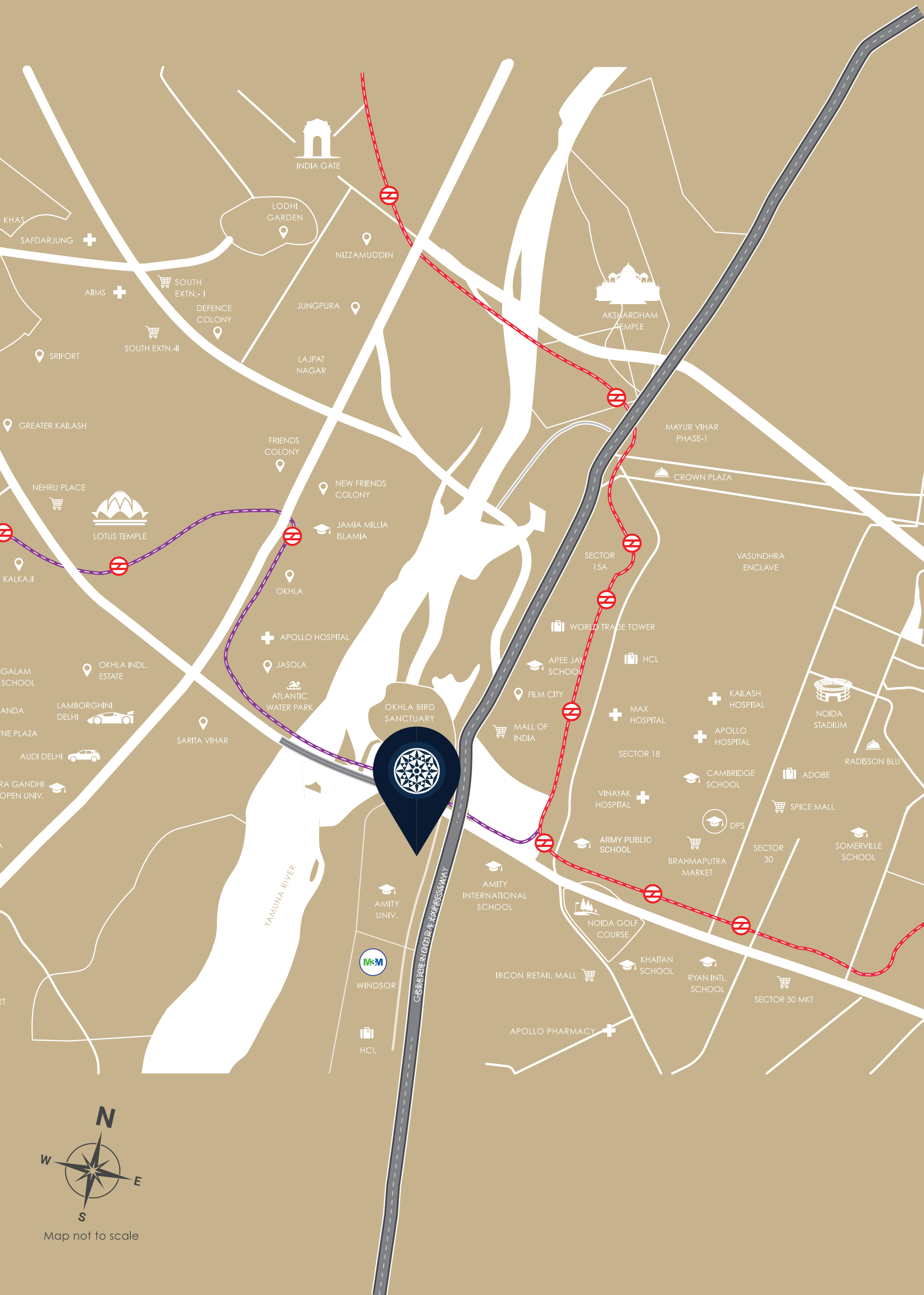
FLY INTO YOUR AIR CASTLE – A DESTINATION SO WELL CONNECTED

Positioned strategically on the map, The Cullinan is an unparalleled mixed-use land development situated in close proximity to South Delhi. Picturesquely located beside the river Yamuna, bordering Delhi and Noida, The Cullinan is also just a stone's throw away from Okhla Bird Sanctuary making it feel truly like the capital itself.

Easy to approach by road as well as by the city metro, its comfortable entry and exit points make travelling to and from the mini-city even more breezy.

Wide roads, lanes and alleyways help with easy commutation within the expansive, luxurious complex.

The residences, boutique retail and the luxury shopping plaza have been strategically planned in a way as to allow you exquisitely balanced breathing spaces. Celebrate The Cullinan with its never-before uber luxurious lifestyle.




ZERO DEGREE OF SEPARATION

SCHOOLS & UNIVERSITIES:

• Amity University	2 min
• Pathways School	5 min
• Cambridge School	5 min
• Step By Step School	8 min
• Genesis Global School	10 min
• Shiv Nadar	10 min

HOSPITALS & HEALTHCARE CENTRES:

• Max Healthcare	5 min
• Felix Hospitals	8 min
• Jaypee Hospital	8 min
• Apollo Hospital	10 min
• Fortis Hospital	10 min
• AIIMS, Delhi	15 min

CORPORATES:

• Techno Park	2 min
• Wipro	5 min
• Jasola Business Park	5 min
• Vatika Business Centre	10 min
• LG Electronics India HO	10 min
• NIIT	15 min

SHOPPING:

• Sector 18	2 min
• Logix City Centre	5 min
• New Friends Colony	10 min
• Ansal Plaza	12 min
• Defence Colony	15 min
• Connaught Place	20 min

HOTELS:

• Radisson Blu -Sector 18	5 min
• Eros Hotel	10 min
• Shangri-La Eros	15 min
• Le Meridien	15 min
• Taj Man Singh	15 min



Educational Institutes



Hobnob with the Best in IT



A Natural Getaway (Okhla Bird Sanctuary)



In Touch with Heritage (Humayun's Tomb)



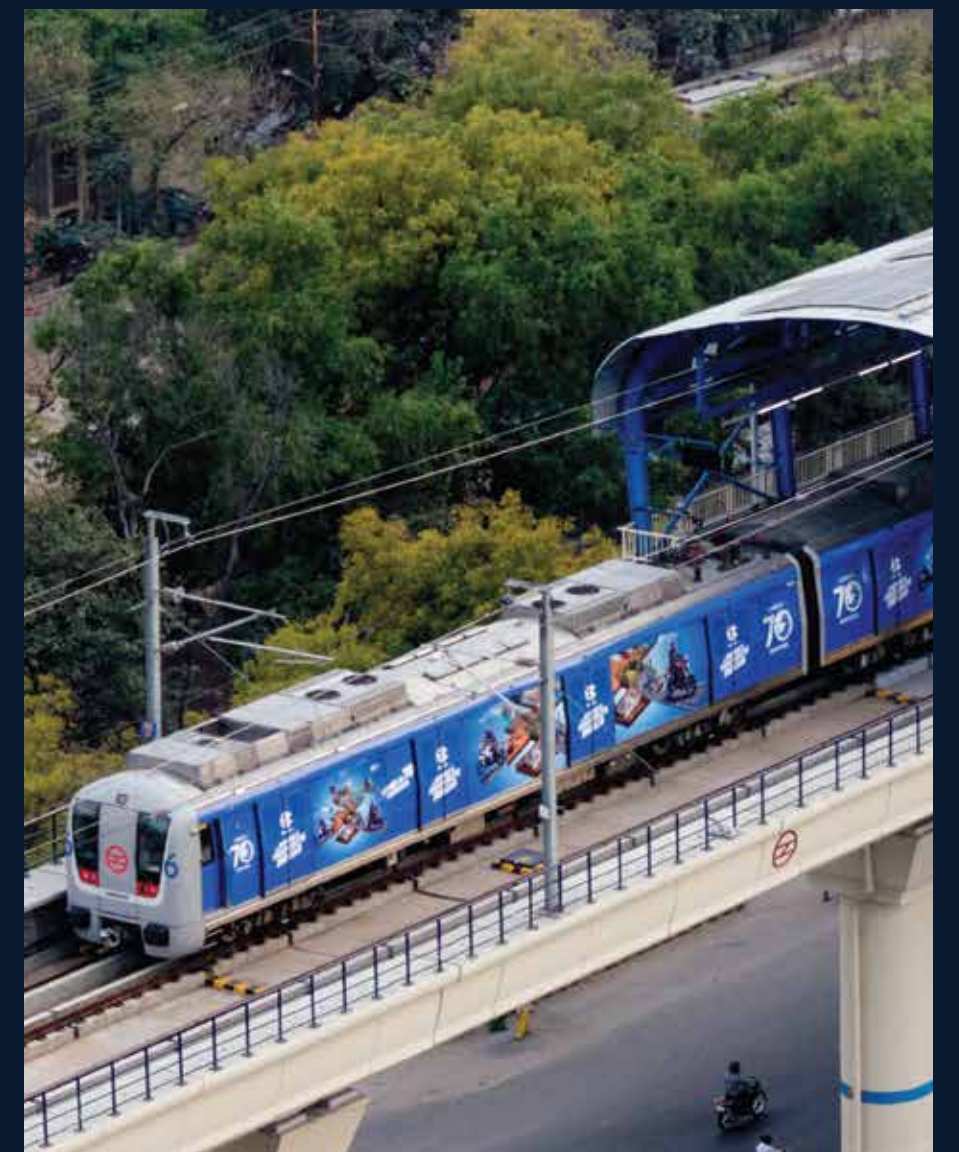
For Enchanting Get-Togethers (Dalit Sthal)



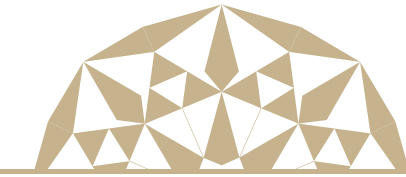
Great places for day-long indulgences (Akshardham)



Sprawling Cityscape



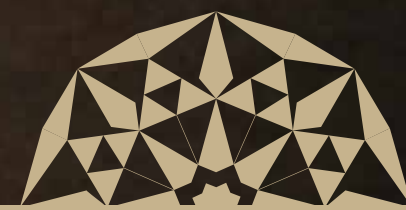
High Speed Connectivity



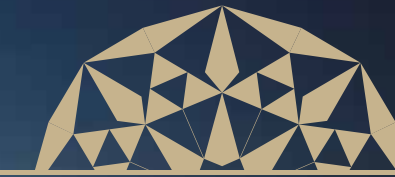
A RARE WEAVE

A landmark of awe-inspiring magnitude, The Cullinan offers breath-taking views of the river Yamuna while unfolding a spectacular, self-contained world within. Futuristic, feature-rich and spread over 12.8 acres, this exceptionally designed development allows every resident effortless access to conveniences and leisure. This is the only such mixed-use land development in Noida that is in proximity to the National Capital of India with effortless access to India Gate, Connaught Place and Rajghat form a rare weave of historical, cultural, and symbolic elements, representing different facets of country's past and present.

ABOUND IN
BRILLIANCE,
REVEL IN LUXURY



AN EXCEPTIONAL LIFESTYLE

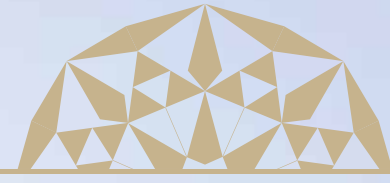


THE BRILLIANCE THAT IS THE CULLINAN

A standard so exotic, you will love it. A cut so fine you will cherish it. A brilliance so exquisite you will get dazzled by it. The Cullinan is the finest gem that is redefining the skylines of Delhi-NCR.

And, just like the invaluable and illustrious diamond itself, its status also stands second to none. Its amenities are best-in-class, highly exotic and extravagantly luxurious.

Designed by the world-renowned DP Architects from Singapore and built by the most reputed engineers from all over the world, The Cullinan is the place that allows you to experience the highest notes of life that this uber-luxurious Mixed-Use Development tastefully offers. Offerings that are only meant for the finest in class, suitable for royalty, commanding the highest social status.

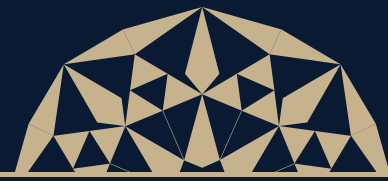


GO FOR A WALK IN THE CLOUDS

Walk lightly! For even the feet have senses. Allow yourself to soak in the brilliance, the beautiful greens – landscaped and sky-scaped, the stunningly lavish surroundings and the impeccable architecture. Just focus! Focus on ecstasy, on harmony, on keeping with the balance.

Experience living high up in the clouds with the lowest floors starting from 100 feet above the ground. With exquisite greens all around, freeze your every moment in the most picturesque frame you've ever lived.



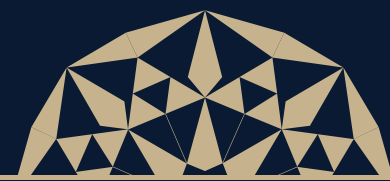


MAKE MEMORIES HIGH UP IN THE SKY

A confluence of lines and curves, the natural and the artificial, of textures, fine finishes and exotic patterns, **the clubhouse** at The Cullinan is a place high up in the skies ideal for both high-octane celebrations and elegant get-togethers.

A flexure of Biophilic Cosmos and Organic Clarity, the clubhouse is the place where you can reach out for the skies, literally.





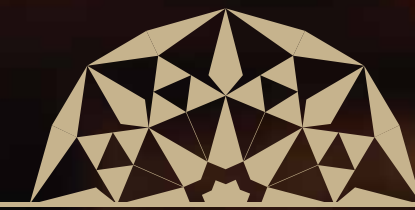
DESIGN | PURPOSE | HARMONY

Artfully structured and diligently constructed, the clubhouse at The Cullinan is the place where nature gets interspersed with technology, bringing you the finest indulgences right in your backyard.

Behold a friendly joint that's breathtakingly out-of-the-world.



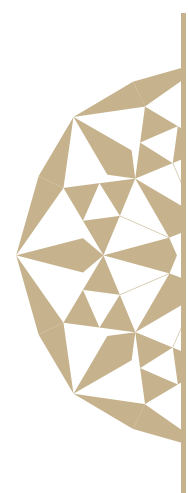
GRANDIOSE
LIVING
SPACES



PALATIAL APARTMENTS

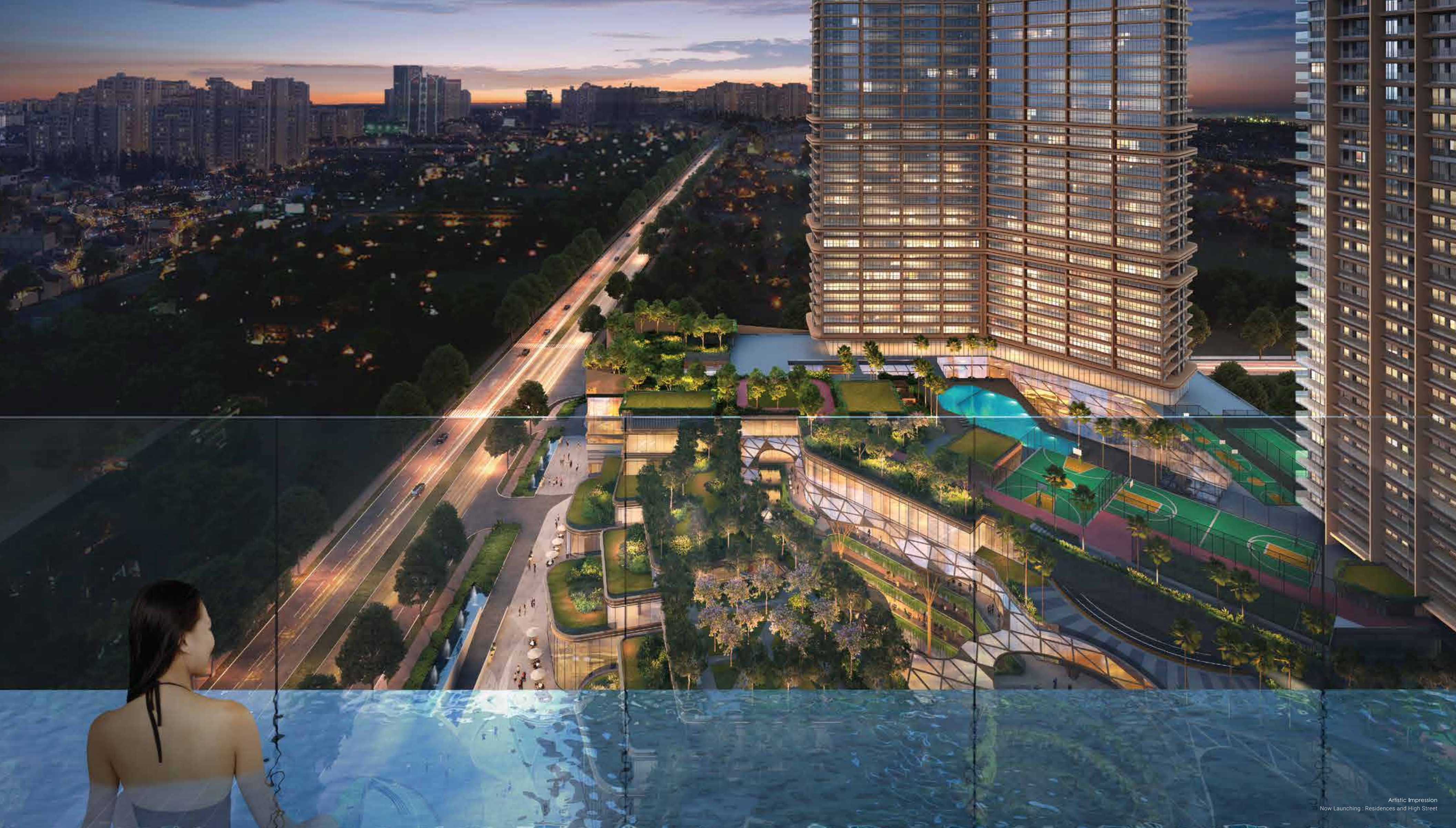


Artistic Impression

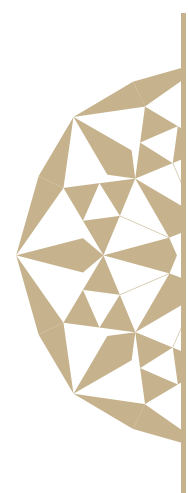


**BECAUSE YOUR
STATUS IS YOUR OWN**

Diligently crafted grandiose drop-offs, exquisitely architected lobbies and private elevators not just offer individualized living spaces for your highest comfort, but also present you in your most stylish to your valued visitors and guests.



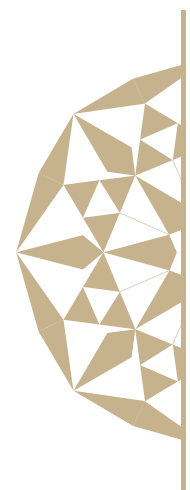
Artistic Impression
Now Launching - Residences and High Street



DIVE IN ABUNDANT LUXURY

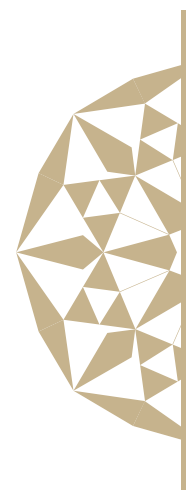
The Cullinan is a place where you get the best that life can offer on a platter so beautiful that you can feast on it forever. State-of-the-art and indulging amenities will luxuriate your lifestyle like never before.

Gorgeous sky swimming pools, walkthroughs by the streams, gymnasiums, sky gardens, sky clubs and sky sports complexes 70 ft. above the ground, et al., offer a grand, larger-than-life experience that you will cherish for life.



PARENTS PLAY KID

The Cullinan has also been thoughtfully designed to make daily living for your kids a lifelong indulgence. The development is crafted in a way to help your children nurture their latent talents, enabling them to enjoy fulfilling growing up years.



**LIVE SPECTACULAR AT
M3M THE CULLINAN**

Brilliantly architected and thoughtfully designed, 3,4 and 5 bed uber luxurious apartments, The Cullinan offers you an invaluable status that is priceless.

A woman with her hair styled up, wearing a black halter-neck dress, is smiling and looking to her right. She is holding several shopping bags: two brown paper bags and two blue fabric bags. The background is a dark, out-of-focus city street at night, with warm yellow and blue bokeh lights from buildings and streetlights.

BOUTIQUE
RETAIL &
A LUXURY
SHOPPING PLAZA



THE CULLINAN AVENUE
& EMPORIUM

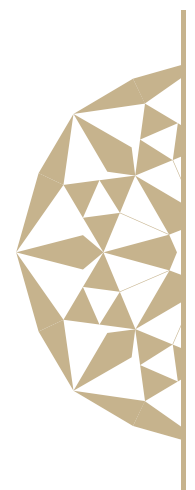


Artistic Impression



Artistic Impression

Artistic Impression



THE CULLINAN AVENUE SHOP LIKE NEVER BEFORE

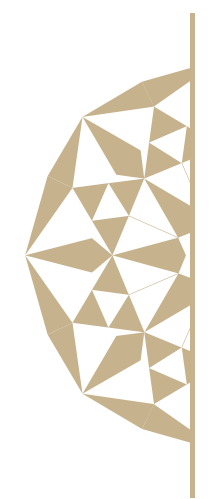
Enchanting alleyways that excite, curated sensations that overwhelm and satiate your sartorial cravings, The High Street - Boutique Retail at The Cullinan is one indulgence you would love to have over and over again.



Artistic Impression
Now Launching : Residences and High Street

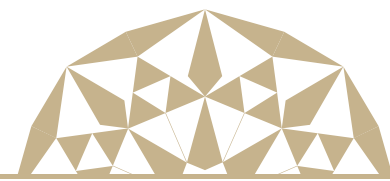


Artistic Impression



THE CULLINAN EMPORIUM DISCOVER THE DIFFERENCE

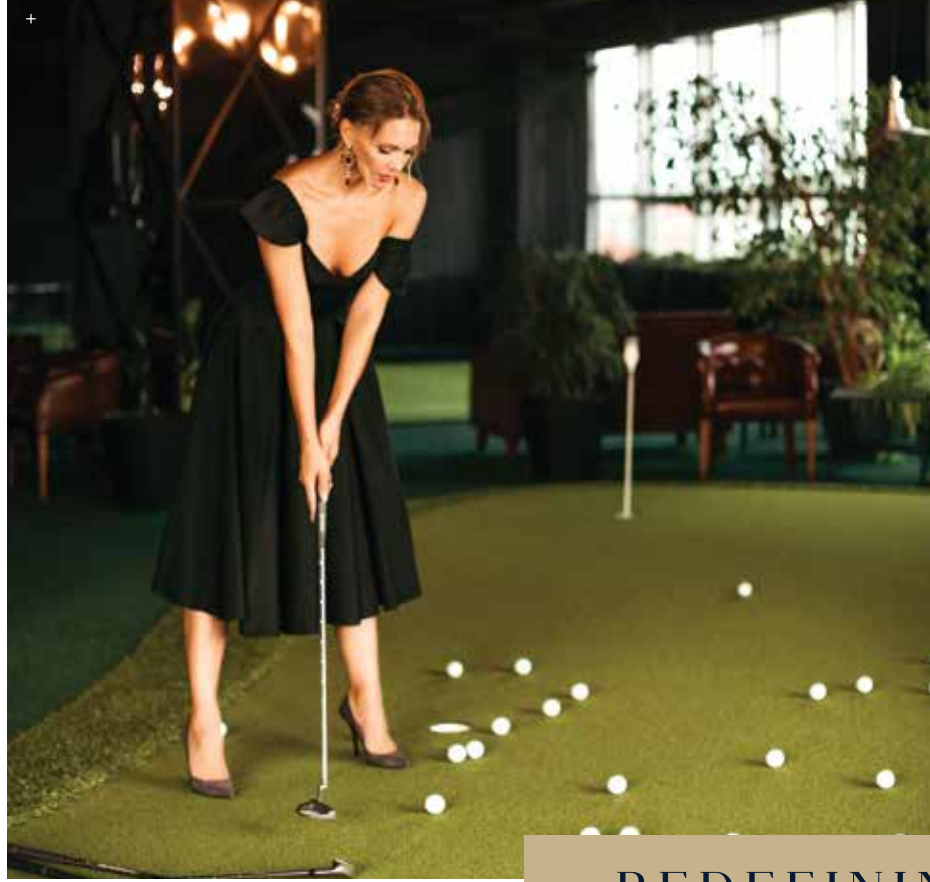
World's best luxury brands meticulously brought together under one roof, individualized attention, hassle-free parking and more, shopping at The Mall - The Luxury Shopping Plaza is an indulgence of the next level. Amazingly enriching, it would turn your every shopping moment into memories you will love to replicate - almost like nothing you've ever seen before.



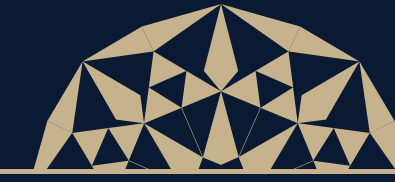
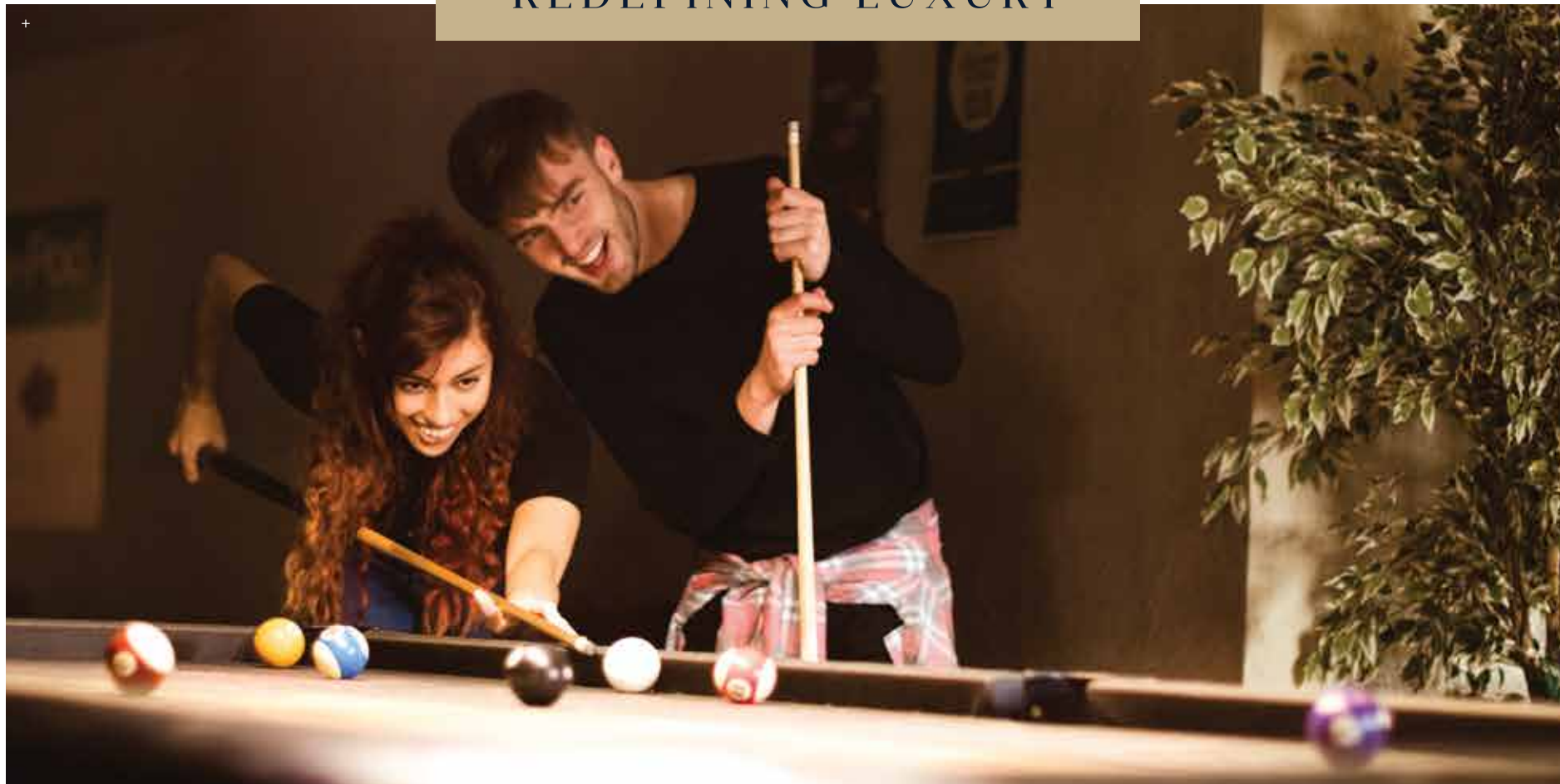
OWNING THE CULLINAN

You can own the largest rough-cut diamond ever found, or you can own a unit in The Cullinan. An ultra-modern and the most stylish mix-use development project ever envisioned at Noida and Delhi-NCR, you deserve to be here if you're one amongst the crème-de-la-crème movers and shakers of modern-day India.





REDEFINING LUXURY



SALIENT FEATURES*

Air-conditioned Apartments & Lobbies

Triple Height Residential Lobbies

Sprawling Podium With Swimming Pool & Ample Amenities

Outdoor & Indoor Recreational Facilities

Differently Abled Friendly

One Of The Largest Club In Noida

Residences Start From 100 Feet Level

Food Courts

Multiplexes

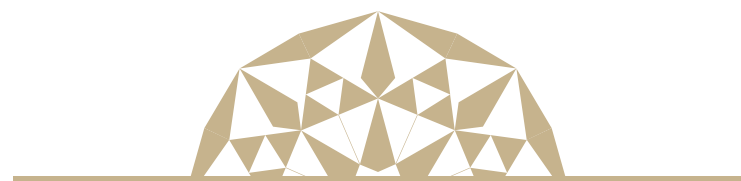
Two Apartment Per Floor

3-sided Wrapped Balcony

Private Pool

High Speed Elevators

Exhilarating Panoramic Views



M3M - MAGNIFICENCE IN THE TRINITY OF MEN, MATERIAL & MONEY

M3M is one of the fastest growing real-estate developers in the country with speed, class, luxury and innovation being at the core of its vision. The Group has launched a slew of iconic projects, designed and developed by world-class partners. The Cullinan being one of its most ambitious. The Group's projects have repeatedly been acknowledged as the best and have been felicitated with numerous business and lifestyle awards the world over.

What sets M3M apart as a developer and provider of luxury living experiences across the country is its world-class designs, high-end amenities, and the use of top-notch materials. M3M has scripted its market success and built formidable brand equity within a short timespan owing to its firm commitment to innovation, quality, customer satisfaction, ethical behaviour and assured on-time deliveries.





OWN A
ONE-IN-A-MILLION
ADDRESS.

OWN
EVERYTHING YOU
EVER IMAGINED.