



3M

Our Expertise. Your Joy.

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.**

**SOUTHERN
PERIPHERAL
ROAD**

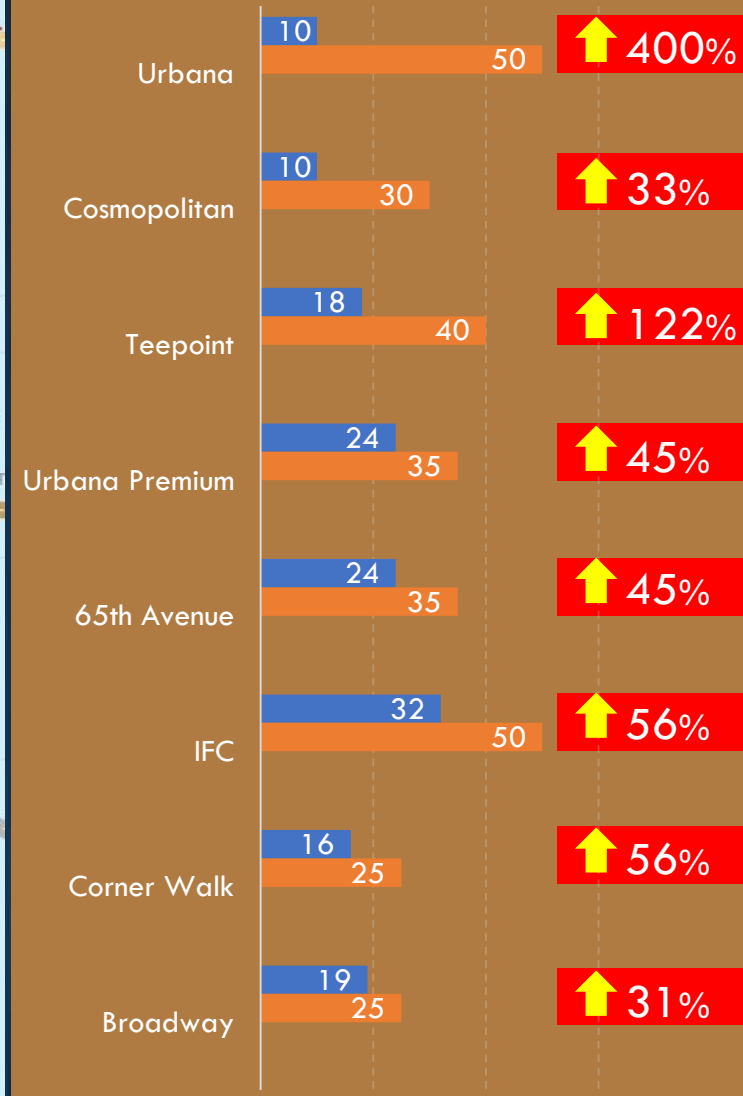
**NORTHERN
PERIPHERAL
ROAD**

**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..

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



PRESENTING

MEM
ATRIUM 57

A BOUTIQUE RETAIL DESTINATION

FOR THE 1ST TIME EVER

A “UNIQUE SCO-RETAIL”





M&M
ATRIUM 57

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**

**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

GROUND FLOOR

SUSHANT LOK

BHAGAT SINGH MARG



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



An aerial architectural rendering of a modern, multi-story commercial building. The building features a prominent green roof with a central courtyard area. The facade is composed of large glass panels and vertical slats, allowing for high visibility. The building is situated at a street corner, with access from three sides. The surrounding area is lush with green trees and includes a road with several cars. In the background, other buildings and a large green field are visible.

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



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

SEAMLESS CONNECTIVITY

SEPARATE PEDESTRIAN &
VEHICULAR MOVEMENT



**DEDICATED
RESTAURANT &
FOOD COURT ZONE**



**WIDE ATRIUM FOR
EXCELLENT RETAIL
VISIBILITY**





HOW ARE FEW
RETAIL DEVELOPMENTS PRICED

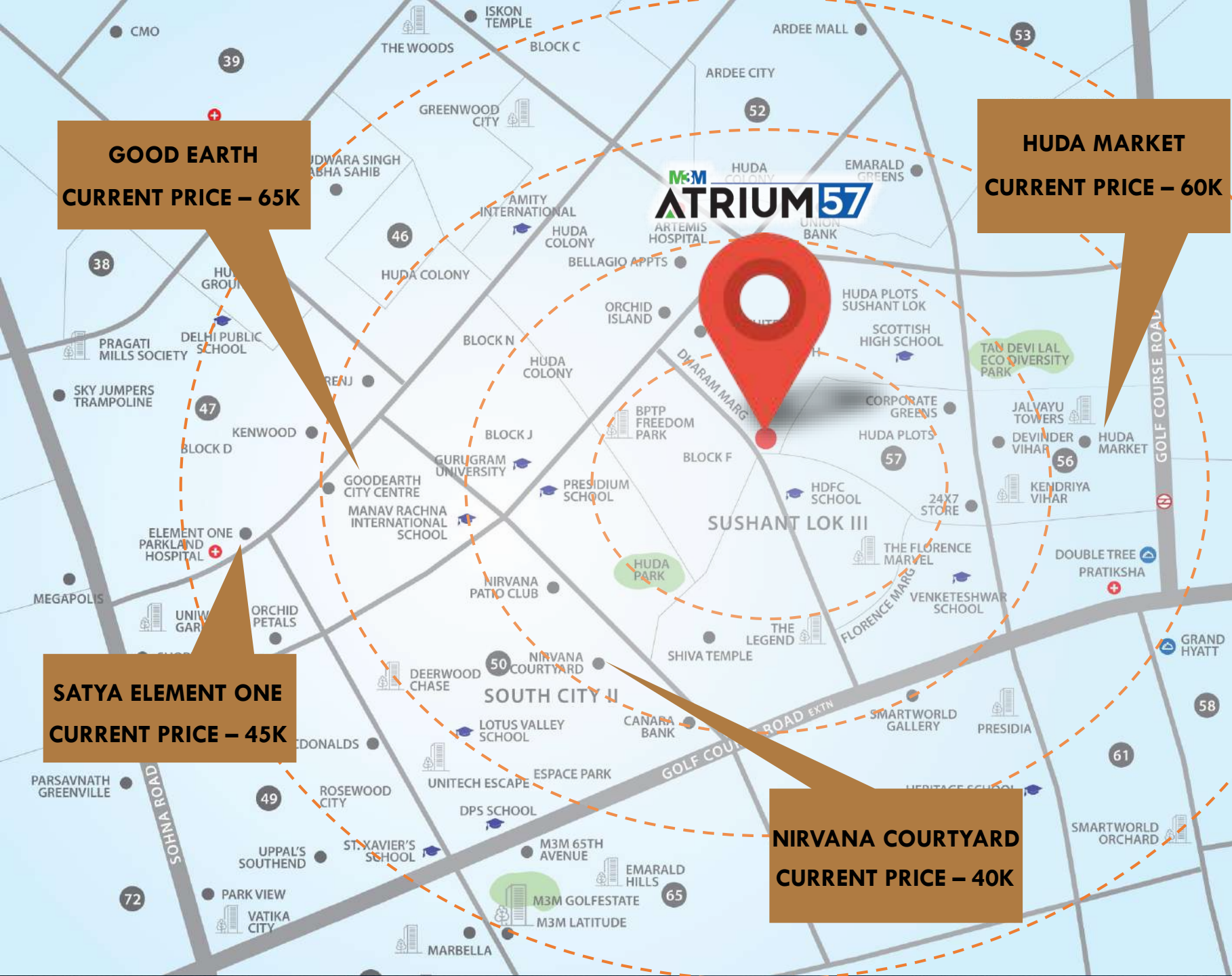
GOOD EARTH
CURRENT PRICE – 65K

HUDA MARKET
CURRENT PRICE – 60K

SATYA ELEMENT ONE
CURRENT PRICE – 45K

NIRVANA COURTYARD
CURRENT PRICE – 40K

RETAIL
DEVELOPMENTS
IN THE
VICINITY



PRICING

GR. FLOOR

1ST FLOOR

2ND FLOOR

3RD 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
10TH DEC'21 ONLY**

PAYMENT PLAN

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

MASTERSTROKES

2X^{*}

**YOUR
BOOKING
AMOUNT**

1.5x^{*}

**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%

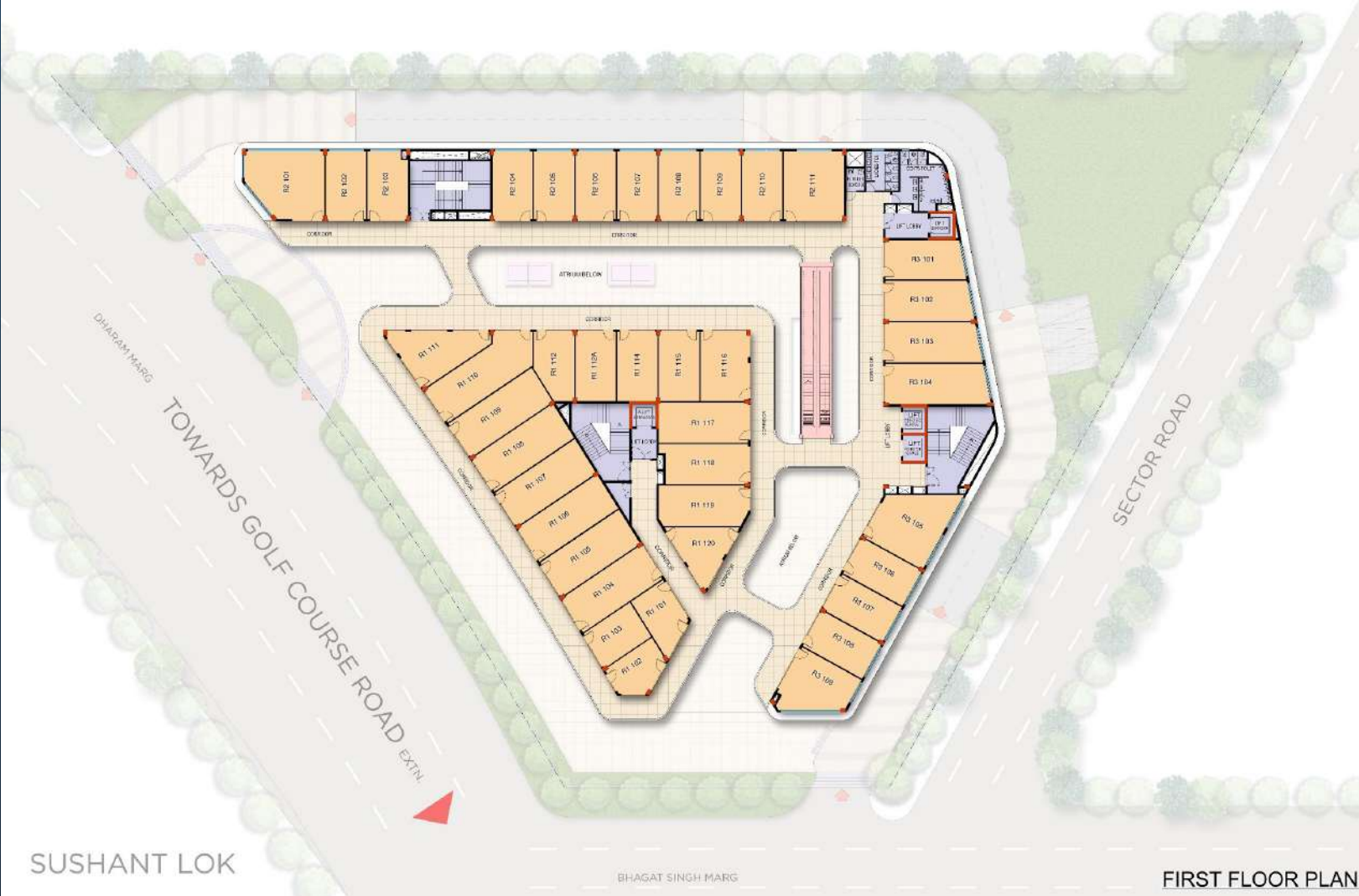
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LIMITED UNITS AVAILABLE
RUSH TO M3M EXPERIA SALES GALLERY NOW!