



LAVISH BUILDMART PRIVATE LIMITED (CIN: U45300HR2007PTC056055)

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

feedback@m3mindia.com

m3mindia.com

Rera Registration Number: UPRERAPRJ442214

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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.



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.





Diamonds
Luxury Residential Towers



THE CULLINAN AVENUE
(BOUTIQUE RETAIL)



THE CULLINAN EMPORIUM
(LUXURY SHOPPING PLAZA)



GLAZING THE DIAMONDS... UNVEILING SOON...



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



AN UNMATCHED LOCATION

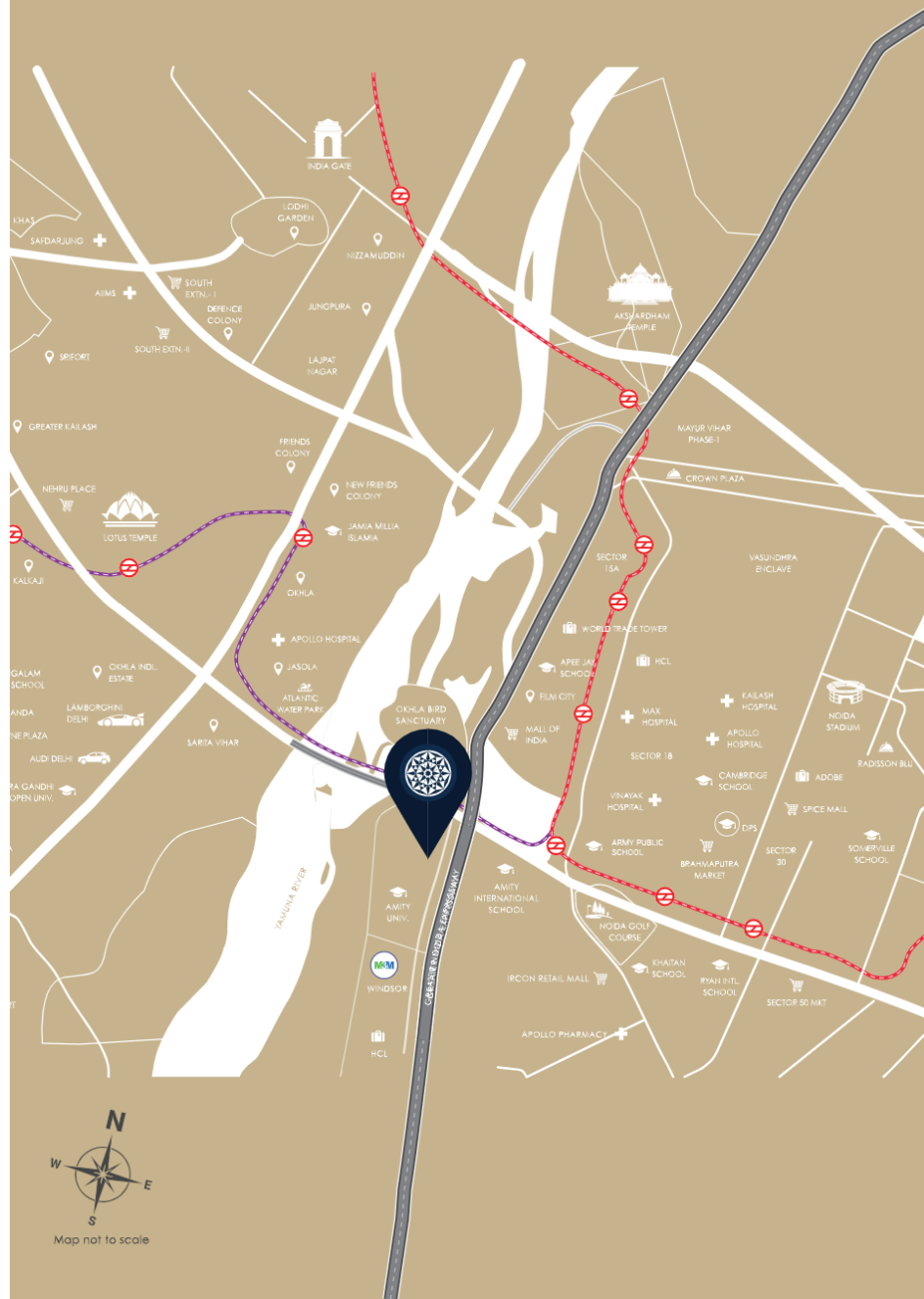


FLY INTO YOUR AIR CASTLE – A DESTINATION SO WELL CONNECTED

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



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



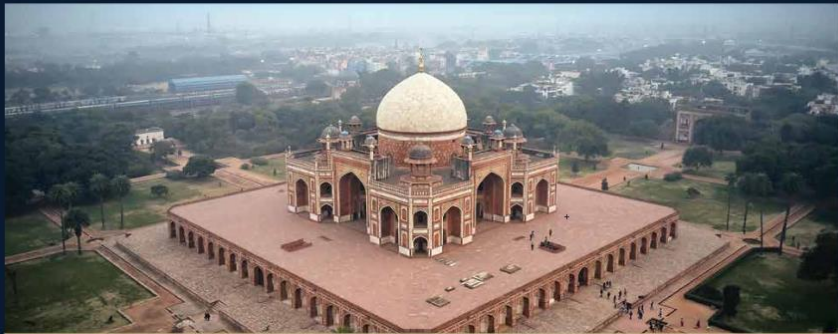
Hobnob with the Best in IT



A Natural Getaway (Okhla Bird Sanctuary)



For Enchanting Get-Togethers (Dalit Sthal)



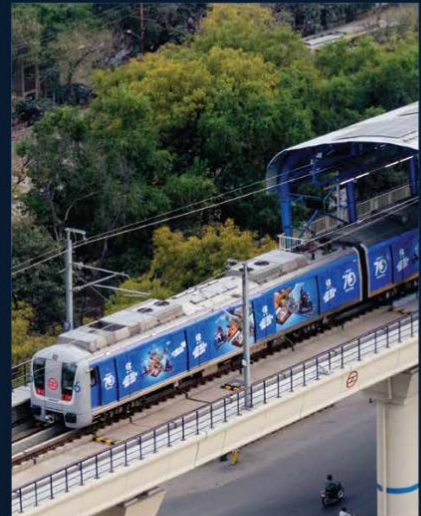
In Touch with Heritage (Humayun's Tomb)



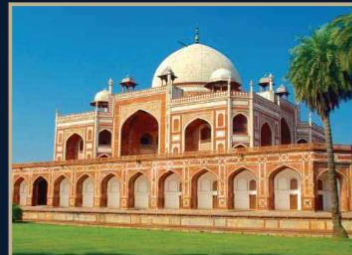
Great places for day-long indulgences (Akshardham)



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.



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 pictur-
esque 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.

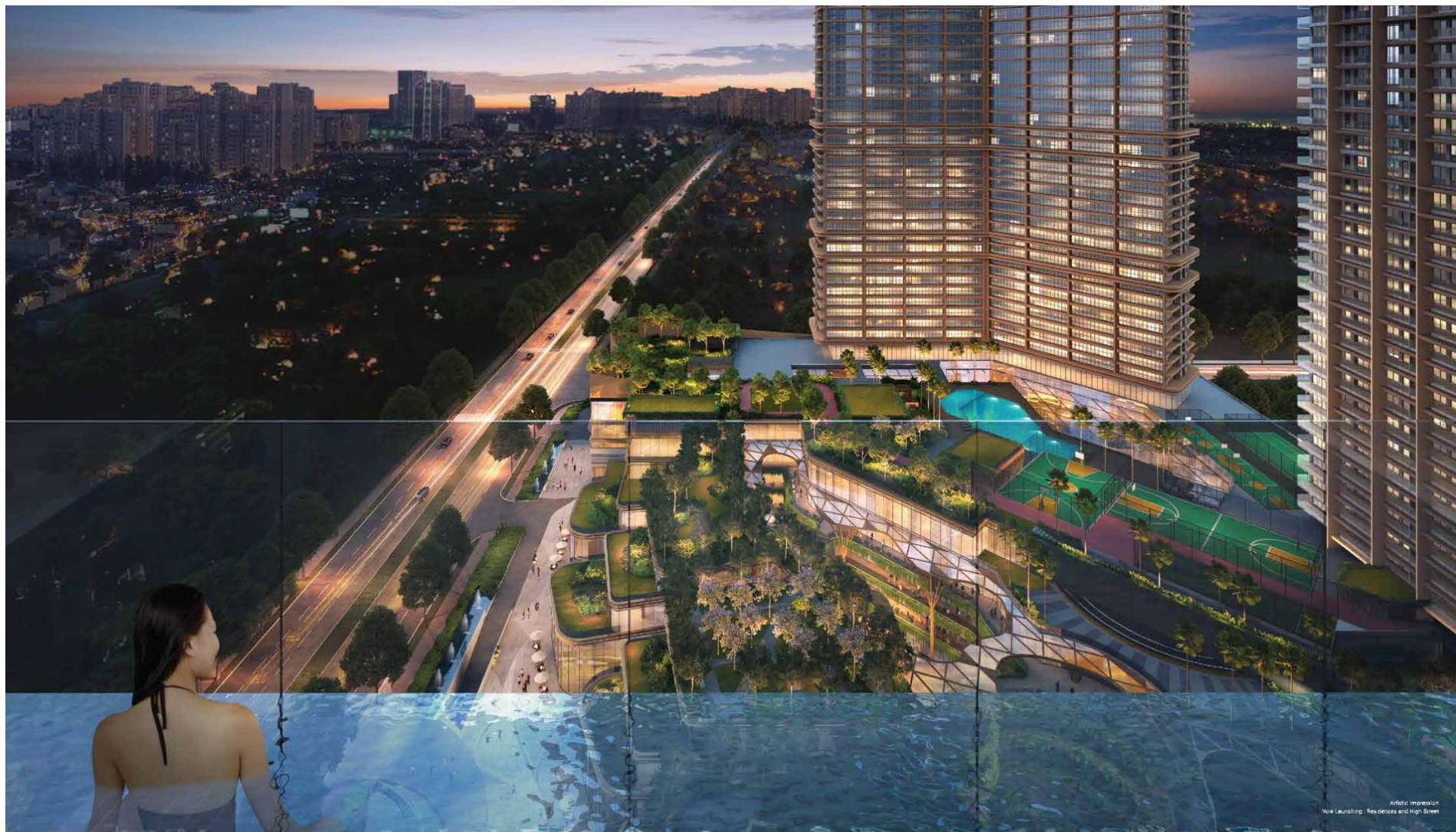
Behold a friendly joint that's breathtakingly out-of-the-world.





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
New Launching - Residences and High Street



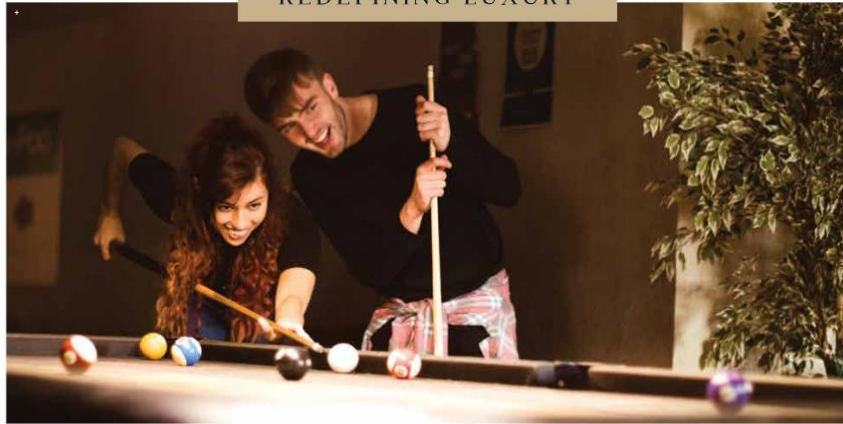
DIVE IN ABUNDANT LUXURY

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.



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

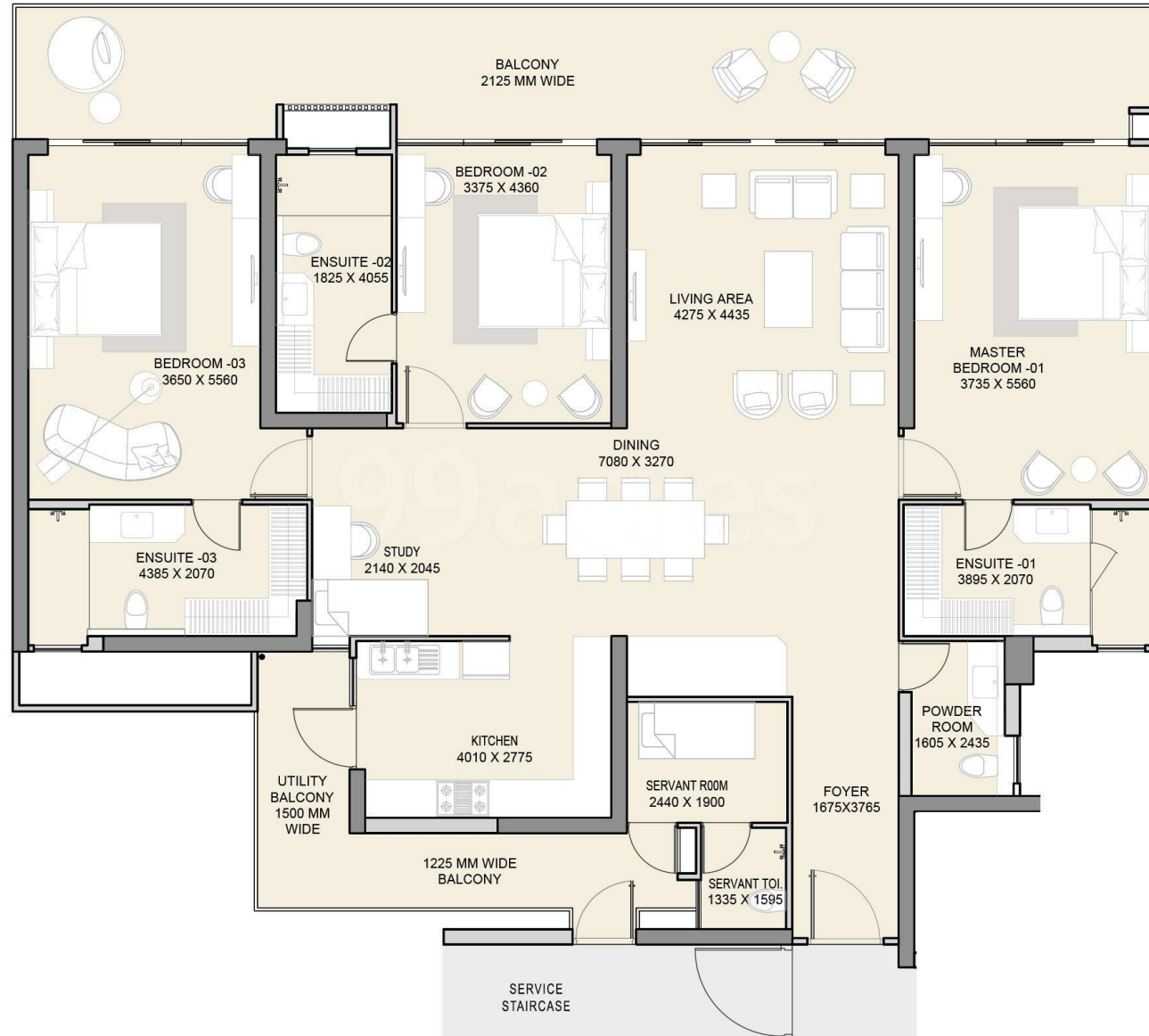
Two Apartment Per Floor

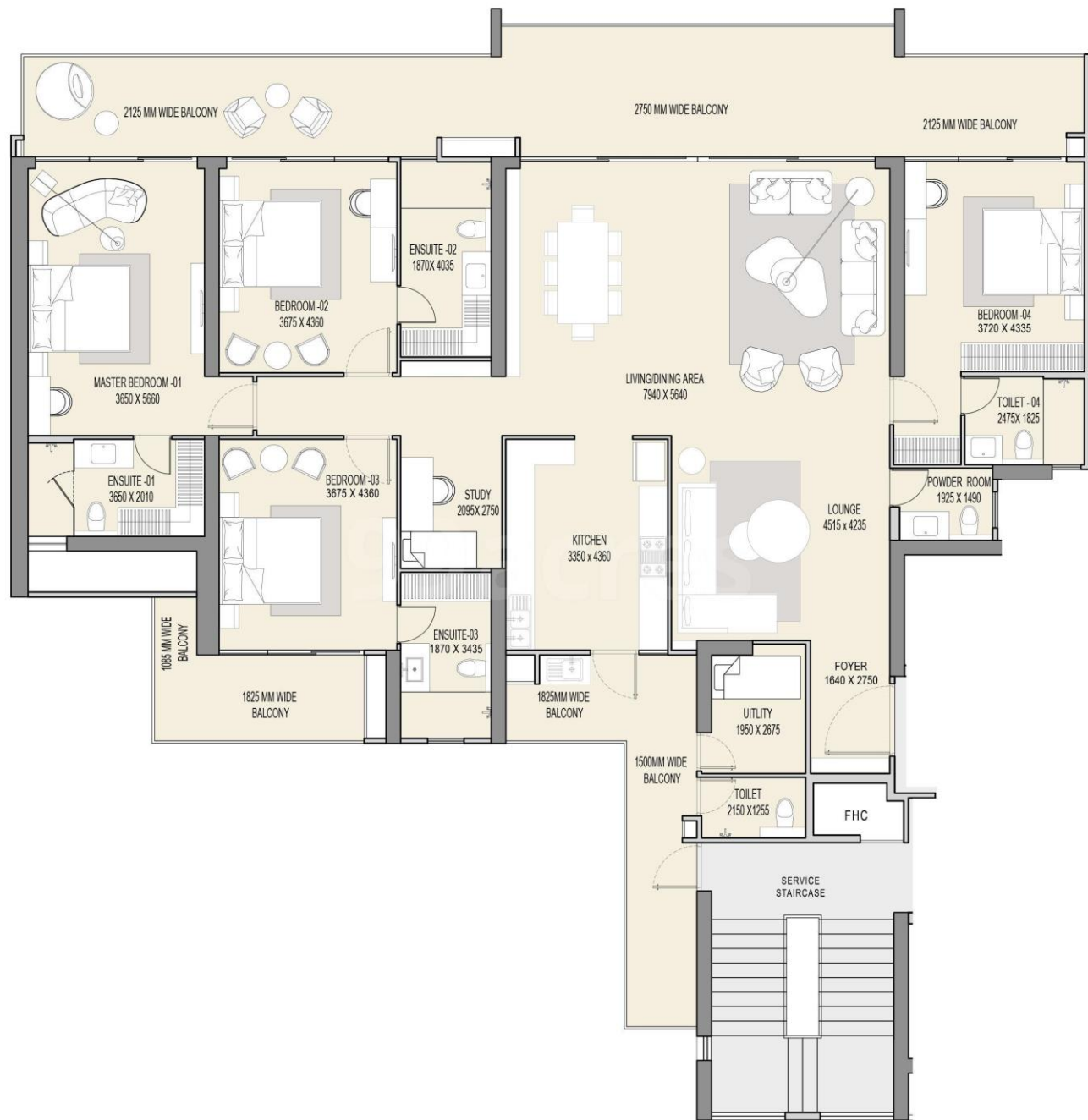
3-sided Wrapped Balcony

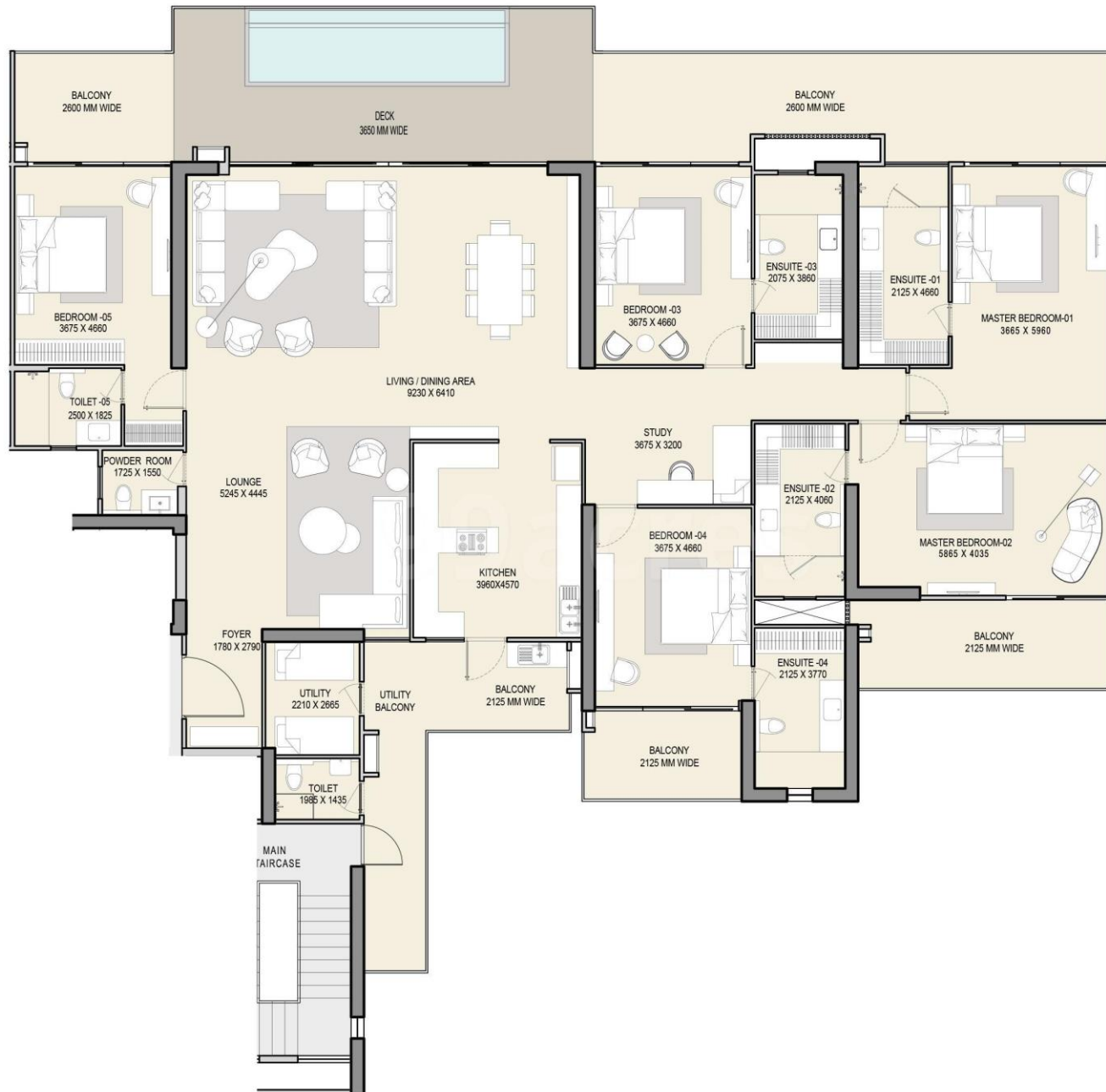
Private Pool

High Speed Elevators

Exhilarating Panoramic Views











OWN A
ONE-IN-A-MILLION
ADDRESS.

OWN
EVERYTHING YOU
EVER IMAGINED.