

It's That Time of The Year,
Again !



Big Billion
1.0

Big Billion
1.0



Was All About..

Buy
From Us

Big Billion
1.0



An Investment Opportunity
Of **10,000 Crs!**
From Us

Big Billion
2.0



BUY And
Also...
SELL To Us

Big Billion
2.0



An Investment Opportunity
Of **15,000 Crs!**

And this time we are going to make it..

3 Times

BIGGER, BOLDER & BETTER!

P R E S E N T I N G ...

y



2026

BIG BILLION

PROPERTY SALE

IN ASSOCIATION WITH
THE TIMES OF INDIA

How We Are Making This
3X BETTER ?



IN ASSOCIATION WITH
THE TIMES OF INDIA

This Time You Can..





TWO LOCATIONS

NOIDA | GURGAON

TWO WEEKENDS

21-22 FEB | 27 FEB - 1 MAR

2026
BIG BILLION
PROPERTY SALE

IN ASSOCIATION WITH
THE TIMES OF INDIA



An Investment Opportunity
Of **25,000 Crs!**

M3M GURGAON

9,310 CRs

M3M NOIDA

4,900 CRs

SW NOIDA

4,480 CRs

SW GURGAON

6,310 CRs

2026
**BIG BILLION
PROPERTY SALE**

IN ASSOCIATION WITH
THE TIMES OF INDIA

75+

PROJECTS

03

LOCATIONS

08

NEW LAUNCHES

1.76 Cr

ONWARDS

What Do We Have For Our
NEW CUSTOMERS ?



IN ASSOCIATION WITH
THE TIMES OF INDIA

RESIDENTIAL

JUST
20%
AND IT'S
YOURS*

PAY
20% MORE
GET
20% EXTRA*

20 MONTH
MAINTENANCE
FREE*

1ST TRANSFER
FREE*

OFFER VALID TILL 1ST MARCH



IN ASSOCIATION WITH
THE TIMES OF INDIA

RESIDENTIAL

GIC EXCLUSIVE OFFER

JUST
10%
AND IT'S
YOURS*

ZERO
EMI*

20 MONTH
MAINTENANCE
FREE*

1ST TRANSFER
FREE*

OFFER VALID TILL 1ST MARCH



IN ASSOCIATION WITH
THE TIMES OF INDIA

COMMERCIAL SEGMENT

JUST
20%
AND IT'S
YOURS*

BALANCE
12 MONTHS
AFTER
POSSESSION*

RENTALS @
12 %

20 MONTH
MAINTENANCE
FREE*

1ST TRANSFER
FREE*

OFFER VALID FOR 20,000 SQ FT ONLY*



IN ASSOCIATION WITH
THE TIMES OF INDIA

RESIDENTIAL OPPORTUNITIES

GURGAON

M3M ALTITUDE
M3M OPUS
M3M ANTALYA HILLS
M3M FORESTIA
SMARTWORLD NATURE'S COURT
SMARTWORLD THE EDITION
SMARTWORLD SKYARC

PANIPAT

M3M CITY OF DREAMS -PLOTS
M3M TERRACES

DELHI

M3M ST. ANDREWS @SCDA
SMARTWORLD ONE DXP

NOIDA

M3M THE CULLINAN



IN ASSOCIATION WITH
THE TIMES OF INDIA

**BRANDED
RESIDENTIAL
OPPORTUNITIES**

DELHI



GURGAON



NOIDA





IN ASSOCIATION WITH
THE TIMES OF INDIA

COMMERCIAL OPPORTUNITIES

GURGAON

M3M INNOVATION PARK @GIC
M3M JEWEL
M3M ATRIUM57
M3M PARAGON57
M3M ROUTE65
M3M CORNERWALK
M3M PRIVE73

NOIDA

M3M THE CULLINAN
AVENUE
M3M THE LINE
M3M JEWEL CREST
M3M THE
PENTSUITES
SW LE COURTYARD

DELHI

M3M CAPITALWALK

PANIPAT

M3M CITY OF DREAMS

What Do We Have For Our
EXISTING CUSTOMERS ?

Back By Popular Demand..

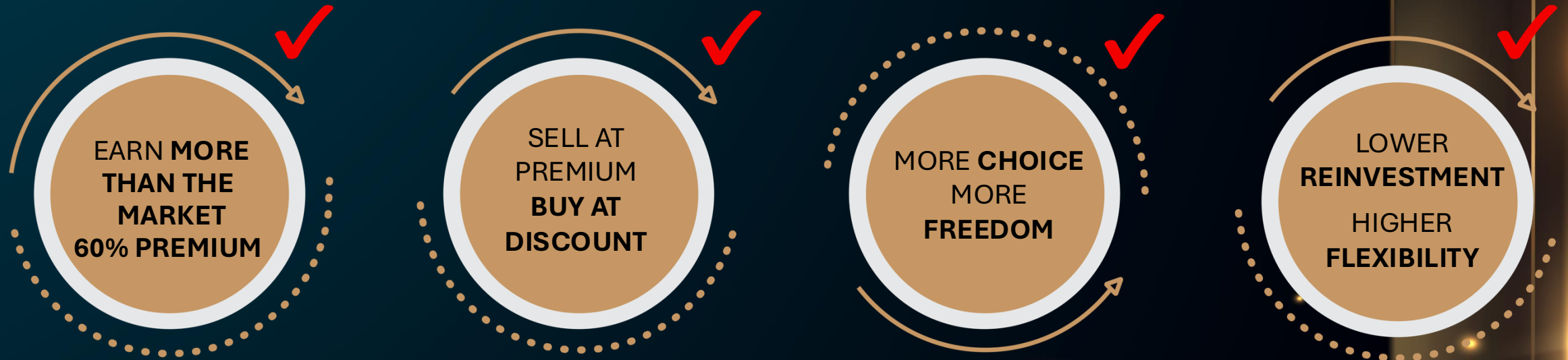
ASSURED  **2.0**

BUY FROM US. SELL TO US.

**NOW BIGGER, BETTER, AND
MORE REWARDING THAN EVER**

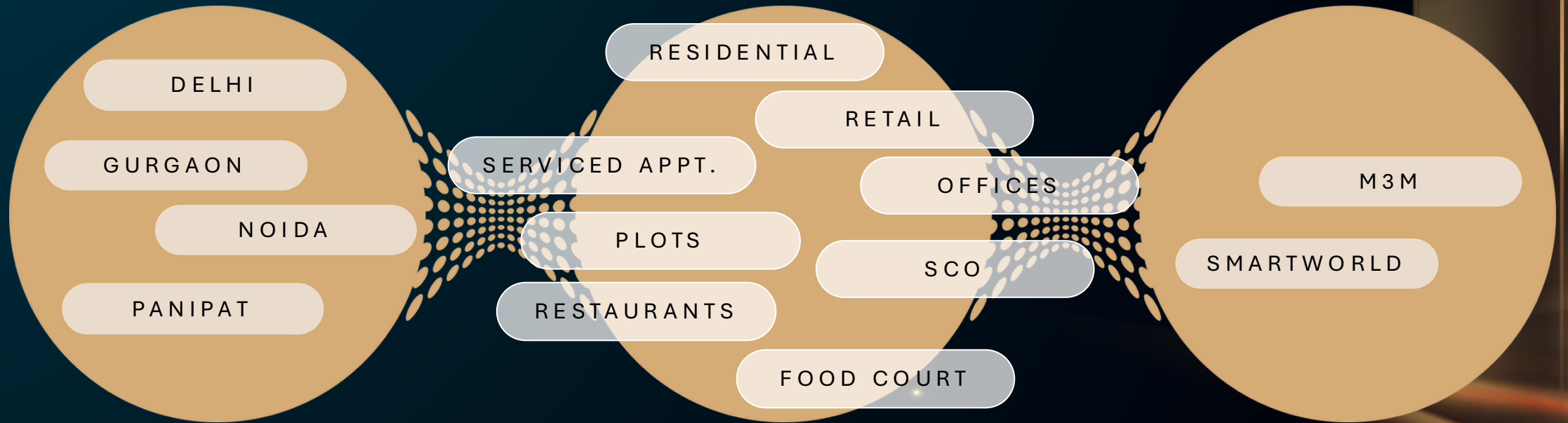
ASSURED 2.0

BUY FROM US. SELL TO US.



MORE PREMIUM. LESS EFFORT . SMARTER GROWTH.

COMPLETE FLEXIBILITY & CHOICE



GURGAON

Project	Assured Price
M3M ALTITUDE - CITY FACING	24,000
M3M ALTITUDE - GOLF ESTATE FACING	24,500
M3M ANTALYA HILLS	12,000
M3M CAPITAL / CROWN - CITY FACING	17,000
M3M CAPITAL / CROWN - GREEN FACING	17,500
M3M ESCALA	12,000
M3M FLORA / NATURA / SIERRA / MARINA	11,000
M3M FORESTIA WEST	BUYING PRICE + 500
M3M GOLF HILLS - CITY FACING	15,000
M3M GOLF HILLS - GREEN FACING	16,000
M3M HEIGHTS / SKYCITY	18,500
M3M MANSION - CITY FACING	21,500
M3M MANSION - GREEN FACING	22,000

GURGAON

Project	Assured Price
M3M MERLIN	21,000
M3M SKYWALK	17,000
M3M SOULITUDE	11,000
M3M ST. ANDREWS AT SCDA – CITY FACING	BUYING PRICE + 1,000
M3M ST. ANDREWS AT SCDA – GREEN FACING	BUYING PRICE + 1,000
M3M WOODSHIRE	9,000
TRUMP TOWER - 65	35,000

M3M PANIPAT

CITY OF DREAMS - PANIPAT (PLOTS)	1,10,000
----------------------------------	----------

SW GURGAON

Project	Assured Price
GEMS	11,000
NATURE'S COURT	BUYING PRICE + 500
ONE DXP RESIDENTIAL	17,000
ONE DXP RESIDENTIAL SELECT	20,000
ORCHARD 2.5 BHK	15,500
ORCHARD 3 BHK PHASE-2	15,500
ORCHARD 3 BHK PHASE-1	17,000
SKY ARC RESIDENTIAL	BUYING PRICE + 1,000
THE EDITION RESIDENTIAL	18,500
THE EDITION RESIDENTIAL SELECT	19,000
TRUMP TOWER - 69	BUYING PRICE + 1,500

NOIDA

Project	Assured Price
CULLINAN RESIDENTIAL	25,000
THE LINE PENTSUITES	16,000

PAYMENT PLAN – M3M

PROJECT	NEW SALE	
M3M RESIDENCES BY ELIE SAAB	ON BOOKING - 10% OF TCV	ON BOOKING - 15% OF TCV WITHIN 60 DAYS - 25% OF TCV ON COMPLETION OF TOP FLOOR ROOF SLAB - 30% OF TCV ON APPLICATION OF OC - 20% OF TCV ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT
	WITHIN 60 DAYS - 10% OF TCV	
	WITHIN 15 MONTHS - 20% OF TCV	
	WITHIN 36 MONTHS OR TOP FLOOR ROOF SLAB - 20% OF TCV	
	ON APPLICATION OF OC - 20% OF TCV	
M3M ALTITUDE M3M ST. ANDREWS AT SCDA M3M OPUS M3M MANSION M3M GOLF HILLS M3M CAPITAL M3M CROWN	ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT	ON APPLICATION OF OC - 20% OF TCV ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT
	ON BOOKING - 10% OF TCV	
	WITHIN 60 DAYS - 10% OF TCV	
	WITHIN 15 MONTHS - 20% OF TCV	
	ON APPLICATION OF OC - 50% OF TCV	
	ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT	

PAYMENT PLAN – M3M

PROJECT		
M3M ANTALYA HILLS	ON BOOKING - 10% OF TCV	ON BOOKING - 15% OF TCV WITHIN 60 DAYS - 25% OF TCV
	WITHIN 60 DAYS - 10% OF TCV	
	ON APPLICATION OF OC - 70% OF TCV	
	ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT	
M3M FORESTIA WEST I	ON BOOKING - 10% OF TCV	ON COMPLETION OF TOP FLOOR ROOF SLAB - 30% OF TCV ON APPLICATION OF OC- 20% OF TCV ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT
	WITHIN 60 DAYS - 10% OF TCV	
	WITHIN 15 MONTHS - 20% OF TCV	
	WITHIN 36 MONTHS OR TOP FLOOR ROOF SLAB - 20% OF TCV ON APPLICATION OF OC - 20% OF TCV	
	ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT	

PAYMENT PLAN – M3M/SMARTWORLD

PROJECT	NEW SALE	SALES UNDER ASSURED
COMMERCIAL UNDER CONSTRUCTION (GURUGRAM)	ON BOOKING - 10% OF TCV	ON BOOKING - 15% OF TCV
	WITHIN 60 DAYS - 10% OF TCV	WITHIN 60 DAYS - 25% OF TCV
	AFTER 1 YEAR FROM NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT	- ON COMPLETION OF TOP FLOOR ROOF SLAB - 30% OF TCV ON APPLICATION OF OC - 20% OF TCV ON NOTICE OF OFFER OF POSSESSION - BALANCE AMOUNT

PROJECT	NEW SALE	SALES UNDER ASSURED
COMMERCIAL DELIVERED (GURUGRAM)	ON BOOKING - 10% OF TCV	ON BOOKING - 10% OF TCV
	WITHIN 60 DAYS - 10% OF TCV	WITHIN 60 DAYS - 10% OF TCV
	WITHIN 120 DAYS - 20% OF TCV	WITHIN 120 DAYS - 20% OF TCV
	WITHIN 1 YEAR OF BOOKING - BALANCE AMOUNT	WITHIN 1 YEAR OF BOOKING - BALANCE AMOUNT

SELLING PRICE LIST

Projects	Price	Payment Plan	Attribute
M3M Residences By Elie Saab	Rs. 37,000	20 * 5	All Incl. Except PLC**
M3M Altitude	Rs. 27,500	20:20:60	BSP Only
M3M St. Andrews SCDA	Rs. 22,950	20:20:60	All Incl. Except PLC**
M3M Opus	Rs. 21,950	20:20:60	All Incl.**
M3M Mansion	Rs. 22,450	20:20:60	All Incl. Except PLC**
M3M Antalya Hills	Rs. 14,450	20:80	BSP Only
M3M Golf Hills	Rs. 18,250	20:20:60	BSP Only
M3M Forestia West	Rs. 13,000	20 * 5	BSP Only

POSSESSION CHARGES EXTRA

ILLUSTRATION
(1 OF 3)

EXISTING PROPERTY

PROJECT	SW SKY ARC
AREA	3,000 SQ FT
PURCHASE PRICE	18,000 PER SQ FT
PURCHASE PRICE (IN Rs.)	5.4 CRs
PAID AMOUNT	1 CR
ASSURED PRICE	20,000 PER SQ FT
PREMIUM (IN Rs.)	60 LAKHS

ILLUSTRATION
(2 OF 3)

NEW PROPERTY

PROJECT	M3M RESIDENCES BY ELIE SAAB
AREA	4,000 SQ FT
PURCHASE PRICE	37,000 PER SQ FT
PURCHASE PRICE (IN Rs.)	14.8 CRs
MULTIPLE	$\frac{14.8}{6.0} = 2.47$

ILLUSTRATION (3 OF 3)

PAYMENT PLAN UNDER ASSURED

MILESTONES	PAYMENT REQD	PAYMENT (IN Rs.)	FUND TRANSFER	PREMIUM	NET PAYABLE
NOW	40%	5.92	1 CR.	0.24	4.68
ON STRUCTURE	30%	4.44	0	0.18	4.26
ON OC/ POSSESSION	30%	4.44	0	0.18	4.26
TOTAL	100%	14.80	1.0	0.60	13.2

ILLUSTRATION SUMMARY

1 EXISTING PROPERTY

PROJECT	SW SKY ARC
AREA	3,000 SQ FT
PURCHASE PRICE	18,000 PER SQ FT
PURCHASE PRICE (IN Rs.)	5.4 CRs
PAID AMOUNT	1 CR
ASSURED PRICE	20,000 PER SQ FT
PREMIUM (IN Rs.)	60 LAKHS

2 NEW PROPERTY

PROJECT	M3M RESIDENCES BY ELIE SAAB
AREA	4,000 SQ FT
PURCHASE PRICE	37,000 PER SQ FT
PURCHASE PRICE (IN Rs.)	14.8 CRs
MULTIPLE	$\frac{14.8}{6.0} = 2.47$

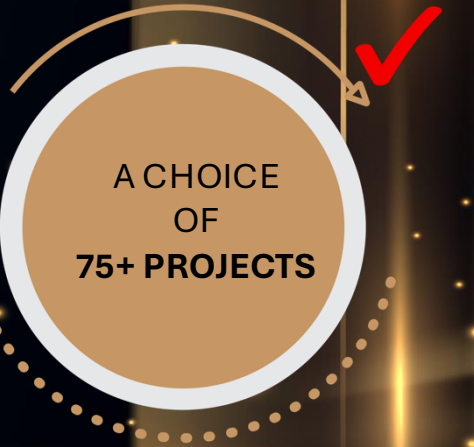
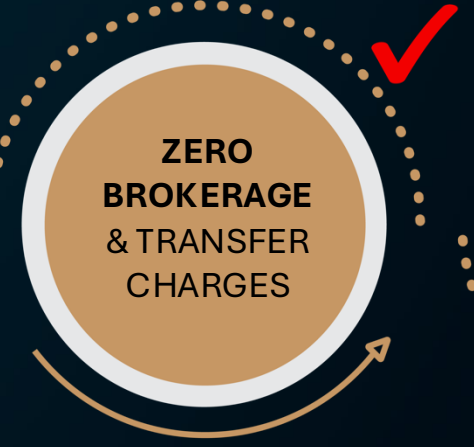
3 PAYMENT PLAN UNDER ASSURED

MILESTONES	PAYMENT REQD	PAYMENT (IN Rs.)	FUND TRANSFER	PREMIUM	NET PAYABLE
NOW	40%	5.92	1 CR.	0.24	4.68
ON STRUCTURE	30%	4.44	0	0.18	4.26
ON OC/ POSSESSION	30%	4.44	0	0.18	4.26
TOTAL	100%	14.80	1.0	0.60	13.2

WHY CHOOSE?



ASSURED 2.0
BUY FROM US. SELL TO US.



For The 1st Time in **BIG BILLION 3.0**

NOW EVEN

LEASE

LEASE

2026
**BIG BILLION
PROPERTY SALE**

IN ASSOCIATION WITH
THE TIMES OF INDIA



OPPORTUNITY
LEASE

FOR BRAND OWNERS AND
LEASING CPS

2 CR

SQ FT
DELIVERED

1 CR

SQ FT UNDER
CONSTRUCTION

FOR
CUSTOMER

**PRE
LEASED
UNITS**

M3M ROUTE65 & M3M JEWEL ARE NOW 100% LEASED



WHAT'S IN IT FOR THE CUSTOMERS?



ASSURED GIFT

YOU ALSO STAND A CHANCE TO GET



IPHONE 17 Pro*



INTERNATIONAL TRIP



GOLD COIN



LUXURY CARS



LIFESTYLE GOODS

*Terms & Conditions Apply

OFFERS VALID TILL 1ST MARCH

This Will Be Supported By A
Mega Media Campaign..

20 CR+

MEDIA SPENDS

AN EXTENSIVE MARKETING CAMPAIGN OF RS.20 CRs



Print Ads
10 Impressions



Outdoors
Gurugram, Delhi & Noida



PR
Every Top Publication



Radio
Red FM, Radio Mirchi



Social FB /Insta, LinkedIn,
Bloggers, Vloggers,
Influencer Marketing



Digital
News & Finance Portals,
Apps , Google , Display



Broker Platforms
99 Acres, Magic bricks,
Housing.com

BANKING PARTNERS



STRATEGY PARTNER



RESEARCH PARTNER



HOSPITALITY MEETS LEGENDARY LIVING

TRUMP CLUB

Now Curated & Serviced *by*



ROSEATE

A PARTNERSHIP DESIGNED TO AMPLIFY LUXURY

YOUR COUNTDOWN STARTS TODAY

GALLERY 77 | 7-8 FEB (SAT - SUN)



SPECIAL OFFER: M3M FORESTIA PHASE-2

UNVEILING GRAND GIC MODEL

BBD 3.0
NOIDA

21-22 Feb
Sat-Sun

BBD 3.0
GURGAON

27,28 Feb
& 1 Mar