

## ABOUT MCB

STARTED IN CHENNAI IN 2008, MCB HAS GROWN CONSISTENTLY OVER THE YEARS WITH OFFICES IN BANGALORE AND DUBAI. MCB HAS PROMOTED MORE THAN 40 PROJECTS, BOTH IN LAYOUTS AND RESIDENTIAL SEGMENT. WE HAVE NOW LINED UP PROJECTS WORTH ONE MILLION SQ.FT. WITH MORE FOCUS ON AFFORDABLE HOUSING. WITH A MISSION TO BE AMONG THE PREFERRED DEVELOPERS IN CHENNAI, WE HAVE GEARED UP OUR RESOURCES TO OFFER BEST-IN-CLASS PROJECTS AND SERVICES TO OUR CUSTOMERS AND IN THE PROCESS, MAKE OUR CUSTOMERS REAL ESTATE INVESTMENTS, EASY AND EFFICIENT.

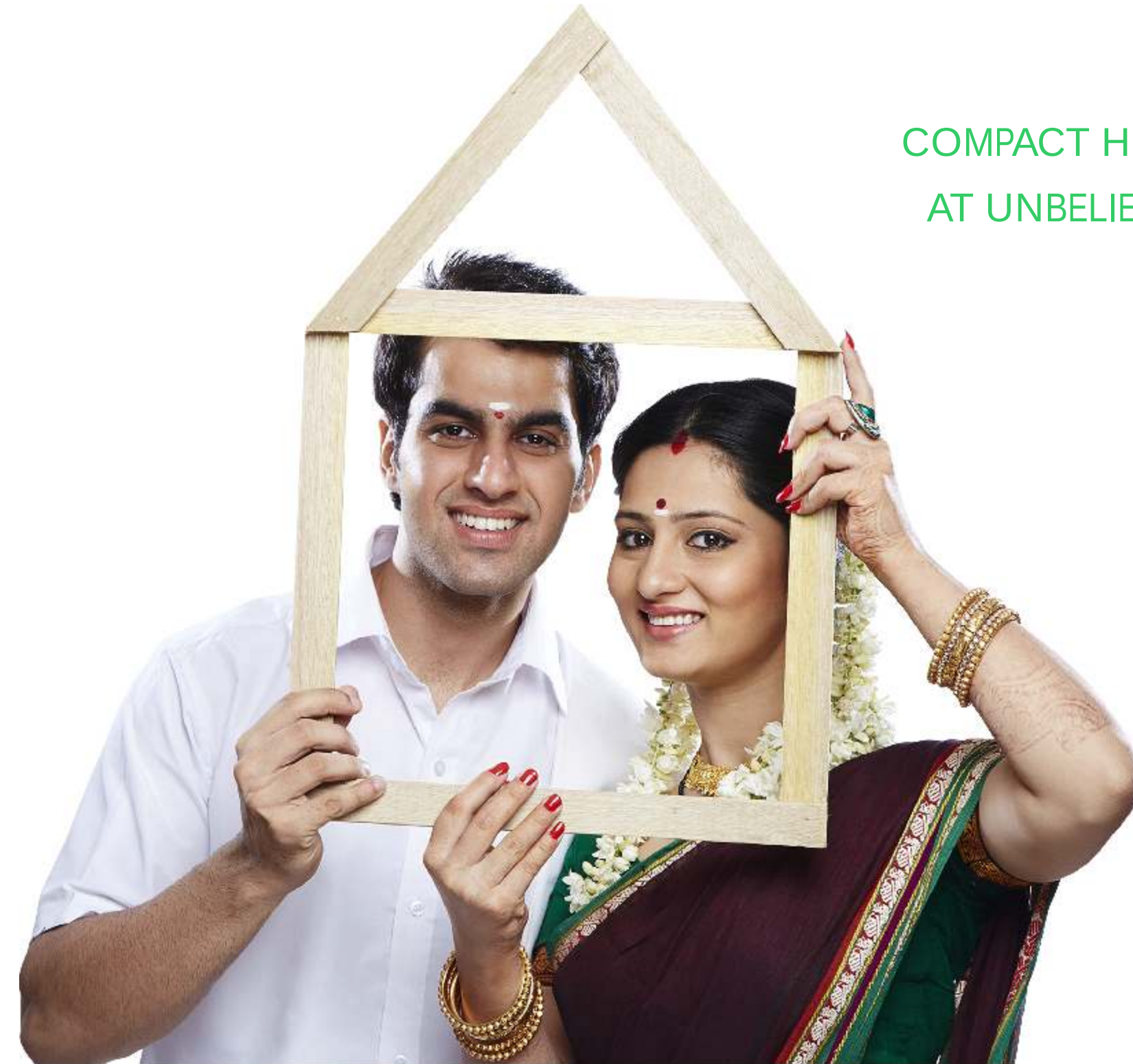
For Site Visit & Booking Call:  
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[www.mcbdevelopers.com](http://www.mcbdevelopers.com)

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New No. AI 16, Second Floor, 4th Avenue,  
Shanthi Colony, Anna Nagar, Chennai - 600 040



Disclaimer: Information furnished in this Brochure is indicative and is subject to amendments or modifications as per the suggestions of the consultants. Location description is approximate and MCB is not responsible for any inaccuracies. Interior images shown in this Brochure are indicative and is not part of the project. Materials mentioned in the specifications are subject to availability and the company reserves the right to provide equivalent one available in the market. This Brochure is only for informative purpose and does not form a legal offering for the Project. MCB Customers or Prospective Buyers can contact our CRM Representative for any Clarifications.

COMPACT HOMES AT AVADI  
AT UNBELIEVABLE PRICES





Presenting  
**MCB**  
**MARVEL**  
YOUR HOME IS YOUR PARADISE

## COMPACT HOMES WITHIN YOUR REACH AT AVADI

HOMES THAT SUIT  
YOUR BUDGET AND LOCATION



CLOSE TO AVADI RAILWAY STATION  
AND AVADI BUS TERMINAL.



A NURTURING ENVIRONMENT  
FOR YOUR KIDS AND FAMILY



CHOOSE YOUR FAVORITE HOME  
FROM 1 & 2 BHK OPTIONS



## COMPACT HOMES THAT OFFER UNMATCHED VALUE AND COMFORT

|                                       |                                                             |                                                   |                                  |
|---------------------------------------|-------------------------------------------------------------|---------------------------------------------------|----------------------------------|
| SPACIOUS<br>CORRIDORS                 | DIESEL GENERATOR<br>BACK UP FOR<br>COMMON AREA<br>AND FLATS | SOLAR POWER FOR<br>COMMON AREA                    | SEWERAGE<br>TREATMENT PLANT      |
| STP<br>RECYCLED WATER<br>FOR FLUSHING | ASSURED QUALITY                                             | FULLY<br>AUTOMATIC LIFTS<br>WITH<br>RESCUE DEVICE | COMMITTED<br>DELIVERY TIME       |
| LANDSCAPING                           | CCTV AT LOBBY<br>AND<br>PROJECT ENTRANCE                    | CONCRETE<br>PAVER BLOCKS<br>FOR DRIVEWAYS         | ENTRANCE ARCH<br>FOR THE PROJECT |

LOCATION MAP



CONVENIENT LOCATION

**NEAR BY COLLEGES**

Nazarath College of Art & Science  
Vels R.S. Medical College  
Veltech College of Engg  
Veltech Dr. Rr & Dr. PS University  
Veltech Arts & Science College

**NEAR BY SCHOOLS**

KV HVF School - CBSE  
Vijayanta Senior Secondary School - CBSE  
CVRD School - - CBSE  
Nazareth School of International - CBSE  
ST. Joseph Matriculation School  
Nazareth Matriculation School

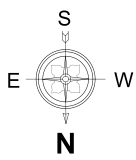
**NEAR BY COMPANIES**

The Heavy Vehicles Factory (HVF)  
Tube Products of India  
TATA Communication  
TI Cycles of India  
Proposed TIDEL PARK

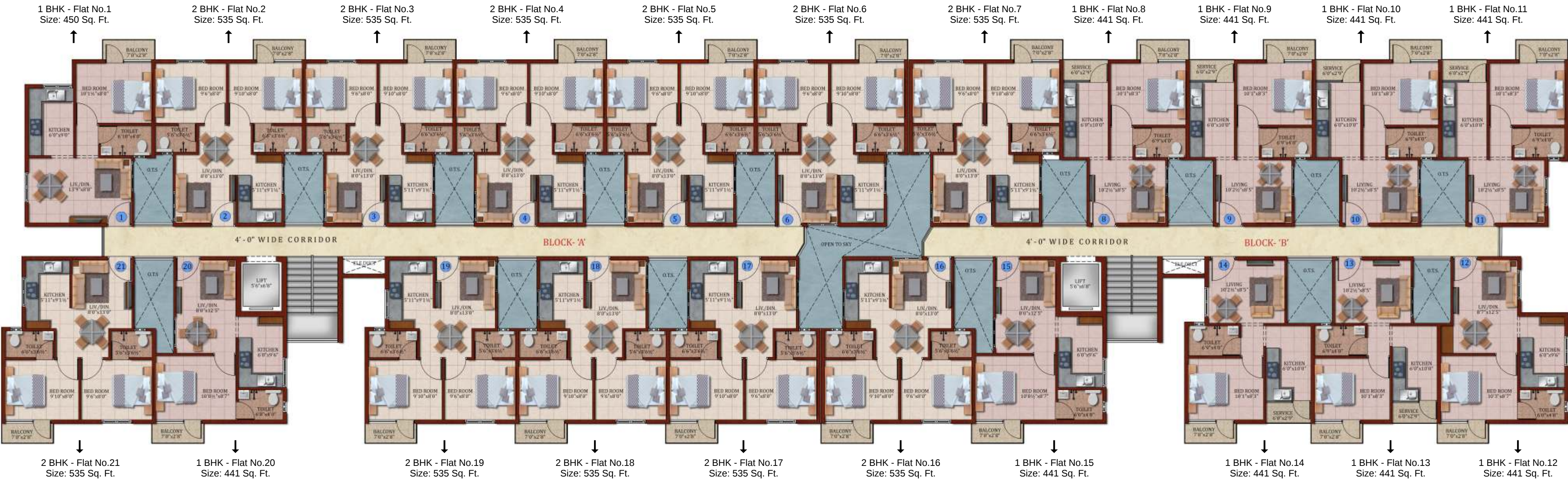
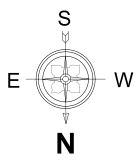
**DISTANCE TO PLACES**

Avadi Railway Station 3 kms  
Avadi Bus Stand 3 kms  
Stedeford Hospital 7 kms  
Rakki Cinemas 7.5 kms  
Ambattur Estate 11 kms  
Vaishnavi Temple 6 kms

# MCB MARVEL 178 BLOCK TYPICAL FLOOR PLAN



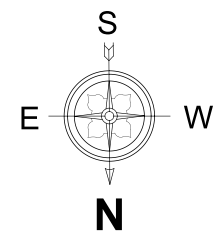
# MCB MARVEL 169 BLOCK TYPICAL FLOOR PLAN



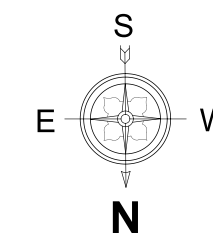
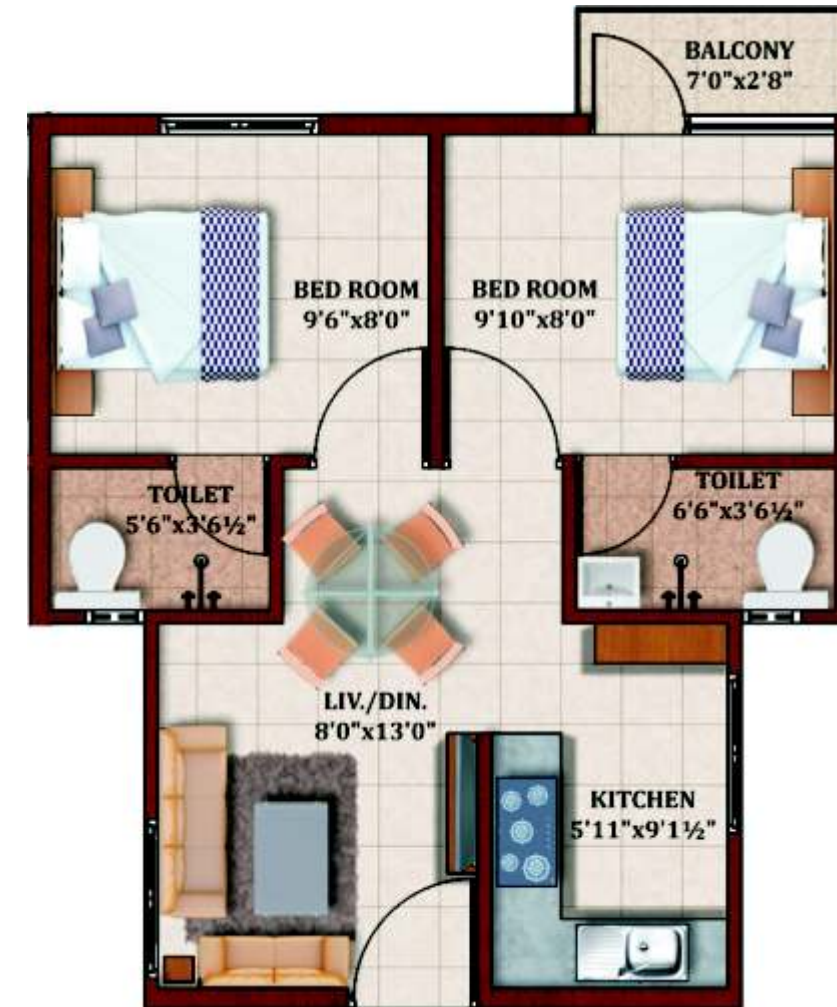
1 BHK + 1 T  
FLAT SIZE - 441 SQ. FT.



1 BHK + 1 T  
FLAT SIZE - 450 SQ. FT.



2 BHK + 2 T  
FLAT SIZE - 535 SQ. FT.



SPECIFICATIONS

|                        |                                                                                                                                         |                                                                                 |                          |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|
| STRUCTURE              | : RCC framed Structure.                                                                                                                 | ELECTRICAL                                                                      | BALCONY MASTER BEDROOM   |
| MASONRY                | : Outer wall 7.5” and Internal Wall 5.5” Including Plastering Using Solid Blocks.                                                       | 3 Phase Power Connection, with Good quality Modular Switches DB Box and Breaker | Wall Light Point - 1 No  |
| FLOORING               | : 2 ft x 2 ft Vitrified Tiles for Living, Ceramic Tiles for Bedrooms, Balcony, Kitchen and Toilets.Toilet wall tiles Up to 7ft. height. | ENTRANCE                                                                        | OTHER BED ROOM           |
| KITCHEN                | : Black Granite Kitchen Counter with Single Bowl Sink. Tile dadoing Above Kitchen Counter for 2 Feet height.                            | Door Bell Point - 1 No                                                          | Ceiling Fan Point - 1 No |
| DOORS                  | : Engineered Flush Doors for Main Door and Internal Doors                                                                               | Wall Light Point - 1 No                                                         | Wall Light Point - 1 No  |
| WINDOWS                | : UPVC Sliding Windows with Plain Glass and Grills of required sizes. UPVC Ventilators with Louvers for Toilets.                        | LIVING CUM DINING                                                               | 6A Point - 2 Nos         |
| PAINTING FINISHES      | : Internal wall surfaces in Emulsion Paint. External Wall surfaces in Weather Proof Paint.                                              | Wall Light Point - 2 Nos                                                        | OTHER BED ROOM TOILET    |
| TV & TELEPHONE         | : TV and Telephone points in the Living Area Only.                                                                                      | Ceiling Fan Point - 1 No                                                        | Wall Light Point - 1 No  |
| CP FITTINGS & SANITARY | : All Toilets with Branded EWC Basic Model and Wash Basin in Toilets. Branded CP Fittings in the Toilets, Kitchen & Service.            | 6A Socket - 2 Nos                                                               | Exhaust Fan Point - 1 No |
|                        |                                                                                                                                         | TV and Telephone Socket - 1 Nos                                                 |                          |
|                        |                                                                                                                                         | 16 A Fridge Point - 1 No                                                        |                          |
|                        |                                                                                                                                         | KITCHEN                                                                         |                          |
|                        |                                                                                                                                         | Wall Light Point - 1 Nos                                                        |                          |
|                        |                                                                                                                                         | 16 A Socket - 1 Nos                                                             |                          |
|                        |                                                                                                                                         | Water Purifier Point - 1 No                                                     |                          |
|                        |                                                                                                                                         | UTILITY                                                                         |                          |
|                        |                                                                                                                                         | Wall Light Point - 1 No                                                         |                          |
|                        |                                                                                                                                         | 16A Socket - 1 No                                                               |                          |
|                        |                                                                                                                                         | MASTER BED ROOM                                                                 |                          |
|                        |                                                                                                                                         | Ceiling Fan Point - 1 No                                                        |                          |
|                        |                                                                                                                                         | Wall Light Point - 1 No                                                         |                          |
|                        |                                                                                                                                         | 6A Point - 2 Nos                                                                |                          |
|                        |                                                                                                                                         | 20 A AC Point - 1 No                                                            |                          |
|                        |                                                                                                                                         | MASTER BED ROOM TOILET                                                          |                          |
|                        |                                                                                                                                         | Light Point - 1 NO                                                              |                          |
|                        |                                                                                                                                         | Exhaust Fan Point - 1 No                                                        |                          |
|                        |                                                                                                                                         | 16A Socket (Geyser) - 1 No                                                      |                          |

PAYMENT SCHEDULE

|                                      |       |
|--------------------------------------|-------|
| ON BOOKING                           | - 10% |
| ON REGISTRATION                      | - 30% |
| ON COMPLETION OF FOUNDATION          | - 10% |
| ON COMPLETION OF STILT FLOOR ROOFING | - 10% |
| ON COMPLETION OF BRICK WORK          | - 10% |
| ON COMPLETION OF PLASTERING          | - 10% |
| ON COMPLETION OF FLOORING            | - 10% |
| ON COMPLETION OF PAINTING            | - 5%  |
| ON HANDING OVER                      | - 5%  |

- NOTE:
- Corpus Fund Payment of Rs. 20,000 per Flat should be paid to the Owners Association during flat handover.
  - Maintenance payment for one year to be paid during flat handover
  - All the payments towards the Apartment should be in favour of “MCB Developers Pvt Ltd ”

- DOCUMENTS REQUIRED TO PROCESS THE HOME LOAN:
- ID Proof: Adhar Card . PAN Card, Pass Port, Driving License,Voter ID.
  - Age Proof: Birth Certificate, PAN Card, Passport, Driving License.
  - Address Proof: Adhar Card, Ration Card, Voter ID, Passport, BSNL Telephone Bill, EB / Gas Bill, Postal ID Card

- INCOME PROOF:
- A. Salaried Individuals: 3 Months Pay Slip, Form 16, ITR for 3 years,
- B. Self Employed: 3 years ITR attested by Chartered Accountant, 2 years Balance sheet and P&L statement attested by Chartered Accountant. Brief Introduction of Business, Passport Size Photographs, Copy Firm Registration Certificate and any other as required by the Bankers.