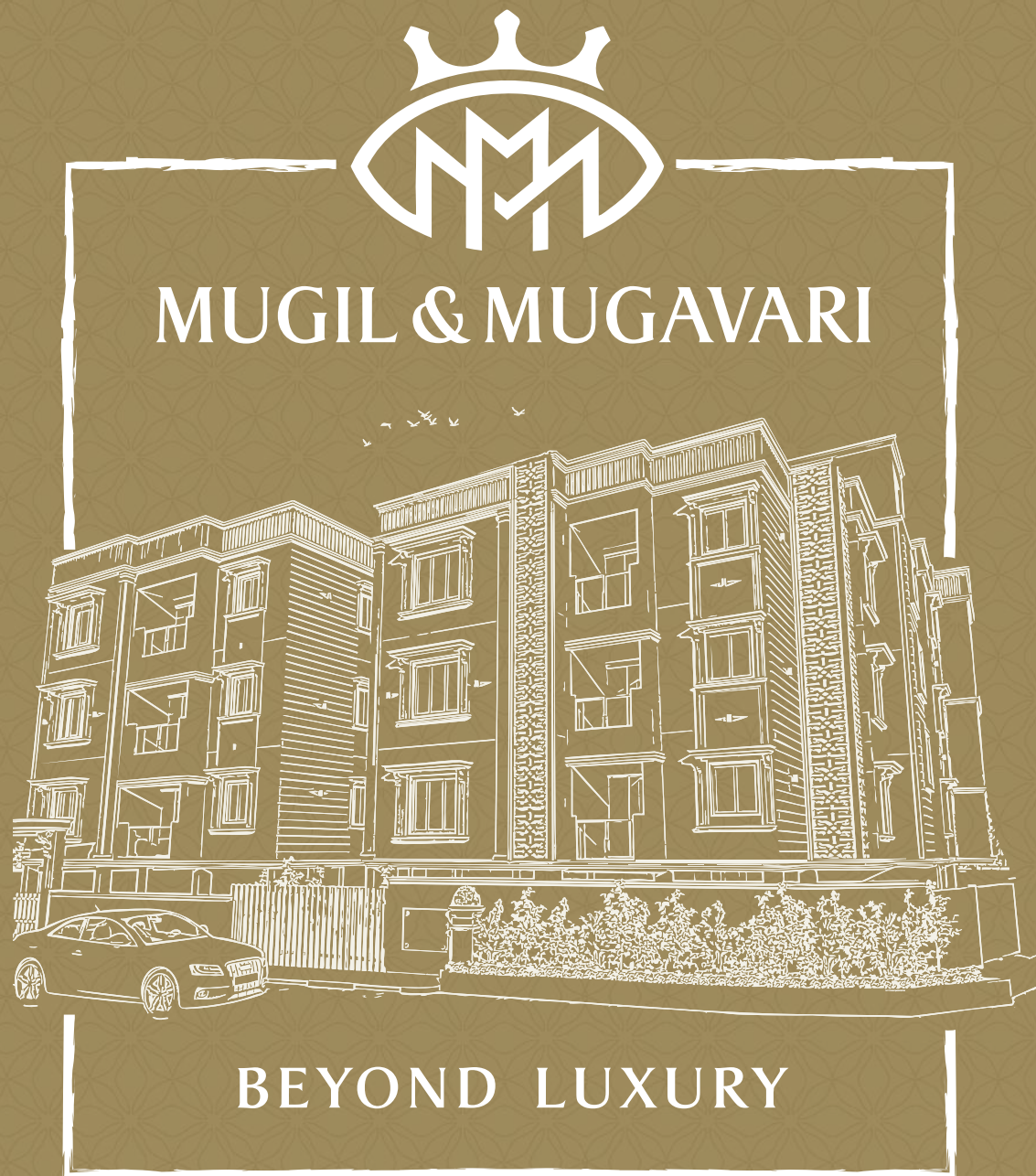






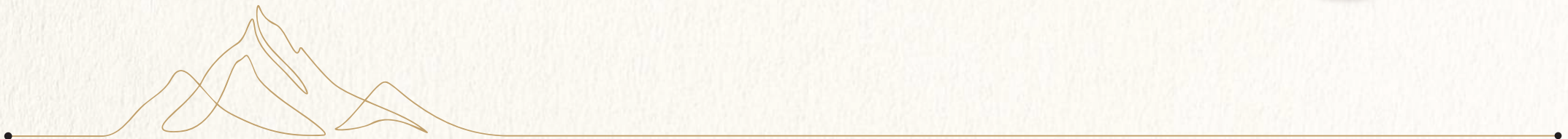
Redefining Your Living Space

With Our Quality Construction

About Us

Founded in 2012, MP Developers is committed to transforming lives by providing exceptional homes for every budget. Based in Chennai, we focus on customer-driven construction, delivering over 200+ projects that reflect our dedication to quality, integrity, and innovation.

Our experienced team and modern technology ensure that every home we build meets the highest standards of excellence. With a mission to 'Construct Happiness, we continue to push the boundaries of what's possible in real estate, creating spaces that enhance lives and bring dreams to life.





UNERRING QUALITY

Consistent high-quality delivery
guaranteed always

CUSTOMER CENTRIC

Customer needs are always
prioritized first no matter what

INTEGRITY

Ethical business practices

PERSEVERANCE

Persistent effort in creating
new home owners

EXQUISITE EXCELLENCE

Exceptional design always
surpassed exceeding standards

ATTENTION TO DETAIL

Precision in every detail ensured

STRICT ADHERENCE

Zero deviation and adherence to ethical
practices keeps the trust up





Mr. PRAVEEN MALINANI

Founder, Chairman & Managing Director

Meet Our Founder

At the heart of MP Developers, stands our dynamic Managing Director, Mr. Praveen Malinani, a visionary whose entrepreneurial journey embodies passion, resilience, and an unwavering commitment to excellence. A first-generation entrepreneur hailing from the city of dreams, Mr. Praveen turned his aspirations into reality through self-belief, relentless dedication, and a focus on innovation. His leadership philosophy is deeply rooted in empowering individuals, fostering collaboration, and embracing challenges as opportunities for growth.

The Power of Vision and Belief

Much like every great leader, Mr. Praveen believes success starts with confidence in one's vision. His mantra, "Before others believe in you, you must first believe in yourself," has guided MP Developers in creating homes that blend luxury with thoughtful design.

Experience is the Catalyst to Power

Before the foundation of MP Developers, Mr. Praveen has built a hefty wealth of experience in business, real estate, and leadership. His deep insights have helped shape a brand that is trusted for its quality and innovation, redefining luxury living while maintaining customer satisfaction at its core.

A Leader Who Prioritizes Teamwork

Under Mr. Praveen Malinani's leadership, MP Developers thrives on a shared vision of success. He values team dedication and celebrates every milestone as a collective win. His guidance fosters innovation and a drive for excellence. As MP Developers redefines luxury living, Mr. Praveen remains a guiding force, committed to delivering exceptional value to every customer.

Mission

MP Developers strives to be the leading real estate partner, known for integrity, innovation, and exceptional service. We create sustainable, vibrant living spaces that enrich lives and foster thriving communities, upholding our **MOTTO: TRUST FOREVER.**

Vision

As a Chennai-focused real estate company, we aim for a **₹1,000 Cr** turnover with a clear growth vision. Our goal is to build a brand known for high quality, value driven homes, making homeownership accessible to all. Over the next decade, we aspire to be Tamil Nadu's most trusted real estate brand—and eventually, a nationwide name.



A PRIDE OF SPLENDOR

Artist's impression. Actual finish maybe different
*Please read the disclaimer.

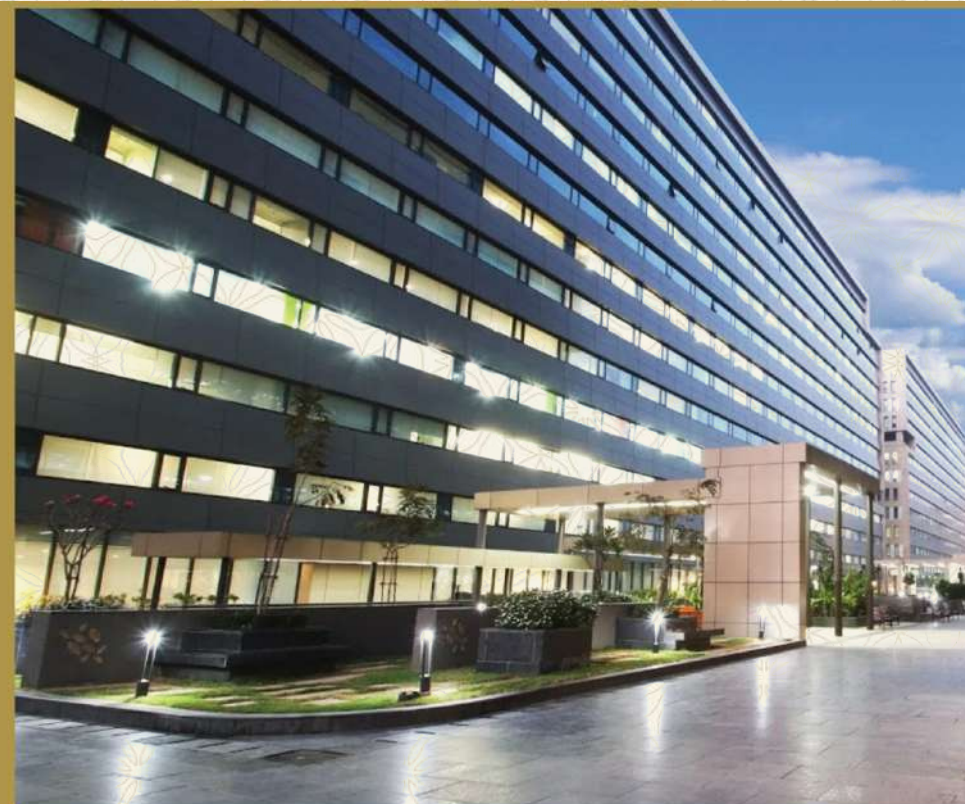


The Perfect Blend of Location, LIFESTYLE & VALUE

MP Mugil and Mugavari by MP Developers are strategically located in the thriving neighborhood of Mugalivakkam, one of Chennai's fastest-growing residential and commercial corridors. This area is rapidly emerging as a top choice for IT professionals, with over seven major IT parks in close proximity and more developments underway.

The upcoming Financial Tech City will further elevate the region's appeal, bringing world-class infrastructure and abundant job opportunities. Additionally, the metro Train from Guindy to Poonamallee will ensure effortless connectivity, making travel across Chennai smooth and convenient.

MP Mugil and Mugavari offer a perfect blend of connectivity, lifestyle, and future-ready investment—making them ideal for modern families and working professionals seeking comfort, access, and long-term value.



TATA CONSULTANCY SERVICES - Easy access

NOTHING CAN BEAT THE LOCATION ADVANTAGE OF MUGIL AND MUGAVARI. JUST 8 MINS FROM L&T AND ONLY 4 KMS FROM DLF IT PARK.

PLUS, WITH THE UPCOMING FINTECH CITY NEARBY, THIS ADDRESS OFFERS THE PERFECT BLEND OF LIFESTYLE & CONVENIENCE.



CLOSE PROXIMITY TO LOCATION

DISTANCE FROM EMPLOYMENT

- * DLF IT PARK - 2KM
- * L & T EDRC BUILDING - 2KM
- * TATA CONSULTANCY SERVICES - 2KM
- * RMZ SOFTWARE IT PARK - 2KM
- * JAYANTH TECH PARK - 3KM
- * TAMARAI TECH PARK - 6KM
- * OLYMPIA TECH PARK - 6.5KM
- * HCL, AMBIT IT PARK - 12KM
- * MEPZ - TAMBARAM SANATORIUM - 15KM
- * CHENNAI ONE IT SEZ - 15KM

LOCATIONS ADVANTAGES

- * MIOT INTERNATIONAL - 2.5 KM
- * CHENNAI TRADE CENTER - 3 KM
- * SRM HOSPITAL RAMAPURAM - 3.5KM
- * SRM EASWARI ENGINEERING COLLEGE - 4KM
- * SREE KIDS PLAY SCHOOL - 1 KM



Access to the employment



DLF IT park



L & T Construction

& MUGAVARI! PERFECTLY SPOT-ON AT MUGALIVAKKAM,

ESS IS SET TO BE THE EPICENTER OF GROWTH, CONNECTIVITY

A PRIDE OF SPLENDOR



A PERFECT HABITAT FOR THE SOPHISTICATED URBAN TRIBE.

ANOTHER FEATHER IN THE CAP OF MUGIL & MUGAVARI



Mugil & Mugavari, a unique luxury project, is conceived in conformity with the right vastu Shastra and blends with the 'CLASSIC' look.

The name **"MUGIL"** is described as cloud in **"HOLY PRECINCT"**.

The name **"MUGAVARI"** is described as "Address for a place or a city".



PROJECT HIGHLIGHTS

BEST LOCATION

Flourishing modern development alongside Greenery, Coupled with access to exits on either side, surely makes this place one of the most coveted ones! Located in the Development zone, it shares neighborhoods with DLF, TCS, L&T

PERFECT DESIGNS

Our designs are derived from our philosophy, which gives utmost importance to the usability of the living space. You might want to check out **MUGIL & MUGAVARI** on Uninterrupted spaces, Extendable living rooms, and more.

GREAT SETBACKS

Entire project has more setbacks (open area). This allows to reap maximum benefit of an Apartment

NATURAL LANDSCAPES

MUGIL & MUGAVARI gives equal importance to natural and high Oxygenated air flows. So we have given Aeromatic gardening Landscaping is also undertaken with the objective of enhancing the natural environment.





PROJECT HIGHLIGHTS

SCHOOL BUS BAY

Our grand entrance design includes a dedicated school bus bench and designated children seating areas. In the event that parents are late to pick up their kids, they have a safe place to stay and are under supervision.

BRING NATURE INTO HOME

"Cross Ventilation" and "More glass towards the North" makes home completely ventilated and bring more light into the home.

SAFE AND SECURE

Our Traffic management parking system, bling spot free entrance designs, CCTV surveillance systems make life **SAFE** and **SECURE**.

HIGH PRODUCT VALUE

Our Project offers ample living space, including spacious kitchen and dining areas. It consists of 3 Bedrooms with attached Toilets. It also includes dedicated lift provision. The patios and decks with larger setbacks serve as additional value contributors.



STILT FLOOR PLAN - MUGIL & MUGAVARI



LEGENDS

- | | | | | | |
|------------------------|------------------|----------------------|--------------------------|----------------------|-----------------------------------|
| 1.PERGOLA | 3.LANDSCAPE AREA | 5.ELDER SEATING AREA | 7.STAIRCASE SENSOR LIGHT | 9.E.V CHARGING POINT | 11.SENSOR LOCK FOR LOBBY ENTRANCE |
| 2.CHILDREN'S PLAY AREA | 4.ENTRY /EXIT | 6.LOBBY | 8.LIFT | 10.CCTV CAMERA | |



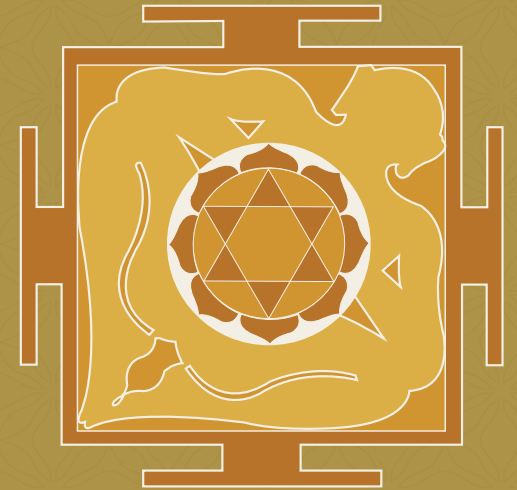
PLOT B





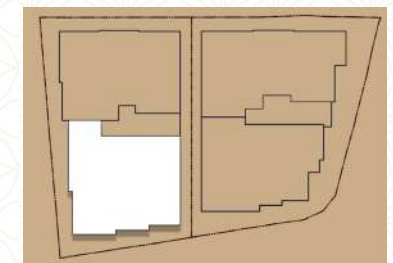
GET READY TO EXPLORE AN ECSTATIC EXPERIENCE

VASTU SHAstra IS SUPPOSED TO BRING ALONG
PROMISES OF GOOD HEALTH, WEALTH
AND HAPPINESS IN LIFE. WE AT MUGIL &
MUGAVARI UNDERSTANDS THE IMPORTANCE
OF APPLICATION OF VASTU FOR A HOME.





UNIT PLAN -MUGIL

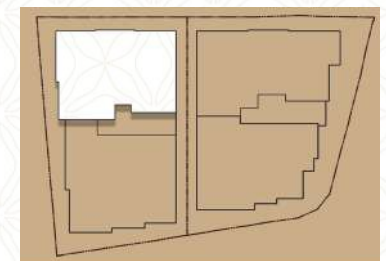


KEY PLAN

FLAT NO	AREA	UDS	FACING
F1	1745	685	NORTH
S1 / T1	1745	686	NORTH



UNIT PLAN -MUGIL



KEY PLAN

FLAT NO	AREA	UDS	FACING
F2 / S2 / T2	1617	635	EAST

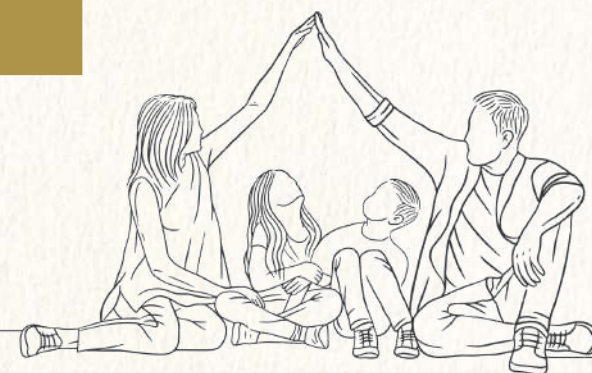




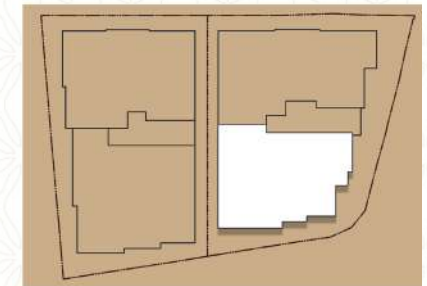


MP Mugil & MP Mugavari Crafted for Quality 3BHK Living

Experience the elegance of premium 3BHK homes at MP Mugil and MP Mugavari, where quality meets comfort. Built with the highest construction standards, these apartments feature superior fittings, durable materials, and meticulous attention to detail in every corner. From spacious layouts to smart ventilation and abundant natural light, every element is designed for lasting value and everyday ease. The homes offer excellent soundproofing, weather-resistant finishes, and long-term structural integrity making them an investment in both comfort and quality. If you're looking for a home that blends modern design with solid craftsmanship, your search ends here. Welcome to quality living.



UNIT PLAN -MUGAVARI

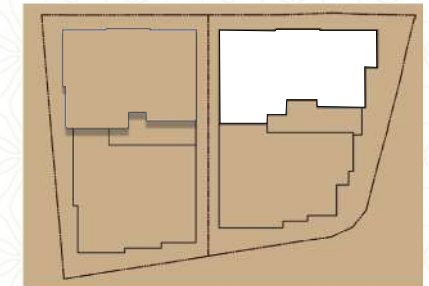


KEY PLAN



FLAT NO	AREA	UDS	FACING
F1 / S1 / T1	1577	663	NORTH

UNIT PLAN -MUGAVARI



KEY PLAN

FLAT NO	AREA	UDS	FACING
F2 / S2	1683	707	EAST
T2	1683	708	EAST



UNIQUE LIFESTYLE OF INTERIOR





A

Blending your imagination
with explosive
rchitecture





LIVING ROOM

INTERIOR



BEDROOM 1



BEDROOM 2



BEDROOM 3

A PERFECT BLEND OF AESTHETICS
& UTILITY IN EVERY ROOM.

A PLACE for the best brands & quality



Structure

- RCC frame structure With Pile Foundation.
- Red brick masonry wall of 9" - 4.5" thickness.
- Earthquake Resistant structure to adhere to seismic Zone III.
- Anti - Termite Treatment Wherever applicable during the construction Stage.
- Soil reports will be provided.
- Water proofing treatment for areas exposed to water such as terraces and toilets.



TOILET

- All Sanitary Wares are of brands like HINDWARE/JAQUAR or ISO Brands will be provided.
- EWC (Wall Mount Closet) with Health Faucet of brand like HINDWARE / JAQUAR or ISO Brands will be provided.



Flooring

- LIVING, DINING, BEDROOMS & KITCHEN - 1200 x 600 mm (QUTONE/ SOMANY/EQUIVALENT) will be Vitrified Tiles
- **TOILET** Anti skid Vitrified tile of 450 X300mm (QUTONE/ SOMANY/EQUIVALENT)
- **BALCONY**- Wooden finish tile flooring of size 200 x 1200 mm
- STAIRCASE-Granite flooring
- **OPEN TERRACE** Cool roof tile finish
- **CAR PARKING**- GRANO flooring



Kitchen

- QUARTZ top & SS sink to be provided
- Provision for Chimney in kitchen
- Provision for RO Water purifier

RAILING

- MS handrail for staircase and balcony as per architect's intent.



Doors

- Main door of size (4'0" x 8'0") Frame is made of Engineering Wood. Shutter of 38 mm thick. With designer hardwares of YALE Digital Lock of imported or equivalent door bush, Tower bolt.
- Bedroom Doors of size (3'0"x8'0") frame is made of Engineering Wood. Shutter of 35mm thick both sides finished with enamel paint.
- Toilet door of size 2'6" x8'0" frame is made of Engineering Wood. Shutter of 35 mm thick both sides finished with enamel paint.

Windows

- UPVC windows with sliding shutter will be from FENESTTA or equivalent make.
- Sill and soffit coping with granite



Painting

- External walls: 1 coat primer texture putty 1 coat primer, 2 coat emulsion - Asian".
- Internal walls: "2 Coat Putty, 1 coat primer 2 coat premium Emulsion paint- Asian/ Equivalent"

SPECIFICATIONS



Electrical

- Three Phase Power supply with Concealed Wiring will be provided.
- All Switches will be LEGRAND / GM/HAVELLS or equivalent make.
- AC Power Point will be provided in Living Room and in all Bedrooms.
- 15A Plug Points will be provide for Refrigerator, Washing Machine, Micro Oven, Dishwasher.
- Geyser Point with Electrification will be provided in all Toilets.
- CCTV Surveillance of DAHUA / Hikvision Make will be Provided in common areas
- EV Charging Point 25A Socket with switch will be Provided.
- DB Box Havells / ABB /equivalent - 8 Segment DB will be Provided with RCCB
- Wire FRLS will be make of ORBIT / HAVELLS & cables will be make of POLYCAP / HAVELLS



External Features

- **Landscaping** :Suitable external hard / Soft landscaping as per architect's design.
- **DG (KIRLOSKAR / GREAVES /POWERICA /EQUIVALENT)** backup power supply only for common areas



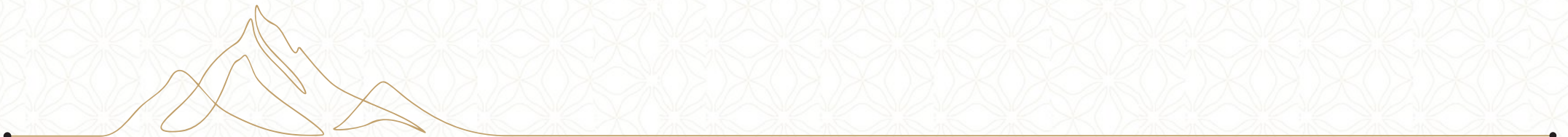
Lift

- Lift will be OTIS/JOHNSON/EQUIVALENT make.



Plumbing & Sanitary

- CP Fittings of Superior brand like HINDWARE / JAQUAR or equivalent.
- CPVC/UPVC Pipelines/PVC Soil Waste Lines / Sewage Pipelines and Rain Water lines of ISI Quality brands like ASHIRVAD/ASTRAL/- SUPREME or Equivalent.



Location Advantages



Location Advantages

THE NEIGHBOURHOOD FOR EVERYONE IN YOUR FAMILY



NEARBY SCHOOLS & COLLEGES

- ✔ SEED Play School - 750 Mts.
- ✔ Sri Chaitanya Techno School - 750 Mts.
- ✔ M.K.M Matriculation Hr.Sec. School - 1.2 Km.
- ✔ Sri Sruthilaya school of music & dance - 1.8 Km.
- ✔ First School - 1.8 Kms.
- ✔ Ravindra Bharathi Global School - 2 Km.
- ✔ ORCHIDS The International School - 2 Kms.
- ✔ St Francis International School - 2.2 Kms.
- ✔ Pon Vidyashram - 3.2 Kms.
- ✔ Omega International School - 3.5 Kms.
- ✔ Lalaji Memorial Omega International School - 3.5 Kms.
- ✔ PSBB Senior Secondary School - 4.2 Kms.



NEARBY CORPORATES

- ✔ DLF IT City was built and opened next to Mugulivakkam.
- ✔ Multinational companies such as IBM, HP, CTS, L&T Infotech have been located in this IT City. L&T ECC, L&T Ship Building and L&T Audco are also vested in this area.
- ✔ The availability of small parks, educational institutions, hospitals, banks and superstores identify itself as a decent residential area in this part of the city.



NEAREST HOSPITALS

- ✔ Kedar Hospital - 800 Mts.
- ✔ Nalam Hospital Near TNSC Bank - 1 Kms.
- ✔ Dr.Fernandez Home For Schizophrenia - 1.2 Km.
- ✔ St Thomas Hospital - 1.5 Km.
- ✔ Hriday Hospital - 2.5 Kms.
- ✔ MIOT International - 2.6 Kms.



NEARBY TRANSPORT

- ✔ Mugulivakkam Bus Stop - 500 Mts.
- ✔ Porur Metro Station - 2.4 Kms.
- ✔ DLF Metro Station - 3 Kms.
- ✔ Guindy Railway Station - 6 Kms.
- ✔ Chennai International Airport - 11 Kms.



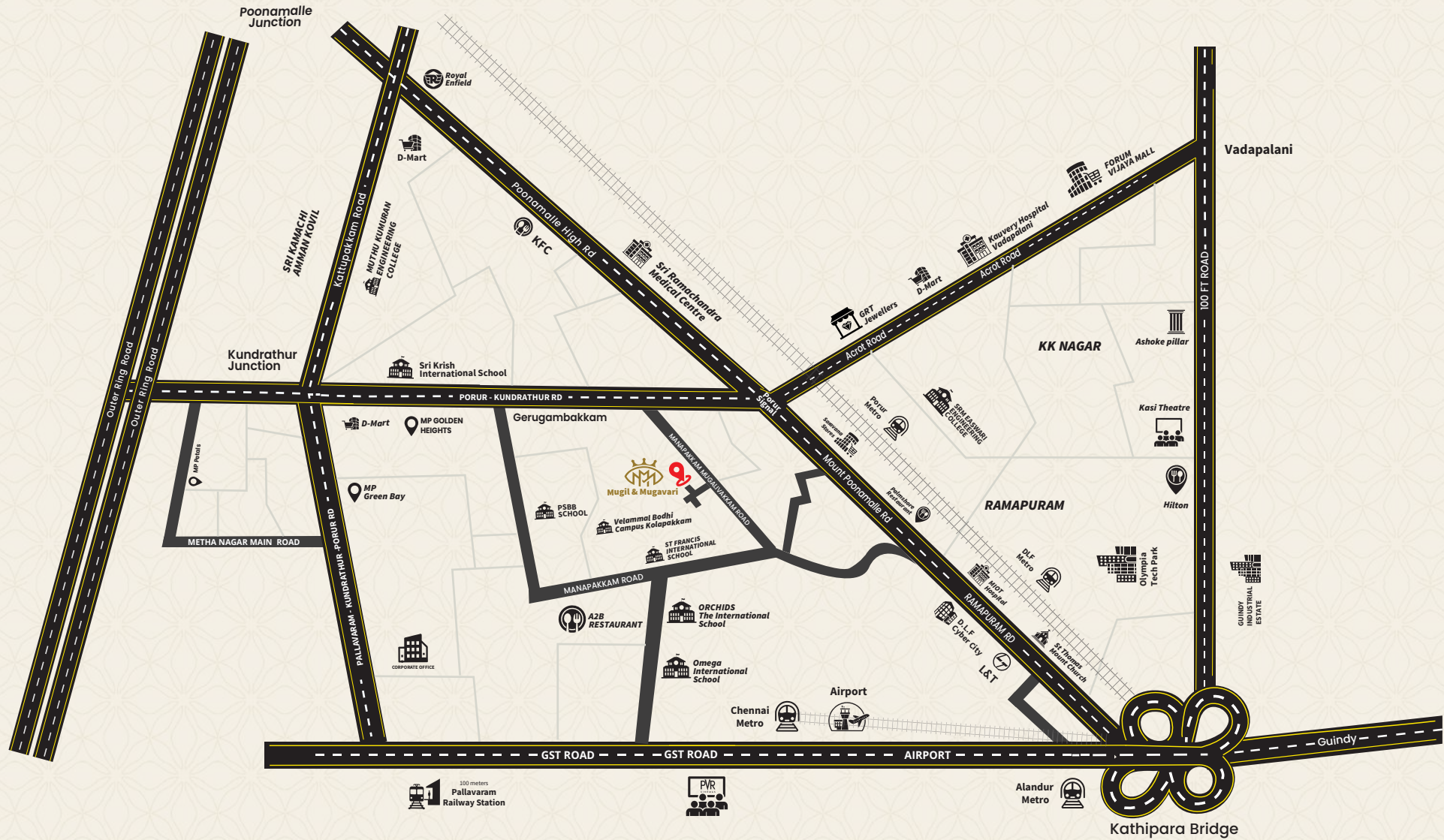
PUBLIC FACILITIES

- ✔ Grace Super Market - 1 Kms.
- ✔ Super saravana Stores - 2.5 Kms.
- ✔ Palmshore Restaurant - 2.5 Kms.
- ✔ GK Cinemas - 2.7 Kms.

PAYMENT SCHEDULE

PAYMENT SCHEDULE	STAGE
Booking Advance	4%
15 Days from Date of Booking - Agreement	15%
On Completion of Ground Floor Roof Slab	18%
On Completion of Second Roof Slab	15%
On Completion of Brickwork	15%
On Completion of Plastering	15%
On Completion of Flooring	14%
On Completion of Apartment	4%
TOTAL	100%

LOCATION MAP



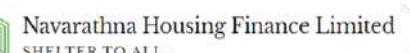


CORPORATE OFFICE

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Pallavaram, Chennai - 600043

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Our Bankers



RERA NOT APPLICABLE



SCAN FOR
SITE LOCATION



SCAN FOR
MP WEBSITE