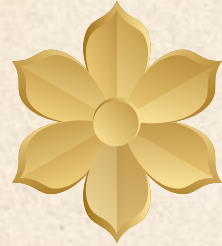
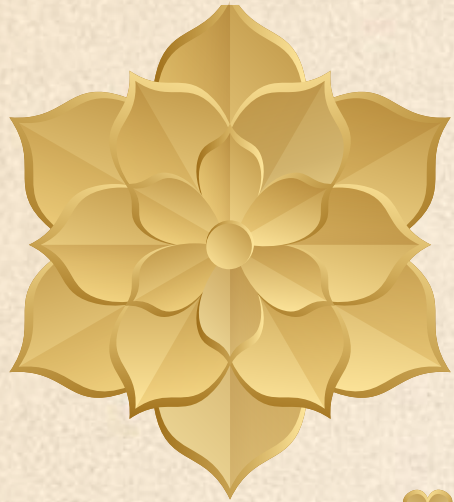




**MG BROTHERS™**

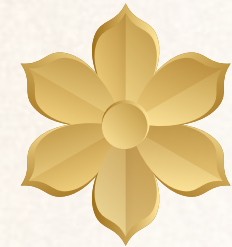
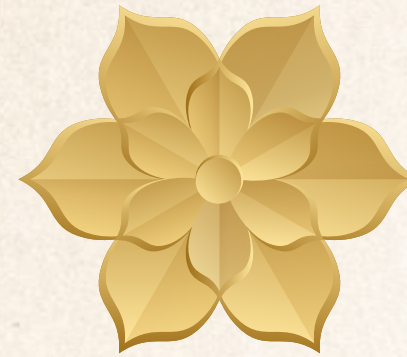
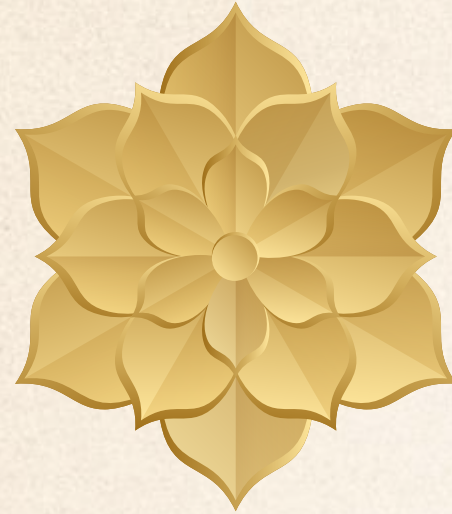
*Since 1928*



## MANAGEMENT PHILOSOPHY

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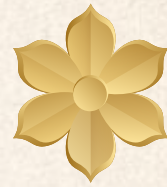
On a mission to provide customers with best-in-class products and services, MGB Group's business operations stand on four guiding pillars. They are: adhering to ethical business practices; following a sound financial discipline; providing consistent value to customers; and moving in step with changing times.



## ABOUT US

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With a ninety year old heritage, the MGB Group today has significant presence in diverse industries ranging from automobile and aqua feed dealerships, to manufacturing, real estate and retail. And, with a combined annual turnover upwards of Rs.600 crores, the Group's footprint is spread across the states of Andhra Pradesh, Telengana, Karnataka and Tamil Nadu.



# ACHIEVEMENTS



**M G BROTHERS**



**57**

Year of establishment: 1955  
Annual Turnover: ₹616 cr  
Number of outlets: 15  
Brands: Bajaj Auto, Tata motors - commercial vehicles, TAFE Tractors, TATA Hitachi  
Headquarter: Andhra Pradesh

**Gangadhar M R**  
Dealer Principal

Started by Machari Ramanna in 1955 with Tata Motors commercial vehicle business, the MG Brothers Group was among the first batch of dealers from Tata Motors.

In 1985, his son Gangadhar joined this family business and expanded it from Rs 3 crore to Rs 616 crore in 2018-19. To achieve this growth, he started putting the profits earned from the dealership back into the expansion of the business.

He believes in doing investment judiciously and advises his peers not to put too much money in setting up huge infrastructure, mostly in workshops.

Presently, MG group has 15 dealerships across the belt of Chittoor, Nellore, Krishna, Kadapa and Anantapur districts. The company prefers to grow at an average rate of 10 per cent and believes in keeping their avenues open for new business. The profitability of the automobile business helped the group to enter into construction and real-estate segments in 2002.

**THE ECONOMIC TIMES**

**TOP**



**POWER DEALER LIST 2018**

**100**

**61**

**MG Brothers**

Dealer Principal **M R Gangadhar**

Year of Establishment: 1955  
Annual Revenue: FY18 Rs 648.21 crore  
FY17 Rs 634.46 crore  
FY16 Rs 592.54 crore  
No of Employees: NA  
Average Revenue per employee: NA  
Member of outlets: 23 (16 owned, 7 covered)  
Brands: Tata Motors, Bajaj Auto, TAFE  
Headquarters: Nellore, Andhra Pradesh

Established in 1955 by Machari Ramanna, MG Brothers is the dealer for Tata Motors, TAFE and Bajaj Auto with 23 outlets across the belt of Chittoor, Nellore, Krishna, Kadapa and Anantapur districts in AP.

In 1985, the founder's son Gangadhar joined the family business and to the present there has been a growth from Rs 3 crore to Rs 648.21 crore in FY18.

The dealer's success is due to its careful conduct of business and consistently maintaining a healthy reputation to take proper measure in deal with any situation.

MG Brothers prefers to give an average rate of 10 percent and believes in keeping their avenues open for new business. The profitability of the automobile business helped the group to enter the construction and real-estate sector in 2002.

**THE ECONOMIC TIMES**

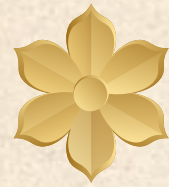
**MG BROTHERS**  
Since 1955



**RANKED NO. 61 IN ALL INDIA**

M.G.BROTHERS GROUP IS LISTED IN THE TOP 100 POWER DEALERS (2018) IN INDIA BY THE ECONOMIC TIMES WHICH WAS UNVEILED BY HONORABLE COMMERCE MINISTER SURESH PRABHU,M.G.BROTHERS IS RANKED NUMBER 57 OUT OF 15,000 AUTOMOBILE DEALERSHIPS

M.G. BROTHERS GROUP IS LISTED IN THE TOP 100 POWER DEALERS (2019) IN INDIA BY THE ECONOMIC TIMES, M.G. BROTHERS IS RANKED NUMBER 61 OUT OF 15,000 AUTOMOBILE DEALERSHIPS



# ACHIEVEMENTS OF MGB FELICITY MALL



Best upcoming Mall  
South India @ TAVF 2017



Images excellence award for  
Mall occupancy optimisation  
by Images Shopping Centre  
Awards - 2018



Images most admired shopping  
centre of the year - Best Marketing  
& Promotions by Images  
Shopping Centre Awards -2019



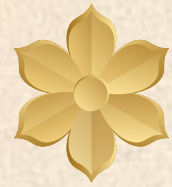
Most number of Events  
non metro by the activation  
venues form - 2018



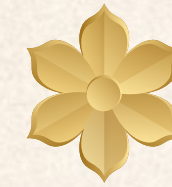
'BEST FESTIVE DECOR'  
at The Activation Venues Forum - TAVF 2019



**MGB** INFINITY  
kakupalli



# MGB 5 Star Assurance



## LONG LASTING BUILDINGS

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We understand that properties are for a lifetime and we build them to last so. With careful procurement practices and systems in place, we only choose the best and most trusted materials that stand the test and challenges of time.

## RELIABILITY

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We have been in the business for about 9 decades! And we have delivered 70 projects with more than 1000 acres of plotting and delivered 1 million square feet in construction. These unprecedented figures make us the most reliable, trusted and preferred name in the business of real estate development.

## VALUE FOR MONEY

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We are very keen that every penny invested by our client must get its worth from us. As such, we never rest crafting the most value-adding and befitting construction projects to all our clients at times that we promise. We know that delivering projects as expected and dreamed of by clients is the best way to deliver value. And we never nudge from that.

## QUALITY

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We are obsessed with quality and hence we only use the best and most reliable materials for our projects. Each material that we use is tested under best labs to assure the best quality and it is an on-going affair at MG Brothers. We have extensive and diverse quality assurance and checking mechanisms, always overseeing quality and making certain of it.

## GLOBAL EDGE

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All our projects are constantly designed and crafted by the best and most experienced architects with matchless insights and global exposures. This ensures that we always stay ahead of the trends and times of the country bringing in the much needed elements of value, comfort and original aesthetic sense to all our projects.



## AFFORDABLE LUXURY

Any way you want to assess or look at our project, it is luxury and convenience redefined for our patrons from across the world. We have worked hard for months to ensure that our vision of affordable luxury takes the form that we wished for it. At the end of the day, we are happier to be the energy behind conceiving, designing and building a new address for uber luxury and comfort unlike anything before it. Since we

constantly work with a horde of suppliers to get the best rate for each of the supplies we need, we are able to transfer the benefits rightly to the clients to tender our notion of affordably luxurious in the best ways we can.

You can witness this with each element you find at our project and the value-adding price we offer them.



## ABOUT THE PROJECT

changing  
the landscape of  
affordable luxury

The project has been conceived as an ultra-luxury project that vies to not just impress the clients with never-before amenities and comforts but one that looks to create a new iteration of luxury living in today's world. With matchless architectural vision and heavenly conveniences. In fact, it is indeed one of the most impressive and industry-changing construction gems that put the convenience of its patrons and clients at the centre. With a project that brings what was thought impossible, we are changing the landscape affordable luxury in Nellore. A client-centric and customer-first company, we have been striving day in and day out to get all the benefits from our suppliers and pass the same onto the clients for more affordable and value-adding prices.





Individual Club House | 3500 sft | Pool Deck  
Adult Swimming Pool | Kids Swimming Pool | Reception, Waiting Lounge  
Banquet Hall | Indoor Games | Gymnasium



## CLUB HOUSE

The club house is the gem of the project we have. It is endowed with world-class amenities for everyone to just indulge in adrenaline-pumping actions, but also to simply sit back, relax and enjoy the new world around them. Indoor games to relax your body and mind such as Table Tennis and Carroms are provided. If you want to spice up your life with a party or set table for a function, it is the place to go. You can also enjoy having a pool side party and perfectly arranged barbecue setting to add more spice to your party.





## AMENITIES

- Rain Water Harvesting
- Solar Fencing for Compound Wall
- Grand Entrance
- Children Play Area
- Swimming Pool
- Shuttle Court
- Volley Ball Court
- STP
- Backup Generator
- CCTV
- Club House
- Landscaped gardens
- Hydro numatic system for water supply
- Common area lighting



## THE AMENITIES

The amenities that we have endowed the project will surely invoke the sense of a posh modern settings that will trick our minds to a new-found reality. Your senses will find it impeccable and your mind will always linger through the comforts bringing a pure sense of awe and mastery. We have worked hard to ensure that each amenity of the villa is placed keeping in mind the traffic of the people, adjacent room and the ergonomics to ensure effective breathing space, each portion of the villa is carefully designed, placed and crafted to place the amenities as needed, a careful analysis of each room will help you understand the hard-work that is gone to making each room a master-class construction, without ignoring the Importance of aspects like water conservation where we preserve, control and develop water resources by measures and techniques like rainwater harvesting and sewage treatment plant .In a nutshell, you get to live in a 5 star like place for the entire life owned at affordable prices.

How's that for your home?



AREA STATEMENT		
TOTAL PLOT AREA : 128415.27 SR 11930.07 Smt / 2.94 Ac.		
TOT - LOT AREA = 1195.19SMT		
PLOT AREA'S SCHEDULE		
PLOT NO	IN SQ. MTS	IN SQ.YDS
01	501.55	600.00
02	167.07	200.00
03	167.07	200.00
04	167.07	200.00
05	334.36	400.00
06	334.36	400.00
07	334.36	400.00
08	334.36	400.00
09	334.36	400.00
10	334.36	400.00
11	167.07	200.00
12	167.07	200.00
13	167.07	200.00
14	410.45	491.00
15	410.45	491.00
16	167.07	200.00
17	167.07	200.00
18	167.07	200.00
19	334.36	400.00
20	334.36	400.00
21	334.36	400.00
22	499.75	598.00
23	334.36	400.00
24	167.07	200.00
25	167.07	200.00
26	167.07	200.00
27	501.55	600.00
TOTAL PLOTTING AREA	7675.88 Sq.mts	9180.00 Sq.yds





## PREMIUM VILLA - EAST FACING

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Super Built up Area : 4657.78 sft  
Built up Area : 4657.78 sft  
Carpet Area : 3580.93 sft



EAST FACING 30' WIDE ROAD



**EAST FACING PREMIUM VILLA - GROUND FLOOR**

SUPER BUILT UP AREA : 2328.88 sqft  
BUILT UP AREA : 2328.88 sqft  
CARPET AREA : 1755.7 sqft

**PREMIUM VILLA - EAST FACING  
GROUND FLOOR**



**EAST FACING PREMIUM VILLA - FIRST FLOOR**

SUPER BUILT UP AREA : 2328.89 sqft

BUILT UP AREA : 2328.89 sqft

CARPET AREA : 1828.23 sqft



**PREMIUM VILLA - EAST FACING  
FIRST FLOOR**





## PREMIUM VILLA - WEST FACING

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Super Built up Area : 4657.78 sft  
Built up Area : 4657.78 sft  
Carpet Area : 3580.93 sft



**WEST FACING PREMIUM VILLA - GROUND FLOOR**

SUPER BUILT UP AREA : 2328.89 sqft

BUILT UP AREA : 2026.09 sqft

CARPET AREA : 1755.71 sqft

**PREMIUM VILLA - WEST FACING  
GROUND FLOOR**



**WEST FACING PREMIUM VILLA - FIRST FLOOR**

SUPER BUILT UP AREA : 2328.89 sft  
BUILT UP AREA : 2328.89 sft  
CARPET AREA : 1828.23 sft



PREMIUM VILLA - WEST FACING  
FIRST FLOOR



## PRIME VILLA - EAST FACING

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Super Built up Area : 2450.90 sft  
Built up Area : 2450.90 sft  
Carpet Area : 1881.81 sft



**EAST FACING PRIME VILLA - GROUND FLOOR**  
 SUPER BUILT UP AREA : 1225.46 sqft  
 BUILT UP AREA : 1225.46 sqft  
 CARPET AREA : 834 sqft



**EAST FACING PRIME VILLA - FIRST FLOOR**  
 SUPER BUILT UP AREA : 1225.46 sqft  
 BUILT UP AREA : 1225.46 sqft  
 CARPET AREA : 1047.01 sqft



## PRIME VILLA - WEST FACING

---

Super Built up Area : 2450.90 sft  
Built up Area : 2450.90 sft  
Carpet Area : 1884.93 sft



WEST FACING 30' WIDE ROAD



**WEST FACING PRIME VILLA - GROUND FLOOR**  
 SUPER BUILT UP AREA : 3225.46 sqft  
 BUILT UP AREA : 3225.46 sqft  
 CARPET AREA : 2882.28 sqft

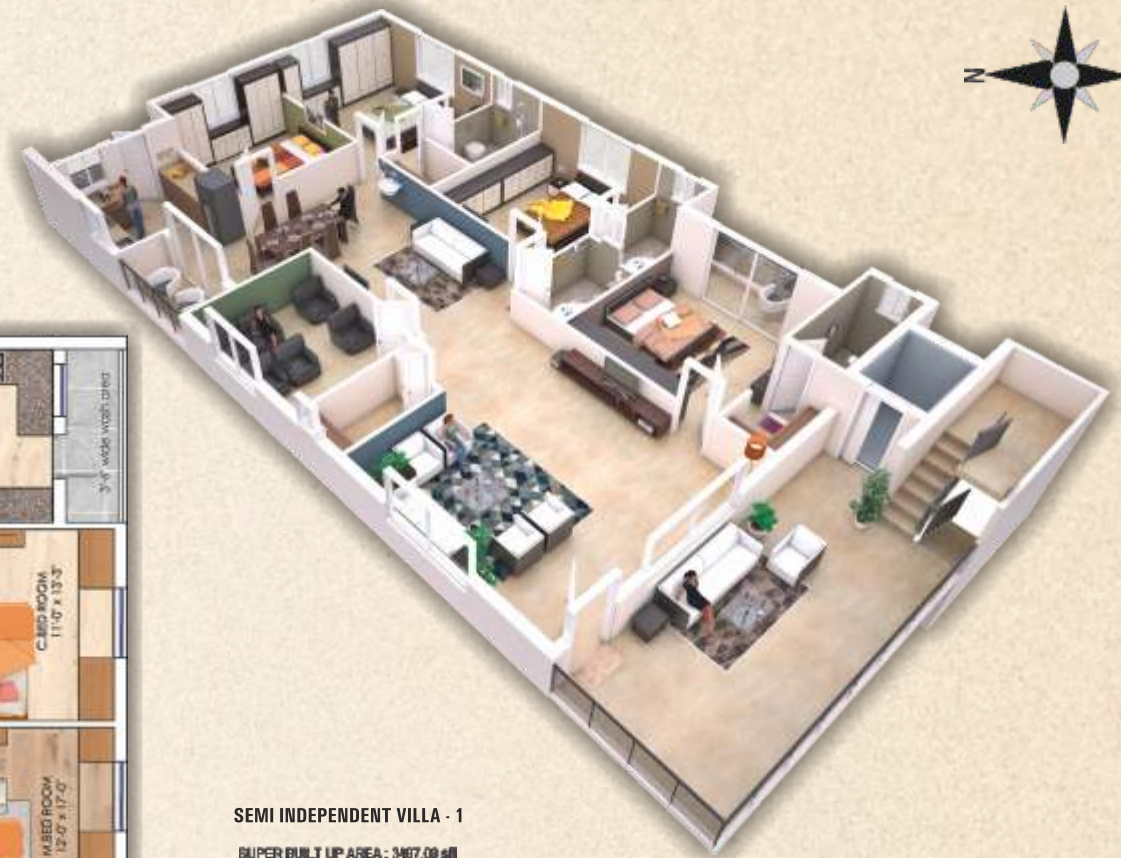


**WEST FACING PRIME VILLA - FIRST FLOOR**  
 SUPER BUILT UP AREA : 1225.45 sqft  
 BUILT UP AREA : 1225.45 sqft  
 CARPET AREA : 1025.04 sqft

PRIDE  
SEMI INDEPENDENT VILLA







**SEMI INDEPENDENT VILLA - 1**

SUPER BUILT UP AREA : 3467.09 sqft  
 BUILT UP AREA : 2830.08 sqft  
 CARPET AREA : 2086.80 sqft



**SEMI INDEPENDENT VILLA - 2**

SUPER BUILT UP AREA : 2963.65 sqft  
 BUILT UP AREA : 2418.85 sqft  
 CARPET AREA : 1738.88 sqft





## THE LIFESTYLE

With our project, we are inventing, designing and delivering a new lifestyle for our clients—a new lifestyle that will not only transform the people but also help them understand what it means to live a life full of convenience and luxury. The lifestyle will be unlike anything you have ever seen and experienced so that you will be awed at the sheer magnificence and opulence of the same.

That's not just boasting - it's a promise we don't just give our clients but to ourselves, too.



## THE LOCATION

Our project is strategically located to make it easily accessible & approachable. Since it is also adjacent to numerous public amenities and civic infrastructure such as schools, hospitals, bus stations & supermarkets, you are assured to get world class living conditions with matchless comfort at all times.

- 1) MGB Infinity Kakupalli
- 2) Railway Station - 8.6km (10min)
- 3) Apollo Hospital - 6.13km (7min)
- 4) MGB Felicity Mall - 11km (13min)
- 5) VRC Center - 8.1km (10min)
- 6) APSRTC - 8 km (10min)



**MGB** INFINITY  
kakupalli

# S P E C I F I C A T I O N S

<b>RCC FRAMED STRUCTURE</b>	R.C.C. framed structure to withstand Wind and Seismic Loads.
<b>SUPER STRUCTURE</b>	8" thick Solid Block Work for External Walls & 4" thick Solid Block Work of Internal Walls
<b>PLASTERING</b>	
External	2 Coats of Plastering in CM 1:6 for External Walls.
Internal	1 Coat of Plastering in CM 1:6 for Walls and Ceiling.
<b>PAINTING</b>	
External	Textured finish and Two Coats of Exterior Emulsion Paint of Reputed Make.
Internal	Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.
<b>DOORS, WINDOWS &amp; RAILINGS</b>	
Main Door	Teak wood Door Frame & Shutter and Hardware of Reputed Make.
Internal Doors	Teak wood Door Frame & Flush doors and Hardware of Reputed Make.
Toilet Doors	Teak wood Door Frame & Flush doors and Hardware of Reputed Make.
French Doors	UPVC Door Frame of Reputed Profile Sections.
Windows	UPVC Window frame of Reputed Profile Sections.
Grills for Windows	Aesthetically Designed, Mild Steel (M.S) Window grills with Enamel paint finish shall be provided for all windows.
<b>FLOORING</b>	
Drawing, Living, Dining, Pooja & all Bedrooms Master Bedroom & Living Balconies	3' X 3' or 4'/2' size Double Charged Vitrified Tiles of RAK, NITCO or equivalent make.
Bathrooms	3' X 3' or 4'/2' size Double Charged Vitrified Tiles of RAK, NITCO or equivalent make.
Corridors	Acid-Resistant, Antic-Skid Ceramic Tiles of RAK, NITCO or equivalent make.
All Balconies	Double Charged Vitrified Tile of RAK, NITCO or equivalent make.
Utility	Flooring with Anti Skid Vitrified tiles of reputed make.
Staircase	Flooring with Anti Skid Vitrified tiles of reputed make
<b>TILE CLADDING</b>	
Dadoing in Kitchen	Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make. (Shall be provided at Extra Cost)
Bathrooms	Glazed Ceramic Tile Dado of Reputed Make up to 6'-0" height.
Utility	Tile Dado up to 3' Height of reputed make.

## **KITCHEN**

Counter Granite Platform with Stainless Steel Sink (Shall be provided At extra cost)  
Water Provision Bore well

## **CP & SANITARY FIXTURES**

Bathrooms Master Bathrooms consisting of granite counter top, EWC with flush tank of hind ware or equivalent Attached toilets with E.W.C. with one wash basin and H/C mixtures in each toilet. All C.P. Fittings are of reputed make.

## **ELECTRICAL FIXTURES**

Internal Electrical Fixtures Concealed Copper Wiring of Reputed Make. Power outlets for Air Conditioners in all rooms. Plug points for T.V. & Audio Systems etc. 3 phase Supply. Miniature Circuit breakers (MCB) of reputed make. Switches of Reputed Make.

Bathrooms Power outlets for Geysers in all Bathrooms.

Kitchen/Utility Area: Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area.

## **TELECOMMUNICATIONS, CABLE TV & INTERNET**

Telephone Points Telephone points in all Bed Rooms, Drawing / Living Rooms

Cable TV Provision for Cable Connection in Drawing, Living and all Bed Rooms.

Internet Provision for Internet Connection in Drawing and all Bed Rooms.

## **POWER BACK UP**

DG Set backup for all lights and fans

## **SECURITY**

Sophisticated round-the-clock Security / Surveillance System. Surveillance cameras at the main security and entrance of each villa, apartment (mainentry). Solar power fencing around the compound.

## **CLUB HOUSE&AMENITIES**

Entrance Lounge	Multipurpose Hall
Yoga / Meditation Room	GYM
Aerobics	Kids Swimming Pool
Adult Swimming Pool	Pool Deck
Rain Water Harvesting	Grand Entrance
Children Play Area	Shuttle Court
Volley Ball Court	STP
Landscaped Garden	Common area Lighting



HEAD OFFICE

Plot No.49, 1st Floor, SBI Colony, Near Current Office Center,  
A.K.Nagar (Post), GNT Road, Nellore - 524 004.

web : [www.mgbrothers.com](http://www.mgbrothers.com)