



Email
info@mpbiznex.com

Website
www.mpbiznex.com

Site address
Gut No. 29, Shivrai, Taluka Gangapur,
Waluj Vicinity, Aurangabad Nagar highway. B
ehind Badve Auto Comp & East-West Seeds,
Chhatrapati Sambhajinagar (Aurangabad),
Maharashtra, India

Office
Patel Plaza, Plot No 92/93,
Beside Taj Vivanta Hotel,
Rouza Baugh, Chht. Sambhajinagar
(Aurangabad) M.S. INDIA 431001



9890 786 688, 9823 452 345

www.mpbiznex.com



Strong Future.
Secure Freehold.
My Promise.



A Project by:
MPBIZNEX
my promise



my promise

MP BIZNEX
my promise

**My Promise!
Your Future !**

Patel Builders has evolved into MP Biznex a bold step towards shaping the future of regional growth.

With 20+ years of proven expertise, we've delivered on every promise, building not just spaces but trust. From premium residential projects to landmark developments, MP Biznex has consistently turned vision into reality.

Now, with two decades of trust and delivery, we take the next leap Expanding into industrial growth, unlocking new opportunities, and setting fresh benchmarks for the region's future.

- **INDUSTRIAL LAND DEVELOPMENT**
Ready-to-build plots with essential infrastructure for manufacturing, MSMEs, warehousing, and IT hubs.
- **RESIDENTIAL PROJECTS**
Premium homes, from row houses to luxury bungalows and apartments, designed for modern living.
- **CUSTOMIZABLE SPACES**
Flexible land options tailored to unique business needs.
- **SUSTAINABLE INFRASTRUCTURE**
Eco-friendly construction for long-term benefits.
- **STRATEGIC LOCATIONS**
Prime connectivity to highways, railways, and essential amenities. Committed to fostering growth, sustainability, and success.

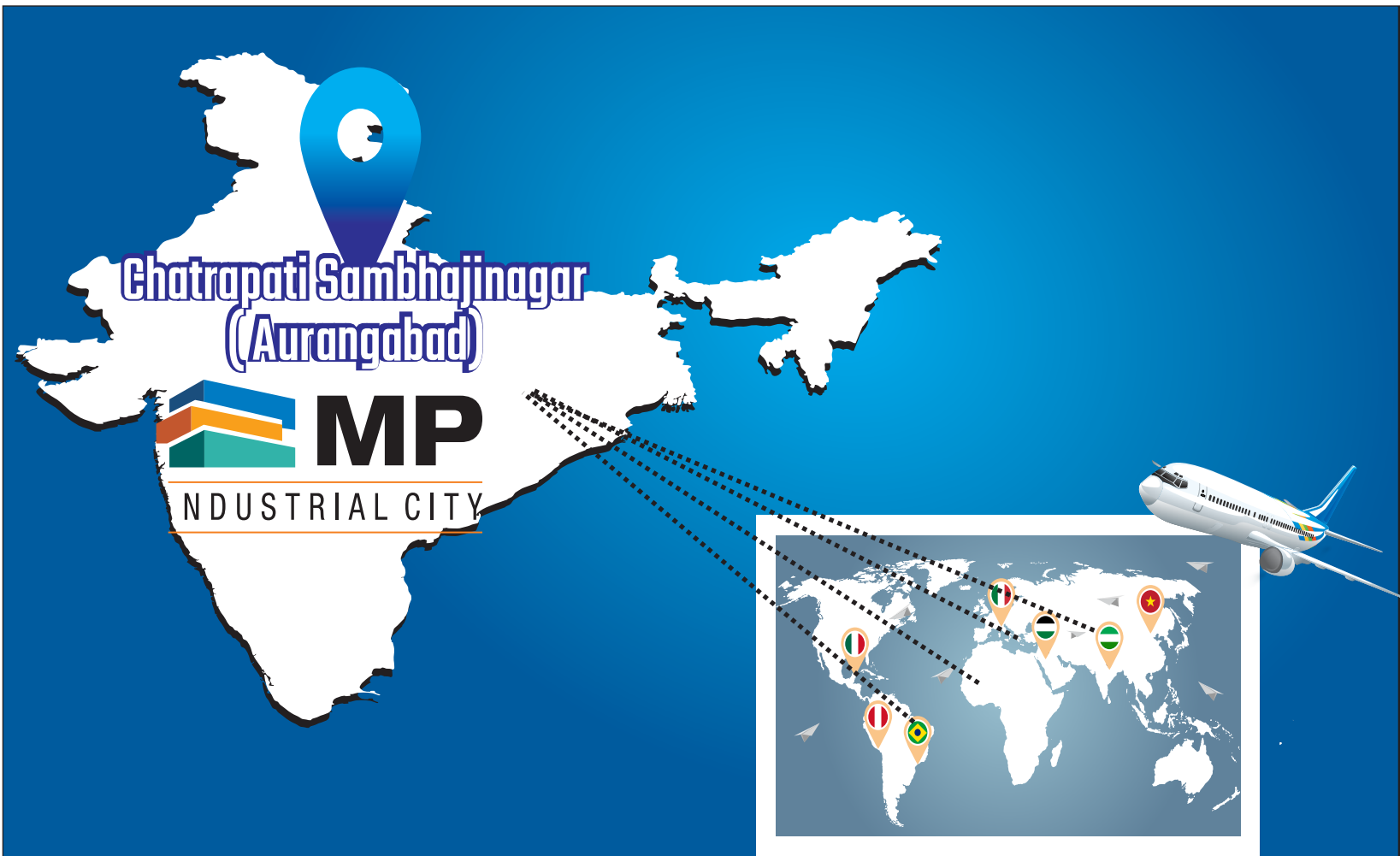
About Us

**About MP Biznex,
..we believe in My Promise
a commitment to delivering
excellence in every project.**

Promise is to deliver excellence in residential, commercial, and industrial development. With strategic locations, sustainable infrastructure, and customized solutions, we ensure long-term growth tailored to your needs.

- Expertise ➤ Decades of knowledge shaping visionary projects.
- Customer Focus ➤ Your goals, our commitment.
- Quality ➤ Ready-to-develop spaces with top-tier infrastructure.
- Integrity ➤ Built on trust, transparency, and lasting value.

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A New World Is Being Built--Be Part Of It

Once known as Aurangabad,
today Chhatrapati Sambhajinagar
is the capital of Marathwada

Chhatrapati Sambhajinagar – where timeless heritage meets unstoppable growth. Globally renowned for the Ajanta and Ellora Caves, Bibi ka Maqbara, and the city stands as a symbol of culture and craftsmanship. Today, it is also attracting the attention of global giants, with leading names like ,Toyota, JSW and Ather investing in its future. With excellent connectivity through road, railways, and air, and a strong ecosystem for development, Chhatrapati Sambhajinagar is fast emerging as a destination where heritage, trust, and progress come together.

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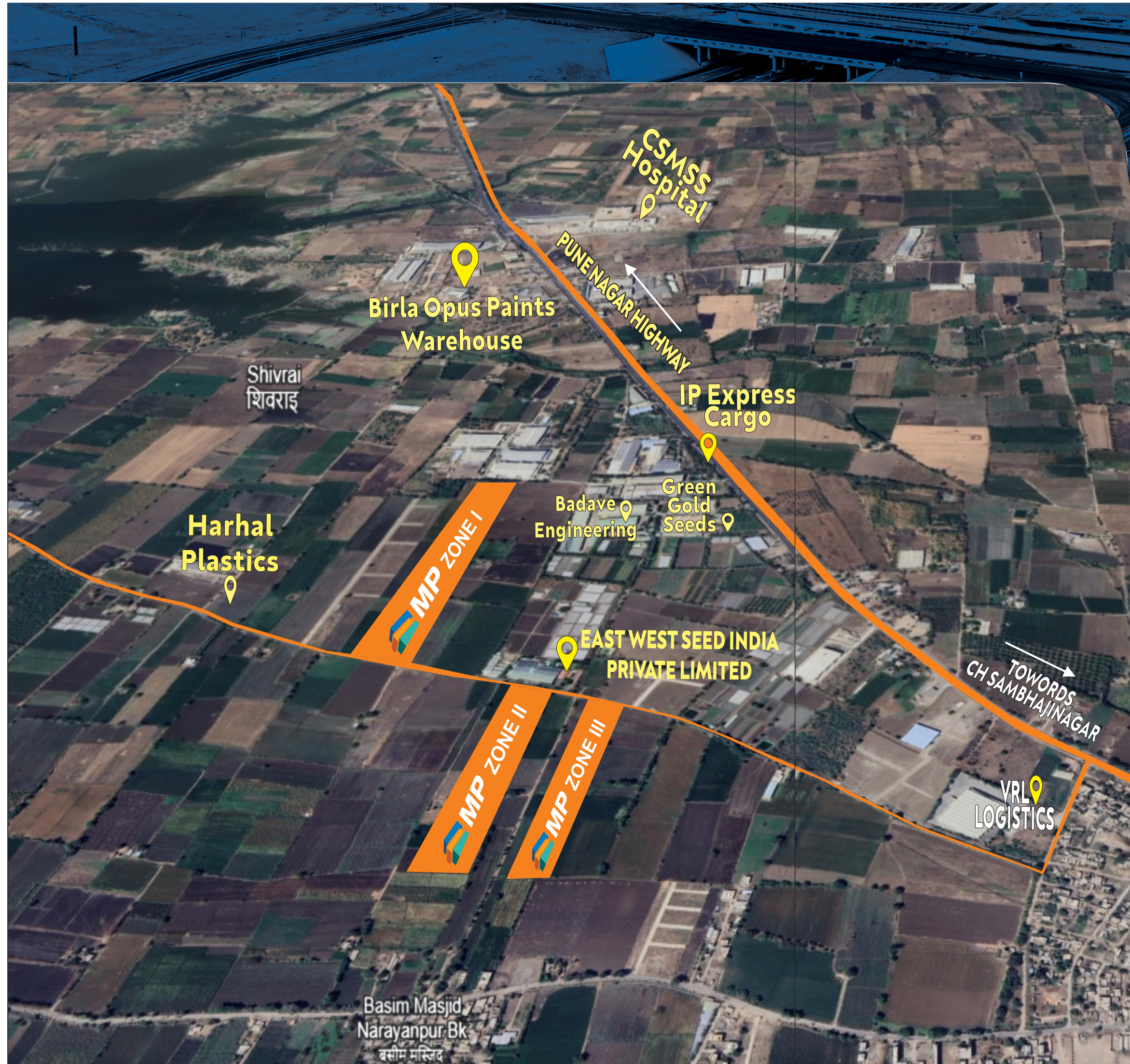


MP Industrial City – 100-acre integrated development vision- Situated in Chhatrapati Sambhajinagar (Aurangabad) – is strategically located near Pune Highway, Waluj MIDC, Samruddhi Mahamarg, Dhule-Solapur Highway. With unmatched connectivity it offers the ideal base for future-ready industries to build, grow, innovate, and lead.

MP Industrial City holds the rare and powerful freehold status an privilege that sets it apart from leasehold lands. It secures long-term stability, unrestricted control, and the assurance of an asset that appreciates across generations.

Designed to empower both startups and established businesses, MP Industrial City provides NA-approved industrial plots with 11kV power supply, wide roads, and fast-track approvals for seamless project execution. Its proximity to key transport hubs ensures smooth logistics and convenient access to essential amenities, creating a dynamic platform for sustainable growth.

Build. Grow. Innovate. Lead – with MP Industrial City.



CONNECTIVITY

- Pune Highway - 2 Minutes
- Waluj MIDC - 5 Minutes
- Dhule-Solapur Highway - 10 Minutes
- Sumruddhi Mahamarg - 15 Minutes
- Airport - 30 Minutes
- Railway Station - 20 Minutes
- CSMSS Hospital - 5 Minutes

Zone 1 is a wide sphere of opportunities, spread across prime land with 11 kW electricity supply, 24x7 water availability and offering fully customisable plot sizes to suit every business need; while Zones 2 and 3 are strategically placed to maximise industrial impact, providing the same flexibility with tailored plots that give businesses the ideal foundation to scale, expand, and lead.