

# ABOUT US

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Manglam Builders is a leading real estate group. We are recognized for our significant contributions to the industry. Our portfolio boasts a substantial number of projects, showcasing innovation and quality. Our company boasts an impressive **turnover of 1000 Cr.**, reflecting its robust performance.

## MANGLAM'S LEGACY

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**28+**

YEARS OF LEGACY

**100+**

SUCCESSFUL PROJECTS

**5.2+ Crore**

SQ.FT. DELIVERED

**40,000+**

HAPPY FAMILIES

# Manglam's Presence



## WE ARE INTO...

RESIDENTIAL | COMMERCIAL |  
VILLAS | FARMHOUSES |  
RESIDENTIAL TOWNSHIPS |  
INDUSTRIAL TOWNSHIPS | HOSPITAL  
| HOTEL & RESORT | THEME PARK

# PRESENTING...



# PINKWEST

Redefining Excellence, **Again!**

RERA No. – RAJ/P/2025/3878

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# LET'S GROW TOGETHER



Get 6%  
Assured  
Returns







































# LINK FOR PROJECT WALKTHROUGH

[https://drive.google.com/file/d/1U4wPpvJJqNd8sxu7oqj7WRc2gn\\_cfXP9/view?usp=sharing](https://drive.google.com/file/d/1U4wPpvJJqNd8sxu7oqj7WRc2gn_cfXP9/view?usp=sharing)



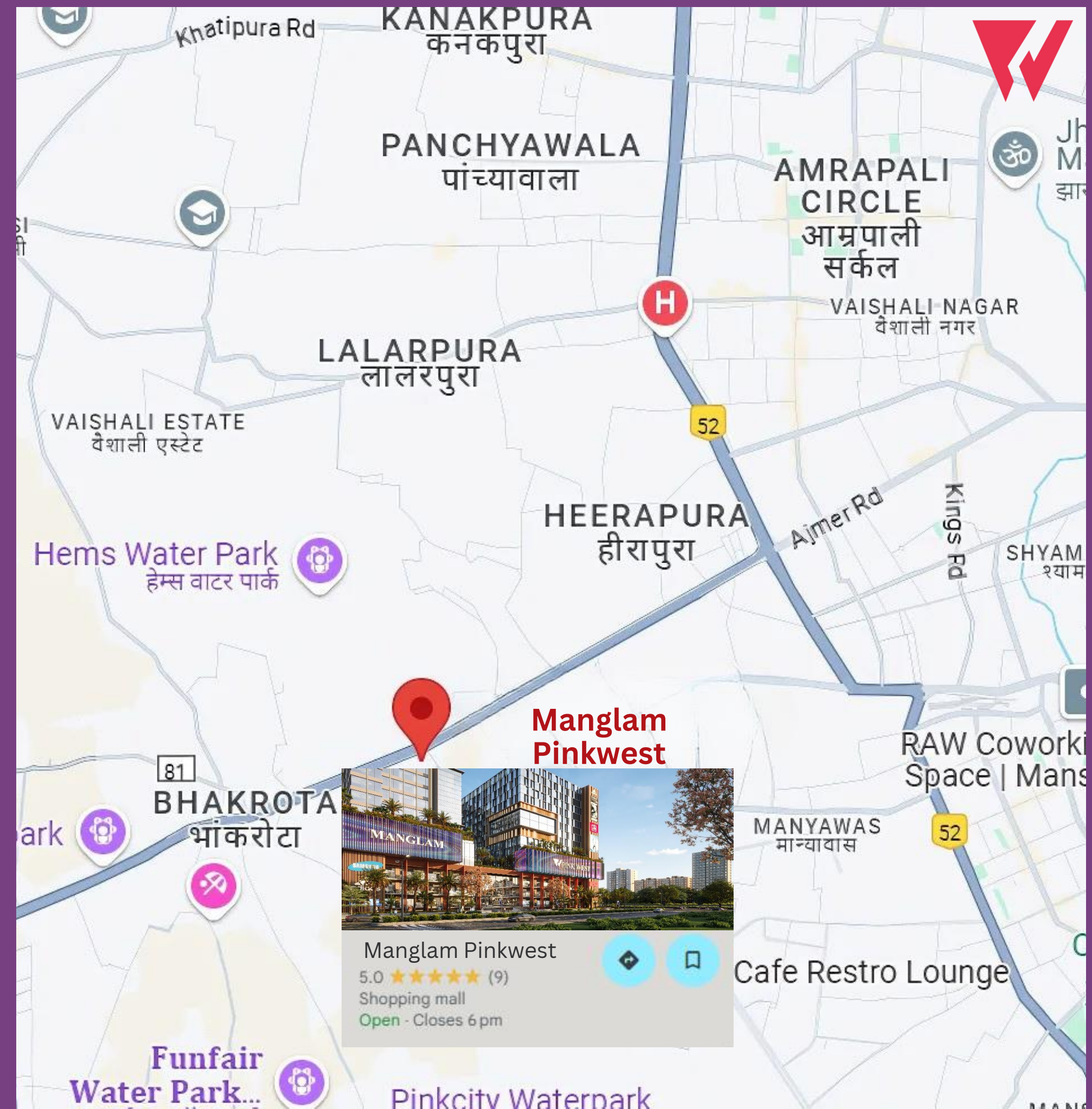
# LOCATION

Plot No. G-4 Scheme – Westway Heights, Ajmer Road, Jaipur

## Nearby Catchments

## Distance From Pinkwest

 Heerapura Bus Stand	2 Min.
 Mansarovar Metro St.	8 Min.
 Vaishali Nagar Extn.	12 Min.
 Mansarovar Extn.	5 Min.
 Shalby Hospital	12 Min.
 Geetanjali Medical Hub	6 Min.
 RIET College	10 Min.
 JK Lakshmipat Univ.	12 Min.
 Manipal Univ.	22 Min.
 Mahindra SEZ	17 Min.
 Mahima Elanza	11 Min.
 Ashiana Ekansh	5 Min.
 Subhashish Prakash	5 Min.







**SPRAWLING OVER**

**13,00,000**

**SQUARE FEET APPROX.**

**287**

Prime Retail  
Spaces

**228**

Premium Office  
Spaces

**218**

Luxury Hotel  
Spaces





# WHY INVEST WITH PINKWEST ?

## STRATEGIC LOCATION

- West Jaipur's first commercial project that offers effortless connectivity to the city.
- Seamless connectivity to key city landmarks, residential communities, and transport hubs.
- Ensures high visibility, convenience and constant customer footfall.
- Located close to the Geetanjali Medical Hub, with world-class healthcare just a 6-minute drive away.

## PREMIUM AMENITIES

- Access to a luxurious clubhouse, with a swimming pool, gym & recreational spaces.
- Advanced security systems ensuring peace of mind
- Thoughtfully designed spaces that foster innovation.

## PROVEN LEGACY & STRONG ROI

- Regions rapid development guarantees sustained growth.
- High demand for quality spaces in Jaipur ensures consistent rental yields.
- Bought to you by Manglam Group, Rajasthan's most trusted & awarded Real Estate developer.





**WHAT ARE WE OFFERING?**





# SHOWROOM SPACES

Whether you're launching a flagship outlet or expanding your retail network, our showroom spaces provide the visibility, convenience, and credibility your brand deserves.



# FLEA MARKET

Step into a high-footfall retail zone designed for visibility, flexibility, and fast growth. The Flea Market offers an ideal platform for startups, local brands, and F&B ventures







# PREMIUM OFFICES

Step into a new era of workspaces designed to impress. Located within a vibrant commercial mall, our premium office spaces offer a seamless blend of sophistication, functionality, and accessibility.



# LUXURY HOTEL

Designed for entrepreneurs, creators, consultants, and modern professionals — our Hotel offers luxury in the heart of a thriving commercial hub.







# MULTI LEVEL PARKING

1500+ Car Park Spaces

Step into luxury from the moment you arrive. Our 3-level basement parking with professional valet service ensures a smooth start to your shopping or workday.



# FRONT ATRIUM

Grand. Inviting. Dynamic. The Atrium is the centerpiece of the mall — a vibrant, open space designed for experiences that leave a lasting impression.







# CLUB HOUSE

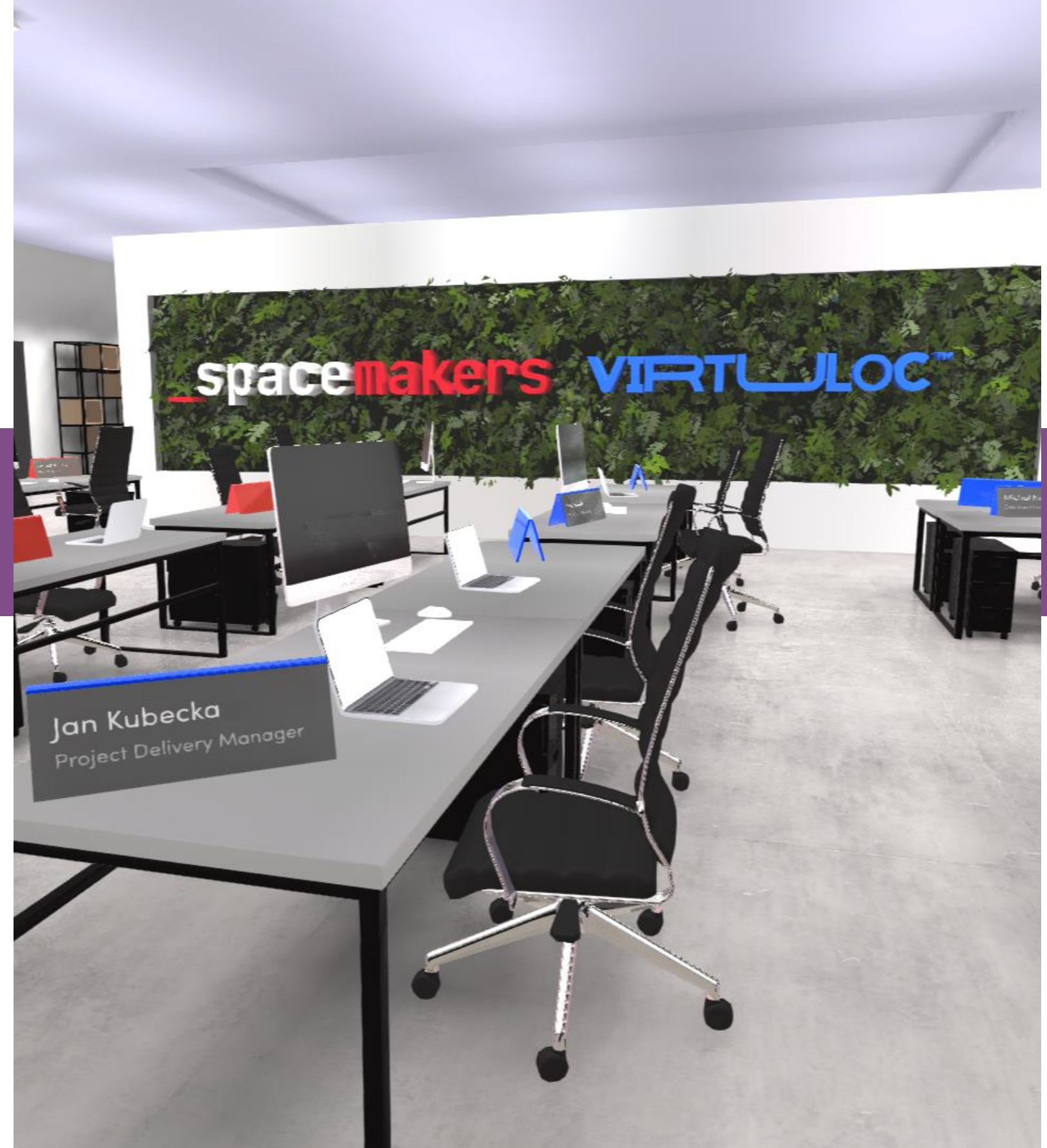
More than just a workspace — welcome to a lifestyle upgrade. The exclusive Club House is thoughtfully designed for professionals to relax, network, and recharge in style, right within the commercial mall.





# CO-WORKING SPACES

Members enjoy free usage 200 Hours in a year with every office—perfect for meetings, client sessions, or remote workdays. After that, members will get the space on 20% discounted price.







# ENTRANCE LOBBY

Make an impact with a lobby that reflects prestige, modern design, and attention to detail—ideal for both businesses and stays.





# ROOFTOP LOUNGE

Modern aesthetics, cozy seating, ambient lighting, and a touch of greenery create the perfect setting for any occasion.







# BAR & RESTAURANT

Your perfect escape from the hustle and bustle. Whether you're taking a shopping break or planning an evening out, we serve up more than just meals





# DOUBLE HEIGHTED BANQUET HALL

Nestled within the convenience of the mall, a stunning venue for life's most cherished moments. We provide the perfect setting with a touch of elegance.







# SWIMMING POOL

Add a splash of leisure to your workday with our exclusive swimming pool — designed for professionals who know how to balance work and wellness.





# FITNESS ZONE

Step out of your office and into your fitness zone — our in-house fitness center helps you stay active, energized, and focused.







# GAMING ZONE

Add a dose of fun to your workday — our gaming zone is designed to refresh your mind and spark creativity.



# MINI THEATRE

Because work-life balance should feel like a blockbuster — enjoy movies, sports, or presentations in our exclusive mini-theatre.







# PROJECT FEATURES



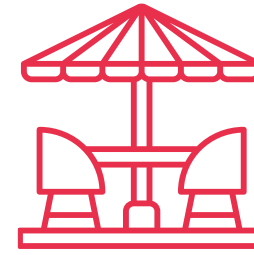
Beautiful  
Landscaping



3-Basement  
Parking



24/7 Secured  
Premises



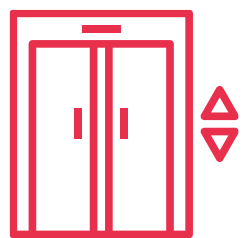
Multiple Open  
Sit-Outs



Common  
Facilities



100% Power  
Backup



Dedicated Lift  
Lobby  
(Studio & Offices)



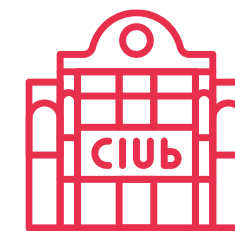
Mobile Signal  
Boosters



FTH/MDU For  
Connectivity



Co-Working  
Office Spaces



Amenity Rich  
Club House



Rooftop  
Lounge



# GREEN INITIATIVES



## *Pinkwest – Where Progress Meets Planet Care* Initiatives Taken –

- Rainwater Harvesting System: Conserving water for sustainable usage.
- Natural Ventilation & Daylighting: Reducing energy loads and enhancing comfort.
- EV Charging Stations: Promoting cleaner transportation.
- Native & Drought-Resistant Landscaping: Greener, low-maintenance spaces.
- Tie-ups with recycling partners for plastic, paper & e-waste
- Motion sensor lighting in corridors and service zones
- Green-certified elevators and escalator





# IGBC BENEFITS

- **Market Differentiation:** Green-certified projects stand out in the market, appealing to environmentally conscious buyers.
- **Premium Pricing:** Buyers are often willing to pay more for sustainable, healthier living spaces.
- **Government Benefits:** Many local authorities offer FAR/FSI relaxations, reduced property tax, priority approvals of pollution board and Environmental clearance etc.
- **Energy, Water Efficiency and Waste Reduction:** Reduced utility bills through better design, efficient systems, and water-saving features
- **Stronger ESG Profile:** Valuable for attracting institutional investors and global partners looking at sustainability metrics.
- **Better Indoor Environment:** Enhanced air quality, daylighting, and thermal comfort lead to healthier, more productive occupants.
- **Increased Customer Satisfaction:** Happy occupants lead to positive word-of-mouth and repeat customers
- **Climate Resilience:** Designed to handle extreme climate events and resource scarcity more effectively.







# PROPERTY INDEX

No. of Years	Assured Lease Money (in %)	Average per Year increment in Manglam's property (in %)	Total Increment in Property (in %)	Service Apartment Bank Loan Rate (in %)	Bank Loan Rate (in %)	Prevailing Bank FD Rate (in %)
1st	6.00	14	20.00	7.50	9.25	6.25
2nd	6.30	14	20.30	7.50	9.25	6.25
3rd	6.60	14	20.60	7.50	9.25	6.25
4th	6.90	14	20.90	7.50	9.25	6.25
5th	7.20	14	21.20	7.50	9.25	6.25
6th	7.50	14	21.50	7.50	9.25	6.25
7th	7.80	14	21.80	7.50	9.25	6.25
8th	8.10	14	22.10	7.50	9.25	6.25
9th	8.40	14	22.40	7.50	9.25	6.25
10th	8.70	14	22.70	7.50	9.25	6.25







PINK WEST

# PW FLOOR PLANS





# 3 BASEMENT PARKING FLOORS





LOWER GROUND FLOOR



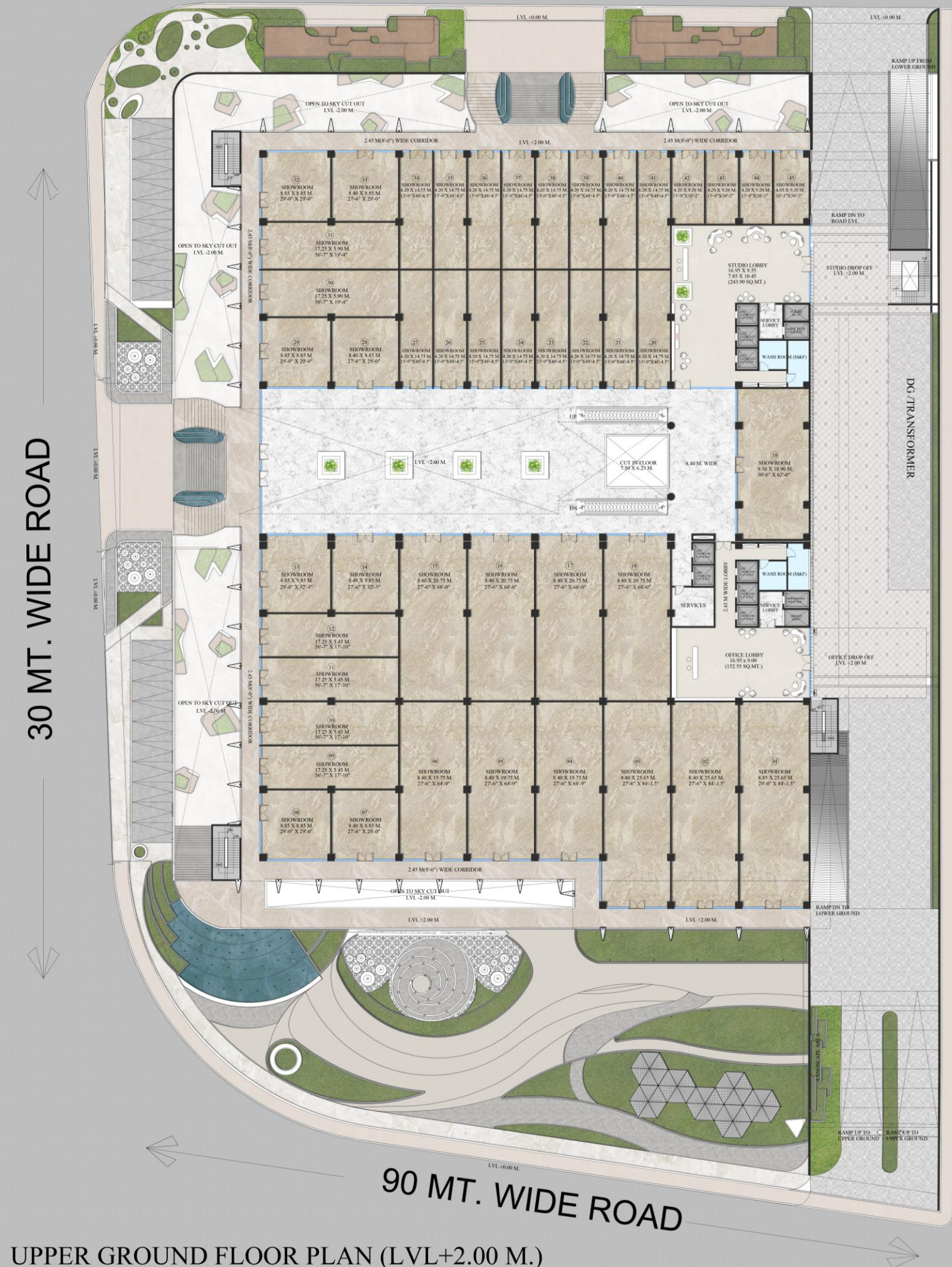
LOWER GROUND FLOOR PLAN (LVL+2.00 M.)

LOWER GROUND FLOOR	
COMMERCIAL	SBUA
KIOSK-21,22	152
KIOSK-13,14,15,16,17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 53, 54, 55, 56, 57	177
KIOSK-20	182
KIOSK-59, 60, 61, 62, 63, 64, 67, 68, 69, 70,71, 72, 75,76,77, 78, 79, 80	210
KIOSK-58, 65, 66, 73, 74, 81	216
KIOSK-18, 24, 35,36,37,38, 49, 52	218
KIOSK-83,84,85,86,87,88	239
KIOSK-36, 50	240
KIOSK-19	243
KIOSK-82,89	248
KIOSK-23, 37, 51	267
KIOSK-1,2,3,4	306
KIOSK-5,6,7,8,9,10,11,12	330
SHOWROOM-13, 14, 31, 32	345
SHOWROOM-47,48	575
SHOWROOM-4	578
SHOWROOM-10, 11, 12, 33, 34, 35	624
SHOWROOM-5, 6, 7,8, 9, 36, 37, 38, 39, 40, 41, 42, 43	630
SHOWROOM-44	645
SHOWROOM-45,46	692
SHOWROOM-15, 24	729
SHOWROOM-16,17,18,21,22,23	779
SHOWROOM-25, 30	794
SHOWROOM-49	891
SHOWROOM-27, 28	1265
SHOWROOM-19, 20	1407
SHOWROOM-2	2061
SHOWROOM-3	2157
SHOWROOM-1	2172





UPPER GROUND FLOOR



UPPER GROUND FLOOR	
COMMERCIAL	SBUA
SHOWROOM-42,43,44	624
SHOWROOM-45	690
SHOWROOM-20, 21, 22, 23, 24, 25, 26, 27, 34, 35, 36, 37, 38, 39, 40, 41	1001
SHOWROOM-7, 28, 33	1200
SHOWROOM-8, 29, 32	1265
SHOWROOM-14	1337
SHOWROOM-13	1416
SHOWROOM-9, 10, 11, 12	1518
SHOWROOM-30, 31	1643
SHOWROOM-4, 5, 6	2679
SHOWROOM-15, 16, 17, 18	2814
SHOWROOM-19	2838
SHOWROOM-2	3479
SHOWROOM-3	3522
SHOWROOM-1	3665



## Ist & 2nd FLOOR PLAN



## FIRST & SECOND FLOOR

## COMMERCIAL | SBUA

SHOWROOM-54	246
SHOWROOM-53	258
SHOWROOM-52	266
SHOWROOM-50,51	575
SHOWROOM-24, 47	639
SHOWROOM-48,49	690
SHOWROOM-10	728
SHOWROOM-23	807
SHOWROOM-8,9	834
SHOWROOM-5	963
SHOWROOM-25 ,26, 27, 28 ,29, 30, 31, 32, 39, 40, 41, 42, 43, 44, 45, 46	1001
SHOWROOM-4, 6	1014
SHOWROOM-13, 33, 38	1200
SHOWROOM-14, 34, 37	1265
SHOWROOM-20	1337
SHOWROOM-19	1407
SHOWROOM-15, 16, 17, 18	1518
SHOWROOM-35,36	1643
SHOWROOM-7	1665
SHOWROOM-11, 12	2679
SHOWROOM-21, 22	2814
SHOWROOM-2	3479
SHOWROOM-1, 3	3665





Banquet

Gaming Zone

Swimming Pool

Restaurant & Bar

Gymnasium

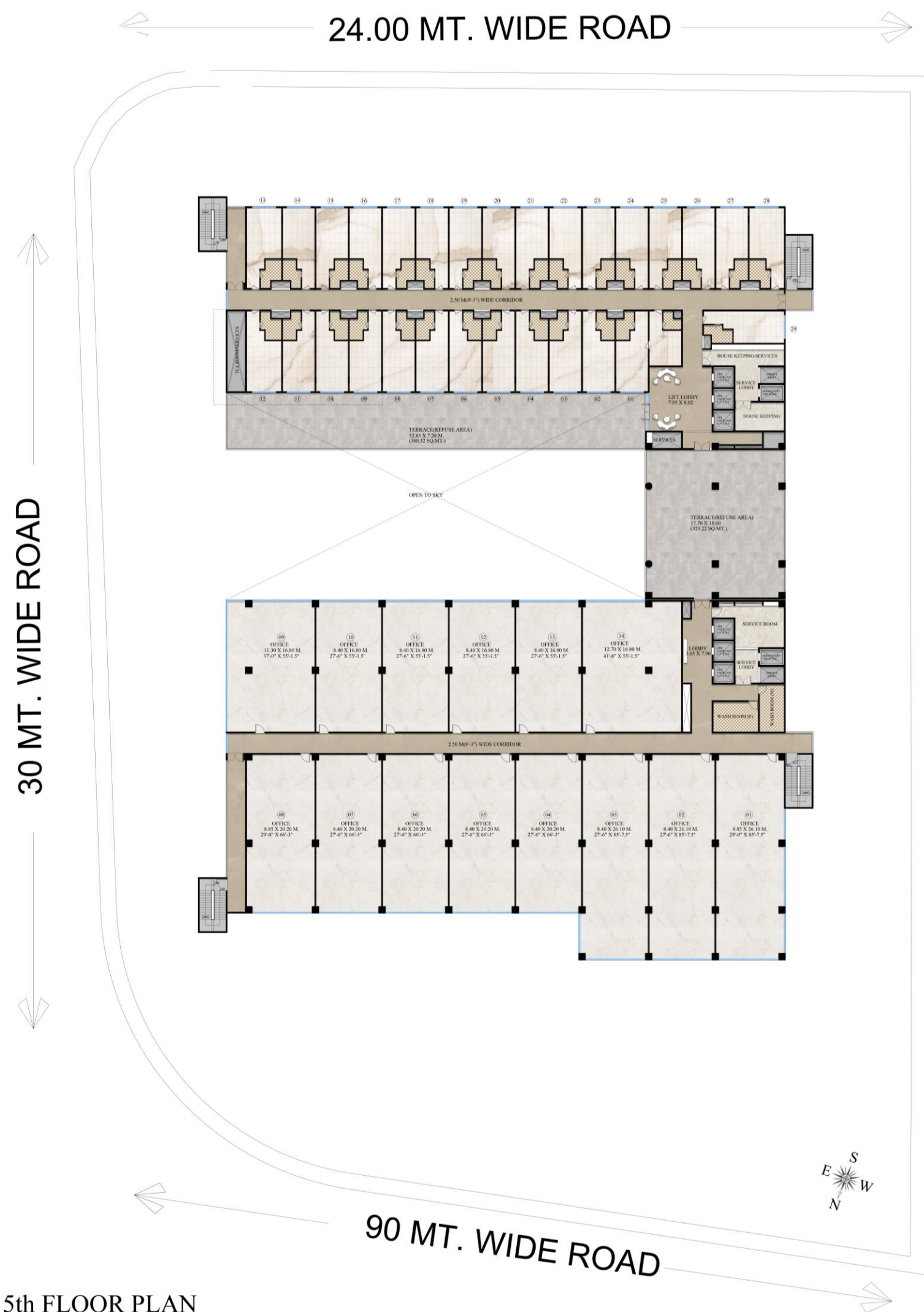
Co-Working Space

Badminton Court





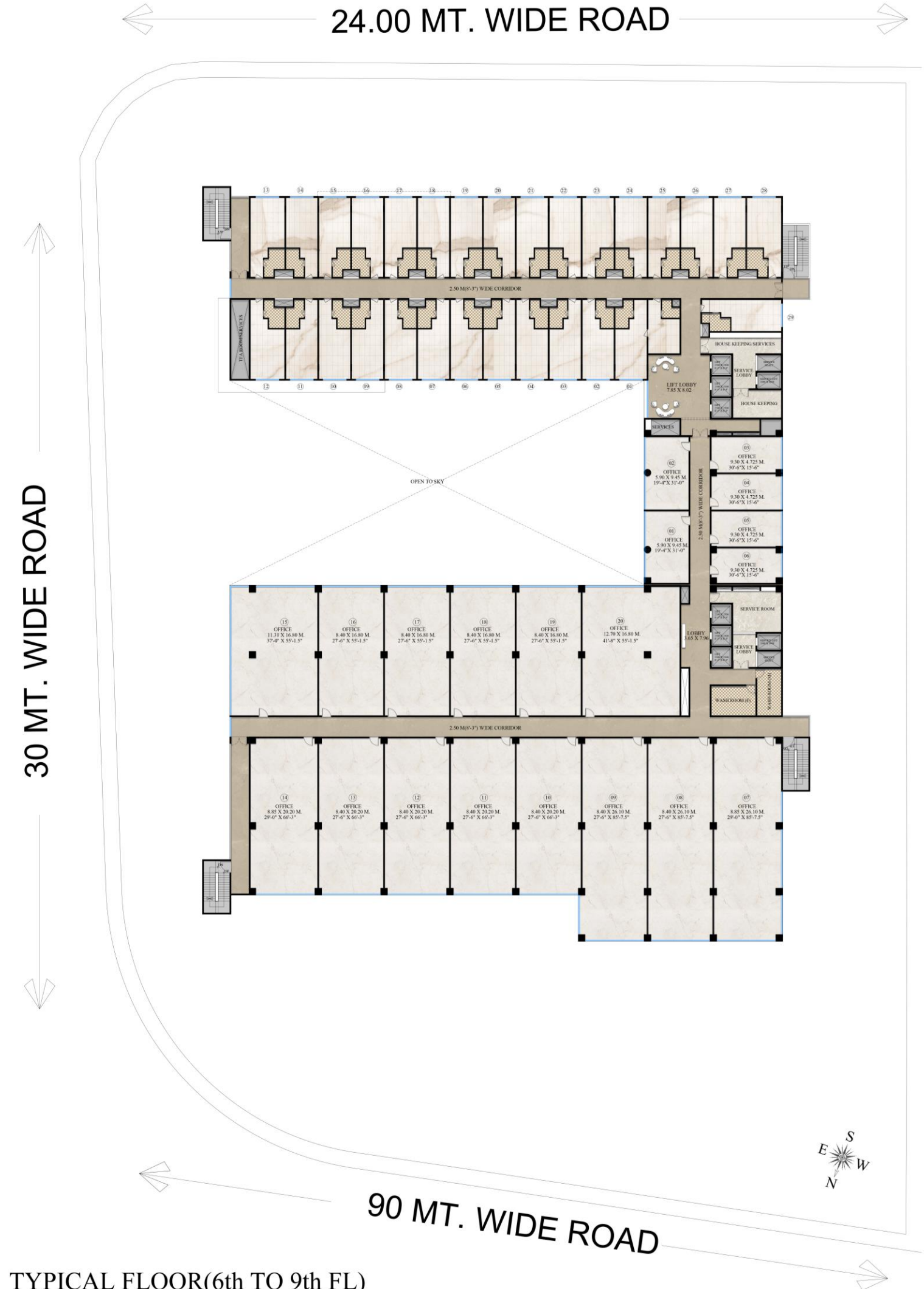
5th FLOOR



5th Floor	
OFFICE	SBUA
OFFICE-1	3480
OFFICE-2,3	3304
OFFICE-4,5,6,7	2556
OFFICE-8	2694
OFFICE-9	2860
OFFICE-10,11,12,13	2127
OFFICE-14	3216



6th – 9th FLOOR

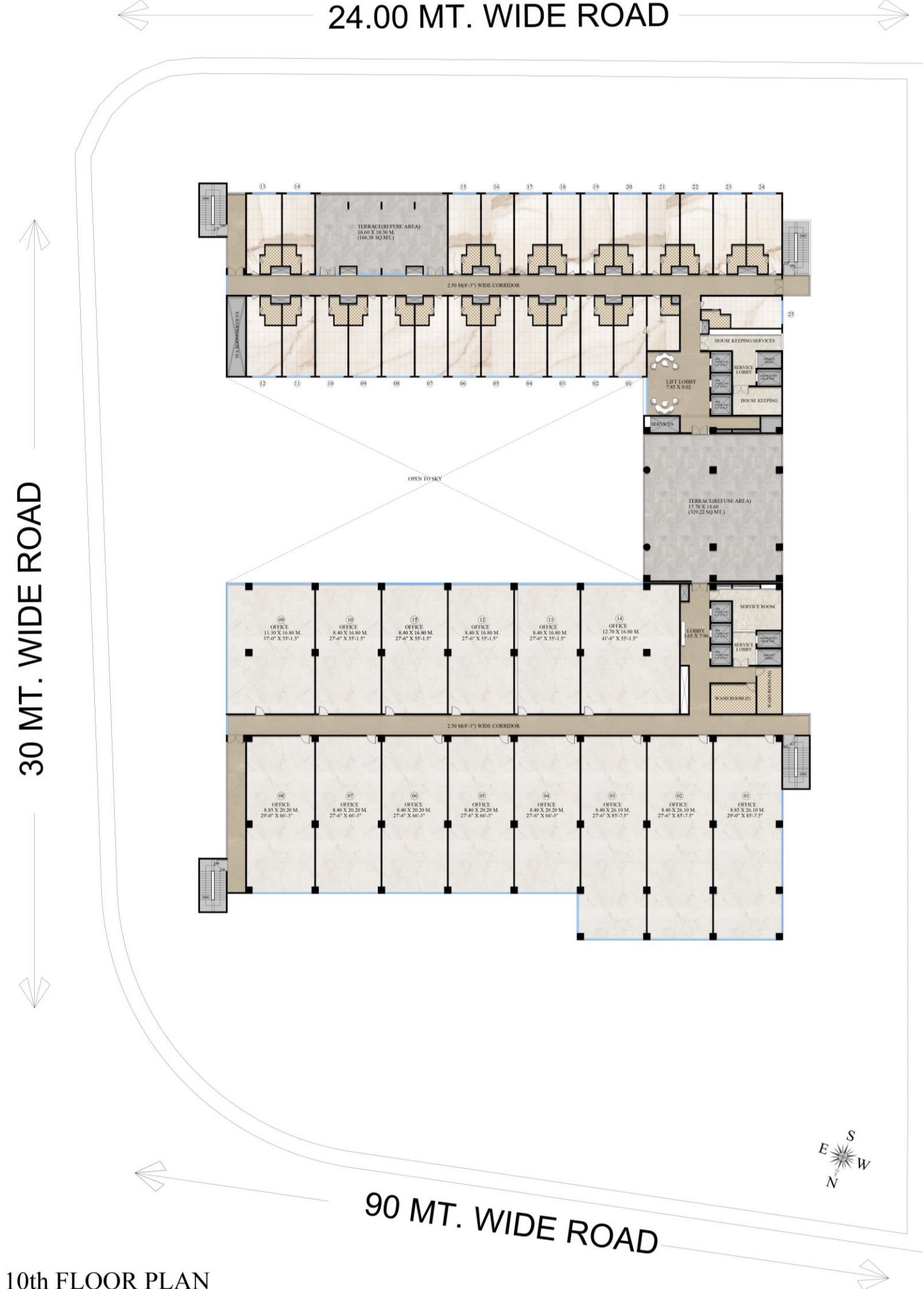


TYPICAL FLOOR(6th TO 9th FL)

6th to 9th floor	
OFFICE	SBUA
OFFICE-1,2	840
OFFICE-3,4,5,6	662
OFFICE-7	3480
OFFICE-8,9	3304
OFFICE-10,11,12,13	2556
OFFICE-14	2694
OFFICE-15	2860
OFFICE-16,17,18,19	2127
OFFICE-20	3216



10th FLOOR

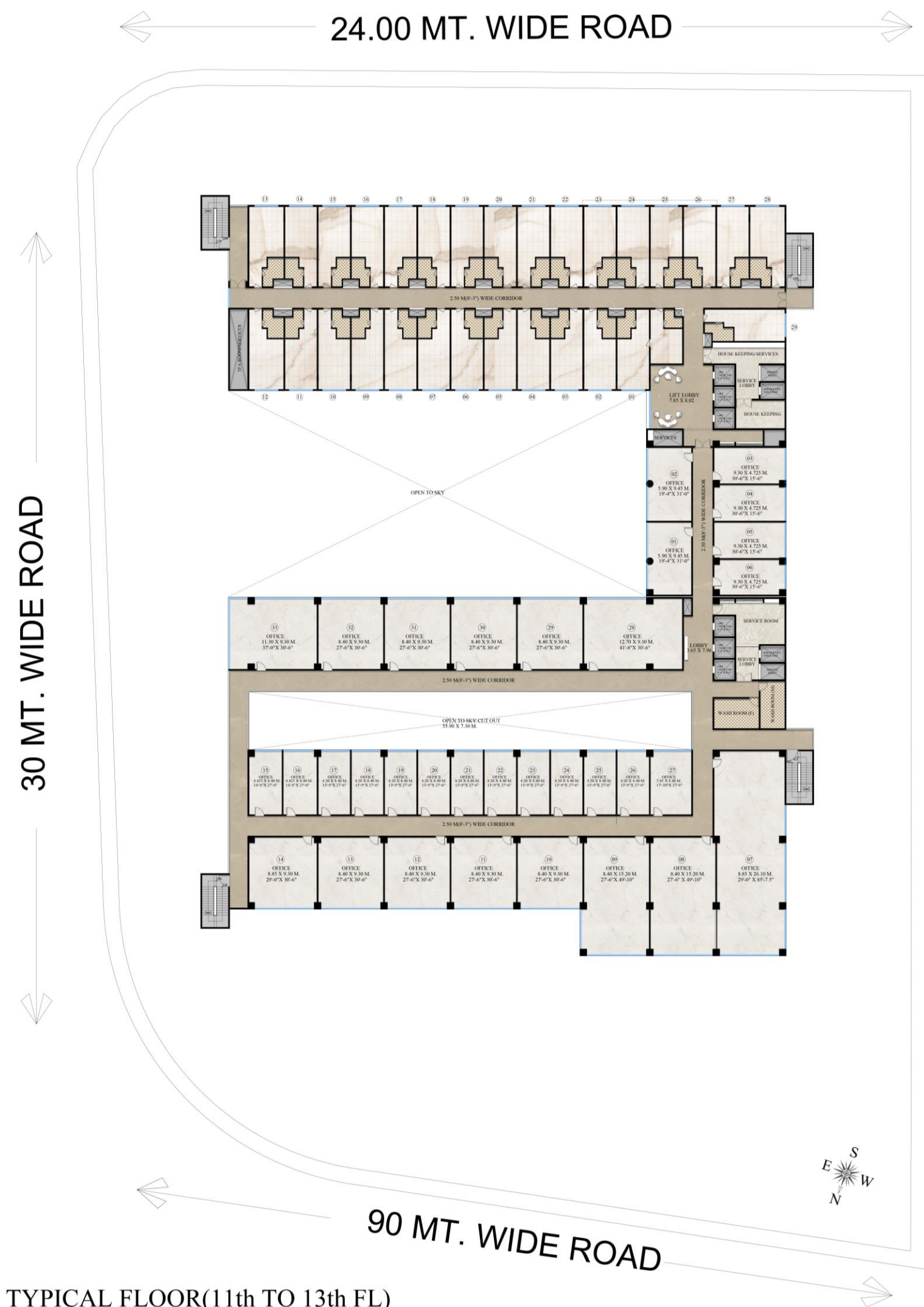


10th FLOOR PLAN

10th Floor	
OFFICE	SBUA
OFFICE-1	3480
OFFICE-2,3	3304
OFFICE-4,5,6,7	2556
OFFICE-8	2694
OFFICE-9	2860
OFFICE-10,11,12,13	2127
OFFICE-14	3216



11th – 13th FLOOR

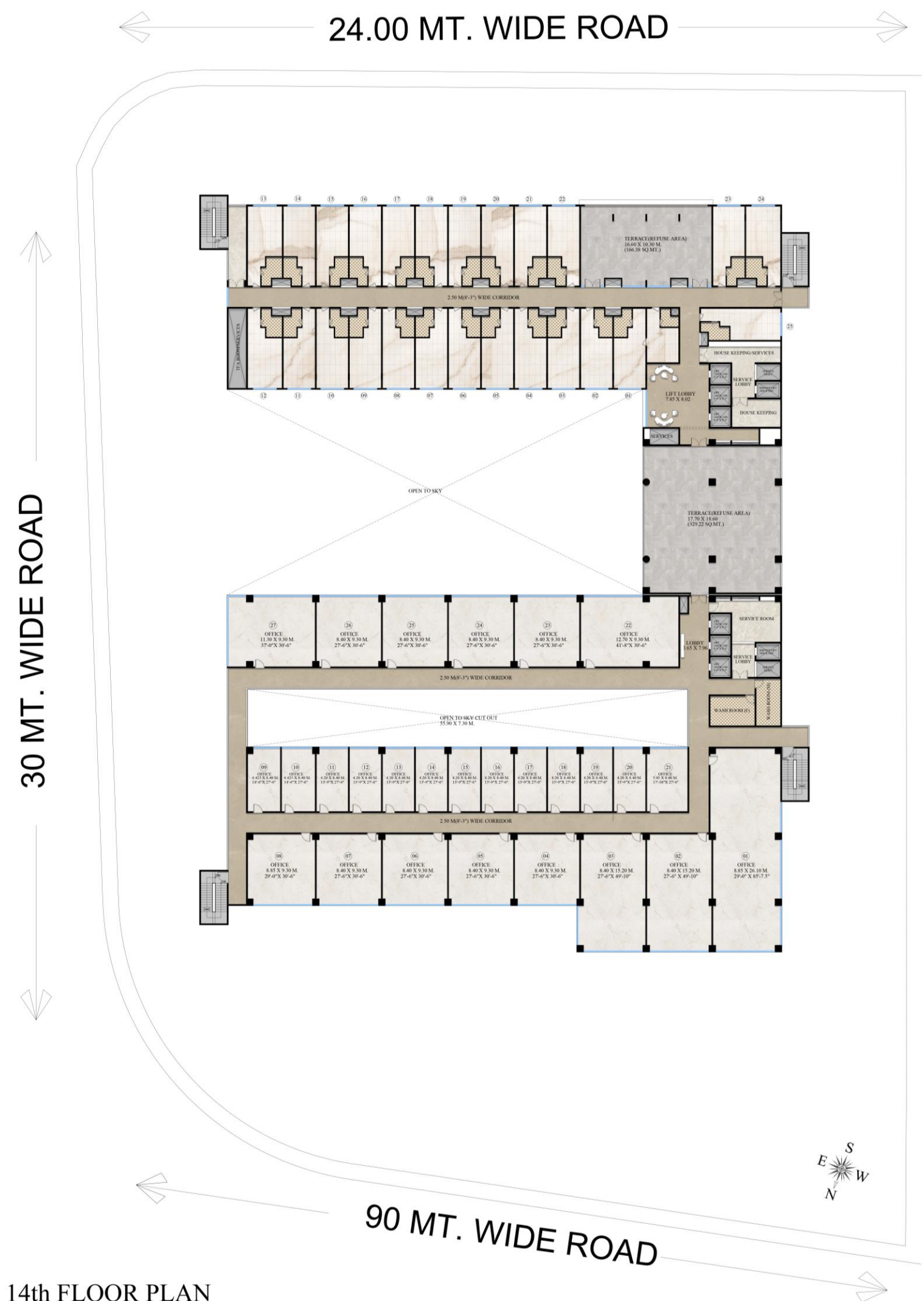


TYPICAL FLOOR(11th TO 13th FL)

11th to 13th floor	
OFFICE	SBUA
OFFICE-1,2	840
OFFICE-3,4,5,6	662
OFFICE-7	3555
OFFICE-8	1924
OFFICE-9	1964
OFFICE-10,11,12,13	1177
OFFICE-14	1240
OFFICE-15,16	560
OFFICE-17,18,19,20,21,22,23,24,25,26	532
OFFICE-27	690
OFFICE-28	1779
OFFICE-29,30,31,32	1177
OFFICE-33	1583



14th FLOOR

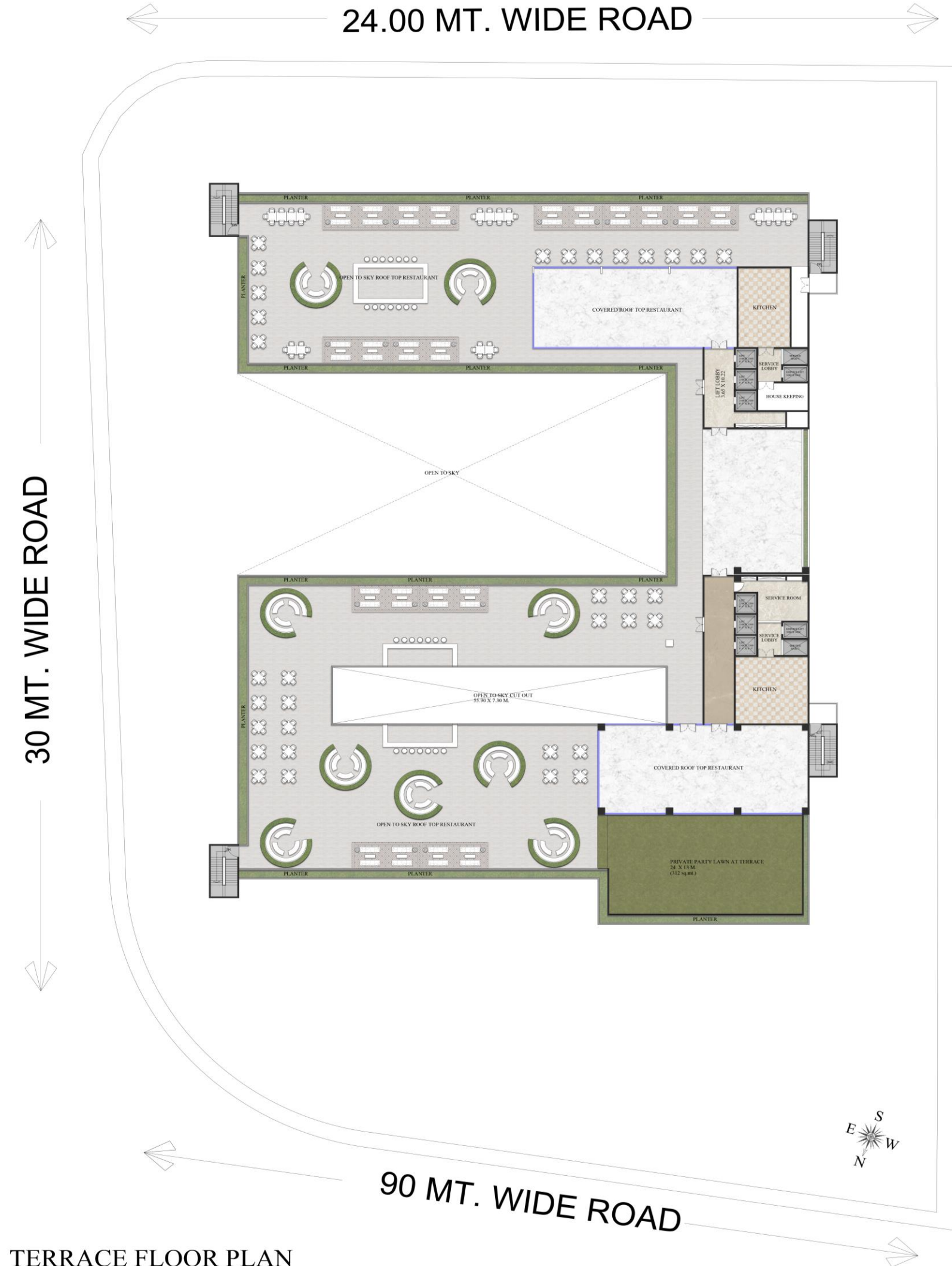


14th FLOOR PLAN

14th floor	
OFFICE	SBUA
OFFICE-1	3555
OFFICE-2	1924
OFFICE-3	1964
OFFICE-4,5,6,7,	1177
OFFICE-8	1240
OFFICE-9,10	560
OFFICE-11,12,13,14,15,16,17,18,19,20	532
OFFICE-21	690
OFFICE-22	1779
OFFICE-23,24,25,26	1177
OFFICE-27	1583



# TERRACE FLOOR



TERRACE FLOOR PLAN







# INTRODUCTORY PRICES







## PRICING DETAILS

Type	Rate per Sq. Ft. (SBUA)
Lower Ground Floor	INR 11,000/- + Additional Charges
Upper Ground Floor	INR 16,000/- + Additional Charges
First Floor	INR 12,000/- + Additional Charges
Second Floor	INR 10,000/- + Additional Charges
5th - 14th Floor (Offices)	INR 7,900/- + Additional Charges
<b>Additional Charges -</b>	
1. Interest free Security Maintenance Deposit @ INR 200 per Sq. Ft.	
2. 12% GST as per Applicable	
3. Registry charges as per Applicable	
4. Club Membership lifetime free for owners	
Note: Preferred Location Charges (PLC) 10% (90 & 30M Road Facing Shops), 20% (Corner Shops)	





### Schedule Of Payments (C.L.P.)

At The Time Of Booking	10% Of Total Cost
On Casting Of Footing Raft	10% Of Total Cost
On Casting Of Lower Basement Roof	10% Of Total Cost
On Casting Of Upper Basement Roof	10% Of Total Cost
On Casting Of Ground Floor Roof	10% Of Total Cost
On Casting Of 2nd Floor Roof	5% Of Total Cost
On Casting Of 4th Floor Roof	5% Of Total Cost
On Casting Of 6th Floor Roof	5% Of Total Cost
On Casting Of 8th Floor Roof	5% Of Total Cost
On Casting Of 10th Floor Roof	5% Of Total Cost
On Casting Of 12th Floor Roof	5% Of Total Cost
On Casting Of 14th Floor Roof	5% Of Total Cost
After Completion Of Plaster Work	5% Of Total Cost
After Completion Of Flooring Work	5% Of Total Cost
On Possession	5% Of Total Cost





LEASING DETAILS (Minimum Expected Rental)	
BLOCK NAME	PRICE (PER SQ. FT.)
Lower Ground Floor	INR 50
Upper Ground Floor	INR 80
1st Floor	INR 60
2nd Floor	INR 50
5th - 14th Floor (Offices)	INR 40





## SALE/LEASE - TERMS & CONDITIONS

A	Manglam will take on lease from buyers with subleasing rights for 9 years.
B	Lock-in Period: 3 Years
C	Buyers are required to open their showroom/shops as per zoning decided by Manglam. Any changes to the displayed items must receive prior approval from the Manglam Group.
D	Showroom/Shop cannot remain vacant more than 6 months
E	If the showroom/shop is left vacant, the premises must be leased to Manglam at the predetermined rate.
F	<b>On resale of property the same conditions will apply to prospective buyers and Maintenance will be done only by Manglam Mall Management &amp; Leasing LLP.</b>





MAINTENANCE CHARGES
INR 5 per sq.ft. - For Offices
INR 8 per sq.ft. - For Retail Spaces
Managed & Leased By Manglam Mall Management & Leasing LLP





## FACILITIES FOR COMMERCIAL SPACES

A	6% Assured Rental Returns
B	20% Discount on the Standard Rate For Room Rentals
C	30% Discount on Food & Beverages
D	30% Discount on Banquet & Conference Hall Bookings
E	<b>Free Club Membership For Owners</b>





Activities Covered For RIPS Benefits	
Activity	Type of Work & Setup
Healthcare	Clinical diagnostic centers (Minimum area 500 square meter)
	Nursing Home (Min area 750 square meter)
	Fitness Centre & Wellness Clinics
Higher Education & Vocational Training	Universities, colleges, skill development centers, research institutions.
	Coaching Centres.
	Setup: Academic infrastructure, faculty recruitment, industry partnerships.
Social Infrastructure	Community engagement programs, Convention Hall, Conference Hall.
Office / Retail Complex	Co-working spaces,
	Office spaces for IT Industry,
	Manufacturing Display Show Room.
Entertainment & Recreational Services	Indoor Play area, Gaming Centre, Amusement Park, Multiplexes.





## Activities Covered For RIPS Benefits

Activity	Type of Work & Setup
IT & ITeS	Software development, data analytics, cybersecurity, cloud computing.
	Setup: Office spaces with high-speed internet, server infrastructure, and skilled workforce.
	Area Requirement – Minimum 50000 sq fts, (Saleable/Leasable)
Tourism & Hospitality	Food courts in malls, theme-based restaurants
	Service Apartments for Hotels & resorts.
	<b>Interest rebate U/s 24B of income tax upto Rs 2.50 lacs on HL in old regime.</b>
Knowledge based Industries viz, Legal, Financial and archetecural Consultancy	Offices, Work Space, Conference/ Meeting Rooms





Key financial benefits under the Rajasthan Investment Promotion Scheme (RIPS) 2024		
Benefit Type	Extent of Benefit	Applicability
Stamp Duty	- 75% Exemption	Applicable on land purchase, lease agreements, and floor area acquisition for eligible enterprises.
	- 25% Reimbursement	
SGST Reimbursement	75% of SGST due and deposited	Provided for <b>7 years</b> from the commencement of commercial production.
Electricity Duty	100% Exemption	Applicable for <b>7 years</b> , reducing operational costs for industries.
Employer Contribution (EPF & ESI)	50% Reimbursement	Applicable for <b>7 years</b> , provided for <b>domiciled employees</b> to support workforce incentives.
Interest Subvention	Up to 8% interest subsidy on loans for <b>Plant &amp; Machinery</b> ,	Provided for <b>5 years</b> , supporting capital expenditure for industrial and service enterprises.
	Loan amount ₹5 crore	





**THANK  
YOU**

  
**PINKWEST**  
Redefining Excellence, **Again!**