

ABOUT US

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

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

LET'S GROW TOGETHER

Get 6%
Assured
Returns













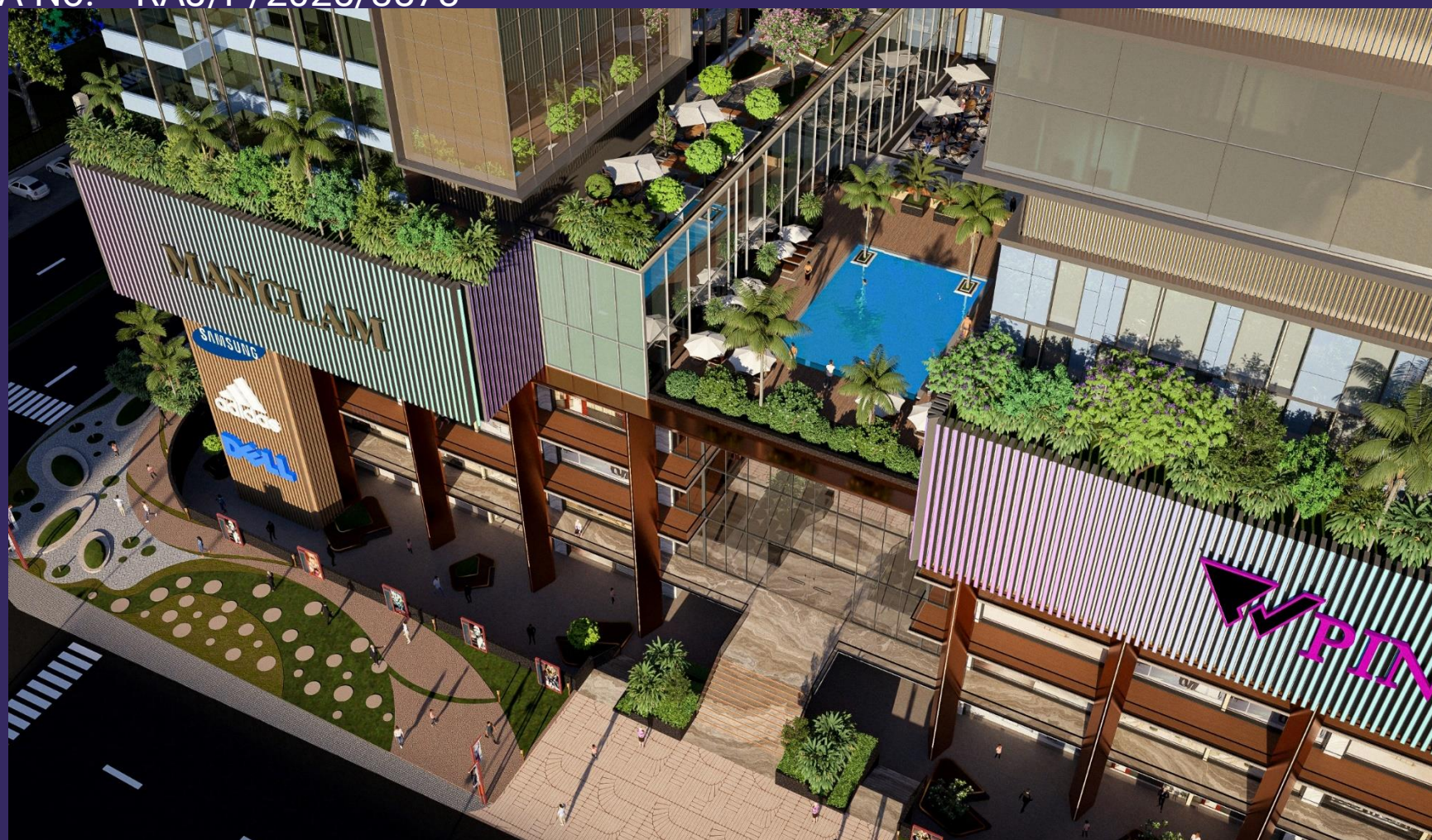












LINK FOR PROJECT WALKTHROUGH



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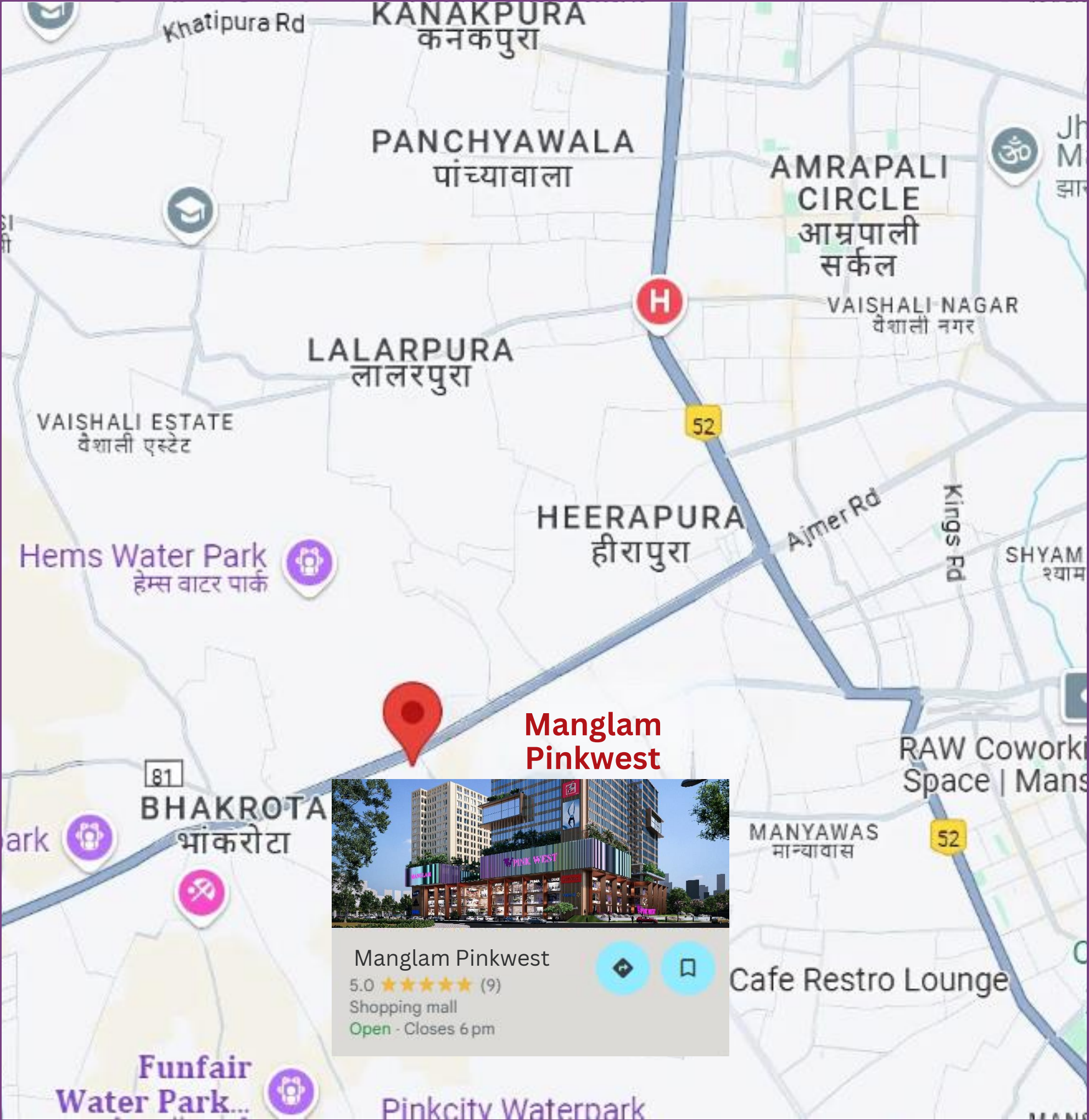
LOCATION

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

290

Furnished Service
Apartments



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.

SERVICE APARTMENTS (STUDIO)

Designed for entrepreneurs, creators, consultants, and modern professionals — our Studio Suites offer compact luxury in the heart of a thriving commercial hub.



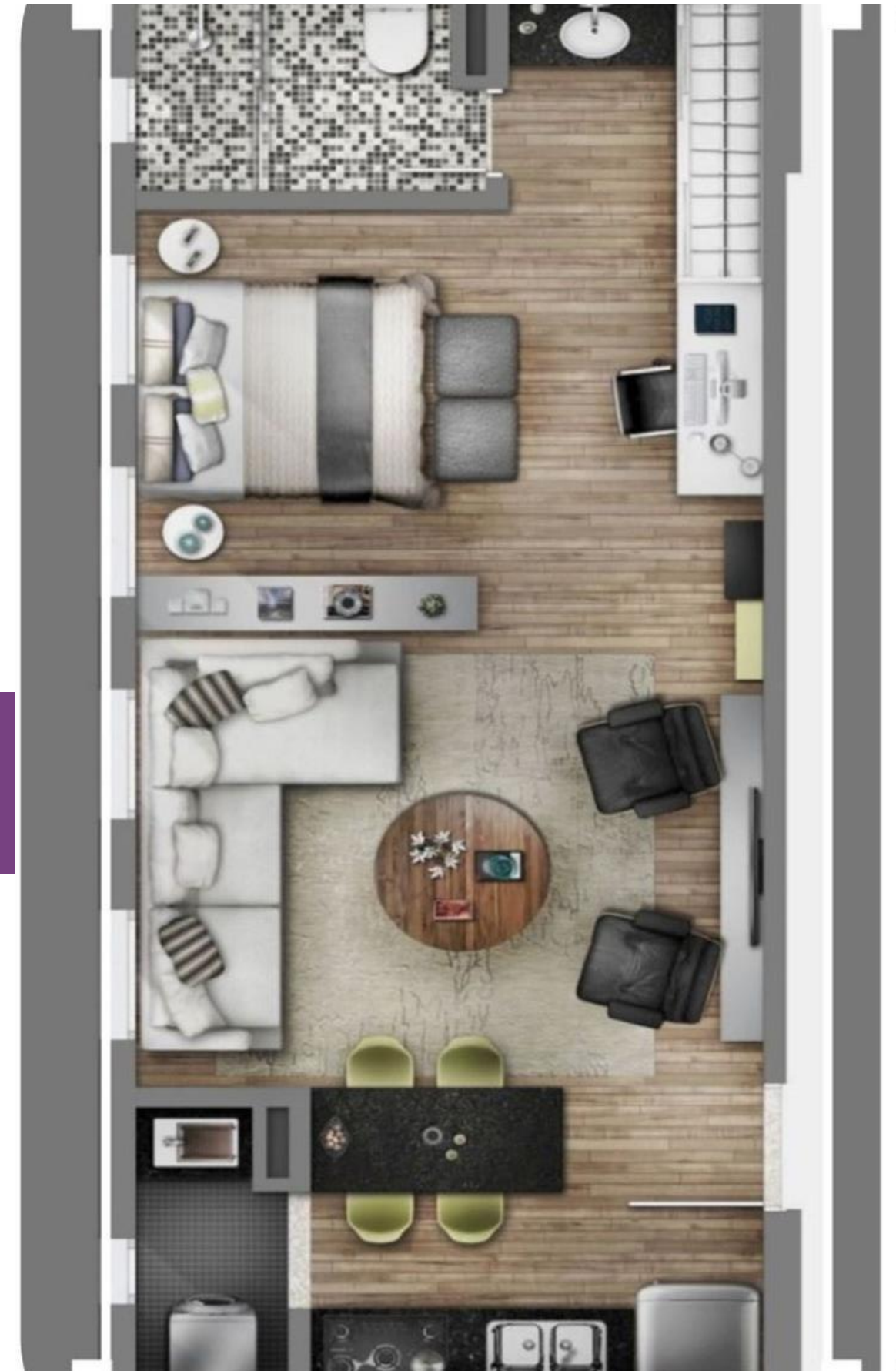
STUDIO LAYOUT OPTIONS



Option 1



Option 2



Option 3



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

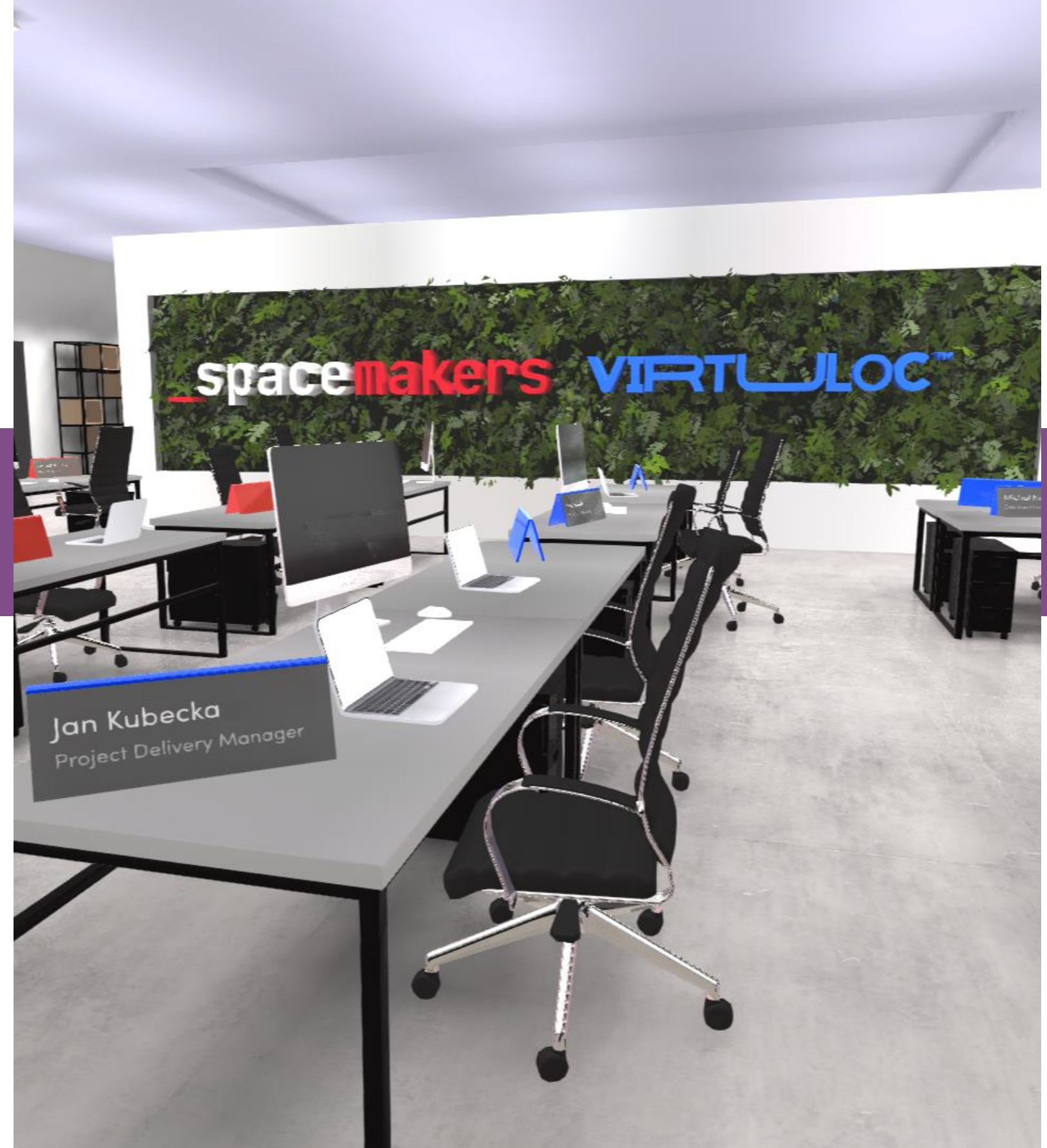


More than just a workspace — welcome to a lifestyle upgrade. The exclusive Club House is thoughtfully designed for professionals to relax, network, and recharge in style, right within the commercial mall.



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



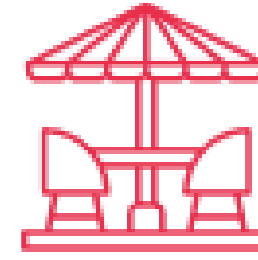
Beautiful
Landscaping



3-Basement
Parking



24/7 Secured
Premises



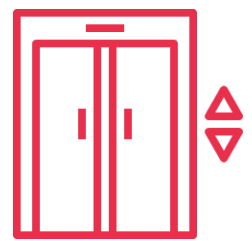
Multiple Open
Sit-Outs



Common
Facilities



100% Power
Backup



Dedicated Lift
Lobby
(Studio & Offices)



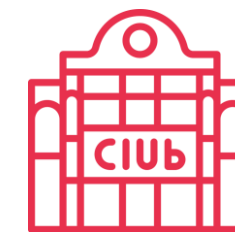
Mobile Signal
Boosters



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





STUDIO FURNISHING

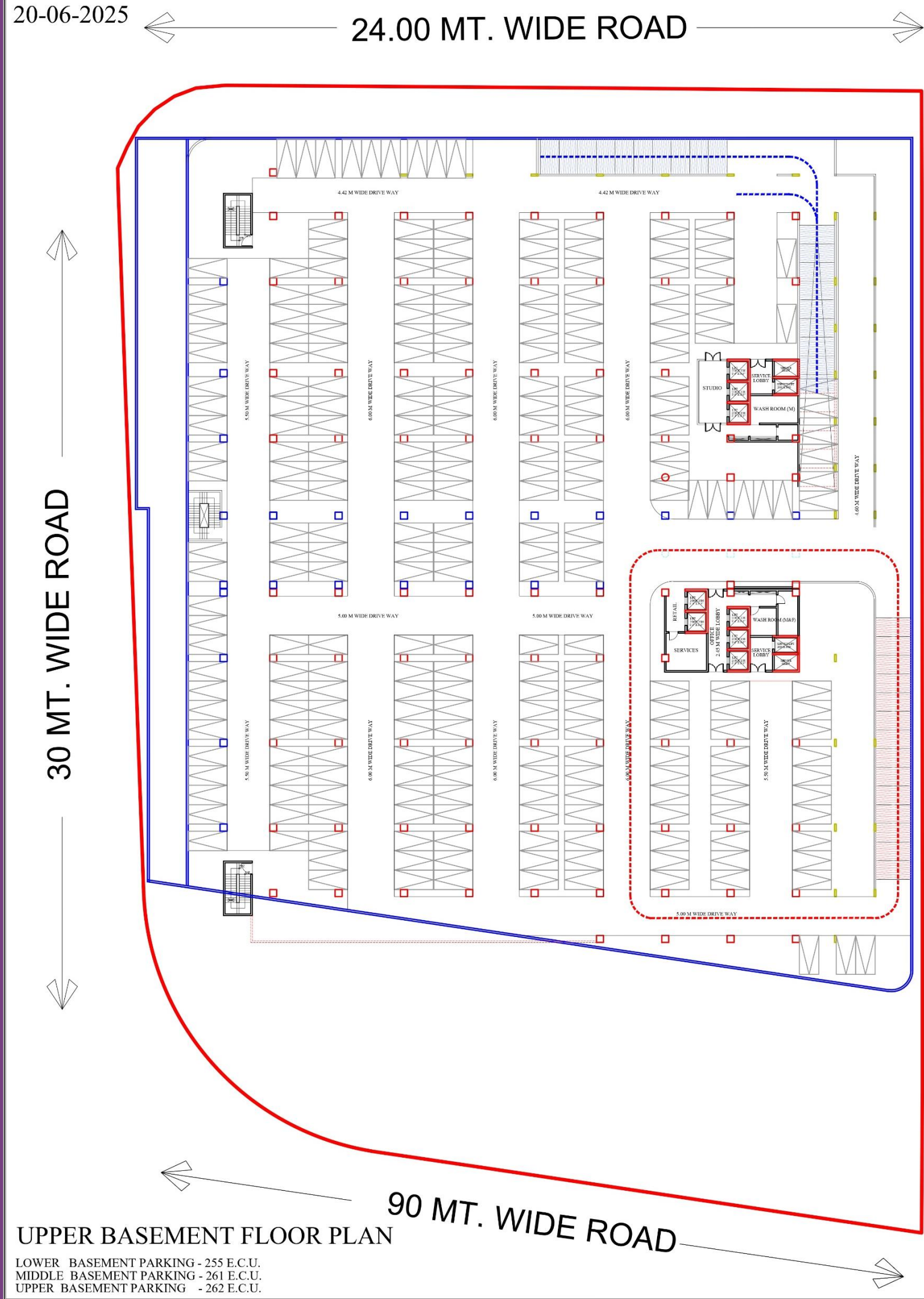
- Bed
 - Mattress
 - Side Table
 - Sofa Set
 - Wardrobe
 - Modular Kitchen Cabinets
 - Study Table
 - Office Chair
 - Microwave Oven
 - Hot Plate
 - Fan
 - Ceiling Lights
 - Exhaust
 - Tea/Coffee Maker
 - Curtains
 - Decorative Lamps/Lights
 - Refrigerator
 - Hair Dryer
 - Bedsheet
 - Pillow
 - Wall Clock
 - Bread Toaster
 - LED TV (42 Inch)
 - Air Conditioner (AC)
 - Geyser
-
-



PW FLOOR PLANS



3 BASEMENT PARKING FLOORS



LOWER GROUND FLOOR

20-06-2025

24.00 MT. WIDE ROAD

30 MT. WIDE ROAD

90 MT. WIDE ROAD

LOWER GROUND FLOOR PLAN (LVL+2.00 M.)



LOWER GROUND FLOOR	
COMMERCIAL	SBUA
SHOWROOM-1	2172
SHOWROOM-2	2061
SHOWROOM-3	2157
SHOWROOM-4	578
SHOWROOM-5,6,7,8,9	630
SHOWROOM-10,11,12	624
SHOWROOM-13,14	345
SHOWROOM-15	729
SHOWROOM-16,17,18,21,22,23	779
SHOWROOM-19,20	1265
SHOWROOM-24	729
SHOWROOM-25	794
SHOWROOM-26	843
SHOWROOM-27,28	1265
SHOWROOM-29	843
SHOWROOM-30	794
SHOWROOM-31,32	345
SHOWROOM-33,34,35	624
SHOWROOM-36,37,38,39,40,41,42,43	630
SHOWROOM-44	645
SHOWROOM-45,46	692
SHOWROOM-47,48	575
SHOWROOM-49	891
KIOSK-1,2,3,4	306
KIOSK-5,6,7,8,9,10,11,12	330
KIOSK-13,14,15,16,17	177
KIOSK-18,19	218
KIOSK-20,21,22	152
KIOSK-23,24	218
KIOSK-25,26,27,28,29,30,31,32,33,34	177
KIOSK-35,36,37,38	218
KIOSK-39,40,41,42,43,44,45,46,47,48	177
KIOSK-49,50,51,52	218
KIOSK-53,54,55,56,57	177
KIOSK-58	216
KIOSK-59,60,61,62,63,64	210
KIOSK-65,66	216
KIOSK-67,68,69,70,71,72	210
KIOSK-73,74	216
KIOSK-75,76,77,78,79,80	210
KIOSK-81	216
KIOSK-82	248
KIOSK-83,84,85,86,87,88	239
KIOSK-89	248

UPPER GROUND FLOOR

20-06-2025

24.00 MT. WIDE ROAD

30 MT. WIDE ROAD

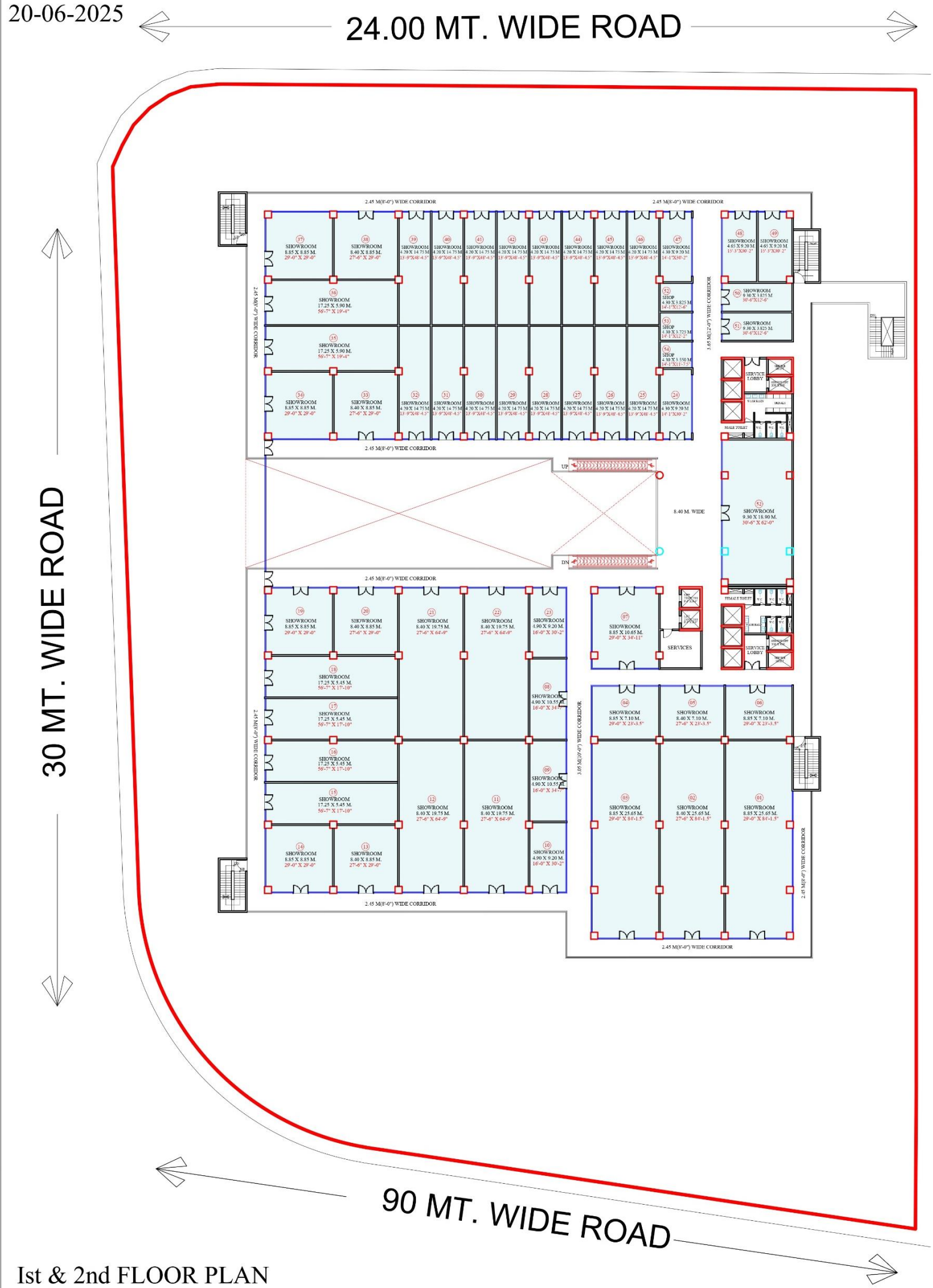
90 MT. WIDE ROAD

UPPER GROUND FLOOR PLAN (LVL+2.00 M.)



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

1st & 2nd FLOOR



Ist & 2nd FLOOR PLAN

FIRST & SECOND FLOOR		
COMMERCIAL		SBUA
SHOWROOM-1		3665
SHOWROOM-2		3479
SHOWROOM-3		3665
SHOWROOM-4		1014
SHOWROOM-5		963
SHOWROOM-6		1014
SHOWROOM-7		1523
SHOWROOM-8,9		834
SHOWROOM-10		728
SHOWROOM-11,12		2679
SHOWROOM-13		1200
SHOWROOM-14		1265
SHOWROOM-15,16,17,18		1518
SHOWROOM-19		1265
SHOWROOM-20		1200
SHOWROOM-21,22		2679
SHOWROOM-23		728
SHOWROOM-24		639
SHOWROOM-25,26,27,28,29,30,31,32		1001
SHOWROOM-33		1200
SHOWROOM-34		1265
SHOWROOM-35,36		1643
SHOWROOM-37		1265
SHOWROOM-38		1200
SHOWROOM-39,40,41,42,43,44,45,46		1001
SHOWROOM-47		639
SHOWROOM-48,49		690
SHOWROOM-50,51		575
SHOWROOM-52		266
SHOWROOM-53		258
SHOWROOM-54		246

3rd FLOOR PLAN



Banquet

Gaming Zone

Swimming Pool

Restaurant & Bar

Gymnasium

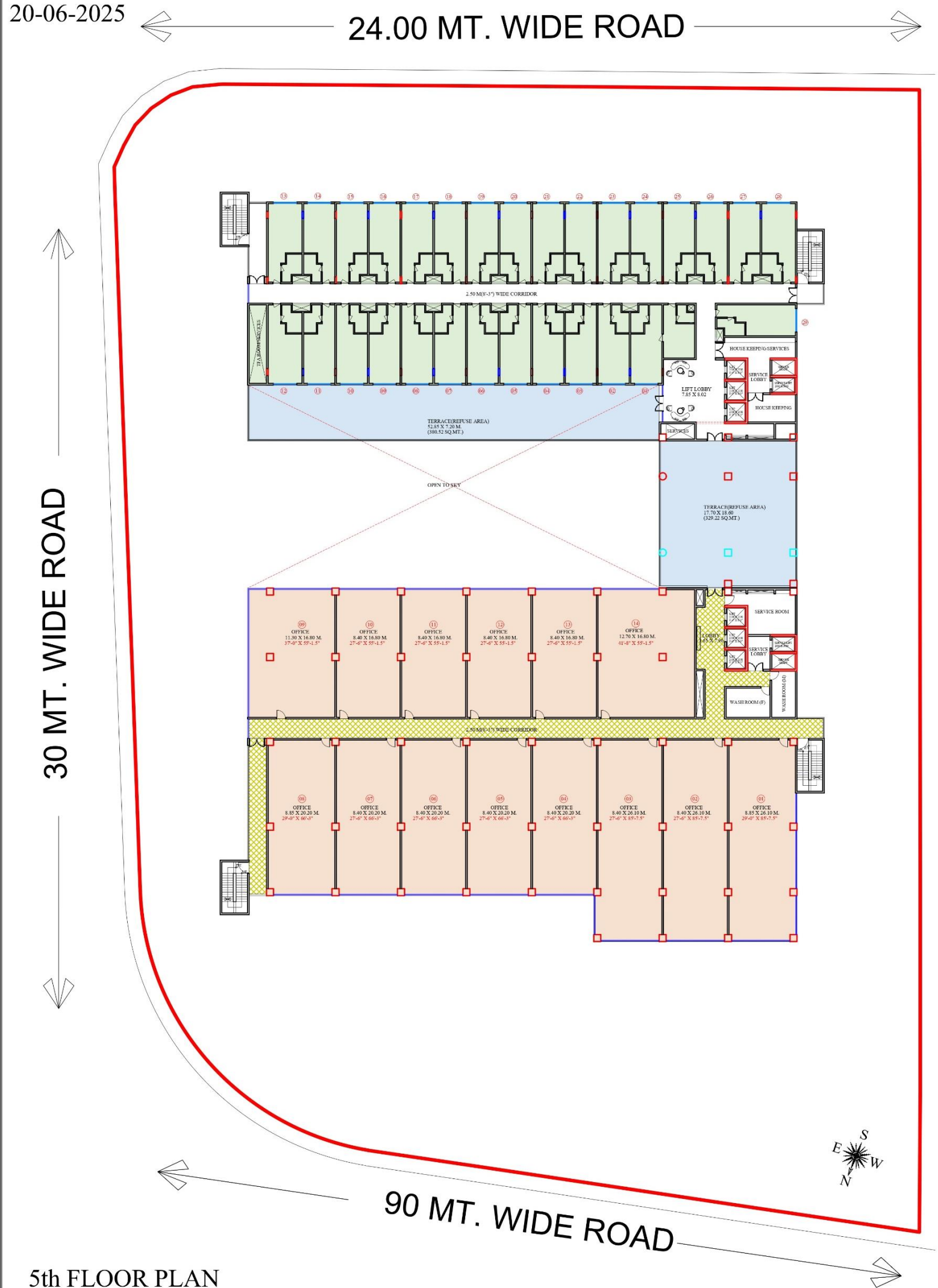
Co-Working Space

Badminton Court

4th FLOOR PLAN



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

5th Floor	
STUDIO	SBUA
STUDIO-1	1106
STUDIO-2,3,4,5,6,7,8,9,10,11	648
STUDIO-12,13	714
STUDIO-14,15,16,17,18,19, 20,21,22,23,24,25,26,27	648
STUDIO-28	714
STUDIO-29	665

5th – 9th FLOOR

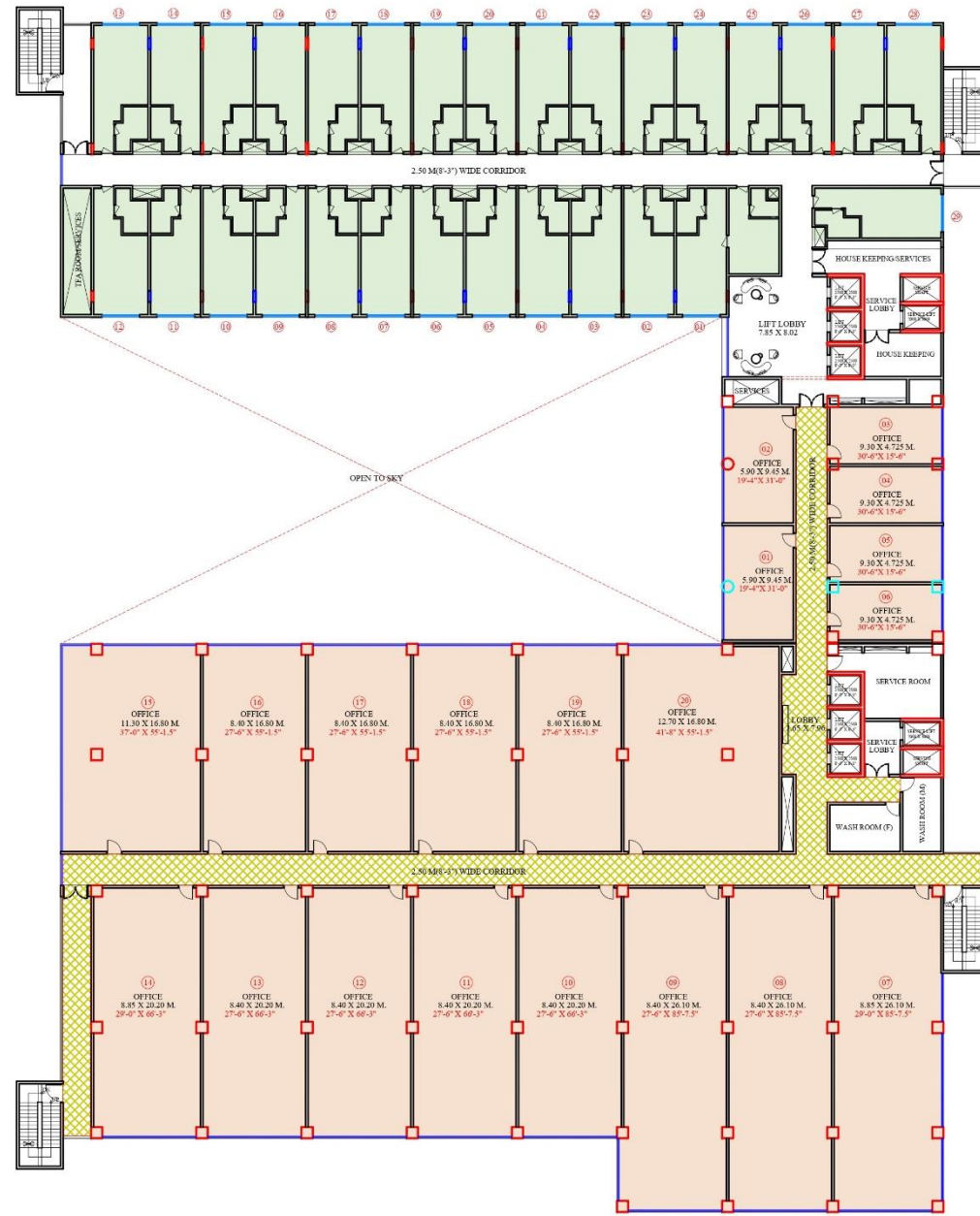
20-06-2025

24.00 MT. WIDE ROAD

30 MT. WIDE ROAD

90 MT. WIDE ROAD

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

6th to 9th Floor	
STUDIO	SBUA
STUDIO-1	1106
STUDIO-2,3,4,5,6,7,8,9,10,11	648
STUDIO-12,13	714
STUDIO-14,15,16,17,18,19, 20,21,22,23,24,25,26,27	648
STUDIO-28	714
STUDIO-29	665

10th FLOOR

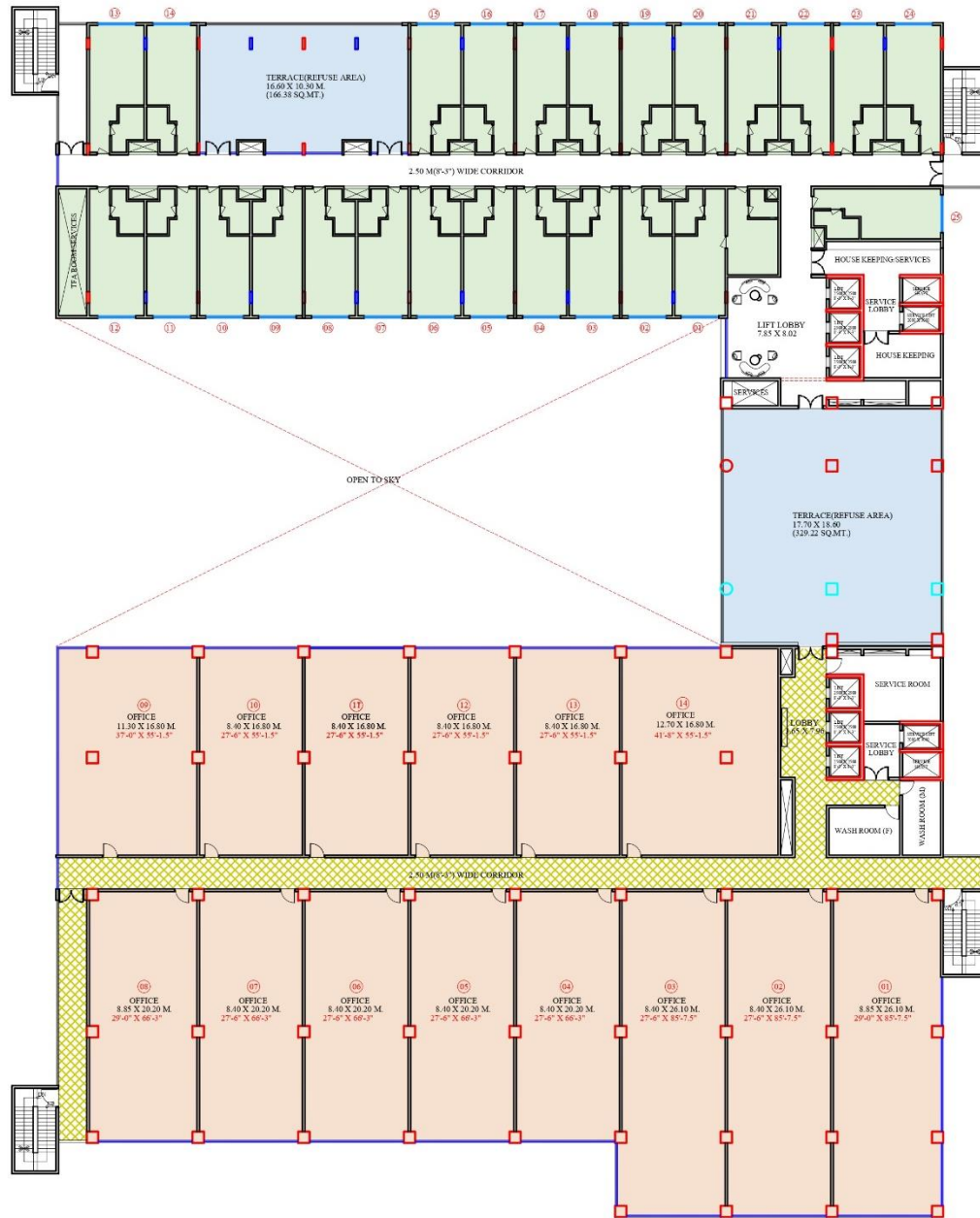
20-06-2025

24.00 MT. WIDE ROAD

30 MT. WIDE ROAD

90 MT. WIDE ROAD

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

10th floor

STUDIO	SBUA
STUDIO-1	1106
STUDIO-2,3,4,5,6,7,8,9,10,11	648
STUDIO-12,13	714
STUDIO-14,15,16,17,18,19,20,21,22,23	648
STUDIO-24	714
STUDIO-25	665

11th – 13th FLOOR

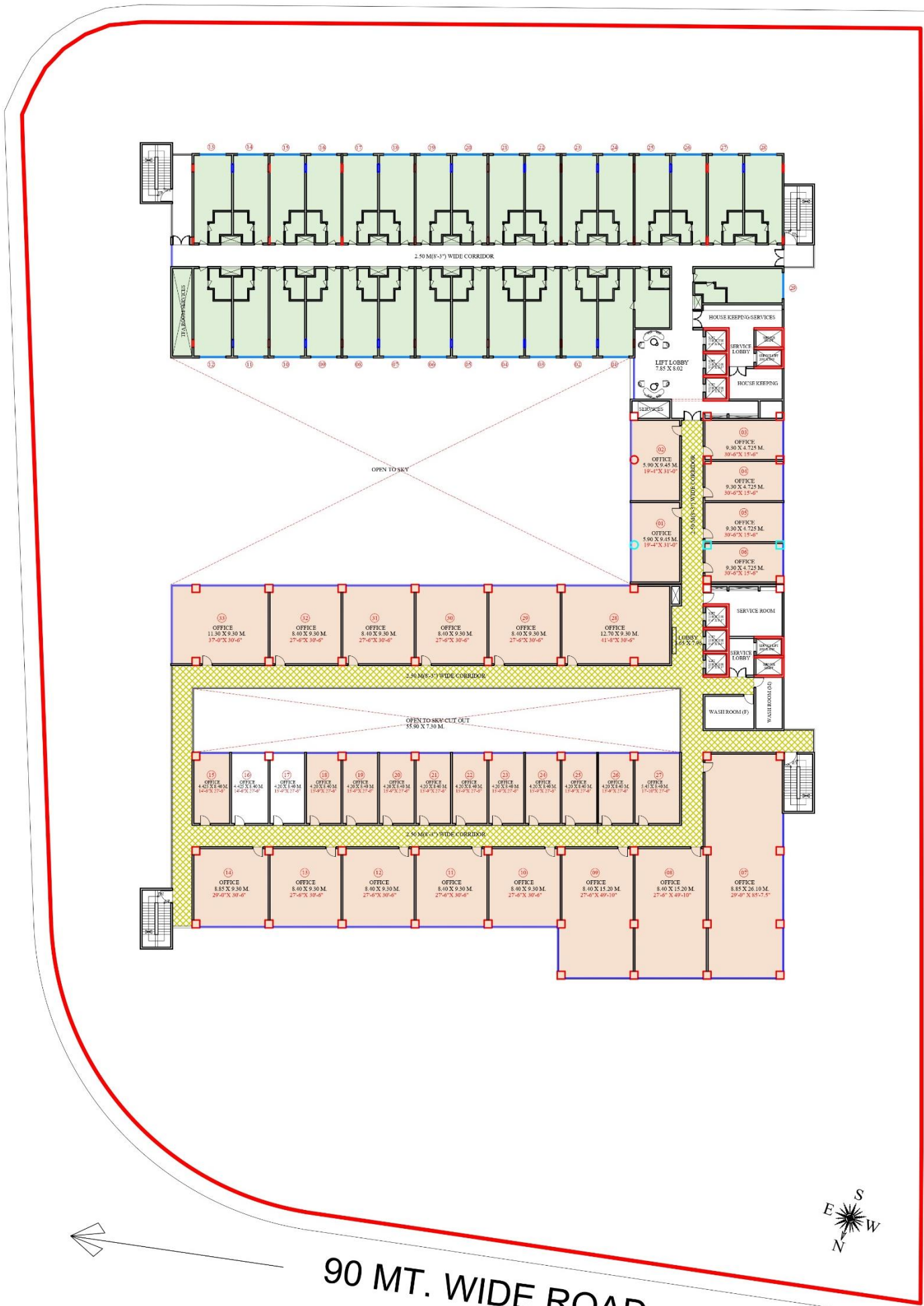
20-06-2025

24.00 MT. WIDE ROAD

30 MT. WIDE ROAD

90 MT. WIDE ROAD

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-17,18,19,20,21,22,23,24,25,26,27	532
OFFICE-28	1779
OFFICE-29,30,31,32	1177
OFFICE-33	1583

11th to 13th Floor	
STUDIO	SBUA
STUDIO-1	1106
STUDIO-2,3,4,5,6,7,8,9,10,11	648
STUDIO-12,13	714
STUDIO-14,15,16,17,18,19, 20,21,22,23,24,25,26,27	648
STUDIO-28	714
STUDIO-29	665

14th FLOOR

20-06-2025

24.00 MT. WIDE ROAD

30 MT. WIDE ROAD

90 MT. WIDE ROAD

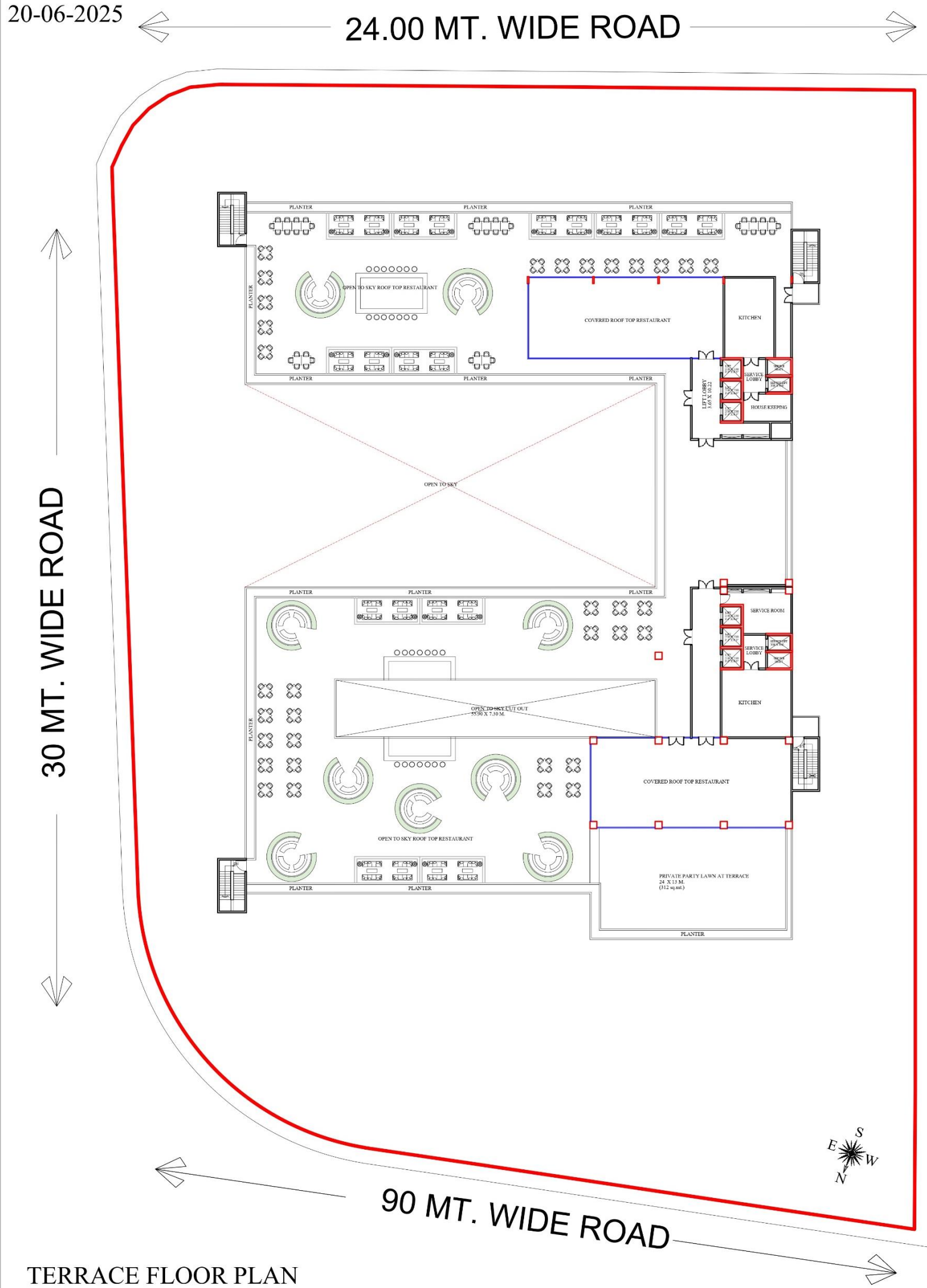
14th FLOOR PLAN



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

14th floor	
STUDIO	SBUA
STUDIO-1	1106
STUDIO-2,3,4,5,6,7,8,9,10,11	648
STUDIO-12,13	714
STUDIO-14,15,16,17,18,19,20,21,22,23	648
STUDIO-24	714
STUDIO-25	665

TERRACE FLOOR





INTRODUCTORY PRICES



PRICING DETAILS	
This plan is for Internal Office Discussion only	
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 (Studios)	INR 55,00,000/- + Assured Returns of 25,000 Per Month
5th - 14th Floor (Offices)	INR 7,900/- + Additional Charges
Additional Charges -	
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, INR 5,00,000 fees for External Members	
Note: Preferred Location Charges (PLC) 10% (on 90m & 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 (Studios)	INR 40
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	On resale of property the same conditions will apply to prospective buyers and Maintenance will be done only by Manglam Mall Management & Leasing LLP.

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

FACILITIES FOR SERVICE APARTMENTS (STUDIOS)	
A	24 Nights of Complimentary Stay per Year, Add. Nights will be offered at a 20% Discount on the Standard Rate
B	INR 25,000 Per Month Assured Rental Yield
C	30% Discount on Food & Beverages
D	30% Discount on Banquet & Conference Hall Bookings
E	Free Club Membership For Owners

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	Free Club Membership For Owners

FACILITIES FOR OUTSIDE MEMBERS	
A	Lifetime Club Membership Price - INR 5,00,000
B	20% Discount on the Standard Rate For Room Rentals
C	30% Discount on Food & Beverages
D	30% Discount on Banquet & Conference Hall Bookings

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.
	Interest rebate U/s 24B of income tax upto Rs 2.50 lacs on HL in old regieme.
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 7 years from the commencement of commercial production.
Electricity Duty	100% Exemption	Applicable for 7 years , reducing operational costs for industries.
Employer Contribution (EPF & ESI)	50% Reimbursement	Applicable for 7 years , provided for domiciled employees to support workforce incentives.
Interest Subvention	Up to 8% interest subsidy on loans for Plant & Machinery ,	Provided for 5 years , supporting capital expenditure for industrial and service enterprises.
	Loan amount ₹5 crore	



FOR BOOKINGS, CONTACT

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**THANK
YOU**


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