

# 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://www.youtube.com/watch?v=shMDdw57DMQ>



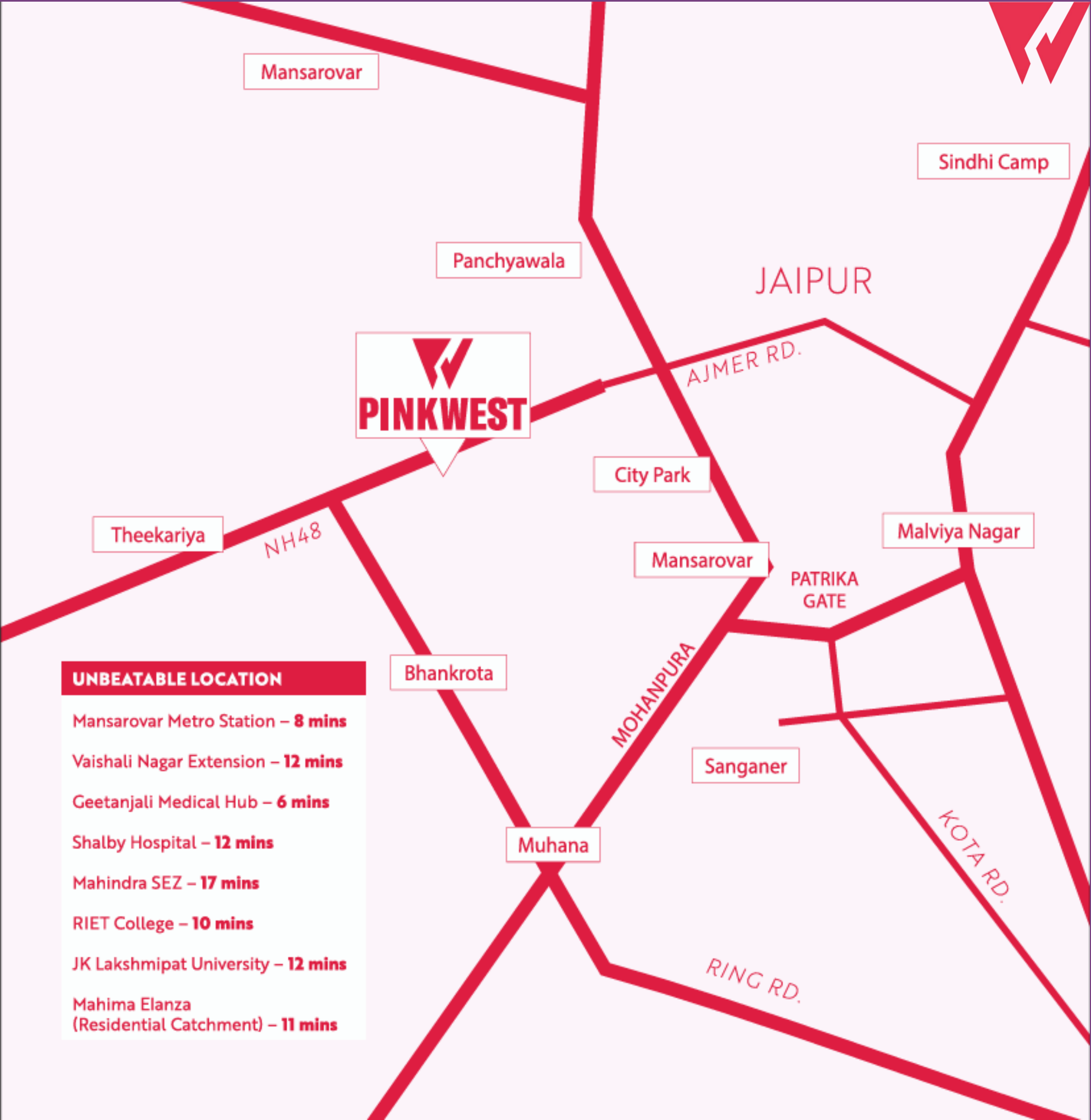
# LOCATION

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

**262**

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.

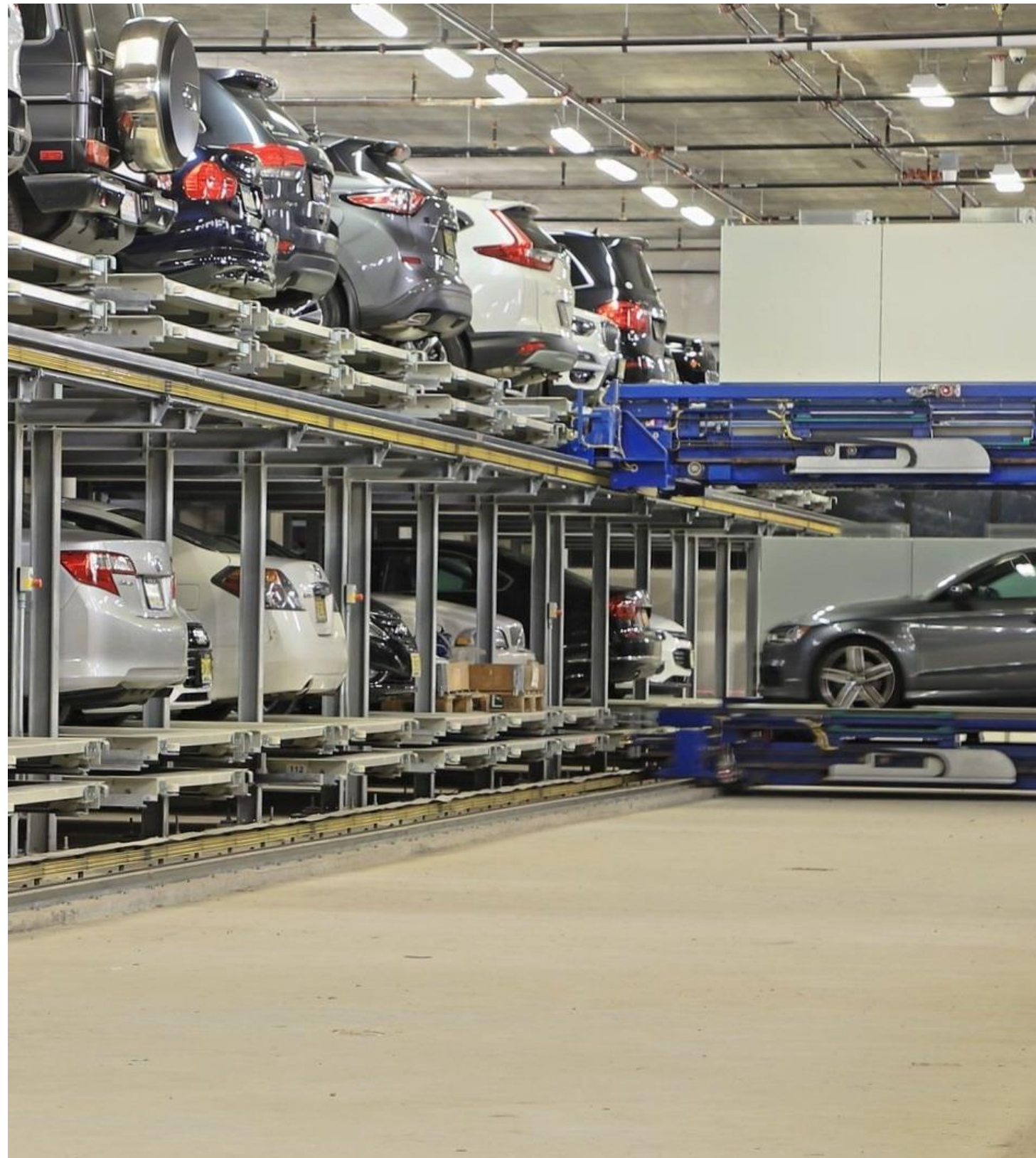


# LUXURY HOTEL

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







# MULTI LEVEL CAR 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.





# 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.







# ENTRANCE LOBBY

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



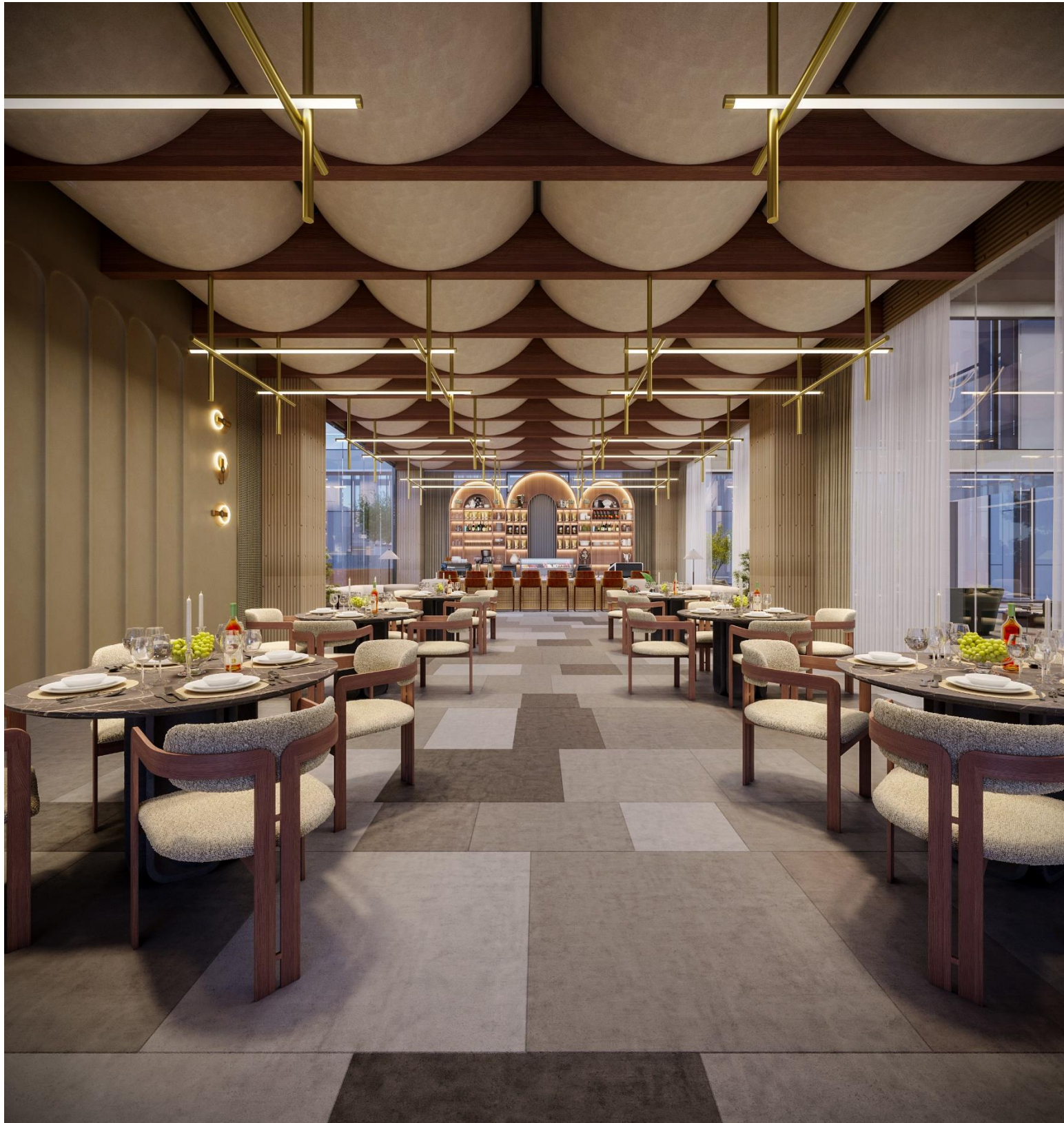


# ROOFTOP LOUNGE

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.







# PROJECT FEATURES



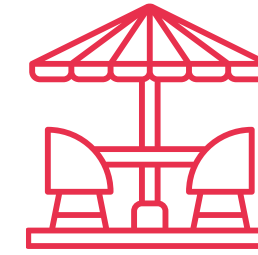
Beautiful  
Landscaping



3-Basement  
Parking



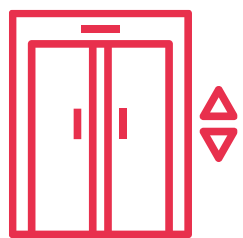
24/7 Secured  
Premises



Multiple Open  
Sit-Outs



Common  
Facilities



Dedicated Lift  
Lobby  
(Studio & Offices)



Mobile Signal  
Boosters



FTH/MDU For  
Connectivity



100% Power  
Backup



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.





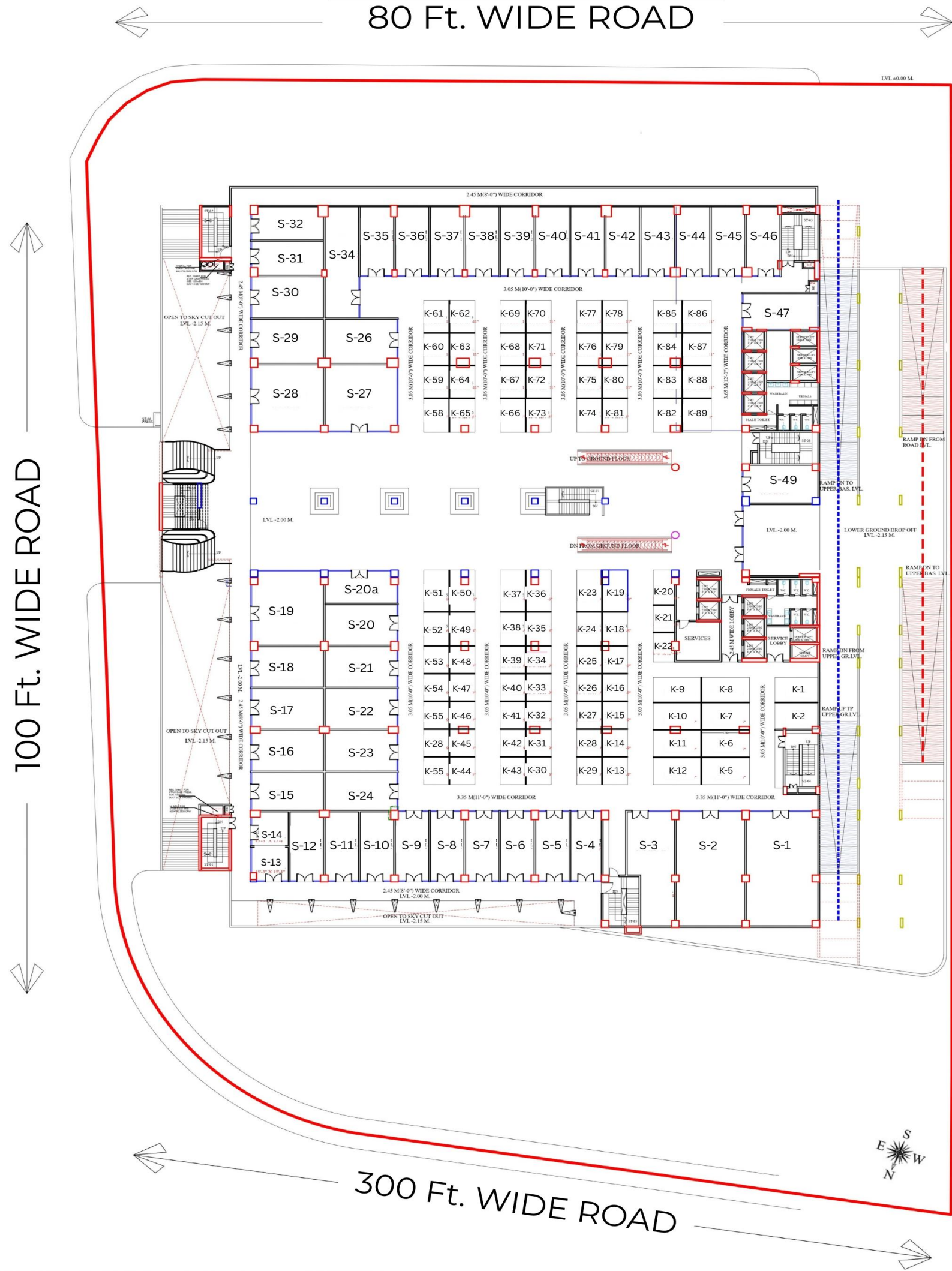


# PW FLOOR PLANS





LOWER GROUND FLOOR



LOWER GROUND FLOOR				
COMMERCIAL SHOWROOMS	CARPET	BUA	SBUA	DIMENSIONS
SHOWROOM-1	1362	1448	2172	29'-0" X 49'-10"
SHOWROOM-2	1306	1374	2061	27'-6" X 49'-10"
SHOWROOM-3	786	842	1263	19'-2" X 27'-11"
SHOWROOM-4	350	385	578	12'-7" X 30'-6"
SHOWROOM-5, 6, 7, 8, 9, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46	383	420	630	13'-9" X 30'-6"
SHOWROOM-10, 11, 12	383	416	624	13'-9" X 30'-2"
SHOWROOM-13, 14	201	230	345	15'-3" X 15'-1"
SHOWROOM-15, 24	451	486	729	29'-0" X 16'-8"
SHOWROOM-16, 17, 18, 20, 21, 22, 23	483	519	779	29'-0" X 17'-10"
SHOWROOM-19	879	938	1407	29'-0" X 32'-3"
SHOWROOM-20a	377	419	629	29'-0" X 14'-5"
SHOWROOM-26, 29	525	562	843	29'-0" X 19'-4"
SHOWROOM-27, 28	787	843	1265	29'-0" X 29'-0"
SHOWROOM-30	492	529	794	29'-0" X 18'-2"
SHOWROOM-31, 32	405	438	657	29'-0" X 15'-1"
SHOWROOM-34	622	673	1010	13'-9" X 48'-4.5"
SHOWROOM-47	443	493	740	30'-6" X 16'-1.5"
SHOWROOM-49	469	511	767	30'-6" X 16'-8"

LOWER GROUND FLOOR				
COMMERCIAL SHOPS	CARPET	BUA	SBUA	DIMENSIONS
KIOSK-1	178	188	282	17'-6" X 10'-9"
KIOSK-2	188	204	306	17'-6" X 11'-7.5"
KIOSK-5, 6, 7, 10, 11, 12	215	220	330	18'-10" X 11'-7.5"
KIOSK-8, 9	198	202	303	18'-10" X 10'-9"
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	115	118	177	10'-0" X 11'-9"
KIOSK-18, 24, 35, 38, 49, 52	140	145	218	10'-0" X 14'-6"
KIOSK-19	158	162	243	10'-0" X 17'-9"
KIOSK-20	123	130	195	8'-8" X 14'-11"
KIOSK-21	95	101	152	8'-8" X 11'-7.5"
KIOSK-22	103	109	164	8'-8" X 12'-6.5"
KIOSK-23, 37, 51	174	178	267	10'-0" X 17'-9"
KIOSK-36, 50	155	160	240	10'-0" X 17'-9"
KIOSK-58, 65, 66, 73, 74, 81	140	144	216	10'-0" X 14'-5"
KIOSK-59, 60, 61, 62, 63, 64, 67, 68, 69, 70, 71, 72, 75, 76, 77, 78, 79, 80	134	140	210	10'-0" X 13'-11"
KIOSK-82, 89	160	165	248	11'-4.5" X 14'-5"
KIOSK-83, 84, 85, 86, 87, 88	153	159	239	11'-4.5" X 13'-11"





UPPER GROUND FLOOR

100 Ft. WIDE ROAD

80 Ft. WIDE ROAD

300 Ft. WIDE ROAD

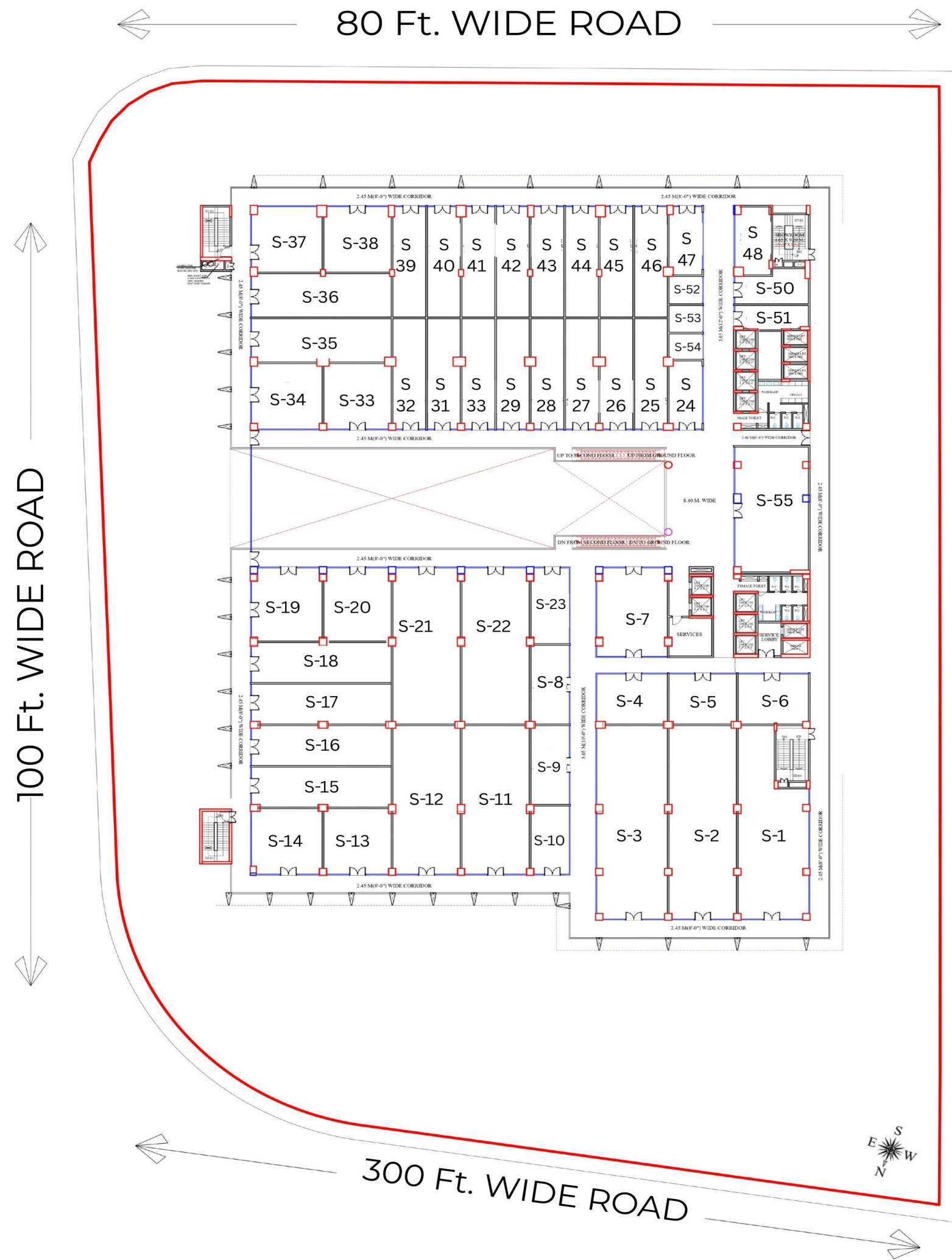


UPPER GROUND FLOOR				
COMMERCIAL SHOWROOMS	CARPET	BUA	SBUA	DIMENSIONS
SHOWROOM-1	1962	2064	3096	29'-0" X 56'-11"
SHOWROOM-2	2237	2319	3479	27'-6" X 84'-1.5"
SHOWROOM-3	2259	2348	3522	27'-6" X 84'-1.5"
SHOWROOM-4, 5, 6	1717	1786	2679	27'-6" X 64'-9"
SHOWROOM-7, 28, 33	755	800	1200	27'-6" X 29'-0"
SHOWROOM-8, 29, 32	787	843	1265	29'-0" X 29'-0"
SHOWROOM-9, 10, 11, 12	958	1012	1518	56'-7" X 17'-10"
SHOWROOM-13	879	938	1407	29'-0" X 32'-3"
SHOWROOM-14	843	891	1337	27'-6" X 32'-3"
SHOWROOM-15, 16, 17, 18	1805	1876	2814	27'-6" X 68'-0"
SHOWROOM-19	1303	1391	2087	30'-6" X 45'-7"
SHOWROOM-20, 21, 22, 23, 24, 25, 26, 27, 34, 35, 36, 37, 38, 39	622	667	1001	13'-9" X 48'-4.5"
SHOWROOM-30, 31	1040	1095	1643	56'-7" X 19'-4"





1st & 2nd FLOOR



1ST & 2ND FLOOR				
COMMERCIAL SHOWROOMS	CARPET	BUA	SBUA	DIMENSIONS
SHOWROOM-1	1962	2064	3096	29'-0" X 84'-1.5"
SHOWROOM-2	2237	2319	3479	27'-6" X 84'-1.5"
SHOWROOM-3	2333	2443	3665	29'-0" X 84'-1.5"
SHOWROOM-4, 6	600	650	975	29'-0" X 22'-8.5"
SHOWROOM-5	575	620	930	27'-6" X 22'-8.5"
SHOWROOM-7	1061	1136	1704	29'-0" X 39'-9"
SHOWROOM-8, 9	512	556	834	16'-0" X 34'-7"
SHOWROOM-10	441	485	728	16'-0" X 30'-2"
SHOWROOM-11, 12	1717	1786	2679	27'-6" X 64'-9"
SHOWROOM-13, 33, 38	755	800	1200	27'-6" X 29'-0"
SHOWROOM-14, 34, 37	787	843	1265	29'-0" X 29'-0"
SHOWROOM-15, 16, 17, 18	958	1012	1518	56'-7" X 17'-10"
SHOWROOM-19	879	938	1407	29'-0" X 32'-3"
SHOWROOM-20	843	891	1337	27'-6" X 32'-3"
SHOWROOM-21, 22	1805	1876	2814	27'-6" X 68'-0"
SHOWROOM-23	490	538	807	16'-0" X 33'-5"
SHOWROOM-24, 47	383	426	639	14'-1" X 30'-2"
SHOWROOM-25, 26, 27, 28, 29, 30, 31, 32, 39, 40, 41, 42, 43, 44, 45, 46	622	667	1001	13'-9" X 48'-4.5"
SHOWROOM-35, 36	1040	1095	1643	56'-7" X 19'-4"
SHOWROOM-50	394	433	650	30'-6" X 12'-6"
SHOWROOM-51	287	320	480	30'-6" X 10'-6"
SHOWROOM-52	156	177	266	14'-1" X 12'-6"
SHOWROOM-53	152	172	258	14'-1" X 12'-2"
SHOWROOM-54	144	164	246	14'-1" X 11'-7.5"
SHOWROOM-55	1571	1682	2523	30'-6" X 65'-1.5"





3rd FLOOR

100 Ft. WIDE ROAD

80 Ft. WIDE ROAD



OFFICE - 08 UNIT

3RD FLOOR				
OFFICES	CARPET	BUA	SBUA	DIMENSIONS
OFFICE-1	1436	1524	2134	29'-0" X 37'-7"
OFFICE-2, 3, 4, 5, 6, 7	1748	1826	2556	27'-6" X 66'-3"
OFFICE-8	1822	1924	2694	29'-0" X 66'-3"





# 4<sup>th</sup> FLOOR

100 Ft. WIDE ROAD

80 Ft. WIDE ROAD



4TH FLOOR				
OFFICES	CARPET	BUA	SBUA	DIMENSIONS
OFFICE-1	1436	1524	2134	29'-0" X 37'-7"
OFFICE-2	548	600	840	19'-4" X 31'-0"
OFFICE-3, 4, 5, 6	433	473	662	30'-6" X 15'-6"
OFFICE-7, 14	1822	1924	2694	27'-6" X 66'-3"
OFFICE-8, 9, 10, 11, 12, 13	1748	1826	2556	29'-0" X 66'-3"
OFFICE-15	1942	2043	2860	37'-0" X 55'-1.5"
OFFICE-16, 17, 18, 19	1448	1519	2127	27'-6" X 55'-1.5"
OFFICE-20	2189	2297	3216	41'-8" X 55'-1.5"



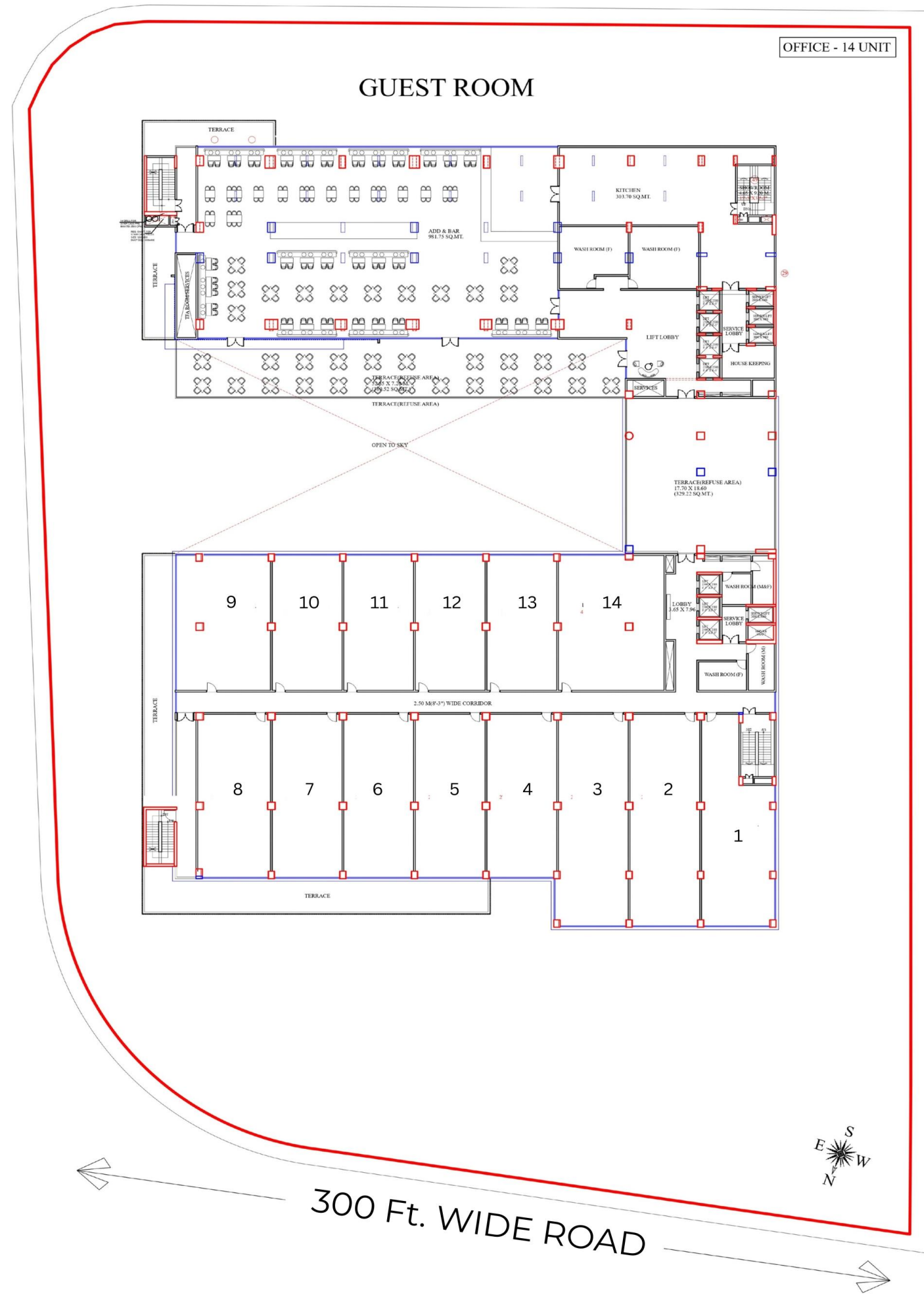


5<sup>th</sup> & 10<sup>th</sup> FLOOR



100 Ft. WIDE ROAD

80 Ft. WIDE ROAD



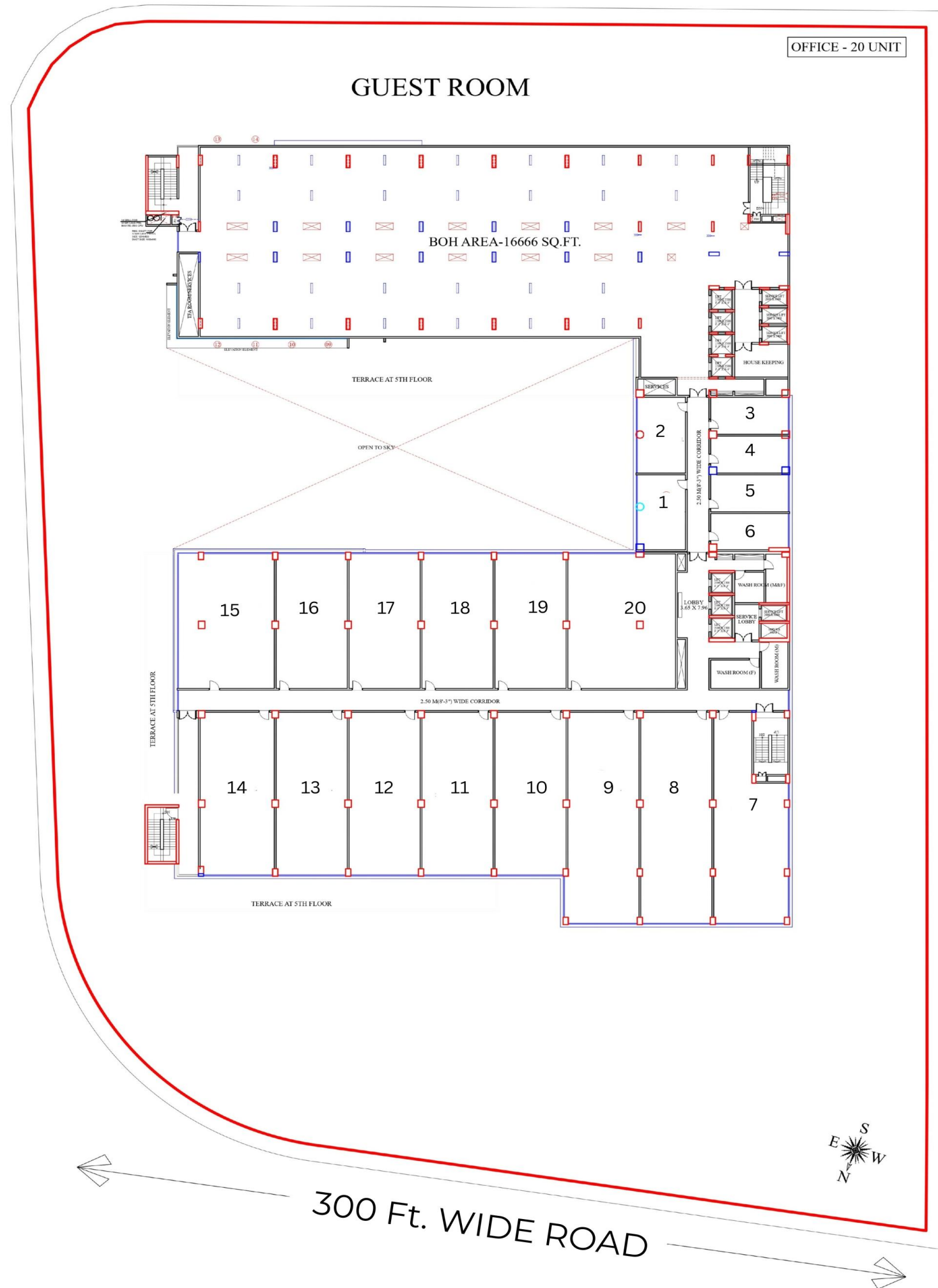
5TH & 10TH FLOOR				
OFFICES	CARPET	BUA	SBUA	DIMENSIONS
OFFICE-1	1979	2086	2920	29'-0" X 56'-11"
OFFICE-2	2268	2360	3304	27'-6" X 85'-7.5"
OFFICE-3	2290	2389	3343	27'-6" X 85'-7.5"
OFFICE-4, 5, 6, 7	1748	1826	2556	27'-6" X 66'-3"
OFFICE-8	1822	1924	2694	29'-0" X 66'-3"
OFFICE-9	1942	2043	2860	37'-0" X 55'-1.5"
OFFICE-10, 11, 12, 13	1448	1519	2127	27'-6" X 55'-1.5"
OFFICE-14	2189	2297	3216	41'-8" X 55'-1.5"



# 6th – 9th FLOOR

100 Ft. WIDE ROAD

80 Ft. WIDE ROAD



6TH TO 9TH FLOOR				
OFFICES	CARPET	BUA	SBUA	DIMENSIONS
OFFICE-1	1979	2086	2920	29'-0" X 56'-11"
OFFICE-2	548	600	840	19'-4" X 31'-0"
OFFICE-3, 4, 5, 6	433	473	662	30'-6" X 15'-6"
OFFICE-7	2365	2486	3480	29'-0" X 85'-7.5"
OFFICE-8, 9	2268	2360	3304	27'-6" X 85'-7.5"
OFFICE-10, 11, 12, 13	1748	1826	2556	27'-6" X 66'-3"
OFFICE-14	1822	1924	2694	29'-0" X 66'-3"
OFFICE-15	1942	2043	2860	37'-0" X 55'-1.5"
OFFICE-16, 17, 18, 19	1448	1519	2127	27'-6" X 55'-1.5"
OFFICE-20	2189	2297	3216	41'-8" X 55'-1.5"

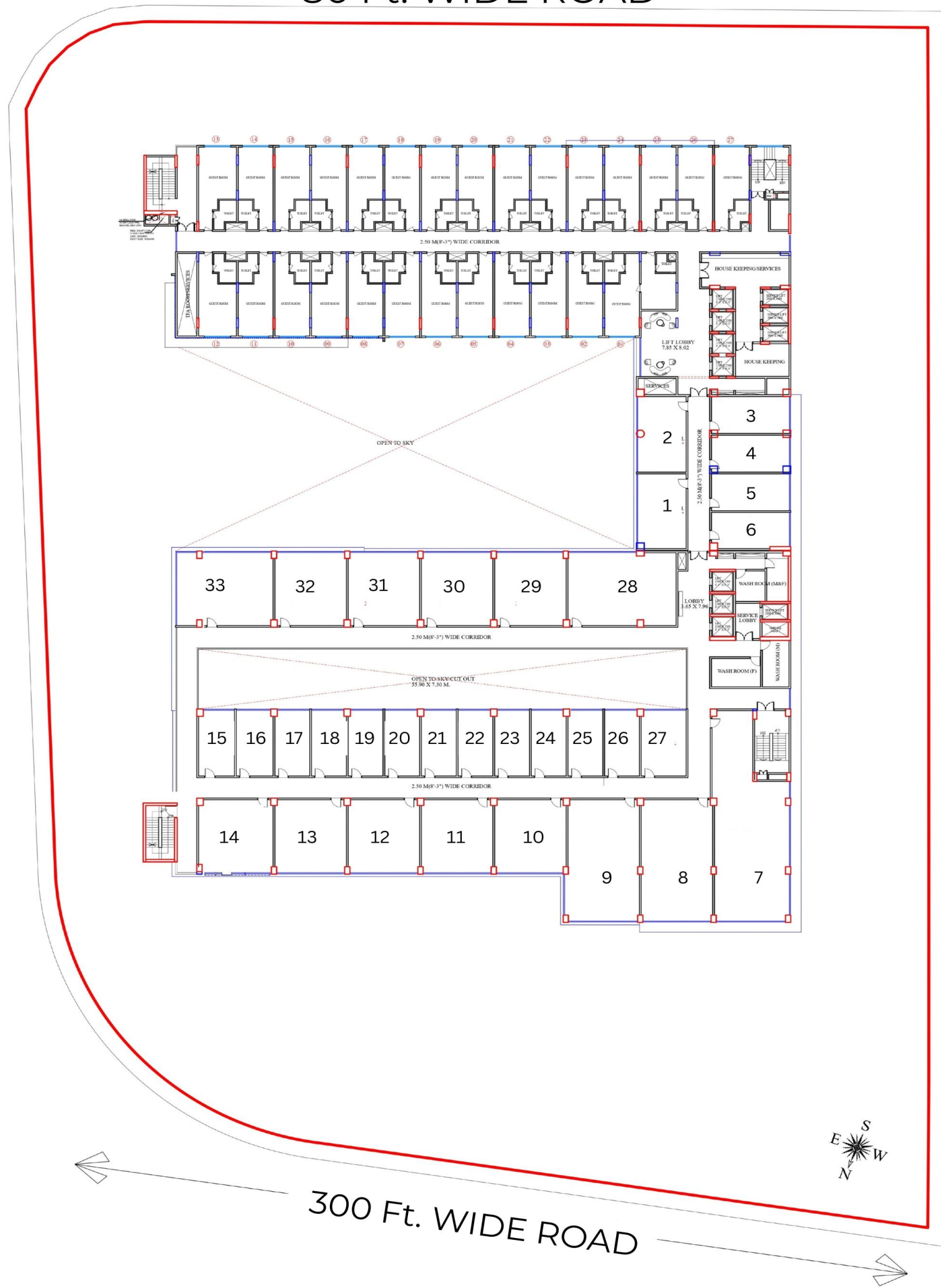




# 11th – 13th FLOOR

100 Ft. WIDE ROAD

80 Ft. WIDE ROAD



11TH TO 13TH FLOOR				
OFFICES	CARPET	BUA	SBUA	DIMENSIONS
OFFICE-1, 2	542	600	840	19'-4" X 31'-0"
OFFICE-3, 4, 5, 6	433	473	662	30'-6" X 15'-6"
OFFICE-7	2010	2130	2982	29'-0" X 85'-7.5"
OFFICE-8	1306	1374	1924	27'-6" X 49'-10"
OFFICE-9	1328	1403	1964	27'-6" X 49'-10"
OFFICE-10, 11, 12, 13, 29, 30, 31, 32	786	841	1177	27'-6" X 30'-6"
OFFICE-14	819	886	1240	29'-0" X 30'-6"
OFFICE-15, 16	355	400	560	14'-6" X 27'-6"
OFFICE-17, 18, 19, 20, 21, 22, 23, 24, 25, 26	344	380	532	13'-9" X 27'-6"
OFFICE-27	443	493	690	17'-10" X 27'-6"
OFFICE-28	1188	1271	1779	41'-8" X 30'-6"
OFFICE-33	1054	1131	1583	37'-0" X 30'-6"

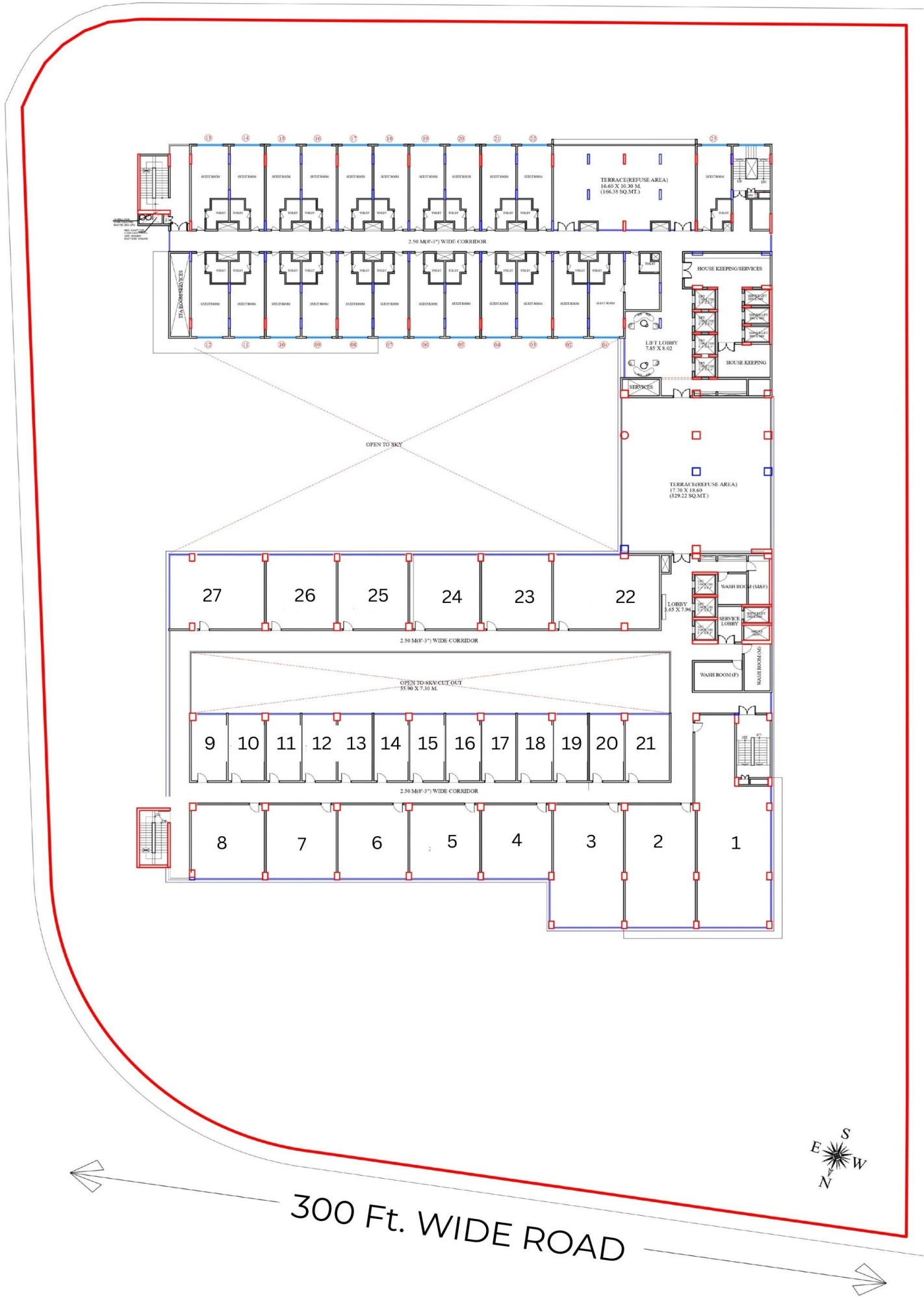




14<sup>th</sup> FLOOR

100 Ft. WIDE ROAD

300 Ft. WIDE ROAD



14TH FLOOR				
OFFICES	CARPET	BUA	SBUA	DIMENSIONS
OFFICE-1	2010	2130	2982	29'-0" X 59'-8.5"
OFFICE-2	1306	1374	1924	27'-6" X 49'-10"
OFFICE-3	1328	1403	1964	27'-6" X 49'-10"
OFFICE-4, 5, 6, 7, 23, 24, 25, 26	786	841	1177	27'-6" X 30'-6"
OFFICE-8	819	886	1240	29'-0" X 30'-6"
OFFICE-9, 10	355	400	560	14'-6" X 27'-6"
OFFICE-11, 12, 13, 14, 15, 16, 17, 18, 19, 20	344	380	532	13'-9" X 27'-6"
OFFICE-21	443	493	690	17'-10" X 27'-6"
OFFICE-22	1188	1271	1779	41'-8" X 30'-6"
OFFICE-27	1054	1131	1583	37'-0" X 30'-6"





# LAUNCH PRICES







PRICING DETAILS	
Type	Rate per Sq. Ft. (SBUA)
Lower Ground Floor	INR 13,000/- + Additional Charges
Upper Ground Floor	INR 17,500/- + Additional Charges
First Floor	INR 13,500/- + Additional Charges
Second Floor	INR 11,500/- + Additional Charges
5th - 14th Floor (Offices)	INR 9,000/- + 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	
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

### 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





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 regime.
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	





**FOR BOOKINGS, CONTACT**

**0141-4311120**





**THANK  
YOU**

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