



अब जिंदगी के पैमाने बदलेंगे,
अब बीकानेर में युग बदलेगा...



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE



Developer
Site Office :
Manglam Greens, Near Vinayak Nagar, Baba Ramdev
Colony, Nokha Road, Kismidesar, Bikaner-334403

Head Office :
6th Floor, Apex Maill, Lalkothi Tonak Road, Jaipur-302015,
Rajasthan, Phone - 0141-4311100
E-mail : bikanergreens@manglamgroup.com
Visit Us at : www.manglamgroup.com

For booking: 8824000111, 9829601528



Architect
GIAN P. MATHUR & ASSOCIATES
C-55, East of Kailash, New Delhi-110065
T. : 45599599 | F : 46599512
E : nedia@gpmindia.com
W : www.gpmindia.com



Disclaimer : This Brochure is purely conceptual and not a legal offering. Further the Promoters/Architect reserve the right to add/delete/ modify any details/specifications/elevation mentioned here in.

Dot 'W' Dash @ 0141-2221991, 98292-31611

The Group



Mr. Nand Kishore Gupta
Chairman & Managing Director



Strengthening the Pillars of Trust, Quality and Credibility

निष्ठा, गुणवत्ता एवं विश्वनीयता की कसौटी पर खरा...

Having charted a long and exciting road to success in Rajasthan, The Manglam Group has today carved out niche for themselves in the real estate industry and is the trendsetter in creating world-class landmarks in Rajasthan. From the very beginning we have been translating numerous dreams into reality with a consistent trust for success and total commitment in achieving a paradigm shift in lifestyles of Rajasthanis.

The Manglam Group has strengthened its pillars of trust, quality and credibility, thereby leaving an indelible mark on the skyline of Rajasthan as one of the leading developers. Some of the reasons why all our projects have met with immense success include ideal locations, impeccable quality of construction, awesome amenities and reasonable prices. Manglam stands for quality construction and honoring commitments to the highest of ethics and standards. The innovative approach of the Group has given new dimensions to the real estate market of Rajasthan. The projects commissioned by Manglam are a symbol of precision, international quality and perfect amalgamation of functionality and artistic. Each project is an edifice in itself, attribute to modern architecture symbolizing the fusion of mystic past and grand future.



Townships | Hotels | Amusement Park | Finance Infrastructure | Shopping Malls | Corporate Offices | Residential Apartments

Builder of the year Award-2012



The **Manglam** Group Received the Award by Hon'ble Chief Minister Mr. Ashok Gehlot

प्रसिद्धी के सोपान चढ़ता मंगलम ग्रुप...

"It is a great honor for us to receive the prestigious 'Builder of the Year Award' at the Jaipur Real Estate Awards - 2012' Ceremony. I extend my sincere gratitude to the Dainik Bhaskar Group, Mr. Kuldeep Ranka, Commissioner, Jaipur Development Authority and Mr. Shiv Kumar, MD, SBBJ for honoring us with this award.

I would also like to congratulate entire members of **Manglam** Group and express my appreciation for the hard work they've put in towards the success of this brand.

Further, I would like to thank all suppliers, project partners, contractors, brokers, as well as investors, without whom this achievement wouldn't have been possible.

The trust of our customer in the **Manglam** Group is our asset and it is this confidence, that has given us the encouragement and zeal to create a leading brand like "**Manglam**"

Mr. Nand Kishore Gupta
Chairman and Managing Director

FEW ON-GOING & COMPLETED PROJECTS :



MANGLAM AANANDA
Opp. Sanganeer Rly. Station, Jaipur



THE GRAND RESIDENCY
Sirsi Road, Near Vaishali Nagar, Jaipur



AANCHAL
Kalwar Road, Jhotwara, Jaipur



MANGLAM BALAJI CITY
Sirsi Road, Jaipur



INDUSTRIALCITY
Jaitpura, Chomu, Sikar Road



MANGLAM'S AROMA
Patrakar Colony, Mansarovar



MANGLAM'S JAIPUR ELECTRONIC MARKET
Riddhi Siddhi, Gopalpura by pass, Jaipur



MANGLAM JAIPUR TEXTILE MARKET
Near Jagatpura Flyover, Jaipur



MANGLAM'S AQUA GRANDIOSA
Taluka Bardez, Near Baga Beach, Goa



MANGLAM FUN SQUARE
Durga nursery road, Udaipur



AANGAN VILLA
Mahapura Road, Jaipur



ARPAN
Mansarovar, Jaipur



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE

As you walk along the tree-lined pathways,
you will fall in love with the Greenery &
the beauty of the place

मन को छू लेने वाली हरियाली
का लावण्य जो पहली नजर
में आपको अपना बना ले...



- 12000Sq.Yd. of Central Park
- Children's Play Area
- Jogging Track
- Sand Pit
- Landscaped Court

Welcome to **Manglam** Greens



Do you ever dream to escape from the monotonous life of congested traffic lanes filled with pollution and yet close to the nerve centre of city life? Do you wish to have a unique blend of modern lifestyle that is covered with the lush green environment of Mother Nature? Do you want to have completely secured environment of love, joy and happiness together with likeminded people? Do you dream to live in a township which will be the nerve centre of Bikaner city?

Manglam Greens offers much more than all you dream about. **Manglam** Greens is the beautiful spirit of all natural elements of human lives brought together at one single place. Where the air is cool and fresh, natural sunlight comes streaming through well manicured greenery of seasoned trees and the beautifully designed landscapes garlanded with fresh water bodies. Yes, it is all that you dream to live in the scenic surroundings of Mother Nature. Lifestyle here is crafted to offer a beautiful designed environment with the finer element of human lives. **Manglam** Greens offers a way of life away from the polluted, noisy and crowded city environs but not too far away from it.

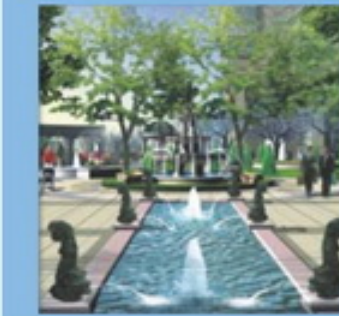
Warm Welcome to the Luxurious Living of **Manglam** Greens.

Pick your own splice of luxury

चुनिये अपना हिस्सा इस शानदार जीवनशैली से



The Project..



INFRASTRUCTURE



HOSPITAL



CLUB AMENITIES



LUXURIOUS LANDSCAPES



WELL PLANNED TOWNSHIP



CONVENIENT SHOPPING



SCHOOL



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE

At Manglam Greens, you will live in
a protected environment, without
a care in the world...

मगलंम ग्रीन्स का सुरक्षित वातावरण...

Rest assured... Safe & Secure

Bikaner's most beautiful gated township community. *Manglam* Greens assures you of a lifestyle that's unmatched by any other development in its league. Besides the million dollar views. Spacious villas, independent plots and group housing, terrific amenities, and a convenient city address... residents here, are welcome by cutting edge security surveillance and CCTV Monitoring. All pedestrian pavements and vehicular traffic is filtered by the eagle-eyed security personnel before it can venture into the township.



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE



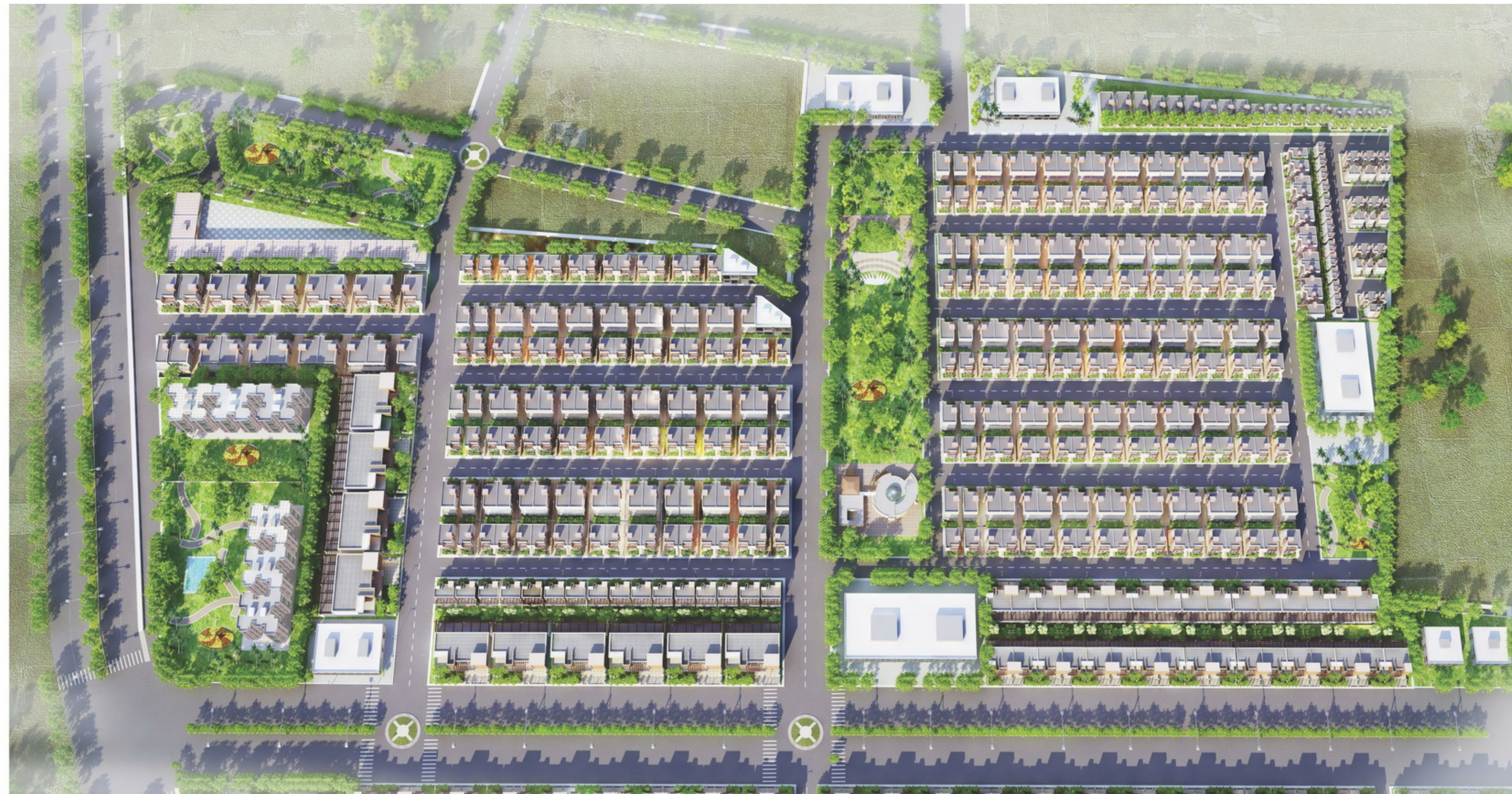
an exceptional
infrastructural
landmark...

अतिविशिष्ट निर्माण
कार्य जो है अहसास
विशिष्ट होने का...



Master-planned for total integrated living, **Manglam** Greens includes features and facilities that you wouldn't expect to find elsewhere. It does so by adapting to the diversity of your individual needs and specifications, through project leadership and unparalleled architecture. Planned to integrate the need of the modern day home owner, **Manglam** Greens encompasses amenities such as a modern clubhouse, landscaped gardens, an internal road network, multiple sports facilities and much more.

- All plots are on 40,60 or 160 ft wide road
- Strategically situated on link road connecting Nokha road With Jodhpur by pass adjacent to vinayak nagar
- A mega integrated township project
- Artistically designed independent villas
- Majestic entrance and landscaping
- Self contained city with all essential services
- Adequate lights on road sides
- Eco-friendly waste management system
- Underground electric cables
- Situated 2 km from Gangasahar

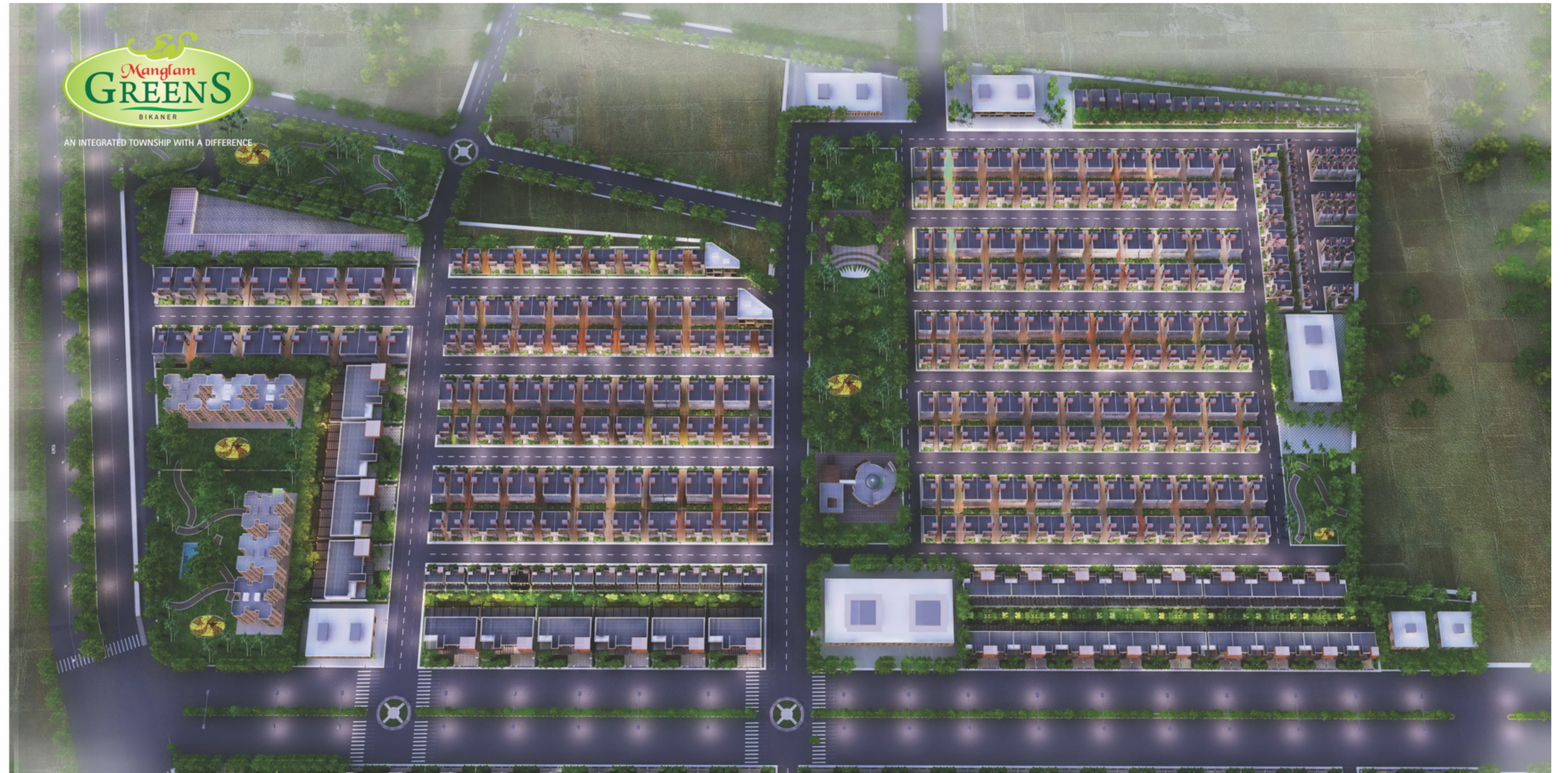


Finest Options

The most Luxurious Township
ever in Bikaner City.

चुनिये जीवन शैली के उत्कृष्ट विकल्प...

The **Manglam** Greens at Bikaner offer complete luxury and privacy. Living here is a matter of great pride and symbolises a high stature in the society. There's so much to do **Manglam** Green, the days and night roll over with happy ease. The convenience of having everything you need, just round the corner adds to the total experience here indeed, this is a township, unlike anything Bikaner has seen before. It is a world of personalized luxuries awaiting your indulgence come home in on perfection.





AN INTEGRATED TOWNSHIP WITH A DIFFERENCE

The Lifestyle

एक आधुनिक जीवनशैली...

Manglam Greens is a unique concept of traditional living with modern life style! Manglam Greens is in a league of its own designed to provide luxurious comforts and enjoyment with state-of-art civic amenities. Each block has been uniquely spaced so that natural Sunlight and air all around the township. Manglam Greens are planned, created and maintained to give the essential touches of the natural green comforts. Each element of the township is meticulously planned- from township approach roads to residential, commercial and recreational locations across the township areas, from water bodies to car parking, from civic conveniences to club house, from plantation to road networks, from water supply to powerlines, from central park to security.



The enviable lifestyle of Manglam Greens is introducing a modern lifestyle in the cozy comforts of the Mother Nature:

- All plots are on 40, 60 or 160 ft road

- Strategically situated on Link Road connecting Jodhpur-Bikaner (NH-89) with Jodhpur bypass at 2 Km from Near by Gangasahar.
- Large open areas with 12000 sq yd of central green area with flower beds, sit outs, walking track and water features.

- Round the clock security cover equipped with modern communication facilities to make life safe, secure and comfortable
- Villas layout have been planned keeping furniture layout in mind with suitably located AC Et TV points and telephone lines in all rooms.

- Modern club with swimming pool, table tennis, gym and reading lounge.
- Lots of option for outdoor sports like badminton and kids play area
- Convenience of shopping within the complex
- Convenience like electric point for chimney, washing machine point at suitable location etc.

Lifestyle Club House



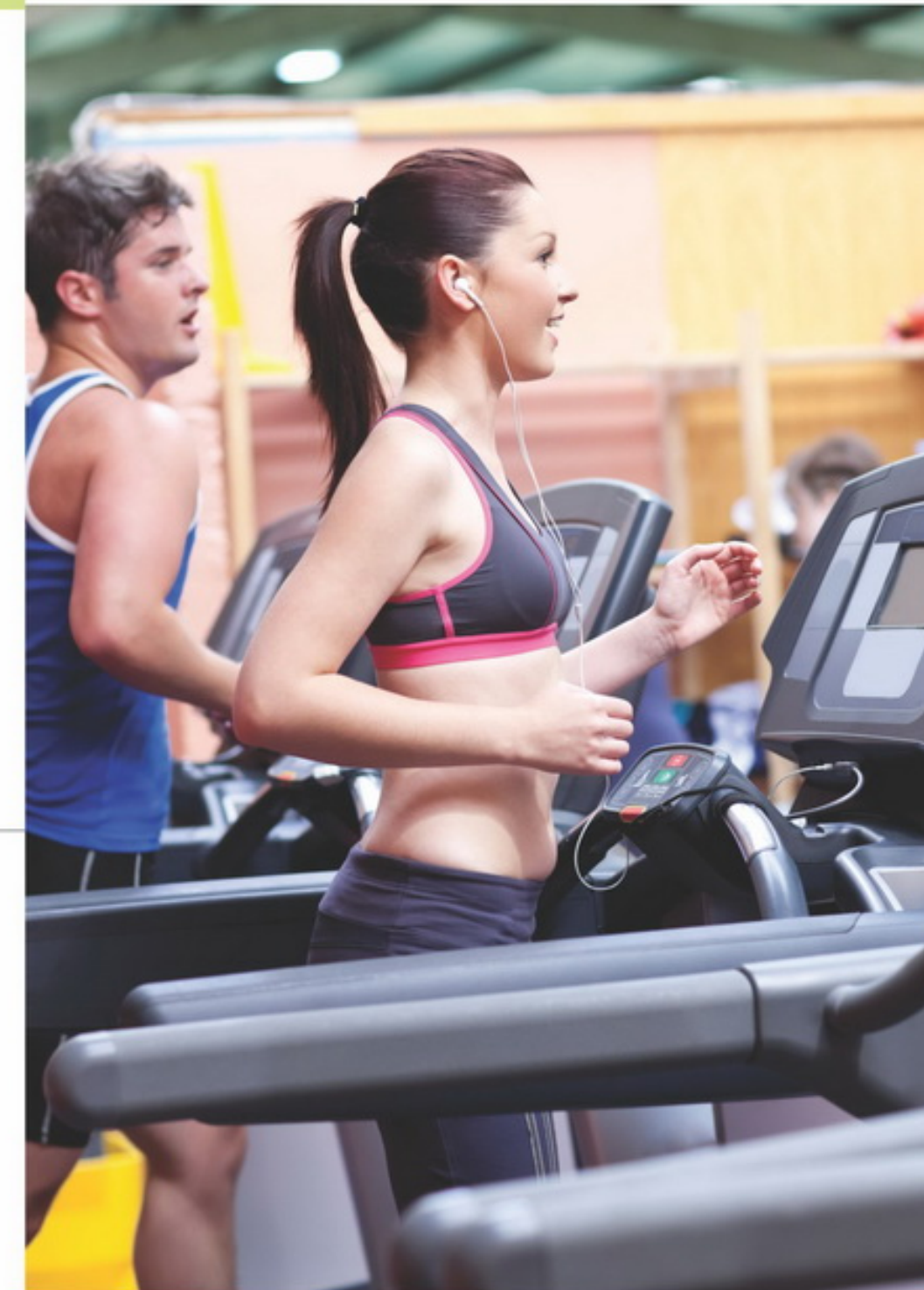
Club/gym



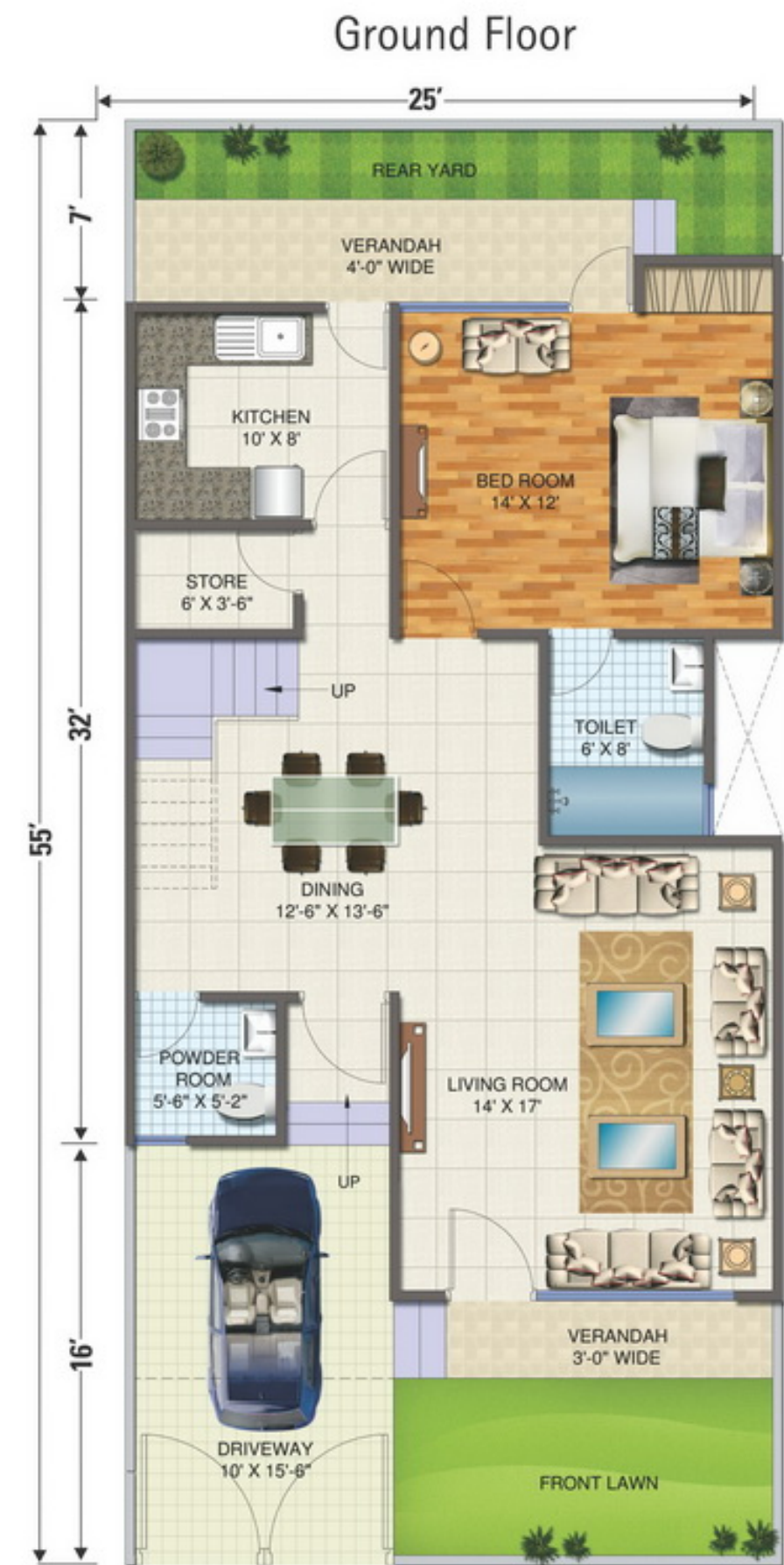
Clubhouse with all state-of-the-art facilities

अत्याधुनिक सुविधाओं से परीपूर्ण क्लब हाऊस...

At **Manglam** Greens you will enjoy the benefits of a multi-facility clubhouse, which includes amenities such as well equipped gym, swimming pool, party terrace, children's play area and much more... truly brings to you the essence of fine living with unmatched value.



Swimming pool | Todlers Pool | Table Tennis | Indoor Games | Well Equipped Gym | Gazebo



**VILLA
TYPE-A**



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE

Plot Area
1375 Sq. Ft.

Plot Dimensions
25x55 Fts.

Saleable Area : 2035 Sq.ft.

Accessories shown in the layout plan such as furniture electrical appliances, cabinets etc. are indicative and not a part of sale offering.



**VILLA
TYPE-B**



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE

Plot Area
1740 Sq. Ft.

Plot Dimensions
29x60 Fts.

Saleable Area : 2675 Sq.ft.

Accessories shown in the layout plan such as furniture electrical appliances, cabinets etc. are indicative and not a part of sale offering.



Finest Interior

plush and resplendent
living amid nature...

जीवन जीने का एक मखमली अहसास...

Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/FITTINGS
LIVING/DINING/ LOBBY	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm. Skin Door with night Latch, magic eye & premium handle.	UPVC or annodised aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators
MASTER BEDROOM	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm. Skin Door with night premium lever type handle.	UPVC or annodised aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators
BEDROOM	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Steel Section	35mm. Skin Door with night premium lever type handle.	UPVC or annodised aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators
KITCHEN	Ceramic Tiles	2ft. Ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	N/A	UPVC or annodised aluminum windows with clear float glass.	A working platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply
TOILET	Ceramic Tiles	Ceramic tiles up-to height of 7 feet	Folded Steel Section	35mm. Skin Door with night premium lever type handle.	UPVC or annodised aluminum windows with clear float glass.	JAL or equivalent C.P. fittings & wash basin with chinaware of CERA brand or equivalent, mirror, towel rail & health faucet in all toilets.
BALCONY	Ceramic Tiles	Exquisitely designed classical extensor finished in high quality Textured paint of reputed brand	Annodised Aluminum or UPVC	Sliding Aluminum UPVC/ Annodised door cum window.	N/A	N/A

Electrical Work : All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform and water purifier point in kitchen.

Telephone/T.V. : Points will be provided in drawing / dining room and in all bedrooms. Intercom will be provided through the authorized phone company or EPBX.

Other Facilities : Provision for washing machine point will be provided at suitable location.

Note : The above mentioned specifications are tentative and subject to variation and modification as decided by Company / Architect.



AN INTEGRATED TOWNSHIP WITH A DIFFERENCE



Lush Greenery & Plantation



security 24x7



Intercom & Telecommunication



Social Activities & Events



games & outdoor activities



Water Bodies



Garbage Collection



Water Harvesting

Dedicated to Services

उत्कृष्ट सेवाओं के लिये समर्पित हारमनी फैसिलिटी मैनेजमेन्ट...

A secure & comfortable living & healthy environment is the basic purpose of owning a home. As to choosing a right home is a life time opportunity where you can stay with full of satisfaction so everybody is suppose to be conscious while choosing a home.

A home where the builder is available for lifetime to provide you the comfort, convenience & maintenance service what you deserve to avail. There are very few builders who stay with you for long even after selling to maintain the project & provide you the maintenance services.

Harmony Facility Management maintenance company of **Manglam Builders** is there to maintain the project to addition of more value & comfort to your life what you look for.

At **Manglam's Greens** we are there to maintain the Services & Facilities so that your home will be with full Luxuries & healthy environment. We feel a great pleasure to provide the Comfort, security & after sell services which is the basic needs of the customers.

We are one of the most reputed infrastructures who are committed to deliver the maintenance facilities in the project. Harmony is there by having teams of trained & technical staff to putting our efforts for better maintenance services.

Lush Greenery & Plantation, housekeeping, garbage collection & Proper Security 24*7 is to be taken care of by Harmony the maintenance company. Besides that well managed water harvesting, water bodies, Intercom & Telecommunication, Common area Power Backup are such essential facilities maintained by Harmony.

Harmony also conducts social activities & events, games & outdoor activities to create a healthy environment. Such kind of professional approach towards after sale service is to be provided by us. More than 12 Lacs sqft in our 13 projects including Commercial & Residential Projects are under Maintenance of Harmony.

"Harmony Facility Management Pvt. Ltd."

The Profession Team of Harmony Facility Management Pvt. Ltd. Makes our life secure.

The Location शानदार लोकेशन

Manglam's projects have always been strategically located. We dream of providing facilities away from the dust and din of city environs but close to the hustle and bustle of day-to-day city life.

Manglam Greens is one classic example. The major highlight of the township is its strategic location, just a 1.5 Km from Nokha Road and 2-minute drive from Shri Nagnechi Ji Mata Mandir, Gangasahar and Pawanpuri Housing Board Colony making it easily accessible to all around the well developed settlements.

What is worthwhile to make **Manglam Greens** an ideal location is that it is in the heart of future developments of modern settlements of Bikaner City. City's cultural and historical heritages at one side, Public utility amenities like commercial centers of walled city, schools and higher educational hubs are at the other side, within the approachable distances from the township. **Manglam Greens** is something to look out for.

DISTANCES	
• Railway Station	: 6.0 Kms.
• Ganga Sahar	: 2.0 Kms.
• Nagnechi Ji Mata Mandir	: 4.5 Kms.
• Rani Bazaar	: 5.0 Kms.
• Bus Stand	: 12.0 Kms.
• Vyas Colony	: 7.0 Kms.

