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Follow us on



AROMA

2, 3 & 4 BHK Luxury Apartments & Penthouses

@ Patrakar Colony, Mansarovar

Get ready to *experience* the ultimate in *luxury living*...

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.

Welcome to the most
luxurious project of Jaipur
presented by Manglam

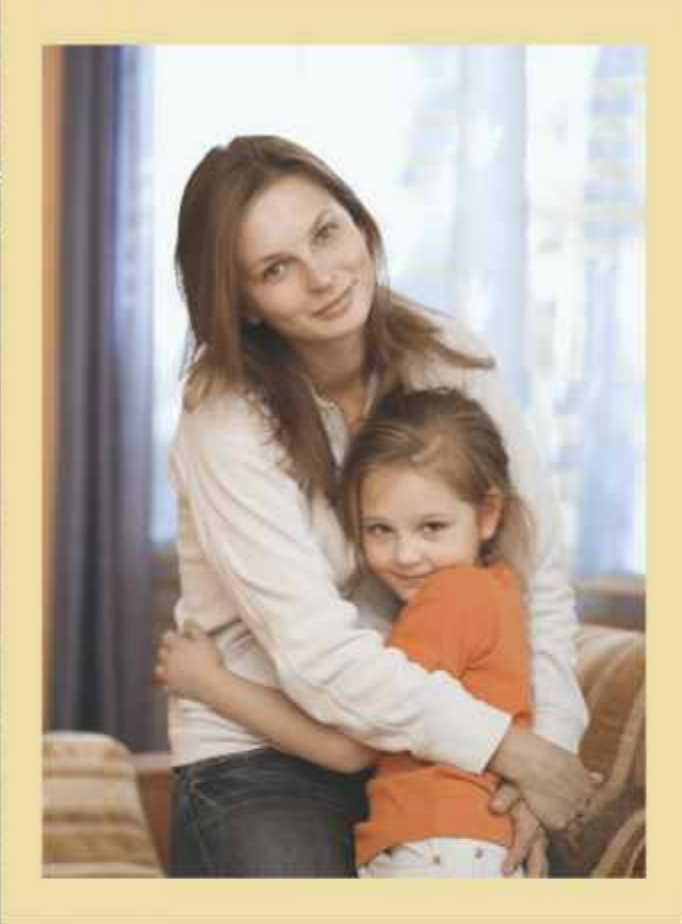




Drive home to
the **smartest** concept
of living!

A new neighborhood as it takes shape is all set to redefine contemporary urban living in Patrakar Colony. *Manglam* Aroma is an elegant compilation of the finest set of high-rise residences that are a perfect blend of comfort and convenience. Ambitious, iconic & dynamic, these residential twin towers provide a unique mix of style and perfection.

With excellent connectivity to Ajmer Road, Sanganer Airport and also the proximity of a Metro station ensures your home at Manglam Aroma is never too far from anything. Spread over 5000 sq mtr. of carefully crafted landscape the complex ensures an ecological twist to your urban living.



- ◆ Located on 100 feet sector road
- ◆ Strategically located just 14 Kms from Ajmeri Gate Jaipur
- ◆ Still G+14 storied Twin Towers
- ◆ 4 Side open 2, 3 & 4 BHK Apartment
- ◆ Separate 3 Story Club

At a Glance...



- Unique Landscaping
- Aroma Club
- Valuable Services



- ⊙ Amphitheater
- ⊙ Pergola
- ⊙ Entrance plaza
- ⊙ Jogging / walking tracks
- ⊙ Children Play Zone
- ⊙ Paved Pathway
- ⊙ Palm Avenue
- ⊙ Water Body
- ⊙ Car Parking
- ⊙ Feature walls
- ⊙ Yoga Lawn
- ⊙ Lawn & Planter
- ⊙ Sand pit
- ⊙ Tensile Structure
- ⊙ Party Lawn
- ⊙ Sitting

LUXURIOUS CLUB HOUSE



★★★★★

AROMA

The Club

An Exclusive well equipped Club House

- ⊙ Covered Main Pool With pool deck
- ⊙ Toddler Pool
- ⊙ Health club (Steam & Shower)
- ⊙ Well equipped A/c Gymnasium
- ⊙ Carom, chess & card Lounge
- ⊙ Table tennis
- ⊙ Indoor Childrens play area
- ⊙ Multipurpose Party Hall
- ⊙ Creche
- ⊙ Guest rooms
- ⊙ Society Office
- ⊙ Pool Table
- ⊙ Event Terrace
- ⊙ Library



- ⊙ Double Height Entrance Lobby with Reception Area
- ⊙ Cafeteria
- ⊙ Convenience store
- ⊙ Parlour
- ⊙ Power back up for common services
- ⊙ Power back up in each flat up to 800VA.
- ⊙ Gas Bank
- ⊙ Intercom facility
- ⊙ CCTV at Entrance
- ⊙ Panoramic Lift
- ⊙ Rain Water Harvesting System
- ⊙ Sewerage Treatment Plant
- ⊙ 24 hour Water supply
- ⊙ Adequate Fire fighting Provision
- ⊙ One dedicated car parking for each flat
- ⊙ First Aid Facility
- ⊙ Driver's Dormitory



Enjoy quality family time at Aroma Club

Revitalise your senses and focus on your inner self at the specially created Yoga Room under highly experienced trainers. Energise yourself with some sensational aerobics sessions or sweat it out in style at the fully equipped Gymnasium. Let your pampered self take control at the well appointed Beauty Salon and get acquainted with a new you, thanks to an internationally trained staff.



Club House
Ground Floor Plan

★ ★ ★ ★ ★

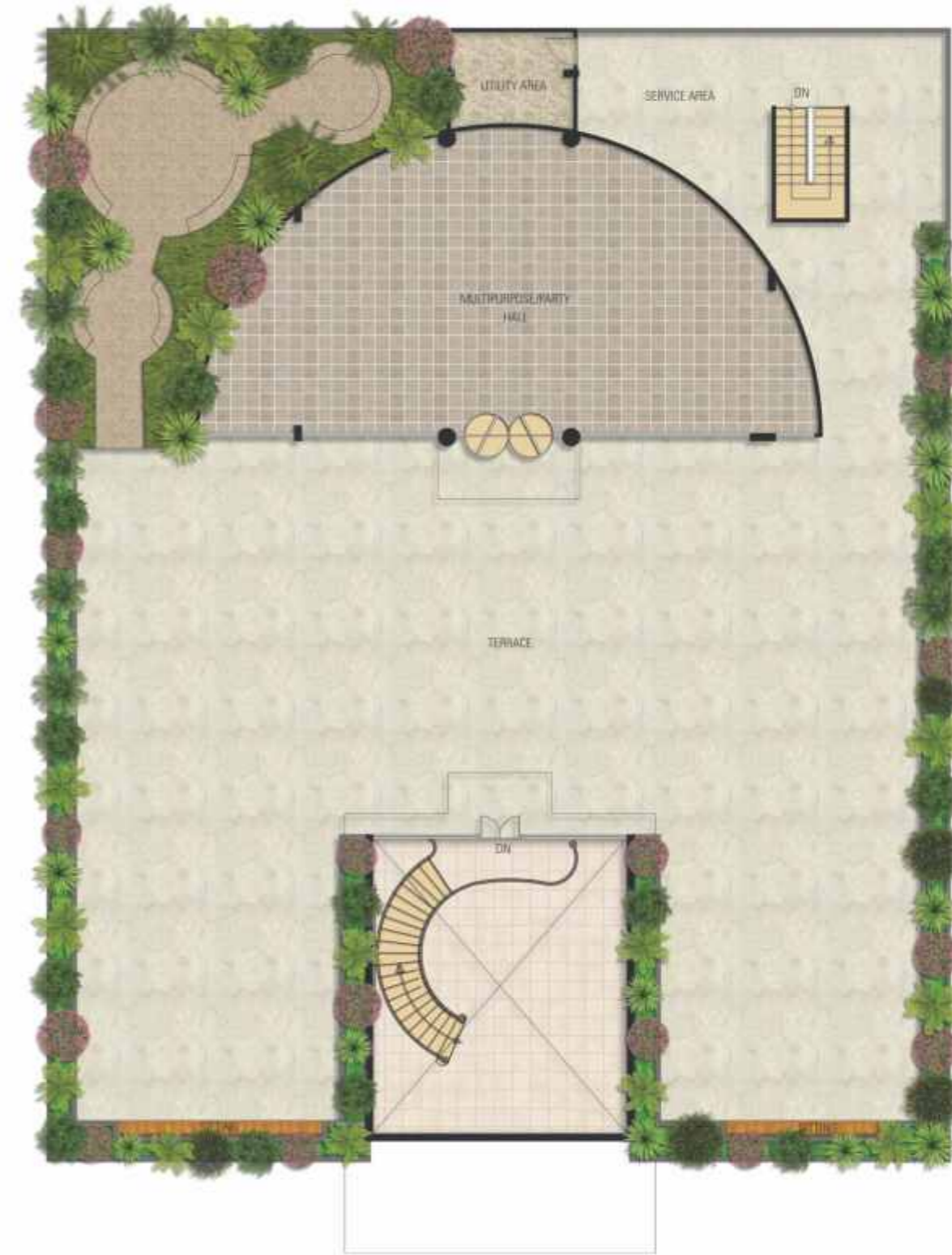
AROMA

The Club

An Exclusive well equipped Club House



Club House
Basement Floor Plan



★ ★ ★ ★ ★

AROMA

The Club

An Exclusive well equipped Club House



Club House
First Floor Plan



Create magic with geometry
that allows you to invent
your own space, to interact
share and enrich





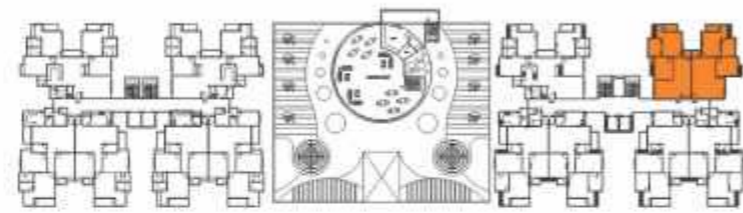
TYPICAL
FLOOR PLAN



Legends

1. Entrance plaza
2. Pergola
3. Fountain
4. Sitting area
5. Tensile structure
6. Amphitheatre with Pergola
7. Stage
8. Feature Wall
9. Party Lawn
10. Paved Pathway
11. Palm Avenue
12. Sand Pit
13. Children Play Area
14. Kiosk
15. Water Body
16. Yoga Lawn
17. Car Parking
18. Lawn & Planter
19. Sitting
20. Planter
21. Service Area
22. Multipurpose/Party Hall
23. Open Terrace

Flat Type A



F-104 A & 104 B

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

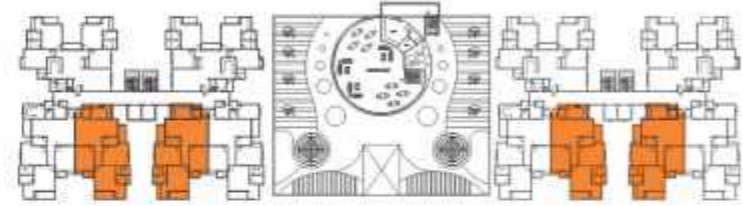
2 BHK Flat



Super Built-up Area - 1230.00 Sq. Ft.

(Built-up area = Super Built-up area - 20 %)

Flat Type B



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

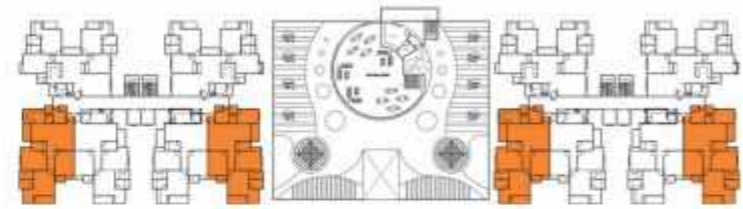
3 BHK Flat



Super Built-up Area - 1790.00 Sq. Ft.

(Built-up area = Super Built-up area - 20 %)

Flat Type C



3 BHK Flat
+ Utility

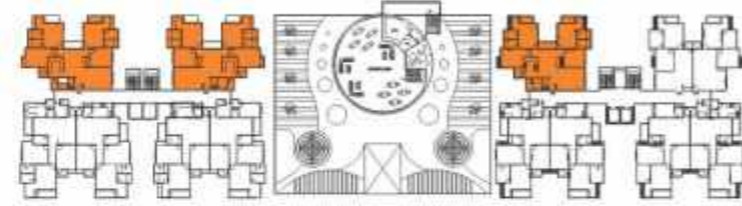


Accessories shown in the layout plans such as furniture, electrical appliances, cabinets etc. are indicative and not a part of sale offering.

Super Built-up Area - 1930.00 Sq. Ft.

(Built-up area = Super Built-up area - 20 %)

Flat Type D



F-103, 104

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

4 BHK Flat
+ Utility



Super Built-up Area - 2340.00 Sq. Ft.

(Built-up area = Super Built-up area - 20 %)

Few satisfied customers of
Manglam's



“It gave me a feeling of pleasure when I got to know about their caring attitude for senior citizens and children by committing a swimming pool for them.”

Ashok Bohra & Payal Bohra
Technology Lead, Infosys Technologies, Jaipur



“What impressed us the most is grand entrance gate which gives a royal look with security guards keeping a watchful eye all around. We feel well secured at Aroma.”

Panna Lal
Territory Coordinator (Plant Manager)
Bharat Petroleum Corporation Limited,
LPG Bottling Plant, Uluberia, Howrah (West Bengal)



“Club House make the whole experience enjoyable. It has allowed me the flexibility by allowing me to pursue my fitness programme.”

Amit Khandelwal
Director, Signex Visual Systems



Manglam's Aroma, where profusion
is tempered with purpose



Actual photo of flat

Flat Specifications

LIVING/DINNING LOBBY/ PASSAGE	Floor	Vitrified Tiles
	Walls	Plastic Emulsion Paint On Pop Punning
	Ceiling	Plastic Emulsion Paint
BEDROOMS	Floor	Vitrified Tiles
	Walls	Plastic Emulsion Paint On Pop Punning
	Ceiling	Plastic Emulsion Paint
KITCHEN	Floor	Anti Skid Ceramic Tiles
	Walls	Ceramic Tiles upto 2' above counter and Plastic Emulsion Paint on rest of the area
	Counter	Marble Granite
	Ceiling	Plastic Emulsion Paint
	Fittings/Fixtures	CP Fitting, SS Sink, Exhaust Fan
TOILETS	Flooring	Anti Skid Ceramic Tiles
	Walls	Combination of one or more of Vitrified Tiles/ Plastic Emulsion/ Paint/ Mirror
	Counter	Marble / Granite
	Fixtures/ Accessories	Exhausts fan, towel rail, toilet paper holder, soapdish
	Sanitary ware /CP Fittings	Single Lever CP Fittings, Wash Basin, Wall mounted WC
BALCONY/ UTILITY AREA	Floor	Anti Skid Ceramic Tiles
	Ceiling	Exterior Paint
	Walls	Exterior Paint
	Railing	M.S. Railing as per Elevation
DOORS	Internal	Door Frame with Flush Door
	Entrance	Flush Doors with beading/ skin door with night latch, magic eye and premium lever type handles



LIFT LOBBY	Lift	High Speed Passenger Elevators
	Floor	Natural Stone Tiles
	Walls	Combination Of Granite, Plastic Emulsion, Textured Paint and Mirror
STAIRCASES	Floor	Natural Stone Tiles
	Walls	Flat Oil Paint
ELECTRICAL	Fixtures & Fittings	Modular Switches Of Northwest/ Crabtree Or equivalent make Copper Wiring, Ceiling Fans in all rooms Ceiling Light Fitting in toilets (except)for Utility Toilets), passages and balcony only
	Power Back up	100% DG Power Back-up for all Common Areas 7.5KVA/(with suitable diversity)
	BATHROOMS FITTINGS	Sanitary Ware: Parry ware / Neycer / Cera / Hindware or equivalent brands CP Fittings: Kohler brand
PLUMBING	CPVC& UPVC Piping for water supply	
WINDOW	Aluminium Powder coated/ UPVC	
SECURITY SYSTEM	Gated Community, Access Control at entrances, CCTV for parking area	
UTILITY ROOM	Floor	Ceramic Tiles
	Walls & Ceiling	Oil Bound Distemper
	Toilets	Ceramic Tile Flooring and Cladding with Conventional CPVC 7 UPVC Fitting and Chinaware

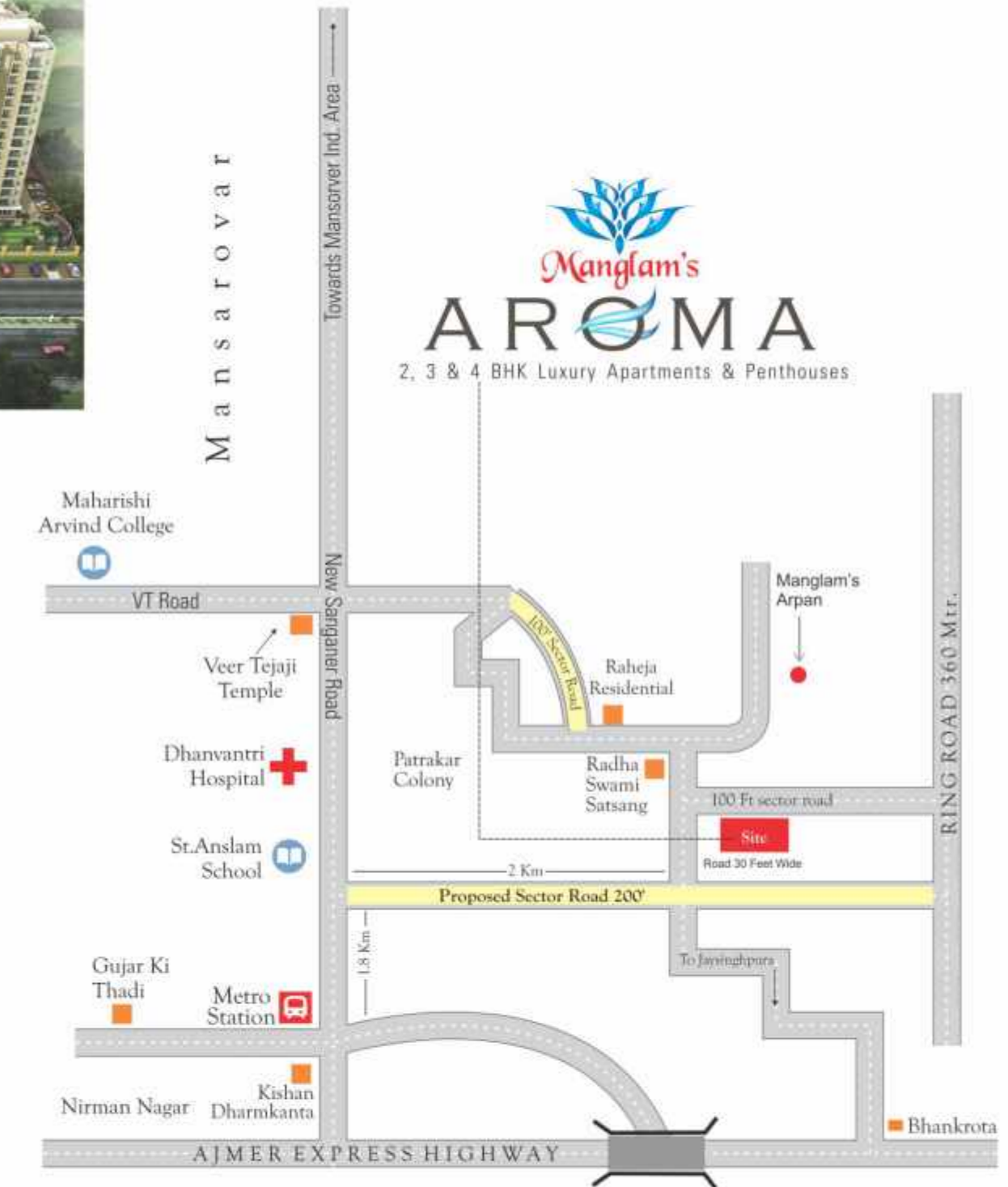


Your home where comfort, convenience
and luxury are in harmony



Distance Chart

-  Airport - 10 Km.
-  Railway Station - 17 Km
-  Metro Station - 4.5 Km





Strengthening the Pillars of Trust, Quality and Credibility ...



Having charted a long and exciting road to success in Jaipur, 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 Jaipur. 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 Jaipurites.

The Manglam Group has strengthened its pillars of trust, quality and credibility, thereby leaving an indelible mark on the skyline of Jaipur 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