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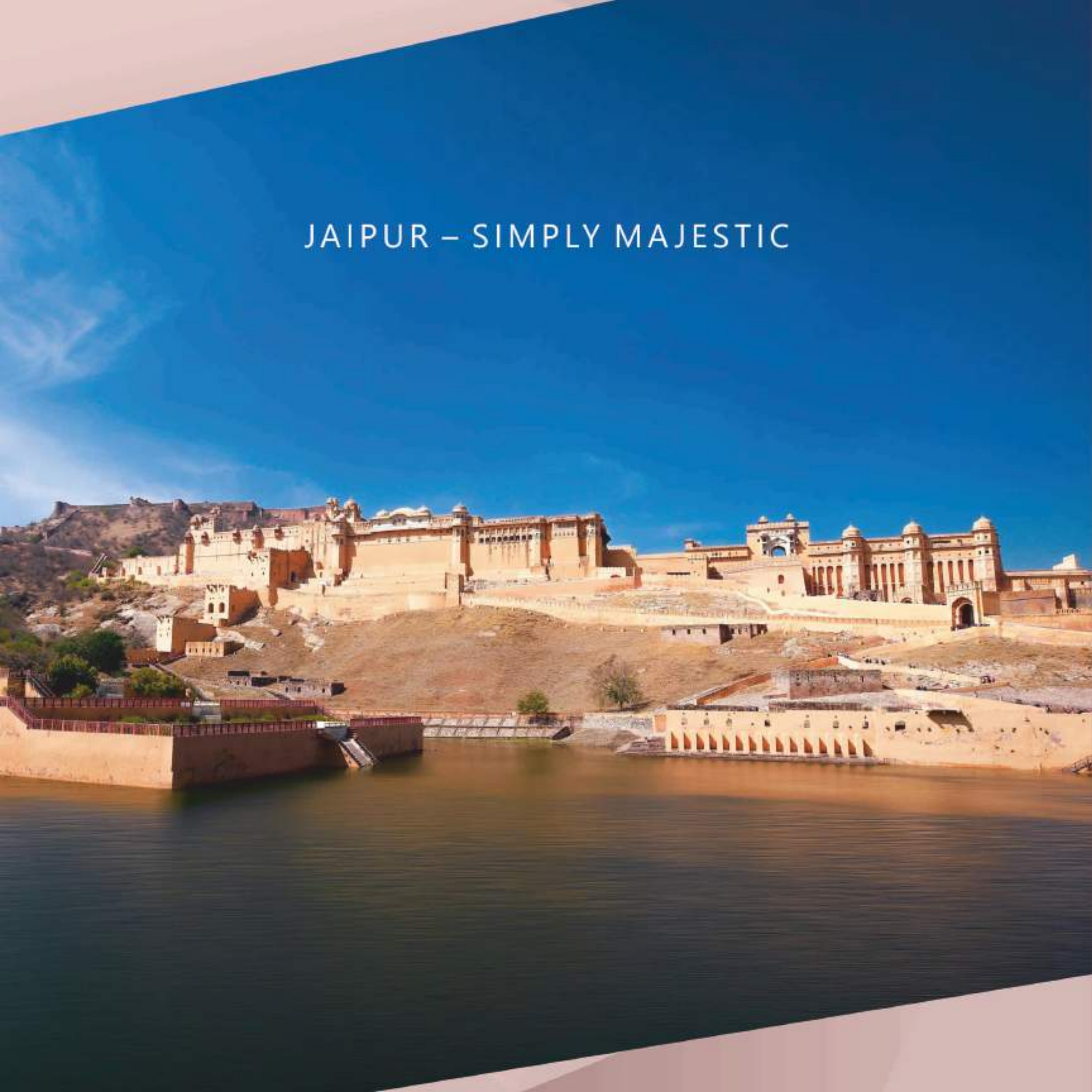
ABHINANDAN
GROUP



ABHINANDAN —INDUSTRIAL PARK—

The foundation of success starts here

BAGRU, MAIN AJMER ROAD, JAIPUR



JAIPUR – SIMPLY MAJESTIC

THE WARMEST WELCOME TO THE PINK CITY, JAIPUR

Jaipur, the capital city of Rajasthan, is renowned for its rich heritage and is strongly connected to history. Every time, the city has mesmerized everyone with its exceptional beauty, profound legacy, and immense growth.

Popularly known as the 'Pink City', you'll be amazed by the kind of luxurious living and royal lifestyle that people enjoy in Jaipur. You can witness an ever-growing and extensive luxury home segment at Jaipur.

WHY INDUSTRIES CHOOSE JAIPUR

Jaipur has rapidly emerged as one of India's most preferred industrial destinations due to its strategic location, strong connectivity, and pro-business environment. The city lies on the Golden Quadrilateral and offers seamless road, rail, and air links to major markets across North and West India.

With well-developed industrial zones, reliable power supply, skilled workforce, & supportive state policies, Jaipur provides a cost-effective and growth-oriented ecosystem for manufacturing, logistics, warehousing, and MSME sectors. Its stable infrastructure, peaceful environment, and rapid urban development make Jaipur an ideal choice for industries seeking efficiency, expansion, and long-term sustainability.

A CITY THAT BLENDS HERITAGE WITH MODERN INDUSTRIAL CAPABILITY

Strategically located on the Delhi-Mumbai Corridor

Strong Infrastructure including Metro, Expressways & Airport

Stable & Mature Real Estate Market

Abundant Workforce availability

Favorable Business Environment and State Policies

Thriving Textile, Tourism, Gems & Manufacturing Industries



WELCOME



ABHINANDAN —INDUSTRIAL PARK—

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Abhinandan Industrial Park, a modern industrial township crafted to empower businesses with reliable infrastructure, strategic positioning, and a seamless operating environment. Located in Bagru-one of Rajasthan's most thriving industrial clusters-this park blends superior planning with future-ready facilities. Designed for manufacturers, exporters, logistics companies, and growth-driven enterprises, it is a destination where businesses can expand with confidence & efficiency.

PROJECT HIGHLIGHTS

100 UNITS
GATED TOWNSHIP

1000-13000
SQYDS. RETAIL/ COMMERCIAL UNITS

**PARK &
FACILITIES**



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why ? ABHINANDAN INDUSTRIAL PARK

Abhinandan Industrial Park has been carefully designed to meet the needs of modern industries - from manufacturing units and warehouses to logistics hubs and service-based industries.

Unmatched Strategic Location

Located in Bagru, one of Jaipur's strongest industrial engines, the park is surrounded by multiple RIICO estates, SEZ zones, and private industrial clusters like

Bagru Industrial Area SEZ Bichoon Industrial Area Kunjbiharipura Industrial Area Chitroli Industrial Park



This makes it an ideal choice for businesses that rely on proximity to suppliers, skilled labour, transportation, and existing industrial ecosystems.

Advanced Infrastructure

Built with high standards of engineering, the township offers world-class facilities including Bitumen roads, consistent power supply, efficient drainage network, advanced communication systems, and ready-to-use utilities.

Business-Friendly Policies & Compliance

Supported by progressive government policies, Abhinandan Industrial Park aligns seamlessly with Rajasthan's industrial development vision, offering an environment conducive to rapid approvals and simplified operations.

Flexible & Scalable Plots

Whether you are an MSME or a large manufacturing house, the park provides flexible plot sizes that can grow with your business.



ABHINANDAN — INDUSTRIAL PARK —

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Where Every Route Leads to Convenience

NH-8

Strategically Positioned for Maximum Efficiency

Located on Jaipur–Ajmer Expressway (NH-8), Bagru offers unparalleled logistics benefits. It is already home to major manufacturing, textile, and logistics hubs, making it a natural environment for businesses to thrive.

Key advantages include:

Strong industrial ecosystem

Proximity to suppliers and skill pools

Smooth access to Rajasthan's largest consumption centers

National & Regional Connectivity

Abhinandan Industrial Park sits at the heart of India's fastest-growing logistics zone:

Part of the **Delhi–Mumbai Industrial Corridor (DMIC)**

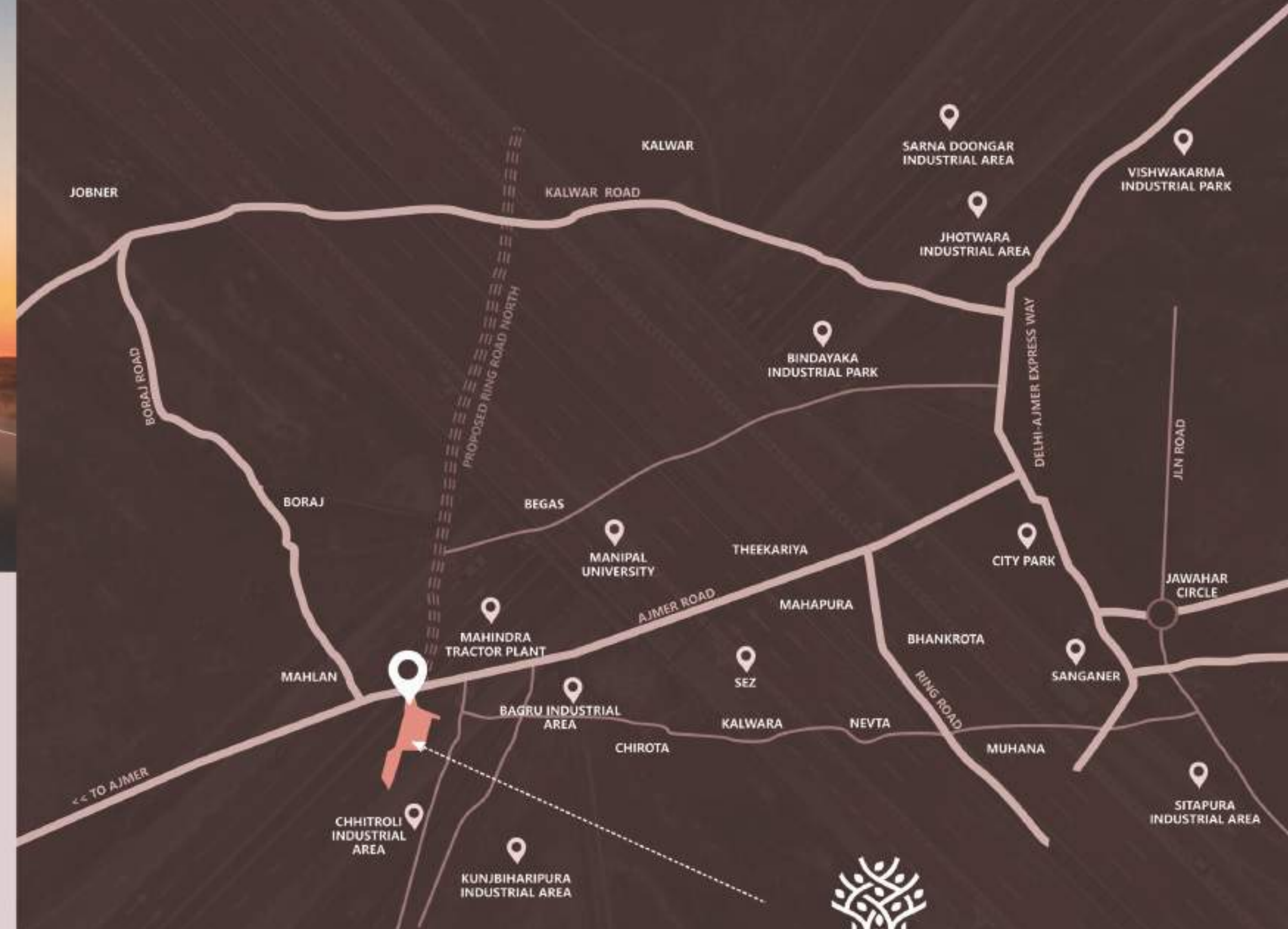
Close to the **Dedicated Freight Corridor (DFC)**

Near upcoming Jaipur Ring Road

Quick access to **Jaipur Airport, ICDs, and National Highways**

Efficient routes to **Delhi, Gurgaon, Ahmedabad, Udaipur, Mumbai**

LOCATION MAP



ABHINANDAN
INDUSTRIAL PARK

The foundation of success starts here



Uninterrupted Power & Utilities

Dedicated electrical infrastructure designed
to support high-load industries.



Green Belt Development

Improved air quality, sustainable landscaping
and environmental balance.



Wide Bitumen Roads

Engineered for heavy vehicle movement and long-term durability.

Advanced Drainage System

Underground, slope-managed network ensuring zero waterlogging.





Security & CCTV Surveillance

24x7 monitoring ensuring a safe working environment.



24x7 Water Supply

Efficient pipelines for continuous industrial operations.



Government Incentive

Under Rajasthan Investment Promotion Scheme (RIPS 2024), businesses setting up in the state can avail:

- **SGST Reimbursement**
Up to 75% reimbursement, improving working capital and reducing operational burden.
- **Stamp Duty Relief**
100% exemption on registration and land documentation charges.
- **Electricity Duty Waiver**
Up to 7 years of duty-free power usage for new units.
- **Freight Subsidy**
Upto 25% freight reimbursement for export-oriented and high-mobility businesses.
- **Capital Subsidy**
Support for infrastructure-based units including storage, logistics, and processing.

These incentives significantly accelerate return on investment.

Investment Advantage

Bagru's fast-growing industrial belt ensures strong appreciation for industrial land.

Low Entry, High Potential-
New industries benefit from favourable pricing and rising demand.

Long-Term Growth Security-
Surrounded by established industrial players, the area offers long-term viability & operational stability.

Ease of Doing Business-
Rajasthan's proactive industry policies & single-window clearances ensure faster project execution.

Strong Rental Opportunity-
High demand from logistic providers & manufacturers ensures excellent rental yield potential.







MESSAGE FROM OUR LEADERSHIP

The journey of **Abhinandan Group began in 1970**, when our family entered the real estate world with a promise to build on trust, honesty, and uncompromising quality. From the start, our founder believed that development is not just construction, it is a responsibility toward people and their future. These values became the foundation on which every generation strengthened our legacy. With time, new leadership brought fresh vision, modern thinking, and professional excellence. What began as a small family venture steadily grew into one of **Jaipur's most trusted and respected real estate brands**.

Through every era, our commitment remained unchanged: **deliver what we promise, and promise only what we can deliver**. Innovation, technology, and customer-centric planning became an integral part of our growth. Yet at heart, we remain a family-driven company that values relationships above transactions. Every project reflects our dedication to quality and our belief in long-term trust. Today, Abhinandan Group stands as a symbol of reliability, integrity, and forward-thinking development—continuing a legacy built over five decades, and shaping a future inspired by the same passion with which it all began.



Mr. Mahendra Agrawal



Mr. Manish Agarwal

OUR ACHIEVEMENTS REFLECT OUR COMMITMENT

Delivered over
2,000
premium villas
across Jaipur's prime
locations.

Successfully
Developed
50+ residential
townships catering
to diverse customer
segments

Completed
2
million sq. ft. of
residential and
commercial spaces.

Serving and
supporting
5,000+
families
with homes
built on trust.

Earning a place
among the **top**
colonisers of
Jaipur.

Expanding from
residential
excellence into
large-scale
**industrial township
development.**

Our legacy is not measured only in numbers but in the trust of thousands of families and businesses who placed their future in our hands.



ABHINANDAN GROUP

Regd. Office :

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SCAN FOR
WALKTHROUGH



SCAN FOR
LOCATION

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.