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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**



W E L C O M E



# 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

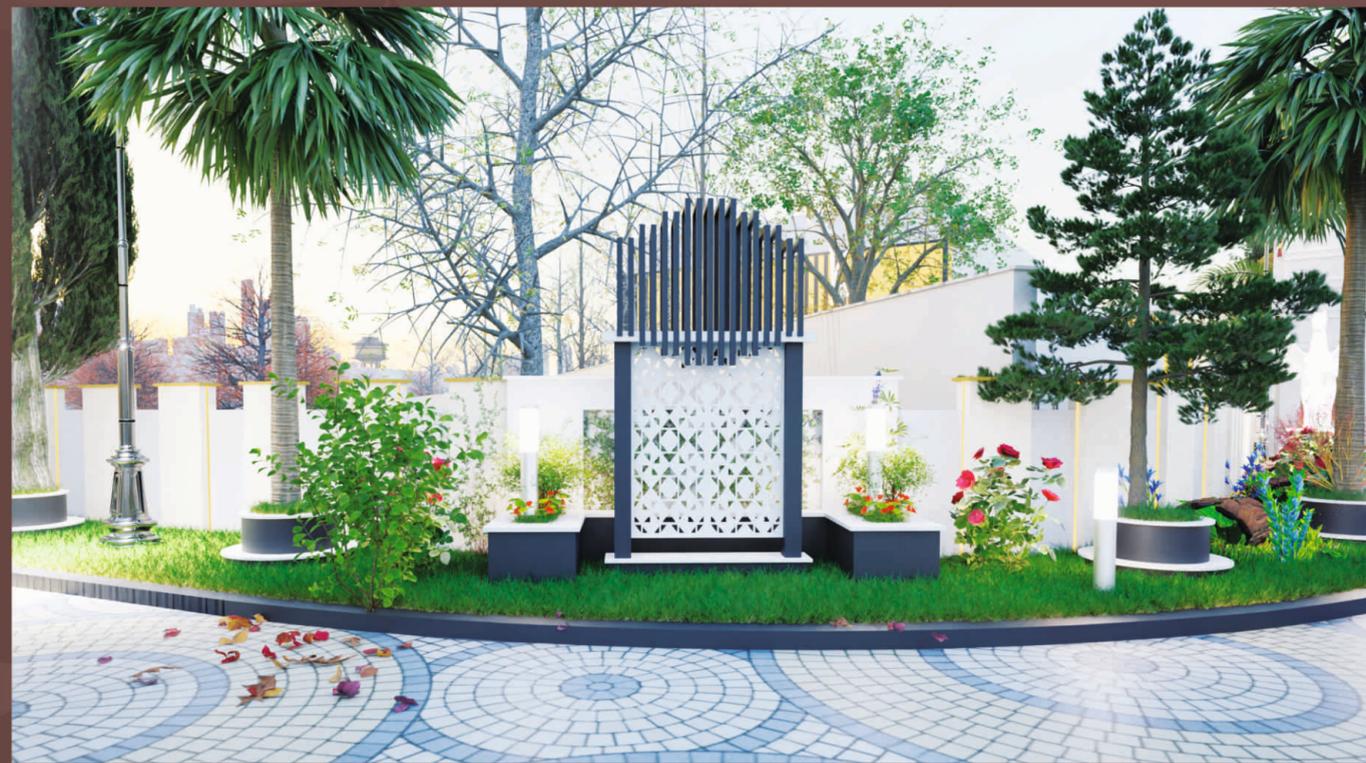
**PARK &  
FACILITIES**



**ABHINANDAN**  
— INDUSTRIAL PARK —

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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



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.



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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)**

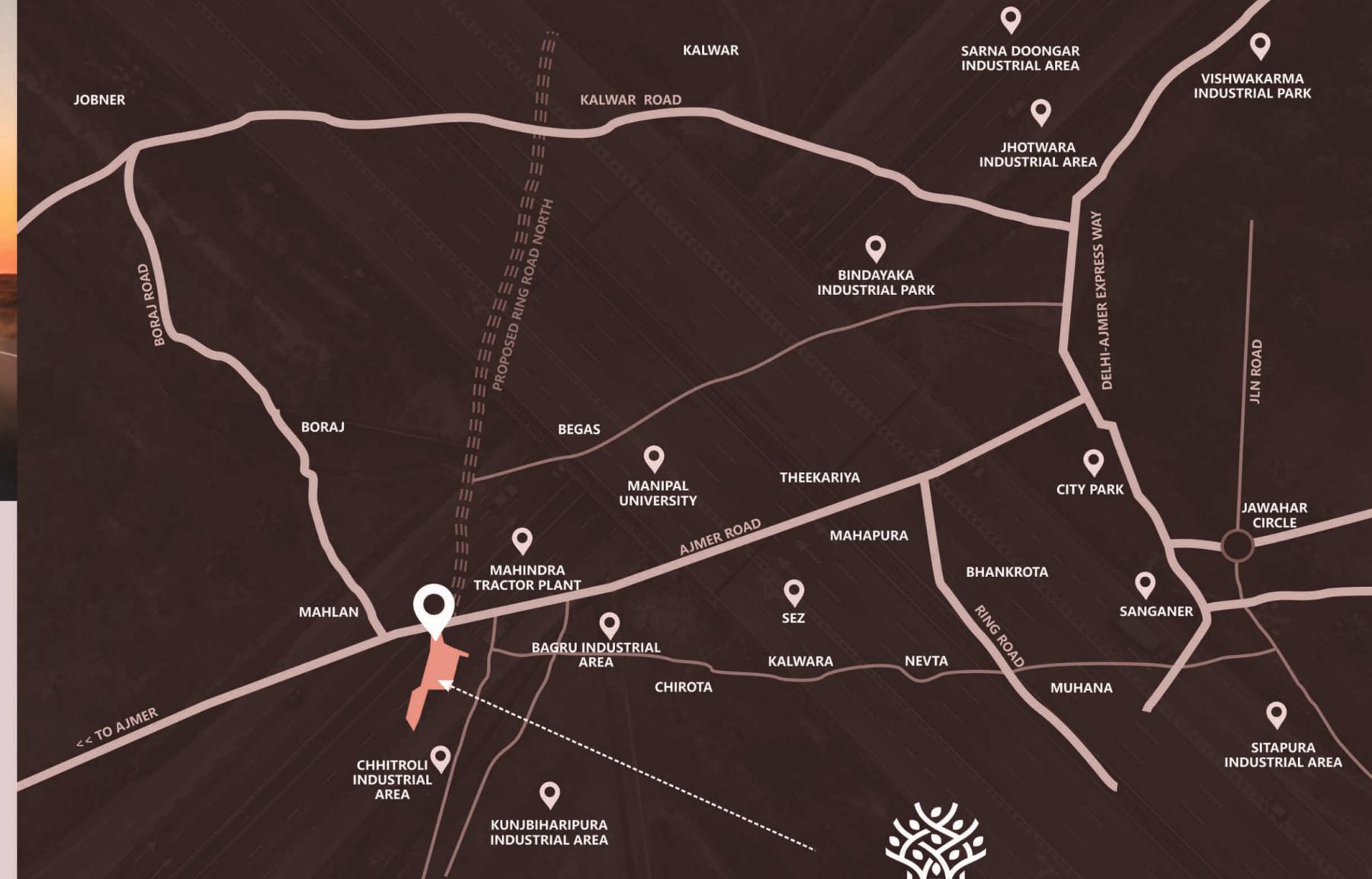
Close to the **Dedicated Freight Corridor (DFC)**

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

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## 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.





## 24x7 Water Supply

Efficient pipelines for continuous industrial operations.

## Security & CCTV Surveillance

24x7 monitoring ensuring a safe working environment.





## 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

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SCAN FOR  
WALKTHROUGH



SCAN FOR  
LOCATION

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