



KONCEPT INFRA

STUDIOS

PRESENTING

MBS Farms

Nine Plots. Three Worlds. One Address.

LOCATION

Manda Bhim Singh, Jaipur

DISTANCE

40 Km from Jaipur City

TOTAL PLOTS

9 Farmhouses

POSSESSION

6 Months

THE VISION

Where Concept Becomes Home

MBS Farms is a curated collection of nine premium farmhouses, each designed around a distinct architectural identity — rooted in global design traditions and built with modern Indian craftsmanship.

Located at Manda Bhim Singh, 40 km from Jaipur on the Jaipur–Jodhpur Megha Highway, the project sits on open Rajasthan land with excellent road infrastructure and a school adjacent to the site.

Every farmhouse is a complete lifestyle asset. You own the plot, the structure, and the concept — all handed over in six months from booking. Three architectural concepts define.

MBS Farms — Japanese Zen, Mediterranean Treehouse Solace and Rubble Masonry — each with its own identity and soul.

9
TOTAL
FARMHOUSES

40km
DISTANCE

3
UNIQUE
CONCEPTS

6
MONTHS TO
POSSESSION

THREE ARCHITECTURAL IDENTITIES

01 **Japanese Zen**
Slanting roofs · Glazed walkways · Shoji doors ·

Plots 01–03

02 **Mediterranean Treehouse Solace**
Wooden look · Raised treehouse · Garden terrace ·

Plots 04–06

03 **Rubble Masonry**
Round wall · Stone & Wall finish · Natural tree

Plots 07–09

LOCATION

Manda Bhim Singh,
Jaipur, Rajasthan

40 km from Jaipur · Near Jaipur–Jodhpur Megha Highway · 40ft wide road access · School adjacent

[View on Google Maps →](#)

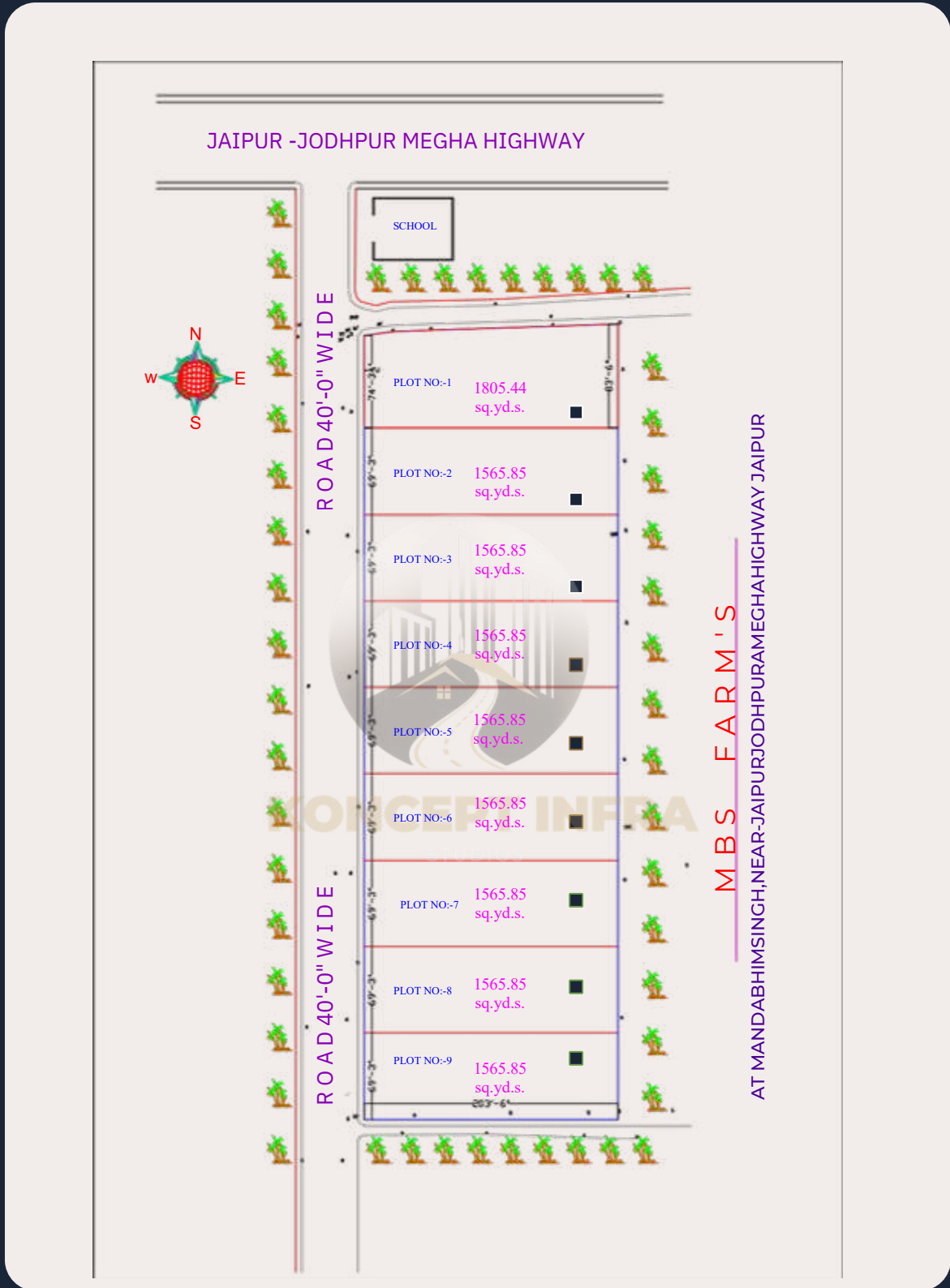
DEVELOPER

Koncept Infra Studios

Architecture · Interiors · Construction · From Concept to Keys

Master Layout Plan

MANDABHIMSINGH·NEARJAIPUR-JODHPURMEGHA HIGHWAY · 9 FARMHOUSE PLOTS



- Japanese Zen — Plots 01-03
- Mediterranean Treehouse Solace — Plots 04-06
- Rubble Masonry— Plots 07-09
- Plot 01: 1,805 sq yds (corner)



01

A Japanese-inspired farmhouse featuring slanting roofs identical to traditional Japanese architecture. Glazed walkways run all around the house, with square sliding shoji doors throughout. Two pavilion on each end focusing on the family area while a spacious central area serves as a social space. The zen garden, koi pond, and bamboo perimeter define the landscape. Luxury modern interiors with polished concrete, exposed timber, and bespoke joinery complete the experience.

Japanese Zen

PLOTS 01 -02- 03

COVERED AREA	CONFIG	FLOORS	PRICE
1,680 SQ FT	3 BHK	Ground Only	₹1.25 Cr

02

A wooden-look farmhouse with a raised treehouse alongside — the perfect getaway. Built on Mediterranean design principles with sloping roofs made in accordance to the heat in the area. Features an open garden on the terrace and a dedicated raised treehouse with its own sitting area. The G+1 structure maximises the landscape experience — ground floor for living and entertaining, first floor for garden aesthetics. A completely unique lifestyle asset.

Mediterranean Treehouse Solace

PLOTS 04 -05- 06

COVERED AREA	CONFIG	FLOORS	PRICE
1,445 SQ FT	3 BHK	Ground + 1	₹1.25 Cr

03

A one-of-a-kind farmhouse sitting around a large tree canopy with the building made around the tree. It showcases modern architecture with the theme of conserving plantation at its head. Also comes along with a terrace garden with secluded sitting under the tree. A typical staycation farmhouse designed not just for subtle look but also an epitome of comfort. The farmhouse peaks in architecture with having an immersion of the stone and brick wall convergence at building corners.

Rubble Masonry

PLOTS 07 -08- 09

COVERED AREA	CONFIG	FLOORS	PRICE
1,640 SQ FT	3 BHK	Ground + 1	₹1.25 Cr



Investment & Payment Plan

₹1,25,00,000 flat per farmhouse

PAYMENT MILESTONES

WHY THIS WORKS FOR YOU

01	<p>Booking Amount Day 1 · Locks plot & price</p>	₹12.5 L _{10%}
02	<p>Registry Week 2-3 · Plot transferred to buyer</p>	₹50 L _{40%}
03	<p>Construction Start Month 1 · Ground breaks</p>	₹25 L _{20%}
04	<p>Interiors Start Month 4 · Luxury fit-out begins</p>	₹25 L _{20%}
05	<p>Handover Month 6 · Keys in hand</p>	₹12.5 L _{10%}

Plot Ownership Before Construction
Registry at Week 2-3 transfers the plot legally to your name before we break ground. Your money is always backed by real ownership, not a promise.

Only ₹12.5 L to Begin
Book your concept and plot with just 10% — ₹12.5 Lakhs. Registry and construction follow on your schedule.

6 Months. Single Accountability.
Koncept Infra Studios manages architecture, construction, and interiors under one roof. One contact. No vendor blame-shifting.

Milestone-Based Payments
Every payment is tied to a physical milestone on site. You pay when work progresses — total transparency at every stage.

GET IN TOUCH

Ready to Own Your Concept?

Only 9 farmhouses. Three concepts, three plots each. Once your plot is booked and registry is done, it is yours — legally, completely, unconditionally — before construction begins.

Reach out to schedule a site visit to Manda Bhim Singh and see the land for yourself.

CURRENTLY AVAILABLE

9 of 9 Plots

3 JapaneseZen · 3 Mediterranean Treehouse Solace · 3 Rubble Masonry

CALL OR WHATSAPP

+91 98377 07700

Available 9am – 8pm, 7 days a week

EMAIL

info@konceptinfrastudios.com

WEBSITE

konceptinfrastudios.com

PROJECT LOCATION

Manda Bhim Singh, Jaipur

Near Jaipur–Jodhpur Megha Highway · Rajasthan 303328

[Open in Google Maps](#) →



KONCEPT INFRA
STUDIOS

ARCHITECTURE · INTERIORS ·
CONSTRUCTION FROM CONCEPT TO
KEYS.

BOOKING AMOUNT

₹12,50,000

Secures your plot. Registry within 2–3 weeks.



MBS FARMS · PLOTS 01, 02 & 03

Japanese

Zen

Serenity. Structure. Soul.

PLOT SIZE

1,565 Sq Yds

BUILT AREA

1,680 Sq Ft

CONFIGURATION

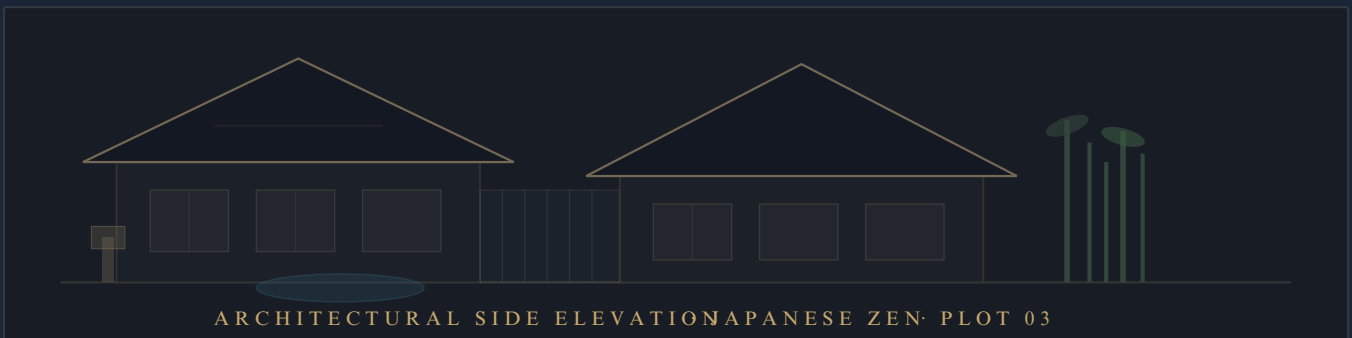
3 BHK

POSSESSION

6 Months

PRICE

₹1.25 Cr Flat



ARCHITECTURAL SIDE ELEVATION JAPANESE ZEN · PLOT 03

THE CONCEPT

Wabi-Sabi Living

Rooted in the Japanese philosophy of finding beauty in imperfection and impermanence, Japanese Zen is a home that breathes. Two low-profile pavilions on each end focusing on the family area while a spacious central area serves as a social space. An outlook of glazed timber walkway has been created to act as a natural separation between the private and social spaces of the home — echoing the traditional Japanese engawa, a transitional space between interior and garden.

The architecture is defined by ultra-steep overhanging roofs in dark clay tile, white lime-washed walls, exposed timber columns, and floor-to-ceiling shoji glass doors that dissolve the boundary between inside and outside. Every detail is intentional.

DESIGN ELEMENTS

Ultra-steep hip roofs — dark grey clay tile with deep overhangs casting dramatic shadow lines.

Glazed timber walkway — connecting both sides and the central hall, a zen corridor.

Zen garden landscape — raked gravel, koi pond, bamboo grove, stepping stones

Shoji glass doors — floor to ceiling on all bedrooms, opening to private garden

Modern luxury interiors — polished concrete, exposed timber beams, bespoke joinery

GROUND FLOOR PLAN | 680 SQ FT



Plot: 203 ft × 70 ft Built: 1,680 sq ft Plot No. 03 shown

Rooms & Spaces

3 Bedrooms · 3 Bathrooms · Open Living & Dining · Glazed walkway

Master Bedroom 1

15' × 12' + Attached Bath

North-facing with attached toilet. Floor-to-ceiling shoji glass doors opening to private zen garden. Low platform bed zone with timber look false ceiling.

Master Bedroom 2

15' × 12' + Attached Bath

North-facing mirror of MB1. Private attached toilet. Opens to bamboo side garden. Warm timber panelled accent wall with pendant lighting.

Bedroom 3

15' × 12' + Common Bath

South-facing guest bedroom with common toilet access. Built-in timber wardrobes, wash paper blind detailing, garden access.

Living / Dining

10' × 15.9' Open Plan

South-wing centrepiece. Double aspect glazing facing the garden. Direct kitchen connection.

Kitchen

10.9' × 10' + Utility

Modular kitchen with serving counter. Attached utility and washing area. Dark timber shutters, stone countertop, concealed appliances.

Glazed Walkway

FullWidth · 5'Wide

Connecting both wings — a zen corridor with floor-to-ceiling glass, timber frame, and bamboo grove on both sides. The soul of the home.

EXTERIOR MATERIALS



Dark clay roof tile

Ultra-steep hip roof profile used in typical Japanese homes



Lime-washed white wall

Traditional lime plaster exterior finish, breathable and textured



Teak colored columns

Exposed structural columns textured to give teak look and roof beam detailing



Shoji glazed doors

Floor-to-ceiling aluminium-framed glass with timber look inlay grid

INTERIOR FINISHES



Polished concrete floors

Honed grey concrete with micro-topping finish throughout



Exposed timber look ceiling

Dark oiled teak look beam grid exposed ceiling in all living spaces



Washi plaster walls

Textured interior wall finish with natural fibre inclusions



Koi pond + water feature

Natural stone-edged koi pond in front zen garden

Payment Plan

₹1.25 Cr flat · plot + structure

1	Booking Amount Day 1	₹12.5 L	10%
2	Registry Week 2-3	₹50 L	40%
3	Construction Start Month 1	₹25 L	20%
4	Interiors Start Month 4	₹25 L	20%
5	Handover Month 6	₹12.5 L	10%

Registry Before Construction

Your plot is legally transferred to your name at Week 2-3 — before a single brick is laid. Your investment is protected by ownership, not just a promise.

Book Your Plot Today

Only 3 plots of Japanese Zen are available within MBS Farms. Each is identical in size — 1,565 sq yds — but your concept is exclusively yours once booked.

Reach out to schedule a site visit to Manda Bhim Singh, walk the plot, and understand the concept in person before you commit.

JAPANESE ZEN — AVAILABILITY

3 of 3 Plots Available

Plots 01, 02 & 03 · First booked, first served

CALL / WHATSAPP

+91 98377 07700

Available 9am – 8pm, 7 days

WEBSITE

www.konceptinfrastudios.com

Koncept Infra Studios · MBS Farms Project

Booking Amount

₹12,50,000

Secures your plot. Registry within 2-3 weeks.



MBS FARMS · PLOTS 04, 05 & 06

Mediterranean Treehouse *Solace*

Elevated. Raw. Alive.

PLOT SIZE	BUILT AREA	CONFIGURATION	POSSESSION	PRICE
1,565 Sq Yds	1,445 Sq Ft	3 BHK	6 Months	₹1.25 Cr Flat





THE CONCEPT

Among the Canopy

Treehouse primal question: what if your home felt like it belonged to the forest, not the other way around? The structure is elevated on a steel platform, lifting you above the ground plane and into the tree line — giving you a perspective most people never experience from their own home.

The architecture is unapologetically raw — rough-hewn timber like cladding, exposed structural steel joints, corrugated metal roof panels with skylights, and a dramatically cantilevered open deck that floats over a grove of mature trees. The surrounding landscape is deliberately wild — naturalistic planting, a firepit terrace, rope-and-timber pathways, and manicured lawn in sight.

DESIGN ELEMENTS

Elevated platform structure —the attached tree house raised on steel stilts, 2.5ft above ground level

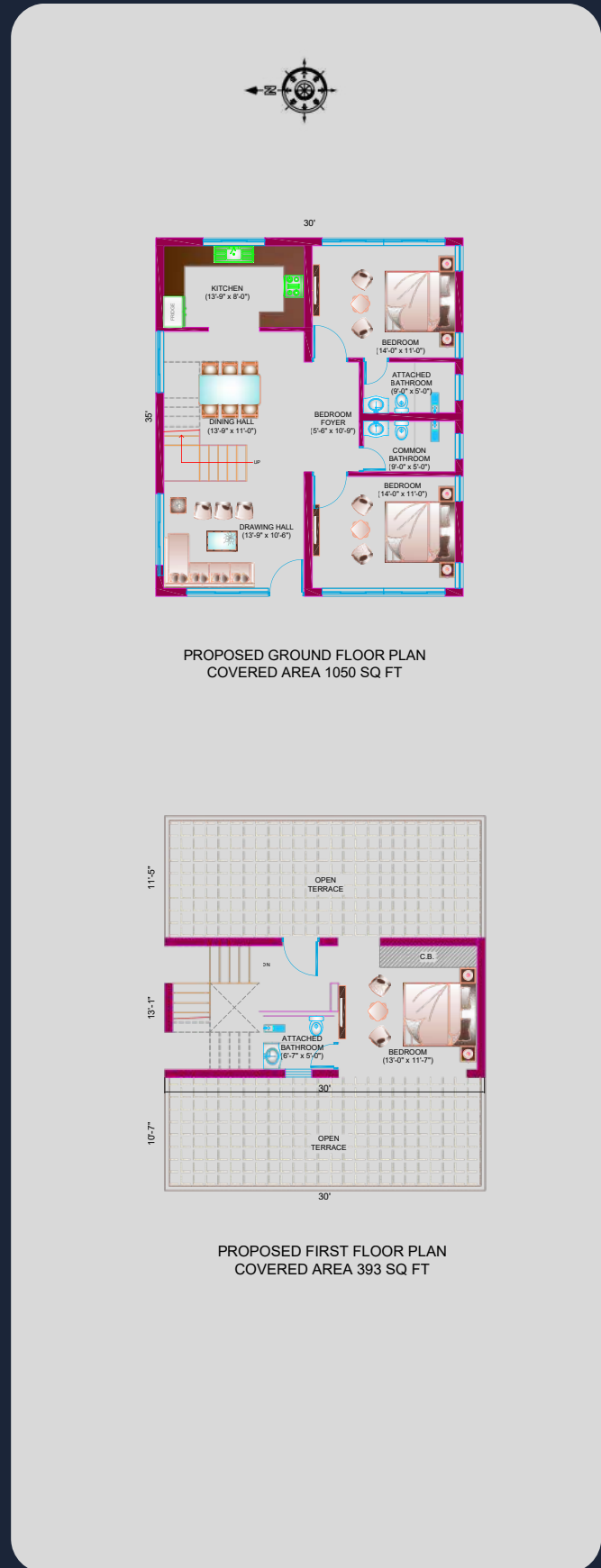
Terrace Garden— dramatic overhanging terrace garden extending the look onto the tree canopy

Double-pitch roof with skylights — raw steel frame with corrugated roof and ceiling skylights

Picture window walls — full-width glazing framing the tree canopy in every bedroom

Well Crafted interior— large windows with greenery around in every corner

GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN
COVERED AREA 1050 SQ FT

PROPOSED FIRST FLOOR PLAN
COVERED AREA 393 SQ FT

Plot: 203 ft × 70 ft

Built: 1,445 sq ft

Plots 04, 05 & 06



Rooms & Spaces

3 Bedrooms · 3 Bathrooms · Living & Dining · Cantilevered deck

Master Bedroom 1

15' × 12' + Attached Bath

Full-width picture window framing the tree canopy. Dark timber colored walls, raw steel bed frame, leather upholstered headboard. Skylight above.

Master Bedroom 2

15' × 12' + Attached Bath

Mirror of MB1 overlooking the treehouse. Stone feature wall, exposed timber look ceiling joists, industrial pendant lighting cluster.

Bedroom 3

15' × 12' + Common Bath

South-facing guest room with garden views. On the first floor has direct access to the terrace garden.

Living / Dining

10' × 15.9' Open Plan

Raw-edge timber dining table, sunken lounge pit with leather seating. Given it a more flora outlook designed to give peace and a pause in the busy routine.

Treeshouse

Raised 2.5Ft · Under Canopy

Treehouse featuring a sitting cozy space with a bookshelf that makes you want to spend time. Great for a calm and peaceful setup.

Terrace Garden

The Heat Solution · Under Roof

The terrace garden is designed in such a way that it emits the heat during summer months and keep the place cooler. The terrace also has a fire pit for the winter barbeques.

EXTERIOR MATERIALS



Rough-hewn timber like cladding

Weathered teak and pine timber coloured board cladding on all facades



Corrugated metal roof

Dark Zinc alume corrugated steel with integrated skylight panels



Exposed steel structure

Raw I-beam and angle steel frame, oil-blackened finish throughout



Naturalistic planting

Wild landscape design, mature tree grove

INTERIOR FINISHES



Dark timber like panelling

Walnut and teak colour wall panelling in bedrooms and living areas



Polished concrete floors

Grey micro-topping concrete throughout ground level areas



Leather accents

Bespoke leather upholstery on seating, headboards, and handles



Natural stone outlook feature walls

Rough-cut stone feature walls in living and bathrooms

Payment Plan

₹1.25 Cr flat · plot + structure

1	Booking Amount Day 1	₹12.5 L 10%
2	Registry Week 2-3	₹50 L 40%
3	Construction Start Month 1	₹25 L 20%
4	Interiors Start Month 4	₹25 L 20%
5	Handover Month 6	₹12.5 L 10%

Registry Before Construction

Your plot is legally transferred to your name at Week 2-3 — before a single brick is laid. Your investment is protected by ownership, not just a promise.

Book Your Plot Today

Only 3 plots of Mediterranean Treehouse Solace are available within MBS Farms. Each is identical in size — 1,565 sq yds — but your concept is exclusively yours once booked.

Reach out to schedule a site visit to Manda Bhim Singh, walk the plot, and understand the concept in person before you commit.

MEDITERRANEAN TREEHOUSE SOLACE — AVAILABILITY

3 of 3 Plots Available

Plots 04, 05 & 06 · First booked, first served

CALL / WHATSAPP

+91 98377 07700

Available 9am – 8pm, 7 days

WEBSITE

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Booking Amount

₹12,50,000

Secures your plot. Registry within 2-3 weeks.



MBS FARMS · PLOTS 07, 08 & 09

Rubble Masonry

Built Around Nature. Rooted in Stone.

PLOT SIZE	BUILT AREA	CONFIGURATION
1,565 Sq Yds	1,640 Sq Ft	3 BHK
POSSESSION	PRICE	UNIQUE FEATURE
6 Months	₹1.25 Cr Flat	Built Around Live Tree



THE CONCEPT

Stone, Earth & Living Tree

A one-of-a-kind farm house sitting around a large tree canopy — the building is made around the tree, not despite it. It showcases modern architecture with the theme of conserving plantation at its head.

The farmhouse peaks in architecture with the immersion of stone and brick wall convergence at building corners — a rubble masonry technique where hand-laid stone and brick meet at dramatic angles, creating texture that no two homes can replicate.

Comes with a terrace garden and secluded sitting under the tree canopy — a typical staycation farmhouse designed not just for subtle aesthetic but as an epitome of comfort. Modern interiors contrast powerfully with the raw stone exterior.

SIGNATURE FEATURES

Built around a live tree — the large existing tree canopy becomes the centrepiece and identity of the home

Curved round walls — sweeping stone walls wrap the tree in a dramatic open courtyard

Stone + brick corners — rubble masonry technique at all building corners, raw and unrepeatabe

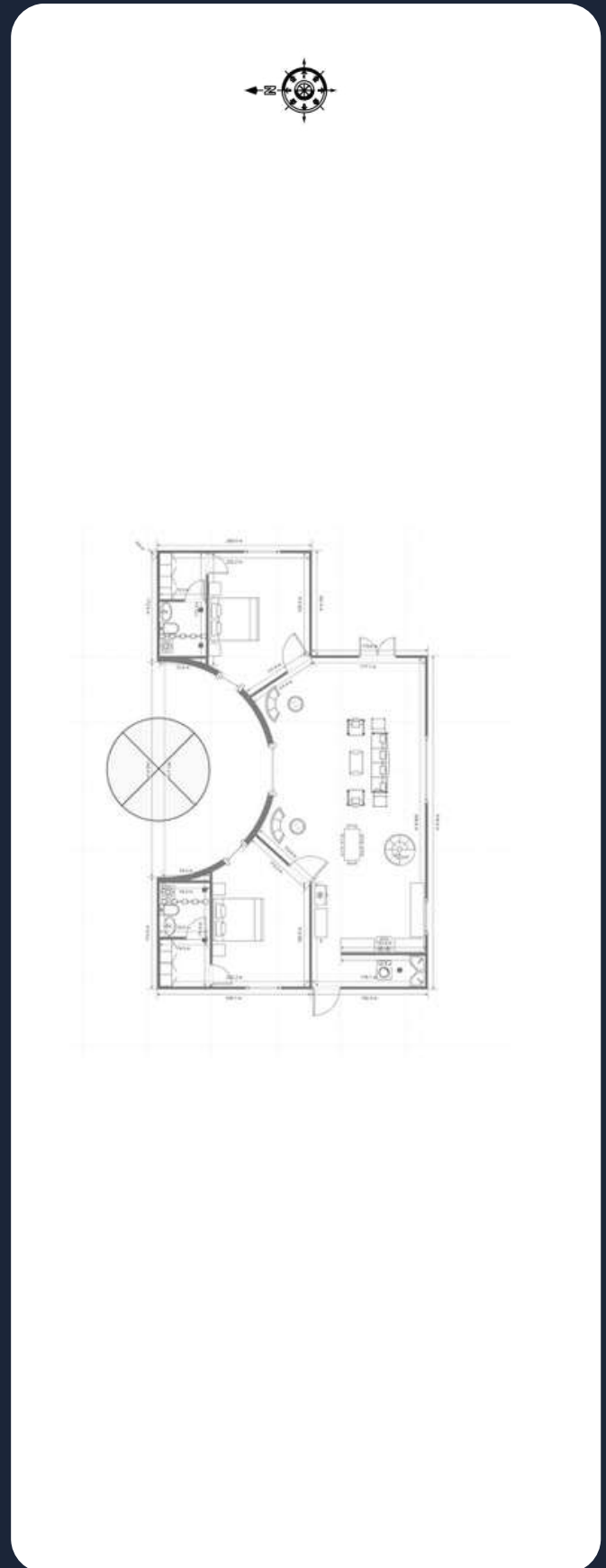
Terrace garden — first floor open terrace with garden planting and secluded sitting

Modern luxury interiors — contemporary finishes contrasting beautifully with raw stone exterior

FLOOR AREA

Ground Floor	First Floor
1,050 sq ft	393 sq ft

GROUND FLOOR PLAN



Plot: 203 ft × 70 ft

Built: 1,640 sq ft

Plots 07, 08 & 09



FIRST FLOOR PLAN



First Floor · 393 Sq Ft · Open Terrace + Bedroom

EXTERIOR MATERIALS

Rubble stone walls

Hand-laid local stone throughout the curved walls, rough-cut and dry-jointed

Brick corner convergence

Stone and brick meeting at all building corners — signature rubble masonry detail

Live tree canopy

Existing large natural tree preserved and integrated as the centrepiece

Terrace garden planting

First floor terrace with curated garden planting and shade canopy

INTERIOR FINISHES

Polished concrete floors

Honed grey concrete micro-topping throughout ground floor living areas

Exposed timber ceiling

Natural teak beam ceiling in living and dining spaces

Lime plaster walls

Natural lime finish interior walls — breathable, textured, warm

Teak wood joinery

Bespoke teak doors, windows, wardrobes and kitchen shutters

THE TREE COMMITMENT

The natural tree on each plot is a non-negotiable part of the design. The building is designed around it — not around removing it. This is what makes Rubble Masonry entirely one-of-a-kind. No two plots will have the same tree, the same canopy, or the same home.

ROOM SCHEDULE

Master Bedroom + Bath	Ground Floor
Living / Dining (Curved)	Ground Floor
Kitchen + Utility	Ground Floor
Bedroom + Bathroom	First Floor
Open Terrace + Garden Sitout	First Floor
Secluded Sitting · Tree Canopy	Outdoor

Payment Plan

₹1.25 Cr flat · plot + structure

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RUBBLE MASONRY — AVAILABILITY

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