

**A New Gujarat,
Within Gujarat**

DHOLERA METRO CITY - 3

3 BHK and 4BHK

"Dholera SIR"
Special Investment Region

At the entrance gate of Dholera (SIR)

In the vicinity of new International Airport

On State Highway No. : 6 (New Express Way)

"Immediate Sale Deed Registration" "After Grand Success of Dholera Metro City -1, 2 & 2000
Grab the Opportunity of New Launching,
Dholera Metro City -3"

- 100% Legal Documents
- Best Location
- Lowest rate in the Region
- Loan without Documents
- Minimum Down Payment
- EMI Option Available

Residential Plots, Villas & Bungalows

**DHOLERA
METRO CITY-3**

Gujarat - A Best Investment Destination in the WORLD

Leveraging Strategic Location

Gujarat has a strategic location it is well connected to the major cities of the world both by air and sea routes.

- ▶ Gujarat has direct international flight connectivity to cities across Europe, Middle East, East Asia and America
- ▶ Gujarat has a coastline of 1600 km with 42 ports connecting to major sea-based trade routes and trade centres like Middle East, West Europe, Asia and upcoming destinations on the African Continent
- ▶ Gujarat as a gateway to landlocked states of India connecting to them by road, rail and air thereby providing a boost trading opportunities



Gujarat is India's Economic Powerhouse



7.5%
Gujarat's
Contribution
to India's
GDP



17%
Gujarat's
Contribution
to India's
Industrial Output

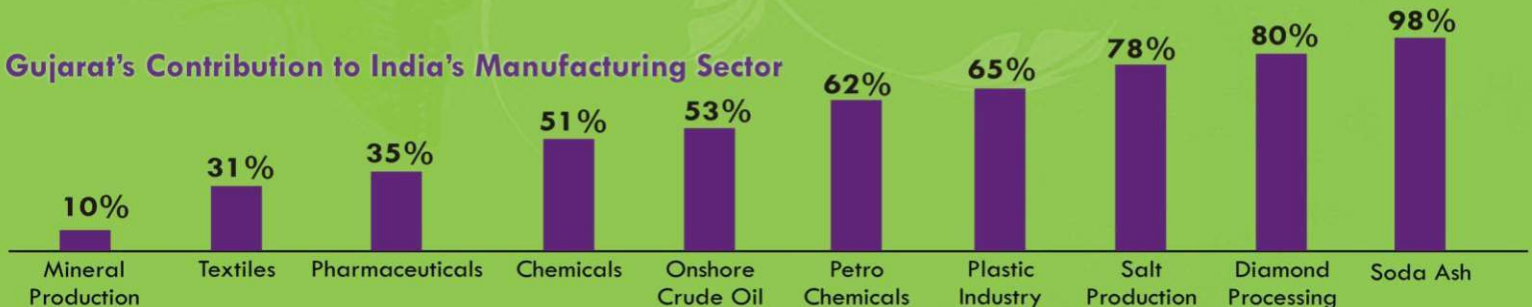


30%
Gujarat's
share in India's
Stock Market
Capitalization



9.5%
Gujarat's
share in
India's
Workforce

Gujarat's Contribution to India's Manufacturing Sector



Robust Infrastructure of Gujarat



Excellent road and rail connectivity
- Bus rapid transit, METRO and other development projects in various urban centres



The state with one of largest wireless telecom markets in India (6.02% of total active subscriber base) and excellent broadband connectivity



The Power surplus state with an uninterrupted power supply in every town and village



The only Indian state have a state-wide integrated gas grid of 2,500 km 2 LNG terminals



A State with highest number of ports having 41 minor and 1 major port with connectivity across all the global ports



Excellent Air connectivity
16 domestic Airport and 1 International Airport

Social Infrastructure

Ahmedabad voted 3rd Fastest growing city of the world by Forbes

- Gujarat is home to some of the best educational institutes in India - Indian Institute of Management, Ahmedabad National Institute of Design, Indian Institute of Technology
- Gujarat is the first stat in the country to successfully implement the Bus Rapid Transit System (BRTS) in Ahmedabad
- Projects like Sabarmati River Front Development are unique to Gujarat with the aim of Creating quality space for cultural and recreational activities
- Surat, Vadodara and Rajkot are ranked amongst the fastest growing cities of India

FASTEST-GROWING CITIES OF THE WORLD

01. Chengdu, China

02. Chongqing, China

03. AHMEDABAD, INDIA

04. Santiago, Chile

05. Raleigh Durham
North Carolina

06. Tel Aviv, Isreal

07. Kaula Lumpur,
Malaysla

08. Suzhou, China

09. Hanoi, Vietnam

10. CHENNAI, INDIA



Futuristic Vision for Development

Futuristic Vision for Development Blueprint for Infrastructure in Gujarat BIG 2020

Gujarat has envisioned a future and documented a vision BIG 2020. The new vision comprises investments of approximately USD 225 billion in various sectors like :

- Dholera SIR
- Other SIRs, Industrial Nodes, Logistics Parks & SEZs within the Delhi Mumbai Industrial Corridor Industrial Parks
- Roads, Ports, Railway, Airport
- Urban Infrastructure, Water Supply
- Tourism



Landmark Development

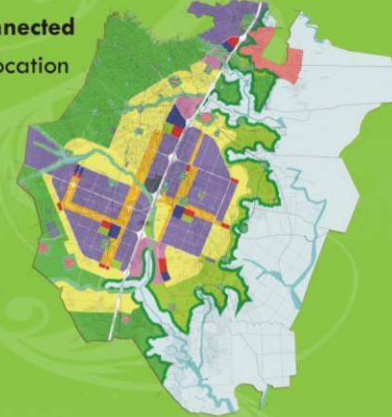
Dholera Special Investment Region (DSIR)

Dholera SIR is Developed with a vision to create world class centre of industrial excellence and economic activity. This is one of the first SIR in the state after the SIR Act was passed in Gujarat

Dholera SIR: Ideally located, Widely Connected

- Total Area 903 Sq. kms: a green field location
- Developable area : 547 sq. kms.
- Economic activity area : 377 sq. kms
- High Access Corridor : City Center, Industrial, Logistic, knowledge and IT, recreation & Sports, Entertainment
- World-class infrastructure & connectivity
- Central spine express way and Metro Rail to link the SIR with Mega Cities
- Airport and Sea port in the Vicinity
- Proximity to mega cities :

Ahmedabad, Bhavnagar, Rajkot & Vadodara



Opportunities in Dholera SIR

To build the Industrial Parks, Townships, Knowledge Cities

To Develop basis Infrastructure : Road, Rail, Hospital, Water, Sanitation, Tourism & Hospitality

Set up a Metro Rail system and an International Airport

Potential for development as a multi-modal transportation hub due to proximity to most of the north Indian States

A new Gujarat within Gujarat



"Gujarat has had a strong industrial base. In recent years, it has made an impressive progress from industrial clusters and estates to Special Economic Zones. Now, it graduates to Special Investment Region. You can foresee. It will be a New Gujarat within Gujarat"

Shri Narendra Modi

hon'ble Prime Minister of India

Bigger than the Biggest Development in The World

Dholera International Airport (Cargo cum Passenger)

- New International Airport on the Northern tip, 1 kms away of SIR
- 9200hectars Government land reserved by the state Govt of Gujarat
- DPR under preparation by Airport Authority of India
- Site suitability established by Airport Authority of India
- Well connected with proposed six lane express way & Metro Rail upto Ahmedabad and Gandhinagar
- SPV has been formed by GoG
- Cargo as well as Passenger Airport facility will be available



Road Connectivity



Rail Connectivity



Sea Connectivity



Air Connectivity



Some Anchor Investors names who have signed MoUs with Govt. Of Gujarat during Vibrant Gujarat Summit (2009, 2011 & 2013) for Dholera (SIR)



AN OVERVIEW OF THE DEVELOPMENT PROCESS AND PROJECTS IN D-SIR

TOWN PLANNING SCHEMES : As a part of micro level planning the entire DSIR urban development area is divided into six Town Planning Schemes, of which Town Planning Scheme 1 (TP1-51 sq.km) and Town Planning Scheme 2 (TP2-102 sq km) covering total area of about 150 sq km, are prioritised.

PROSPECTIVE PROJECTS : Various Project to be taken up in Dholera SIR in the first phase are listed below. (Value amounting to approx. INR 28000 Crores.)

Roads & Bridges



Envisaged 521 kms of roads comprising main carriageway, service roads, foot path, cycle track, plantation strip, street lighting and Bridges of area approx 60000 sqm in TP1, TP2E & TP2W.

Raw Water & Portable Water



The raw water conveyance arrangements from Perie together with intake structure, pumping stations, raw transmission line, water treatment plant, potable water transmission main, MBRs & distribution network.

Power Transmission and Distribution



Effective power infrastructure will contribute to the economic prosperity of DSIR. This will be achieved through the development of sustainable state of the art infrastructure for power generation, transmission and distribution

- Source power for TP1 & TP2 (Phase 1 of the DSIR development) locally from Gujarat Grid
- Plan for thermal and/or gas power plant for Phase 2 expected to create a separate Special Purpose Vehicle (SPV) for generation
- 400 kV transmission lines are expected to run around the periphery of DSIR
- Power infrastructure will be built around energy saving smart technologies Smart metering for consumers (electricity and gas).
- Form SPV with a local distribution company.

Information and Communication Technology (ICT)



Information and communication technology (ICT) covers the development of comprehensive voice, data, video and IT infrastructure, aided with present day applications for education, local governance, medical support, transportation, data mining, efficient buildings, building/home security, etc.

The objective of the ICT project is to build a smart, attractive modern city of Dholera that will provide attraction to the economic development of the region. ICT infrastructure is envisaged to boost sustainable economic development and a high quality of life for the residents, with efficient management of the city's infrastructure. The smart city concept supported by ICT will bring high efficiency and active citizen participation.

Solid Waste Management : Estimated municipal waste amounting to 500 tpd to convey and segregate by an automatic segregation plant. Waste-to-Energy treatment would be considered and the ash generated would be disposed only in the landfill.

Industrial Effluent collection system



Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

Storm Water collection system



Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

Administrative and Business Centre of Dholera (ABCD)



ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

River Training / Bunding



DSIR is located in the flood plain of three rivers, from Sukhbhadar River in the north to the Lilka and Utavli at the south. River training and bunding necessitated along the river course for 200 km in length for flood protection.

Waste Water Treatment & Recycle



Wastewater from AMC Vasnato TP1 tertiary treatment plant and to store in MBRs for industrial & agriculture purposes..

Domestic Sewage Collection System



Formation of domestic sewage collection system network, sewage treatment plant, distribution network for conveyance of treated water for industrial & agriculture use.

Linked Projects

Central Spine Road (Sh6)

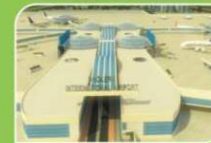
The Gujarat State Road Development Corporation Limited (GSRDC) is developing an access controlled expressway

between Ahmedabad & DSIR to serve as a central spine road for DSIR.



MRTS (Metro Train)

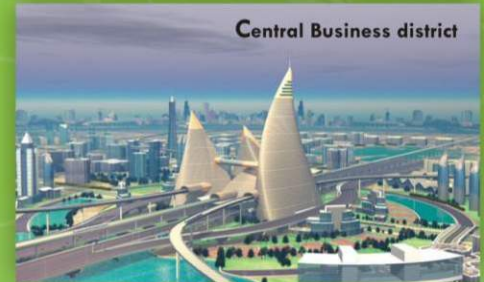
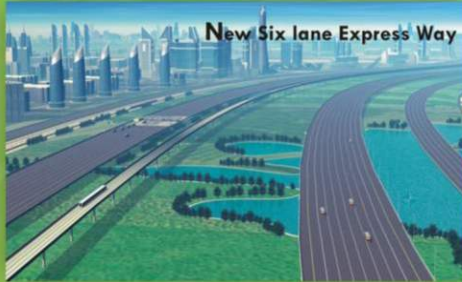
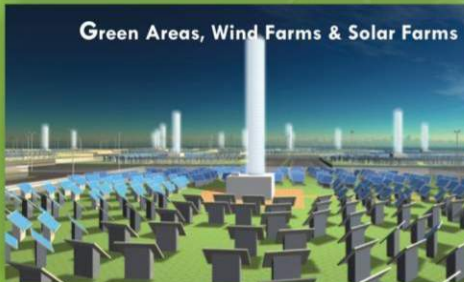
Mass Rapid Transit System (MRTS) between Ahmedabad and DSIR is part of the plan to develop self-sustainable rail based transportation system in order to provide connectivity both within DSIR and between DSIR and Ahmedabad.

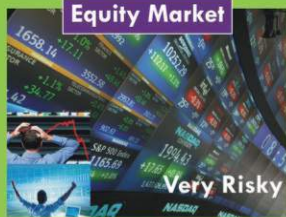


Airport

Greenfield international airport is proposed on northern side of DSIR located at approx. 1 Km from DSIR boundary.

Mega Projects of Dholera Special Investment Region



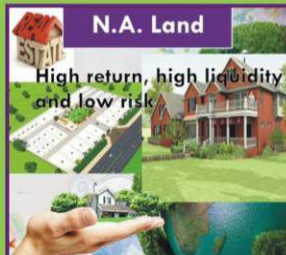


“Grab an Investment Opportunity which is Capable enough for doubling your Money in just Couples of Years”



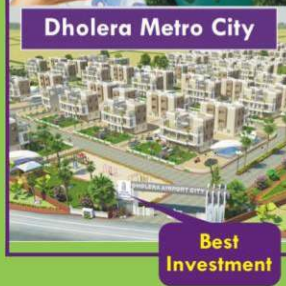
Let's Start to think on Basic Ideas for Investment !!

No.	Investment Option	Risk	Liquidity	Return
1.	Equity Market	High	High	Medium to High
2.	Bond/Bank Fix deposit	Low	High	Very Low
3.	Gold	Low to Medium	High	Low to Medium
4.	Real Estate	Very Low	Low to Medium	High

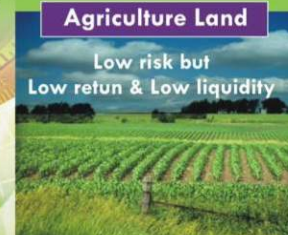


Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.

No.	Investment Option	Risk	Liquidity	Return
1.	Constructed Property	High	High	Medium
2.	N.A. Land	Low	Medium to High	High
3.	Agriculture Land	Low	Low	Low



Let us find out the best Investment destination for N.A. Land Investment

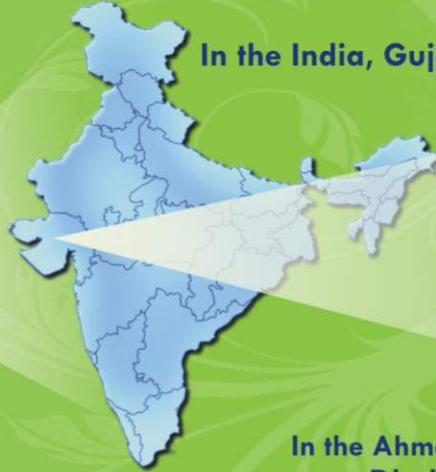


Where is the Best Real Estate Investment Destination Today !!

In the World, India



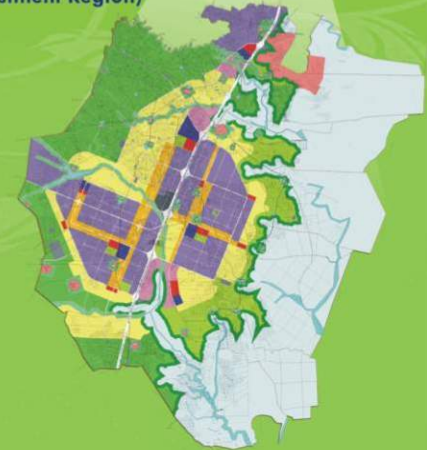
In the India, Gujarat



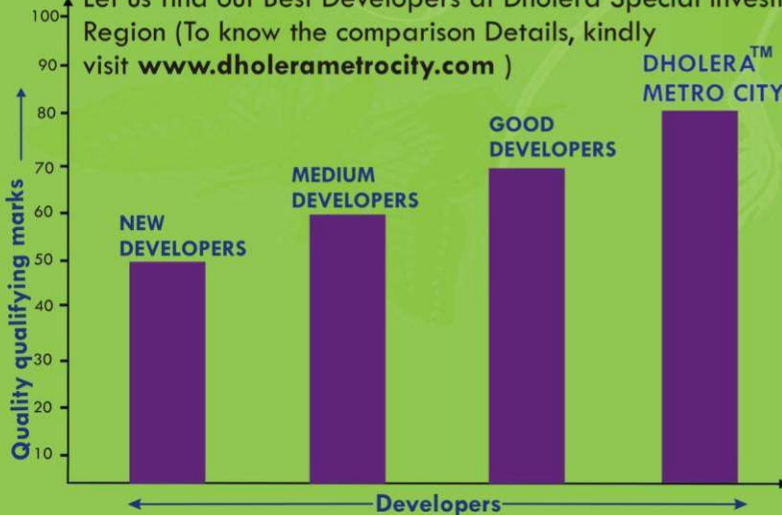
In the Gujarat, Ahmedabad



In the Ahmedabad District;
Dholera SIR
(Special Investment Region)



Let us find out Best Developers at Dholera Special Investment Region (To know the comparison Details, kindly visit www.dholerametrocity.com)



SIX STEPS APPROCH OF INVESTMENT DECISION

A

Estimate Your real estate investment budget

B

Identify best real estate investment Destination

C

Identify qualified Developer

D

Select the property for investment

E

Pay through online Payment Options

F

Enjoy Your
Peaceful Life
by Appreciation



IT'S REALITY



100% No Question asked Money Back Guarantee

1. It's Simple, Transparent, legal, best profitable Investment option for you
2. You have seen Real Estate Investment Opportunities in this Brochure
3. You witnessed of our Company's Legal Documentation Proofs
4. You saw what **DHOLERA SIR Infra Development Limited** is doing right now & how its performing
5. You have seen our Company's current & future investment commitment MoU signed with Government of Gujarat

BUT...

It doesn't matter what **we think** how Dholera Metro City is performing for us & our existing Investors.....

It only matters what **you think !!**

For any reason, if you feel that "Dholera Metro City" is not best investment options for you,

We assured 100% Money back Guarantee within the first 30 days from the booking for a complete no questions asked refund

Hurry up and visit www.dholerametrocity.com >> Booking Status page to hold Your Choice of Property by just paying **Rs. 10,000 right now, still its available**



Come to **Dholera Metro City** and would come in terms with real meaning of weekend living. Through far from the boisterous Ahmedabad. Dholera Metro City has its own charm of being present at **Dholera SIR**. What makes it so unique is its close proximity to the Dholera Airport. So, cherish your dream of lying casually on a weekend on your terrace and watch your worries fly away just like the Airplanes



DHOLERA METRO CITY

Residential Plots, Villas & bungalows

Up
coming

8

Up
coming

7

Up
coming

6

4

Up
coming

sold
out

2

sold
out

1

3

Booking
Open

Up
coming

5



3
Booking
Open

Plot No	Area Sq Yard	Area Sq Feet
179	345.55	3109.96
180	293.72	2643.46
181	293.72	2643.46
182	293.72	2643.46
183	371.52	3343.65
184	273.77	2463.97
185	166.85	1501.66
186	166.85	1501.66
187	166.85	1501.66
188	166.85	1501.66
189	314.21	2827.93
190	314.21	2827.93
191	166.85	1501.66
192	166.85	1501.66
193	166.85	1501.66
194	166.85	1501.66
195	273.77	2463.97
196	273.77	2463.97
197	166.85	1501.66
198	166.85	1501.66
199	166.85	1501.66
200	166.85	1501.66
201	314.21	2827.93
202	314.21	2827.93
203	166.85	1501.66
204	166.85	1501.66
205	166.85	1501.66

Plot No	Area Sq Yard	Area Sq Feet
206	166.85	1501.66
207	273.77	2463.97
208	273.77	2463.97
209	166.85	1501.66
210	166.85	1501.66
211	166.85	1501.66
212	166.85	1501.66
213	243.86	2194.74
214	283.33	2549.99
215	172.50	1552.49
216	172.50	1552.49
217	172.50	1552.49
218	172.50	1552.49
219	322.46	2902.12
220	314.20	2827.84
221	166.85	1501.66
222	166.85	1501.66
223	166.85	1501.66
224	166.85	1501.66
225	273.77	2463.97
226	273.77	2463.97
227	166.85	1501.66
228	166.85	1501.66
229	166.85	1501.66
230	166.85	1501.66
231	314.21	2827.93
232	355.02	3195.19

Plot No	Area Sq Yard	Area Sq Feet
233	226.25	2036.22
234	234.54	2110.86
235	242.58	2183.19
236	367.03	3303.31
237	285.76	2571.85
238	169.40	1524.59
239	173.49	1561.38
240	176.78	1591.05
241	177.38	1596.39
242	179.19	1612.73
243	500.28	4502.51
244	428.52	3856.70
245	166.85	1501.66
246	166.85	1501.66
247	166.85	1501.66
248	166.85	1501.66
249	166.85	1501.66
250	273.77	2463.97
251	273.77	2463.97
252	166.85	1501.66
253	166.85	1501.66
254	166.85	1501.66
255	166.85	1501.66
256	166.85	1501.66
257	391.34	3522.07
258	354.02	3186.19
259	166.85	1501.66

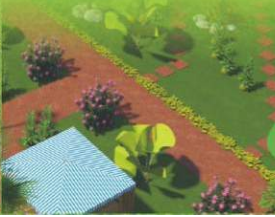
Plot No	Area Sq Yard	Area Sq Feet
260	166.85	1501.66
261	166.85	1501.66
262	166.85	1501.66
263	166.85	1501.66
264	273.77	2463.97
265	273.77	2463.97
266	166.85	1501.66
267	166.85	1501.66
268	166.85	1501.66
269	166.85	1501.66
270	166.85	1501.66
271	316.64	2849.79
272	279.22	2513.02
273	166.85	1501.66
274	166.85	1501.66
275	166.85	1501.66
276	166.85	1501.66
277	166.85	1501.66
278	273.77	2463.97
279	273.77	2463.97
280	166.85	1501.66
281	166.85	1501.66
282	166.85	1501.66
283	166.85	1501.66
284	166.85	1501.66
285	191.04	1719.36
286	322.27	2900.43

Plot No	Area Sq Yard	Area Sq Feet
287	166.85	1501.66
288	166.85	1501.66
289	166.85	1501.66
290	166.85	1501.66
291	273.77	2463.97
292	273.77	2463.97
293	166.85	1501.66
294	166.85	1501.66
295	166.85	1501.66
296	166.85	1501.66
297	382.42	3441.74
298	357.27	3215.42
299	172.50	1552.49
300	172.50	1552.49
301	172.50	1552.49
302	172.50	1552.49
303	283.33	2549.99

Total
27225.74 Sq. Yard
245031.70 Sq. Feet

Amenities and Services

1. Plan Pass, Non Agriculture, N.O.C. Title Clear Residential Plots.
2. Plot Area onward 179 sq. yard is available.
3. Two Big common plots totaling about 38,903 sq. ft. are reserved
4. Well manicured greenery and integrated landscaping with special structures.
5. Separate Club house of Society, offering Indoor sports facilities, Health Center with Modern Facilities
6. Gym equipments and a Special Hall for celebrations and Meeting.
7. Tree Plantation Lined Internal Roads for Green and Natural Environment.
8. Street Lights System on every internal Road.
9. Provision for water supply through borewell.
10. Party Celebration Place with setting arrangement for all.
11. Meditation Area arrangement.
12. Round the clock security.
13. Attractive entrance Gate.
14. Landscape lush green Garden.
15. Children Play Area.
16. Drainage facility.
17. Designer Gazebos at different locations.
18. Senior citizen Sitting Area and benches.
19. Open Air Theater.
20. Walkway for Jogging.
21. Electricity facility up to each plots
22. Every Plot to be allocated, demarcated properly with Construced Boundary.



A golden opportunity for industrial investor to own titled cleared private land in Dholera SIR.

Amenities & Services





3 BHK and 4BHK

Add More Vigour To Your Weekend Living

FLOOR PLAN

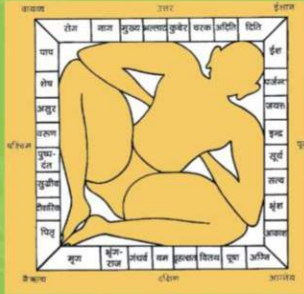


3 BHK and 4BHK



Luxury Home with Best Return of Your Investment

Luxury home is an attractive abode equipped with all facilities where you can spend your holidays and weekend days in exclusivity with the people you most in the vast green surroundings.



Vastu Compliance

At **“Dholera Metro City”** we provide you your own private resort in the natural habitat beyond what you could conceive because it is located away from the hue and cry of the polluted vicinities where you will like to breathe from the heavenly breezes and hear the sound of nature in the chirping of birds. We can assure you of an experience of enchanting living and unrivaled Luxury at your own exotic locale by having your own nest amidst greens of the island.

Come and pick your desired piece where you can spend your lazy weekend evening with your family and just with your worries fly away with Airplane. Yes, with your capital asset investment appreciation.



Our Projects



DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



Residential, Commercial & Industrial Land
(N.A., N.O.C., Title Clear)

www.dholerasirproperty.com



DHOLERA NANO CITY

A Mega Industrial Park & Township
www.dholerananocty.com



DHOLERA METRO CITY 2000

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



Residential, Commercial & Industrial Land
(N.A., N.O.C., Title Clear)
www.dholerasirland.com



DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
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DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
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Residential Plots, Villas & Bungalows
www.dholeramegacity.com

Testimonials

"I am based in Noida. Getting a good and trustworthy land dealer/agent is a big deal here. I had a very pleasant experience dealing with Dholera Metro City. They are very adjusting, professional and transparent. I wish them the very best for future"

Name:- Indra Agrawal

Plot no.:- 60

Education Qualification:- B.E.

Designation/Occupation:- Software Professional

"The Dholera City project team is really very efficient and active in marketing. I had very pleasant experience to deal with Patel Brothers. All the Directors have professional approach in the deal. Mr. Ankit a very young and dynamic Director explained the project and its future prospects very well.

The senior Director Mr. Dhirubhai is really a man of hi-tech. He has used the hi-tech in explaining the project, its future and its probabilities of appreciation in value, because of Government policy of developing that area. We have purchased five plots in our group because we are convinced about the prospects of the Dholera Metro City Development. I wish grand success for the project "

Name:- CA. Dr. Ashokkumar Nensukh Pagariya & Group,

Plot no.:- 6B /7/8 Education Qualification:- M-Com ,LL.B ,FCA, PhD



Our Esteem Investors World Wide



Our Esteem Investors across India





Residential Plots, Villas & Bungalows

Trademark



Legal



Transparent



Secure



High Return



Corporate Banking



Corporate Banking



**M/S Jigar Shah & Associates
(Statutory Auditors)**



**Mr. Mukund N. Jani
(Notary & Advocate)**



**Manoj L. Kanani
(M/s. Akshat Priority)**

Architect



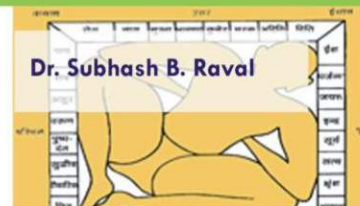
**Dr. Dinesh Goswami
(M/s. SIGMA BIOTECH)**

Landscape Coordinator



**Ketan K. Patel
(M/s. Akshat Priority)**

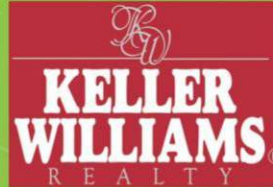
Structural Consultant



Dr. Subhash B. Raval

Vastu Consultant

We are the Member of



Certificates



ISO 9001
Certificate



Incorporation
Certificate



Banking
Certification



MoUs Certificate



Auditor
Certificate



Registration
Certificate Shops
& Establishments



Commencement of
Business Certificate

MoUs with Government of Gujarat

Dholera SIR Infra Development Ltd has signed MoUs worth **Rs. 1540 Cr.** During Vibrant Gujarat Global Investors Summit' 2013

MoU Worth **Rs 1500 Cr.** Investment for Mega Industrial Park with Mix Use Development of Residential, Industrial & Recreation Facility at Dholera SIR

MoU Worth **Rs 25 Cr.** Investment for Residential Township Projects at Valinda

MoU Worth **Rs 15 Cr.** Investment for Residential Township Projects at Ambali



Dholera SIR Infra Development Ltd has signed MoUs worth **Rs. 354 Cr.** During Vibrant Gujarat Global Investors Summit' 2011

MoU Worth **Rs 252 Cr.** Investment for Special Economic Zones (SEZ)

1. Engineering SEZ
2. GEMS & Jewellery SEZ
3. Free Trade Ware Housing Zone

MoU Worth **Rs 102 Cr.** Investment for Multi Model Logistics Park At Dholera SIR



Legend:

- DSIR
- NATIONAL HIGHWAY
- STATE HIGHWAY
- BROAD GAUGE RAILWAY
- METER GAUGE RAILWAY
- STATE BOUNDARY
- KALPASAR DAM ALIGNMENT
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- The contents of this brochure are purely conceptual and have no legal binding on the developers.
- The dimensions shown in brochure are approximate.
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- Development cum Maintenance charges, landscaping charges, utility charges, service tax, stamp duty, Registration duty and legal expenses shall be charged extra to the prospective acquirers.
- All matters are subject to Ahmedabad jurisdiction only.
- The designs of all bungalows are purely conceptual.

All members should follow the rule if changed due to any circumstances by State & Central Government. Till handover maintenance charge additionally shall be payable for common amenities.

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ધોલેરા: ગ્લોબલ બિઝનેસ હબ

[illegible]

સ્માર્ટ સિટી માટે 26 હજાર છે. અને એરપોર્ટ માટે 10 હજાર છે. જમીન

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2. Circumstances



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