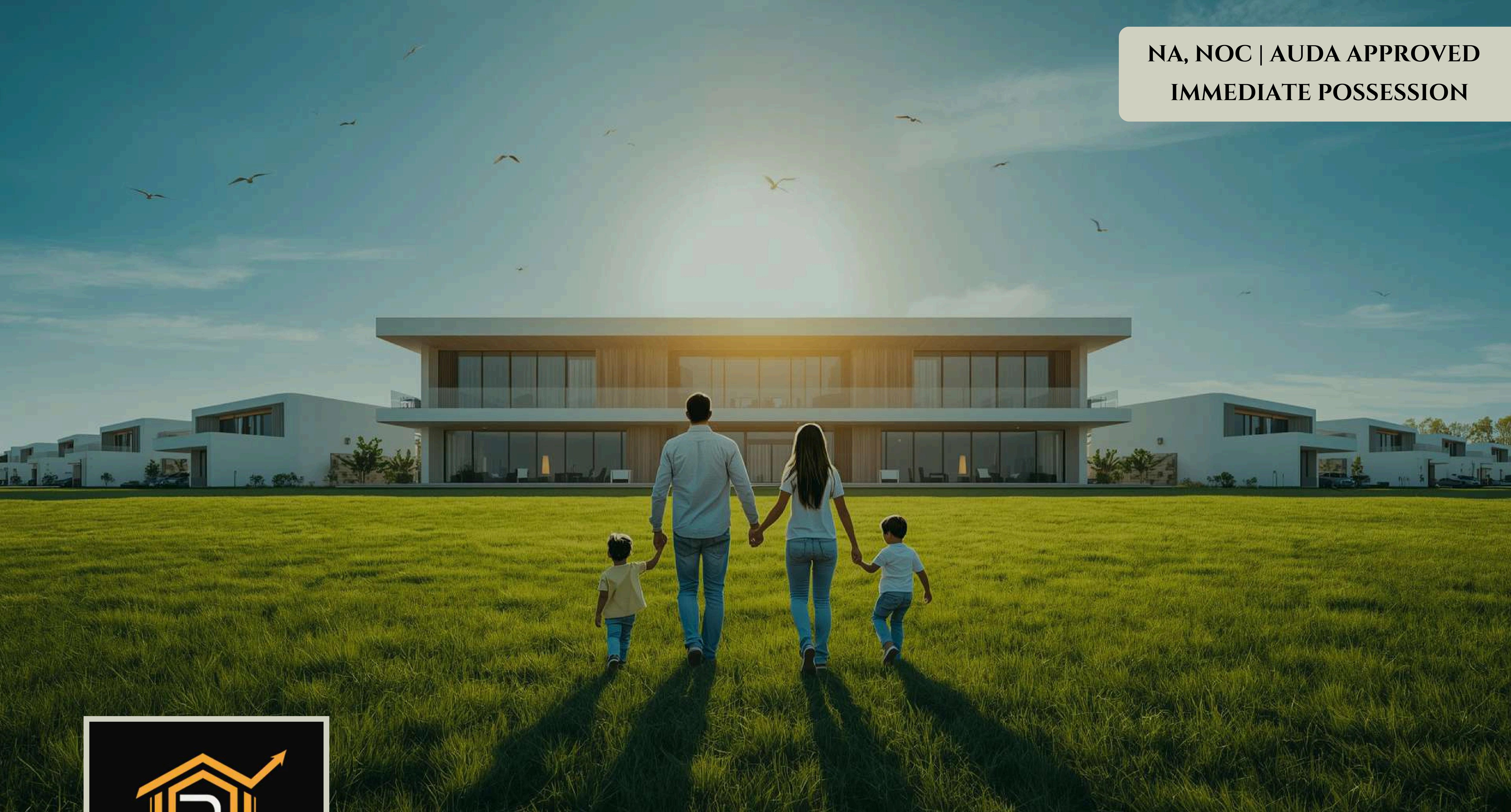


NA, NOC | AUDA APPROVED  
IMMEDIATE POSSESSION



# WESTWYN ESTATE

## DHOLERA

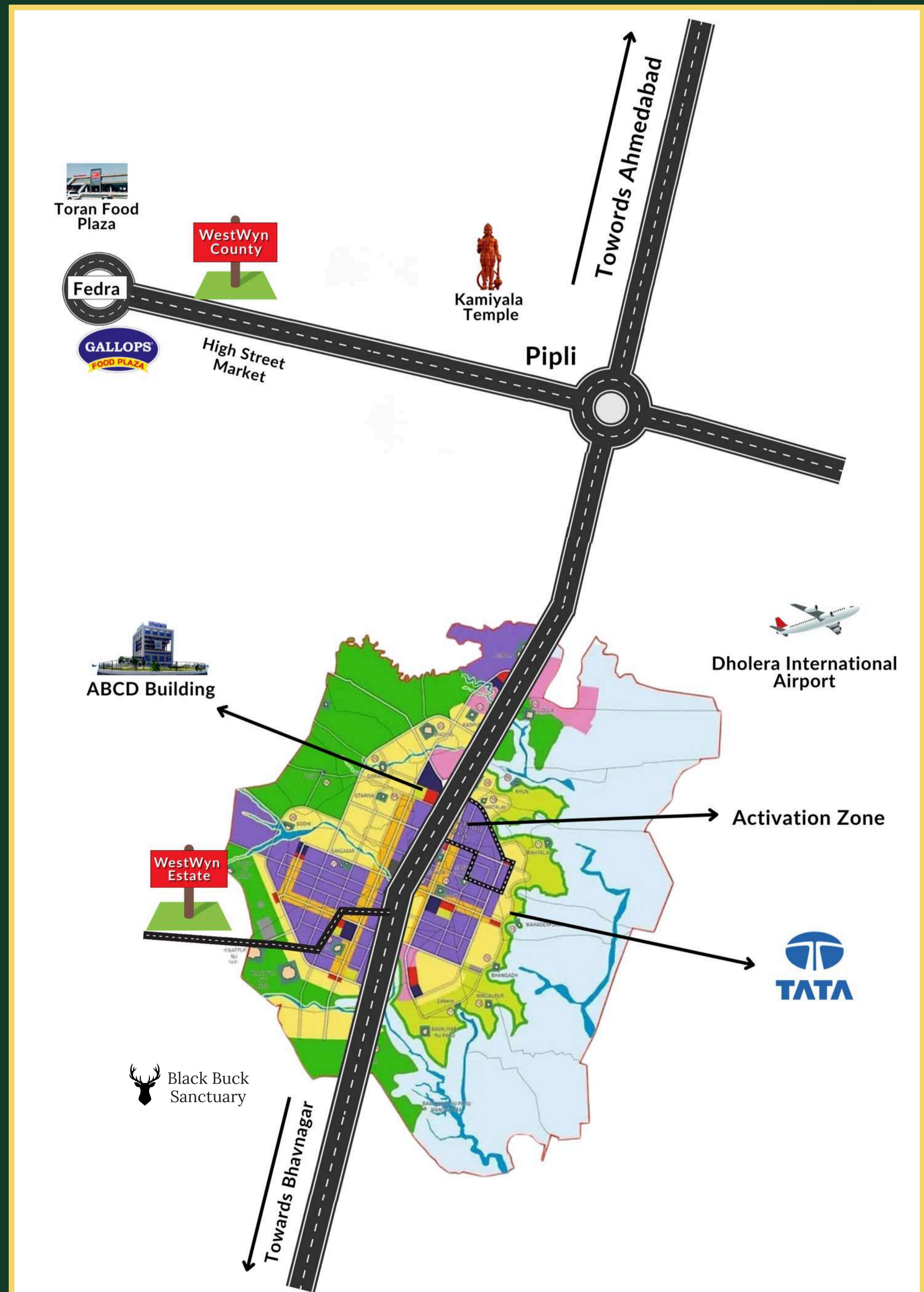
# BOOKMYASSETS<sup>TM</sup>

The Name that Made Dholera Big. The Brand that Makes You Feel Safe.

## OVERVIEW

- At BMA Group of Companies (BookMyAssets), we believe that real estate is not just about land it is about people, possibilities, and building a secure future for every investor.
- We started with one simple goal: To help people grow their money safely, confidently, and with maximum returns.
- Over the years, we have helped thousands of investors across India and overseas invest in the right places: Gurugram, Delhi NCR, Noida, Dubai, Dholera, and more.
- After studying every location closely, we found one city that stood out: Dholera Smart City. And that changed everything.

Because the future is not just approaching. It is being built and it belongs to those who act now.



# BOOKMYASSETS<sup>TM</sup>

India's fastest-growing real estate company

## OUR MILESTONE

- First Indian real estate company to deploy AI (PropTech/real estate technology) across all teams
- Sold 5 lakh sq. yards (100 acres) of land for sale in record time in Dholera, a top real estate investment hotspot in the Dholera Smart City
- Fastest to transition from channel partners to developers, reshaping the real estate business model
- Fastest to cross 10 million views for Dholera, a standout real estate market trend
- Received "Champions of Dholera Real Estate" at Asia Excellence Awards 2025



# A LANDMARK CITY FOR A NEW INDIA

Dream Project

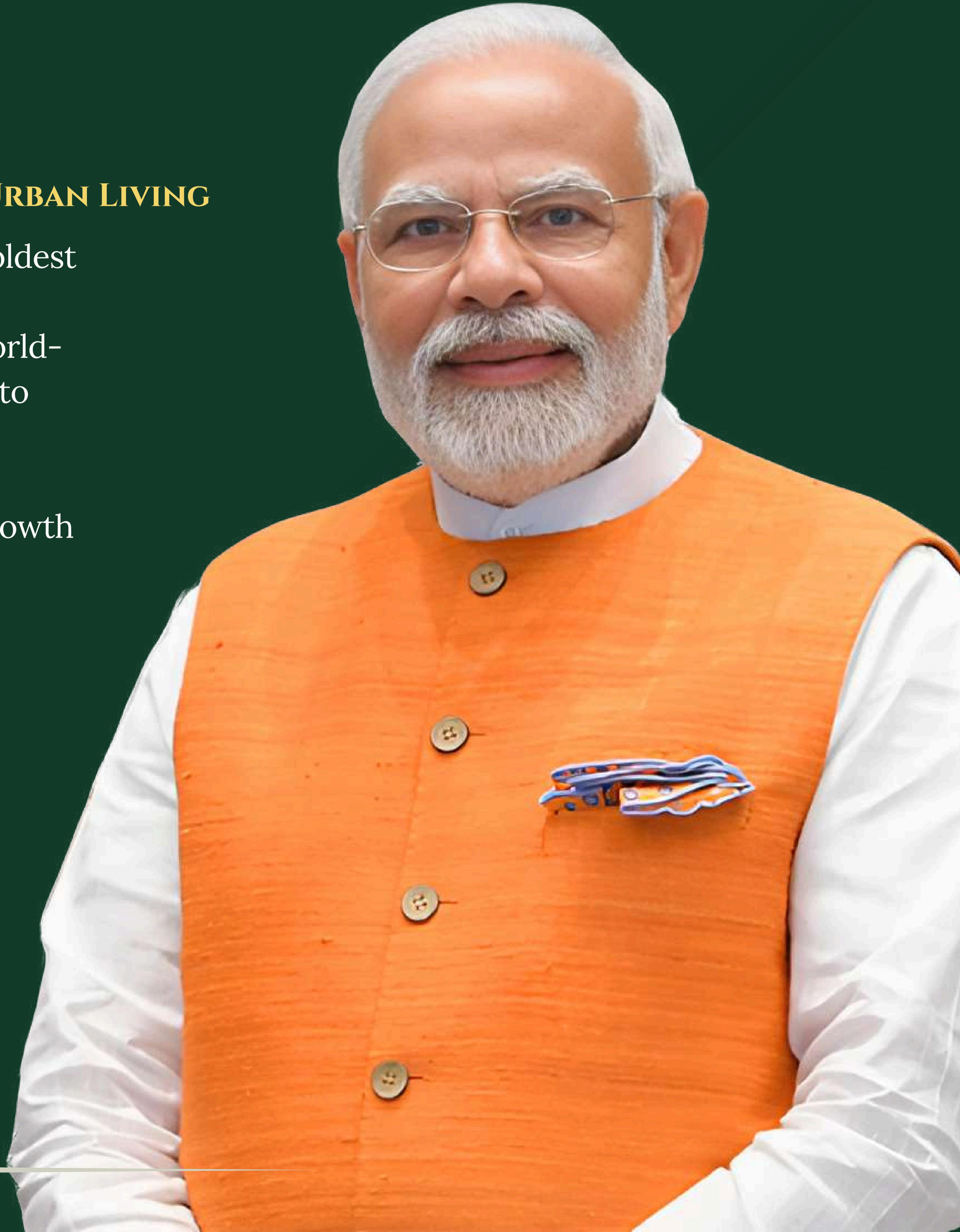
## DHOLERA SIR

### INDIA'S TOP INVESTMENT DESTINATION A NEW BENCHMARK IN URBAN LIVING

Dholera Special Investment Region (SIR) is not just a city it is India's boldest step towards creating a global hub of opportunities. Designed as the country's first and largest greenfield smart city, Dholera combines world-class infrastructure, advanced technology, and future-ready planning to redefine the way India lives, works, and grows.

Envisioned to be bigger than Singapore, Dholera is where sustainable industry meets modern living. It is a city built on balance, balancing growth with ecology, opportunity with lifestyle, and today with tomorrow.

- ▶ **LIVE:** With planned residential zones, seamless connectivity, and world-class social infrastructure, Dholera ensures an unmatched quality of life for its citizens.
- ▶ **WORK:** As India's first greenfield industrial smart city, Dholera is the destination of choice for global businesses, powered by mega investments, renewable energy, and cutting-edge infrastructure.
- ▶ **PLAY:** From tourism and leisure zones to abundant green spaces, recreational hubs, and community parks, Dholera has been designed as a city that breathes life beyond work.

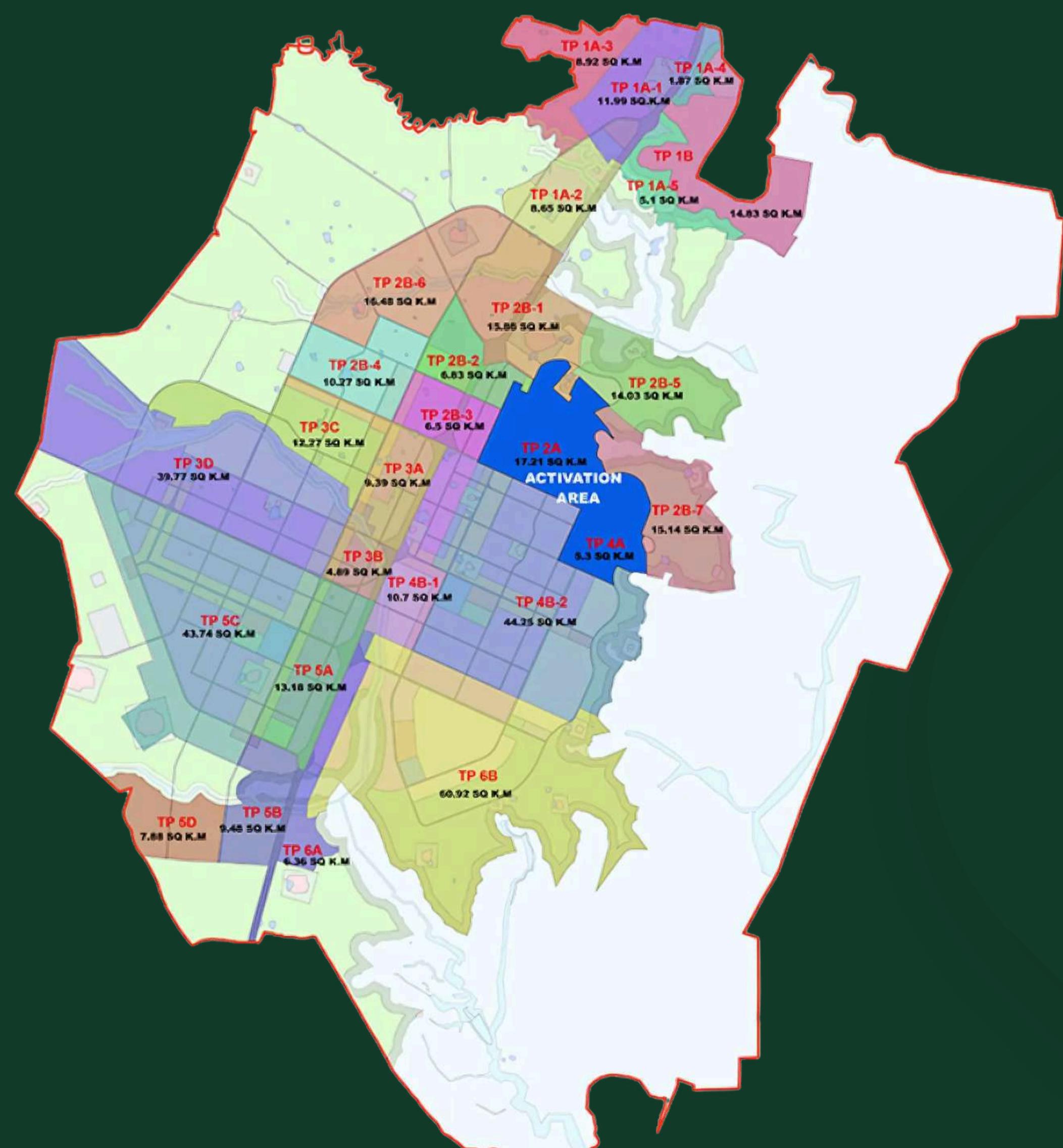


# TOWN PLANNING DHOLERA SIR

**DMIC MAP**



**TP MAP**



**ACTIVATION AREA**



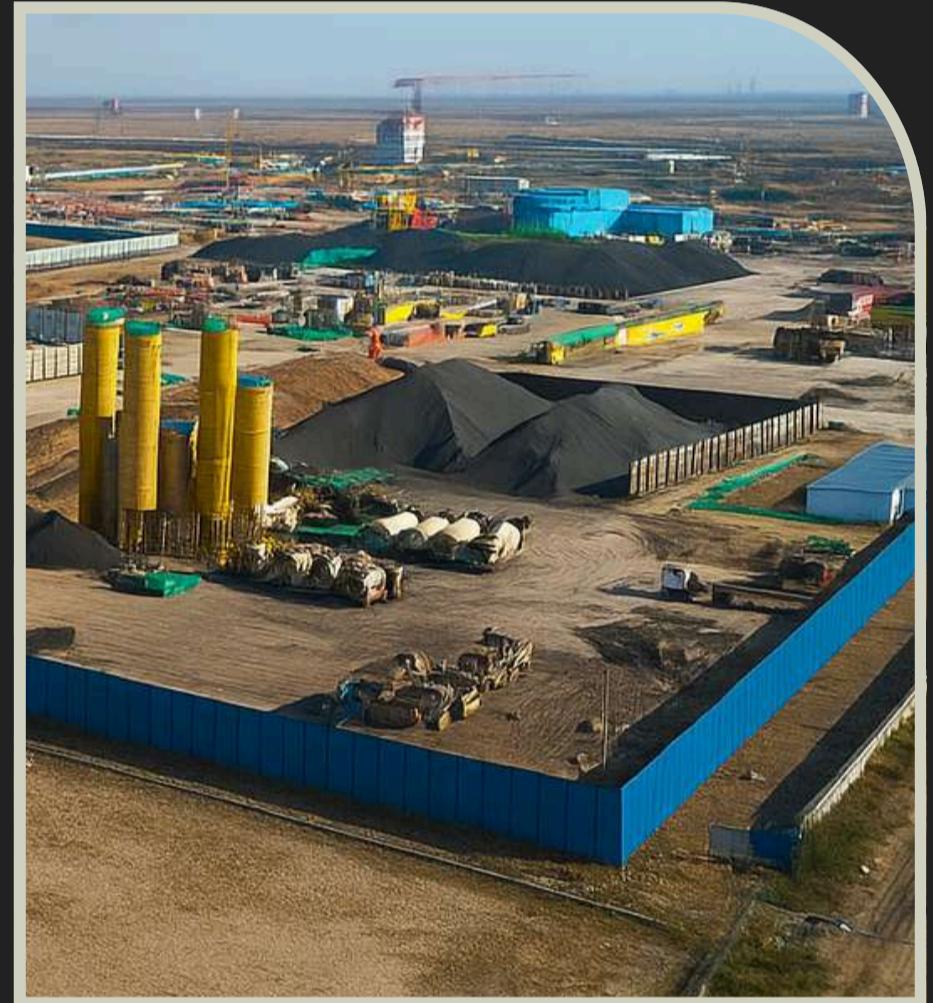


ACTUAL IMAGE OF DHOLEERA ACTIVATION AREA

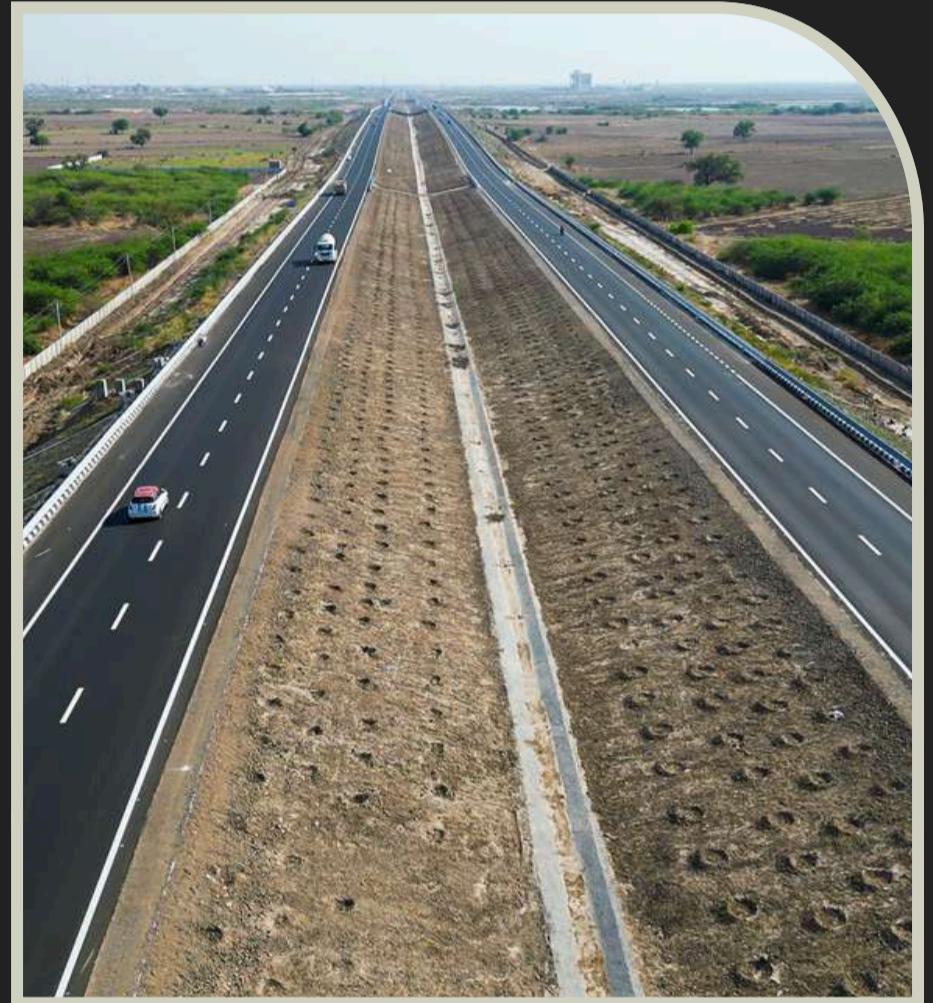
# DHOLERA SIR

A GLOBAL MANUFACTURING AND INDUSTRIAL HUB

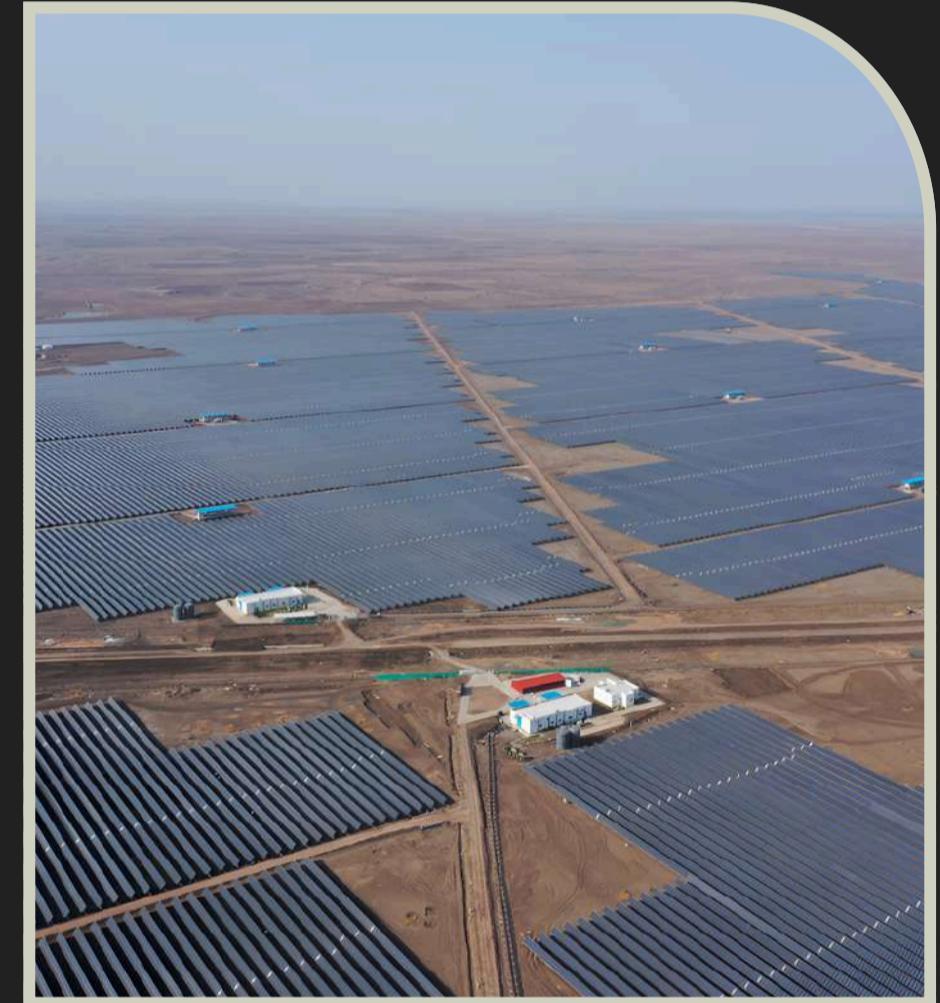
## MEGA PROJECTS



Tata Semiconductor  
Fab



Ahmedabad-Dholera  
Expressway



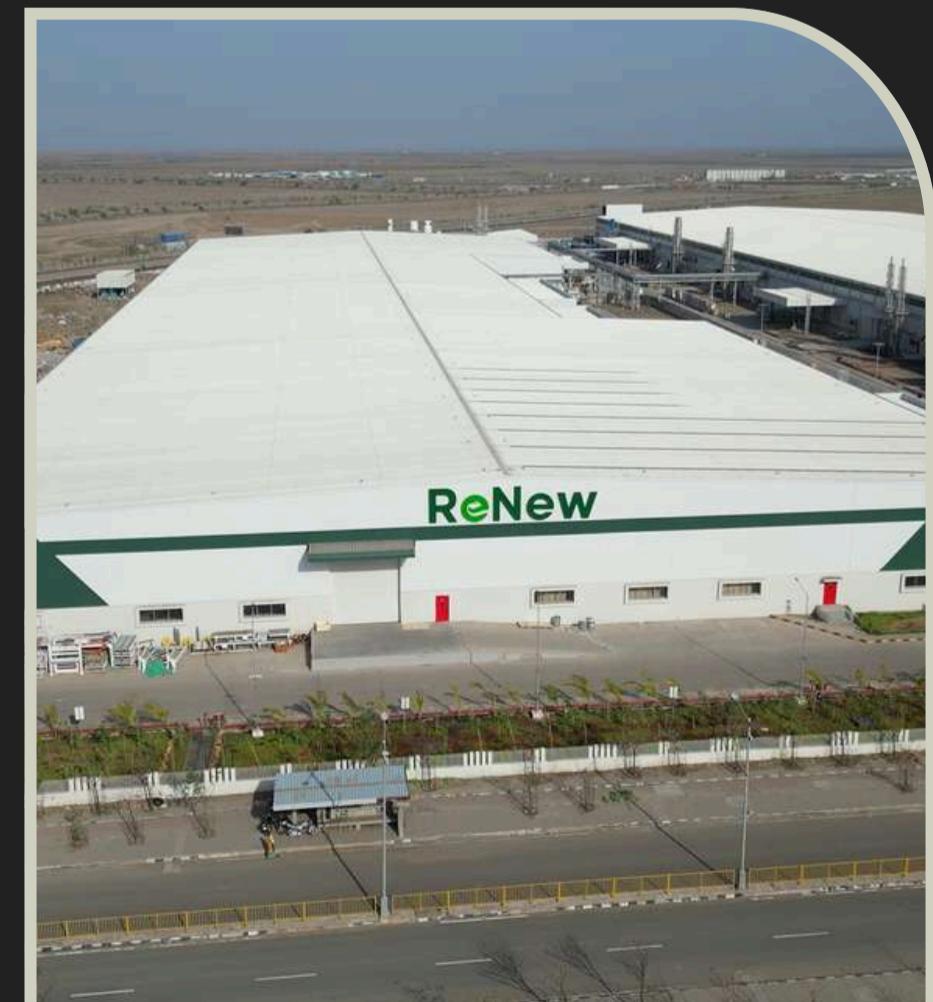
Asia's Largest Solar  
Park



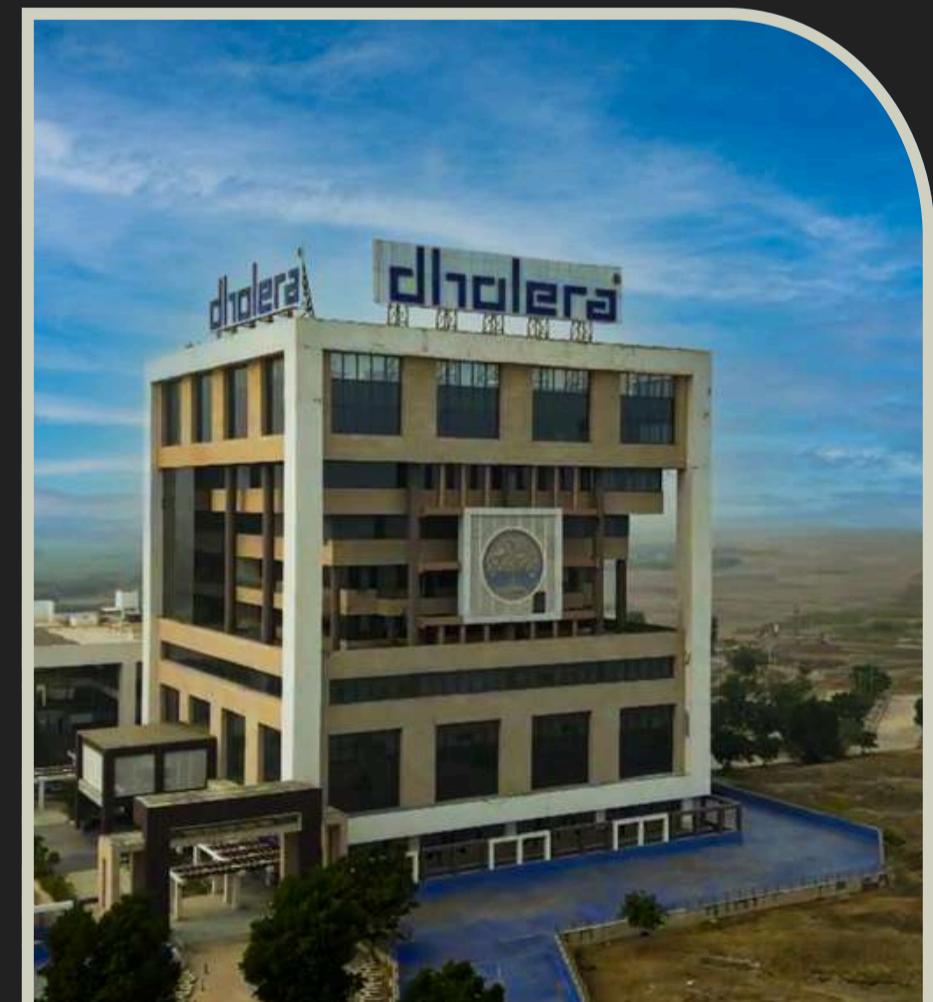
Dholera International  
Airport



Water Treatment Plant



ReNew Solar Panel  
Manufacturing



ABCD Building



Sea Port



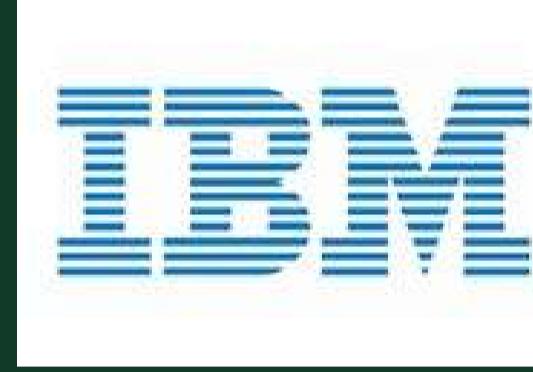
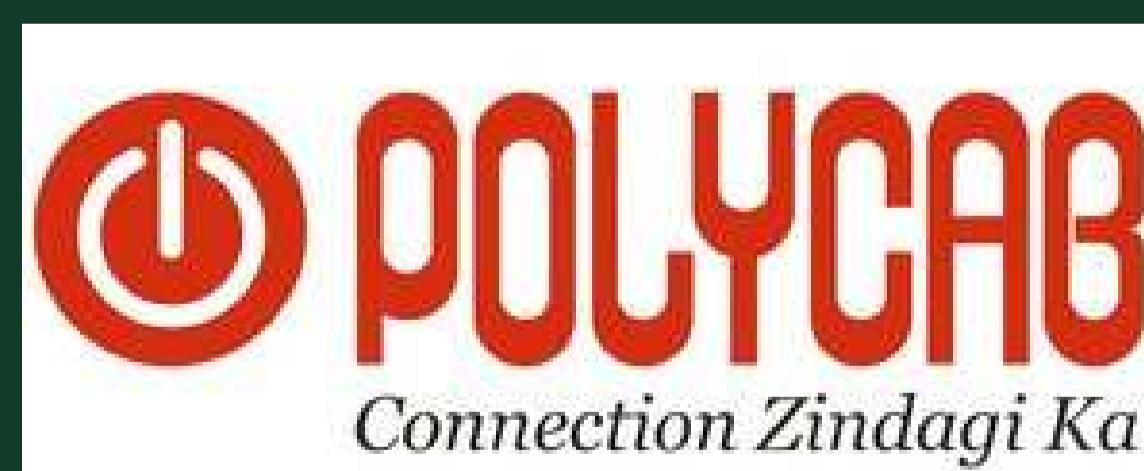
Dholera Freight  
Corridor



Sewerage Treatment  
Plant

# INDUSTRY GIANTS

EXPECTED AND CONFIRMED INVESTMENTS WORTH OVER RS. 2,00,000 CR



**WESTWYN  
ESTATE**



# WESTWYN ESTATE

## ENGINEERED FOR HIGH ROI

- The resounding success of Westwyn County has inspired us to bring you the next chapter - Westwyn Estate. Built on the trust of our investors and the remarkable response received, this project carries forward the same promise of quality, growth, and reliability, now at a prime new location.
- Strategically located on Navda Highway, 0 km from Dholera SIR, Westwyn Estate is where opportunity meets foresight. Every plot is designed to offer not just ownership, but a secure asset that grows in value with the city's transformation. Close to TP 5 and in the heart of a fast-developing corridor, it ensures you are part of tomorrow's story from the very beginning.
- At Westwyn Estate, every boundary holds the potential of future growth, every corner speaks of a promise: to be more than land, but a foundation for homes, investments, and legacies yet to come.
- Because when success lays the foundation, the next step is about building even bigger dreams

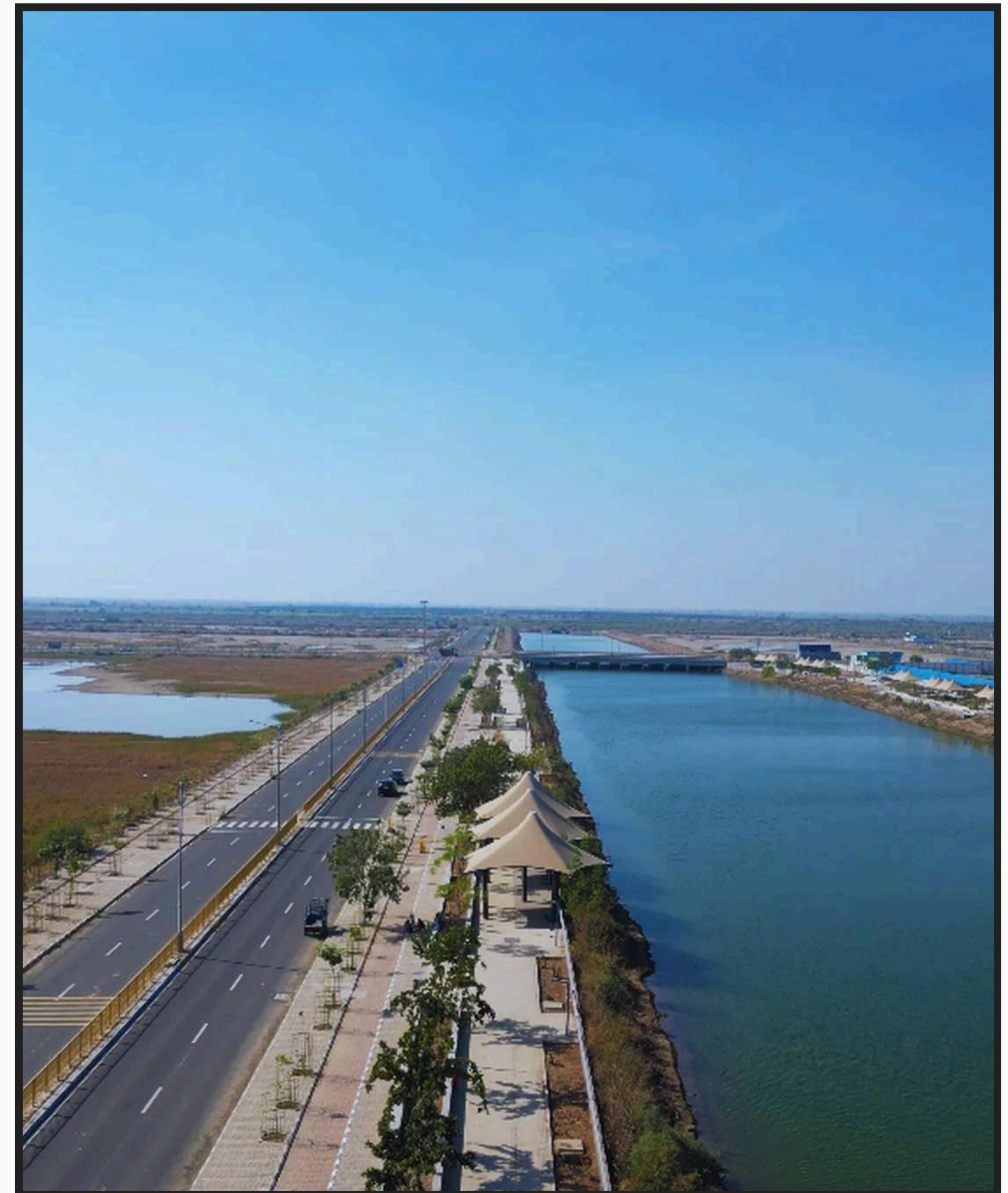
# KEY HIGHLIGHTS

PHASE I

## PROJECT DETAILS

- Location: Navda Highway, 0 km from Dholera SIR, near TP 5
- Plot Sizes: 170-250 sq. yds.
- Total Units: 200 exclusive plots
- Title Clear, NA/NOC Obtained, AUDA Approved
- Possession: Immediate
- Price: ₹6250/sq. yd
- Entry from state highway (70 Feet Road).

A Landmark Investment at the Gateway of Dholera.  
0 km from Dholera SIR, 100% closer to tomorrow.



# PROJECT ESSENTIALS



Project Boundary



Gated Community



Internal Roads



24/7 Security & CCTV  
Surveillance



Kids Play Area



EV Charging Station



App-Based Society  
Management



Power & Water Supply



Yoga Deck

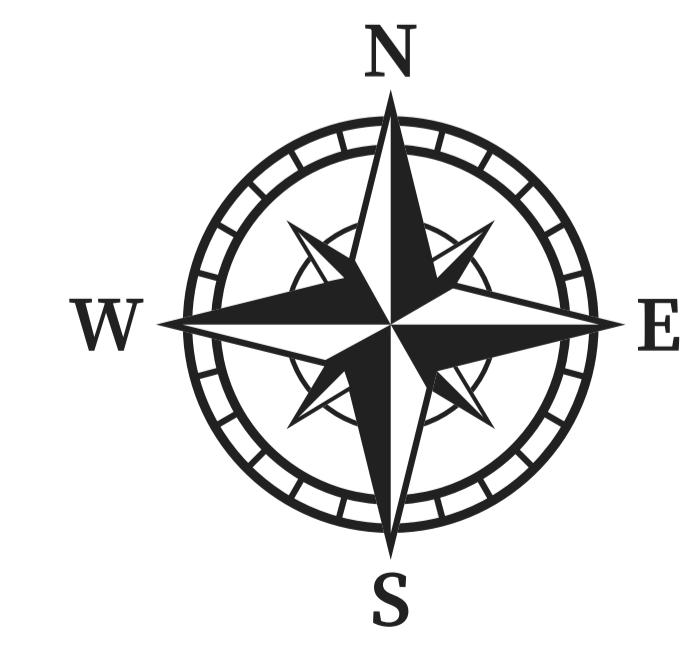


Jogging Track



Senior Citizen Zone

# PLAN LAYOUT



# 3D VILLA LAYOUT



# WHY CHOOSE BOOKMYASSETS<sup>TM</sup>



Resale Support



Prime Location



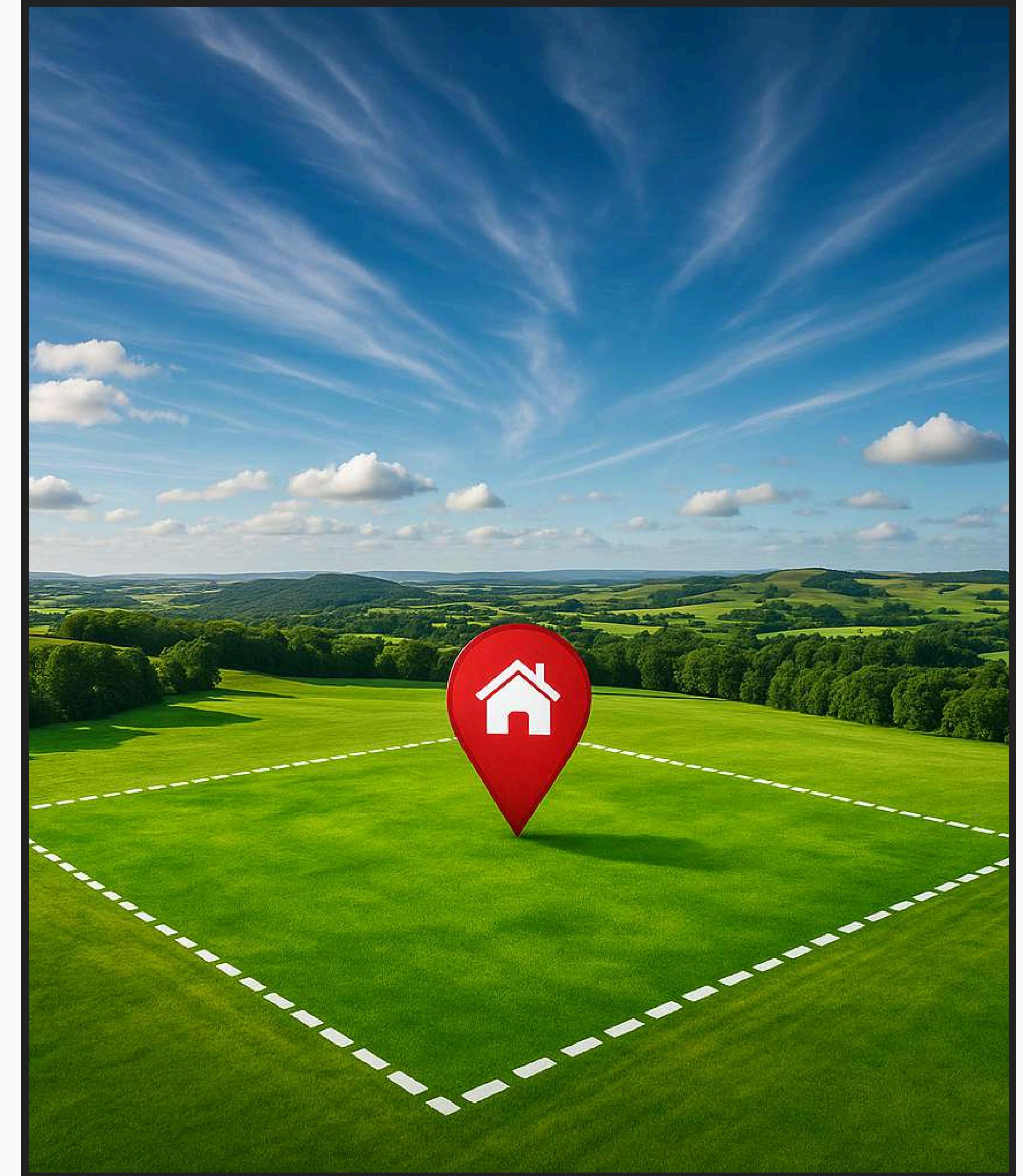
Buy-Back Assurance\*



Clear Title



Genuine Ownership



# VOICE OF DELIGHT



**Saransh Pal** (Gurugram)

Investing in Dholera Smart City through Book My Assets was one of the best decisions I made. The team guided me through every step, ensuring a hassle-free purchase. The plot prices are affordable, and I am already seeing a great appreciation in value. Highly recommended.



**Pooja Shah** (Ahmedabad)

I was initially skeptical about investing in Dholera, but Book My Assets provided me with all the necessary details and market insights. Their transparency and professionalism gave me confidence, and now I own a prime plot in Gujarat's first smart city. Excited about the future.



**Vikas Patel** (Delhi)

Dholera Smart City is the future, and Book My Assets helped me secure a great investment opportunity. Their team is knowledgeable and responsive and ensures a smooth transaction. I am confident my investment will yield high returns in the coming years.

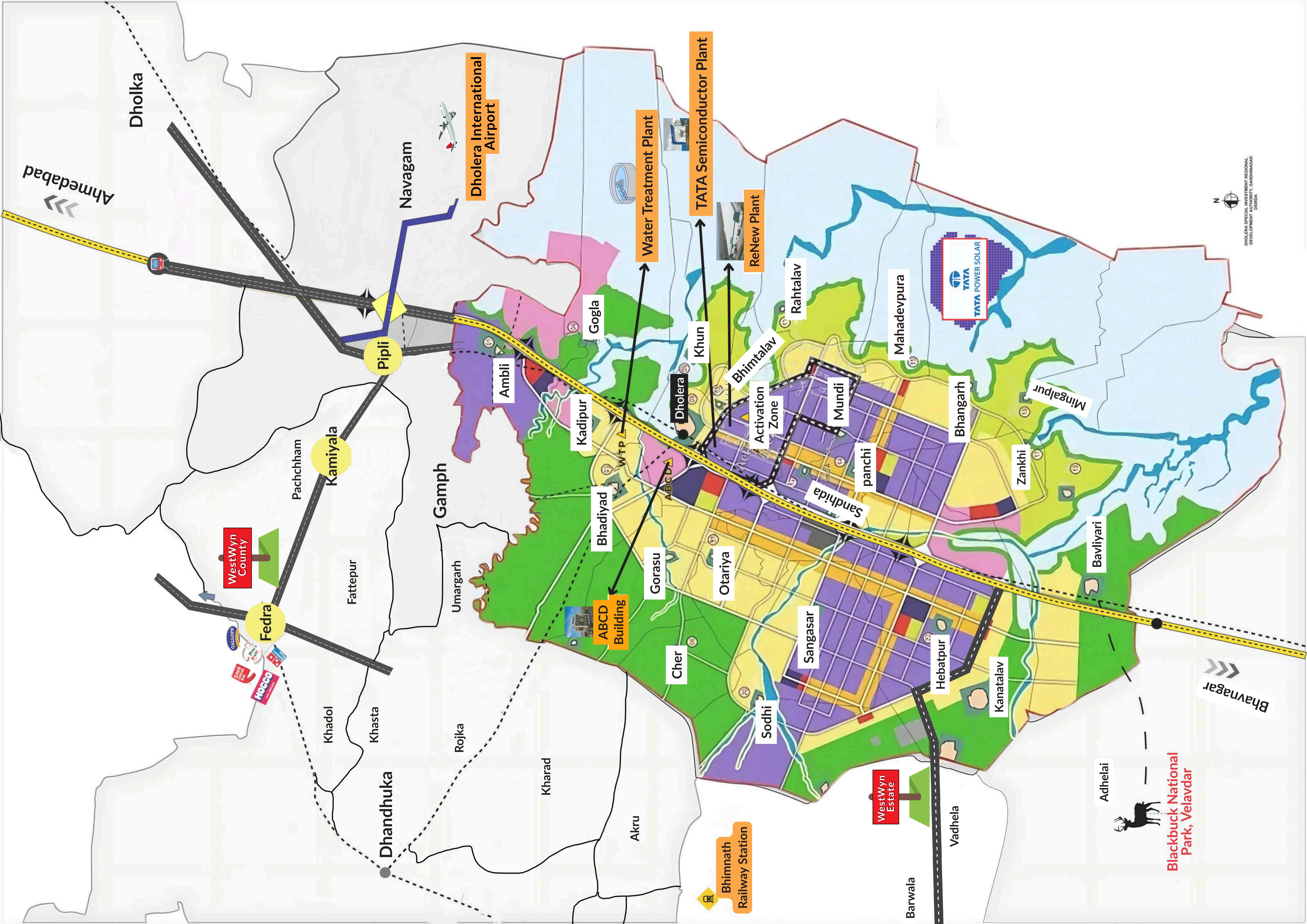


**Amit Khurana** (Ghaziabad)

I invested ₹25 lakhs in a plot at Dholera Smart City three years ago through Book My Assets. Today, my investment has already appreciated by 10%, and I can see the future growth potential is even higher. The team provided excellent support throughout the buying process, making it a seamless experience. I highly recommend Book My Assets to anyone looking for a profitable real estate investment.

# CLIENT VISIT





# DHOLERA

INDIA'S FIRST PLATINUM RATED GREENFIELD INDUSTRIAL SMART CITY



Site Office:

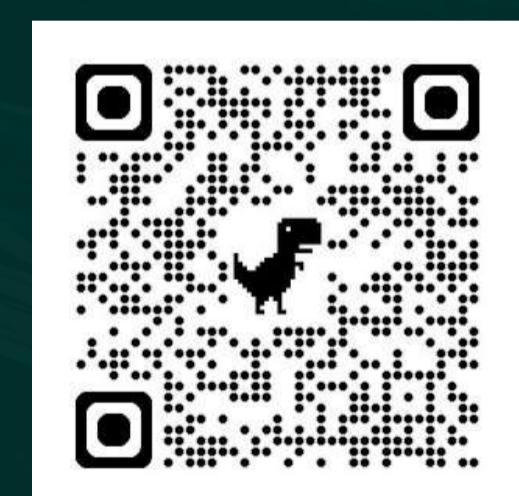
Vadhela, Dholera, Gujarat 382455

Branch Office:

H-119, 1st Floor, Sector-63, Noida-201301

Head Office:

Unit - 620, 6th Floor, JMD MEGAPOLIS, Sohna Rd, Sector 48, Gurugram, Haryana 122018



Visit us:



[www.BookMyAssets.com](http://www.BookMyAssets.com)