

NA, NOC | AUDA APPROVED
IMMEDIATE POSSESSION



WESTWYN ESTATE

DHOLERA

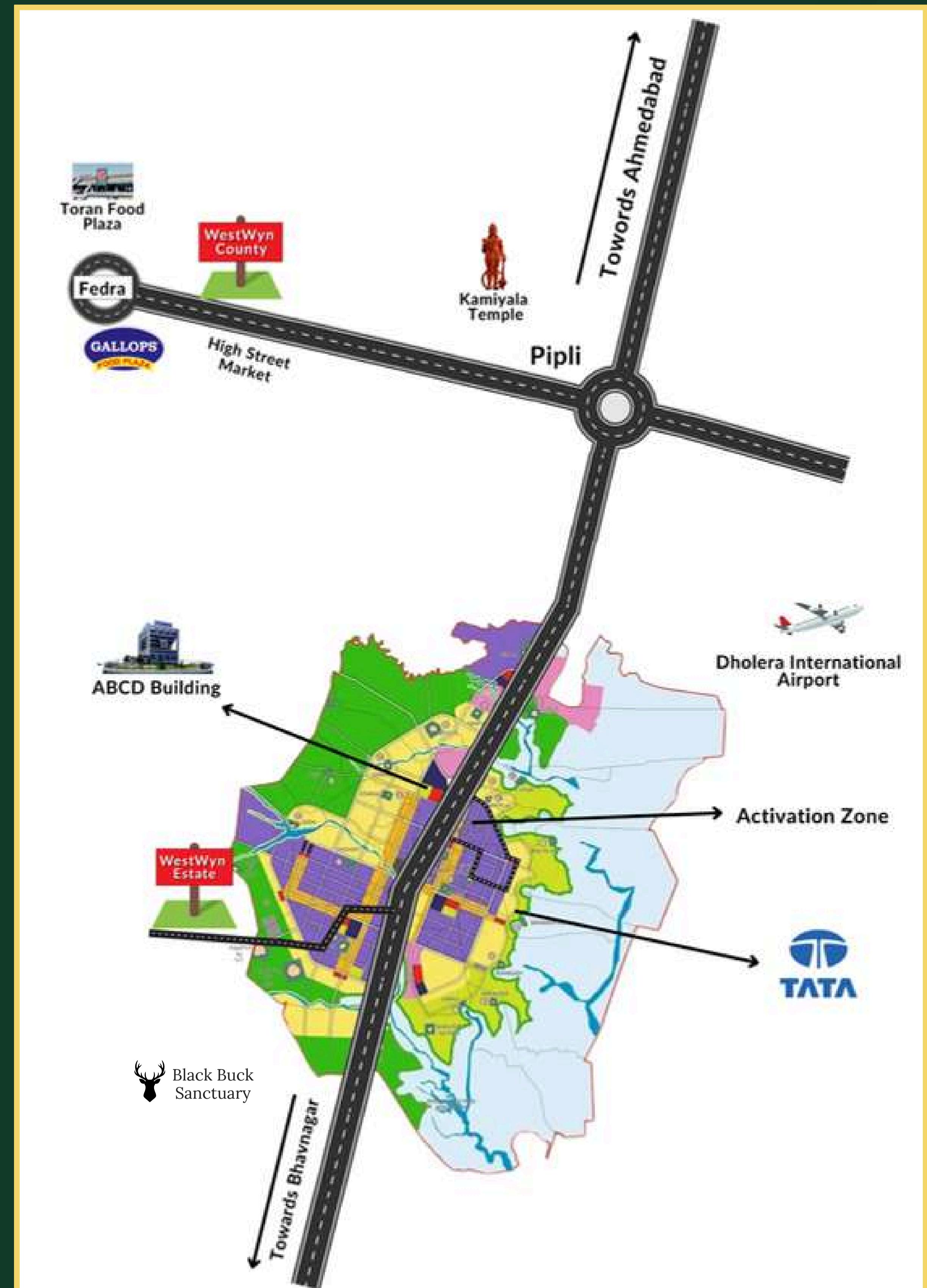
BOOKMYASSETSTM

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.



BOOKMYASSETSTM

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

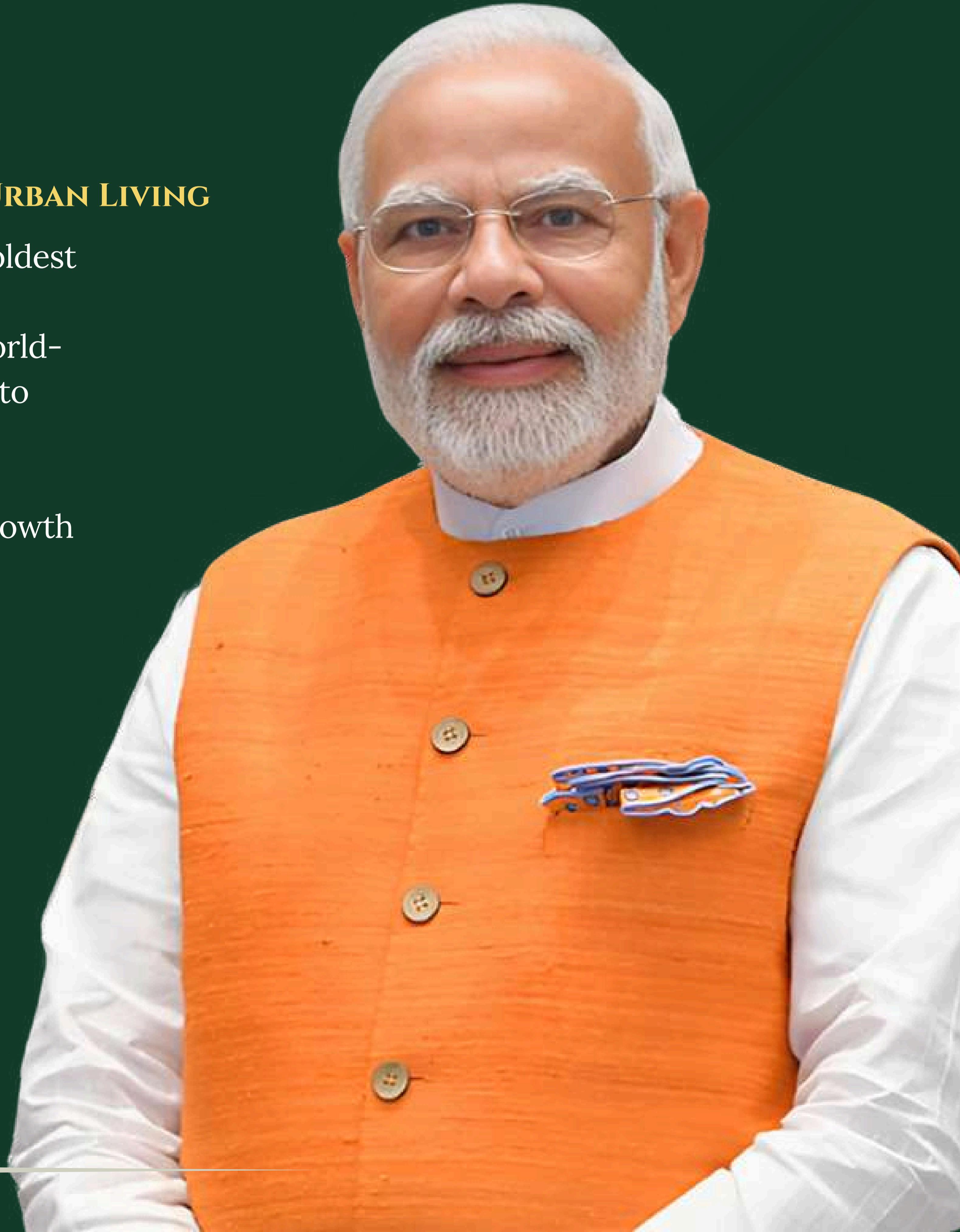
DHOLERA SIR

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.

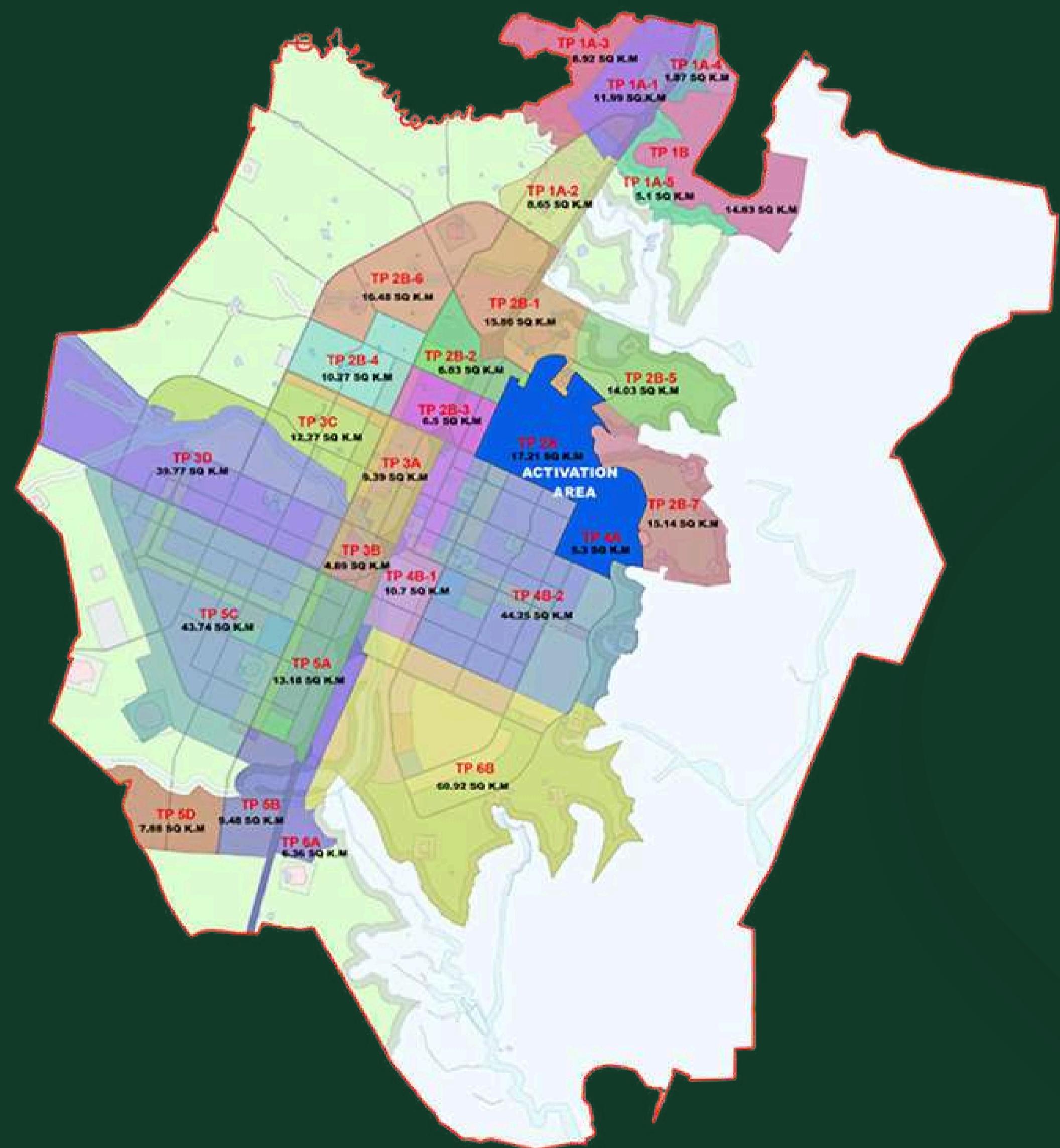


TOWN PLANNING DHOLERA SIR

DMIC MAP



TP MAP



ACTIVATION AREA





ACTUAL IMAGE OF DHOLEERA ACTIVATION AREA

DHOLERA SIR

A GLOBAL MANUFACTURING AND INDUSTRIAL HUB

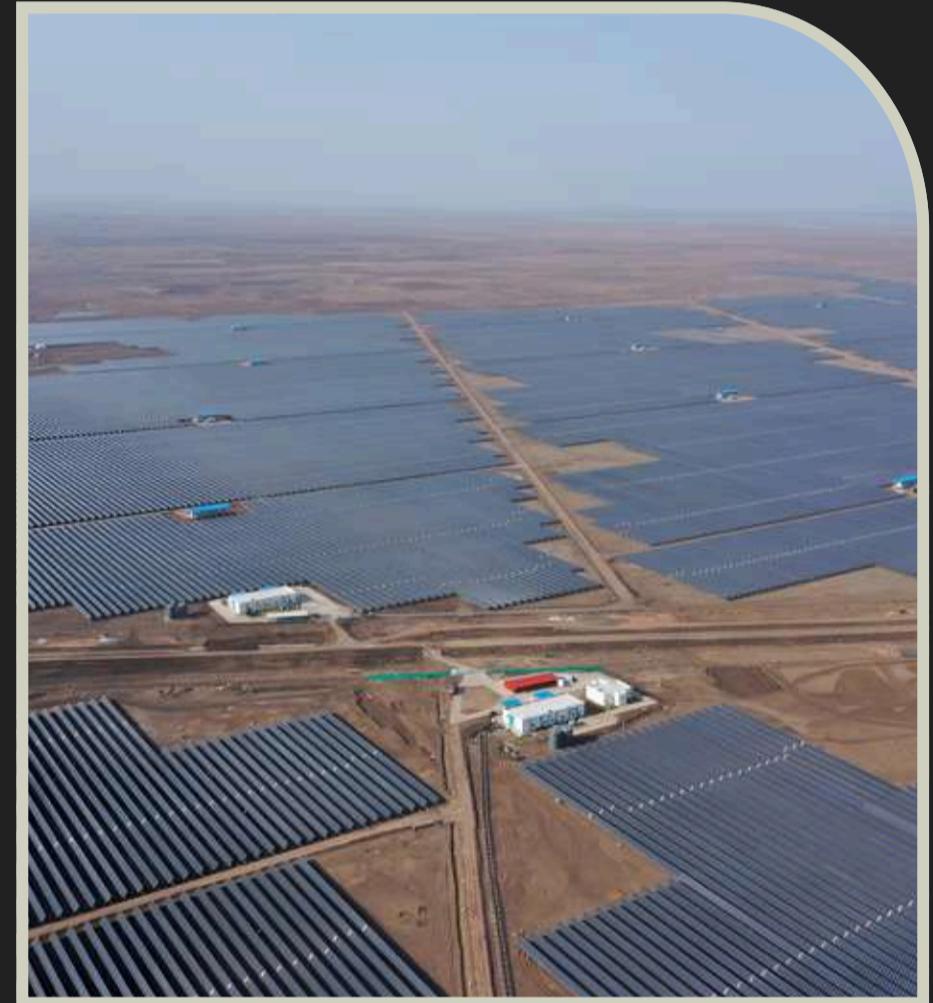
MEGA PROJECTS



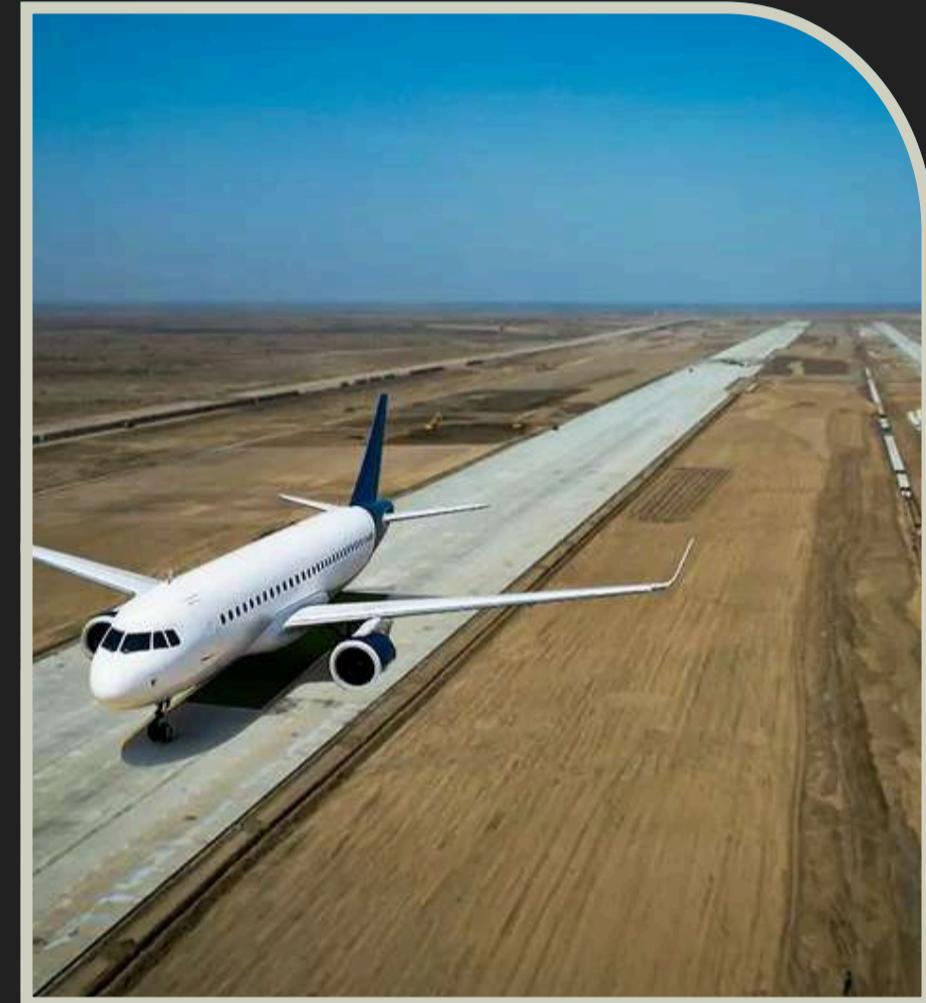
Tata Semiconductor
Fab



Ahmedabad-Dholera
Expressway



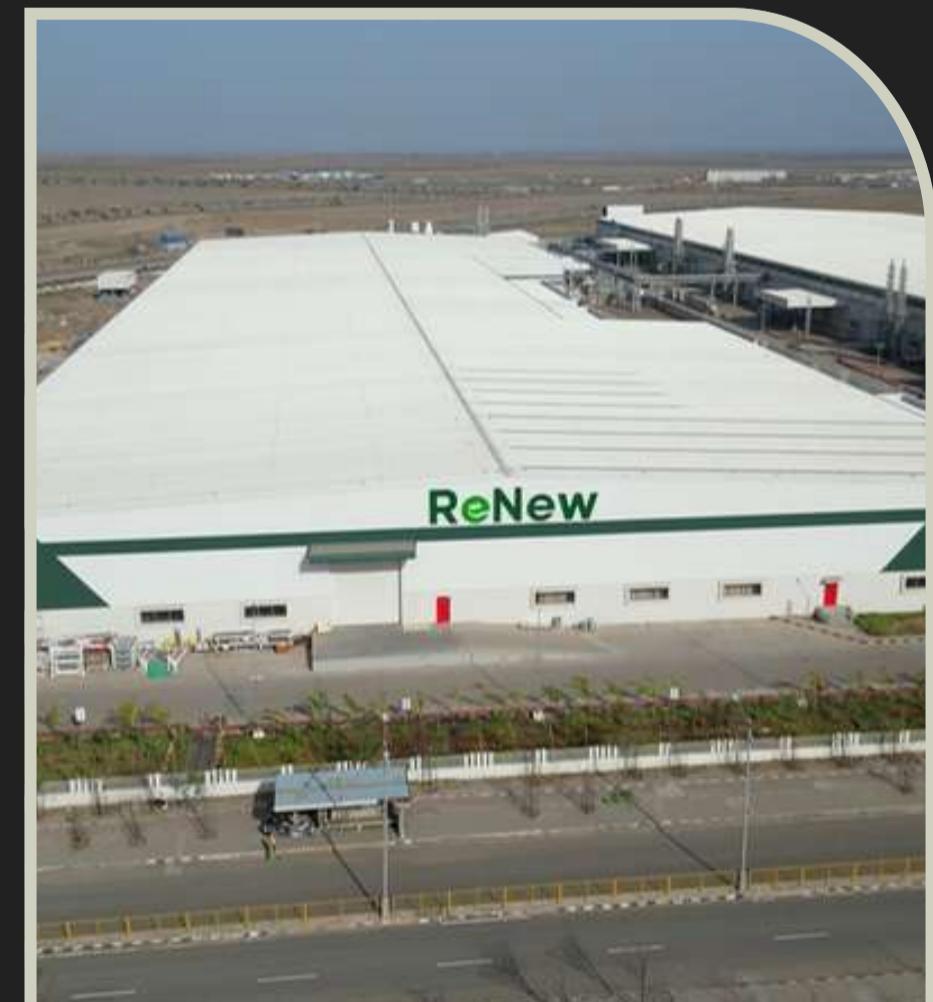
Asia's Largest Solar
Park



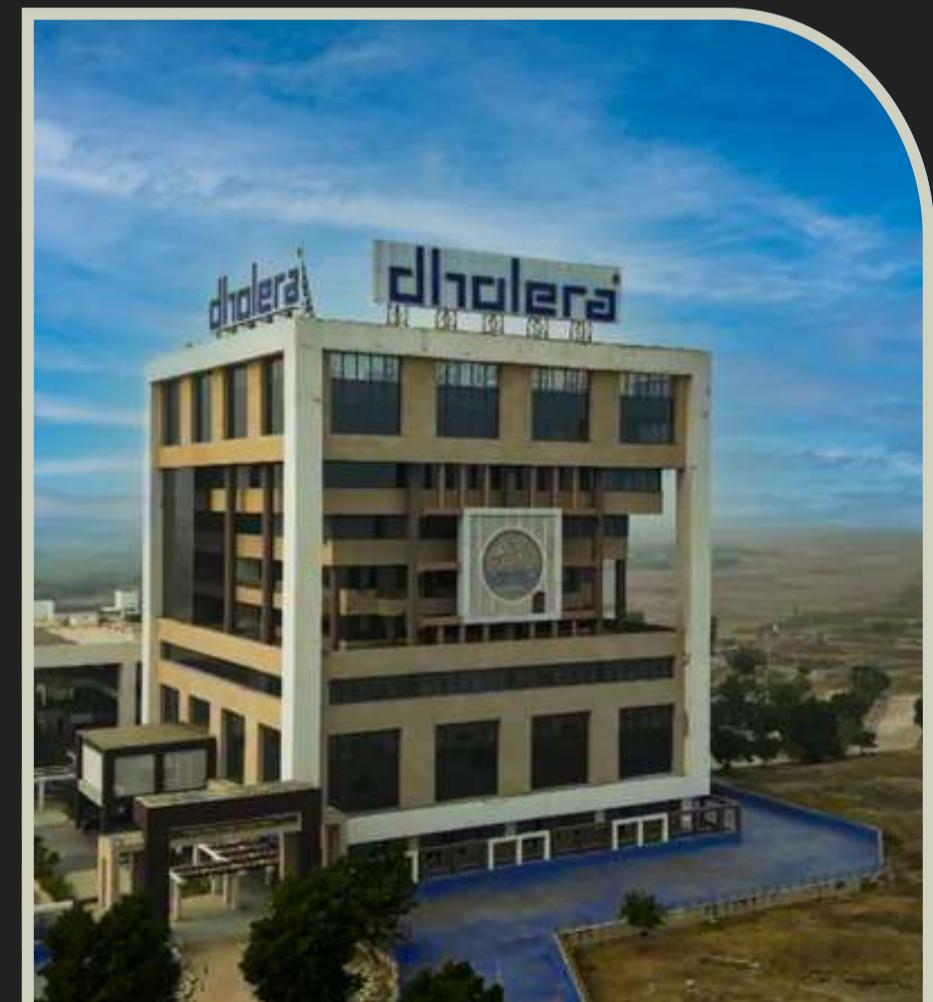
Dholera International
Airport



Water Treatment Plant



ReNew Solar Panel
Manufacturing



ABCD Building



Sea Port



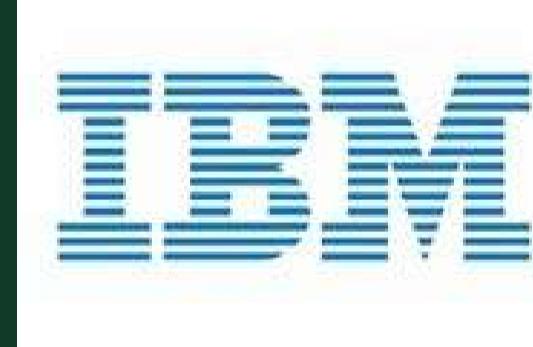
Dholera Freight
Corridor



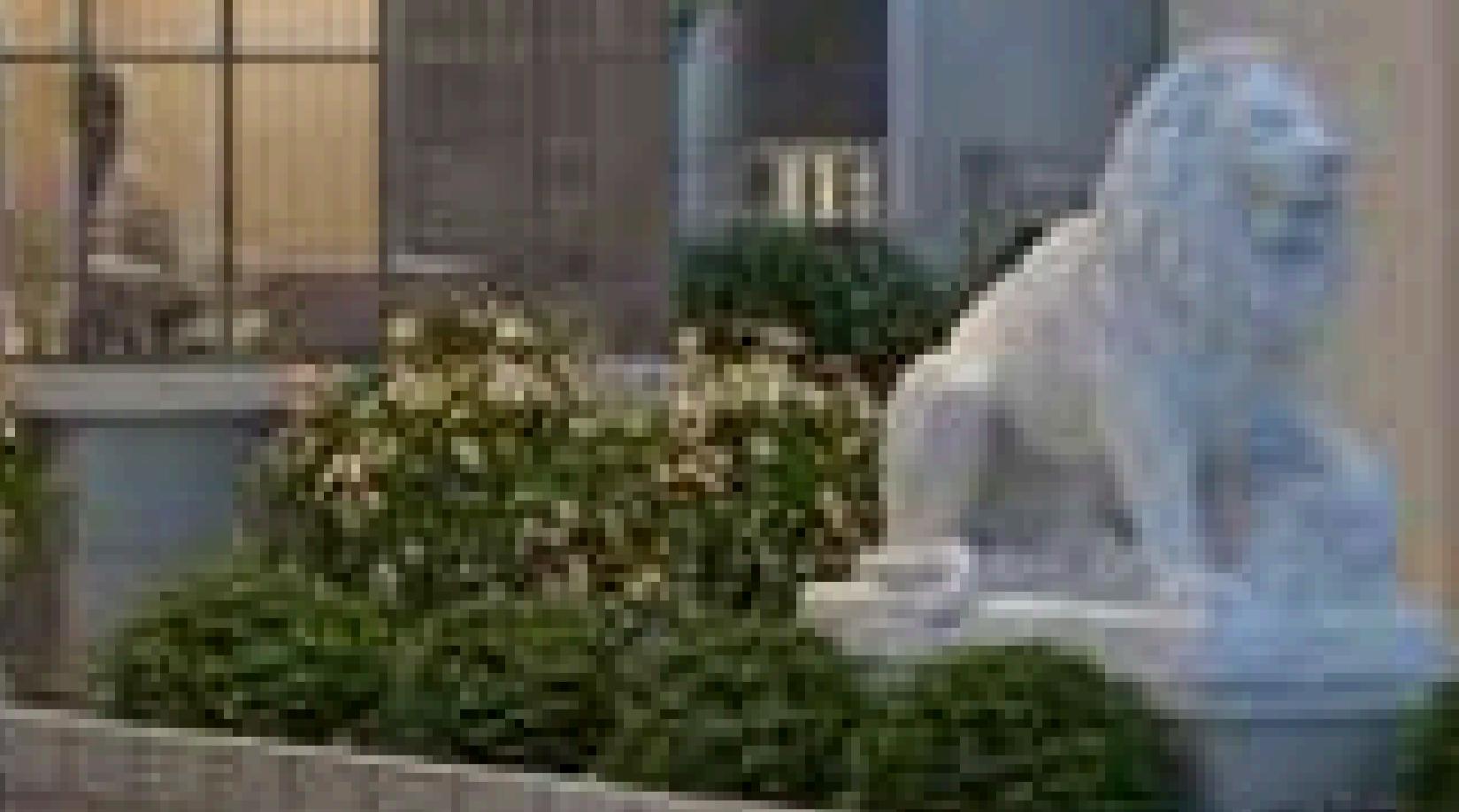
Sewerage Treatment
Plant

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

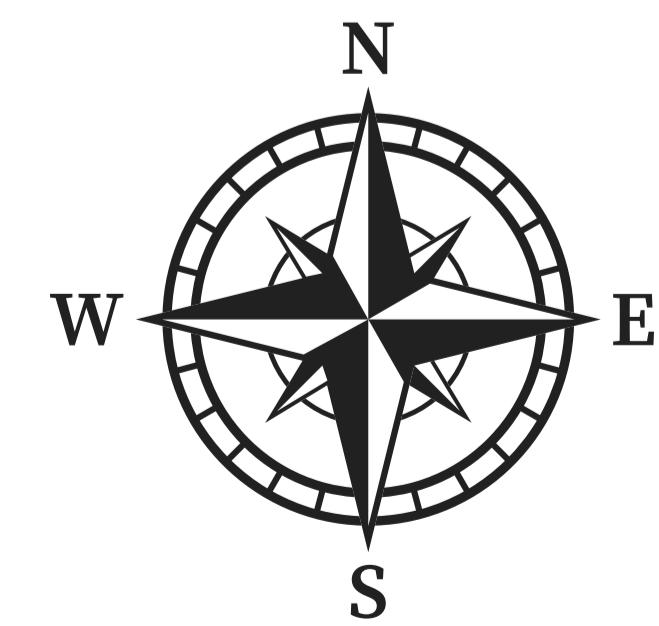
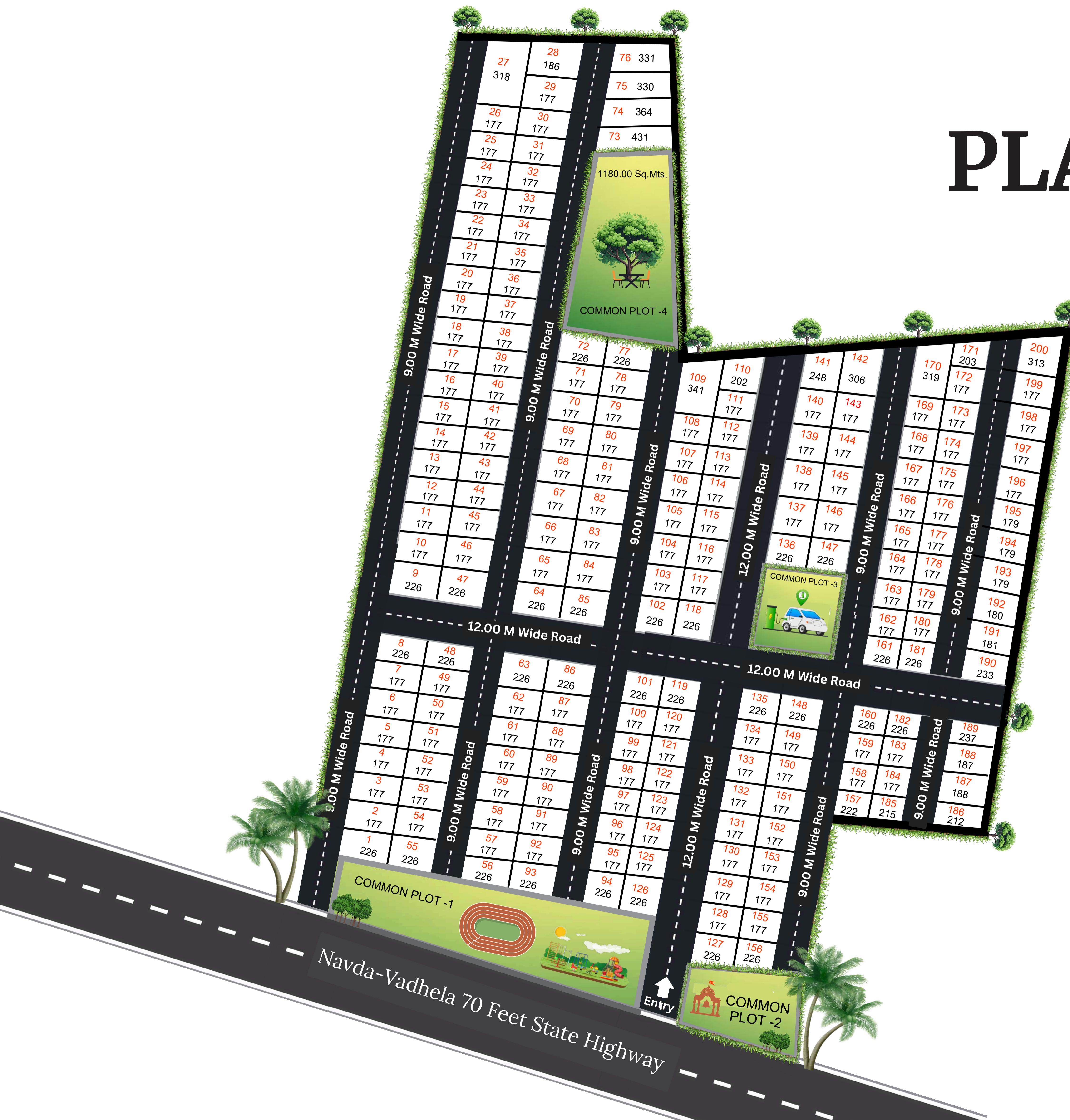


Jogging Track



Senior Citizen Zone

PLAN LAYOUT



3D VILLA LAYOUT



WHY CHOOSE BOOKMYASSETSTM



Resale Support



Prime Location



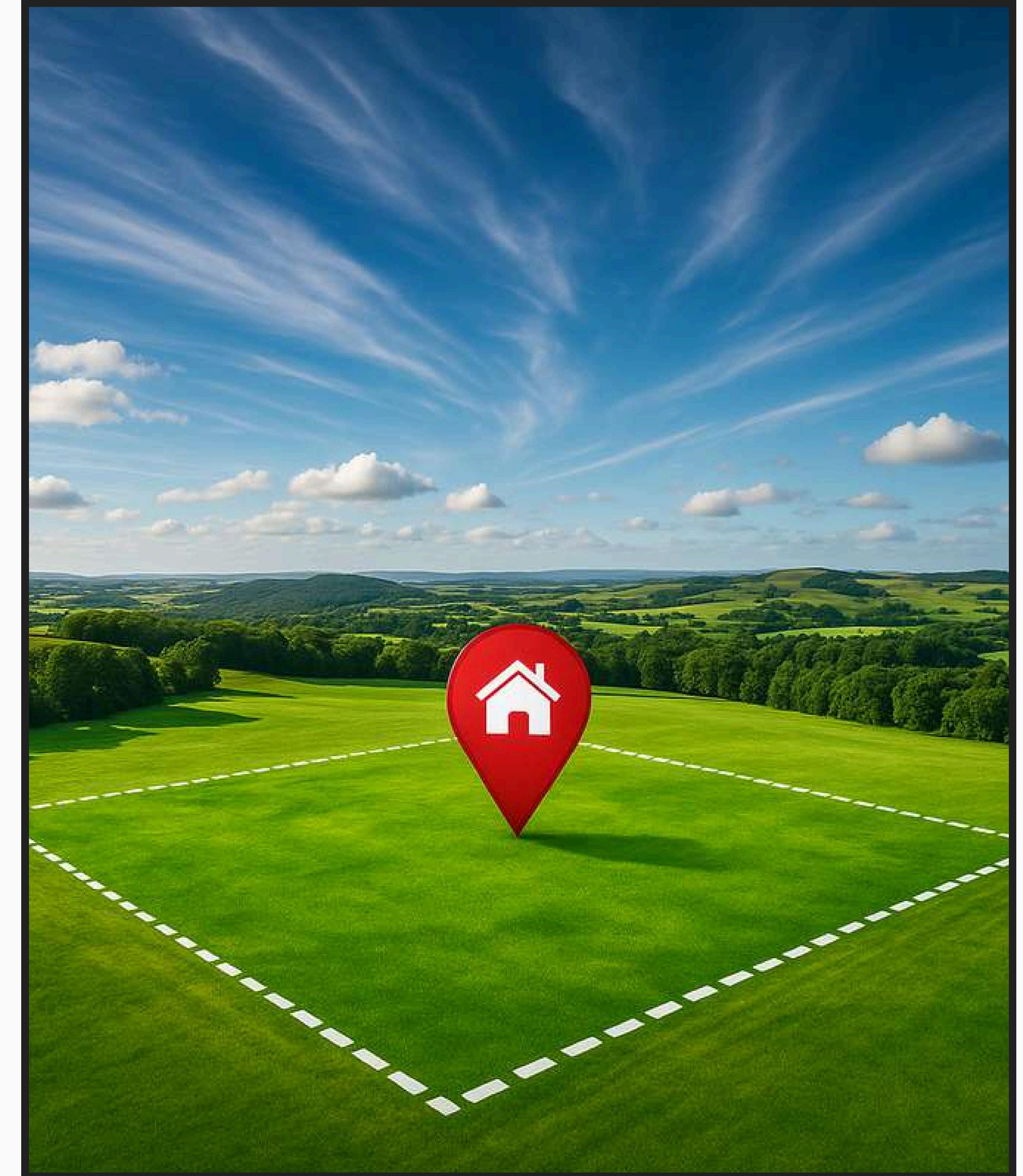
Buy-Back Assurance*



Clear Title



Genuine Ownership



VOICE OF DELIGHT

CLIENT VISIT



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.



DHOLERA

INDIA'S FIRST PLATINUM RATED GREENFIELD INDUSTRIAL SMART CITY



Site Office:

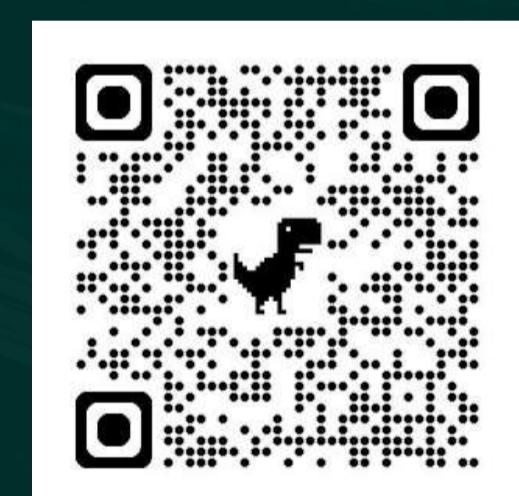
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