

A New Gujarat,
Within Gujarat

DHOLERA METRO CITY - 3

3 BHK and 4BHK



Residential Plots, Villas & Bungalows

"Immediate Sale Deed Registration"

"After Grand Success of Dholera Metro City -1, 2 & 2000

"N.A., N.O.C., Title Clear and Plan Pass"

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

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



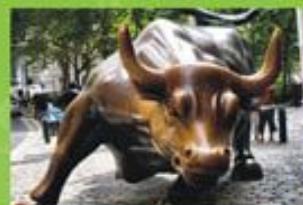
Gujarat is India's Economic Powerhouse



7.5%
Gujarat's
Contribution
to India's
GDP



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

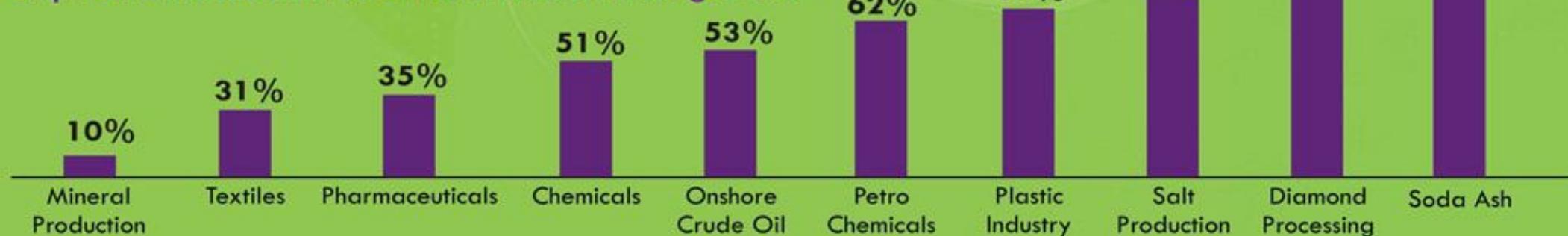


30%
Gujarat's
share in India's
Stock Market
Capitalization



9.5%
Gujarat's
share in
India's
Workforce

Gujarat's Contribution to India's Manufacturing Sector





“Dholera will be better developed than Delhi”

Stressing the need for developing urban and rural areas simultaneously, India's **Prime Minister Narendra Modi** said that port city of Dholera will be developed better than Delhi and six times bigger than Delhi and six times bigger than China's Financial Capital Shanghai. He said that at the end of a panel discussion on 'rurbanisation', organized as a part of a series of programmes heralding the Vibrant Gujarat Global Investors Summit.

The infographic is divided into three main sections:

- Why to Invest at Dholera SIR?** Shows a night view of the Shanghai skyline.
- 2 times bigger than DELHI** Shows a night view of the India Gate in Delhi.
- DHOLERA SMART CITY** Shows a conceptual architectural rendering of the Dholera Smart City with modern skyscrapers and infrastructure, featuring the "DHOLERA METRO CITY" logo.

Text overlays include:
6 times bigger than SHANGHAI
2 times bigger than DELHI
DHOLERA SMART CITY
What makes Gujarat's Dholera Smart City Investment Hotpot?

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-model 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
 - 9200hectors 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



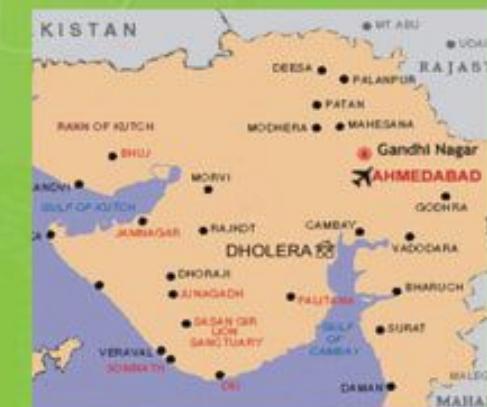
Rail Connectivity



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)**



HCC USEL



Zydus
Cadila



DHOLERA SIR
Infra Development Limited
ISO 9001 Certified Company



J M BAXI & CO



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 Projects 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.

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.

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.

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.

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.

Industrial Effluent collection system



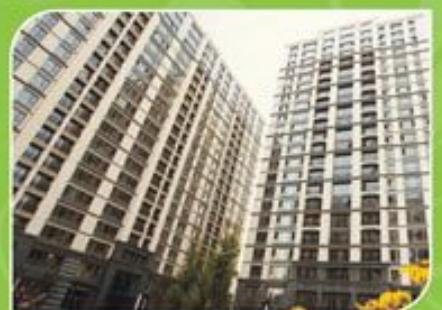
Formation of industrial effluent collection system network, effluent treatment plants in TP1 & TP2E and effluent out fall.

Storm Water collection system



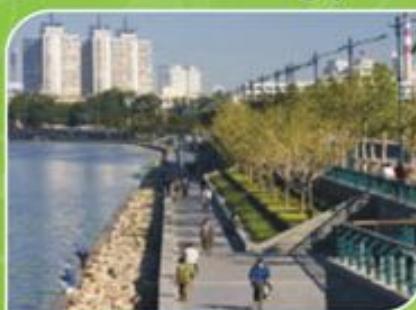
Formation of collection system of storm water run off within TP areas through RCC pipeline network & disposal.

Administrative and Business Centre of Dholera (ABCD)



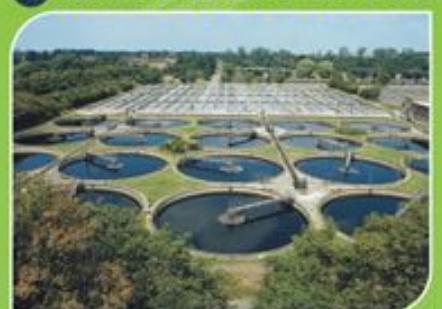
ABCD is proposed as abutting the expressway within TP2W, to serve as administrative functions of the city. DSIRDA building envisaged with a LEED GOLD rated building.

River Training / Bunding



DSIR is located in the flood plain of three rivers, from Sukhabhadar 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



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.

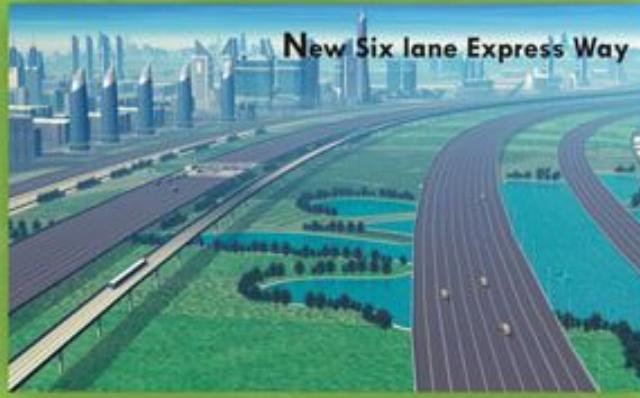


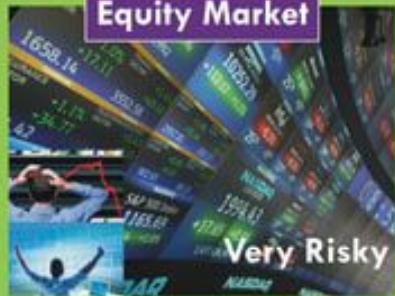
Airport

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

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

Mega Projects of Dholera Special Investment Region

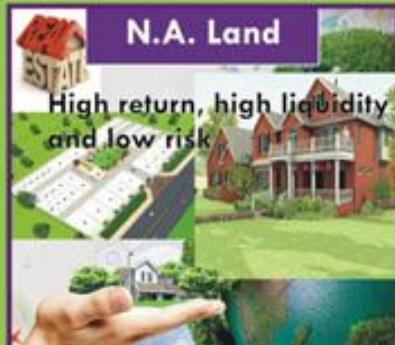


Equity Market

Very Risky

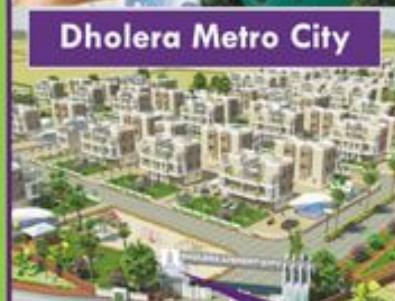
Gold

Very high volatile market now a days

N.A. Land

High return, high liquidity and low risk

Dholera Metro City



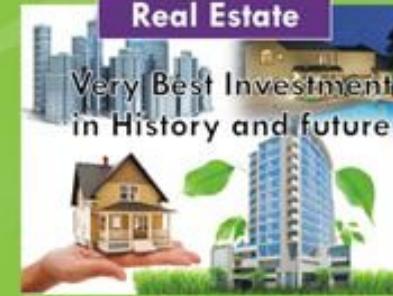
Best Investment

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

Bond/Bank Fix deposit

Very low Return

%

Real Estate

Very Best Investment in History and future

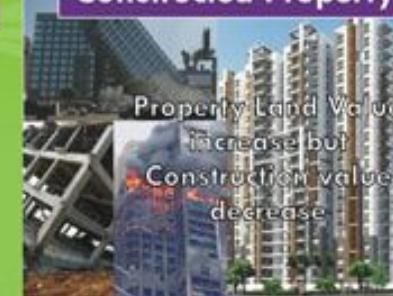
Let's Start to think on Basic Ideas for Investment !!

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

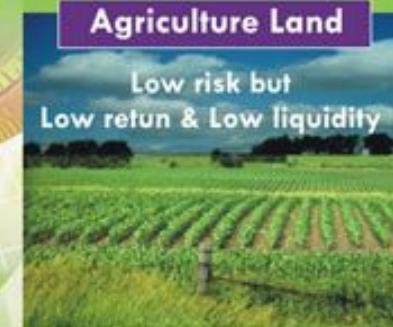
Land does not increase on the earth but its demand always increase due to population growth, so Real estate is the very best option across History as well as in future too.

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

Constructed Property

Property Land Value increase but Construction value decrease

Agriculture Land

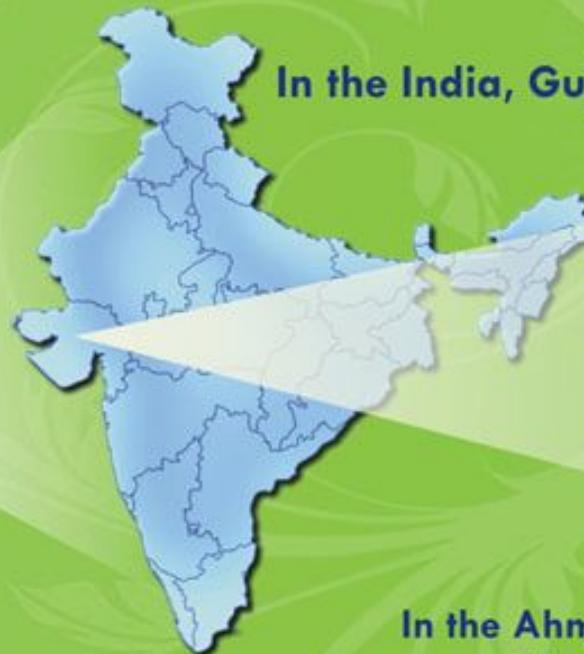
Low risk but Low retun & Low liquidity

Where is the Best Real Estate Investment Destination Today !!

In the World, India



In the India, Gujarat



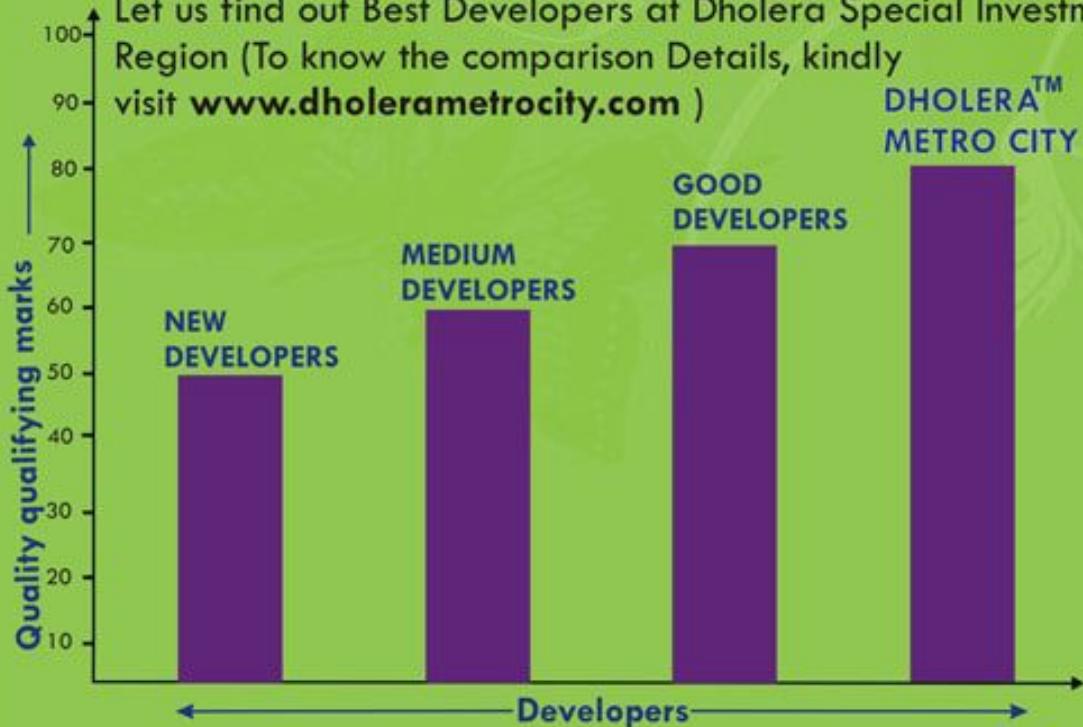
In the Gujarat, Ahmedabad



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** 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

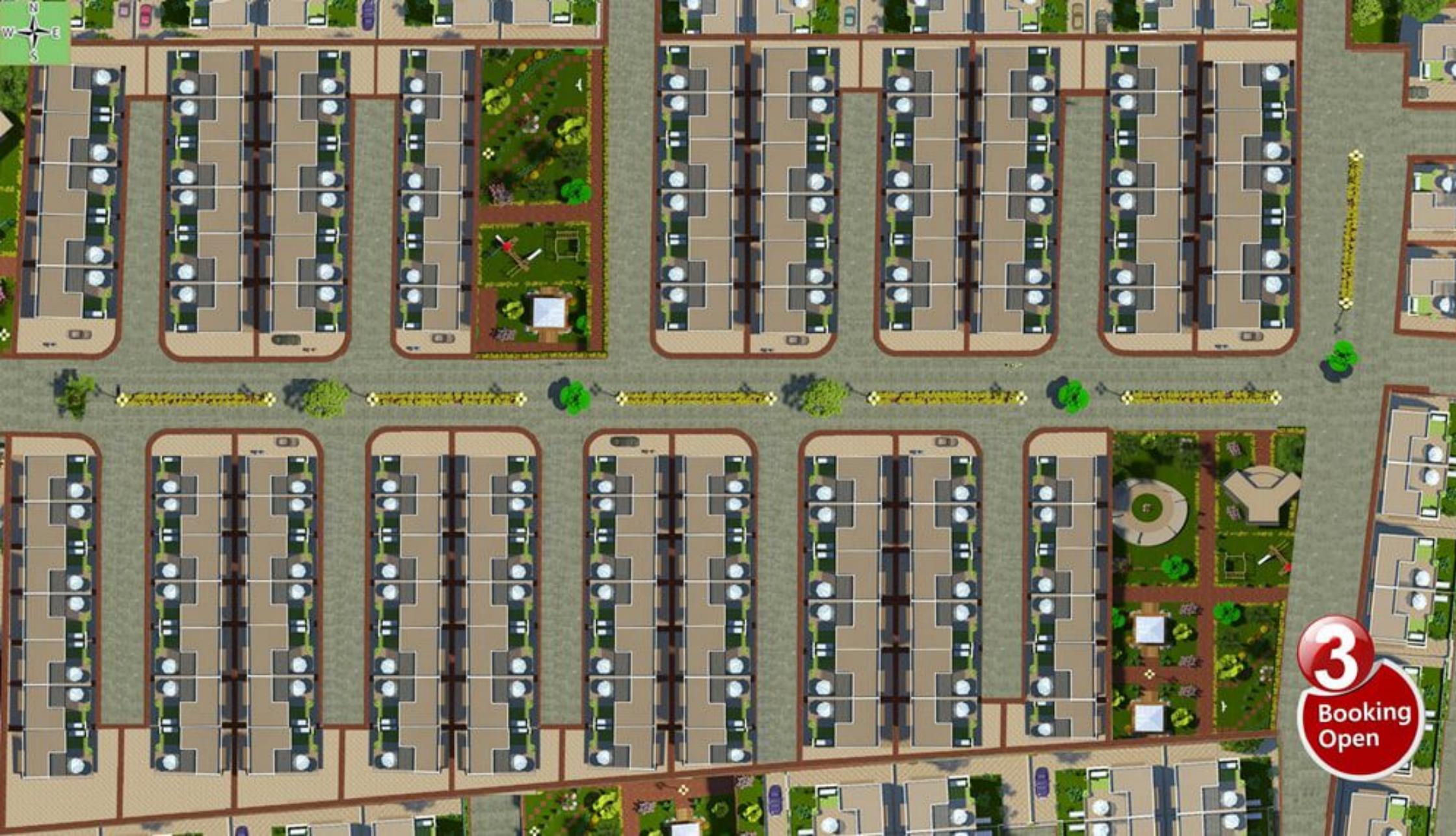


Come to **Dholera Metro City-5004** and would come in terms with real meaning of weekend living. Through far from the boisterous Ahmedabad. Dholera Metro City has its own charm of being present at **Dholera SIR**. What makes it so unique is its close proximity to the Dholera Airport. So, cherish your 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 & bunglows



3

Booking
Open



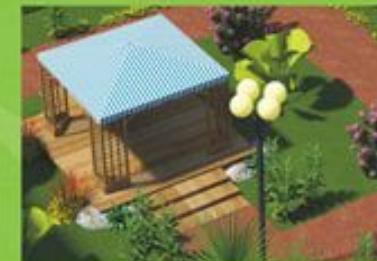
3
Booking
Open

Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet	Plot No	Area Sq Yard	Area Sq Feet
179	345.55	3109.96	206	166.85	1501.66	233	226.25	2036.22	260	166.85	1501.66
180	293.72	2643.46	207	273.77	2463.97	234	234.54	2110.86	261	166.85	1501.66
181	293.72	2643.46	208	273.77	2463.97	235	242.58	2183.19	262	166.85	1501.66
182	293.72	2643.46	209	166.85	1501.66	236	367.03	3303.31	263	166.85	1501.66
183	371.52	3343.65	210	166.85	1501.66	237	285.76	2571.85	264	273.77	2463.97
184	273.77	2463.97	211	166.85	1501.66	238	169.40	1524.59	265	273.77	2463.97
185	166.85	1501.66	212	166.85	1501.66	239	173.49	1561.38	266	166.85	1501.66
186	166.85	1501.66	213	243.86	2194.74	240	176.78	1591.05	267	166.85	1501.66
187	166.85	1501.66	214	283.33	2549.99	241	177.38	1596.39	268	166.85	1501.66
188	166.85	1501.66	215	172.50	1552.49	242	179.19	1612.73	269	166.85	1501.66
189	314.21	2827.93	216	172.50	1552.49	243	500.28	4502.51	270	166.85	1501.66
190	314.21	2827.93	217	172.50	1552.49	244	428.52	3856.70	271	316.64	2849.79
191	166.85	1501.66	218	172.50	1552.49	245	166.85	1501.66	272	279.22	2513.02
192	166.85	1501.66	219	322.46	2902.12	246	166.85	1501.66	273	166.85	1501.66
193	166.85	1501.66	220	314.20	2827.84	247	166.85	1501.66	274	166.85	1501.66
194	166.85	1501.66	221	166.85	1501.66	248	166.85	1501.66	275	166.85	1501.66
195	273.77	2463.97	222	166.85	1501.66	249	166.85	1501.66	276	166.85	1501.66
196	273.77	2463.97	223	166.85	1501.66	250	273.77	2463.97	277	166.85	1501.66
197	166.85	1501.66	224	166.85	1501.66	251	273.77	2463.97	278	273.77	2463.97
198	166.85	1501.66	225	273.77	2463.97	252	166.85	1501.66	279	273.77	2463.97
199	166.85	1501.66	226	273.77	2463.97	253	166.85	1501.66	280	166.85	1501.66
200	166.85	1501.66	227	166.85	1501.66	254	166.85	1501.66	281	166.85	1501.66
201	314.21	2827.93	228	166.85	1501.66	255	166.85	1501.66	282	166.85	1501.66
202	314.21	2827.93	229	166.85	1501.66	256	166.85	1501.66	283	166.85	1501.66
203	166.85	1501.66	230	166.85	1501.66	257	391.34	3522.07	284	166.85	1501.66
204	166.85	1501.66	231	314.21	2827.93	258	354.02	3186.19	285	191.04	1719.36
205	166.85	1501.66	232	355.02	3195.19	259	166.85	1501.66	286	322.27	2900.43

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.

Our Projects



DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



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DHOLERA METRO CITY

Residential Plots, Villas & Bungalows
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DHOLERA METRO CITY 5005

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5001

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5002

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5003

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



DHOLERA METRO CITY 5004

Residential Plots, Villas & Bungalows
www.dholerametrocity.com



Dholera SIR PROPERTY

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

Amenities & Services





3 BHK and 4BHK

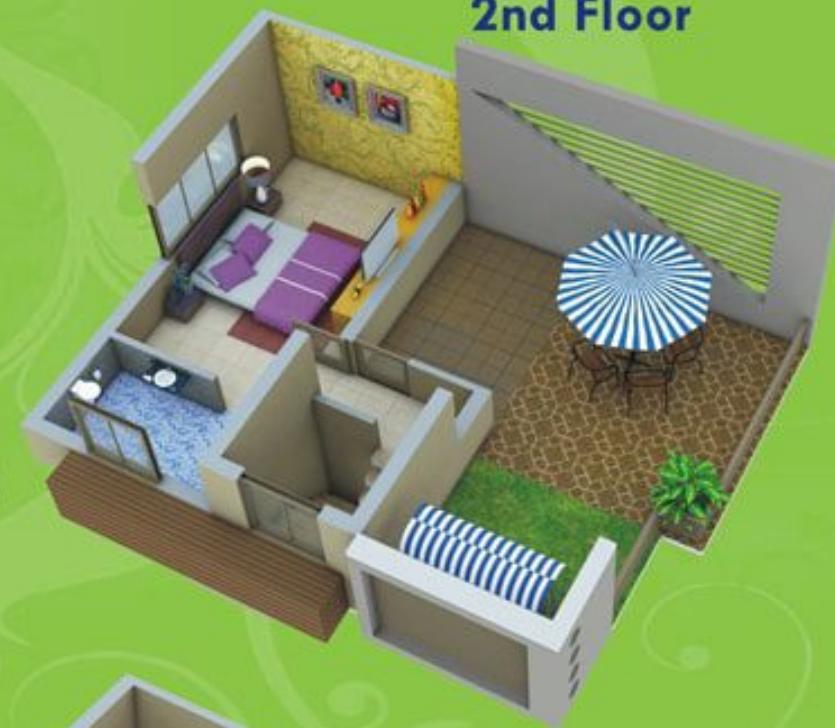
Add More Vigour To Your Weekend Living

FLOOR PLAN



Ground Floor

3 BHK and 4BHK



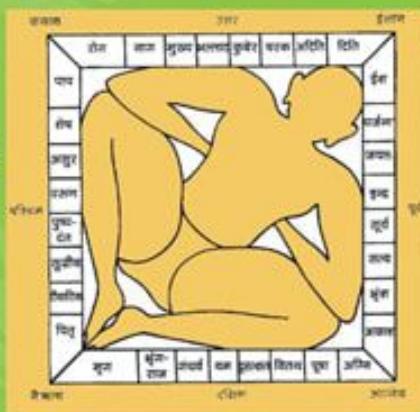
2nd Floor



1st Floor

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 want you could conceive because it is located away from hue and cry of the polluted vicinities where you will like to breath 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 Esteem Investors World Wide

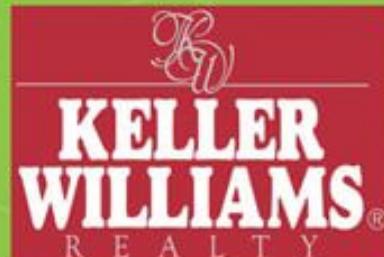


Our Esteem Investors across India



We are the Member of

Member of



Our Strength



Transparent



Trademark



Corporate Banking



Approved



High Return



ISO Certified Organisation



Legal



Secure



Signed MoUs with Govt. of Gujarat



M/S Jigar Shah & Associates

Statutory Auditors



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

Structural Consultant



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

Landscape Coordinator



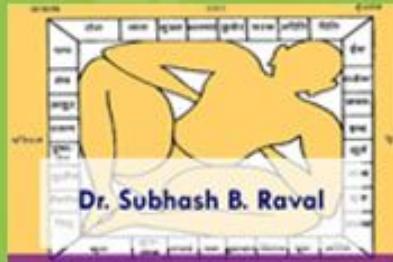
Mr. Mukund N Jani

Notary & Advocate



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

Architect



Dr. Subhash B. Raval

Vastu Consultant



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