

INDIA'S MOST TRUSTED
INVESTMENT IS FLOURISHING
@SANAND, GUJARAT



THE GROWTH LAND

BY





THE GROWTH LAND

A Nexus of Expansion and Opportunity

Owning land is more than an investment; it's a symbol of pride and legacy. Goyal & Co. offers thoughtfully planned plots in promising locations, ensuring financial growth, lifestyle, and stability for you and future generations.

The Growth Land is a vision to uncover lands that transform into fertile grounds for prosperity, where your dreams can take root.

The Pillars, the 5Gs of The Growth Land by Goyal & Co.



Grow Securely

100% safe assets with clear titles



Grow Strategically

Handpicked rapidly developing potential locations



Grow Confidently

Transparent communication for projects



Grow Dependably

Easy-to-maintain lands & stress-free investment



Grow Prosperously

Advanced infrastructure with state-of-the-art amenities

The Pioneers of Plotting in Gujarat: Goyal & Co.

For five decades, Goyal & Co. has been a trusted name in Gujarat's real estate, creating residential, commercial, and township projects that build communities. Now, with the same dedication, we're offering plots that promise not just value, but a lasting lifestyle for future generations- The Growth Land.

With a foundation rooted in trust, quality, and legacy, Goyal & Co. continues to shape the landscape with projects that exceed the aspirations of those they serve.

53
Years of
Existence

250+
Completed
Project

30000+
Loyal
Customers

10+
Plotting
Projects

Building The Foundation

The inception of a vision led by passion and determination, set in stone by the Late Mr Rampurshottam Goyal



1971-80
Vision



Cementing A Legacy

With consistency and determination, we created long-lasting bonds on the foundation of trust, quality and commitment

1991-2000
Consistency

Embracing Evolution



With changing times, we are blending the essence of luxury and comfort with modern-day community living and leaping beyond the known realm of real estate

2011-20
Evolution

1981-90
Innovation

Leaping Beyond Conventions

A courageous leap to explore beyond norms and create pillars which transform skylines



2001-10
Strength

Standing The Test Of Time

Forging the spirit of unwithered passion led us to unearth the strength for exponential growth. Launched Goyal & Co. In Bangalore and Mumbai



2021-∞
Amplification

The Passage Of Growth

Celebrating 50 years of creating landmarks. Adapting and evolving, we are embracing a new design sensibility and building the future of modern infrastructure

The Vibrant State: Gujarat



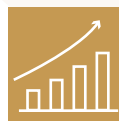
**3rd Largest State
Economy in India**



**25 Special
Economic Zones**



**Highest Exporting
State in India**



**13.3% GSDP
Growth Rate**



**INR 3,822 Cr. Funds
Allotted to UDAs**



**43%
Urbanisation Rate**



**17.8 Lakhs Total
No. of Households**

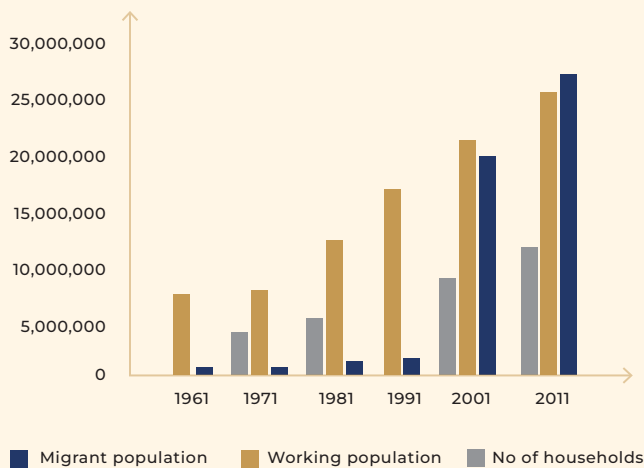


**2.6 Cr
Urban Population**

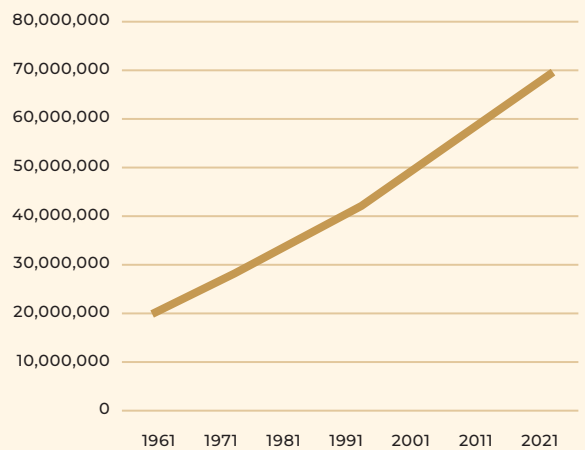
Gujarat: The Land of Great Potential and Possibilities

Gujarat's population growth has fueled urbanization and economic expansion, with a notable rise in households, working population, and migrants. The state's GDP soared from INR 9.61 lakh crores in 2014-15 to INR 24.62 lakh crores in 2023-24, alongside a significant increase in FDI, reflecting its appeal as an economic hub.

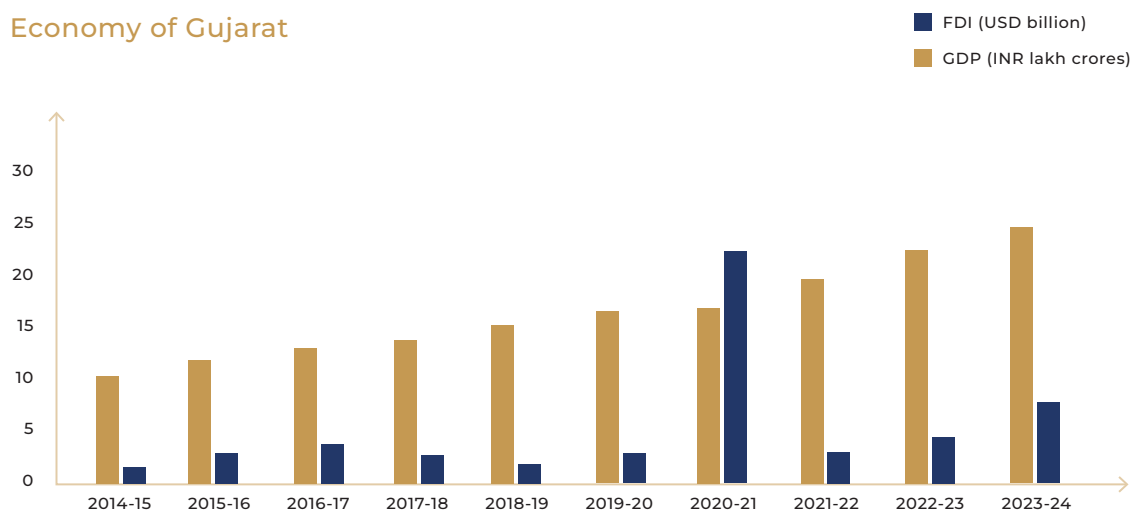
No. of Households, Working & Migrant Population



Population Count of Gujarat



Economy of Gujarat



Ahmedabad: The Growing Commercial Capital of India

A city where everything is always within reach, no place is too far, and one that is constantly expanding its potential- That is Ahmedabad. The city has grown dynamically over the years and how?



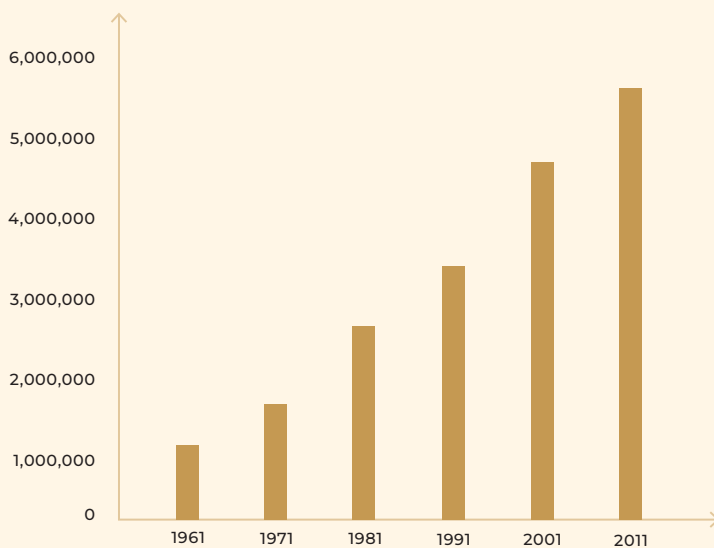
Large Infrastructure Projects are planned to unlock the future potential of Gujarat



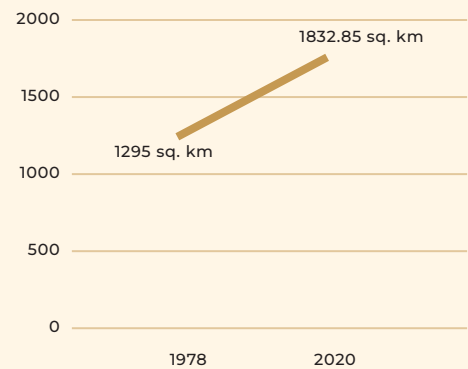
A City, A Hub, A Land of Exponential Possibilities

Ahmedabad is transforming and that's not new. For the last 30 decades, the city has merged with lands and now with the rapid development, Sanand and Gandhinagar will join the growth saga of Ahmedabad.

Population in Ahmedabad over the years

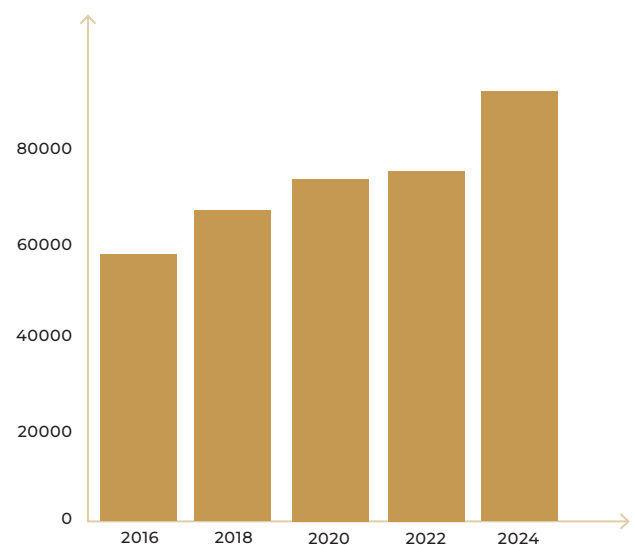


Total Land Development in Ahmedabad



The population rise and land development has been the major reason for the rise in plotted development rates, making them a promising investment opportunity.

Plotted development rates, West Ahmedabad (INR / sq. m)





From Past to Present : The Story of Sanand's Development

The city of Ahmedabad underwent on an unrelenting growth journey post Indian independence, while Sanand took its small steps to grow. And now it has kickstarted its journey to bloom and flourish.

1963 Declared Nagar Panchayat	1997 Identified as growth centre in ADA DP	2010 Tata Nano plant opening	2015 GE power systems facility	2022 Tata Motors acquired Ford plant	2024 Simmtech plant, Nippon steel, Terex India, OmniBrx Biotechnologies, Biogenomics etc.
1885 Establishment of Sanand Municipality	1994 Declared Nagar Palika	2009 Declared Satellite Town of Ahmedabad	2011 Ford vehicle and engine assembly plant	2018 Maxxis Tyres manufacturing plant	2023 Micron semiconductor plant

Sanand: Green Acres, Great Investment

Sanand is the largest industrial estate in the Ahmedabad region, spread over 5000 acres and with the Government's vision of 'Vibrant Gujarat', Sanand is blooming as a key destination for real estate investment. Why?

Strategic Location

Located less than 1 hr from Ahmedabad, the land promises great connectivity to the city.

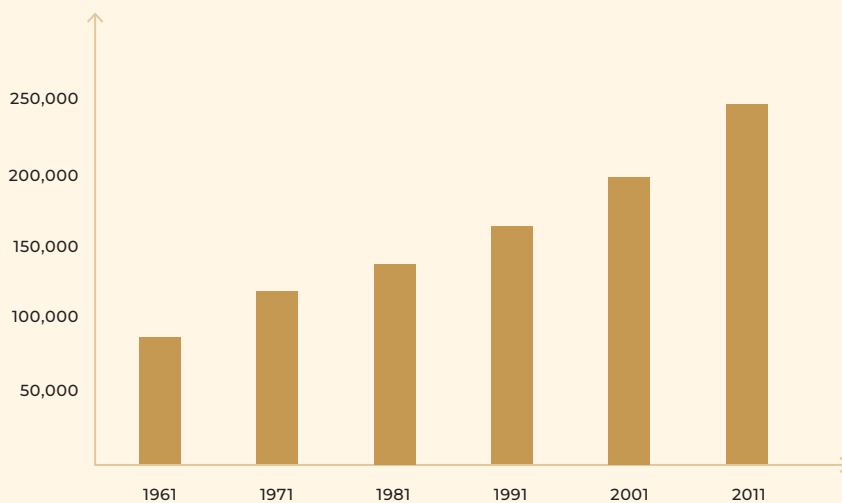
Global Expansion

95000+ Cr upcoming investment with 10+ mega industries from across the world.

Rapid Development

It is among the top five emerging corridors for investments in land, promising great returns .

Population count of sanand over the years



With the increase in population, Sanand is also welcoming new opportunities, infrastructure development, migrant population, and lifestyle essentials, all leading to an increase in per capita income and land use.

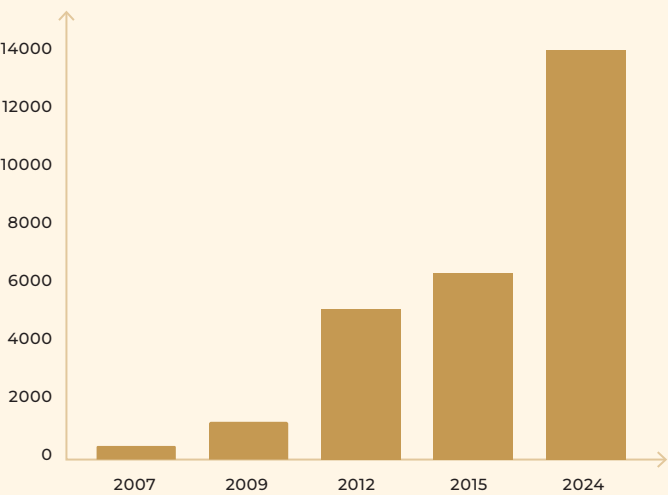
The Right Place for Land Investment is Sanand. and the Right Time is Now!

Sanand is a living testament to how industrial growth can transform real estate values. However, the ripple effects of this industrial boom are vividly reflected in the skyrocketing prices of residential land.

Land rates in Sanand




The quoted price for a residential plot in Sanand:



Over the past 12 years, plotted residential land in Sanand has experienced an average growth of 300%, boasting a CAGR of 12.24%. Remarkably, some plots have appreciated by up to 500% during this period.

The World is Coming to Sanand, and You?

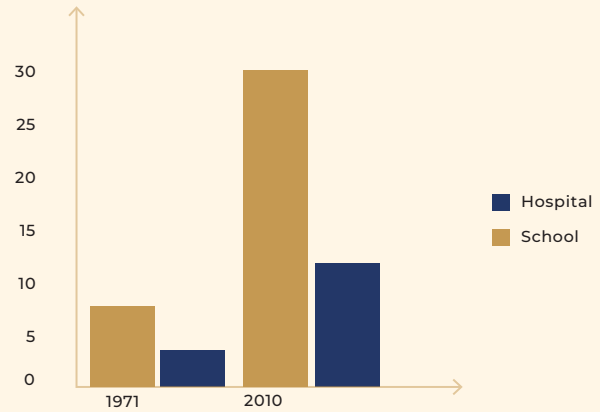
Channelling the Government's vision of Vibrant Gujarat, transforming the place where 'Make in India' began to 'Invest in the land of India-Sanand'. Sanand is home to over 500 companies.

Company	Industry	Land Area	Investment
	Chip Maker	93 acres	22,000 CR
	Export Hub	13 acres	2,000 CR
 Enriching Life through Scientific Insights...	Pharma Company	10 acres	290 CR
	Beverage Company	40 acres	3,000 CR
	Air Cargo Port	1450 acres	50,000 CR
	Lithium Ion Battery	550 acres	13,000 CR
	Automobile Plant	-	725 CR
	Warehousing Logistic Park	38 acres	400 CR
Total Investment			~ 95,000 CR

As the world beholds Sanand's burgeoning potential, with over 10+ nations converging, we are the harbingers heralding an exclusive opportunity just for you.

Land, Landscapes, and Lifestyle @Sanand

Once known for its limited social infrastructure, Sanand is now undergoing a remarkable transformation. Today, Sanand's evolving landscape paints a picture of a vibrant, self-sufficient town where convenience meets opportunity as the scene is changing dramatically, with the arrival of new hotels, theatres, and retail stores.



Leisure

Sanand, Gujarat, is set to become the first Gujarat Industrial Development Corporation estate to host a five-star hotel.



Tourism

Nal Sarovar, one of the largest wetland bird sanctuaries in India, is 41 km from Sanand, making it a major tourist attraction in the region.



Healthcare

Foundation for ESIC Hospital has been laid for a 350 bedded, upgradable up to 500 beds, in September 2022. The multi-speciality hospital will be well-equipped with all modern facilities.



Entertainment

Miraj Cinemas announced the opening of a premium multiplex on the Viramgam Highway, Sanand. The facility includes three screens with a total seating capacity of 374 seats.

Shape Your Future With Sanand: The Most Promising Local



WEEKEND GETAWAY



PROXIMITY TO CITY CENTRE



INFRASTRUCTURE APPRAISAL



TOURIST ATTRACTIONS



LAND AVAILABILITY



ASSET DIVERSIFICATION



BLUE
VALLEY

Land of Dreams, Sky of Opportunities

Carpet Area **4125 Sq. ft.** of
Green Landscapes

All Inclusive Prices Starting
From **₹ 66.83 Lacs**

From a Brand with a **Trusted Legacy**

Excellent Amenities for
an **Exceptional Lifestyle**

Close to a **High Investment**
Area- Off Sanand Nalsarovar Road



Why Blue Valley @ Sanand is the Ideal Choice for Your Dream Plot?

Imagine a home where children enjoy weekend games, and one can escape daily chaos with a refreshing dive in the pool, all while surrounded by tranquil green vistas. That's what owning land in Sanand feels like!

Invest in joy, indulge in nature, and unearth value- all in this plot of paradise!



Swimming Pool



Pickle Ball Court



Indoor Games Room



Multi-Purpose Hall



Children Play Area



Landscape Sit-Outs



Box Cricket

Blue Valley Location Map: A Landscape of Limitless Growth



IT'S YOUR OPPORTUNITY TO GROW
WITH GREAT POTENTIAL!

Invest in
**THE
GROWTH LAND**

BY

