



DHOLERA

A NEW ERA

**THE FUTURE OF WORLD CLASS
INFRASTRUCTURE**



DHOLERA FORTUNE INFRA
LLP

(ISO 9001:2015 CERTIFIED)

ABOUT US

Dholera Fortune Infra today is among the leading Realty and infrastructure companies. A widely reputed and professionally managed Organization. Dholera Fortune Infra currently operates in a range of business verticals such as residential Townships, Industrial land commercial plots and Complex as well as future exploration in Hotels, SEZs, IT Parks and Infrastructure, Utility Services and having other Projects in town planning 2 of Dholera SIR in vicinity to ABCD building and infrastructure development of L&T.

In line with its motto of radically improving the lifestyle standards of people through creating state-of-the-art realty and infrastructure facilities and projects, Dholera Fortune Infra is committed to take on more and more challenging tasks in its areas of operations with increased focus and dedication in the coming Years.

Dholera Fortune Infra roadmap for future development envisages expanding the current areas of operation through more and more challenging projects and also foraying into related areas in infrastructure with innovative projects.

ABOUT DHOLERA

Dholera special investment region (DSIR) is a Greenfield industrial city planned and located approximately 100 km. south west of Ahmedabad. Dholera spans an area of approximately 920 sq. km. & the total sir will be completed in the next two decades, while land is ready for allotment in the area of development under 22 sq. km. It is strategically located between the industrial cities of Ahmedabad, Vadodara, Rajkot and Bhavnagar.

Dholera's Immediate city development area of approximately 5,600 acres is expected to be operational by 2019. It is envisaged to be world-class destination with excellent infrastructure. It will also have its own self-sustaining eco-system, while industry will be the main economic driver.

The city will provide opportunities for the setting up of manufacturing units. While also aiming to provide an environment to Work.Live.Learn and Play. Dholera SIR will be a role model for future cities in India.

DMIC – THE VISION AND PLAN

Delhi – Mumbai industrial Corridor (DMIC) is India's most ambitious infrastructure program, Aiming to develop new industrial cities as "Smart Cities" and converging next generation technologies across infrastructure sectors. DMIC will emerge as a **"Global Manufacturing and Trading Hub"** over the next few years.

Dholera will be the **Largest Node On The DMIC** and will most likely be the first smart city under the Delhi Mumbai industrial Corridor Development Corporation (DMICDC). It will have state-of-the-art utility & logistic infrastructure, social infrastructure including education, healthcare, other public amenities and much more.

COMPANY PROFILE

Dholera Fortune Infra was incorporated in the year 2019, at Ahmedabad, Gujarat. Today, The Company enjoys a strong presence in Dholera SIR, Ahmedabad and has made its position as one of the reputed companies in the Real Estate Industry.

The Company is one of the fastest growing entities in the realty sector. The Company has traversed a path of steady growth & expansion and has posted increasing turnover and profits year after year.

The systems have been strengthened and new processes have been added. The company is managed by highly qualified professionals who are fully engrossed to ensure that the company maintains its high standards in quality construction, timely delivery, customer satisfaction, reasonable costs, excellent customer care. We have always strived hard to keep its commitments and thus enjoys an extremely resonant reputation in the construction.

WHY DHOLERA

Dholera SIR set to become one of India's most developed regions wherein all aspects of life work and play seamlessly converge to create a world-class city. Dholera have carefully planned and gone the extra mile to make Dholera SIR the destination of choice for Investors.

Advantage of investment in Dholera SIR

(1) Price appreciation:

the development of Dholera will be ongoing till 2040 so the scope of appreciation is very high.

(2) Rental Income:

Due to high job creation, there will be a major demand for a residential property so the plot owner will be able to get good rent.

(3) Job/Business Opportunities:

There will be multiple opportunities for job/business seekers in upcoming largest smart city of India so you can have job/business at Dholera.

(4) High Quality of Life:

Dholera smart city has the unique concept of live-work-play so the quality of life would be on a comparable level.

(5) Major USP of Dholera Smart City:

The dawn of a new city with Excellent Connectivity is here. Let's usher in a new era of. Advantage of investment in Dholera SIR.

- World-Class Infrastructure
- Efficient Governance
- Sustainability
- Ease of Doing Business
- Live Work Play
- Social Infrastructure

Dholera SIR area-920 Sq. km., divided in 6 Town Planning, Consisting of 22 villages of Taluka-Dholera, District-Ahmedabad are listed below:

- | | | | |
|-------------|---------------|----------------|----------------|
| 1. Ambali | 7. Otariya | 13. Sandhida | 19. Bavaliyari |
| 2. Kadipur | 8. Dholera | 14. Panchi | 20. Sodhi |
| 3. Bhadiyad | 9. Khun | 15. Mahadevpur | 21. Sangasar |
| 4. Gogla | 10. Bhimtalav | 16. Bhangadh | 22. Hebatpur |
| 5. Gorasu | 11. Rahtalav | 17. Zankhi | |
| 6. Cher | 12. Mundi | 18. Mingalpur | |

Some of the world's renowned companies doing work for SIR:

- Master Plan – Hal crow (UK)
- Project management Company – AECOM (USA)
- Information and Communication Technology – Wipro, IBM & CISCO
- Town Planning Development, Sewage Treatment Plant,
- Common Effluent Treatment Plant – Larsen & Turbo ltd.
- ABCD Building – Cube Construction Engineering Ltd.
- Water Treatment Plant - SPML

Landmark Development:

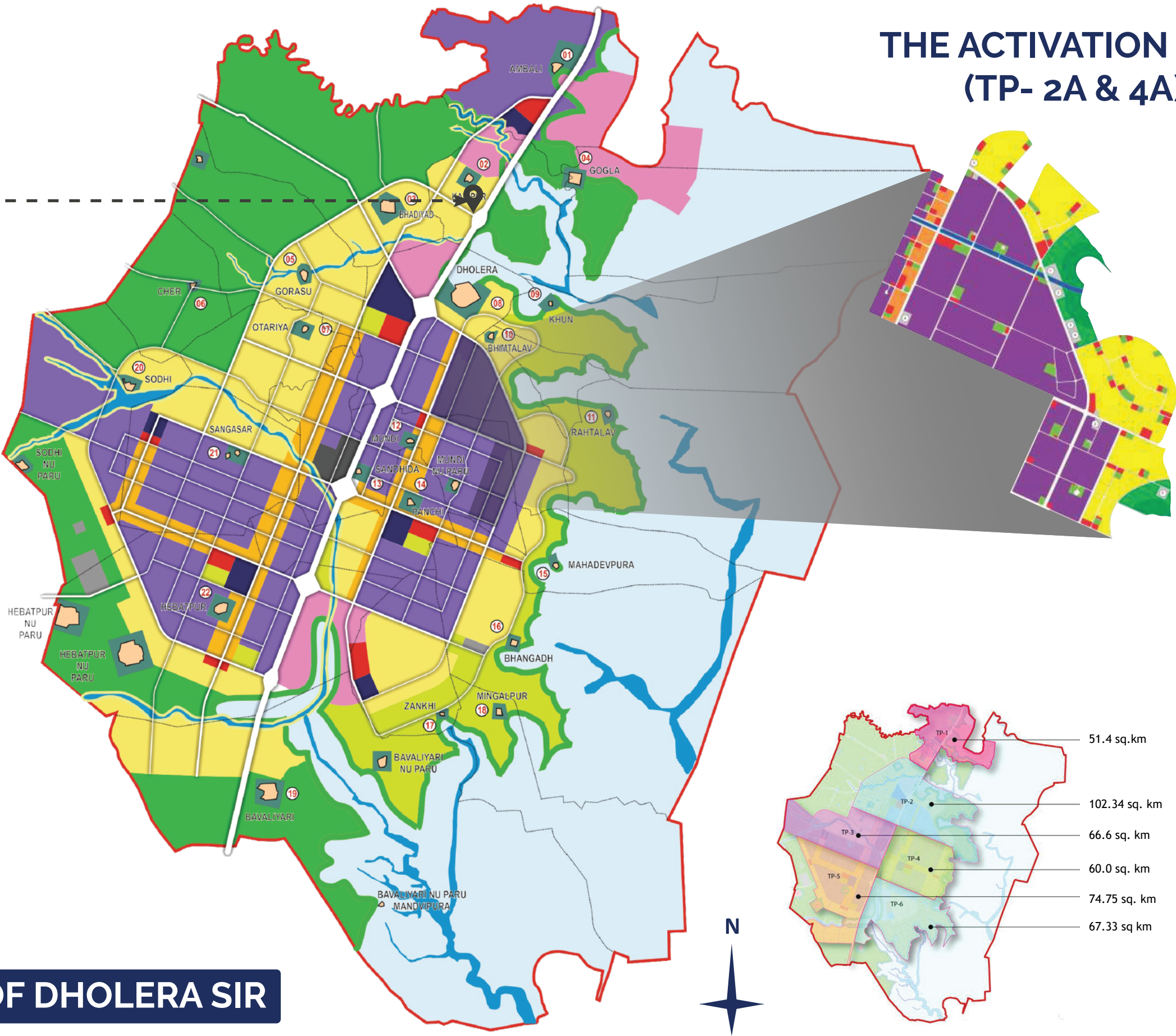
- World Class Infrastrcuture & Connectivity (ICT Enabled)
- Central spine express way (250 Meter Ahmedabad to Dholera SIR) and metro rail to link the SIR with Megacities.
- Dholera International (Cargo Cum Passenger) Airport-1426 hactors of land selected at Village Navagam Tal. Dholera, Dis. Ahmedabad for the Airport. Airports Authority of India (AAI) has prepared the Feasibility Report. All necessary permission has already obtained by PWC (price waterhouse coopers)
- Connectivity: Sea, Air, Rail & 250 Meter Express Highway



OUR PROJECT LOCATION INSIDE DHOLERA SIR AUTHORITY



THE ACTIVATION AREA (TP- 2A & 4A)

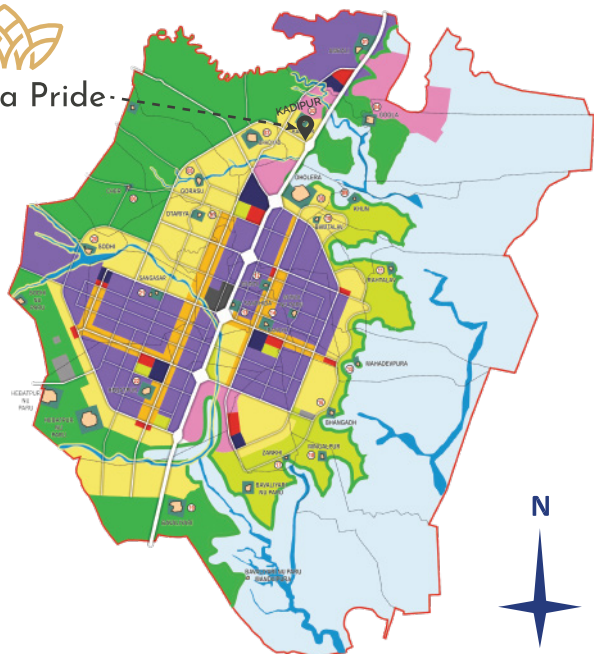


DP MAP OF DHOLERA SIR

DHOLERA PRIDE



Dholera Pride



Dholera Pride is located in Town Planning - 2 (Kadipur)

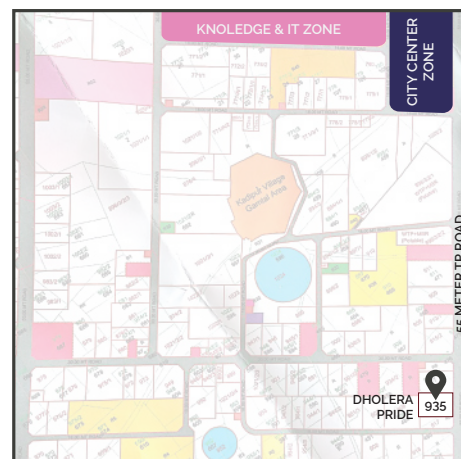
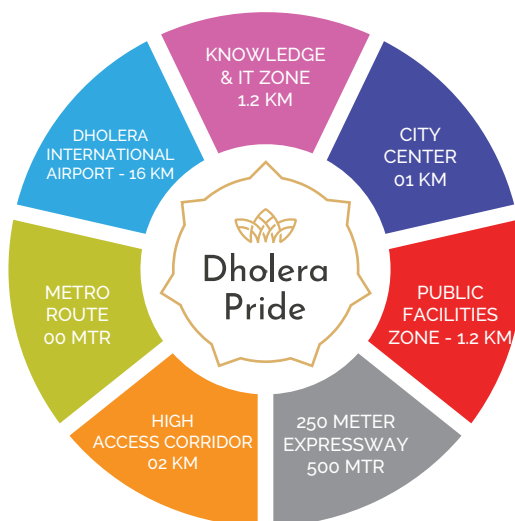
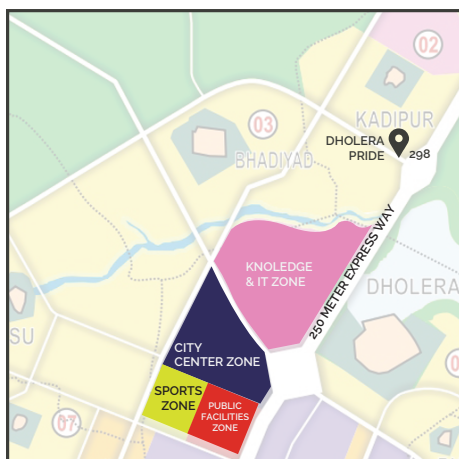
- Project is Situated on 55 Mtr (180 Ft.) TP road, Internal Road - 12 Mtr (39 Ft.)
- On 55 Mtr Metro Route
- Total Plots are 23

Common Plot Area:

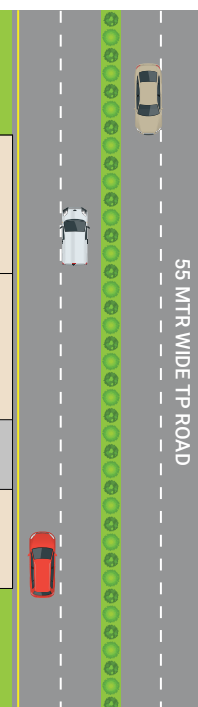
- 12,507 Sq. Ft. for common amenities for society like park, Play ground, Club, Community Hall.
- Street Light and tree plantation on Both Side of internal project Road.
- Safe and defined compound walls of each plot and gated society.
- Best Location for investment opportunities.

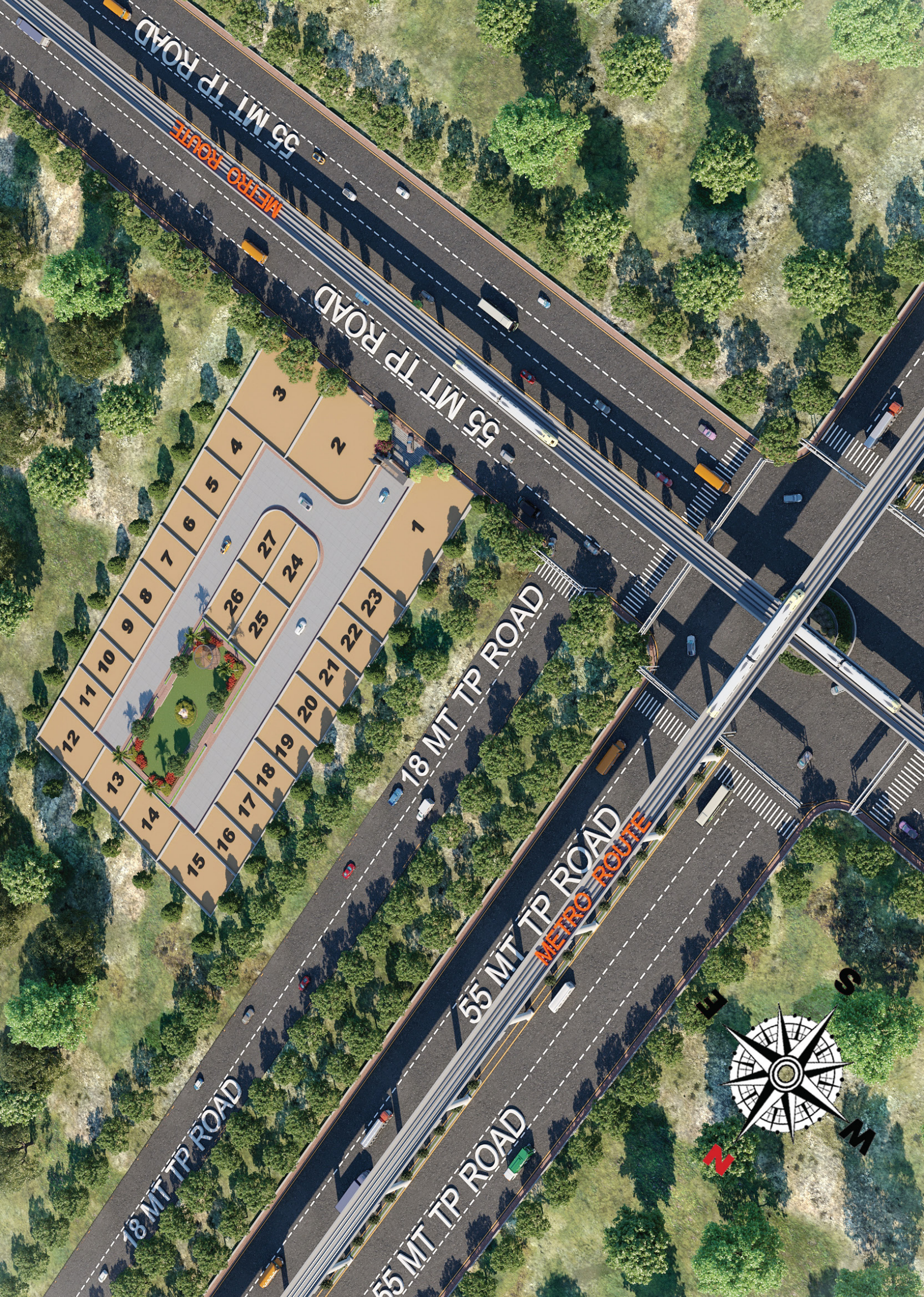
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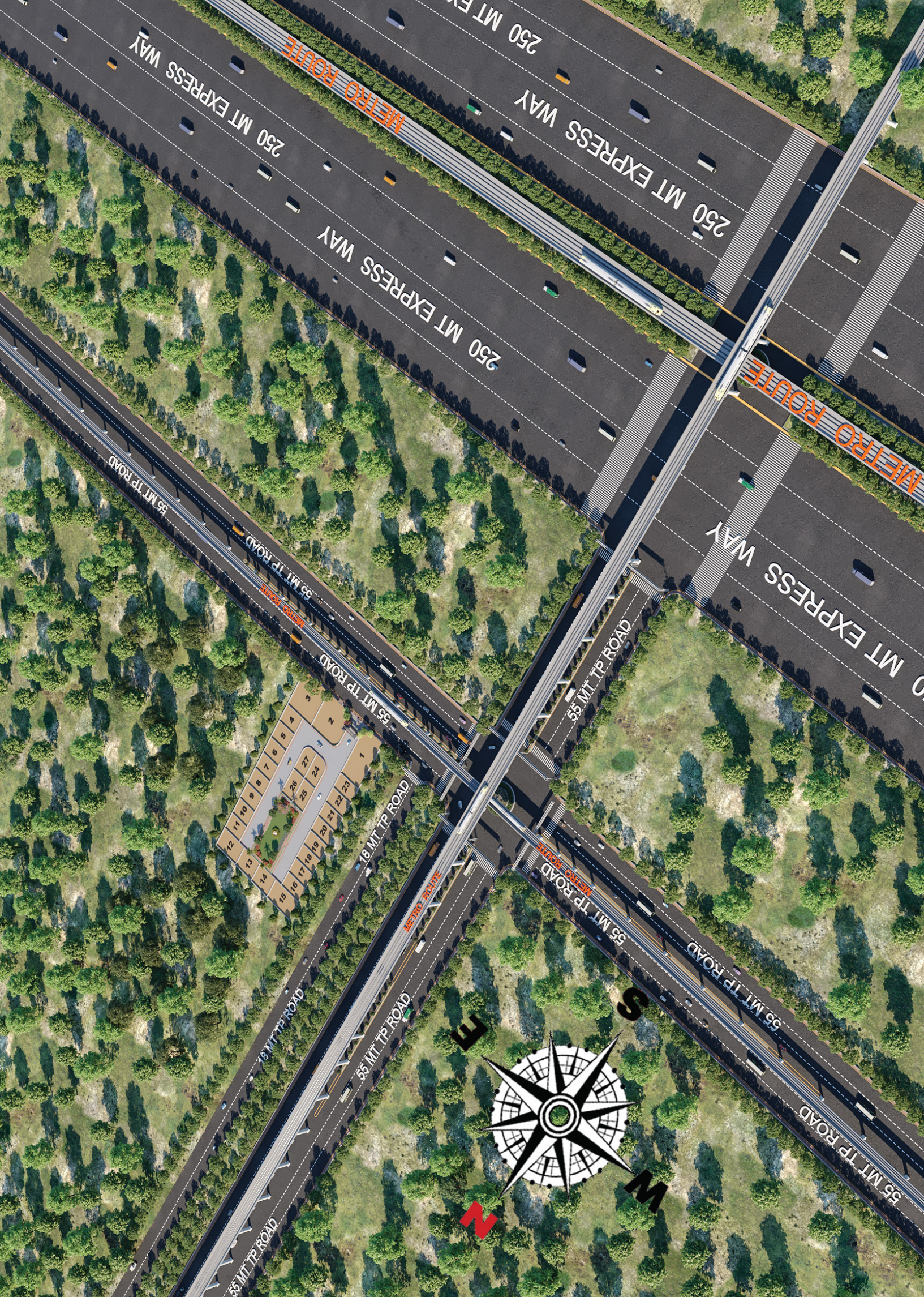
- N.A. NOC. Title clear plots.
- Ready For Registration.
- Project as per GDCR of Dholera SIR.
- Development Authority.



PLOT NO	PLOT SIZE IN SQ. YD.	PLOT SIZE IN SQ. FT.
1	1172.39	10551.51
2	1280.81	11527.29
3	1272.11	11448.99
4	404.79	3643.11
5	404.32	3638.88
6 to 11	382.05	3438.45
12	605.25	5447.25
13	475.19	4276.71
14	474.85	4273.65
15	659.24	5933.16
16 to 23	388.68	3498.12
24	408.94	3680.46
25 & 26	413.05	3717.45
27	408.94	3680.46







ZONE BENEFITS

Residential Zone Benefits:

- Cinema Hall, Retail Mall, Petrol/CNG/LPG Pump, Bank, Hospital
- Neighborhood Reatal / Service Shop,
- Restaurant/Cafe, Hawker Zone, Designated Vegetable Market/bazaar, Commercial Center, Primary and Secondary School
- Multi-storey apartment and clusters thereof; Row-house, Villa/Bungalow; Multi purpose ground smaller than 5 ha;
- Maternity Home, Nursing Home, Kindergarden, Day-care, Dispensary, Veterinary Clinic, Health Club.

City Center Zone Benefits:

- Super Shopping Mall & Retail Stores
- Commercial Offices & Building / Complex
- 5 Star / 4 Star Hotels
- Multiplex Theater / Cinema Hall Auditorium
- Super Specialty Hospitals
- Restaurant – Café / Food Street
- Large Departmental Stores
- Convention and Exhibition Center
- Multi – Model passenger Transport hub
- Petrol Pump, Bank & Financial Institutions

Knowledge & IT park Zone Benefits:

- Business IT Park/Education Park
- University & Hostel Campus
- School/college/medical college
- Diagnostic/Radiology Center
- 5 Star & 4 Star Hotel
- Multiplex Cinema Hall
- Super Shopping Mall/All Retail Store/Café/Restaurant
- Technical Institute for Research & Development
- Recreational /Gym /Health Club

DHOLERA TENDERS

Projects Under Progress:

- Power Transmission & Sub Stations – 86 Crores Roads & Services – 1734 Crores
- Sewage Treatment Plant (STP) – 54 Crores
- Water Treatment Plant (WTP) – 90 Crores
- Adhiya River Bunding – 15 Crores
- Administrative and Business Center for Dholera (ABCD) – 73 Crores
- Common Effluent Treatment Plant (CEPT) – 160 Crores
- Pipli – Dholera Water Supply Pipeline – 29 Crores
- Power Distribution network by License – 1100 Crores
- Solid Waste Management – 130 Crores

Upcoming Projects:

- City Integrated Operation Center (CIOC) – 120 Crores
- ICT – 400 Crores
- Sukhbhadar River Bunding – 400 Crores
- 5000 MW Solar Park – 250000 Crores

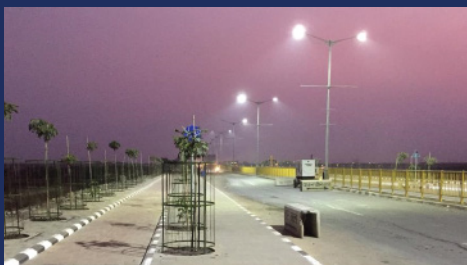
Connectivity Projects:

- Ahmedabad – Dholera Expressway NH-75 1 (by NHAI) – 5000 Crores
- Ahmedabad – Dholera MRTS – 7000 Crores
- Bhimnath Dholera Rail Line – 300 Crores
- Dholera Internation Airport – 2000 Crores

Planning:

- Total area – 920 Sq. Km.
- Development Area – 422 Sq. Km.
- Total Industrial Area – 114 Sq. Km.
- Total Residential & Commercial Area – 124 Sq. Km.
- Open Green Space – 50 Sq. Km.
- Recreational Area – 45 Sq. Km.
- Initial Activation Area – 22.5 Sq. Km.

CURRENT DEVELOPMENT OF DHOLERA SIR



DMIC (Delhi Mumbai Industrial Corridor)

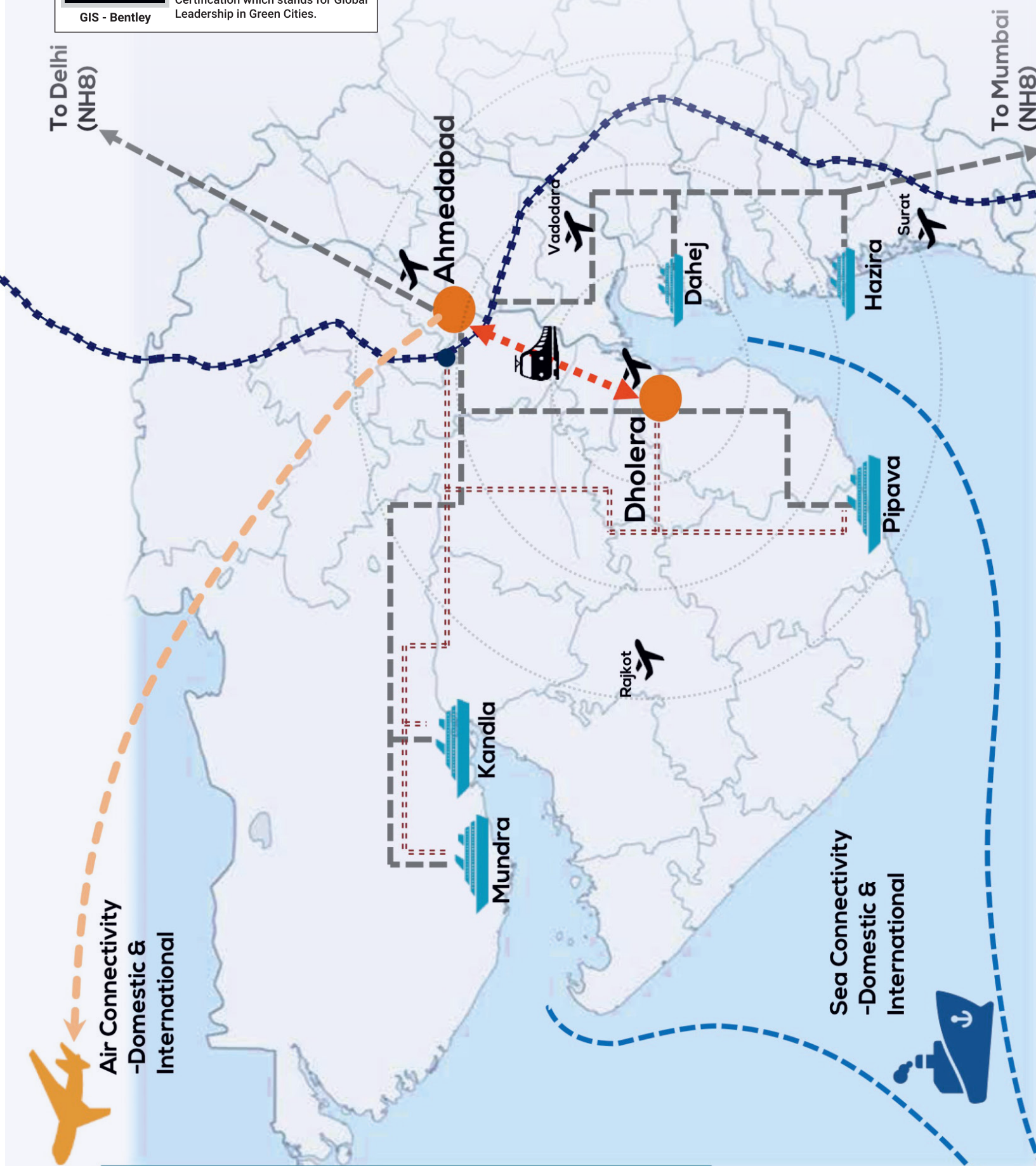
DMIC Connecting to Dholera SIR



Awarded by IGBC

PLATINUM rating for green city by IGBC:
Dholera, India's largest Greenfield city, planned with self-sustaining eco-system. According to IGBC, Dholera is the largest single project registered with IGBC and accorded "Platinum" Certification which stands for Global Leadership in Green Cities.

GIS - Bentley





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