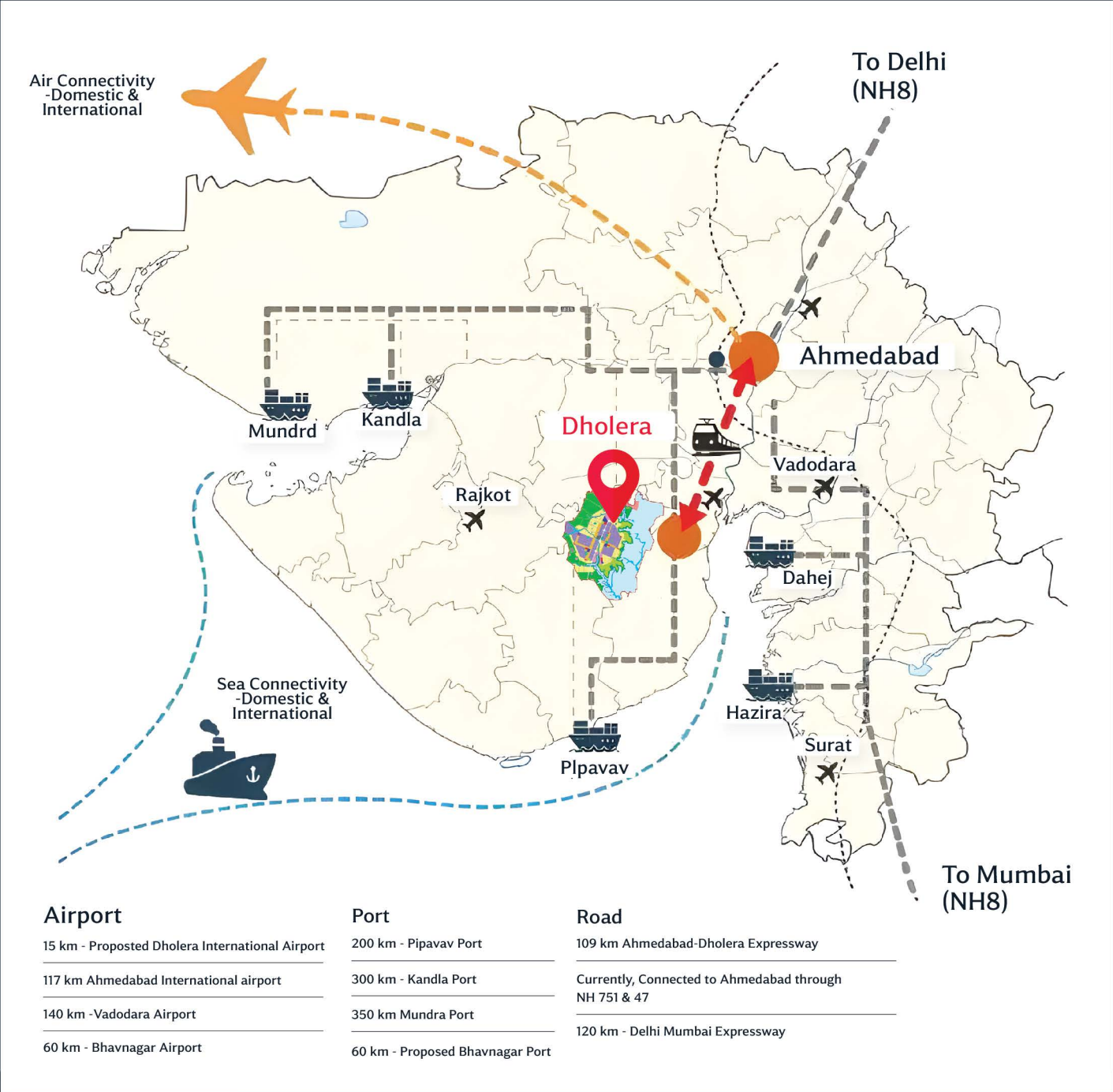


LOCATION & CONNECTIVITY



DHOLERA - INDIA'S FIRST
GREENFIELD SMART CITY
THE NEXT GREAT DESTINATION IS BEING BUILT

MAVERA
DEVELOPERS

Creating Landmarks. Building Legacies.

Authorised Channel Partner

CORPORATE OFFICE: A-1309, 13th floor, Z1 Zion, Nr. Avalon Hotel, Opp.Sindhu Bhavan Road, Bodakdev Thaltej, Ahmedabad, Gujarat - 380054.

SALES OFFICE: Building No: 137, 2nd Floor, Bhagat Singh Enclave, Pochanpur Ext. Sector - 19B, Dwarka, New Delhi - 110075.

DISCLAIMER: This brochure is for information purposes only. All projections are illustrative. Past performance of comparable markets does not guarantee future returns. Buyers are advised to conduct independent due diligence. Subject to terms and conditions.

GROWTH DRIVERS SHAPING TOMORROW'S DHOLERA

India's First and Flagship SIR (Special Investment Region) based
Greenfield Industrial Smart City just 100 kms from Ahmedabad.

India's largest Cargo & Passenger Airport

To enable lower logistics costs
& seamless movement of goods
for industries across the globe



Rail connectivity for industrial logistics

Bhimnath-Dholera freight rail line
to connect DSIR industries with
Western Railway and the Dedicated
Freight Corridor network.



A city designed before it is occupied.

Roads, Utilities, Zoning, Logistics,
Infrastructure and Industrial Land
create a structured foundation



Large land parcels with plug-and-play utility infrastructure,

Enabling industries to reduce setup
time and begin operations with speed



Multi-modal access

Road, Rail, Airport and Port
connectivity to Pipavav, Kandla,
Mundra, Dahej, Hazira and JNPT.



Reference Images

INVEST TODAY IN TOMORROW'S URBAN FUTURE

Dholera's master plan was shaped by HALCROW GROUP, the global planning firm behind
some of the world's most ambitious urban infrastructure projects including DUBAI.

More than a speculative promise, it is a policy-backed development — notified as a Special
Investment Region, managed through DICDL, an SPV of the Central and Gujarat Governments,
and planned as one of India's most future-ready greenfield urban destinations.



A joint vision of the Government of Gujarat and Government of India

Planned across approximately
920 sq. km, covering 22 villages



Recognized as an emerging SEMICON CITY,

Focus on Semiconductors, Electronics, Aerospace, Defence, Renewable
Energy, Green Hydrogen, Pharmaceuticals, Biotechnology and Heavy
Engineering. Home to India's first Chip Fabrication plant.



A ₹25,000 crore green, AI-ready data centre campus

Positioning Dholera for AI, Cloud, Analytics and Hyperscale Infrastructure.
Source - <https://timesofindia.indiatimes>



Strengthened by INDIA-JAPAN cooperation through JICA,
(Japan International Cooperation Agency), Dholera carries the
credibility of global infrastructure partnership.



MRO - Maintenance, Repair & Overhaul Centre for Airlines
is also being set up at Dholera

THE EMPLOYMENT EFFECT: DEMAND AND SUPPLY

Millions of jobs will be created in Dholera, creating demand for housing
that needs land. Choose to invest in that land today.



Ahmedabad
Rajkot
Bhavnagar

Positioned near Gujarat's strongest growth belt

- 100 Km southwest of Ahmedabad
- Between key industrial centres such as Ahmedabad, Vadodara, Rajkot and Bhavnagar

India's largest DMIC node

- Dholera SIR is in Delhi-Mumbai Industrial Corridor, one of the most prominent Growth Corridors in India

Expressway-led connectivity

- Ahmedabad-Dholera Expressway is designed to improve regional movement and support industrial growth in Dholera SIR

India's largest Passenger and Cargo Airport

- Planned near Dholera SIR, the Dholera Greenfield Airport will support Passenger and Cargo movement.

Sea Ports – Gulf of Khambhat:

- Dholera's proximity to the Gulf of Khambhat gives it strategic access to Gujarat's port-led trade and logistics network.

DMIC & Freight Corridor

- As the largest node under DMIC, Dholera is connected to the Dedicated Freight Corridor.

Dholera - The strongest advantage is the location



THE DEVELOPER WITH A VISION FOR URBAN GROWTH

Inspired by Prime Minister **Shri Narendra Modi's** vision for Dholera Smart City, renowned entrepreneur **Bhavin Mohanlal Gulabani** decided to plan a development that offers lasting value, foster thriving communities and contribute meaningfully to the future.



Missed Gurgaon in 2005, Invest in Dholera in 2026

Get the highest appreciation potential at the lowest entry price in the most tax-efficient structure available in Indian Real Estate Sector.

EARLY INVESTORS IN DHOLERA WILL WIN:

Expressway is operational, Airport approved. Metro sanctioned. You are not buying a plan — you are buying into execution.

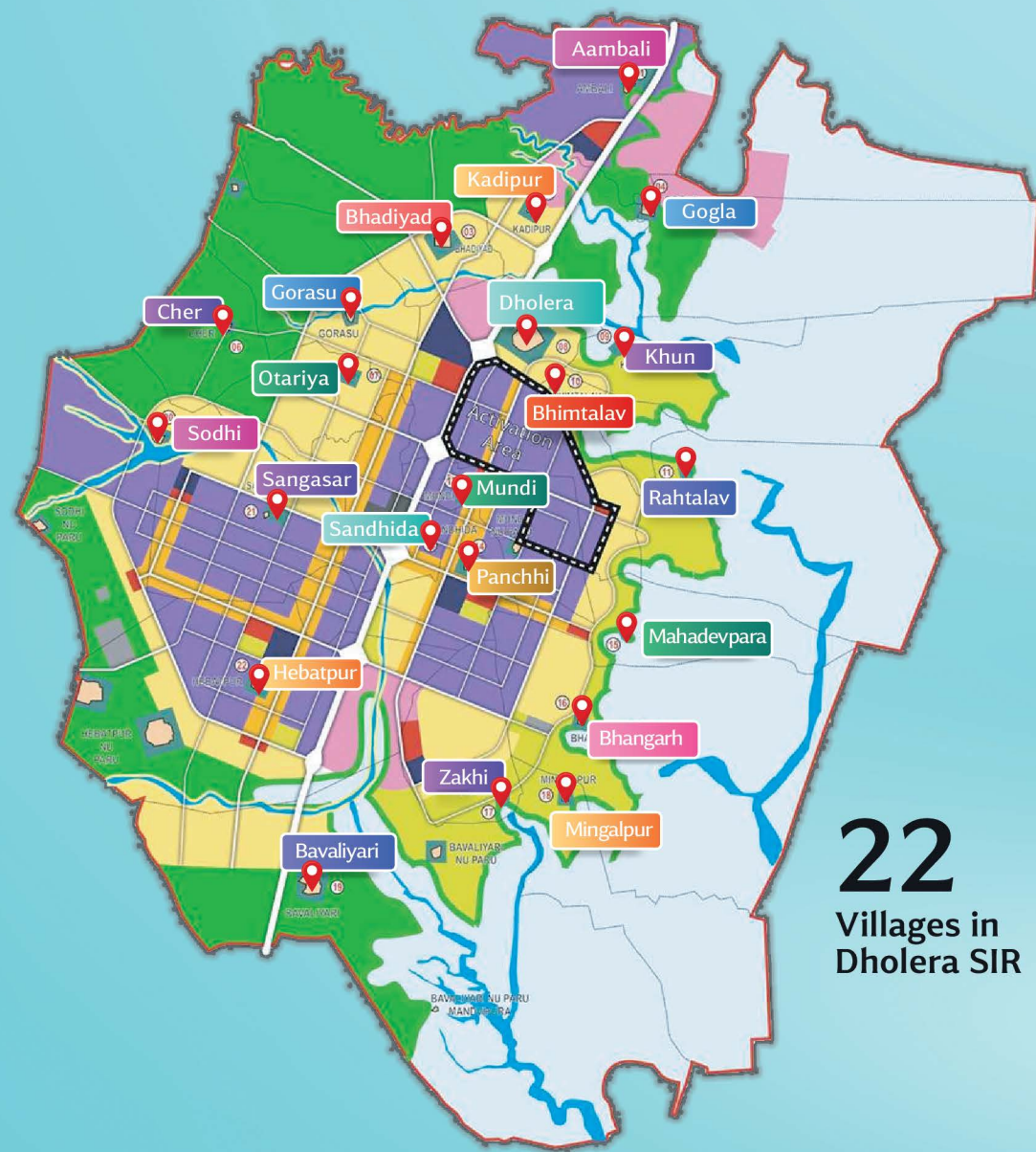
Every milestone — Airport, Metro, Industrial allotment — pushes prices higher. Today's ₹4,500/sq. ft. is tomorrow's ₹15,000.

Unlike private townships, Dholera is backed by both Central and State Government simultaneously. This is structurally irreversible.

Dholera's 5x growth potential is rooted in its Scale and Infrastructure

PLANNED WITH FOCUS ON TOMORROW'S PROMISING GROWTH

Dholera SIR, a Special Investment Region with its modern infrastructure, freight links and upcoming international airport is attracting large industries and investment. It will emerge as a major Manufacturing and Logistics Hub creating employment and new business opportunities across the region.



22
Villages in
Dholera SIR



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DEVELOPERS

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CONTAINS ALL THE PROJECT DETAILS