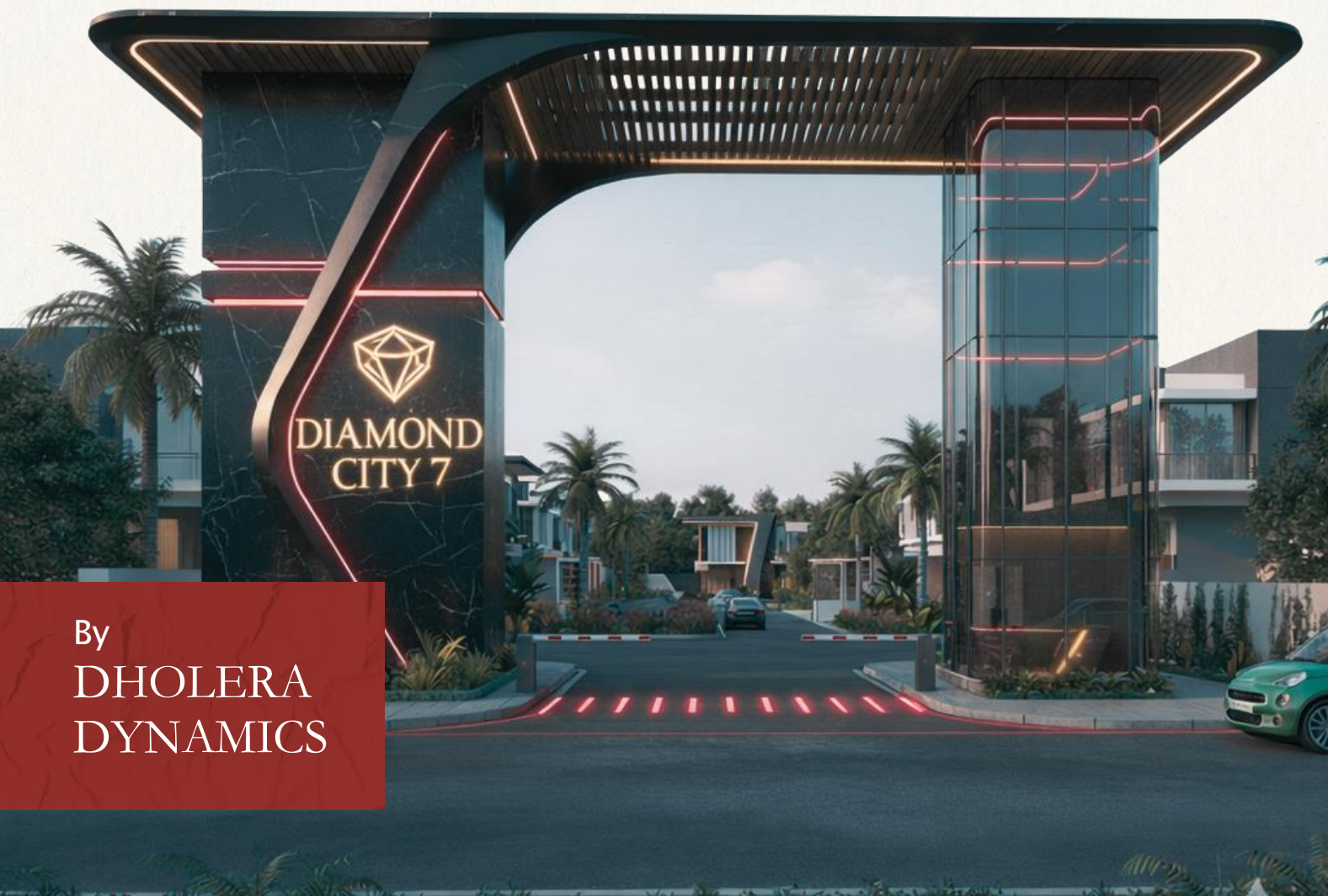




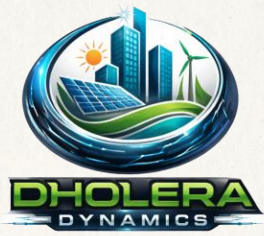
# DIAMOND CITY VII



By  
DHOLERA  
DYNAMICS

DHOLERA SMART CITY

[www.dholeradynamics.com](http://www.dholeradynamics.com)



# COMPANY PROFILE

DHOLERA DYNAMICS IS A TRUSTED REAL ESTATE COMPANY FOCUSED ON LAND AND PLOT INVESTMENTS IN DHOLERA SMART CITY, GUJARAT. WE HELP INDIVIDUALS AND INVESTORS FIND THE RIGHT PROPERTY WITH CLEAR GUIDANCE, HONEST PRICING, AND COMPLETE LEGAL TRANSPARENCY.

OUR GOAL IS TO PROVIDE SAFE, SMART, AND FUTURE-READY INVESTMENT OPTIONS FOR PEOPLE WHO WANT LONG-TERM GROWTH. WE BELIEVE IN BUILDING TRUST THROUGH GENUINE ADVICE, PROPER DOCUMENTATION, AND CUSTOMER SATISFACTION.

AT DHOLERA DYNAMICS, WE DON'T JUST SELL PLOTS — WE HELP YOU INVEST IN THE FUTURE.

DHOLERA Investment is becoming trendy for the real estate investors who look forward to earning better returns within a shorter span. To fulfill growing aspirations of our customers by building world class.

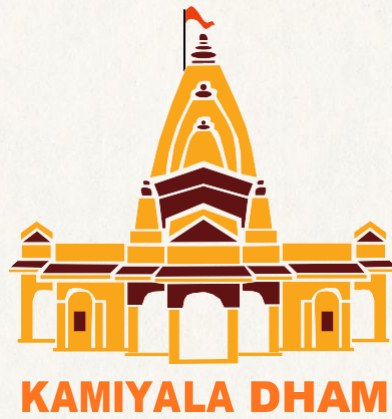
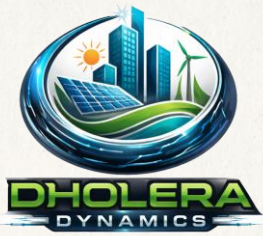
Real estate solutions & redefining lifestyle standards.  
BUY PLOTS. INVEST IN YOUR DREAM HOME.

---

DHOLERA SMART CITY

---

[www.dholeradynamics.com](http://www.dholeradynamics.com)



living the **Divine** life  
one realises divine life



“Kamiyala Dham is a place where you can truly feel positive energy. When devotees worship here, they connect with the supreme power, which helps remove negative energy from their minds and hearts. The peaceful environment of Kamiyala Dham fills visitors with positivity, calmness, and a refreshing sense of coolness.”

**SO ENJOY... ITS GODS HOME**



# WHY INVEST IN DIAMOND CITY - 7 ?

01

NA, NOC, Title  
Clear Project  
With Plan-Pass



02

Residential  
Project



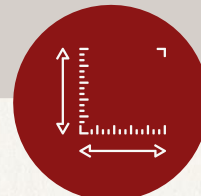
03

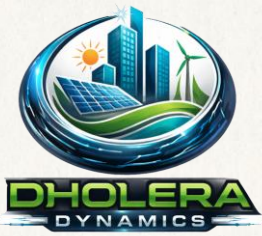
Unit Plan  
Pass Of  
Each plot



04

Attractive  
Plot Sizes





# WHY INVEST IN DHOLERA SIR ?

DHOLERA INVESTMENT IS BECOMING TRENDY FOR THE REAL ESTATE INVESTORS WHO LOOK FORWARD TO EARNING BETTER RETURNS WITHIN A SHORTER SPAN. TO FULFILL GROWING ASPIRATIONS OF OUR CUSTOMERS BY BUILDING WORLD CLASS. REAL ESTATE SOLUTIONS & REDEFINING LIFESTYLE STANDARDS. BUY PLOTS. INVEST IN YOUR DREAM HOME.

ARTIFICIAL RIVER FRONT  
12 MIN



DHOLERA SIR  
10 MIN

ACTIVATION ZONE  
15 MIN



DHOLERA AIRPORT  
15 MIN

EXPRESS WAY & METRO  
5 MIN



ABCD BUILDING  
15 MIN

## DHOLERA SMART CITY

[www.dholeradynamics.com](http://www.dholeradynamics.com)

# AMENITIES INCLUDED



LANDSCAPING GARDEN



INTERNAL RCC ROAD



COMPOUND WALL AND ENTRANCE GATE



STREET LIGHTS



24 HRS. SECURITY



SENIOR CITEZEN AREA



BEAUTIFUL WATERBODIES



DESIGNATED CHILD PLAY AREA  
AND YOGA PARK





## POTENTIAL FOCUS SECTORS FOR INDUSTRY IN DHOLERA SIR



AEROSPACE AND  
DEFENCE



PHARMACEUTICAL AND  
BIOTECHNOLOGY



SOLAR INDUSTRIES



AUTOMOBILES AND  
AUTO ANCILLARY



ELECTRONICS



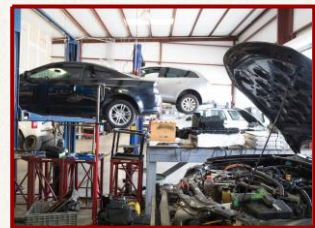
AGRO AND  
FOOD PROCESSING



HEAVY ENGINEERING



IT / ITES





COP-1  
83 SQMT

1	2	3	4	5	6	7
---	---	---	---	---	---	---

COP-2  
1246 SQMT

8	9	10	11	12	13
---	---	----	----	----	----

26	25	24	23	22	21	20
27	28	29	30	31	32	33

19	18	17	16	15	14
34	35	36	37	38	39

COP-3  
640 SQMT

49	48			47	46
50	51			52	53

45	44	43	42	41	40
54	55	56	57	58	59

72	71	70	69	68	67	66	65	64
73	74	75	76	77	78	79	80	81

COP-4  
486 SQMT

63	62			61	60
82	83			84	85

101	100	99	98	97	96	95	93	94
102	103	104	105	106	107	108	109	110

92	91	90	89	88	87	86
111	112	113	114	115	116	117

COP-5  
712 SQMT

128	127					126	125
129	130					131	132

124	123	122	121	120	119	118
133	134	135	136	137	138	139

149	148
150	168
151	167
152	166
153	165
154	164
155	163
156	162
157	161
158	160
159	169

141	140
142	176
143	175
144	174
145	173
146	172
147	171
170	177

182	203
183	202
184	201
185	200
186	199
187	198
188	197
189	196
190	195
191	194
192	193

COP-6  
822 SQMT

179	178
204	207
205	206

12 MT ROAD

216	217	218	219	220	221	222	223	224	225	226
237	238	235	234	233	232	231	230	229	228	227

208	209	210	211	212	213	214	215
245	244	243	242	241	240	239	238

COP-7  
822 SQMT

254	255	256	257	258	259	260	261
269	268	267	266	265	264	263	262
292	293	294	295	296	297		

246	247	248	249	250	251	252	253
277	276	275	274	273	272	271	270
284	283	282	281	280	279	278	277
285	284	283	282	281	280	279	278

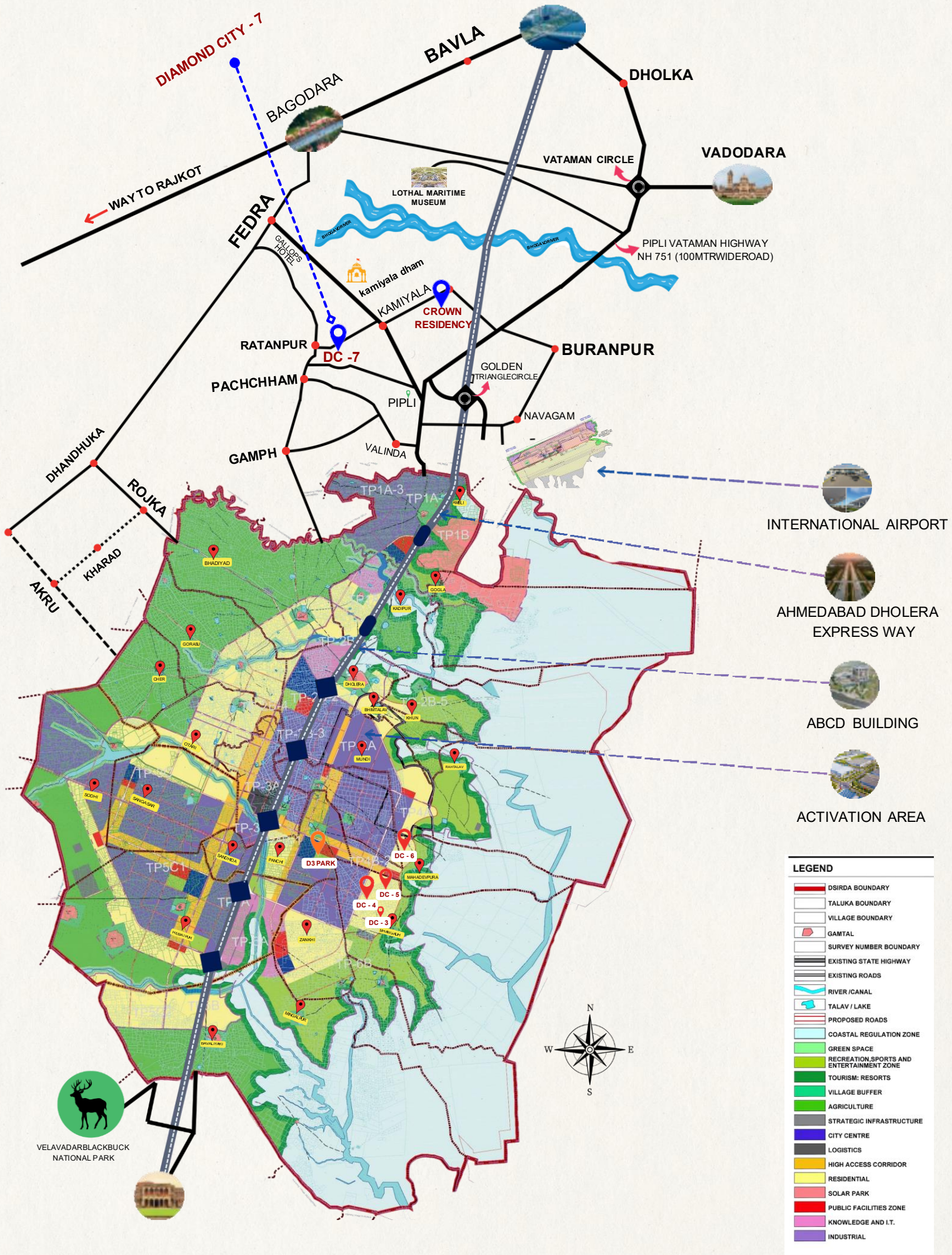
Plot Number	Carpet area (sqyd)	Super builtup area (sqyd)
1	211.33	338.06
2	153.09	244.89
3	153.09	244.89
4	153.09	244.89
5	153.09	244.89
6	153.09	244.89
7	162.98	260.71
8	162.98	260.71
9	153.09	244.89
10	153.09	244.89
11	153.09	244.89
12	153.09	244.89
13	203.49	325.51
14	203.49	325.51
15	153.09	244.89
16	153.09	244.89
17	153.09	244.89
18	153.09	244.89
19	162.98	260.71
20	162.98	260.71
21	153.09	244.89
22	153.09	244.89
23	153.09	244.89
24	153.09	244.89
25	153.09	244.89
26	226.43	362.21
27	236.69	378.62
28	153.09	244.89
29	153.09	244.89
30	153.09	244.89
31	153.09	244.89
32	153.09	244.89
33	162.98	260.71
34	162.98	260.71
35	153.09	244.89
36	153.09	244.89
37	153.09	244.89
38	153.09	244.89
39	203.49	325.51
40	203.49	325.51
41	153.09	244.89
42	153.09	244.89
43	153.09	244.89
44	153.09	244.89
45	162.98	260.71
46	162.98	260.71
47	191.36	306.11
48	191.36	306.11
49	251.76	402.73
50	262.07	419.22
51	191.36	306.11
52	191.36	306.11
53	162.98	260.71
54	162.98	260.71
55	153.09	244.89
56	153.09	244.89
57	153.09	244.89
58	153.09	244.89
59	203.49	325.51
60	193.92	310.21
61	162.66	260.20
62	162.66	260.20
63	162.98	260.71
64	162.98	260.71
65	124.38	198.97
66	124.38	198.97
67	124.38	198.97
68	124.38	198.97
69	124.38	198.97
70	124.38	198.97
71	124.38	198.97
72	171.90	274.98
73	182.17	291.42
74	124.38	198.97
75	124.38	198.97

75	124.38	198.97
76	124.38	198.97
77	124.38	198.97
78	124.38	198.97
79	124.38	198.97
80	124.38	198.97
81	162.98	260.71
82	162.98	260.71
83	162.66	260.20
84	162.66	260.20
85	193.92	310.21
86	193.92	310.21
87	124.38	198.97
88	124.38	198.97
89	124.38	198.97
90	124.38	198.97
91	124.38	198.97
92	162.98	260.71
93	162.98	260.71
94	124.38	198.97
95	124.38	198.97
96	124.38	198.97
97	124.38	198.97
98	124.38	198.97
99	124.38	198.97
100	124.38	198.97
101	197.27	315.56
102	207.54	332.00
103	124.38	198.97
104	124.38	198.97
105	124.38	198.97
106	124.38	198.97
107	124.38	198.97
108	124.38	198.97
109	124.38	198.97
110	162.98	260.71
111	162.98	260.71
112	124.38	198.97
113	124.38	198.97
114	124.38	198.97
115	124.38	198.97
116	124.38	198.97
117	193.92	310.21
118	193.92	310.21
119	124.38	198.97
120	124.38	198.97
121	124.38	198.97
122	124.38	198.97
123	124.38	198.97
124	162.98	260.71
125	162.98	260.71
126	162.66	260.20
127	162.66	260.20
128	222.64	356.14
129	232.91	372.58
130	162.66	260.20
131	162.66	260.20
132	162.98	260.71
133	162.98	260.71
134	124.38	198.97
135	124.38	198.97
136	124.38	198.97
137	124.38	198.97
138	124.38	198.97
139	193.92	310.21
140	193.92	310.21
141	95.38	152.58
142	95.38	152.58
143	95.38	152.58
144	95.38	152.58
145	95.38	152.58
146	95.38	152.58
147	146.83	234.88
148	146.83	234.88
149	95.38	152.58

Plot Number	Carpet area (sqyd)	Super builtup area (sqyd)
150	95.38	152.58
151	95.38	152.58
152	95.38	152.58
153	95.38	152.58
154	95.38	152.58
155	95.38	152.58
156	95.38	152.58
157	95.38	152.58
158	154.94	247.85
159	163.37	261.34
160	95.38	152.58
161	95.38	152.58
162	95.38	152.58
163	95.38	152.58
164	95.38	152.58
165	95.38	152.58
166	95.38	152.58
167	95.38	152.58
168	95.38	152.58
169	146.83	234.88
170	146.83	234.88
171	95.38	152.58
172	95.38	152.58
173	95.38	152.58
174	95.38	152.58
175	95.38	152.58
176	95.38	152.58
177	167.08	267.27
178	167.08	267.27
179	130.07	208.06
180	130.07	208.06
181	146.83	234.88
182	134.73	215.52
183	87.98	140.73
184	87.98	140.73
185	87.98	140.73
186	87.98	140.73
187	87.98	140.73
188	87.98	140.73
189	87.98	140.73
190	87.98	140.73
191	87.98	140.73
192	162.20	259.47
193	169.39	270.97
194	87.98	140.73
195	87.98	140.73
196	87.98	140.73
197	87.98	140.73
198	87.98	140.73
199	87.98	140.73
200	87.98	140.73
201	87.98	140.73
202	87.98	140.73
203	134.73	215.52
204	146.83	234.88
205	130.07	208.06
206	130.07	208.06
207	167.08	267.27
208	167.08	267.27
209	95.38	152.58
210	95.38	152.58
211	95.38	152.58
212	95.38	152.58
213	95.38	152.58
214	95.38	152.58
215	146.83	234.88
216	134.73	215.52
217	87.98	140.73
218	87.98	140.73
219	87.98	140.73
220	87.98	140.73
221	87.98	140.73
222	87.98	140.73

222	87.98	140.73
223	87.98	140.73
224	87.98	140.73
225	87.98	140.73
226	182.99	292.72
227	190.16	304.20
228	87.98	140.73
229	87.98	140.73
230	87.98	140.73
231	87.98	140.73
232	87.98	140.73
233	87.98	140.73
234	87.98	140.73
235	87.98	140.73
236	87.98	140.73
237	134.73	215.52
238	146.83	234.88
239	95.38	152.58
240	95.38	152.58
241	95.38	152.58
242	95.38	152.58
243	95.38	152.58
244	95.38	152.58
245	167.08	267.27
246	167.08	267.27
247	95.38	152.58
248	95.38	152.58
249	95.38	152.58
250	95.38	152.58
251	95.38	152.58
252	95.38	152.58
253	146.83	234.88
254	146.83	234.88
255	95.38	152.58
256	95.38	152.58
257	130.07	208.06
258	130.07	208.06
259	95.38	152.58
260	95.38	152.58
261	123.27	197.19
262	131.72	210.70
263	95.38	152.58
264	95.38	152.58
265	130.07	208.06
266	130.07	208.06
267	95.38	152.58
268	95.38	152.58
269	146.83	234.88
270	146.83	234.88
271	95.38	152.58
272	95.38	152.58
273	95.38	152.58
274	95.38	152.58
275	95.38	152.58
276	95.38	152.58
277	167.08	267.27
278	167.08	267.27
279	89.65	143.41
280	90.18	144.26
281	90.72	145.12
282	91.24	145.96
283	91.78	146.82
284	92.31	147.66
285	142.96	228.68
286	146.27	233.98
287	95.68	153.06
288	96.28	154.01
289	96.82	154.87
290	97.35	155.73
291	97.83	156.50
292	98.43	157.46
293	98.91	158.22
294	99.45	159.08
295	99.99	159.94
296	100.52	160.80
297	153.63	245.75
<b>TOTAL</b>	<b>38765.25</b>	<b>62011.40</b>

# AHMEDABAD



DIAMOND CITY - 7

WAY TO RAJKOT

VADODARA

DHOLKA

BAVLA

BAGODARA

FEDRA

VATAMAN CIRCLE

LOTHAL MARITIME MUSEUM

PIPLI VATAMAN HIGHWAY NH 751 (100MTR WIDER ROAD)

Kamiyala dham

KAMIYALA CROWN RESIDENCY

RATANPUR

BURANPUR

PACHCHHAM

GOLDEN TRIANGLE CIRCLE

NAVAGAM

VALINDA

GAMPH

ROJKA

DHANDHUKA

KHARAD

AKRU

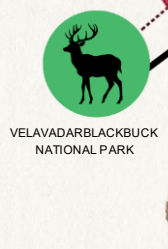
INTERNATIONAL AIRPORT

AHMEDABAD DHOLERA EXPRESS WAY

ABCD BUILDING

ACTIVATION AREA

LEGEND	
	DSIR BOUNDARY
	TALUKA BOUNDARY
	VILLAGE BOUNDARY
	GAMTAL
	SURVEY NUMBER BOUNDARY
	EXISTING STATE HIGHWAY
	EXISTING ROADS
	RIVER / CANAL
	TALAV / LAKE
	PROPOSED ROADS
	COASTAL REGULATION ZONE
	GREEN SPACE
	RECREATION, SPORTS AND ENTERTAINMENT ZONE
	TOURISM: RESORTS
	VILLAGE BUFFER
	AGRICULTURE
	STRATEGIC INFRASTRUCTURE
	CITY CENTRE
	LOGISTICS
	HIGH ACCESS CORRIDOR
	RESIDENTIAL
	SOLAR PARK
	PUBLIC FACILITIES ZONE
	KNOWLEDGE AND I.T.
	INDUSTRIAL



<b>Projects</b>	
D3 Park	Panchi
Crown Residency	Aanandpur Village
Diamond City - 3	Bhangadh
Diamond City - 4	Bhangadh
Diamond city-5	Bhangadh
Diamond City - 6	Mahadevpura
Diamond City -7	Pachham

## **PAYMENT PLAN**

<b>Token Amount</b>	<b>100,000/-</b>
Within 7 days (of total value)	25% including token Amount
Within 45 days of booking	25%
Within 90 days of booking	25%
Within 120 days of booking	25%
Legal Fees + Stamp Duty + Development Charges	Legal Fees: Rs 15,000 (Mutation Fee) Stamp Duty: As Applicable (4.9% or 5.9%) Development Charges: 2800 per Sq. Yard

**BSP**

PRICE -RS \_\_\_\_\_ PER SQUARE YARD

**PLC PRICE - Rs \_\_\_\_\_ PER SQUARE YARD**

**DEVELOPMENT CHARGES**

PRICE - Rs.800 PER SQUARE YARD

**LAWYER FEE**

PRICE - Rs.15,000 (MUTATION FEE)

**STAMP DUTY**

ASAPPLICABLE (4.9% OR 5.9%)



# OFFICE ADDRESS

**Head Office:**  
**Mondeal Heights**  
**A-508/509 5th Floor SG**  
**Hig hway, Ahmedabad**

**Branch Office:**  
**6149/2, G.F D6,**  
**Vasant Kunj, Santushti**  
**Apartment**  
**New Delhi- 110070**

**Site Address:**  
**Pipli Fedra Road**  
**Pachham Dholera, Gujarat**



**DHOLERA SMART CITY**

[www.dholeradynamics.com](http://www.dholeradynamics.com)