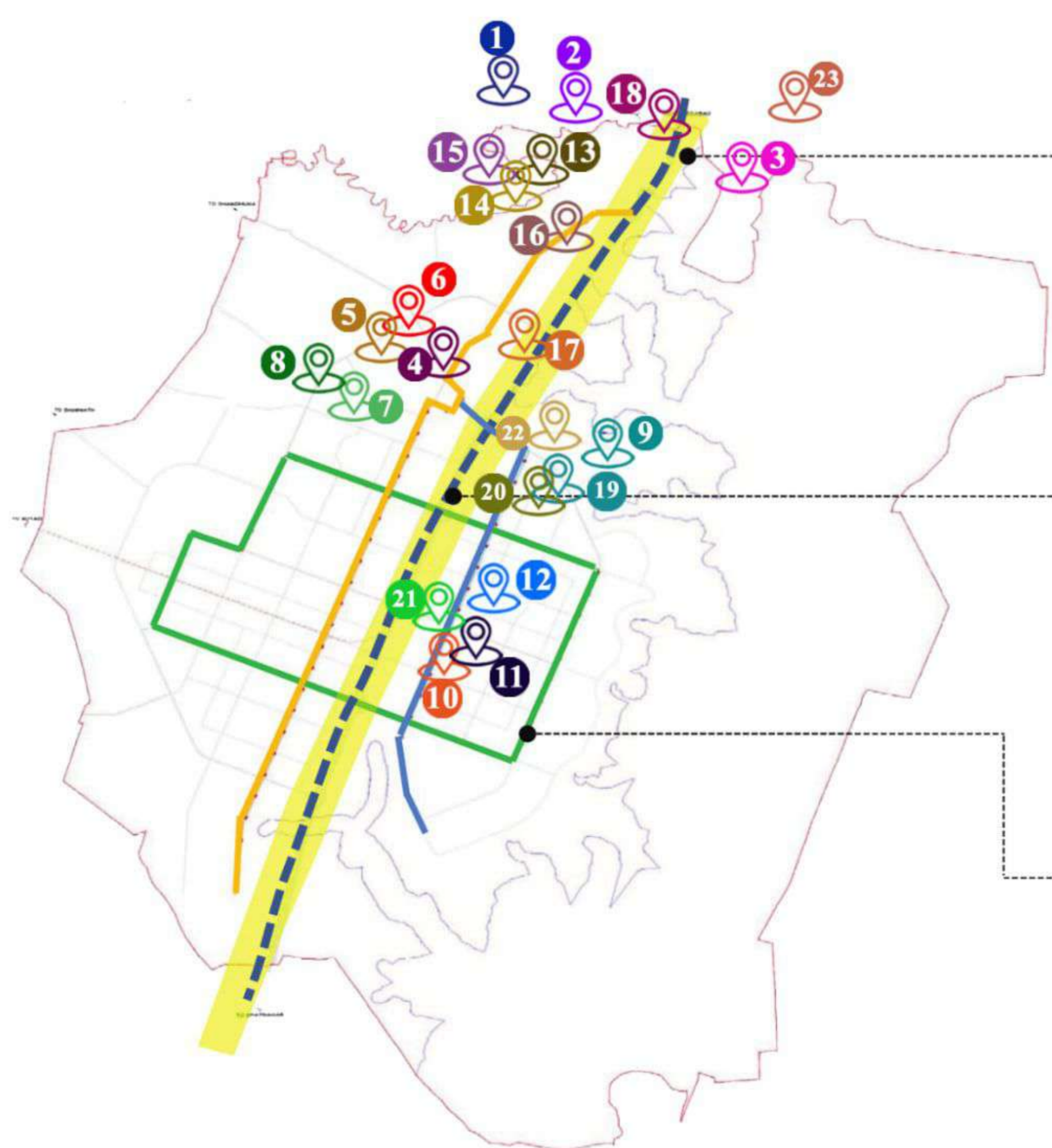


LOCATION OF SMARTHOMES PROJECTS AROUND LIGHT RAIL { METRO } NETWORK DHOLERA

Proposed Light Rail Network {Metro} in Dholera

SMART HOMES PROJECTS		
1		Maple Garden
2		Dholera City Square
3		International Airport City
4		ABCD Enclave I
5		ABCD Enclave II
6		ABCD Enclave III
7		ABCD Greens I
8		ABCD Greens II
9		Dholera Central Residency I
10		Orchard Enclave I
11		Orchard Enclave II
12		Pinecrest Gardenia
13		Orange County
14		Olive Garden
15		Mulberry Park
16		Dholera International Plaza
17		Piccadelly Square
18		Dholera Xpressway Commercial & industrial Park I
19		Dholera Xpressway Commercial & industrial Park II
20		Dholera Xpressway Commercial & industrial Park III
21		Orchard Enclave 3
22		Bheemtalav - Commercial - park -I
23		Navagam Hieghts



COMMERCIAL & INDUSTRIAL PARK - II

TOWN PLANNING 2, INDUSTRIAL ZONE
DHOLERA SIR

A PROJECT BY:
SMARTHOMES INFRASTRUCTURE PVT. LTD.



SmartHomes Infrastructure Pvt. Ltd.

1205 Ganesh Glory, Near BSNL Office, Jagatpur Chenpur Road, SG Highway Jagatpur, Ahmedabad - 382481 Gujarat, India

+91 7096961241 - 50 | www.smart-homes.in | info@smart-homes.in

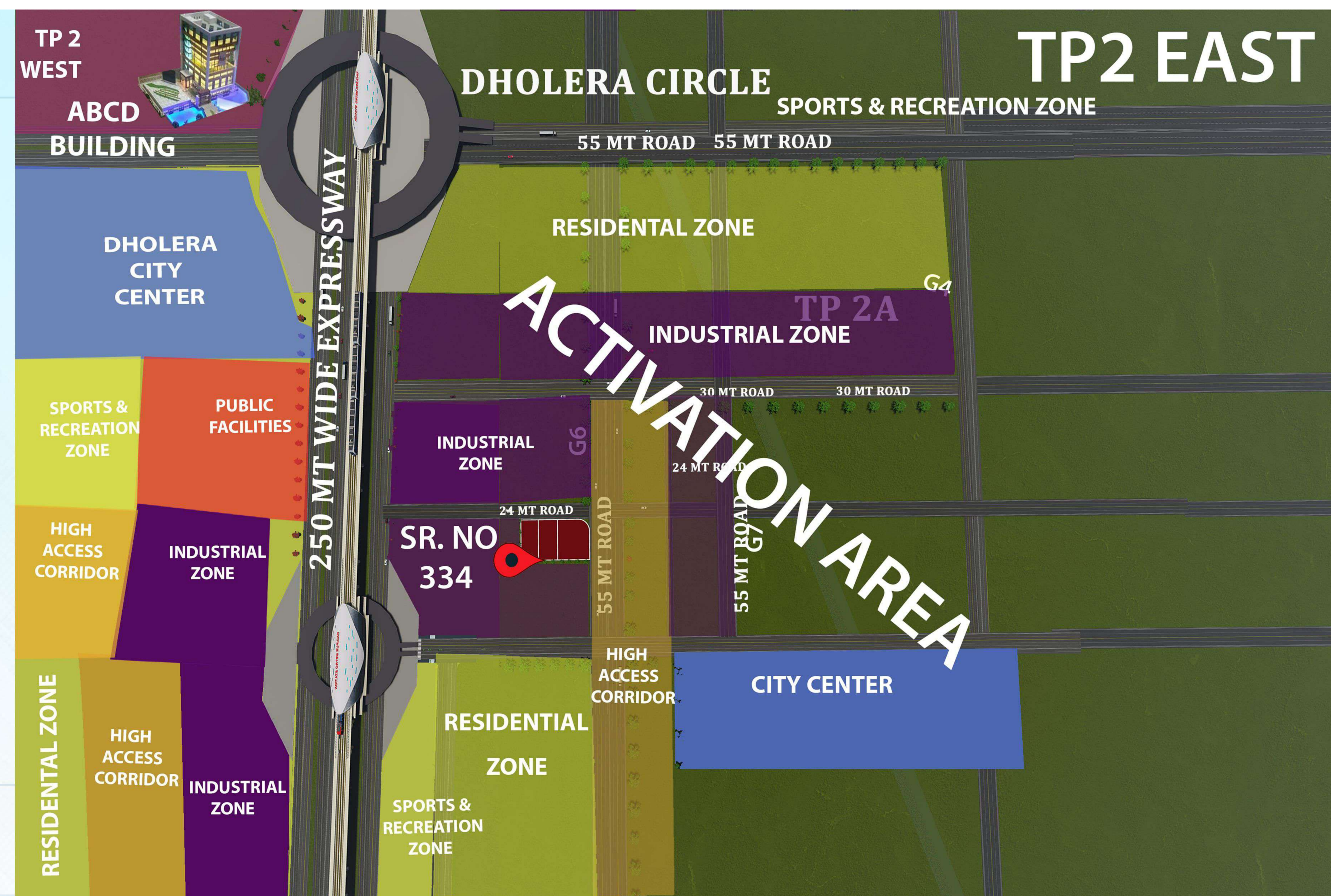
DHOLERA XPRESSWAY

COMMERCIAL & INDUSTRIAL PARK - II

Dholera Xpressway Commercial & Industrial Park 2, a project by SmartHomes Infrastructure in Town Planning 2, Dholera SIR on 55 Meters wide TP road in Industrial Zone of Dholera SIR. A walk away from 250 Meters wide Ahmedabad - Dholera - Bhavnagar expressway and Metro connectivity. Project comes under Development Phase 1 of Dholera SIR. Being on 55 Meters wide G6 activation area road, investment in this project is likely to give exponentially high returns in future.

QUICK FACTS ABOUT THE PROJECT

Old Survey No. 75, New Survey No. 334 | Village: Dholera | Taluka: Dholera | District: Ahmedabad
Total Area: 4330.50 Sq Meters Approx. | Total No. of Plots: 3



LOCATION ADVANTAGE

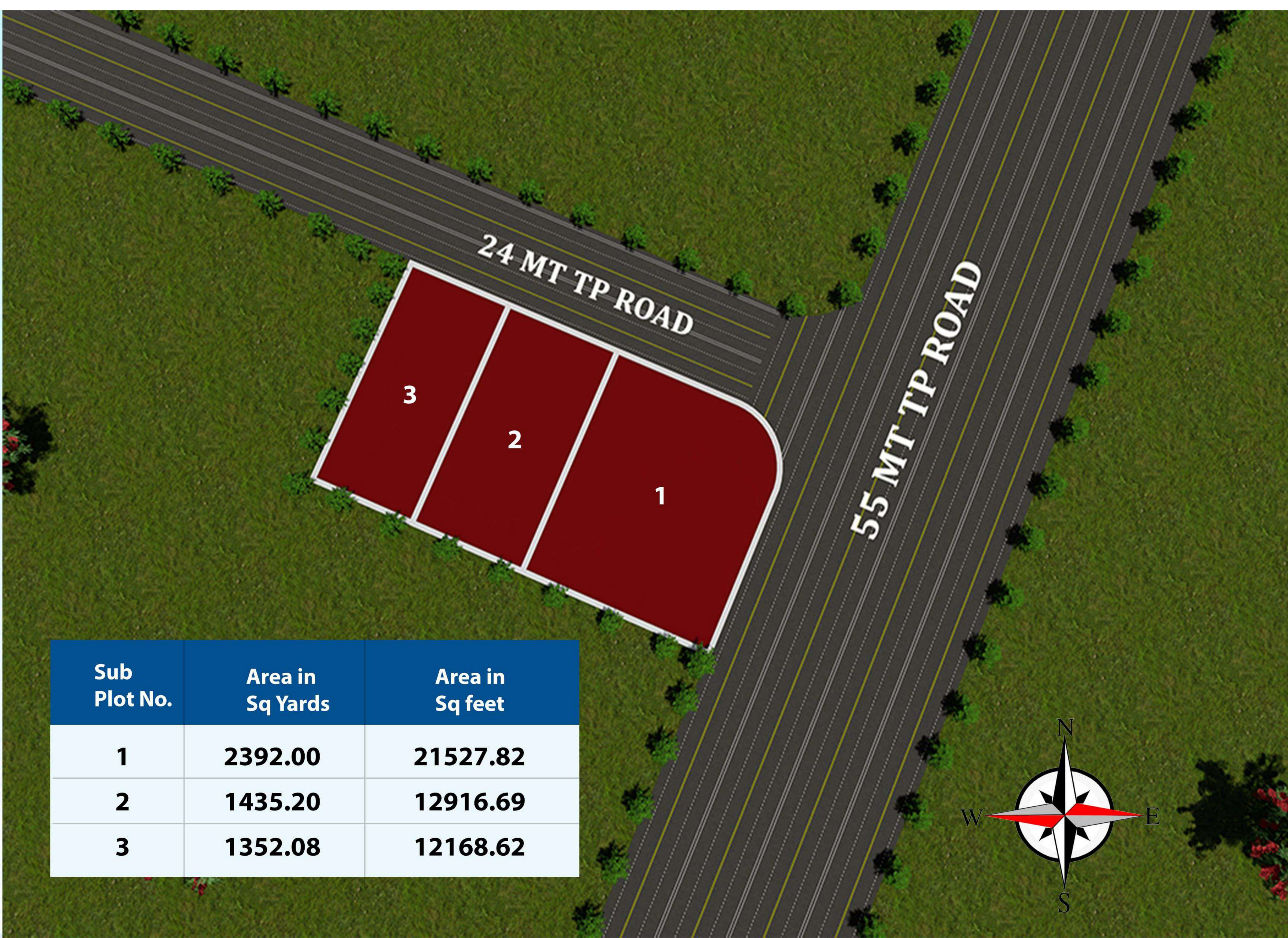
Dholera Xpressway Commercial & Industrial Park - 2, Inside TP 2, Dholera SIR

- ✓ COME UNDER DHOLERA SIR DEVELOPMENT PHASE 1.
- ✓ COMES UNDER NH 741 AHMEDABAD - DHOLERA EXPRESSWAY DEVELOPMENT SCHEME 2023.
- ✓ Huge potential for high value rental income from multiple avenues.
- ✓ Comes under TP1 and TP2 Development Scheme 2022.
- ✓ Located on 55 Meters G6 ACTIVATION AREA ROAD.
- ✓ Comes close to Dholera International Airport.
- ✓ 2 Minutes from ABCD Building, Dholera.
- ✓ 0 Minutes from Activation Area.
- ✓ 0 Minute from Industrial Area.
- ✓ 40 Minutes from Ahmedabad via proposed expressway 751.
- ✓ 20 Minutes from Bhavnagar via proposed expressway 751.

"Three things that matter in property: Location, Location, Location"
Investing in Dholera Xpressway Commercial & Industrial Park - 2
means you are getting all the three!!!

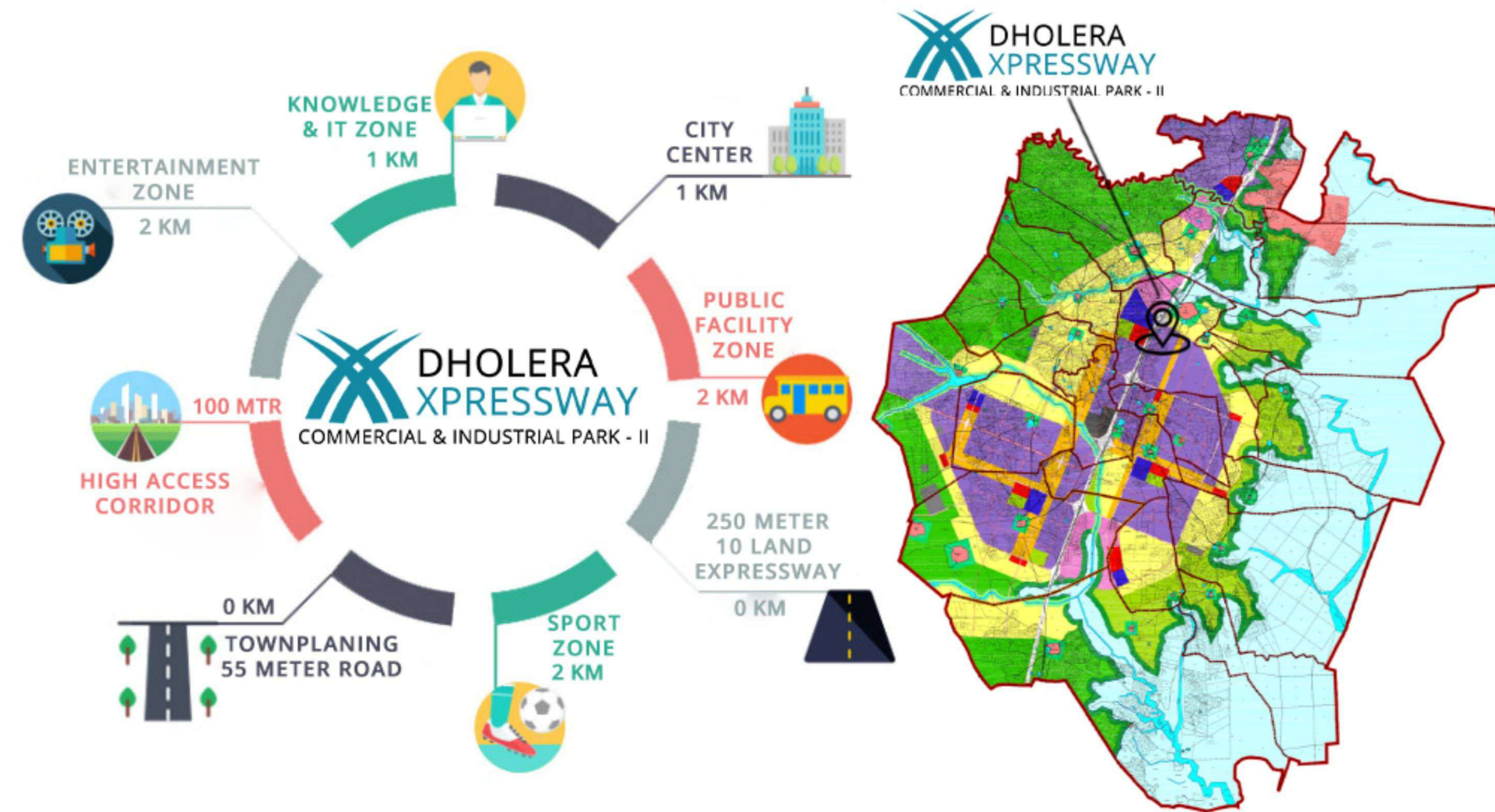


PROPOSED DEVELOPMENT



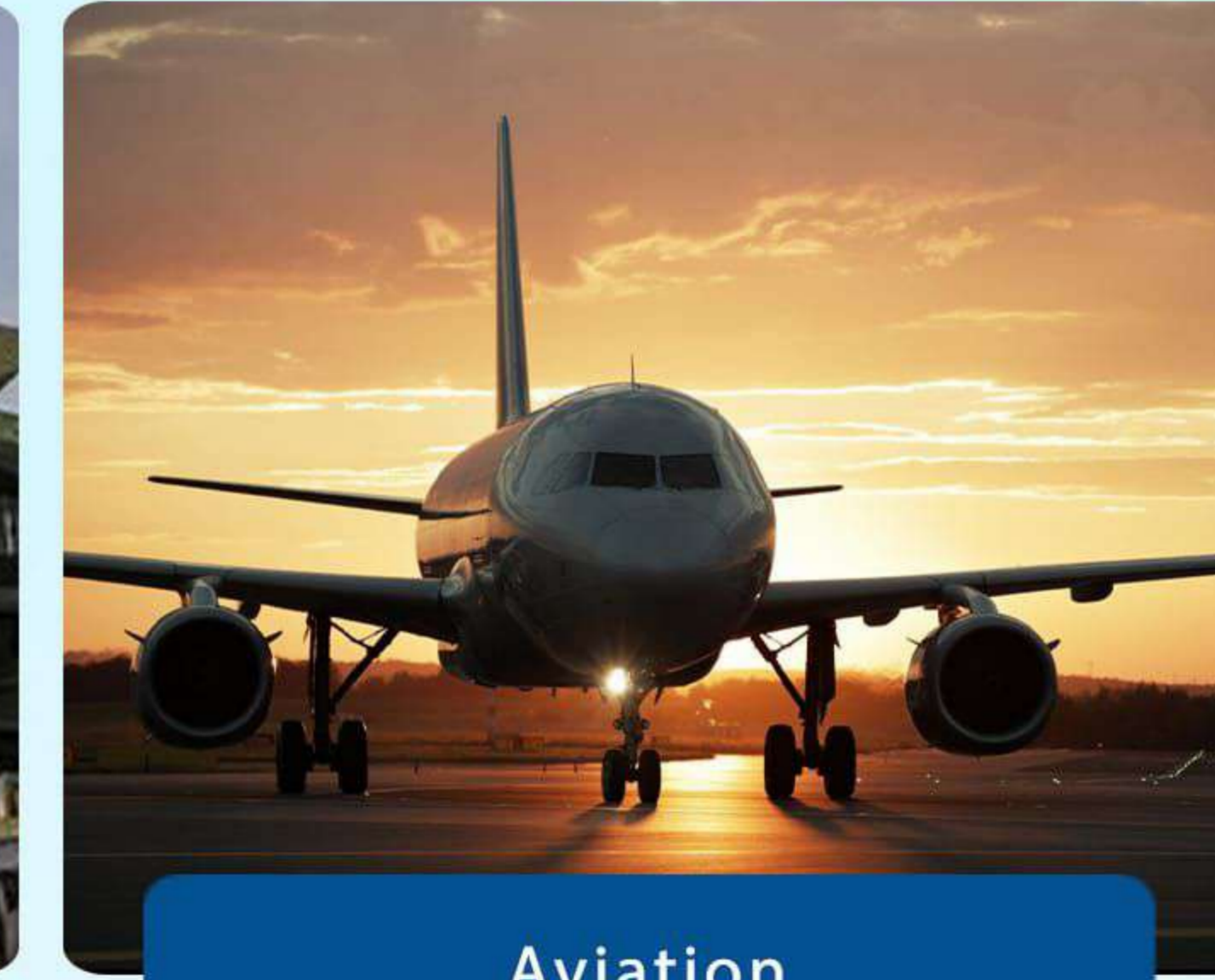
*****ARTISTIC IMPRESSIONS- indicative in nature and is for general information purpose only.
** Kindly refer Dholera GDCR for the development Permissions

PROJECT LOCATION INSIDE DHOLERA SIR



TOWN PLANNING - 2 EAST, DHOLERA SIR | VILLAGE DHOLERA

Dholera SIR will be home to non-polluting industries promoting a clean, green and sustainable urban development which can contribute to the growth of the region and India. Some of the identified sectors are:

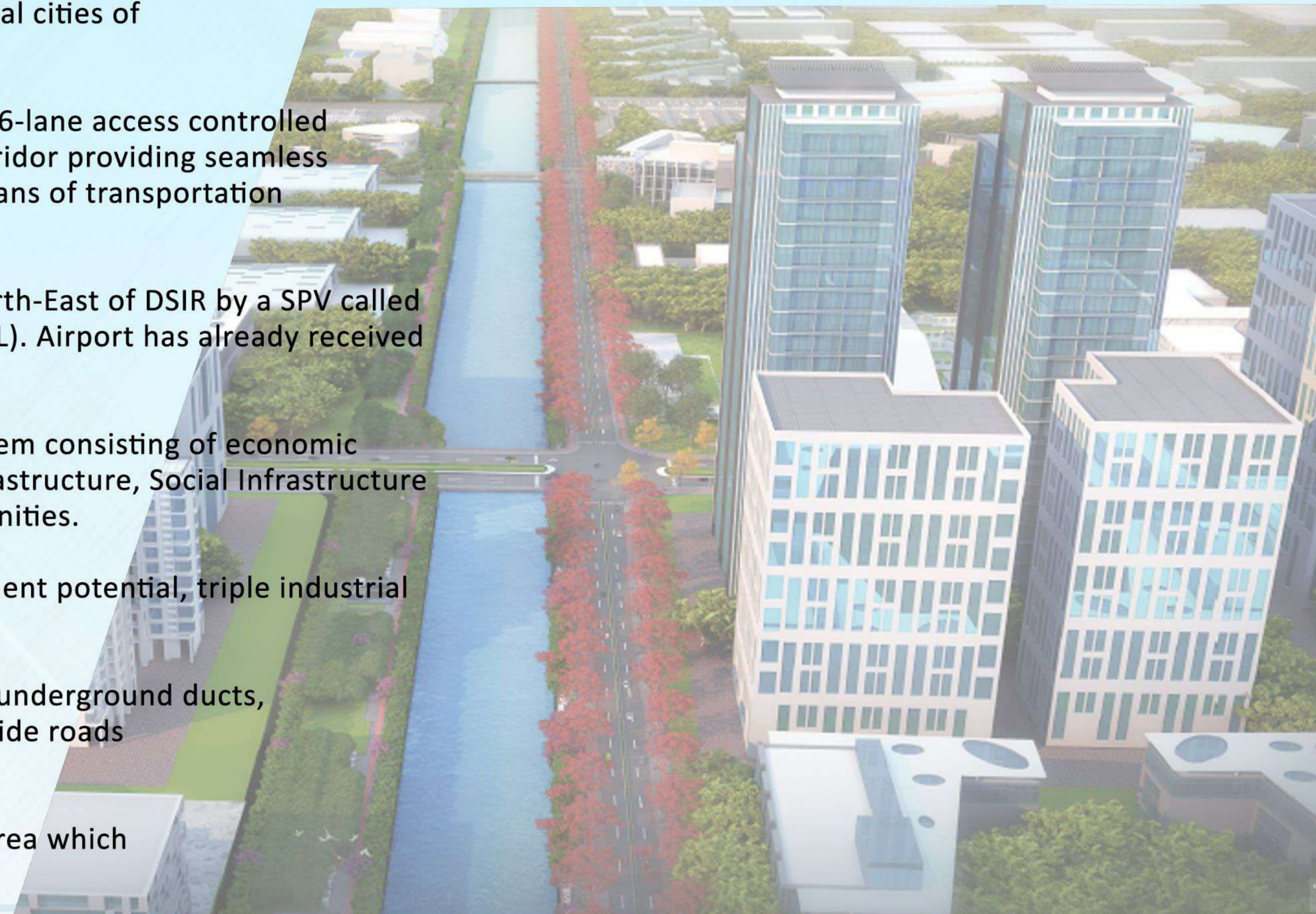


SMART HOMES
Building Smart India

DHOLERA SIR, “A NEW GUJARAT, WITHIN GUJARAT”

**“Dholera SIR will be developed better than Delhi and six times bigger than Shanghai ”
Modi Ji said at Vibrant Gujarat Investors Summit**

- ✓ Dholera SIR strategically located between the industrial cities of Ahmedabad, Baroda, Rajkot and Bhavnagar.
- ✓ Dholera City will be connected with Ahmedabad by a 6-lane access controlled expressway & MRTS (Metro Rail) in one common corridor providing seamless connectivity & Rail-Road transition as an effective means of transportation between the 2 cities.
- ✓ An international airport is being developed to the North-East of DSIR by a SPV called Dholera International Airport Company Limited (DIACL). Airport has already received Environmental & Site clearance
- ✓ Dholera City will have its own self-sustaining eco-system consisting of economic drivers through industrialisation, utility & logistic infrastructure, Social Infrastructure including education, healthcare and other public amenities.
- ✓ Project goals of Dholera SIR is to double the employment potential, triple industrial output, and quadruple exports.
- ✓ The smart city of Dholera will get stormwater drains, underground ducts, electricity and water supply, wastewater discharge, wide roads as well as good connectivity.
- ✓ The Dholera smart city will have 11% of open green area which officials say will be the largest in the country.
- ✓ Interestingly, the tap water will be drinkable



Dholera, Special Investment Region
Total Area: 920 Sq. Km | Developable Area: 567.39 Sq. Km



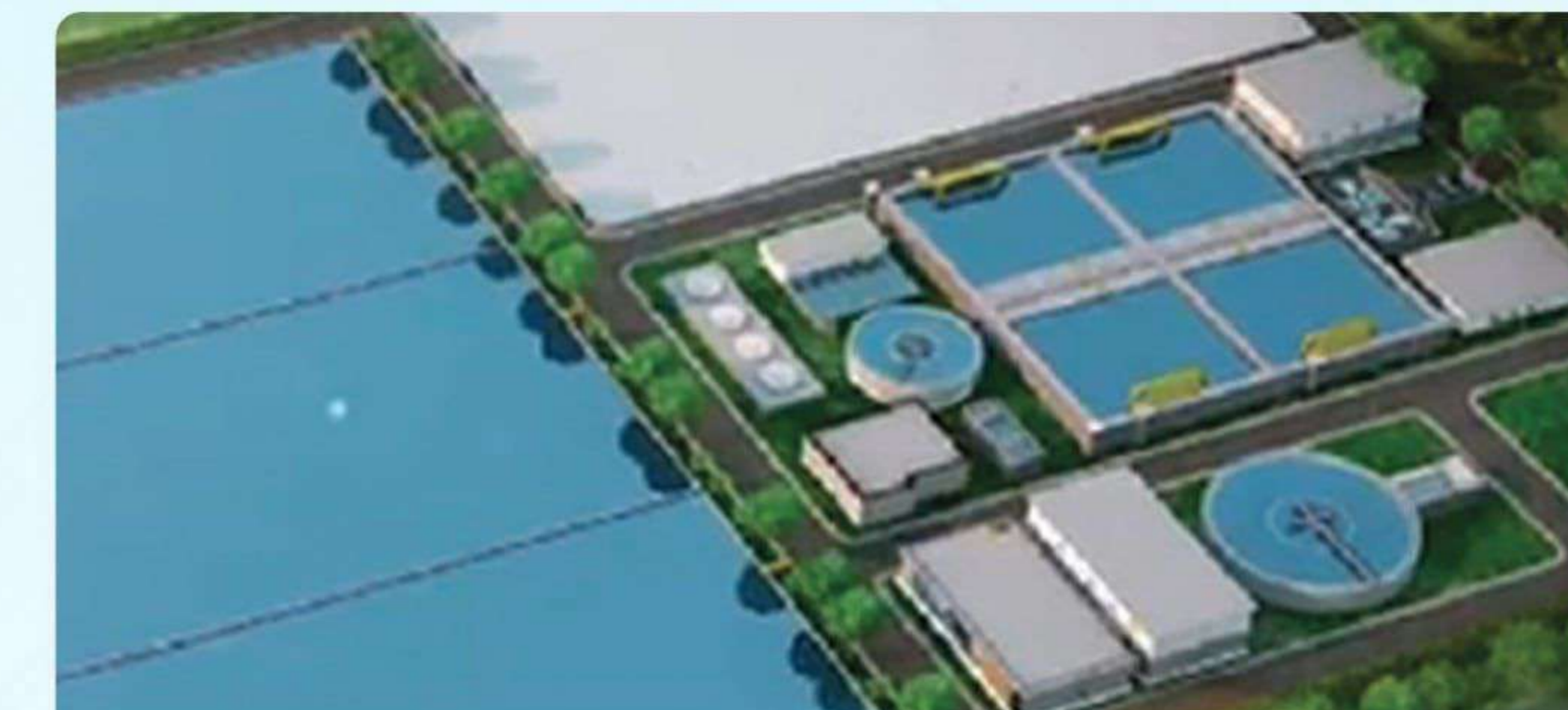
Roads and Services - Tender has been awarded to L&T of INR. 1734 Cr. L&T has mobilised on site & work has already commenced.



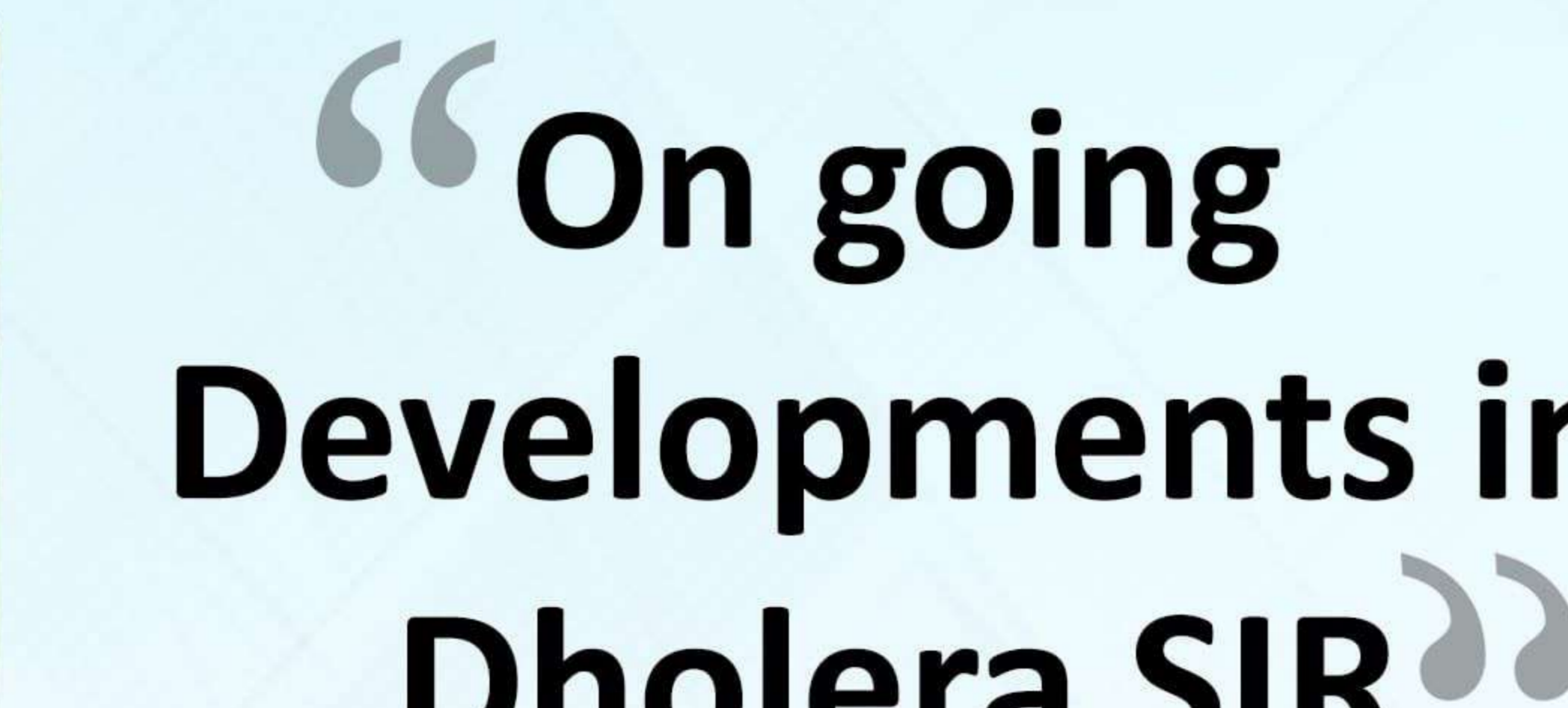
ABCD Building - Tender has been awarded to Cube Construction of INR. 72.31 Cr. Work at site is Completed.



Water Treatment Plant - Tender has been awarded to SPML of INR. 90 Cr. A water treatment plant of 50 MLD will be established.



Sewage Treatment Plant - Tender has been Awarded to L&T. L&T will be establishing a Sewage treatment plant of 10 MLD.



Common Effluent Treatment Plant (CETP) - A CETP is required in Dholera Industrial City - Tender has been floated for the same & bidding is under progress for a 20 MLD CETP.



250 Meter Expressway of 110 kms connecting Ahmedabad - Dholera - Bhavnagar.



Dholera Metro Rail Project Cost - Rs. 7,000 Crores. Completion Target 2024.



Dholera International Airport - Area identified for Airport development is 1426 hectares.



Dholera International Airport - Area identified for Airport development is 1426 hectares.

"DSIR is Planned, Smart & Sustainable Community which will be the role model for Future Cities in India"