

THE

AURELIAS

Plot your future @ Dholera

DHOLERA CITY

An aerial architectural rendering of the Dholera City development. The image shows a large-scale urban plan with a central green park area containing several circular structures and a winding path. Surrounding this central area are clusters of modern, multi-story residential buildings. A prominent feature is a high-speed rail line that runs diagonally across the site, with a train visible on the tracks. The background shows a grid of existing urban infrastructure, including roads and smaller buildings, contrasting with the new development. The overall scene is presented in a bright, clear light, typical of a digital architectural visualization.

SIR

Why are SIRs Smart Investments



Govt-backed zoning with clear land titles & legal, clarity



Future-ready Infrastructure: Roads, Utilities, Digital Networks



Integrated residential, industrial, and commercial development



Long-term capital appreciation in, emerging urban ecosystems

Shenzen, China

Transformed from a fishing village to a \$400B
techpowerhouse in under 30 years

Dubai Industrial City

Now a global logistics and manufacturing hub,
built on a smart infrastructure model

GLOBAL SUCCESS
STORIES

LOCATION MAP

LOCATION: KANATALAV

¼ Prime Location:

- 0 KM from Dholera SIR Activation Zone

Ç High Growth Corridor:

- Located within India's first and largest Greenfield Smart City

• Connectivity Excellence:

- Dholera International Airport, 6-lane Expressway, proposed metro corridor, Sea Link

ï Gated Community Plots:

- Fully demarcated plots with wide internal roads, landscaped zones & street lighting

• High Appreciation Potential:

- Ideal for investment, weekend homes, and future



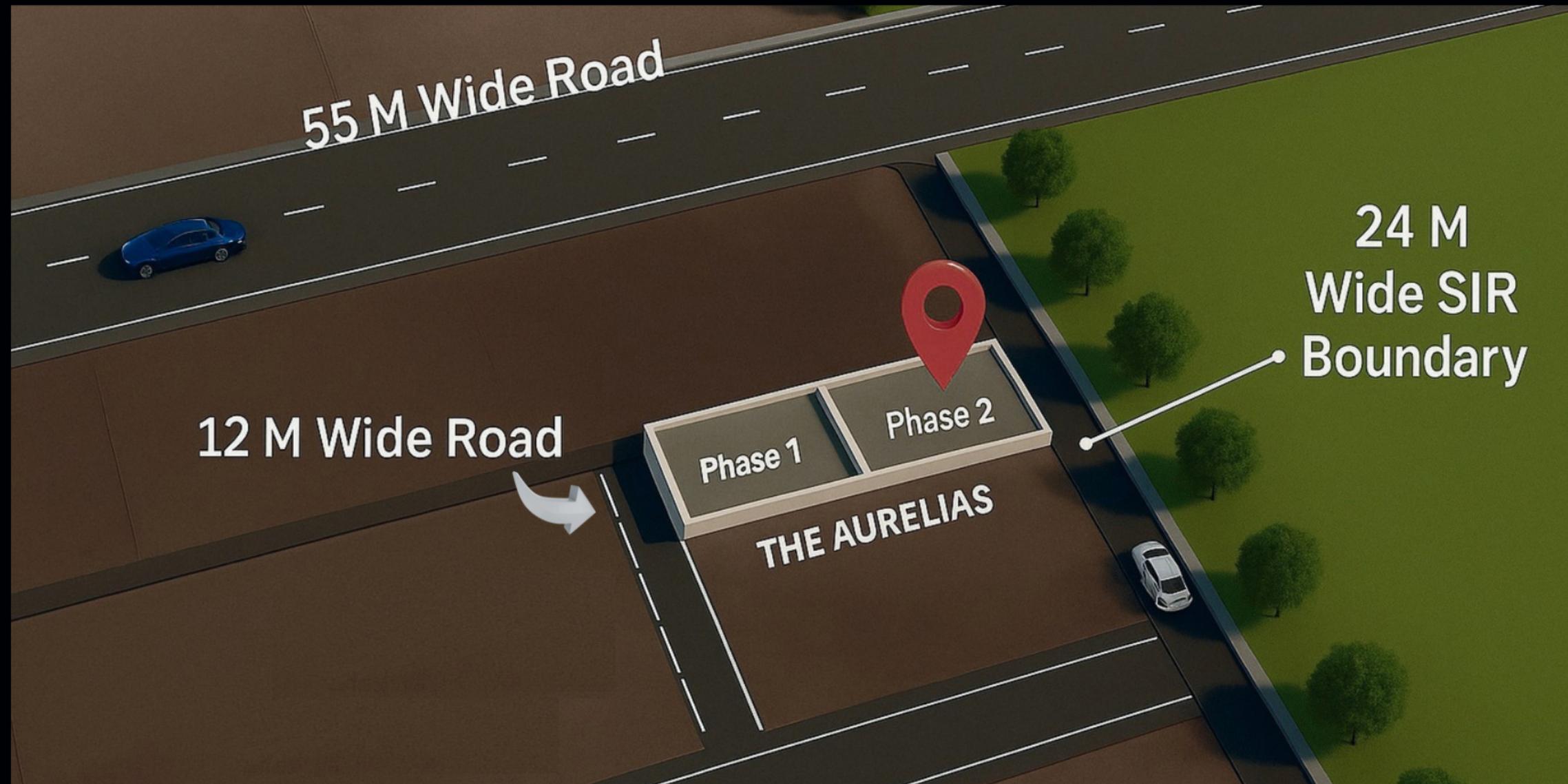


THE AURELIAS
(KANATLAV VILLAGE)

LOCATION: KANATALAV

250 m Road

LAND LOACTION





PROJECT LAYOUT

251 275.71	250 124.78	249 125.48	248 126.18	247 126.88	246 127.59	245 128.29	244 128.99	243 129.69	242 189.85		241 194.95	240 134.84	239 135.54	238 136.24	237 136.94	236 137.64	235 138.35	234 139.07	233 139.75	232 316.63
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12.00 MT. WIDE CROSS OVER ROAD

169 273.78	170 122.80	171 122.80	172 122.80	173 122.80	174 122.80	175 122.80	176 122.80	177 122.80	178 178.62		179 178.62	180 122.80	181 122.80	182 122.80	183 122.80	184 122.80	185 122.80	186 122.80	187 122.80	188 273.78
168 273.78	167 122.80	166 122.80	165 122.80	164 122.80	163 122.80	162 122.80	161 122.80	160 122.80	159 178.62		158 178.62	157 122.80	156 122.80	155 122.80	154 122.80	153 122.80	152 122.80	151 122.80	150 122.80	149 281.01

7.50 MT. WIDE CROSS OVER ROAD

87 273.78	88 122.80	89 122.80	90 122.80	91 122.80	92 122.80	93 122.80	94 122.80	95 122.80	96 178.62		97 178.62	98 122.80	99 122.80	100 122.80	101 122.80	102 122.80	103 122.80	104 122.80	105 122.80	106 281.01
86 273.78	85 122.80	84 122.80	83 122.80	82 122.80	81 122.80	80 122.80	79 122.80	78 122.80	77 178.62		76 178.62	75 122.80	74 122.80	73 122.80	72 122.80	71 122.80	70 122.80	69 122.80	68 122.80	67 281.01

7.50 MT. WIDE CROSS OVER ROAD

1 280.14	2 125.48	3 125.48	4 125.48	5 125.48	6 125.48	7 125.48	8 125.48	9 125.48	10 182.53		11 182.53	12 125.48	13 125.48	14 125.48	15 125.48	16 125.48	17 125.48	18 125.48	19 125.48	20 287.37
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12.00 MT. WIDE CROSS OVER ROAD

9.00 MT. WIDE CROSS OVER ROAD

PHASE 1



Landscape Garden



Splash Pool



Library



Senior Citizen's Seating

Secure your investment with legal compliant project



NA Certified Land: The project is located on Non-Agricultural land, ensuring full compliance with legal regulations.

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NOC Secured: Necessary No Objection Certificates have been obtained, demonstrating adherence to local laws and regulations.

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Title Clear: The land's ownership and title have been thoroughly verified, providing a solid foundation for secure investments.

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Individual Unit Approvals: Each unit's plans have received official approval, ensuring a seamless and hassle-free ownership experience.

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No Legal Complications: Every aspect of the project has been meticulously reviewed and approved, mitigating any potential legal issues in the future.

LAND PRICING

OFFER PRICE
₹7,500 /
sq. yard

PREFERENTIAL LOCATION CHARGES

- 1) 10% extra for plots facing 12 Meter Road
- 2) 15% extra for Corner Plots or Two Side Open Plots
- 3) 750 Rs/sq. yards Development Charges

