

MEGA RESIDENTIAL PLOTS
NA, NOC, TITLE CLEAR & UNIT PLAN PASS

MIRRIKH[®]
INFRA TECH



MAYUR
ananta II
Grace Meets Modern Infinity

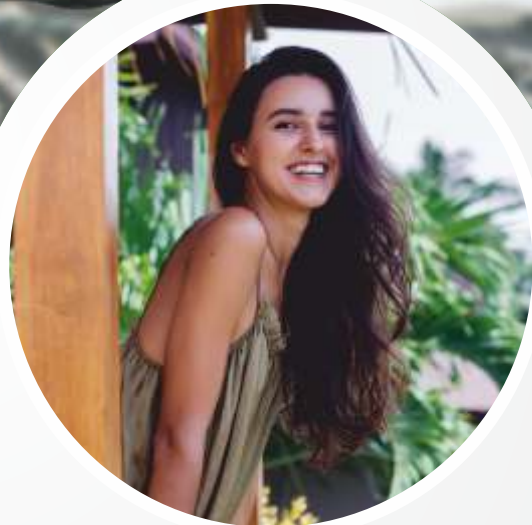
where serenity
shapes your story

1491
UNITS

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MAYUR
ananta II



Grace Meets **Modern Infinity**

After the remarkable success of Mayur Ananta, we present Mayur Ananta II. The largest premium residential land project in its segment in the Dholera Smart City region. Developed by Mirrikh Infratech, Dholera's leading land developer, this new phase sets a bigger benchmark for smart, future-ready living. Spread across 55 acres, it offers well-planned residential plots, a grand clubhouse, and a lawn for elevated community living.

Strategically located with excellent connectivity to Dholera International Airport, the ABCD Building, industrial zones, and upcoming smart city infrastructure — ensuring unmatched growth potential.

Bigger. Bolder. Boundless.

MAYUR
ananta II

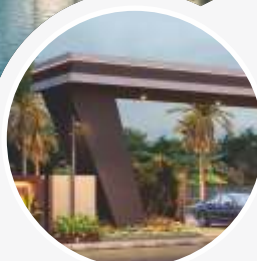
Grace Meets Modern Infinity



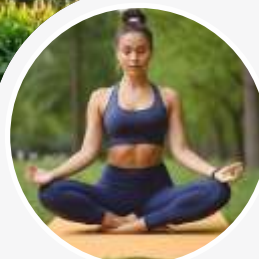
Fun Zone



Fitness Sanctum



Grand Entrance



Soul Harmony

Luxury Amenities
that define infinite luxury



Gated Entry



Club House



Boundary Wall



Electricity Supply



Security Cabin



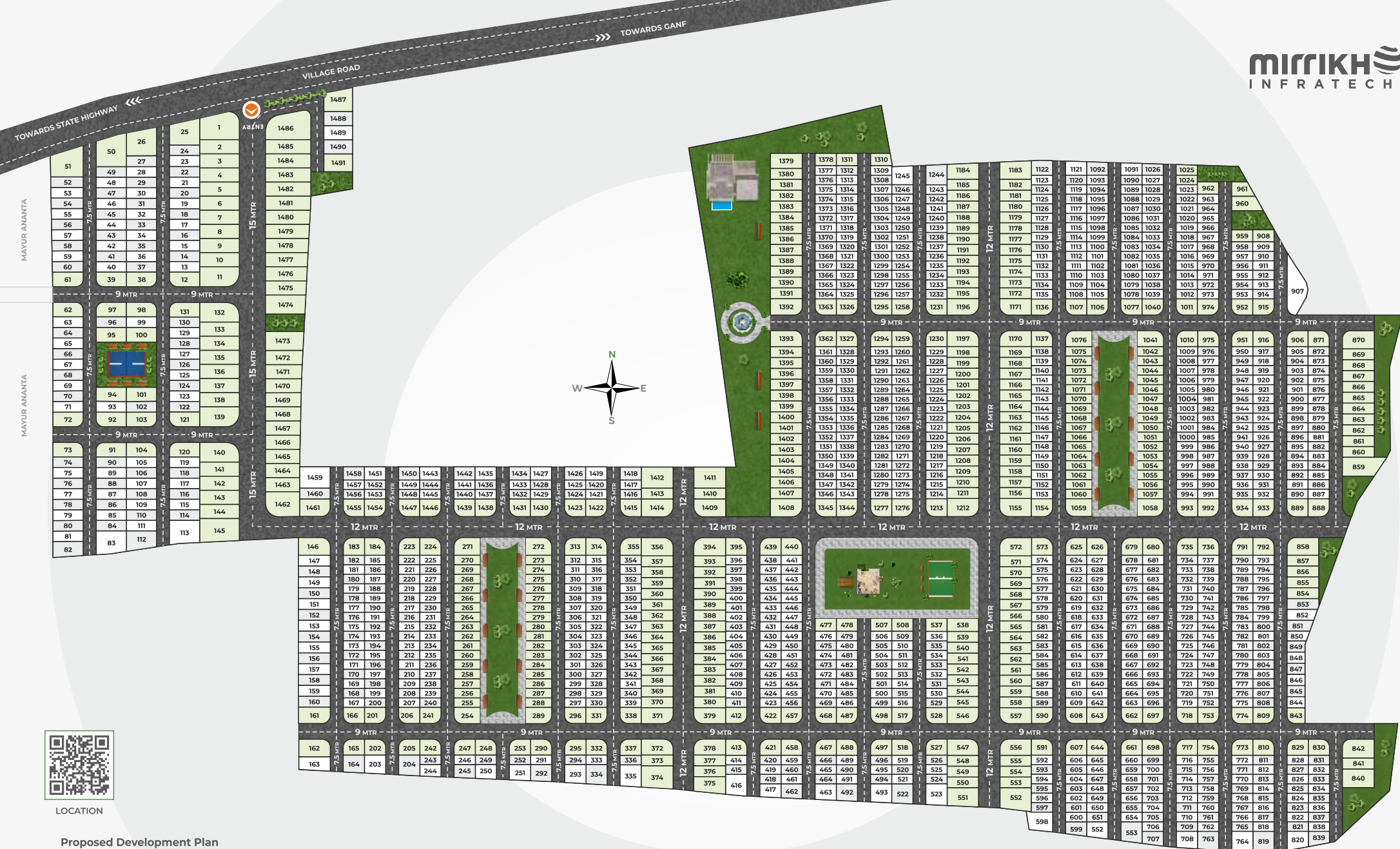
Tree Plantation



Inside Roads



Water Supply



LOCATION

Proposed Development Plan

- ✓ Developers / Society / Associations Reserves all the right to make changes in the term & conditions, rules & regulations as well as in the Layout Plan.
- ✓ This Leaflet / Brochure & Layout Plan is not a part of any legal document and is meant for information / graphical presentation only.

□ +5% : Preferential Location Charges (PLC)

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Residential Plots
Rojka, Dholera Smart City

Plot No	Area (Sq.Yd.)	Plot No	Area (Sq.Yd.)	Plot No	Area (Sq.Yd.)	Plot No	Area (Sq.Yd.)	Plot No	Area (Sq.Yd.)
1	640.55	247-248	207.89	527-528	207.89	860-869	222.66	1296-1309	129.93
2-10	360.69	249	129.93	529-536	129.93	870	353.06	1310	164.43
11	484.06	250	192.8	537	180.78	871	207.89	1311	168.28
12	274.68	251	212.99	538	271.32	872-887	129.93	1312-1325	129.93
13-24	205.85	252	129.93	539-545	222.66	888-889	225.9	1326-1327	207.89
25	454.59	253	207.89	546-547	309.55	890-905	129.93	1328-1343	129.93
26	498.82	254	262	548-550	222.66	906	207.89	1344-1345	225.9
27-37	205.85	255-270	162.45	551	372.44	907	530.19	1346-1361	129.93
38-39	274.68	271-272	286.19	552	448.57	908	166.39	1362-1363	207.89
40-49	205.85	273-288	162.45	553-555	222.66	909-914	129.93	1364-1377	129.93
50	574.62	289	262	556-557	309.55	915-916	207.89	1378	168.28
51	555.65	290	207.89	558-571	222.66	917-932	129.93	1379	307.88
52	220.88	291	129.93	572	346.48	933-934	225.9	1380-1391	222.66
53	218.99	292	225.48	573	225.9	935-950	129.93	1392-1393	316.13
54	217.87	293	250.76	574-589	129.93	951-952	207.89	1394-1407	222.66
55	217.01	294	129.93	590-591	207.89	953-958	129.93	1408-1409	346.48
56	215.13	295-296	207.89	592-597	129.93	959	166.39	1410	222.66
57	214.02	297-312	129.93	598	294.15	960	258.74	1411-1412	429.69
58	212.72	313-314	225.9	599	178.92	961	183.75	1413	222.66
59	211.3	315-330	129.93	600-606	129.93	962	172.06	1414	346.48
60	210.18	331-332	207.89	607-608	207.89	963-973	129.93	1415	225.9
61	278.25	333	129.93	609-624	129.93	974-975	207.89	1416-1417	129.93
62	274.68	334	268.25	625-626	225.9	976-991	129.93	1418-1419	175.15
63-71	205.85	335	296.38	627-642	129.93	992-993	225.9	1420-1421	129.93
72-73	274.68	336	129.93	643-644	207.89	994-1009	129.93	1422-1423	225.9
74-81	205.85	337-338	207.89	645-651	129.93	1010-1011	207.89	1424-1425	129.93
82	287.12	339-354	129.93	652	216.39	1012-1024	129.93	1426-1427	175.15
83	431.19	355	225.9	653	275.84	1025	142.11	1428-1429	129.93
84-90	205.85	356	346.48	654-660	129.93	1026	157.06	1430-1431	225.9
91-92	274.68	357-370	222.66	661-662	207.89	1027-1039	129.93	1432-1433	129.93
93	205.85	371-372	309.55	663-678	129.93	1040	207.89	1434-1435	175.15
94-95	283.12	373	222.66	679-680	225.9	1041	262	1436-1437	129.93
96	205.85	374	450.45	681-696	129.93	1042-1057	162.45	1438-1439	225.9
97-98	274.68	375	321.57	697-698	207.89	1058-1059	286.19	1440-1441	129.93
99	205.85	376-377	222.66	699-706	129.93	1060-1075	162.45	1442-1443	175.15
100-101	283.12	378-379	309.55	707	182.51	1076	262	1444-1445	129.93
102	205.85	380-393	222.66	708	227.92	1077	207.89	1446-1447	225.9
103-104	274.68	394	346.48	709-716	129.93	1078-1090	129.93	1448-1449	129.93
105-111	205.85	395	225.9	717-718	207.89	1091	166.06	1450-1451	175.15
112	344.91	396-411	129.93	719-734	129.93	1092	180.35	1452-1453	129.93
113	440.9	412-413	207.89	735-736	225.9	1093-1105	129.93	1454-1455	225.9
114-119	205.85	414-415	129.93	737-752	129.93	1106-1107	207.89	1456-1457	129.93
120-121	274.68	416	286.19	753-754	207.89	1108-1120	129.93	1458	175.15
122-130	205.85	417	186.24	755-762	129.93	1121	189.11	1459	429.69
131	274.68	418-420	129.93	763	248.54	1122	201.69	1460	222.66
132	484.06	421-422	207.89	764	272.19	1123-1135	129.93	1461	346.48
133-138	360.69	423-438	129.93	765-772	129.93	1136-1137	207.89	1462	508.78
139-140	484.06	439-440	225.9	773-774	207.89	1138-1153	129.93	1463	300.71
141-144	360.69	441-456	129.93	775-790	129.93	1154	225.9	1464	303.88
145	578.23	457-458	207.89	791-792	225.9	1155	346.48	1465	313.43
146	346.48	459-461	129.93	793-808	129.93	1156-1169	222.66	1466	314.69
147-160	222.66	462	200.94	809-810	207.89	1170-1171	309.55	1467	317.51
161	316.13	463	221.32	811-818	129.93	1172-1182	222.66	1468	319.82
162	353.06	464-466	129.93	819	272.19	1183	367.91	1469	322.15
163	274.58	467-468	207.89	820	235.05	1184	320.15	1470	319.55
164	237.34	469-476	129.93	821-828	129.93	1185-1195	222.66	1471	331.22
165-166	207.89	477-478	180.82	829-830	207.89	1196	309.55	1472	338.03
167-182	129.93	479-486	129.93	831-838	129.93	1197	316.13	1473	466.18
183-184	225.9	487-488	207.89	839	182.06	1198-1211	222.66	1474	489.01
185-200	129.93	489-491	129.93	840	384.24	1212	346.48	1475	370.26
201-202	207.89	492	234.18	841	222.66	1213	225.9	1476	376.92
203	253.13	493	254.72	842	375.8	1214-1229	129.93	1477	383.47
204	277.24	494-496	129.93	843	174.34	1230-1231	207.89	1478	389.78
205-206	207.89	497-498	207.89	844-848	127.99	1232-1243	129.93	1479	393.91
207-222	129.93	499-506	129.93	849	129.41	1244	271.69	1480	403.09
223-224	225.9	507-508	180.82	850	128.11	1245	250.85	1481	409.6
225-240	129.93	509-516	129.93	851	172.55	1246-1257	129.93	1482-1485	412.78
241-242	207.89	517-518	207.89	852	200.39	1258-1259	207.89	1486	755.63
243	129.93	519-521	129.93	853	221.38	1260-1275	129.93	1487	395.31
244	160.08	522	267.32	854-857	222.66	1276-1277	225.9	1488-1490	261.09
245	180.16	523	287.84	858	346.48	1278-1293	129.93	1491	330.13
246	129.93	524-526	129.93	859	463.11	1294-1295	207.89		

Plot area mentioned are in square yards, along with area of undivided proportionate share/interest in the common roads & common plots.



Seamless **connectivity**
for boundless reach

0
KM

Dholera SIR
Boundary

1.5
KM

State
Highway / BRTS

13
KM

ABCD
Building / MRTS

13
KM

Ahmedabad - Dholera
Expressway

16
KM

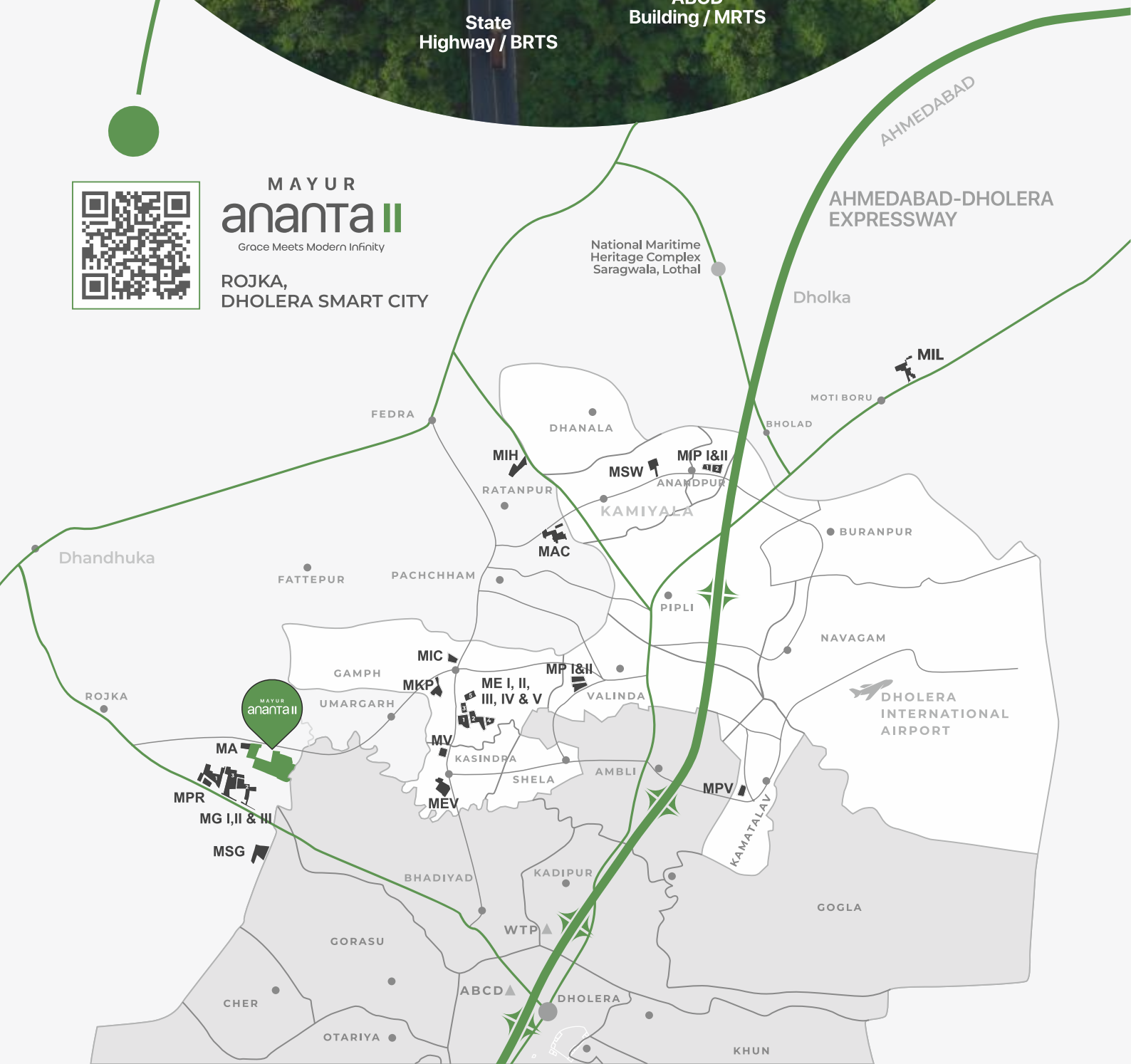
Dholera International
Airport



MAYUR
ananta II

Grace Meets Modern Infinity

ROJKA,
DHOLERA SMART CITY





Your **Gateway** to the Future

MAYUR ananta II

Grace Meets Modern Infinity

A PROJECT BY
MIRRIKH
INFRA TECH

MIRRIKH INFRA TECH PVT.LTD.

#707, NAVRATNA CORPORATE PARK, TOWER-B, ASHOK VATIKA
BOPAL-AMBALI ROAD, AHMEDABAD - 380058, GUJARAT

HO: #707, THE MONTESSA, NEAR SURAT INTERNATIONAL AIRPORT
DUMAS ROAD, SURAT - 395007, GUJARAT



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+25 LACS
SQ.YD. OF LAND

+10
COUNTRIES

28
STATES/UT

+500
CITIES

+10000
HAPPY CLIENTS

15-02-2026

PRICING



Project Name: Mayur Ananta II

Project Type: Residential

Location: Rojka, Dhandhuka

Launch Date: 15 February 2026

Basic Sale Price: ₹8750/sq.yd.

Pre-Launch Discount: ₹500/sq.yd.

Pre-Launch Rate: ₹8250/sq.yd.

Pre-Launch Period: From 15 February to 13 March 2026

Pre-Launch Discount will be applicable only if Plot Booking made from 15 February 2026 till 13 March 2026 & Full Payment deposited within a month from booking date. After 13 March 2026, Rate of Rs.8750/sq.yd. will be applicable.

Development Charge: ₹850/sq.yd. + 18%GST

PLC: +5% of BSP (Plots located at Corner/Park Touch/
18 Mtr. & 12 Mtr. wide road)

Stamp Duty: 5.9% of Consideration Amount

Registration Charge: ₹15400 per registry

Plots with PLC will not be hold | Plot Registry will start from June 2026

15-02-2026

Project Name: Mayur Ananta II

Project Type: Residential

Location: Rojka, Dhandhuka

Launch Date: 15 February 2026



Terms & Conditions

- Minimum Booking Token Amount will be ₹1 Lac
- Remaining Payment within 90 Days and in two parts on ly which will ensure your Monthly BPC, if failed in any of condition, BPC will not be given on remaining amount.
- Plot Payment, Stamp duty, Registration fee made favor MIRRIKH INFRATECH PVT. LTD.
- Development Charge made in favor MIRRIKH BUILDCON LLP.
- Legal and all taxes present or future as per prevailing laws and if applicable shall be borne by the proposed purchaser.
- In case of cancellation of booking than 50% amount of total plot price shall stand forfeited. If any refund will be paid after the company resale's the plots and refund Amount through such sale are realized and till then the party cancelling the plot agrees to wait without any litigation.
- If Plot Payment is not within 6 months from Booking, company has within it's rights to initiate the process of cancelling Plot and also resale it to another person, for which no written permission will be required.