



DIAMOND CITY VII



DHOLERA DYNAMICS



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A LITTLE ABOUT US..

Dholera Dynamics is a trusted real estate company focused on land and plot investments in Dholera Smart City, Gujarat.

We help individuals and investors choose the right property with clear guidance, honest pricing, and complete legal transparency. Our approach is simple – we explain things clearly so you can make informed decisions with confidence.

Our team brings more than **17 years** of real estate experience and has already supported **7000+ clients** in their property investment journey. That experience helps us guide clients through documentation, approvals, and long-term planning without confusion or pressure.

We believe trust is built through genuine advice, proper documentation, and consistent customer support.

At Dholera Dynamics, we don't just sell plots
We help you invest in the future!

A modern, white, two-story building with a prominent balcony. The balcony features a large, semi-circular window with a black frame, through which a living area with white chairs and a small table is visible. Below the balcony, the ground floor has two large, arched windows. The building is set against a backdrop of palm trees and mountains under a blue sky.

A PLACE DESIGNED FOR MODERN FAMILY LIVING

Diamond City VII is a planned residential development notified in Dholera. The project is positioned within **development zone** aligned with Dholera's phased infrastructure rollout and statutory planning framework.

The development is structured to offer clarity on location, access, and future integration within the city, rather than speculative placement outside the planned urban fabric.

KEY FEATURES

**NA, NOC, Title Clear Project
With Plan-Pass**

Residential Project

Unit Plan Pass Of Each plot

Controlled elevation across all Plots



Planned infrastructure that supports everyday ease

Diamond City VII is part of a larger, structured approach to residential planning notified in Dholera. The layout prioritises **accessibility, defines plot boundaries, and provides a balanced distribution of open spaces and internal roads.**

The project reflects the planning principles followed across Dholera, ensuring alignment with the region's broader development framework.

Location Benefits



**ARTIFICIAL
RIVER FRONT
12 Mins**



**DHOLERA SIR
15 Mins**



**DHOLERA
AIRPORT
15 Mins**



**ACTIVATION
ZONE
15 Mins**



**ABCD
BUILDING
10 Mins**



**EXPRESS
WAY &
METRO
5 Mins**

AMENITIES INCLUDED



7 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



PAYMENT PLAN

Token Amount	50,000
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	20%
Legal Fees + Stamp Duty + Development Charges	At the time of Registry 5% Complete

BSP

PRICE -RS _____ PER SQUARE YARD

PLC

PRICE - RS _____ PER SQUARE YARD

DEVELOPMENT CHARGES

PRICE - RS 800 PER SQUARE YARD

LAWYER FEE

PRICE - R\$ 15,000 (MUTATION FEE)

STAMP DUTY

AS APPLICABLE (4.9% OR 5.9%)

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
TOTAL	38765.25	62011.40



Dholera SIR

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