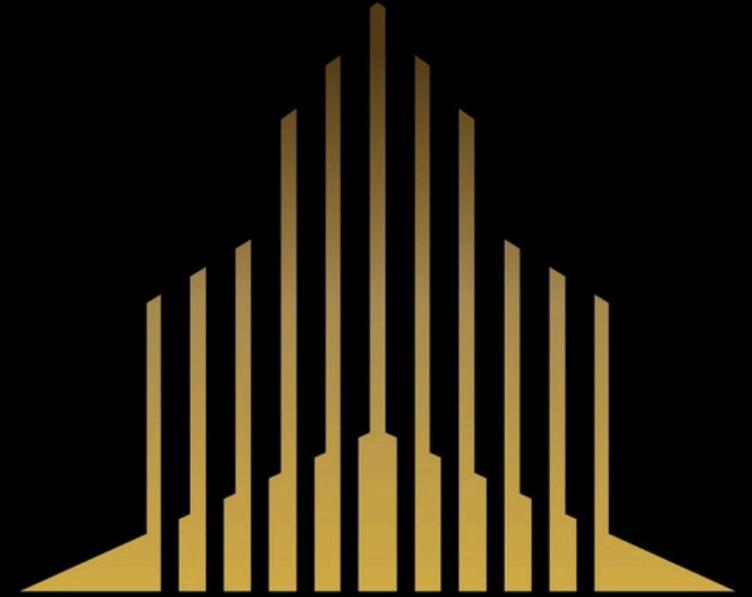




By



SINGLA

DEVELOPERS

Elysian

Plotting Your Path To Prosperity

- **Strategically planned residential township near Dholera SIR.**
- **Highlights:**
- **10 acres of premium NA residential land**
- **Ideal for investment + future home construction**
- **Surrounded by upcoming commercial & industrial growth**
- **Excellent resale and appreciation prospects**
- **Development-Linked Payment Plan**



Connectivity
is directly linked
to Growth

Travel Times:

-  **Dholera International Airport: 5 mins**
-  **State Highway 40 (4-lane): 1 min**
-  **NH-751 (6-lane): 2 mins**
-  **Ahmedabad–Dholera Expressway: 3 mins**
-  **Airport Diamond Circle: 3 mins**
-  **Dholera SIR Boundary: 6–7 mins**
-  **India's Tourism Hub Lothal- 12 min**



National Highway- 751

State Highway- 40

Dholera Ahmedabad Expressway

Airport Diamond Circle

International Airport Link road

National Highway- 75

existing road to tata solar power plant



Buranpur

पुरानपुर

पीर बाबा समाधि

Navagam

नवागाम

Airport Guj

Ahr

Why This Location?

- **India's fastest-growing Smart City**
 - **90,000+ jobs expected in early phases**
 - **Largest Cargo Airport of Asia and Aircraft manufacturing making the region a hub for Logistics.**
 - **91,000 Cr investment by TATA and 1.18 Lakh Crores investment by Intel For Semiconductors and AI.**
 - **Renew Power manufacturing Solar Cells with INOX and Linde.**
 - **Tokyo Electron ,Fujifilm, Jet JAC Global, Polycab and many other international Giants are already present in Dholera, its time to mark YOUR presence NOW!**
- All these activities will make the whole region a hotspot for migration and jobs making your plot the ideal location for your future dream home or an asset for**

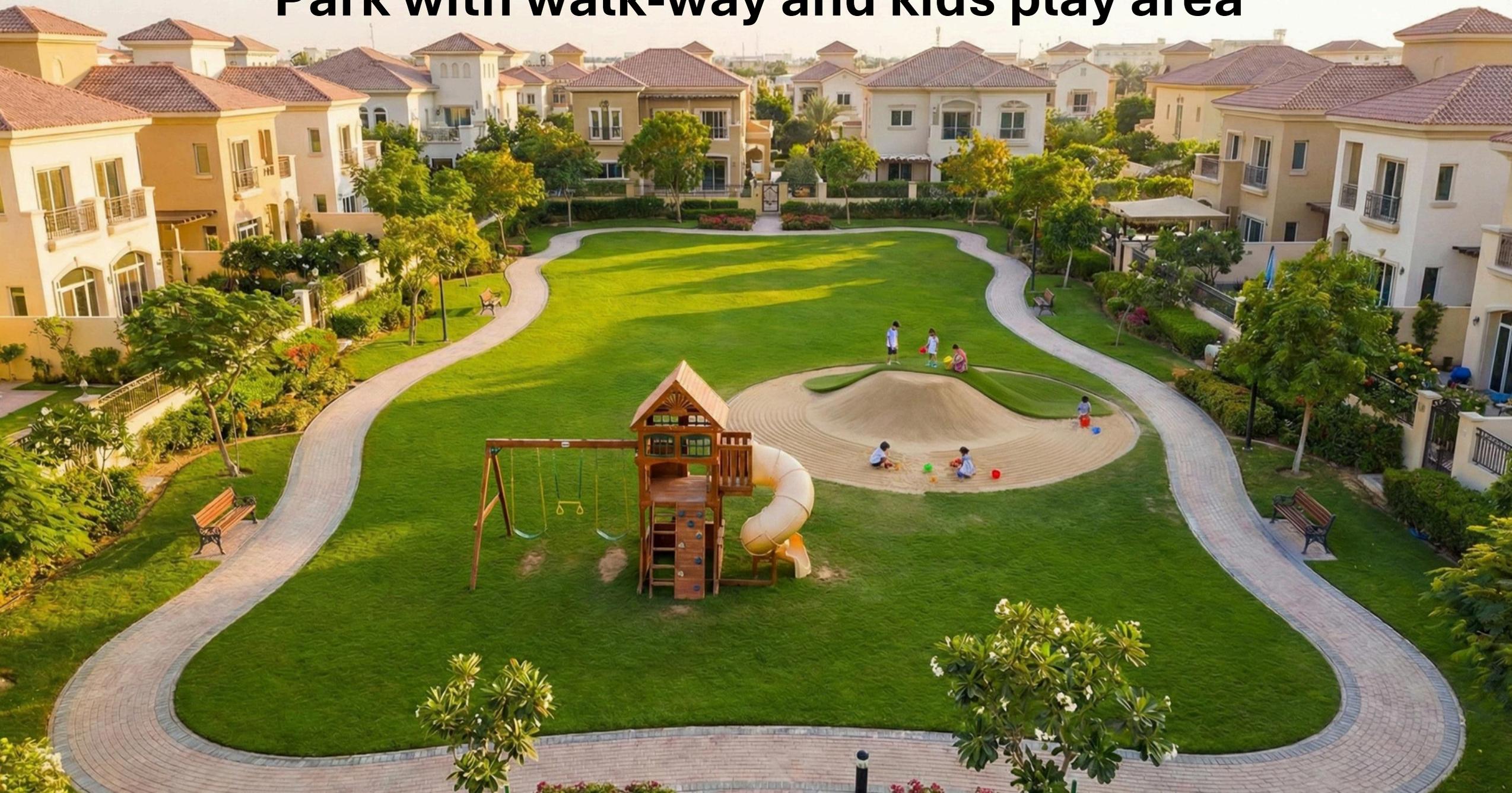


Spacious and Luxurious CLUBHOUSE with swimming pool, party hall, common kitchen and Fun Indoor games

Box Cricket



Park with walk-way and kids play area



Grand Entrance Gate With Security



More Amenities

- **Internal 40ft , 30ft & 25ft wide Roads**
- **Streetlights**
- **Drainage & Water Provision**
- **Electricity Provision**
- **Compound Wall / Perimeter Fencing**
- **Clear demarcation of plots**
- **24/7 security-enabled layout (future-ready)**
- **Community park for social gatherings**

**BaseRate:7,800/-persq.
yard**

**PLC (Preferential Location
Charges):**

Charges):

- **12m Road Facing: + 250**
- **Corner Plot: + 250**
- **Park Facing / Attached: +
250**
- **7.5m Road Facing: (No extra
charge!)**

Development-Linked Plan

Development charges are 1200/- per square yard



An ethical model where clients pay development cost only after registry and actual work delivered.



The customer will pay 25% of the total development charges at the registry If executed before 31st May 2026, then 25% by 31st August 2026, then 25% by 30th November 2026 and final 25% by 28th February 2027.



If registry is executed between 31st August 2026 and 30 November 2026, then 50% of the development charges at registry, then 25% by 28th February 2027 and final 25% by 31st May 2027



If registry is executed between 30th November 2026 and 28th February 2027, then 75% of the total development charges at registry and final 25% by 31st May 2027.



If registry is executed between 28th February 2027 and 31st May 2027, then 100% of the total development charges at registry.



About US

- **Experience:**
Over 30+ years of land development experience across Punjab, Haryana, Panchkula & Chandigarh.
- **Legacy of trust, transparency, and high-growth real estate investments.**
- **Dholera Presence:**
 - 5+ years actively shaping Dholera Smart City landscape.
 - Delivering safe, title-clear, high-appreciation land parcels.
- **Core Expertise:**
 - Land parcel development | NAResidentialplotting
 - Safe & verified documentation | Development-linked models



By



AMMENITIES

- Gated Community
- Club House
- Swimming Pool
- Box Cricket
- Garden
- Children Playing Area
- Internal Roads
- Security Cabin
- Development Linked Plan

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LUXURY VILLAS COMING SOON!!

+91 7300 120 440

• LIMITED PLOTS • GREAT RETURNS • DEVELOPMENT LINKED PLAN