JM VENTURES
CREATING VALUE

India's Greatest Land Opportunity — Before the World Finds Out

ICONIC NEST PHASE 2

A Premium Plotted Development | Fedra–Pipli Road (Airport Road), SH-40 | Dholera Special Investment Region, Gujarat

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RERA Compliant • Freehold • Title Clear • 7/12 Verified

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Every Great City Has a Beginning. This Is Dholera's.

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THE PROBLEM

India required a world-class manufacturing hub to balance its trade deficit. However, every major coastal city (Mumbai, Chennai, Surat, Kandla) was already fully occupied, congested, and completely out of developable land.

THE SOLUTION

In 2009, the Government of India identified 920 sq km of virgin land in Dholera, Gujarat, to build India's first Greenfield Smart City. Championed personally by PM Narendra Modi since his tenure as Chief Minister, and driven directly from the PM's office since 2014.



"This is not a real estate developer's promise. This is the Government of India's most ambitious urban project — backed at the highest political level for over 15 years."

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Dholera Is Not an Extension. It Is a New Beginning.

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BROWNFIELD CITIES	GREENFIELD — DHOLERA SIR
Built on aged/congested infrastructure	Built from scratch on virgin land
Land is scarce and extremely expensive	Land still at early-stage entry pricing NOW
Infrastructure added as an afterthought	Roads, airport, rail, utilities ALL pre-planned
Property prices near peak with limited upside	Master-planned for 2 million people yielding MASSIVE upside
Examples: Delhi NCR, Mumbai MMR, Pune	**Comparable global cities:** Singapore, Dubai, Shenzhen, Chandigarh

Gurgaon was a barren village in 1995. Noida was farmland in 2000.
Dholera in 2025 is exactly where those cities were then — except with 10x more government commitment and international funding from Japan.

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Road. Rail. Air. Sea.
No Other City in India Has All Four.

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Air: Dholera International Airport

Phase 1 complete Dec 2025. 1,400 hectares, two runways (3,200m + 4,000m). Budget: ₹1,305 crore.

Road: Ahmedabad–Dholera Expressway

109 km, 6-lane greenfield expressway. Already open to traffic (45–90 min travel time).

Rail: DMIC High-Speed Rail

Delhi-Mumbai corridor. Metro Rail construction approved for 2028.

Sea: Gulf of Khambhat

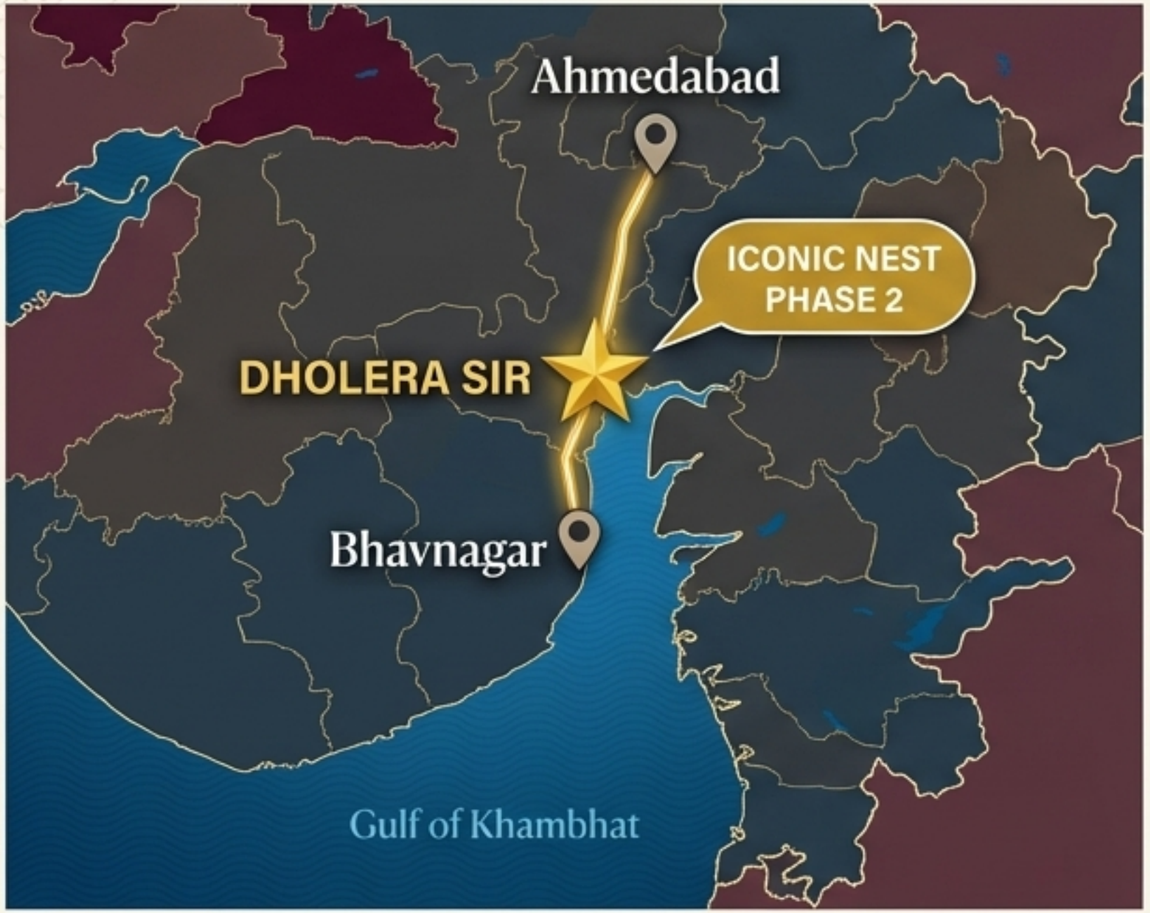
Active sea access to Oman, Dubai, USA.

Every major Indian coastal city is already full.
Dholera sits on the Gulf of Khambhat —
India's answer to Dubai's Jebel Ali.
The first-movers here win.

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Strategically Located on the Ahmedabad–Bhavnagar Corridor

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Ahmedabad ↔ Dholera	109 km	~90 minutes	6-lane Expressway (OPEN)
Dholera ↔ Airport	~5 km	~8 minutes	Airport Road — Our Project Location
Dholera ↔ Bhavnagar	~60 km	~75 minutes	State Highway
Dholera ↔ Gulf Port	~18 km	~25 minutes	Sea trade access

This corridor creates a strategic bottleneck where all future industrial and civic traffic must pass.
You are buying land at the exact epicenter of this convergence.

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This Is No Longer a Blueprint. Dholera Is Already Happening.

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COMPLETED

COMPLETED

ABCD Building: Fully operational Central Govt HQ handling investor clearances today.

COMPLETED

Activation Area (22.5 sq km): 95% complete. Underground utilities, smart roads live. Allotted to ReNew Power, Torrent Gas.

COMPLETED

Dholera Expressway: 109 km, 6-lane highway OPEN.

COMPLETED

Solar Park: 1,200 MW already commissioned (out of 5,000 MW planned), powering the industrial zone.

IN-PROGRESS

Tata Electronics Semiconductor Fab

Investment	₹91,000 Crore (~$11B)
Capacity	50,000 wafers/month
First Chips	Late 2026
Jobs Created	20,000+

IN-PROGRESS

Airport Operations: Test flights Early 2026, 2026, Commercial Operations 2026.

Secondary Investments

- NextGen Semiconductor: ₹8,800Cr
- Jabil: ₹1,000Cr
- Grew Energy: ₹3,800Cr
- **Total confirmed:** ₹2.5 lakh crore+

By the time Tata's chips are rolling off the line in late 2026, 20,000+ workers will need housing.
The demand for real estate will not wait.

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Noida Was Farmland. Gurgaon Was a Village. Dholera Is Next.

Gurgaon	20 Years Ago: ₹800–1,200/sq ft	Today: ₹15,000–25,000/sq ft	**15x–20x** Growth	[MISSED]
Noida	20 Years Ago: ₹700–1,500/sq ft	Today: ₹8,000–15,000/sq ft	**10x–12x** Growth	[MISSED]
Dholera SIR	CURRENT ENTRY: ₹3,000–5,000/sq ft	10-Year Projection: ₹15,000–25,000/sq ft	Projected Growth: **5x–8x**	[BUY NOW]

Do you want to be the investor who bought a plot in Gurgaon in 2000—or do you want to watch from the sidelines again?

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Prime Plots. Prime Location. The Best Address in Dholera.

- **Airport Road (SH-40)**: Just as Golf Course Road defines Gurgaon, Airport Road will define Dholera. **ICONIC NEST PHASE 2** sits directly on it.
- **4-Lane Highway Live**: The Pipli-Fedra 4-lane highway is already built, tarmacked, and open to traffic right now.
- **Proximity to Airport**: Just minutes from the International Airport (opening 2026).
- **Gallops Plaza Live**: A retail/food complex is already operating near the site—proof of life.

UNDER ₹20 LAKHS.

Prime land on Airport Road, backed by ₹91,000 crore in industrial investment. Limited downside. Extraordinary upside.



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Every Document. Every Clearance. Your Investment Is 100% Protected.



7/12 Extract (Satbara Utara)

Official Gujarat land record. Your name directly on government ledgers.



N/A Conversion Order

Land legally cleared and converted from agricultural to residential/investment use. Mandatory statutory approval secured.



Title Clear Certificate

Verified clean chain of ownership. Zero disputes, zero encumbrances.



Freehold Title Deed

Outright permanent ownership. No lease, no ground rent. Your name on the deed forever.



NOC

All statutory clearances obtained from relevant government authorities.



Gujarat Grameen Act Compliant

Full compliance with rural land acquisition and transfer state laws.

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In Noida, You Rent the Land.
In ICONIC NEST PHASE 2, You Own It.

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Leasehold — The Noida Model

Government Authority owns the land.

You receive a 99-year lease **(never true ownership)**.

Annual ground rent is charged.

Authority → Lease Deed → Developer → You

Freehold — Our Project

YOU own the land.

Freehold title deed in your name, permanent with no expiry.

Zero ground rent or renewal complications.

Direct Registry → YOUR Name → 7/12 Extract

The moment you register, the land is yours forever. No authority. No middleman

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Simple. Structured. Spread Across Milestones.

You Pay as the Project Progresses. Never Everything Upfront.

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25% Booking → | 25% Agreement → | 25% Possession → | 25% Registry

Milestone	Percentage	Amount (₹15L Example)	Description & Deliverables
On Booking	25%	₹3.75L	Plot reserved in your name. Receipt issued.
On Agreement	25%	₹3.75L	Sale agreement signed. Legal docs begin.
On Possession	25%	₹3.75L	Physical handover. Site marked and demarcated.
On Registry	25%	₹3.75L	Sale deed registered. 7/12 in your name.
TOTAL	**100%**	**₹15,00,000**	**Full freehold ownership.**

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Every Question. Answered Cold.

Q: Why can’t I get a bank loan?
A: Banks are conservative on emerging zones (exactly like Noida in 2005). Self-funded buyers lock in entry pricing before bank financing drives demand up.

Q: Is this RERA registered?
A: Governed by **DSIR** (a Central Government body), which supersedes state RERA. Your investment is protected at the national level.

Q: What if Dholera stalls?
A: Over **₹2.5 lakh crore** is confirmed. Tata is building right now. The airport opens in **2026**.
This is a funded reality, not speculation.

Q: Can NRIs invest?
A: Yes. Fully FEMA compliant via NRE/NRO accounts.

Q: Why under ₹20 Lakhs?
A: The greatest wealth is built in cities before they peak. At this price point, the downside is negligible, and the upside—backed by massive government infrastructure—is unprecedented.

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Are You In — or Are You Watching Again?

The people who built wealth in Noida and Gurgaon were not geniuses. They just had the courage to act when everyone else was waiting. Certainty comes after the price has already risen. The window in Dholera is measured in months, not years.

Express Interest → Site Visit & Diligence → Booking & Documentation → Your Name on the 7/12

Phone: [Sales Team Number] | Email: [Email Address] | Office: Delhi NCR

Site Visits to Dholera Arranged on Request.

This presentation is for private circulation only. Price projections are estimates based on market analysis. JM Ventures recommends independent due diligence.

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