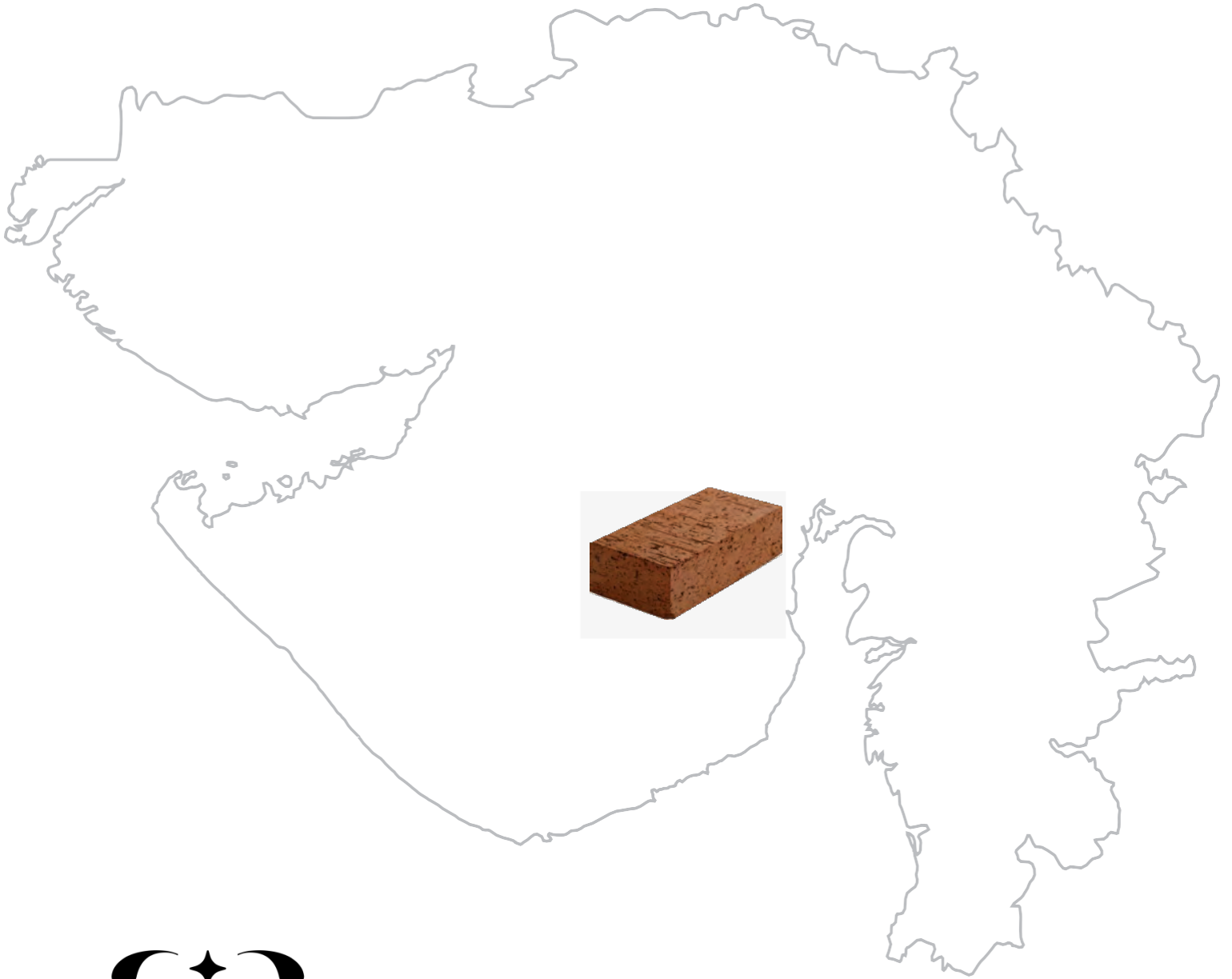


Once in every **era**
comes an opportunity
to participate in and benefit from the
growth of our nation...



Advante India Realty

Indian Growth Story = 5 Trillion Today, but...

Growth: Uneven, Urban Focused

Migration 30 Persons/Minute: Over Crowded Cities

**The REALITY
of REALTY**

PUBLIC:

- Overcrowded, polluted cities
- Crumbling infrastructure
- Sub-standard living
- Unsafe & uncomfortable commutes
- Unaffordable housing

GOVERNMENT

- Slow development of infrastructure because of regulatory and legal hurdles
- Maintaining and upgrading existing cities is increasingly expensive
- Limitations to scaling up of existing Infrastructure

PRIVATE SECTOR

- Expensive real estate where infrastructure available
- No to little infrastructure where real estate cost is reasonable
- Non availability of large tract of NA land that's close to market and well connected



Advante India Realty



OF GROWTH



The
Growth
Story

1963	Rs. 25-30 per Sqft
1975	Rs. 45-50 per Sqft
1981	Rs. 135 per Sqft
1991	Rs. 500 per Sqft
2001	Rs. 1500-2000 per Sqft
2011	Rs. 6000-6500 per Sqft
2019	Rs. 18000 per Sqft

* Per sq.ft. average of major metro cities

India 2030

- 590 million people (40%) in cities
- 68 cities with population of 1 million plus
- \$1.2 trillion capital investment
- 900 million sq.meters of building space

**Early investors-less than 2% of the
Indian population-made a fortune in realty
over a span of 60 to 70 years.**

Till when do we keep regretting the costs of lost opportunities?



Advante India Realty



dholera

INDUSTRIAL CITY

A NEW ERA

DHOLERA INDUSTRIAL CITY DEVELOPMENT LIMITED (DICDL)

OF TRANSFORMATION



SMART CITIES MISSION

Ministry of Housing and Urban Affairs, Government of India

An initiative by GOI to drive economic growth and improve the quality of life by enabling local development and harnessing technology.

dholera



Based on several studies, surveys, research and the country's experience with metros and planned cities, then CM of Gujarat Shri. Narendra Modi and his team determined the right locations and realistic requirements for smart cities in Gujarat.

Their strategy involved

1. Planned Business Hubs with:

- Cutting edge infrastructure
- Ease of doing business

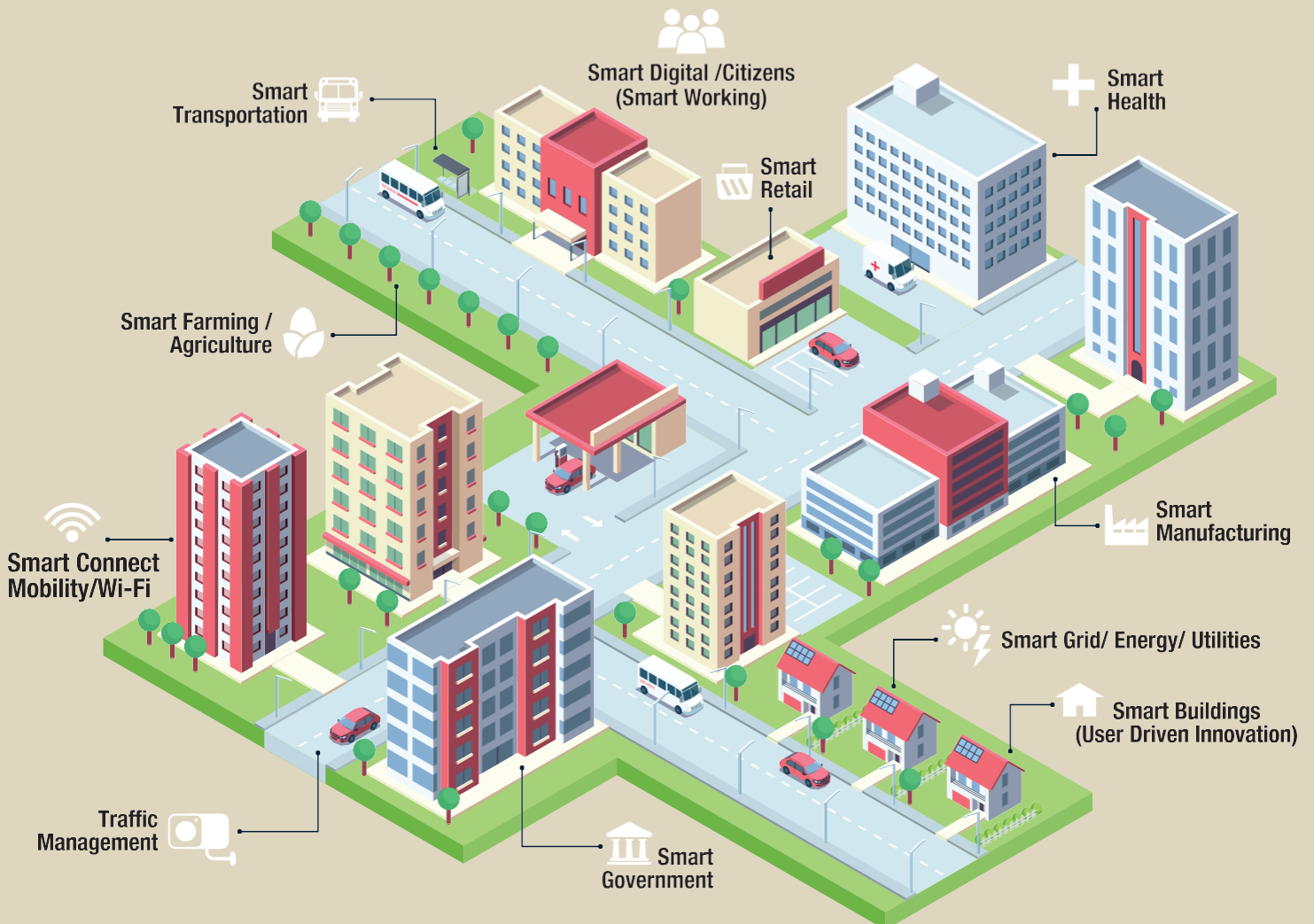
That would generate growth opportunities and thus employment

2. Planned Housing that's:

- Well defined and with modern amenities (healthcare, education, connectivity, power, etc.)
- Citizen friendly and sustainable

This would provide higher standard of living and thus encourage inbound migration

Private & Public benefits
arising from smart cities



dholera

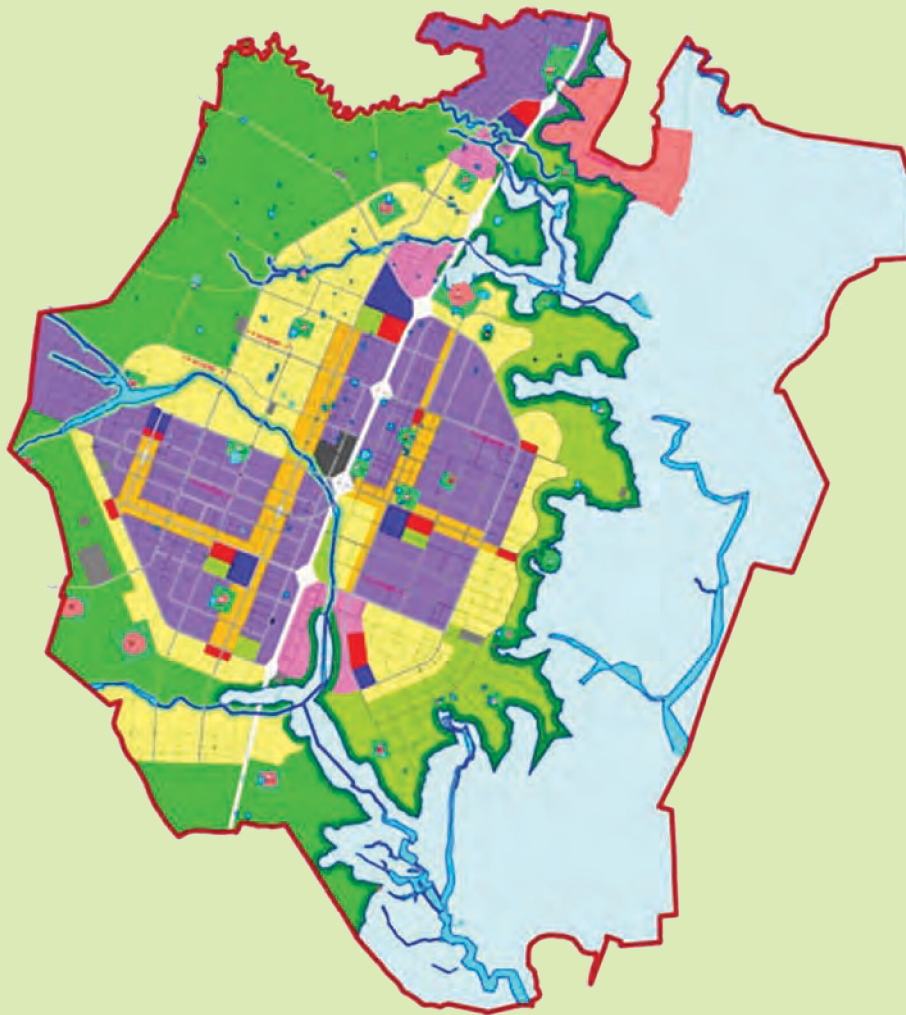


THE ERA OF GROWTH IS HERE



Apex Authority headed by Hon. Gujarat Chief Minister

- Visionary project of PM Narendra Modi when he was CM of Gujarat
- 2X Delhi and 6X Shanghai
- 1 of 12 fastest growing cities in the world - Forbes
- Special Investment node on the DMIC corridor
- JD between Gujarat State and Central
- Rs. 3,000 crore received from government
- Barren land, available without challenges, at low cost



LEGEND

- DSIRDA BOUNDARY
- T P SCHEME BOUNDARY
- GAMTAL
- RIVER/ CANAL
- TALAV/ LAKE
- DP PROPOSED ROADS
- T P SCHEME ROADS
- COASTAL REGULATION ZONE
- GREEN SPACE
- RECREATION, SPORTS AND ENTERTAINMENT ZONE
- TOURISM: RESORTS
- VILLAGE BUFFER
- AGRICULTURE ZONE
- STRATEGIC INFRASTRUCTURE ZONE
- CITY CENTRE
- LOGISTICS
- HIGH ACCESS CORRIDOR
- RESIDENTIAL ZONE
- SOLAR PARK
- PUBLIC FACILITIES ZONE
- KNOWLEDGE AND I. T. ZONE
- INDUSTRIAL ZONE



Total Area
91970 Ha
(920 sq. kms)



Area Under TP Schemes 1 to 6
42200 Ha
(422 sq. kms)



Dholera Phase 1 TP & 2
15300 Ha
(153 sq. kms)



Immediate Development Area
(Activation Area)
2254 Ha
(22.54 sq. kms)



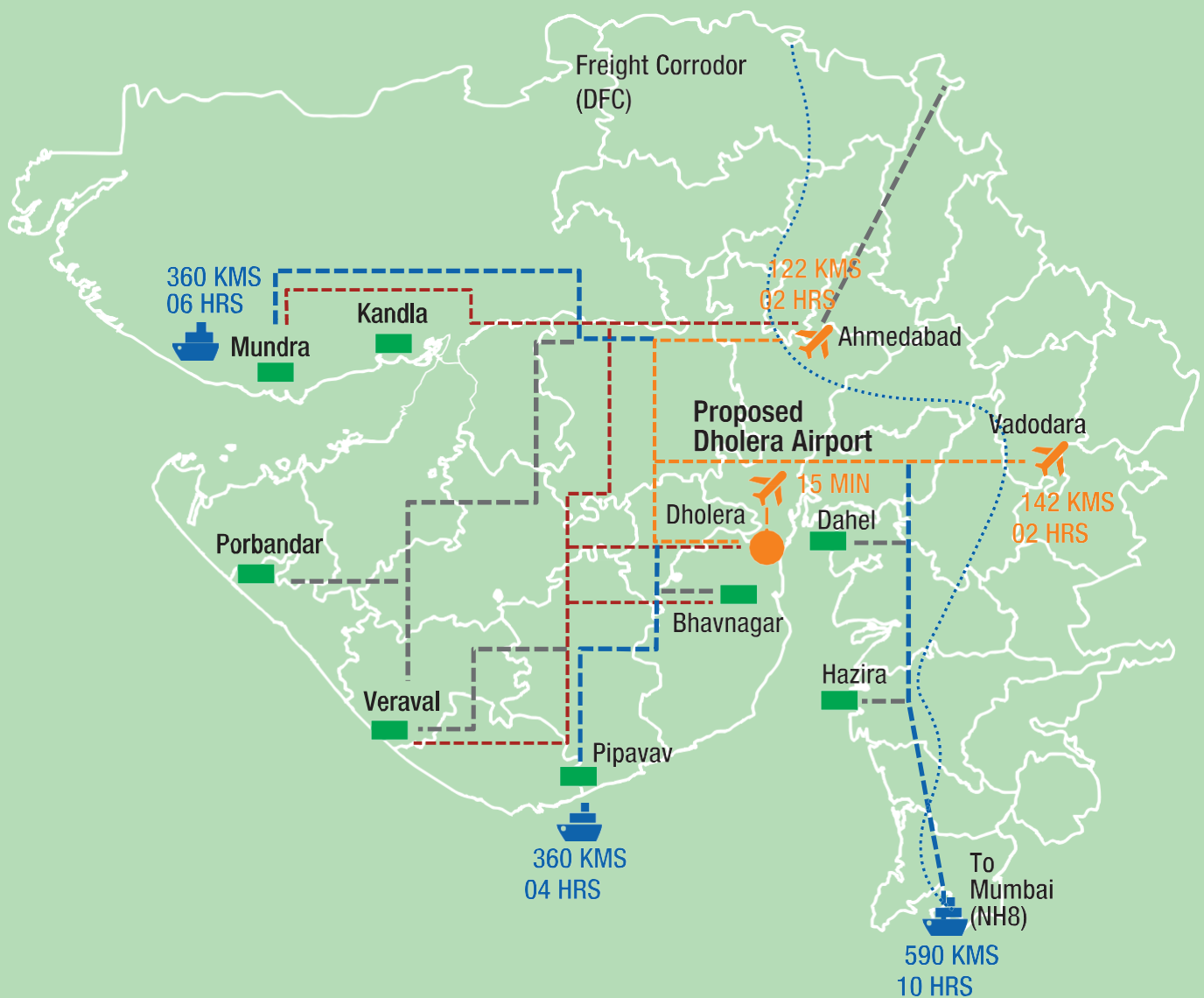
Resident Population
2.0 Million



Total Jobs
827000



External Connectivity



DEDICATED FREIGHT CORRIDOR

ROAD CONNECTIVITY

RAIL CONNECTIVITY

NEAR BY PORTS

NEAR BY AIRPORTS

OF INFRASTRUCTURE

Dholera Infrastructure Partners



LARSEN & TOUBRO

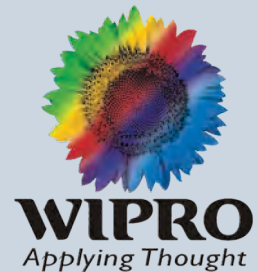
Activation Area Development (22.4 Sq. kms)
ongoing in TP-2 Industrial Zone,
worth Rs.1750 crores

AECOM

US\$30-million management
contract for implementing
all base infrastructure



Transaction Advisor for the
International Airport



ICT Consultant



Designing & building centralised digital control
system for infrastructural facilities



Contracted as Master Planners

Investments and interest continue to pour in...

THE ECONOMIC TIMES

CRRC Nanjing Puzhen to invest Rs 400 crore in Dholera to manufacture metro rolling stocks

DNA

Oppo-Vivo may soon be 'Made in Gujarat', Co mulls unit in Dholera

Vestas, Tata also mulling manufacturing set-up in Dholera Special Investment Region

THE ECONOMIC TIMES

Shipping / Transport

Adani Group set to hike Dholera port stake to 74%

The Rs 16,000-crore Adani Group has decided to increase its stake in Dholera greenfield port project from the current 49% to 74% by acquiring shares from the original promoter, JK group. JK Group holds 51% stake in the project.

By Tushar Prabhune, TNN | Aug 26, 2006, 04:26 AM IST

Canada to invest ₹6k cr in Dholera SIR



Plans to invest in a lithium ion battery manufacturing



AIRBUS

Plans to invest in a greenfield helicopter manufacturing facility, estimated investment of Rs. 2,800 crore



LOCKHEED MARTIN

Plans to set up a facility to manufacture solar batteries



looking to acquire around 100 hectares of land

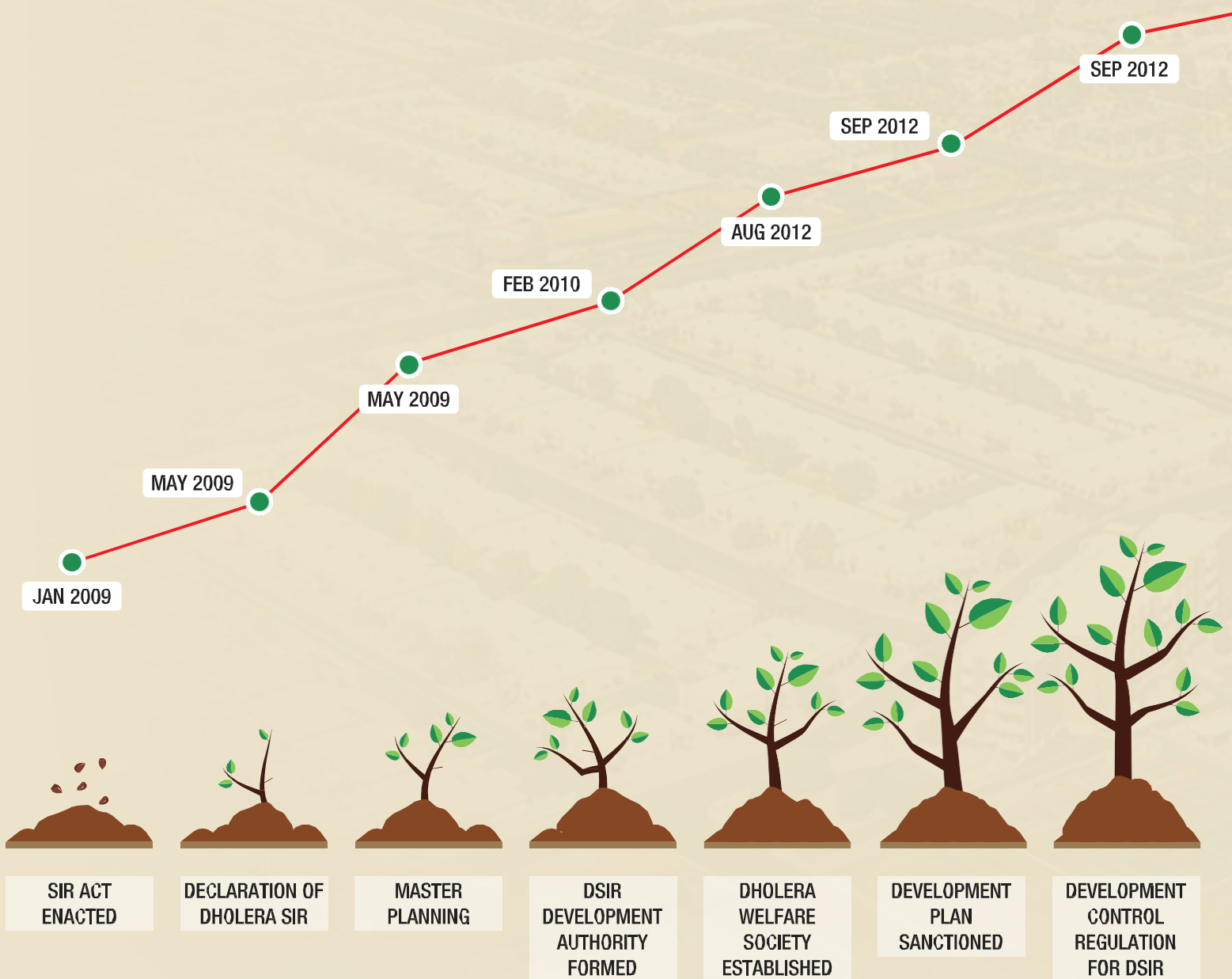


Will invest Rs. 400 crores in a metro stock rolling plant

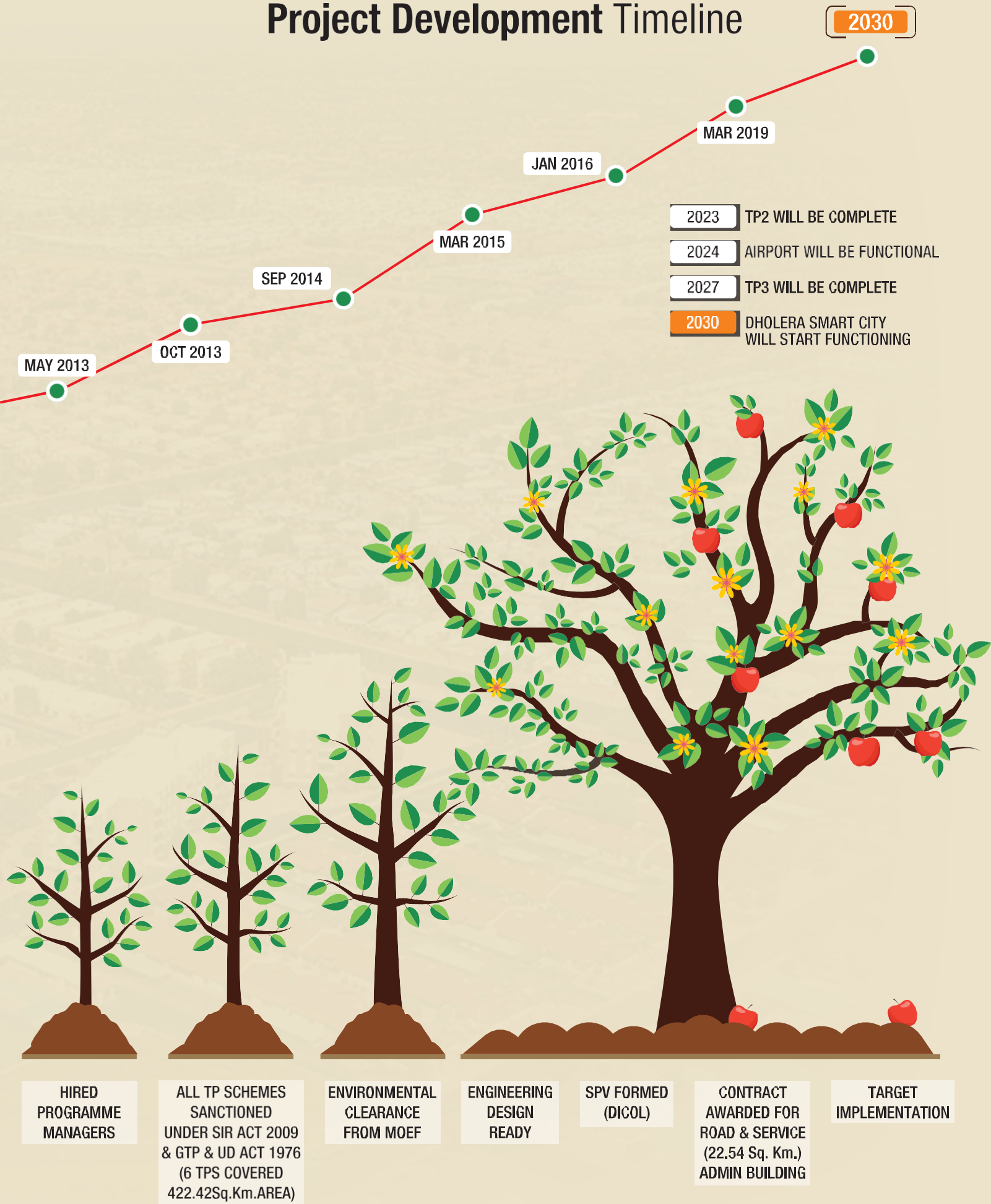


**青山控股
TSINGSHAN**

Will invest \$3 billion in a steel plant and also start an electrical battery plant



Project Development Timeline



About **Advante India Realty**

Advante is a new age dynamic real estate company which brings a collective experience of over 30 years combined. It forays in various aspects of real estate combined with hospitality. From land acquisition to land development, villas to 5 star branded residences, we just don't build spaces, we create and deliver lifestyle assets backed with brand equity and ROI.



“ We, the current generation,
who were born in Independent India,
have not got an opportunity to contribute
to the Freedom struggle of India.
As individuals we can contribute in building
and shaping our nation.

- PM Narendra Modi ”

Registered Office:

625, 6th Floor, Emaar Emerald Plaza,
Sector – 65, Golf Course Extn. Road,
Gurugram – 122101, India
advanteindia@gmail.com

Dholera Site Office:

Next to Mira Green, Off Pipli Pacham Road,
Pipli, Dholera.

For Sales & Partnerships, please contact:
+91 9821844123










Advante India Realty

Your peace of mind and security **is our guarantee**

Shree Krishna

- Current project is in prime location, with connectivity to all facilities and landmarks
- Location Advantage:
- Direct connectivity to proposed 6-lane highway
- 500 yards from proposed metro station
- 2 Km from Asia's biggest Airport road
- Near to the first developing Phase of Dholera TP1
- Proximity to mega Cities like Ahmedabad, Bhavnagar, Vadodara & Rajkot

• **Amenities:**

- | | |
|---|---|
|  Children Play Area |  Main Gate |
|  Joggers Park |  Internal Road |
|  Open Lawn for Party |  Street Light |
|  Main Boundary Wall | |
|  Water and Electric Connection | |
|  Individual Plot Demarcation | |

- With gated community and offers NOC, clear and encroachment free title, resale support.



Location Map





Advante India Realty



OF RETURNS



North



Site Plan