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EXOTICA

# WHY SHOULD YOU INVEST IN DHOLERA?

## India's First Smart City & Special Investment Region (SIR)

- Planned under the Delhi-Mumbai Industrial Corridor (DMIC), making it a key economic hub.
- Developed with world-class infrastructure, smart technology, and sustainable urban planning.

## Prime Location with Unmatched Connectivity

- International Airport under development for seamless global access.
- Expressway & Dedicated Freight Corridor (DFC) ensuring fast business logistics.
- Metro Rail & High-Speed Rail (Bullet Train) for effortless travel.

## Government-Backed Mega Infrastructure Development

- Supported by 100% government initiatives and private-sector investments.
- Focused on IT, Manufacturing, Renewable Energy, and Smart Industries.
- Huge job creation potential, leading to a thriving rental and real estate market.

## Luxury Living & Business-Friendly Environment

- High-end residential townships, business districts, and entertainment zones
- Designed for NRIs, corporate investors, and luxury seekers.
- A thriving community of business tycoons, bureaucrats, and industry leaders.

## Tata Semiconductor Plant – A Game Changer for Dholera!

- Tata Group's 91,000 crore Semiconductor Plant to be set up in Dholera.
- A major boost to India's electronics and semiconductor industry.
- Expected to attract global tech giants, investors, and skilled workforce.
- Increase in demand for residential & commercial properties, driving real estate growth.

## A City designed for Growth & High ROI

- Affordable land rates today with exponential appreciation expected.
- Rapid urbanization - making it the next big real estate and business destination.



# PROJECT LAYOUT



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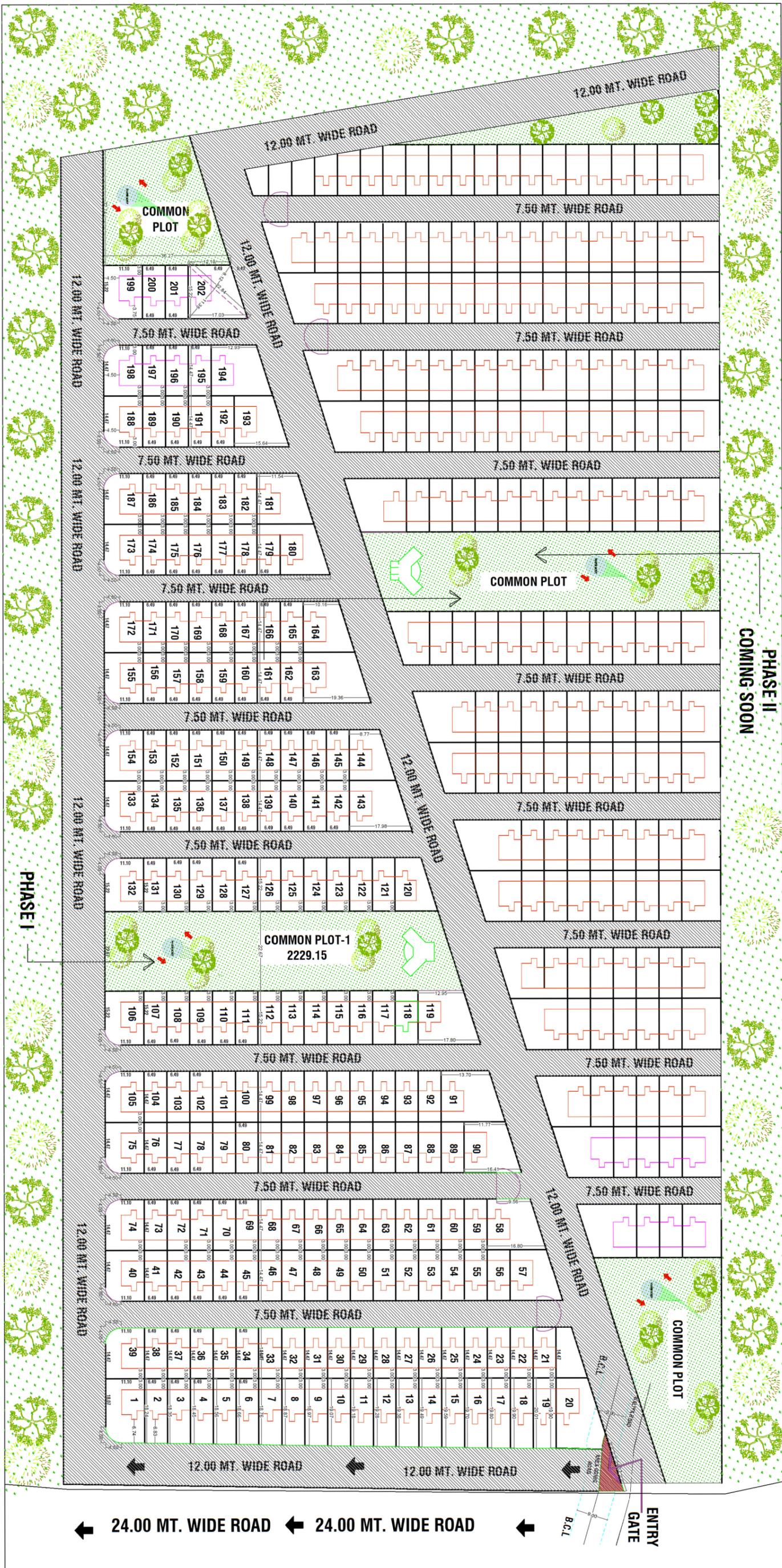
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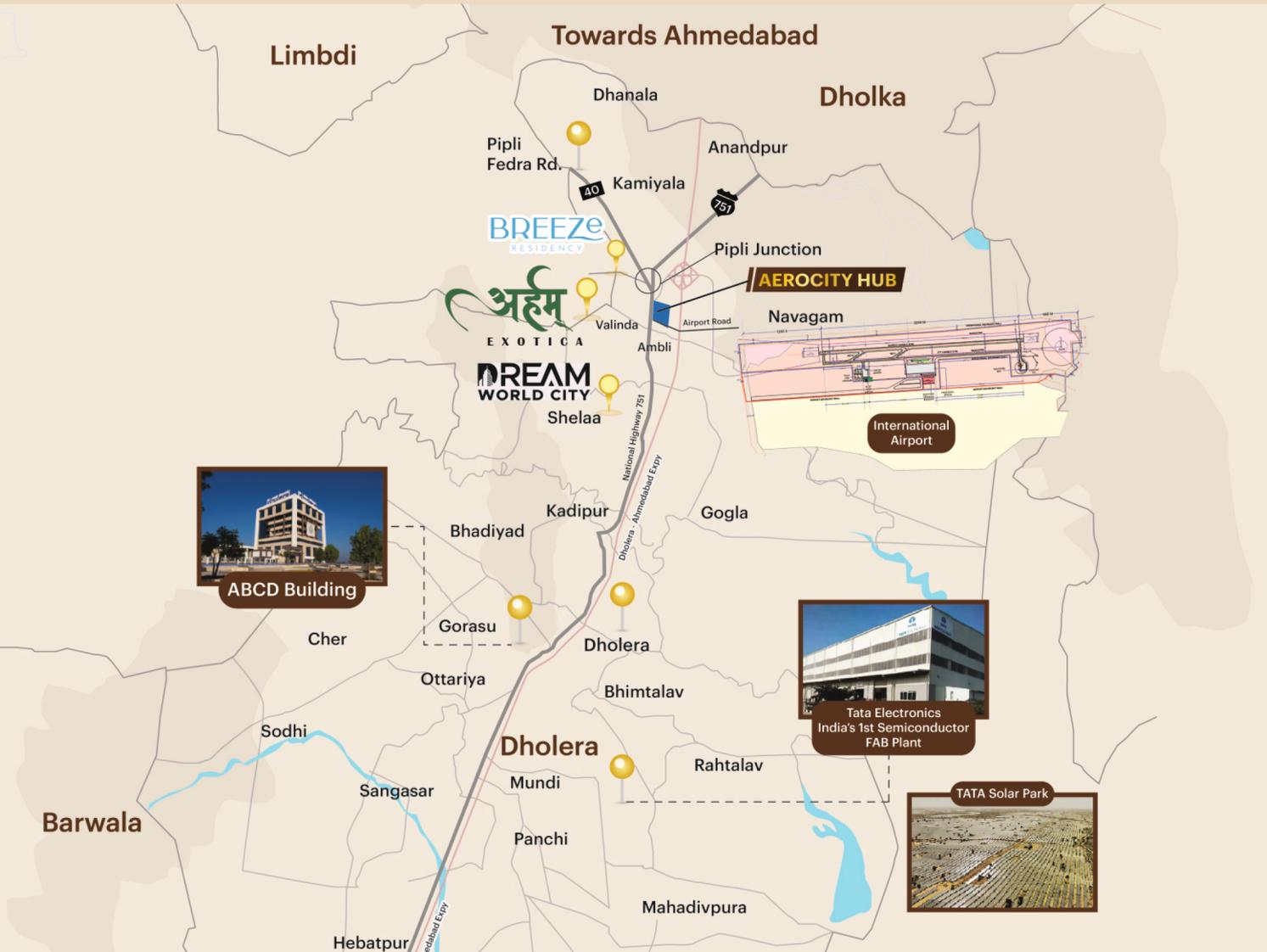
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## A LEGACY OF CRAFTING TOMORROW

Dholera Worldmark LLP is shaping India's first smart city with a vision for excellence. Like Breeze Residency and Dream World City, our projects blend modern design, sustainability, and high-quality living, creating a legacy of opportunities.

## OUR OTHER PROJECTS

**DREAM  
 WORLD CITY**

**AEROCITY  
 HUB**

**BREEZE  
 RESIDENCY**

