

J JOSHI INFRA PROJECTS PVT.LTD.



**COMMERCIAL PLOTTING PROJECTS THE AIRPORT
GOLD COAST PRESENTATION**



Projects Name : The Airport Gold Cost

Minimum Plot Size : 175 Sq.yards

Rate : 14000/ - Per Sq.yards**

No.Of Plots:173

**** Development Charges-Rs500/- Per Sq Yard**

**SR NO:332&335
New Marge -
NA332/P2**

**SITE ADDRESS
VILLAGE NAVAGAM
TALUKA DHOLERA
GUJARAT**



Watch Returns on Your Investment Take OFF!

Book Plots NOW at Dholera Airport Adjacent Zones

Capitalise on NEW Opportunity ,The Airport Gold Cost

Buy Land TODAY Within Airport Influence Area; Reap Huge Benefits in Future

When the ground work commences on an International Airport, like India's first cargo-cum- passenger airport coming up at Dholera, it heralds the first steps towards future growth. Each stage of the planned development, for which 1700 hectares of land has been acquired, triggers not just the establishment of a landmark economic hub in itself but also exponentially multiplies the potential value appreciation of the adjacent zones.



DHOLERA INTERNATIONAL AIRPORT

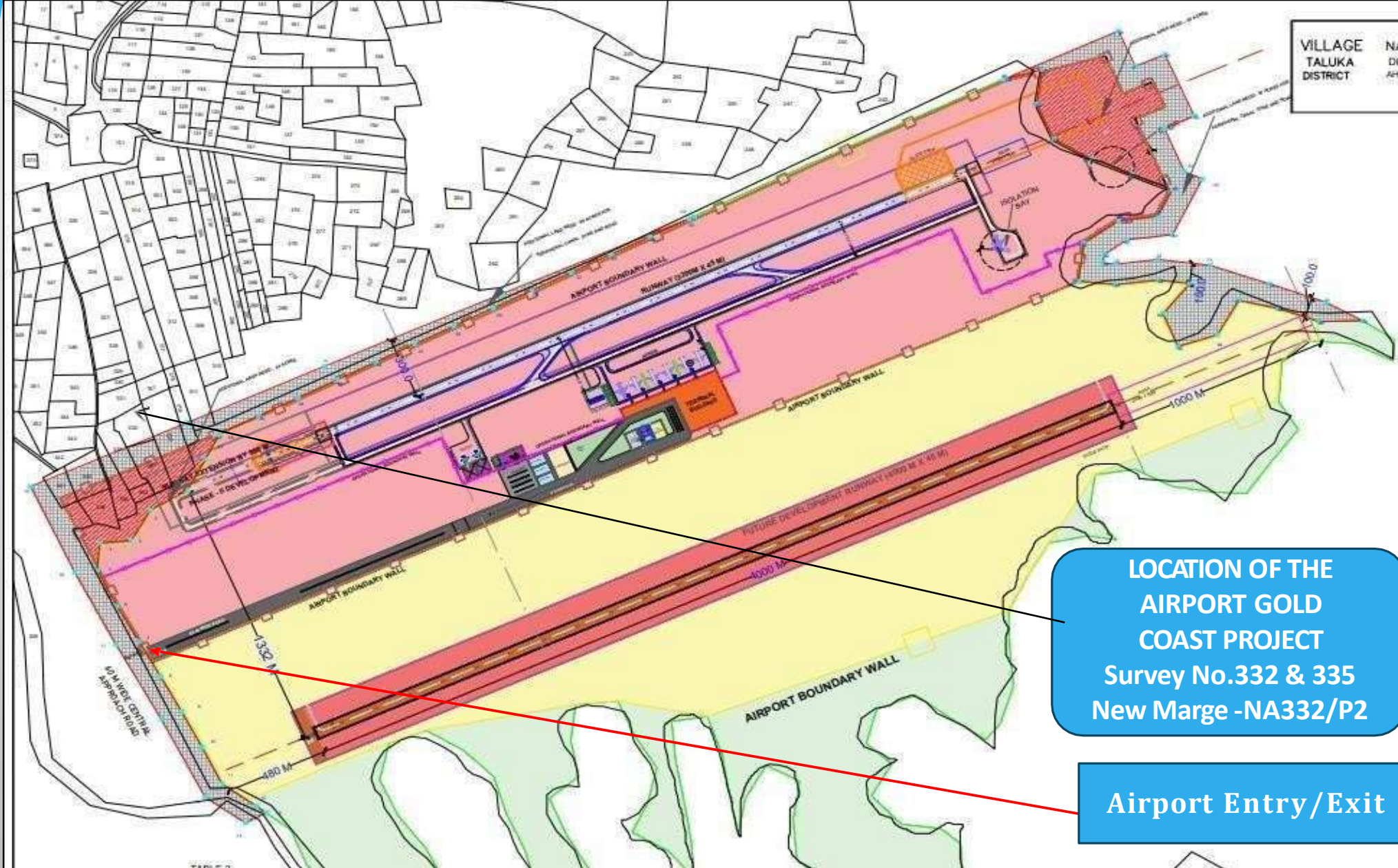
- Government of Gujarat (GoG) has formed on SPV, Dholera International Airport Company Ltd (DIACL) to facilitate the Dholera Airport Project.
- Airport Authority of India (AAI) and National Industrial Corridor Development & Implementation Trust (NICDIT) are the stakeholders of DIACL.
- The proposed Greenfield Airport will be developed as the second airport of Ahmedabad and serve the logistic and cargo requirement of DSIR.
- The airport is strategically located amongst the big cities like Ahmedabad, Rajkot, Vadodara, Bhavnagar, etc., while also connecting several international air routes.
- 1426 hectare of Government land at Navagam Village of Dholera Taluka Ahmedabad District has been allotted for Airport & City Side Development.
- Dholera International Airport is located in close proximity to the northern boundary of the #DSIR.
- The Airport will have 2 runways of 4000 meters each, Phase-1 of the Airport is under construction and is expected to be operational by the year 2026.



AVIATION ZONE

DIACL is also planning for an Aviation Zone and MRO Hub in the adjacent Government land parcels available. Aviation Zone would be developed with investment from Aviation related industries. MRO Hub may include development of various MROs such as airframe, body, paint, engine MRO etc.

- The appeal of a well-planned 'smart' city with multiple infrastructure projects like the six lane access Ahmedabad-Dholera Expressway, metro and monorail connectivity already underway are indicators of a bright future.
- Those who invest here at this stage will witness and also hugely benefit from a steady and sustained rise in land prices going forward. The transition towards a new-age airport is expected to attract potential buyers and investors alike as both stand to gain from the success story that is slowly but surely unfolding at Dholera.
- The Maintenance, Repair and Operations (MRO) Hub with 300 hectares of land earmarked for the required facilities will open up a totally different level of demand in the vicinity. Top brands are astutely eyeing this region and noteworthy announcements have been made by business powerhouses like TATA, which is getting into Aircraft Carrier manufacturing at two locations in Gujarat - Baroda and the Dholera Hub.
- With scope for appreciation of land prices given the strategic location and quality infrastructure, the inherent potential of land plots at the airport adjacent zones being offered by J Joshi Infra Projects, namely The Airport Gold Coast as investment destinations are immense to say the least.

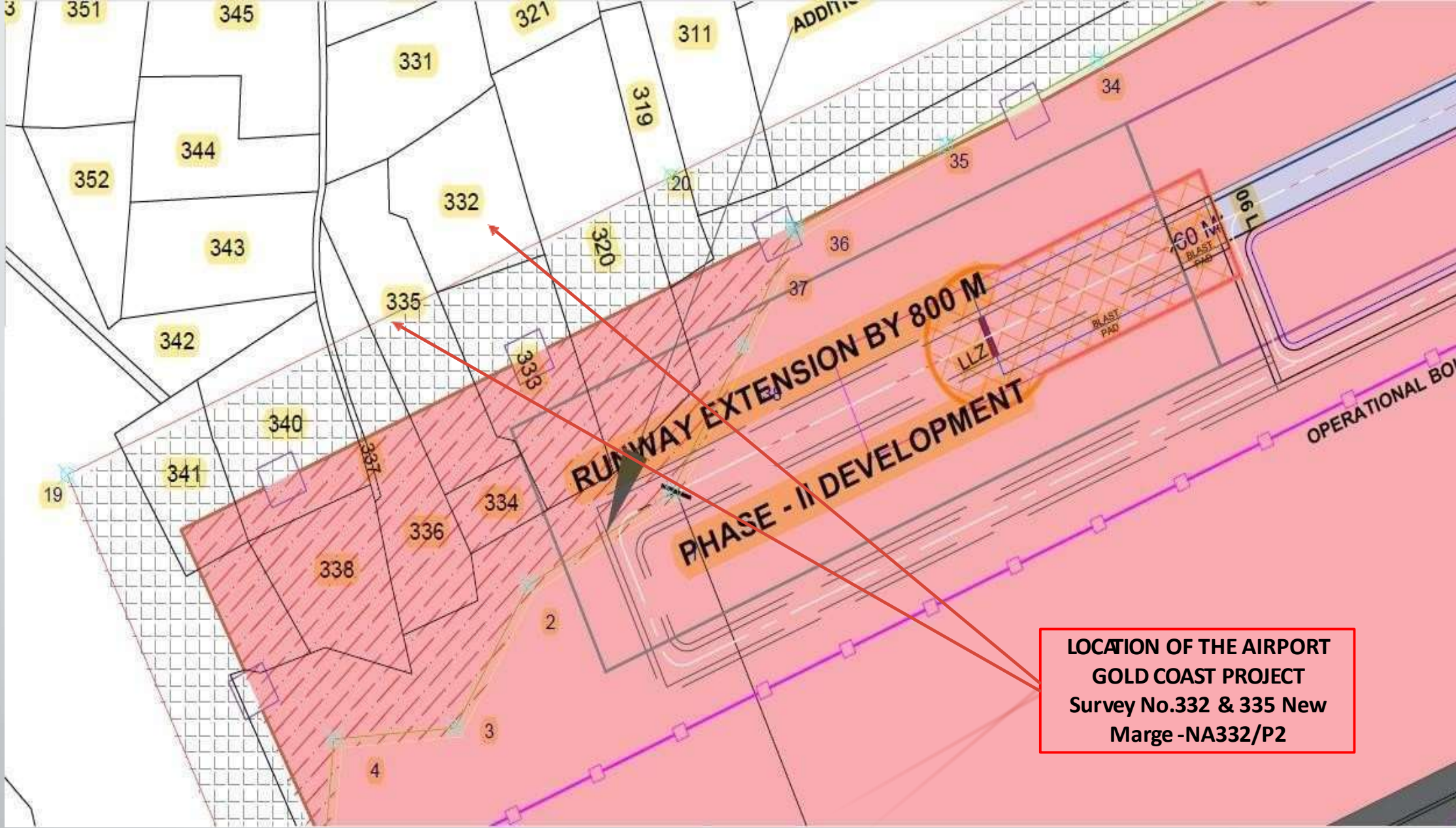


LOCATION OF THE AIRPORT GOLD COAST PROJECT
 Survey No.332 & 335
 New Marge -NA332/P2

Airport Entry/Exit

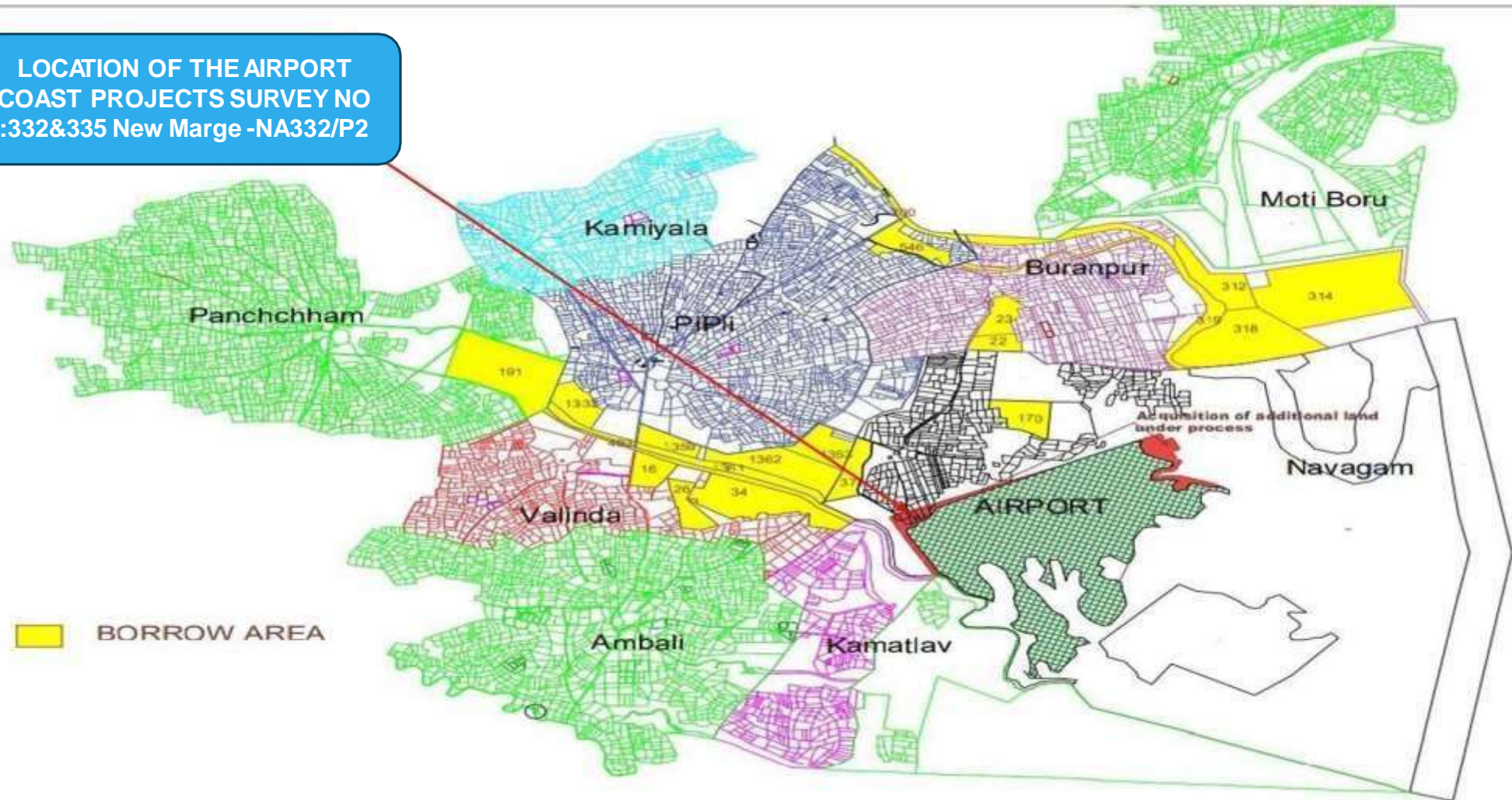
TABLE I
 COORDINATE OF BOUNDARY POINTS

Station	Coordinates
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**LOCATION OF THE AIRPORT
GOLD COAST PROJECT
Survey No.332 & 335 New
Marge -NA332/P2**

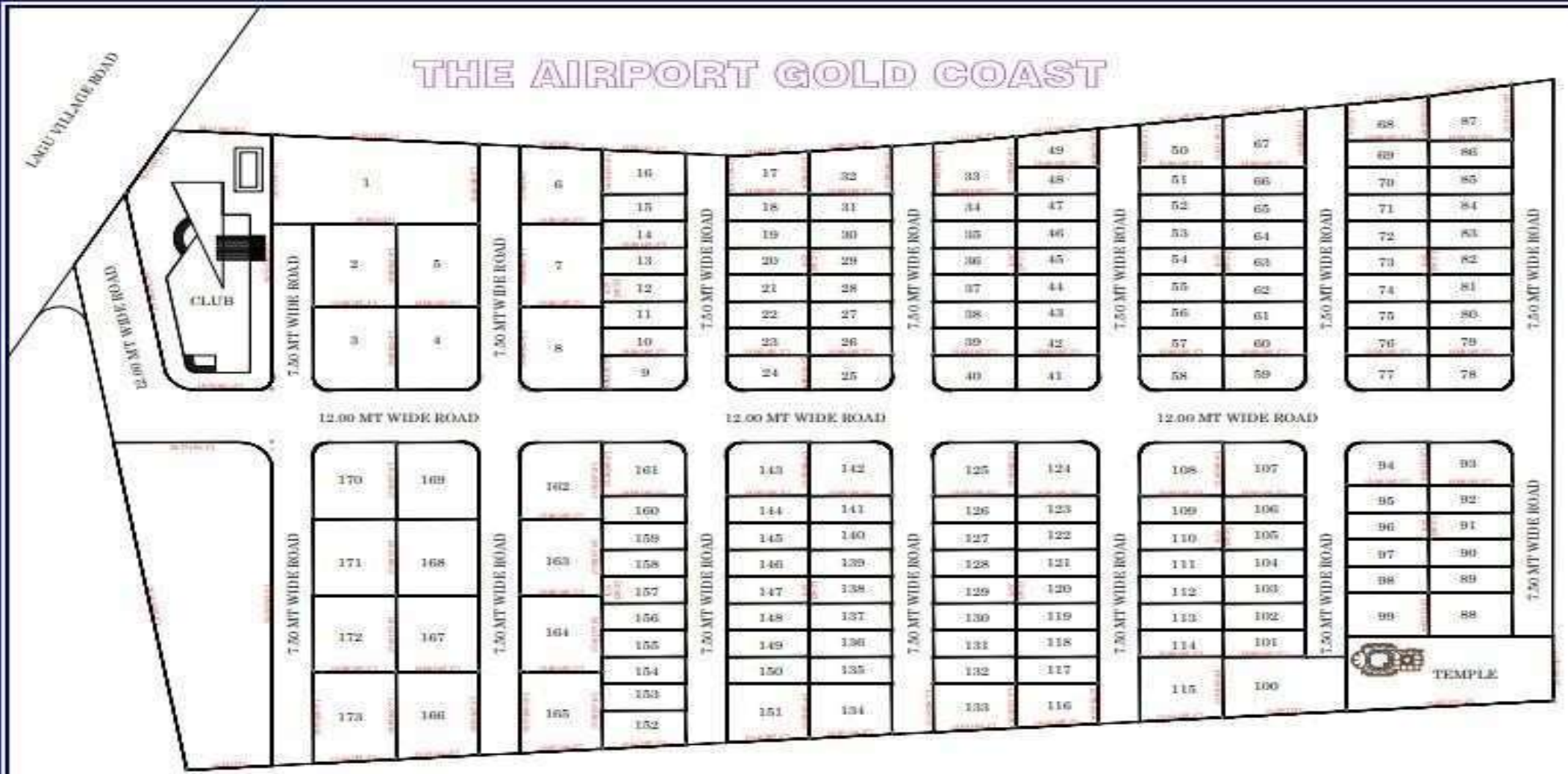
LOCATION OF THE AIRPORT
COAST PROJECTS SURVEY NO
:332&335 New Marge -NA332/P2



THE AIRPORT GOLD COAST



THE AIRPORT GOLD COAST



Developer

J JOSHI
 INFRA PROJECTS PVT. LTD.
(An ISO 9001:2015 Certified Company)

Project

Airport Gold Coast - Dholera

DC
 DEVIKA



J Joshi Infra Projects Pvt Ltd							
THE AIRPORT GOLD COAST							
PLOT NO:	AREA IN SQ.YD	ADD AREA SQ.YD	TOTAL AREA ON SQ.YD	Plot Cost @ 14000/-	At a time of development (500)	Down Pyt (30%)	Balance Amt (03 Month Time Line)
1	873.46	511.49	1384.95	19389300	692475	5816790	13572510
2	340.86	199.60	540.46	7566440	270230	2269932	5296508
3	340.86	199.60	540.46	7566440	270230	2269932	5296508
4	340.86	199.60	540.46	7566440	270230	2269932	5296508
5	340.86	199.60	540.46	7566440	270230	2269932	5296508
6	314.79	184.34	499.12	6987680	249560	2096304	4891376
7	340.86	199.60	540.46	7566440	270230	2269932	5296508
8	340.86	199.60	540.46	7566440	270230	2269932	5296508
9	144.57	84.66	229.23	3209220	114615	962766	2246454
10	110.33	64.61	174.94	2449160	87470	734748	1714412
11	110.33	64.61	174.94	2449160	87470	734748	1714412
12	110.33	64.61	174.94	2449160	87470	734748	1714412
13	110.33	64.61	174.94	2449160	87470	734748	1714412
14	110.33	64.61	174.94	2449160	87470	734748	1714412
15	110.33	64.61	174.94	2449160	87470	734748	1714412
16	174.59	102.23	276.83	3875620	138415	1162686	2712934
17	165.05	96.65	261.70	3663800	130850	1099140	2564660
18	110.33	64.61	174.94	2449160	87470	734748	1714412
19	110.33	64.61	174.94	2449160	87470	734748	1714412
20	110.33	64.61	174.94	2449160	87470	734748	1714412
21	110.33	64.61	174.94	2449160	87470	734748	1714412
22	110.33	64.61	174.94	2449160	87470	734748	1714412
23	110.33	64.61	174.94	2449160	87470	734748	1714412
24	144.57	84.66	229.23	3209220	114615	962766	2246454
25	144.57	84.66	229.23	3209220	114615	962766	2246454
26	110.33	64.61	174.94	2449160	87470	734748	1714412
27	110.33	64.61	174.94	2449160	87470	734748	1714412
28	110.33	64.61	174.94	2449160	87470	734748	1714412
29	110.33	64.61	174.94	2449160	87470	734748	1714412
30	110.33	64.61	174.94	2449160	87470	734748	1714412
31	110.33	64.61	174.94	2449160	87470	734748	1714412
32	186.40	109.15	295.55	4137700	147775	1241310	2896390
33	221.04	129.44	350.49	4906860	175245	1472058	3434802
34	110.33	64.61	174.94	2449160	87470	734748	1714412
35	110.33	64.61	174.94	2449160	87470	734748	1714412
36	110.33	64.61	174.94	2449160	87470	734748	1714412
37	110.33	64.61	174.94	2449160	87470	734748	1714412
38	110.33	64.61	174.94	2449160	87470	734748	1714412

J Joshi Infra Projects Pvt Ltd							
THE AIRPORT GOLD COAST							
PLOT NO:	AREA IN SQ.YD	ADD AREA SQ.YD	TOTAL AREA ON SQ.YD	Plot Cost @ 14000/-	At a time of development (500)	Down Pyt (30%)	Balance Amt (03 Month Time Line)
39	110.33	64.61	174.94	2449160	87470	734748	1714412
40	144.57	84.66	229.23	3209220	114615	962766	2246454
41	144.57	84.66	229.23	3209220	114615	962766	2246454
42	110.33	64.61	174.94	2449160	87470	734748	1714412
43	110.33	64.61	174.94	2449160	87470	734748	1714412
44	110.33	64.61	174.94	2449160	87470	734748	1714412
45	110.33	64.61	174.94	2449160	87470	734748	1714412
46	110.33	64.61	174.94	2449160	87470	734748	1714412
47	110.33	64.61	174.94	2449160	87470	734748	1714412
48	110.33	64.61	174.94	2449160	87470	734748	1714412
49	143.52	84.04	227.56	3185840	113780	955752	2230088
50	192.22	112.57	304.78	4266920	152390	1280076	2986844
51	110.33	64.61	174.94	2449160	87470	734748	1714412
52	110.33	64.61	174.94	2449160	87470	734748	1714412
53	110.33	64.61	174.94	2449160	87470	734748	1714412
54	110.33	64.61	174.94	2449160	87470	734748	1714412
55	110.33	64.61	174.94	2449160	87470	734748	1714412
56	110.33	64.61	174.94	2449160	87470	734748	1714412
57	110.33	64.61	174.94	2449160	87470	734748	1714412
58	144.57	84.66	229.23	3209220	114615	962766	2246454
59	144.57	84.66	229.23	3209220	114615	962766	2246454
60	110.33	64.61	174.94	2449160	87470	734748	1714412
61	110.33	64.61	174.94	2449160	87470	734748	1714412
62	110.33	64.61	174.94	2449160	87470	734748	1714412
63	110.33	64.61	174.94	2449160	87470	734748	1714412
64	110.33	64.61	174.94	2449160	87470	734748	1714412
65	110.33	64.61	174.94	2449160	87470	734748	1714412
66	110.33	64.61	174.94	2449160	87470	734748	1714412
67	224.85	131.67	356.52	4991280	178260	1497384	3493896
68	163.85	95.96	259.80	3637200	129900	1091160	2546040
69	110.33	64.61	174.94	2449160	87470	734748	1714412
70	110.33	64.61	174.94	2449160	87470	734748	1714412
71	110.33	64.61	174.94	2449160	87470	734748	1714412
72	110.33	64.61	174.94	2449160	87470	734748	1714412
73	110.33	64.61	174.94	2449160	87470	734748	1714412
74	110.33	64.61	174.94	2449160	87470	734748	1714412
75	110.33	64.61	174.94	2449160	87470	734748	1714412
76	110.33	64.61	174.94	2449160	87470	734748	1714412

J Joshi Infra Projects Pvt Ltd							
THE AIRPORT GOLD COAST							
PLOT NO:	AREA IN SQ.YD	ADD AREA SQ.YD	TOTAL AREA ON SQ.YD	Plot Cost @ 14000/-	At a time of development (500)	Down Pyt (30%)	Balance Amt (03 Month Time Line)
77	144.57	84.66	229.23	3209220	114615	962766	2246454
78	144.57	84.66	229.23	3209220	114615	962766	2246454
79	110.33	64.61	174.94	2449160	87470	734748	1714412
80	110.33	64.61	174.94	2449160	87470	734748	1714412
81	110.33	64.61	174.94	2449160	87470	734748	1714412
82	110.33	64.61	174.94	2449160	87470	734748	1714412
83	110.33	64.61	174.94	2449160	87470	734748	1714412
84	110.33	64.61	174.94	2449160	87470	734748	1714412
85	110.33	64.61	174.94	2449160	87470	734748	1714412
86	110.33	64.61	174.94	2449160	87470	734748	1714412
87	205.71	120.46	326.17	4566380	163085	1369914	3196466
88	178.50	104.53	283.03	3962420	141515	1188726	2773694
89	110.33	64.61	174.94	2449160	87470	734748	1714412
90	110.33	64.61	174.94	2449160	87470	734748	1714412
91	110.33	64.61	174.94	2449160	87470	734748	1714412
92	110.33	64.61	174.94	2449160	87470	734748	1714412
93	178.50	104.53	283.03	3962420	141515	1188726	2773694
94	178.50	104.53	283.03	3962420	141515	1188726	2773694
95	110.33	64.61	174.94	2449160	87470	734748	1714412
96	110.33	64.61	174.94	2449160	87470	734748	1714412
97	110.33	64.61	174.94	2449160	87470	734748	1714412
98	110.33	64.61	174.94	2449160	87470	734748	1714412
99	178.50	104.53	283.03	3962420	141515	1188726	2773694
100	355.51	208.19	563.69	7891660	281845	2367498	5524162
101	110.33	64.61	174.94	2449160	87470	734748	1714412
102	110.33	64.61	174.94	2449160	87470	734748	1714412
103	110.33	64.61	174.94	2449160	87470	734748	1714412
104	110.33	64.61	174.94	2449160	87470	734748	1714412
105	110.33	64.61	174.94	2449160	87470	734748	1714412
106	110.33	64.61	174.94	2449160	87470	734748	1714412
107	220.66	129.22	349.88	4898320	174940	1469496	3428824
108	220.66	129.22	349.88	4898320	174940	1469496	3428824
109	110.33	64.61	174.94	2449160	87470	734748	1714412
110	110.33	64.61	174.94	2449160	87470	734748	1714412
111	110.33	64.61	174.94	2449160	87470	734748	1714412
112	110.33	64.61	174.94	2449160	87470	734748	1714412
113	110.33	64.61	174.94	2449160	87470	734748	1714412
114	110.33	64.61	174.94	2449160	87470	734748	1714412

J Joshi Infra Projects Pvt Ltd							
THE AIRPORT GOLD COAST							
PLOT NO:	AREA IN SQ.YD	ADD AREA SQ.YD	TOTAL AREA ON SQ.YD	Plot Cost @ 14000/-	At a time of development (500)	Down Pyt (30%)	Balance Amt (03 Month Time Line)
115	258.49	151.37	409.86	5738040	204930	1721412	4016628
116	174.03	101.91	275.94	3863160	137970	1158948	2704212
117	110.33	64.61	174.94	2449160	87470	734748	1714412
118	110.33	64.61	174.94	2449160	87470	734748	1714412
119	110.33	64.61	174.94	2449160	87470	734748	1714412
120	110.33	64.61	174.94	2449160	87470	734748	1714412
121	110.33	64.61	174.94	2449160	87470	734748	1714412
122	110.33	64.61	174.94	2449160	87470	734748	1714412
123	110.33	64.61	174.94	2449160	87470	734748	1714412
124	220.66	129.22	349.88	4898320	174940	1469496	3428824
125	220.66	129.22	349.88	4898320	174940	1469496	3428824
126	110.33	64.61	174.94	2449160	87470	734748	1714412
127	110.33	64.61	174.94	2449160	87470	734748	1714412
128	110.33	64.61	174.94	2449160	87470	734748	1714412
129	110.33	64.61	174.94	2449160	87470	734748	1714412
130	110.33	64.61	174.94	2449160	87470	734748	1714412
131	110.33	64.61	174.94	2449160	87470	734748	1714412
132	110.33	64.61	174.94	2449160	87470	734748	1714412
133	191.36	112.05	303.42	4247880	151710	1274364	2973516
134	217.07	127.11	344.19	4818660	172095	1445598	3373062
135	110.33	64.61	174.94	2449160	87470	734748	1714412
136	110.33	64.61	174.94	2449160	87470	734748	1714412
137	110.33	64.61	174.94	2449160	87470	734748	1714412
138	110.33	64.61	174.94	2449160	87470	734748	1714412
139	110.33	64.61	174.94	2449160	87470	734748	1714412
140	110.33	64.61	174.94	2449160	87470	734748	1714412
141	110.33	64.61	174.94	2449160	87470	734748	1714412
142	220.66	129.22	349.88	4898320	174940	1469496	3428824
143	220.66	129.22	349.88	4898320	174940	1469496	3428824
144	110.33	64.61	174.94	2449160	87470	734748	1714412
145	110.33	64.61	174.94	2449160	87470	734748	1714412
146	110.33	64.61	174.94	2449160	87470	734748	1714412
147	110.33	64.61	174.94	2449160	87470	734748	1714412
148	110.33	64.61	174.94	2449160	87470	734748	1714412
149	110.33	64.61	174.94	2449160	87470	734748	1714412
150	110.33	64.61	174.94	2449160	87470	734748	1714412
151	234.42	137.28	371.69	5203660	185845	1561098	3642562
152	149.95	87.81	237.77	3328780	118885	998634	2330146

J Joshi Infra Projects Pvt Ltd

THE AIRPORT GOLD COAST

PLOT NO:	AREA IN SQ.YD	ADD AREA SQ.YD	TOTAL AREA ON SQ.YD	Plot Cost @ 14000/-	At a time of development (500)	Down Pyt (30%)	Balance Amt (03 Month Time Line)
153	110.33	64.61	174.94	2449160	87470	734748	1714412
154	110.33	64.61	174.94	2449160	87470	734748	1714412
155	110.33	64.61	174.94	2449160	87470	734748	1714412
156	110.33	64.61	174.94	2449160	87470	734748	1714412
157	110.33	64.61	174.94	2449160	87470	734748	1714412
158	110.33	64.61	174.94	2449160	87470	734748	1714412
159	110.33	64.61	174.94	2449160	87470	734748	1714412
160	110.33	64.61	174.94	2449160	87470	734748	1714412
161	220.66	129.22	349.88	4898320	174940	1469496	3428824
162	315.48	184.75	500.22	7003080	250110	2100924	4902156
163	315.48	184.75	500.22	7003080	250110	2100924	4902156
164	315.48	184.75	500.22	7003080	250110	2100924	4902156
165	324.06	189.77	513.82	7193480	256910	2158044	5035436
166	349.38	204.59	553.97	7755580	276985	2326674	5428906
167	315.48	184.75	500.22	7003080	250110	2100924	4902156
168	315.48	184.75	500.22	7003080	250110	2100924	4902156
169	315.48	184.75	500.22	7003080	250110	2100924	4902156
170	315.48	184.75	500.22	7003080	250110	2100924	4902156
171	315.48	184.75	500.22	7003080	250110	2100924	4902156
172	315.48	184.75	500.22	7003080	250110	2100924	4902156
173	367.23	215.05	582.28	8151920	291140	2445576	5706344

Note : Rs.500/- per Sq Yard need to be paid as development charges which is not included in the above cost.





J JOSHI
INFRA PROJECTS PVT. LTD
QUALITY | TRUST | SATISFACTION



J JOSHI CORPORATE HOUSE
OPP MIRACINEMA. NR NAVARANG
PRIMARY SCHOOL. BHAI RAVNATH
ROAD MANINAGAR, AHMEDABAD PIN
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