

FUTURE & WEALTH

YOUR



J JOSHI

INFRA PROJECTS PVT. LTD

QUALITY | TRUST | SATISFACTION

(An ISO 9001-2015 Certified Company)

BUILD

PRESENTS

DHOLERA EXOTICA II

BEST INVESTMENT ON EARTH IS EARTH

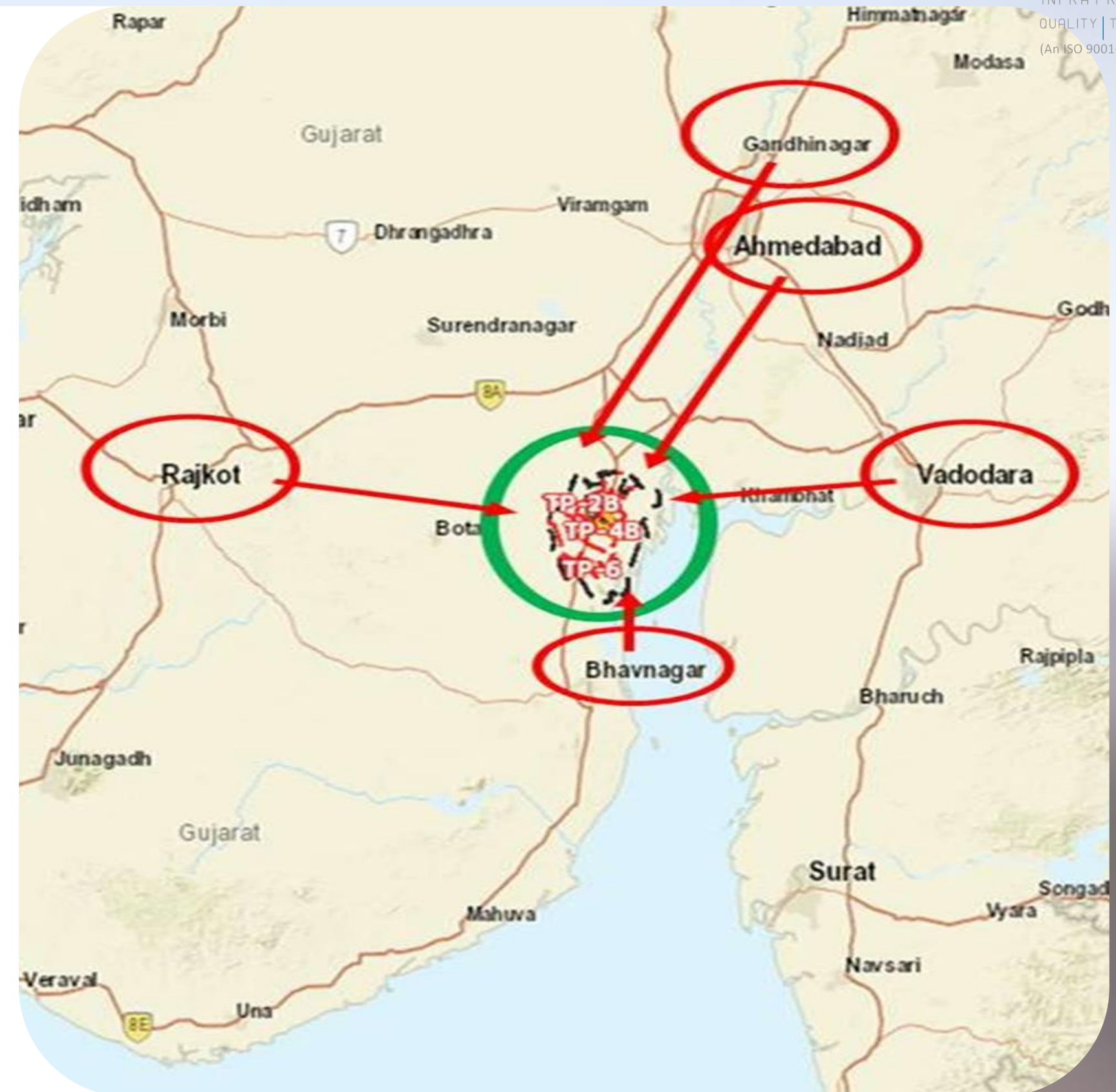


DHOLERA

AN INVESTMENT OPPORTUNITY

DHOLERA AN INVESTMENT OPPORTUNITY!

Dholera is located in the home state of Honorable Prime Minister, Mr. Narendra Modi
Dholera is envisaged to be larger than Ahmedabad and is strategically located between Ahmedabad, Baroda, Rajkot and Bhavnagar - major cities of Gujarat.



Dholera SIR designed to be ISO 37120 compliant

- Constant Monitoring By CCTV Camera
- Smart Roadway Management
- Smart Transport Management
- Smart Water Management
- Smart Solid Waste Management
- Water Recycling
- Waste to Energy
- Smart Power Management
- Renewable Energy
- Trunk Infrastructure Like Gas, ICT, Power, Potable Water, Recycle Water, Sewer/Industrial Effluent, Storm Water Are Pre-Installed Underground.



DHOLERA EXOTICA II

J JOSHI
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RESIDENTIAL PLOTTING PROJECT

- TALUKA – DHOLERA
- VILLAGE – Pipli
- MINIMUM SIZE OF PLOT – 104.76 SQ YARD
- MAXIMUM SIZE OF PLOT – 304.21 SQ YARD

RATE CARD FOR PLOT AREA : 104.76 SQ YARD

RATE PER SQ YARD	TOTAL AMOUNT	30 % registry amount	bal 70 % amount	bal 70 % amount payment time line	EMI
6000/-	628560	188568	439992	3 month	146664
6250/-	654750	196425	458325	12 month	54563
6500/-	680940	204282	476658	24 month	48639
6750/-	707130	212139	494991	36 month	19643
7000/-	733320	219996	513324	48 month	15278

(Development Cost of Rs.500/- Per Sq Yard need to be paid on and above Plot Cost)



ANANDPUR TO PIPLI ROAD

160	159	158	157	156	155
161	162	163	164	165	166
172	171	170	169	168	167
173	174	175	176	177	178
184	183	182	181	180	179
185	186	187	188	189	190
196	195	194	193	192	191

161	162	163	164	165	166
172	171	170	169	168	167
173	174	175	176	177	178
184	183	182	181	180	179
185	186	187	188	189	190
196	195	194	193	192	191

172	171	170	169	168	167
173	174	175	176	177	178
184	183	182	181	180	179
185	186	187	188	189	190
196	195	194	193	192	191

185	186	187	188	189	190
196	195	194	193	192	191

197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217
238	237	236	235	234	233	232	231	230	229	228	227	226	225	224	223	222	221	220	219	218

239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259
280	279	278	277	276	275	274	273	272	271	270	269	268	267	266	265	264	263	262	261	260

281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301
322	321	320	319	318	317	316	315	314	313	312	311	310	309	308	307	306	305	304	303	302

322	321	320	319	318	317	316	315	314	313	312	311	310	309	308	307	306	305	304	303	302
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Dholera Exotica

Extraordinary Living

COMMON PLOT

154	149	148	143	142	135	134	127
153	150	147	144	141	136	133	128
152	151	146	145	140	137	132	129
				139	138	131	130

107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126
106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87

66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86
65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45

22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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ANANDPUR TO PIPLI ROAD

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLOT NO:- ▼	AREA IN SQ.MT ▼	AREA IN SQ.YD ▼	ADD AREA ▼	TOAL AREA IN SQ.MT ▼	TOTAL AREA ON SQ.YT ▼
1	85.99	102.84	50.96	136.95	163.79
2	62.61	74.88	37.1	99.71	119.25
3	66.2	79.17	39.23	105.43	126.09
4	69.79	83.46	41.36	111.14	132.93
5	73.38	87.76	43.49	116.86	139.77
6	76.97	92.05	45.61	122.58	146.6
7	80.55	96.34	47.74	128.3	153.44
8	84.14	100.64	49.87	134.01	160.28
9	87.73	104.93	52	139.73	167.12
10	91.32	109.22	54.12	145.45	173.95
11	94.91	113.52	56.25	151.16	180.79
12	98.5	117.81	58.38	156.88	187.63
13	102.09	122.1	60.5	162.6	194.47
14	105.68	126.4	62.63	168.31	201.3
15	109.3	130.72	64.78	174.08	208.2
16	112.97	135.11	66.95	179.92	215.19
17	116.64	139.5	69.13	185.76	222.17
18	120.31	143.89	71.3	191.61	229.16
19	123.98	148.28	73.47	197.45	236.15
20	127.65	152.66	75.65	203.29	243.14
21	131.31	157.05	77.82	209.14	250.13
22	134.98	161.44	80	214.98	257.12
23	55	65.78	32.6	87.6	104.76
24	55	65.78	32.6	87.6	104.76
25	55	65.78	32.6	87.6	104.76
26	55	65.78	32.6	87.6	104.76
27	55	65.78	32.6	87.6	104.76
28	55	65.78	32.6	87.6	104.76
29	55	65.78	32.6	87.6	104.76
30	55	65.78	32.6	87.6	104.76
31	55	65.78	32.6	87.6	104.76
32	55	65.78	32.6	87.6	104.76
33	55	65.78	32.6	87.6	104.76
34	55	65.78	32.6	87.6	104.76
35	55	65.78	32.6	87.6	104.76
36	55	65.78	32.6	87.6	104.76
37	55	65.78	32.6	87.6	104.76
38	55	65.78	32.6	87.6	104.76
39	55	65.78	32.6	87.6	104.76
40	55	65.78	32.6	87.6	104.76
41	55	65.78	32.6	87.6	104.76
42	55	65.78	32.6	87.6	104.76
43	55	65.78	32.6	87.6	104.76
44	86.4	103.34	51.21	137.61	164.58
45	112.04	133.99	66.4	178.43	213.41
46	55	65.78	32.6	87.6	104.76
47	55	65.78	32.6	87.6	104.76
48	55	65.78	32.6	87.6	104.76
49	55	65.78	32.6	87.6	104.76
50	55	65.78	32.6	87.6	104.76

PLOT NO:- ▼	AREA IN SQ.MT ▼	AREA IN SQ.YD ▼	ADD AREA ▼	TOAL AREA IN SQ.MT ▼	TOTAL AREA ON SQ.YT ▼
51	55	65.78	32.6	87.6	104.76
52	55	65.78	32.6	87.6	104.76
53	55	65.78	32.6	87.6	104.76
54	55	65.78	32.6	87.6	104.76
55	55	65.78	32.6	87.6	104.76
56	55	65.78	32.6	87.6	104.76
57	55	65.78	32.6	87.6	104.76
58	55	65.78	32.6	87.6	104.76
59	55	65.78	32.6	87.6	104.76
60	55	65.78	32.6	87.6	104.76
61	55	65.78	32.6	87.6	104.76
62	55	65.78	32.6	87.6	104.76
63	55	65.78	32.6	87.6	104.76
64	55	65.78	32.6	87.6	104.76
65	55	65.78	32.6	87.6	104.76
66	55	65.78	32.6	87.6	104.76
67	55	65.78	32.6	87.6	104.76
68	55	65.78	32.6	87.6	104.76
69	55	65.78	32.6	87.6	104.76
70	55	65.78	32.6	87.6	104.76
71	55	65.78	32.6	87.6	104.76
72	55	65.78	32.6	87.6	104.76
73	55	65.78	32.6	87.6	104.76
74	55	65.78	32.6	87.6	104.76
75	55	65.78	32.6	87.6	104.76
76	55	65.78	32.6	87.6	104.76
77	55	65.78	32.6	87.6	104.76
78	55	65.78	32.6	87.6	104.76
79	55	65.78	32.6	87.6	104.76
80	55	65.78	32.6	87.6	104.76
81	55	65.78	32.6	87.6	104.76
82	55	65.78	32.6	87.6	104.76
83	55	65.78	32.6	87.6	104.76
84	55	65.78	32.6	87.6	104.76
85	55	65.78	32.6	87.6	104.76
86	103.29	123.54	61.22	164.51	196.75
87	128.93	154.2	76.41	205.33	245.58
88	55	65.78	32.6	87.6	104.76
89	55	65.78	32.6	87.6	104.76
90	55	65.78	32.6	87.6	104.76
91	55	65.78	32.6	87.6	104.76
92	55	65.78	32.6	87.6	104.76
93	55	65.78	32.6	87.6	104.76
94	55	65.78	32.6	87.6	104.76
95	55	65.78	32.6	87.6	104.76
96	55	65.78	32.6	87.6	104.76
97	55	65.78	32.6	87.6	104.76
98	55	65.78	32.6	87.6	104.76
99	55	65.78	32.6	87.6	104.76
100	55	65.78	32.6	87.6	104.76

PLOT NO:- ▼	AREA IN SQ.MT ▼	AREA IN SQ.YD ▼	ADD AREA ▼	TOAL AREA IN SQ.MT ▼	TOTAL AREA ON SQ.YT ▼
101	55	65.78	32.6	87.6	104.76
102	55	65.78	32.6	87.6	104.76
103	55	65.78	32.6	87.6	104.76
104	55	65.78	32.6	87.6	104.76
105	55	65.78	32.6	87.6	104.76
106	55	65.78	32.6	87.6	104.76
107	55	65.78	32.6	87.6	104.76
108	55	65.78	32.6	87.6	104.76
109	55	65.78	32.6	87.6	104.76
110	55	65.78	32.6	87.6	104.76
111	55	65.78	32.6	87.6	104.76
112	55	65.78	32.6	87.6	104.76
113	55	65.78	32.6	87.6	104.76
114	55	65.78	32.6	87.6	104.76
115	55	65.78	32.6	87.6	104.76
116	55	65.78	32.6	87.6	104.76
117	55	65.78	32.6	87.6	104.76
118	55	65.78	32.6	87.6	104.76
119	55	65.78	32.6	87.6	104.76
120	55	65.78	32.6	87.6	104.76
121	55	65.78	32.6	87.6	104.76
122	55	65.78	32.6	87.6	104.76
123	55	65.78	32.6	87.6	104.76
124	55	65.78	32.6	87.6	104.76
125	55	65.78	32.6	87.6	104.76
126	159.71	191.01	94.65	254.36	304.21
127	129.81	155.25	76.93	206.74	247.26
128	55	65.78	32.6	87.6	104.76
129	55	65.78	32.6	87.6	104.76
130	55	65.78	32.6	87.6	104.76
131	55	65.78	32.6	87.6	104.76
132	55	65.78	32.6	87.6	104.76
133	55	65.78	32.6	87.6	104.76
134	92.05	110.09	54.55	146.6	175.34
135	82.32	98.45	48.78	131.1	156.8
136	55	65.78	32.6	87.6	104.76
137	55	65.78	32.6	87.6	104.76
138	55	65.78	32.6	87.6	104.76
139	55	65.78	32.6	87.6	104.76
140	55	65.78	32.6	87.6	104.76
141	55	65.78	32.6	87.6	104.76
142	72.58	86.81	43.02	115.6	138.26
143	117.85	140.95	69.84	187.7	224.48
144	55	65.78	32.6	87.6	104.76
145	55	65.78	32.6	87.6	104.76
146	55	65.78	32.6	87.6	104.76
147	55	65.78	32.6	87.6	104.76
148	124.62	149.04	73.86	198.47	237.38
149	114.89	137.4	68.09	182.97	218.84
150	55	65.78	32.6	87.6	104.76

PLOT NO:- ▼	AREA IN SQ.MT ▼	AREA IN SQ.YD ▼	ADD AREA ▼	TOAL AREA IN SQ.MT ▼	TOTAL AREA ON SQ.YT ▼
151	55	65.78	32.6	87.6	104.76
152	55	65.78	32.6	87.6	104.76
153	55	65.78	32.6	87.6	104.76
154	128.04	153.13	75.88	203.92	243.89
155	85.05	101.72	50.4	135.45	162
156	68.88	82.38	40.82	109.71	131.21
157	65.04	77.78	38.54	103.58	123.88
158	61.19	73.18	36.26	97.46	116.56
159	57.35	68.58	33.99	91.33	109.23
160	85.72	102.52	50.8	136.53	163.28
161	93.7	112.06	55.53	149.23	178.48
162	55	65.78	32.6	87.6	104.76
163	55	65.78	32.6	87.6	104.76
164	55	65.78	32.6	87.6	104.76
165	55	65.78	32.6	87.6	104.76
166	71.93	86.03	42.63	114.56	137.01
167	76.36	91.33	45.25	121.61	145.45
168	55	65.78	32.6	87.6	104.76
169	55	65.78	32.6	87.6	104.76
170	55	65.78	32.6	87.6	104.76
171	55	65.78	32.6	87.6	104.76
172	91	108.84	53.93	144.93	173.34
173	91	108.84	53.93	144.93	173.34
174	55	65.78	32.6	87.6	104.76
175	55	65.78	32.6	87.6	104.76
176	55	65.78	32.6	87.6	104.76
177	55	65.78	32.6	87.6	104.76
178	83.44	99.8	49.45	132.89	158.94
179	87.87	105.09	52.08	139.94	167.37
180	55	65.78	32.6	87.6	104.76
181	55	65.78	32.6	87.6	104.76
182	55	65.78	32.6	87.6	104.76
183	55	65.78	32.6	87.6	104.76
184	91	108.84	53.93	144.93	173.34
185	91	108.84	53.93	144.93	173.34
186	55	65.78	32.6	87.6	104.76
187	55	65.78	32.6	87.6	104.76
188	55	65.78	32.6	87.6	104.76
189	55	65.78	32.6	87.6	104.76
190	95.5	114.21	56.6	152.09	181.9
191	95.5	114.21	56.6	152.09	181.9
192	55	65.78	32.6	87.6	104.76
193	55	65.78	32.6	87.6	104.76
194	55	65.78	32.6	87.6	104.76
195	55	65.78	32.6	87.6	104.76
196	96.25	115.12	57.04	153.29	183.34
197	86.92	103.95	51.51	138.43	165.56
198	55	65.78	32.6	87.6	104.76
199	55	65.78	32.6	87.6	104.76
200	55	65.78	32.6	87.6	104.76

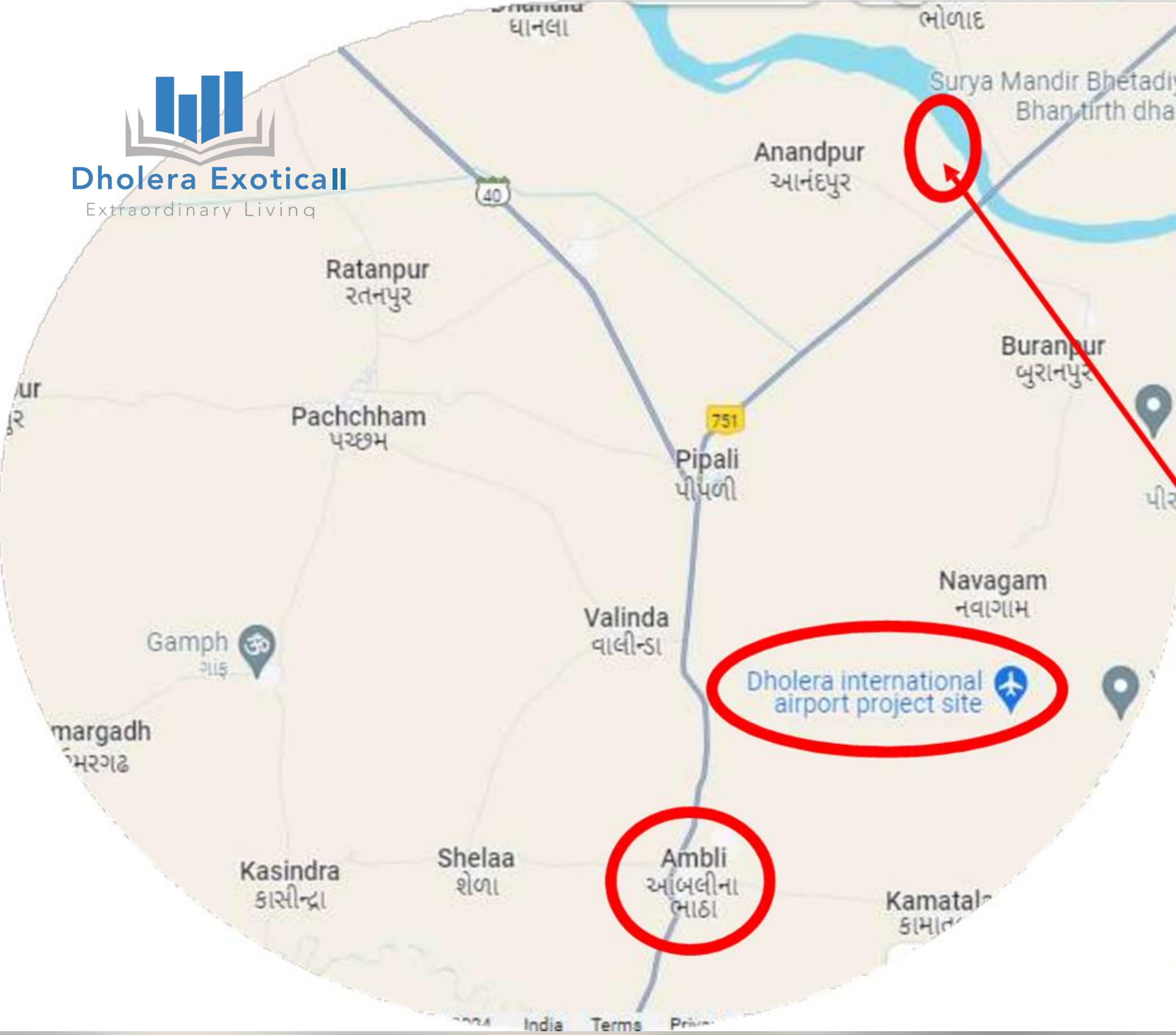
DHOLERA EXOTICA II

**TALUKA – DHOLERA
VILLAGE – Pipli**

Dholera Exotica II SURVEY NO.688

Distance from Dholera Exotica II

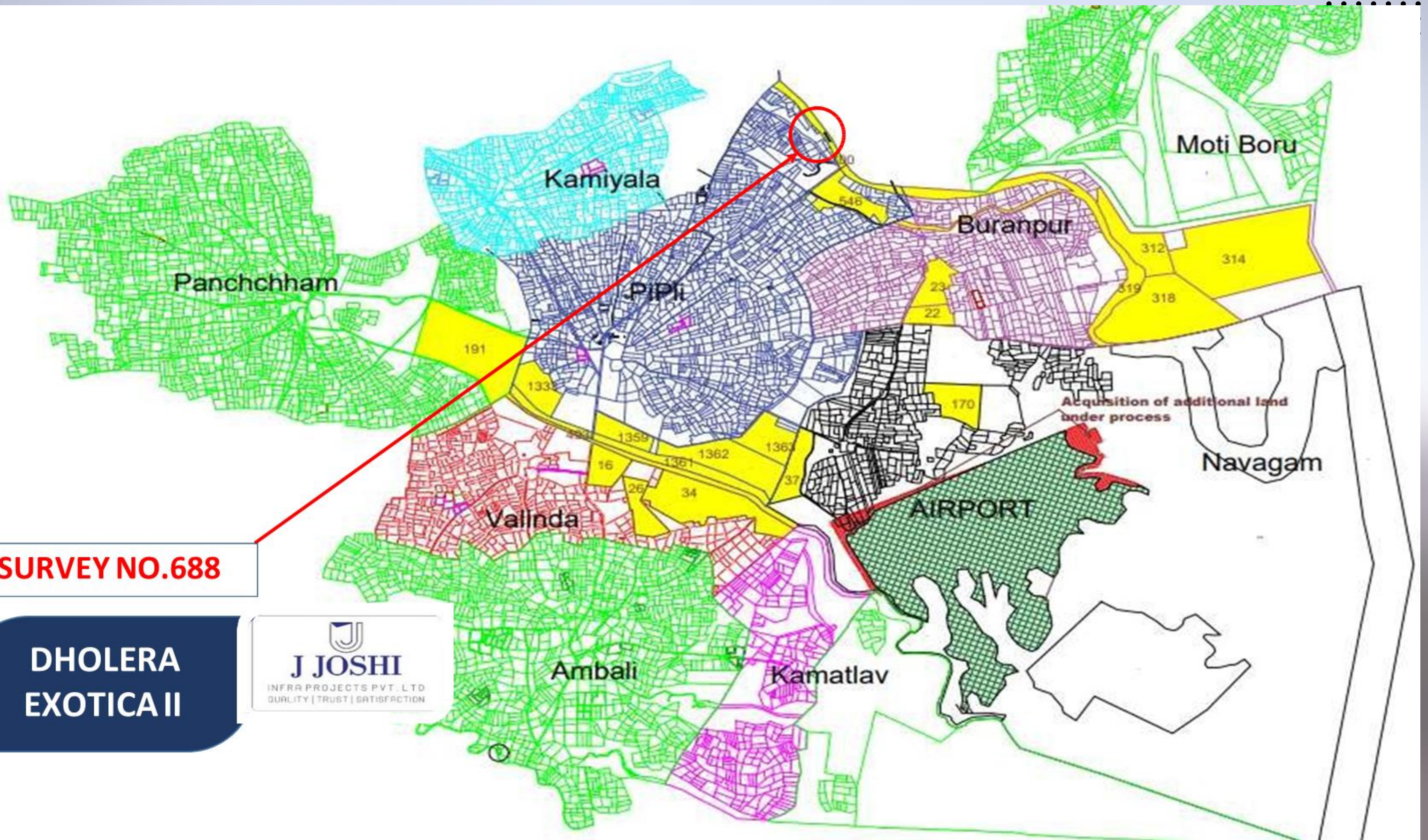
- Dholera International Airport – 8 Km
- Dholera SIR – 8 Km
- Ambli Industrial Zone – 8 Km
- Kamilyala Hanuman Temple – 2 Km
- Six Lane Express Highway – 1 Km
- Proposed Pipli Metro Station – 1 Km



SURVEY NO.688

**DHOLERA
EXOTICA II**

J JOSHI
INFRA PROJECTS PVT. LTD.
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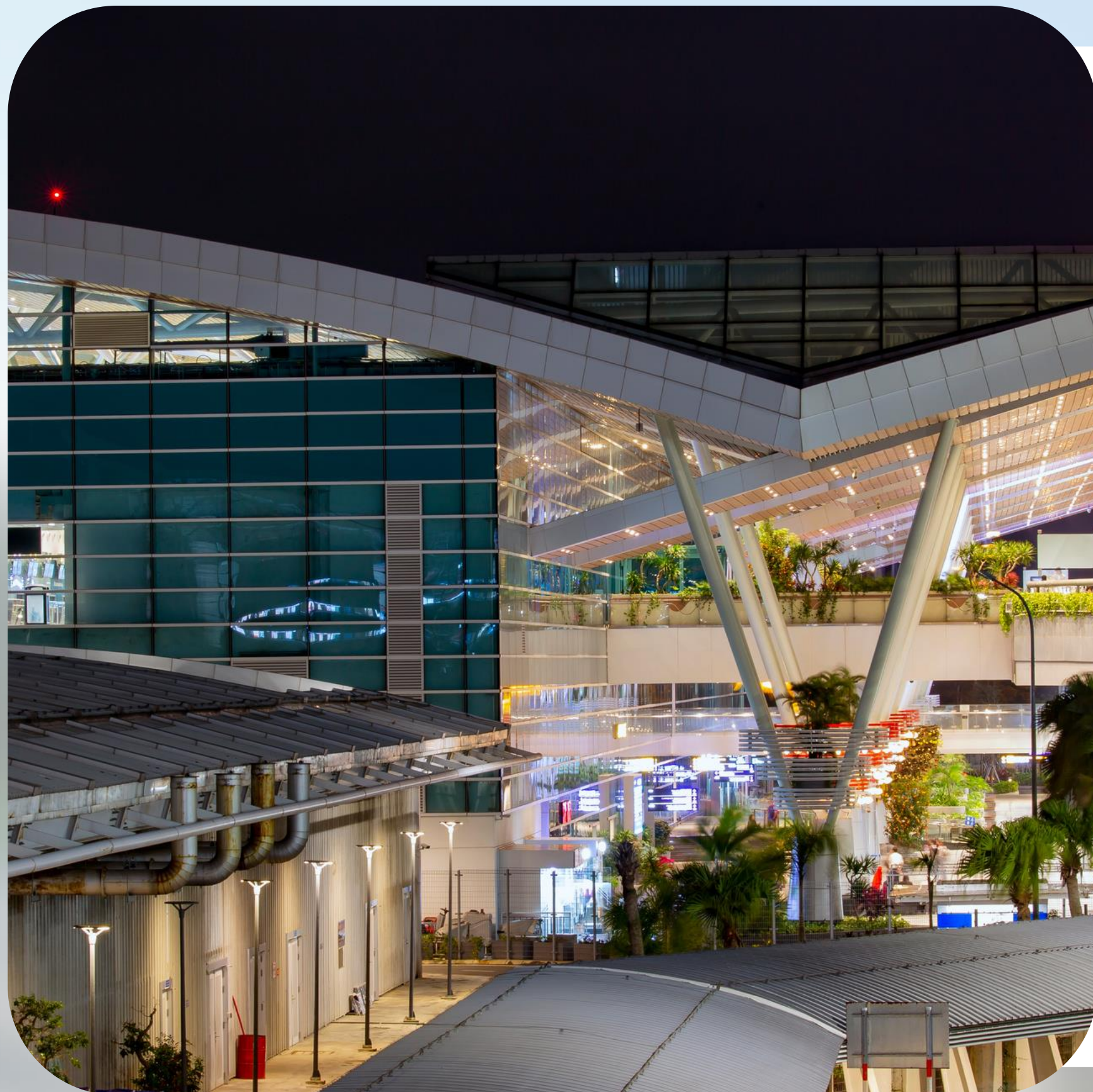



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Proposed Metro Station Pipli - 1 Km



Kamiyala Hanuman Mandir - 2 Km



International Airport - 8 Km



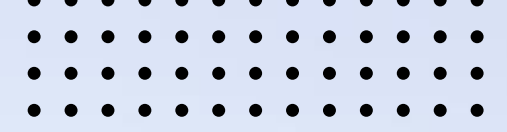
Dholera Smart City - 8 Km



6 Lane Express Highway - 1 Km



India's Biggest Industrial Hub - 8 Km



YOUR WEALTH GROWTH

An article from Divya Bhaskar

In the real estate sector, there will no longer be horizontal growth, only vertical growth will be seen, and prices will increase





અમદાવાદ 29-10-2024

રિયલ એસ્ટેટમાં હવે હોરિઝોન્ટલ નહીં વર્ટિકલ ગ્રોથ જોવાશે, કિંમત હજુ વધશે

ભાસ્કર ન્યૂઝ | અમદાવાદ

હાઉસિંગ તથા કોર્મશિયલમાં પ્રિમિયમ માગ વધી

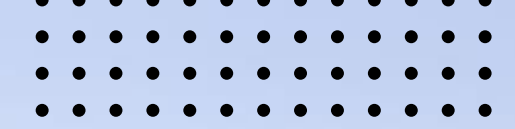
અમદાવાદનું રિયલ એસ્ટેટ માર્કેટ 2024માં રહેણાંક અને ઓફિસ સેગમેન્ટ્સ એમ બન્નેમાં મજબૂત વેગ અનુભવી રહ્યું છે. રાજ્ય અને કેન્દ્ર સરકારના સતત સમર્થનને આ વૃદ્ધિમાં મહત્વનો ભાગ ભજવ્યો છે. વધુમાં, પ્રિમિયમ ઓફિસ સ્પેસ અને વિસ્તરિત ઇન્ફ્રાસ્ટ્રક્ચરના વિકાસે વધુને વધુ ઓફિસોના માગને આકર્ષી છે તેમ નાઈટ ફાંક ઇન્ડિયાના રુમીત પરીખે જણાવ્યું હતું.

ગુજરાતમાં રિયલ એસ્ટેટ સેક્ટરમાં મજબૂત ગ્રોથ જોવા મળ્યો છે. કોરોના મહામારી બાદ ઘર ખરીદીની પેટર્નમાં બદલાવ સાથે માગમાં ઝડપી વૃદ્ધિ જોવા મળી છે. છેલ્લા ચાર વર્ષમાં વાર્ષિક ધોરણે કિંમતોમાં સરેરાશ દર વર્ષે 10-15 ટકાનો વધારો આવ્યો છે અને આગામી વર્ષમાં પણ કિંમતોમાં 10-15 ટકા વધારાની શક્યતાઓ અગ્રણીઓ દર્શાવી રહ્યાં છે. અમદાવાદમાં રિયલ એસ્ટેટમાં હવે ટ્રેન્ડ હોરિઝોન્ટલનો નહિં પરંતુ વર્ટિકલ જોવા મળશે. આ ઉપરાંત રિ-ડેવલપમાં પણ અનેક નવા પ્રોજેક્ટ આવશે તેવું સ્વરા શ્રુપના

કાર્તિક સોનીએ જણાવ્યું હતું. વધુમાં તેઓએ જણાવ્યું કે ગ્રાહકોની પહેલી પ્રાથમીકતા પાર્કિંગની રહી છે આ ઉપરાંત એમિનિટીઝ માટે નવા બાંધકામને પસંદગી આપવામાં આવી રહી છે.

હાઉસિંગ ઉપરાંત કોર્મશિયલમાં પણ સારો ગ્રોથ રહ્યો છે. નાઈટ ફાંક ઇન્ડિયાના મતે અમદાવાદ ઓફિસ માર્કેટમાં Q3 2024 દરમિયાનમાં

નોંધપાત્ર વૃદ્ધિ જોવા મળી છે, જેમાં વાર્ષિક ધોરણે વોલ્યુમોમાં 69%નો વધારો થયો છે અને વાર્ષિક ધોરણે 178%નો જંગી વધારો થયો છે. વોલ્યુમ વૃદ્ધિ પ્રોત્સાહક છે ત્યારે નવાઈની વાત એ છે કે ત્રિમાસિક દરમિયાન સોદાઓ 50,000 ચો. ફૂટ હેઠળના ક્ષેત્રફળની ઓફિસ સ્પેસના રહ્યા હતા. ભારત કારોબારના પ્રભુત્વનો સામનો કરી રહ્યું છે.



Terms and Conditions

- Development Charges exclude Water connection + Drainage + Elec. charges.
 - Service Tax, VAT charges as per actual born by purchaser.
- Any additional charges or levied by the Government/ Local Authorities duty or after the completion of the scheme shall be borne by the purchaser.
- Cheque / DD to be issued in favour of “JMPC BUILTLINE PVT.LTD.” / “JMPC INFRASTRUCTURE PVT.LTD.” / “JJOSHI INFRAPROJECTS PVT.LTD.” / “JR DHOLERA INFRASTRUCTURE PVT.LTD.” / payable at Ahmadabad.
 - The Terms and Conditions of sales would be as per our standard buyer Agreement.
- Prices are subject to change without the prior notice at the sole discretion of the company and the prices ruling on the date of bookings shall be applicable.



CONTACT US:



88 66 822 822 / 98 98 98 68 98



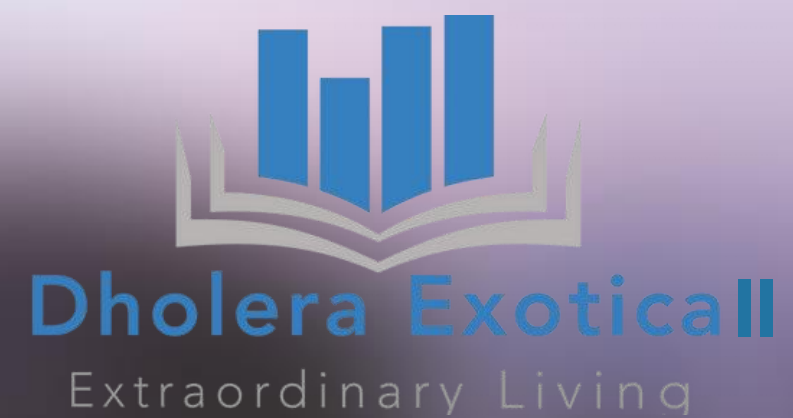
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