SHAMANTA BUILDERS
Invest To Your Happiness

SHIGUN GROUP
Key of smart living

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Smart *City*
Smart *Investment*

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SHAMANTABUILDERS

ShapingTomorrow'sCommunitiesToday

Shamanta Builders is a leading real estate brand specializing in creating landmark developments in Dholera SIR, Gujarat, the heart of India's first smart city. We pride ourselves on delivering innovative, high-quality properties that meet the evolving needs of modern investors. From residential and commercial projects to industrial and hospitality developments, our portfolio is as diverse as it is future-focused.

our portfolio is as diverse as it is future-focused. Our mission is not just to develop properties but to craft environments that inspire, foster community, and provide enduring value. At Shamanta Builders, we believe in shaping the future by offering sustainable, forward-thinking investment opportunities that resonate with your financial, emotional, and ecological needs.

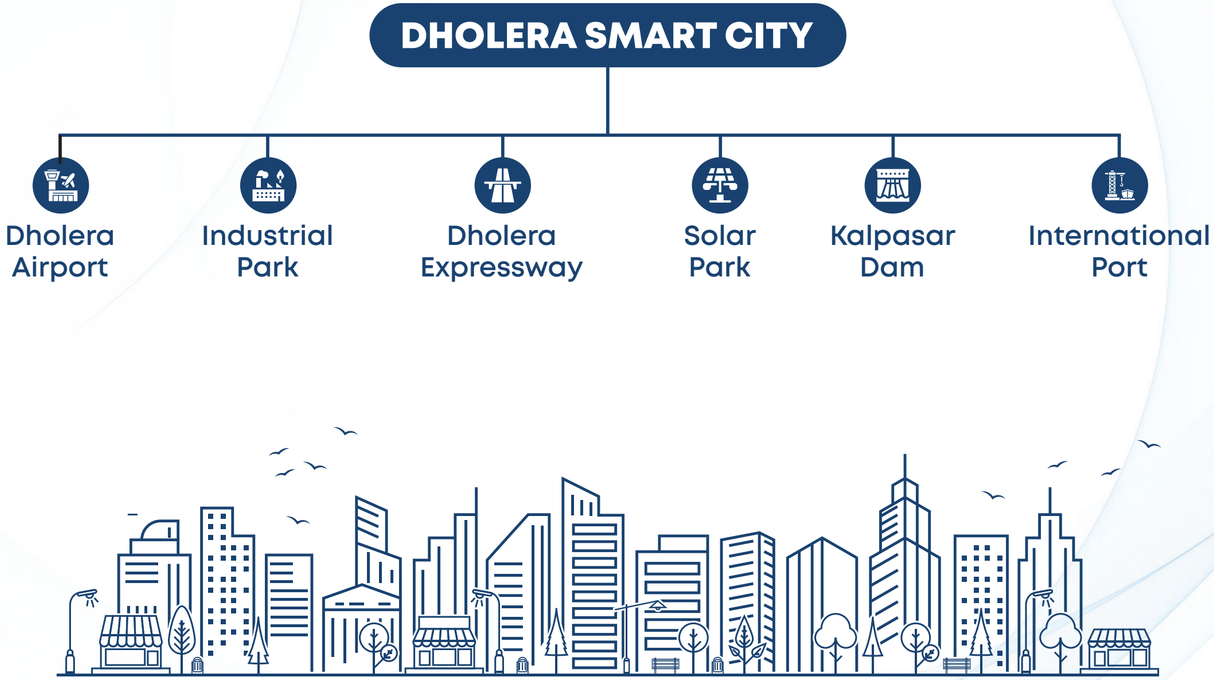
DHOLERA SIR

India’s Next Smart Infrastructure Hub

Dholera Special Investment Region (SIR) is India’s first and largest Greenfield smart city, spread across 920 sq. km in Gujarat and developed as a flagship project of the Delhi–Mumbai Industrial Corridor (DMIC). Designed with a future-ready vision, Dholera integrates plug and play infrastructure, wide expressways, a dedicated international airport, smart utilities, and sustainable urban planning. With strong government backing and phased development already underway, Dholera is positioned to become a global hub for manufacturing, logistics, innovation, and smart living—making it one of India’s most promising long-term infrastructure and investment destinations

DHOLERA SMART CITY

India’s First Greenfield Smart City Shaping The Future Of Industry, Living, And Investment



About *Us*

OUR MISSION

We aim to be at the forefront of real estate innovation by developing vibrant townships, villas, and commercial complexes in Dholera SIR. By 2030, we aspire to be the most trusted developer and builder, leading the industry with integrity, innovation, and a commitment to women's empowerment in real estate. For us, success is not just about delivering projects; it's about building communities that flourish and homes that last.

OUR VISION

Our vision is to become a cornerstone in the real estate industry by offering advanced infrastructure that caters to the financial and emotional needs of our clients. Through affordability, quality, and timely execution, we aim to set new benchmarks in the real estate sector. Our diverse portfolio and dedication to sustainable development will continue to set us apart as we grow into a trusted brand synonymous with reliability and excellence.

OUR SERVICES

We provide comprehensive real estate solutions, tailored to the unique needs of each client.

OUR EXPERTISE INCLUDES

Residential Developments : Building homes that combine elegance, comfort, and long-term value.

Commercial Spaces : Creating modern business hubs that foster growth and innovation.

Industrial Properties : Offering strategically located industrial zones for businesses of tomorrow

Hotels & Resorts : Designing hospitality projects that redefine luxury and convenience.

Agricultural Lands : Assisting in the acquisition and development of premium agricultural land.

NA, NOC Title Clearance : Ensuring hassle-free legal clearance and documentation for all types of land and properties

Who We *Are*

01

Professional Builders

Since 2016, we have set benchmarks in the real estate industry, turning vision into reality for our clients. With over 11 years of expertise, we continue to create iconic projects that define excellence

02

Unmatched Quality

At Shamanta Builders, quality is non-negotiable. From the materials we choose to the services we provide, we ensure that every detail enhances the value and longevity of your investment

03

Driven by Passion

Real estate is not just our business, it's our passion. We are dedicated to pushing the boundaries with every project, continually striving to achieve greater heights for our clients and our team.

Why *Choose Us?*

In today's ever-evolving market, Shamanta Builders stands out as a brand that anticipates tomorrow's needs today. Our projects are designed not only for the present but with a vision for the future. We believe in creating developments that integrate sustainability, population growth, and eco-friendly living conditions. Every project begins with a thorough understanding of market trends, growth potential, and environmental impact, ensuring that we provide long-term value to all stakeholders.

- **11 Years of Industry Experience**
- **Profitable, Tailored Investment Guidance**
- **Commitment to Sustainability**
- **Dedicated Customer Support**
- **Highly Qualified Experts**

At Shamanta Builders, we don't just build for today, we build for generations to come. Let us help you invest in a future that holds lasting value

WHY *Dholera?*

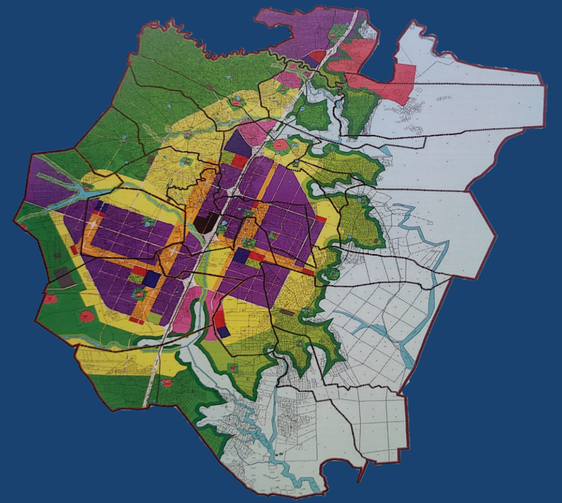
- India's 1st Greenfield Smart City
- Plug-and-play infrastructure
- 920 sq. km planned area
- DMIC flagship node



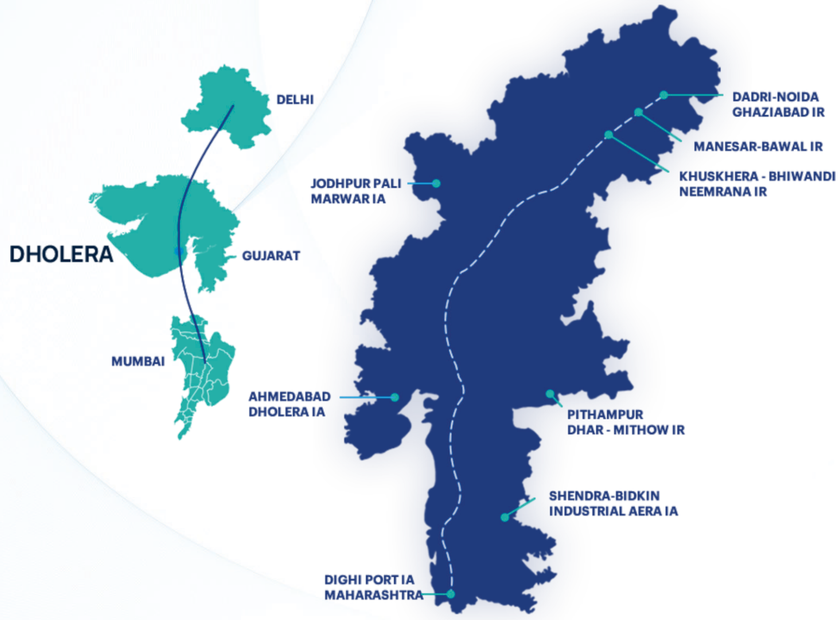
GATEWAY FOR EXPORT ORIENTED MANUFACTURING

Master Plan & *Land-Use*

Dholera SIR follows a well-defined zoning plan with separate areas for industrial, residential, city centre, logistics, and green belts, ensuring balanced growth, smooth operations, and sustainable urban development



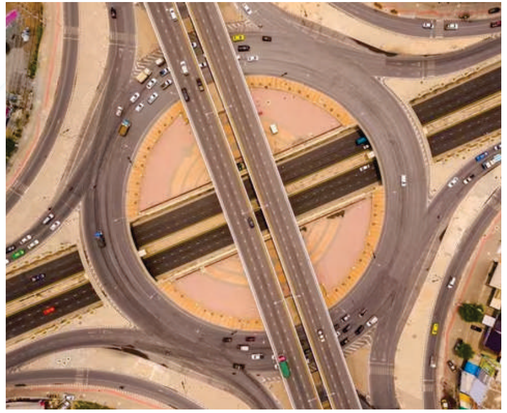
Road CONNECTIVITY
(EXPRESSWAY & HIGHWAYS)



Ahmedabad - Dholera

45–60 Minutes

The **Ahmedabad–Dholera Expressway** ensures fast, direct access, cutting travel time and boosting industrial and residential connectivity. Supporting highways and wide arterial roads strengthen seamless movement







Air *Connectivity*

Dholera International Airport

International + Domestic Hub | Dedicated Cargo Terminal | Direct Access to Dholera SIR | Export-Ready Infrastructure

The upcoming Dholera International Airport is planned with a long runway and strong cargo-handling capacity, supporting global business travel and export-driven industries. It will significantly enhance investor access, logistics efficiency, and regional growth



RAIL & *Freight*

Aligned with Dedicated Freight Corridor (DFC) → Fast, cost efficient cargo movement → Supports manufacturing & exports → Multimodal logistics hubs planned → Ideal for industrial scale-up





DHOLERA PORT & MARITIME CONNECTIVITY
(FUTURE GROWTH ENGINE)

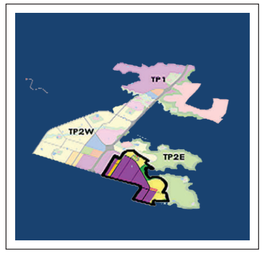
- Proposed deep-sea port near Dholera SIR
- Designed for bulk cargo & containerhandling
- Key support to industrial & export ecosystem



DSIR (TP1 to Tp6) 422 sqkm
DSIR-920sqkm



PHASE 1 (TP1 & TP2)153 sqkm
Phase I - 153sqkm



ACTIVATION AREA 22.54 sqkm
Industrial Park-22.5 sqkm

Aa–1 (Activation Area 1)	**Aa–2 (Activation Area 2)**	**Aa–3 (Activation Area 3)**	**AA–4 (Activation Area 4)**
Highlights	Highlights	Highlights	Highlights
First operational zone	Industrial & logistics hub	Residential zone	Port-linked future zone
Ready plots	Large plots	Schools & hospitals	Export industries
Mixed-use developmen	Highway connectivity	Green living	High growth potential

PUBLIC TRANSIT & *Future Metro Plans*

The approved **SABARMATI–DHOLERA METRO** corridor will strengthen daily commuter connectivity and support Transit-Oriented Development (TOD) around stations, enabling compact, high-



THE RISE OF DHOLERA *Smart City*

NDIA'S VISIONARY HUB FOR INNOVATION AND SUSTAINABILITY

Kalpasar *Dam*

TURNING SEA INTO OPPORTUNITY

Mega tidal dam across Gulf of Khambhat

Freshwater reservoir for Dholera & nearby regions

Tidal energy generation renewable power

Flood & salinity control benefits

Boosts industrial & urban growth



INVESTMENT *Potential*

TURNING SEA INTO OPPORTUNITY

EARLY-STAGE PRICING

Enter at lower prices before full development boosts value

GOVERNMENT BACKED PLANNING

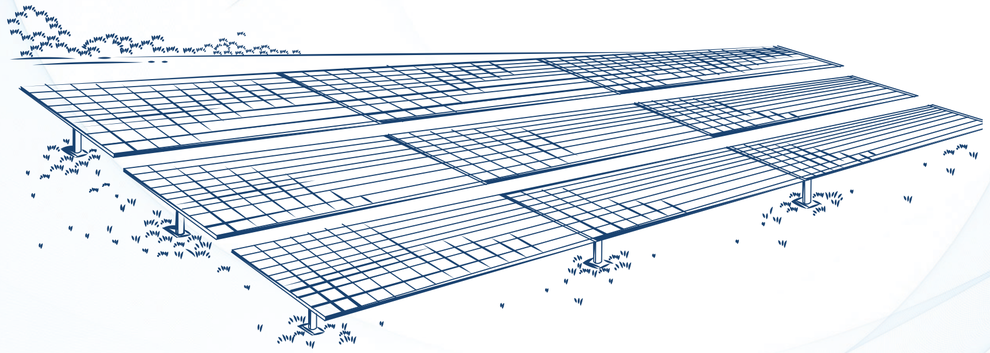
A secure, well-planned smart city supported by state & central government

LONG-TERM APPRECIATION

Infrastructure, industries, and jobs drive steady future growth

POWER & WATER *Infrastructure*

Dholera SIR is planned with robust grid capacity, smart microgrids, and large solar power parks to ensure reliable, sustainable energy. Integrated water supply systems, including reservoir/GRP networks, wastewater treatment, andwater reuse, support long-term industrial and urban needs.



Solar Park Area 8,595 ha

"The Frst 1GW-phase is being
developed with an investment ofRs5bn ($695m) by GECL

The second 4GW-phase will be developed by
SECI with an estimated investment of Rs20bn ($2.7bn).

Tata Power Renewable Energy Limited (TPREL),
has received aLetter of Award to develop a 50 MW solar project
in Dholera Solar Park of Gujarat

This LOA is in addition to the 250 MW
Solar Project being setup by the Company at Dholera Solar Park

Dholera solar park is a 5GW (5000 Mega Watt)
solar powerproject being developed in two phases in Dholera



INDUSTRIAL *Manufacturing Ecosystem*

Dholera SIR targets electronics, solar manufacturing, and auto components, supported by anchor investments and a streamlined land allotment process to attract large-scale industrial players

OUR PROJECT IN *Dholera*

KASINDRA

- KANHA WEEKEND HOMES PHASE 1
- KANHA WEEKEND HOMES PHASE 2
- SHAGUN RESIDENCY PHASE 1 & 2
- ANJANI RESIDENCY
- KANHA VILLAGE
- KANHA VALLEY

PIPALI

- KALASH RESIDENCY
- ANMOL RESIDENCY

NAVAGAM

- INDUS VALLEY

AKRU

- SAROVAR RESIDENCY

ANANDPUR

- SHAMANTA RESIDENCY PHASE 1
- SHAMANTA RESIDENCY PHASE 2
- SHAMANTA RESIDENCY PHASE 3
- SHAMANTA RESIDENCY PHASE 4
- SHAMANTA RESIDENCY PHASE 5
- SHAMANTA RESIDENCY PHASE 6

AMBLI

- SHAGUN GALAXY

WE PROVIDE *Land In*

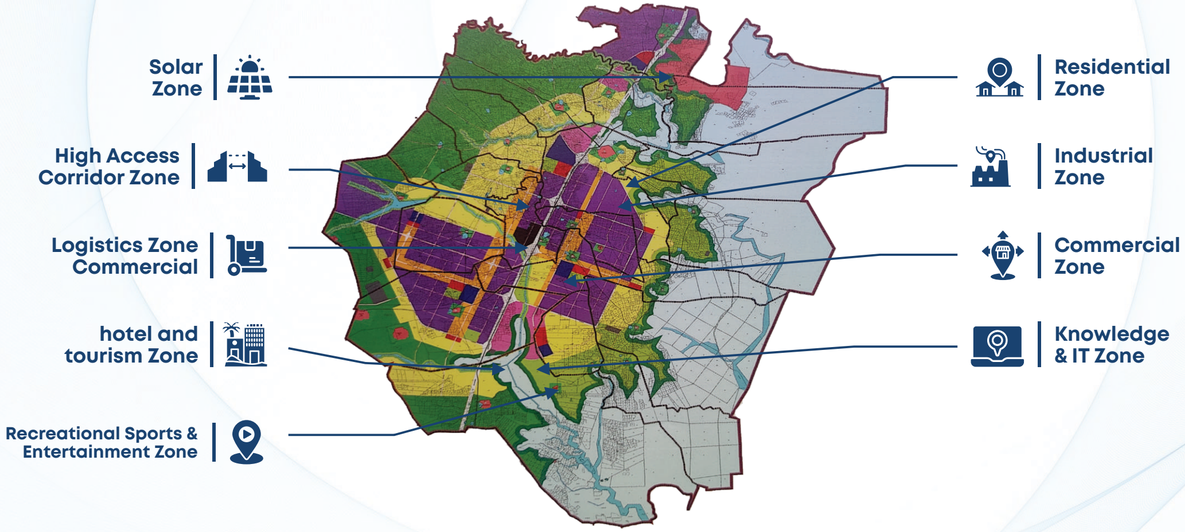


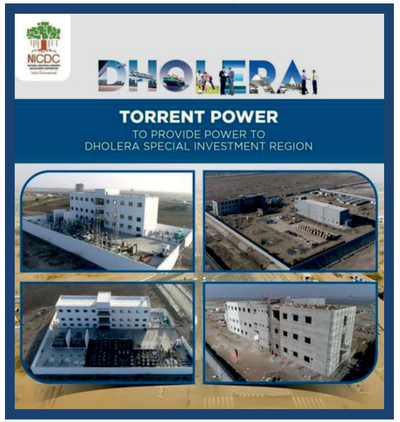
Table 3-2 *Land Use Budget*

Sr. No	BROAD LAND USE ZONES	AREA (HA)	PERCENT OF DEVELOPABLEAREA	PERCENT OF TOTAL AREA
1	Residential	9780.26	17%	10.6%
2	High Access Corridor	2465.11	4%	2.7%
3	City Centre	679.08	1%	0.7%
4	Industrial	11457.36	20%	12.5%
5	Logistics	203.64	0%	0.2%
6	Knowledge and IT	1229.97	2%	1.3%
7	Recreation Sports and Entertainment	4500.29	8%	4.9%
8	Roads	2644.51	5%	2.9%
9	Strategic Infrastructure	323.33	1%	0.4%
10	Public Facility Zone	562.11	1%	0.6%
A	Subtotal - Urban (1 to 10)	33,846	60%	37%
11	Tourism - Resorts (CRZ III)	3888.83	7%	4.2%
12	Green spaces	1960.12	3%	2.1%
13	Village Buffer	1325.37	2%	1.4%
14	Existing Village Settlements	446.92	1%	0.5%
15	Agriculture	12804.15	23%	13.9%
16	Rivers, Canals and Other Water bodies	2467.71	4%	2.7%
B	Subtotal Non-urban (11 to 16)	22,893	40%	24.9%
c	Developable Area (A+B)	56,739	100%	61.7%
17	Solar Energy Park	1345.92	-	1.5%
18	Land under CRZ I	33885.23	-	36.8%
D	Subtotal Land under CRZ I (17 to 18)	35,231	-	38%
E	Total Site Area (C+D)	91,970	-	100%

Sr. No	PROJECT	OST ESTIMATE (IN INR CRORES)	ESCALATION, PROJECT DEVELOPMENT, SUPERVISION & CONTINGENCIES (IN INR CR)	TOTAL COST ESTIMATE (IN INR CRORES)
	Overall Trunk Infrastructure Projects			
1	Tp1 & TP2 urban development including ABCD Site	18,642.06	2,632.09	21,274.14
2	Potable Water	768.52	95.01	863.53
3	Industrial Water	1,403.74	173.79	1,577.53
4	Wastewater (TP level STP, CETP and effuent outfall)	772.00	95.41	867.41
5	Solid waste management	21.06	2.56	23.61
6	ICT	3,528.65	443.21	3,971.86
7	Power infrastructure	2,819.87	350.51	3,170.38
8	River training and bunding on all rivers	705.71	87.32	793.03
	TOTAL			32,541.51
	External Infrastructure Projects			
A	Ahmedabad – Dholera Expressway			3,599.08*
B	Ahmedabad – Dholera MRTS / RRTS			7,685.00*
C	Freight rail from DSIR to Bhimnath			496.21**
D	Dholera International Airport			1000.00^

COMPANIES IN DHOLERA SIR

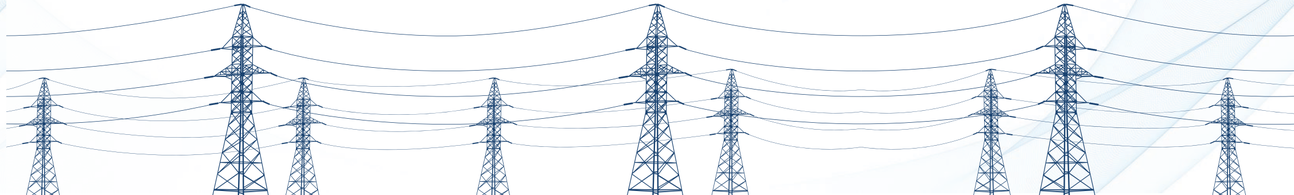
- Larsen & Toubro
- Reliance
- Oppo
- Vivo
- Airbus
- Lockheed Martin
- WIPRO, IBM, CISCO
- Adani Group
- JK Group
- HP
- Tsingshan Steel
- Chromeni Steel
- CRRC Nanjing Puzhen
- Halcrow
- Japanese, Canadian & Korean
- Indl Parks
- Nila Infrastructure
- Surat Taxtile
- Défense Firing Range
- Tata Chemicals
- Changan Motors
- Raise Healthcare Ltd
- Cerestra Group
- Manikaran Power Ltd
- Zydus Cedilla
- Tata Power
- SJVN Power
- Renew Energy
- Veena Energy
- Sadbhav Engg
- Cube Constructions
- 02 Powe
- Cerestra Group
- DSIRDA
- DIDCL
- NHAJ
- DMICDC
- NICDC
- GICC
- GIDB
- Stub Consultants p Ltd
- Moecarlo Ltd
- Mahindra & Mahindra
- Almondz Global Securities Ltd
- AECOM
- HPCL
- Gujarat Urja Vikas Nigam Ltd
- Hebei Companies



DHOLERA HAS THE
Lowest power tariff

35% CHEAPER THAN OTHER INDUSTRIAL AREAS

Torrent Power Limited (TPL) is the second licensee that shall provide lowest power tariff to industrial, commercial and residential units at @DholeraOficial aiming at minimal T&D losses and low cost of supply



PROSPECTIVE *Industrial Sectors*

- Defense
- IT & ITES
- Pharma & Biotech (Formulation)
- Heavy Engineering
- General Manufacturing
- Solar
- Electronics Industries
- Auto & Auto Ancillary
- Agro & Food Processing

PRODUCT LINKED *Incentive To Industries*

- Incentives for quality certifcation
- Reimbursement of GST under examination
- Interest Subsidies
- Assistance on Cost of Hostel/ Dormitory for domicile workers
- Assistance for Technology Acquisition
- Subsidy on Power tariff & duty
- Capital Subsidies
- Single window clearance
- Assistance on fixed capital investment
- Stamp duty Cash back
- Reimbursement of expenses for training of employees



DHOLERA SIR

- India's 1st Greenfield smart City with area about920 sq kms.
- Developed by Indian Government on PPP Model
- Benchmarking infrastructure with world's best cities
- Plug & Play Model
- 360 Sq Kms of Industrial Zone (All GreenIndustries)
- Master planning by HALCROW, Implementation by AECOM, Digitalization by WIPRO, IBM & CISCO, Trunk Infrastructure by L&T

IT INCLUDES

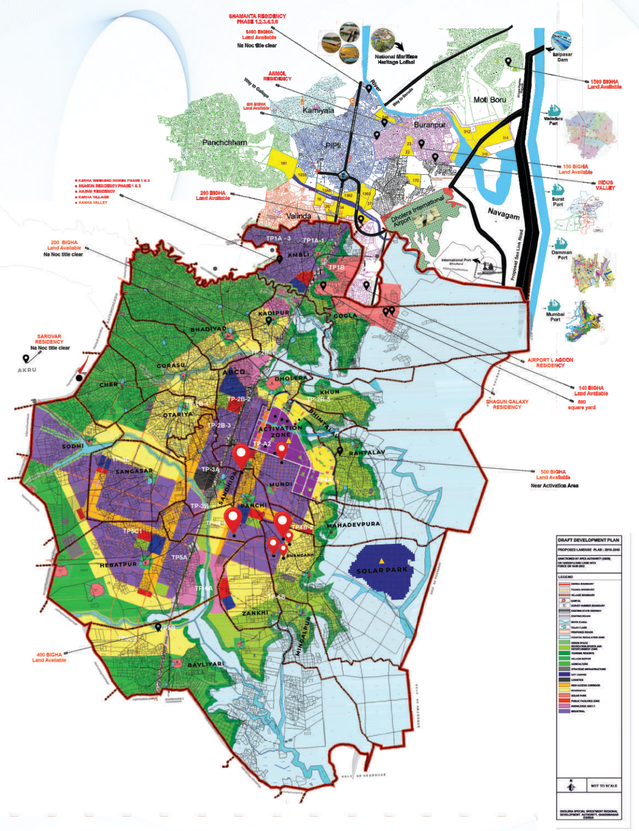
- DMIC Road 1540 Kms (Roadways)
- 6 Lane & 10 Lane free Express Highwa
- 6 Airports (Airways)
- 9 Mega Industrial Zones
- 3 Port
- DFC (Dedicated Freight Corridor 1504 Km) (Railways – 1st Trial Run of 190 Kms is done on 15.08.2018)

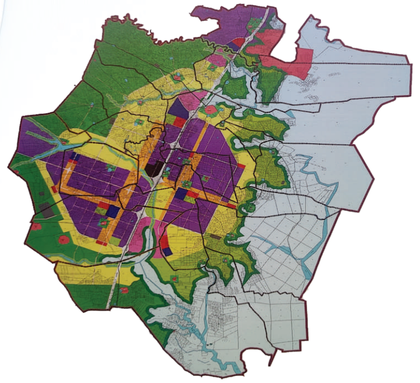
DMIC

- INCORPORATED ON 7 JAN 2008 the Most Important Infra structural Project of India
- Length of Western DMIC 1540 Kms
- Distribution of DMIC in Six States and 24 Nodes
- Starting from Dadri (UP) – Delhi – Haryana – Rajasthan – Gujarat – ending at Maharashtra at JNPT.
- In 1st Phase investment of $100 Billion (Japan Aid $10 Billion)



Dholera *Overview*







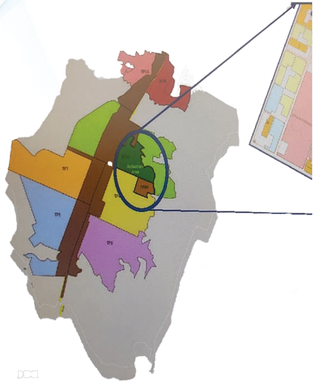
DISTANT OF DHOLERA *To Main City*

- Ahemdabad 100km
- Mumbai 516km
- Surat 278km
- Baroda 140km
- Rajkot 225km
- Gandhinagar 128km

ACTIVATION AREA FOR DEVELOPMENT: 2254 HA

- LINEAR DEVELOPMENT IN region: 13,700 Ha
- FUTURE PHASE DEVELOPMENT: 26,300 Ha

Phase-wisedevelopment	Particulars for TP	Proposed timeline for development
Phase-I	TP-1 & TP-2	2012-2022
Initial Development	(Part of TP-2 & TP-4)	2016-2020
Phase-II	TP-3 & TP-4	2023-2032
Phase-III	TP-4 & TP-5	2033-2042



dholera ANEW ERA

PROJECTS AT *Glance*

MULTIMODAL TRANSPORT HUB
- Hub for MRTS, LTR, BRT
- Regional bur and rail para transport
- Cycle and pedestrian integration

BHIMNATH DHOLERA FREIGHT LINE CONNECTING TO DFC
- Dedicated freight line connecting Dholera to DFC

LOGISTIC PARK

SOLAR PARK DEVELOPMENT (IN CRZ-1B) 5000 MW
- 11000ha land
- Phase 1-1000MW
- World's largest

DHOLERA INTERNATIONAL AIRPORT
- Development area of 1428ha
- 2 runways (2900m & 4000m)

AHMEDABAD - DHOLERA 6 LANE EXPRESSWAY
- Access control
- Travel time 75 minutes)

MRTS WITHIN THE ROW
- Total 7 stops-Ahmedabad to Dholera)
- Travel time 60 minutes

ACTIVATION AREA (22.54 SQ.KM)
- 50% Industrial
- 28% Residential
- Services at plot level
- Green parks within 400 / 800 m catchment

Govt. Investment approximately **22,000 Cr** , Total Investment Approx. **1,00,000 Cr**.



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Invest To Your Happiness

SHIVGUN
Key of smart living

Recognition | Reliability | Results

