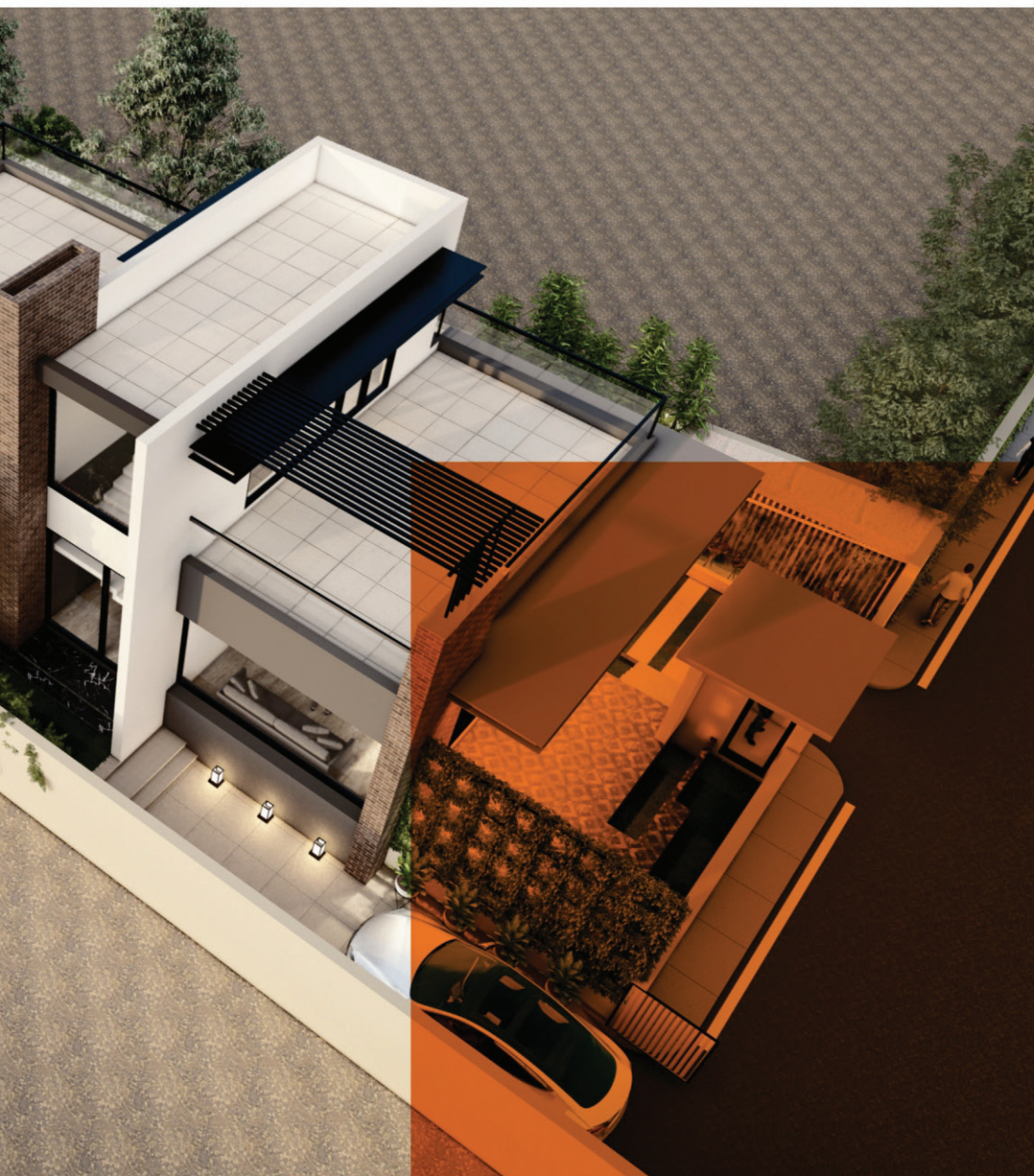


SKY CITY 1

PREMIUM LIVING

Shaping the future with innovations.

A proud partner of Dholera SIR project-one of the India's first smart city project.



Welcome TO COMPANY

Founded in year 2016, **BROGHAR REALTY PVT LTD** is a leading Real Estate Developer in Dholera SIR with its projects inside and outside **Dholera SIR**.

BROGHAR REALTY PVT LTD is Most Reliable, Trusted and one of the Biggest brand of **Dholera**.

We are Real Estate strategist, Our motive is to make customised investment strategy in Dholera Smart City . So that we can deliver our products with transparent business practices, ethics and values.

For Dholera SIR, BROGHAR is The Most Trusted and Most Recognised Brand to Invest your hard earn money.

We believe in building our Customers, Channel Partners & Franchise Holder all over the India which allows us to grow with their growth.

We Believe in Fair Pricing , Quality,Commitment fulfilment , Transparent Dealing And Honesty, through which we were able to grow and still growing.

We offer residential project for weekend home with a plot and Club class villa as well as a luxurious club house with all the facilities & amenities.

We help our clients for safe investment with high returns and grow their investment through strategic investment in real estate Dholera.

Core
MANAGEMENT



Dr. Akshay Kumar
Founder & Director

WHAT IS DHOLERA SIR?

Dholera smart city is a platinum rated Greenfield (new) city under construction near Ahmedabad. It is based on Singapore & Shanghai development model. It has 4 way connectivity which includes:

- **By Road** - Express highway of 250m (NH 751),
- **By Rail** - Proposed Metro connectivity to Ahmedabad (MRTS),
- **By Air** - Dholera International airport (International, Domestic and Cargo) and
- **By Sea** - Pipavav is the nearest port, also connected to major ports of Mundra and Kandla.



It has multiple zone like Residential, Commercial, Industrial and Recreational like any other developed city. It will act as a twin city of Ahmedabad with advanced infrastructure.

Dholera SIR has an area of 920 Sq.Km., which is divided in 6 Town Planning Schemes and consists of 22 villages of Talika Dholera, as shown in the map.

**INVEST IN LAND, INVESTMENT IN
DHOLERA SMART CITY!**



DHOLERA SIR Includes these 22 Villages

- | | | |
|--------------|----------------|---------------|
| 01. Ambali | 09. Khun | 17. Zankhi |
| 02. Kadipur | 10. Bhimtalav | 18. Mingalpur |
| 03. Bhadiyad | 11. Rahtalav | 19. Bavalyari |
| 04. Gogla | 12. Mundi | 20. Sodhi |
| 05. Gorasu | 13. Sandhida | 21. Sangasar |
| 06. Cher | 14. Panchi | 22. Hebatpur |
| 07. Otariya | 15. Mahadevpur | |
| 08. Dholera | 16. Bhangadh | |



DHOLERA SMART CITY – An Investment Opportunity “Growth of your investment by several times looking to its infrastructure and environmental development”

What makes DHOLERA Sir – A best plot investment destination across the India.
A wise decision to invest in Dholera and get the best deal for land, commercial/industrial/residential plotting schemes.



India's 2nd Largest
International airport



Metro Rail from Ahm to
Dholera



6 Lane Express way
Ahm to Dholera



World largest 5000mw
solar park



Dmic Delhi Mumbai
industrial Corridor



India's Largest Greenfield
smart city 920sq k

WHY INVEST IN DHOLERA



PRICE APPRECIATION

The development of Dholera will be ongoing till 2040, therefore the scope of appreciation is very high.



RENTAL INCOME

Due to high job creation, there will be high demand for a residential property so there is lot of scope in rental income.



JOB/BUSINESS OPPORTUNITIES

There will be multiple opportunities for job / business seekers in upcoming largest Smart city of India, therefore high scope of job / business at dholera.



MAJOR USPS OF DHOLERA SMART CITY

The dawn of a new city with Excellent Connectivity is here. Let's usher in a New Era of, World - Class Infrastructure, Efficient Governance and Ease of Doing Business.



PERMISSIBLE ZONE IN DHOLERA

CITY CENTER ZONE

- Super Shopping Mall & Retail Stores
- Commercial Offices & Building / Complex
- 5 Star / 4 Star Hotels
- Multiplex Theater / Cinema Hall Auditorium
- Supper Specialty Hospital
- Large Departmental Store
- Convention & Exhibition Center
- Multi-Model Passenger Transport Hub
- Petrol Pump, Bank & Financial Institution

KNOWLEDGE & IT ZONE

- Business IT Park / Education Park
- University & Hotel Campus
- School / College / Medical College
- Diagnostic / Radiology Center
- 5 Star / 4 Star Hotel
- Multiplex Cinema Hall
- Super Shopping Mall / All Retail Store
- Café / Restaurant
- Tech.Institute for Research & Development
- Recreational / Gym / Health Club

HIGH ACCESS CORRIDOR

- High-rise Tower for Corporate Office
- Super Shopping Mall & All Retail Stores
- Night Shelter / Dharamshala / Library
- Place for Worship
- Health-Club / Swimming Pool
- Creche / Day Care Center
- School of Physically / Mentally Challenged
- Service / Repair Shop, CNG / Fuel station
- Cinema Hall / Multiplex
- 5 Star / 4 Star Hotel

RESIDENTIAL ZONE

- Row House, Villa / Bungalow
- Multi Storey Apartment
- Commercial Center
- Primary & Secondary School
- Community Hall
- Bank
- Restaurant / Café
- Cinema Hall, Retail Mall
- Petrol Pump
- Hospital • Health Club

INDUSTRIAL ZONE

- Aviation & Defence
- MRO (Maintenance & Repair, Overhaul)
- Automobile & Auto Ancillary Heavy Engineering
- IT Sector
- Gems & Jewellery
- Financial & Banking Sector
- Pharma & Bio-tech
- Agro / Food Processing
- Solar Park



WHAT MAKES DHOLERA SIR SPECIAL ?

Smart Infrastructure	 Roads with ITC Duct Road, Cycle Tracks, Footpaths, Tree & Plants	 WTP, STP, CETP 100% Domestic Waste Collection, 100% Industrial Effluent Collection
Smart Technology	 Pollution Sensors Air sensors, Meteorological sensors, Water sensors	 Smart Grid Sensores Smart Meters, Sensors on Distribution Lines
Smart Utilities	 Water Harvesting 100% Rainwater Collection, Open Storm Canal with Recreational Spaces	 Wast Management & Recycling 100% Recycle and Reuse of Waste Water
Smart Communication	 Communication ICT enabled infrastructure City WiFi Integrated city	 Traffic Sensors Traffic Cameras, Sensors On Vehicles, Sensors on Ambulances

Other Smart City Facilities

Central Spine 250 mtr Wide	Shaded (Green) Pedestrian	Road design based on IBC
Metro Rail Transit System	Traffic Management	Dig-Free Development
Mono Rail Transit System	Emergency Management	LED street lights
Dedicated Cycle Track	Security & Surveillance	Roads 18 to 70mt Wide(4 & 6 lanes)





“
Dholera SIR will be the building blocks of Global Gujarat.
SHRI NARENDRA MODI
HON'BLE PRIME MINISTER
”



“
Dholera SIR will be the first planed Greenfield city in India.
SHRI AMITABH KANT
NITI AAYOG CEO
”



“
Dholera will be our defence manufacturing hub.
SHRI BHUPENDRA PATEL
CHIEF MINISTER OF GUJARAT
”

RENOWNED COMPANIES WORKING FOR **DHOLERA SIR**



ELECTRICITY
SUPPLY



MASTER PLAN



PROJECT
MANAGEMENT



TP
DECELOPMENT



DIGITAL
MAPPING &
MANAGEMENT



WATER
TREATMENT
PLANT



RENEWABLE
POWER



IT &
COMMUNICATION

OUR PROJECT

Your dreams will have a new address with

SKY CITY 1

Premium Plot & Villa Project with Life Time Free Club Membership

Your homes, offices or shops can now have a new address with our premium **Sky City-1**. With the easy connectivity to the city and the upcoming new projects such as **DHOLERA SIR**, it can be a perfect match for living or even investing.





About

SKY CITY 1 Club House

A place where fun doesn't stop. Get that weekend feeling everyday !

Our Premium Club House Offers :



WELL EQUIPPED GYM



INDOOR GAMES



SOCIETY OFFICE



OPEN TERRACE PARTY AREA



GARDEN PARTY AREA



YOGA SECTION



CONFERENCE ROOM



TERRACE PANTRY SECTION



WATER FOUNTAIN



Hurry! Book your plot in SKY CITY 1 with premium Club House membership for lifetime.

SKY CITY 1

Project Highlights

Book Your Plot and Avail Premium Membership with Club House In **SKY CITY 1**



Located in the most accessible location, 100 meters away from 250 meters DMIC express way.



4km from mono rail junction.



NA_NOC certified and title clear project.



4km from Dholera international airport approach road.



availability of boot residential and commercial plots with the connectivity on the main road.



Plot starting from 108 square yard (972 sq.ft).



With common amenities and club house



SKY CITY 1

Features & Amenities



Boundary wall with an attractive Gate.



Every plot to be allotted, demarcated proper It.



Provision for water supply.



40 Ft. WIDE internal roads.



Street light on internal roads.



Drainage Facility.



Tree plantation lined internal roads for green & Natural environment.



Common plot with garden, kids play area, event lawn.



Walkway for jogging.





TO. PIPLI

MAIN ENTRY

TO. ANANTPUR

Society
Parking
47.59 SQ. YD

Society
Parking
836.77 SQ. YD

Children
Park
771.41 SQ. YD

Common
Garden
284.77 SQ. YD

12.0 MTR WIDE ROAD

07.5 MTR WIDE ROAD

07.5 MTR WIDE ROAD

12.0 MTR WIDE ROAD

07.5 MTR WIDE ROAD

07.5 MTR WIDE ROAD

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07.5 MTR WIDE ROAD

07.5 MTR WIDE ROAD

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270.44 SQ. YD

5
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126.74 SQ. YD

3
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107.75 SQ. YD

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107.75 SQ. YD

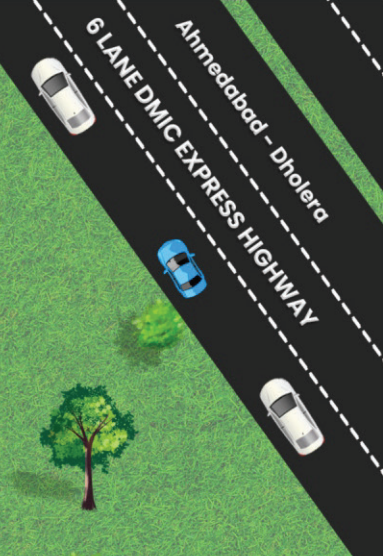
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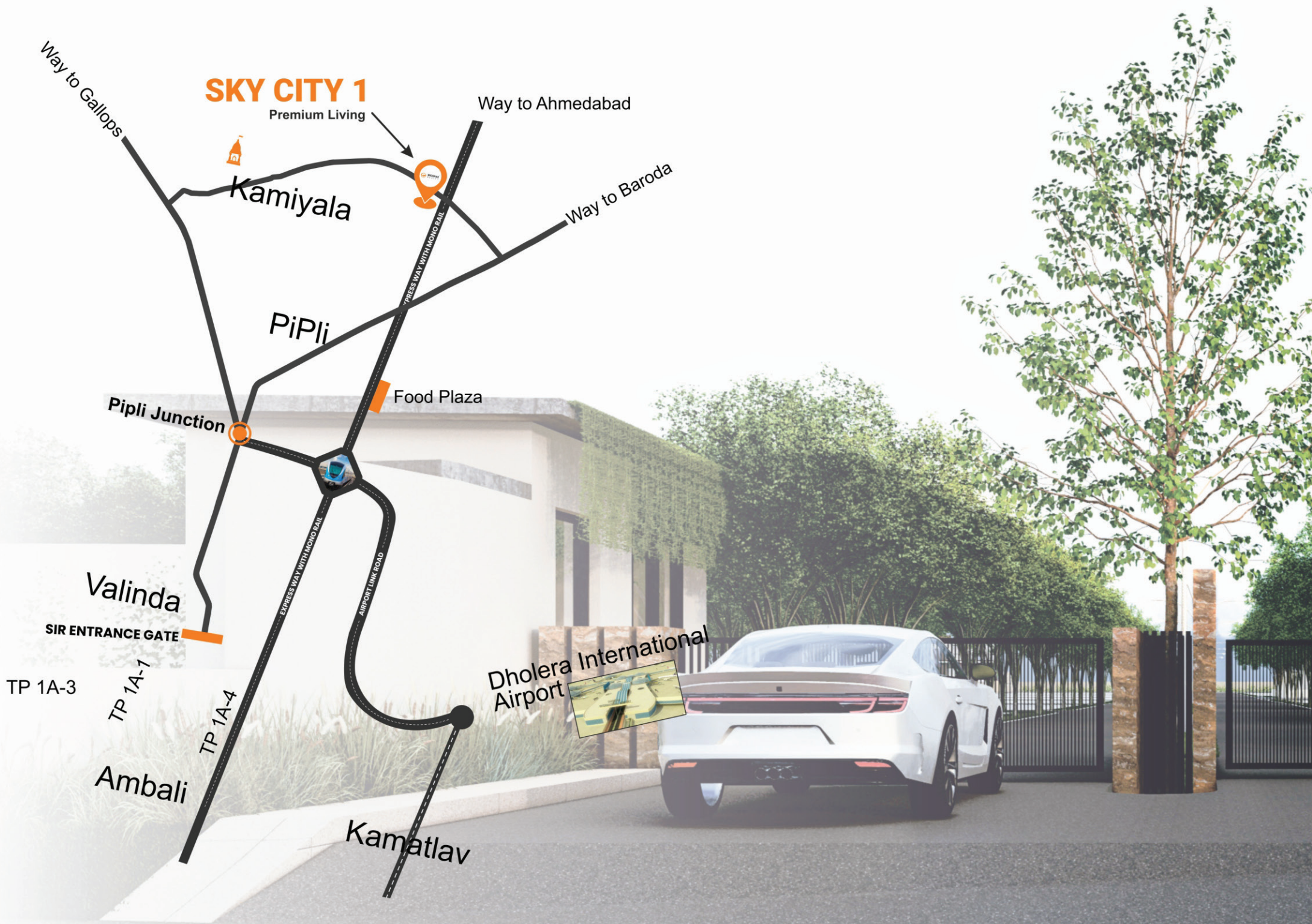
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107.75 SQ. YD



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120 152.06 SQ.YD	119 107.75 SQ.YD	118 107.75 SQ.YD	117 107.75 SQ.YD	116 107.75 SQ.YD	115 107.75 SQ.YD	114 107.75 SQ.YD	113 152.06 SQ.YD	112 152.06 SQ.YD	111 107.75 SQ.YD	110 107.75 SQ.YD	109 107.75 SQ.YD	108 107.75 SQ.YD	107 107.75 SQ.YD
106 152.06 SQ.YD	105 152.06 SQ.YD	104 107.75 SQ.YD	103 191.36 SQ.YD	102 175.63 SQ.YD	101 107.75 SQ.YD	100 152.06 SQ.YD	99 216.75 SQ.YD	98 181.92 SQ.YD	97 259.44 SQ.YD	96 117.30 SQ.YD	95 107.75 SQ.YD	94 107.75 SQ.YD	93 107.75 SQ.YD
89 107.75 SQ.YD	88 107.75 SQ.YD	87 107.75 SQ.YD	86 107.75 SQ.YD	85 117.76 SQ.YD	84 119.31 SQ.YD	83 107.75 SQ.YD	82 107.75 SQ.YD	81 107.75 SQ.YD	80 107.75 SQ.YD	79 152.06 SQ.YD	78 152.06 SQ.YD	77 107.75 SQ.YD	76 107.75 SQ.YD
75 107.75 SQ.YD	74 107.75 SQ.YD	73 120.06 SQ.YD	72 121.51 SQ.YD	71 107.75 SQ.YD	70 107.75 SQ.YD	69 107.75 SQ.YD	68 107.75 SQ.YD	67 152.06 SQ.YD	66 152.06 SQ.YD	65 107.75 SQ.YD	64 107.75 SQ.YD	63 107.75 SQ.YD	62 107.75 SQ.YD
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SKY CITY 1

Premium Living

Way to Ahmedabad

Way to Baroda

Kamiyala

PiPli

Food Plaza

Pipli Junction

Valinda

SIR ENTRANCE GATE

Dholera International
Airport

TP 1A-3

TP 1A-1

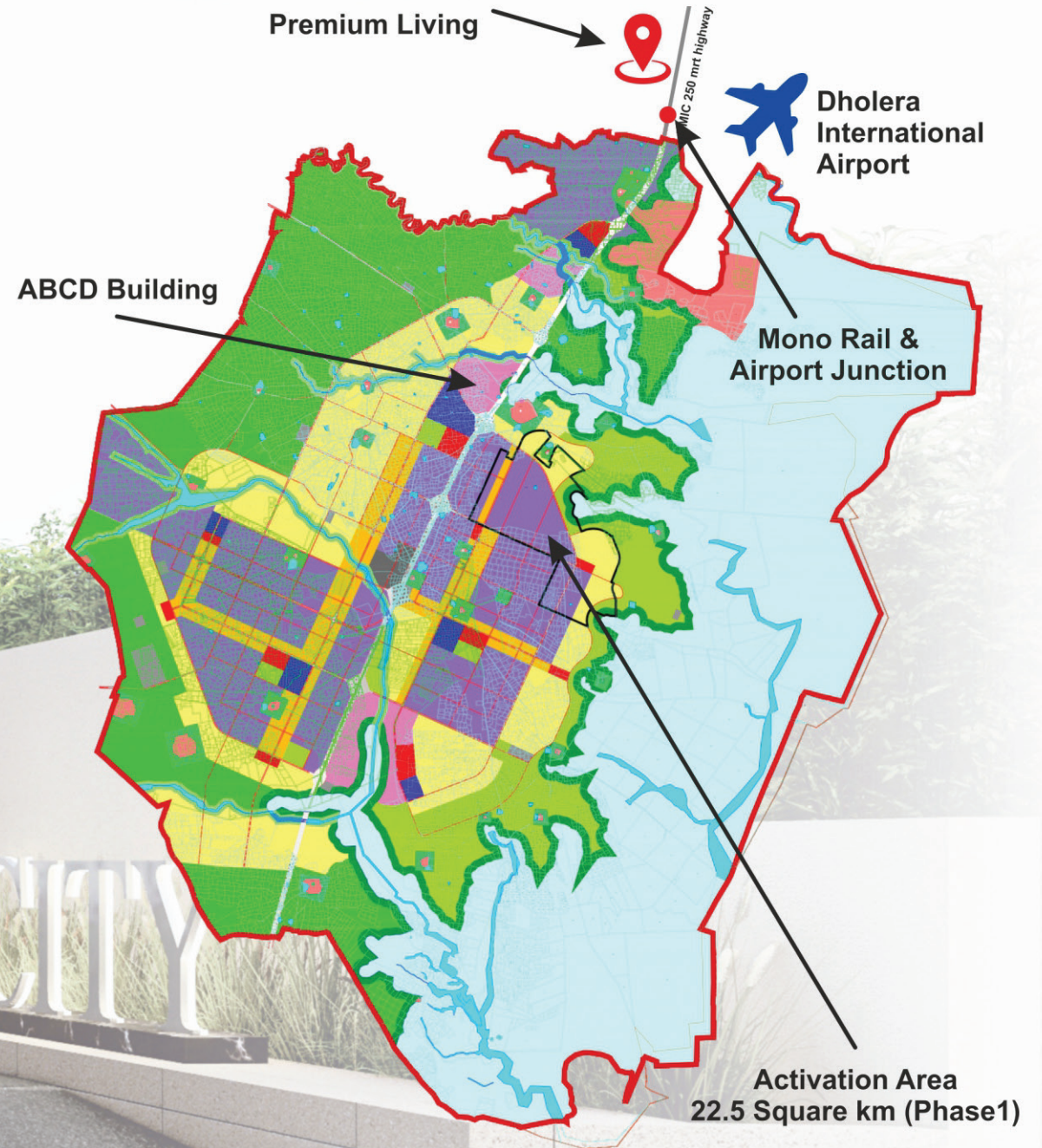
TP 1A-4

Ambali

Kamatlav

SKY CITY 1

Premium Living





MR. RAJENDRA TRIVEDI
(Law & Revenue Minister)



AMBASSADOR OF INDONESIA
(Embassy of the Republic of Indonesia, New Delhi)



SHRI BHUPENDRA PATEL
(Chief Minister of Gujarat)



MUKHTAR ABBAS NAQVI
(Minority Affairs Minister of India)



MR. JUAL ORAM
(Member of Lok Sabha)



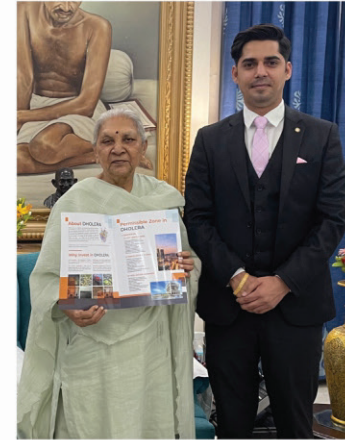
MR. FRANCISCO SARDINHA
(Ex. Chief Minister of GOA)



SHRI NITIN GADKARI
(Minister of Road Transport & Highway of India)



SHRI RAJNATH SINGH
(Defence Minister)



SMT. ANANDIBEN PATEL
(Governor of Uttar Pradesh)



RAMDAS ATHAWALE
(Minister of Social Justice & Empowerment of India)



BHAGAT SINGH KOSHYARI
(Governor of Maharashtra)



YOGI ADITYANATHJI
(23RD Chief Minister of Uttar Pradesh)



FAGGAN SINGH KULASTE
(Member of State for Rural Development of India)



DR. AKSHAY KUMAR WITH FAGGAN SINGH KULASTE



DR. VIVEK BINDRA
(Motivation Speaker & Founder of Bada Business)



INAUGURATION FUNCTION OF SKY CITY



PADMASHRI AGUS INDRA UDAYANA



ACHARYA DEVVRAT
(GOVERNOR OF GUJARAT)



BNI - AHMEDABAD



**2ND NATIONAL YOGASANA
SPORTS CHAMPIONSHIP (SENIOR)**



HON. JABIR ABDULLAH,
(MEMBER OF PARLIAMENT MALDIVES)



23RD RAJIV GANDHI AWARD CEREMONY



DR. UJJAWAL PATANI
(Motivation Trainer & Influencer)



**BSR (BHUPENDRA SINGH
RATHORE)** (Business Coach & Author)



HIMESH MADAN
(INFLUENCER- MOTIVATIONAL SPEAKER)



MR. ROHAN KHAUNTE
(MR. ROHAN KHAUNTE, MINISTER FOR GOA TOURISM)



MANDIRA BEDI (INDIAN ACTRESS)



UDIT NARAYAN (SINGER)



VIKAS FHATAK
(HINDUSTANI BHAI - YOUTUBER)



DR. PARIKSHIT JOBANPUTRA



FACILITATE BY GLS UNIVERSITY



RAVI KUMAR DAHIYA
(INDIAN FREESTYLE WRESTLER)



MR. JAYESH PATEL



SIMARAN AHUJA (ANCHOR & ACTRESS)



DOLPHIN DUBEY (INDIAN ACTRESS)



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PREMIUM LIVING

GET IN TOUCH



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