

DHAROHAR

LAND CORPORATION



Akru: The Strategic Growth Corridor

The Gateway to Dholera SIR. Affordable Entry. Exponential Potential.

Affordable Entry | Expressway Access | Airport Proximity | Heritage Advantage



The Spillover Effect: Why Akru?

Positioned at the intersection of infrastructure and affordability, Akru offers the 'Path of Progress' advantage **without the premium price tag** of the core SIR.

Proximity

Ideally located 0 km from the Dholera Special Investment Region (SIR) boundary.



Livability

Anchored by a UNESCO heritage corridor and major spiritual centers.



Connectivity

Direct access to the Ahmedabad-Dholera Expressway (NH - 751) and Dholera International Airport.

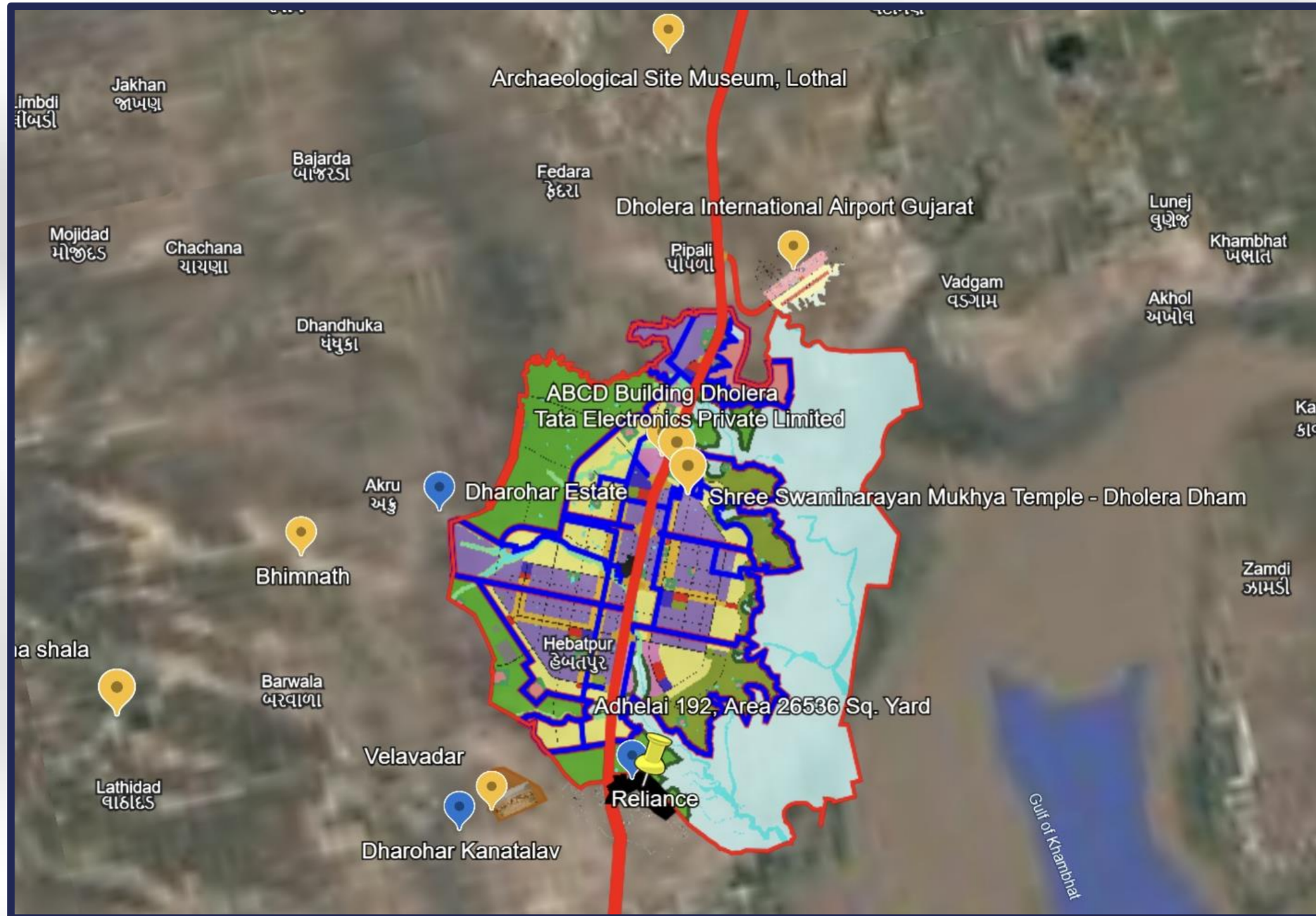


Value

Entry prices lower than inside the SIR with high appreciation potential driven by adjacent infrastructure



Strategic Location



The Geographic Advantage

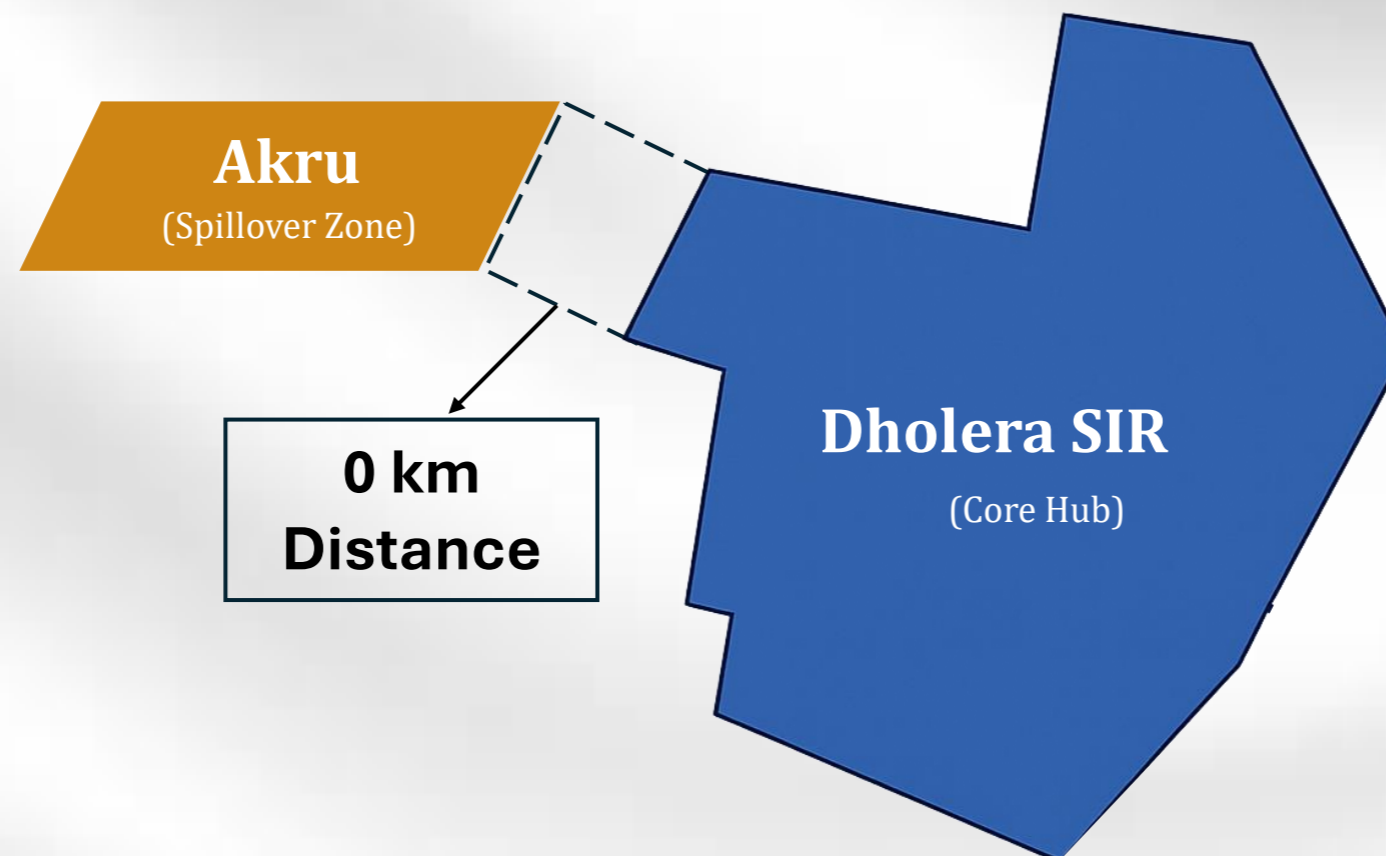
The 0 km 'Goldilocks Zone'

Immediate Spillover: Situated directly on the growth periphery of the Special Investment Region.

01

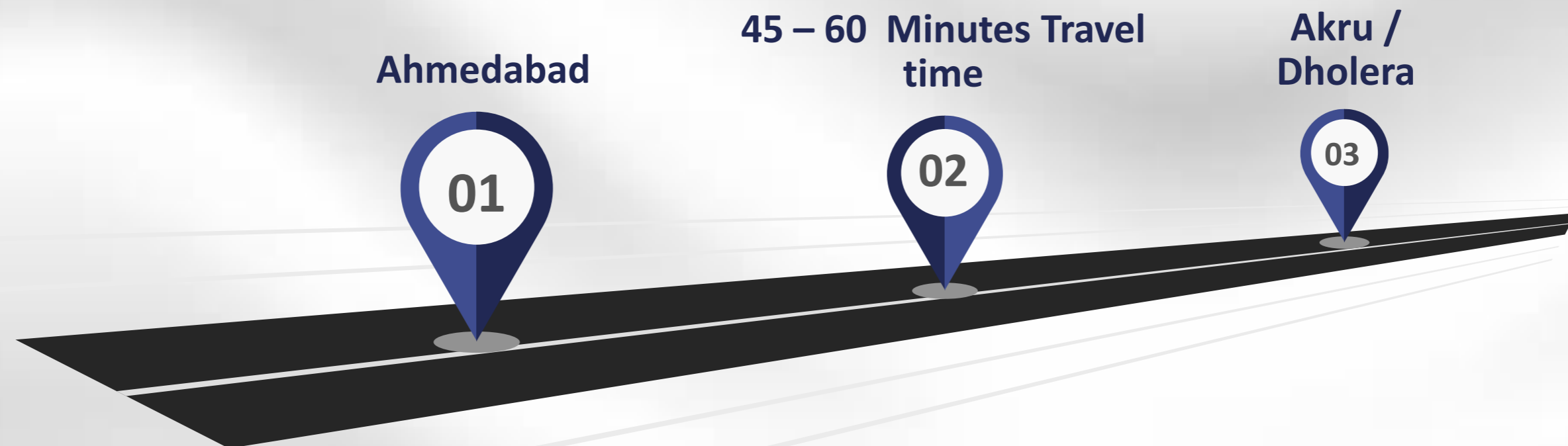
02

Corridor Position: Strategically placed along major connectivity corridors, capturing demand radiating from the SIR.



The Artery of Value: National Highway 751

The Ahmedabad – Dholera Expressway shrinks travel time and accelerates appreciation.



109 km

Access-controlled
expressway

4 to 8

Lanes (Expandable
Capacity)

10 – 15 km

Distance to Key
Interchanges



The Aerotropolis Effect

Proximity to global aviation infrastructure drives commercial and hospitality demand.

Key Insight: Direct access to Dholera International Airport position Akru to service the logistics, transit accommodation, commercial needs of the airport ecosystem.



Dholera – Bhimnath Broad Gauge Railway Line Project

Center Approves **Rs 466 Crore** for Dholera – Bhimnath Broad Gauge Railway Line Project



A closer examination of the project revealed that this broad gauge line extends over nearly **109 km** Bhimnath, at Bhavnagar, Gujarat to Dholera SIR



Akru →

25 Minutes From Bhimnath Junction

Direct Logistics & Commercial Access



Dholera High-Speed Metro – Fast Track to India’s Smart Future

The Dholera High-Speed Metro is designed to transform connectivity between Ahmedabad and Dholera Smart City, making travel faster, cleaner, and easier.

The Dholera High-Speed Metro is a planned metro rail project that will connect Ahmedabad to Dholera Special Investment Region (Dholera SIR) through a rapid transit system. It is one of the most important infrastructure projects under the Dholera Smart City and Delhi-Mumbai Industrial Corridor DMIC Plans

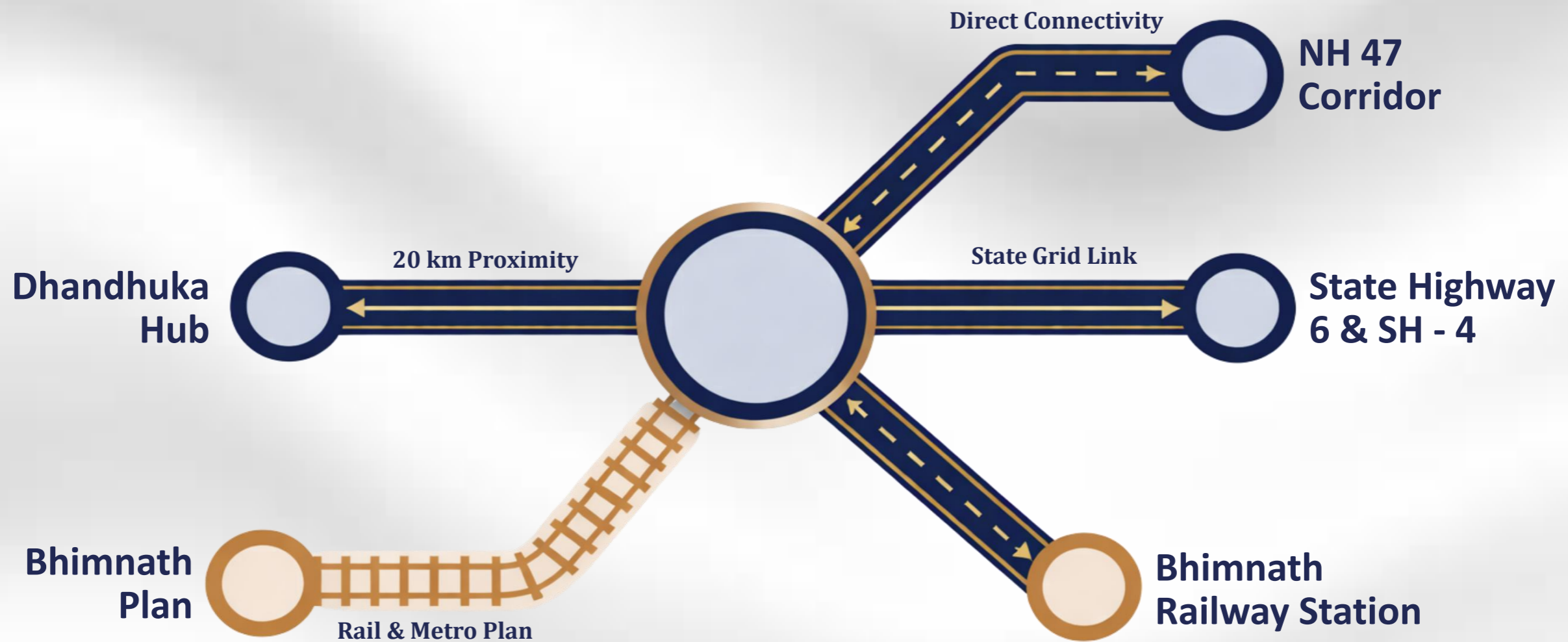


High Speed Metro Connectivity



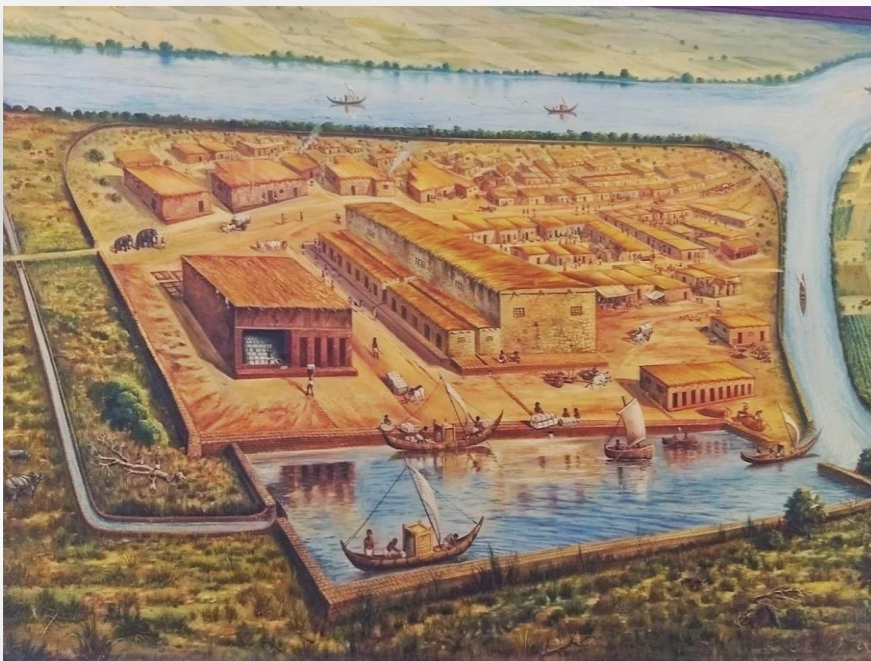
The Regional Matrix: Multi-Highway & Rail Connectivity

A robust network of state and national arteries ensures friction-less movement for freight and commuters.



The Heritage & Tourism Circuit

Akru sits within a rich cultural corridor, driving tourism traffic and weekend home potential.



(1 Hour Drive)

Lothal (UNESCO)

15-25 km | Harappan
Civilization Site
(56 km)



(25 Minutes Drive)

Nature & Wildlife

Blackbuck National Park
(32 km)



(1 Hour Drive)

Nal Sarovar Bird Sanctuary

Nal Sarovar Bird Sanctuary: Ahmedabad's
Paradise Of Bird Watchers
(60 km)



Spiritual Heritage

Quick access to revered temples and holy landmarks.



(25 Minutes Drive)

Shri Swaminarayan Temple

Shree Swaminarayan Mukhya
Temple - Dholera Dham
(30 km)



(1 Hour Drive)

BAPS Shri Swaminarayan Mandir, Sarangpur

The BAPS Shri Swaminarayan Mandir is
traditionally hand carved stone Mandir
(55 km)



(1 Hour Drive)

Hanuman Temple, Salangpur

Shree Kashtabhanjan Dev
Hanumanji Temple
(55 km)



RMS Multi Speciality Hospital

RMS Hospital, strategically located in Dhandhuka on the Ahmedabad-Bhavnagar National Highway



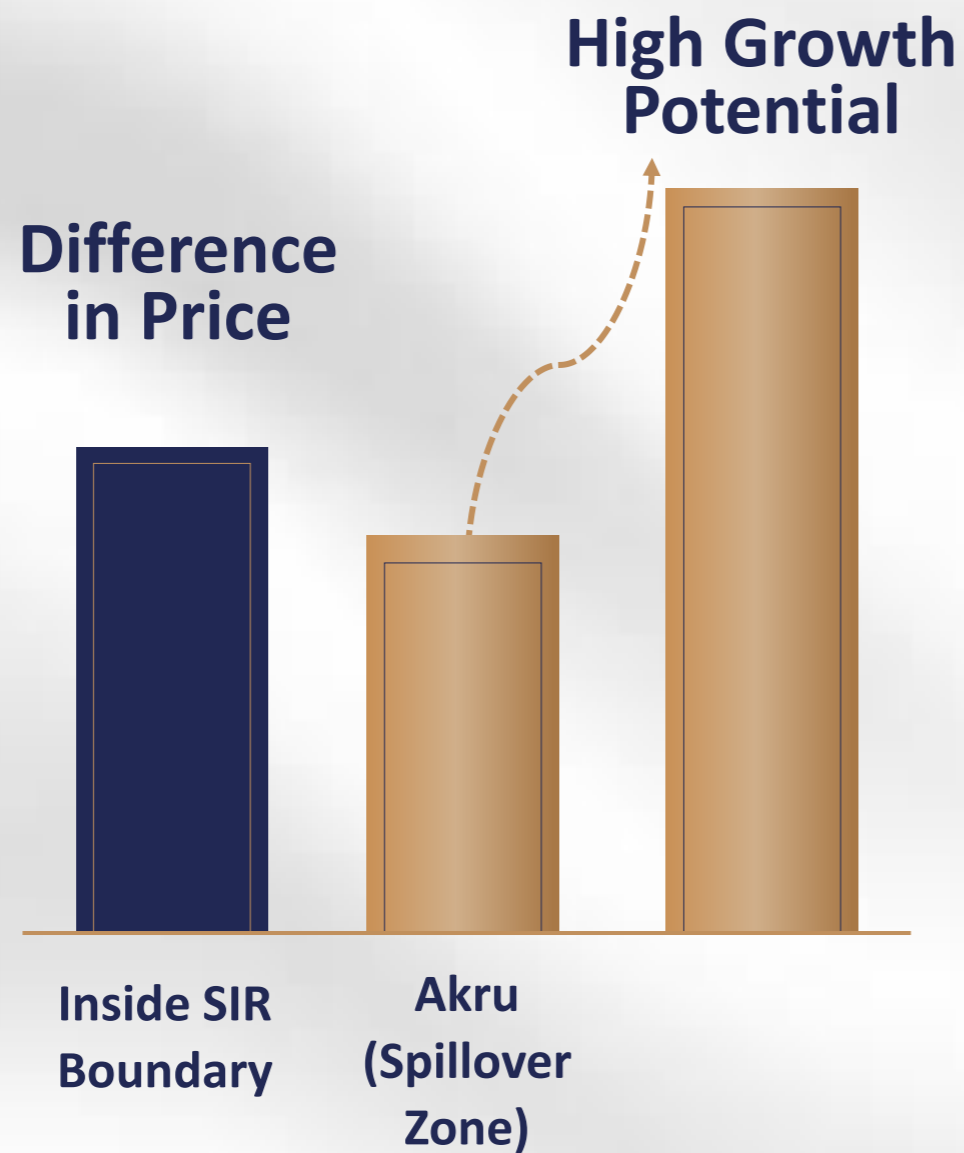
(25 Minutes Drive)

RMS Hospital

(28 km)



The Investment Case: Why Akru, Why Now?

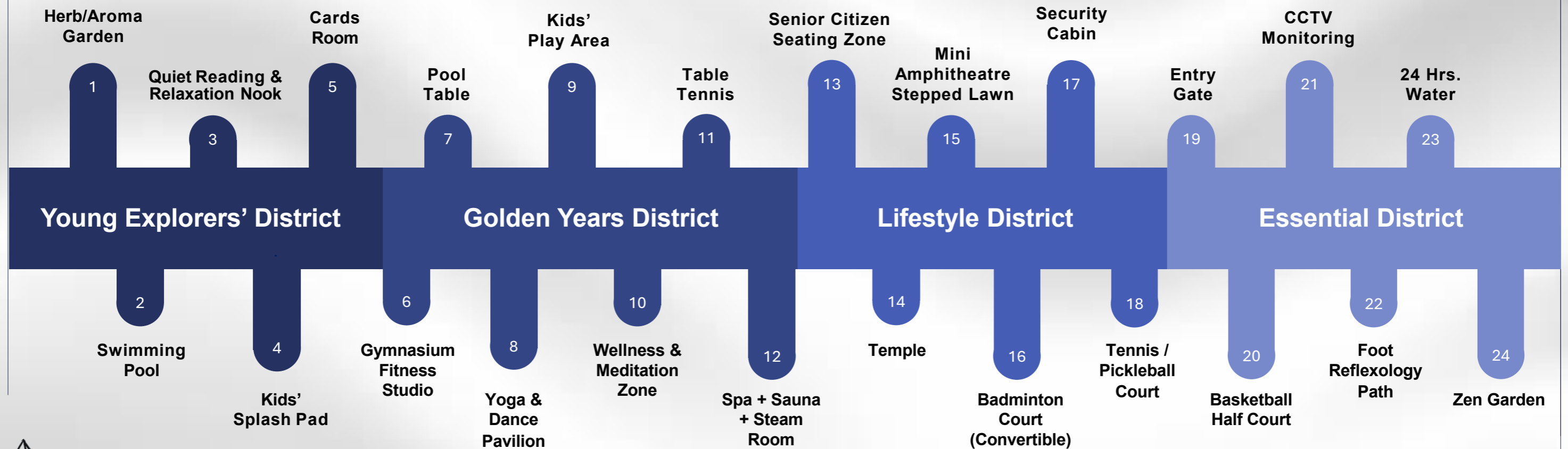


Key Value Drivers

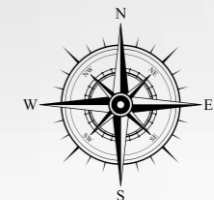
- Arbitrage: Significantly lower entry cost than SIR.
- Expressway-Driven appreciation.
- Airport-driven commercial growth.
- Heritage & tourism footfall.



Global Amenities



Master Layout



IndusInd Bank

DHAROHAR LAND CORPORATION
PVT LTD SCAN & PAY



UPI ID: pos.5351721@indus



Bank Details

Company Name	DHAROHAR LAND CORPORATION PRIVATE LIMITED
Bank Name	INDUSIND BANK
Branch	SECTOR-18, NOIDA
IFSC Code	INDB0000036
Account No.	253003042020



Ankit Aditya Pradhan

Founder Chairman & Managing Director

B.Tech, MBA - IMT (Ghaziabad)

The Making of

VIRAAJ VENTURES

Embracing diversity for a better tomorrow

Virraaj Ventures creates sustainable businesses defined by strategy innovation, technology adoption, and scalability. We value nurturing and investing in concepts that promote sustainable growth and incorporate eco-friendly strategies into viable business models that positively impact the planet.

We thrive on leveraging the interconnectedness of sectors to galvanise people and opportunities in IT enlistment & recruitment, wealth management & BFSI, legal & corporate advisory, real estate & infrastructure development, and structural & civil engineering consulting.



Viraaj Ventures
Group of Companies

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Green Orbit Real Estate Development

DHAROHAR
LAND CORPORATION

myZONE
Live the brilliance every single day

satellite
CONCRETE

**New-Age
Development**

R
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ASSISTANT

SYNERGY
ADVISORS

REALTYassistant
GLOBAL

Real Estate

Infrastructure

VULCAN
CONSULTING ENGINEERS PVT. LTD.

**SAFE
EARTH
INFRA**



CAPITAL EDGE



Knowlity Advisors
It's a Complex World. Be Advised.

**Advisory &
Consulting**

KEASIS

**IT & Digital
Marketing**

**THE digibee
NETWORK**

**Social
Initiatives**



Aditya Pradhan Foundation
Protecting the rights of children & supporting elderly.

Parortha





Secure Your Position on the Growth Corridor

The infrastructure is being built. The prices are moving.
The time to enter the spillover zone is now.



Dharohar Estate



Sovereign Corporate Towers, 3rd Floor,
Plot No: A-143, Sector-136, Noida, UP 201304



+91 75 0000 1010



land@dharoharlandcorp.com



www.dharoharlandcorp.com

