



a pearl that fits every pocket



Residential Plots of 100 Sq.Yd to 450 Sq.Yd 

MAGNANIMOUS INFRASTRUCTURE PVT. LTD.



India has taken a great leap jump in the development of Infrastructure, Investments, Finance, Banking, Service sector & Industrial growth in last one decade and so has Gujarat. Gujarat has witnessed a paradigm shift in its development in all the above sectors and has contributed in a major way by matching the footsteps of the Pan India development era. The credit of this growth story goes to the spirit & class of the people of Gujarat & the trust & faith levied by the people & corporate's within and outside the country.

In this growth story each individual today wants to participate in whatsoever form, small or big and wants to make a place and leave a mark of his own. Each individual is aspiring & desiring towards writing his own story of growth which makes it more exciting & palpable, culminating into the overall growth story of Gujarat.

To fulfill this dreams & aspirations of the individual & to assist him in writing his own growth story, Magnanimous Infrastructure Pvt. Ltd. has come up with its core plotting project named Magnanimous Pearl in Dholera.

Magnanimous Pearl is a place where you can make a place for yourself far from the bustling & jostling world. It stands as a Greenland area in the Dhandhuka Taluka where you can make your Holiday Home or a Farm House far from the maddening rush of the urban world.

By owning a plot in the above location you would ensure your participation in Infrastructure, in a to be hub which would be the buzz words to future industries namely Investments, Finance, Banking, Service, Hospitality & Industrial Sector which also indirectly means that the returns on your investments is assured.

So come & join us at this dream location where you would feel proud of owing it, leaving your mark in writing the history of the growth story which would sure remain for years & generations to be remembered.

To make you dream come true we launch Magnanimous Pearl in a very simple, easy and affordable EMI Option thereby ensuring that this Pearl fits your pocket.



WHY INVEST IN DHOLERA ?

■ DHOLERA IS NOW S.I.R. (Special Investment Region)

Dholera has recently been announced as an SIR in the Vibrant Gujarat 2011. It offers a gateway of opportunities to various Big & Small, National & International Industries to open up their units at Dholera.

■ PROPOSED INTERNATIONAL AIRPORT-FEDERA:

Important business meeting or last minute flying wish, if you are at Magnanimous Pearl you are never out of touch

■ ON METRO RAIL PROJECT:

A special metro rail line is being established to provide you fast and easy connectivity to business capital of Gujarat-Ahmedabad.

■ PROPOSED DHOLERA PORT:

One of the biggest commercial as well as domestic ports of its kind matching international standards.

■ NEAR DELHI-MUMBAI INDUSTRIAL CORRIDOR (DMIC):

Connecting you to one of the most ambitious industrial projects of the century as it is in near vicinity to Delhi-Mumbai Industrial Corridor.

■ NAMED AS REALTY GOLDMINE:

With proposed SIR there will be Industrial Parks, Township, Knowledge Cities, Hospital, Hospitality a Golden Opportunity.

■ ON PROJECT 6 LANE HIGHWAY NEAR DHOLERA S.I.R. (Special Investment Region)

Where all the business is... where all the growth is... find your place exactly there.

■ PROPOSED AHMEDABAD-DHOLERA EXPRESSWAY:

The ambitious Ahmedabad-Dholera proposed 10 lane Express Highway at the cost of Rs. 2200 crore for building 117-Km-long to come up in the SIR.



Easy Pay Options



Plan-I

Sq Yards	Plot Pricing	D.P.	Balance Payment	60 months EMI (In Rs.)	Spl.Launch Pricing	Spl. Launch Discount	Balance Payment	60 months EMI (In Rs.)
100	235,000	75,000	160,000	2,666.67	225,000	10,000	1,50,000	2,500.00
150	352,000	111,000	241,000	4,025.00	337,500	15,000	2,26,000	3,775.00
200	470,000	151,000	319,000	5,316.67	450,000	20,000	2,99,000	4,983.00
250	587,000	175,000	412,500	6,875.00	560,500	25,000	3,87,500	6,458.00
300	705,000	225,000	480,000	8,000.00	675,000	30,000	4,44,000	7,400.00
450	1,057,500	325,000	732,500	12,208.33	1,012,500	45,000	6,87,500	11,458.00

Plan-II

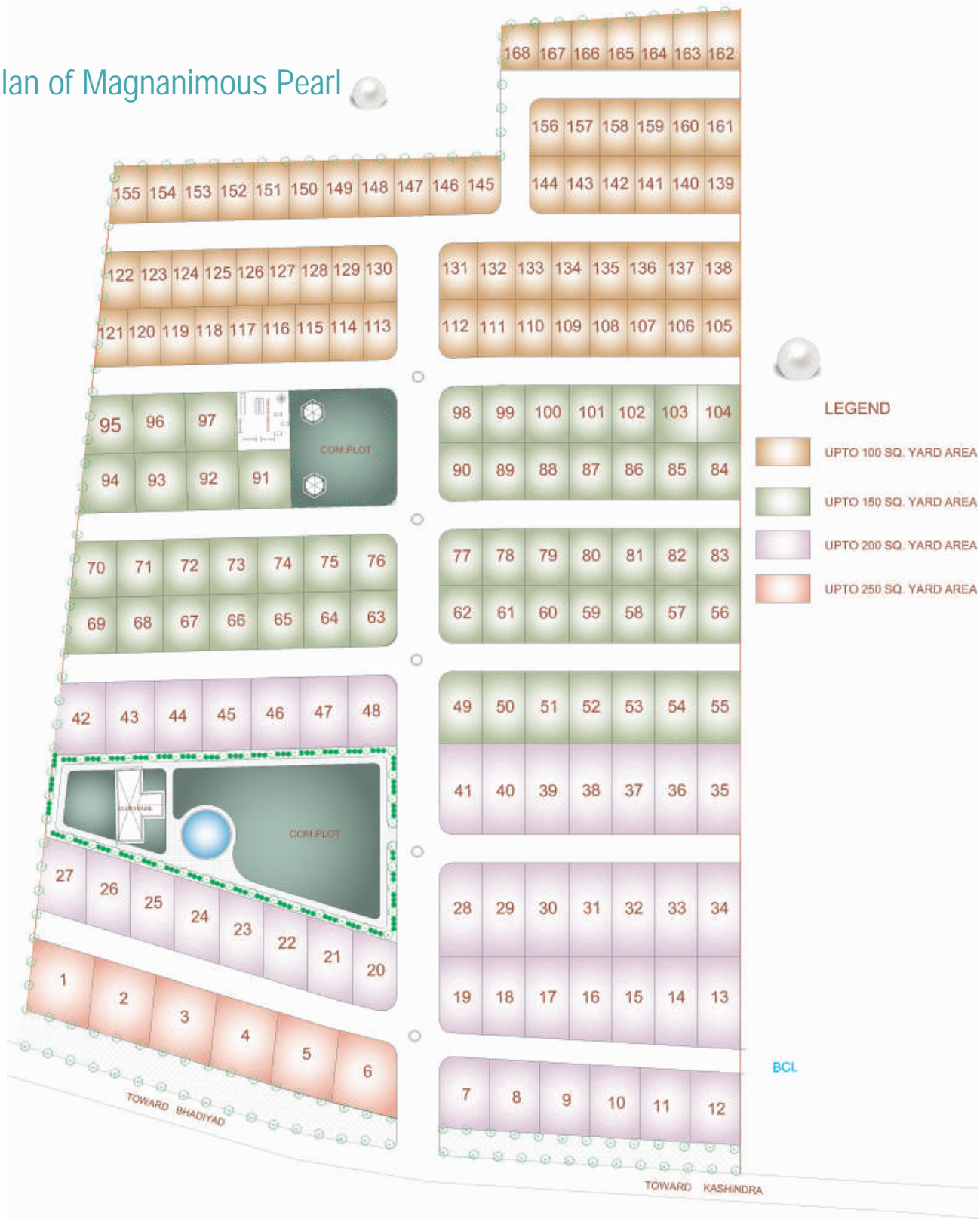


Sq Yards	Plot Pricing	D.P.	Balance Payment	60 months EMI (In Rs.)	Spl.Launch Pricing	Spl. Launch Discount	Balance Payment	60 months EMI (In Rs.)
100	235,000	25,000	210,000	3,500.00	225,000	10,000	2,20,000	3,333.33
150	352,000	51,000	301,500	5,025.00	337,500	15,000	2,86,500	4,775.00
200	470,000	75,000	395,000	6,583.33	450,000	20,000	3,75,000	6,250.00
250	587,000	101,000	486,500	8,108.33	560,500	25,000	4,61,500	7,691.00
300	705,000	151,000	554,000	9,233.33	675,000	30,000	5,24,000	8,733.33
450	1,057,500	225,000	832,500	13,875.00	1,012,500	45,000	7,87,500	13,125.00

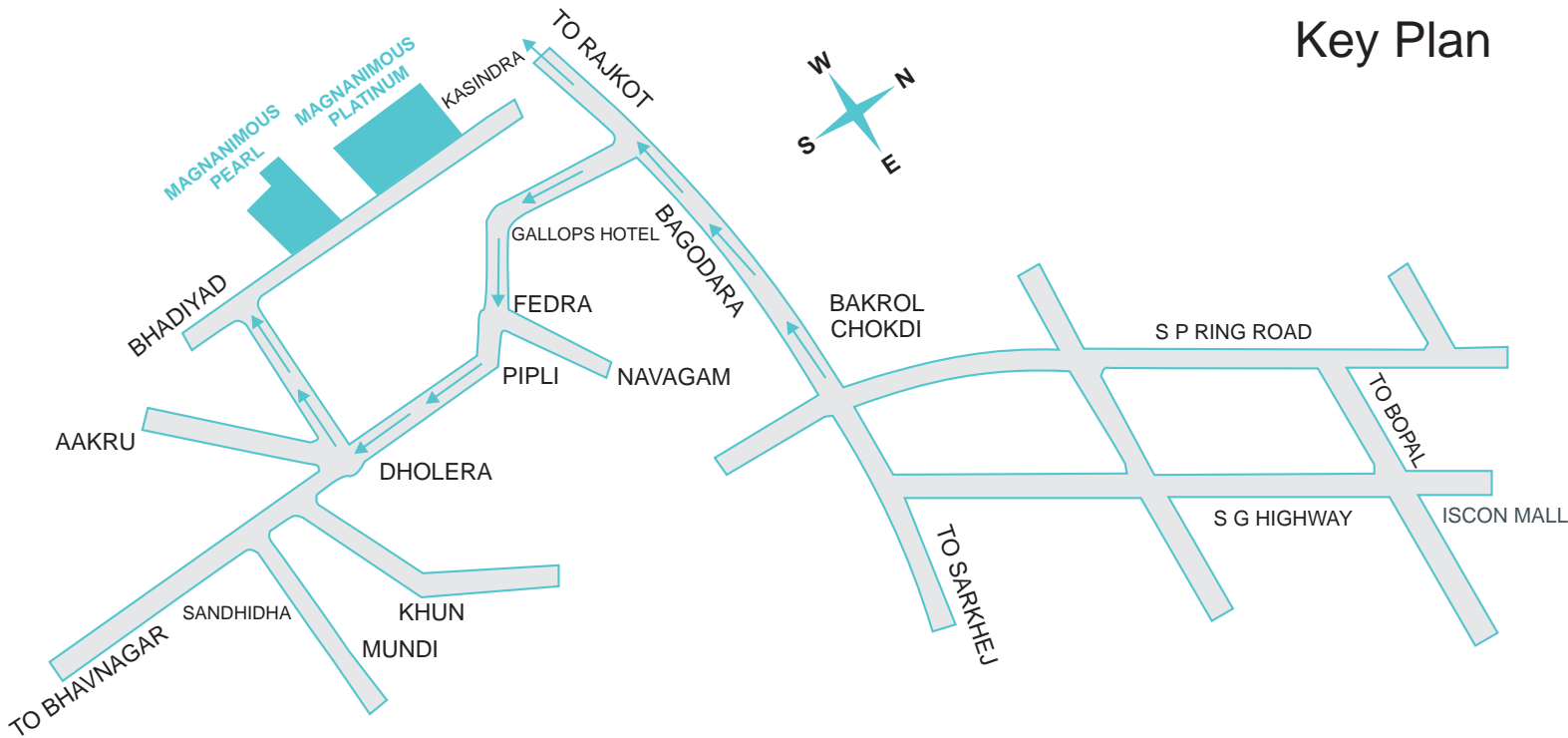
Important Information, Terms & Conditions:-

- 1) "Pearl" is a project with a completion & handover target of 60 months i.e. July 2016 on best effort basis.
- 2) Members can select their Payment mode out of 2 easy pay options
- 3) All levies, taxes & duties like service tax, betterment charges, stamp duty – Registration fees etc. if any are payable additionally.
- 4) Plot Booking will be considered null & void/cancelled if members default on 3 EMI's.
- 5) In the case of plot booking cancellation, the paid amount will be refunded after the completion & hand over of the project without attracting any interest.
- 6) In case of cheque bounce, the company will recover the actual bank charges from the defaulter.
- 7) The developer shall have the rights to,
 - a. Enhance / reduce the expanse of scheme and add / remove contiguous / non – contiguous parcels of land in the scheme.
 - b. Change / revise details of the scheme.
 - c. Change / revise / relocate roads, common plots, club house complex, common infrastructure services & plots allotted to members.
- 8) All members should follow the rules if changed due to any circumstances, by Government of Gujarat, revenue department etc.
- 9) Common facilities being provide include the following
 - a. Every plot will be allotted with a plot number and will be enclosed by fences
 - b. Water and electricity connections for each plot
 - c. All the internal roads in the community built with interlocking pavers/RCC, curbs and greenery and plantations for the scheme
 - d. Round the clock closely monitored security
 - e. Street lights on internal roads
- 10) Construction works in the allotted plot shall be strictly as per the plans approved by the local government bodies & authorities.
- 11) This brochure is for presentation purpose and understanding of the project only and does not form part of any agreement or legal binding on the developers.
- 12) Rs.150/- per sq. yard additionally shall be payable towards common maintenance expenses of 48 months payable along with the 13th EMI.
- 13) Some variations are likely in the area of plots allotted to members. Final payable amount will be on actual measurements at the time of possession.
- 14) Payment should be made in the favour of "Magnanimous Infrastructure Pvt. Ltd."
- 15) Any disputes are subject to Ahmedabad jurisdiction only.

Layout Plan of Magnanimous Pearl



Key Plan





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