

Dholera 2047

FREE INVESTOR REPORT

DUE-DILIGENCE KIT

The Dholera Due-Diligence Kit

Every figure inside is labelled durable, reported or target. We never sell plots or guarantee returns.

Sources: DICDL, NICDC, GIDB, DSIRDA, PIB, CEA, GUJRERA and reputable press. Last updated 23 July 2026.

The Dholera Due-Diligence Kit

Every document to demand and verify

Fraud is the number one Dholera fear. The defence is boring and effective: verify each document yourself, or through an independent lawyer, before you pay a rupee. A blanket claim of RERA approved is not the same as a registered project with a number.

The core checks

- Exact GUJRERA registration number, verified on gujrera.gujarat.gov.in.
- Fresh 7/12 (satbara) extract for the exact survey number from AnyROR.
- Independent lawyer's clear-title opinion.
- Non-agricultural (N.A.) status confirmed, or a written conversion plan.
- Written, itemised, all-in price including stamp duty 4.9% and registration 1%.
- Full payment schedule in writing before any token.
- Encumbrance certificate showing no loan or lien.
- Confirmation the plot sits inside the notified Dholera SIR area and its TP scheme.
- Physical site visit and boundary check against the survey map.
- Seller identity and ownership matched to the land record.
- Layout and authority (DSIRDA) sanction where applicable.
- No assured-return or guaranteed-buyback promise (a red flag).
- Registered sale deed at handover, not just an agreement to sell.
- Honest access, road and infrastructure status for the specific plot.
- Your own exit and resale assumptions stress-tested, since land is illiquid.

How to verify a RERA number

- Ask for the exact GUJRERA registration number of your specific project, not a general approval claim.
- Look it up yourself at gujrera.gujarat.gov.in and match the project name, promoter and plot.
- Cross-check the promoter against the developer you are dealing with.

Reading the 7/12 and title

- Pull a fresh 7/12 (satbara) extract for the exact survey number from AnyROR.
- Confirm the seller's name matches the owner on the record.
- Get an independent lawyer's title-search opinion and an encumbrance certificate showing no loan or lien.
- Confirm non-agricultural (N.A.) status, or a clear written conversion plan.

Disclaimer: Dholera 2047 is independent and does not sell, broker or promote any plot, project or developer. This report is general information compiled from public and official sources, not investment, legal or tax advice. Figures marked reported or target may change. No appreciation is guaranteed. Always verify the RERA registration number, 7/12 title and current price for your specific plot, and consult a qualified adviser, before any decision.