Dholera 2047

FREE INVESTOR REPORT

NRI PLAYBOOK

The NRI Dholera Playbook

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 NRI Dholera Playbook

Who can buy, and what you can never buy

Non-resident Indians and OCIs can buy residential and commercial property in India, including plots inside Dholera SIR, under the Reserve Bank's general permission. You cannot buy agricultural land, plantation or farmhouse property. This is a durable rule. If a plot is still classified as agricultural, it must be legally converted to non-agricultural (N.A.) use before an NRI can hold it.

Money: NRE versus NRO

Pay from your own NRE or NRO account or by normal banking channels. Funds routed through an NRE account (foreign income) are freely repatriable later, within limits. NRO funds (India-sourced income) face tighter repatriation caps. Never pay a large plot amount in cash.

Can NRIs buy?	Yes, residential and commercial. Not agricultural land (durable RBI rule).
Pay via	NRE or NRO account or normal banking channels. Avoid cash.
Stamp duty	4.9% plus 1% registration in Gujarat (durable).
Repatriation	Up to USD 1 million per financial year from NRO, subject to conditions and taxes.
On resale	TDS applies on an NRI seller, typically higher than for residents; a lower-deduction certif

Power of attorney, done safely

Most NRIs buy through a registered, specific power of attorney given to someone they trust in India, limited to the exact transaction. Prefer a specific POA over a general one, get it properly attested, and register the final sale as a registered sale deed, not just an agreement to sell.

The remote buyer's five checks

- Verify the exact GUJRERA registration number yourself on gujrera.gujarat.gov.in.
- Pull a fresh 7/12 extract from AnyROR for the exact survey number, and get an independent lawyer's title opinion.
- Confirm N.A. status, or a clear written conversion plan.
- Get the all-in price and full payment schedule in writing before any token.
- Refuse any assured-return or guaranteed-buyback promise. It is a red flag, not a feature.

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.