



OM AHMEDABAD

FILM CITY

Add Wings To Your Property

About us:

OM AHMEDABAD FILM CITY IS ONE OF THE MOST ICONIC RESIDENTIAL SCHEME LOCATED JUST AWAY FROM THE MAIN CITY OF AHMEDABAD, THIS PROJECT IS DESIGNED TO BECOME THE MOST COVETED WEEKEND HOLIDAY DESTINATION, GARLANDED WITH A LUXE RESORT, METRO STATION, CARGO CUM PASSENGER AIRPORT, INDUSTRIAL AND RESIDENTIAL PARK AND MANY MORE AT CLOSE VICINITY.

6000+ PLOTS OUT OF WHICH **1500+** PLOTS HAVE BEEN REGISTERED. A MASSIVE TREE PLANTATION INITIATIVE FOR THE FUTURE OF OUR MOTHERLAND.

MORE THAN **2100*** PLOTS ARE PLANNED TO FORTIFIED WITH FULLY GREEN LUSH FARMSTEAD.

LOCATED AT JUST 2.5 KMS FROM THE AHMEDABAD – RAJKOT 6 LANE EXPRESS HIGHWAY.

MODERN AMENITIES LOADED WITH NATURE'S TOUCH:

RESORT

FILM CITY STUDIO

CARDEN LANDSCAPING

INDOOR-OUTDOOR GAMES

SWIMMING POOL

RAIN DANCE

RESTAURANT

CHILDREN'S PLAY PARK

CONFERENCE ROOM

JOGGING TRACK

ORGANIC FARMING

HORSE RIDING





ALL OF GUJARAT'S MEGACITIES ARE WELL CONNECTED TO AHMEDABAD'S FILM CITY.

AHMEDABAD

Ahmedabad Is One Of Gujarat's Main Cities And Is Close To The Mega-Project Ahmedabad Film City* The Metropolitan Center Of Ahmedabad Is Only 55 Kilometers Away.

CHANGODAR

The Ahmedabad Film City, Which Has A Residential Plan Scheme, And Changodar, A Well-Known Industrial District With Fast-Growing Industries Like Ramdev Food Products, Zydus, Intex, Hof, Brussels Laboratories, And Many More, Showcase The Modern Living And Production Era In Ahmedabad's Southern Suburbs.

BAVLA

Businesses Will Benefit Greatly From The Infrastructure And Innovative Industries Like Crystal, Akshar, Gallops Logistics, Maheshwari Acro, Many More In Bavla Connecting Ahmedabad Film City, Which Will Help Them Strengthen Their Presence In Gujarat.

DHOLERA

The Ahmedabad Film City, Which Is One Of The Most Modern City Projects, Has The Neighborhood Of Dholera, Which Is India's First Greenfield Smart-City, And Includes Mega Investors Like Tata Group, Adani Group, Torrent Power Limited, Candhyaksha Infrastructure Limited, Greater Dholera Infracon Pvt* Ltd., And Many More, With Advanced Metro Stations And Modern Townships With An International Airport. Depicts The Lavish Lifestyle Of The Residents Residing There.



Enrichments & **EVENTS**

Birthday
PARTY



Candle Light
DINNER



Festival
CELEBRATION



Prewedding
SHOOT



Yagna



Yoga

FILM CITY STUDIO

"This studio is in the neighborhood near Ahmedabad Film City. AFC Studio is one of Gujarat's finest studios. The studio space has an ideal architectural design to facilitate the development and creation of any type of set for shooting. Every tale beneath 'Lights, Camera, Action!' is depicted in the studio."

WITH A TOTAL SIZE OF OVER

9000 SQ.FT.

**A MINIMUM HEIGHT OF 45 FT,
& A MAXIMUM HEIGHT OF 75 FT**

"3 Executive Rooms, 2 Dormitories, A Makeup Room, And A Reception/Rehearsal Area. It Comes With A Two-Story Walking Ramp For Shooting Executives, Which Is Situated Above The Studio. Specializes In Films, Web Series, Commercials, Among Many Other Things."





DHUANDHAAR *Movie Set*

Glimps of **The Dry State**



Baby
Photo Shoot



Portfolio
Photo Shoot

Mighty

Om Ahmedabad Film City Plots

Welcome To Om Ahmedabad Film City, Where Imagination Meets Innovation And The Mind's Eye Becomes Reality. Today, We Invite You To Discover Our Bold Vision For The Future As We Embark On A Journey To Transform The Real Estate And Entertainment Landscapes.

By Synergizing Real Estate And Entertainment, We Aim To Create A Holistic Ecosystem That Enriches Lives, Fuels Creativity, And Leaves A Lasting Impact On Generations To Come. Because At Om Ahmedabad Film City, We Believe Imagination Knows No Limits, And The Possibilities Are Infinite.

Introducing A State-Of-The-Art Enriched Residential Project, Where Appreciation Of One's Investment Is The Primary Concern. Luxe Developed Residential Plots Are Designed In Such A Way That One Could Immediately Construct Their Dream House. Additionally, Futuristic Appreciation Is Well Planned.

"So, lights!! Camera!! Action!! And turn reels into real estate."





*ABOVE IMAGE IS FOR REFERENCE PURPOSE ONLY

PALM VILLA

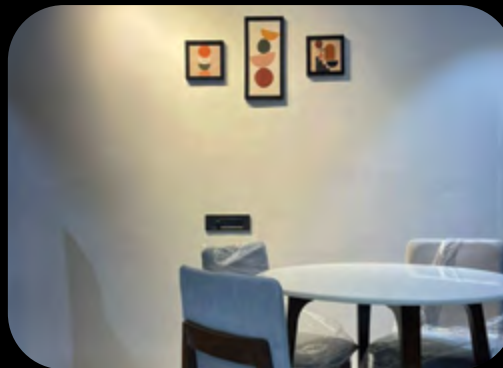
"The Palm Villas Are Designed To Suit Your High Standards Of Luxury. You Have A Large Interior Area And A Great Outside Area With Beautiful Scenery To Appreciate. Palm Villas Is One Of Our City's Main Attractions, Providing A Unique Combination Of Comfort, Durability, Security, Elegance, And Design."

- The Royal Palm Villa features a two-bedroom villa with two bathrooms, a pantry, and a living room.
- The spacious rooftop terrace and balcony overlooking the beautiful landscaping are highlights of luxurious living.



Actual Images

FILM CITY PALM VILLA





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CASTLE OF GRAVEL ARABIC VILLA

Our Modern Arabic-Style Villas, Which Represent The Earthy, Warm Tones Of The Middle Eastern Desert Sands, Are The Ideal Choice For Those With Large Families Who Enjoy Hosting Gatherings At Home.

- Natural Wood Meets Ice And Earth Tones To Create A Sense Of Coziness.
- Top-Of-The-Line Amenities Ensure You Have All The Latest Conveniences At Your Leisure.



Aspects Of The Casa

- RCC frame / load-bearing structure
- Internal walls plastered with putty finish
- 2x2 flooring in all rooms
- Granite platform and stainless steel sink in kitchen
- Electric plug points with concealed copper wiring
- TV and charging points in drawing room and master bedroom
- Flush doors with wooden frames
- Powder-coated 3-track aluminium windows with store seal
- Lintel level glazed tiles in kitchen and toilet
- Standard quality CP fittings and sanitary ware
- Chinese mosaic in terrace
- Water tank facility
- Underground drainage facility

- Sofa
- Center Table
- LCD SMART TV
- Dinning Table

- Curtains
- Refrigerator
- Electric Sagdi/Gas
- Storage

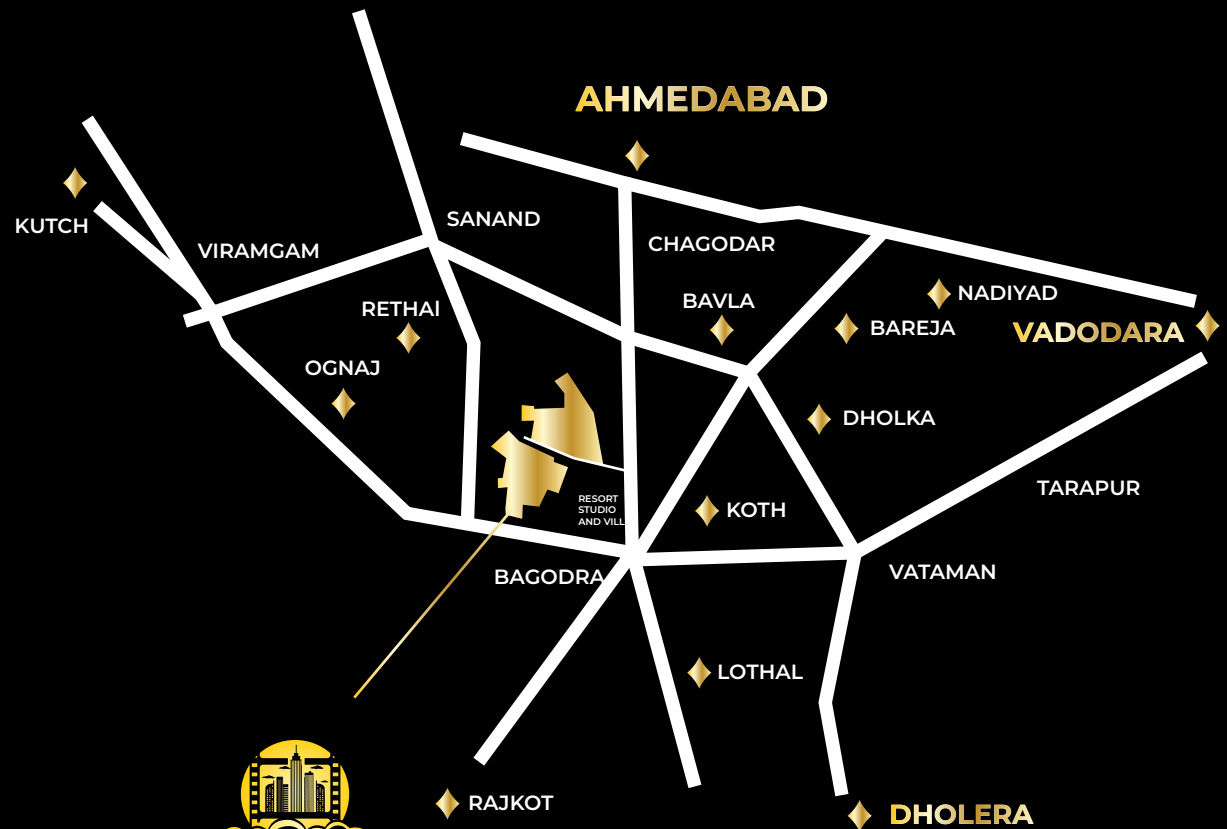
- Airconditioner
- Double Bed
- Side Tables
- Wardrobes

**"A PREMIUM LUXURY
FURNITURE
CUSTOMIZATION SUITE
IS ALSO ACCESSIBLE."**

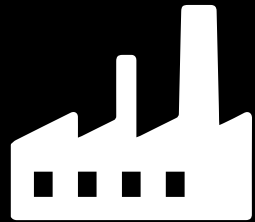
Location MAP

**Project Is Situated In
Location Connecting With
All The Megacities Of Gujarat.**

AHMEDABAD	70 Mins Drive
RAJKOT	160 Mins Drive
NALSAROVAR	45 Mins Drive
LOTHAL	35 Mins Drive
NADIAD	110 Mins Drive
BHAVNAGAR	180 Mins Drive
MEHSANA	125 Mins Drive
CHOTILA	130 Mins Drive
SURENDRANACAR	115 Mins Drive
GANDHIDHAM	310 Mins Drive



Why us



8 km

Bagodara SEZ 2018



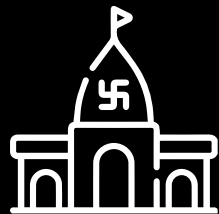
40 km

India's 1st Smart City
Dholera SIR very near from
AFC & Villa



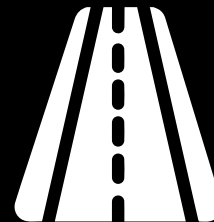
15 km

Sanand GIDC



15 km

Ganpatpura Temple



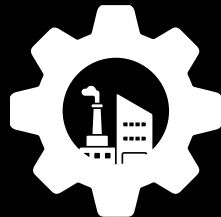
2.5 km

Rajkot - Ahmedabad
6 Lane Highway Announced



18 km

Nal Saroval Bird Sanctuary



15 km

Delhi-Mumbai
National Corridor between
Bavla & Bagodara



15 km

Bagodara GIDC
(Chemical Plan)



10 km

Rajgiri Jain Temple

Other

Sites of Om Ahmedabad Film City

JODHPUR

70 BIGHA, SITUATED JUST 25 KMS FROM JODHPUR CITY ON JODHPUR PALI HIGHWAY

AYODHYA

PROPOSED SITE IS WITHIN 10 KMS FROM RAM MANDIR

ROLEX

THE PALACE A LUXÉ HI RISE RESIDENTIAL PROJECT SITUATED IN THE HEART OF GOREGOAN WEST, MUMBAI

ROPAR

30+ ACRE, SITUATED JUST 43 KMS FROM CITY BEAUTIFUL CHANDIGARH

MYSORE

PROPOSED SITE IS LOACTED ON THE FRINGE OF OUT SKIRT OF CITY MYSORE



Mind

BEHIND THE SHOW

"Mr. Nitesh Gadhvi is a commendable mentor to many brands in Gujarat. He initiated his entrepreneurship journey in 2002 and laid the foundation stone of "Shraddha Developers". His drive was to embark on a mission to transform barren lands into vibrant residential and commercial zones. Over the years, he enhanced his skills and expertise, laying the foundation for his future endeavors in the industry. His journey continues as he stepped into the world's most glamorous entertainment industry and established Om Ahmedabad Film City LLP in 2014, designing many heartwarming reels that touched real emotions. A far-sighted person, he later ventured into the realm of manufacturing with the establishment of Neer Namak Pvt Ltd in 2016. As the founder of this salt manufacturing firm, he again proved his entrepreneurial acumen."

"He Envisions A Future Where Urban Landscapes Are Transformed Into Thriving, Sustainable Communities That Blend Modernity With Nature. This Vision Encompasses Skyscrapers Adorned With Vertical Gardens, Smart Homes Powered By Renewable Energy, And Commercial Spaces That Foster Innovation And Collaboration. He Aims To Create Developments That Not Only Meet The Demands Of Today's Market But Are Also Adaptable To The Evolving Needs Of Future Generations. His Projects Are Designed With A Keen Eye On Environmental Impact, Ensuring That Green Spaces And Eco-Friendly Practices Are Integral Components Of Their Blueprints."

"To Achieve This Vision, He Leverages Cutting-Edge Technology And Data Analytics To Make Informed Decisions. Additionally, He Places A Strong Emphasis On Community Engagement, Involving Local Residents And Stakeholders In The Planning Process To Ensure That Their Developments Are Inclusive And Responsive To The Needs Of Diverse Populations. This Approach Not Only Fosters A Sense Of Ownership And Pride Among Residents But Also Contributes To The Long-Term Success And Sustainability Of The Projects."

MR. NITESH GADHVI
CHAIRMAN



Superstar **ON THE BOARD**

ADITYA PANCHOLI
DIRECTOR

Aditya Pancholi was born on September 12, 1964 in Mumbai, India. Best known as an actor and producer and often known for his singing. Started his career from television and later came to the Bollywood industry in 1986. Mr. Pancholi has acted in over 100+ movies and gained fame worldwide.

Mr. Pancholi has taken styling at its next level. From Heroes to Baddie, he has been applauded in every role. Along with cinema he always had a vision to create milestone in traditional businesses. And here comes the Real Estate.

Mr. Pancholi was in communication with the Chairman of Om Ahmedabad Film City since 2017 but there is a famous saying "Jab Jab Jo Jo Hona Ahi, Tab Tab So So Hota Hai." Now he has joined hands with Mr. Gadhvi and its time to write a unique journey of Realtainment where Real Estate is mingled with Entertainment.

With Om Ahmedabad Film City, the team is all set to launch Film Cities in some of the selected cities and towns where not only investors, not only the dreamers who always wanted to buy their own property, but also the artists from various fields too will get an opportunity to accelerate their unexplored careers.

Mr. Pancholi has a desire to reach different parts of our country to explore the unexplored talents alongside to mingle a relationship with different investors or property buyers to different states of our country, which simply echoes as "connecting plotindies."

**So, Light!! Camera!! Plotting!! Action!!
And it's time to give wings to property!!**



Humanitarian

The Man With The Soul

AMOL TULSIDAS GOVALKAR
DIRECTOR

Mr. Amol was born on 9th Feb 1980 in Mumbai in a middle-class family. He started his Real estate career in 2007 from the city of dreams "Mumbai," where everyone has a dream to own a property. Gradually he stretched himself from heart of the city to the potential suburbs of Mumbai. Since he understood the reality that Real Estate inside the city is very expensive which majority of people couldn't afford so he started exploring the city fringes, where lands were cheap but feel of Mumbai was authentic and charismatic.

Apart from plotting he has keen knowledge of redevelopment properties, where

older property gets a new classy elegant modern state of art designs.

He too believed that power is much needed to change any existing system, so he always had an inquisitiveness in politics, which made him contest for Vidhan Sabha Elections in 2019.

He is also known as an undercover philanthropist who helps the underprivileged. Distributes free medicines to deprived, giving primary educations to the needier. Helping in managing fees to deprived. He believed that only education is the weapon which could lighten the future of any country.

Mr. Amol is best remembered for his kindness during the covid 19, where he along with his team mates distributed medicines, foods and groceries to unfortunates. He always enjoy being surrounded and seeing smile on the faces of destitutes.

As a producer he also elevated the Marathi serials in platforms like Zee and ETV. And also as a financier, he supported many Marathi dramatic society and short films.

At a very young age he has understood that importance of his life is not just building houses and developing plots, he too has faith in indulging with the needies, showing lights to the underprivileged. Simply he is not just making bank balance but a life balanced with smile with happiness around him.





OM AHMEDABAD FILM CITY
BHAMSERA ROAD, KANOTAR
BAVLA, BAGODRA HIGHWAY, GUJARAT

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