



IGC

REDEFINING LIVING & BUILDING DREAMS

LAND ACQUISITION







LAND ACQUISITION

6,08,900 Acres



INTRO



Indian Golden Cities (IGC) is a unique project that focuses only on buying land, making it a leading land bank. It aims to change the way people invest in real estate by offering valuable land opportunities to builders ,investors and developers. IGC carefully chooses the best lands in key locations to create a strong base for future development.

The project is designed to make things easier for developers by providing ready-to-use land that can save time and reduce risks. By focusing solely on land acquisition, IGC ensures builders and investors get access to high-quality properties without worrying about development.

With a clear vision and smart planning, IGC connects the right opportunities with the right people. It helps builders and developers prepare for the future by giving them access to a dependable and well-managed land inventory.

BOARD MEMBERS

Indian Golden Cities (IGC) is led by an exceptional group of people who bring great experience and knowledge. The board includes 20 billionaires and 40 top experts from the global real estate industry. These leaders are highly skilled in making smart decisions about land investments. Their expertise helps IGC choose the best opportunities and avoid risks.

With such strong leadership, IGC follows the best practices used around the world. This ensures that the project remains trustworthy and successful.

The board's combined experience and vision make IGC a leader in land acquisition. Their guidance helps create a reliable and strong future for investors and developers.





IGC



UNIQUENESS ABOUT IBG

- Exclusive Land Bank Model: No infrastructure development; solely focused on acquiring, managing, and selling prime land.
- Global Expertise: Backed by industry leaders with decades of experience.
- Strategic Acquisitions: Focused on high-growth areas with immense potential.
- Sustainable Approach: Emphasis on responsible land management practices.

LAND INTELLIGENCE ONBOARD

IGC integrates cutting-edge land intelligence systems, enabling:

- Data-Driven Insights: Identifying lucrative opportunities through advanced analytics.
- Geographic Precision: Targeting areas with high development potential.
- Market Trends Analysis: Staying ahead in the competitive real estate landscape.

FUTURISTIC LAND ACQUISITION

Indian Golden Cities (IGC) uses a modern and smart way to buy land. The goal is to plan for the future and choose the best locations.

IGC looks for areas where cities are growing fast. These are places with great potential for development in the coming years.

The team works hard to find future hotspots. These are places where businesses and homes will likely grow soon.

To make the best plans, IGC partners with top experts from around the world. Their advice helps in making the right choices.

This forward-thinking approach ensures that IGC stays ahead and provides the best land options for developers and investors.



BUILDERS AND DEVELOPER BENEFITS

Indian Golden Cities (IGC) makes it simple for builders and developers to access land that is ready for use and suited for different project needs. By offering land that is pre-approved and thoroughly checked, IGC removes the risks that often come with land acquisition. Developers do not need to worry about spending on infrastructure at the start, making it a safer and more cost-effective option.

With IGC, developers can expand their projects smoothly using pre-vetted land inventories. The time-consuming process of getting approvals is already handled, saving valuable time. This approach ensures that builders and developers can focus on their projects without delays, making IGC a smart and reliable choice for land acquisition.



IGC VISION



The vision of Indian Golden Cities (IGC) is to completely transform the real estate industry by establishing itself as the most trusted land bank in the world. IGC aims to redefine how land is acquired and managed, setting new standards for reliability, transparency, and excellence. By focusing on sustainable growth, the project seeks to create opportunities that benefit not just developers but also the communities and regions where the land is located.

IGC's commitment to this vision means providing a secure foundation for real estate projects, empowering developers to dream big and achieve their goals. Through innovation, strategic planning, and responsible practices, IGC aspires to unlock endless possibilities for its partners, shaping the future of real estate with confidence and care.

OUR MISSION

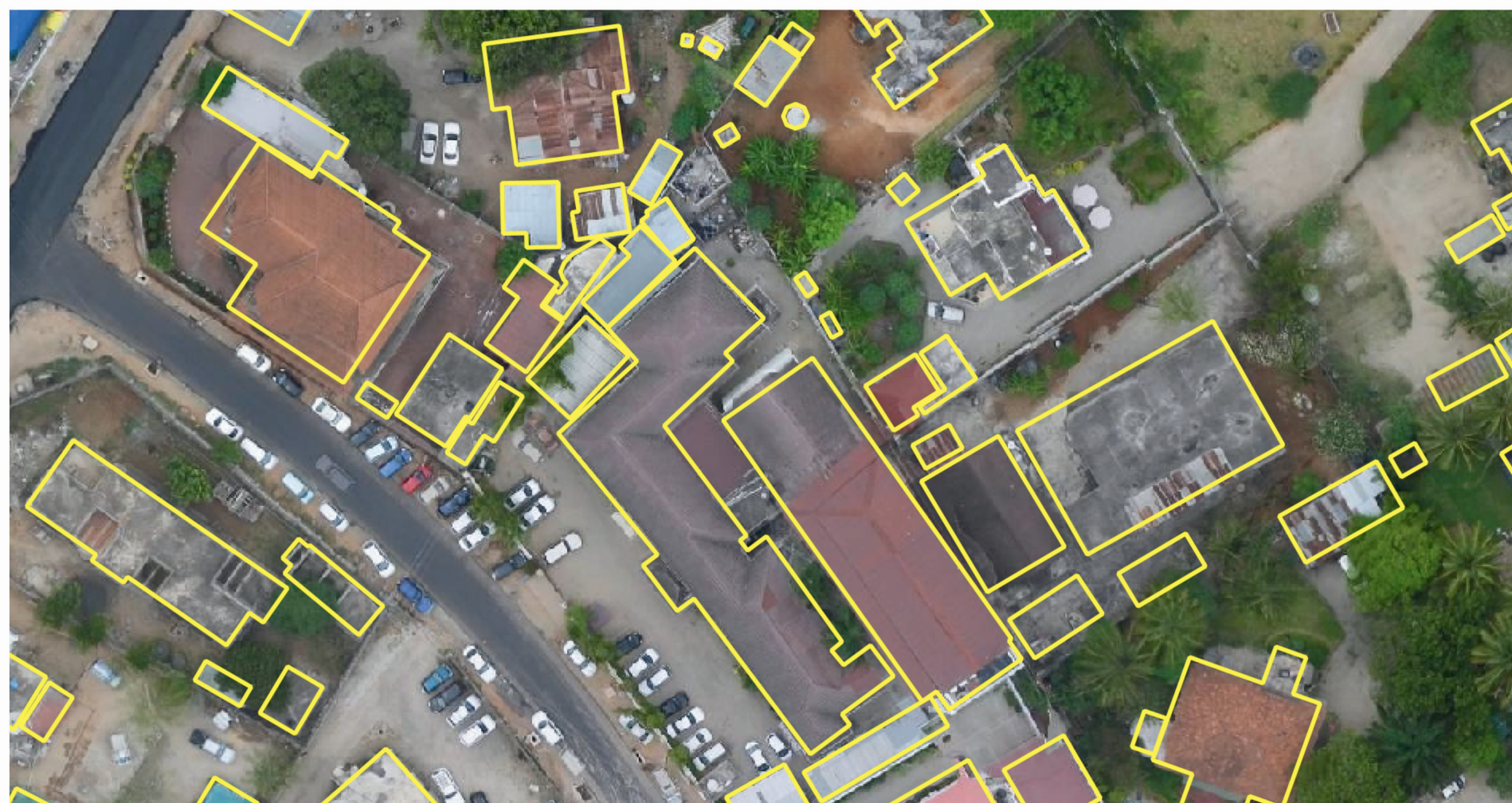
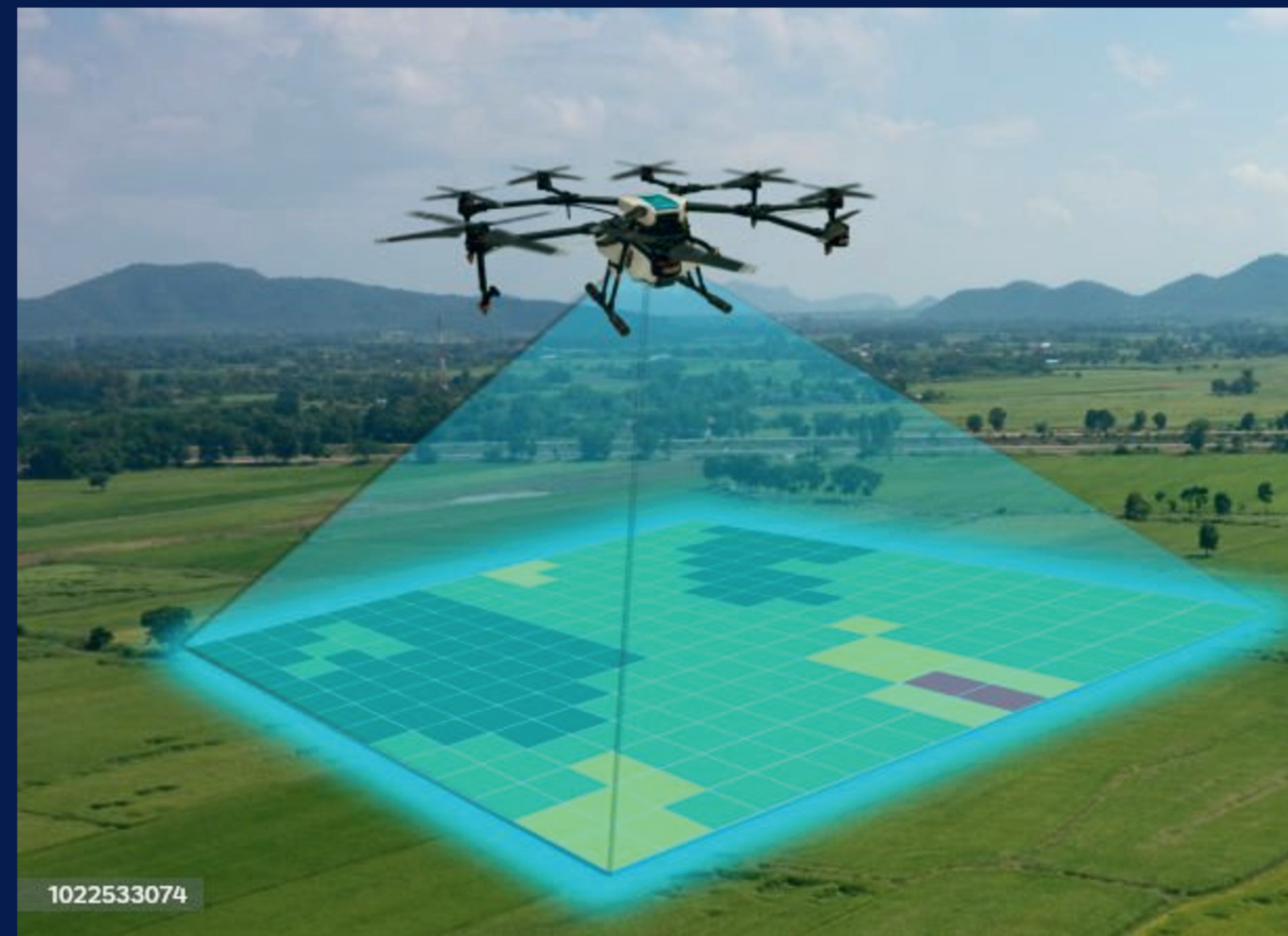
The mission of Indian Golden Cities (IGC) is to offer developers and investors smart and strategic solutions for land acquisition. IGC focuses on identifying the best opportunities in key locations, ensuring that every piece of land adds value to the future of real estate projects.

By using advanced technology and data intelligence, IGC makes informed decisions that benefit its partners. Innovation is at the heart of its approach, helping to stay ahead in a competitive market while offering reliable and efficient services to developers and investors.

IGC is deeply committed to sustainable practices, ensuring that land acquisition and management are done responsibly. By shaping urban growth with care and foresight, IGC aims to build a better future for cities, communities, and the real estate industry.



LAND MAPPING



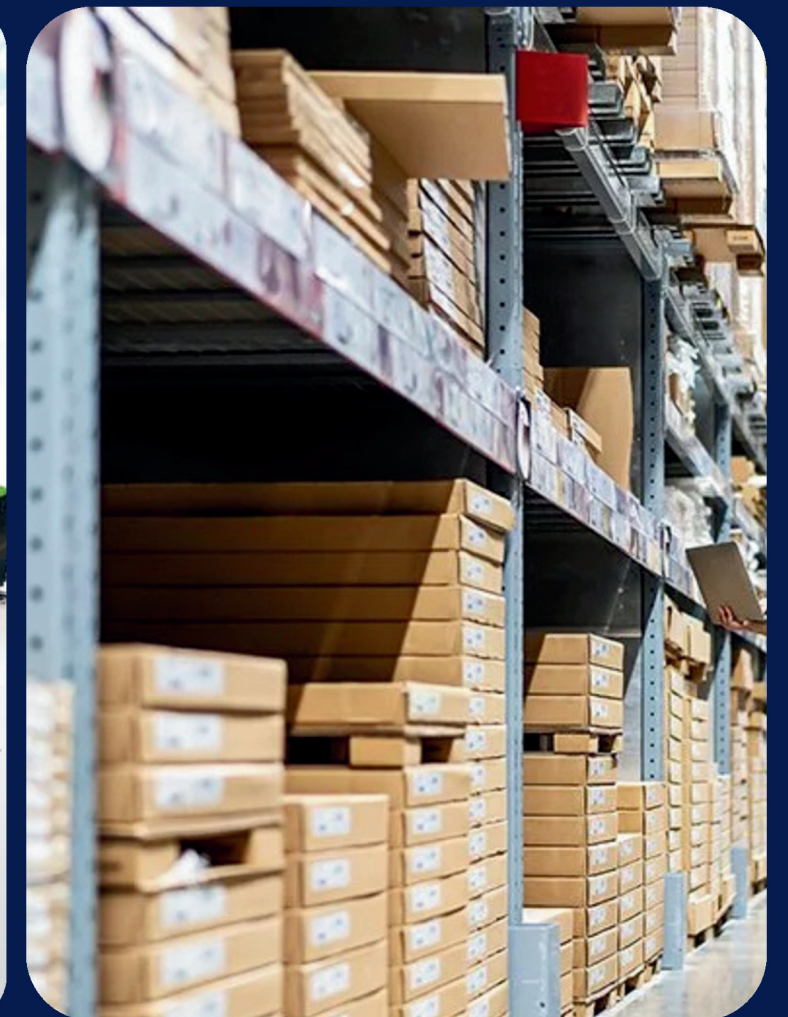
FUTURE PROJECT



WHY CHOOSE IGC LAND ONLY ?

Pre-Vetted Inventory: Ensures quality, transparency,
and legal compliance.

Strategic Locations: Focus on growth areas and
premium land parcels.



COST EFFICIENCY: ELIMINATES SPECULATIVE RISKS FOR BUILDERS & DEVELOPERS.

Global Standards: Adheres to international benchmarks for land management.



WHY IGC CALLED A RISK-FREE PROJECT?

Indian Golden Cities (IGC) is considered a risk-free project because it focuses solely on land acquisition, without any involvement in infrastructure development. This clear focus removes the challenges and uncertainties that often come with construction or development, allowing developers and investors to concentrate on their projects with confidence.

IGC ensures that every piece of land meets strict legal and regulatory standards. With rigorous due diligence processes in place, the project guarantees that all transactions are transparent and compliant with laws, minimizing any legal risks for its partners.

The project is backed by a team of highly experienced professionals from the real estate industry. Their deep knowledge and expertise ensure that every land acquisition decision is informed, strategic, and aligned with market trends, reducing the chances of errors or losses.

IGC also prioritizes sustainability, carefully planning acquisitions to minimize environmental and financial risks. This responsible approach ensures that the project not only benefits developers and investors but also supports long-term growth and stability in the real estate market.



NEXT 10 YEAR ROADMAP



Phase 1 (Years 1-3) :

Phase 2, covering years four to six, will focus on expanding into emerging markets. These are regions that show promising signs of future development and economic growth. By identifying and entering these markets early, IGC will position itself to tap into new opportunities and diversify its portfolio. This phase ensures that IGC remains at the forefront of land acquisition in regions poised for rapid transformation.

Phase 2 (Years 4-6) :

In Phase 3, during years seven to ten, IGC will consolidate its global partnerships and scale its operations. This phase focuses on strengthening relationships with international experts, investors, and developers to create a truly global network. By building on its successes and expanding its reach, IGC will secure its position as a leading land bank, offering unparalleled opportunities and services worldwide.

Phase 3 (Years 7-10) :

In Phase 1, spanning the first three years, Indian Golden Cities (IGC) will focus on strategically acquiring land in areas with high demand. These locations are carefully chosen for their strong growth potential and immediate value to developers and investors. By targeting prime regions, IGC aims to build a solid foundation for its land bank and establish its presence as a trusted leader in land acquisition.

INVESTMENT

Indian Golden Cities (IGC) has successfully attracted significant investment from international investors, giving it a strong financial foundation. This funding ensures that IGC can operate smoothly and confidently, knowing it has the resources to achieve its long-term goals. The substantial support from global investors highlights their trust in IGC's vision and strategic approach.

The capital secured is specifically dedicated to large-scale land acquisitions, enabling IGC to build a robust and valuable inventory. This financial backing allows the project to acquire prime land in key regions without any disruptions. With a focus on quality and strategic location, the investment strengthens IGC's position in the real estate market.

The funding also supports the day-to-day operations of IGC, ensuring that the project runs efficiently and meets its objectives. From research and land evaluations to regulatory compliance and operational management, the capital allows IGC to maintain high standards in all aspects of its work. This ensures that each step of the land acquisition process is handled with precision and professionalism.

With this strong financial backing, IGC is well-prepared for growth and expansion. The funding allows the project to plan for future phases and adapt to new opportunities as they arise. It provides the stability needed to explore emerging markets, build partnerships, and scale operations over time.

The dedication of substantial capital by international investors is a clear sign of confidence in IGC's future. It assures all stakeholders that the project is not only sustainable but also poised for success in the years to come. This financial strength gives IGC the ability to navigate challenges, seize opportunities, and fulfill its mission to become a leading force in land acquisition.





REVENUE

Indian Golden Cities (IGC) generates revenue primarily through strategic land sales to developers. By acquiring and holding prime land parcels, IGC is able to sell them to developers who are looking for ready-to-use sites for their projects. These sales are planned to align with market demand, ensuring that IGC maximizes its returns while providing valuable land for real estate development. This revenue stream helps maintain financial stability and supports further growth and expansion of the project.

Another key source of revenue for IGC is through leasing options that offer long-term returns. Instead of selling land outright, IGC can lease land to developers or businesses for extended periods. This option provides a steady and predictable income stream while maintaining ownership of the property. Leasing agreements are structured to be mutually beneficial, allowing developers to use land for projects while IGC continues to earn consistent revenue over time.

IGC also engages in collaborative ventures with institutional clients as a way to diversify its revenue sources. These partnerships allow IGC to work with larger organizations that need land for various purposes, such as commercial or mixed-use developments. Collaborations often come with joint investment opportunities, shared expertise, and larger-scale projects that increase IGC's revenue potential. These ventures strengthen IGC's presence in the market and establish valuable business relationships.

The revenue model of IGC is built on creating flexible and diverse financial opportunities. By strategically selling land, offering long-term leasing options, and participating in joint ventures, IGC can respond to changing market needs and maintain a balanced income portfolio. This approach ensures that IGC is not overly reliant on any single revenue stream, allowing for sustainable financial growth.

Overall, IGC's revenue generation strategy is designed to be robust and adaptive. The combination of land sales, leasing income, and collaborative ventures positions IGC to thrive in various economic conditions. This multi-faceted approach not only secures consistent revenue but also supports the long-term goals of the project, helping it achieve financial stability and continued expansion.

IGC PROMISE HIGH RETURN ON INVESTMENT



PROFITABILITY



Indian Golden Cities (IGC) is projected to be highly profitable, ensuring significant returns for stakeholders. The strategic focus on land acquisition, rather than infrastructure development, allows IGC to concentrate its resources on acquiring prime properties in high-demand areas. This targeted approach positions IGC to sell or lease land at premium prices, creating a strong revenue stream. By holding and managing valuable land assets, IGC maximizes its profitability while providing high returns on investment (ROI) for its investors.

The phased strategy employed by IGC supports sustainable growth, ensuring long-term profitability. In the initial years, the project focuses on strategic land acquisitions, setting the foundation for a high-value land portfolio. This early-stage investment ensures that IGC establishes its presence in growth regions with high future development potential. The later phases include expansion into emerging markets and the scaling of operations through global partnerships. This step-by-step approach allows IGC to manage risk effectively while maximizing its land value and returns over time.



Land acquisition is central to IGC's profitability model because it provides a secure, appreciating asset. Unlike infrastructure projects that can be costly and subject to delays, land has intrinsic value that typically grows over time, especially in high-demand areas. By maintaining a portfolio of prime land, IGC can benefit from market appreciation, which boosts the value of its assets and increases the potential for profitable sales. Additionally, IGC's focus on strategic locations ensures that its land holdings are in areas with significant development potential, leading to higher demand and better returns.

The diversified revenue streams further support the project's financial health and profitability. By offering land for direct sale, long-term leasing, and collaborative ventures, IGC spreads its income sources, minimizing risks associated with relying on a single approach. Each revenue stream is structured to maximize profits while maintaining the flexibility needed to adapt to changing market conditions. This diversification ensures that IGC can sustain profitability even if one segment faces temporary challenges.

CONCLUSION

IGC stands out as a risk-free, strategic solution that benefits builders, developers and investors alike. The project's dedicated approach to land acquisition ensures that assets are managed effectively and positioned for future growth. With a clear vision, a strong financial model, and a commitment to sustainability, IGC is the trusted choice for those seeking secure and profitable opportunities in the Land Investment sector.





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INDIAN GOLDEN CITIES



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