



IGC

REDEFINING LIVING & BUILDING DREAMS

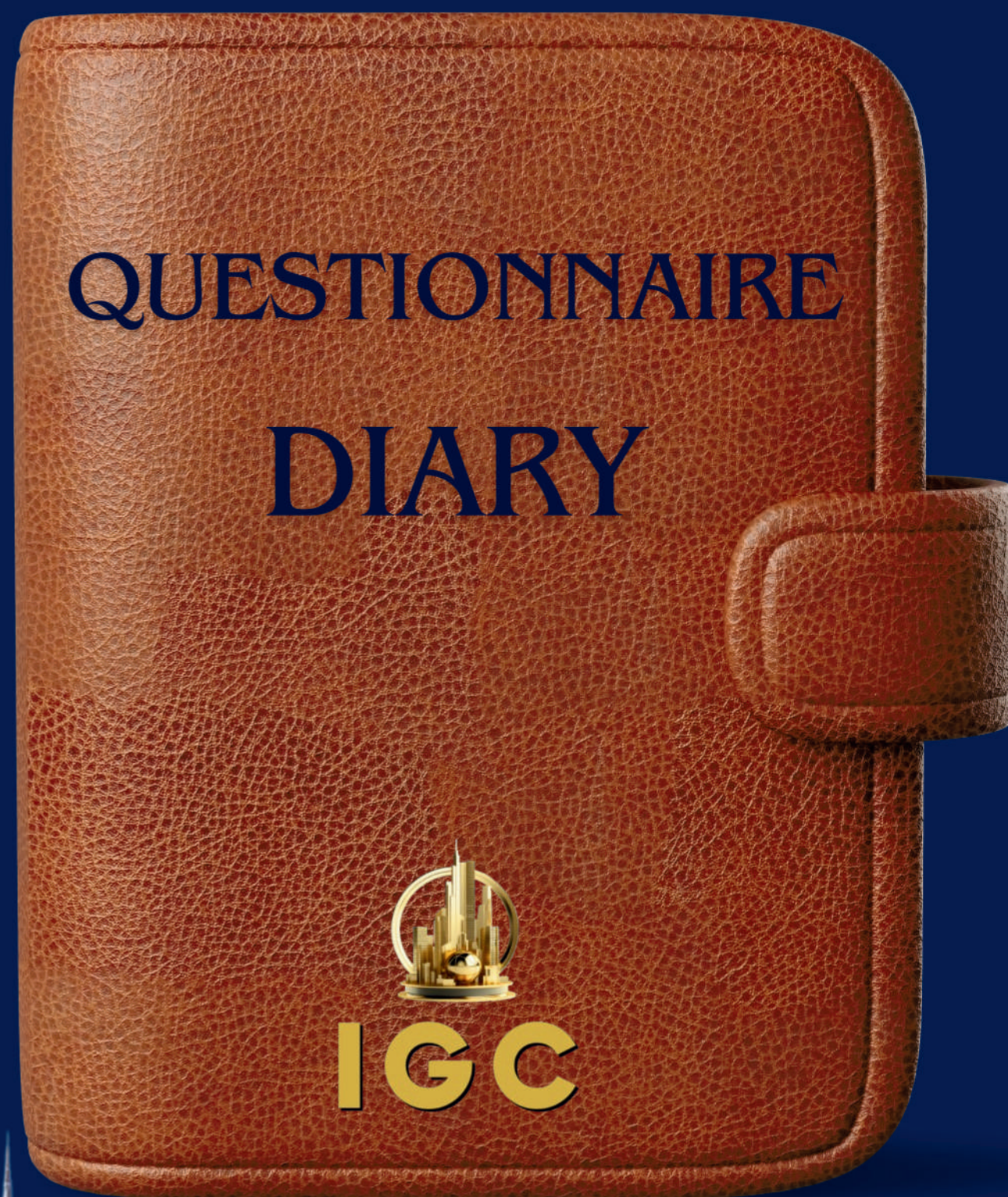




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SECTION : 1

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An open notebook with blank white pages is shown from a top-down perspective, resting on a dark wooden surface. A pencil lies diagonally across the right page. The text 'SECTION 1' is centered on the right page in a bold, dark blue font.

SECTION 1

1 What is the name of your product/service and how does it work? Provide a detailed description.

The Indian Golden Cities (IGC) is the world's biggest project deal in land acquisition with high ROI (Return on Investment) and provides futuristic land to Builder and developers, a transformative land bank project initiative by 1000 of Billionaire all over the world coming together in one project called "IGC". It is the world largest gated community project, spanning OVER 6,08,900 ACRES across multiple states, beginning from States like Maharashtra, Telangana, Andhra Pradesh, and Karnataka, etc

The project integrates a luxurious Land Bank, high-rise return on investment Land, commercial zones land, and land acquisition to provide the best ready to developed eco-friendly infrastructure for builders and developers, IGC aims to redefine urban living, faster economic growth, high return on Land acquisition and set new standards in holistic community development



IGC

2 What industry does your business belong?

Indian Golden Cities deal in the domain of land bulk purchase and sales , the main aim of IGC is to provide the large scale area to builders and developer so that they can build the required infrastructure with full fledged

Land acquisition in high-value areas and provide ready-to-develop plot to Builders and developer to build the futuristic infrastructure . Easy buying process with all legal document clearance .



3

What are the names of the people involved in the business and what are the positions they hold?

The top Billionaire of the World Business will join the board of Indian Golden Cities (IGC), After the formation of the board position of people will distributed, depends on their experience and value of contribution

- Top 20 Real Estate Giants of The World.
- Top 20 Billionaire of The World.
- Top 20 Celebrities
- And many more
- Architect who contributed to the world's top modern infrastructure.
- Civil Engineer who converted imagination to reality by building modern shapes and height.
- Electrical Engineer team who have expertise.
- Expert of the Real Estate who worked with top notch project of world.
- And Thousand of the backend team.



4 Tell me four main city your business is targeting

The four main cities targeted by the Indian Golden Cities (IGC) project include:

- Mumbai, Maharashtra
- Hyderabad, Telangana
- Visakhapatnam, Andhra Pradesh
- Bengaluru, Karnataka

These cities are focal points for large-scale of land acquisition for urban development under the IGC project.



5 What is the reason behind you starting your business? Include your mission statement.

Our Mission is To provide the best land and surroundings with all documentation clear and ready to build world-class infrastructure. We want to give everything on one plate so the builder and developer can start their project without any obstacles or harassment. Our aim is to provide builders and developers with the best land so that they can build transforming urban living in India through sustainable, innovative, and inclusive development loaded with all advanced amenities.

IGC and its Board members identified the problems of Urban development and the shortage of premium and law free Land. Hence IGC planning to buy OVER 6,08,900 ACRES land in premium area and will provide to Builders and developers . Benefits of IGC land

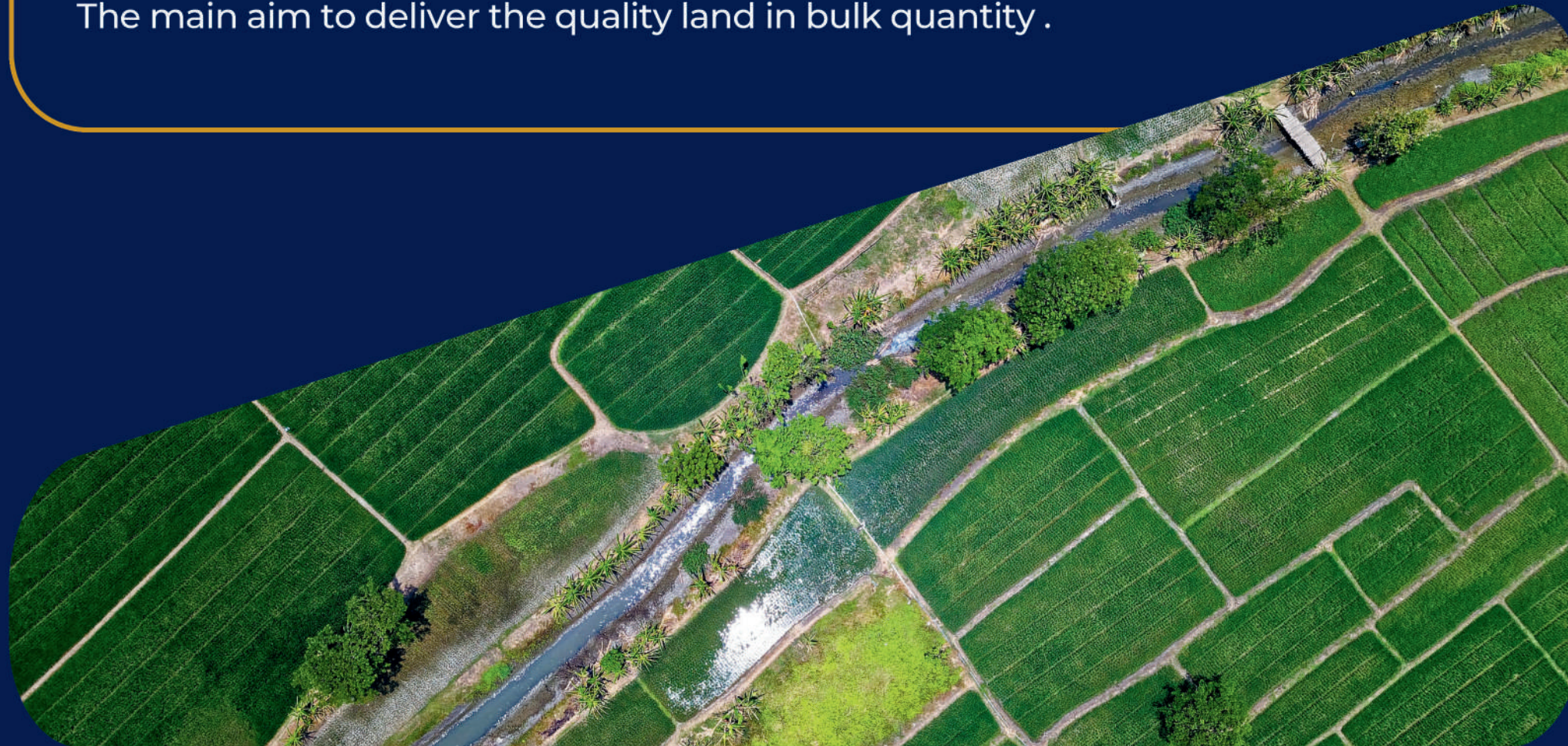


6

What is your vision statement?

Our Vision "To set new benchmarks in non-disputed land acquisition, we want to make IGC a brand of futuristic land bank with all documentation clear and ready for urban development by creating sustainable, world-class communities that harmonize innovation, cultural heritage, and economic growth."

The main aim to deliver the quality land in bulk quantity .



7 Where are you located (geolocation), your business address...

Our Register Office at :

8th floor, V-Time Square, CBD-Belapur, New Mumbai , Maharashtra .
The Prime and Corporate Center Of New Mumbai

Also at

8-2, 609/K, Road No. 10, Banjara Hills, Hyderabad, Telangana 500034, India



8

What or who is the competitor in your industry?

DLF Limited, Lodha Group, Godrej Properties, and Smart City Projects are key companies working on real estate and land acquisition but we don't think they are the competitors, our vision and mission are different from all these. We are working only in providing ready-to-develop large areas of land to builders and developers so they can develop their dream projects without any obstacles and provide better infrastructure to our country .

IGC wants to change the mindset of the old land-buying process, which has lots of harassment, fraud, and legal issues. IGC is the One name with the whole problem solution of Land. Availability of Quality with Legality.

The main vision of IGC is to bring quality infrastructure development into the country by providing premium land to Builder and Developer, also providing never before a hassle-free land-buying process.



9 What is your business objective?

The business objective of the Indian Golden Cities (IGC) project is to provide risk free land bank By providing the most trustable and clear documentation land for urban development. Our main aim is to provide the Builder and developer everything ready to develop without any problems. IGC wants to help builders and developers in developing sustainable, world-class communities that integrate modern infrastructure, cultural heritage, and economic growth while providing high-quality living spaces and fostering inclusive growth.



10 Who are your target markets?

The target markets for the Indian Golden Cities (IGC) project are Top Builder and Developer who develop the best Infrastructure and provide people world-class living and amenities experience.

IGC identified the problems of Urban development and the shortage of premium and law free Land. Hence IGC planning to buy OVER 6,08,900 ACRES land in premium area and will provide to Builders and developers . Benefits of IGC land :

- 1) Risk Free
- 2) Cleared Documentation with NA
- 3) Premium Location
- 4) With Future projects of government and private sector
- 5) High ROI on Land investment
- 6) No shortage of land
- 7) Legal and technical support in the development of Real Estate project



11 If using a website describe your platform and features

Our website is still on developing stage with name IGC.com, The Indian Golden Cities (IGC) project focuses on providing land Bank to large-scale real estate development and urban planning. However, the project likely offers information, investment opportunities, and services related to property development and land booking through our official website.

Developing stage:
www.igc.in

IGC Website Features Details

Project:

- * City Name and ongoing project
- * Future Projects
- * Main Targeting City
- * Availability Of Land
- * Future Of Land/Plots According to City

Builders and Developers :

- * Welcome note for Builders and Developers
- * Who can buy IGC Land
- * Search Land
- * Land/Plots price calculator
- * Current Value and Future Value calculator
- * Future Nearby Project details government and private



12 What is the level of experience you have in this industry?

The Indian Golden Cities (IGC) project is led by a top leader from different industries,

They all will put their experience and effort into making IGC a never before project,

The main Vision of IGC is to provide the land Bank to the Builder and developer,

We will onboard all expertise people who will verify all the land documentation, current and future value, including nearby big projects, Private and Government, and analyze the pros and cons.

Legal and Financial Advisor :

- Top 20 Real Estate Giants of World.
- Top 20 Businessmen/women who contributed to the development of the modern era.
- Top 20 Billionaire of the world.
- Top 20 celebrities



13 Provide a short biography leading up to the point you started the company.

Indian Golden Cities (IGC) is the plan and output of thousands of big businessmen engineers and architects. The planning, execution and research took upto decade to make it possible and ready for developer and builder. Providing all clear, risk free, ready to develop and future analysis and projection of ROI is not the small task its took many Business Giant experience and government support . following are the steps taken for IGC Project.

Step 1 : Planning of project

Step 2: Onboarding Top real Estate and land expert for the project

Step 3: Appointing the Most Experience Engineer and Architect

Step4 : Location Verification with expert

Step 5 : Land seller's credibility checkup

Step 6 : Land Legal documents checkup

Step 7: No-Objection Certificates (NOCs) Checkup

Step 8: Future development plans checkup (Government and private)

Step 9 : Cost calculation

Step 10 : ROI of investment

After these steps

Our land is ready for Market and available for Builders and developer



14 When and what are the steps you plan to take to make your business a success?

To ensure success, the Indian Golden Cities (IGC) project will focus on phased development, securing investment, implementing sustainable practices, aggressive marketing, and fostering government and community partnerships. And most importantly onboarding Big businessmen, celebrities, politicians, and leaders of the world.

And then we will follow the below steps :

Step 1: Planning of project

Step 2: Onboarding Top real Estate and land expert for the project

Step 3: Appointing the Most Experience Engineer and Architect

Step 4: Location Verification with expert

Step 5: Land seller's credibility checkup

Step 6: Land Legal documents checkup

Step 7: No-Objection Certificates (NOCs) Checkup

Step 8: Future development plans checkup (Government and private)

Step 9: Cost calculation

Step 10: ROI of investment



An open notebook with blank, off-white pages is positioned diagonally on a dark, textured wooden surface. A dark-colored pencil lies on the right-hand page. The entire scene is framed by a white border. Overlaid on the notebook pages is the text 'SECTION 2' in a large, bold, dark blue font, with 'ACCOUNTABILITY' in a slightly smaller, bold, dark blue font directly below it.

SECTION 2

ACCOUNTABILITY

1 What is Allocation of Total Budge for India Project ?

Indian Golden Cities (IGC) Planning to Invest enormous Budget in India

The Indian Golden Cities (IGC) will make a huge amount of investment in India project, Approximately ₹ 1,21,78,000 (Crore). IGC Planned to build more then 30 Mega Golden Cities In India

ALL INDIA MEGA PROJECT BUDGET SHEET 2024-2034

Phase	Target Acre	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
(I) 2024-2025	152,225 Acres	₹ 30,44,500	€ 333	\$ 365
(II) 2026-2028	152,225 Acres	₹ 30,44,500	€ 333	\$ 365
(III) 2029-2031	152,225 Acres	₹ 30,44,500	€ 333	\$ 365
(IV) 2032-2034	152,225 Acres	₹ 30,44,500	€ 333	\$ 365
Total	608,900 Acres	₹ 1,21,78,000	€ 1,332	\$ 1,460



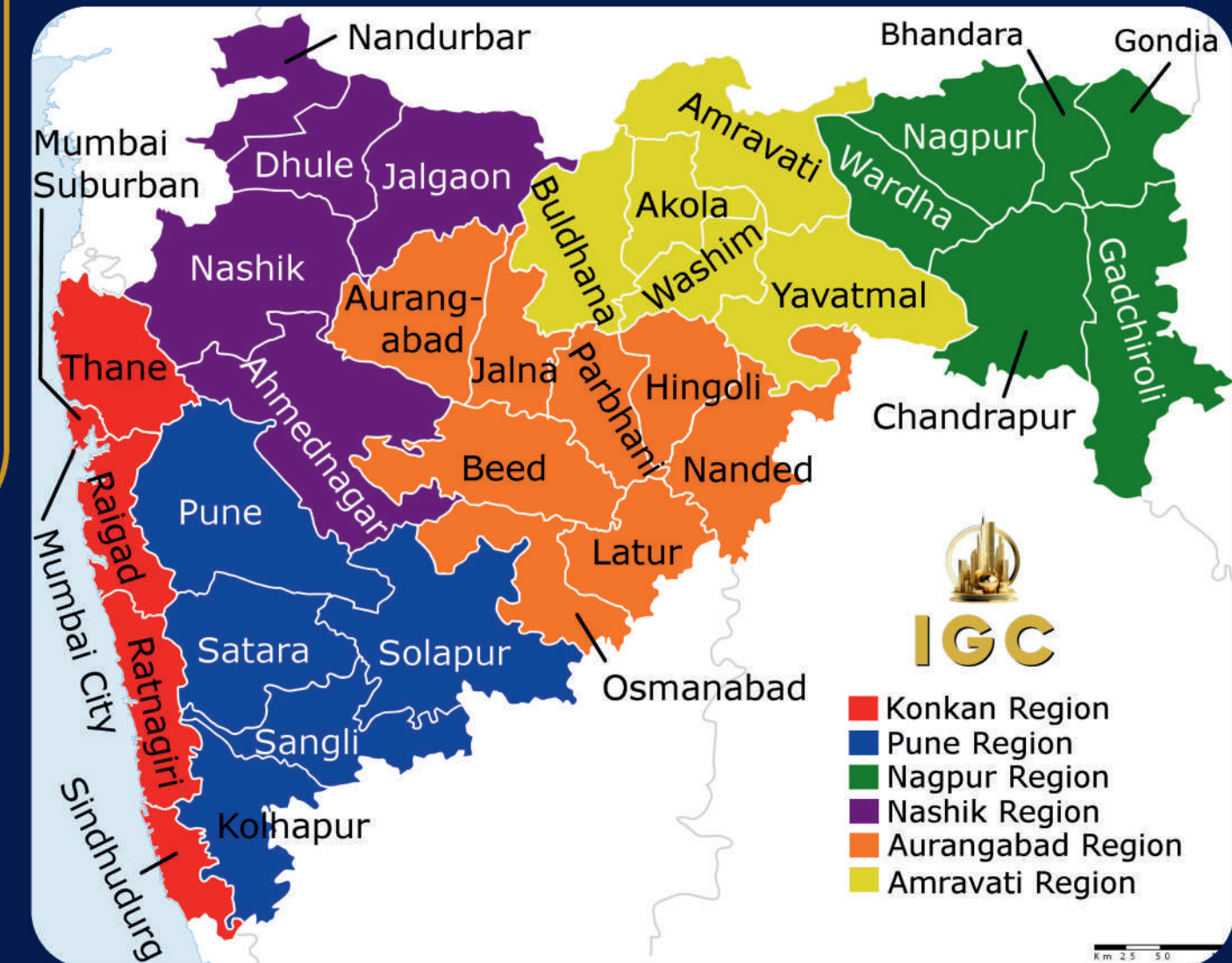
2 How much net budget or Investment are you anticipating to make in your first project ?

Indian Golden Cities first project will be in Maharashtra

The Indian Golden Cities (IGC) will make a good amount of investment on its first project in Maharashtra , with more then 70,000 Acres Plus acquisition of land .

MAHARASHTRA MEGA PROJECT BUDGET SHEET : 2024-2034

Phase	Target Area in Acres	Amount In Crores (INR)	Amount In Billion (EURO @ 91.45)	Amount In Billion (USD @ 83.31)
(I) 2024-2025	17,495 Acres	₹ 3,49,900	€ 38	\$ 42
(II) 2026-2028	17,505 Acres	₹ 3,50,100	€ 38	\$ 42
(III) 2029-2031	17,505 Acres	₹ 3,50,100	€ 38	\$ 42
(IV) 2032-2034	17,495 Acres	₹ 3,49,900	€ 38	\$ 42
Total	70,000 Acres	₹ 14,00,000	€ 153	\$ 168



3 Give details of your Initial project which you have planned

Bifurcation of Construction in IGC Maharashtra Project by Category

The chart below illustrates the distribution of construction across various categories:

Residence

IGC Villas: 50%
IGC Residential Complex: 13%
IGC Skyscrapers: 10%

Public Places

Educational Institute: 4%
IGC Commercial Complex: 5%
IGC Shopping Mall: 2%
IGC Hotels: 2%
IGC Resorts: 2%

Government Alignments

Banks And Other Financial Organisation: 2%
Courts And Government Buildings: 2%

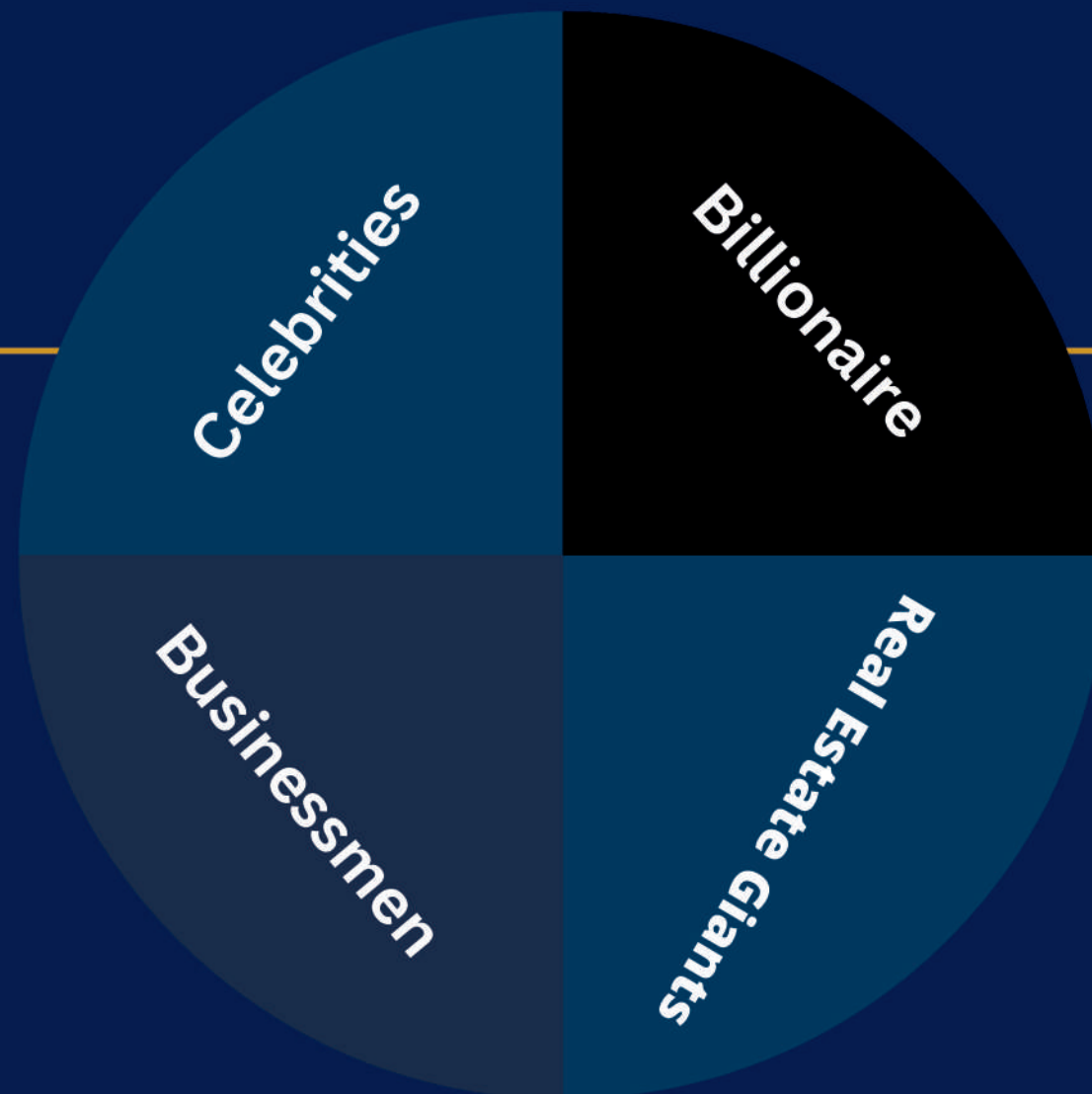
Public Places

IGC Agriculture Land: 3%
IGC Miscellaneous: 5%



4 Are you looking for an investor?

Yes we are looking for investors, We want to approach big Businessmen, Company owners, celebrities, and top Billionaire of the world to onboard in our project



5 How much are you selling your product for?

The Indian Golden Cities (IGC) project is not a single product being sold, but rather a large-scale urban development initiative. The cost involves a massive investment across various phases, with the total budget for the entire project amounting to ₹1,21,78,000 crores (approximately \$1,460 billion USD). As we are selling land depending on location and future demands accordingly the price will fluctuate. Approx OVER 6,08,900 ACRES of land is available under the IGC project



6

What is the amount of revenue you expect to generate in the first year of operation?

The Indian Golden Cities (IGC) project is expected to generate substantial revenue starting in later phases, with significant returns on project progress. As we all know the return of land is can't be predicted as population and urban development are increasing day by day scarcity of land is also huge. land investment has always had a great beneficial history proof of it.

Hyderabad saw the highest increase at 32%, followed by Bengaluru and NCR at 29% each.

This is the calculation of Normal Land Industry IGC have the Stand Alone Plan



7 How much are you asking from your investor?

The Indian Golden Cities (IGC) project is seeking significant investment, with a total capital requirement of ₹1,21,78,000 crores (approximately \$1,460 billion USD) over 10 years.





CONCLUSION

IGC wants to change the mindset of the old land-buying process, which has lots of harassment, fraud, and legal issues. IGC is the One name with the whole problem solution of Land. Availability of Quality with Legality.

The main vision of IGC is to bring quality infrastructure development into the country by providing premium land to Builder and Developer, also providing never before a hassle-free land-buying process.

THANK YOU





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