

# WORLDHUB *CITY*

A life time opportunity for strategic investors, companies and entrepreneurs to be a part of a theme based integrated township ie WorldHub City.



An aerial, isometric-style rendering of a futuristic city. The city is densely packed with modern, multi-story buildings of various heights and designs. There are significant green spaces, including parks and tree-lined streets, interspersed among the buildings. The overall color palette is muted, with greys, blues, and greens. Two vertical teal lines are positioned on either side of the central text block. The background is a dark, semi-transparent blue overlay.

WorldHub City, a futuristic city with the best infrastructure and environment for gated and housing communities, commercial activities, universities & institutes, media and technology companies etc.



# About Us

**WorldHub City shall have the 3 major development within the entire gated city:**

## RESIDENTIAL SECTORS AND GATED COMMUNITIES:

IT WILL CONSIST OF DEVELOPED PLOTS, VILLAS, SMART HOUSES, SKY VILLAS, SKY APARTMENTS AND ELDER CARE SMART HOMES.



## GLOBAL KNOWLEDGE CITY:

A THEMED CITY WITH A MAJOR FOCUS ON KNOWLEDGE, EDUCATION, RESEARCH AND DEVELOPMENT AND HUMAN RESOURCES DEVELOPMENT. GKC SHALL HAVE MAJOR INSTITUTES AND CENTRE OF EXCELLENCE FOR MEDIA & JOURNALISM, HEALTHCARE, HOLISTIC WELLNESS & AYUSH, LAW SCHOOL AND AI & INFORMATICS SCHOOL. ALL RESIDENTIAL AND COMMERCIAL INFRASTRUCTURE AND REAL ESTATE SOLUTIONS SHALL BE AVAILABLE FOR THE FAMILIES WHO WISH TO SETTLE DOWN IN GKC.

## GLOBAL MEDIA CITY:

GMC WILL BE THE HUB FOR ALL THE NATIONAL AND INTERNATIONAL MEDIA ACTIVITIES AND SERVICES INCLUDING BROADCASTING, CONTENT MANAGEMENT, STUDIOUS, PRODUCTION FACILITIES, MEDIA COMPANIES HQS, BUSINESS AND COWORKING CENTRES FOR MEDIA PROFESSIONALS AND FREELANCE EXPERTS, POST PRODUCTION FACILITIES, VFX AND ANIMATION STUDIOUS. RESIDENTIAL UNITS, FURNISHED VILAS AND APARTMENTS, HOTELS, OFFICES, HELIPADS, TRANSPORTATION SERVICES ETC SHALL BE AVAILABLE WITHIN THE CAMPUS.





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# RESIDENTIAL SECTORS AND GATED COMMUNITIES:

## 1. DIVERSE OFFERINGS:

THE PROJECT FEATURES A RANGE OF PROPERTIES, INCLUDING DEVELOPED PLOTS, VILLAS, SMART HOUSES, SKY VILLAS, AND SKY APARTMENTS.

## 2. MODERN LIVING:

EMBRACE THE FUTURE WITH SMART HOMES EQUIPPED WITH CUTTING-EDGE TECHNOLOGY FOR A SEAMLESS AND CONNECTED LIFESTYLE.

## 3. ELEVATED LIVING:

EXPERIENCE LUXURY AT NEW HEIGHTS WITH EXCLUSIVE SKY VILLAS AND APARTMENTS THAT OFFER BREATHTAKING VIEWS AND A PREMIUM LIVING EXPERIENCE.



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# RESIDENTIAL SECTORS AND GATED COMMUNITIES:

## 4. THOUGHTFUL ELDER CARE:

OUR COMMUNITY PRIORITIZES THE WELL-BEING OF SENIORS WITH SPECIALLY DESIGNED SMART HOMES THAT CATER TO THEIR UNIQUE NEEDS.

## 5. INTRICATE PLOT DEVELOPMENT:

EACH ELEMENT OF OUR COMMUNITY IS CAREFULLY CRAFTED TO CREATE A COHESIVE AND AESTHETICALLY PLEASING ENVIRONMENT FOR RESIDENTS.

## 6. COMPREHENSIVE LIVING EXPERIENCE:

FROM INNOVATIVE HOUSING SOLUTIONS TO ELDER CARE AMENITIES, OUR COMMUNITY OFFERS A HOLISTIC LIVING EXPERIENCE THAT CATERES TO DIVERSE LIFESTYLES.



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# GLOBAL KNOWLEDGE CITY:

## 1. COMPREHENSIVE FACILITIES:

THE UNIVERSITY WILL OFFER EDUCATIONAL, RESIDENTIAL, AND VARIOUS AMENITIES TO SERVE AROUND 5,000 STUDENTS, ACCOMMODATE 600 FACULTY MEMBERS, AND PROVIDE AMPLE SUPPORT STAFF.

## 2. INTERNATIONAL STANDARDS:

THE CONCEPT FOCUSES ON ACHIEVING GLOBAL EXCELLENCE, ENSURING THAT THE CAMPUS MEETS INTERNATIONAL STANDARDS. EMPHASIS IS PLACED ON CREATING AN ENVIRONMENTALLY FRIENDLY SPACE, FEATURING EXTENSIVE GREEN AND OPEN AREAS.

## 3. FUNDING STRATEGY:

THE PROJECT'S FUNDING WILL BE A BLEND OF DONATION, EQUITY, AND LOANS. A SIGNIFICANT EMPHASIS ON DONATIONS AND GRANTS AIMS TO MINIMIZE INTEREST EXPENSES, CONTRIBUTING TO A COST-EFFECTIVE OVERALL IMPLEMENTATION.

## 4. GREEN CAMPUS:

PRIORITIZING SUSTAINABILITY, THE CAMPUS DESIGN INCORPORATES LARGE GREEN SPACES, FOSTERING AN ENVIRONMENTALLY FRIENDLY ATMOSPHERE AND PROMOTING A SENSE OF WELL-BEING AMONG STUDENTS AND STAFF.

## 5. COST-EFFICIENT APPROACH:

BY LEANING TOWARDS DONATIONS AND GRANTS IN THE FUNDING STRUCTURE, THE PROJECT AIMS TO REDUCE OVERALL COSTS, MAKING QUALITY EDUCATION AND FACILITIES MORE ACCESSIBLE WHILE MAINTAINING FINANCIAL SUSTAINABILITY.





## ALL-ENCOMPASSING HUB:

The space is designed to cater to a wide spectrum of media businesses, spanning media and marketing services, printing and publishing, digital media, film, new media, animation & VFX, media schools, leisure and entertainment, broadcasting, and information agencies.

## GLOBAL MEDIA CITY:

### OPEN AND FLEXIBLE ECOSYSTEM:

The environment promotes a collaborative and adaptable setting, allowing companies and entrepreneurs to operate with collective synergy. It balances individual freedom, fostering a dynamic space where creativity and innovation can flourish.



### GLOBAL STANDARDS:

Aspiring to be a world-class destination, the hub provides an infrastructure and atmosphere conducive to the highest standards in the media industry, attracting diverse talents and businesses to thrive in this vibrant and inclusive community.



# PROPOSED BOARD OF GOVERNORS

**S Sathyamoorthy**  
Former Deputy CAG of India  
CEO, Anti-Corruption Academy  
(ACA), India

**Prof Nikos Passas**  
World renowned Criminologist  
and Academician North Eastern  
University, Boston

**Mohammad Azharuddin**  
Former MP & Captain Indian  
Cricket Team

**Justice Santosh Hegde**  
Former Supreme Court Judge

**Mr D R Kaartekeyan**  
Former Director CBI

**Mr SM Khan (IIS)**  
Former Press Advisor to President  
of India

**Ms Deepak Sandhu**  
Former Chief Information  
Commissioner (CIC) of India

**Mr M L Sharma (IPS-R)**  
Former Sp Director CBI

**Mr Najdat Anzour**  
World renowned Producer  
& Director

**Mr Prakash Jha**  
Renowned Producer & Director

**Mr Brahmanand Singh**  
National Award Winner Director &  
Producer

**Dr Shakir Jameel**  
Renowned Unani Medicine Expert &  
Former DG CCRUM, Govt of India

**Prof K MY Amin**  
Renowned Researcher & Pharmacologist

**Ms Sharon Szmolyan**  
Entrepreneur and Environmentalist  
Los Angeles, USA

**Advocate Afroz Shah**  
Champions of the Earth Awardee

**Mr Updesh Madan**  
Senior Banker & Compliance Expert

**Mr Anas Baqai**  
Managing Director, Propel Sports &  
Entertainment Pvt Ltd.

**Dr. M A Mufazzal**  
Academician & Researcher

**Mr. Harun Rashid**  
Director, Rozihub Pvt. Ltd.

**Mr Zahir Ahmed Siddiqui**  
President, Foundation for Social Care

**Col N P Singh**  
Global Director Business Development

**Mr Sivakumar Rajagopalan**  
Global Business Advisor USA



# INVESTMENT AND COLLABORATION OPPORTUNITY:

A major partnership and collaboration opportunity is waiting for interested collaborators and strategic investors on the following structure and models:

**01**

Investment against equity in the SPV.

**02**

ROI based investment with a lockin period of 3 years and exit after 3 years with a ROI of around 18-24% . The lockin period shall be calculated from the commencement date of the project.

**03**

Project partnership in the JV(Joint venture) or JD(Joint Development) or DM(Development Management) model with the credible institutes, developers, universities, schools, hospitals, hotels, media and technology companies etc.

**04**

Minimum ticket size of the investment is 1 crore in INR or USD 150000.



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# MAJOR PROJECTS IN NAVI MUMBAI(MMR REGION), **A WORLD CLASS** DESTINATION WITH THE MAJOR DEVELOPMENTS SUCH AS:

- NAVI MUMBAI INTERNATIONAL AIRPORT (NMIA)
- WATER TRANSPORT, NERUL
- SEAWOODS URAN RAIL CORRIDOR
- COASTEL ROAD FOR NEW AIRPORT
- TRANS HARBOUR BRIDGE(CONNECTIVITY BETWEEN SOUTH BOMBAY AND NAVI MUMBAI WITHIN 20 MNTS)
- INTERNATIONAL CORPORATE PARK(BKC 2), KHARGHAR( JUST 30 MNTS DRIVE FROM WORLDHUB CITY)
- METRO CONNECTIVITY IN SMART CITIES
- MULTI MODEL CORRIDOR FOR INDUSTRIAL DEVELOPMENT
- LONAVALA AND PUNE CONNECTIVITY WITHIN 20 AND 45 MINUTES RESPECTIVELY.



## PROJECT PROMOTERS:

**"GLOBALPACT INFRASTRUCTURE:  
FORGING TOMORROW'S  
WORLDHUB CITY, UNITING  
VISIONARIES GLOBALLY."**

GLOBALPACT INTERNATIONAL HOLDINGS WILL LEAD THE CONSORTIUM OF NATIONAL AND GLOBAL STRATEGIC AND INSTITUTIONAL PARTNERS FROM USA, SOUTH AFRICA, SINGAPORE, GCC. THE BOARD WILL CONSIST OF NATIONAL AND INTERNATIONAL PERSONALITIES OF GLOBAL REPUTE FROM THE FIELD OF GOVERNANCE, AUDIT, MEDIA, TECHNOLOGY, FINANCE, MASTER PLANNING, ENGINEERING AND CONSTRUCTION, EDUCATION, LAW, RESEARCH AND DEVELOPMENT ETC. THE PROJECT SHALL BE EXECUTED THROUGH A SPV WITH THE STRATEGIC INVESTORS, PROMOTERS AND COMPANIES.



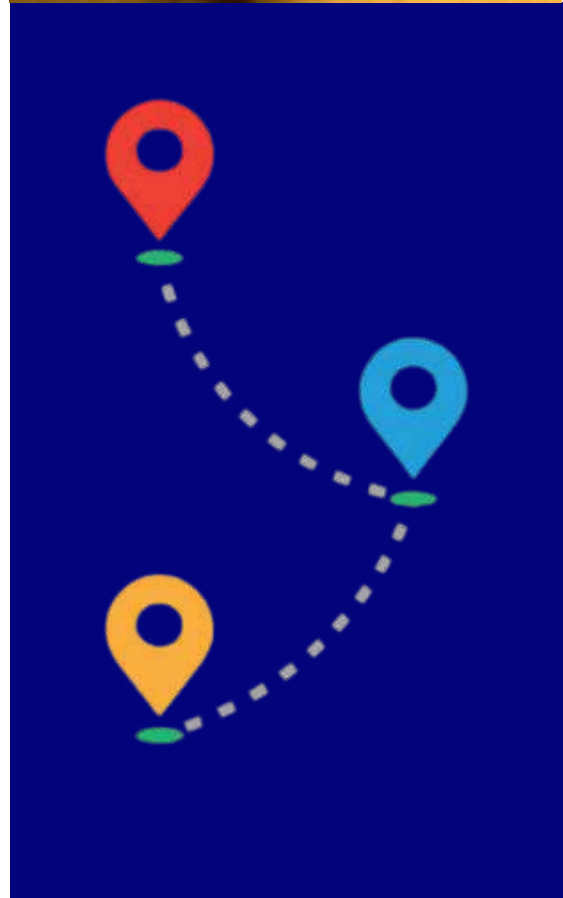
**"GLOBALPACT:  
UNITING  
VISIONARIES  
FOR  
TRANSFORMATIVE  
EXCELLENCE IN  
GLOBAL LIVING  
INITIATIVES."**



## LOCATION OF **WORLDHUB CITY**:

**STRATEGICALLY LOCATED WITHIN THE SMART CITY OF KHALAPUR, MUMBAI METROPOLITAN REGION(MMR)**

- 3 KMS FROM INDIA'S LARGEST THEME PARK IMAGICA.
- 3KMS FROM NOVOTEL IMAGICA
- 2.5 KMS OFF KHALAPUR PALI ROAD.
- 2 KMS FROM GODREJ CITY PLOTTED DEVELOPMENT KHALAPUR
- 7 KMS FROM KHALAPUR TOLL PLAZA, MUMBAI PUNE EXPRESSWAY
- APPROX 25 KMS FROM NAVI MUMBAI INTERNATIONAL AIRPORT(30 MNTS DRIVE TO AIRPORT)
- APPROX 25 KMS FROM PANVEL STATION
- WITHIN 10-12 KMS FROM MAJOR TOWNSHIPS LIKE INDIA BULLS, HIRANANDANI, WISE CITY, KALPATARU ETC.



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# Get In Touch

## CONTACT PERSON

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