

An aerial architectural rendering of a large-scale urban development project. The scene shows a dense cluster of modern, multi-story buildings with various architectural styles, including some with curved facades and others with more traditional rectangular forms. The buildings are interspersed with green spaces, trees, and a winding waterway. A major multi-lane highway runs along the right side of the development, with several on-ramps and off-ramps. The overall lighting is soft, suggesting either dawn or dusk, with a blueish-grey color palette. The text is overlaid on the left side of the image.

WORLDHUB CITY

A Paradigm of Integrated Living &
Global Excellence in the MMR Region

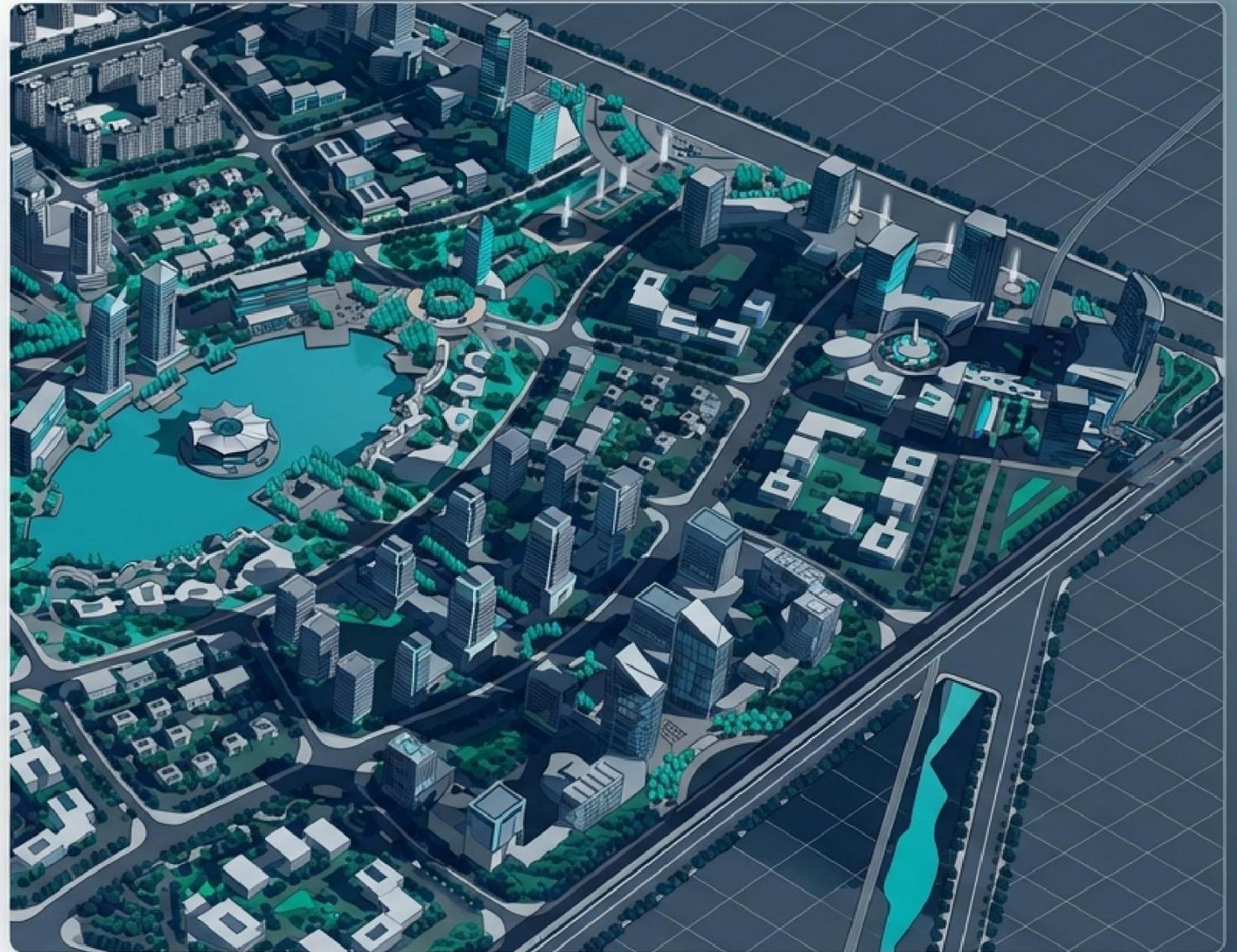
Forging Tomorrow's World.

AN INTEGRATED ECOSYSTEM

150 Acres of Strategic Vision

WorldHub City is a ground-breaking integrated township designed for strategic investors and global visionaries. A theme-based city encompassing:

- **Residential:** From Smart Homes to exclusive Sky Villas and Elder Care.
- **Institutional:** Global Knowledge City (GKC) focusing on R&D and Education.
- **Commercial:** Global Media City (GMC) and Tech Hubs.



VALIDATED GROWTH & HIGH-YIELD RETURNS

VALUATION SURGE

₹1,959 Cr >>> **₹4,394 Cr**
(2025) (2027)

ROI POTENTIAL

₹4,400 Cr

Generated in 7 years from ₹150 Cr Investment.

CAGR

62.31%

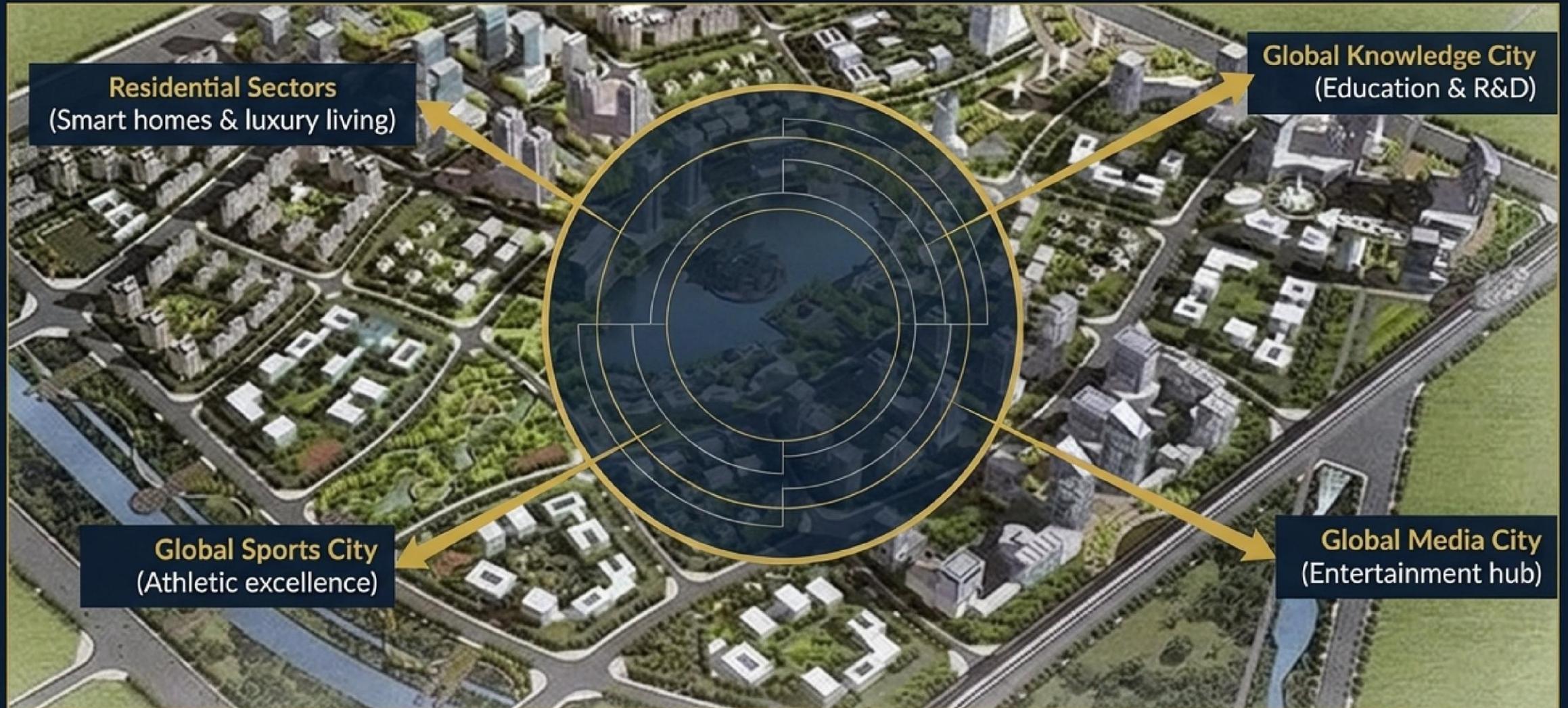


CERTIFIED VALUATION

Valuation certified by Registered Valuer
Anisa Aziz Kazi (FCA) using Standard
Discounted Cash Flow (DCF) method
with 26.93% discount rate.

THE VISION: AN INTEGRATED SMART ECOSYSTEM

A 150-acre theme-based township in Khalapur, seamlessly integrating lifestyle, commerce, and innovation.



STRATEGIC CONNECTIVITY: THE WORLDHUB CITY ADVANTAGE

Located in Khalapur, Mumbai Metropolitan Region (MMR)

Neighboring Developments

- Godrej Hillview Estate
- Hiranandani
- Lodha Aero Khopoli
- Indiabulls

Navi Mumbai Int'l Airport:
25 KM / 30 Mins

Mumbai-Pune Expressway (Toll):
7 KM / 15 Mins



WorldHub City

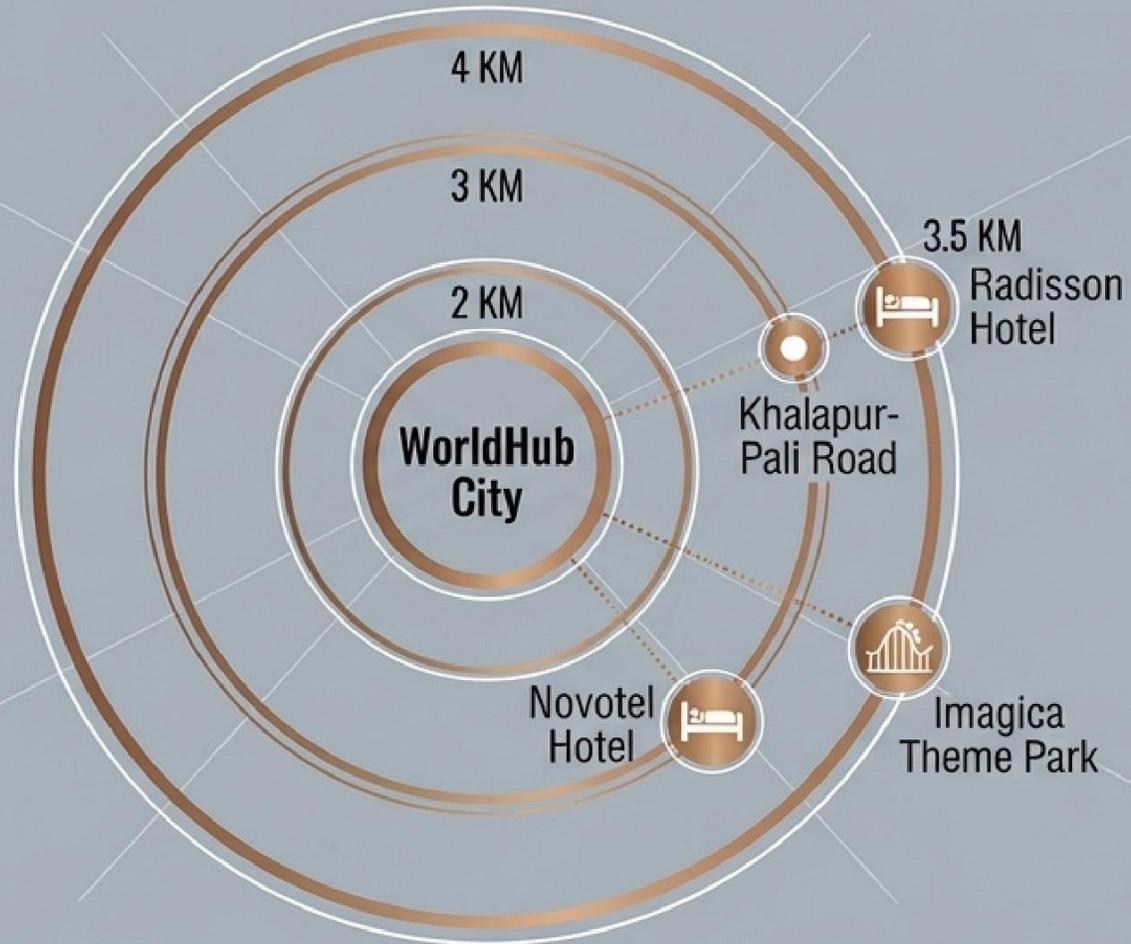
Panvel Station: 25 KM

Imagica Theme Park: 4 KM

Khalapur-Pali Road: 3 KM

THE HOSPITALITY & LEISURE CLUSTER

Premium Amenities within a 4KM Radius



The immediate proximity to two major 5-star hotel chains and India's premier theme park positions the development as a prime leisure and lifestyle destination.



PILLAR 1: RESIDENTIAL SECTORS

Smart & Elevated Living

PRODUCT MIX

Developed Plots, Villas, Smart Houses, Sky Villas, Sky Apartments.

KEY DIFFERENTIATORS

Elder Care Smart Homes (Specialized Senior Living) & Tech-Enabled Connected Lifestyle.



FINANCIAL IMPACT

Projecting **₹2,970 Cr+** in Sales. High-margin cash flow generator.

PILLAR 2: GLOBAL KNOWLEDGE CITY (GKC)



CENTERS OF EXCELLENCE

- AI & Informatics School
 - Media & Journalism
 - Law School
 - Holistic Wellness & AYUSH
-

CAPACITY & SCALE

5,000 Students | 600 Faculty Members

FINANCIAL STRATEGY

Cost-efficient model utilizing donations, equity, and grants to minimize debt service.

PILLAR 3: GLOBAL MEDIA CITY (GMC)



THE HUB:

Comprehensive ecosystem for Broadcasting, VFX/Animation, and Post-Production.

INFRASTRUCTURE:

Production Studios, Media HQs, Co-working Spaces, Helipads, and Hotels.

TARGET:

Attracting National & International Media Houses.

PHILOSOPHY:

An Open and Flexible Ecosystem for Creative Synergy.

PILLAR 4: GLOBAL SPORTS CITY

Where Excellence Meets Living

WORLD-CLASS FACILITIES:

Stadiums, Arenas, and Training Grounds.

ATHLETE RESIDENCES:

Exclusive villages for professionals and coaches.



HOLISTIC WELLNESS:

Integrated sports-medicine and fitness centers.

GLOBAL EVENTS:

Infrastructure capable of hosting international tournaments.

INFRASTRUCTURE & SUSTAINABILITY



Green Campus

Extensive green spaces, eco-friendly design, smart city grids.

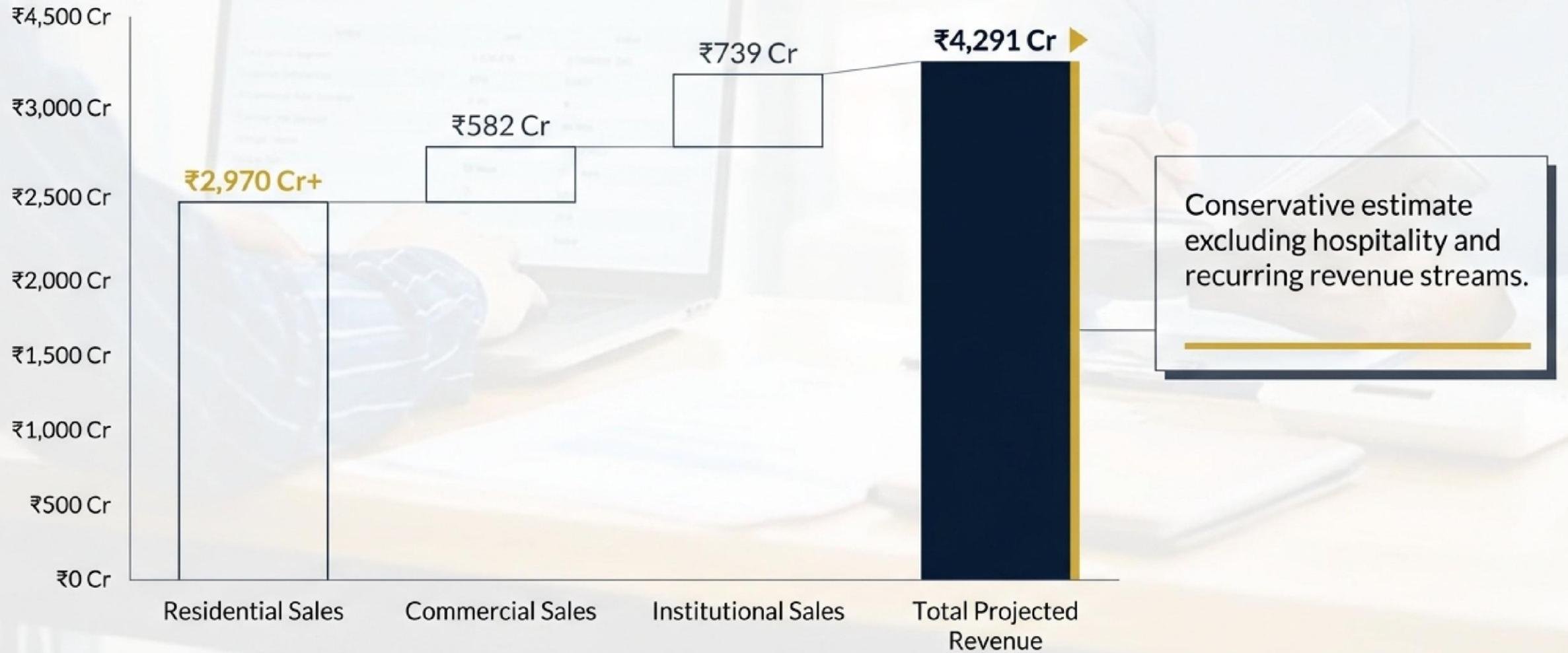
Commercial Yield

Projected Sales: ₹582 Cr (Commercial)
| Hotels, Resorts, Banquets.

Institutional Yield

Projected Sales: ₹739 Cr.

THE FINANCIAL PIPELINE (2025-2032)



Valuation Methodology: Discounted Cash Flow (DCF) with 26.93% discount rate.

PARTNERSHIP & INVESTMENT MODELS



JOINT VENTURES

Collaborative models (JV/JD/DM) for developers, universities, and institutions.



EQUITY PARTNERSHIP

Direct investment in SPV.
Minimum Ticket: **\$500k**
USD / ₹4 Crores.



ROI MODEL

Fixed tenure investment.
3-Year Lock-in.
18-24% ROI upon exit.

GOVERNANCE & LEADERSHIP

Promoter

Mr. Umar Siddiqui (Managing Director)

Forging Tomorrow's WorldHub City, Uniting Visionaries Globally.

Promoter Group: **GlobalPact International Holdings**



Strategy:

The Board of Governors comprises national and international personalities of global repute, ensuring world-class stewardship.

Domains of Expertise:

- Governance & Audit
- Media & Technology
- Finance & Law
- Master Planning & R&D

Global Reach:

Strategic investors from **USA, South Africa, Singapore, and GCC.**

PROPOSED BOARD OF GOVERNORS

A Consortium of Global Expertise

GOVERNANCE & LAW	MEDIA & ARTS	ACADEMIA & SCIENCE	BUSINESS & SPORTS
<p>Mr. D R Kaartekeyan Former Director CBI</p> <p>Mr. Jai Sankar Principal Auditor General, Maharashtra</p> <p>Mr. S. N. Sharma Senior Chartered Accountant</p> <p>Ms. Deepak Sandhu Former CIC of India</p> <p>Advocate Afroz Shah Champions of the Earth Awardee</p> <p>Mr. Updesh Madan Senior Banker & Compliance</p> <p>Mr. N Iqbal Nomani Corporate Advisor, GlobalPact International Holdings</p>	<p>Mr. Raj Babbar Media Personality & Former MP</p> <p>Mr. Prakash Jha Producer & Director</p> <p>Mr. Najdat Anzour Int'l Producer & Director</p> <p>Mr. Brahmanand Singh National Award Winner</p> <p>Ms. Shikha Kapur CEO, Source Global Media</p> <p>Mr. Rajeev Khandelwal Director, ArtZone India</p> <p>Mr. Salman Ahmed Khan Director, Makers Multimedia</p>	<p>Prof. Nikos Passas Criminologist, Northeastern Univ.</p> <p>Dr. M. Saad Alam President, GlobalPact SustainX, USA</p> <p>Prof. Somitra Sanadhya Professor, Wadhvani School of AI, IIT Kanpur</p> <p>Dr. Shakir Jameel Unani Medicine Expert, Former DG CCRUM</p> <p>Prof. K M Y Amin Researcher & Pharmacologist</p> <p>Dr. M A Mufazzal Academician & Researcher</p>	<p>Mohammad Azharuddin Former Captain, Indian Cricket Team</p> <p>Mr. Robert Lawrence Senior Advisor, Tata Group; Former ED, IHF</p> <p>Mr. Sivakumar Rajagopalan Global Business Advisor, USA</p> <p>Col N P Singh Global Director Business Dev</p> <p>Ms. Sharon Szmolyan Entrepreneur, Los Angeles</p> <p>Mr. Anas Baqai MD, Propel Sports</p> <p>Mr. Harun Rashid Director, Rozihub</p>

GLOBAL COLLABORATION STRATEGY



TARGET: Leading a consortium of national and global strategic partners.

VISION: Uniting Visionaries for Transformative Excellence in Global Living.



FORGING TOMORROW'S WORLD

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