

Confidential

TWENTY FIRST CENTURY
GLOBAL ENTERPRISES INC. - TCGE

Mr Kevin Kishore Kaul
Chairman

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USA

Cc

- + Mr Priyabrata Pramanik – USGBF Chairman – Asia
- + Dr Farzad Kaj, Principal Director – IMCI+
- + Pedro Gard Brito, Executive Director – IMCI+
- + Pablo Jarabo, Executive Director – IMCI+

Zurich, 27.11.2023 nmp

**Expression of support and interest
Integrated Township Project _ Mumbai - India**

Dear Kevin,

I hope this message finds you well. Following our recent discussions in Dubai during the 7th Global Summit of the IMCI+ Group Intl., I am eager to convey our concrete interest in the Integrated Township Project in Mumbai.

After a thorough review of the project details surrounding "The American City" developed by TCGE Inc & and its Associates, with estimated costs of approximately 1.1 Billion USD, IMCI+ is fully prepared to support your vision. We are committed to actively contributing to the financing, management, and successful implementation of this ambitious project through our IMCI+ Alliance and IMCI+ Capital Services.

We firmly believe that this project holds immense significance for the regional community and beyond. It not only stands as a testament to the strength of the local community but also serves as a beacon for India's future development, contributing to its goal of becoming a formidable 5 trillion USD economy and a major force globally.

Financing Approach:

In terms of financing, we propose a straightforward approach anchored in a solid four-pillar strategy: a robust Business Plan, a pragmatic Feasibility Study, an effective Marketing Study, and a sound Risk Management Framework. This comprehensive strategy ensures a clear path forward, mitigating uncertainties and enhancing the project's chances of success.

IMCI+CAPITAL™

IMCI+ADVISORY™

IMCI+ALLIANCE™

Timeline Overview:

The pre-assessment period up to obtaining a pre-acceptance from our syndicate banks is estimated to take approximately 2-6 weeks. Following this, an official Due Diligence and underwriting process is anticipated to span around 3-6 months, contingent on the complexity and stakeholders involved.

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Information Required:

To initiate this process, we kindly request you provide us with the relevant project details, documents, government approvals, and clearances at your earliest convenience.

Support in Discussions:

Additionally, we are committed to providing support in direct discussions with authorities whenever required. We understand the intricacies of navigating complex processes, and our expertise is at your disposal to smoothen this aspect of the journey.

We are genuinely excited about the potential of this wonderful opportunity and firmly believe that our combined strengths will transform this vision into a tangible reality. We look forward to the opportunity to create something truly impactful in Mumbai.

Best regards

IMCI+ GROUP INTERNATIONAL GMBH -LLC

Modesto N Peña y Gorrin
Group Chairman / CEO



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Official Introduction to IMCI+ Group International GmbH

Established with Swiss roots in 1998, IMCI+ Group International GmbH has evolved into a dynamic force in the global business landscape. Founded by the visionary global CEO, Mr. Modesto N Peña, IMCI+ has undergone a transformative journey that reflects a commitment to excellence and innovation.

Founding Years and Evolution:

Mr. Peña initiated his career as an interim manager and strategic advisor, laying the foundation for what would become IMCI+. In 2004, he officially founded the company in Switzerland as IMC Peña (Integrated Management Consultancy), initially operating as a sole proprietorship firm. The subsequent years saw IMC Intl. emerge in 2010 as a network organization, uniting premium-level professionals across 16 associates in 10 countries and five business lines.

Shift to Corporate Business:

A pivotal moment occurred in 2016 when IMC Intl. relocated its operations to London, setting the stage for a rebranding initiative and a transformation into a corporate business. By 2021, the culmination of this evolution led to the establishment of IMCI+ as the corporate headquarters of the group in Switzerland.

Strategic Partnerships and Financial Services:

In 2020, IMCI+ solidified its position by becoming a syndicate partner of a large group backed by 70 banks, offering expansive funding services of up to 100 billion USD. The same year witnessed the launch of the Joint Venture Investment Partnership Program (JVIPP), inviting investment partners to join IMCI+ as shareholders. Financial solutions, including interest-based debt finance, mezzanine, Bond Programs, and CB Securities Pledge, became integral components of IMCI+'s offerings.

Bank Relationships and Co-Underwriting Partnerships:

IMCI+ has cultivated strong relationships with 30 banks through co-underwriting partnerships, strategically positioned in Israel, London, and New York.

Organizational Structure as of 01.09.2021:

IMCI+ Group International GmbH is organized into three key entities:

- + IMCI+ Group International GmbH – Corporate Headquarters
- + IMCI+ Alliance (IMCI World Advisors Alliance)
- + IMCI+ Capital (Investment Services and Project Finance Services)
- + IMCI+ Advisory (Consultancy & M&A Services)

Global Network and Recognition:

The IMCI+ network alliance boasts approximately 150 members in over 70 countries across all continents. It is led by an international partner board and supported by a robust network of individual experts and cooperation partners.

Industry Recognition:

IMCI+ Group International GmbH is a proud member and recognized by SECA - Swiss Private Equity & Corporate Finance Association. SECA serves as the representative body for Switzerland's private equity, venture capital, and corporate finance industries.

As IMCI+ continues its journey, it remains dedicated to shaping the future of business and finance on a global scale, driven by a commitment to excellence, innovation, and strategic partnerships.

SECA Website: <https://www.seca.ch/>

IMCI+ Group International GmbH is recognized as one the most reputed players in Alternative Project Finance.

Global Business Awards 2022, hosted by Corporate Vision, in the UK.

- + Best Alternative Project Finance Provider 2022

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CFI – UK

- + 2022 Global Best Alternative Project Finance Solutions provider

World Economic Magazine - USA

- + Best Alternative Project Financing Solutions Switzerland 2022

Global Business Review Magazine - UAE

- + Best Alternative Project Finance Advisory Group Global 2022
- + Best Management Team For Project Finance Consulting Group Global 2022
- + CEO Of The Year 2022 For Alternative Project Finance Advisory Group – Mr. Modesto N Peña y Gorrin

World Economic Magazine - USA

- + Best Alternative Project Financing Solutions Switzerland 2022

Finance – Monthly - UK

- + Corporate Financing Advisory of the Year 2022 – Switzerland

IMCI+ supports clients in developing and implementing financial and strategic tailored strategies, in M&A, restructuring, and expansion activities. We also act as directors and business coaches to the board and Sr. Management. Through our division of corporate finance, IMCI+ is focusing on project financing on projects of 20 Mio US\$ /€ up to 100 billion US\$/€.