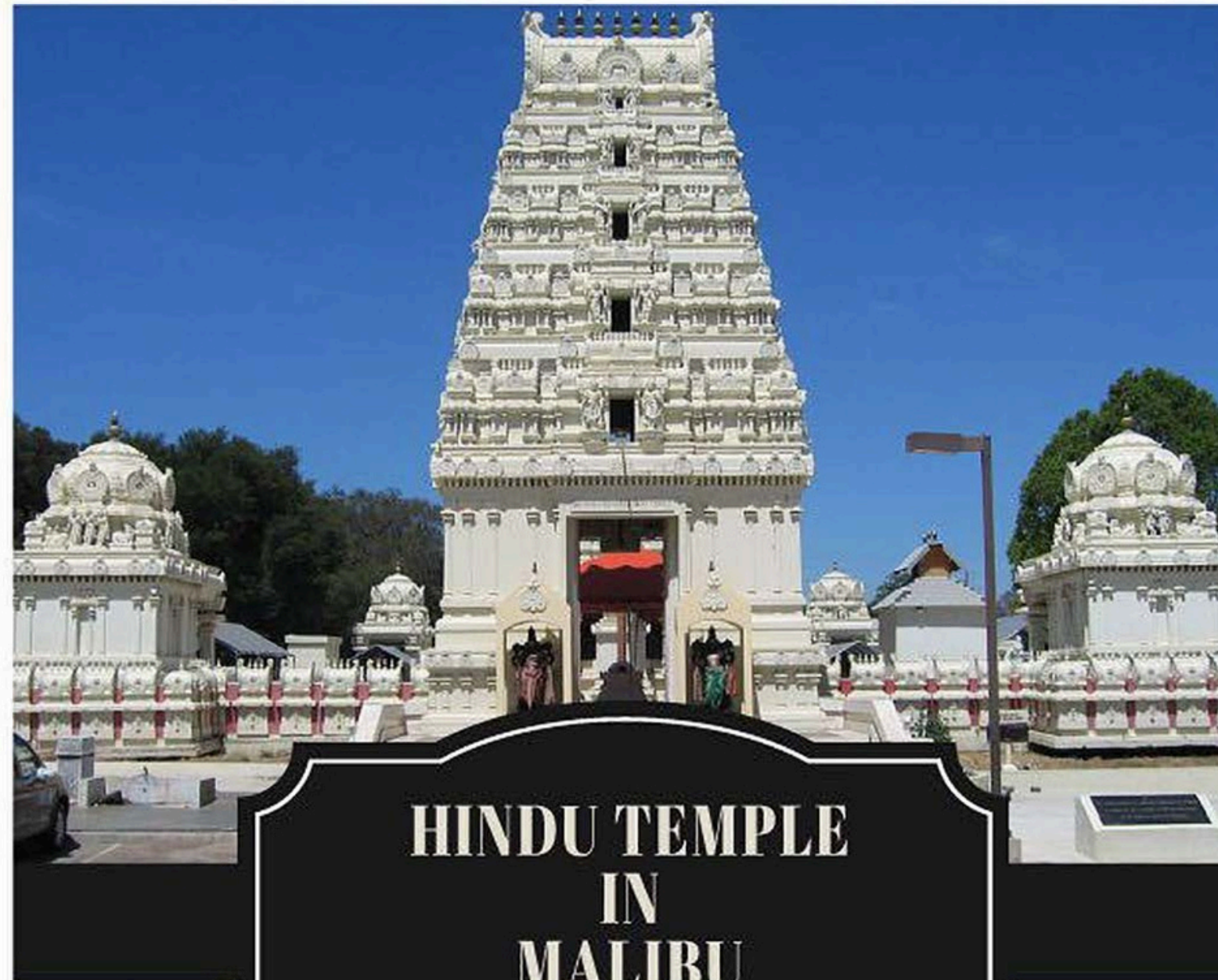


**Twenty First Century Global Enterprises Inc. (TCGE Inc.)**

**TCGE Inc USA & TCGE INDIA PVT. LTD**



**New York City (American City) Project Navi Mumbai,  
Maharashtra, India**



## HINDU TEMPLE IN MALIBU

• La La Land Development Inc. •

Lic# B-1033328

**(Residential) Custom Houses**  
**Tenants Improvements**  
**(Commercial) office Buildings,**  
**Warehouses, Hotels**  
**{Industrial}**  
**Manufacturing**

**Kevin Kaul**

Chairman

18743 Pioneer Blvd. Suite #205

Artesia, CA. 90701

Kevin@lalalandinc.com

Our team has successfully completed many projects in Southern California  
Call for free consultation

[www.usgdi.net](http://www.usgdi.net)



**+91-9354888456**

## **Financing Partners**

- **Vision and Development concepts**
- **IF Implementation Partners**
- **Preliminary market and feasibility studies conducted by KPMG**
- **Demand and Market Condition Analysis**
- **Allotment Letter and Memorandum of Understanding since 1999**



*UrbanTech Corporation*  
*Mixed-use development in Navi-Mumbai*  
*Preliminary market feasibility – Final Report*  
*June 1999*



**Mixed use development in Navi Mumbai**  
*Preliminary market feasibility – Final Report*

*June 1999*

- *Large magnitude of housing stock already exists in other developed nodes in Navi Mumbai where the occupancy levels are currently low. Moreover, CIDCO and private sector developers are creating fresh housing stock in these nodes. It is found that around 80% of this capacity creation are in the lower and middle income group. The proposed project should focus on the upper middle class and higher income group housing where there is a potential opportunity.*
- *The project offers good potential for positioning as a 'retreat' / 'get-away' location aimed at upper middle class & higher income group population and corporates. Factors such as sea fronting, location away from crowded urban clusters etc. can be used as strong selling points.*
- *Current developments are not being complemented with supporting social infrastructure. This inadequacy presents a potential opportunity at Dronagiri for leisure, recreation and entertainment facilities. The project can be positioned as family entertainment hub not only for Navi Mumbai but also for Greater Mumbai. The project's location and its sea fronting can be used as an advantage to support this positioning.*
- *Expansion at Jawaharlal Nehru Port Trust (JNPT) and associated investments in port related services could also potentially give rise to residential requirements that can be best captured by the project.*
- *The possibility of future connectivity with Greater Mumbai by the Trans-harbour Bridge will further enhance the attractiveness of Dronagiri.*
- *It is therefore KPMG's overall assessment that UrbanTech should pursue with this project given the opportunities arising due to macro-economic reasons, regional factors and site specific advantages.*

No.CIDCO/ECO/CBD Belapur/99/448

May 19, 1999.

To

Mr.Kishore Kaul,  
President,  
TCGE , Inc.,  
14559, Erwin Street, VAN NUYS, C.A - 91411,  
California,  
U.S.A.

Sub: Development of Mini-Township  
in Dronagiri Node, Navi Mumbai, India.

Dear Sir,

As you are aware, the question of allotment of 200 Ha. of land in Dronagiri Node, Navi Mumbai for the development of a mini-township has been under consideration for some time. In this context, this is to confirm that the Board of Directors of CIDCO has, in its 404<sup>th</sup> meeting held on the 23<sup>rd</sup> April, 1999, approved a proposal for the allotment of 200 Ha. of land earmarked for the proposed mini-township in Dronagiri Node to a Company to be duly incorporated in India by you or any eligible Overseas Corporate Body associated with you on the terms and conditions and in the manner indicated in the Memorandum of Understanding already signed by you on the 30<sup>th</sup> April, 1999.

You are requested to take further action in the matter as per the Memorandum of Understanding aforesaid.

Thanking you,

Yours faithfully,



( A.P. SINHA )  
Managing Director

**City & Industrial Development Corporation of Maharashtra Ltd.**  
(Government of Maharashtra Undertaking)

NIRMAL, 2nd Floor, Nariman Point, Mumbai - 400 021.  
Phones : 202 66 65 • 202 11 55 • 202 24 20 • Fax : 00-91-22-202 25 09 • Gram : CITWIN • Email : cidco @ giasnet 01.vsnl.net.in

Confidential

TWENTY FIRST CENTURY  
GLOBAL ENTERPRISES INC. - TCGE  
Mr Kevin Kishore Kaul  
Chairman  
46, Ximeno Ave Suite 1, Long Beach, CA 90803  
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.

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.

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 Gorriñ  
Group Chairman / CEO



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

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\$/€.

Confidential

Shri Narendra Modi ji  
Hon. Prime Minister  
Govt. of India  
(Prime Minister Office)  
New Delhi, India

Letter of Interest

Zurich, 30.08.2024 nmp

Dear Honorable Prime Minister,

Greetings from Switzerland. I am writing as the Chairman of the Swiss IMCI+ Group Intl. Gmbh, to express our strong interest in investing in India through project-based initiatives that align with your country's ambitious growth objectives. As IMCI+ Group Intl., **we have the unique capability to act as underwriters for over 30 banks and financial institutions, enabling us to finance projects ranging from USD 20 million to USD 50 billion.**

Our strategic partnership with the **US Global Business Forum (USGBF) and the US Asia Business Forum (USABF)** underscores our global reach and commitment to fostering cross-border investments. **Together, we are keenly exploring opportunities to invest in India, with the vision of strengthening international ties and driving global economic progress.**

**We are genuinely enthusiastic about India's vast potential and are confident that our investments can significantly contribute to the nation's development.** Our ambitious goal is to close up to USD 1 trillion in investments within this financial year, a milestone we believe will be instrumental in helping India achieve its growth targets.

We have been reading and evaluating your vision and values.

Vision:

- Transforming India into a Global Powerhouse:**
  - Economic Growth:** PM Modi envisions India as a global economic leader, aiming for rapid economic growth through reforms, innovation, and industrialization. His initiatives, such as "Make in India," seek to turn India into a manufacturing hub.
  - Digital India:** He envisions a digitally empowered society, with a strong focus on technology and digital infrastructure to enhance governance, business, and daily life.
- Inclusive Development:**
  - Sabka Saath, Sabka Vikas, Sabka Vishwas:** This phrase, which means "Together with all, Development for all, Trust of all," encapsulates Modi's vision of inclusive growth. He aims to ensure that every section of society benefits from India's development, with a particular focus on uplifting the marginalized and ensuring equitable opportunities.
- Self-Reliant India (Atmanirbhar Bharat):**
  - PM Modi advocates for a self-reliant India, where the country is less dependent on imports and more capable of producing its own goods and services, particularly in critical sectors like defense, technology, and healthcare.
- Clean and Green India:**
  - Swachh Bharat (Clean India):** Modi's vision includes making India a clean and hygienic country. This involves improving sanitation, eradicating open defecation, and managing waste more effectively.
  - Sustainability:** He emphasizes sustainable development, with initiatives like the International Solar Alliance and commitments to reducing carbon emissions under the Paris Agreement.

5. **Global Leadership:**
  - Modi aims to position India as a global leader on the world stage, particularly in areas like climate change, renewable energy, and international diplomacy. His foreign policy vision includes strengthening ties with neighboring countries, major powers, and engaging with the Indian diaspora worldwide.
- Values:

1. **Nationalism and Patriotism:**
  - A strong sense of national pride and identity underpins Modi's leadership. He emphasizes the importance of national unity, sovereignty, and promoting Indian culture and values.

2. **Good Governance (Minimum Government, Maximum Governance):**
  - Modi values efficient, transparent, and accountable governance. He believes in reducing bureaucratic red tape and improving government services through technology and innovation.

3. **Integrity and Anti-Corruption:**
  - He promotes a corruption-free government, with several initiatives aimed at increasing transparency and reducing corruption at all levels of government.

4. **Social Harmony and Unity:**
  - While promoting development and growth, Modi also stresses the importance of social harmony and unity among India's diverse communities, although this value has been a subject of debate given the criticisms of communal tensions under his leadership.

5. **Empowerment of the Poor and Marginalized:**
  - Modi places a strong emphasis on policies and programs designed to uplift the poor, such as financial inclusion, housing for all, and direct benefit transfers to ensure that the benefits of government schemes reach the most disadvantaged.

6. **Innovation and Entrepreneurship:**
  - He values innovation and entrepreneurship as key drivers of India's economic growth. Initiatives like "Startup India" and "Skill India" are examples of his commitment to fostering a culture of innovation.

7. **Work Ethic and Discipline:**
  - Modi is known for his strong work ethic, discipline, and commitment to public service, values that he expects his government and the citizens to uphold as well.

IMCI+ and USGBF, as our partners, are fully committed to helping you achieve these targets and make India a prosperous country and nation. We believe a strong India would be an essential equilibrium for a better place and stability in the current geopolitical situation.

Our integrative partnership with USGBF is designed to encompass a broad spectrum of projects, including private initiatives, Public-Private Partnerships (PPPs), and public undertakings across key sectors. **These sectors include Infrastructure, Logistics, Shipping, Oil & Gas, Renewable Energy, Healthcare, Education, Mining, Environment, Defence, Agriculture, Research & Technology, Entertainment, Manufacturing, and more.**

Our commitment is further reinforced by our role as underwriters and strategic advisors, which allows us to provide bespoke and comprehensive solutions. We approach every opportunity with a focus on traditional Swiss discretion, diplomacy, and delivering high-quality, tailored results. As proud members of the Swiss SECA (Swiss Association for Corporate Finance and Private Equity), we bring expertise to every project we undertake.

Moreover, our group leads the IMCI+ Alliance, a dynamic network of over 150 professionals and partner companies across critical economic sectors. We maintain strong ties with influential supranational organizations, including the World Bank, various Development Banks, and UN branches. This extensive network empowers us to deliver turnkey, 360-degree solutions that meet the unique needs of our clients and partners.

IMCI+ is an internationally recognized Swiss advisory group with a presence in over 60 countries. Through direct engagement and our expansive IMCI+ Alliance, we have successfully supported hundreds of clients across the globe, helping to secure financing solutions and optimize project management. Our work is deeply committed to improving the quality of life in local communities, with a particular focus on sustainable and socially impactful development.

Specializing in Alternative Projects and Corporate Finance, we pride ourselves on crafting solutions tailored to each client's unique requirements. Our vision is firmly rooted in respecting local characteristics, promoting sustainability, engaging local providers, preserving the environment, and creating new employment opportunities.

We are eager to participate in the upcoming September 2024 summit, where we hope to engage with Indian businesses, government officials, and other stakeholders to explore potential investment opportunities. We are excited to present our investment plans and discuss how our global IMCI+ Alliance can facilitate financial solutions, management expertise, technology, and innovation.

Under your exemplary leadership and visionary guidance, we believe our investments can generate significant employment, stimulate economic growth, and seamlessly align with India's development goals.

Thank you for considering our interest in investing in India. We look forward to the opportunity to contribute to India's continued success.

Sincerely,

IMCI+ GROUP INTL. GMBH



Modesto N Peña y Gorrin  
Chairman / CEO

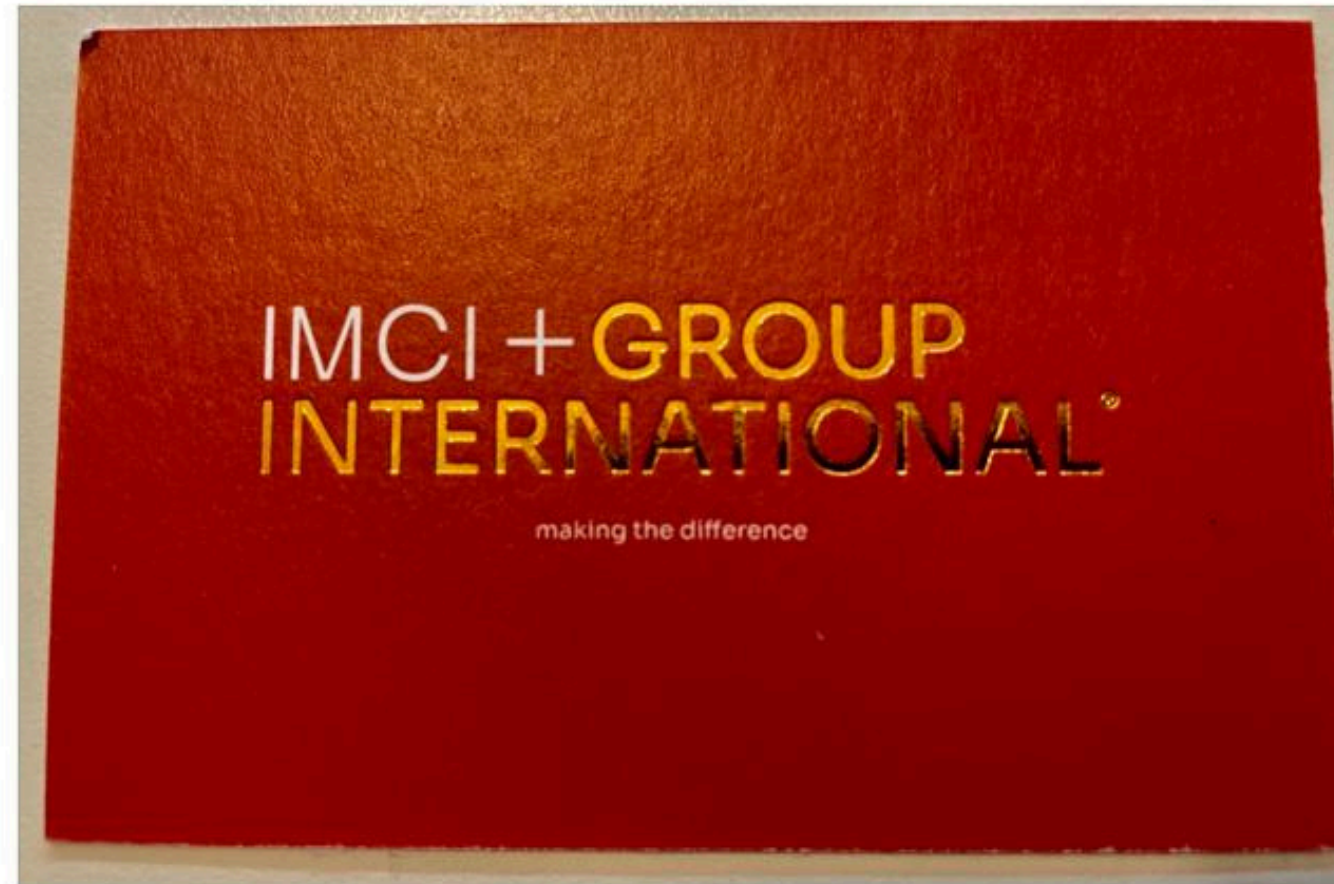
Dr Farzad Kaj  
Sr Risk Officer / Principal Director

Pedro Gard Brito  
Executive Director

CC

Kevin Kishore Kaul (Founder & Chairman) US Global Business Forum, USA  
Priyabrata Pramanik (Asia Chairman – US Asia Business Forum)  
Hariom Agnihotri (Co–Chair & CEO – INDIA), US Global Business Forum.  
IMCI+ Board of Directors

# BUSINESS CARD



Business card





SERAPHIC INTERNATIONAL (PRIVATE) LTD

Reg. 201733624h  
6, Battery Road,  
Level 30,  
Singapore 049909

US Asian Business Forums Project Financing

10 AUGUST 2023

TO: **Mr Kevin Kaul,**  
Chairman,  
**US Global Development & Investments Inc.**  
46, Ximeno Avenue, STE-1, Long Beach, CA, USA

Dear Sir,

In light of your project “The American City”, I am pleased to inform you that I am looking forward to collaboration with you on the steps forward.

Our investments and financial support for your efforts are based on stakes, equities and minimal profit sharing so that more of the funds can be used for greater enhancement of each project.

Seraphic International (Private) Ltd has strategic partnerships with many of the world's leading investors, known and unknown to the public and have access to over €250B of investment monies that are pre-cleared by the European Central Bank.

Being the sole decision maker for the divestment of the above-mentioned funds, I would like to give you assurance that there is a ECB-cleared allocation of approximately €50B for investment into the United States whereby I wish to co-own the investment arm for such investments to be handled and disbursed.

Yours Sincerely,



Dr Samuel Heng  
CEO/ Sole Director  
10TH August 2023

Confidential

TWENTY FIRST CENTURY  
GLOBAL ENTREPRISES INC. - TCGE  
Mr Kevin Kishore Kaul  
Chairman  
46, Ximeno Ave Suite 1, Long Beach, CA 90803  
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.

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.

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





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

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\$/€.

Confidential

TWENTY FIRST CENTURY  
GLOBAL ENTREPRISES INC. - TCGE  
Mr Kevin Kishore Kaul  
Chairman  
46, Ximeno Ave Suite 1, Long Beach, CA 90803  
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.

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.

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



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

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\$/€.

## ***Background.***

**Twenty First Century Global Enterprises Inc. (TCGE Inc.) base in California, USA has assembled a team that is uniquely qualified to carry out this work. TCGE Inc. principals and its affiliates who will lead the execution of the Projects have over 150 years of cumulative Architectural, Engineering, Designing, Development, Legal and structured lending experience involving businesses operating in challenging emerging markets and over 40 countries. Our success Partners have collectively participated in over 500 transactions involving more than US\$100 billion of capital**

**(Finance Side)**

**UBS, JPMorgan, Carlyle Group, Blackstone, Cerberus Capital, BBVA, Credit Suisse, ABN AMRO, Citibank, Barclays, The World Bank Group and International Finance Corporation (IFC). “Needs Attention”.**

## **"The English concept of a man's home is his castle is true in most parts of Asia**

"The English concept of a man's home is his castle is true in most parts of Asia, the Mideast and Eastern Europe," said Jeff

a Bahrain-based developer of shopping malls, resorts and residential communities in the Middle East. "If you look at how countries are moving up the socio-economic ladder, some of the things they all want is a car, a house, a nice view and air conditioning

### **Fitting with local culture**

Architect Aram Bassenian, whose Mediterranean-style homes have come to define California's ritzy suburbs, contends that architects shouldn't shoulder all the blame. California borrows ideas from elsewhere, and for centuries cities have been designed or influenced by outsiders.

Many advances in green home design that were developed in the U.S. are being introduced overseas, including better insulation or

## The English concept of a man's home is his castle is true in most parts of Asia

### Suburban lifestyle

The trend started during the early 1990s U.S. housing downturn and has intensified in recent years. Firms that ventured abroad since that time say doing so has helped them weather economic slowdowns in certain on a grander and more creative scale. At times, architects are creating huge master single-family homes with high rises, parks and shopping centers. Feola's firm is designing a shopping and entertainment complex New Cairo, a metropolis built from scratch for roughly 200,000 residents in Egypt. The idea is to avoid some of the mistakes past and create a mixed-use environment where people rely less on their car to get to shops and services.

American firms are behind an eco-friendly island connected to Shanghai by rail, and a new township in northern India loaded with luxury villas, apartments, shops, parks and schools. Curiously, some of the developments overseas look and sound a lot like California suburbs marketed to affluent customers who have spent time living in the U.S. or are attracted to an American suburban Feola's firm, which does 90 percent of its projects outside the U.S. and is best known for designing a shopping mall in Dubai with an indoor ski slope, was responsible for a development outside of Beijing called Napa Valley that has little resemblance to the winemaking region. Grassy front lawns and driveways lead to pastel-colored homes that mimic French, Italian or Spanish architectural

## Vision and Development Concepts

### Phase 1: New York City Design Concept

With the globalization of most markets our research indicates the need to expand our living experience in creating a global style of living. We have chosen to design our township after one of the most known and sought after real estate in the world New York City as Mumbai and New York are sister cities and we want to send a strong message that the Twin Towers are still alive along with Times Square and Empire State Building which signifies

# The New York CITY

## American Design American Build NRI Township

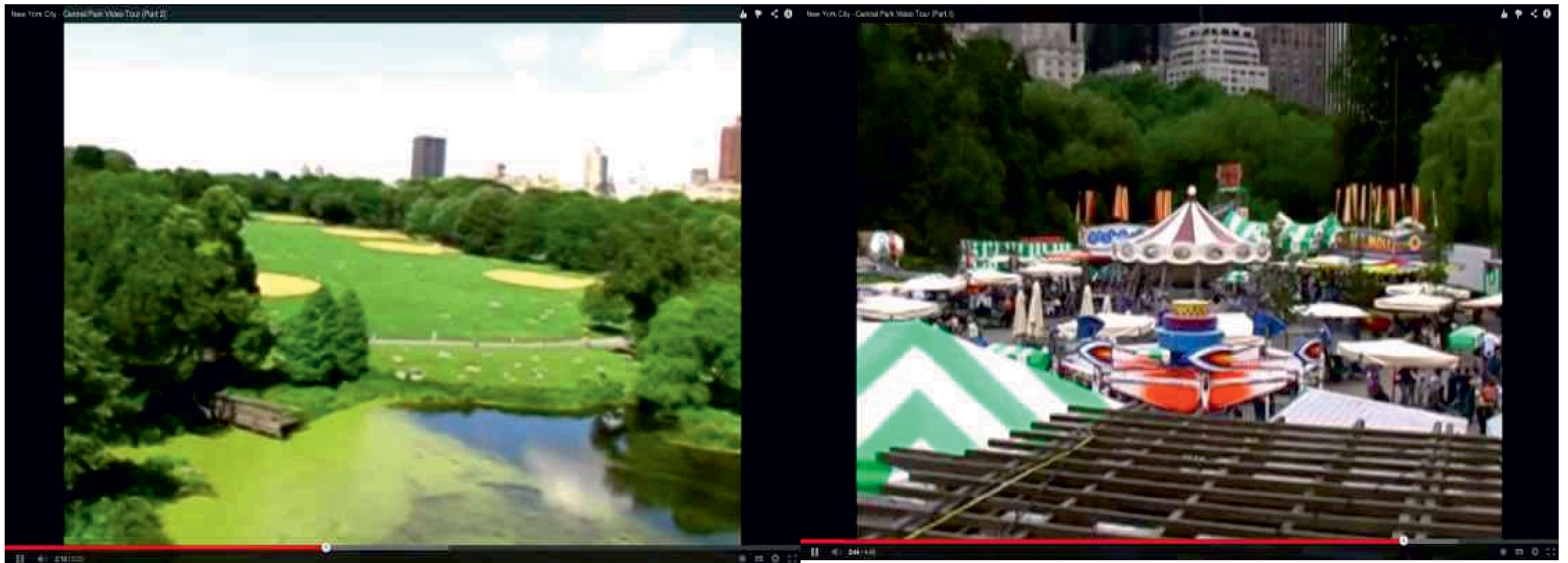
Twenty First Century Global Enterprises Inc. (TCGE Inc.) is requesting CIDCO to issue the allotment of 200 hectares to build an American Design and build New York City theme township. The project site is located within the township of Dronagiri. The property is comprised of 200 hectares and is 7.2 miles directly across from the Gateway of India and the business district of Mumbai. This close proximity to the financial capital of the second most populated city in the world.



# The New York City

## Central Park / Amusement Park

The idea of a township built around a park much like the Central Park in New York city is based on the need for humans to feel some sort of natural surroundings in a place for children to play freely and practice sports, adults may interact with neighbours, family gatherings around the Bar-BQ Pits, practice Yoga under a tree or a beautiful Indian sun and a jogging trail. Families can take a stroll to its own amusement park design with the option to open to the public as a non profit center to help with the upkeep and or future expansion, residents may be able to access at a discount or free of charge covered by their association dues. In addition global religions with temples of all religions will be there too.



# The New York City

## Canals and Bridges

The Idea here is to connect the high end villas towers and park to the marina by way of gondolas.



# The New York City

## Time Square

New York City being the example of American Design and Constructing Time Square is an example of the idea is to avoid some of the mistakes of the past and create a mixed environment where people rely less on their car to get to shops and services.



## Infrastructure, Sustainability & Connectivity

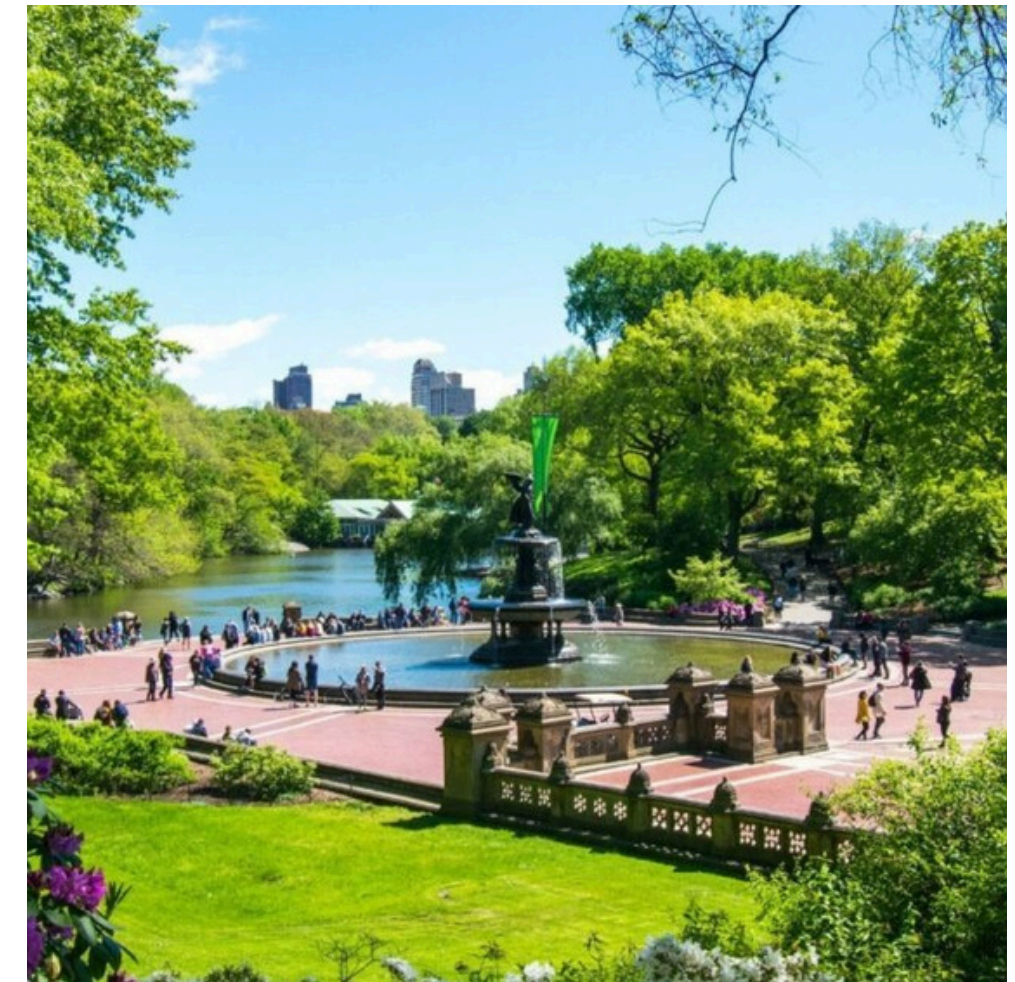
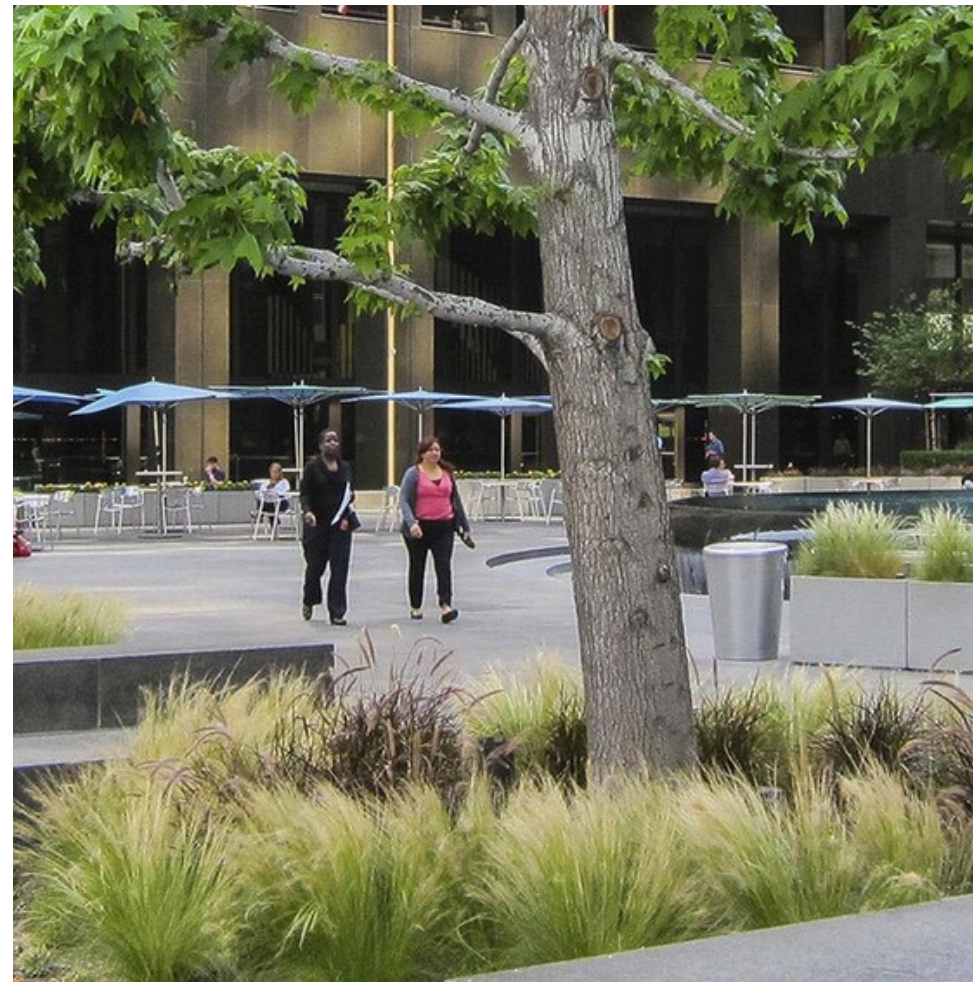
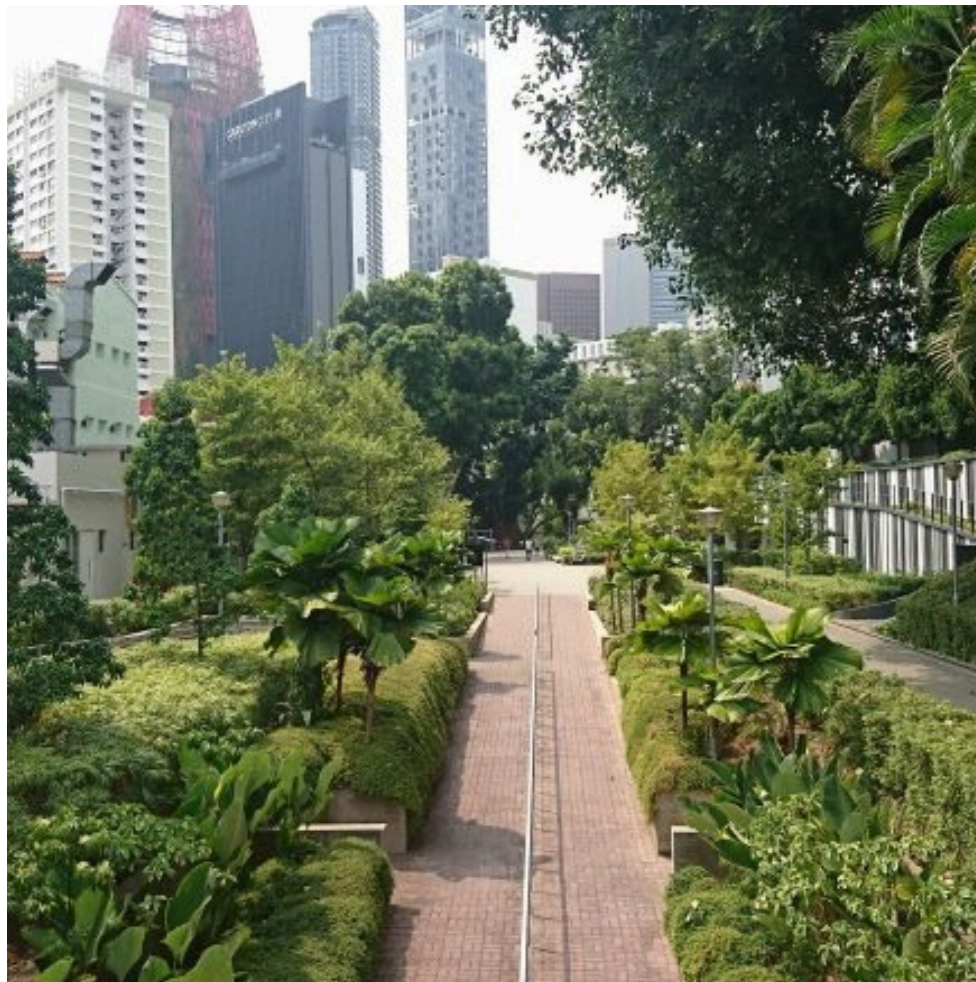
- \*Infrastructure: Integrated multi-modal transit (metro, buses, gondola waterways).
- \*Sustainability: Use of green energy, smart waste management, and IoT for real-time monitoring.
- \*Connectivity: High-speed digital networks and smart governance systems.
- \*Importance: These elements ensure that the urban hub is future-proof, eco-friendly, and seamlessly connected—critical for attracting global investors.



# Gardens & Open Spaces

Integrate expansive green corridors, Central Park–style spaces, and landscaped plazas throughout the urban fabric.

- Importance: Enhances livability, improves environmental quality, and provides essential community gathering spaces.



# Key Elements

- **Expansive Green Corridors:** These interconnected networks of parks, trails, and green spaces create a continuous flow of nature throughout the city. They offer opportunities for recreation, reduce the urban heat island effect, and support biodiversity.



- **Central Park-Style Spaces:** Large, iconic parks provide a central gathering point for the community. They offer a diverse range of amenities, from playgrounds and sports fields to botanical gardens and performance venues.



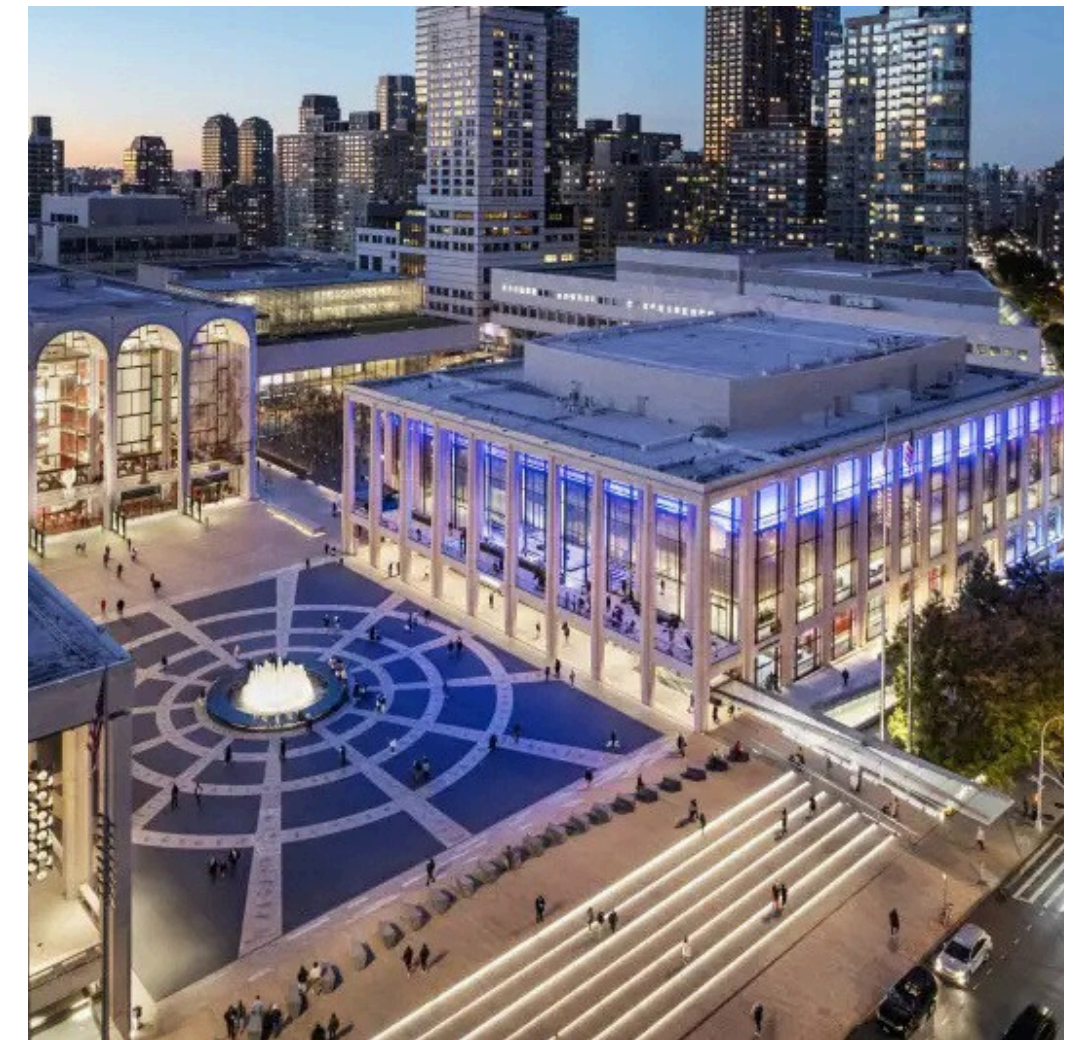
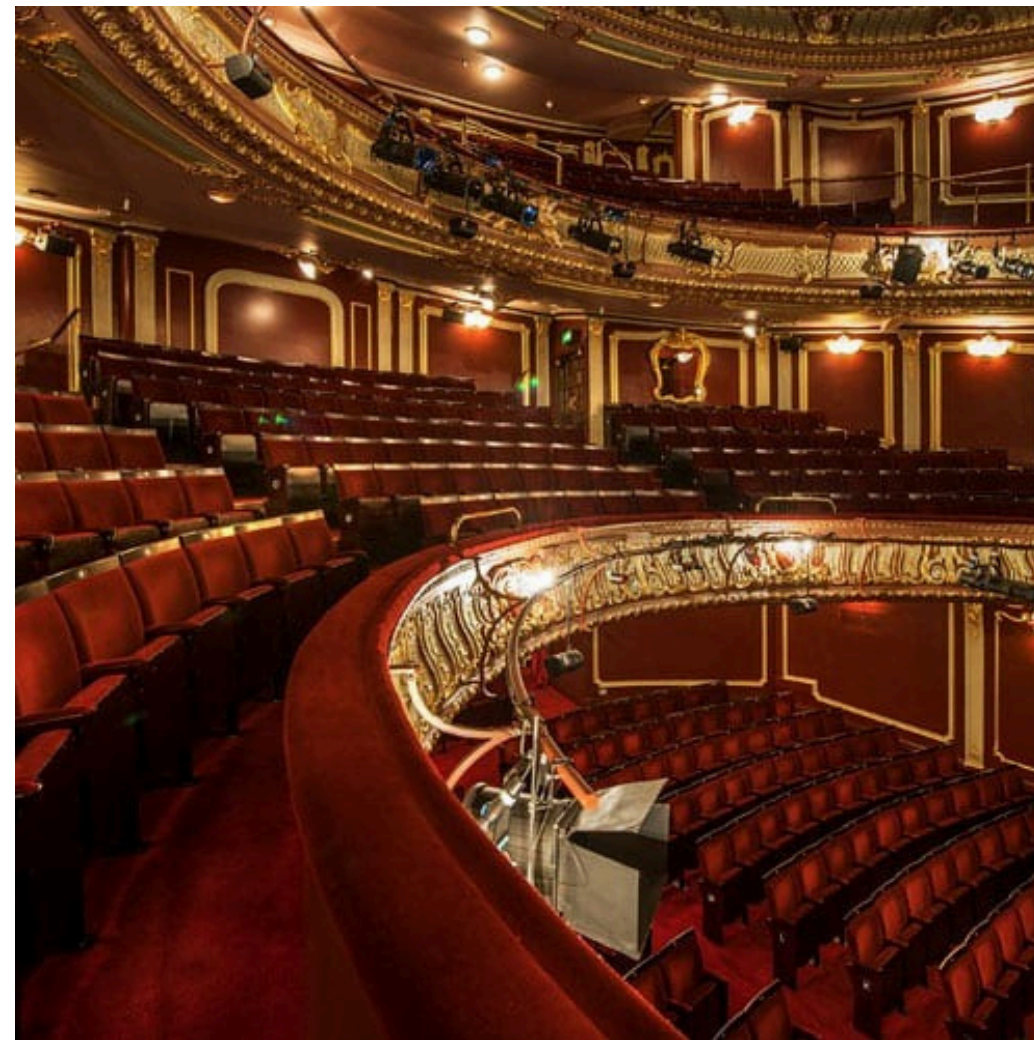
- **Landscaped Plazas:** Smaller, pocket parks and plazas integrated into the streetscape offer respite from the urban bustle. They provide spaces for relaxation, social interaction, and outdoor dining.

- **Enhanced Livability:** Access to green spaces improves residents' physical and mental well-being. Parks provide opportunities for exercise, relaxation, and connection with nature, contributing to a higher quality of life.



**Theaters & Cultural Venues:** Install world-class performance spaces and cultural centers that host live shows, festivals, and exhibitions.

- Importance: Fosters cultural enrichment and positions the hub as a destination for arts and entertainment.



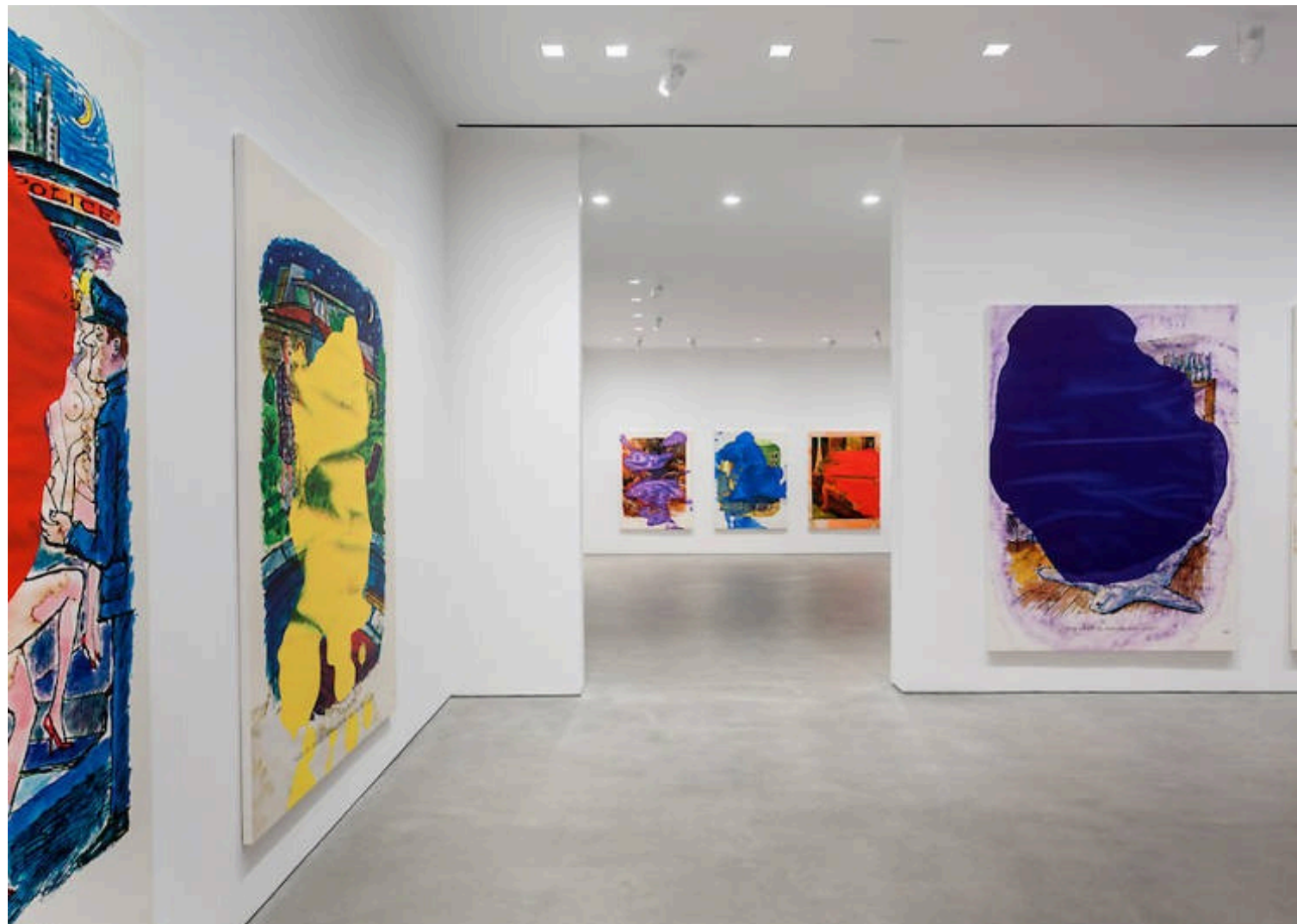
## Key features:

- **World-Class Performance Spaces:**  
These venues, ranging from grand theaters to intimate black box spaces, host a diverse range of live performances, including music concerts, theatrical productions, dance performances, and opera. They should be designed with state-of-the-art acoustics, lighting, and stage technology to enhance the audience experience.



**Cultural Centers:** These institutions serve as hubs for artistic creation, education, and community engagement:

- Art Galleries and Museums: Displaying visual art, historical artifacts, and cultural exhibits.
- Libraries: Offering access to books, digital resources, and community programs.



## Sports Complex (Partial):

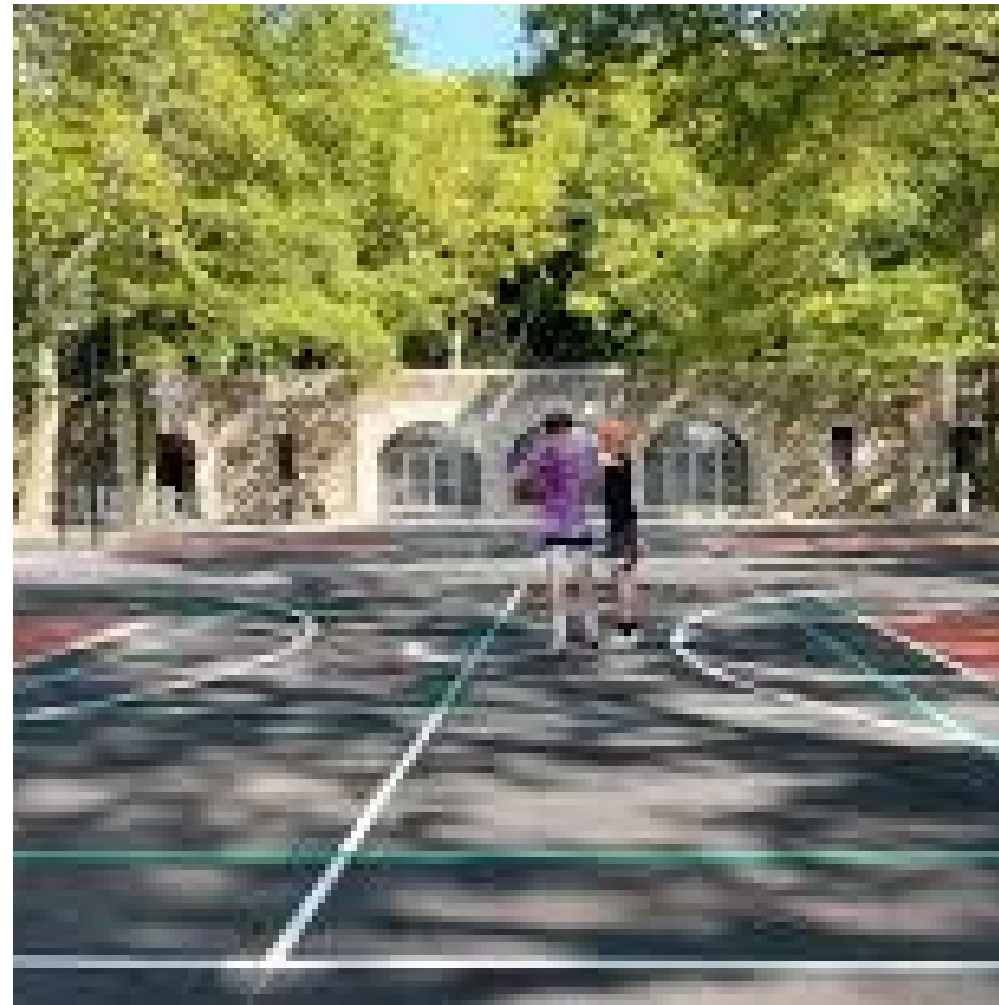
Embed community sports facilities, fitness parks, and event arenas within the urban grid.

- Importance: Encourages healthy lifestyles and creates venues for local and international sporting events.



**Community Sports Facilities:** These facilities cater to local residents and offer opportunities for a variety of sports:

- **Parks with Sports Fields:** Many of NYC's parks feature baseball diamonds, soccer fields, basketball courts, and tennis courts, providing free and accessible spaces for community sports leagues and casual play.



- **Recreation Centers:** These centers offer indoor facilities like gyms, swimming pools, and basketball courts, often with programs for children, teens, and adults. The NYC Parks Department operates numerous recreation centers throughout the city.



**Fitness Parks:** Outdoor fitness areas with equipment for strength training, cardio, and calisthenics are becoming increasingly popular. These parks offer a free and convenient way for residents to stay active. You can find examples along the Hudson River Greenway and in various neighborhood parks.



- **Event Arenas:** NYC is home to several major sports arenas that host professional and collegiate games, as well as other large-scale events:



## Tourism Elements:

Incorporate landmark attractions (skyscrapers, museums, public art) that serve as tourist draws.

- Importance: Helps the urban hub become a destination in its own right, attracting visitors alongside residents.



Landmark Attractions (Skyscrapers): NYC's skyline is instantly recognizable, featuring some of the world's most iconic skyscrapers:



- Museums: NYC boasts a world-class collection of museums covering a vast range of subjects:



- Public Art: NYC is a canvas for public art, with murals, sculptures, and installations throughout the city:

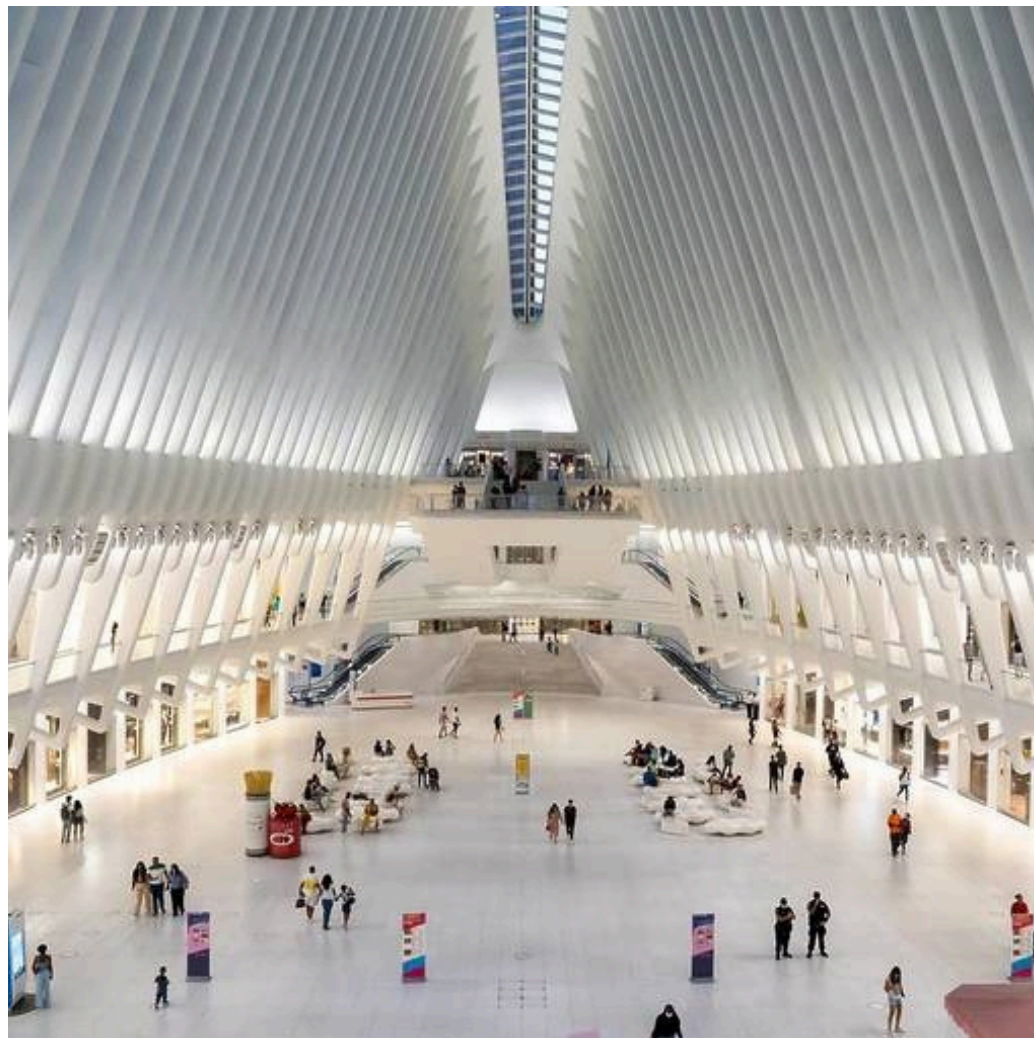


- Times Square: A dazzling display of billboards and lights, a symbol of NYC's energy and excitement.



# Mall of America

- Develop a high-tech, multi-level retail environment that blends luxury and mass-market brands with interactive digital experiences.
- Importance: Creates a premier shopping and social destination that drives retail revenue and tourism.



- Anchor Stores and Department Stores: Like traditional American malls, having strong anchor stores (think a mix of international and popular Indian brands) and a good selection of department stores is crucial. These act as magnets, drawing people into the mall.



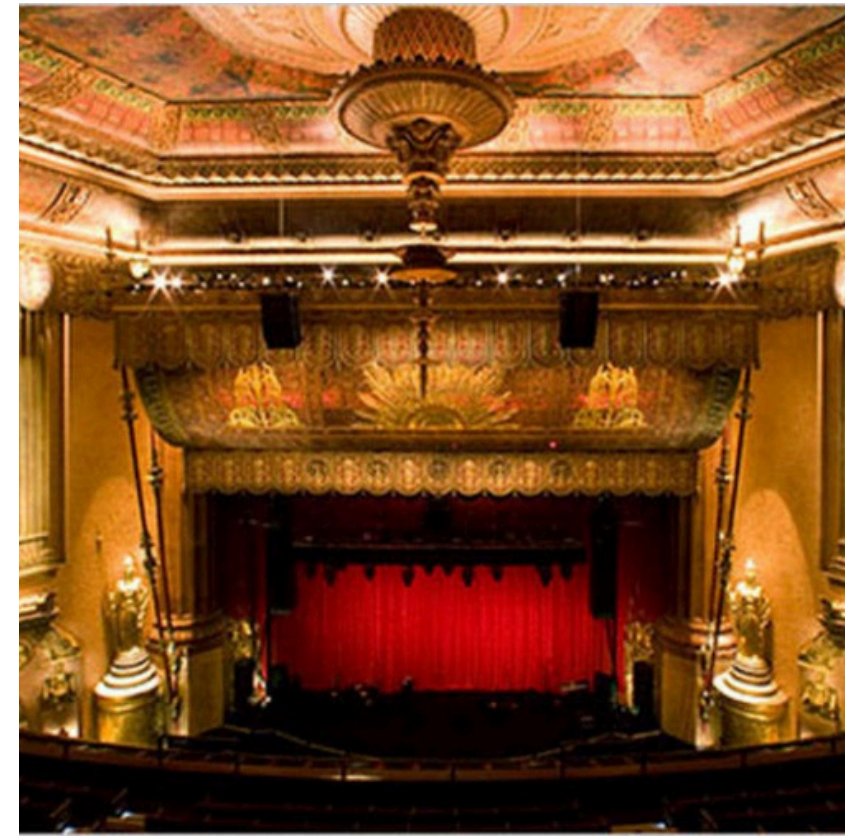
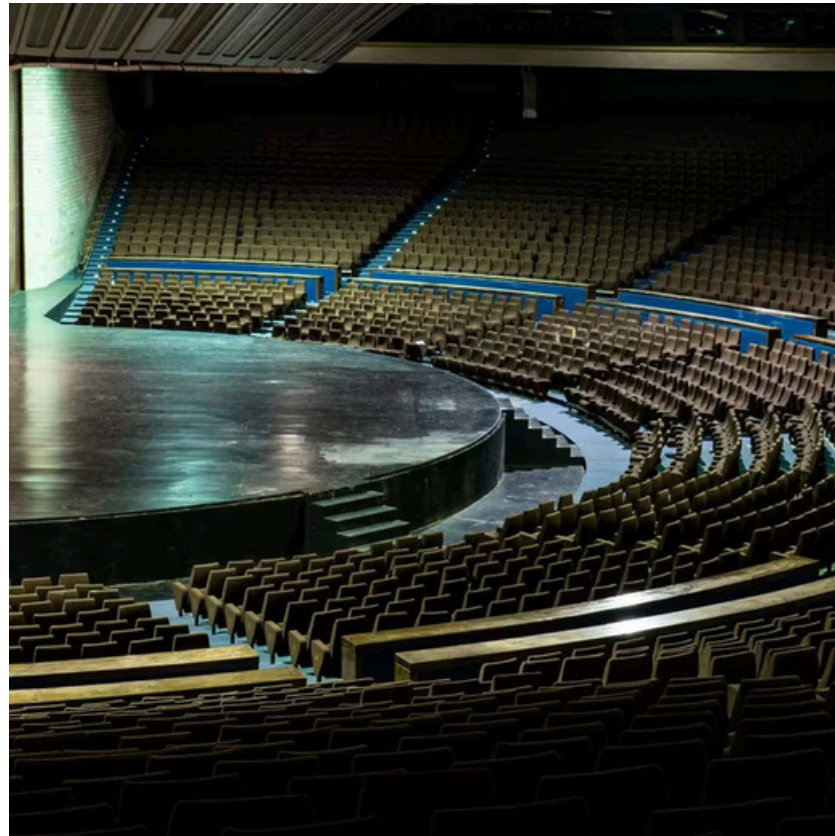
- Luxury and Mass-Market Blend: A mall that successfully combines luxury boutiques with popular, accessible brands caters to this wider demographic and creates a more dynamic shopping experience.



- **Dining and Entertainment:** A large and diverse food court is a staple of American malls, and this is equally important in India. Beyond that, incorporating restaurants, cafes, bars, and entertainment options (movie theaters, gaming zones, and even small-scale performance spaces for local artists) is essential for extending dwell time and making the mall a social hub.



- Additional Theaters/Entertainment Venues:** Include performance areas and multipurpose spaces within the complex to host live events and cultural shows.
- Importance: Enhances visitor engagement and extends the dwell time in the center.



**Variety of Venues:** A mix of spaces caters to diverse events and audiences:

- **Large-Scale Theaters:** For touring Broadway productions, concerts by well-known artists, and large-scale presentations. (Think of the success of some malls that have incorporated smaller-scale versions of performing arts centers.)



- **Intimate Theaters/Black Box Spaces:** Ideal for smaller plays, improv shows, poetry slams, local theater group performances, and experimental productions. This supports local arts communities.



- **Multipurpose Halls:** Adaptable spaces for conventions, conferences, product launches, community events, exhibitions, and even private parties. Flexibility is key.



## Tourism Focus:

Design the retail center to serve as an experiential hub that attracts international tourists with signature events, digital installations, and themed festivals.

- Importance: Strengthens the city's brand as a global destination by linking shopping with cultural and entertainment experiences.



**Signature Events:** These are large-scale, attention-grabbing events that become synonymous with the retail center and attract tourists from around the world.

- **Fashion Shows:** Partnering with top designers or brands for exclusive fashion shows.



- **Product Launches:** Hosting major product launches with celebrity appearances and interactive demos.



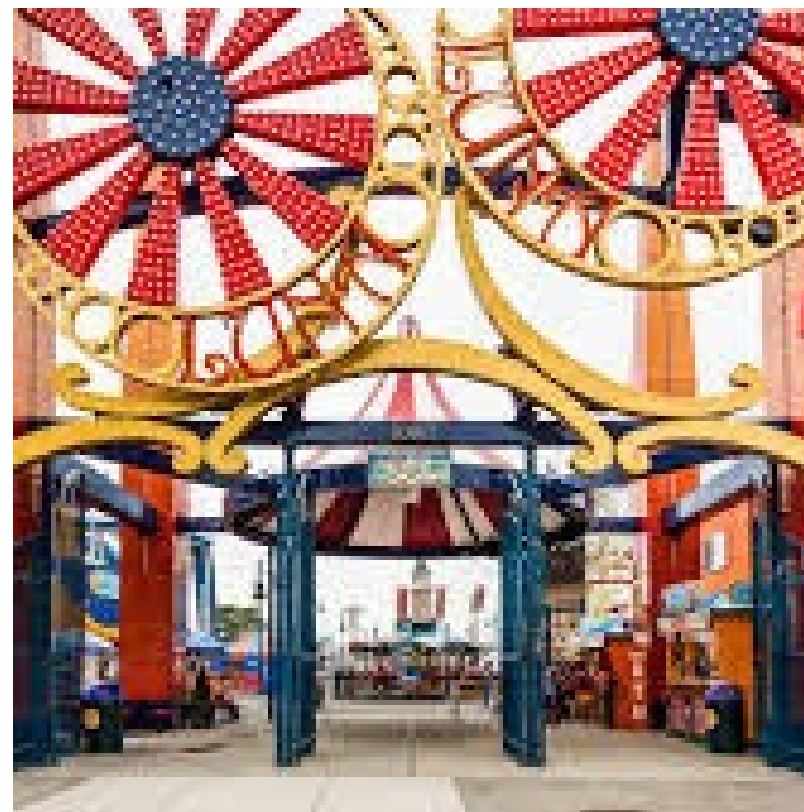
- **Holiday Celebrations:** Creating spectacular holiday-themed events and displays that become a must-see attraction



- **Digital Installations:** Interactive and visually stunning digital art installations create a modern and engaging atmosphere.



- Tourism & Iconic Attractions:** Center the theme park around immersive attractions, rides, and interactive entertainment that draw visitors from around the world.
- Importance: Establishes the primary tourism magnet of the project, boosting international visibility and economic impact.



## Key Elements for a Theme Park, Universal Studio, Magic Mountain:

**Iconic Rides:** Develop signature rides that are unique to the park and become must-do experiences for visitors:

- **High-Thrill Coasters:** Design roller coasters that offer thrilling drops, twists, and turns, with themes that tie into NYC's skyline or history.



- **Interactive Dark Rides:** Create dark rides that combine storytelling, special effects, and interactive elements, allowing riders to engage with the narrative.



- **Water Rides:** Incorporate water rides, such as log flumes or rapids rides, with themes that connect to NYC's waterways or harbor.

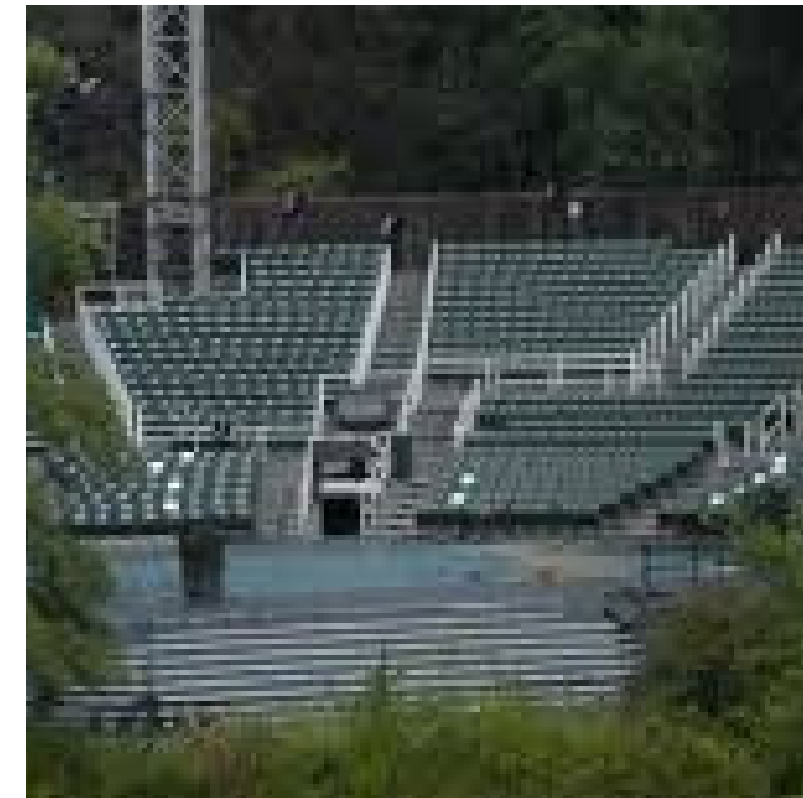
**Interactive Entertainment:** Offer a wide range of entertainment options that engage visitors of all ages:

- **Live Shows:** Produce Broadway-caliber shows, musical performances, and street theater that celebrate NYC's vibrant arts scene.
- **Character Meet-and-Greets:** Create opportunities for visitors to meet and interact with costumed characters inspired by NYC's history, folklore, or pop culture.



**In-Park Theaters:** Integrate specialized performance venues for live shows and digital experiences that complement the park's themes.

- Importance: Adds layers to the entertainment experience and diversifies revenue streams.





**TWENTY FIRST CENTURY GLOBAL ENTERPRISES INC. (TCGE Inc.)**

**46, Ximeno Ave, STE-1,  
Long Beach, CA - 90803**

**TCGE India Pvt. Ltd**

**704, Arenja Chambers II, Sector 15, CBD Belapur, Navi Mumbai-400614**

**US: +1 310 871 9607 | India: +91 935 488 8456**

**[WWW.TCGEINDIA.COM](http://WWW.TCGEINDIA.COM)**

**THANK YOU**