



CHANDNI CHOWK OF NAGPUR

IS NOW 'CENTRE OF THE WORLD'

THE CHANDNI CHOWK OF NAGPUR

सिताबर्डी

2010 Actual View

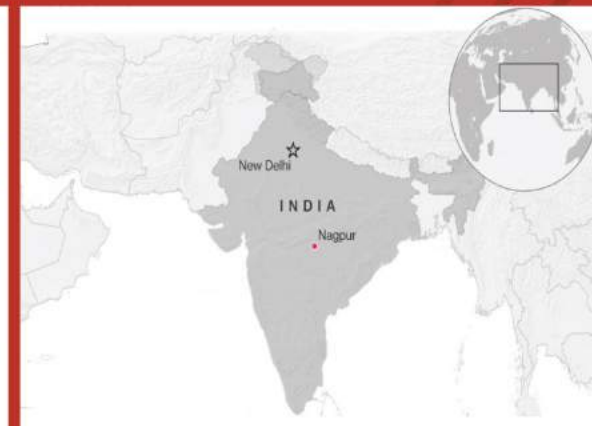


2023 Artistic Impression



ZERO MILE

THE CENTER OF INDIA





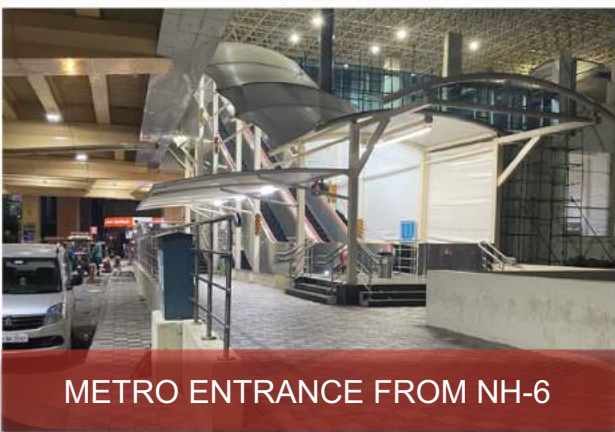
AT VARIETY SQUARE, SITABULDI, CBD NAGPUR
The only interconnecting point of India's 2 biggest highways NH-6 & NH-7.



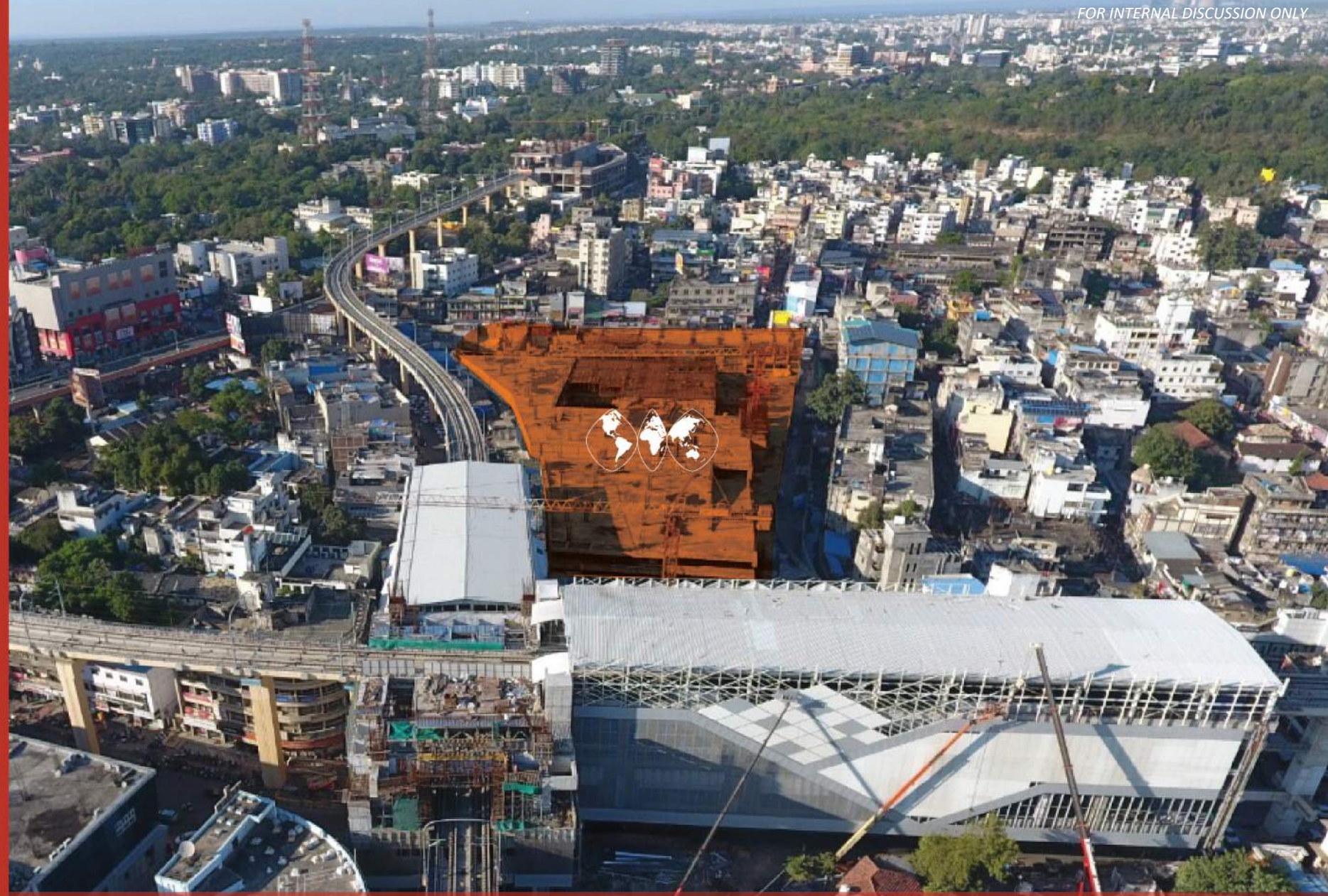
WAY TO METRO FROM LEVEL 1



DIRECT CONNECTION FROM 2 LEVELS



METRO ENTRANCE FROM NH-6



SITABULDI METRO INTERCHANGE

NAGPUR

THE WINTER CAPITAL OF MAHARASHTRA

TRADING HUB
for Vidarbha region.

5th FASTEST GROWING CITY
in world during 2019–2035.
(with an avg growth of 8.41%)

BIGGEST
cargo hub in India.

3rd LARGEST
city in the state and 13th
in India.

1st IN MAHARASHTRA,
2nd IN INDIA.
in smart city ranking

TOPPING
in liveability, greenery, public
transport & healthcare.

AT ZERO MILE,
the center of India.

A MAJOR TOURISM
& pilgrimage attraction.

CATERING TO

2.3 Cr.

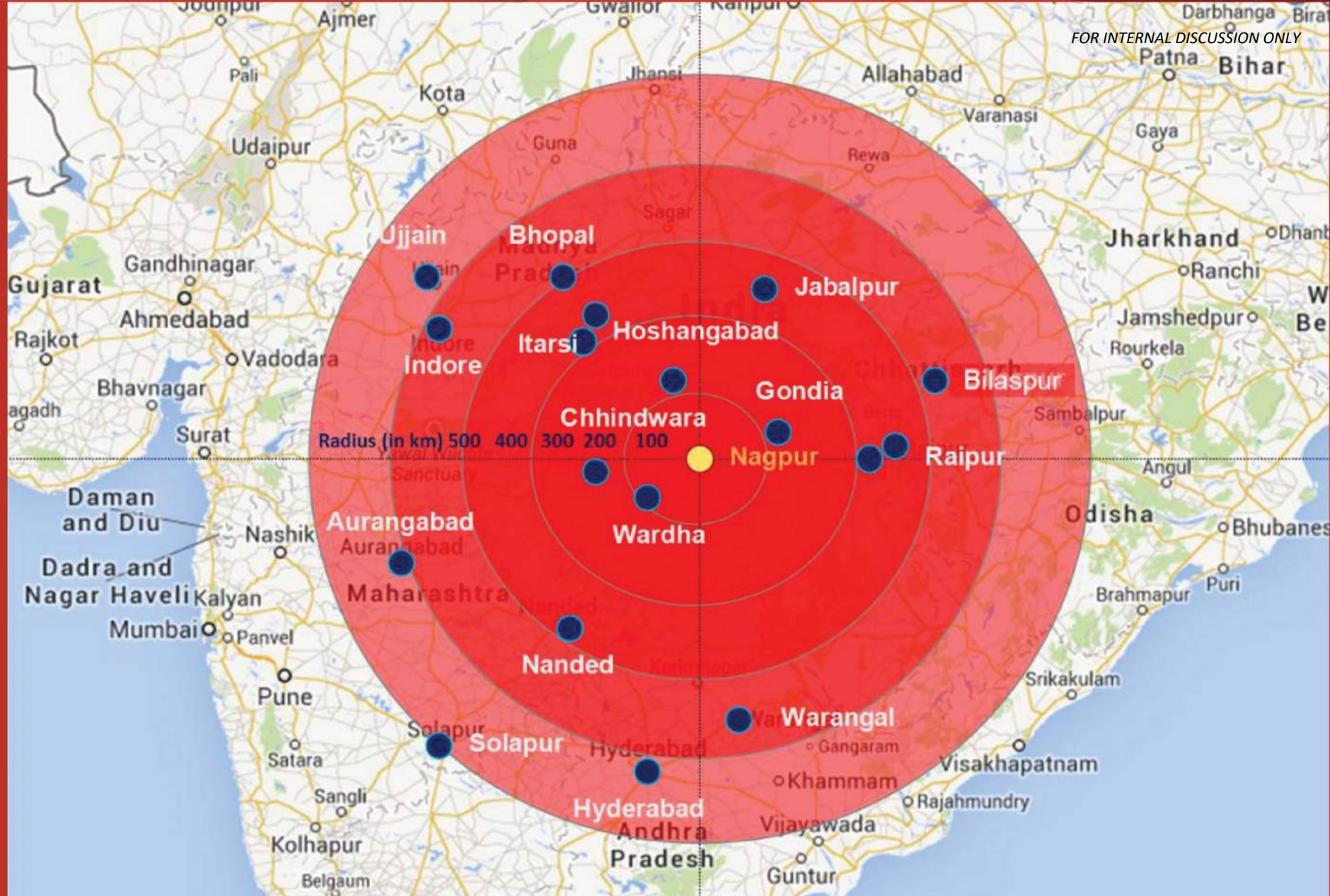
POPULATION FROM
VIDHARBHA REGION

4 - 5 LAKH

AVERAGE DAILY
METRO TRANSIT

75K – 1.5L

WTC NAGPUR,
PROJECTED FOOTFALL



SITABULDI, NAGPUR
THE CENTER OF CENTRAL INDIA

NAGPUR

CREATING NEW BENCHMARKS

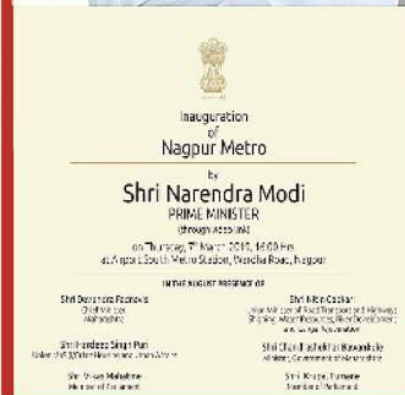


Inshorts

In pics: Nagpur-Mumbai Expressway, one of India's longest expressways, inaugurated today

PM Narendra Modi on Sunday inaugurated the phase 1 of Hindu Hrudaysamrat Balasaheb Thackeray Maharashtra Samruddhi Mahamarg, covering a distance of 520 km and connecting Nagpur and Shirdi. The 701-km Nagpur-Mumbai Expressway - being built at a cost of ₹55,000 crore - is one of India's longest expressways, passing through 10 districts of Maharashtra.

swipe left for more at inshorts.com / few hours ago



FIRST MBO INAUGURATION AT WTC NAGPUR BY:
HON. MINISTER OF ROAD TRANSPORT AND HIGHWAYS OF INDIA
Shri. NITIN GADKARI

Nagpur Metro successfully created a Guinness World Record

Nagpur Metro has successfully created a Guinness World Record by constructing the longest double-decker viaduct (metro) is 3,140 meters and was achieved by the Wardha Road in Nagpur.

Sumit Arora • Published On December 6th, 2022



Nagpur Metro has successfully created a Guinness World Record by constructing the longest double-decker viaduct (metro) is 3,140 meters and was achieved by the Wardha Road in Nagpur. The double-decker viaduct of 3.14 km on Wardha Road has three metro stations – Chhatrapati Nagar, Jai Prakash Nagar and Ujjwal Nagar. These stations require special planning which are station specific to meet the functional requirements of the metro duly incorporating site specific constraints and double-decker viaduct requirements. The engineering thought process, concept, design and execution of these stations are no less than a challenge.

I N T R O D U C I N G



WORLD TRADE CENTER[®] NAGPUR

AT SITABULDI, METRO INTERCHANGE, CBD NAGPUR

SHARE AN ADDRESS WITH FORTUNE 500 COMPANIES

SIGNED-UP BRANDS

ACCESSORIES



BEAUTY



ELECTRONICS



APPAREL



FOOTWEAR



GIFT & DÉCOR



ANCHOR STORE



F&B



REC-MULTIPLEX



JEWELLERY



HEALTH & WELLNESS



LIFESTYLE



EYEWEAR



165+ GLOBAL, NATIONAL & LOCAL BRANDS

80% LEASED

30% OPERATIONAL

100% CONNECTED

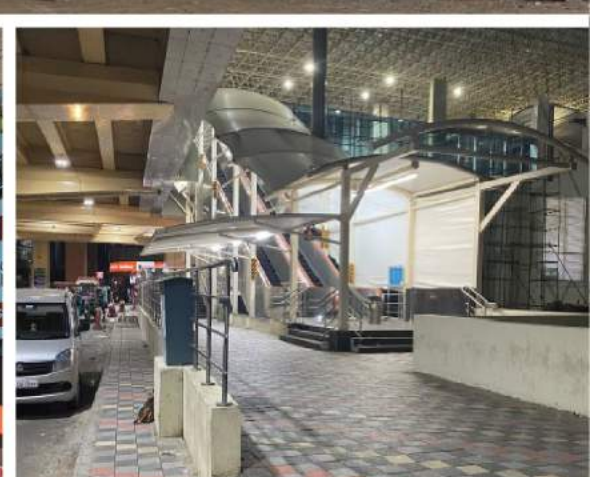


FOR INTERNAL DISCUSSION ONLY



ACTUAL IMAGES

OC RECEIVED | OPERATIONAL



FOR INTERNAL DISCUSSION ONLY

ACTUAL IMAGES

PART OC RECEIVED | OPERATIONAL



FOR INTERNAL DISCUSSION ONLY



1.5 M Sq.Ft.
Mixed Use Development

500+
Global, National & Local Brands

1500 – Car Parking
2000 – Two-Wheeler Parking

*3D IMAGES

THE GLOBAL NETWORK

CONNECTING 1 MILLION BUSINESSES

THE NETWORK



ACROSS 326 CITIES | 89 COUNTRIES

THE IMPACT

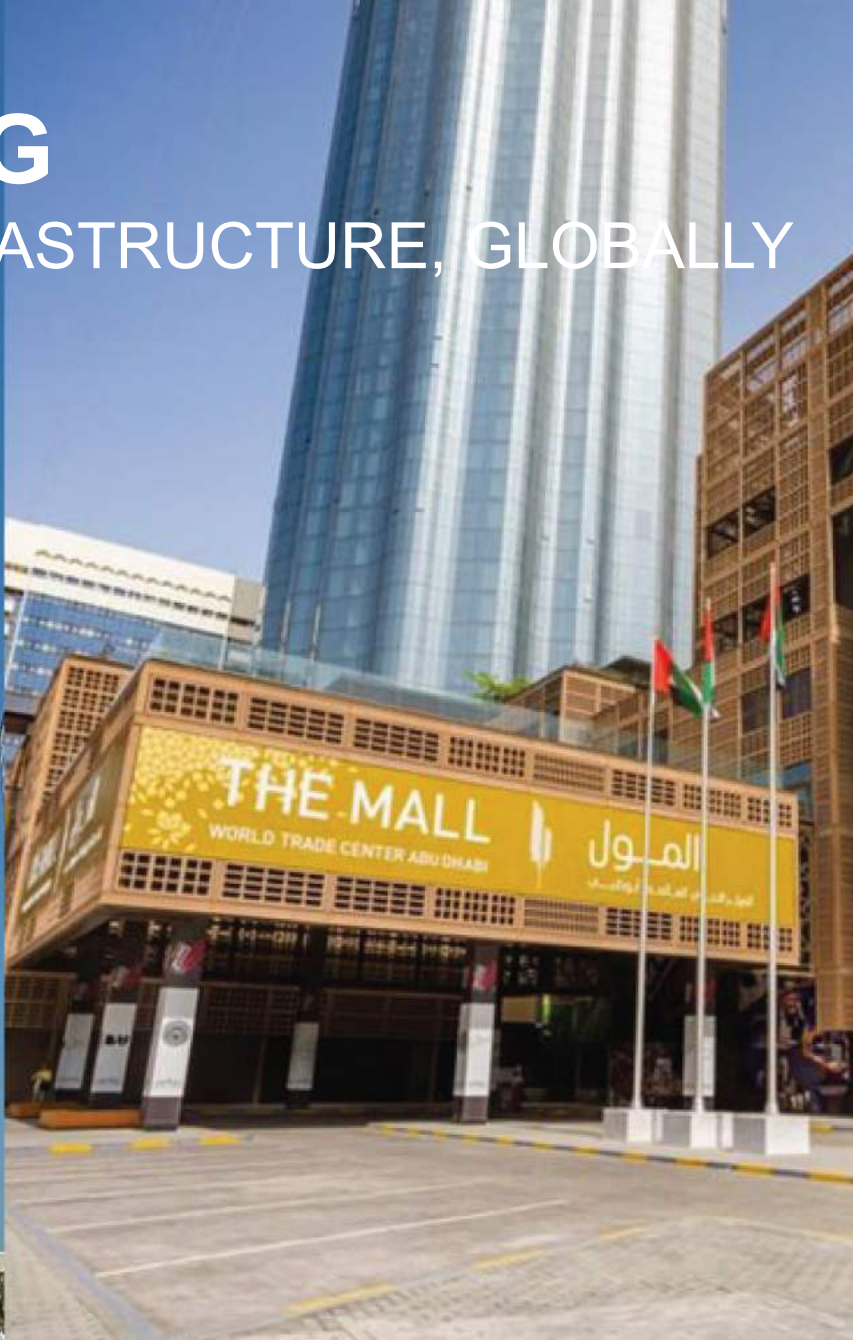


WORLD TRADE CENTERS™
ASSOCIATION

WTCs HOSTING BUSINESS BEST INFRASTRUCTURE, GLOBALLY



MODA MALL, WTC BAHRAIN

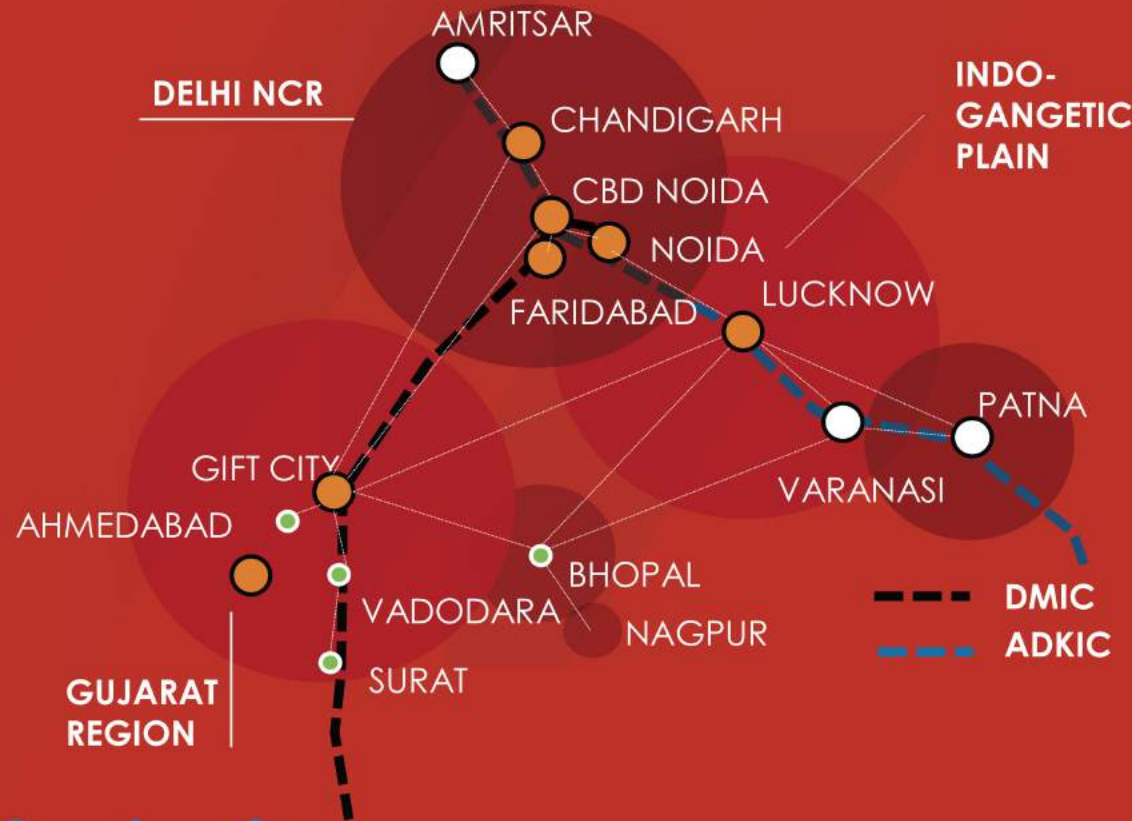


MODA MALL AT WTC ABU DHABI



WESTFIELD, WTC NEW YORK

A UNIQUE HUB & SPOKE STRATEGY TO TAP HIGH GROWTH CENTERS OF INDIA



WORLD TRADE CENTER™

THERE'S A MOMENT IN EVERY CITY'S HISTORY THAT WRITES ITS FUTURE

FOR DUBAI IT WAS 1978



FOR HONG KONG IT WAS 1975



FOR NEW YORK IT WAS 1939



FOR NAGPUR IT'S NOW

THE OPPORTUNITY

MAXIMUM YIELDS, MINIMUM FIELDS



INVESTMENT STARTS **25 LAKHS** ONWARDS



UPTO 75%
BANK LOAN AVAILABLE



6% MG[#]
FOR 12 MONTHS



~ 8% + PA^{}**
AVG. YIELD



12%
SAVINGS*

Terms and Conditions apply. *Savings due to OC Property. **Average yield from revenue share of 3-10 years or MG., whichever is higher. #Inaugral offer till stock last



EXPERIENCE



HIGH RETURNS

- ~20% (RENTAL + APPRECIATION
8% RENT + 15% VALUE)
- 15% ESCALATION



CAPITAL APPRECIATION

- 80% LEASED FROM DAY 1
- NAGPUR CITY CENTER /
METRO EXCHANGE /
2.3 Cr. CATCHMENT

SECURITY OF INVESTMENT

- OPERATIONAL GRADE A
BUILDING
- PRIME LOCATION - CBD



PRIDE OF OWNERSHIP

- GLOBAL POWERBRAND(s)
- EXCLUSIVE ADDRESS @
ZERO MILE





GROUND FLOOR PLAN

#BeAtTheCenter

THANK YOU



WORLD TRADE CENTER® NAGPUR

Developer- Goel Ganga Infrastructure & Real Estate Pvt Ltd CIN : U70100PN2005PTC148088, Contact Address: San Mahu Commercial Complex , 3rd Floor , 5 Bund Garden Road Pune -411001, Maharashtra, India Project: WTC NAGPUR, RERA Registration No:- P50500011388/P50500003695, dated 15.09.2017, further details can be viewed at <https://maharera.mahaonline.gov.in/>. Trademarks: "World Trade Center", "WTC", WTC Logo are owned by World Trade Centers Association, Inc, New York (WTCA).

Developer is using said trademarks and logo under License from WTCA.

General Disclaimer of Liability - The content published / printed herein are not any sort of invitation, legal offer or promise from the company. All representations / presentations made herein are for illustrative / indicative purpose and not claimed to be exhaustive or complete. This contains artistic impressions and no warranty is expressly given or implied that the completed development will comply in any degree with such artist's impression as depicted. All specifications/layout of the unit shall be as per the final agreement between the parties. Please refer to the booking application and agreement of the project issued by the developer for detailed pricing and terms & conditions before making a decision of purchase. The information and statistical data herein have been obtained from sources we believe to be reliable. Such information has not been independently verified and we make no representation or warranty as to its accuracy, completeness, or correctness. The official website of the project is www.wtcnagpur.org, company shall not be responsible for any liability arising from information provided on any other website/communication through any third-party interests. You should make your own assessment in placing reliance on data. 1 sq. ft. = 0.093 sq. m.