

Whitepaper:

Elements Residencia

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1. Executive Summary

1.1 Project Overview

Elements Residencia opens up the perfect opportunity for you to invest in and own elegantly furnished apartments. Spanning 215,000 sq.ft. and featuring commercial, healthcare, and lifestyle amenities, the 115 feet high structure offers all essential facilities. Adopting the ideology to optimise space usage, Elements Residencia is being developed keeping the future space users in mind under a pioneering PropTech partnership with Roomy.

Roomy, looking to expand further, is Pakistan's fastest growing hotel chain with hotels in over 20 locations.

1.2 Project Vision:

The expressionist façade inspired by lunar geometry wraps the living space. Perforated brick monolith stands on an etched concrete band. Apartment terraces open up to park and cityscape. Building is designed as a self-sustaining urban block encompassing all the required facilities and amenities. World class swimming pool and gym is located on the rooftop opening up to a beautiful lake view vista. Architect: Affan Ahmed, ORAD

1.3 Key Highlights:

- **Location:** Bahria Town Phase 8, Sector M, Rawalpindi
- **Project Size:** 215,000 sq. ft.
- **Completion Year:** 2026
- **Token Price:** PKR 17,000 per square foot
- **Projected Return:** 30-40% annual ROI
- **Investment Model:** Partial ownership via tokenization on Blockchain
- **Business Case:** Fully Furnished Serviced Apartments & Hotel
- **Partnership:** Roomy Pakistan

2. Project Details

2.1 Location and Strategic Significance

Located in the heart of Bahria Town Phase 8, Rawalpindi, *Elements Residencia* is surrounded by lush parks and modern infrastructure, making it a highly desirable residential and commercial hub.

2.2 Proximity to Infrastructure

- Future World School: 800m | 1-minute drive
- Begum Akhtar Memorial Hospital: 3.4 km | 6-minute drive
- Mcdonalds, KFC, Pizza Hut | 5.5 Km | 10 Min drive
- Giga Mall: 15 km | 21-minute drive

2.3 Key Architectural Features, Amenities, and Environmental Design

The project boasts world-class amenities, including:

- | | |
|----------------------------------|--------------------------------|
| ☒ Earthquake Resistant Structure | ☒ Open Spaces |
| ☒ Sustainable architecture | ☒ Rooftop Cafe |
| ☒ Energy-efficient designs | ☒ Dedicated Apartment Entrance |
| ☒ Smart-home features | ☒ Indoor Mosque |
| ☒ Infinity Swimming Pool | ☒ Co-working spaces |
| ☒ Rooftop gymnasium | ☒ Indoor Parking Area |
| ☒ Health & Fitness Club | ☒ Commercial Laundry Room |
| ☒ Mini Hospital | ☒ 24/7 Security & Power Backup |

2.4 Use Case and Design

Elements Residencia is a versatile development offering **131 residential apartments**, **commercial** spaces, and **hotel** accommodations. Designed with eco-friendly systems and advanced smart-home features, it caters to environmentally-minded individuals who seek both sustainability and luxury.

2.5 Units Breakdown

2.5 (a). Units Breakdown

The total area of the Elements Residencia project is broken down as follows:

Category	Area (sqft)
Residential Units	59,337
Hotel Apartments	69,323
Commercial Space	69,606
Community Space	20,476
Parking	14,235
Total Area	232,977

2.5 (b). NFTs Breakdown

I. Apartment Breakdown

Type of Apartment	Unit Type	Count	Area/NFT (sqft)
Studio Apartment	Hotel	80	697
2 Bed Apartment	Hotel	4	2,627
3 Bed Apartment	Residential	3	2,883
2 Bed Apartment	Residential	16	1,705
1 Bed Apartment	Residential	19	800
Studio Apartment	Residential	9	852

II. Key Amenities & Facilities

Type of Amenities & Facilities	Unit Type	Count	Area/NFT (sqft)
Water tank	Utility	1	690
Stair-1	Circulation/ Utility	4	708
Lifts	Circulation/ Utility	6	1,668
Stair & Lift	Circulation/ Utility	5	1,485
Fire safety & Pump room	Utility	1	1,306
Car ramp	Circulation/ Utility	4	23,640
Parking Area	Circulation/ Utility	2	9,769
Parking circulation	Circulation/ Utility	2	16,020
Control room	Utility	1	462

Mosque	Community Space	1	1,131
Bath	Circulation/Utility	2	733
Shop	Commercial Space	33	29,631
Cash & Carry	Commercial Space	1	1,760
Circular space / Corridor	Circulation/Utility	1	3,323
Garbage chute	Circulation/Utility	5	1,587
Em Stair	Circulation/Utility	4	804
Lobby	Circulation/Utility	1	2,196
LT room	Utility	1	225
Corridor	Circulation/Utility	5	11,789
Main entrance	Circulation/Utility	1	278
Looking below	Utility	1	778
Community space	Community Space	1	2,414
Utility	Utility	5	1,276
Terrace / Fire escape lobby (Left)	Circulation/Utility	4	2,470
Terrace / Fire escape lobby (Right)	Circulation/Utility	4	2,456
Void above	Utility	5	1,392
Fire escape lobby	Circulation/Utility	5	1,454
Industrial Kitchen	Commercial Space	1	5,953
Gym	Community Space	1	1,185
Swimming pool	Community Space	1	2,497

2.6 Target Audience and Demographic Profile

Elements Residencia appeals to a range of end-users. Specifically purpose built for:

- Overseas investors
- Tourists looking for extended-stay accommodations
- International tourists
- High networth families
- Atomic unit families
- Business professionals seeking luxury
- High earning not rich yet individuals looking for asset ownership

With its mix of residential and hotel apartments, it offers a sophisticated lifestyle tailored to those who value both comfort and convenience.

2.7 Social and Environmental Impact Assessment

- **Sustainability:** Energy-efficient systems and eco-friendly materials.
- **Economic Support:** Job creation and local infrastructure improvement.

3. The Market Opportunity: Rawalpindi's Next Landmark

3.1 Market Opportunity Overview

Rawalpindi is one of Pakistan's fastest-growing urban areas, benefitting from significant investments in infrastructure and real estate development, especially in high-demand areas like Bahria Town Phase 8. With rapid urbanisation, increasing population growth, and a rise in disposable incomes, the demand for high-end residential and commercial properties is on the rise. As a result, real estate investors are increasingly turning their attention to mixed-use projects that combine luxury living with commercial utility—making Elements Residencia a prime opportunity.

3.1 (a) Rawalpindi District Population Growth (2024–2028)

Between 2024 and 2028, the population of Rawalpindi District is projected to grow at an annual rate of 2.1%, outpacing many other districts in Punjab. This growth is driven by:

- **Urbanisation:** A continuous influx of people from rural areas and other cities looking for better employment and living standards.
- **Young Demographic:** Approximately 65% of Rawalpindi's population falls within the working-age bracket (15–64 years), fueling demand for residential and commercial units.

Given that Bahria Town Phase 8 is one of the most rapidly developing areas in the city, Elements Residencia is strategically positioned to cater to this growing population. The need for both high-end residential units and flexible commercial spaces is increasing, offering potential for both capital appreciation and rental income.

3.1 (b) Housing Ownership Trends (2024–2028)

According to data from Pakistan's Census Bureau, housing ownership is expected to shift toward vertical developments as land in premium areas becomes scarce. The demand for luxury apartments is anticipated to grow by 12% annually between 2024 and 2028, particularly among:

- Overseas Pakistanis seeking secure, modern properties to invest in.
- Young professionals and dual-income families who prefer secure, serviced apartment living over traditional homeownership.

With Elements Residencia offering fully furnished, serviced apartments through its partnership with Roomy, it caters directly to this trend of increasing demand for

premium, serviced residential units. Investors stand to benefit from the growing preference for hassle-free apartment ownership and property management.

3.1 (c) Key Economic Metrics (2024–2028)

The macroeconomic landscape in Pakistan is forecast to show resilience, with key metrics relevant to real estate investment:

- **GDP Growth:** Pakistan's GDP is expected to grow at an average rate of 4–4.5% annually, providing a stable economic backdrop for real estate investment.
- **Inflation Rates:** Inflation is expected to stabilise between 7–9% over the next five years, ensuring that property values keep pace with economic growth and continue to rise.
- **Interest Rates:** Lower interest rates are making borrowing more affordable, encouraging investment in real estate and infrastructure projects.

These economic metrics indicate a promising environment for real estate investments, especially in high-demand areas like Bahria Town, where premium projects like Elements Residencia are set to thrive.

3.2 Competitive Analysis: Elements Residencia vs. Other Projects

To position Elements Residencia as a superior investment option, a detailed comparison with similar projects in the Rawalpindi and Islamabad areas will highlight its advantages.

3.2(a) Competitive Edge of Elements Residencia

Under Development Projects in comparative lens

Project Name	Location	Delivery	Developer	Price (PKR/sqft)	Key Features
Box Park II	Bahria Town Phase 8, Rawalpindi	2025	Premium Choice	22,000	Mixed-use development, luxury apartments, themed areas, shopping mall, prime connectivity.
River Courtyard	Bahria Town Phase 7, Rawalpindi	2026	Premier Choice	20,000	High-rise, serviced apartments by Ramada, luxury amenities, prime location in Bahria Intellectual Village.
Grande Palladium	Bahria Town Phase 4, Rawalpindi	2025	Grande Developers	22,000	High-end commercial and residential project, premium shopping mall, luxurious apartments.
Goldcrest Highlife	DHA Islamabad, Islamabad	2025	Giga Group	25,000	High-end luxury apartments, modern amenities, integrated hotel-style services, prestigious location.
IMARAT Residences	Islamabad Expressway, Islamabad	2024	Imarat Group	26,000	Smart-living apartments, proximity to IMARAT Business District, luxury amenities.
Golf Floras	Garden City, Bahria Town, Islamabad	2025	Imarat Group	24,000	Luxury resort living, golf course views, high-end amenities, globally recognized resort-style project.
Mall of Imarat	Islamabad Expressway, Islamabad	2025	Imarat Group	25,000	Mixed-use, shopping mall, luxury apartments, Courtyard by Marriott hotel, integrated with Imarat Downtown.

3.2(b) Competitive Edge of Elements Residencia

Developed (Delivered) Projects in comparative lens

Project Name	Location	Developed By	Price (PKR/sqft)	Yearly Rent (PKR/sqft)	Key Features
Safari Villas Apartments	Bahria Town Phase 7, Rawalpindi	Bahria Town Developers	16,500	1237	Family-oriented, parks, green spaces, gated community, basic commercial facilities.
Grande Apartments (Phase 3)	Bahria Town Phase 3, Islamabad	Grande Developers	18,000	1250	Mid-range apartments, good for rental yield, proximity to civic amenities, limited commercial space.
Spring Arch	Bahria Town Phase 8, Rawalpindi	Premier Choice	20,500	1300	Mixed-use development with luxury apartments, shopping mall, and comprehensive commercial facilities.
Bahria Heights	Bahria Town Phase 4, Rawalpindi	Bahria Town Developers	17,500	1200	High-rise residential, good community services, access to nearby commercial centres.

Comparative data suggests that fully furnished buildings in Rawalpindi estimates the **rental rate to PKR 1250 per sqft in a year as of 2024**. Considering that **rental agreements are incremented 10% yearly** and in the context of 2026, when Elements Residencia launches in the market, **the rental rates will be estimated to PKR 1512 per sqft in 2026**. Considering the price for Elements Residencia, which is PKR 17,000 per sqft, the rental ROI for Elements Residencia upon completion will be the following. Optimistic estimates are calculated based on 2026 forecasted rental rate while conservative estimates are based on the condition that the rental trend will not increase in the future (highly unlikely):

- **Optimistic Yearly Rental ROI : ~ 8.89%**
- **Conservative Yearly Rental ROI : ~ 7.35%**

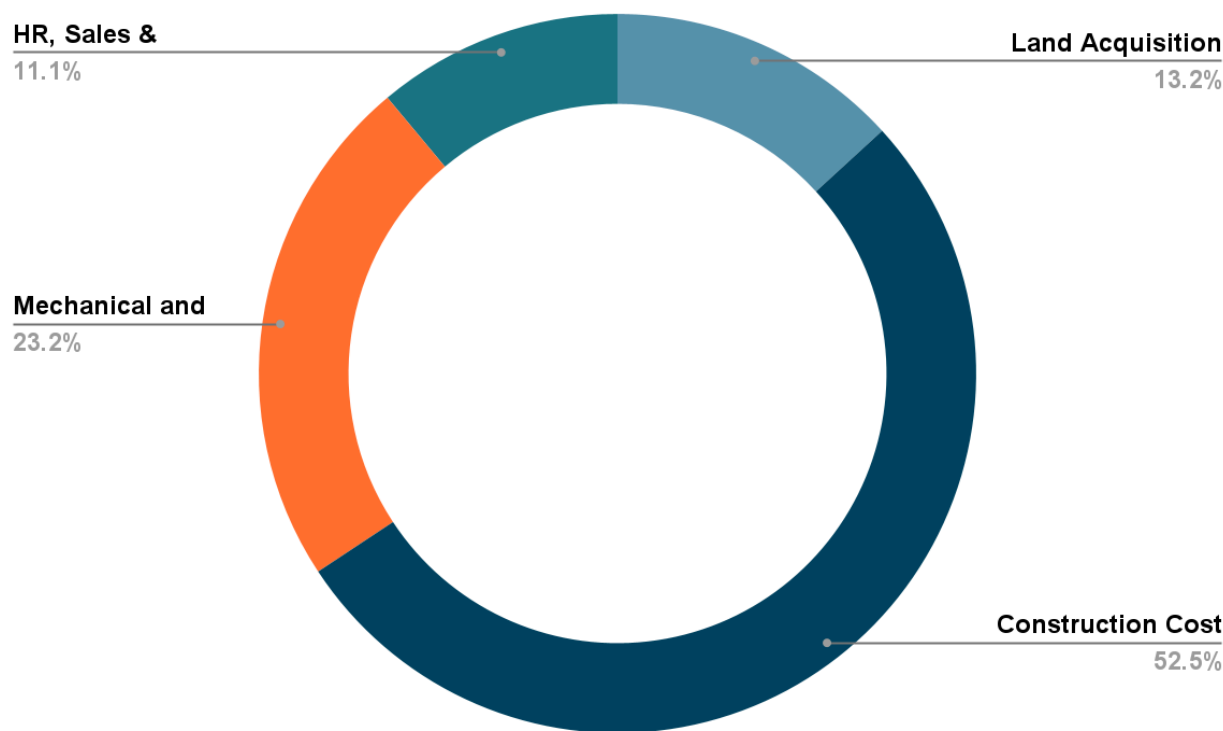
Why You Can't Afford to Miss Elements Residencia?

Elements Residencia has a **Solid Business Case**: Fully furnished serviced apartments and hotel units designed to meet the demands of both residents and investors. With flexible rental options and high occupancy potential, it's a robust investment choice. It is set to compel us into rethinking how we perceive our living spaces. Here's why having a home here is not just a statement—it's an evolution in living standards. **Here's why you need to act now:**

- **Pricing Advantage:** With competitive pricing at PKR 17,000 per sq. ft., lower than competing projects priced above PKR 20,000+. Elements Residencia offers an affordable entry into Rawalpindi's booming property market, promising higher returns and a unique investment opportunity.
- **Unique Selling Proposition (USP):** Unlike others, Elements Residencia partners with Roomy, Pakistan's fastest-growing hotel chain. This means fully serviced apartments, generating high rental income from both short-term and long-term stays—an unmatched offering in the market.
- **Prime Location:** Positioned in Bahria Town Phase 8, one of Rawalpindi's most prestigious areas, ensuring you thrive amidst rapid development and high demand for premium properties.
- **High ROI:** Enjoy an impressive 30-40% annual return in a market set for exponential growth. This is a rare opportunity to maximise profits in a high-demand location.
- **Blockchain Security:** Benefit from blockchain-enabled transparency, security, and reliability in every transaction. This is real estate investment redefined for the modern investor.
- **Tokenization:** Unlike traditional real estate models, Elements Residencia utilises a blockchain-powered tokenization model, providing liquidity, transparency, and lowering barriers to owning a luxury hotel apartment. A game-changer for investors looking for flexibility and fractional ownership.
- **Facilities:** Beyond basic residential needs, Elements Residencia offers a rooftop gym, infinity pool, and co-working spaces, setting a new standard for luxury living in Rawalpindi.
- **Sustainability:** Experience modern, eco-friendly living with smart designs that ensure sustainability without compromising luxury. A future-proof investment aligned with global trends.

4. Financial Projections and Project Valuation

4.1 Project Costing



- **Land:** PKR 690 million (PKR 1,068 per sqft)
- **Construction:** PKR 9.2 billion (PKR 14,511 per sqft)
- **Mechanical:** PKR 1.7 billion (PKR 2,721 per sqft)
- **Overheads:** PKR 1.7 billion (PKR 2,748 per sqft)

4.2 Project Valuation

Elements Residencia tokens are valued using multiple real estate valuation methods, ensuring accuracy. Tokens bought at **PKR 17,000 per sqft** in 2024 are projected to offer strong ROI by 2026.

4.2 (a) Valuation of Elements Residencia in 2024.

i). Comparison Method

Recent sales in Bahria Town and DHA averages PKR 22,500 per sqft. Elements Residencia's premium location and partnership with Roomy.pk raises its value to **PKR 25,000 per sqft.**

ii). Rental Evaluation Method

This method estimates the asset's value based on its current rental income. It is simple yet effective in providing an accurate valuation. Understanding key terms is essential for evaluating a property's worth.

$$ROI = \text{Annual Rental Income} \div \text{Estimated Market Value}$$

or

$$\text{Estimated Market Value} = \text{Annual Rental Income} \div ROI$$

Market Rental Income: Recent analysis shows that rent for a luxury mixed-use apartment building in Bahria Town is PKR 1,250 and offers an ROI of 5% yearly in terms of rent.

- **Using 5% as Cap Rate:** $(1,250 / 0.05 = \text{PKR 25,000 / sqft})$

iii). Replacement Cost Method

This method estimates the value of an asset based on the investment contributed in the creation of the asset. This is a conservative estimate to understand the underlying value of an asset.

Itineraries	PKR	PKR/sqft
Land Cost	600,000,000	962
Construction Cost	8,000,000,000	12,821
Mechanical Cost	1,500,000,000	2,404
OverHeads	1,515,000,000	2,428
Total	11,615,000,000	18,614
Total Cost (Incl. Cost of equity)	13,357,250,000	21,406

Project Costing through this assessment, the deduced price for a sq ft of Elements Residencia is **PKR 21,406 per sqft.**

4.2 (b). (Forecasted) Valuation of Elements Residencia in 2026.

i). Compounded Growth Method

The Compounded Growth Evaluation Method estimates an asset's future value by applying a constant growth rate over time, based on compound interest. It is commonly used in real estate and investment analysis to project property appreciation using historical or expected growth rates in an economy.

Key elements of this method include:

- Inflation Rate: Inflation refers to the rate at which the general level of prices for goods and services rises. Data from PBS suggests that the inflation from 1990 to 2023 has been approximately 8.5% per year in Pakistan
- GDP Growth Rate: It is a broad indicator of economic health and expansion. In the context of this method, the GDP growth rate gives insight into how the overall economy is growing, influencing the expected growth rate of the asset. Data from PBS suggests that the inflation from 1990 to 2023 has been approximately 4.0% per year in Pakistan
- Compounded Growth Rate: **12.5%** Inflation Rate + GDP Growth

Using all methods with Compounded Growth to determine the Value in 2026.

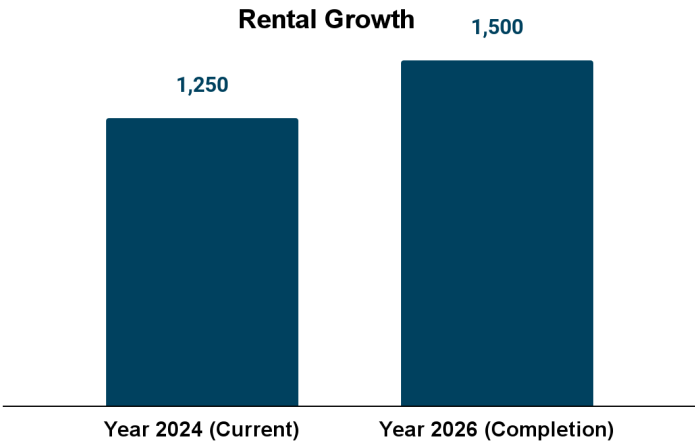
The compounded growth for 2 years would be 1.265. When applied to the valuations determined for Elements Residencia in 2024, this growth rate could give a glimpse of what to expect for price in 2028.

Valuation Method	Cost in 2024	CGF	Value in 2028
i). Comparison Method	25,000	1.6	31,640
ii). Rental Evaluation Method	25,000	1.6	31,640
iii). Replacement Cost Method	21,406	1.6	27,100

ii). Future Rental Evaluation

Similarly, the rental evaluation can be used to evaluate a property’s worth based on its future expected rental yield.

In Pakistan, statistically the rent increases per year at the rate of 10% approximately. The table below shows the incremental progression of rent.



Project	Rent (2024)	Rent (2025)	Rent (2026)
Grande Apartments (Phase 3)	1250	1375	1512.5
Safari Villas Apartments	1237	1360.7	1496.77
Spring Arch	1300	1430	1573
Bahria Heights (Phase 8)	1200	1320	1452

Market Rental Income: This analysis shows that rent for a luxury mixed-use apartment building in Bahria Phase 7 would be PKR 1500 by 2026.

- **Using 5% as Cap Rate:** $(1500/0.05 = \text{PKR 30,000 / sqft})$

4.4 Risk Factors

The following table outlines the key risks associated with the project and the corresponding mitigation strategies to ensure smooth execution and investor protection.

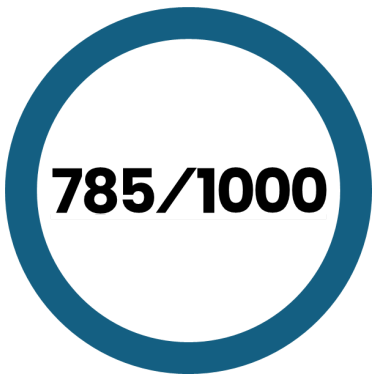
Risk	Description	Mitigation Strategy
Construction Risk	Rising material costs or delays in construction due to weather, labour, or supply chain issues.	Milestone-based funding adjusts pricing as construction progresses; costs are spread across future sales.
Capital Market Risk	Rising interest rates or changing investor preferences affecting financing or demand.	Secure early financing, front-load costs to future rounds, and offer competitive returns.
Leasing/Sales Risk	Risk that sales or leasing targets will not be met due to market downturn or oversupply.	Tokenization increases market accessibility, and early-bird incentives boost initial sales.
Entitlement Risk	Delays in obtaining necessary permits, land entitlements, or zoning approvals.	Legal oversight by reputable firms ensures permits are secured, with contingency planning.
Pricing Risk	Market downturns or oversupply could affect sales or rental prices.	Cost-based pricing keeps rates below market value, with dynamic adjustments during each round.
Event Risk	Natural disasters, economic disruptions, or environmental issues impacting the project.	Token liquidity offers an exit strategy; earthquake-resistant structures ensure safety.
Valuation Risk	Inaccurate valuations due to unreliable market data or appraiser inexperience.	Valuations are updated using prudent and robust valuation methods using historical data and trend analysis.

5. Risk Assessment Matrix

5.1 Project Selection Matrix

The **DAO PropTech Project Selection Matrix** is a robust tool used to evaluate projects based on critical factors, ensuring only the strongest and most promising developments are selected for tokenization. This process gives investors confidence by highlighting projects with the highest potential returns. **Elements Residencia** scored exceptionally well across all criteria, making it a standout choice for investors.

5.2 DAO Score



Elements Residencia achieved a high DAO score due to its strong transparency, easy investor access, and alignment with DAO PropTech’s standards. Located in a prime area with stunning views of greenery, mountains, and the **Bahria golf course**, Elements Residencia combines urban convenience with natural beauty. Below are the key evaluation factors and their respective scores, demonstrating why Elements Residencia is an ideal investment opportunity:

Criteria	Description	Score (out of 10)
Business Perspective	Analysis of competitive supply, demand, and purchasing power	8.1
Territory	Infrastructure, transport facility, parking, and population	8.1
Legal	Building control authority, crime rate, and town planning	10.0
Financial Efficiency	Internal rate of return, price per unit, and net present value of asset	9.4
Project Pricing	Investor advantage, taxation structure, and funding as % of total cost	6.6
Financing	Initial funding structure, acceptability of financing via banks etc.	5.2
Developer Index	History of completion, expertise, and financial health	8.2

6. Investment Structure and Tokenization Model

6.1 Traditional Real Estate: High Barriers, High Risk

Historically, real estate investment—especially hotel luxury projects like *Elements Residencia*—has been restricted to high-net-worth individuals or institutional investors due to the high capital required. In traditional models, investors must purchase entire units, which limits flexibility and accessibility. Additionally, challenges such as construction delays, market volatility, and illiquidity increase the risk and complexity, keeping smaller investors at bay. These barriers prevent broader participation in what is typically a lucrative asset class.

6.2 How Tokenization Empowers You

Tokenization addresses these historical barriers by breaking real estate into digital tokens. In *Elements Residencia*, ownership of the project is divided into tokens, each representing 1 square foot of the project. These tokens allow investors to participate in high-value real estate at a fraction of the cost required for traditional ownership. By leveraging blockchain technology, tokenization offers:

- **Transparency:** Every transaction is securely recorded on an immutable blockchain ledger.
- **Security:** The decentralised nature of blockchain protects against fraud and tampering.
- **Liquidity:** Tokens can be traded on secondary markets, allowing for easier exit strategies compared to traditional real estate, which can take months or years to sell.

In *Elements Residencia*, token holders benefit from both capital appreciation and passive income through profits made on hotel serviced apartments powered by Roomy, making it an ideal solution for investors seeking flexible and transparent ownership.

6.3 Developmental Real Estate: A High-Reward Opportunity

Elements Residencia offers a unique opportunity for investors to gain exposure to one of Rawalpindi's most promising and luxurious developmental hotel projects. The high-growth potential of the property, combined with tokenization, provides multiple avenues for returns:

- **Early-Stage Access:** Investors can enter at early stages with tokens priced competitively at PKR 17,000 per square foot, with token value expected to appreciate significantly as the project nears completion and establishes itself as a hotel destination.
- **Capital Appreciation:** Tokens purchased in the initial rounds are expected to grow by **30–40%** by the time the project is fully operational, driven by rising real estate prices in Bahria Town and Rawalpindi and tourist appeal.
- **Mitigated Risk:** Investors can access tokenized ownership without the need for large upfront capital, reducing the risk exposure typically associated with traditional developmental real estate.

6.4 Tokenization Framework

6.4 (a) Property Rights and Asset Classification

Elements Residencia tokens represent either **demarcated** or **non-demarcated** property rights. Investors can choose between:

- **Demarcated Area:** Ownership tied to a specific, clearly defined unit such as a 1-bedroom apartment, a hotel suite, or a commercial space within the property.
- **Non-Demarcated Area:** Ownership fractionalized across the entire property, without a specific unit assigned. Non-demarcated tokens are flexible and easily tradable across the secondary market.

Aspect	Demarcated Area	Non-Demarcated Area
Investment Size	Requires larger upfront capital for full unit ownership.	Allows smaller investments via tokens.
Liquidity	Low liquidity; must sell the entire unit.	High liquidity; tokens are easily tradable.
Flexibility	Tied to a specific unit, limiting trading options.	Tokens are flexible and easily tradable like digital assets.

Tradability	Difficult; legal transfer of the entire unit is required.	Highly tradable like stocks.
Ownership	Exclusive ownership of a specific unit.	Tokenized ownership across the property.
Suitability	Ideal for long-term control of a specific unit.	Perfect for investors seeking liquidity and flexibility.

This dual model provides flexibility for investors, whether they seek to own specific units or prefer more liquid, partial ownership.

6.4 (b) The Asset and Token Structure

Each token in *Elements Residencia* represents 1 square foot of the property, offering an affordable and flexible entry point into real estate investment. Here are the key attributes of the token structure:

Attribute	Details
Token Definition	A digital representation of property rights.
Token Representation	1 token represents 1 square foot in Elements Residencia
Storage	Tokens are securely stored in a central wallet.
Ownership Type	Tokenized ownership of the property.

Transferability	Easily transferable or tradable on blockchain platforms.
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6.4 (c) Token to NFT Process Flow

The process of converting tokens into NFTs in *Elements Residencia* is designed to give investors flexibility in ownership. Here's how the process works:

1. **Token Ownership:** Investors purchase tokens representing a Tokenized share of *Elements Residencia*.
2. **Conversion to NFT:** Upon project completion, tokens can be converted into NFTs that represent specific units (e.g., apartments or offices). Investors must own enough tokens to cover the square footage of the desired unit for NFT conversion.
3. **Burning Tokens:** Once tokens are converted into an NFT, the tokens are burned, removing them from circulation.
4. **NFT Ownership:** The NFT grants exclusive ownership of a specific unit, which can be sold or leased like traditional real estate.

The **NFT conversion process** ensures that investors who want exclusive ownership of a physical unit can transition seamlessly from Tokenized to full ownership.

6.4 (d) Why Burn Tokens?

- **Prevent Duplication:** Once tokens are converted to NFTs, burning ensures that the original tokens cannot be duplicated or reused.
- **Enforce Uniqueness:** NFTs are non-fungible, ensuring the unit represented by the NFT remains unique.
- **Preserve Asset Integrity:** Burning tokens ensures the integrity of the token supply, preventing over-inflation of ownership shares.

6.5 Token and NFT Utilities

Owning tokens in *Elements Residencia* unlocks a range of benefits:

- **Co-Ownership of Prime Real Estate:** Token holders own a share of one of Rawalpindi's most exclusive properties. Even without a specific unit, investors share in the success of the entire development.
- **Profit Potential:** As property values increase, token holders benefit from capital appreciation. Upon completion, token values are projected to rise by **30-40%** from their initial purchase price.

- **Passive Income:** Once *Elements Residencia* becomes operational, token holders will receive passive income from rental yields or business dividends generated from the commercial spaces and the roomy hotel.
- **Asset Ownership for NFT Holders:** After converting tokens to NFTs, owners gain full control over specific units (e.g., apartments or offices), allowing them to lease, sell, or occupy the space.
- **Security and Peace of Mind:** NFTs represent real property ownership, backed by legal documentation. This provides peace of mind and the ability to legally enforce property rights.
- **Investor Voting & Governance:** Token holders gain voting rights to influence key decisions related to project development, property management, and strategic direction.

6.6 Why Elements Residencia Tokenization is the Future of Real Estate Investment

Elements Residencia offers a modern, flexible, and secure method of investing in luxury real estate. Tokenization provides access to high-end properties at lower entry costs, with the added benefit of liquidity through secondary markets. Whether you're seeking passive income, capital appreciation, or a seamless exit strategy, *Elements Residencia's* tokenization model is poised to

7. Milestone-Based Funding and Escrow Management

7.1 Total Funding Rounds

The project will secure funding through multiple rounds, with capital released progressively as key **milestones** are achieved.

7.2 Milestone-Based Fund Release System

Funds are disbursed when the project reaches specific milestones, ensuring that investment is tied directly to **tangible progress** in construction and development.

7.3 Smart Contracts and Escrow Mechanism

All funds are governed by **smart contracts** and an **escrow system**, ensuring that capital is only released when pre-defined milestones are successfully met.

7.4 Multi-Signature (Multi-Sig) Management System

Key project processes—including round openings, rate adjustments, project onboarding, and transaction locking—are managed through a **multi-signature (multi-sig) mechanism**. This system requires multiple parties to authorise any transaction or change, ensuring that no

single entity has control. This enhances **security, transparency,** and **accountability** at every stage of the project.

8. Blockchain Integration and Smart Contracts

8.1 Role of Blockchain for Transparency and Security

Elements Residencia utilises **blockchain technology** to ensure complete transparency and security for investors. By recording every transaction—such as sales, transfers, and ownership—on an **immutable ledger**, blockchain provides a permanent and tamper-proof record. This enhances **trust and visibility** while reducing fraud risk, giving investors a clear view of the project’s progress and area distribution.

8.2 Smart Contracts for Ownership and area release for sale

In Elements Residencia, each token represents ownership of **1 square foot** of property. As the project reaches key milestones, square feet are released for sale, ensuring that investors only purchase property tied to **tangible development progress**.

- **Ownership Representation:** Each ERC-20 token represents 1 square foot in the Elements Residencia project.
- **Token Release Mechanism:** Square feet are made available for sale when predefined milestones are achieved, ensuring investors purchase property based on verified construction or development stages.

8.3 Smart Contract Details

The **Elements Residencia token** is governed by smart contracts that automate key processes such as ownership transfer, token release, and milestone-based fund disbursement.

Below are the smart contract details:

Attribute	Details
Token Name	Elements Residencia LLP (ER)
Contract Address	0x1edEb893749154fF28D16F38310afF0167037541
Total Supply Unlocked	215,000 ER Tokens (Fixed and constant supply)
No. of Holders	351
Total Transfers	927
Decimal Points	4 decimal points (e.g., 0.0001 square feet for partial ownership)
Token Standard	ERC-20
Blockchain	Polygon

Each **Elements Residencia LLP (ER) token** represents a Tokenized ownership in the property, with a fixed supply of **215,000 tokens**. Investors can purchase tokens in stages as the construction advances, with investment sizes adjustable down to **four decimal places** for greater flexibility.

9. Stakeholder Benefits

DAO PropTech's cutting-edge platform utilises **tokenization** and **blockchain technology** to transform real estate investment, providing a range of benefits for all stakeholders:

9.1 Investors

- **Lower Entry Costs:** Tokenization enables investors to purchase Tokenized shares of high-value properties, significantly reducing traditional barriers to entry.
- **Enhanced Liquidity:** Investors can trade tokens on secondary markets, allowing for flexible portfolio adjustments and exits without the long delays of conventional real estate transactions.
- **High Returns:** With projected ROI between 20% and 45% across projects, investors benefit from strong capital growth potential.
- **Diversified Portfolio:** By investing in partial tokens, investors can easily spread their investments across multiple projects, minimising risk.
- **Secure Transactions:** Blockchain ensures full transparency, immutability, and security of transactions, reducing fraud risk and increasing investor confidence.
- **Early Investment Advantage:** Early-stage investors can capitalise on lower token prices, enjoying greater appreciation as projects progress.

9.2 Developers

- **Access to Global Capital:** Tokenization opens doors to a wider investor base, ensuring consistent funding from global markets throughout a project's life cycle.
- **Cost Efficiency:** Digital processes reduce marketing, sales, and administrative expenses, streamlining operations and lowering overheads.
- **Transparency & Engagement:** Real-time updates and transparent blockchain transactions keep investors informed and involved, fostering trust.
- **Risk Mitigation:** With milestone-based funding, developers minimize financial risk by releasing capital in phases tied to actual project progress.

9.3 Brokers

- **Digital Commission Structure:** Brokers earn performance-based commissions through the digital system, ensuring transparency and efficiency in payouts.
- **New Revenue Streams:** Tokenization allows brokers to target smaller investors, opening up new opportunities for partial real estate sales.
- **Referral Programs:** Brokers can participate in referral programs to generate additional income by bringing new investors to the platform.
- **Broader Market Reach:** Digital platforms enable brokers to connect with both local and international investors, expanding their market and deal flow.
- **Streamlined Operations:** Automated processes for transaction management and lead generation reduce administrative burdens, allowing brokers to focus on closing deals.

DAO PropTech's **blockchain-powered platform** offers stakeholders a more **efficient**, **transparent**, and **flexible** real estate investment model, opening new opportunities while ensuring security, liquidity, and long-term growth potential.

10. Governance and Legal Compliance

10.1 Securities and exchange commission Pakistan – SECP

Elements Residencia operates as a **private limited company**, established as a **Special Purpose Vehicle (SPV)** and registered with the **Securities and Exchange Commission of Pakistan (SECP)**. This structure allows the project to focus exclusively on its development, ensuring both **efficient financial management** and **full regulatory compliance**. By isolating financial risks, Elements Residencia offers stakeholders a secure and transparent investment environment.

10.2 Special Purpose Vehicle (SPV)

SPV Ring-Fencing is a legal and financial structure designed to isolate and safeguard the assets and liabilities of a specific project from the broader operations of the parent company. Elements Residencia has implemented this by creating an SPV, a dedicated subsidiary for the project, ensuring that risks, debts, or liabilities do not impact the parent company.

Key Elements of SPV Ring-Fencing:

- **Isolating Risk:** The SPV's assets and liabilities are legally separated from the parent company, protecting the parent from any issues within the SPV.
- **Limited Recourse:** Creditors can only claim assets within the SPV, not from the parent company.
- **Asset Protection:** The SPV's assets are protected from the parent company's creditors, and vice versa.
- **Liability Containment:** Risks and liabilities are confined to the SPV, preventing them from affecting other projects or the parent company.

10.3 Local Authorities

DAO PropTech's governance framework allows token holders to participate in projects that have been approved by the local authorities. The following legal documents have been approved to the project:

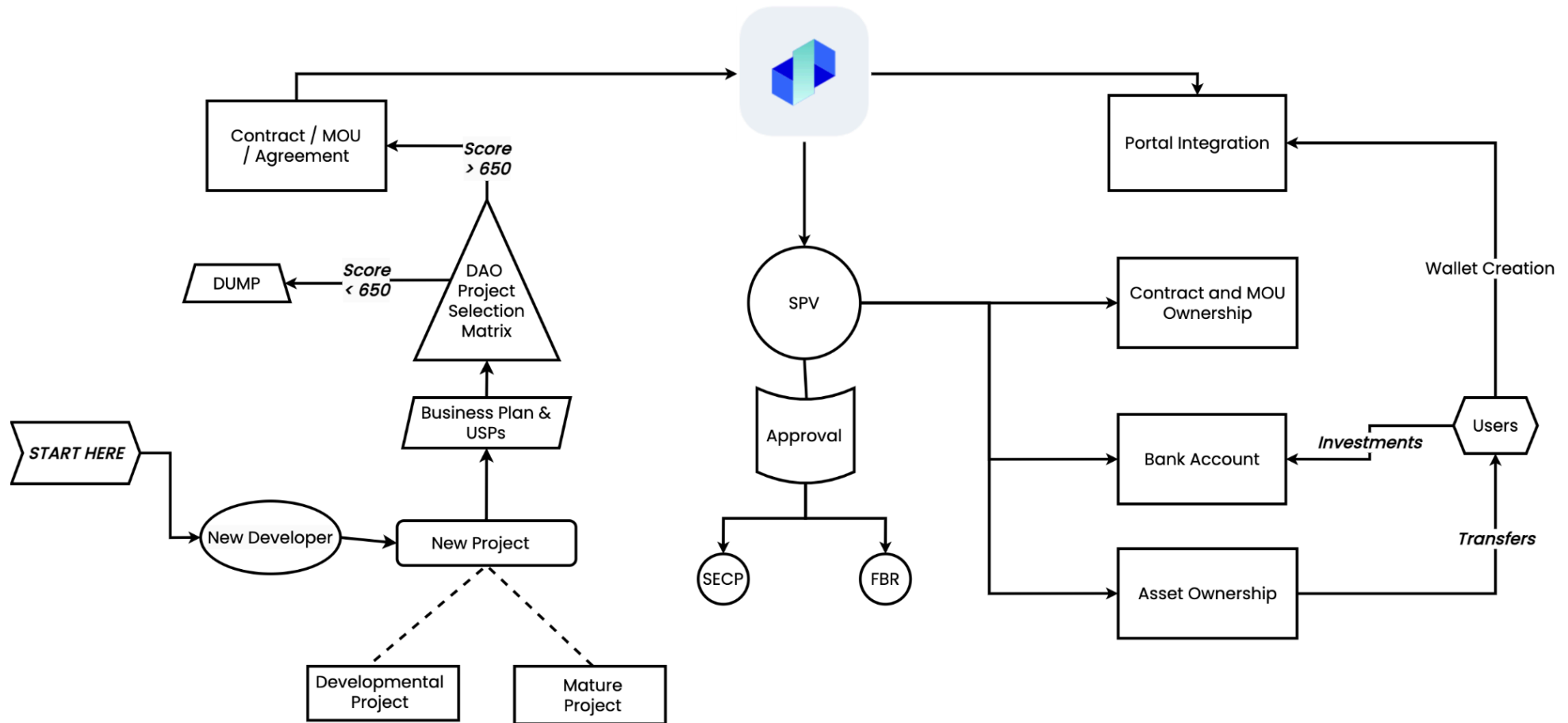
- Allotment Letter
- Possession Letter
- Architectural NOC
- Structural NOC

10.4 Anti-Fraud Measures and Transparency Protocols

Blockchain's immutable ledger prevents fraud, ensuring transparency in all transactions.

10.5 Project Onboarding, SPV Creation, and Transaction Flow Process

The flowchart illustrates the process of onboarding a new project, evaluating it through the DAO Project Selection Matrix, creating a Special Purpose Vehicle (SPV), and the overall transaction flow including contract agreements, approval, asset ownership, and user investments.



This flowchart outlines the seamless integration of new projects into DAO PropTech's platform. From project selection and SPV creation to contract management and user investments, each step is designed to ensure transparency, security, and efficiency.

11. Project Management and Team

11.1 Key Team Members and Their Roles

Elements Residencia is led by a team of experienced professionals, including architects, real estate developers, and blockchain experts, ensuring the project's success.

11.2 Development Partners and Contractors

The project has partnered with reputable contractors and suppliers to ensure timely completion and high-quality construction standards.

Partnerships in Elements Residencia:

Construction: Muhammad Taj Builders (Pvt) Ltd.

MTB has a strong construction background with hundreds of residential units built for the Army Housing Directorate, and C.W.O. registered under **Pakistan Engineering Council (PEC)**.

Architecture and Design: ORAD

ORAD (Office for Radical Architecture Disciplines) is a design and architecture studio based in Islamabad. Known for its innovative projects like "Qubed," a container resort in Nathiagali, ORAD focuses on sustainable, modern architecture that blends seamlessly with its surroundings. They specialise in reimagining urban spaces and have gained recognition for their creative use of modular design and eco-friendly materials.

Hotel Facility Manager: Roomy.pk

Led by Goldman Sachs alumnus Dr. Asad Samar, Roomy leverages technology to enhance customer experience, featuring contactless services and standardised amenities. Roomy has been able to leverage technology to develop a proprietary solution that is transforming customer experience and hotel management, while enabling the company to achieve rapid, data-driven growth.

11.3 Project Timeline

- **2024:** Structural completion
- **2028:** Finalization and handover of units

11.4 Project Monitoring and Reporting Mechanisms

Project progress is monitored through dedicated project management software and regular reporting, ensuring milestones are tracked and communicated to investors.

12. Exit Strategy and Long-Term Viability

12.1 Rental Yield Forecasts

Market Rental Income

Your investment keeps working for you! Earning steady rental income while holding your NFT provides reliable long-term returns and growth potential.

Our analysis indicates that the rental rate for luxury mixed-use apartment buildings in Bahria town may be projected to rent of **PKR 1,500** by the time Element Residencia launches. This growth offers a strong long-term income opportunity for investors, providing consistent annual returns and the potential for future appreciation.

12.2 Sale of NFTs in Marketplace or via DAO Platform

Need liquidity? Selling your NFT on a marketplace is a straightforward way to cash out whenever you're ready.

12.3 Capital Appreciation Upon Completion

Once the building is completed, the value of the units is expected to appreciate significantly, with projections estimating a value of **PKR 30,000 per square foot**. This provides investors with a strong opportunity for capital growth as the property matures.

12.4 Property Swap after Completion

Looking for variety? Swap your unit for another property within the DAO platform, providing flexibility without liquidating your investment.

13. Conclusion: A Unique Opportunity Awaits

Elements Residencia isn't just another real estate project; it's a groundbreaking opportunity to reshape the way you invest in luxury properties. Combining state-of-the-art design, premium amenities, and a commitment to sustainability, this project stands poised to deliver exceptional returns while enhancing the community it thrives in.

Why Act Now?

- **Tokenized Ownership:** Own a piece of luxury real estate without the usual barriers.
- **Exceptional Returns:** Anticipated annual ROI of 30–40%, setting the stage for significant growth.
- **Blockchain Security:** Enjoy peace of mind with transparent, secure investments powered by blockchain technology.

14. Seize the Future of Real Estate—Act Now!

Don't miss your chance to be part of **Elements Residencia**, where innovation meets opportunity. With just a few clicks, you can join the next wave of real estate investment and secure your place in this high-growth, tokenized market.

Ready to Get Started?

- **Sign Up:** Create your account and get started today.
- **Explore Properties:** Check out the available apartments, hotel units, and commercial spaces.
- **Invest Now:** Pick your investment plan and secure your share in Elements Residencia.

The future of real estate is waiting for you. Don't wait—start now!