



# Whitepaper: Urban Dwellings

Pakistan's First Underground Skyscraper

Prepared by: DAO PropTech  
Version: 1.0

Last Updated: September 10, 2024

# Index

<b>1. Executive Summary.....</b>	<b>4</b>
1.1 Project Overview.....	4
1.2 Key Highlights:.....	4
1.3 Why You Can't Afford to Miss Urban Dwellings?.....	4
<b>2. The Market Opportunity: Rawalpindi's Growth Engine.....</b>	<b>5</b>
2.1 Market Opportunity.....	5
2.1 (a). Rawalpindi District Population Growth (millions).....	5
2.1 (b). Housing Ownership Trends (2022-2028).....	5
2.1 (c). Key Economic Metrics (2022-2028).....	6
<b>3. Investment Structure and Tokenization Model.....</b>	<b>7</b>
3.1 Traditional Real Estate: High Barriers, High Risk.....	7
3.2 How Tokenization Empowers You?.....	7
3.3 Developmental Real Estate: A High-Reward Opportunity.....	7
3.4 Tokenization Framework.....	8
3.4 (a). Property rights and asset classification.....	8
3.4 (b). The Asset and Token Structure :.....	9
3.4 (c). Tokenization Framework.....	9
3.5. Token and NFT Utilities:.....	10
<b>4. Project Details.....</b>	<b>11</b>
4.1 Location and Strategic Significance.....	11
4.2 Proximity to Infrastructure.....	11
4.3 Key Architectural Features, Amenities, and Environmental Design.....	12
4.4 Use Case and Design.....	12
4.5 Units Breakdown.....	12
4.5 (a). Area breakdown.....	12
4.5 (b). NFTs Breakdown.....	13
4.6 Target Audience and Demographic Profile.....	14
4.7 Social and Environmental Impact Assessment.....	14
4.7 (a). Urban Sustainability and Eco-Friendly Design.....	14
4.7 (b). Economic Support and Job Creation.....	14
<b>5. Milestone-Based Funding and Escrow Management.....</b>	<b>15</b>
5.1 Total Funding Rounds.....	15
5.2 Milestone-Based Fund Release System.....	15
5.3 Smart Contracts and Escrow Mechanism.....	15
5.4 Multi-Signature (Multi-Sig) Management System.....	15
<b>6. Blockchain Integration and Smart Contracts.....</b>	<b>16</b>
6.1 Role of Blockchain for Transparency and Security.....	16
6.2 Smart Contracts for Ownership and area release for sale.....	16
6.3 Smart Contract Details.....	16
<b>7. Risk Assessment Matrix.....</b>	<b>17</b>
7.1 Project Selection Matrix.....	17
7.2 DAO Score.....	17

<b>8. Financial Projections and Project Valuation.....</b>	<b>18</b>
8.1 Initial Valuation of the Project (2024).....	18
8.2 Price Forecasting and Market Trends.....	18
8.3 Project Costing.....	19
8.4 Risk Factors.....	20
<b>9. Stakeholder Benefits.....</b>	<b>20</b>
9.1 Investors.....	21
9.2 Developers.....	21
9.3 Brokers.....	21
<b>10. Governance and Legal Compliance.....</b>	<b>22</b>
10.1 Securities and Exchange Commission Pakistan - SECP.....	22
10.2 Special Purpose Vehicle (SPV).....	22
10.3 Local Authorities.....	22
10.4 Anti-Fraud Measures and Transparency Protocols.....	22
10.5 Project Onboarding, SPV Creation, and Transaction Flow Process.....	23
<b>11. Project Management and Team.....</b>	<b>24</b>
11.1 Key Team Members and Their Roles.....	24
11.2 Development Partners and Contractors.....	24
11.3 Project Timeline.....	24
11.4 Project Monitoring and Reporting Mechanisms.....	24
<b>12. Exit Strategy and Long-Term Viability.....</b>	<b>25</b>
12.1 Rental Yield Forecasts.....	25
12.2 Sale of NFTs in Marketplace or via DAO Platform.....	25
12.3 Capital Appreciation Upon Completion.....	25
12.4 Property Swap after Completion.....	25
<b>13. Conclusion: A Unique Opportunity Awaits.....</b>	<b>26</b>
<b>14. Seize the Future of Real Estate—Act Now!.....</b>	<b>26</b>

# 1. Executive Summary

## 1.1 Project Overview

Urban Dwellings isn't just another real estate project—it's a revolution in how you can invest in property. Located in the prestigious Bahria Garden City, Rawalpindi, this is **Pakistan's first tokenized "earthscraper," blending luxury, sustainability, and cutting-edge technology.** Imagine owning a part of a groundbreaking, high-end property without the massive upfront costs. With smart apartments, hotel spaces, and commercial units, **Urban Dwellings is designed to elevate your investment portfolio and your future.** This is your chance to be part of something extraordinary—an opportunity like this doesn't come twice.

**Why is this so unique?** Set for completion in 2028, Urban Dwellings uses blockchain-based tokenization, which **makes real estate investment as easy as buying tokens.** You'll hold a piece of the property through tokenized ownership, giving you full transparency and security. This isn't just an investment—**it's a future you don't want to miss out on.**

## 1.2 Key Highlights:

- **Location:** Bahria Garden City, Rawalpindi
- **Project Size:** 737,633 square feet
- **Completion Year:** 2028
- **Token Price:** PKR 16,000 per square foot
- **Projected Return:** 30-40% annual ROI
- **Investment Model:** Partial ownership via tokenization

## 1.3 Why You Can't Afford to Miss Urban Dwellings?

Urban Dwellings is more than just an investment—it's your future. **Here's why you need to act now:**

- **Affordable Entry:** Invest in luxury real estate with minimal upfront costs.
- **Prime Location:** Rawalpindi's most prestigious area, where you'll thrive.
- **High ROI:** Earn 30-40% annually in a booming property market.
- **Blockchain Security:** Fully transparent, secure, and reliable transactions.
- **Sustainability:** Smart, eco-friendly design for modern living.

**Urban Dwellings is your once-in-a-lifetime chance to invest in a future that everyone will want a part of.** Don't just watch others profit—**be the one leading the change.** Invest today, and secure your place in Pakistan's future of real estate. Don't let this opportunity slip by; **the future starts here.**

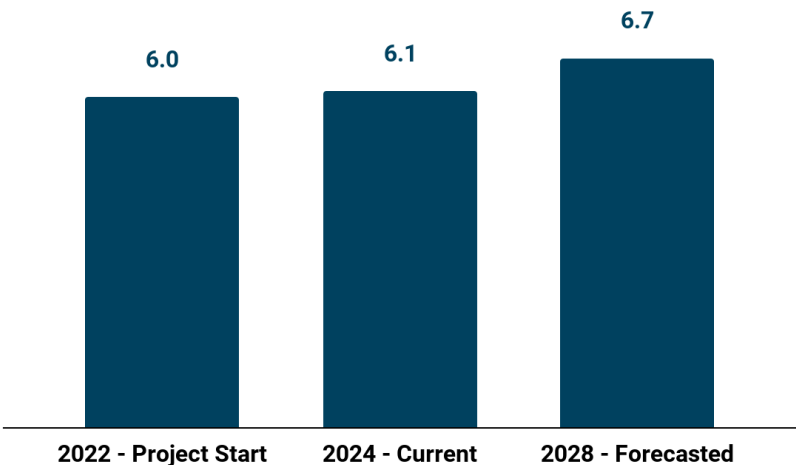
## 2. The Market Opportunity: Rawalpindi’s Growth Engine

### 2.1 Market Opportunity

Rawalpindi is seeing rapid growth in developmental real estate driven by urbanization and infrastructure projects like the Rawalpindi Ring Road. The city's expanding urban boundaries and rising demand for luxury residential and commercial spaces make it an attractive opportunity for early investors. Although Pakistan's GDP growth is projected at 2%-2.5% for 2024([Profit by Pakistan Today](#))

([Statistics Times](#)), real estate demand in developing areas often outpaces this, providing substantial growth potential. Urban Dwellings taps into the growing demand for luxury mixed-use real estate in Rawalpindi. The project's strategic location and modern amenities make it a competitive offering in the market.

#### 2.1 (a). Rawalpindi District Population Growth (millions)



Rawalpindi's population is expected to grow from 6.1 million in 2024 to 6.7 million by 2028. This aligns with Pakistan's broader urbanisation trends, as more people move from rural areas to cities. As a result, the demand for housing, both for ownership and rental, is rising. Proper planning and infrastructure development in Urban Dwellings will position the project well to meet this increasing demand.

[Source 1](#) [Source 2](#)

#### 2.1 (b). Housing Ownership Trends (2022–2028)

Year	Owned	Rented	Vacant
2022	60%	30%	10%
2024	58%	32%	10%
2028	56%	34%	10%

The shift from ownership in 2022 to rentals 2028 is a reflection of broader **global urbanisation trends** where increasing property prices make homeownership less feasible for many, especially younger populations. This helps and identifies a growing **rental market**, which would support demand for rental properties like the **hotel apartments** and residential units planned in Urban Dwellings.

**2.1 (c). Key Economic Metrics (2022-2028)**

Metric	2022 (Launch)	2024 (Current)	2028 (Forecast)
Population (million)	6.0	6.1	6.7
Inflation Rate	11.5%	12.3%	7.5%
Interest Rates	21% - 22%	17% - 19.5%	6% - 10%
Avg Income per Capita	PKR 320,000	PKR 375,000	PKR 500,000

The economic outlook for Rawalpindi offers a strong case for real estate investment. With the population set to grow from 6.1 million in 2024 to 6.7 million by 2028, demand for property will rise. **Inflation is projected to drop from 12.3% to 7.5%**, and **interest rates are expected to fall from 17%-19.5% to 6%-10%**, making borrowing cheaper. As average income increases from PKR 375,000 to PKR 500,000 by 2028, purchasing power will grow, making now an **ideal time** for investors to capitalize on Rawalpindi's real estate market.

[Source 1](#) [Source 2](#)

## 3. Investment Structure and Tokenization Model

### 3.1 Traditional Real Estate: High Barriers, High Risk

Historically, real estate—especially large-scale development projects—has been perceived as inaccessible to the average investor. **High capital requirements** often restrict participation to wealthy individuals or institutional investors. Additionally, **risks** such as *construction delays*, *market fluctuations*, and the **inherent illiquidity** of real estate have created a challenging landscape. A *lack of transparency* in many deals further contributes to uncertainty, leaving smaller investors hesitant to participate. As a result, **traditional real estate investment** has largely remained a **high-stakes venture** for those with substantial financial resources.

### 3.2 How Tokenization Empowers You?

What if you could access real estate investments **without the need for millions** in capital? Tokenization provides that opportunity by **fractionalizing large real estate assets** into smaller, manageable digital tokens. This innovative approach drastically **reduces the financial barrier**, enabling investors of all sizes to gain a share in *high-value projects*. **Blockchain technology** ensures *security*, *transparency*, and *complete traceability* for every participant. Beyond that, these digital tokens are **tradable**, providing a level of *liquidity* that **traditional real estate lacks**, further enhancing the appeal for all investors.

### 3.3 Developmental Real Estate: A High-Reward Opportunity

Developmental real estate offers a unique opportunity for **exponential growth**, and now, thanks to tokenization, you can access these **lucrative projects** without the typical capital burden. **Tokenized real estate** enables *flexible investments*, granting you the potential to benefit from *capital appreciation* while enjoying enhanced *transparency* and lower risk. *Early-stage investment* in development projects not only grants **ownership** but also opens the door to **high-reward opportunities** with significantly **mitigated risks**.

### 3.4 Tokenization Framework

Through DAO PropTech's platform, investors can purchase tokens in Urban Dwellings. **Tokenization is a digital representation of property rights**, allowing partial ownership by converting the property into tradable digital tokens. This provides investors with an affordable and flexible way to own a portion of the property without large upfront capital.

Below is the structure of the tokenization model used for Urban Dwellings:

#### 3.4 (a). Property rights and asset classification.

The total area of Urban Dwellings is divided into two categories.

**I. Demarcated:** Ownership is tied to a specific, clearly defined unit (e.g., apartment, office) within a property, offering exclusive control over that unit.

**II. Non-Demarcated:** Ownership is partial across the entire property, without a specific unit assigned, making the asset homogeneous, flexible, and easily tradable.

To understand how ownership rights and area-holder rights are accommodated, familiarity with the following terms is essential:

Aspect	1). Demarcated Area	2). Non-Demarcated Area
Investment Size	Requires large upfront capital to purchase a full unit.	Allows smaller investments to partially own by purchasing tokens.
Liquidity	Low liquidity; the entire unit must be sold or transferred.	High liquidity; tokens can be traded like stocks on the secondary market.
Flexibility	Limited; tied to a specific unit, difficult to trade or divide.	Easily tradable; tokens function as homogeneous digital assets.
Tradability	Difficult to trade; ownership tied to physical assets and legal transfer processes.	Homogeneous and tradable like other digital assets (tokens).
Ownership	Ownership of a specific, clearly defined unit (e.g., apartment, hotel apartment, office).	Partial ownership of the entire property, without a specific unit.
Suitability	Best for those seeking long-term control and use of a specific property.	Ideal for investors seeking liquidity, flexibility, and ease of trading.



### 3.4 (b). The Asset and Token Structure :

#### I. Definitions:

Attribute	Details
Token Definition	A digital representation of property rights, providing partial ownership of the property.
Token Representation	Each token represents 1 square foot of the building.
Storage	Tokens are securely stored in a central wallet.
Ownership Type	Partial ownership of the property.
Transferability	Tokens can be easily transferred or traded.

### 3.4 (c). Tokenization Framework

#### I. Token-to-NFT Process Flow

- **Token Ownership:** Investors purchase tokens representing partial ownership of the property.
- **Conversion to NFT:** Tokens can be converted into NFTs representing specific units (e.g., apartments) once the project is completed.
- **Burning Tokens:** Tokens are burned during conversion, removing them from circulation permanently.
- **NFT Ownership:** NFTs grant exclusive ownership of a specific unit and can be traded or sold like traditional real estate but in a digital format.

#### II. Why Burn Tokens?

- **Prevent Duplication:** Burning the tokens ensures that they can't be used again or sold while the new NFT exists.
- **Enforce Uniqueness:** NFTs are unique, non-fungible assets, so burning the original tokens ensures that only the NFT remains to represent the property.
- **Preserve Integrity:** It prevents the inflation of ownership and maintains the integrity of the total asset supply.

### 3.5. Token and NFT Utilities:

**For Owning tokens** in Urban Dwellings unlocks a wealth of opportunities, including:

- **Co-Ownership of Prime Real Estate:** As a token holder, you'll own a portion of one of the most sought-after high-end properties. Even without a specific unit tied to your name, you'll share in the success of the entire property.
- **Profit Potential:** Once the project reaches completion, the value of your tokens could rise significantly. You'll be able to sell your tokens at a higher price, capturing returns comparable to what the developers themselves might gain.
- **Passive Income:** Once Urban Dwellings is operational, you won't just watch from the sidelines. You'll earn passive income from rental or business dividends generated by commercial activities within the property. In short, your investment doesn't just grow—it works for you.

**For NFT Holders:** NFT holders enjoy all the benefits of token holders, and more:

- **Asset Ownership:** As an NFT holder, you'll own a specific, demarcated area in Urban Dwellings. This could be an apartment, office, or another unit—entirely yours. You'll have complete ownership, with the legal rights to reside in or use the property, enjoying all the luxurious amenities.
- **Security and Peace of Mind:** Your NFT isn't just a digital asset—it's backed by the legal ownership of real property. This traditional security gives you peace of mind, knowing that your asset is physically tied to your name.
- **Security and Peace of Mind:** Whether you plan to live in Urban Dwellings, lease it, or sell it in the future, the choice is yours. Your NFT puts you in the driver's seat, offering direct control over your investment.

#### **Additional Investor Benefits:**

- **Voting & Dispute Resolution:** Tokenization gives investors a voice. Through transparent voting systems, you'll have a say in important decisions, from governance matters to operational choices. Dispute resolution is handled democratically, ensuring that each investor's interests are protected.
- **Fair Liquidation & Distribution:** In the unlikely event of project liquidation due to unforeseen circumstances, all investors will be compensated fairly. The proceeds from any asset sales will be distributed proportionally, ensuring you receive returns that match your investment.

#### **Why DAO PropTech's Tokenization Model is Your Best Bet:**

**Investing in Urban Dwellings through DAO PropTech** doesn't just give you real estate ownership—it gives you **control, flexibility, and security**. Whether you're a *token holder* or an *NFT holder*, your investment is backed by **real assets**, enhanced with *modern technology*, and designed to deliver **maximum returns**.

With this powerful platform, you're not just investing in a property; you're **stepping into the future of real estate ownership**.

## 4. Project Details

### 4.1 Location and Strategic Significance

Urban Dwellings is situated in the highly coveted **Bahria Garden City**, offering excellent connectivity to key infrastructure and major routes:

- **GT Road:** 2 min drive | 650 metres
- **DHA Phase 2:** 4 min drive | 3.3 km
- **T-Chowk:** 6 min drive | 4.6 km
- **Bahria Phase 4:** 7 min drive | 5.5 km

The prime location ensures that residents have convenient access to important destinations within minutes.

### 4.2 Proximity to Infrastructure

Urban Dwellings delivers luxury living within close proximity to shopping, healthcare, education, and entertainment facilities. Here's a summary of the nearby amenities:

Type	Amenity	Proximity
Shopping	Giga Mall	10 minutes
Entertainment	CineGold Plex	12 minutes
Healthcare	Bahria International Hospital	12 minutes
Healthcare	Fauji Foundation Medical College & Hospital	14 min drive
Education	Roots Millennium School	10-15 minutes
Religious	Grand Jamia Mosque	15 minutes

This proximity ensures residents are never far from essential services and recreational activities, making Urban Dwellings an ideal place for a comfortable and connected lifestyle.

### 4.3 Key Architectural Features, Amenities, and Environmental Design

Urban Dwellings is designed with luxury, sustainability, and community in mind, offering a range of state-of-the-art amenities:

- ☒ Earthquake Resistant Structure

☒ Sustainable architecture

☒ Energy-efficient designs

☒ Smart-home features

☒ Infinity Swimming Pool

☒ Rooftop Gardens

☒ Health & Fitness Club

☒ Indoor Mosque
- ☒ Open Spaces

☒ High Gardens

☒ Green Terraces

☒ Open-Air Cinema

☒ Kids Playing Area

☒ Indoor Parking Area

☒ Spa & Sauna

☒ Terrace Cafe

These amenities reflect Urban Dwellings' commitment to building a vibrant, modern community that offers residents a premium lifestyle. As the project evolves, these features will be refined to maximize their value for both residents and investors.

### 4.4 Use Case and Design

Urban Dwellings is a mixed-use development with **337 residential apartments, commercial units, and hotel apartments**, featuring **energy-efficient systems** and **smart-home technology** for eco-conscious buyers, ensuring sustainability and luxury.

### 4.5 Units Breakdown

#### 4.5 (a). Area breakdown

The total area of the Urban Dwellings project is broken down as follows:

Category	Area (sqft)
Residential Units	351,516
Hotel Apartments	98,929
Commercial Space	182,953
Community Space	59,583
Parking	44,650
Total Area	737,633

The residential portion includes not only the apartments but also shared areas such as **parking** and **circulation spaces**, with a portion of these costs allocated to each residential unit. These apartments may feature premium amenities, elevating their value and appeal to high-end buyers.

In contrast, the **commercial spaces** do not include dedicated parking or circulation areas, but they are still designed with **premium features** to attract tenants and buyers who seek modern, functional, and high-traffic commercial environments.

## 4.5 (b). NFTs Breakdown

### I. Apartment Breakdown

Type of Apartment	Unit Type	Count	Area/NFT (sqft)
1 Bed Apartment	Residential	174	976
2 Bed Apartment	Residential	99	2,282
3 Bed Apartment	Residential	12	2,880
Studio Apartment	Residential	52	400

### I. Key Amenities & Facilities

Type of Amenities & Facilities	Unit Type	Count	Area/NFT (sqft)
Restaurant	Commercial	1	6,376
Commercial Area	Commercial	8	3,807
Co-working Space	Community	1	16,342
Outdoor Cinema	Community	1	3,540
Gymnasium	Commercial	1	13,138
Spa & Massage Room	Commercial	1	4,060
Conference Room	Community	1	5,822
Fun City	Community	1	13,358
Shooting Range	Commercial	1	4,818
Snooker & Foosball	Commercial	1	5,756
Mocktail Bar	Commercial	1	4,488
Kids Play Gym	Community	4	936
Cloud/ Industrial Kitchen	Commercial	1	2,514
Day Care	Community	1	6,120
Mosque & Ladies Prayer Area	Community	1	3,533
Organic Garden	Community	1	2,299
Pedestrian Garden	Community	1	3,643
Joggers Park	Community	1	2,637
Outdoor Gym	Commercial	2	2,973
Roof Top Café	Commercial	1	0
Roof Garden	Community	1	874
Roof Park	Community	1	7,967
Community Room	Community	1	3,888
Gaming Room	Commercial	1	6,562
Swimming Pool	Community	1	9,120

## 4.6 Target Audience and Demographic Profile

Urban Dwellings appeals to a diverse range of investors and residents, thanks to its flexible real estate model and tokenization approach:

- **HENRY Millennials:** Millennials are focused on green living, family, and a connected lifestyle.
- **International Investors:** Non-resident Pakistanis and global investors looking for high-growth real estate.
- **High-Income Families:** Those seeking luxury living with modern amenities in prime urban locations.
- **Business Professionals:** Individuals needing well-connected, upscale residences near business hubs.
- **Tourists and Short-Term Renters:** Visitors looking for premium hotel apartments and short-term accommodations.
- **Tech-Savvy Investors:** Blockchain-savvy investors seeking transparent and innovative real estate opportunities.

## 4.7 Social and Environmental Impact Assessment

### 4.7 (a). Urban Sustainability and Eco-Friendly Design

Urban Dwellings promotes **sustainability** through **green building practices**, including energy-efficient systems, optimized water usage, and the use of eco-friendly materials, significantly reducing its environmental footprint.

### 4.7 (b). Economic Support and Job Creation

The project supports the local economy by **creating jobs** during construction and operations, while improving surrounding **infrastructure** to foster urban growth.

By combining *eco-friendly design* with **job creation** and **infrastructure development**, Urban Dwellings balances **environmental responsibility** with **economic growth**, setting a new standard for sustainable urban development in Rawalpindi.

## 5. Milestone-Based Funding and Escrow Management

### 5.1 Total Funding Rounds

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

### 5.2 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.

### 5.3 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.

### 5.4 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 authorize any transaction or change, ensuring that no single entity has control. This enhances **security**, **transparency**, and **accountability** at every stage of the project.

## 6. Blockchain Integration and Smart Contracts

### 6.1 Role of Blockchain for Transparency and Security

Urban Dwellings 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.

### 6.2 Smart Contracts for Ownership and area release for sale

In Urban Dwellings, 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 Urban Dwellings 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.

### 6.3 Smart Contract Details

The **Urban Dwellings 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	Urban Dwellings (UD)
Contract Address	0x0a3a4a051685e175cfa4d1ea9816025ea1aba8c8
Total Supply Unlocked	634,000 UD Tokens (Fixed and constant supply)
No. of Holders	425
Total Transfers	988
Decimal Points	4 decimal points (e.g., 0.0001 square feet for partial ownership)
Token Standard	ERC-20
Blockchain	Polygon

Each **Urban Dwellings (UD) token** represents a fractional ownership in the property, with a fixed supply of **634,000 tokens**. Investors can purchase tokens in stages as the construction advances, with investment sizes adjustable down to **four decimal places** for greater flexibility.

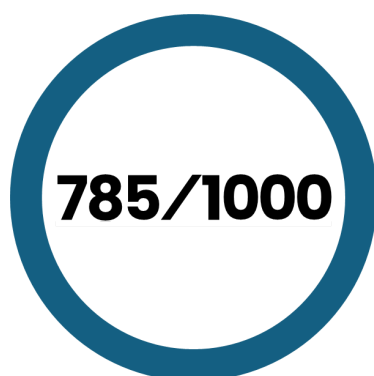


## 7. Risk Assessment Matrix

### 7.1 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. **Urban Dwellings** scored exceptionally well across all criteria, making it a standout choice for investors.

### 7.2 DAO Score



Urban Dwellings 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**, Urban Dwellings combines urban convenience with natural beauty.

Below are the key evaluation factors and their respective scores, demonstrating why Urban Dwellings 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

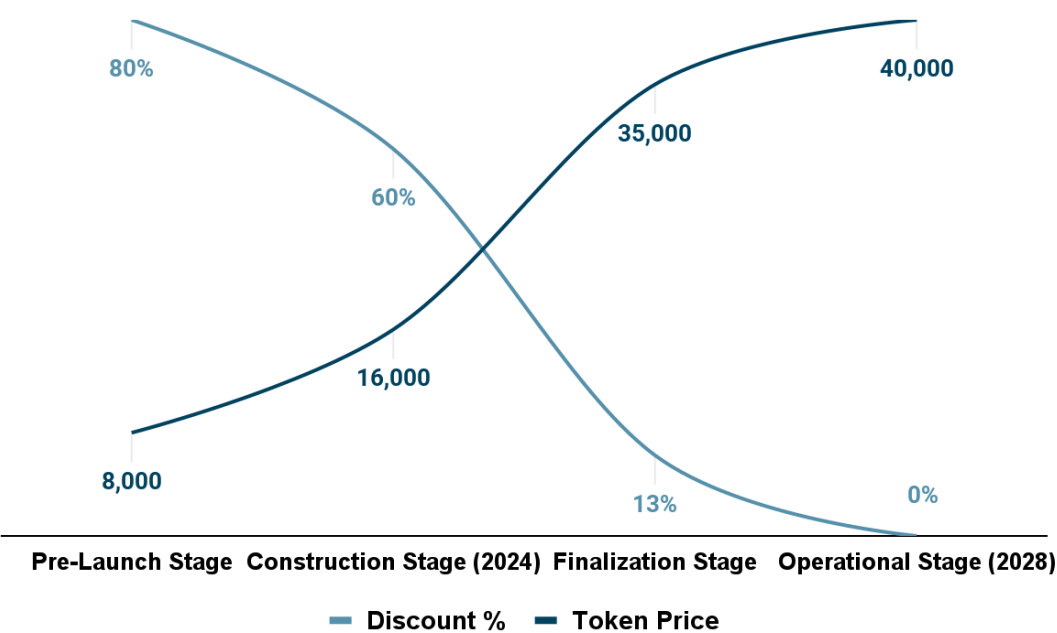
# 8. Financial Projections and Project Valuation

## 8.1 Initial Valuation of the Project (2024)

Urban Dwellings tokens are currently valued at **PKR 16,000 per square foot**, with strong growth potential as the project advances.

## 8.2 Price Forecasting and Market Trends

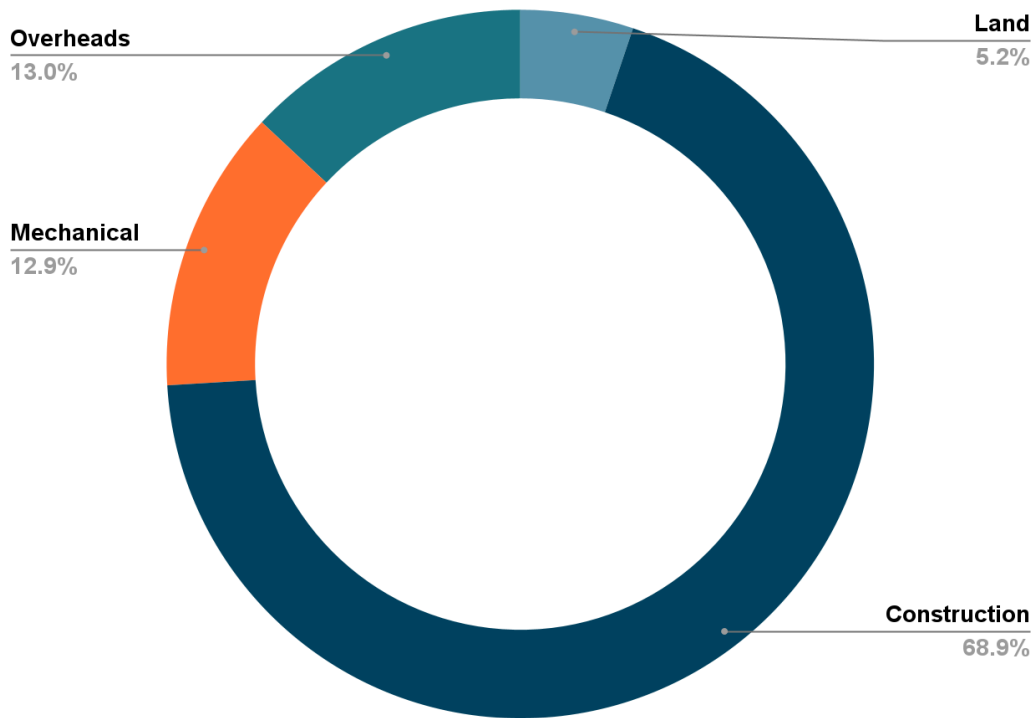
By **2028**, the token value is projected to rise to **PKR 40,000 per square foot**, driven by market demand and growth trends.



**Early-stage** investors benefit from the **greatest discounts**, as they assume higher risk during the initial phases. As the **project progresses** and risk diminishes, **discounts decrease** and token prices rise. By the time the project reaches its operational phase, the full token price is achieved, giving early investors a **significant advantage in returns** compared to those entering later.

### 8.3 Project Costing

Before investing in Urban Dwellings, we encourage you to take the time to fully understand the project's costing structure. We prioritize transparency and aim to empower you throughout your investment journey. Our goal is to provide you with all the information you need to make informed and confident decisions. We're transforming the development industry, and you are at the center of that change.



- **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)

## 8.4 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.

## 9. Stakeholder Benefits

DAO PropTech's cutting-edge platform utilizes **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 fractional 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

Urban Dwellings 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, Urban Dwellings 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. Urban Dwellings 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:

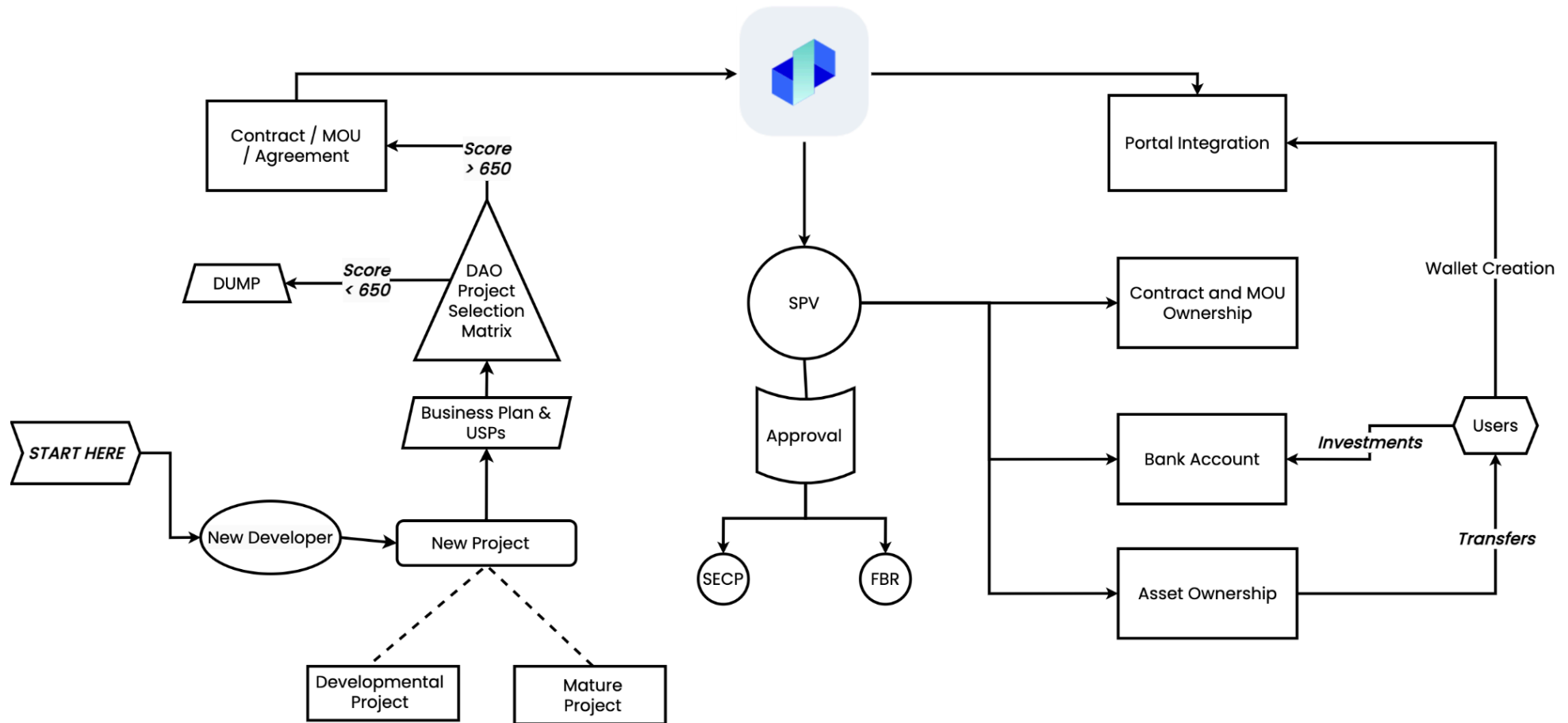
- Allotment Letter
- Possession Letter
- Architectural NOC

### 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



**JAWAD NAYYAR**

Vision & Strategy



**ABID ARSHAD**

Real Estate



**OWAIS BARLAS**

Sales & Business Dev.



**ABDULLAH KHAN**

Product



**MUNEEB AHMED**

Growth



**HASEEB MIRZA**

Investor Relations



**DR. UMAR TAJ**

Innovation



**SYED HASAAN IRFAN**

Regulatory Affairs

### ALUMNI NETWORK



THE LONDON SCHOOL  
OF ECONOMICS AND  
POLITICAL SCIENCE



### TEAM EXPERIENCES



Urban Dwellings 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.

The construction partner of Urban Dwellings [Tahir Builders Private Limited](#) is a no limit company, registered under **Pakistan Engineering Council (PEC)**.

## 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.



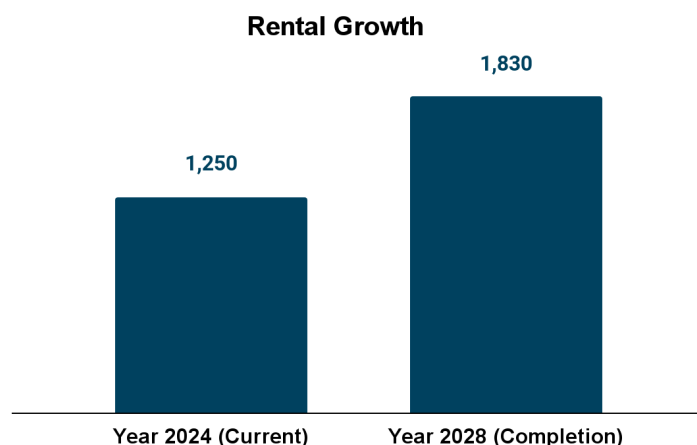
## 12. Exit Strategy and Long-Term Viability

### 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.

A recent analysis indicates that the rental rate for luxury mixed-use apartment buildings in Bahria Phase 7 currently stands at **PKR 1,250**. With rental income projected to **increase by 10% annually**, Projected rent at Year 2028 **PKR 1,830**. This growth offers a strong long-term income opportunity for investors, providing consistent annual returns and the potential for future appreciation.



Below is the table of current rentals of some of the competitors:

Project	Rent	Area (sqft)	Rent/sqft/year
Metropole Rawalpindi	160,000	1,500	1,280
Grande Apartments (Phase 3)	170,000	1,600	1,275
Safari Villas Apartments	165,000	1,600	1,237
River Courtyard (Premier Choice)	180,000	1,700	1,270
Bahria Heights (Phase 8)	100,000	950	1,263

### 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 40,000 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

**Urban Dwellings** 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?

- **Fractional 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 **Urban Dwellings**, 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 Urban Dwellings.

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