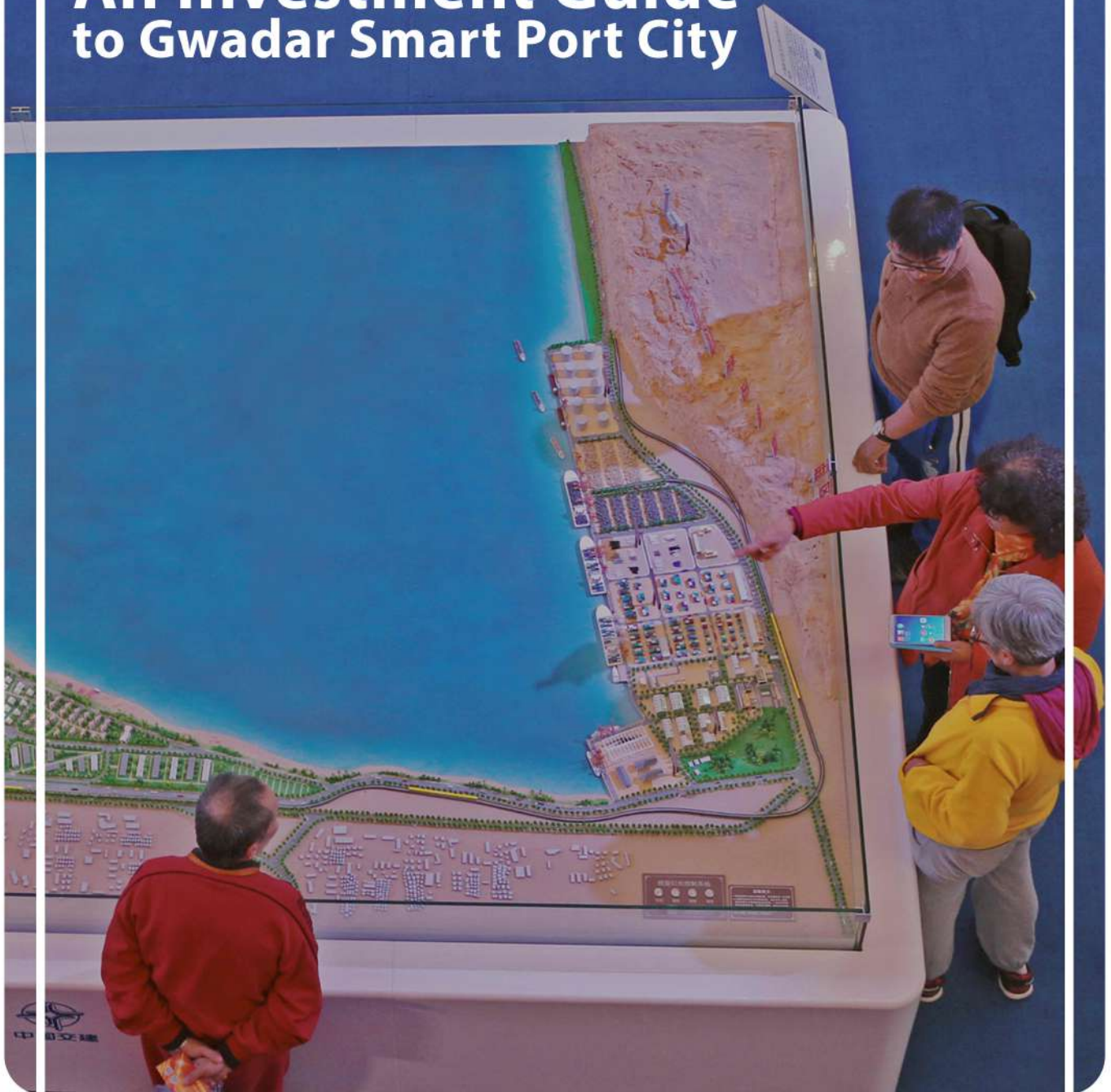


An Investment Guide to Gwadar Smart Port City



Based on:

- The Integrated Gwadar Smart Port City Master Plan Report
- Gwadar Development Authority Town Planning Regulations

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GWADAR™

 Platinum City
Gwadar

 Platinum Seaview
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Pakistan's Next Big Thing is Gwadar Smart Port City



Gwadar is a port city on the southwestern coast of Balochistan, Pakistan and is located on the shores of the Arabian Sea. Due to the strategic importance of its location, it has multi million dollars' worth of economic and social development projects streamlined. These include the Gwadar deep seaport, the Gwadar International airport, the 300MW power plant and more.

The city has been termed as "Gwadar Smart Port City" in the new Master Plan 2019 made by CCCC and CHINA AID. Being located at the cross-junction of international sea shipping and oil trade routes, it will not be long before Gwadar acts as an international trade hub for Pakistan. Gwadar Port has the potential to connect three regions, i.e. Central Asia, South Asia and Middle East making the city a driver for Pakistan's progress. Cargo ships carrying wheat and urea of the Afghan Transit Trade arriving at the port, and the LPG Terminal operations have boosted the business activity within the city.

Apart from the seaport, the China funded New Gwadar International Airport, a \$230 million project is expected to be launched by 2022. Soon Gwadar will have an influx of foreigners interacting with the locals and conducting businesses in the high-potential land of Gwadar. Moreover, the Government of Pakistan has been encouraging the private sector to invest in Gwadar as well. The local and foreign businesses that are to be established in the Gwadar Free Zone area are set to enjoy tax benefits for multiple years. Multi million worth of direct investments have been made in Gwadar already, and this is just the beginning.

Due to the beauty of Gwadar, the city is not just attractive to establish businesses and industries but recreational facilities as well. Tourists across Pakistan and abroad want to explore the beauty of Balochistan. The M8 motorway and Makran coastal highway have connected the province with all other provinces making Gwadar a gateway to CPEC (China-Pak Economic Corridor) and OBOR (One Belt One Road). The M8 motorway, leads to D.I.Khan, KPK via Turbat, Panjgur, Quetta, Zhob, Loralai and Daanasar while the Makran coastal highway leads to Karachi, Sindh via Pasni, Ormara, Hingol and Hub. These routes have made Gwadar accessible to all. Due to the breath-taking beaches, sunset points, islands, and golden deserts in Gwadar and Balochistan, the tourism industry has also begun to grow.

With ongoing developments across sectors ranging from the industrial sector to the social sector, Gwadar is progressing at the speed of light. Therefore, it is safe to say that Gwadar indeed is the next big thing for Pakistan, and anybody who decides to invest in the city would be a Visionary.



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Address: Suite 207, The Plaza, Khayaban-e-Iqbal Block 9 Clifton, Karachi.

8 REASONS WHY TO INVEST IN PLATINUM SEAVIEW GWADAR



Reason 1

Prime location on Gwadar's New Master Plan

The Gwadar Smart Port City Master Plan designed by CCCC and China Aid in collaboration with Pakistan's Planning ministry and Gwadar Development Authority (GDA) was approved in November 2019. The master plan ensures that the higher regional connectivity prospects of Gwadar makes it an economic hub comparable to Karachi. The plan divides the city in two parts, the West Bay, and the East Bay.

The West Bay is designed mainly for residential activities and includes planning for medical facilities, sport facilities, resorts, cultural facilities, and the administrative offices. Whereas, the East Bay comprises of Gwadar Export Processing Zone, Gwadar Free Zone, Gwadar Industrial Estate Development Authority (GIEDA), 6 lane expressway, construction of Breakwaters, New Gwadar International Airport, Industrial Lands with the high-tech industries and Gwadar Cantonment area. Platinum Seaview is also located in the East Bay of Gwadar.

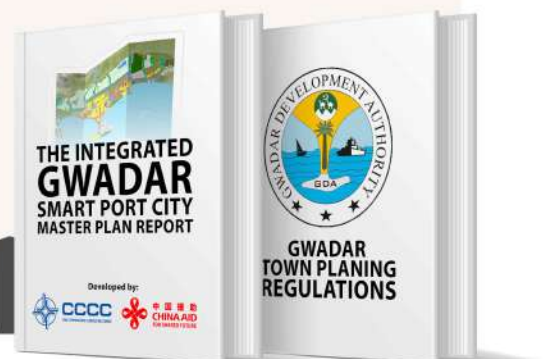
Vision Gwadar (Subsidiary of Visionary Group) has two housing projects in Gwadar, Platinum City (located in the West Bay) and Platinum Seaview (Located in the East Bay). Platinum Seaview is a residential and commercial project spread over 77 acres with limited plots for sale. According to the new master plan, Platinum Seaview is the only NOC approved housing project categorised as R3 High Density Residential Zone. Plot owners of Platinum Seaview are now authorized to build up to Ground Plus 11 residential and commercial apartments. Plot owners can potentially generate profits worth \$650,000 to \$2.4 million from apartment construction activities. Visionary Group can also facilitate its plot owners with international standard construction work.

As per new Master Plan Platinum Seaview comes under **R3 - High Density Residential Zone** Construction for upto **Ground Plus 11** is approved

On Ground Plus 6
in 3 years earn upto
\$650,000 in profit

On Ground Plus 11
in 3 years earn upto
\$2.4 million in profit

Download Master Plan documents from
www.visionarygroup.com.pk/visiongwadar



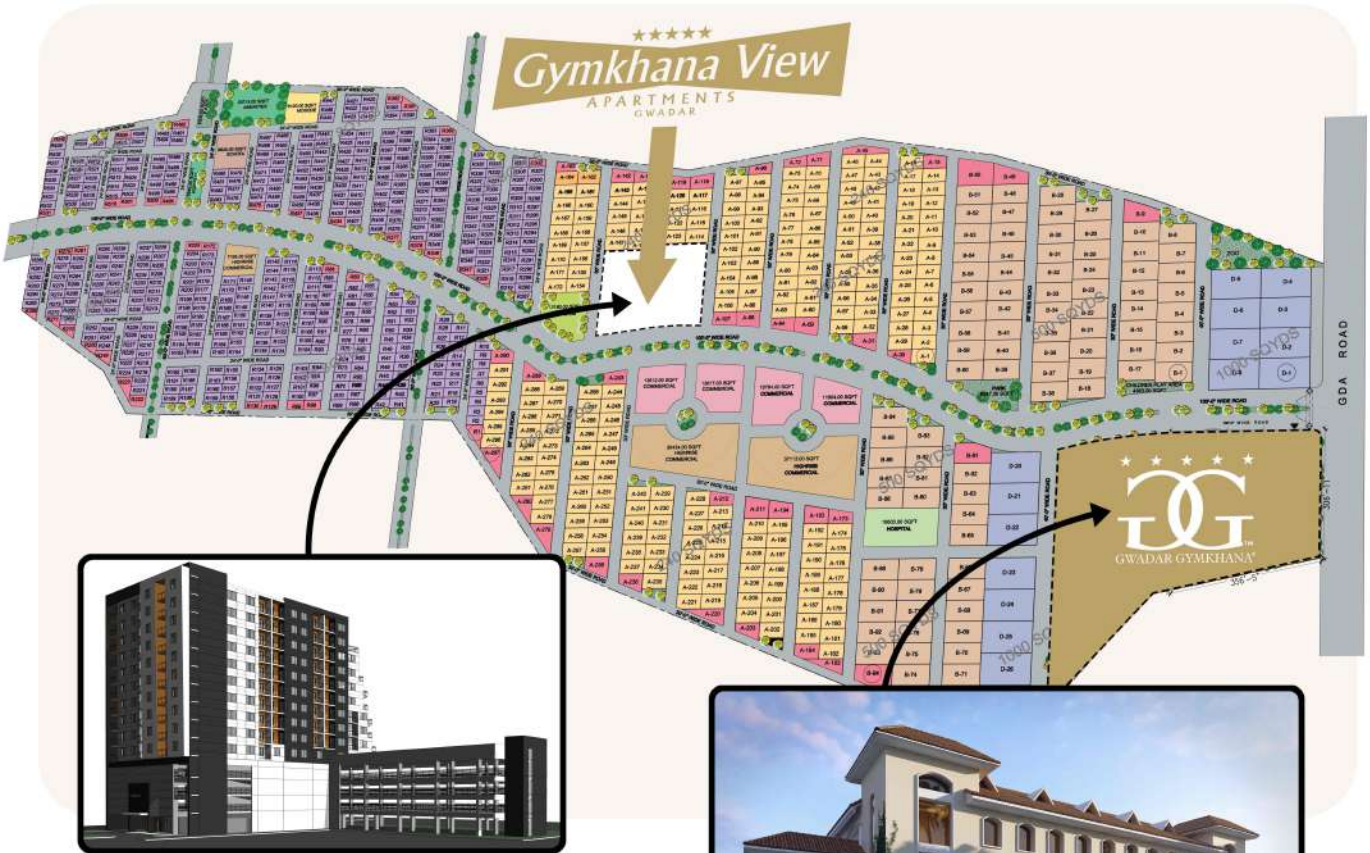
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Reason 2

Has Gwadar Gymkhana Club



Gwadar Gymkhana, a social club to be operational by 2021 is also located within the vicinity of Platinum Seaview. 80% of the club construction is completed and soon, the world class facilities of Gwadar Gymkhana will be at walking distance for the residents of Platinum Seaview Gwadar. Spread across 10 acres, Gwadar Gymkhana is a \$15 million state of the art project being developed by the Visionary Group. It will provide over 24 plus facilities to its members. Like other historical Gymkhana clubs in all main cities of Pakistan and abroad, Gwadar Gymkhana will be an important and the most influential place of social and commercial gathering within two years' time. Facilities: Men's gymnasium, ladies' gymnasium, swimming pool, rooms for accommodation, bakery, volleyball, walking track, cricket ground, snooker, basketball, squash, tennis, cinema, library, billiard, badminton, food court, coffee shop, business meeting hall, kid's play area, dining hall, women's yoga classes, mini mart, mosque, auditorium, barber shop, spa, jacuzzi, free Wifi, ATM machine & car parking. Furthermore, Gymkhana View Apartments, a residential apartments project which is to be launched in 2021 will also be located in Platinum Seaview.

Platinum Seaview Gwadar development pictures of October 2020



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Gwadar Gymkhana development pictures of November 2020





Reason 3 Next to the Airport

The New Gwadar International Airport will be Pakistan's second largest airport and is expected to be operational by 2022. It is a China funded \$230 million project which has entered its second phase of construction already. The second phase involves modern terminal and cargo buildings, communication & navigational projects, air traffic control system, runway, water supply, power supply, HVAC, parking space, residential area, schools and other facilities. The design and construction of the new airport are in conformity with the International Civil Aviation Organization (CIAO) standards. Being part of the Early Harvest High Priority Project of CPEC in January 2014, NGIA is free from all sorts of loan obligations and debt burden.

The Airport is being built to accommodate direct international flights and cargo flight to replace the current capacity of Gwadar's temporary airport. Construction of New Gwadar International Airport (NGIA), along

with allied facilities for new airport which will be capable of handling a combination of ATR 72, Airbus, (A-300), Boeing (B-737) and Boeing (B-747) for domestic as well international routes, is underway. It is important to understand that the passengers from local and international flights landing in Gwadar will need a place to live and the closest housing project to the airport is Platinum Seaview. The plot owners of Platinum Seaview can hugely profit by providing accommodation facilities to the passengers.

Reason 4 Next to Cantonment

Military Lands and Cantonments is an attached department of Ministry of Defence. Directorate of Military Lands and Cantonments provides advisory input on defence lands and local government matters in cantonments to the Federal Government (Ministry of Defence) and all related stakeholders i.e. Service Headquarters and other organizations under Ministry of Defence.

According to the master plan, the military land lies on East Bay. This land will have the Military Society which in any city is one of the most esteemed and expensive areas to live in.

There will be proper security systems not only for the people who live in the cantonment, but also for civilians who will get the necessary protection whenever there is a threat of any kind to their lives or property. Besides, cantonments have hospitals, welfare dispensary, educational institutions which are important facilities for families and these facilities can be availed by

Platinum Seaview residents as well. Since the cantonment is in close proximity to Platinum Seaview, it has made the project a desirable place for families to live in.





Reason 5

Near Business & Industrial Hub

The industrial lands located in the East Bay will have high-tech and low-tech industries set up which will not only design and manufacture for the domestic market but for the foreign markets as well. Value addition to imported semi-finished goods and exporting them directly through the port nearby will save huge costs for the industrialists. Platinum Seaview Gwadar will provide the opportunity to the businessmen and industrialists to reside and look over their operations closely.

The purpose of industrial zone is to provide land for industrial purposes for manufacturing, processing, assembling, servicing, repairing, and packaging of goods and machineries / equipment, etc. Its development will be in conformity with all standards in force. The industrial standards guidelines set by Industries Departments, Environment Departments or SED regulations shall also be observed. Existing Gwadar

Industrial Estate and Free Zone will follow their established / approved Master Plans etc. Innovative industrial functions such as R&D, creativity, design, pilot test, and pollution-free production, as well as related supporting service activities will also be in place. The importance of High-tech industrial land is that when they are located near an industrial zone, they can support manufacturing R&D; and when they are located in the city's long-term development zone, they can provide development momentum for future urban transformation.

Reason 6

Center of Tax-Free Zone

This \$32 million project will provide tax concessions to investors working in the Free Zone. The businesses that are to be established in the Gwadar Free Zone area are set to enjoy tax benefits for 23 years. Besides providing enough time to investors to cover their expenses and work on the profits, this step has also been successful in bringing the attention of business owners from all over the world to the Gwadar Free Zone. According to reports, more than 30 Pakistani and Chinese investors have already moved in with direct investments worth more than three billion Yuan. China has already planned to develop the area around Gwadar and the Free Zone as a significant commercial hub.

There are several incentives for businesses being to establish in the Gwadar Free Zone including 100% ownership for foreign investors, tax holiday for 23 years, 100% exemption on customs duties for construction and operation equipment, leasing of plots up to 99 years, flexible visa regulations, ready to

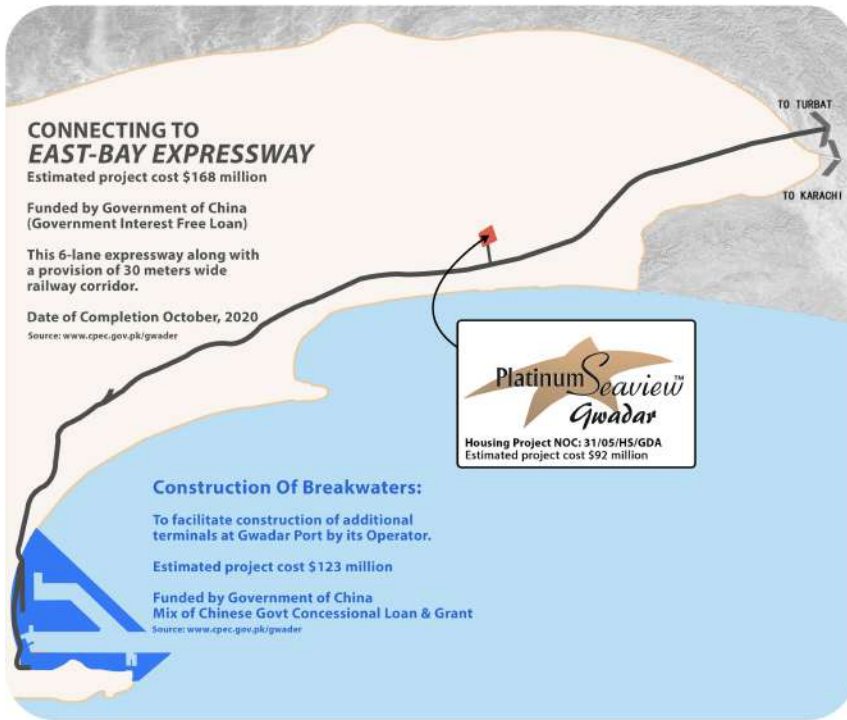


use offices, light industrial units, warehouses, world class infrastructure and security arrangement, One Stop Shop - one window facility for clearances, fast track start up and licensing procedure. Very soon, the head offices of multiple multinational companies will be established in Gwadar and Platinum Seaview Gwadar will be the perfect place for the local and foreign investors to reside in.

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Reason 7

Connecting East Bay Expressway

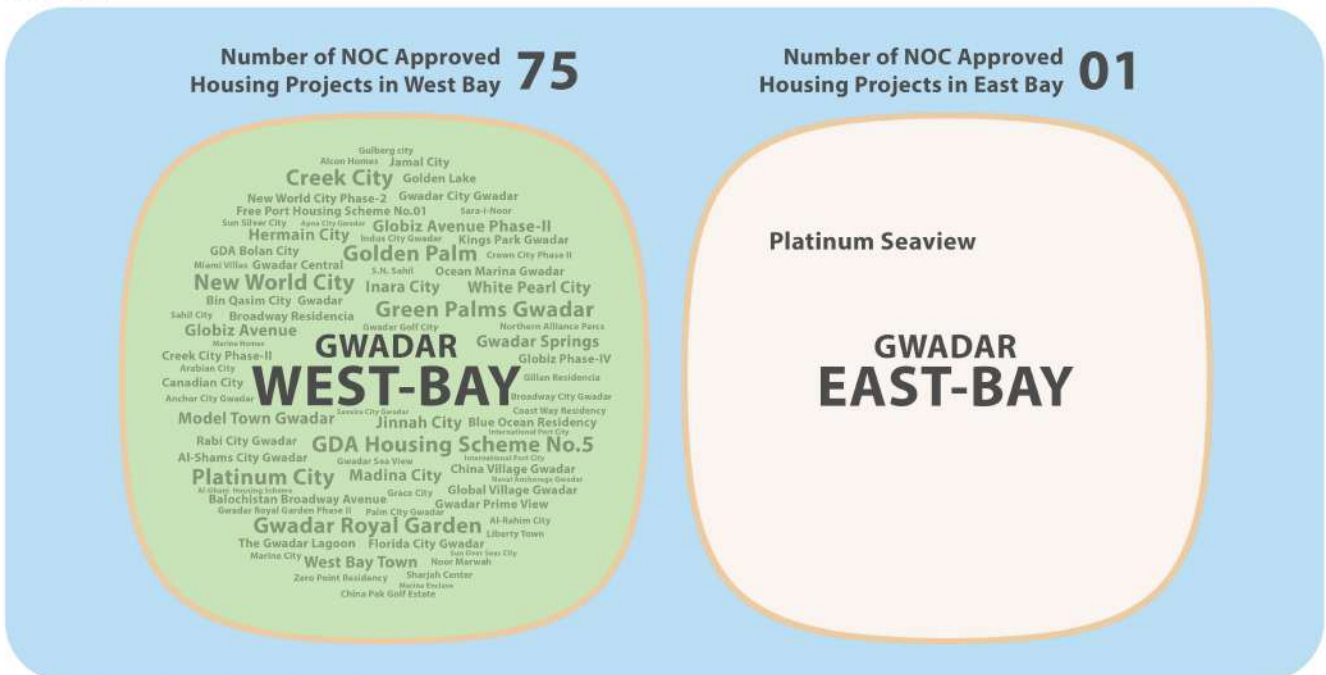
The 6 lane East Bay Expressway along with a 30 meters wide railway corridor, a \$ 168 million project is underway to connect the port to the Makran Coastal Highway (CPEC Highway). The Construction of Eastbay Expressway is the main artery of Gwadar Port through which the entire traffic of port will flow. The objective of the expressway is providing primary connectivity of the Port & its Free Zone with the network of national highways. Linking Gwadar Port with the main artery of national highway network will ensure smooth logistic transportation of import, export, and transit goods.

Apart from that, to facilitate construction of additional terminals at Gwadar Port by its operator, construction of Breakwaters, a \$ 123 million project is also being funded by China. Such developmental projects in the East Bay especially the expressway have increased the accessibility of Platinum Seaview Gwadar.

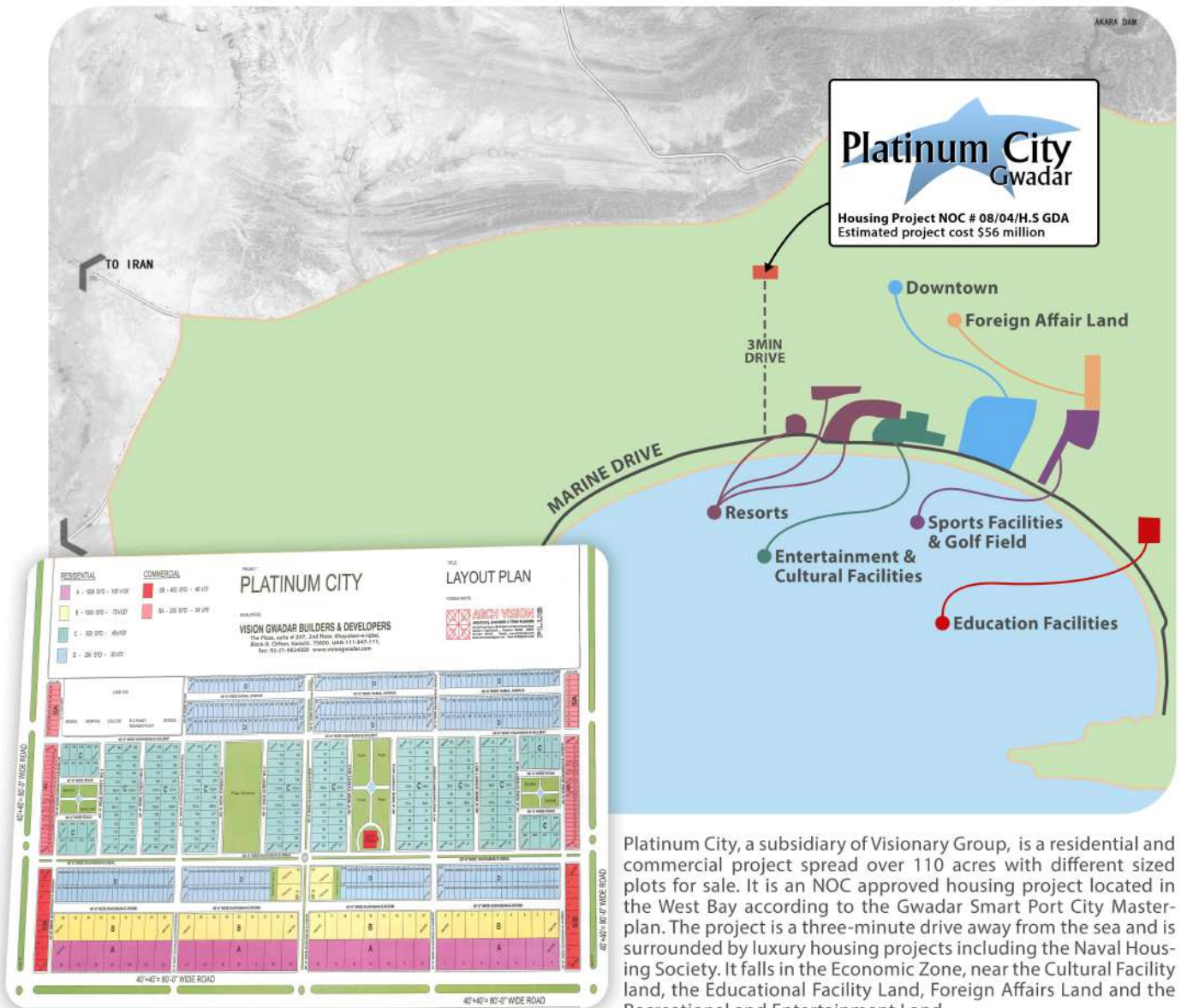
Reason 8

The only housing project of East Bay

Our visionary leadership had long forecasted the importance of the location of Platinum Seaview's land in Gwadar even before the new master plan was introduced. Out of the 76 residential housing projects with NOCs approved by Gwadar Development Authority, only one project is located in Gwadar East Bay, which is Platinum Seaview Gwadar. Therefore, the NOC approved plots, both residential and commercial in East Bay are very limited, making this chance to invest in Platinum Seaview a lifetime opportunity for Visionary Investors.



REASONS WHY TO INVEST IN PLATINUM CITY GWADAR



Platinum City, a subsidiary of Visionary Group, is a residential and commercial project spread over 110 acres with different sized plots for sale. It is an NOC approved housing project located in the West Bay according to the Gwadar Smart Port City Master-plan. The project is a three-minute drive away from the sea and is surrounded by luxury housing projects including the Naval Housing Society. It falls in the Economic Zone, near the Cultural Facility land, the Educational Facility Land, Foreign Affairs Land and the Recreational and Entertainment Land.

The Cultural Facility Land is a venue for city-level libraries, conferences and exhibitions, cultural exchanges, and expo. In this zone buildings or premises will have art galleries, archives, museums, public libraries, social and cultural institutions, religious buildings, and municipal and community facilities. The Educational Facility Land is a place for teaching and will have primary and higher education schools such as universities, colleges, vocational college, and degree colleges. The Foreign Affairs Land will have office areas of foreign consulates and international organizations or institutions.

Recreational & Entertainment Land include Sports Facility Land, Golf & Polo Field Land, Park / Green Land, Entertainment land and Resort Land. The entire Recreational & Entertainment Land will be having all public and semi-public recreational activities and open spaces, parks and playgrounds, zoological and botanical gardens, nurseries, waterfront developments, museums, and memorials. This land will also have theme parks, amusement parks, open air theatre, exhibitions, circuses, fairs and festival grounds, public utilities to a variety of entertainment, health, hotels, and other facilities.

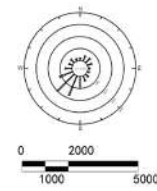
With the convenience of great education and recreational facilities, Platinum City is indeed the best place to plan your house in.

New Gwadar Smart Port City Master Plan



Legend

EA Existing Area	Free Zone & GIEDA & GEPZ	A3 Education Facility Land	REC-3 Park / Green Land	WL White Land	BE Beach	Major Road
R Residential Land	W Logistics and Warehouse Land	M Religious Land	REC-4 Entertainment Land	ML Military Land	EC Ecological Corridor	Conditional Road
RS Residential Service Land	B Business & Commercial Land	AS Medical Facility Land	REC-5 Resort Land	RL-1 Reserved Land 1	MC Mountain	Planning Area
HI High-tech Industrial Land	BAR Business & Residential Mixed Land	A6 Foreign Affairs Land	T Transport Land	RL-2 Reserved Land 2	EF Earthquake Fault Zone	
M1 Type-I Industrial Land	A1 Administrative Office Land	REC-1 Sports Facility Land	TB Traffic & Utilities Buffer Land	WB Water Body	Railway	
M2 Type-II Industrial Land	AZ Cultural Facility Land	REC-2 Golf & Polo Field Land	U Municipal Utilities Land	BA Basin/Nullah	Reserved Road	



CCCC-FHDI Engineering Co., Ltd. 2019. 09



Source: The Integrated Gwadar Smart Port City Master Plan Report



Source: The Integrated Gwadar Smart Port City Master Plan Report



- EA Existing Area
- R Residential Land
- RS Residential Service Land
- MO High-tech Industrial Land
- M1 Type-I Industrial Land
- M2 Type-II Industrial Land
- Free Zone & GIEDA & GEPZ
- N Logistics and Warehouse Land
- B&R Business & Residential Mixed Land
- A1 Administrative Office Land
- A2 Cultural Facility Land
- A3 Education Facility Land
- A4 Religious Land
- A5 Medical Facility Land
- A6 Foreign Affairs Land
- REC-1 Sports Facility Land
- REC-2 Golf & Polo Field Land
- REC-3 Park / Green Land
- REC-4 Entertainment Land
- REC-5 Resort Land
- T Transport Land
- TR Traffic & Utilities Buffer Land
- U Municipal Utilities Land

27	Golden Lake	Housing	30	Chatti Janoobi
28	Gwadar City Gwadar	Housing	30	Mazzani
29	New World City Phase-2	Housing	350	Chaib Kalmati
30	Platinum Sea View Gwadar	Housing	77	Darbella Shumali
31	Rabi City Gwadar	Housing	60	Chib Kalmati
32	Creek City Phase-II	Housing	459	Mazzani
33	Global Village Gwadar	Housing	30	Mazzani
34	Gwadar Prime View	Housing	50	Gorani (Pasni)

Source: <http://www.gda.gov.pk>

Platinum Seaview Gwadar is the only NOC approved residential land on Gwadar East Bay

- EA Existing Area
- R-1 Low-density Residential land
- R-2 Middle-density Residential land
- R-3 High-density Residential land
- B&R Business & Residential Mixed Land
- RS Residential Service Land
- Sanghar Housing Project
- Cluster
- Planning Area

1.1.3 HIGH DENSITY RESIDENTIAL LAND

The population per hectare is relatively dense, and there are about 420 people per hectare. The housing form is mainly for apartments/high rise towers.

Table 2: Suggested Regulations for Residential Zone (R)

Residential land		FAR	Plot Coverage(%)	Max Height(floor)	Plot Area (m ²)
Low density	R-1	0.5-1.2	60-80	G+3	312-500, NOT MORE THAN 1000
Medium density	R-2	1.2-2.0	50-70	G+6	160-250
High density	R-3	2.0-3.0	60-85	G+11	72-105(This data does not include rental apartments, Plot Area for low-rent housing)
Community service land	R-S	2.0-2.5	60-70	G+6	-

Updated on: 02/12/2020

Platinum City - Payment Plan
Residential Plots - NOC 28/08/04H.S GDA



Category "A" (1500 Sq Yards)					Category "B" (1000 Sq Yards)				
	¥	\$	£		¥	\$	£		
12 Month Plan	736,799	112,177	83,904	18,000,000	12 Month Plan	491,199	74,785	55,936	12,000,000
Downpayment	184,200	28,044	20,976	4,500,000	Downpayment	122,800	18,696	13,984	3,000,000
Month X 12	46,050	7,011	5,244	1,125,000	Month X 12	30,700	4,674	3,496	750,000
24 Month Plan	810,479	123,395	92,295	19,800,000	24 Month Plan	540,319	82,263	61,530	13,200,000
Downpayment	202,620	30,849	23,074	4,950,000	Downpayment	135,080	20,566	15,382	3,300,000
Month x 24	25,327	3,856	2,884	618,750	Month x 24	16,885	2,571	1,923	412,500
36 Month Plan	891,527	135,735	101,524	21,780,000	36 Month Plan	594,351	90,490	67,683	14,520,000
Downpayment	222,882	33,934	25,381	5,445,000	Downpayment	148,588	22,622	16,921	3,630,000
Month x 36	18,573	2,828	2,115	453,750	Month x 36	12,382	1,885	1,410	302,500

Category "C" (500 Sq Yards)					Category "D" (250 Sq Yards)				
	¥	\$	£		¥	\$	£		
12 Month Plan	245,600	37,392	27,968	6,000,000	12 Month Plan	122,800	18,696	13,984	3,000,000
Downpayment	61,400	9,348	6,992	1,500,000	Downpayment	30,700	4,674	3,496	750,000
Month X 12	15,350	2,337	1,748	375,000	Month X 12	7,675	1,169	874	187,500
24 Month Plan	270,160	41,132	30,765	6,600,000	24 Month Plan	135,080	20,566	15,382	3,300,000
Downpayment	67,540	10,283	7,691	1,650,000	Downpayment	33,770	5,141	3,846	825,000
Month x 24	8,442	1,285	961	206,250	Month x 24	4,221	643	481	103,125
36 Month Plan	297,176	45,245	33,841	7,260,000	36 Month Plan	148,588	22,622	16,921	3,630,000
Downpayment	74,294	11,311	8,460	1,815,000	Downpayment	37,147	5,656	4,230	907,500
Month x 36	6,191	943	705	151,250	Month x 36	3,096	471	353	75,625

Additional cost:

- 1) West open 5%
- 2) Corner 10%
- 3) Main road Facing 5%

Note: The above Payment Plan maybe subject to review/update.

For more information contact:

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Website: www.visiongwadar.com.pk

Note: All the above foreign currency prices are subject to change based on the current Interbank Exchange Rates

Interbank Rates of	¥	\$	£	Date
State Bank of Pakistan	24.43	160.46	214.53	02/12/2020

Bank details:	Account name: Vision Gwadar Bank: Bank Al Habib Limited Do Talwar Karachi Branch code 1241 Account #: 1241-0981-034357-01-9 IBAN # PK94BAHL1241098103435701 Swift code: BAHLPKKA
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Updated on: 02/12/2020

Platinum City - Payment Plan
Commercial Plots - NOC 28/08/04H.S GDA



Category "SA" (200 Sq Yards)					Category "SB" (400 Sq Yards)				
	¥	\$	£	PKR.		¥	\$	£	PKR.
12 Month Plan	352,026	53,596	40,088	8,600,000	12 Month Plan	704,052	107,192	80,175	17,200,000
Downpayment	88,007	13,399	10,022	2,150,000	Downpayment	176,013	26,798	20,044	4,300,000
Month X 12	22,002	3,350	2,505	537,500	Month X 12	44,003	6,699	5,011	1,075,000
24 Month Plan	387,229	58,956	44,096	9,460,000	24 Month Plan	774,458	117,911	88,193	18,920,000
Downpayment	96,807	14,739	11,024	2,365,000	Downpayment	193,614	29,478	22,048	4,730,000
Month x 24	12,101	1,842	1,378	295,625	Month x 24	24,202	3,685	2,756	591,250
36 Month Plan	425,952	64,851	48,506	10,406,000	36 Month Plan	851,903	129,702	97,012	20,812,000
Downpayment	106,488	16,213	12,127	2,601,500	Downpayment	212,976	32,426	24,253	5,203,000
Month x 36	8,874	1,351	1,011	216,792	Month x 36	17,748	2,702	2,021	433,583

Additional cost:

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Updated on: 02/12/2020

Platinum Seaview - Payment Plan
Residential Plots - NOC 31/05/H.S GDA



Category "D" (1000 Sq Yards)					Category "B" (500 Sq Yards)				
	¥	\$	£	PKR.		¥	\$	£	PKR.
12 Month Plan	1,432,665	218,123	163,147	35,000,000	12 Month Plan	716,332	109,061	81,574	17,500,000
Downpayment	358,166	54,531	40,787	8,750,000	Downpayment	179,083	27,265	20,393	4,375,000
Month X 12	89,542	13,633	10,197	2,187,500	Month X 12	44,771	6,816	5,098	1,093,750
24 Month Plan	1,575,931	239,935	179,462	38,500,000	24 Month Plan	787,966	119,968	89,731	19,250,000
Downpayment	393,983	59,984	44,866	9,625,000	Downpayment	196,991	29,992	22,433	4,812,500
Month x 24	49,248	7,498	5,608	1,203,125	Month x 24	24,624	3,749	2,804	601,563
36 Month Plan	1,733,524	263,929	197,408	42,350,000	36 Month Plan	866,762	131,964	98,704	21,175,000
Downpayment	433,381	65,982	49,352	10,587,500	Downpayment	216,691	32,991	24,676	5,293,750
Month x 36	36,115	5,499	4,113	882,292	Month x 36	18,058	2,749	2,056	441,146

Category "A" (240 Sq Yards)					Category "R" (120 Sq Yards)				
	¥	\$	£	PKR.		¥	\$	£	PKR.
12 Month Plan	343,840	52,349	39,155	8,400,000	12 Month Plan	171,920	26,175	19,578	4,200,000
Downpayment	85,960	13,087	9,789	2,100,000	Downpayment	42,980	6,544	4,894	1,050,000
Month X 12	21,490	3,272	2,447	525,000	Month X 12	10,745	1,636	1,224	262,500
24 Month Plan	378,223	57,584	43,071	9,240,000	24 Month Plan	189,112	28,792	21,535	4,620,000
Downpayment	94,556	14,396	10,768	2,310,000	Downpayment	47,278	7,198	5,384	1,155,000
Month x 24	11,819	1,800	1,346	288,750	Month x 24	5,910	900	673	144,375
36 Month Plan	416,046	63,343	47,378	10,164,000	36 Month Plan	208,023	31,671	23,689	5,082,000
Downpayment	104,011	15,836	11,844	2,541,000	Downpayment	52,006	7,918	5,922	1,270,500
Month x 36	8,668	1,320	987	211,750	Month x 36	4,334	660	494	105,875

Additional cost:

- 1) West open 5%
- 2) Corner 10%
- 3) Main road Facing 5%

Note: The above Payment Plan maybe subject to review/update.

For more information contact:

Address: Suite 207, The Plaza, Khayaban-e-Iqbal Block 9 Clifton, Karachi.
UAN: (+92-21) 111-947-111 **Phone:** +92 35308423-25 **Mobile:** +92 321 3700562-63
Website: www.visiongwadar.com.pk

Note: All the above foreign currency prices are subject to change based on the current Interbank Exchange Rates

Interbank Rates of	¥	\$	£	Date
State Bank of Pakistan	24.43	160.46	214.53	02/12/2020

Bank details:	
	Account name: Vision Gwadar
	Bank: Bank Al Habib Limited Do Talwar Karachi
	Branch code 1241
	Account #: 1241-0981-034357-01-9
	IBAN # PK94BAHL1241098103435701
	Swift code: BAHLPKKA