



Creek Marina



Over View

We used to issue a regular update in the form of a monthly newsletter to all valued customers. Unfortunately, the Project hit many unforeseen obstacles which retarded the progress and construction of the Project - for quite some time and hence the newsletter was discontinued in the interim. Not with standing our refreshed newsletter -INSIGHT- is in front of you.

We have resolutely and sincerely persevered against all these odds and like the saying – “**truth always prevails**” – **we have also prevailed**. The Project has re-started in full swing since last year and we feel it is time to keep our customers updated about the progress. Indeed we have made significant progress, since re-starting the construction as expected none of the agencies could find any wrongdoing at CMPL – as had been alleged by some – and we were fully exonerated with full support promised. Sindh High Court also ruled in our favour declaring Creek Marina should be constructed speedily and without any obstacles.

We are therefore, pleased to announce that all the issues with various agencies and CMPL were satisfactorily and amicably resolved, with a new agreement with DHA signed on June 2019 and a full year later, an Escrow Agreement was signed in June 2020. The Escrow Account was successfully set up in September 2020 at HBL.

Current Situation

Recently, there have been many rumours and conflicting notices in the papers about Creek Marina. These were **designed to create a false impression** that the project has been stopped under a stay from the Court. All this negative effort was contributed by one single party with ulterior motives.

Notwithstanding, as CMPL lawyers recently announced via newspaper notices, **these rumours were false and misleading. There is absolutely no restrictions on our project's construction, operation of the office or sales and marketing.** This has been explicitly clarified by the Sindh High Court and our project is proceeding uninterrupted with accelerated speed for an earlier completion. Our office is open for booking and there is keen interest from new customers who are regularly visiting the Creek Marina office.

Value for Money

All experts in the real estate business agree there are 3 golden rules in real estate – Location, Location, Location. Unarguably, **Creek Marina** has the best location in **Pakistan** and for that matter, anywhere else.

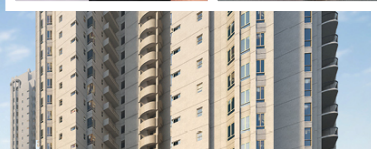
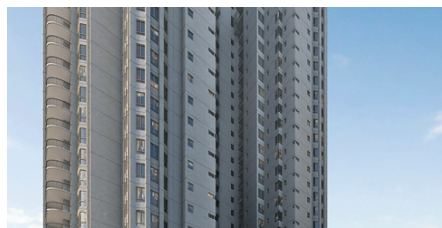


Its unobstructed views of the Arabian Sea, Karachi, Creek and the DHA Golf Course are a feast for the eyes. It is certain that nothing else can ever be built in front of the Creek Marina towers or Clubhouse, to obscure their splendid views. The same does not apply to any other waterfront Project, in its vicinity.



Today, the definition of the “Value” for real estate, has changed. This now comprises location, spatial planning / design and of course the quality. Again, on these criteria, arguably, no other project beats or comes close to Creek Marina.

Starting from state-of-the-art, spatial design, large units, 2 private elevators serving each unit, double glazed windows / façade – for thermal comfort, luxurious finishes all round, underground parking and 24-hours digital and manned security – to name some.



World Class Design Team

Meinhardt is leading and controlling the project planning, design and quality considerations. Accordingly, most reputable companies, both international and local, have been engaged for the design and implementation of the Project.



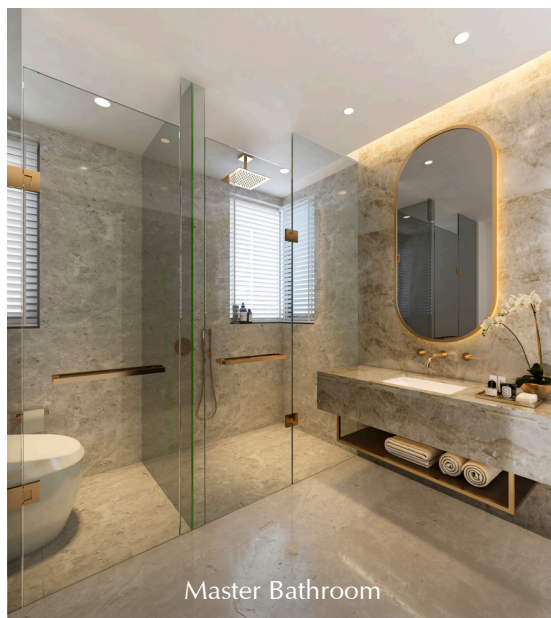
Tower Lobby



Living & Dining



Master Bedroom



Master Bathroom

Architects – IDS Singapore, with Tariq Hasan Studio as local architect
Interior Designers – Indez Design, Singapore
Landscape Design – AO Design, New Zealand
Wind Engineering – RWDI, Canada
Project Managers – EA Consulting, Pakistan
Local Structural Engineers – Consult Tech
Local MEP Engineers – Syed Mehboob & Company



6-star residences

Step into enviable Luxury and Space

As our customers are aware, we had built a very high-quality customers gallery and a “talk of the town show apartment” - opposite CMPL office. This was constructed by an expat team with every item sent from Singapore. Both had to be demolished to handover the site to DHA as part of our arrangements with DHA.

Notwithstanding, we have, through our international interior designers (Indez Design), re-designed the interiors and plan to set up now show apartments in the actual towers (7 & 8) to give our customers a feel of the reality – not virtual reality. These should be ready by April/May.

Current Construction Status

The foundation piling for the entire project has been completed and the construction of 3 towers in Phase 1 (towers 4, 7 and 8) is in advanced stage with Towers 4 at Level 24 (almost to the top), Tower 7 to Level 16 and tower 8 upto Level 8.

We intend to start construction of Phases 2 and 3 earlier than planned, with the aim to expedite the overall project completion, ahead of schedule.

TOWER 4



Completing Level 24
(almost to the top)

TOWER 7



Completing Level 16

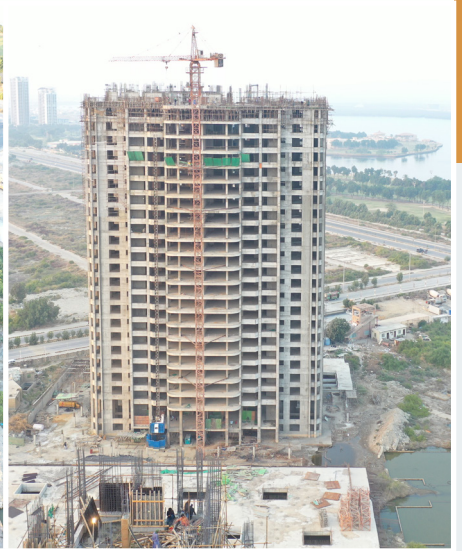
TOWER 8



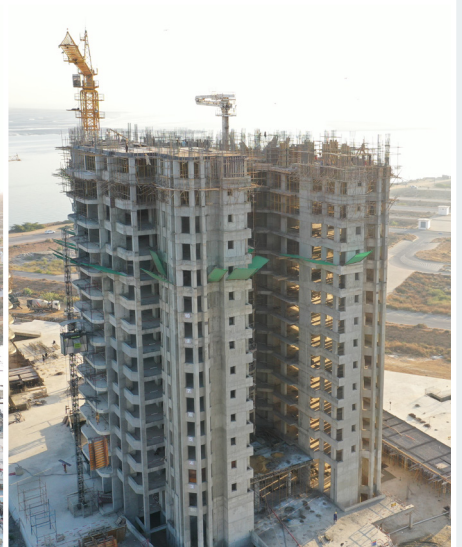
Completing Level 08

Construction Status

TOWER 4



TOWER 7



TOWER 8



Completion Planning

As mentioned in the preceding section, it is our intention to bring forward the commencement of Phases 2 and 3, with a view to complete the entire project ahead of schedule.

Word to Our Customers

We thank our customers who have supported CMPL throughout this period. In appreciation of this, we gave a huge concession to CMAC and all those customers who had paid 65% or more – i.e, they have to pay nothing extra, despite the fact that the construction cost has more than doubled. Infact, the construction cost today is double of the price at which we sold our units. Only those customers who had paid 35% or less, will need to pay new prices, as agreed with CMAC.

We value our Customers' continuous support & patience and request that all our valued customers pay their future invoices, in a timely manner, so that CMPL can focus on the completion schedule and strategy.

We look forward to our customers' full co-operation in our efforts to make Creek Marina the best project in the country, envisioned to set a new benchmark in location, design and quality - others can only dream of.

Customers who have paid

65%

or more will not need to pay



Customers who have paid

35%

or less will need to pay new price as agreed with CMPL

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