

# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

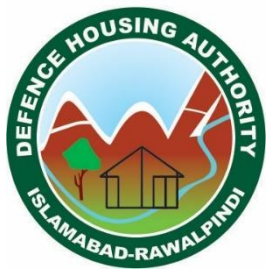
### DHA – PHASE I (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	MIN-MAX (500 YDS)	MIN-MAX (1000 YDS)	MIN-MAX (250-300 YDS)	MIN-MAX (200 YDS)	MIN-MAX (400 YDS)	MIN-MAX (800 YDS)	INCREASE / DECREASE
A	20.0 -27.0 M	-	-	-	-	-	-
B	23.0 -35.0 M	-	-	-	-	-	
C	25.0 -38.0 M	-	-	-	-	-	
D	20.0 -30.0 M	-	-	-	-	-	
E	22.0 -28.0 M	-	15.0 -20.0 M	-	-	-	
F	25.0 -32.0 M	45.0 - 55.0 M	18.0 -22.0 M	-	-	-	
B-Orchard	20.0 -27.0 M	-	-	-	-	-	
C-Orchard	21.0 -27.0 M	-	-	-	-	-	
A-1	-	-	-	9.5 - 12.5 M	13.0 – 18.0 M	32.0 – 40.0 M	
B-1	-	-	-	11.0 - 13.5 M	16.0 - 20.0 M	38.0– 45.0 M	
House	46.0 – 65.0 M	-	34.0 – 38.0 M	25.0 – 28.0 M	40.0 – 43.0 M	-	
House Rent	Rs. 115,000 - 160,000	-	Rs. 65,000 – 75,000	Rs.45,000-50,000	Rs.80,000 -100,000	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

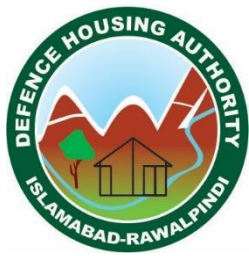
### DHA – PHASE II (RESIDENTIAL PLOTS)



**Validity 01 to 31 Dec 2021**

(Rs in Mn)

SECTOR	MIN (500 YDS)	MAX (500 YDS)	MIN (250 YDS)	MAX (250 YDS)	MIN (125 YDS)	MAX (125 YDS)	INCREASE / DECREASE
A	22.0 M	40.0 M	19.0 M	24.0 M	-	-	
B	22.0 M	40.0 M	19.5 M	25.0 M	-	-	
C	29.0 M	45.0 M	20.0 M	25.0 M	-	-	
D	22.0 M	40.0 M	19.0 M	20.0 M	-	-	
E	30.0 M	46.0 M	25.0 M	28.0 M	-	-	
F	28.0 M	40.0 M	22.0 M	25.0 M	-	-	-
G	28.0 M	45.0 M	20.0 M	22.0 M	-	-	
H	25.0 M	40.0 M	20.0 M	23.0 M	-	-	
J	25.0 M	35.0M	19.0 M	25.0 M	11.5 M	13.0 M	
House	50.0 M	75.0 M	35.0 M	41.0 M	20.0 M	25.0 M	
House Rent	Rs. 115,000 - 160,000		Rs. 65,000 – 75,000		Rs.45,000- 50,000		



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

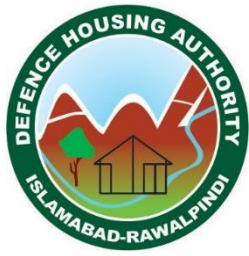
### DHA – PHASE III (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	MIN-MAX (500 YDS)	MIN-MAX (250 YDS)	MIN-MAX (200 YDS)	MIN-MAX (133 YDS)	MIN-MAX (125 YDS)	INCREASE / DECREASE
A & B ( Ex Serene City)	19.5 – 35.0 M	12.5 –17.5 M	10.5 – 11.0 M	9.0 – 9.5 M	8.0 – 8.5 M	
A ( Ex New Pindi)	17.0 – 17.5 M	9.5 – 10.0M	7.5 – 8.0 M	-	5.5 – 6.0 M	
B ( Ex New Pindi)	16.5 – 17.0 M	9.0 – 9.5 M	7.0 – 7.5 M	-	5.0 – 5.5 M	
C ( Ex New Pindi)	17.0 – 17.5 M	9.5 – 10.0M	7.5 – 8.0 M	-	5.5 – 6.0 M	
D ( Ex New Pindi)	12.0 – 13.0 M	7.5 – 8.0 M	6.0 – 6.5 M	-	4.0 – 4.5 M	
E ( Ex New Pindi)	12.0 – 13.0 M	7.5 – 8.0 M	6.0 – 6.5 M	-	4.0 – 4.5 M	
House	37.0 – 50.0 M	25.0 - 30.0 M	20.0 – 22.0 M	16.0 – 19.0 M	13.0 – 15.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE III



## (SVC BENEFITS RESIDENTIAL PLOTS)

Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	MIN-MAX (500 YDS)	MIN-MAX (250 YDS)	MIN-MAX (200 YDS)	MIN-MAX (125 YDS)	INCREASE / DECREASE
D	15.0 – 17.0 M	-	-	-	-
E	14.5 – 17.0 M	-	-	-	
F	14.5 – 16.5 M	-	-	-	
G	13.0 – 14.0 M	9.0 – 9.5 M	6.8 – 7.2 M	4.8 – 5.0 M	
H	12.5 – 14.0 M	-	-	-	
J	12.5 – 13.5 M	-	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE IV (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

1 KANAL (ALL DUES CLEAR)					
SECTOR	MIN (1 Kanal)	MAX (1 Kanal)	MIN (10 Marla)	MAX (10 Marla)	INCREASE / DECREASE
A	19.5 M	22.5 M		-	
B	18.0 M	21.0 M	-	-	
C	19.5 M	22.5 M	-	-	
D	15.0 M	15.5 M	-	-	
E	11.5 M	12.0 M	-	-	
F	11.0 M	11.5 M	-	-	
G	9.5 M	10.0 M	-	-	
H	9.5 M	10.0 M	-	-	
J	8.8 M	9.3 M	-	-	
K	8.8 M	9.3 M	-	-	
L	8.8 M	9.3 M	-	-	
M	8.8 M	9.3 M	-	-	



# Price Valuation Benchmarking

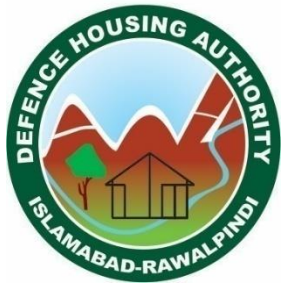
## DHA PROPERTY EXCHANGE

### DHA – PHASE V (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

SECTOR	MIN (500 YDS)	MAX (500 YDS)	MIN (250 YDS)	MAX (250 YDS)	MIN (200 YDS)	MAX (200 YDS)	MIN (125 YDS)	MAX (125 YDS)	INCREASE / DECREASE
A	22.0 M	32.0 M	-	-	-	-	-	-	-
B	20.0 M	32.0 M	19.5 M	22.0 M	-	-	-	-	
C	19.0 M	30.0 M	17.0 M	19.0 M	-	-	-	-	
D	20.0 M	25.0 M	17.0 M	19.0 M	-	-	-	-	
F	22.0 M	28.0 M	17.0 M	20.0 M	11.0 M	11.5 M	9.0 M	10.0 M	
F-1	18.0 M	19.0 M	14.0 M	16.0 M	-	-	-	-	
G	20.0 M	25.0 M	-	-	-	-	-	-	
H	20.0 M	25.0 M	15.0 M	15.5 M	-	-	-	-	
J	-	-	16.0 M	17.0 M	-	-	-	-	
K	23.5 M	25.5 M	-	-	-	-	-	-	
House	45.0 M	60.0 M	30.0 M	35.0 M	-	-	16.0 M	18.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



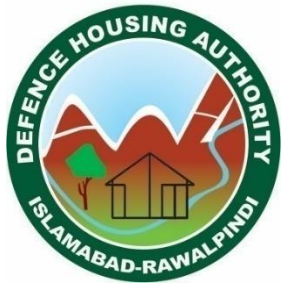
Validity 01 to 31 Dec 2021

(Rs in Mn)

**1 KANAL (ALL DUES CLEAR)**

**BALLOTTED**

SECTOR	MIN	MAX	INCREASE / DECREASE
A	16.5 M	17.0 M	
B – 1	12.5 M	13.0 M	
B – 2	12.5 M	13.0 M	
B – 3	12.5 M	13.0 M	
C – 1	12.0 M	12.5 M	
C – 2	12.0 M	12.5 M	
C – 3	12.0 M	12.5 M	
C – 3 Ext	12.0 M	12.5 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

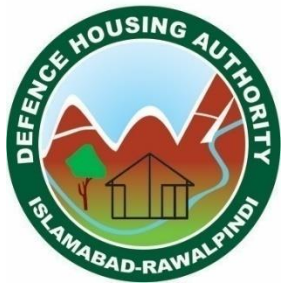
(Rs in Mn)

**1 KANAL (ALL DUES CLEAR)**

**NON BALLOTTED**

SECTOR	MIN	MAX	INCREASE / DECREASE
A	10.7 M	11.0 M	
B	10.2 M	10.5 M	
C	9.8 M	10.0 M	
D	9.3 M	9.6 M	
E	9.3 M	9.6 M	
F	9.3 M	9.6 M	
G	8.8 M	9.2 M	
H	8.8 M	9.2 M	
J	8.8 M	9.2 M	





# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

### 1 KANAL (ALL DUES CLEAR)

SECTOR	MIN	MAX	INCREASE / DECREASE
K	8.3 M	8.7 M	
L	8.3 M	8.7 M	
M	8.3 M	8.7 M	
N	8.3 M	8.7 M	
P	8.0 M	8.5 M	
Q	8.0 M	8.5 M	
R	8.0 M	8.5 M	
S	8.0 M	8.5 M	
T	8.0 M	8.5 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

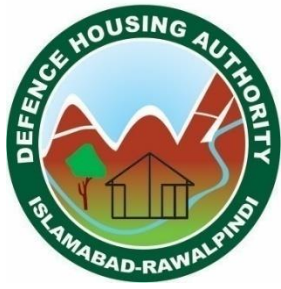
### DHA – PHASE IV (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

CERTIFICATE					
SECTOR	MIN (1 Kanal)	MAX (1 Kanal)	MIN (10 Marla)	MAX (10 Marla)	INCREASE / DECREASE
A	-	-	9.5 M	10.0 M	-
B	-	-	9.5 M	10.0 M	
C	-	-	9.5 M	10.0 M	
D	12.0 M	12.5 M	-	-	
E	10.5 M	11.0 M	-	-	
F	9.0 M	9.5 M	-	-	
G	8.5 M	9.0 M	-	-	
H	8.5 M	9.0 M	-	-	
J	7.8 M	8.2 M	-	-	
K	7.8 M	8.2 M	-	-	
L	7.8 M	8.2 M	-	-	
M	7.8 M	8.2 M	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

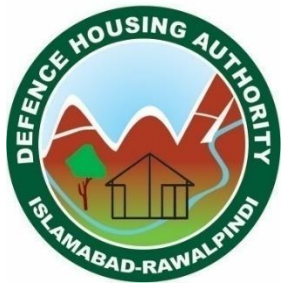
### DHA – PHASE II EXT (RESIDENTIAL PLOTS)



01 - 31 Dec 2021

(Rs in Mn)

1 KANAL (CERTIFICATE)			
SECTOR	MIN	MAX	INCREASE / DECREASE
A	9.0 M	9.2 M	
B	8.5 M	8.8 M	
C	8.5 M	8.8 M	
D	8.0 M	8.2 M	
E	8.0 M	8.2 M	
F	7.0 M	7.5 M	
G	7.0 M	7.5 M	
H	7.0 M	7.5 M	
J	6.5 M	6.8 M	
K	6.5 M	6.8 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE II EXT (RESIDENTIAL PLOTS)



Validity 01 to 31 Dec 2021

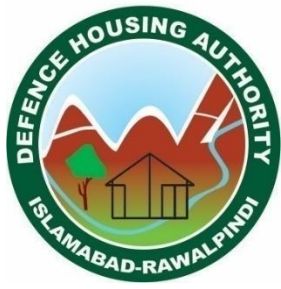
(Rs in Mn)

### 1 KANAL (CERTIFICATE)

SECTOR	MIN	MAX	INCREASE / DECREASE
L	6.0 M	6.2 M	
M	6.0 M	6.2 M	
N	6.0 M	6.2 M	
P	5.5 M	5.8 M	
Q	5.5 M	5.8 M	
R	5.5 M	5.8 M	
S	5.5 M	5.8 M	
T	5.5 M	5.8 M	

NOTE: RS 600,000 DEVELOPMENT CHARGES ON CERTIFIACATE FROM 1 - 6180

NOTE: RS 14,65,000 DEVELOPMENT CHARGES ON CERTIFIACATE FROM 6181 - OWNWARDS



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

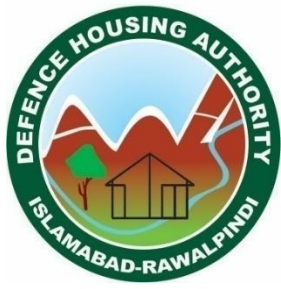
### DHA VALLEY RESIDENTIAL PLOTS



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	5 MARLA RES (MIN)	5 MARLA RES (MAX)	8 MARLA RES (MIN)	8 MARLA RES (MAX)	INCREASE / DECREASE
Sunflower	1.1 M	2.3 M	1.70 M	2.9 M	
Magnolia	1.1 M	3.8 M (Balloted)	1.70 M	5.0 M (Balloted)	
Bogenvelia	1.1 M	3.8 M (Balloted)	1.70 M	5.0 M (Balloted)	
Tulip	1.1 M	2.3 M	1.70 M	2.9 M	
Rose	1.1 M	4.0 M (Balloted)	1.75 M	5.0 M (Balloted)	
Bluebell	1.3 M	5.0 M (Balloted)	2.20 M	6.5 M (Balloted)	
Oleander	1.2 M	4.2 M (Balloted)	1.80 M	5.5 M (Balloted)	
Daffodil	1.2 M	4.2 M (Balloted)	1.80 M	5.5 M (Balloted)	
Lily	1.2 M	4.2 M (Balloted)	1.80 M	5.5 M (Balloted)	



# Price Valuation Benchmarking

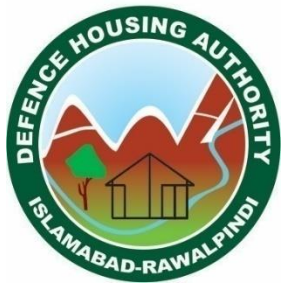
## DHA PROPERTY EXCHANGE

### DHA VALLEY RESIDENTIAL PLOTS



Validity 01 to 31 Dec 2021

SECTOR	5 MARLA RES (MIN)	5 MARLA RES (MAX)	8 MARLA RES (MIN)	8 MARLA RES (MAX)	INCREASE / DECREASE
Jasmine	1.0 M	2.3 M	1.45 M	2.9 M	
Daisy	1.0 M	2.3 M	1.45 M	2.9 M	
Eglentine	1.0 M	2.3 M	1.45 M	2.9 M	
Snowdrop	0.95 M	2.2 M	1.35 M	2.9 M	
Marigold	0.95 M	2.2 M	1.35 M	2.9 M	
Gloxinia	0.95 M	2.2 M	1.35 M	2.9 M	
Zinnia	0.95 M	2.2 M	1.35 M	2.9 M	
Levender	0.95 M	2.2 M	1.35 M	2.9 M	
Lotus	0.95 M	2.2 M	1.35 M	2.9 M	
Iris	0.95 M	2.2 M	1.35 M	2.9 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA HOMES & DEFENCE VILLAS



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	11 MARLA (MIN-MAX)	5 MARLA (MIN-MAX)	8 MARLA (MIN-MAX)	INCREASE / DECREASE
NON – BALLOTTED	-	2.0 – 2.2 M	4.0 – 4.2 M	
LILY	-	5.0– 5.5 M	10.5 – 11.0 M	-
OLEANDAR	-	5.2 – 5.5 M	9.0 – 9.5 M	
SECTOR F	25.0 – 35.0 M	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE I (COMMERCIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	8 MARLA (BACK) MIN - MAX	8 MARLA (FRONT) MIN - MAX	INCREASE / DECREASE
F	40.0 - 45.0 M	65.0 – 72.0 M	↑





# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE II (COMMERCIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	MIN - MAX (3.5 Marla)	MIN - MAX (4 Marla)	MIN - MAX (5 Marla)	MIN - MAX (5.3 Marla)	MIN - MAX (5.5 Marla)	MIN - MAX (8 Marla)	INCREASE / DECREASE
A	-	50.0 – 55.0 M	-	-	-	70.0 – 80.0 M	-
B	-	-	-	-	-	-	-
C	-	-	-	-	-	-	-
D	-	35.0 – 55.5 M	-	-	-	-	-
E	-	-	100 – 140 M	-	-	-	-
F	-	-	-	-	-	-	-
G	-	-	-	55.0 – 60.0 M	-	-	-
H	-	-	24.0 – 26.0 M	-	27.0 – 30.0 M	-	-
J	25.0 – 30.0 M	35.0 – 45.0 M	-	-	-	-	-



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE III (COMMERCIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	MIN-MAX (2.67 MARLA)	MIN-MAX (5.33 MARLA)	MIN-MAX (7.11 MARLA)	MIN-MAX (10.67 MARLA)	INCREASE / DECREASE
A	14.5 – 16.5 M	-	-	-	-
B	16.0 – 18.0 M	30.0 – 35.0 M	39.0 – 45.0 M	54.0 – 57.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



### DHA – PHASE IV (COMMERCIAL PLOTS)

Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	4 MARLA ( MIN - MAX )	8 MARLA ( MIN - MAX )	INCREASE / DECREASE
A	22.0 – 23.0 M	-	-
B	22.0 – 23.0 M	36.0 – 38.0 M	
C	22.0 – 23.0 M	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

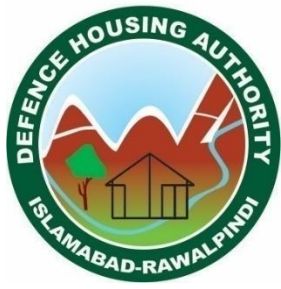
### DHA – PHASE V (COMMERCIAL PLOTS)

Validity 01 to 31 Dec 2021



(Rs in Mn)

SECTOR	4 MARLA MIN - MAX	5.3 MARLA MIN - MAX	6 MARLA MIN – MAX	8 MARLA MIN - MAX	INCREASE/ DECREASE
A	30.0 – 33.0 M	-	42.0 – 45.0 M	-	
B	23.0 – 24.0 M	-	-	-	
C	23.0 – 26.0 M	-	30.0 – 34.0 M	-	
Central Comm	45.0 – 55.0 M	-	67.0 – 75.0 M		-
D	21.0 – 23.0 M	-	30.0 – 32.0 M	-	
F & F1	-	30.0 – 34.0 M	-	-	
G & H	18.0 – 21.0 M	-	-	51.0 – 54.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

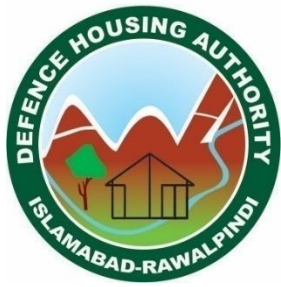
### DHA VALLEY (COMMERCIAL PLOTS)



Validity 01 to 31 Dec 2021

(Rs in Mn)

SECTOR	4 MARLA COM (MIN)	4 MARLA COM (MAX)	8 MARLA COM (MIN)	8 MARLA COM (MAX)	INCREASE / DECREASE
Sunflower	6.5 M	7.5 M	9.0 M	9.5 M	-
Magnolia	6.5 M	7.5 M	9.0 M	9.5 M	
Bogenvelia	6.5 M	7.5 M	9.0 M	9.5 M	
Tulip	6.5 M	7.5 M	9.0 M	9.5 M	
Rose	6.5 M	7.5 M	9.0 M	9.5 M	
Bluebell	N/A	N/A	N/A	N/A	
Oleander	8.5 M	11.0 M	11.0 M	15.0 M	
Daffodil	7.5 M	10.5 M	9.5 M	13.0 M	
Lily	7.5 M	10.5 M	9.5 M	13.0 M	
Jasmine	6.5 M	7.5 M	9.0 M	9.5 M	
Shops	0.9 – 1.1 M				↓



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



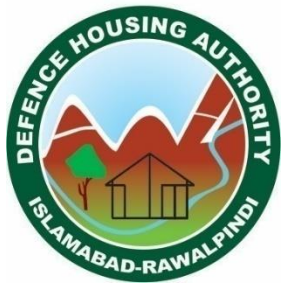
(Rs in Mn)

### DHA PHASES

### COMPLETED/UNDER CONSTRUCTION

### HOUSES

PHASE	TOTAL NO OF PLOTS	COMPLETED	UNDER CONSTRUCTION	REMAINING NO OF PLOTS
PHASE-I	4952	2042	245	2665
PHASE-II	9390	4176	757	4457
PHASE-III	4520	32	143	4345
PHASE-V	9138	238	266	8634



# Price Valuation Benchmarking DHA PROPERTY EXCHANGE

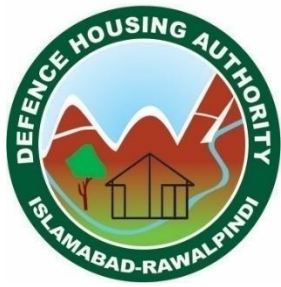


## DHA PHASES COMPLETED/UNDER CONSTRUCTION

(Rs in Mn)

### COMMERCIALS

PHASE	TOTAL NO OF PLOTS	COMPLETED	UNDER CONSTRUCTION	REMAINING NO OF PLOTS
PHASE-I	240	23	16	201
PHASE-II	586	211	97	278
PHASE-III	338	1	2	335
PHASE-V	604	09	17	578



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



### DHA PHASES

### MEMBERSHIP /TRANSFER FEE

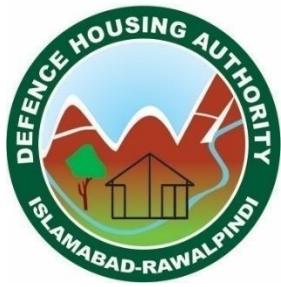
(Rs in Mn)

SIZE	MS FEE / MOSQUE FUND/ DOC CHARGES	TRANSFER FEE
5 MARLA	37,000	25,000
UPTO 10 MARA	52,000	50,000
1 KANAL	72,000	80,000
UPTO 2 KANAL	92,000	100,000

PHASE	DC RATE STAMP DUTY 1%	FBR RATE(CGT/ADV TAX FILER 1%, NON FILER 2%)
I	91,00,000	106,00,000
II	-	9,200,000
III	5,025,000	4,200,000
IV	51,50,000	2,500,000
V	-	6,400,000
VI	5,050,000	-
VALLEY	550,000 / Marla	-
HOMES	544,500 / Marla	-





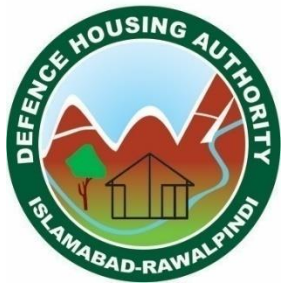
# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



### TRANSFER FEE

Urgent Transfer Fee & Allotment Letter Fee				GPA Fee	SPA Fee for Tfr / Collection of Alt ltr
Category	6 to 8 Hrs	24 Hrs	72 Hrs	Rs. 50,000/-	Rs. 15,000/- Rs. 5,000/- O/S Rs. 10,000/-
Individual	30,000	20,000	10,000		
Corporate Body	50,000	20,000	10,000		



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



### ASKARI TOWERS

Particulars	Tower 1	Tower 2	Tower 3	Tower 4
3 Bed 4 Bed	2,650 sq/ ft 2,950 sq/ ft	2,650 sq/ ft 2,950 sq/ ft	3089 sq/ ft 3545 sq/ ft	2731sq/ ft 2873 sq/ ft
Floors	G + 7	G + 7	G + 8 + 2 Pent House	G + 12
Total no of Apartments/ Blocks	32 apartment (Each Block)	32 apartment (Each Block)	36 apartment (Each Block)	52 apartment (Each Block)
Total Blocks	12	12	7	12
Total Apartments	384	384	252	592
<b>Possession</b>	Available	Available	Blocks 1 to 4 Feb-2021 Blocks 5 & 6 March-2021 Block 7 Work Started	Blocks 1 to 4 Dec-2022 Blocks 5 to 12 N/A
<b>Sale Price</b> 3 Bed 4 Bed	Rs 16 Mn to 21 Mn Rs 18 Mn to 24 Mn	Rs 16 Mn to 21 Mn Rs 18 Mn to 24 Mn	Rs15 Mn to 17.5 Mn Rs19 Mn to 22 Mn	N/A
Rent	Rs 40,000 to 52000	Rs 40,000 to 52000	N/A	N/A