

# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

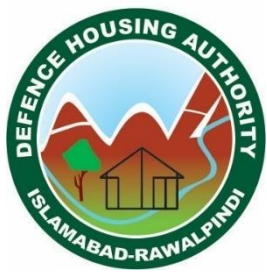
### DHA – PHASE I (RESIDENTIAL PLOTS)



1-15 March 2023

(Rs in Mn)

SECTOR	MIN-MAX (1000 YDS)	MIN-MAX (500 YDS)	MIN-MAX (250-300 YDS)	MIN-MAX (200 YDS)	MIN-MAX (400 YDS)	MIN-MAX (800 YDS)	INCREASE / DECREASE
A	-	28.0 - 32.0 M	-	-	-	-	-
B	-	32.0 - 40.0 M	-	-	-	-	
C	-	30.0 - 45.0 M	-	-	-	-	
D	-	26.0 - 40.0 M	-	-	-	-	
E	-	26.0 - 32.0 M	20.0 - 23.0 M	-	-	-	
F	60.0 - 65.0 M	32.0 - 40.0 M	23.0 - 28.0 M	-	-	-	
B-Orchard	-	25.0 - 30.0 M	-	-	-	-	
C-Orchard	-	25.0 - 30.0 M	-	-	-	-	
A-1	-	-	-	14.0 - 16.0 M	22.0 – 27.0 M	40.0 – 45.0 M	
B-1	-	-	-	16.0 - 18.0 M	24.0 - 30.0 M	45.0– 50.0 M	
Houses	120 – 140 M	70.0 – 90.0 M	50.0 – 55.0 M	40.0 – 45.0M	55.0 – 65.0M	90.0 – 110.0M	



# Price Valuation Benchmarking

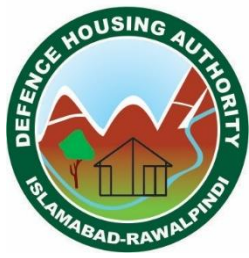
## DHA PROPERTY EXCHANGE

### DHA – PHASE II (RESIDENTIAL PLOTS)

1-15 March 2023



SECTOR	MIN-MAX (1000 YDS)	MIN-MAX (500 YDS)	MIN-MAX (250 YDS)	MIN-MAX (125 YDS)	INCREASE / DECREASE
A	-	32.0 – 45.0 M	25.0 – 28.0 M	-	-
B	-	30.0 – 45.0 M	25.0 – 28.0 M	-	
C	-	35.0 – 47.0 M	26.0 – 30.0 M	-	
D	-	30.0 – 45.0 M	26.0 – 28.0 M	-	
E	80.0 – 110.0 M	38.5 – 57.5 M	30.0 – 32.0 M	-	
F	-	37.5 – 49.0 M	28.0 – 32.0 M	-	
G	-	35.0 – 50.0 M	28.0 – 30.0 M	-	
H	65.0 – 100.0 M	32.0 – 47.5 M	25.0 – 28.0 M	-	
J	-	32.0 – 38.0 M	25.0 – 28.0 M	13.0 – 16.0 M	
Houses	120.0 – 150.0 M	70.0 – 100.0 M	50.0 – 55.0 M	32.0 – 35.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

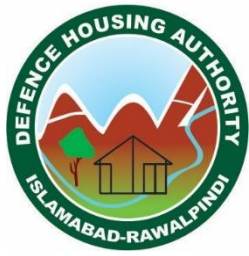
### DHA – PHASE III (RESIDENTIAL PLOTS)



1-15 March 2023

(Rs in Mn)

SECTOR	MIN-MAX (1000 YDS)	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)	-	23.0 – 35.0 M	14.0 –17.0 M	11.5 – 12.0 M	8.5 – 9.5 M	7.5 – 8.0 M	-
A ( Ex New Pindi)	40.0 – 42.0 M	18.0 – 19.0 M	12.5 – 13.0 M	8.5 – 9.0 M	-	5.5 – 6.0 M	
B ( Ex New Pindi)	40.0 – 42.0 M	16.5 – 17.5 M	11.5 – 12.0 M	7.5 – 8.0 M	-	5.0 – 5.5 M	
C ( Ex New Pindi)	38.5 – 40.0 M	15.5 – 16.5 M	11.0 – 11.5 M	7.0 – 7.5 M	-	5.0 – 5.5 M	
D ( Ex New Pindi)	-	11.5 – 12.5 M	7.5 – 8.0 M	5.0 – 5.5 M	-	4.0 – 4.5 M	
E ( Ex New Pindi)	-	11.5 – 12.5 M	7.5 – 8.0 M	5.0 – 5.5 M	-	4.0 – 4.5 M	
House	-	60.0 – 65.0M	40.0 - 45.0 M	32.0 – 35.0 M	20.0 – 22.0 M	18.0 – 19.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE III



## (SVC BENEFITS RESIDENTIAL PLOTS)

1-15 March 2023

(Rs in Mn)

SECTOR	MIN-MAX (500 YDS)	MIN-MAX (250 YDS)	MIN-MAX (200 YDS)	MIN-MAX (125 YDS)	INCREASE / DECREASE
D	16.0 – 19.0 M	-	-	-	-
E	15.5 – 19.0 M	-	-	-	
F	15.0 – 18.5 M	-	-	-	
G	13.5 – 14.0 M	10.0 – 10.5 M	7.5 – 8.0 M	6.0 – 6.2 M	
H	12.5 – 13.0 M	-	-	-	
J	12.5 – 13.0 M	-	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE IV (RESIDENTIAL PLOTS)



(Rs in Mn)

1-15 March 2023

### 1 KANAL (ALLOTMENT LETTER ) (ALL DUES CLEAR)

SECTOR	MIN - MAX (1 Kanal)	MIN - MAX (10 Marla)	INCREASE / DECREASE
A	23.0 – 26.0 M	17.0 – 19.0 M	-
B	21.0 – 23.0 M	16.0 – 17.0 M	
C	23.0 – 28.0 M	17.0 – 18.5 M	
D	14.5 – 15.0 M	-	
E	13.5 – 14.0 M	-	
F	13.0 – 13.5 M	-	
G	11.0 – 11.5 M	-	
H	10.0 – 10.5 M	-	
J	10.0 – 10.5 M	-	
K	10.0 – 10.5 M	-	
L	10.0 – 10.5 M	-	
M	10.0 – 10.5 M	-	



# Price Valuation Benchmarking

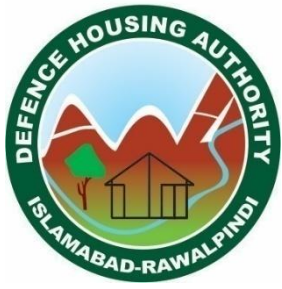
## DHA PROPERTY EXCHANGE

### DHA – PHASE V (RESIDENTIAL PLOTS)



**1-15 March 2023**

SECTOR	MIN - MAX (1000 YDS)	MIN - MAX (500 YDS)	MIN - MAX (250 YDS)	MIN - MAX (200 YDS)	MIN - MAX (125 YDS)	INCREASE / DECREASE
A	-	25.0 - 35.0 M	-	-	-	-
B	-	25.0 - 35.0 M	23.0 – 25.0 M	-	-	
C	-	25.0 - 38.0 M	21.0 – 25.0 M	-	-	
D	-	23.0 - 28.0 M	18.5 – 21.0 M	-	-	
F	-	25.0 - 30.0 M	19.5 – 22.0 M	12.5 – 13.0 M	9.0 – 11.0 M	
F-1	-	21.5 - 23.0 M	15.0 – 16.0 M	-	-	
G	-	24.0 - 26.0 M	-	-	-	
H	-	24.0 - 26.0 M	16.5 – 17.5 M	-	-	
J	-	-	17.0 – 17.5 M	-	-	
K	62.0 – 65.0 M	28.0 - 30.0 M	-	-	-	
Houses	-	70.0 - 75.0 M	40.0 – 45.0 M	-	20.0 – 21.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



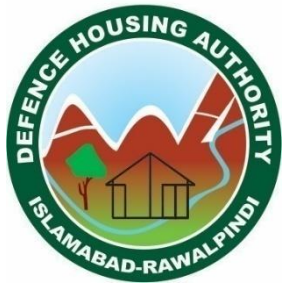
1-15 March 2023

(Rs in Mn)

**1 KANAL (ALL DUES CLEAR)**

**BALLOTTED**

SECTOR	MIN	MAX	INCREASE / DECREASE
A	16.0 M	17.0 M	-
A – 1	14.5 M	15.0 M	-
B – 3	11.0 M	11.5 M	-
C – 1	10.5 M	11.0 M	-
C – 2	11.0 M	11.5 M	-
C – 3	11.0 M	11.5 M	-
C – 3 Ext	11.0 M	11.5 M	-



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



1-15 March 2023

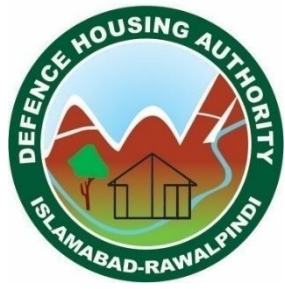
(Rs in Mn)

**1 KANAL (ALL DUES CLEAR)**

**NON BALLOTTED**

SECTOR	MIN	MAX	INCREASE / DECREASE
A	10.5 M	11.0 M	-
B	10.2 M	10.4 M	
C	10.2 M	10.4 M	
D	10.0 M	10.2 M	
E	9.8 M	10.0 M	
F	9.8 M	10.0 M	
G	9.4 M	9.6 M	
H	9.2 M	9.4 M	
J	9.0 M	9.2 M	





# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



1-15 March 2023

(Rs in Mn)

### 1 KANAL (ALL DUES CLEAR)

SECTOR	MIN	MAX	INCREASE / DECREASE
K	9.0 M	9.2 M	-
L	9.0 M	9.2 M	
M	8.8 M	9.0 M	
N	8.8 M	9.0 M	
P	8.8 M	9.0 M	
Q	8.8 M	9.0 M	
R	8.8 M	9.0 M	
S	8.8 M	9.0 M	
T	8.8 M	9.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE IV (RESIDENTIAL PLOTS)



1-15 March 2023

(Rs in Mn)

#### 1 KANAL (ALLOTMENT CERTIFICATE)

SECTOR	MIN - MAX (1 Kanal)	MIN - MAX (10 Marla)	INCREASE / DECREASE
A	17.0 – 17.5 M	14.0 – 14.5 M	-
B	17.0 – 17.5 M	13.5 – 14.0 M	
C	17.0 – 17.5 M	14.0 – 14.5 M	
D	13.0 – 13.5 M	-	
E	12.0 – 12.5 M	-	
F	11.5 – 12.0 M	-	
G	10.0 – 10.5 M	-	
H	8.5 – 9.0 M	-	
J	8.5 – 9.0 M	-	
K	8.5 – 9.0 M	-	
L	8.5 – 9.0 M	-	
M	8.5 – 9.0 M	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

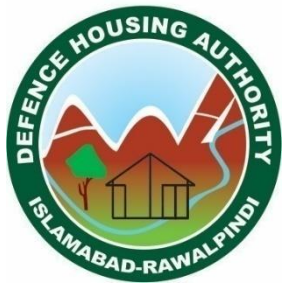


### DHA – PHASE VI (EX PH- II EXT) RESIDENTIAL PLOTS

1-15 March 2023

(Rs in Mn)

1 KANAL (CERTIFICATE)			
SECTOR	MIN	MAX	INCREASE / DECREASE
A	9.0 M	9.2 M	-
B	8.8 M	9.0 M	
C	8.8 M	9.0 M	
D	8.6 M	8.8 M	
E	8.4 M	8.6 M	
F	8.0 M	8.2 M	
G	7.6 M	7.8 M	
H	7.0 M	7.2 M	
J	6.8 M	7.0 M	
K	6.4 M	6.6 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (EX PH- II EXT) RESIDENTIAL PLOTS



1-15 March 2023

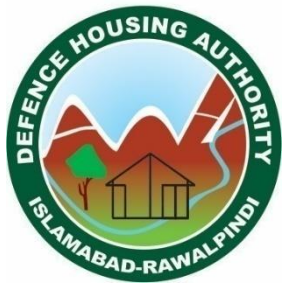
(Rs in Mn)

### 1 KANAL (CERTIFICATE)

SECTOR	MIN	MAX	INCREASE / DECREASE
L	6.2 M	6.4 M	-
M	6.2 M	6.4 M	-
N	6.2 M	6.4 M	-
P	6.0 M	6.2 M	-
Q	6.0 M	6.2 M	-
R	6.0 M	6.2 M	-
S	6.0 M	6.2 M	-
T	6.0 M	6.2 M	-

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

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



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

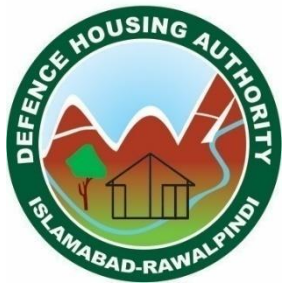
### DHA VALLEY RESIDENTIAL PLOTS



1-15 March 2023

(Rs in Mn)

SECTOR	5 MARLA RES (MIN)	5 MARLA RES (MAX)	8 MARLA RES (MIN)	8 MARLA RES (MAX)	INCREASE / DECREASE
Sunflower	1.7 M	2.3 M	2.2 M	2.7 M	
Magnolia	1.7 M	3.2 M (Balloted)	2.2 M	4.5 M (Balloted)	
Bogenvelia	1.7 M	3.2 M (Balloted)	2.2 M	4.5 M (Balloted)	
Tulip	1.7 M	2.3 M	2.2 M	2.7 M	-
Rose	2.0 M	3.2 M (Balloted)	2.4 M	4.5 M (Balloted)	
Bluebell	2.2 M	4.0 M (Balloted)	2.5 M	6.2 M (Balloted)	
Oleander	2.2 M	3.5 M (Balloted)	2.5 M	5.5 M(Balloted)	
Daffodil	2.2 M	3.5 M (Balloted)	2.5 M	5.5 M(Balloted)	
Lily	2.2 M	3.5 M (Balloted)	2.5 M	5.5 M(Balloted)	



# Price Valuation Benchmarking

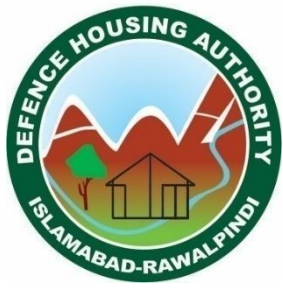
## DHA PROPERTY EXCHANGE

### DHA VALLEY RESIDENTIAL PLOTS



1-15 March 2023

SECTOR	5 MARLA RES (MIN)	5 MARLA RES (MAX)	8 MARLA RES (MIN)	8 MARLA RES (MAX)	INCREASE / DECREASE
Jasmine	1.7 M	2.3 M	2.2 M	2.7 M	-
Daisy	1.7 M	2.3 M	2.2 M	2.7 M	
Eglentine	1.7 M	2.3 M	2.2 M	2.7 M	
Snowdrop	1.7 M	2.3 M	2.2 M	2.7 M	
Marigold	1.7 M	2.3 M	2.2 M	2.7 M	
Gloxinia	1.7 M	2.3 M	2.2 M	2.7 M	
Zinnia	1.7 M	2.3 M	2.2 M	2.7 M	
Levender	1.7 M	2.3 M	2.2 M	2.7 M	
Lotus	1.7 M	2.3 M	2.2 M	2.7 M	
Iris	1.7 M	2.3 M	2.2 M	2.7 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA HOMES & DEFENCE VILLAS



1-15 March 2023

(Rs in Mn)

SECTOR	11 MARLA (MIN-MAX)	5 MARLA (MIN-MAX)	8 MARLA (MIN-MAX)	INCREASE / DECREASE
LILY	-	6.5 – 7.5 M	13.0 – 16.0 M	
OLEANDAR	-	6.0 – 6.5 M	12.0 – 14.0 M	-
SECTOR F (VILLA)	29.0 – 37.0 M	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE I (COMMERCIAL PLOTS)



1-15 March 2023

(Rs in Mn)

SECTOR	5.33 MARLA MIN - MAX	8 MARLA MIN - MAX	INCREASE / DECREASE
F	60.0 - 70.0 M	80.0 – 110.0 M	-
B1	-	90.0 – 130.0 M	





# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE II (COMMERCIAL PLOTS)



1-15 March 2023

(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	-	55.0 – 60.0 M	-	-	-	120 – 130 M	-
B	-	-	-	-	-	-	
C	-	-	-	-	-	-	
D	-	38.0 – 65.0M	-	-	-	-	
E	-	-	100 – 150 M	-	-	-	
F	-	-	-	-	-	-	
G	-	-	-	65.0 – 73.0 M	-	-	
H	-	-	34.0 – 38.0 M	-	37.0 – 42.0 M	-	
J	30.0 – 32.5 M	40.0 – 45.0 M	-	-	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE III (COMMERCIAL PLOTS)



1-15 March 2023

(Rs in Mn)

SECTOR	MIN-MAX (0.96 MARLA)	MIN-MAX (2.67 MARLA)	MIN-MAX (5.33 MARLA)	MIN-MAX (7.11 MARLA)	MIN-MAX (10.67 MARLA)	INCREASE / DECREASE
A	7.0 – 7.5 M	-	-	-	-	-
B	-	12.0 – 16.0 M	37.0 – 40.0 M	45.0 – 50.0 M	55.0 – 62.0 M	-



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



### DHA – PHASE IV (COMMERCIAL PLOTS)

1-15 March 2023

(Rs in Mn)

SECTOR	4 MARLA ( MIN - MAX )	8 MARLA ( MIN - MAX )	INCREASE / DECREASE
A	30.0 – 32.0 M	-	-
B	28.0 – 31.0 M	48.0 – 50.0 M	
C	28.0 – 31.0 M	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

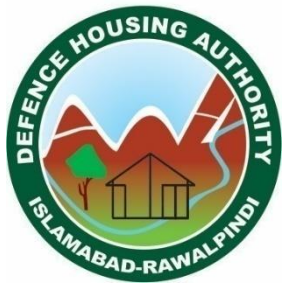
### DHA – PHASE V (COMMERCIAL PLOTS)



1-15 March 2023

(Rs in Mn)

SECTOR	4 MARLA MIN - MAX	5.33 MARLA MIN - MAX	6 MARLA MIN – MAX	8 MARLA MIN - MAX	INCREASE / DECREASE
A	35.0 – 40.0 M	-	45.0 – 53.0 M	-	
B	25.0 – 27.0 M	-	-	-	
C	26.0 – 32.0 M	-	-	-	
Central Comm	52.0 – 57.0 M	-	75.0 – 90.0 M	-	
D	29.0 – 30.0 M	-	35.0 – 40.0 M	74.0 – 78.0 M	
F	29.0 – 30.0 M	37.0 – 40.0 M	-	-	
G & H	29.0 – 33.0 M	-	-	72.5 – 80.0 M	
Shop A Shop	2.1 – 2.2 M				



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

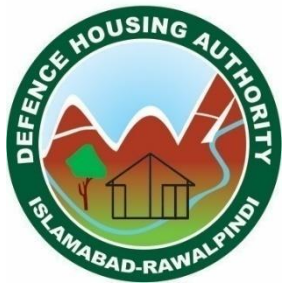
### DHA VALLEY (COMMERCIAL PLOTS)



**1-15 March 2023**

(Rs in Mn)

SECTOR	4 MARLA COM (MIN)	4 MARLA COM (MAX)	8 MARLA COM (MIN)	8 MARLA COM (MAX)	INCREASE / DECREASE
Sunflower	8.0 M	11.0 M	15.0 M	22.0 M	-
Magnolia	8.0 M	11.0 M	15.0 M	22.0 M	
Bogenvella	8.0 M	11.0 M	15.0 M	22.0 M	
Tulip	7.0 M	9.0 M	12.0 M	18.0 M	
Rose	8.0 M	11.0 M	15.0 M	22.0 M	
Bluebell	8.0 M	14.0 M	15.0 M	24.0 M	
Oleander	8.0 M	12.0 M	15.0 M	22.0 M	
Daffodil	8.0 M	12.0 M	15.0 M	22.0 M	
Lily	8.0 M	12.0 M	15.0 M	22.0 M	
Jasmine	7.0 M	9.0 M	12.0 M	18.0 M	
Shops	1.6 – 1.8 M				



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA PHASE – I & II (APARTMENTS)



1-15 March 2023

(Rs in Mn)

SECTOR	1 Bed (584 Sqft)	2 Bed (1500 – 1700 Sqft)	3 Bed (2084 – 3000 Sqft)	4 Bed (2226 - 3545 Sqft)	INCREASE / DECREASE
DHA – I ,SECTOR - F	-	17.0 – 18.0 M	23.0 – 25.0 M	-	
DHA – I, Avenue Mall	9.5 – 10.0 M	18.0 – 20.0 M	23.0 – 25.0 M	24.0 – 26.0 M	
DHA- II ASKARI TOWER - 1	-	-	30.0 - 35.0 M	36.0 – 38.0 M	-
DHA- II ASKARI TOWER - 2	-	-	30.0 - 34.0 M	36.0 – 38.0 M	
DHA- II ASKARI TOWER - 3	-	-	28.5 – 32.5 M	34.0 – 35.0 M	