

Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

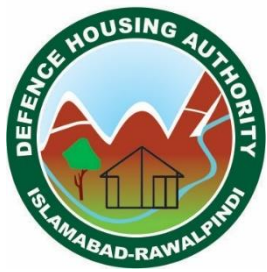
DHA – PHASE I (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 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 -25.0 M	-	-	-	-	-	-
B	23.0 -35.0 M	-	-	-	-	-	
C	25.0 -38.0 M	-	-	-	-	-	
D	20.0 -28.0 M	-	-	-	-	-	
E	20.0 -25.0 M	-	15.0 -20.0 M	-	-	-	
F	25.0 -32.0 M	45.0 - 55.0 M	18.0 -22.0 M	-	-	-	
B-Orchard	19.0 -25.0 M	-	-	-	-	-	
C-Orchard	20.0 -25.0 M	-	-	-	-	-	
A-1	-	-	-	8.5 - 11.0 M	10.0 – 15.0 M	30.0 – 35.0 M	
B-1	-	-	-	10.0 - 12.0 M	15.0 - 20.0 M	38.0– 45.0 M	
House	45.0 – 60.0 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

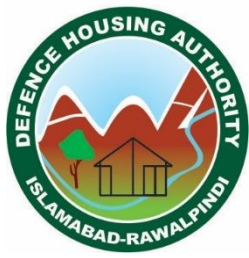
DHA – PHASE II (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 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	20.0 M	40.0 M	17.0 M	22.5 M	-	-	
B	20.0 M	40.0 M	18.5 M	25.0 M	-	-	
C	25.0 M	45.0 M	20.0 M	25.0 M	-	-	
D	20.0 M	39.0 M	17.0 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	32.0M	18.5 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

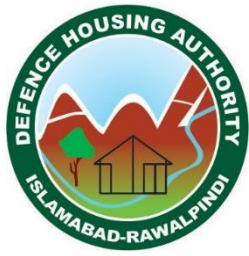
DHA – PHASE III (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 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)	18.5 – 32.0 M	12.5 –17.5 M	10.0 – 10.5 M	9.0 – 9.5 M	8.0 – 8.5 M	
A (Ex New Pindi)	15.0 – 16.0 M	9.5 – 10.0M	7.5 – 8.0 M	-	5.5 – 6.0 M	
B (Ex New Pindi)	14.0 – 14.5 M	9.0 – 9.5 M	7.0 – 7.5 M	-	5.0 – 5.5 M	
C (Ex New Pindi)	14.0 – 14.5 M	9.0 – 9.5 M	7.0 – 7.5 M	-	5.0 – 5.5 M	
D (Ex New Pindi)	10.0 – 10.5 M	7.5 – 8.0 M	5.0 – 5.5 M	-	4.0 – 4.5 M	
E (Ex New Pindi)	10.0 – 10.5 M	7.5 – 8.0 M	5.0 – 5.5 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 Oct 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 – 16.5 M	-	-	-	-
E	14.5 – 15.5 M	-	-	-	
F	14.5 – 15.5 M	-	-	-	
G	12.5 – 13.5 M	8.2 – 8.5 M	6.0 – 6.5 M	4.5 – 4.8 M	
H	12.5 – 13.5 M	-	-	-	
J	12.0 – 12.5 M	-	-	-	



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

DHA – PHASE IV (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 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	19.0 M	22.0 M		-	
B	16.5 M	20.0 M	-	-	
C	19.0 M	22.0 M	-	-	
D	13.5 M	14.0 M	-	-	
E	11.5 M	12.0 M	-	-	
F	10.0 M	10.5 M	-	-	
G	9.0 M	9.5 M	-	-	
H	8.5 M	9.0 M	-	-	
J	8.2 M	8.6 M	-	-	
K	8.0 M	8.5 M	-	-	
L	8.0 M	8.5 M	-	-	
M	8.0 M	8.5 M	-	-	



Price Valuation Benchmarking

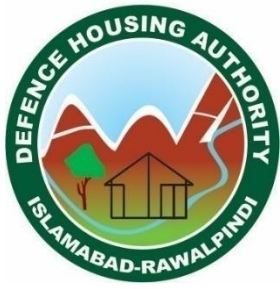
DHA PROPERTY EXCHANGE

DHA – PHASE V (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 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	20.0 M	32.0 M	-	-	-	-	-	-	-
B	18.0 M	32.0 M	18.0 M	20.0 M	-	-	-	-	
C	18.0 M	28.0 M	15.0 M	18.0 M	-	-	-	-	
D	18.0 M	22.0 M	14.0 M	18.0 M	-	-	-	-	
F	18.0 M	26.0 M	16.0 M	20.0 M	9.0 M	9.5 M	8.0 M	8.5 M	
F-1	16.5 M	18.5 M	12.0 M	13.5 M	-	-	-	-	
G	18.5 M	22.5 M	-	-	-	-	-	-	
H	18.5 M	22.5 M	12.0 M	14.0 M	-	-	-	-	
J	-	-	13.0 M	15.0 M	-	-	-	-	
K	23.0 M	25.0 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)

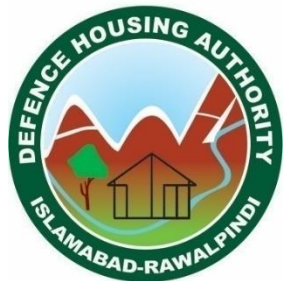


Validity 01 to 31 Oct 2021

(Rs in Mn)

1 KANAL (ALL DUES CLEAR)

SECTOR	MIN	MAX	INCREASE / DECREASE
A (Balloted Developed)	15.5 M	16.0 M	
A (Balloted Non Developed)	14.0 M	14.5 M	
A	11.0 M	11.5 M	
B	9.5 M	10.0 M	
C	9.0 M	9.5 M	
D	8.5 M	9.0 M	-
E	8.3 M	8.5 M	
F	8.3 M	8.5 M	
G	8.2 M	8.4 M	
H	8.2 M	8.4 M	
J	8.2 M	8.4 M	



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

DHA – PHASE VI (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 2021

(Rs in Mn)

1 KANAL (ALL DUES CLEAR)

SECTOR	MIN	MAX	INCREASE / DECREASE
K	7.8 M	8.0 M	—
L	7.8 M	8.0 M	
M	7.8 M	8.0 M	
N	7.8 M	8.0 M	
P	7.5 M	7.7 M	
Q	7.5 M	7.7 M	
R	7.5 M	7.7 M	
S	7.5 M	7.7 M	
T	7.5 M	7.7 M	



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

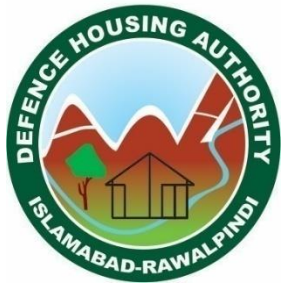
DHA – PHASE IV (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 2021

(Rs in Mn)

CERTIFICATE					
SECTOR	MIN (1 Kanal)	MAX (1 Kanal)	MIN (10 Marla)	MAX (10 Marla)	INCREASE / DECREASE
A	-	-	9.0 M	9.5 M	-
B	-	-	9.0 M	9.5 M	
C	-	-	9.0 M	9.5 M	
D	11.0 M	11.5 M	-	-	
E	10.0 M	10.5 M	-	-	
F	8.5 M	9.0 M	-	-	
G	8.2 M	8.6 M	-	-	
H	7.8 M	8.2 M	-	-	
J	7.5 M	8.0 M	-	-	
K	7.5 M	8.0 M	-	-	
L	7.5 M	8.0 M	-	-	
M	7.5 M	8.0 M	-	-	



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

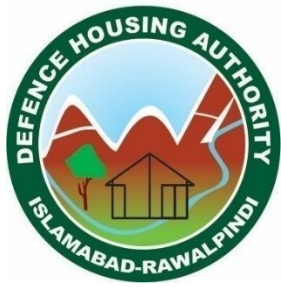
DHA – PHASE VI (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 2021

(Rs in Mn)

1 KANAL (CERTIFICATE)			
SECTOR	MIN	MAX	INCREASE / DECREASE
A	9.0 M	9.2 M	
B	8.6 M	8.8 M	
C	8.1 M	8.3 M	
D	8.0 M	8.2 M	
E	7.8 M	8.0 M	
F	7.6 M	7.8 M	
G	7.2 M	7.4 M	
H	6.5 M	6.7 M	
J	6.5 M	6.7 M	



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

DHA – PHASE VI (RESIDENTIAL PLOTS)



Validity 01 to 31 Oct 2021

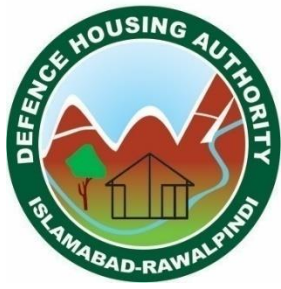
(Rs in Mn)

1 KANAL (CERTIFICATE)

SECTOR	MIN	MAX	INCREASE / DECREASE
K	5.8 M	6.0 M	
L	5.8 M	6.0 M	
M	5.8 M	6.0 M	
N	5.8 M	6.0 M	
P	5.6 M	5.8 M	
Q	5.6 M	5.8 M	
R	5.6 M	5.8 M	
S	5.6 M	5.8 M	
T	5.6 M	5.8 M	

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

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



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

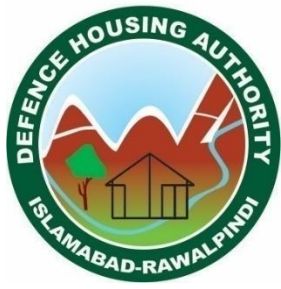
DHA VALLEY RESIDENTIAL PLOTS



Validity 01 to 31 Oct 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	1.8 M	1.60 M	1.90 M	-
Magnolia	1.1 M	3.8 M (Balloted)	1.40 M	5.0 M (Balloted)	
Bogenvelia	1.1 M	3.8 M (Balloted)	1.40 M	5.0 M (Balloted)	
Tulip	1.1 M	1.8 M	1.35 M	2.0 M	
Rose	1.1 M	4.0 M (Balloted)	1.35 M	5.5 M (Balloted)	
Bluebell	1.3 M	5.0 M (Balloted)	1.60 M	6.0 M (Balloted)	
Oleander	1.2 M	4.2 M (Balloted)	1.50 M	5.5 M (Balloted)	
Daffodil	1.2 M	4.2 M (Balloted)	1.50 M	5.5 M (Balloted)	
Lily	1.2 M	4.2 M (Balloted)	1.50 M	5.5 M (Balloted)	



Price Valuation Benchmarking

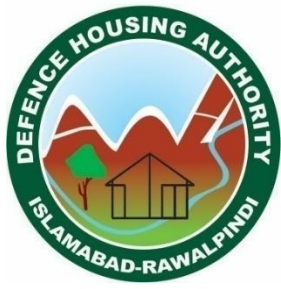
DHA PROPERTY EXCHANGE

DHA VALLEY RESIDENTIAL PLOTS



Validity 01 to 31 Oct 2021

SECTOR	5 MARLA RES (MIN)	5 MARLA RES (MAX)	8 MARLA RES (MIN)	8 MARLA RES (MAX)	INCREASE / DECREASE
Jasmine	1.0 M	1.70 M	1.20 M	2.3 M	-
Daisy	1.0 M	1.70 M	1.20 M	2.3 M	
Eglentine	1.0 M	1.70 M	1.20 M	2.3 M	
Snowdrop	0.95 M	1.70 M	1.10 M	2.3 M	
Marigold	0.95 M	1.70 M	1.10 M	2.3 M	
Gloxinia	0.95 M	1.70 M	1.10 M	2.3 M	
Zinnia	0.95 M	1.70 M	1.10 M	2.3 M	
Levender	0.95 M	1.70 M	1.10 M	2.3 M	
Lotus	0.95 M	1.70 M	1.10 M	2.3 M	
Iris	0.95 M	1.70 M	1.10 M	2.3 M	



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

DHA HOMES & DEFENCE VILLAS



Validity 01 to 31 Oct 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 Oct 2021

(Rs in Mn)

SECTOR	8 MARLA (BACK) MIN - MAX	8 MARLA (FRONT) MIN - MAX	INCREASE / DECREASE
F	30.0 - 35.0 M	62.0 – 65.0 M	↑



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE

DHA – PHASE II (COMMERCIAL PLOTS)



Validity 01 to 31 Oct 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 Oct 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 Oct 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

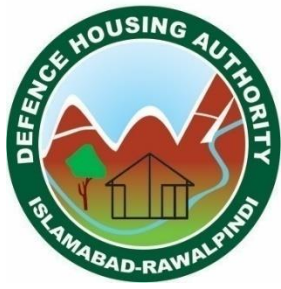
DHA – PHASE V (COMMERCIAL PLOTS)

Validity 01 to 31 Oct 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	40.0 – 45.0 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

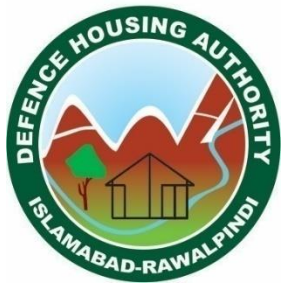
DHA VALLEY (COMMERCIAL PLOTS)



Validity 01 to 31 Oct 2021

(Rs in Mn)

SECTOR	4 MARLA COM (MIN)	4 MARLA COM (MAX)	8 MARLA COM (MIN)	8 MARLA COM (MAX)	INCREASE / DECREASE
Sunflower	5.5 M	6.0 M	7.0 M	7.5 M	
Magnolia	5.5 M	6.0 M	7.0 M	7.5 M	
Bogenvelia	5.5 M	6.0 M	7.0 M	7.5 M	
Tulip	5.5 M	6.0 M	7.0 M	7.5 M	
Rose	5.5 M	6.0 M	7.0 M	7.5 M	
Bluebell	N/A	N/A	N/A	N/A	
Oleander	7.5 M	9.5 M	10.5 M	12.0 M	
Daffodil	6.5 M	7.5 M	9.0 M	10.0 M	
Lily	6.5 M	7.5 M	9.0 M	10.0 M	
Jasmine	5.5 M	6.0 M	7.0 M	8.5 M	
Shops	0.9 – 1.1 M				



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE



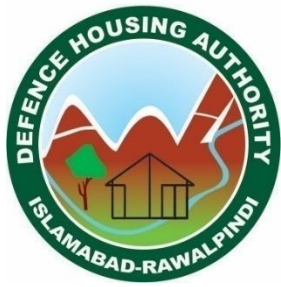
(Rs in Mn)

DHA PHASES

COMPLETED/UNDER CONSTRUCTION

HOUSES

PHASE	TOTAL NO OF PLOTS	COMPLETED	UNDER CONSTRUCTION	REMAINING NO OF PLOTS
PHASE-I	4952	2004	242	2706
PHASE-II	9390	4069	753	4568
PHASE-III	4520	31	121	4368
PHASE-V	9138	212	85	8841



Price Valuation Benchmarking DHA PROPERTY EXCHANGE

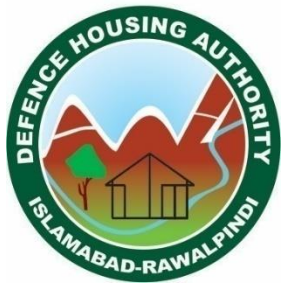


DHA PHASES COMPLETED/UNDER CONSTRUCTION

(Rs in Mn)

COMMERCIALS

PHASE	TOTAL NO OF PLOTS	COMPLETED	UNDER CONSTRUCTION	REMAINING NO OF PLOTS
PHASE-I	240	22	09	209
PHASE-II	586	205	93	288
PHASE-III	338	0	1	337
PHASE-V	604	09	14	581



Price Valuation Benchmarking

DHA PROPERTY EXCHANGE



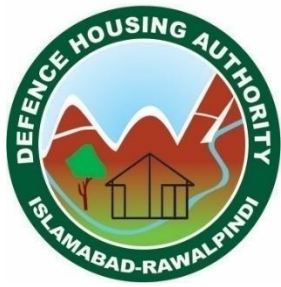
DHA PHASES

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	-



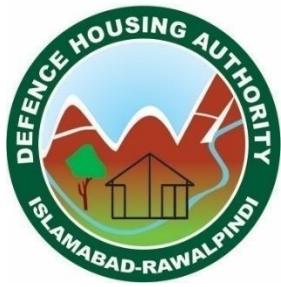
Price Valuation Benchmarking

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		
Individual	30,000	20,000	10,000	Rs. 50,000/-	Rs. 15,000/- Rs. 5,000/- O/S Rs. 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
Possession	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
Sale Price 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