

# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

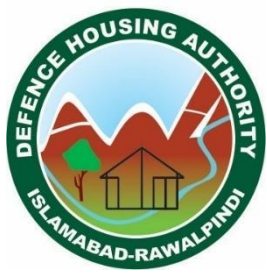
### DHA – PHASE I (RESIDENTIAL PLOTS)

1 – 15 February 2024



(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)	INC / DEC
A	-	31.0 - 38.0 M	-	-	-	-	-
B	-	33.0 - 42.0 M	-	-	-	-	
C	-	34.0 - 46.0 M ↑	-	-	-	-	
D	-	28.0 - 40.0 M	-	-	-	-	
E	-	30.0 - 37.0 M ↑	25.0 - 26.0 M	-	-	-	
F	75.0 - 80.0 M ↑	33.0 - 40.0 M ↑	24.0 - 28.0 M	-	-	-	
B-Orchard	-	28.0 - 35.0 M	-	-	-	-	
C-Orchard	-	28.0 - 35.0 M	-	-	-	-	
A-1	-	-	-	14.0 - 16.0 M	22.0 – 27.0 M	55.0 – 60.0 M	
B-1	-	-	-	16.0 - 18.0 M	24.0 - 30.0 M	60.0– 65.0 M	
Houses	150 – 170 M ↑	80.5 – 110.0 M ↑	50.0 – 60.0 M ↑	40.0 – 45.0M	55.0 – 65.0M	90 – 110.0M	



# Price Valuation Benchmarking

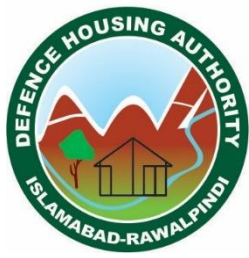
## DHA PROPERTY EXCHANGE

### DHA – PHASE II (RESIDENTIAL PLOTS)



1 – 15 February 2024

SECTOR	MIN-MAX (1000 YDS)	MIN-MAX (500 YDS)	MIN-MAX (250 YDS)	MIN-MAX (125 YDS)	INCREASE / DECREASE
A	-	35.0 – 45.0 M	25.0 – 28.0 M	-	-
B	-	32.0 – 45.0 M ↑	25.0 – 28.0 M	-	
C	-	40.0 – 50.0 M	26.0 – 30.0 M	-	
D	-	30.0 – 45.0 M	26.0 – 28.0 M	-	
E	120.0 – 140.0 M	40.0 – 60.0 M	32.0 – 35.0 M ↑	-	
F	-	40.0 – 50.0 M	28.0 – 32.0 M	-	
G	-	40.0 – 50.0 M	28.0 – 30.0 M	-	
H	75.0 – 120.0 M ↑	35.0 – 47.5 M	25.0 – 28.0 M	-	
J	-	35.0 – 40.0 M	25.0 – 28.0 M	14.5 – 16.5 M ↑	
Houses	160.0 – 190.0 M ↑	90.0 – 120.0 M	50.0 – 55.0 M	32.0 – 35.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

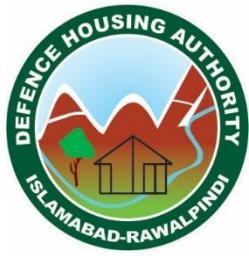
### DHA – PHASE III (RESIDENTIAL PLOTS)



1 – 15 February 2024

(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)	INC / DEC
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	-
K (Sectors A,B,C Ex New Pindi)	38.0 – 45.0 M ↑	18.0 – 21.0 M ↑	12.5 – 14.5 M ↑	8.5 – 9.5 M ↑	-	5.5 – 7.0 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 February 2024

(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 – 18.0 M	-	-	-	-
E	13.0 – 17.0 M	-	-	-	
F	14.0 – 18.0 M	-	-	-	
G	13.0 – 13.5 M	8.5 – 9.5 M	7.0 – 7.5 M	5.0 – 5.5 M	
H	11.5 – 12.5 M	-	-	-	
J	11.5 – 12.5 M	-	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE IV (RESIDENTIAL PLOTS)

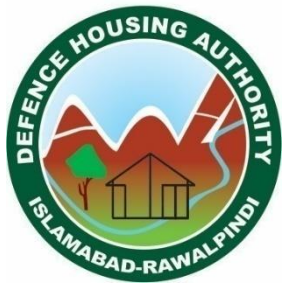


1 – 15 February 2024

(Rs in Mn)

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

SECTOR	MIN - MAX (1 Kanal)	MIN - MAX (10 Marla)	INCREASE / DECREASE
Overseas Block	32.0 – 33.0 M	-	-
A	23.0 – 26.0 M	17.0 – 19.0 M	
B	21.5 – 23.0 M	16.0 – 17.0 M	
C	23.0 – 28.0 M	17.0 – 18.5 M	
D	11.0 – 11.5 M	-	
E	9.5 – 10.0 M	-	
F	9.0 – 9.5 M	-	
G	8.5 – 9.0 M	-	
H	8.5 – 9.0 M	-	
J	7.8 – 8.0 M	-	
K	7.8 – 8.0 M	-	
L	7.8 – 8.0 M	-	
M	7.8 – 8.0 M	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA IV (RIVER VIEW SOUTH)

### RESIDENTIAL PLOTS



1 – 15 February 2024

(Rs in Mn)

SIZE →					INCREASE / DECREASE
↓ PAYMENT PLAN	5 MARLA	7 MARLA	10 MARLA	1 KANAL	
LUMP SUM	5.0 M	7.0 M	9.5 M	16.0 M	-
1 Year	5.5 M	7.7 M	10.45 M	17.6 M	
2 Years	6.0 M	8.4 M	11.4 M	19.2 M	
3 Years	6.5 M	9.1 M	12.35 M	20.8 M	
4 Years	7.0 M	9.8 M	13.3 M	22.4 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE V (RESIDENTIAL PLOTS)



1 – 15 February 2024

SECTOR	MIN - MAX (1000 YDS)	MIN - MAX (500 YDS)	MIN - MAX (250 YDS)	MIN - MAX (200 YDS)	MIN - MAX (125 YDS)	INCREASE / DECREASE
A	-	28.0 - 35.0 M	-	-	-	-
B	-	28.0 - 35.0 M	23.0 – 25.0 M	-	-	
C	-	26.0 - 38.0 M	21.0 – 25.0 M	-	-	
D	-	25.0 - 30.0 M	18.5 – 21.0 M	-	-	
F	-	25.0 - 32.0 M	18.5 – 21.0 M	13.5 – 14.0 M	9.5 – 11.5 M	
F-1	-	16.0 – 17.5 M	12.5 – 14.0 M	-	-	
G	-	24.0 - 28.0 M	-	-	-	
H	-	24.0 - 28.0 M	17.5 – 18.0 M	-	-	
J	-	-	18.5 – 21.0 M	-	-	
K	65.0 – 70.0 M ↑	31.0 – 35.0 M ↑	-	-	-	
Houses	-	75.0 - 85.0 M ↑	45.0 – 50.0 M ↑	-	23.0 – 26.0 M ↑	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE VI (RESIDENTIAL PLOTS)



1 – 15 February 2024

(Rs in Mn)

### 1 KANAL (ALL DUES CLEAR) BALLOTTED

SECTOR	MIN (500 YDS)	MAX (500 YDS)	INCREASE / DECREASE
A	18.0 M	20.0 M ↑	-
River View	17.5 M	18.5 M ↑	
A – 1	13.0 M	13.5 M	
B – 3	10.0 M	10.5 M	
C – 1	9.0 M	9.5 M	
C – 2	9.0 M	9.5 M	
C – 3	8.0 M	8.5 M	
C – 3 Ext	8.0 M	8.5 M	





# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE IV (RESIDENTIAL PLOTS)



1 – 15 February 2024

(Rs in Mn)

#### 1 KANAL (ALLOTMENT CERTIFICATE)

SECTOR	MIN (1 Kanal)	MAX (1 Kanal)	INCREASE / DECREASE
D	10.0 M	10.5 M	-
E	9.0 M	9.5 M	
F	8.5 M	9.0 M	
G	7.5 M	8.0 M	
H	7.5 M	8.0 M	
J	6.0 M	6.5 M	
K	6.0 M	6.5 M	
L	6.0 M	6.5 M	
M	6.0 M	6.5 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

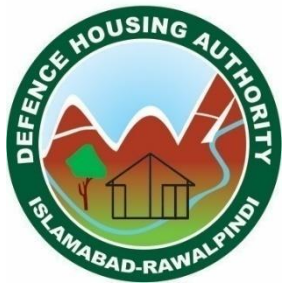


### DHA – PHASE VI (EX PH- II EXT) RESIDENTIAL PLOTS

1 – 15 February 2024

(Rs in Mn)

<b>1 KANAL (CERTIFICATE)</b>			
<b>SECTOR</b>	<b>MIN (500 YDS)</b>	<b>MAX (500 YDS)</b>	<b>INCREASE / DECREASE</b>
A	6.0 M	6.2 M	-
B	5.8 M	6.0 M	
C	5.5 M	5.7 M	
D	5.2 M	5.4 M	
E	5.2 M	5.4 M	
F	5.2 M	5.4 M	
G	4.8 M	5.0 M	
H	4.8 M	5.0 M	
J	4.8 M	5.0 M	
K	4.8 M	5.0 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

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



1 – 15 February 2024

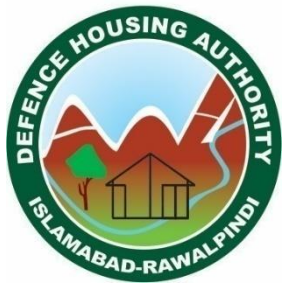
(Rs in Mn)

### 1 KANAL (CERTIFICATE)

SECTOR	MIN (500 YDS)	MAX (500 YDS)	INCREASE / DECREASE
L	4.5 M	4.6 M	
M	4.5 M	4.6 M	
N	4.5 M	4.6 M	
P	4.4 M	4.5 M	
Q	4.4 M	4.5 M	
R	4.4 M	4.5 M	
S	4.4 M	4.5 M	
T	4.4 M	4.5 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

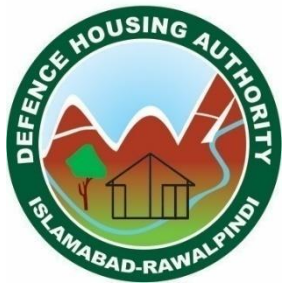
### DHA VALLEY RESIDENTIAL PLOTS



1 – 15 February 2024

(Rs in Mn)

SECTOR	NON – BALLOTTED		BALLOTTED		INCREASE / DECREASE
	5 MARLA (MIN-MAX)	8 MARLA (MIN-MAX)	5 MARLA (MIN-MAX)	8 MARLA (MIN-MAX)	
Sunflower	1.1 – 1.3 M	1.4 – 1.8 M	-	-	-
Magnolia	1.1 – 1.3 M	1.4 – 1.8 M	2.0 - 2.6 M	2.8 – 3.0 M	
Bogenvelia	1.1 – 1.3 M	1.4 – 1.8 M	2.0 - 2.6 M	2.8 – 3.0 M	
Tulip	1.1 – 1.3 M	1.4 – 1.8 M	2.0 - 2.2 M	2.2 - 2.4 M	
Rose	1.1 – 1.3 M	1.4 – 1.8 M	2.2 - 2.8 M	3.0 – 3.5 M	
Bluebell	1.4 – 1.5 M	2.0 – 2.1 M	2.2 - 3.5 M	3.5 – 4.0 M	
Oleander	1.4 – 1.5 M	2.0 – 2.1 M	2.2 – 3.0 M	3.2 – 3.6 M	
Daffodil	1.4 – 1.5 M	2.0 – 2.1 M	2.0 - 2.8 M	3.0 – 3.5 M	
Lily	1.4 – 1.5 M	2.0 – 2.1 M	2.2 - 3.0 M	3.2 – 3.6 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

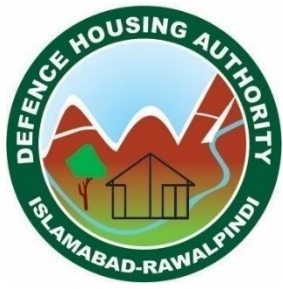
### DHA VALLEY RESIDENTIAL PLOTS



(Rs in Mn)

1 – 15 February 2024

SECTOR	5 MARLA RES (MIN)	5 MARLA RES (MAX)	8 MARLA RES (MIN)	8 MARLA RES (MAX)	INCREASE / DECREASE
Jasmine	1.1 M	1.3 M	1.4 M	1.6 M	-
Daisy	1.1 M	1.3 M	1.4 M	1.6 M	
Eglentine	1.1 M	1.3 M	1.4 M	1.6 M	
Snowdrop	1.1 M	1.3 M	1.4 M	1.6 M	
Marigold	1.1 M	1.3 M	1.4 M	1.6 M	
Gloxinia	1.1 M	1.3 M	1.4 M	1.6 M	
Zinnia	1.1 M	1.3 M	1.4 M	1.6 M	
Levender	1.1 M	1.3 M	1.4 M	1.6 M	
Lotus	1.1 M	1.3 M	1.4 M	1.6 M	
Iris	1.1 M	1.3 M	1.4 M	1.6 M	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA HOMES & DEFENCE VILLAS



1 – 15 February 2024

(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)	32.0 – 40.0 M ↑	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA – PHASE I (COMMERCIAL PLOTS)



1 – 15 February 2024

(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 February 2024

(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	-	60.0 – 65.0 M	-	-	-	130 – 135 M	-
B	-	-	-	-	-	-	
C	-	-	-	-	-	-	
D	-	35.0 – 55.0 M	-	-	-	78.0 – 82.0 M	
E	-	-	100 – 150 M	-	-	-	
F	-	-	-	-	-	-	
G	-	-	-	75.0 – 80.0 M	-	-	
H	-	-	35.0 – 40.0 M	-	40.0 – 45.0 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 February 2024

(Rs in Mn)

SECTOR	MIN-MAX (0.96 MARLA)	MIN-MAX (2.67 MARLA)	MIN-MAX (4 MARLA)	MIN-MAX (5.33 MARLA)	MIN-MAX (7.11 MARLA)	MIN-MAX (10.67 MARLA)	INCREASE / DECREASE
A	7.5 – 8.0 M	-	-	-	-	-	-
B	-	13.0 – 15.0 M	38.0 – 40.0 M	38.0 – 40.0 M	48.0 – 52.5 M	62.0 – 65.0 M	
Allocation (D & E)	-	-	19.0 – 20.0 M	-	-	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE



### DHA – PHASE IV (COMMERCIAL PLOTS)

1 – 15 February 2024

(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	52.0 – 55.0 M	
C	28.0 – 31.0 M	-	



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

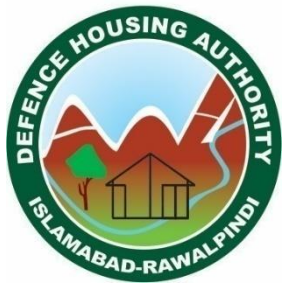
### DHA – PHASE V (COMMERCIAL PLOTS)

1 – 15 February 2024



(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 – 38.0 M	-	45.0 – 50.0 M	-	
B	25.0 – 27.0 M	-	-	-	
C	26.0 – 32.0 M	-	-	-	
Central Comm	58.0 – 60.0 M	-	85.0 – 95.0 M	-	-
D	32.0 – 38.0 M ↑	-	35.0 – 40.0 M	80.0 – 100.0 M ↑	
F	30.0 – 32.0 M ↑	37.0 – 40.0 M	-	80.0 – 100.0 M ↑	
G & H	30.0 – 36.0 M ↑	-	-	75.0 – 100.0 M	
Shop A Shop	2.1 – 2.2 M				



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

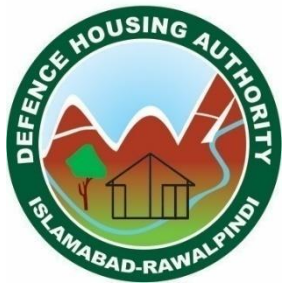
### DHA VALLEY (COMMERCIAL PLOTS)



1 – 15 February 2024

(Rs in Mn)

SECTOR	NON – BALLOTTED		BALLOTTED		INCREASE / DECREASE
	4 MARLA (MIN-MAX)	8 MARLA (MIN-MAX)	4 MARLA (MIN-MAX)	8 MARLA (MIN-MAX)	
Sunflower	6.5 – 7.0 M	-	9.0 – 9.5 M	-	-
Magnolia	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.0 – 15.5 M	
Bogenvellia	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.0 – 15.5 M	
Tulip	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.0 – 15.5 M	
Rose	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.0 – 15.5 M	
Bluebell	6.5 – 7.0 M	8.0 – 9.0 M	9.0 – 9.5 M	17.0 – 17.5 M	
Oleander	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.5 - 16.0 M	
Daffodil	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.5 - 16.0 M	
Lily	6.5 – 7.0 M	7.5 - 8.0 M	9.0 – 9.5 M	15.5 - 16.0 M	
Jasmine	6.5 – 7.0 M	-	9.0 – 9.5 M	-	
Shops	0.8 – 0.9				



# Price Valuation Benchmarking

## DHA PROPERTY EXCHANGE

### DHA PHASE – I, II & V (APARTMENTS)



1 – 15 February 2024

(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	-	16.0 – 18.0 M	25.0 – 26.0 M	-	
DHA – I, Avenue Mall	8.0 – 8.5 M	21.0 – 22.0 M	25.0 – 26.0 M	28.0 – 30.0 M	
DHA- II ASKARI TOWER - 1	-	-	33.0 - 35.0 M	37.0 – 40.0 M	-
DHA- II ASKARI TOWER - 2	-	-	32.0 - 35.0 M	36.0 – 38.0 M	
DHA- V ASKARI TOWER - 3	-	-	26.0 – 28.0 M	35.0 – 36.0 M	