

**DHA  
ISLAMABAD PROPERTY**

**EXPO**  
& **DIGITAL AUCTION 2025**





# About



**DHA Islamabad-Rawalpindi (DHAI-R)** represents the quest for excellence in modern living in terms of latest infrastructure, exceptional design and architecture as well as the best of urban planning, with the expertise of highly qualified professionals of the real estate arena.

Located at the ideal junction of the twin cities of Islamabad and Rawalpindi, DHA offers a variety of contemporary residential, commercial and mixed use developed communities equipped with exceptional civic amenities to cater to all your lifestyles needs and desires. On the other hand DHAI-R represents a golden opportunity for smart investments and businesses with its inimitable and undeniable value along with rock solid credibility.

DHAI-R personifies the manifestation of your dreams. Our core values include credibility, community building and customer satisfaction. We empathize with our clientele by knowing their needs and requirements, therefore we deliver the best in terms of a unique suburban and business space equipped with all the latest amenities and services which are built aesthetically.

We are geared towards progress and prosperity and are expanding our infrastructure at exceptional acceleration with the combined professional insights and planning of our highly skilled team members, loyal partners and top affiliates. We are building the future living spaces, we are DHA Islamabad - Rawalpindi.

# INTRODUCTION

Welcome to the most anticipated “First Ever Digital Auction and Property Expo 2025” of the year. Get ready to explore a world of opportunities as we offer a diverse portfolio of residential and commercial properties fully equipped to meet your every need and desire.

**DHA Property Expo:** DHAI-R offering limited Residential Plots to make your dream home a reality. Whether you’re seeking a serene suburban retreat or scenic views, we have the perfect plot waiting for you. Our selection caters to diverse preferences. Online booking & payment platform alongwith available inventory on GIS Map will available for selection of plot.

**Digital Auction:** DHAI-R also offers a range of Commercial Plots, Mixed-use Commercial & Residential Apartment Sites located in different phases, great opportunity for investors, corporate firms and entrepreneurs. Whether you’re looking to establish your business in a bustling city center, a growing suburb, we have the perfect location to match your requirements. Digital auction process will provide equal opportunity to every individual across the world to bid for the selective plots.



# DIGITAL AUCTION

## Bookings

Commercial Plots & Big Sites - Through Digital Auction

## Registration Fee

Rs. 0.5 Million for Commercial Plots upto 10 Marla  
& Rs. 1.0 Million for Mix Use & Apt Sites



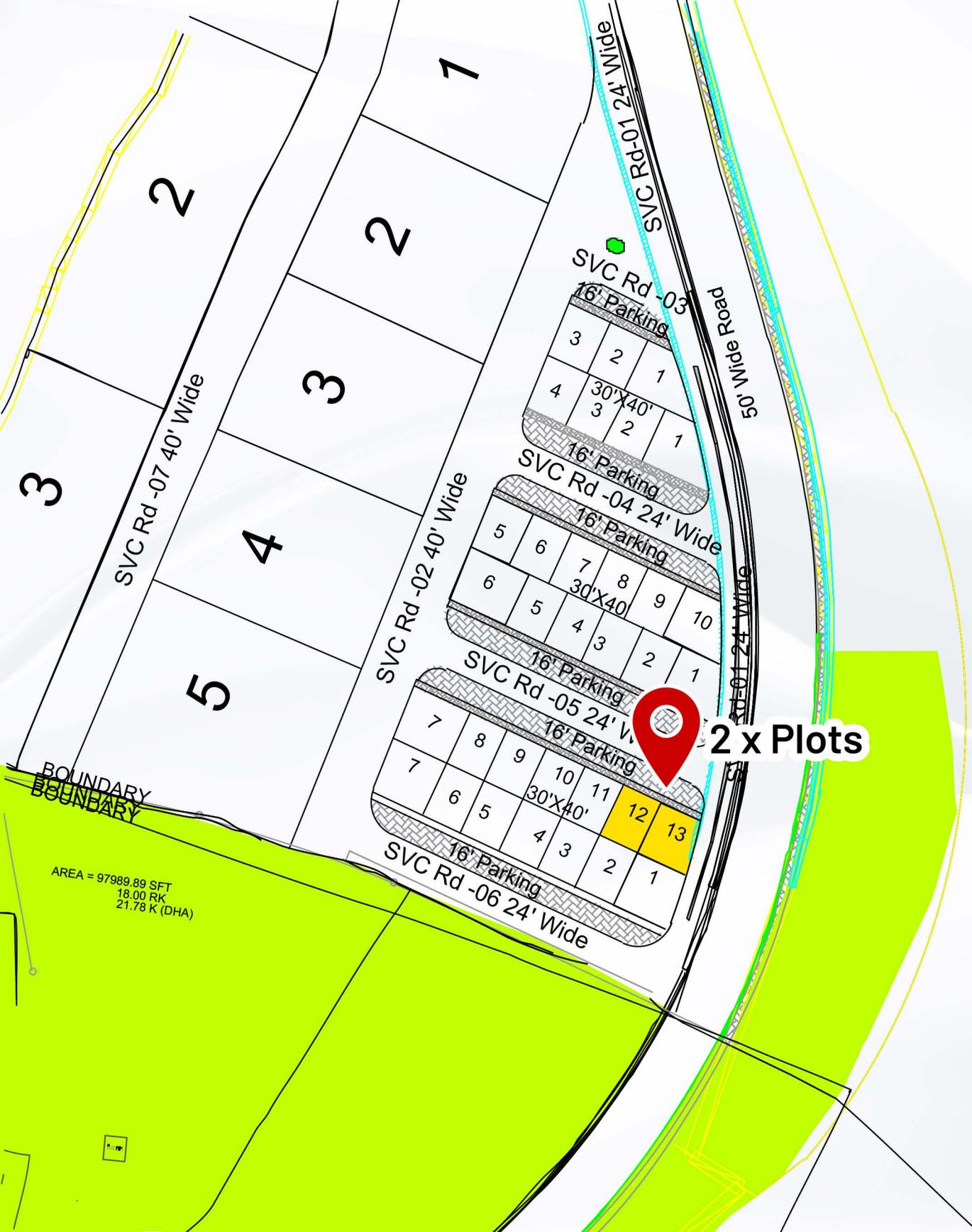
# DHA PHASE I

<b>SITE LOCATION</b>	DEFENCE AVE, NEAR PSO PETROL PUMP
<b>SIZE</b>	5.33 MARLA
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS
<b>STOREYS</b>	B+G+3
<b>DIMENSION</b>	40' x 30'



**LOCATION**





# DHA PHASE I

<b>SITE LOCATION</b>	POTOHAR BUSINESS BAY
<b>SIZE</b>	5.33 MARLA
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS
<b>STOREYS</b>	B+G+5
<b>DIMENSION</b>	30' x 40'

\* Construction as per pre-approved exterior facade

**LOCATION**



AREA = 97989.89 SFT  
18.00 RK  
21.78 K (DHA)

**AMALTAS ROAD**

**DHA BRIDGE**

**G.T. ROAD**





**LOCATION**

**AMALTAS ROAD, DHA PHASE I**



# DHA PHASE I

<b>SITE LOCATION</b>	AMALTAS ROAD, SEC A - DHA PH I
<b>SIZE</b>	5.33 MARLA
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS
<b>STOREYS</b>	B+G+3
<b>DIMENSION</b>	30' x 40'



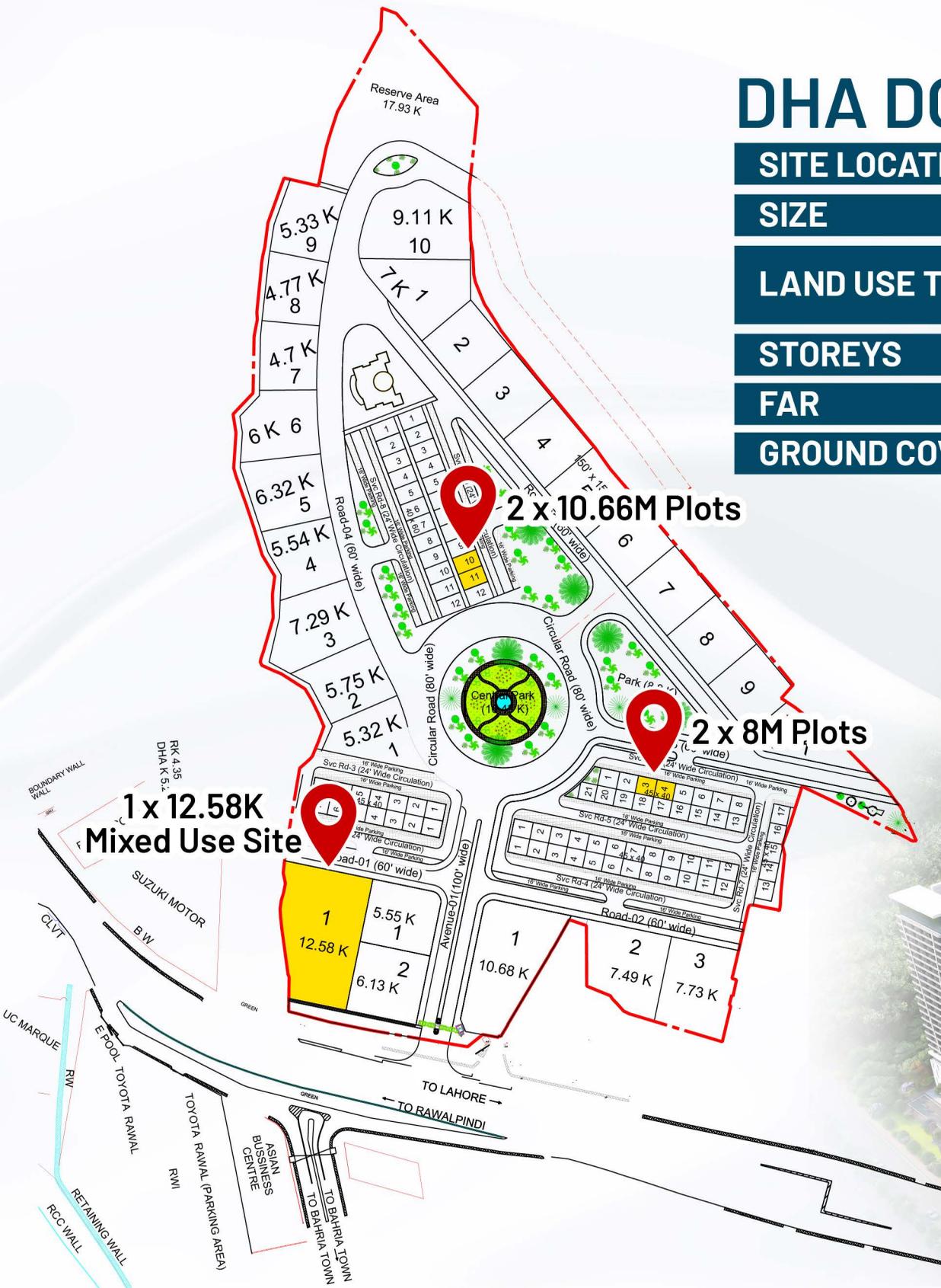
**LOCATION**



# DHA DOWN TOWN

<b>SITE LOCATION</b>	MAIN G.T ROAD, DHA PHASE I
<b>SIZE</b>	8, 10.66 MARLA & 12.58 KANAL
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS & MIXED USE COMMERCIAL SITE
<b>STOREYS</b>	B+G+5 (8 & 10.66M COMM PLOTS)
<b>FAR</b>	1:8 (12.58K MIXED USE COMM)
<b>GROUND COVERAGE</b>	70% (12.58K MIXED USE COMM)

**LOCATION**



# Unlock Opportunities in

## **DOWN TOWN**

- ▶ Invest to maximize the growth potential & visibility of your business.
- ▶ Located on Main G.T Road.
- ▶ Offering limited plots, ideal for businesses aiming to establish in a prime location.



# DHA PHASE II

<b>SITE LOCATION</b>	TIPU BLVD, SEC D
<b>SIZE</b>	7 MARLA (COMM PLOTS) & 5.69 KANAL (APT SITE)
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS & RESIDENTIAL APARTMENT SITE
<b>STOREYS</b>	B+G+5 (7 MARLA COMM PLOTS)
<b>FAR</b>	1:8 (5.69 KANAL RESDL APT SITE)
<b>GROUND COVERAGE</b>	70% (5.69 KANAL RESDL APT SITE)

**LOCATION**



\* Construction as per pre-approved exterior facade







**1 x HIGH RISE  
MIXED USE SITE**

# DHA PHASE II

<b>SITE LOCATION</b>	G.T ROAD, SEC A
<b>SIZE</b>	10 KANAL
<b>LAND USE TYPE</b>	MIXED USE COMM SITE
<b>FAR</b>	1:8
<b>GROUND COVERAGE</b>	70%
<b>DIMENSION</b>	160.76' x 261.71'

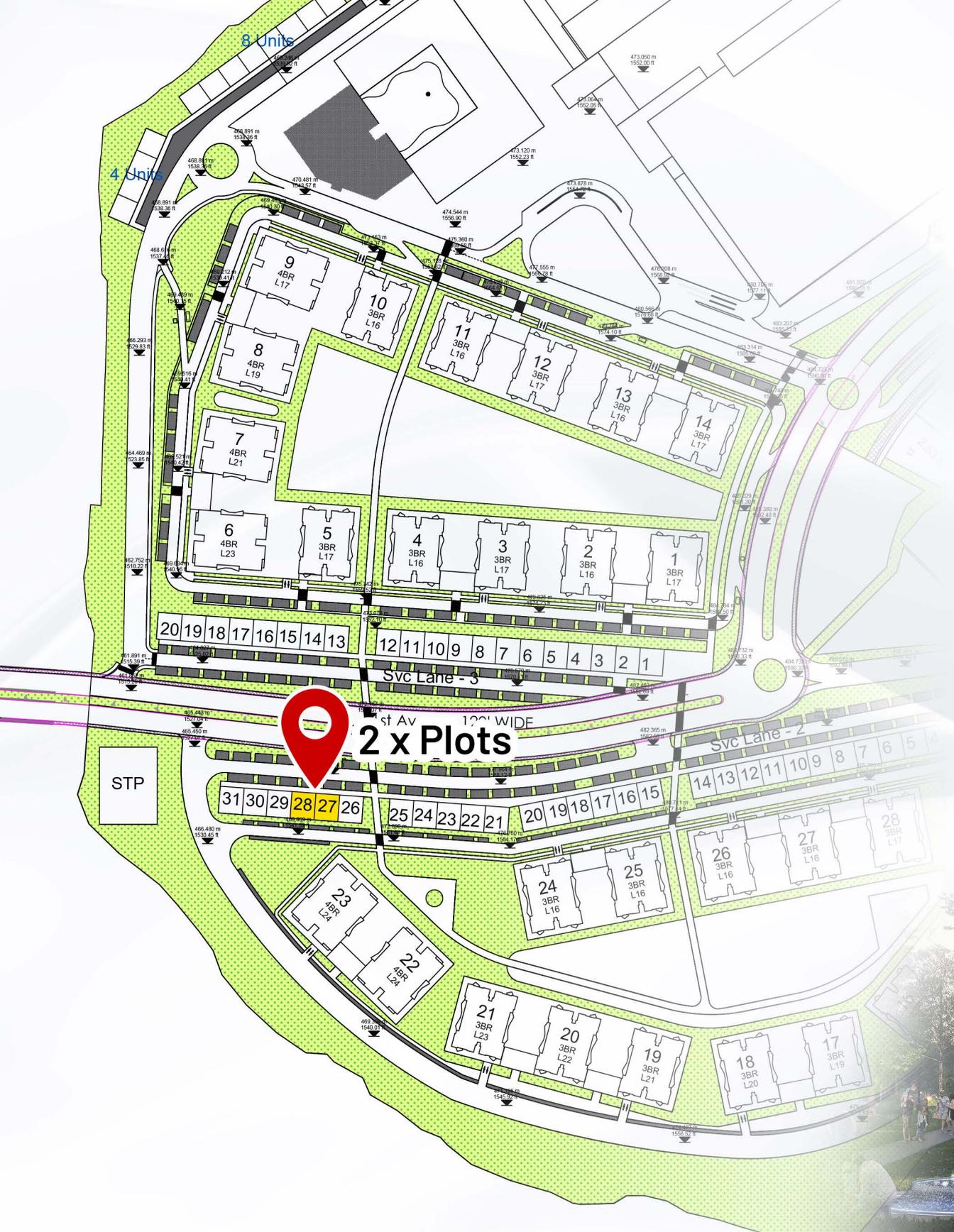
**LOCATION**





# DHA PHASE III

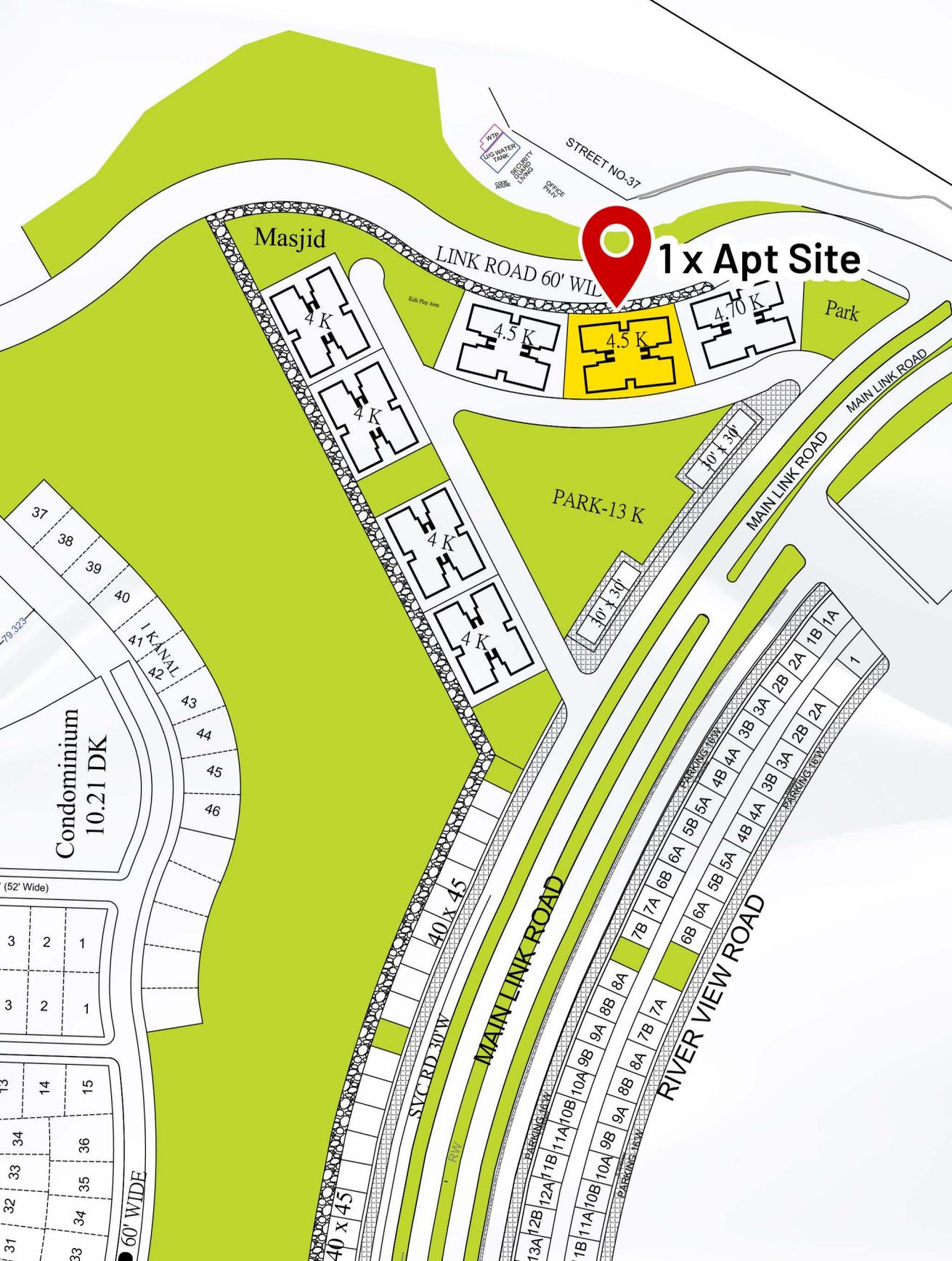
<b>SITE LOCATION</b>	DOLMEN CITY
<b>SIZE</b>	10 MARLA
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS
<b>STOREYS</b>	B+G+5
<b>DIMENSION</b>	45' x 50'





**LOCATION**





# DHA PHASE IV

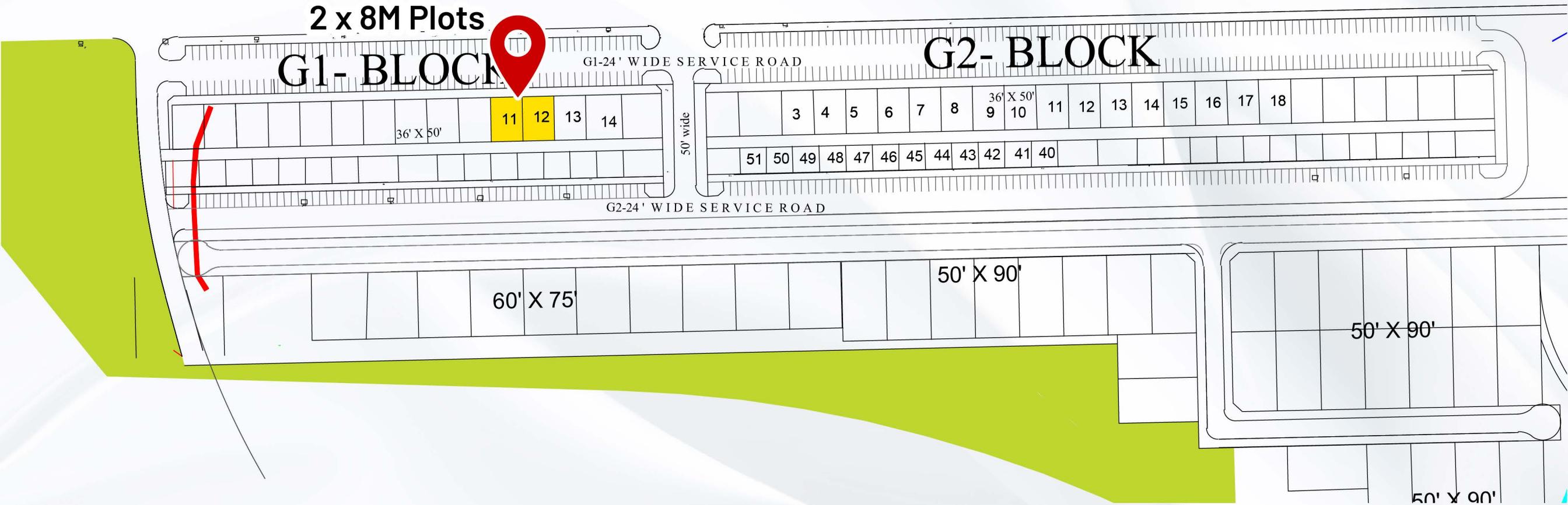
<b>SITE LOCATION</b>	OVERSEAS BLOCK
<b>SIZE</b>	4 KANAL
<b>LAND USE TYPE</b>	RESDL APT SITE
<b>FAR</b>	1:8
<b>GROUND COVERAGE</b>	70%

**LOCATION**





# DHA EXPRESSWAY



## DHA PHASE VI

<b>SITE LOCATION</b>	DHA EXPRESSWAY, BLOCK G
<b>SIZE</b>	8 MARLA
<b>LAND USE TYPE</b>	COMMERCIAL PLOTS
<b>STOREYS</b>	B+G+5
<b>DIMENSION</b>	36' x 50'

### LOCATION





# TERMS & CONDITIONS - AUCTION

1. **10% Discount** on bid prices will be applicable Local Pakistanis (payment within Pakistan) & **Special 15% Discount** in Price for Overseas Pakistanis for international fund transfer will be applicable after confirmation from Fin Dte.
2. Price of property is **inclusive** of applicable DHA Charges & Govt Taxes (for filers only).
3. All Applicants will register on the **"Digital Auction Platform"** to participate in Auction.
4. Online Payments can be made through **Kuickpay** & by signing into DHA's Online Member Portal at <http://member.dhai-r.com.pk>
5. Applicants holding CNIC / NICOP and Company having valid registration documents from concerned authority are eligible to participate and no restriction on number of bids.
6. **One registration fee is applicable for single bid only. Registration Fee is mandatory** to participate in the bidding process. Registration Fee may also be paid during the auction days.
7. **Registration Fee is Rs. 0.5 Million for Commercial Plots upto 10 Marla & Rs. 1.0 Million for Mix Use & Apt Big Sites.**
8. **20% down payment** of total price shall be deposited within 4 Weeks & balance payment as per opted plan.
9. In case of being successful in the digital bidding process, Registration Fee will be adjusted in the Plot price and in case of unsuccessful, **100% amount will be refunded** in PKR within four weeks by Fin Dte.
10. In case, the successful bidder fails to pay the **Down Payment** within given time period (i.e 30 Days), acceptance of bid shall be cancelled and deposited Registration Fee will be forfeited.
11. In case of two bidders place the same amount, they will again be asked to bid at the end of day 3 to increase their bid.
12. **Legal Agreement** will be signed between DHAI-R & Purchaser upon deposit of Down Payment.
13. Intimation Letter shall be sent electronically to applicants after allotment on given email address and upload on DHAI-R website. Hard copy of the Intimation Letter shall be sent through courier on the given postal address.
14. **Allocation Letter** which will be considered as **"Title Document"** and it will be issued by **Tfr & Rec Dte** after deposit of **Chosen Lump sum or Down Payment** of total sale consideration along with applicable DHA Charges & Govt Taxes after confirmation by Finance Dte & issuance of Intimation Letter by Mktg Dte.
15. **Lump Sum payment** to be deposited within 4 Weeks from booking date.
16. **5% annual Increase** on base price of plot is applicable on offered Installment plans.
17. Applicants to abide by all Bye-Laws, rules, policies of DHAI-R in respect of the allotment of plot including inter alia, Site Plan, Possession and Construction etc.
18. **10%** of total sale consideration will be additionally charged for Corner Category Property.
19. **Allotment Letter** will be issued after payment of total sale consideration, DHA Charges & applicable Government Taxes on initial allotment. However, additional Advance Tax & FED in case of Late Filer, Non-Filer and Stamp duty is required to be paid before issuance of allotment letter or at the time of sale of plot whichever is earlier. Moreover, Government Tax related laws shall be applicable as and when revised.
20. **Sales / Transfer** will be allowed through normal transfer procedure after deposit of all due installments & Govt Taxes, remaining payment shall be carry fwd to the purchaser.
21. In case applicant **fails to pay 2 x consecutive installments** his/her allotment shall be **cancelled** after issuance of notice in this regard and deposited amount shall be refunded as per DHAI-R Policy.
22. In case of **cancellation of a plot**, deposited amount will be **refunded** after deduction of **20%** of the total deposited amount except DHA Charges & Government Taxes within eight weeks from the request of cancellation. Refund shall be made in PKR (Rupees) without any interest / markup on deposited amount vide Demand Draft / Pay Order / Crossed Cheque in the name of applicant, at the rate at which amount was deposited in foreign currency (if any).
23. The sale price is based on standard size of property. However, variation due to oversize shall be charged separately at the time of Possession / Site Plan.
24. Possession of the property shall be handed over to the applicant for construction after the complete payment according to DHA Bye-laws.
25. Surcharge @ 6 months KIBOR + 5% per annum would be charged on late payment of installments, however, failure to deposit of **2 x consecutive installments** stated in **clause 21** above will be invoked.
26. In case of any dispute arising out of or in relation to the application / allotment property, the same shall be resolved by arbitration to be conducted by the "Management Committee" of DHAI-R or any other person or body as DHAI-R may deem fit.
27. The Application for the property and its subsequent allotment and transfer shall be governed by the applicable laws of Pakistan and the internal rules, regulations, policies and procedures of DHAI-R and the court of Rawalpindi shall have exclusive jurisdiction in this regard.

*Experience the luxury you deserve*



# DHA ISLAMABAD - RAWALPINDI RESIDENTIAL PROPERTY

Bookings

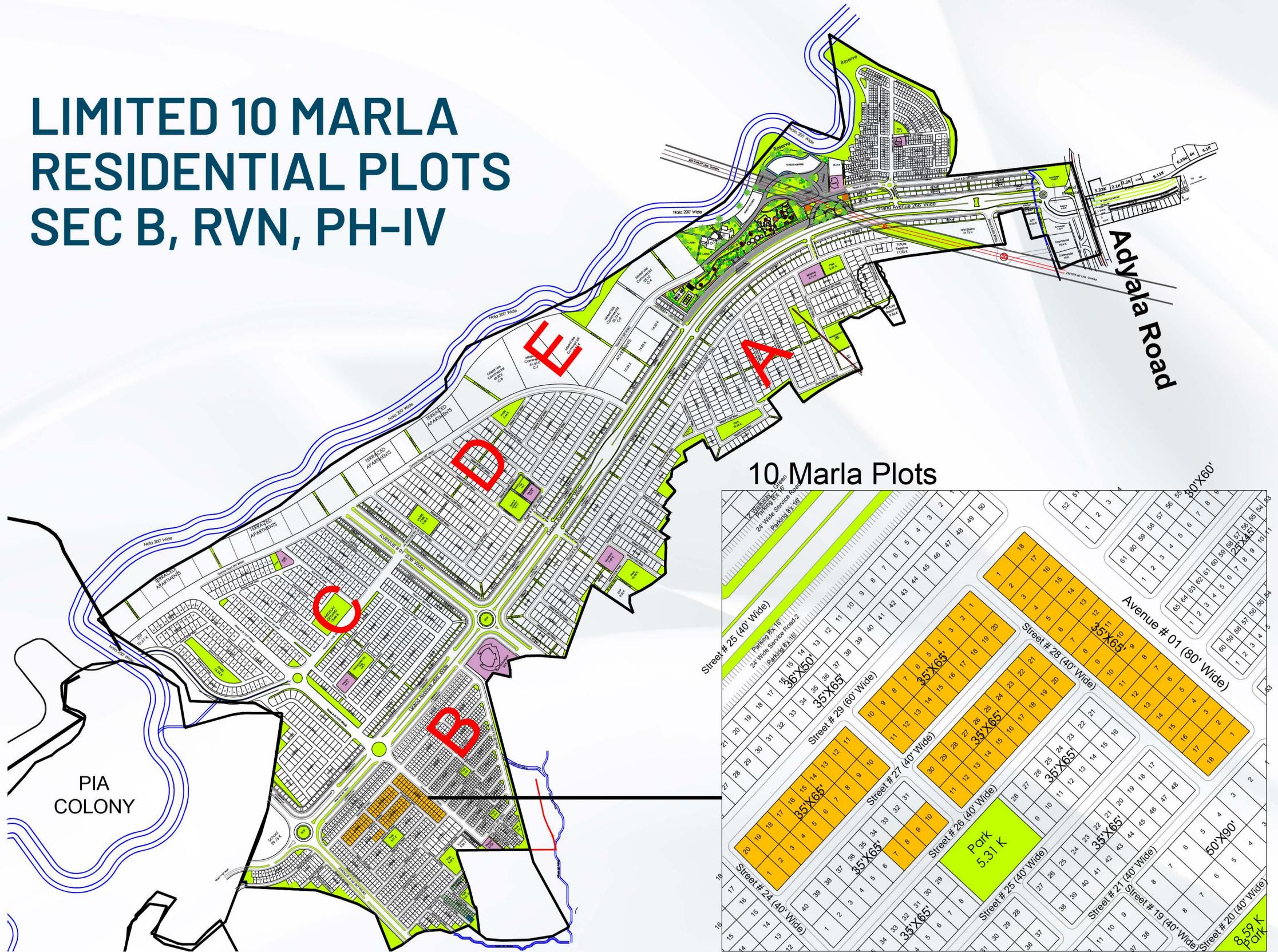
First Come First Serve Basis (Physical & Online)



**LIMITED RESIDENTIAL PLOTS  
AVAILABLE IN DHA PHASE I & II**

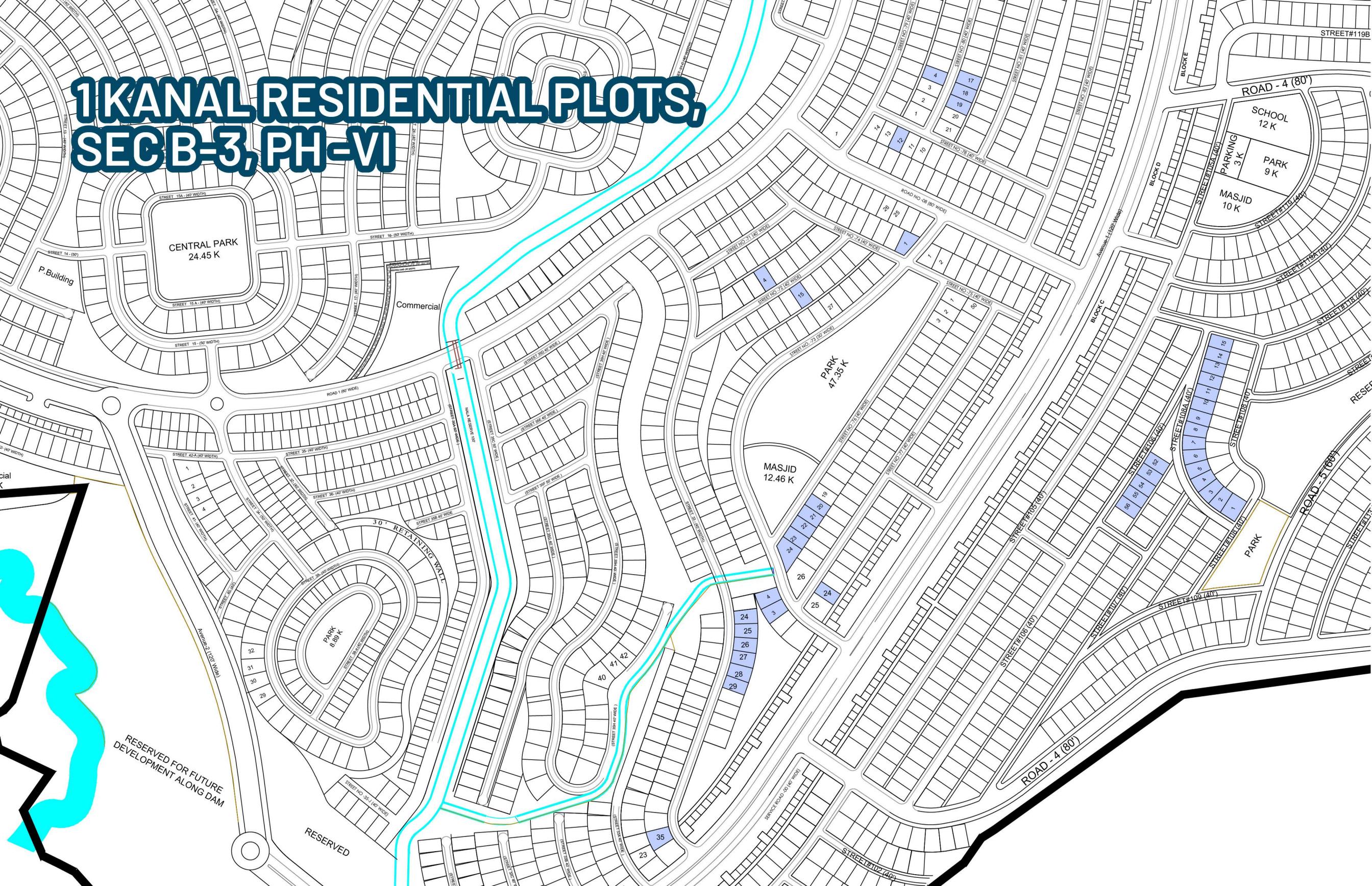


# LIMITED 10 MARLA RESIDENTIAL PLOTS SEC B, RVN, PH-IV





# 1 KANAL RESIDENTIAL PLOTS, SEC B-3, PH-VI



CENTRAL PARK  
24.45 K

Commercial

PARK  
47.35 K

MASJID  
12.46 K

PARK  
8.89 K

SCHOOL  
12 K

PARK  
9 K

MASJID  
10 K

PARK

RESERVED FOR FUTURE  
DEVELOPMENT ALONG DAM

RESERVED

ROAD - 4 (80')

ROAD - 4 (80')

ROAD - 2 (80')

# RESIDENTIAL INVENTORY - PAYMANT PLAN

Sr. No	Phase	Size	Lump Sum	2 Years Instl Plan
1	Phase I	5, 8, 10 Marla, 1 & 1.5 Kanal	✓	—
2	Phase II	5, 10 Marla, 1 & 2 Kanal	✓	—
3	River View North, Ph IV	10 Marla & 1 Kanal	✓	✓
4	Sector B3, Phase VI	1 Kanal	✓	✓

# TERMS & CONDITIONS - EXPO

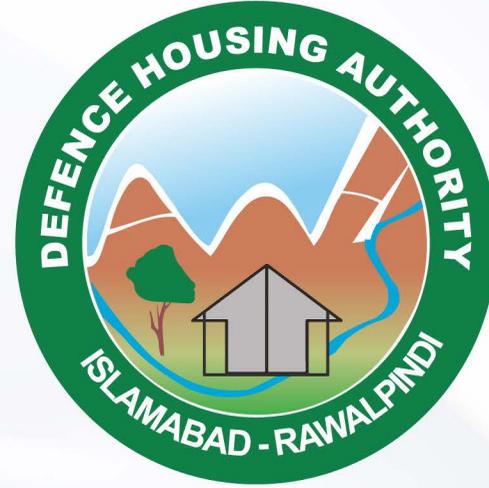
- 10% Discount on sale price will be applicable Local Pakistanis (payment within Pakistan) & Special 15% Discount on sale Price for Overseas Pakistanis for international fund transfer will be applicable after confirmation from Fin Dte.
- Price of property is inclusive of applicable DHA Charges & Govt Taxes (for filers only).
- One Application Form can be used for one booking only and no restrictions on number of applications.
- Online Payments can be made through Kuickpay & by signing into DHA's Online Member Portal at <http://member.dhai-r.com.pk>
- All Applicants holding CNIC / NICOP are eligible to participate.
- Allotment of plot on First Come First Serve Basis.
- Intimation Letter shall be sent electronically to applicants after allotment on given email address and upload on DHAI-R website. Hard copy of the Intimation Letter shall be sent through courier on the given postal address.
- Allocation Letter**, considered as **"Title Document"** will be issued by **Tfr & Rec Dte** after deposit of **Chosen Lump sum or Down Payment** of total sale consideration along with applicable DHA Charges & Govt Taxes after confirmation by Finance Dte & issuance of Intimation Letter by Mktg Dte.
- Lump Sum payment** to be deposited within 4 Weeks from booking date.
- 10% annual increase on base price of plot is applicable on offered Installment plans.**
- Token of 5 Lacs rupees** will be received on spot for confirmation & **20% of total sale price** shall be deposited as **Down Payment** within 4 Weeks & balance payment as per opted plan.
- Applicants to abide by all Bye-Laws, rules, policies of DHAI-R in respect of the allotment of plot including inter alia, Site Plan, Possession and Construction etc.
- 10%** of total sale consideration will be additionally charged for **Corner Category** Property.
- Allotment Letter** will be issued after payment of total sale consideration, DHA Charges & applicable Government Taxes on initial allotment. However, additional Advance Tax & FED in case of Late Filer / Non-Filer & Stamp duty is required to be paid before issuance of allotment letter or at the time of sale of plot whichever is earlier. Moreover, Government Taxes related laws shall be applicable as and when revised.
- Sales / Transfer** will be allowed through normal transfer procedure after deposit of all due installments & Govt Taxes, remaining payment shall be carry fwd to the purchaser.
- In case applicant **fails to pay 2 x consecutive installments** his/her allotment shall be **cancelled** after issuance of notice in this regard and deposited amount shall be refunded as per DHAI-R Policy.
- In case of **cancellation of a plot**, deposited amount will be **refunded** after deduction of **20%** of the total deposited amount except DHA Charges & Government Taxes within eight weeks from the request of cancellation. Refund shall be made in PKR (Rupees) without any interest / markup on deposited amount vide Demand Draft / Pay Order / Crossed Cheque in the name of applicant, at the rate at which amount was deposited in foreign currency (if any).
- The sale price is based on standard size of property. However, variation due to oversize shall be charged separately at the time of Possession / Site Plan.
- Possession of the property shall be handed over to the applicant for construction after the complete payment according to DHA Bye-laws.
- Surcharge @ 6 months KIBOR + 5% per annum would be charged on late payment of installments, however, failure to deposit of **2 x consecutive installments** stated in **clause 16** above will be invoked.
- In case of any dispute arising out of or in relation to the application / allotment property, the same shall be resolved by arbitration to be conducted by the "Management Committee" of DHAI-R or any other person or body as DHAI-R may deem fit.
- The Application for the property and its subsequent allotment and transfer shall be governed by the applicable laws of Pakistan and the internal rules, regulations, policies and procedures of DHAI-R and the court of Rawalpindi shall have exclusive jurisdiction in this regard.

# PAYMENT DETAILS

DHA ISLAMABAD	
<b>Account Title</b>	DEFENCE HOUSING AUTHORITY ISLAMABAD/DHAI
<b>Account No.</b>	01-99-26-26202-714-132115
<b>IBAN No.</b>	PK66SUMB9926227140132115
<b>Swift Code.</b>	SUMBPKKA

DHA RAWALPINDI	
<b>Account Title</b>	DEFENCE HOUSING AUTHORITY RAWALPINDI FUND
<b>Account No.</b>	01-99-26-26202-714-152081
<b>IBAN No.</b>	PK13SUMB9926227140152081
<b>Swift Code.</b>	SUMBPKKA

\* Online Payments can be made through **Kuickpay** & by signing into DHA's Online Member Portal at <http://member.dhai-r.com.pk>



**UAN: +92 (51) 111 555 400**

**(Extn: 1301-5) & 0321 50 81 777, 0321 50 82 777**



[www.dhai-r.com.pk](http://www.dhai-r.com.pk)



[info@dhai-r.com.pk](mailto:info@dhai-r.com.pk)



[@dhaislamabad\\_official](https://www.instagram.com/dhaislamabad_official)



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