



INFORMATION MEMORANDUM / BIDDING DOCUMENT

PROJECT DCK VILLAS



BALLOTING OF VILLAS

Sec-3, DHA City Karachi (DCK)



PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY KARACHI

SALE OF DCK VILLAS AT SEC-3 THROUGH BALLOTING

1. DHA City Karachi (DCK)

- a. DHA City Karachi is unique residential-cum-commercial project which is being speedily developed in accordance with contemporary and architectural practices
- b. DHA offers **DCK Villas in Sector 3 of DHA City Karachi (ready for living)** on competitive Price through Balloting

2. Project Salient

- a. Villas size : 130 to 700 SqYd
- b. Price of Villas : Varies according to Loc & Size
- c. Payment : DP + 2x Installments
- d. DP Payment due date : within 15 days from Balloting
- e. Remaining Balance : 90 days from Balloting
- f. Discount : **2% Cash Discount on upfront payment**
(Within 15 days of Balloting)
- g. Handing over of Villas : After full payment
- h. Actual details of Villas : At Annex- A

3. Summary of Villas Offer

Cat	Covered Area	No. of Villas	Remarks
Sqyd	Sqft	Offered	
130	1620	8	Actual size/details as per Annex- A
200	1992	9	
250	2250	4	
500	4595	2	
600	4595	3	
700	4595	5	
Total		31	

4. Procedure of Allocation of Villas

a. Submission of Information Memorandum

- (1) **INFORMATION MEMORANDUM** is a comprehensive document encompassing details of project.
- (2) Applicant to obtain Information Memorandum either from DHA Head Office or it may be downloaded from official website of DHA free of cost.
- (3) An applicant may submit **only one Application** by **01 March 2022**.

- (4) One Information Memorandum is to be submitted for each Villa along with **Earnest Money @ Rs 500,000/-**(per villa) in the form of a Pay Order in favor of “**Pakistan Defence Officers Housing Authority Karachi**”. The said money will be adjusted in payment of Price of successful Applicant or otherwise returned to unsuccessful Applicant.

b. Balloting

- (1) Allocation of Villas through Balloting.
- (2) Balloting will be held in front of all applicants.
- (3) **Balloting will be held within one month.**
- (4) **DHA to issue Final Balloting List.**
- (5) Down Payment within 15 days from allotment.

c. Pricing

- (1) Offered Price of each Villas as per attached Annex- A (Incase of extra land, payment shall include charges @ Rs 25,000/sqyd for extra land only).
- (2) Above mentioned Price of Villa does not include additional development charges and cost of utilities including electrical/gas utilities, ICT facilities, solar system, security cameras etc. These additional charges will be levied time to time.

d. Payment Term

- (1) Application will accompany **Earnest Money @ Rs 500,000/-**(per villa) in the form of a Pay Order in favor of “**Pakistan Defence Officers Housing Authority Karachi**”. The said money will be adjusted in payment of Price of successful Applicant or incase of unsuccessful Applicants, it will be returned to them.
- (2) Down payment (DP) **20% of Total Price to be paid within 15 days** from the date of Ballot.
- (3) **Remaining bal will be payable in 2 x installments in 90 days** from the date of Ballot (*First Installment within 45 days & 2nd Installment within 90 days*).
- (4) Incase of **nonpayment of DP by Successful Applicant** within stipulated time the **earnest money will be forfeited.**
- (5) Incase of **nonpayment of remaining balance** within the stipulated time the **50% of DP will be deducted as a cancellation charges.**
- (6) If successful Applicant(s) fails to deposit the required payment(s) the allotment of Villa(s) will be cancelled and then Unsuccessful Applicant(s) may be selected through re-balloting on the same terms & conditions.
- (7) DHA Karachi reserves the right to accept or reject any offer.
- (8) All Taxes / Charges / Cess levied by the Federal/Provincial Government will be borne by the Applicant.

e. Physical Possession of Villa(s)

- (1) After full payment of Villa(s).

6. Instructions to Applicant

- a. Sealed application accompanied with pay order of Rs 500,000/- in favor of **Pakistan Defence Officers Housing Authority Karachi** should be delivered by hand or through registered mail / courier to:
Chief Financial Officer *Office, 2/B, East Street, Phase-I, DHA Karachi*
75500 Tel (+92-21) 111-589-589 , _____
(Dir), Fax :35886406, 1030 hours before ____ Feb 2022.
- b. Name and mailing address of Applicant shall be clearly marked on the envelope.
- c. Application should be filled in English.
- d. Each page of submission is to be signed & stamped by an authorized representative of the Applicant or himself/herself.
- e. DHA reserves the right to accept or reject all or any application(s) under provision of rules & regulations.

7. Specs of Villas (High quality Villas)

- a. Spanish Architectural design.
- b. Tapered roofs with use of Terracotta Tiles.
- c. Decorative mouldings at roof parapets, around windows, lintels, etc.
- d. Seismic Zone 2B as per actual seismic Zone.
- e. Complete Frame structure with no load bearing walls.
- f. Double glazed windows with imported low Emission (saint gobian) glass.
- g. Imported Tiles (2x2) and granite.
- h. Imported & high end washroom fixtures & quality electrical wiring.

To: **Chief Financial Officer**
2/B, East Street, Phase-I
DHA Karachi 75500

Sub: **Application for Purchase of DCK Villa in Sec-3 at DHA City Karachi through Ballot**

1. Being duly authorized to represent or act on behalf of _____
(hereinafter "the Applicant"), and having reviewed and fully understood all the
procedures & instructions provided with respect to Balloting the undersigned hereby
applies for purchase of the following Villa:-

- a. DCK Villa No. _____ b. Size _____ SqYds
c. Covered Area _____ Sqft. d. Price (Rs) _____

2. General Information:

- a. Name of Applicant: _____
b. CNIC Number of Applicant: _____
c. Address: _____
_____ City: _____
d. Telephone No: _____ e. Cell No: _____
f. Email ID: _____ g. Fax No: _____

3. I am submitting Pay Order No. _____ drawn on _____
Bank, dated _____, in favor of **Pakistan Defence Officers Housing Authority
Karachi.**

4. Enclosed are the following documents:

- a. Applicant's legal status (Individual / Corporate/ Partnership)
b. Copy of CNIC of all representatives (if applicable)
c. Affidavit that Applicant(s) is not black listed.
d. Litigation History (if any) on stamp paper.

5. This application is made with the full understanding that:

- a. Applicants will be subject to verification of information submitted.
b. DHA reserves the right without assigning any reason / clarification
to:
i. Reject or accept any application and / or
ii. Cancel the process and reject any /all applications.

6. The undersigned declares that the statement made and the information provided in the
duly completed application are complete, true, and correct in every detail.

Signature : _____

Name : _____

Status of Applicant(*Individual/Company/Partnership*) : _____

For & on behalf of (Name of Applicant) : _____

SALE OF DCK VILLAS AT SEC-3 THROUGH BALLOTING

S.No.	Villa No.	Villa Cat	Villa Size (Sq Yds)	Covered Area (Sq Ft)	Offered Price (Rs Mn)	Remarks
1	419	R1-S (130 Sq Yds)	131	1620	16.50	-
2	420	R1-S (130 Sq Yds)	132	1620	16.50	-
3	421	R1-S (130 Sq Yds)	132	1620	16.50	-
4	422	R1-S (130 Sq Yds)	133	1620	16.50	-
5	423	R1-S (130 Sq Yds)	134	1620	16.50	-
6	424	R1-S (130 Sq Yds)	134	1620	16.50	-
7	425	R1-S (130 Sq Yds)	135	1620	16.50	-
8	426	R1-S (130 Sq Yds)	135	1620	16.50	-
9	445	R2 (200 Sq Yds)	200	1992	21.00	-
10	449	R2 (200 Sq Yds)	200	1992	21.00	-
11	484	R2 (200 Sq Yds)	200	1992	21.00	-
12	496	R2 (200 Sq Yds)	200	1992	21.00	-
13	508	R2 (200 Sq Yds)	200	1992	21.00	-
14	509	R2 (200 Sq Yds)	200	1992	21.00	-
15	518	R2 (200 Sq Yds)	200	1992	21.00	-
16	522	R2 (200 Sq Yds)	200	1992	21.00	-
17	524	R2 (200 Sq Yds)	200	1992	21.00	-
18	335	R2.5 (250 Sq Yds)	255	2250	23.50 +ELC	ELC will add
19	474	R2.5 (250 Sq Yds)	243	2250	23.50	-
20	338	R2.5-S (250 Sq Yds)	265	2250	23.50 + ELC	ELC will add
21	354	R2.5-S (250 Sq Yds)	260	2250	23.50+ ELC	ELC will add
22	42	R5 (500 Sq Yds)	500	4595	45.00	-
23	251	R5-S (500 Sq Yds)	580	4595	47.00	-
24	1	R6-S (600 Sq Yds)	622	4595	49.00+ ELC	ELC will add
25	291	R6-S (600 Sq Yds)	673	4595	49.00+ ELC	ELC will add
26	305	R6-S (600 Sq Yds)	618	4595	49.00+ ELC	ELC will add
27	191	R6-S (700 Sq Yds)	698	4595	51.00	-
28	211	R6-S (700 Sq Yds)	698	4595	51.00	-
29	283	R6-S (700 Sq Yds)	738	4595	51.00+ ELC	ELC will add
30	284	R6-S (700 Sq Yds)	764	4595	51.00+ ELC	ELC will add
31	304	R6-S (700 Sq Yds)	762	4595	51.00+ ELC	ELC will add

ELC: Extra Land will be charge @ Rs 25,000/Sqyd.