INFORMATION MEMORANDUM / BIDDING DOCUMENT



CONSTRUCTION OF TOWN HOUSES PHASE-II

Sec-14 (A,B & D) DHA City Karachi (DCK)

PAKISTAN DEFENCE OFFICERS HOUSING AUTHORITY KARACHI

INFORMATION MEMORANDUM
FOR CONSTRUCTOIN OF TOWN HOUSES PHASE- II

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 opportunities to renowned developers for **Town House Residential Development, G+1 in Sector 14, Sub Sec A, B & D of DHA City Karachi**.

2. Project Support Features

For the facilitation of developers and to promote the project DHA to develop route from DCK entrance to Sector-14:

a. Establishing a "Main Gate" indicating entrance into Sec-14.
b. Establishing a mosque in Sec-14
c. Lights from DCK entrance to Main Gate of Sec-14 to promote development.
d. Placing of sign boards directing the way towards Sec-14.
e. Development of Parks
f. Horticulture arrangement.
g. Establishment of Grocery Shops / Commercial Centers

3. New Upcoming Projects

a. Commercial plots for dev C-5 Sec 14
b. Fair Winds Golf Course and Residential Community
c. Adventure Park
d. Shaukat Khanam Memorial Cancer Hospital
e. Sunday Bazar
f. Malir Express Way

4. Project Highlights

a.	Plot Allocation	:	Plot in Packages (Through Balloting)
b.	Plot size	:	125 Sqyd. Range 125-160 Sqyds
c.	Type	:	Residential (Town Houses)
d.	Development	:	G+1 (as per DHA's bylaws)
e.	Packages	:	A package consists of 5 plots
f.	Site Plan	:	Free site plan
g.	Building Plan	:	Free Building Plan
h.	Plot demarcation	:	Free demarcation
i.	Construction NOC's	:	Free NOC's during construction if no violation

5. Procedure of Allocation of Plots

a. Submission of Information Memorandum

(1) **INFORMATION MEMORANDUM** document encompasses all details of project.

(2) Developers can obtain Information Memorandum either from DHA Head Office or it may be downloaded from official website of DHA free of cost.

(3) A developer may submit **one or more** Info Memorandum(s) within one month. One Information Memorandum is to be submitted for each package of plots along with **application fee of Rs 20,000/-** (non-refundable) in the shape of Pay Order in favor of ***"DHA City - Karachi".***

b. Balloting

(1) Allocation of plots through balloting.

(2) Balloting will be held in **front of all applicants.**

(3) **Balloting will be held within 15 Days.**

(4) Balloting will result in allocation of packages to developers.

(5) **Time period allowed for consolidation is 15 days.**

(6) Consolidation is to be intimated to DHA for finalization of allocation of plots.

(7) **DHA to issue Final Allocation List.**

c. Pricing

(1) Plots are being offered on deferred payment plan as per table below. Price to be calculated on the basis of actual size of plot.

Sec	Sub Sec	Price Rs / Sqyd
14	A	32,500
14	B	32,500
14	D	25,000

(2) Above mentioned cost of plot 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 from time to time.

d. Payment Plan

(1) Payment Schedule is as under:

INST	LAND PRICE	PAYMENT TIMELINE
-	25%	Down Payment within 30 days.
1	25%	After max of 8 months.
2	25%	After max of 16 months.
3	25%	After max of 24 months.

(2) 24% Surcharge on late payment(s).

(3) All Taxes/Charges/Cess levied by the Federal/Provincial Government will be borne by the developer.

(4) Intimation letter will be issued on down payment.

(5) If the developer fails to pay down payment within stipulated time period, the allotment shall be treated as cancelled.

e. Completion Term

Months	Rebate / Escalation in Land Value (% of Cost of Plot)
Upto 18	**10% (Rebate)**
Between 18 and 21	**5% (Rebate)**
Between 22 and 24	0%
Between 25 and 27	15% (Escalation)
Between 28 and 30	30% (Escalation)
Between 31 and 33	45% (Escalation)
Between 34 and 36	60% (Escalation)
On Crossing 36	Cancellation

f. Cancellation of Plot(s)

(1) **Cancellation due to default of payment**

i. Automatic Cancellation of ballot result of plots on non-payment of down payment.

ii. On default of 2 x Installments, plot(s) will be cancelled with forfeiture of 20% of payment received, whether plots are partially constructed or not. Two (2) notices will be issued at intervals of one month each to rectify the default, otherwise the plot(s) will be cancelled.

However, in case of partially constructed house(s), the developer to handover the vacant possession of house(s) to DHA after removing fixtures and fittings and other articles without damaging the House(s) and any amount due to be paid to developer on account of work done will be determined by DHA Arbitration Committee.

(2) **Cancellation due to default of completion terms**

Developer will be issued penalty notice if progress is behind schedule as defined by DHA TP & BC to rectify default if the following conditions exist:

i. Construction does not commence six months from the date of physical possession of plot(s) to developer.

ii. House is not completed as per by-laws and/or as per approved construction plan.

Developer will be issued penalty notice if progress is behind schedule as defined by DHA TP & BC to rectify default.

Failing rectification, Packages / Plot(s) will be cancelled with forfeiture of 20% of payment received and amount due to be paid to the developer on account of any work done at DHA's discretion and will be determined by DHA Arbitration Committee.

g. Physical Possession of Land

After receiving down payment.

h. Building Plan

Pre-approved building plan in 4 x variant without any fee / charges.

i. Commencement of Construction

Developer to forthwith start construction after possession of land.

j. Cost of Construction

Developer to bear 100% cost of construction.

k. Sale of Houses

Sales of Houses

a. Market launch of project by developers after down payment
b. Transfer to buyer will be allowed after all completion of construction and settlement of DHA dues.

6. Instructions to Applicant

a. Sealed application accompanied with pay order of Rs 20,000/- in favor of DHA City - 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 Ext : 2210

(Dir), Fax :35886406, 1030 hours before 21 Aug 2023.

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 the submission is to be signed & stamped by an authorized representative of the applicant.
e. DHA reserves the right to accept or reject all or any application(s) under the provision of rules & regulations.

On Letterhead of Applicant

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

Sub: **APPLICATION FOR ONE PACKAGE (5 RESIDENTIAL PLOTS) IN SECTOR – 14 AT DHA CITY KARACHI**

Sir,

1. Being duly authorized to represent and 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 allocation of subject plots.

2. **General Information**:

   a. Name of Firm / Business: _____

   b. Place of Incorporation / Registration:_____

   c. Year of Incorporation / Registration: _____

   d. Name of applicant: _____

   e. CNIC Number: _____

   f. Official Address:_____

   _____

   g. Telephone No: _____ h. Cell No: _____

   i. Email ID: _____j. Fax No: _____

   k. Registration with ABAD: _____

3. **Experience (Projects completed / Ongoing)**

Year	Project Value (In Million)	Description of Project	Status (Completed)

* If required, additional papers can be attached.

4. Enclosed are the following documents:

   a. Bank statements.
   b. Applicant's legal status (Individual / Corporate/ Partnership)
   c. Copy of CNIC.
   d. Affidavit that firm is not blacklisted.
   e. Tax certificate/NTN Number
   f. 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	Signature (In case of Partnership)
Name	Name
For and on behalf of (Name of Applicant)	For and on behalf of (Name of Applicant)