

DHA BHAWALPUR FILES FOR SALE AND PURCHASE AND ASSESSMENT



Affidavit 10 Marla	Cell us	Ali Hassan 0300=8460108
Allocation 10 Marla	Cell us	Ali Hassan 0300=8460108
Affidavit 1 Kanal	Cell us	Ali Hassan 0300=8460108
Allocation 1 Kanal	Cell us	Ali Hassan 0300=8460108
Sector Z Affidavit 1 Kanal	Cell us	Ali Hassan 0300=8460108
Sector Z Allocation 1 Kanal	Cell us	Ali Hassan 0300=8460108

Sector Z Affidavit 4 Marla Comercial	Cell us	Ali Hassan 0300=8460108
Sector Z Allocation 4 Marla Comercial	Cell us	Ali Hassan 0300=8460108

DHA Bahawalpur is a modern, master-planned gated housing community launched in 2015 on Airport Road (Southern Bypass) in southern Punjab, designed to offer high-standard living, robust infrastructure, and secure investment opportunities

LOCATION & ACCESSIBILITY

DHA Bahawalpur is strategically positioned with fast connections to key landmarks across the city:

- Bahawalpur International Airport: ~5-minute drive
- N-5 National Highway / GT Road: ~20-minute drive
- Railway Station & City Bus Terminal: ~20 to 22-minute drive
- Islamia University Bahawalpur & Noor Mahal: Located nearby
- Model Town & Fawara Chowk: ~15 to 22-minute drive

DHA BAHAWALPUR – SALES CATEGORIES

1. RESIDENTIAL PROPERTIES

- 5 Marla Residential Plots
- 8 Marla Residential Plots
- 10 Marla Residential Plots

- 1 Kanal Residential Plots
- 2 Kanal Residential Plots

2. COMMERCIAL PROPERTIES

- 2 Marla Commercial Plots
- 4 Marla Commercial Plots
- 5 Marla Commercial Plots
- 8 Marla Commercial Plots

3. FILE CATEGORIES

- Affidavit Files
- Allocation Files
- Balloted Files
- Unballoted Files
- Residential Files
- Commercial Files

4. PLOT CATEGORIES

- Possession Plots
- Non-Possession Plots
- Developed Plots
- Under-Development Plots

- Corner Plots
- Park-Facing Plots
- Main Boulevard Plots

5. PROPERTY SERVICES

- Plot Sale & Purchase
- File Sale & Purchase
- Investment Opportunities
- Property Verification Assistance
- Transfer & Documentation Guidance

SECTORS AND DEVELOPMENT STATUS

DHA Bahawalpur has multiple sectors with different plot sizes, development conditions and price levels. The following is a practical sector-wise overview based on available market information. Sector status can change, so verify individual plots before purchase.

Sector General property profile Buyer considerations

Sector A Larger residential plots, including 1 and 2 Kanal Possession, construction and development dues

Sector B Residential plots in various categories Plot location and paid dues

Sector C Residential options, including 10 Marla listings Exact plot size and possession

Sector D Residential options, including 10 Marla and 1 Kanal
Development and payment status

Sector E Smaller residential plot options Cost of land and remaining
charges

Sector F Residential plots in different categories Sector development
and possession

Sector G Residential and commercial options Current inventory and
dues

Sector H Residential investment options Road location and
development status

Sector J Residential plots Plot location and transfer status

Sector N Residential options with possession reported in market
listings Confirm possession and development charges

DHA Bahawalpur – Types of Files and Their Differences

In DHA Bahawalpur, property files may represent different stages of allocation and ownership. The exact rights attached to a file depend on its category, the relevant DHA scheme, and the official record.

MAIN FILE CATEGORIES

1. Allocation File

An allocation file indicates that a plot has been allocated to an applicant or member under the relevant scheme. Verify the allocation letter, plot size, sector, ownership, dues, and transfer eligibility with DHA.

2. Affidavit File

An affidavit file involves an affidavit or supporting declaration associated with a property transaction. Its legal meaning depends on the specific document and scheme. Confirm authenticity and whether DHA permits the proposed transfer.

3. Balloted File

A balloted file is one for which a plot number or location has been assigned through an official ballot. Confirm the ballot result and the exact plot details in DHA's records.

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FACILITIES AND LIFESTYLE

DHA Bahawalpur is planned as a modern residential community offering an organized living environment with a well-planned road network, residential sectors, commercial areas, parks, landscaped spaces and recreational facilities. The project aims to provide convenient access to shopping areas, educational institutions, healthcare facilities and other essential community services. Its planned infrastructure and residential environment make it an option for families seeking a well-organized place to live, as well as investors exploring property opportunities in Bahawalpur.

However, the availability and operational status of individual facilities may vary by sector, so buyers should confirm the current on-ground development before making a purchase decision.

TRANSFER PROCEDURE AND REQUIRED CHECKS

DHA Bahawalpur provides official services for property transfers, records, NDC issuance, plot finding and payment-related matters through its website and member services.

A sensible purchase process is:

Obtain the seller's original ownership or allocation documents.

Verify the record and seller's identity with DHA.

Confirm the plot's category, size, location and possession status.

Obtain an updated statement of land cost, development charges, transfer fees and other dues.

Confirm NDC requirements and the current transfer procedure.

Complete payment through a documented, secure process.

Obtain the official transfer or updated ownership record.

DHA's published possession instructions also require specified identification and allocation/transfer documentation. Follow the latest official checklist for your particular case.

INVESTMENT OPPORTUNITIES IN DHA BAHAWALPUR

DHA Bahawalpur offers a range of residential and commercial investment opportunities for buyers with different budgets and investment goals. Investors can explore possession plots for construction, residential plots in developing sectors for potential long-term growth, and commercial plots for business or rental purposes. The value of each property depends on its location, plot size, development status, possession, outstanding dues and market demand. Before investing, buyers should verify the official property record, calculate the total purchase cost and compare current market rates. With careful planning and proper documentation, DHA Bahawalpur can be considered as one of the property options for investors looking to diversify their real estate portfolio in Southern Punjab. However, future price appreciation and rental income are not guaranteed.

FINAL THOUGHT

DHA Bahawalpur provides multiple property categories, from smaller residential plots to larger residential and commercial opportunities. Its investment appeal depends on the particular sector, development status, possession, price and buyer demand. A well-informed decision starts with official verification and a complete cost calculation—not simply a low advertised price.

For MZ REAL ESTATE®, the best way to present DHA Bahawalpur professionally is to provide buyers with sector-wise plot options, updated asking prices, clear possession status, development-charge details and verified documentation, helping them compare properties with confidence.