

QUARTERLY REPORT SEPTEMBER 30, 2017

JAVEDAN
CORPORATION LIMITED



www.jcl.com.pk



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COMPANY INFORMATION

Board of Directors

Arif Habib
Samad A. Habib
Alamgir A. Shaikh
Abdul Qadir
Hassan Ayub Adhi
Kashif A. Habib
Muhammad Ejaz
Muhammed Siddiq Khokhar
Faisal Anees Bilwani

Chairman
Chief Executive
Director
Director
Director
Director
Director
Director

Chief Financial Officer & Company Secretary
Syed Muhammad Talha

Audit Committee

Abdul Qadir
Kashif A. Habib
Muhammad Ejaz
Owais Ahmed

Chairman
Member
Member
Secretary

HR & Remuneration Committee

Arif Habib
Samad A. Habib
Muhammad Ejaz

Chairman
Member
Member



Auditors

Reanda Haroon Zakaria & Co.
Chartered Accountants

EY Ford Rhodes
Chartered Accountants

Bankers

Allied Bank Limited
Al-Baraka Pakistan Limited
Askari Bank Limited
Bank Al-Falah Limited
BankIslami Pakistan Limited
Faysal Bank Limited
Habib Bank Limited

MCB Bank Limited
National Bank of Pakistan
Sindh Bank Limited
Summit Bank Limited
United Bank Limited
The Bank of Punjab

Registered Office

Arif Habib Center,
23, M.T.Khan Road,
Karachi Pakistan - 74000,
Tel : 32460717-19
Fax: 32466824
Website: www.jcl.com.pk

Share Registrar

Central Depository Company of
Pakistan Limited, CDC House, 99-B,
Block 'B' S.M.C.H.S Shahrah-e-, Faisal,
Karachi.

Site Office:

Naya Nazimabad, Manghopir Road, Karachi - 75890
Tel : 92-21-32061997-98, 32061903-04 Fax: 92-21-36770144
Website: www.nayanazimabad.com

DIRECTORS' REPORT

Dear Shareholders,

On behalf of the Board of Directors of Javedan Corporation Limited (JCL), I am pleased to present the financial report for the 1st quarter ended September 30, 2017.

Overview

During the period under review, the Company has recorded sale of Rs. 755.68 million as compared to Rs.648.18 million in the corresponding period of last year. Increase in sales mainly represents the recording for sale of Phase 1A inventory as per Company's policy. This has translated into Profit after Tax (PAT) at Rs.299.91 million against PAT of Rs. 276.75 million in the corresponding period of last year.

Following is the summary of comparative un-audited financial results:

Particulars	September 30, 2017 (Un-Audited)	September 30, 2016 (Un-Audited)
	(Rupees in thousands)	
Net sales	755,681	648,182
Cost of sales	(264,874)	(270,427)
Gross Profit	490,806	377,755
Profit before Taxation	414,544	283,235
Taxation	(114,628)	(6,482)
Profit after taxation	299,916	276,753
EPS - Basic (in rupees)	1.82	1.92
EPS - Diluted (in rupees)	1.62	1.45

Future Outlook

The brand, Naya Nazimabad, has been established and we are hopeful that it will receive more recognition with future development work and value added projects. The Company is expecting to sell available remaining inventories during this financial year and recognition of sale of remaining banglows as per accounting policy. Thereafter company's balance land of 600 acres will be launched. Further, the company has decided to buy back the commercial land to develop Apartments, Shops and Malls to be launched soon. Keeping in view of the above, the future of the Company look stable and bright.

Acknowledgement

The management of the Company would like to thank all the financial institutions, Securities and Exchange Commission of Pakistan, Pakistan Stock Exchange, customers and staff members who have been associated with the Company for their support and cooperation. We would also like to thank Board of Revenue, Lyari Development Authority, Sindh Building Control Authority, Environmental Protection Agency and above all Government of Sindh for their support to the project. May Allah bless us in our efforts. A'meen!




Samad A. Habib
Chief Executive
Nov 04, 2017

BALANCE SHEET (UN-AUDITED)

AS AT SEPTEMBER 30, 2017

		(Un-audited) September 30, 2017	Restated (Audited) June 30, 2016
ASSETS	Note	-----Rupees in '000-----	
Non-current assets			
Property and equipment	6	1,624,990	1,627,159
Deferred taxation		290,049	397,120
Long term security deposits		5,642	4,836
Total non-current assets		1,920,681	2,029,115
Current assets			
Development properties	7	9,986,128	9,783,059
Trade debts		2,210,698	2,436,952
Advances	8	169,116	155,186
Trade deposits, short term prepayments and other receivables	9	11,546	13,767
Cash and bank balances		108,556	25,402
Total current assets		12,486,044	12,414,366
Total assets		14,406,725	14,443,481
EQUITY AND LIABILITIES			
Authorised share capital			
Ordinary & Preference share capital		2,900,000	2,900,000
Issued, subscribed and paid-up share capital			
Ordinary share capital		1,570,510	1,570,510
Preference share capital		451,502	451,502
Reserves	10	2,476,712	2,058,836
		4,498,724	4,080,848
Surplus on revaluation of freehold land		6,044,513	6,148,628
Non-current liabilities			
Long term finance	11	1,163,038	1,188,038
Liabilities against assets subject to finance lease		1,768	953
Deferred liabilities		15,547	15,928
Total non-current liabilities		1,180,353	1,204,919
Current liabilities			
Trade and other payables	12	652,836	628,113
Mark-up accrued	13	32,301	17,767
Advance from customers		1,069,495	1,451,435
Liability against performance obligation		265,373	265,373
Short term borrowings	14	229,608	213,166
Current maturity of:			
Long term finance		432,038	432,038
Liabilities against assets subject to finance lease		1,484	1,194
Total current liabilities		2,683,135	3,009,086
Contingencies and commitments	15		
Total equity and liabilities		14,406,725	14,443,481



 CHIEF EXECUTIVE




 Director

CONDENSED INTERIM PROFIT AND LOSS ACCOUNT - (UN-AUDITED)

FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2017

	Note	Restated	
		Quarter Ended	
		September 30, 2017	September 30, 2016
		-----Rupees in '000-----	
Sales		755,681	648,182
Cost of sales		(264,874)	(270,427)
Development cost		-	-
Gross profit		490,806	377,755
Expenses			
Administrative expenses	16	(61,960)	(45,074)
Marketing and selling expenses		(5,030)	(26,835)
Finance cost		(13,212)	(24,584)
		(80,202)	(96,493)
Other income		3,940	1,973
Profit before taxation		414,544	283,235
Taxation			
Current	17	(7,557)	(6,482)
Deferred	17	(107,071)	-
		(114,628)	(6,482)
Profit after taxation		299,916	276,753
		-----Rupees-----	
Earning per share			Restated
Basic	18	1.82	1.92
Diluted	18	1.62	1.45



 CHIEF EXECUTIVE OFFICER




 Director

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME - (UN-AUDITED)

FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2017

	Quarter Ended	
	September 30, 2017	September 30, 2016
Note	-----Rupees in '000-----	
Profit after taxation	299,916	276,753
Other comprehensive income	-	-
Total comprehensive income for the period	299,916	276,753



CEO




Director

CONDENSED INTERIM CASH FLOW STATEMENT - (UN-AUDITED)

FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2017

	Quarter Ended	
	September 30, 2017	September 30, 2016
Note	-----Rupees in '000-----	
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	414,544	283,235
Adjustments:		
Depreciation	2,868	2,123
Amortization	-	527
Finance cost	13,212	24,584
Interest income	-	(7)
Cash flow from operating activities before working capital changes	430,624	310,462
Working capital changes		
(Increase) / decrease in current assets		
Development properties	(186,229)	107,492
Trade debts	226,254	(328,936)
Advances	(13,930)	(64,010)
Deposits, prepayments and other receivables	2,221	15,104
Increase / (decrease) in current liabilities		
Advance from customers	(381,940)	80,913
Trade and other payables	31,011	(8,964)
Net cash generated from operations	(322,613)	(198,401)
	108,011	112,061
Income tax paid	-	(695)
Finance cost paid (including borrowing cost capitalized)	(15,518)	(79,094)
Deferred liability	(381)	(568)
Net cash generated from operating activities	92,112	31,704
CASH FLOW FROM INVESTING ACTIVITIES		
Fixed capital expenditure	(699)	(941)
Interest received	-	7
Long term deposits paid	(806)	(653)
Net cash used in investing activities	(1,505)	(1,587)
CASH FLOW FROM FINANCING ACTIVITIES		
Long term finance	(25,000)	(35,087)
Principal repayment of finance lease	1,105	(293)
Proceeds from short term borrowings	16,442	-
Net cash used in financing activities	(7,453)	(35,380)
Net increase / (decrease) in cash and cash equivalent	83,154	(5,263)
Cash and cash equivalent at beginning of the period	25,402	34,086
Cash and cash equivalent at end of the period	108,556	28,823

The annexed notes form an integral part of these condensed interim financial information.

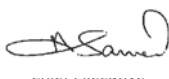

 CEO


 Director

STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2017

	Ordinary share capital	Share Premium	Preference share capital	Capital reserve	Revenue Reserves		Total
					General reserve	Accumulated losses	
	----- Rupees in '000 -----						
Balance as at June 30, 2016	1,293,683	178,776	914,713	11,966	63,500	119,240	2,581,878
Transaction with owners							
"Reversal of dividend payable on preference shares converted into ordinary shares"	-	-	-	-	-	305,185	305,185
"Conversion of preference shares into ordinary shares"	276,826	491,570	(463,211)	-	-	(305,185)	-
Dividend on Preference Shares at 12%	-	-	-	-	-	(105,043)	(105,043)
Profit for the period	-	-	-	-	-	1,095,373	1,095,373
Other comprehensive income	-	-	-	-	-	(2,579)	(2,579)
	-	-	-	-	-	1,092,794	1,092,794
Transfer of surplus on revaluation of land	-	-	-	-	-	206,032	206,032
Balance as at June 30, 2017	1,570,509	670,346	451,502	11,966	63,500	1,313,023	4,080,846
Dividend on Preference Shares at 12%	-	-	-	-	-	13,846	13,846
Profit for the quarter and three months ended September 30, 2017	-	-	-	-	-	299,916	299,916
Other comprehensive income	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	-	-	299,916	299,916
Transfer of surplus on revaluation of land	-	-	-	-	-	104,115	104,115
Balance as at September 30, 2017	1,570,509	670,346	451,502	11,966	63,500	1,730,900	4,498,723




Director

NOTES TO THE CONDENSED INTERIM FINANCIAL INFORMATION (UN-AUDITED)

FOR THE QUARTER AND THREE MONTHS ENDED SEPTEMBER 30, 2017

1 STATUS AND NATURE OF BUSINESS

- 1.1** Javedan Corporation Limited (the Company) was incorporated in Pakistan on June 8, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Ordinance, 1984) and is listed on Pakistan Stock Exchange Limited (previously Karachi Stock Exchange Limited) . The registered office of the Company is located at Arif Habib Center, 23, M.T Khan Road, Karachi.
- 1.2** The Company has ceased its cement business since July 01, 2010 and management has developed business diversification strategy for utilizing the Company's land for developing a housing scheme, "Naya Nazimabad", which will include bungalows, open plots, flat sites, commercial sites, appartments, malls, shopping centres and shops etc. The housing project is located at Manghopir, Karachi. The Company's layout plan of the project was approved by Lyari Development Authority vide letter number LDA/PP/2010/255 on March 02, 2011 and revised master plan approved vide letter No CTP/LDA/112 and has obtained No Objection Certificate from Sindh Building Control Authority having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011 and revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013. The company is also the member of Association of Builders and Developers of Pakistan (ABAD) and chamber of commerce and industries.

2 BASIS OF PREPARATION

- 2.1** These condensed interim financial information of the Company for the 1st quarter ended September 30, 2017 have been prepared in accordance with the requirements of the International Accounting Standard 34 - Interim Financial Reporting and provisions of and directives issued under the Companies Ordinance, 1984. In case where requirements differ, the provisions of or directives issued under the Companies Ordinance, 1984 have been followed.
- 2.2** These condensed interim financial information are presented in Pakistani Rupees which is also the Company's functional currency and figures presented in these condensed interim financial information have been rounded off to the nearest thousand of Rupees.

3 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies, applied in the preparation of this condensed interim financial statements are the same as those applied in the preparation of the annual audited financial statements of the Company for the year ended June 30, 2017.

4 ACCOUNTING ESTIMATES, JUDGMENTS AND FINANCIAL RISK MANAGEMENT

The preparation of the condensed interim financial information in conformity with approved accounting standards as applicable in Pakistan requires management to make estimates, assumptions and use judgments that affect the application of policies and reported amounts of assets and liabilities and income and expenses. Estimates, assumptions and judgments are continually evaluated and are based on historical experience and other factors, including reasonable expectations of future events. Revision to accounting estimates are recognized prospectively commencing from the period of revision.

5 FINANCIAL RISK MANAGEMENT

The Company's financial risk management objectives and policies are consistent with those disclosed in the financial statements as at and for the year ended June 30, 2017.

		September 30, 2017	June 30, 2017
	Note	-----Rupees in '000-----	
6 PROPERTY AND EQUIPMENT			
Operating fixed assets	6.1	<u>1,624,990</u>	<u>1,627,159</u>
6.1 Operating Fixed Assets			
Opening written down value		<u>1,627,159</u>	1,549,100
Additions during the period	6.2	<u>699</u>	28,317
Disposals during the period - cost		-	(1,691)
Depreciation charge for the period		<u>(2,868)</u>	(11,367)
Depreciation charge on disposal		-	753
Capital work in process		-	61,983
Closing written down value		<u>1,624,990</u>	<u>1,627,159</u>
6.2 Additions during the period			
Furniture, fixtures and equipments		<u>152</u>	5,777
Vehicles		<u>286</u>	20,944
Computer Equipments		<u>105</u>	1,596
Other Assets		<u>156</u>	-
		<u>699</u>	<u>28,317</u>
7 DEVELOPMENT PROPERTIES			
Land			
Opening balance		<u>8,151,484</u>	8,151,484
Development expenditure			
Opening balance		<u>4,649,679</u>	2,933,827
Add: Incurred during the year		<u>451,182</u>	1,715,852
		<u>5,100,861</u>	4,649,679
Borrowing costs related to land			
Opening balance		<u>1,226,698</u>	1,129,454
Add: Capitalized during the year		<u>16,840</u>	97,244
		<u>1,243,538</u>	1,226,698
		<u>14,495,882</u>	14,027,861
Less: Transferred to cost of sales to date		<u>(3,250,323)</u>	(2,985,371)
Transferred to receivables from customer to date		<u>(1,259,431)</u>	(1,259,431)
		<u>9,986,128</u>	<u>9,783,059</u>

8 ADVANCES

Considered good

Advances to suppliers	34,590	74,393
Advances to contractors	113,656	64,010
Advances against services and expenses	20,870	16,783
	169,116	155,186

9 DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

Deposits

Guarantee margin	225	225
With contractors	2,679	2,679
Security deposit with Sindh Building Control Authority	3,345	3,345
Others	81	71
	6,330	6,320
Provision for impairment	(2,904)	(2,904)
	3,426	3,416

Prepayments

3,988 1,219

Other receivables - Considered good

Related party

International Builders and Developers (Private) Limited	34	34
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Sales tax refundable	4,703	4,703
Excise duty refundable	574	574
Others	3,524	8,524
	8,801	13,801
Provision for impairment	(4,703)	(4,703)
	11,546	13,767

10 RESERVES

Capital reserves

Tax holiday reserve	11,966	11,966
Share Premium	670,346	670,346

Revenue reserve

General reserves	63,500	63,500
Accumulated Profit	1,730,900	1,313,024
	1,794,400	1,376,524
	2,476,712	2,058,836

		September 30, 2017	June 30, 2017
		Note	-----Rupees in '000-----
11	LONG TERM FINANCE - SECURED		
	From banking companies		
	Allied Bank Limited		
	Debt asset swap arrangement	230,076	230,076
	National Bank of Pakistan Limited		
	Term Finance Certificates	690,000	690,000
	Bank Islami Pakistan Limited		
	Diminishing Musharika	175,000	200,000
	Syndicated loan facility	500,000	500,000
	Total long term financing	1,595,076	1,620,076
	Current maturity of long term finance	(432,038)	(432,038)
		1,163,038	1,188,038
12	TRADE AND OTHER PAYABLES		
	Creditors	10,019	13,358
	Accrued liabilities	255,485	237,660
	Retention money payable	23,346	23,346
	Power Cement Limited - Related Party	4,094	7,842
	Withholding tax payable	2,605	10,022
	Payable against cancellation of plots	13,467	13,467
	Dividend accrued on preference shares	317,406	303,560
	Unclaimed dividend	2,834	2,834
	Income tax payable	23,581	16,024
		652,836	628,113
13	MARKUP ACCRUED		
	Accrued markup on long term finance	28,835	15,121
	Accrued markup on short term borrowings	3,466	2,646
		32,301	17,767
14	SHORT TERM BORROWINGS		
	From banking companies - secured		
	Sindh Bank Limited	229,608	213,166
15	CONTINGENCIES		
15.1	Contingencies		

There were no changes in contingencies since the last audited financial statements as at June 30, 2017.

16 ADMINISTRATIVE EXPENSES

Salaries, wages and other benefits	31,440	20,159
Fees and subscriptions	2,680	1,687
Depreciation	2,868	2,123
Amortization	-	527
Vehicle running expenses	3,138	3,140
Legal and professional	1,860	652
Repair and maintenance	3,211	2,095
Rent, rates and taxes	1,575	1,199
Utilities	7,231	6,971
Donation	775	1,711
Communication	1,558	722
Travelling and conveyance	125	140
Insurance	1,047	738
Printing and stationery	882	605
Entertainment	1,131	783
General expenses	2,437	1,822
	61,960	45,074

17 TAXATION

- Current tax	(7,557)	(6,482)
- Deferred tax	(107,071)	-
	(114,628)	(6,482)

18 EARNING PER SHARE

Basic

Profit after tax (Rupees in '000)	299,916	276,753
less: Dividend on preference shares (Rupees in '000)	(13,846)	(27,825)
Profit attributable to ordinary shareholders (Rupees in '000)	286,070	248,928
Weighted average number of ordinary shares	157,051,028	129,368,399
Earning per share - (In Rupees)	1.82	1.92

Diluted

Profit after tax (Rupees in '000)	299,916	276,753
Weighted average number of ordinary shares	184,893,283	190,785,602
Earning per share - (In Rupees)	1.62	1.45

19 TRANSACTIONS WITH RELATED PARTIES

The related party comprise of associated undertakings, key management personnel and post employment benefit plan. The Company carries out transactions with various related parties as per agreements. Details of balances and transactions with related parties during the period, other than those which have been disclosed elsewhere in this condensed interim financial information, are as follows:

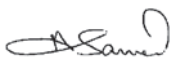
	September 30, 2017	June 30, 2017
Note	-----Rupees in '000-----	
Associates		
Purchase of cement (OPC/SRC)	10,084	69,062
Payments made for purchase of cement	13,832	68,521
Purchase of concrete	5,712	67,931
Payments made for purchase of concrete	6,484	67,986
Sale of plots	-	503,773
Receipt from sale of residential plots	-	102,338
Mark-up paid	-	39
Key management personnel		
Sale of residential plots	-	1,130
Receipt against sale of residential plots	-	1,130
Other related party		
Sale of residential plots	-	56,338
Receipts against sale of residential plots	-	56,338

20 DATE OF AUTHORIZATION FOR ISSUE

These financial statements were authorized for issue on November 04, 2017 by the Board of Directors of the Company.

21 GENERAL

Figures have been rounded off to the nearest of thousand rupees.




Director

جاوید ایس کارپوریشن (JCL) کی جانب سے 30 ستمبر 2017 کو اختتام پذیر ہونے والے پہلے حصے کی مالیاتی رپورٹ پیش کرتے ہوئے انتہائی مسرت محسوس کر رہا ہوں۔

جائزہ

زیر جائزہ مدت کے دوران کمپنی نے گزشتہ برس اسی مدت کے دوران مبلغ 648.18 ملین روپے کے مقابلے میں مبلغ 755.68 ملین روپے کی فروخت ریکارڈ کی۔ فروخت میں اضافہ کمپنی کی پالیسی کے مطابق فیئر 1A انوینٹری کی فروخت کو ظاہر کرتی ہے جو مبلغ 299.91 ملین روپے کے بعد از ٹیکس منافع (PAT) پر مشتمل ہوئی جبکہ گزشتہ برس اسی مدت کے دوران منافع مبلغ 276.75 ملین روپے رہا تھا۔

ذیل میں غیر آڈٹ شدہ مالیاتی نتائج کا موازنہ پیش کیا جا رہا ہے۔

تفصیل	30 ستمبر 2017 (غیر آڈٹ شدہ)	30 ستمبر 2016 (غیر آڈٹ شدہ)
-----روپے ہزاروں میں-----		
خالص فروخت	755,681	648,182
لاگت فروخت	(264,874)	(270,427)
خام منافع	490,806	377,755
منافع قبل از منہائی ٹیکس	414,544	283,235
منہائی ٹیکس	(114,628)	(6,482)
منافع بعد از منہائی ٹیکس	299,916	276,753
آمدنی فی شیئر - بنیادی (روپے میں)	1.82	1.92
آمدنی فی شیئر - ڈیلوٹڈ (روپے میں)	1.62	1.45

آئندہ مستقبل

برانڈ "میانہ ظلم آباد" اپنی پہچان بنا چکا ہے اور ہمیں امید ہے کہ آئندہ ہونیوالے ترقیاتی کاموں اور ویلیو ایڈڈ پروڈکٹس کے سبب یہ اپنی شناخت مزید پختہ کرے گا۔ کمپنی توقع کر رہی ہے کہ جاری مالی سال کے دوران باقی ماندہ انوینٹری کے ساتھ ساتھ کمپنی کی پالیسی کے تحت باقی رہ جانے والے بھگوں کی فروخت کا عمل بھی مکمل کر لیا جائیگا۔ بعد ازاں کمپنی کی باقی ماندہ 600 لاکھ کی زمین بھی پیش کردی جائیگی۔ کمپنی نے فیصلہ کیا ہے کہ اس کے بعد ابار ٹینس، دکانوں اور شاپنگ مالز کی تعمیر کی غرض سے زمین کے کمرشل پورشن واپس خریدے جائیں گے۔ مذکورہ بالا کے پیش نظر ہماری کمپنی کا مستقبل مستحکم اور روشن دکھائی دیتا ہے۔

انتہار تنکھر

کمپنی کی انتظامیہ تمام مالیاتی اداروں، سیکیورٹیز اینڈ ایکسچینج کمیشن آف پاکستان، پاکستان اسٹاک ایکسچینج، گاہکوں اور اسٹاف ممبران کا تہہ دل سے شکریہ ادا کرتی ہے کہ ہمیشہ ہمارے ساتھ کھڑے رہے ہیں اور اپنی مدد اور تعاون سے نوازتے رہے ہیں۔ ہم بورڈ آف ریونیو، ایڈمرنیٹی، ڈیپنٹنڈ انٹاریٹی، سندھ بلڈنگ کنٹرول اتھارٹی، انوائس منسٹری پروٹیکشن ایجنسی اور سب سے بڑھ کر حکومت سندھ کا شکریہ بھی ادا کرتے ہیں جنہوں نے اس پروڈیکٹ کیلئے اپنی اعانت جاری رکھی ہے۔ اللہ تعالیٰ ہمیں کامیابیاں عطا فرمائے۔ آمین!

عبدالصمد اے حبیب

چیف ایگزیکٹو

04 نومبر 2017



JAVEDAN CORPORATION LIMITED

Arif Habib Center, 23 - M.T. Khan Road, Karachi, Pakistan - 74000

Customer Support Center, Javedan Corporation Limited, Naya Nazimabad - Karachi - 75890
UAN: 111-511-611 | info@nayanazimabad.com | www.nayanazimabad.com