CBD CORPORATE BAY

3 PREMIUM OFFICE TOWER PLOTS FOR SALE

Own a landmark address in the heart of Lahore
CBD Quaid District, Gulberg

ONWARD UPWARD PUNJAB
Punjab Central Business District
Development Authority
Government of the Punjab

FOR MORE INFORMATION SCAN THE CODE
www.cbdpunjab.gov.pk
For details call
UAN:0331-111-1063

ELEVATE ENTERPRISE.
OWN THE SKYLINE.

Quaid's Message

"Work, work and work, and we are bound to success."

Muhammad Ali Jinnah

MESSAGE BY CEO

CBD Punjab was envisioned as more than an infrastructure initiative, it is a transformative economic movement aimed at redefining the commercial identity of Punjab. Through strategic urban planning, transparent governance, and future-focused development, we are laying the foundation for a globally competitive business ecosystem.

The launch of Corporate Bay marks another significant milestone in this journey. It reflects our continued commitment to creating high-value commercial assets that not only elevate the skyline of Lahore but also strengthen the province's economic backbone. By introduction purpose-built corporate spaces within CBD Quaid District, we are enabling enterprises to operate in an environment defined by structure, credibility, and long-term vision.

CBD Punjab remains steadfast in its mission to build districts that inspire confidence, attract investment, and shape the future of urban Pakistan.

Imran Amin

MESSAGE BY COO

At CBD Punjab, execution is driven by precision, planning, and sustainability. Each project we undertake is guided by international standards, integrated infrastructure, and a commitment to delivering long-term value to stakeholders.

Corporate Bay represents the next evolution of our masterplan, a dedicated corporate enclave designed to complement the broader vision of CBD Quaid District. This launch underscores our focus on structured growth, vertical development, and the creation of spaces that support modern enterprise.

As we continue to expand Punjab's premier business district, our objective remains clear: to develop environments that are efficient, investment-friendly, and built to endure. Corporate Bay stands as a testament to this commitment.

Brig(R) Mansoor Jahjuar

CORPORATE BAY: WHERE AMBITION RISES

Corporate Bay is a premium corporate development located within CBD Quaid District, Gulberg, Lahore, the most progressive and strategically positioned commercial destination in the city. Conceived as a dedicated cluster of office and corporate towers, the project is designed to cultivate a refined business environment tailored for established enterprises, multinational corporations, and visionary developers.

Positioned within a master-planned central business district, Corporate Bay benefits from robust infrastructure, seamless connectivity, and a cohesive urban framework. The development reflects contemporary architectural sensibilities and is structured to contribute meaningfully to Lahore's evolving skyline.

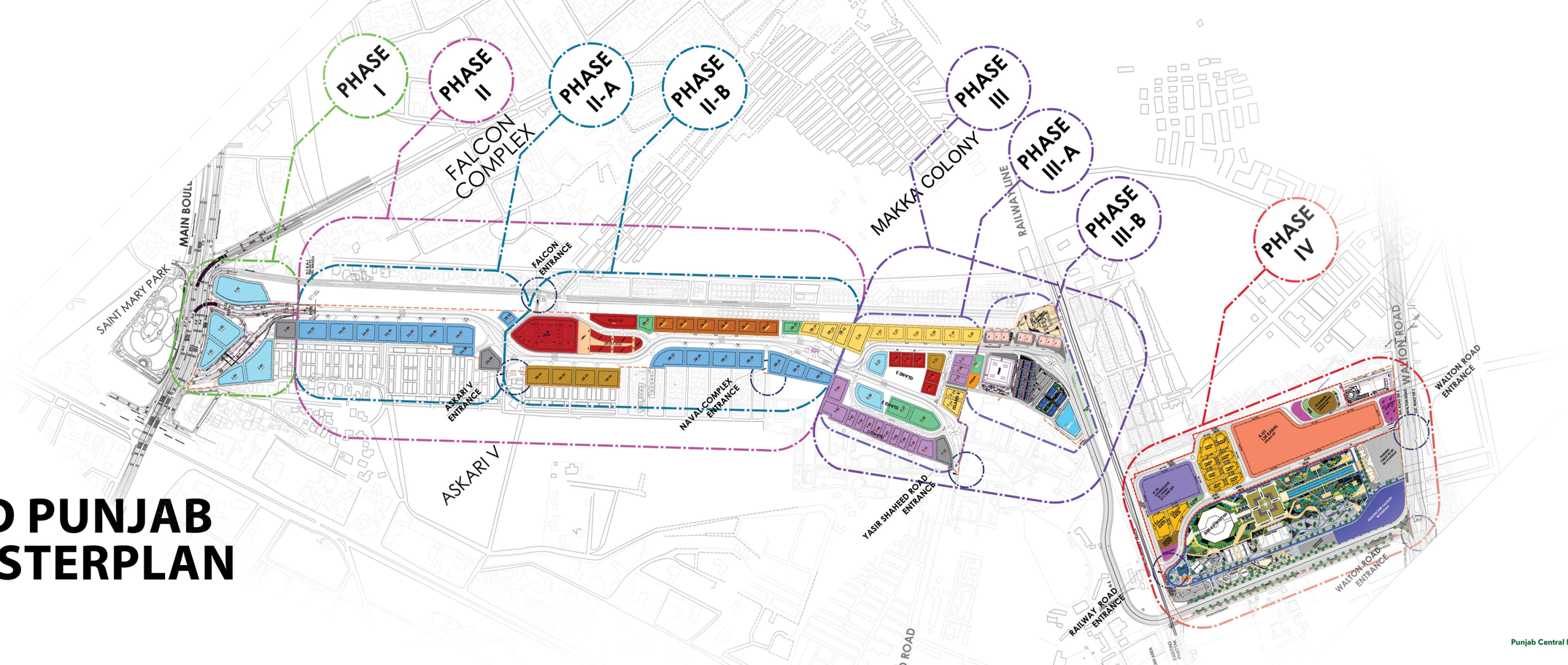
Corporate Bay is not simply a collection of office towers, it is a purpose-driven corporate address within a district built to define the future of business in Punjab.

Corporate Bay: An Address of Authority. A Future of Possibility.

ONWARD
UPWARD
PUNJAB

Why Invest in Corporate Bay

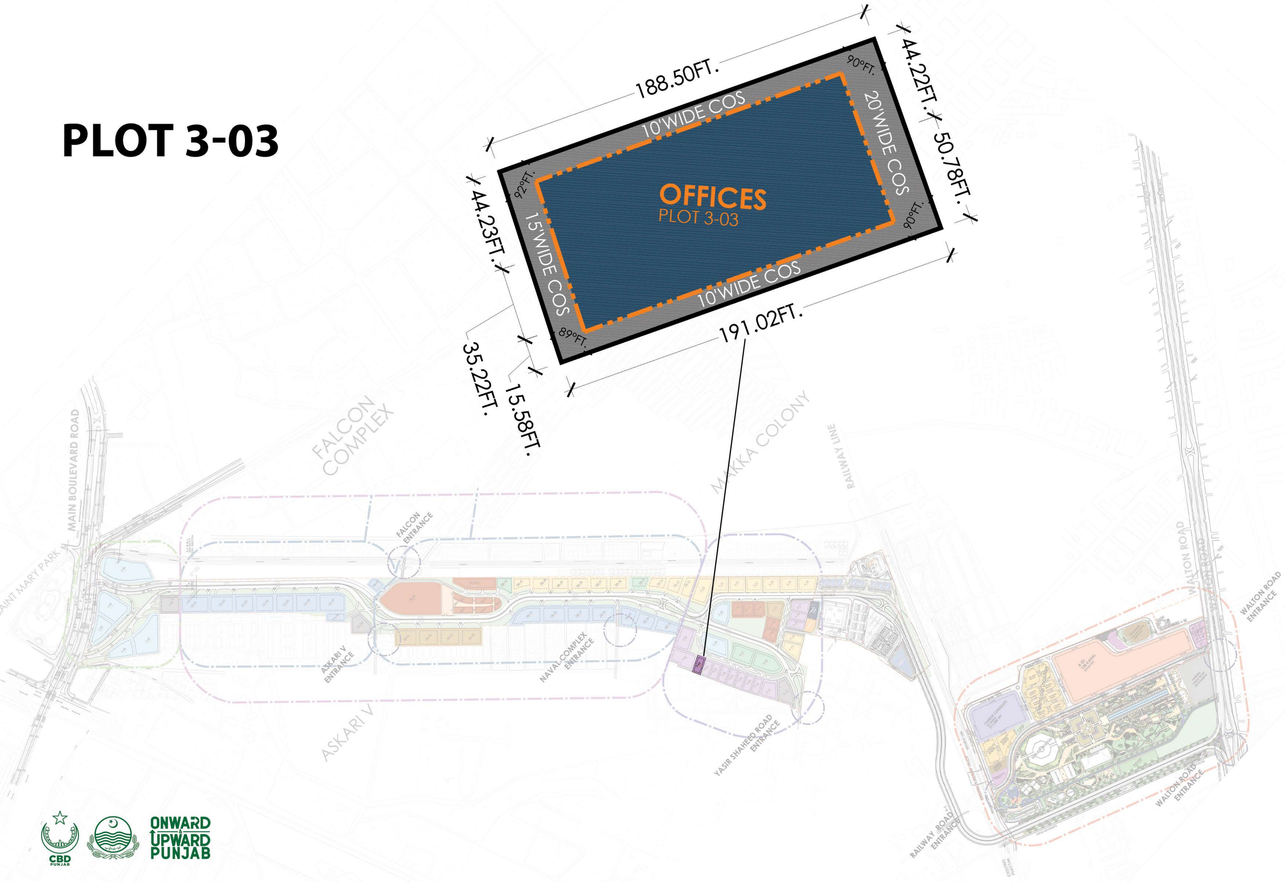
- Three premium office towers of approx. **4 kanals** each
- Prime location in **Office Tower Plots,** near Gulberg, Lahore
- FAR of **1:8** allowing substantial vertical development
- Starting price of PKR 290 million per kanal with a structure 3-year payment plan
- Government-backed development under **CBD Punjab**
- Strong potential for capital appreciation
- Dedicated corporate environment ensuring long-term prestige and value



CBD PUNJAB MASTERPLAN

ONWARD UPWARD PUNJAB

PLOT 3-03



PLOT DYNAMICS

- Accessed from Main Boulevard Gulberg, Lahore
- Office Tower Plot

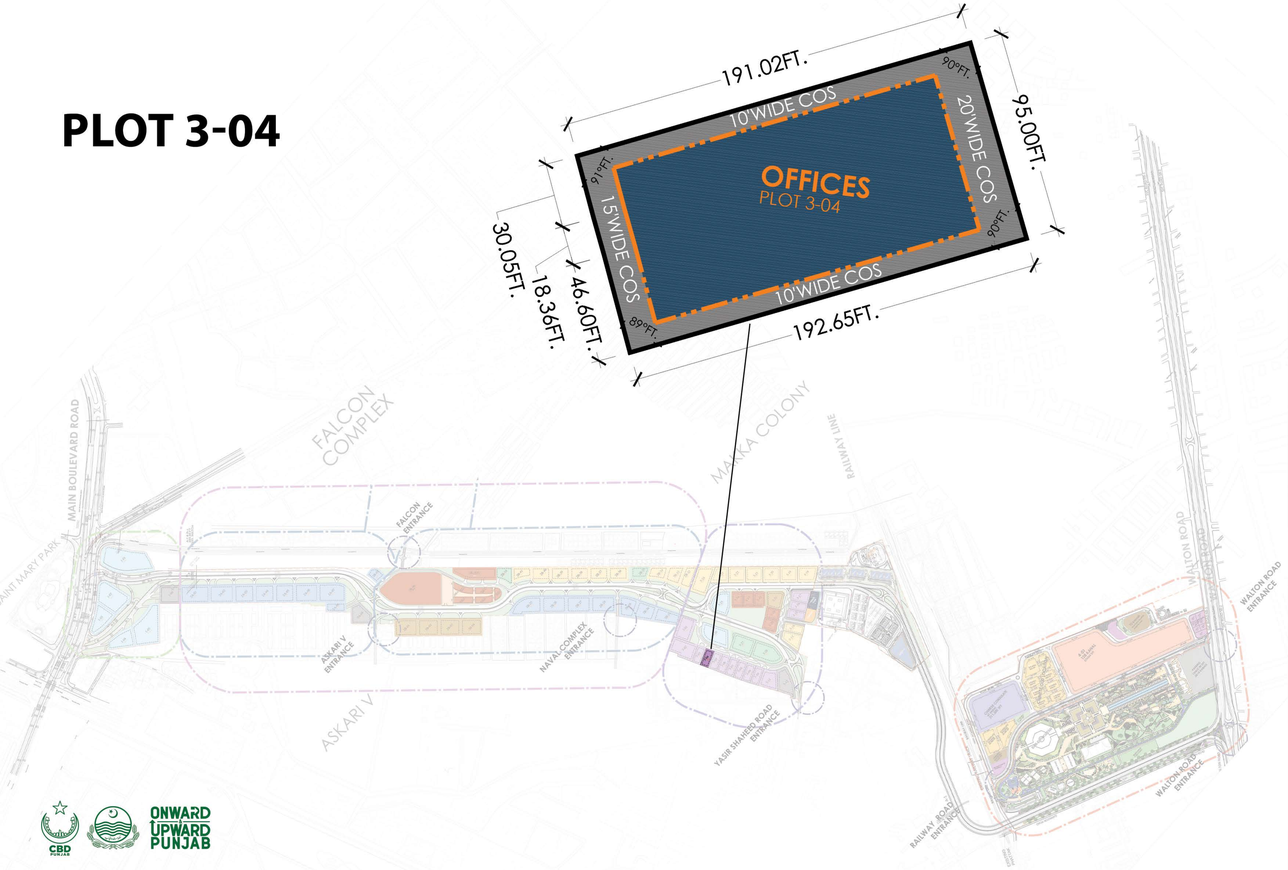
PLOT CHARACTERISTICS

- Plot Area: 18,032.03 sqft
- Building Footprint: 11,611.17 sqft (64%)
- Built Up Area: 144,256.24 sqft
- Floor Area Ratio (FAR): 1:8

PLOT NO.	TYPOPLOGY	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
			SFT	KANALS	SFT	%	SFT	FT
3-03	OFFICE TOWER	1:8	18,032.03	4	144,256.24	64	11,611.17	325

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.

PLOT 3-04



PLOT DYNAMICS

- Accessed from Main Boulevard Gulberg, Lahore
- Office Tower Plot

PLOT CHARACTERISTICS

- Plot Area: 18,220.88 sqft
- Building Footprint: 11,759.09 sqft (65%)
- Built Up Area: 145,767.04 sqft
- Floor Area Ratio (FAR): 1:8

PLOT NO.	TYPOPLOGY	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
			SFT	KANALS	SFT	%	SFT	FT
3-04	OFFICE TOWER	1:8	18,220.88	4.05	145,767.04	65	11,759.09	325

Note: All area calculations are tentatively provided for ease of understanding.
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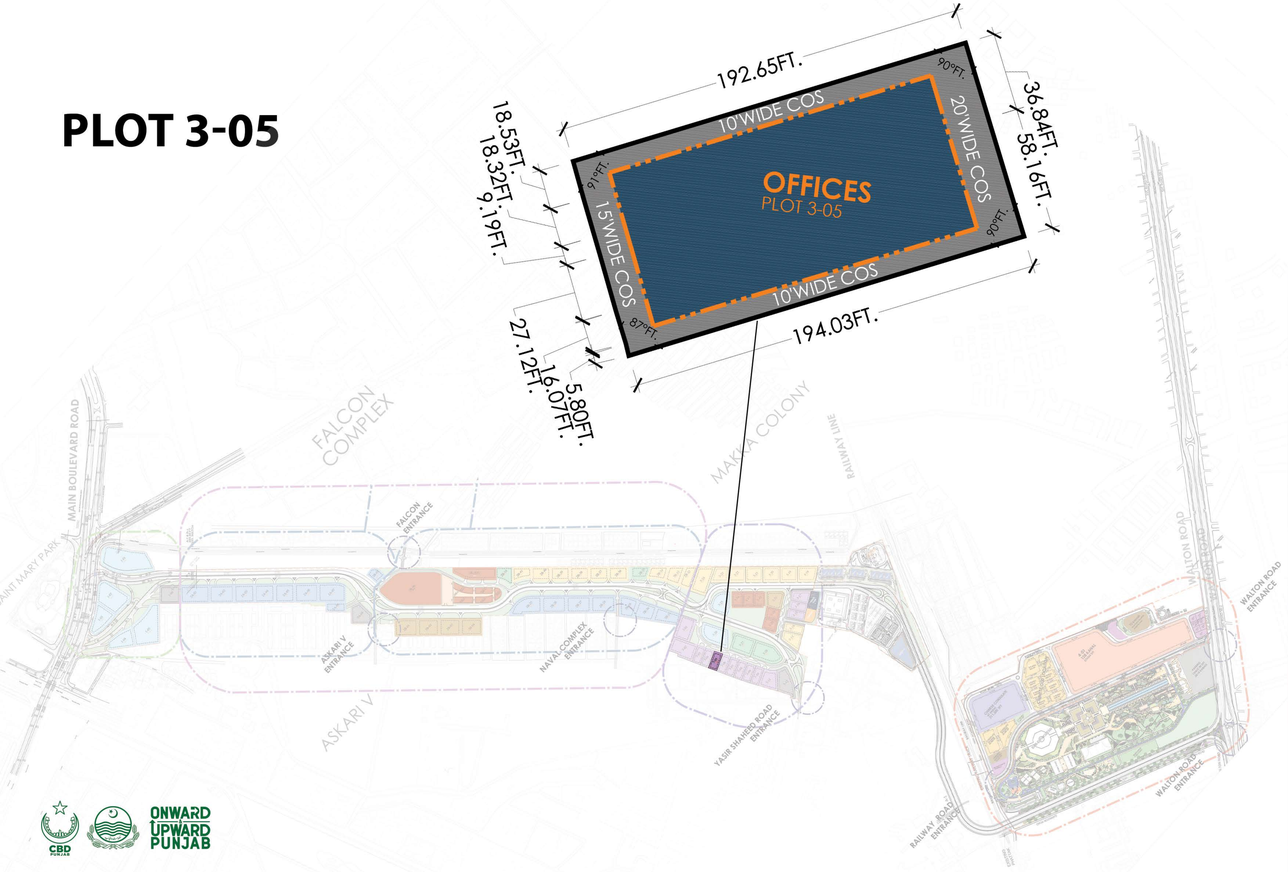
PLOT 3-05



PLOT DYNAMICS

- Accessed from Main Boulevard Gulberg, Lahore
- Office Tower Plot

PLOT CHARACTERISTICS

- Plot Area: 18,368.02 sqft
- Building Footprint: 11,879.04 sqft (65%)
- Built Up Area: 146,944.16 sqft
- Floor Area Ratio (FAR): 1:8

PLOT NO.	TYPOPLOGY	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
			SFT	KANALS	SFT	%	SFT	FT
3-05	OFFICE TOWER	1:8	18,368.02	4.08	146,944.16	65	11,879.04	325

Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.

Payment Plan (PKR)

PLOT PRICE PER KANAL		290 million per kanal	
PAYMENT SCHEDULE		% OF SALE PRICE	FREQUENCY
YEAR 1	Down Payment	30%	Bi-Annual
	Instalment 1	10%	
YEAR 2	Instalment 1	7.50%	Quarterly
	Instalment 2	7.50%	
	Instalment 3	7.50%	
	Instalment 4	7.50%	
YEAR 3	Instalment 1	7.50%	Quarterly
	Instalment 2	7.50%	
	Instalment 3	7.50%	
	Instalment 4	7.50%	

Special Offer: 10% Discount on Complete Upfront Payment.

ONWARD UPWARD PUNJAB

CBD Corporate Bay

BOOKING REGISTRATION FORM

Legal Status ☐ Individual ☐ Firm / AOP ☐ Company

Name and Contact Details

Mr. / Ms. / Mrs. _____

Address: _____

CNIC No. ☐☐☐☐☐-☐☐☐☐☐☐☐-☐ Contact Number: _____

Email: _____

Details of Company/Firm/AOP (if applicable)

Name of Organization: _____

Address: _____

Type of organization (company/ AOP/ Firm): _____

If a company,
Company Registration (SECP) NO. (applicable if company is Pvt. Ltd.) _____

If a firm/AOP,
Firm/ AOP Registration No.: _____

NTN No. _____ Contact Number: _____

Email: _____ Website *(if any)*: _____

Payment Plan: A **3-Years** payment plan, with **30% Downpayment** & remaining **70%** spread over in a period of three (03) years. Discount of **10%** on full upfront payment.

Available Plots:

S NO	PLOT NUMBER	PLOT SIZE (Kanals)
1	3-03	4
2	3-04	4.05
3	3-05	4.08

Plot Number: _____

Amount Payable

One-time non-refundable registration fee per plot: **PKR 150,000/- (Pak Rupees One hundred and fifty thousand only)**

Pay Order/ Demand Draft No/ Banker's Cheque: _____

Bank Name: _____

CBD Corporate Bay
BOOKING REGISTRATION FORM

Attachments:

- ☐ 1 x CNIC photocopy of the applicant (front and back) / 1 x CNIC photocopy of the authorized representative (front and back) along with proof of authority, in case of company/firm/AOP
- ☐ Proof of payment/ deposit-slip of booking registration fee per plot
- ☐ Duly filled booking registration form
- ☐ NTN Copy

Applicant Signature: _____

Date: _____

DETAILS OF SALES PARTNER (SP)/REFERRAL

NAME**(REFERRAL/SP)**: _____ SIGN & STAMP **(APPLICANT)**:_____

REGISTRATION NO. **(SP ONLY)** _____ SIGNATURES **(REFERRAL/SP)**:_____

TERMS & CONDITIONS

Eligibility/Qualification Criteria/T&C:

i. This registration is open to all Pakistani nationals, residing in Pakistan or abroad.
ii. Companies/ firms and societies registered in Pakistan under the relevant laws can also participate.
iii. Foreign nationals and companies may apply for registration subject to fulfilment of the terms and conditions provided in this form and all the applicable laws, rules and regulations of Pakistan and of PCBDDA.
iv. Applicants must be registered with the Federal and Provincial Tax Authorities as per the prevailing regulations. (Locally registered companies need a valid Income Tax Number (NTN). Foreign applicants need registration with their home country's tax authority.)

Registration Process:

v. A one-time non-refundable booking registration fee of **PKR 150,000/- (Pak Rupees One hundred and fifty thousand only)** applies per plot.
vi. Submit the applicable booking registration fee to **BANK ALFALAH** with **ACCOUNT DETAILS**: **IBAN**: PK90 ALFH 0137 0010 0787 0446 **TITLE**: PUNJAB CENTRAL BUSINESS DISTRICT DEVELOPMENT AUTHORITY, **BRANCH CODE**: 013, MODEL TOWN LAHORE BRANCH"
vii. Upload the payment proof and email it to bd.team@cbdpunjab.gov.pk, You can also submit the hardcopy proof at Center of Excellence, Punjab Central Business District Development Authority (PCBDDA), CBD Complex (Ex Walton Airport) Lt (Navy), Yasir Shaheed Road, Lahore.
viii. Applicant must retain a copy of his/her receipt/ deposit-slip/payment-proof for booking purposes.

Applicant Responsibilities:

ix. Applicant(s) shall be solely responsible for the accuracy of the information provided in the booking registration form.
x. Providing false or incomplete information may lead to penalties including cancellation of booking and allocation letter.

Allocation Letter:

xi. Upon receipt of booking registration form from interested applicants, as per the laws, rules, regulations and by-laws of PCBDDA, the applications will be checked to determine eligibility for the respective plot(s). The applicant(s) will be notified and issued an Allocation Letter containing binding Terms and Conditions.

CBD Corporate Bay
BOOKING REGISTRATION FORM

General Conditions:

xii. The applicant shall promptly notify PCBDDA in writing of any change in address, CNIC, contact number, or any other relevant particulars.
xiii. PCBDDA reserves the right to reject/cancel applications with incomplete or inaccurate information.
xiv. Separate deposit slip(s) are to be used for each booking registration application. For online payments, the fee for each individual application must be deposited separately.
xv. One booking form shall be used exclusively for one application/plot only.

Agreed Terms & Conditions:

xvi. The detailed terms and conditions applicable will be provided in the subsequent "Allocation Letter".
xvii. The applicant hereby agrees to be fully bound by all applicable laws, rules, regulations, by-laws, directives, policies, notifications and instructions, etc. of PCBDDA, as may be issued, amended or updated from time to time, and undertakes to comply with the same without exception.

DECLARATION:

1. After issuance of Allocation Letter, I undertake to pay the total plot sale price, government levied taxes/duties, and any other applicable dues/charges/surcharges/fee strictly in accordance with the timelines stipulated in PCBDDA's demand notices.
2. I undertake to strictly abide by all applicable laws, rules, regulations, by-laws, directions and notifications, etc. of PCBDDA, Government of the Punjab and/or Federal Government of Pakistan, including any amendments or revisions made thereto from time to time, relating to property owners, tenants, leaseholders, sub-leaseholders, or members, as the case may be.
3. I agree to promptly notify PCBDDA in writing regarding any changes in the information or particulars provided in this Booking Registration Form.
4. I confirm that I have carefully read and understood the particulars, terms & conditions, and declarations, and I agree to be bound by them at all times.
5. By signing the Booking Registration Form, I affirm my commitment to comply with all PCBDDA laws, rules, regulations, by-laws, guidelines, notification and directives, etc. issued by PCBDDA from time to time pertaining to the plot applied for.
6. I am fully aware, understand and agree that non-compliance with any of the terms, conditions or declarations may result in cancellation of booking and allocation of the plot, forfeiture of any or all amounts deposited whether in whole or in part, and/or imposition of fines or any other penalties as determined by PCBDDA.

Applicant Signature: _____ **Date:** _____

FOR MORE DETAILS AND ANY QUERY, PLEASE CONTACT
UAN: 042 – 111-722-332 (EXT. 300)
UAN2: 0331-1111063

Punjab Central Business District Development Authority

CORPORATE BAY