CBD
PUNJAB

Punjab Central Business District
Development Authority

For Registration Information visit
**www.cbdpunjab.gov.pk**
For details call
**UAN:042-111-722-332**
**(EXT. 300)**

CBD
PUNJAB
2B-05
2A-08
WHERE VISION
MEETS OPPORTUNITY
IN THE HEART OF
LAHORE DOWNTOWN
LD
LAHORE DOWNTOWN
OWN · NARRATE · EXPAND

# QUAID'S MESSAGE

"With faith, discipline and selfless devotion to duty,
there is nothing worthwhile that you cannot achieve"

- Muhammad Ali Jinnah

# MESSAGE BY CEO

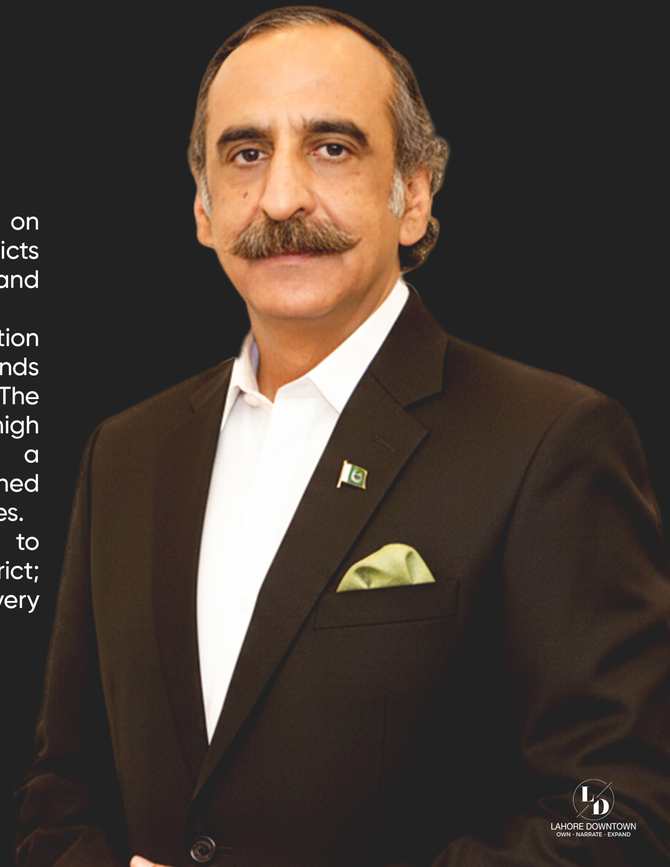
CBD Punjab is committed to redefining the skyline of Lahore through development rooted in innovation, intent, and longterm value.
With each new chapter in the growth of Lahore Downtown, we continue to shape spaces that reflect economic vitality and modern urban excellence. These two mixed-use commercial plots represent another step in our mission to offer investors and enterprises a thriving environment backed by world-class planning and infrastructure.
As we advance our vision, we welcome partners who aspire to be part of a district built for ambition, progress, and prosperity.

Imran Amin

# MESSAGE BY COO

Our development philosophy focuses on creating sustainable commercial districts that strengthen economic confidence and urban momentum.
CBD Quaid District, with its prime location and rapidly revolving infrastructure, stands at the center of this transformation. The mixed-use plots introduce here offer high visibility, seamless connectivity, and a development-friendly ecosystem designed to support a range of commercial ventures.
We take pride in enabling investors to become part of a future-forward district; one that continues to grow with every milestone achieved.

Brig (R) Mansoor Janjua



LAHORE DOWNTOWN

OWN - NARRATE - EXPAND

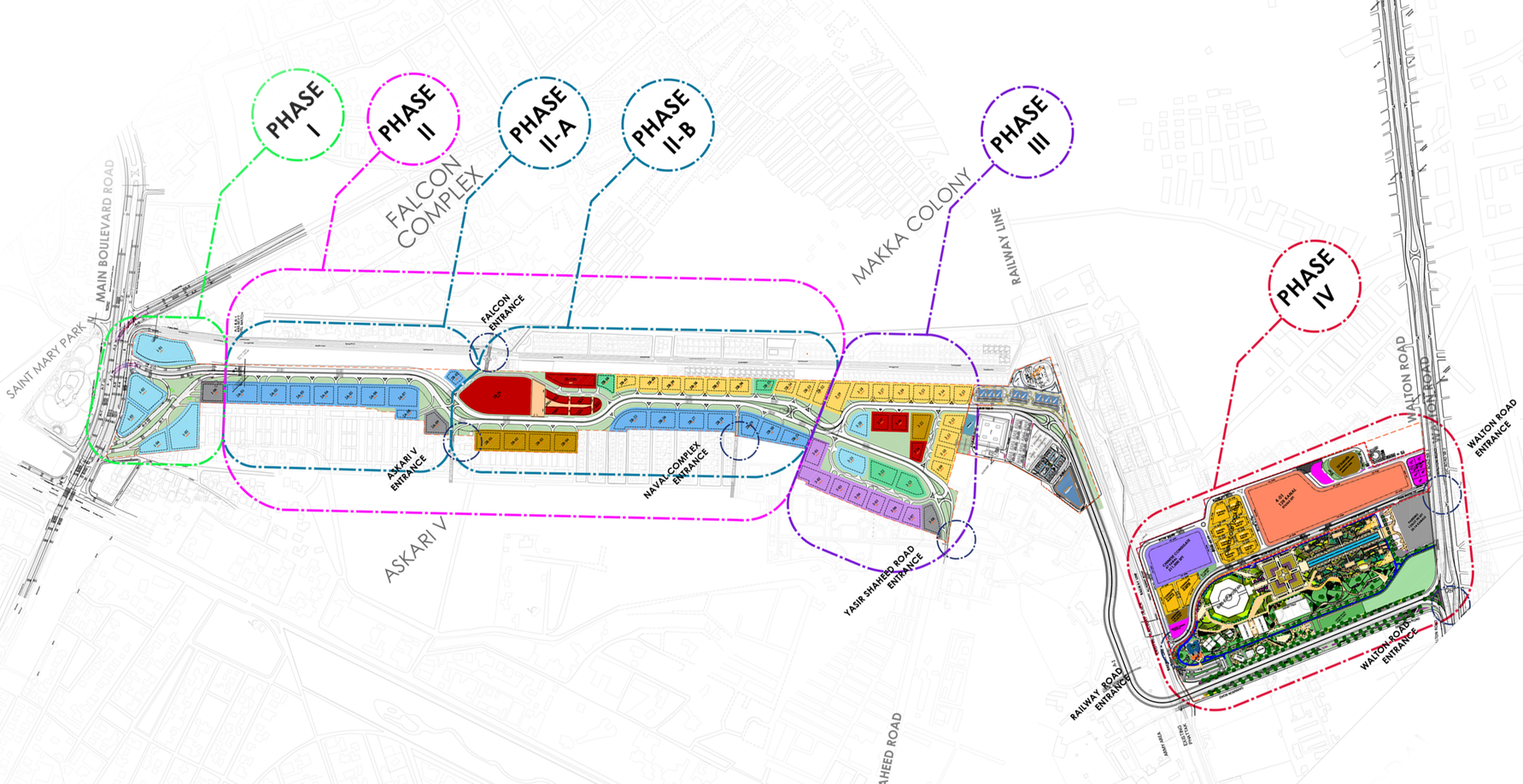
# A LANDMARK OPPORTUNITY WITHIN CBD PUNJAB'S VISION

Lahore Downtown, a project by CBD Punjab, is the city's first planned central downtown, an emerging hub that integrates business, retail, lifestyle, and modern urban infrastructure. Positioned within this district, the two mixed-use commercial plots in CBD Quaid District offer a high-value location along CBD Route 47, benefitting from the district's modern utilities, organized zoning, and the growing commercial presence around them.

Surrounded by high-rise signatures, mixed-use complexes, premium retail, hotels, and business centers, these plots enjoy proximity to the district's major urban assets and mobility corridors. Designed with future-ready planning principles, Lahore Downtown embodies sustainable operations, smart city components, and infrastructure that supports large-scale commercial growth.

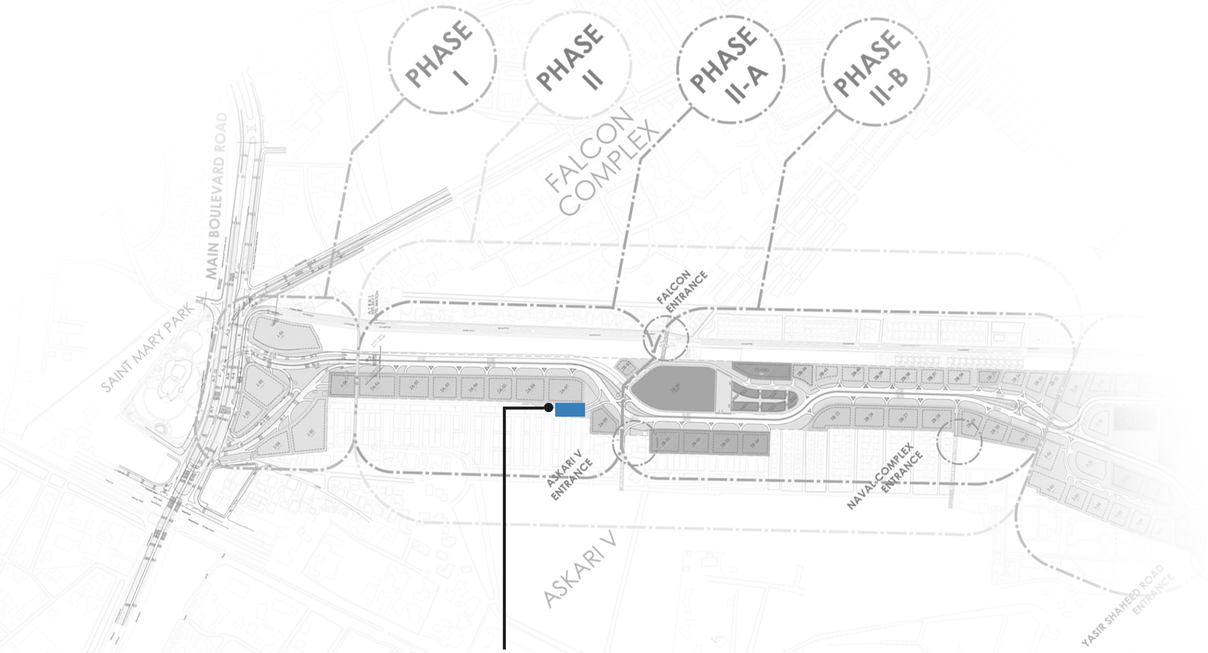
These plots placed within this integrated urban plan, offer long-term value for enterprises seeking visibility at the heart of a modern and connected Lahore.

# CBD PUNJAB MASTERPLAN

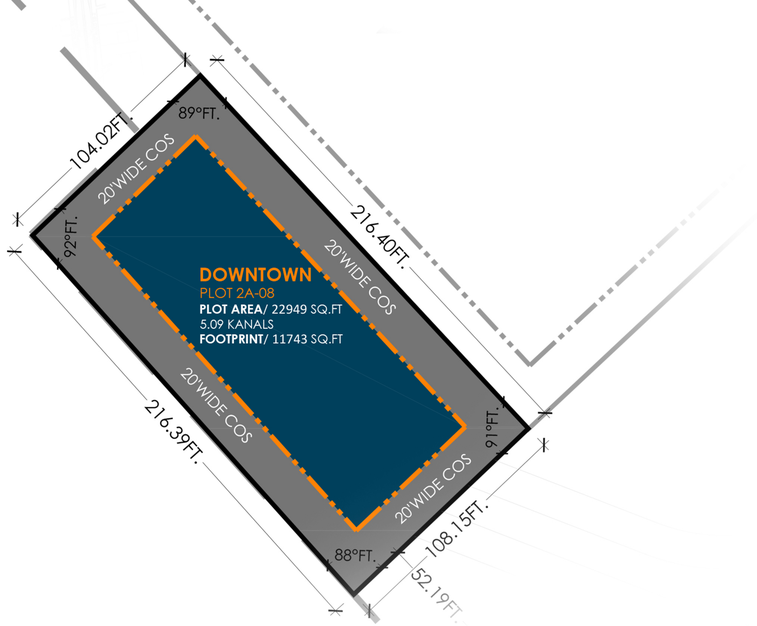



LAHORE DOWNTOWN
OWN - NARRATE - EXPAND

# PLOT: 2A-08




## 2A-08-LAYOUT PLAN

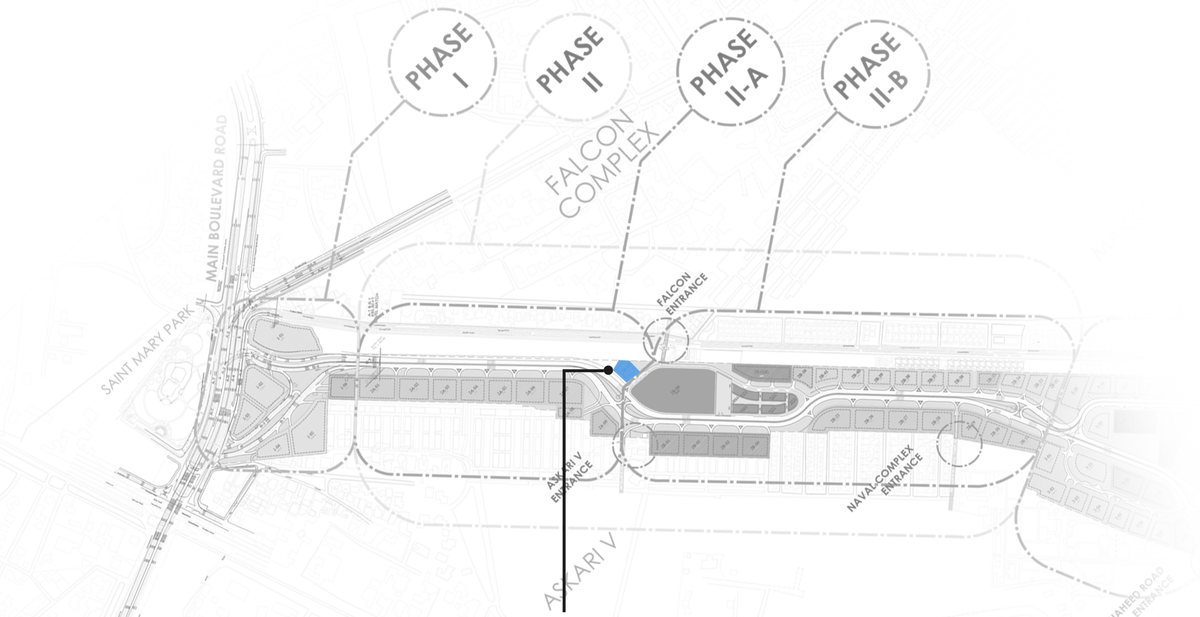



| PLOT | TYPE | FAR | PLOT AREA | | BUA | FOOTPRINT | | HEIGHT ALLOWED |
|---|---|---|---|---|---|---|---|---|
| | | | SFT | KANAL | SFT | % | SFT | FT |
| 2A-08 | MIXED USE | 1:15 | 22,949 | 5.09 | 344,242 | 51 | 11,743 | 400 |

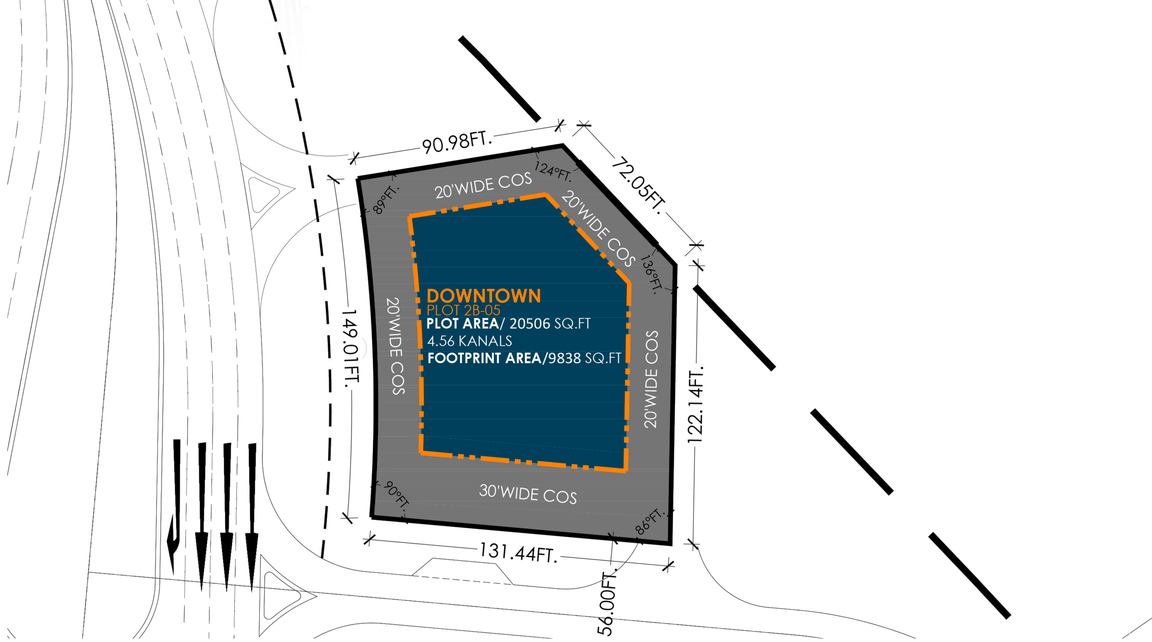
Note: All area calculations are tentatively provided for ease of understanding.
The designer to work actual design calculations and design probabilities in accordance to the information provided by the authority.

LAHORE DOWNTOWN
OWN - NARRATE - EXPAND

# PLOT: 2B-05




# 2B-05-LAYOUT PLAN




| PLOT | TYPE | FAR | PLOT AREA | | BUA | FOOTPRINT | | HEIGHT ALLOWED |
|---|---|---|---|---|---|---|---|---|
| | | | SFT | KANAL | SFT | % | SFT | FT |
| 2B-05 | MIXED USE | 1:12.3 | 20,506 | 4.56 | 252,226 | 48 | 9,838 | 400 |

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.

LAHORE DOWNTOWN
OWN · NARRATE · EXPAND

# WHY INVEST IN LAHORE DOWNTOWN?

Lahore Downtown in CBD Quaid District offers prime mixed-use commercial plots crafted for premium visibility, scalability, and long-term value at the heart of Punjab's first planned central downtown.

- Two exclusive mixed-use commercial plots of approx. 4.5 and 5 kanals
- Offered through invitation of sealed bids
- 1-year payment plan with **40%** down payment and remaining **60%** in quarterly installments
- Construction allowed on 40% payment
- Special offer of 10% discount on upfront payment
- Prime placement at CBD Route 47, the central commercial spine of CBD Quaid District
- Strategic adjacency to retail corridors, parking plazas, and high-rise development zones
- Strong commercial potential
- Integrated smart city infrastructure
- Long-term value reinforced by CBD Punjab's planning excellence, governance, and urban development momentum

# PAYMENT PLAN

| PLOT | PLOT SIZE (KANALS) | RESERVE PRICE PER KANAL (PKR) (including development charges) | PAYMENT SCHEDULE | PERCENTAGE (%) / AMOUNT (PKR) |
|---|---|---|---|---|
| 2A-08 | 5.09 | 250,000,000 | Earnest Money (before auction) | 100,000,000 |
| | | | 1st Installment Inclusive of PKR 100,000,000 Earnest Money (within 30 days) | 40% |
| | | | 2nd Quarterly Installment | 20% |
| | | | 3rd Quarterly Installment | 20% |
| | | | 4th Quarterly Installment | 20% |
| 2B-05 | 4.56 | 300,000,000 | Earnest Money | 100,000,000 |
| | | | 1st Installment Inclusive of PKR 100,000,000 Earnest Money (within 30 days) | 40% |
| | | | 2nd Quarterly Installment | 20% |
| | | | 3rd Quarterly Installment | 20% |
| | | | 4th Quarterly Installment | 20% |

***10% discount on upfront payment.***

LAHORE DOWNTOWN
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# CBD QUAID - MIX USE

## BIDDER 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 TEMS:**

I. **PLOT 2A-08:** A **1-Year** payment plan with reserve price of **PKR Two Hundred & Fifty Million (PKR 250,000,000)** per Kanal. **PKR One Hundred Million (PKR 100,000,000)** to be deposited before Auction as Earnest Money, **40%** as 1st installment within **30 days** of issuance of Letter of Acceptance(Earnest Money deposited will be encashed & adjusted in the 1st installment), remaining **60%** in three (03) installments.

II. **PLOT 2B-05:** A **1-Year** payment plan with reserve price **of PKR Three Hundred Million (300,000,000)** per Kanal. **PKR One Hundred Million (PKR 100,000,000)** to be deposited before Auction as Earnest Money, **40%** as 1st installment within **30 days** of issuance of Letter of Acceptance(Earnest Money deposited will be encashed & adjusted in the 1st installment), remaining **60%** in three (03) installments.

| TOTAL NUMBER OF PLOTS | TWO (02) |
|---|---|
| **PLOT NO.** | **PLOT SIZE (KANALS)** |
| **2A-08** | **5.09** |
| **2B-05** | **4.56** |

**PREFFERED PLOT NUMBER(S):** _____

# CBD QUAID - MIX USE

## BIDDER REGISTRATION FORM

**AMOUNT PAYABLE:**

**Payment Challan No.**_____ **Bank Name:** _____
(Pak Rupees One Hundred and Fifty Thousand only (PKR 150,000/-), as non-refundable Auction Document and Registration Fee per Plot)

**Payment Challan No.** _____ **Bank Name:** _____
(Pak Rupees One Hundred Million only (PKR 100,000,000/-), as Earnest Money per Plot)

**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 payments
- ☐ Duly filled form
- ☐ NTN Copy

**DETAILS OF SALES PARTNER (SP)/REFERRAL**

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

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

**DECLARATION:**

1. I hereby acknowledge and agree that the provisional allotment of the plot shall remain subject to the conduct and outcome of the auction proceedings, as and when held. I further undertake to unconditionally accept the result of such auction, without any objection.
2. If successful through auction, I agree to pay the final sale price of the plot as determined through the auction process, development charges, government levied taxes/duties, and any other applicable charges/surcharges/fee duly on time as per PCBDDA's demand notices.
3. If successful through auction, I agree to pay all payable dues demanded by PCBDDA and government-levied taxes/duties applicable from time to time.

CBD QUAID - MIX USE
BIDDER REGISTRATION FORM

4. I undertake to abide by all applicable laws, rules, regulations, by-laws, directions and notifications of PCBDDA, provincial government of Punjab and/or federal government of Pakistan for property owners, tenants, leaseholders, sub-leaseholders, or members etc., including any amendment made thereof from time to time.
5. I agree to inform PCBDDA of any changes to the details provided in the bidder registration form.
6. I confirm that I have read and understood the particulars, terms & conditions, and declarations, and agree to abide by them at all times.
7. By signing the bidder registration form, I acknowledge that I will comply with all PCBDDA rules, regulations, applicable laws, by- laws, notification and directives pertaining to the plot applied for.
8. I am fully aware and agree that failure to do so may result in cancellation of acceptance of bid, booking and provisional allotment of the plot, forfeiture of any or all the amounts deposited either whole or in part, and/or imposition of fines or any other penalties as imposed by PCBDDA.

**Name:** _____

**Date:** _____

**Signature & Stamp:** _____