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

CBD PUNJAB

OWN A HIGH-RISE TOWER IN

LAHORE'S NEXT ICONIC BUSINESS BAY

AUCTION BY SEALED BIDS
For Two Mixed Used Commercial Plots

Located at CBD Quaid District , Gulberg , Lahore.

WHERE LAHORE'S NEXT BUSINESS LANDMARKS TAKE SHAPE

Quaid's Message

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

Muhammad Ali Jinnah

Message from CEO

We are committed to creating developments that unlock opportunities for growth, innovation, and prosperity. Our mixed-use development are not simply components of our masterplan; they are a reflection of our vision to create sustainable, walkable urban centers that contribute to the economic and social vitality of the city.

Together, we are building a future that responds to the needsof today while anticipating the opportunities and demands of tomorrow.

Imran Amin

Message from COO

At CBD Punjab, we believe the future of urban development lies in creating integrated environments where work, life, and leisure come together seamlessly. Our mixed-use developments are conceived around this philosophy, bringing together commercial, retail, and other
complimentary uses to serve the evolving needs of modern communities.

Our commitment to sustainable development, thoughtful urbanization, and quality infrastructure remains at the core of every development we undertake.

Brig (R)
Mansoor Janjua

A NEW CENTRE OF BUSINESS
A NEW STANDARD FOR LAHORE

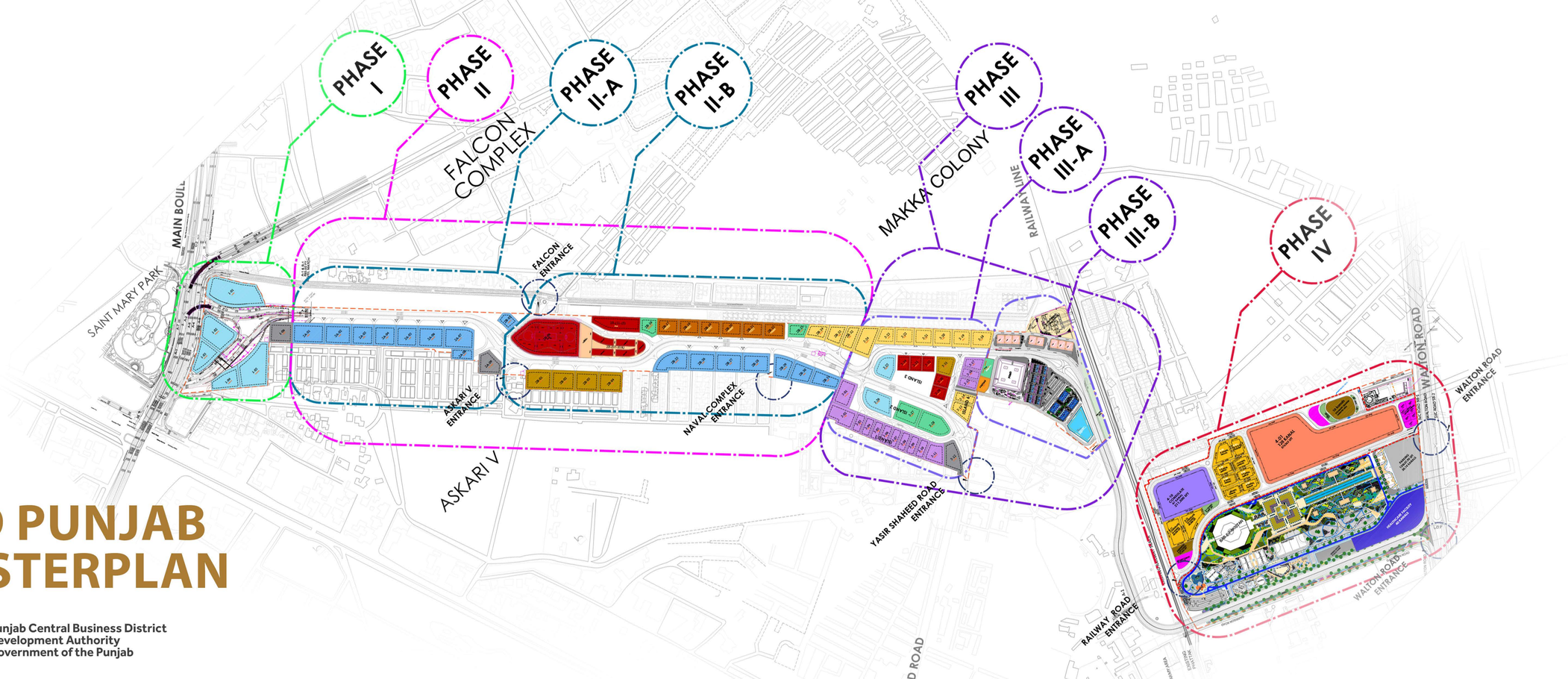
CBD Quaid District is envisioned as a landmark business destination at the heart of Lahore, bringing together high-rise commercial development, retail, hospitality, and modern urban infrastructure within a strategically planned district.

Designed to accommodate the evolving needs of businesses, investors, and institutions, the district is shaping a new generation of commercial addresses for a city that continues to grow in scale, ambition, and economic significance.

At the center of this vision are opportunities to create landmark developments that contribute to Lahore's evolving skyline and reinforce its position as a regional business and investment destination.

WHY THIS OPPORTUNITY?

- Prime location within CBD Quaid District, Gulberg, Lahore
- Two mixed-use commercial plots of 13 and 11.11 kanals each
- High-rise development potential with FAR 1:12
- Flexibility for a dynamic mixed-use destination
- Designed for modern business, retail, and urban needs
- Offered through auction by sealed bids
- An opportunity for long-term commercial value and relevance



CBD PUNJAB MASTERPLAN

ONWARD UPWARD PUNJAB

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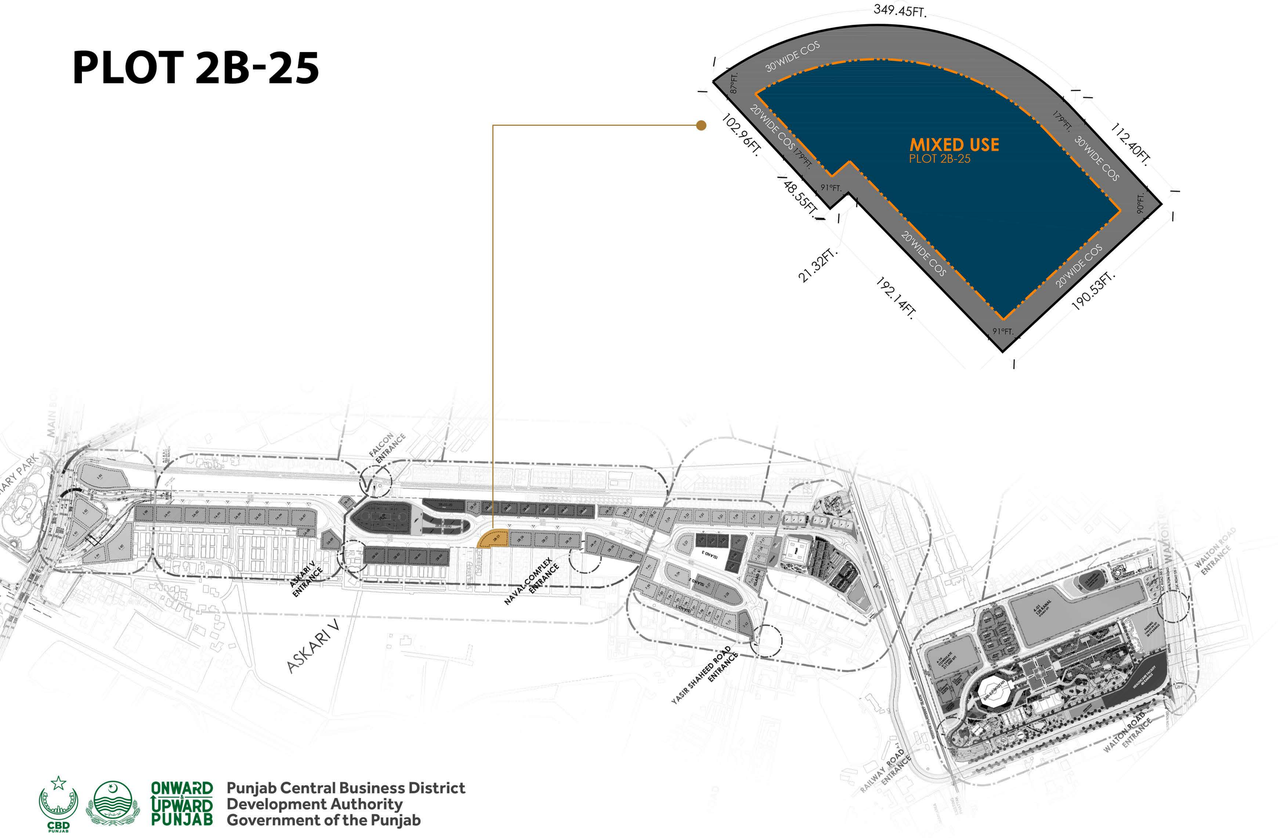
PLOT 2B-25



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PLOT DYNAMICS

- Accessed from Main Boulevard Gulberg, Lahore
- Mix Use Plot

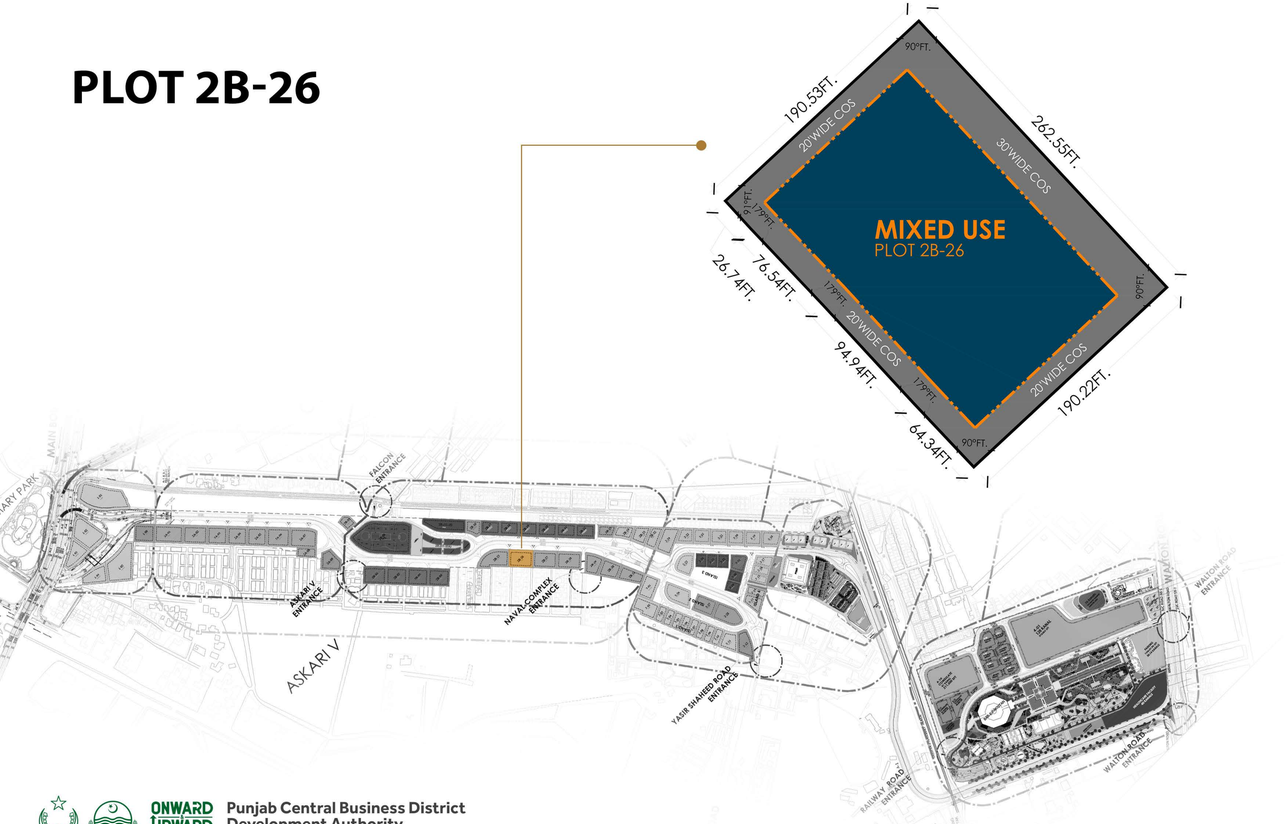
PLOT CHARACTERISTICS

- Plot Area: 58,524.42 sqft
- Building Footprint: 35,849.64 sqft (61%)
- Built Up Area: 702,293.04 sqft
- Floor Area Ratio (FAR): 1:12

PLOT NO.	TYPOPLOGY	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
			SFT	KANALS	SFT	%	SFT	FT
2B-25	MIX USE	1:12	58,524.42	13	702,293.04	61	35,849.64	350

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 2B-26



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PLOT DYNAMICS

- Accessed from Main Boulevard Gulberg, Lahore
- Mix Use Plot

PLOT CHARACTERISTICS

- Plot Area: 50,000 sqft
- Building Footprint: 31,254.66 sqft (63%)
- Built Up Area: 600,000 sqft
- Floor Area Ratio (FAR): 1:12

PLOT NO.	TYPOPLOGY	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
			SFT	KANALS	SFT	%	SFT	FT
2B-26	MIX USE	1:12	50,000	11.11	600,000	63	31,254.66	350

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.

SECURE YOUR POSITION IN LAHORE'S NEXT BUSINESS DESTINATION.

The opportunity to secure a prime mixed-use commercial asset within CBD Quaid District is being offered through transparent auction by sealed bids. The following details outline the commercial terms and key dates for participation.

AUCTION METHOD	PLOTS	EARNEST MONEY	RESERVE PRICE	PAYMENT PLAN	DOWN PAYMENT	FULL UPFRONT PAYMENT	APPLICATION SUBMISSION DEADLINE	AUCTION DATE
Sealed Bids	2B-25 & 2B-26	PKR 20 million	PKR 300 million per kanal (including development charges)	1 Year	20%	10% Discount	8th Sept, 2026	10th Sept, 2026

For details, visit: www.cbdpunjab.gov.pk
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ONWARD UPWARD PUNJAB
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PAYMENT PLAN:

PAYMENT SCHEDULE		PAYMENT %	FREQUENCY
One (01) Year	Earnest Money	PKR 20 million	To be deposited before Auction.
	Down Payment	20%	Within 30 days of Issuance of LOA (Earnest money will be adjusted in downpayment)
	1st Instalment	20%	After 3 months
	2nd Instalment	20%	After 6 months
	3rd Instalment	20%	After 9 months
	4th Instalment	20%	After 12 months

ICONIC BUSINESS BAY

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 TERMS:

A **One(01)-Year** payment plan with reserve price of **PKR Three Hundred Million (PKR 300,000,000)** per Kanal. **PKR Twenty Million (PKR 20,000,000)** to be deposited before Auction as Earnest Money, **20%** as Downpayment within **30 days** of issuance of Letter of Acceptance (Earnest Money already deposited will be encashed & adjusted in the Downpayment), remaining **80%** in **four (04)** equal quarterly installments.

TOTAL NUMBER OF PLOTS	TWO (02) MIX-USE PLOTS
PLOT NO.	**PLOT SIZE (KANALS)**
2B-25	**13**
2B-26	**11.11**

PREFFERED PLOT NUMBER(S): _____

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 Twenty Million only (PKR 20,000,000/-), as Earnest Money per Plot)

ICONIC BUSINESS BAY

BIDDER 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 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):** _____

Comprehensive applicable 'Terms and Conditions' are provided in the Information Memorandum (IM)

DECLARATION:

1. I hereby acknowledge and agree that the provisional allocation/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, 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.
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: _____

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