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

RetailX

3 HIGH RISE TOWER PLOTS FOR SALE

Located at CBD QUAID DISTRICT, GULBERG, LAHORE

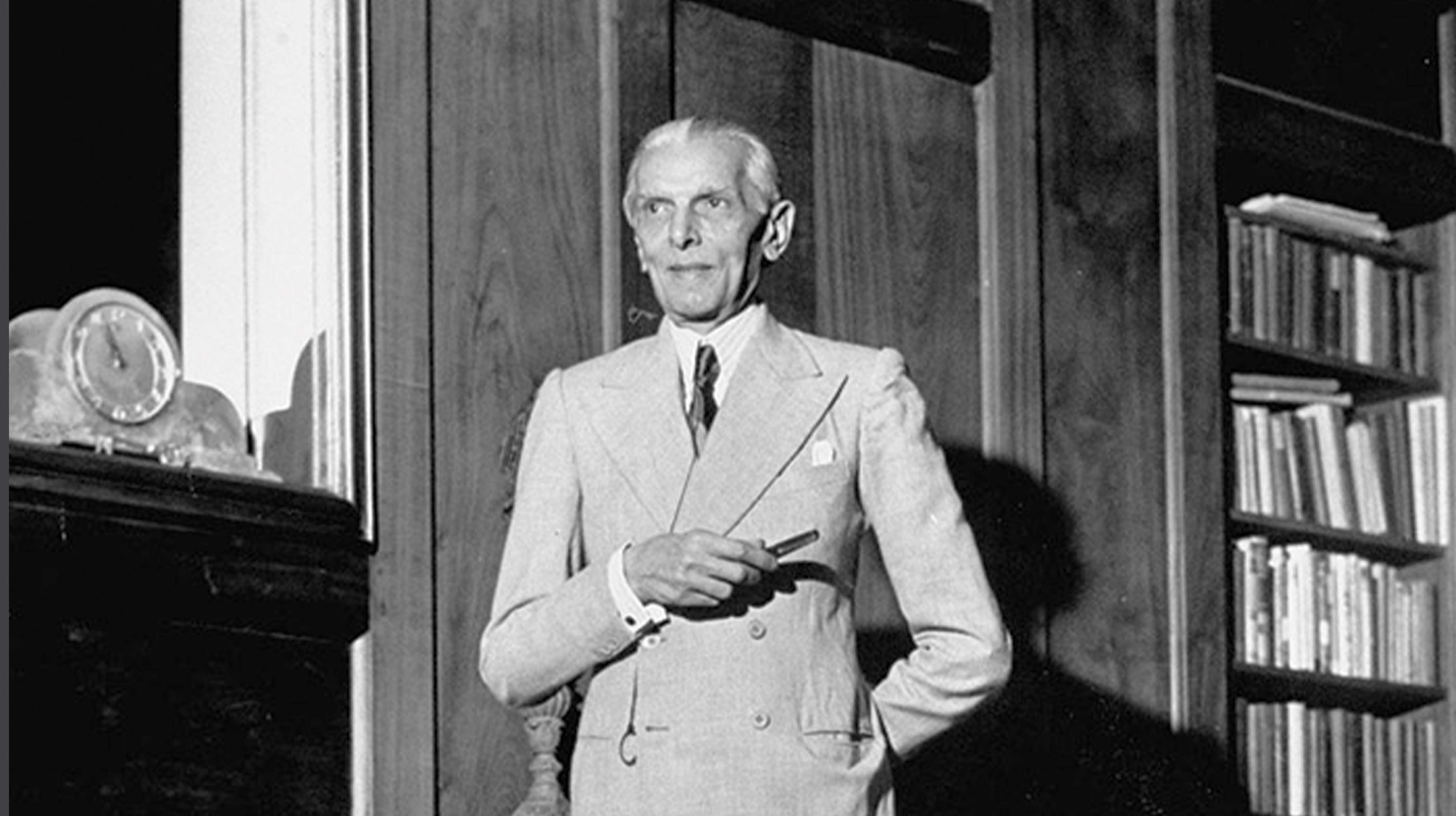
An Exclusive Opportunity to Develop a Premium Retail Tower for High-End Brands and Retail Experiences.

DEVELOP THE NEXT HIGHRISE
RETAIL LANDMARK
OF LAHORE
Reality

QUAID'S MESSAGE

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

Muhammad Ali Jinnah



MESSAGE FROM CEO

Urban development today is no longer defined solely by infrastructure; it is measured by the opportunities it creates, the investment it attracts, and the economic value it generates for future generations. At CBD Punjab, we are committed to shaping a modern urban landscape that reflects the aspirations of progressive and globally competitive Punjab.

Our vision extends beyond constructing districts and development. We are creating integrated ecosystems where businesses can flourish, innovation can thrive, and communities can prosper. Through strategic planning, sustainable practices, and world-class infrastructure, CBD Punjab is laying the foundation for long-term economic growth and urban excellence.

As we continue this transformative journey, every development within CBD Punjab contributes to a larger vision, one that strengthens investor confidence, enhances the business environment, and positions Punjab as a leading destination for commerce, investment, and opportunity.

MESSAGE FROM COO

The success of any urban development initiative lies in its ability to translate vision into tangible outcomes. At CBD Punjab, our focus remains on delivering projects that combine strategic planning, operational excellence, and investor-centric solutions to create lasting value.

Through a commitment to transparency, efficiency and modern development practices, we are establishing benchmarks that redefine the standards of urban growth in Pakistan. every project undertaken within CBD Punjab is guided by a commitment to quality, sustainability, and long-term economic viability.

As the district continues to evolve into a dynamic center of business and commercial activity, we remain dedicated to providing investors and stakeholders with opportunities that are supported by robust planning, modern infrastructure, and a forward-looking development framework designed for enduring success.

Brig (R)

RetailX

A NEW DESTINATION FOR RETAIL EXCELLENCE

Located in the heart of CBD Quaid District and directly opposite CBD Corporate Bay, RetailX presents three premium high-rise retail tower plots designed for visionary developers and forward-thinking investors.

Conceived as a destination for flagship retail experiences, luxury brands, lifestyle offerings, premium dining, and entertainment concepts, RetailX offers the flexibility and development potential required to create iconic commercial landmarks.

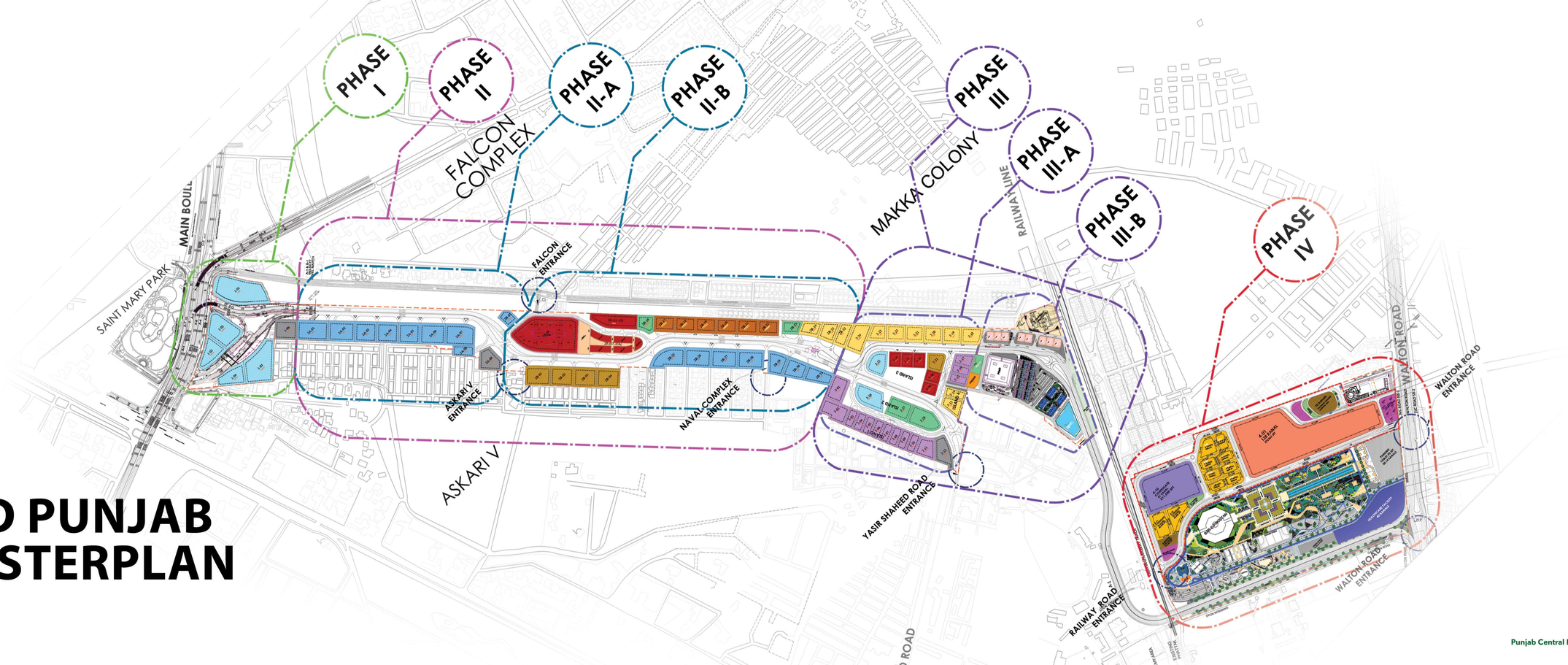
With unparalleled visibility, exceptional connectivity, and a strategic position within Lahore's most ambitious business district, RetailX is poised to become a defining vertical retail address that serves the evolving needs of modern consumers and global businesses alike.

THE RETAILX ADVANTAGE?

- Prime location in CBD Quaid District, Gulberg
- Three premium retail tower plots of 4 kanals each
- FAR of 1:7 enabling high-rise development
- Priced at PKR 300 million per kanal, with a 20% down payment
- 1-year payment plan

WHY INVEST IN RETAILX?

- Opportunity to develop landmark retail destinations
- Positioned within Lahore's fastest-growing commercial district
- Strong potential for long-term capital appreciation
- Backed by world-class infrastructure and urban planning
- Transparent and direct-sale acquisition process

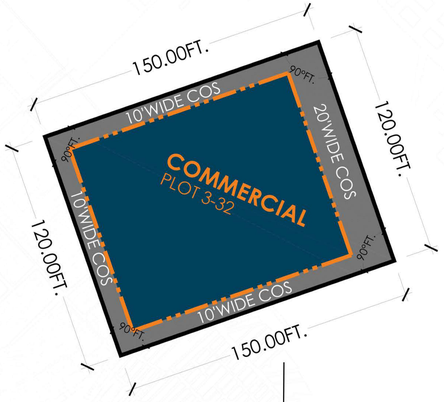


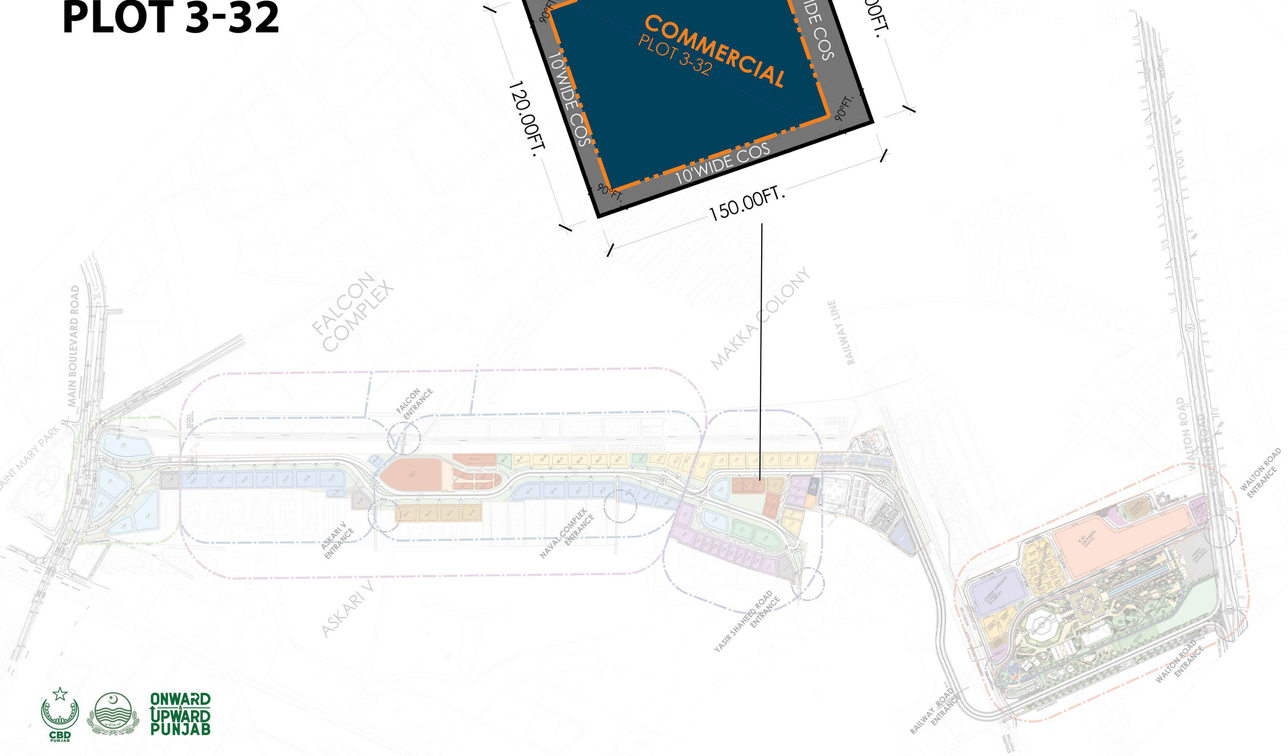
CBD PUNJAB MASTERPLAN

ONWARD UPWARD PUNJAB

Punjab Central Business District Development Authority

PLOT 3-32





PLOT DYNAMICS

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

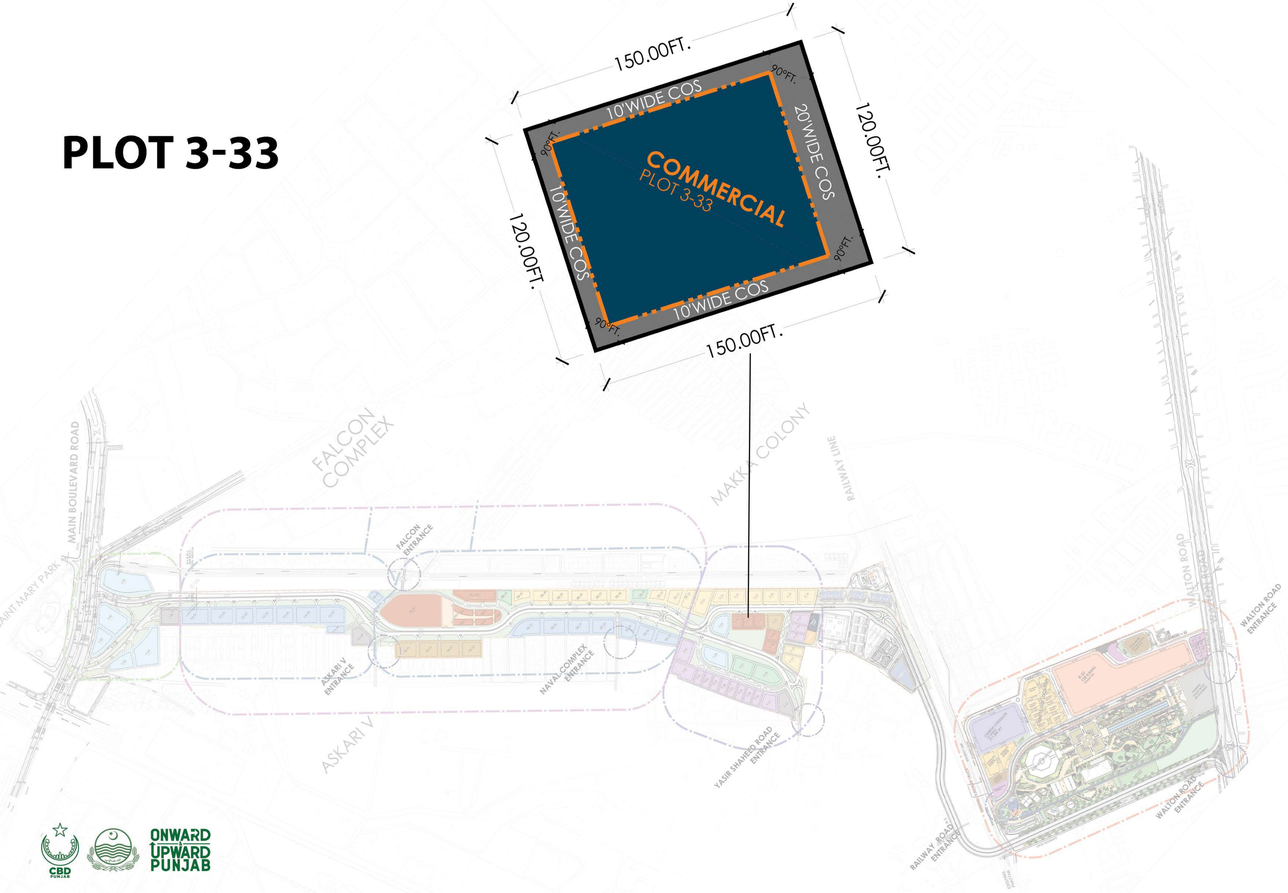
PLOT CHARACTERISTICS

- Plot Area: 18,000 sqft
- Building Footprint: 12,000 sqft (67%)
- Built Up Area: 126,000 sqft
- Floor Area Ratio (FAR): 1:7

PLOT NO.	TYPOPLOGY	FAR	PLOT AREA		BUA	FOOTPRINT		HEIGHT ALLOWED
			SFT	KANALS	SFT	%	SFT	FT
3-32	RETAIL TOWER	1:7	18,000	4	126,000	67	12,000	225

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 3-33



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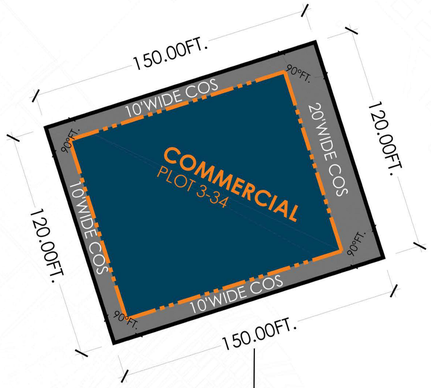
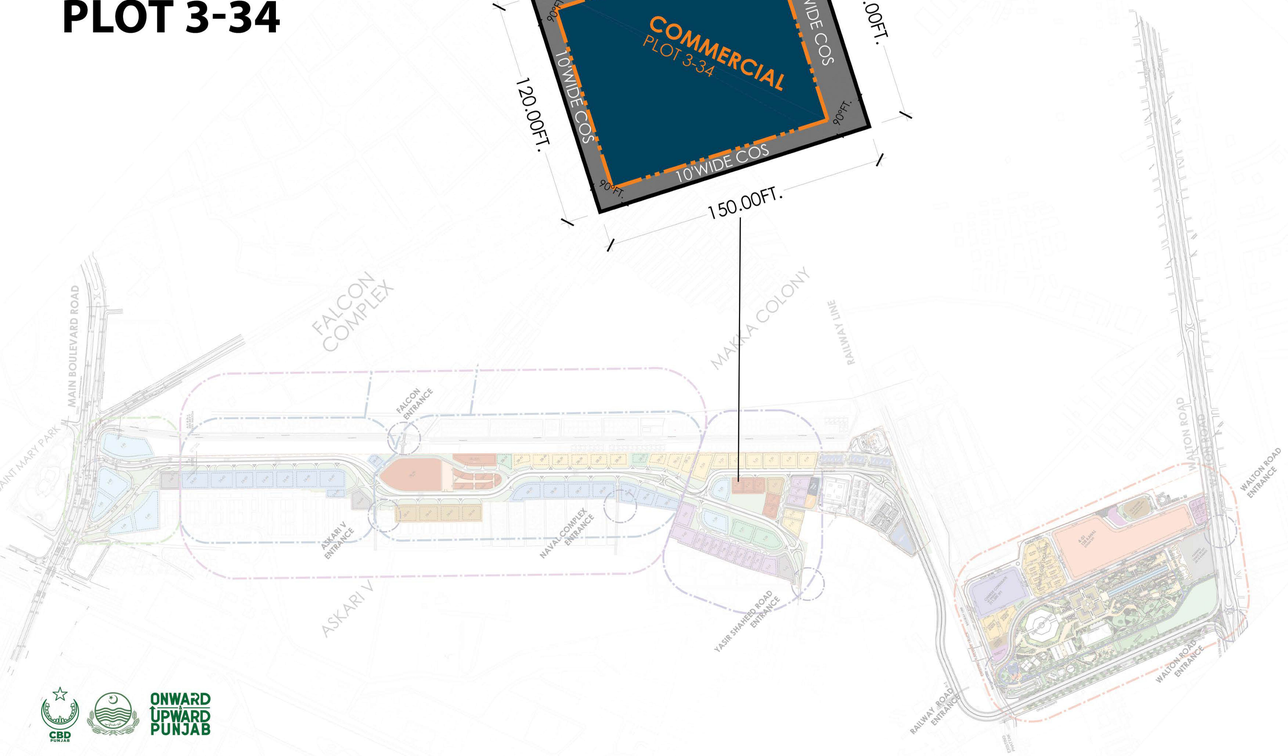
PLOT 3-34





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Plot-wise Payment Plan (PKR)

PLOT PRICE PER KANAL		PKR 300 million per kanal	
PAYMENT SCHEDULE		% OF SALE PRICE	FREQUENCY
Down Payment		20%	
YEAR 1	Instalment 1	20%	Quarterly
	Instalment 2	20%	
	Instalment 3	20%	
	Instalment 4	20%	

Special Offer: 10% Discount on Complete Upfront Payment.

ONWARD UPWARD PUNJAB

RETAIL X

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 1-Year payment plan, with **20% Downpayment** & remaining **80%** in equal Quarterly installments spread over One (1) year. Discount of **10%** on full upfront payment.

Available Plots:

S NO	PLOT NUMBER	PLOT SIZE (Kanals)
1	3-32	4
2	3-33	4
3	3-34	4

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: _____

RETAIL X

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

RETAIL X

BOOKING REGISTRATION FORM

notified and issued an Allocation Letter containing binding Terms and Conditions.

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