Punjab Central Business District
Development Authority

UAN: **0331-111-1063**
www.cbdpunjab.gov.pk

OPEN E-BALLOT OPPORTUNITY

# OWN PREMIUM 9TH FLOOR ROOF TOP RESTAURANT AT VERTEX

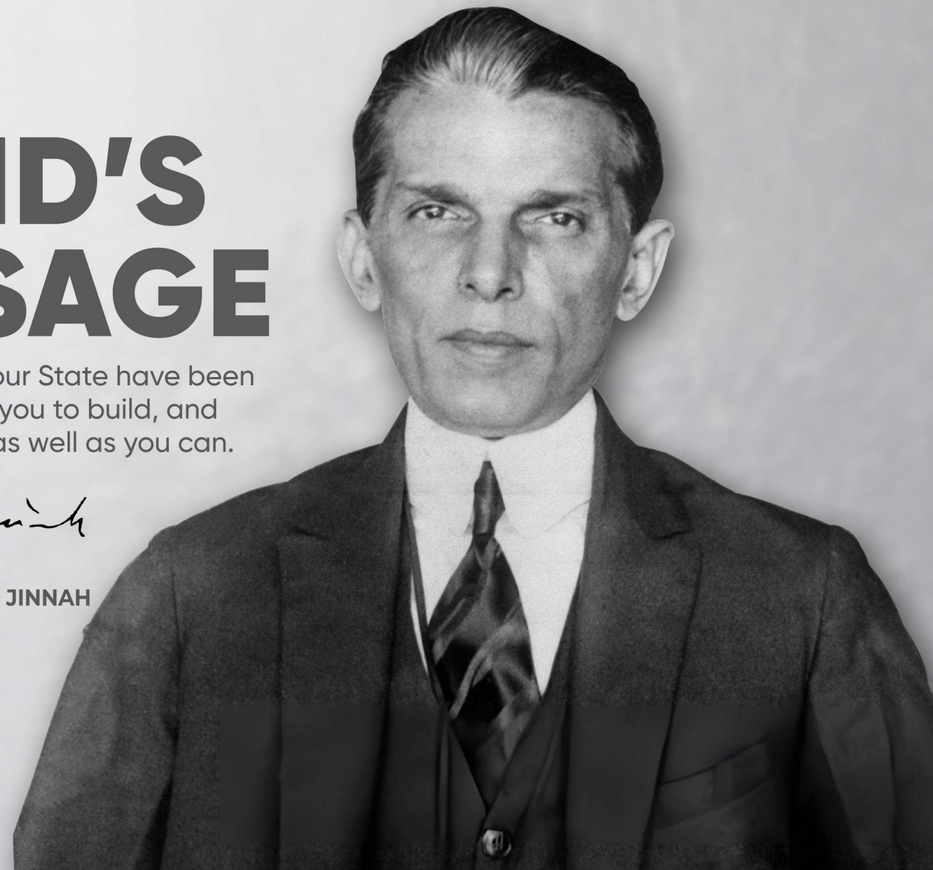
CBD
PUNJAB

YOUR NEW
BUSINESS ADDRESS
IN THE HEART
OF LAHORE

# QUAID'S MESSAGE

The foundations of your State have been laid, and it is now for you to build, and build as quickly and as well as you can.

MUHAMMAD ALI JINNAH



# MESSAGE BY CEO

At CBD Punjab, our mission has always been to create destinations that strengthen the urban fabric of Lahore while offering meaningful opportunities for businesses and brands to flourish.

The rooftop at Vertex embodies this intent by introducing a refined dining environment at a location where connectivity, footfall, and modern urban energy naturally converge. As CBD Quaid District continues its transformation into a thriving center of commerce and experience, this rooftop space presents a unique platform for culinary innovators to shape whatdining in Gulberg can look like in the years ahead.

It is not merely a restaurant opportunity; it is a chance to build an enduring landmark within a district defined by ambition and progress.

Imran Amin

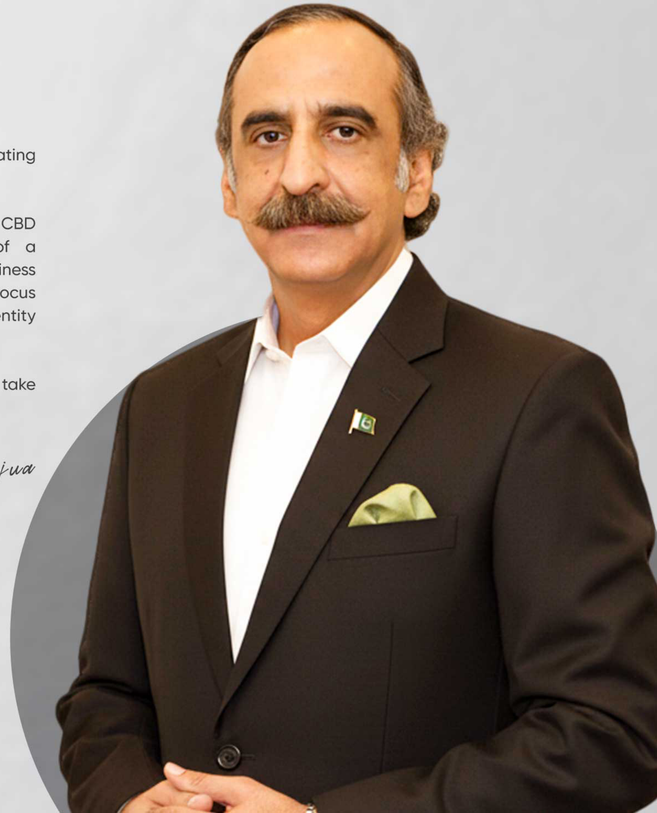
# MESSAGE BY COO

The rooftop at Vertex reflects our commitment to thoughtfully integrating lifestyle and commercial elements within our developments.

Designed to bring vibrancy, convenience, and experiential value to CBD Quaid District, this space offers restaurants the advantage of a well-connected environment supported by consistent movement, business activity, and urban engagement. In crafting this rooftop offering, our focus has been on creating a setting that enables brands to express their identity while benefitting from the district's ecosystem.

We look forward to witnessing the innovative dining concepts that will take shape at Vertex and contribute to the evolving character of the area.

Brig (R) Mansoor Tanjwa



# YOUR NEXT CULINARY LANDMARK: VERTEX

At the heart of Gulberg, where the city's pulse of commerce and culture beats strongest, rises Vertex, the new benchmark for business and innovation.

At the crown of Vertex, this rooftop space offers a unique opportunity to establish a standout dining experience in Lahore, most connected commercial district. With open-air charm, city-facing views, and a setting that blends energy with elegance, the Vertex rooftop is designed for culinary brands aiming to create a memorable destination.

Positioned within CBD Punjab's thriving ecosystem, it brings together atmosphere, visibility, and modern urban appeal, making it ideal for a restaurant that aspires to become a signature name in Gulberg.

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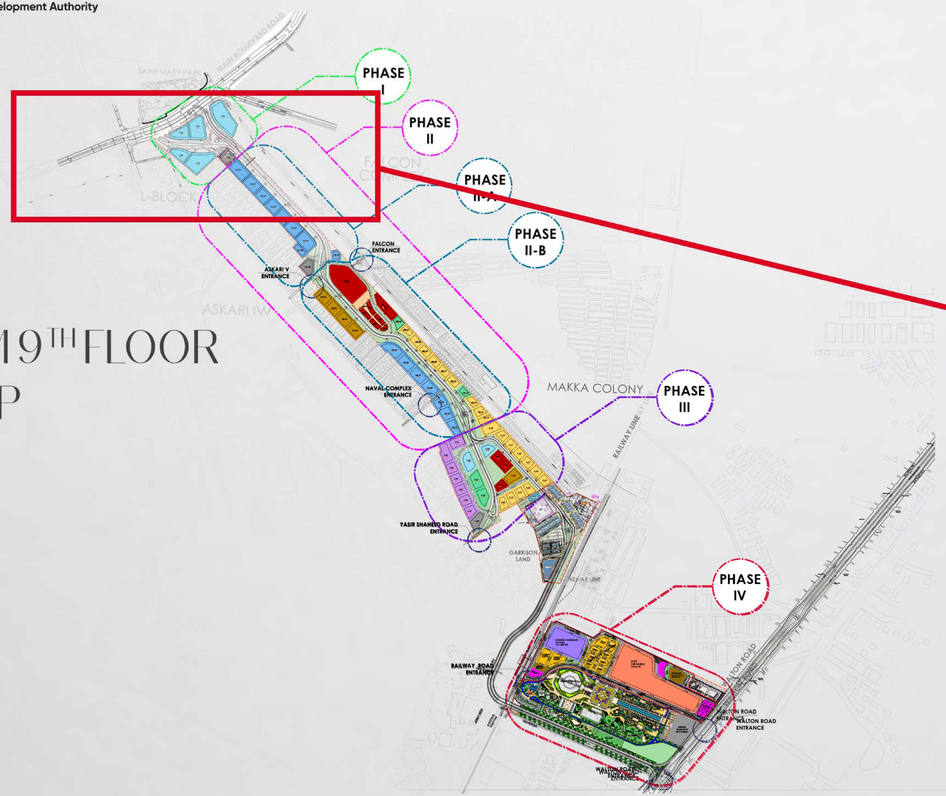
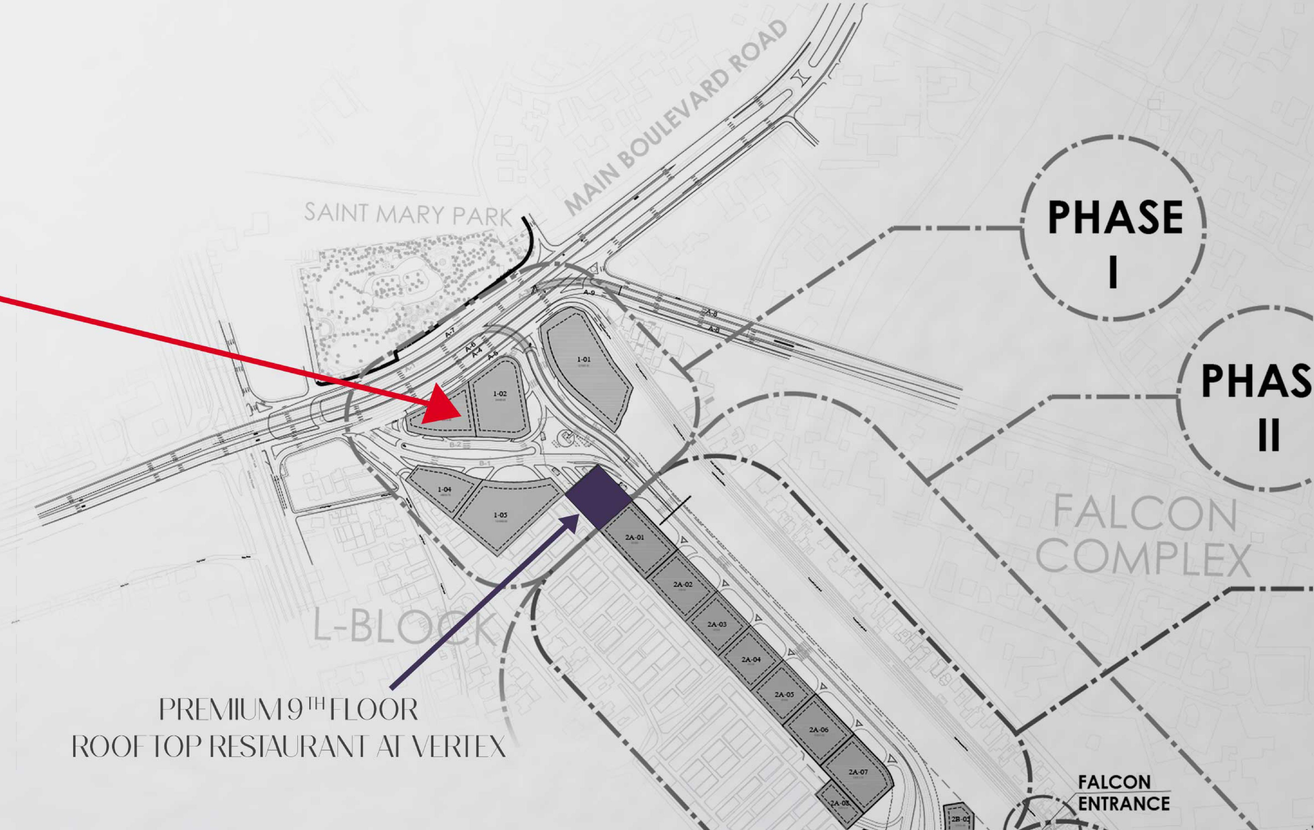
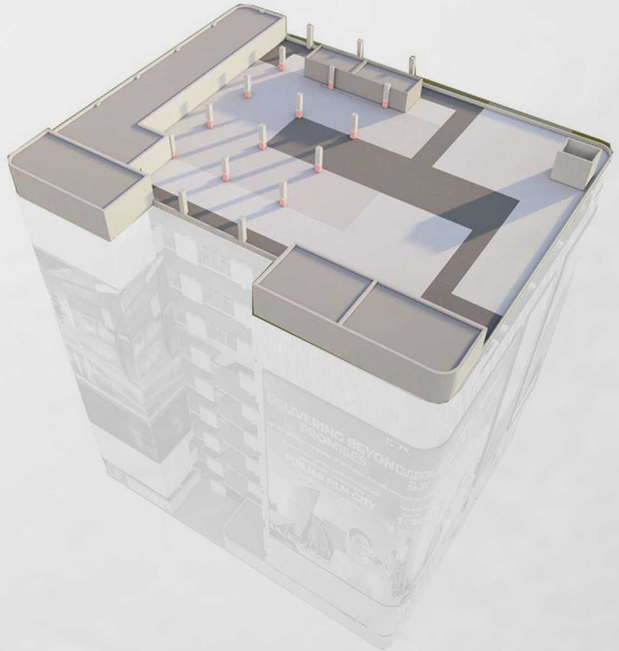
# PREMIUM 9TH FLOOR ROOFTOP




PREMIUM 9TH FLOOR ROOFTOP RESTAURANT AT VERTEX

# VERTEX ROOF TOP FLOOR PLAN



| | | |
|---|---|---|
| LIFTS MACHINE ROOM | 1557 SFT | 12302 SFT |
| LIFTS MACHINE ROOM | 1115 SFT | |
| BACK OF HOUSE | 2335 SFT | |
| STAIRCASE | 395 SFT | |
| MAIN RESTAURANT | 6900 SFT | |
| RESTAURANT TERRACE | 3175 SFT | 12455 SFT |
| RESTAURANT TERRACE | 4593 SFT | |
| RESTAURANT TERRACE | 2107 SFT | |
| RESTAURANT TERRACE | 2580 SFT | |
| TOTAL | 24757 SFT | |

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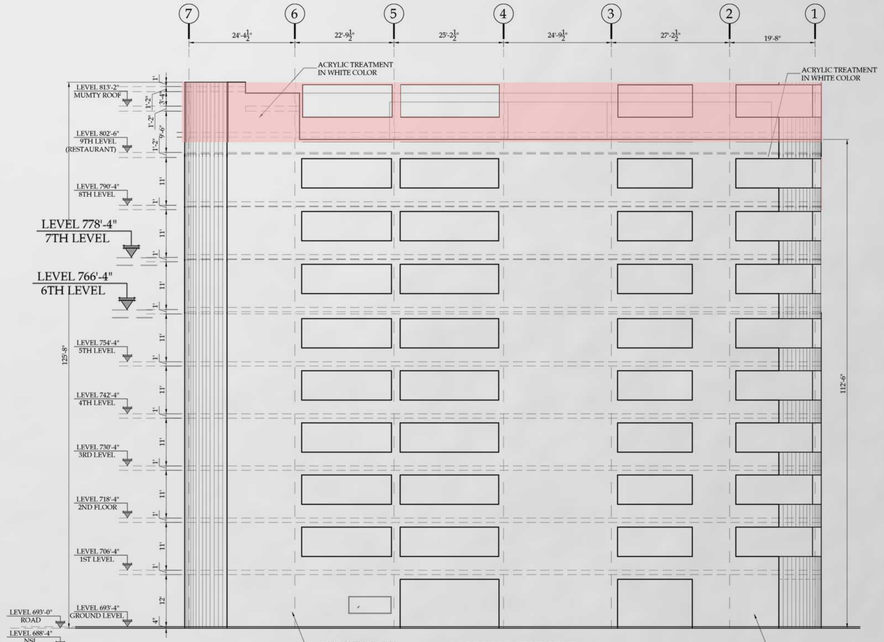
# NORTHEAST SIDE ELEVATION

NORTH EAST SIDE ELEVATION
SCALE- 1/14" = 1'-0"

# NORTH WEST SIDE ELEVATION




NORTH WEST SIDE ELEVATION
SCALE- 1/14" = 1'-0"

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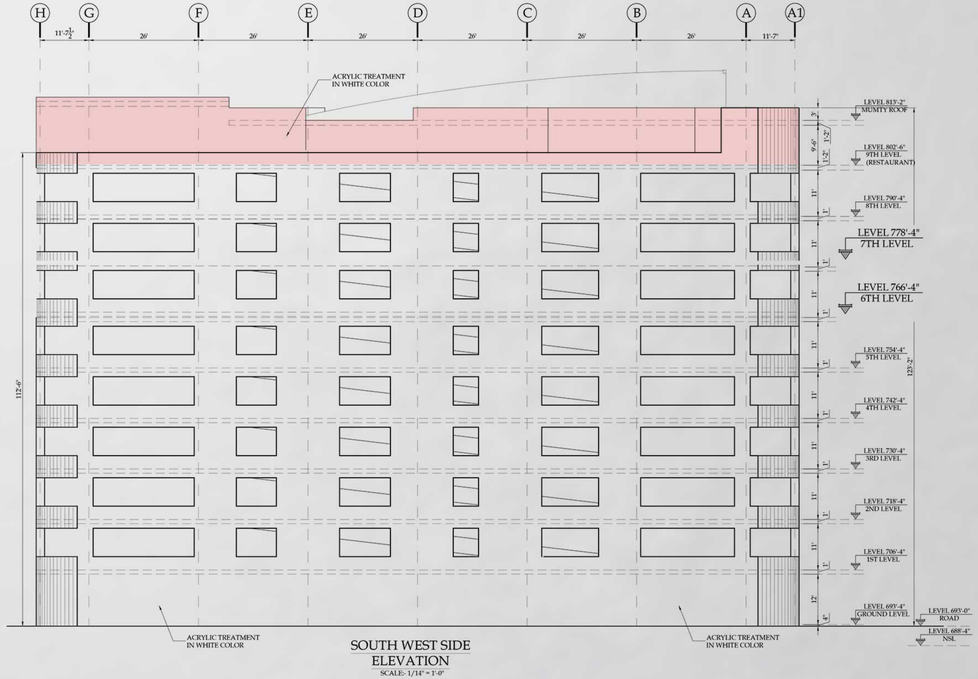
# SOUTHEAST SIDE ELEVATION

SOUTH EAST SIDE ELEVATION
SCALE: 1/14" = 1'-0"

# SOUTH WEST SIDE ELEVATION




SOUTH WEST SIDE ELEVATION
SCALE: 1/14" = 1'-0"

# WHY CHOOSE THE VERTEX ROOFTOP FOR YOUR RESTAURANT?

**A prominent address, located atop Vertex with city views and open-air ambience**

- Offered through e-balloting
- Complete floor of approx. 20,000 sqft available for sale as single unit
- 1-year payment plan with 10% down payment, 30% payable within 30 days, and remaining 60% in three quarterly installments
- Possession after 40% payment, and allotment on 100% payment
- Prestigious location at Lahore Prime, CBD Quaid District (near Kalma Chowk)
- Future-ready environment
- Grey structure completed
- Ample parking space
- 4 passenger lifts and cargo lifts
- Suited for lounges, fine dining, cafes, and experiential rooftop formats

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# PAYMENT PLAN

| FLOOR | FLOOR AREA (SQFT) | PRICE PER SQFT PKR) INCLUDING DEVELOPMENT CHARGES) | PAYMENT SCHEDULE | PERCENTAGE (1%) | AMOUNT (PKR) |
|---|---|---|---|---|---|
| 9 | 21,690 | 25,000 | DOWN PAYMENT (BEFORE BALLOT) | 10 % | 54,225,000 |
| | | | 1st INSTALLMENT (WITHIN 30DAYS) | 30 % | 162,675,000 |
| | | | 2nd QUARTERLY INSTALLMENT | 20 % | 108,450,000 |
| | | | 3rd QUARTERLY INSTALLMENT | 20 % | 108,450,000 |
| | | | 4th QUARTERLY INSTALLMENT | 20 % | 108,450,000 |
| | | | TOTAL | | 542,250,000 |

# VERTEX ROOFTOP

## BALLOT APPLICATION 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:** A **1-Year** payment plan, Price: **PKR 25 thousand** per square feet with **10% Downpayment** & **30%** within **30 days** of issuance of Allocation Letter, remaining **60%** in installments. 10% Discount of on upfront payment.

| Property Size | 21,690 square feet (Approx.) |
|---|---|

**Amount Payable:**

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

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

Bank Name: _____

# VERTEX ROOFTOP
# BALLOT APPLICATION FORM

**Allocation Letter:**

xi. Upon receipt of ballot application form from interested applicants, as per the laws, rules, regulations and by-laws of PCBDDA, the applications will be processed through balloting to determine successful applicant(s) for the respective property. The successful applicant(s) will be notified and issued an Allocation Letter containing binding Terms and Conditions. In the event that only a single application is received for a particular property, in such case, that single applicant will be considered as successful applicant and will be notified and issued Allocation Letter along-with Terms and Conditions, subject to PCBDDA laws, regulations, by-laws, directives and notifications issued from time to time.

**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 absolute 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 only.

Last date of submission of the ballot application form is 05th January 2026. The balloting is scheduled to be held on **06 January 2026**, subject to any change notified by PCBDDA.

**Agreed Terms & Conditions:**

xvi. The detailed terms and conditions applicable on the successful applicant(s) will be provided in the subsequent "Allocation Letter", issued to the successful applicants only.

xvii. The applicant hereby agrees to be fully bound by all applicable laws, rules, regulations, by-laws, directives, policies, notifications and instructions of PCBDDA, as may be issued, amended or updated from time to time, and undertakes to comply with the same without exception.

xviii. The Successful applicant(s) will be notified on or after 6th, January 2026.

## DECLARATION:

1. I acknowledge that allocation letter of the property is subject to balloting, as and when held, and further, I undertake to accept the results of the balloting.
2. If successful through balloting, I undertake to pay the total sale price, development charges, government levied taxes/duties, and any other applicable dues/charges/surcharges/fee strictly in accordance with the timelines stipulated in PCBDDA's demand notices.
3. If successful through balloting, I agree to pay all payable dues demanded by PCBDDA and government-levied taxes/duties applicable from time to time.
4. I undertake to strictly abide by all applicable laws, rules, regulations, by-laws, directions and notifications of PCBDDA, Government of 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.
5. I agree to promptly notify PCBDDA in writing regarding any changes in the information or particulars provided in this Ballot Application Form.
6. 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.
7. By signing the ballot application form, I affirm my commitment to comply with all PCBDDA rules, regulations, applicable laws, by-laws, guidelines, notification and directives issued by PCBDDA from time to time pertaining to the property applied for.
8. 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 property, 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**

# VERTEX ROOFTOP
# BALLOT APPLICATION FORM

Downpayment: **(10 %) PKR 54,225,000/- (Pak Rupees only)**

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

**Bank Name:** _____

**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 & downpayment
- ☐ Duly filled ballot application form
- ☐ NTN Copy

**Applicant Signature:** _____

**Date:** _____

## 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 AOPss registered in Pakistan under the relevant laws can also participate.
iii. Foreign nationals and foreign 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) & downpayment of PKR 54,225,000 (Pak Rupees only)** applies for the Verlex Rooftop ("the property").
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 strictly responsible for the accuracy of the information provided in the ballot application form
x. Providing false, incorrect or incomplete information may lead to penalties including cancellation of booking and allocation letter, without any claim or liability on the part of PCBDDA.