

CBD
WALK

Gulberg's Next Destination for Dining, Retail & Lifestyle

CBD
WALK



Punjab Central Business District
Development Authority

UAN: 042 111 722 332(Ext.300)

www.cbdpunjab.gov.pk



A Destination.
A Statement.
A Walk Above the Rest.



YOUR NEW
BUSINESS ADDRESS
IN THE HEART
OF LAHORE

QUAID'S MESSAGE

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

– MUHAMMAD ALI JINNAH





Punjab Central Business District
Development Authority

CEO MESSAGE

At CBD Punjab, we are committed to building spaces that go beyond function, developments that reflect the aspirations of a modern, forward-moving Pakistan. With CBD Walk, we are introducing a new chapter in urban sophistication, where business, lifestyle, and architectural excellence converge to create a thriving ecosystem in the heart of Lahore.

As we continue to transform the skyline of Punjab with purpose-led projects, CBD Walk exemplifies our dedication to quality, vision, and international benchmarks. It is more than a commercial development; it is a symbol of confidence in the potential of our cities and the investors who believe in their future.

We look forward to welcoming progressive brands and visionary stakeholders to be a part of this landmark journey.

IMRAN AMIN



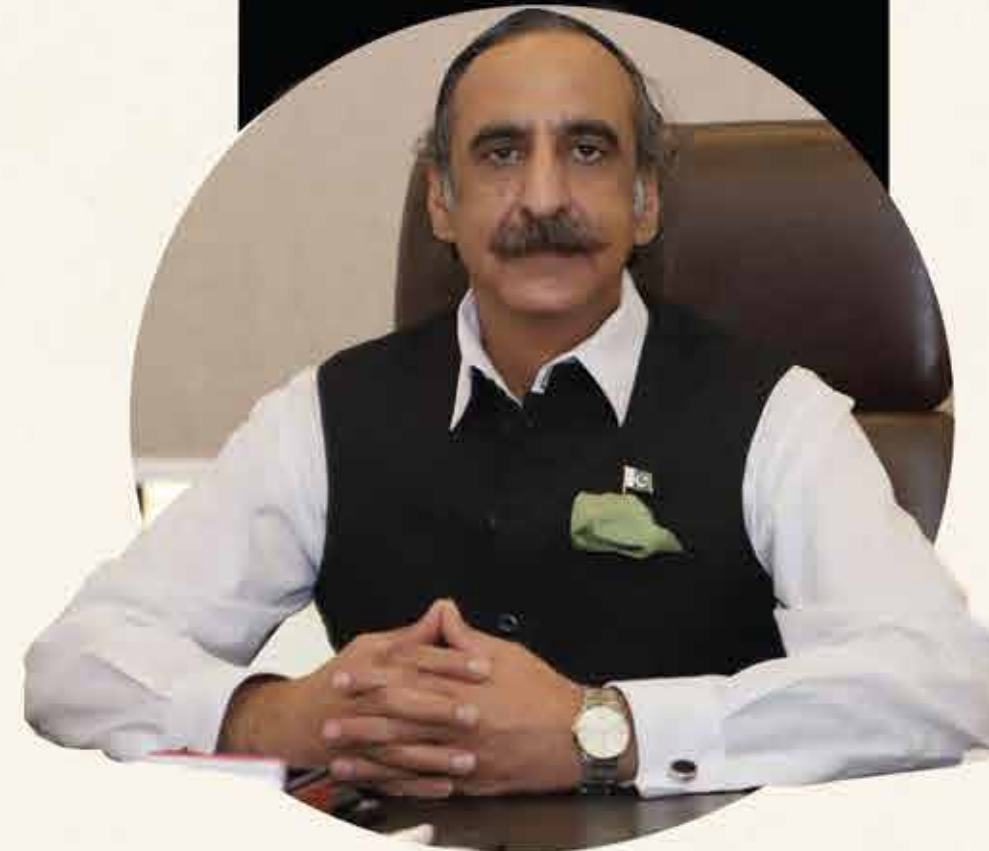
COO MESSAGE

CBD Walk represents more than a new development; it is a manifestation of our broader vision to reimagine urban life through integrated, sustainable, and people-centric spaces. This project reinforces our commitment to delivering commercially viable ventures that also enrich the fabric of the city.

We believe that successful urbanism lies in the balance between commerce and community. With CBD Walk, we have carefully curated a setting that enhances connectivity, encourages pedestrian engagement, and fosters long-term economic vibrancy. It is a privilege to lead teams that translate bold ideas into living, breathing realities for the people of Punjab.

As we unveil this iconic project, we remain steadfast in our mission to shape the future of development through innovation, integrity, and impact.

**BRIG (RETD.)
MANSOOR AHMED JANJUA**



CBD WALK

AN ICONIC DESTINATION OF PRESTIGE, PROFIT, AND PANACHE

Nested in the vibrant core of Lahore's thriving CBD Quaid District, Gulberg CBD Walk is set to become the city's next signature destination for high-end retail and refined dining.

Designed to international standards, this pedestrian-centric commercial strip brings together contemporary architecture, curated experiences, and dynamic urban rhythm in one cohesive space.

Set against the backdrop of a scenic pond, the development seamlessly integrates green areas, walkways, and dedicated parking, making it not just a commercial project but a complete lifestyle hub. With a design ethos subtly echoing global waterfront destinations, CBD Walk is tailored to attract premium brands, experiential dining concepts, and a vibrant crowd seeking more than just shopping.

Poised to become an iconic landmark within Punjab's premier business district, CBD Walk is the embodiment of progressive urbanism—elevating both experience and opportunity.





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CBD PUNJAB MASTER PLAN

LAND-USE LEGEND

- SKYSCRAPER
Commercial Podium + Offices
- MIXED USE
Commercial podium + Offices + Residential
- RESIDENTIAL
Commercial GF + Residential
- HOSPITALITY
Hotels and Furnished Apartments
- COMMERCIAL
- OFFICE BUILDING
- COMMUNITY FACILITIES
- PARKING
- CONSULATE ZONE
- PETROL PUMP
- RESCUE 1122



CBD
WALK





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CBD
WALK

SCOPE LIMIT

NEW PROPOSED
PARKING 11 KANALS
BAYS - 121

POND

FIRE
STATION

Guard
House

TW#01

Guard
House

TW#04

GRID-01
132/11KV
75.543 MVA
16.8 KVA

Data Center
(Command Center)
Area: 13,225 Sqft

OFFICE
BUILDING





Punjab Central Business District
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WHY INVEST IN CBD WALK?

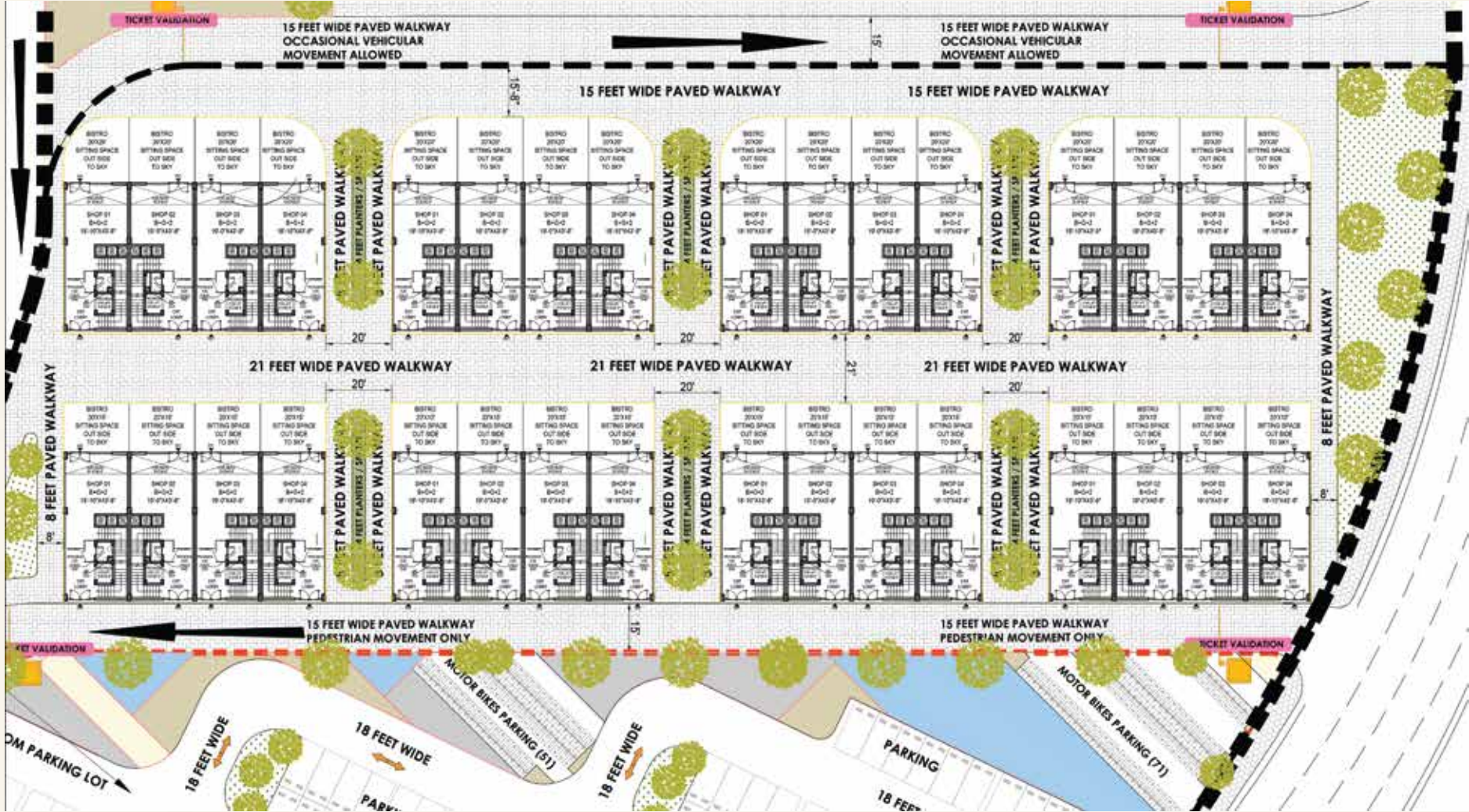
Prime Location at CBD Quaid District

- International Standards
- Scenic Surroundings
- Pedestrian-Friendly Environment
- Dedicated Parking
- High Footfall Zone
- Capital Growth Potential
- Sustainable & Eco-Friendly
- Possession after complete payment

Invest in CBD Walk today, and be part of tomorrow's success.

- 16 premium 4 Marla (approx. 3700 sqft built up area per unit) commercial units for sale through balloting
- 18 Months Payment Plan
- Premium Construction by CBD Punjab
- Shell & Core Built Units



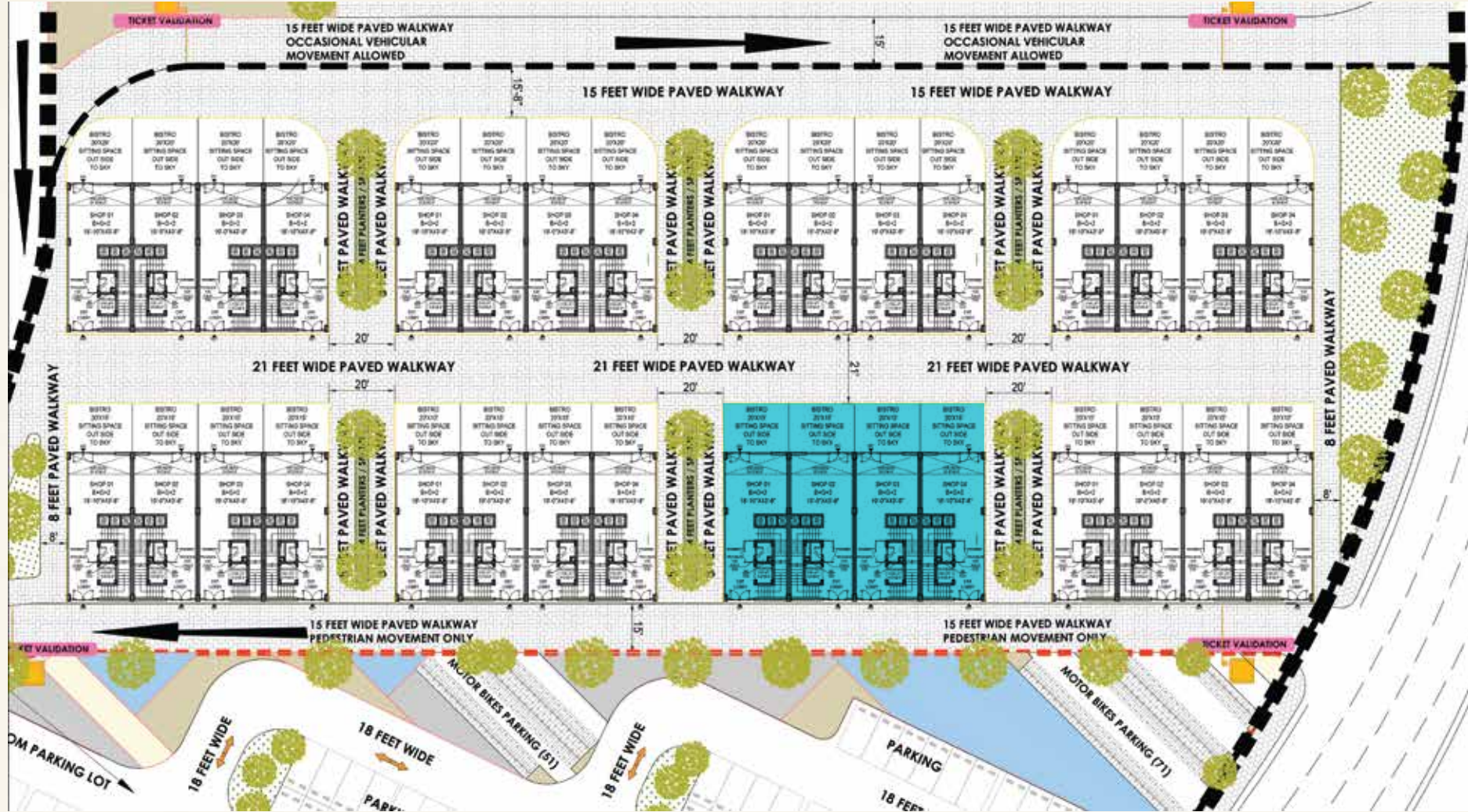


PLOT & UNIT DYNAMICS

PLOT AREA	
SFT	KANALS
119,168	26.48

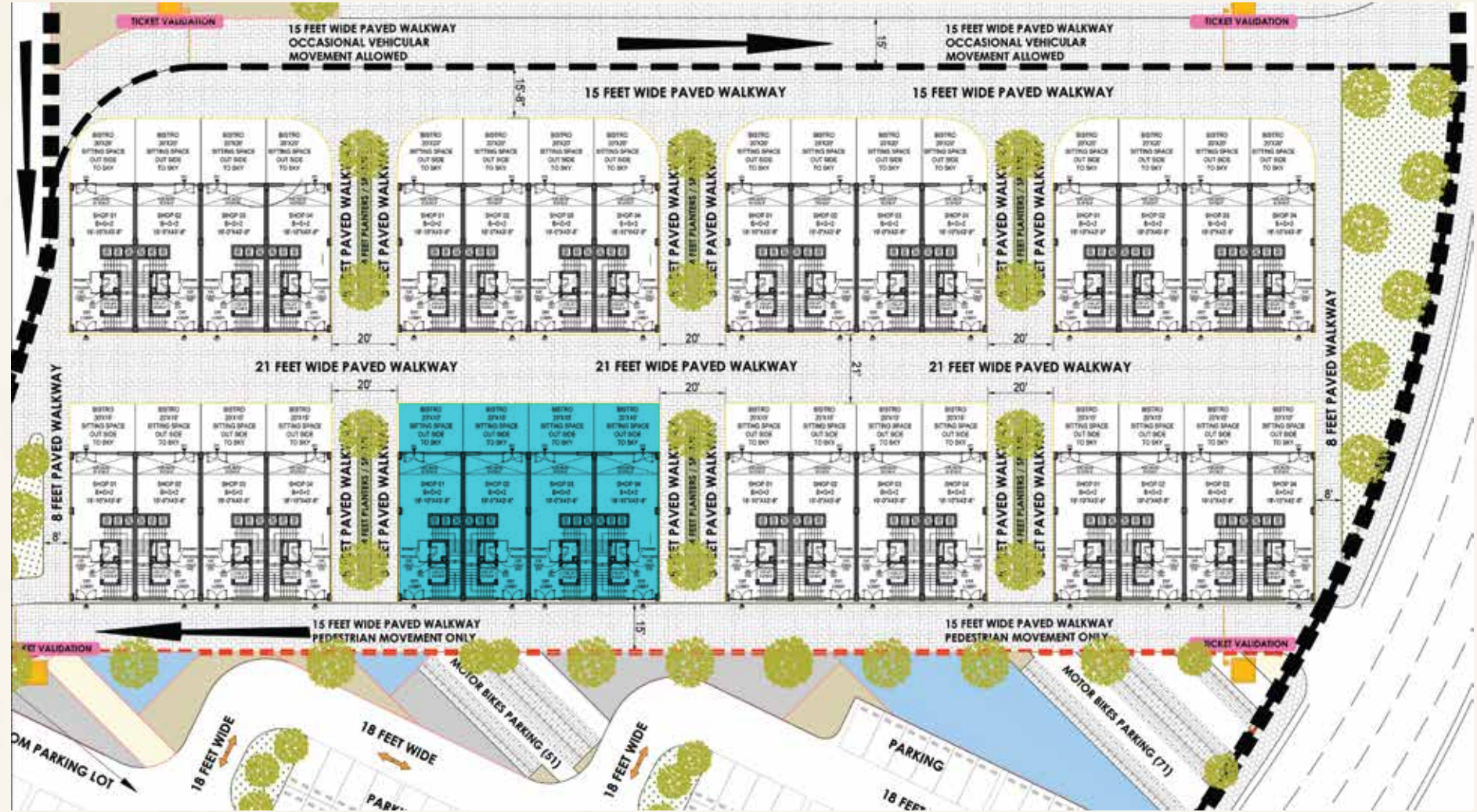
TYPE 1
(16 UNITS)

FLOOR	TOTAL FLOOR TO SELL	BISTRO AREA	HEIGHT OF EACH FLOOR
LEVEL	SFT	SFT	FT
Roof Top	257	400	8 (Mumty)
SECOND	900		13
FIRST	767		13
GROUND	900		13
BASEMENT	900		13
	3724		60



BLOCK 2

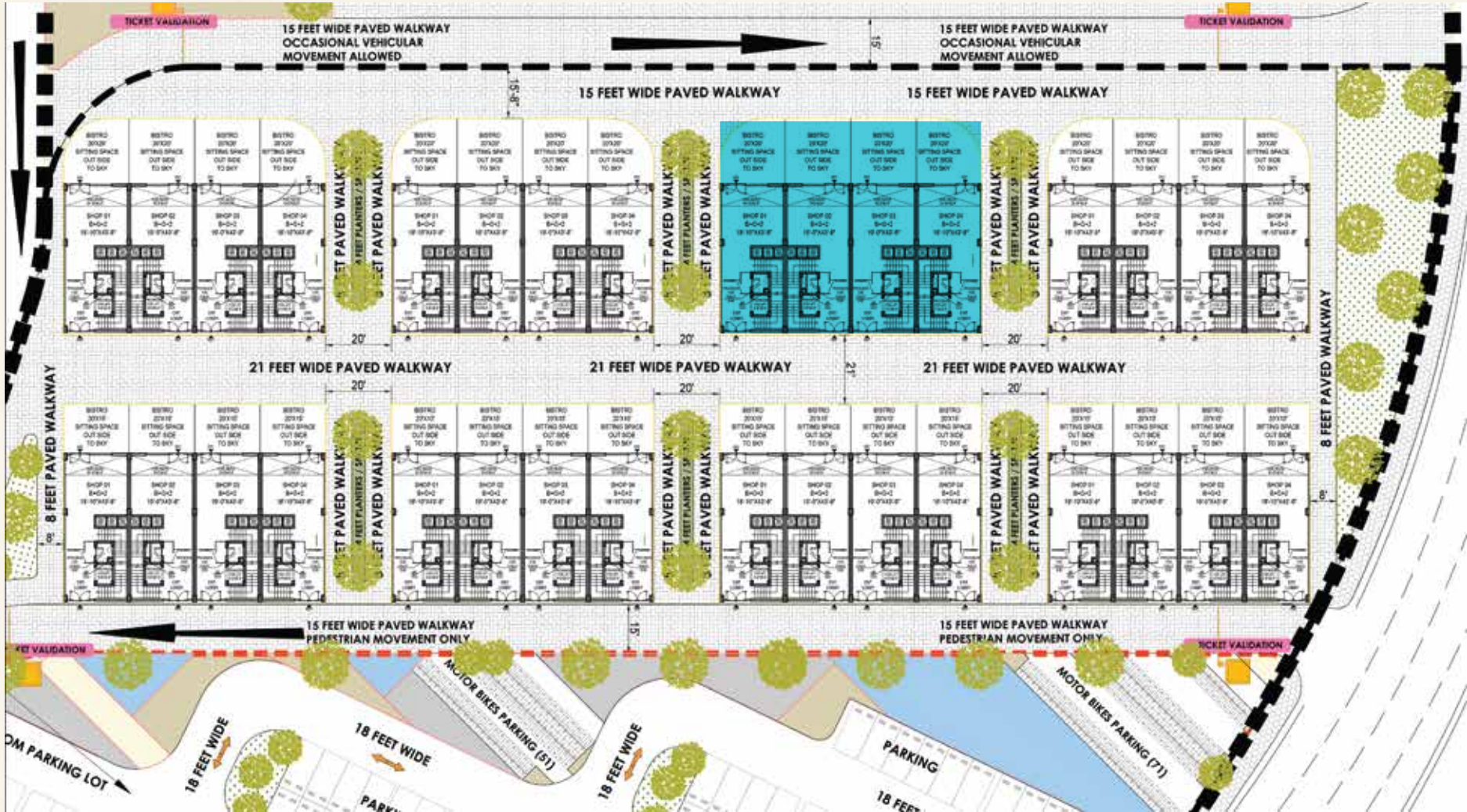
PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILT UP AREA
BUILDING NO.	SFT	MARLA	UNIT NAME	SFT	MARLA	SFT
BLOCK 2 (Facing Park)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896



BLOCK 3

PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILT UP AREA
BUILDING NO.	SFT	MARLA	UNIT NAME	SFT	MARLA	SFT
BLOCK 3 (Facing Park)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896

BLOCK 6



PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILT UP AREA
BUILDING NO.	SFT	MARLA	UNIT NAME	SFT	MARLA	SFT
BLOCK 6 (Facing Lake)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896

BLOCK 7



PLOT NO.	PLOT AREA		PLOT MOD.	INDIVIDUAL FOOTPRINT OF SINGLE UNIT		TOTAL BUILT UP AREA
BUILDING NO.	SFT	MARLA	UNIT NAME	SFT	MARLA	SFT
BLOCK 7 (Facing Lake)	3600	16	U-01	900	4	3724
			U-02	900	4	3724
			U-03	900	4	3724
			U-04	900	4	3724
					16	14,896









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PAYMENT PLAN

	SIZE (PER UNIT)	4 MARLA		
	CATEGORY	Facing Park		
	PRICE PER UNIT	PKR 120,000,000		
	INSTALLMENT	PERCENTAGE (%)	AMOUNT (PKR)	FREQUENCY
YEAR 1	Down Payment	40%	48,000,000	1st Quarter
	1 st Installment	12%	14,400,000	2 nd Quarter
	2 st Installment	12%	14,400,000	3rd Quarter
	3 rd Installment	12%	14,400,000	4th Quarter
YEAR 2	1 st Installment	12%	14,400,000	1 th Quarter
	2 nd Installment	12%	14,400,000	2 nd Quarter
		TOTAL	120,000,000	



	SIZE (PER UNIT)	4 MARLA		
	CATEGORY	Facing Lake		
	PRICE PER UNIT	PKR 140,000,000		
	INSTALLMENT	PERCENTAGE (%)	AMOUNT (PKR)	FREQUENCY
YEAR 1	Down Payment	40%	56,000,000	1st Quarter
	1 st Installment	12%	16,800,000	2 nd Quarter
	2 st Installment	12%	16,800,000	3rd Quarter
	3 rd Installment	12%	16,800,000	4th Quarter
YEAR 2	1 st Installment	12%	16,800,000	1 th Quarter
	2 nd Installment	12%	16,800,000	2 nd Quarter
		TOTAL	140,000,000	



Provisional Allotment of Unit:

- xi. After receipt of booking registration forms 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 for the respective unit. The successful applicant will be notified and issued a Provisional Allotment letter along-with Terms and Conditions. In case of receipt of only one application for a respective unit than in such case the single applicant will be considered as successful applicant and will be notified and issued Provisional Allotment letter along-with Terms and Conditions, subject to PCBDDA laws, regulations, by-laws and notifications.
- General Conditions:**
- xii. The applicant must notify PCBDDA immediately of any changes in address, CNIC, or contact details.
 - 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 application is to be paid separately.
 - xv. One booking form shall be used for one unit registration only.
 - xvi. Last date of submission of the booking registration form is [July 14, 2025]. Subsequent balloting shall take place on [July 17, 2025].

Agreed Terms & Conditions:

- xvii. The detailed terms and conditions applicable on the successful applicant will be provided in the subsequent "provisional allotment letter", issued to the successful applicants only.
- xviii. The applicant hereby agrees to be bound by all the applicable rules, regulations, laws, by-laws, notifications etc. of PCBDDA.
- xix. The Successful applicant will be notified on and after July 21, 2025.

DECLARATION:

1. I agree that provisional allotment of the unit is subject to balloting, as and when held, and further, I undertake to accept the result of the balloting.
2. If successful through balloting, I agree to pay the total unit sale price, 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 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 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 booking 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 booking registration form, I acknowledge that I will comply with all PCBDDA rules, regulations, applicable laws, by-laws, notification and directives pertaining to the unit applied for.
8. I am fully aware and agree that failure to do so may result in cancellation of booking and provisional allotment of the unit, 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.

Applicant Signature:

Date:

FOR MORE DETAILS AND ANY QUERY, PLEASE CONTACT

UAN: 042-99058800

UAN2: 0331-1111063

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 unit
 - ☐ Duly filled booking registration 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 societies registered in Pakistan under the relevant laws can also participate.
- iii. Foreign nationals and companies may apply for registration subject to fulfillment 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 unit.
- 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@cbdunjab.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 Shateed 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 provisional allotment. |