

Own Your Business Prestige at the Heart of Lahore Prime.

Vertex

Gulberg's next destination for Business, Work & Innovation



Vertex



Punjab Central Business District
Development Authority

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





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Development Authority

Vertex

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 symbolize ambition, progress, and a brighter future for Pakistan. Vertex embodies this philosophy – a project designed to inspire innovation and foster success in the heart of Gulberg. It represents not just office and parking spaces, but an address that reflects prestige, vision, and limitless potential.

As we continue to redefine the urban fabric of Punjab, Vertex stands as a testament to our unwavering commitment to quality and to enabling opportunities that empower businesses to rise to new heights. We invite forward-looking enterprises to claim their place at Vertex and be part of a landmark that will shape the future of work and innovation.

Imran Amin

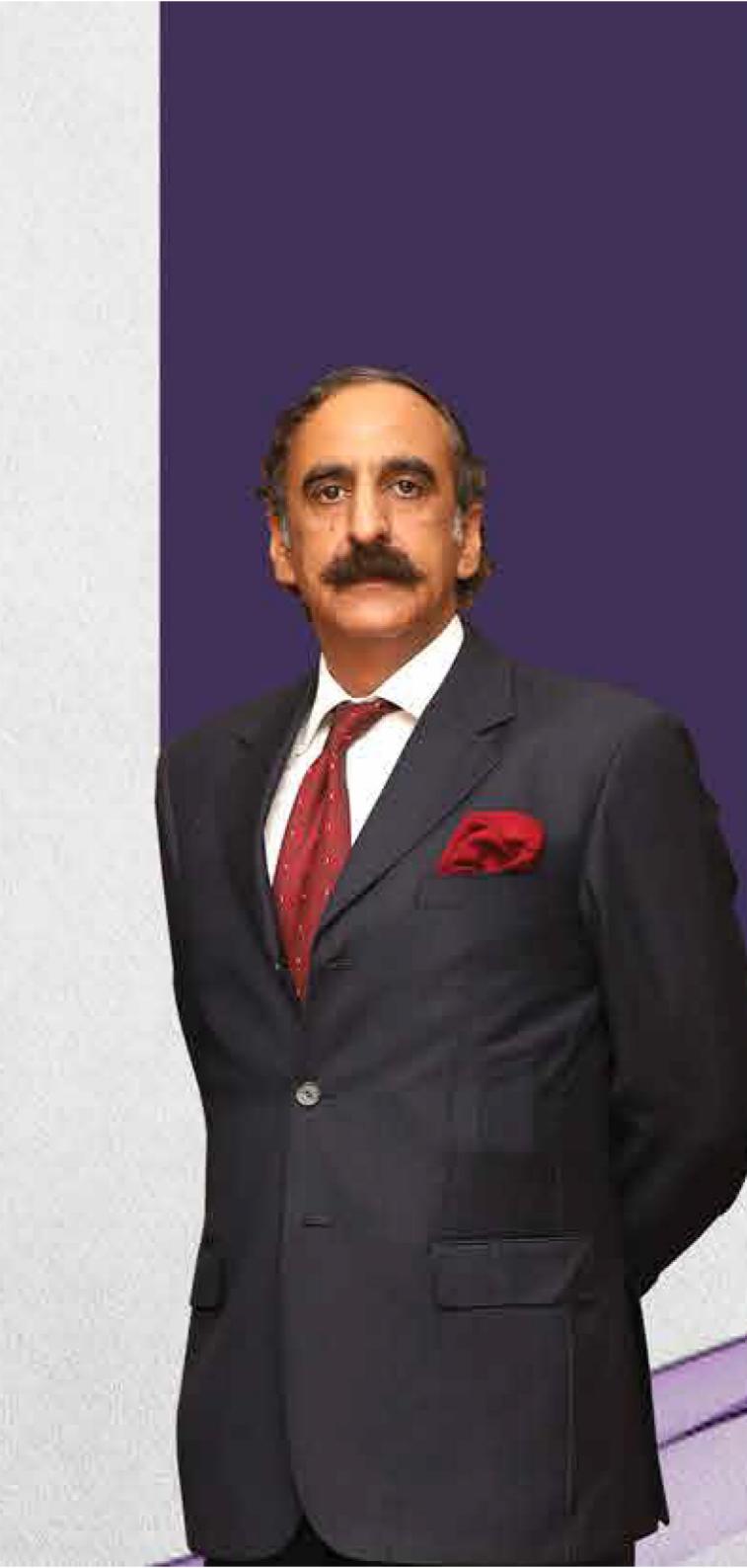


MESSAGE BY COO

With Vertex, we are creating more than a workplace; we are curating an environment that connects people, ideas, and opportunities at the very core of Lahore's business district. This project is designed to provide enterprises with the space, energy, and ecosystem they need to thrive in today's dynamic world.

At CBD Punjab, we believe in building with purpose, developments that are not only commercially strong but also culturally and socially meaningful. Vertex is a reflection of this ethos, offering businesses a destination that merges connectivity, convenience, and inspiration. It is our privilege to introduce this new chapter in Gulberg, where growth and innovation will continue to converge.

Brig. (Retd.) Mansoor Ahmed Janjua





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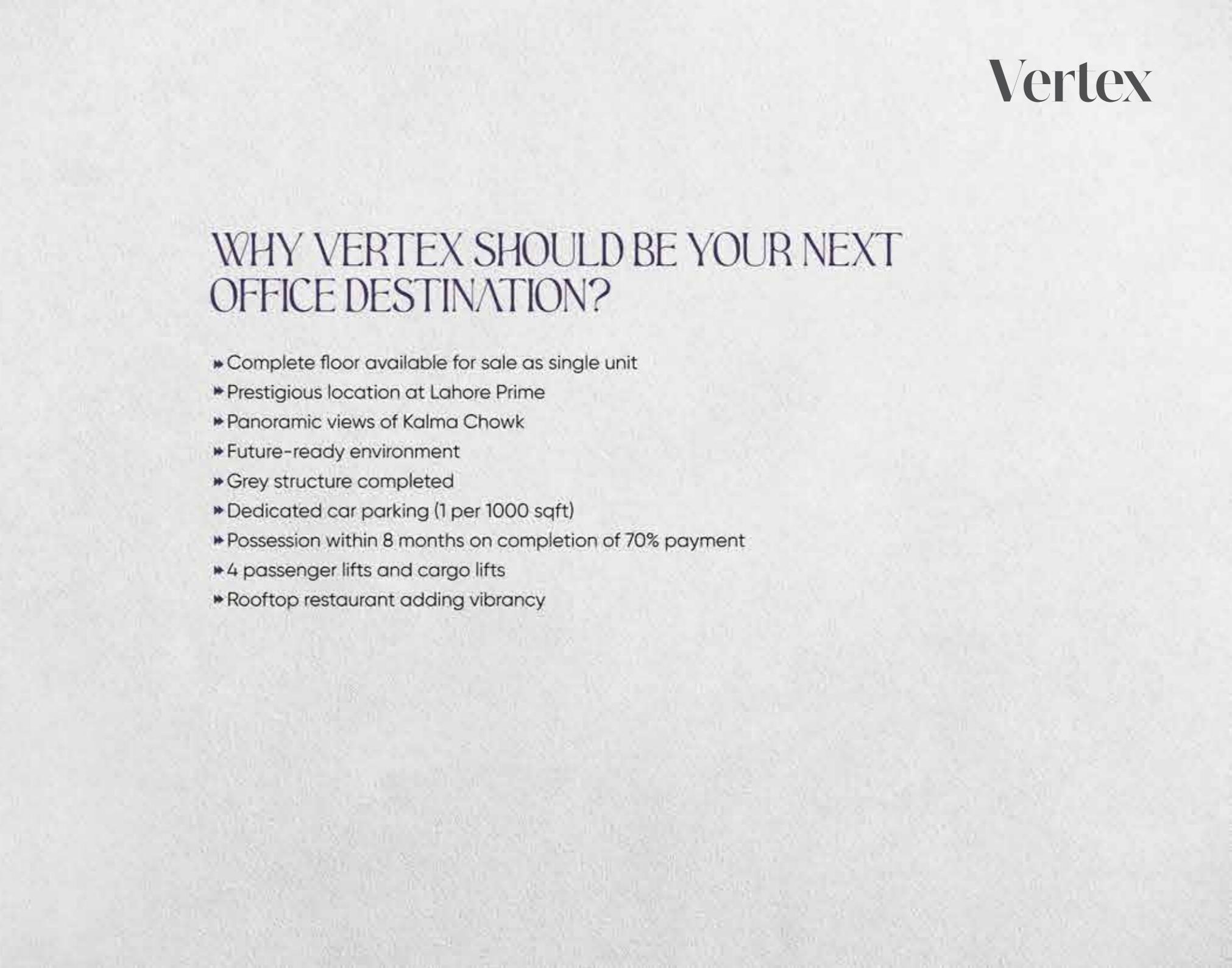
YOUR NEXT BUSINESS DESTINATION **Vertex**

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. Designed as a premium destination for forward-thinking enterprises, Vertex brings together the vibrancy of Lahore's most connected location with the prestige of a modern corporate address.

More than just office and parking floors, Vertex is an environment that inspires progress. With panoramic views of Kalma Chowk, seamless accessibility, and a promise of excellence, it is set to redefine how businesses work, grow, and thrive in the CBD Quaid District.



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WHY VERTEX SHOULD BE YOUR NEXT OFFICE DESTINATION?

- ▶ Complete floor available for sale as single unit
- ▶ Prestigious location at Lahore Prime
- ▶ Panoramic views of Kalma Chowk
- ▶ Future-ready environment
- ▶ Grey structure completed
- ▶ Dedicated car parking (1 per 1000 sqft)
- ▶ Possession within 8 months on completion of 70% payment
- ▶ 4 passenger lifts and cargo lifts
- ▶ Rooftop restaurant adding vibrancy

Vertex

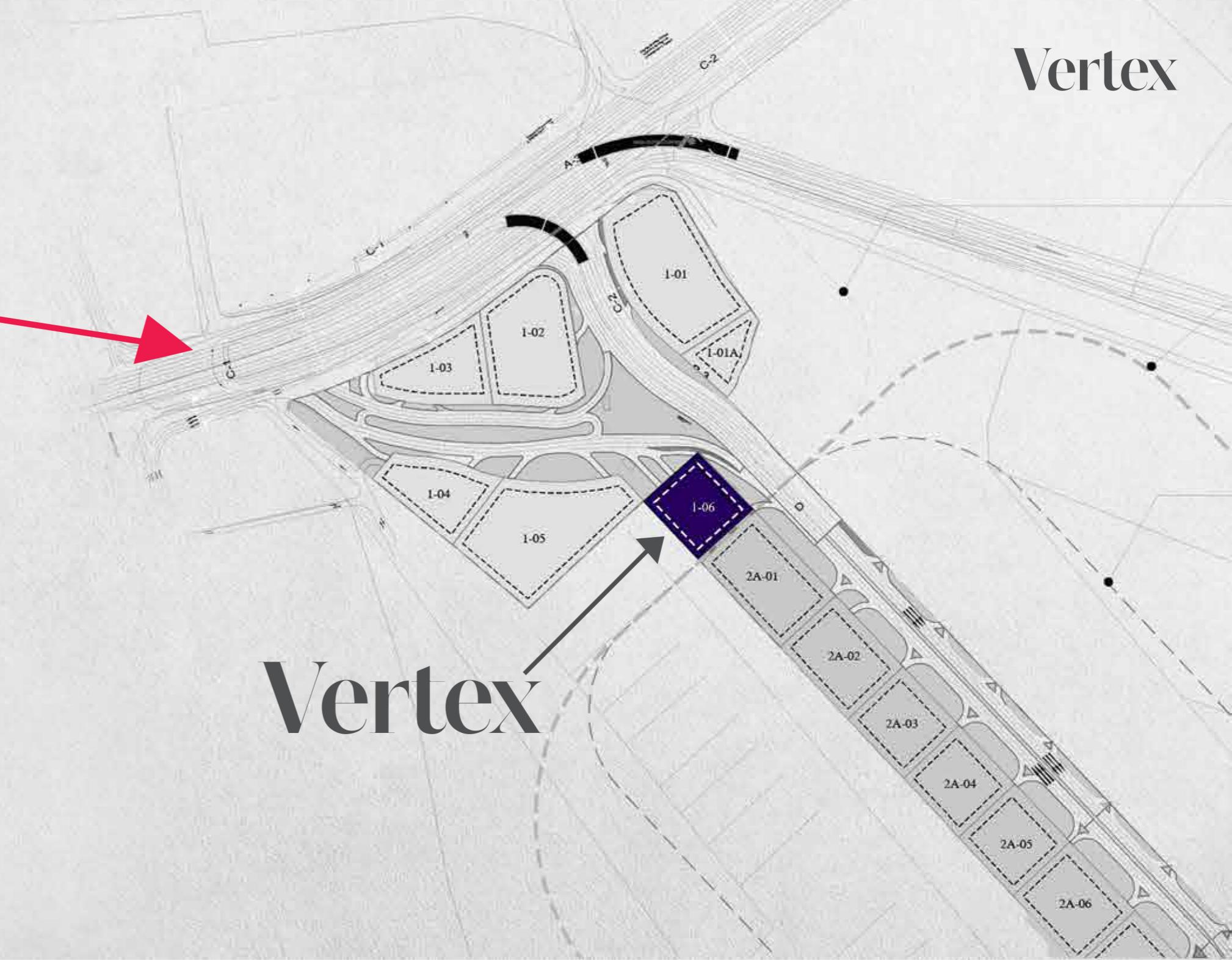
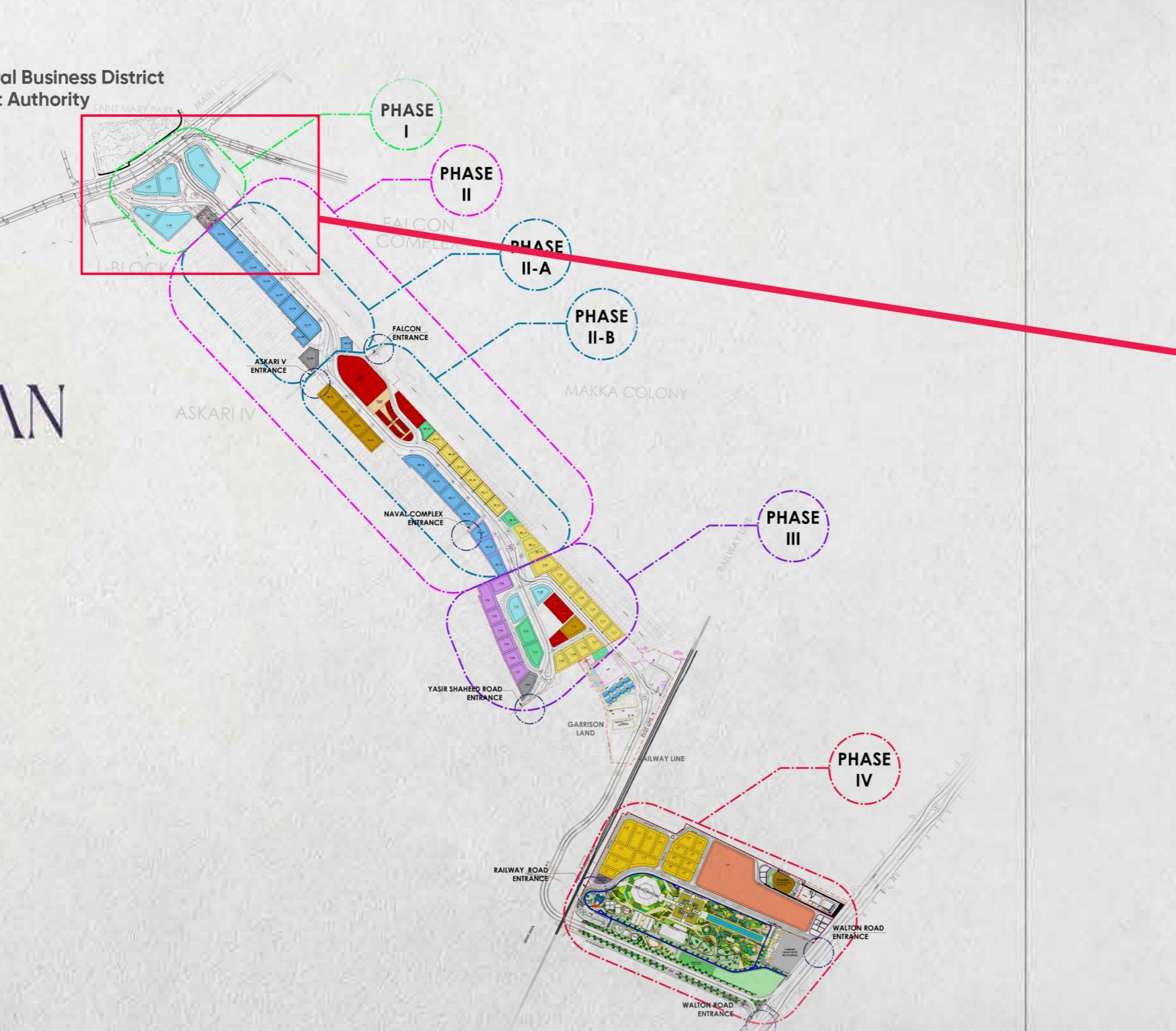


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CBD PUNJAB MASTER PLAN

LAND-USE LEGEND

- SKYSCRAPER
Commercial Podium + Offices
- MIXED USE
Commercial podium + Offices + Residential
- RESIDENTIAL
Commercial GF + Residential
- HOSPITALITY
Hotels and Furnished Apartments
- COMMERCIAL
- IT PLOTS
Offices
- COMMUNITY FACILITIES
- OPEN SPACE
- PARKING
- PETROL PUMP
- CONSULATE 1
- CONSULATE 2



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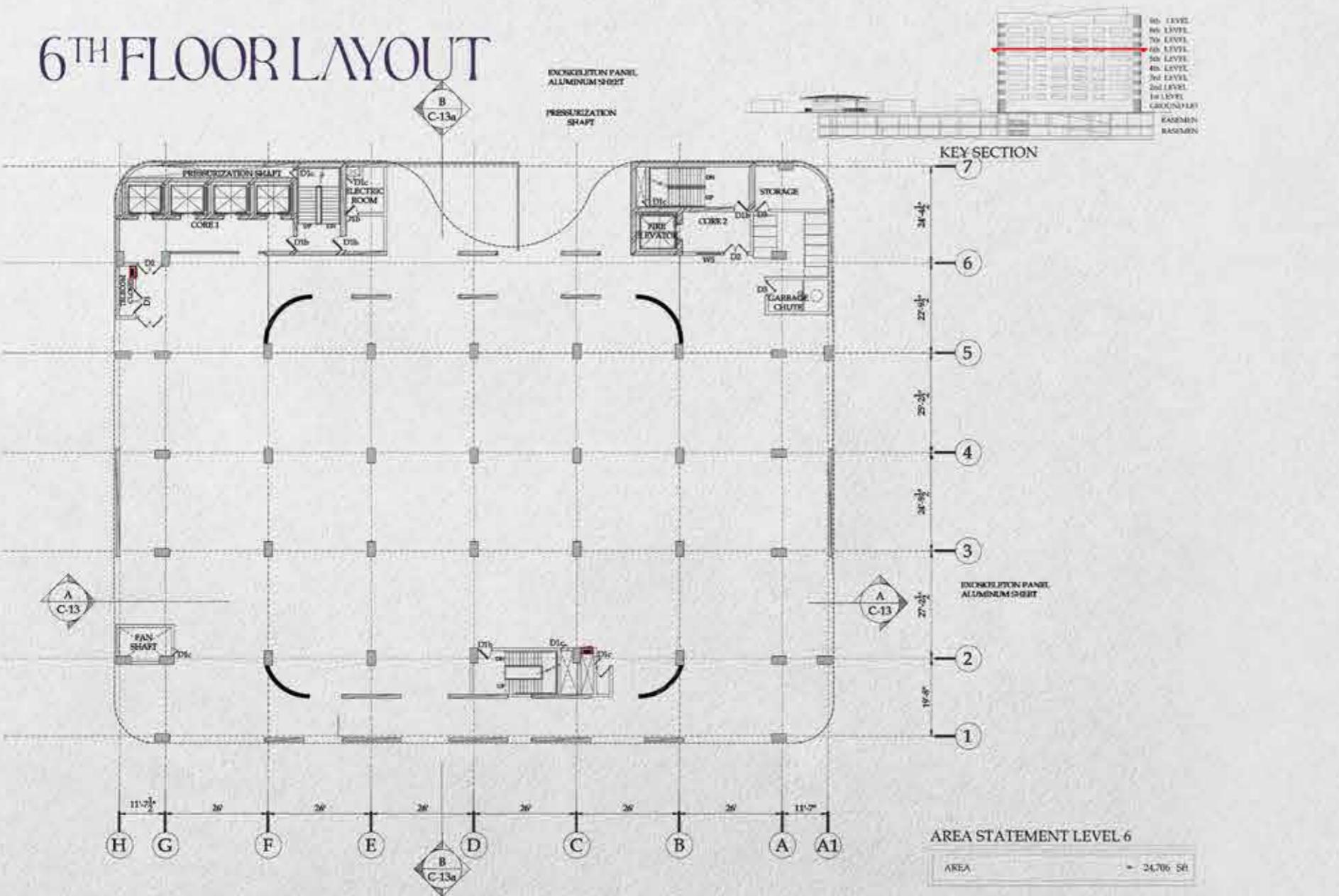


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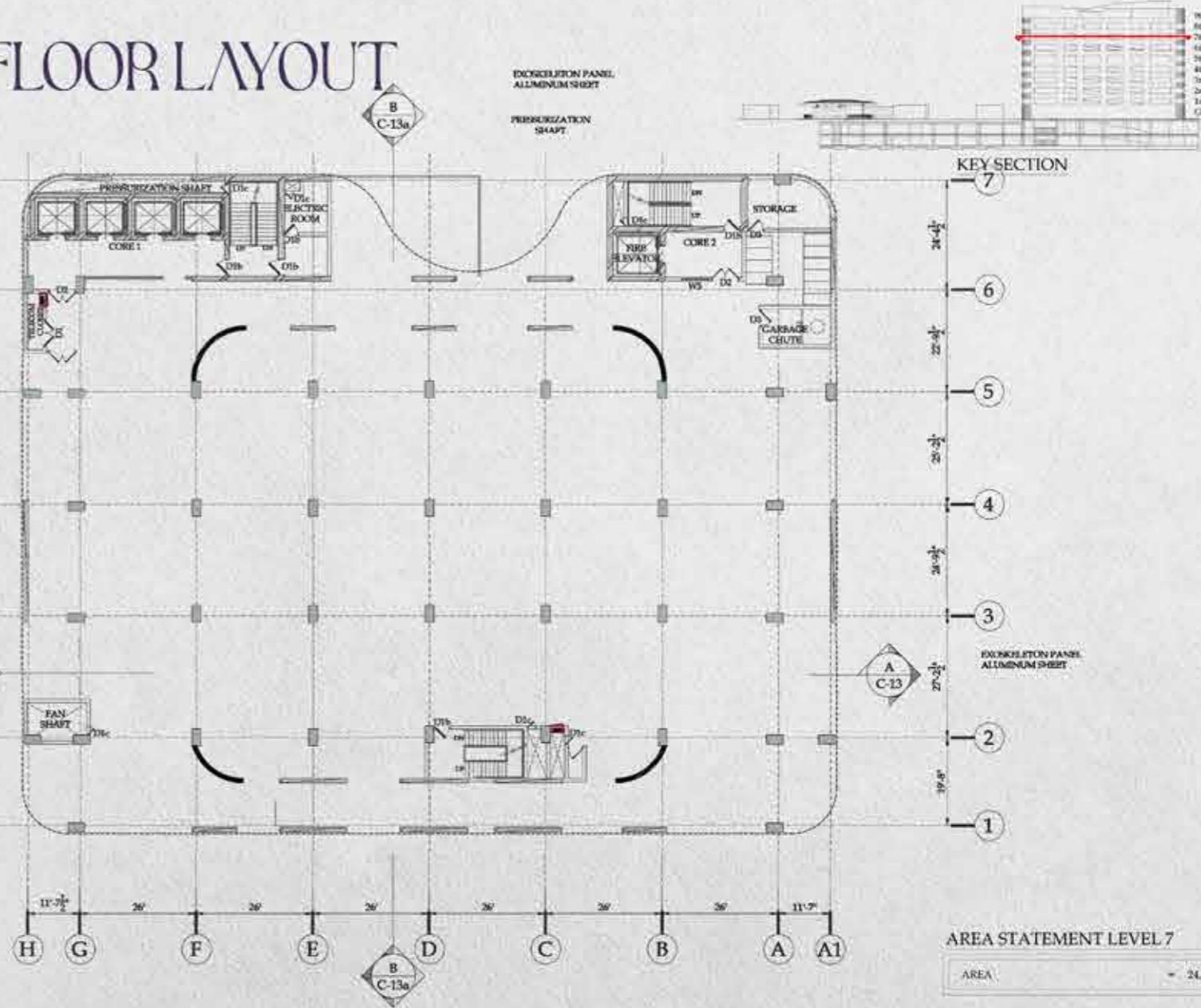
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6TH FLOOR LAYOUT



FLOOR LAYOUT





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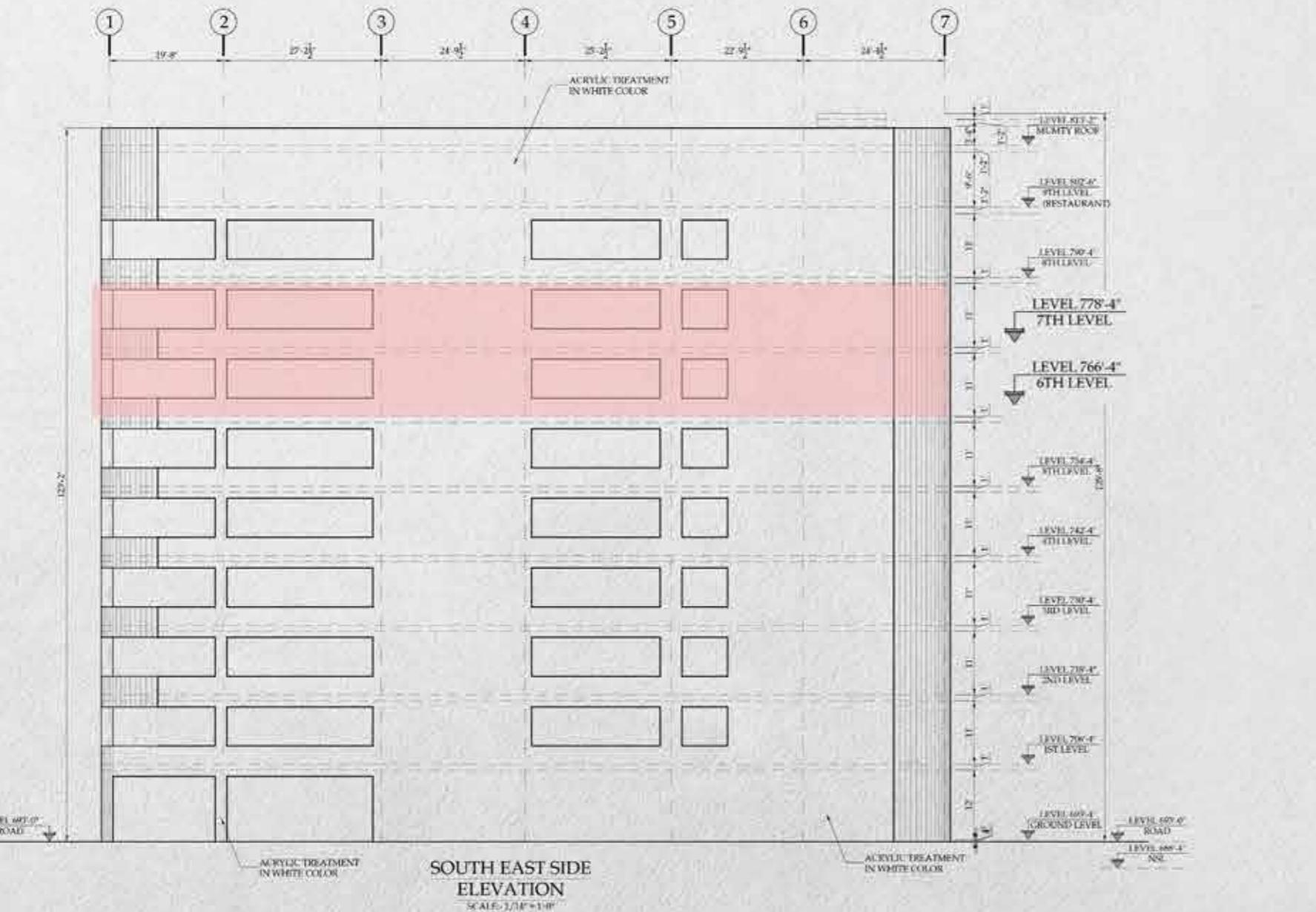


Punjab
Development
Board

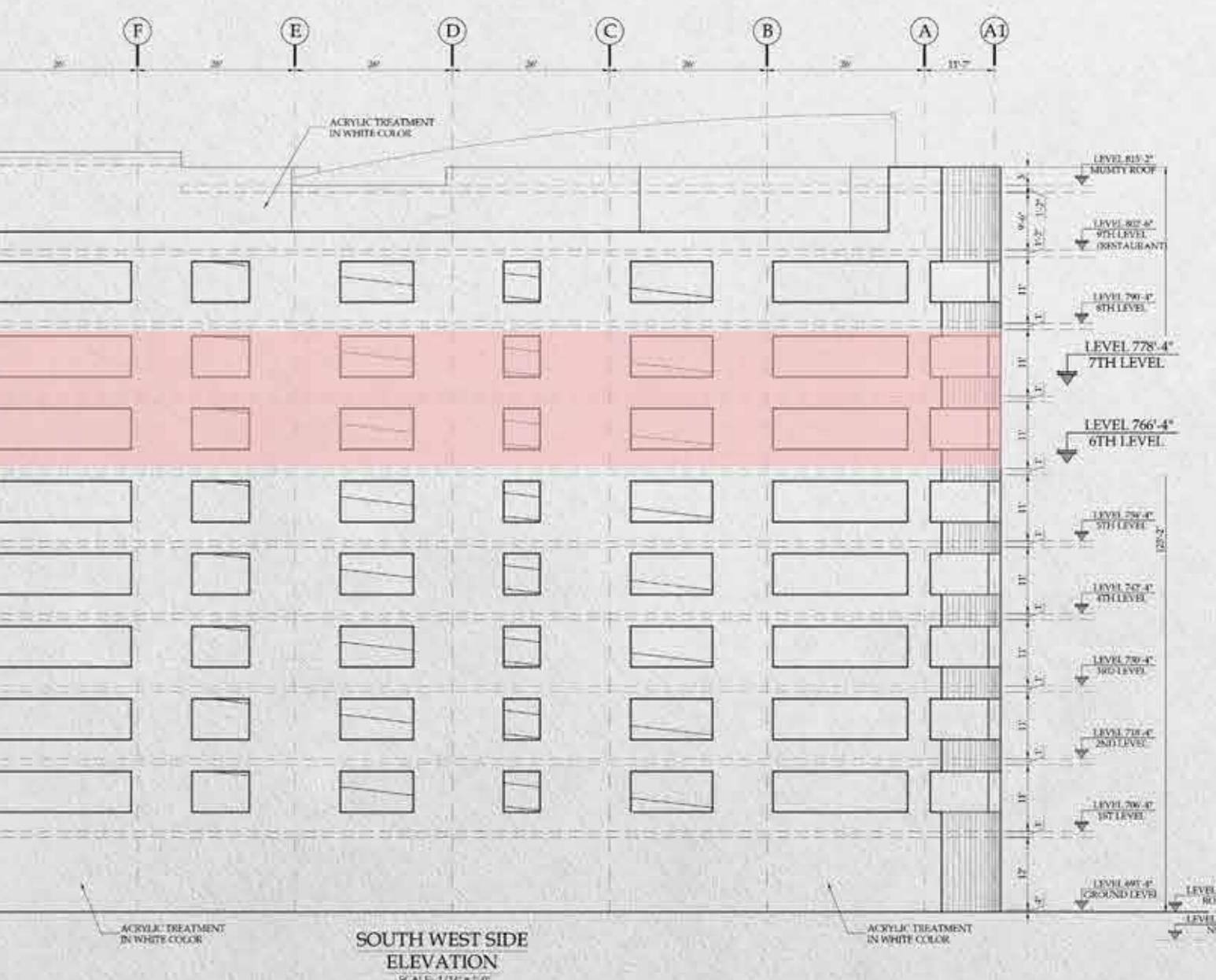
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SOUTH EAST SIDE ELEVATION



SOUTH WEST SIDE E





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AREA STATEMENT

FLOOR	AREA	PRICE PER SQFT	TOTAL COST
6	24,706 sqft	PKR 32,000	PKR 790,592,000
7	24,706 sqft	PKR 32,000	PKR 790,592,000

PAYMENT PLAN

Payment Year	Instalment	Percentage (%)	Quarter
Year I	Downpayment	40%	1st Quarter
	1 st Installment	20%	2nd Quarter
	2 nd Installment	20%	3rd Quarter
	3 rd Installment	20%	4th Quarter



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BALLOT APPLICATION FORM

Legal Status

Individual
 Firm / AOP
 Company

Name and Contact Details

Mr. / Ms. / Mrs. _____
Address: _____
CNIC No. _____ - _____ - _____
Email: _____
Contact Number: _____

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. _____
Email: _____
Contact Number: _____
Website (if any): _____

DETAILS:
Price: PKR 32,000 Per Sq. Ft
Payment Plan: 40% Downpayment, balance in easy quarterly installments within 1 year,
6th Floor Area: 24,706 Sq. Ft
7th Floor Area: 24,706 Sq. Ft

Preferred Floor Number (i.e. 6th OR 7th) _____

Amount Payable _____

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

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

Bank Name: _____

Date: _____

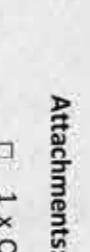
Applicant Signature: _____

1. I agree that provisional allotment of the floor is subject to ballooning, as and when held, and further, I undertake to accept the result of the ballot.
2. If successful through ballooning, I agree to pay the total floor sale price, charges including CAM charges, government levied taxes, notifications of PCBDAA and relevant laws, regulations, by-laws, by-laws, notifications etc. to PCBDAA.
3. I undertake to abide by all applicable laws, rules, regulations by-laws, directions and notifications of PCBDAA, provincial government of Punjab under relevant legislation, agree to pay all payable dues demanded by PCBDAA and relevant notifications.
4. I undertake to abide by all applicable laws, rules, regulations by-laws, directions and notifications of PCBDAA, provincial government of Punjab under relevant legislation, agree to pay all payable dues demanded by PCBDAA and relevant notifications.
5. I agree to inform PCBDAA of any damages 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 it will comply with all PCBDAA rules, regulations, applicable laws, by-laws, notifications and directives pertaining to the floor applied for.
8. I am fully aware and aware that failure to do so may result in cancellation of the floor allotted to me.
9. Laws, notification and directives pertaining to the floor applied for.

- General Conditions:**
- xii. The application must notify PCBDAA immediately of any changes in address, CNIC, or contact details.
- xiii. The successful applicant will be notified on and after 7th Oct 2025.
- xiv. The successful applicant will be liable to pay the total floor sale price, charges including CAM charges, government levied taxes, notifications of PCBDAA and relevant laws, regulations, by-laws, by-laws, notifications etc. to PCBDAA.
- xv. The applicant hereby agrees to be bound by all the applicable rules, regulations, by-laws, notifications etc. of PCBDAA.
- xvi. The applicant hereby agrees to be bound by all the applicable rules, regulations, by-laws, notifications etc. of PCBDAA.
- xvii. The application letter, issued to the successful applicants only.
- xviii. The detailed terms and conditions of issue of the grey structure of the respective floor is to be delivered within eight (8) months from the date of issuance of the Provisional Allotment Letter, subject to the payment of security deposit (70%) of the Sale Price.
- xix. Common Area Maintenance (CAM) charges shall be charged at the rate of PKR 30 (Pakistani Rupees Thirty) per square foot per month, payable monthly in advance, commencing on the date of possession and subject to annual revision. Any maintenance beyond the scope of CAM shall be charged at actual cost.
- xx. Condition, upon a demand of the successful applicant, the fees for lease of the floor shall be paid separately.
- xxi. The lease of submission of the booking registration shall be paid on 7th Oct 2025.
- xxii. Due booking form shall be used by the applicant only.
- xxiii. Application letter, issued to the successful applicants only.
- xxiv. The application letter, issued to the successful applicants only.
- xxv. The successful applicant will be liable to pay the total floor sale price, charges including CAM charges, government levied taxes, notifications of PCBDAA and relevant laws, regulations, by-laws, by-laws, notifications etc. to PCBDAA.
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- xxix. The successful applicant will be liable to pay the total floor sale price, charges including CAM charges, government levied taxes, notifications of PCBDAA and relevant laws, regulations, by-laws, by-laws, notifications etc. to PCBDAA.
- xxx. The successful applicant will be liable to pay the total floor sale price, charges including CAM charges, government levied taxes, notifications of PCBDAA and relevant laws, regulations, by-laws, by-laws, notifications etc. to PCBDAA.

Agreed Terms & Conditions:

- General Conditions:**
- i. The application must notify PCBDAA immediately of any changes in address, CNIC, or contact details.
- ii. The successful applicant will be liable to pay the total floor sale price, charges including CAM charges, government levied taxes, notifications of PCBDAA and relevant laws, regulations, by-laws, by-laws, notifications etc. to PCBDAA.
- iii. The application letter, issued to the successful applicants only.
- iv. The application letter, issued to the successful applicants only.
- v. The application letter, issued to the successful applicants only.
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- vii. The application letter, issued to the successful applicants only.
- viii. The application letter, issued to the successful applicants only.
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- xxviii. The application letter, issued to the successful applicants only.
- xxix. The application letter, issued to the successful applicants only.
- xxx. The application letter, issued to the successful applicants only.

BALLOT APPLICATION FORM**TERMS & CONDITIONS****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 floor
- Duly filled booking registration form
- NTN Copy

Registration Process:

- v. A one-time non-refundable booking registration fee of **PKR 160,000/- (Pak Rupees One hundred and fifty thousand only)** applies per floor.
- vi. Submit the registration fee to Bank of Punjab (BOP) account titled "**Punjab Central Business District Development Authority**" with **Branch Code: 0320, Account No: 658022546000011** and **IBAN: PK52BPUN658022546000011**.
- 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 (PCBDAA), CBD Complex (Ex Walton Airport) L1 (Nav), 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 provisional allotment.

Provisional Allotment of Floor:

- xii. After receipt of booking registration forms from interested applicants, as per the laws, rules, regulations and by-laws of PCBDAA, the applications will be processed through ballooning to determine successful applicant for the respective floor. 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 floor then 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 PCBDAA laws, regulations, by-laws and notifications.