



Punjab Central Business District  
Development Authority

UAN:042 111 722 332



Introducing Future  
Home of Top IT Brands

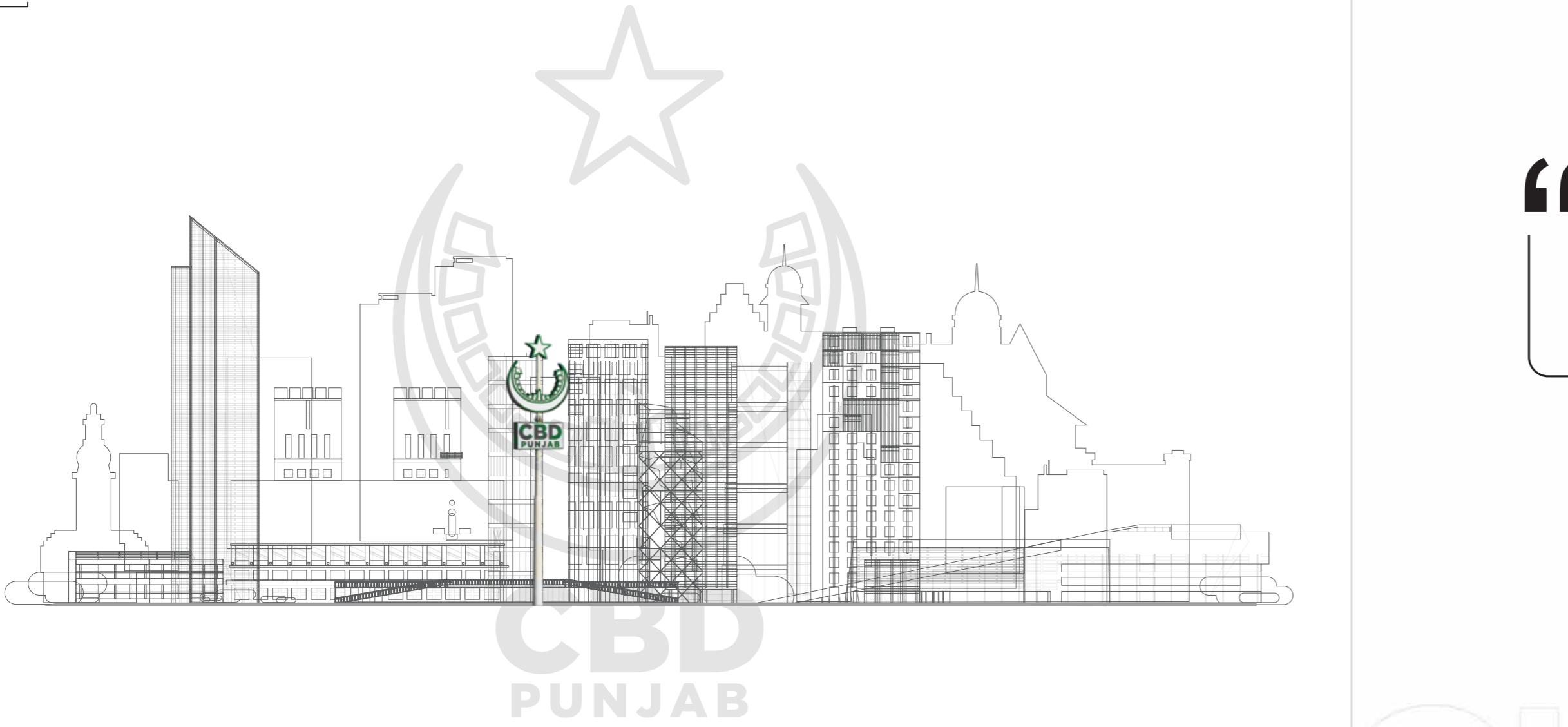
# DISCOVER THE POWER OF CELESTIA

As a Hub for Job Creation  
and Prosperity



Celestia IT & Office Tower

INTRODUCING FUTURE HOME OF TOP IT BRANDS



Punjab Central Business District  
Development Authority

Celestia IT & Office Tower



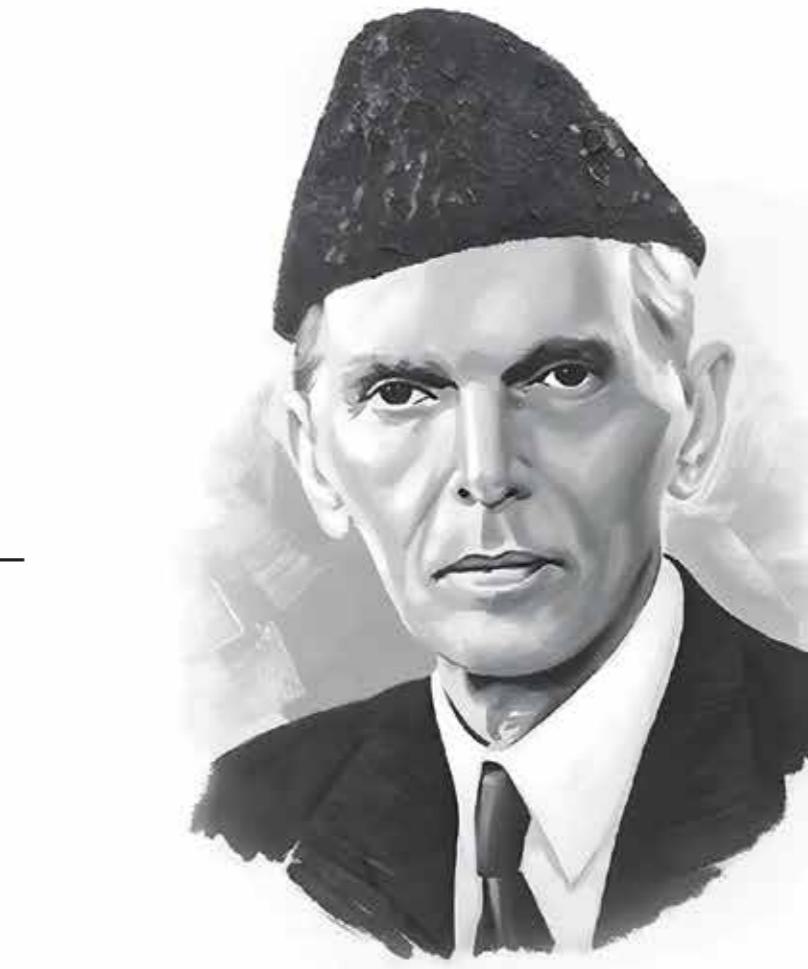
INTRODUCING FUTURE HOME OF TOP IT BRANDS

“

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

”

– Muhammad Ali Jinnah



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## MESSAGE FROM IMRAN AMIN CHIEF EXECUTIVE OFFICER PCBDDA

At CBD Punjab, our mission is to pioneer transformative spaces that drive innovation and redefine urban living. With Celestia Tower, we are taking a significant leap forward in establishing the future home of top IT brands within NSIT.

Celestia Tower represents more than just state-of-the-art architecture; it embodies our unwavering commitment to excellence, prosperity, and the future. As we venture into this new era of technological advancement, Celestia stands as a testament to our dedication to fostering an environment where businesses can thrive and innovation can flourish.

We invite you to discover the power of Celestia as a hub for job creation and economic growth. This project is a key component of our vision to create a dynamic, technologically advanced community that will propel Pakistan's IT sector to new heights. Together, we can build a legacy of innovation and prosperity that will benefit generations to come.

Celestia IT Tower will be the crown jewel of Silicon Block at NSIT, envisioning what the future of modern and state-of-the-art architecture will look like. Join us as we shape the future and set new standards for the IT industry.

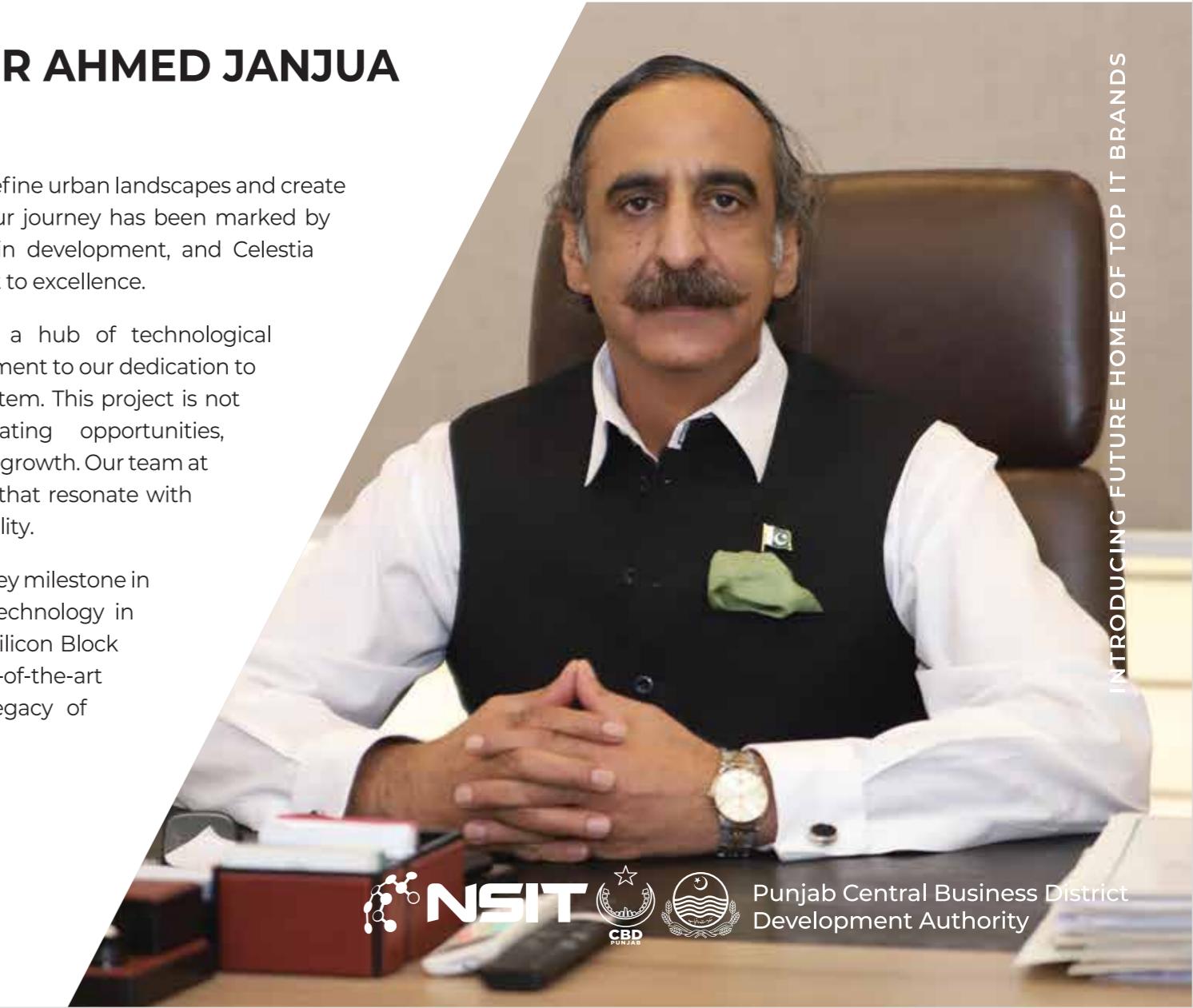


## MESSAGE FROM BRIG (RETD.) MANSOOR AHMED JANJUA COO PCBDDA

At CBD Punjab, we are driven by a vision to redefine urban landscapes and create spaces that inspire innovation and growth. Our journey has been marked by pioneering projects that set new standards in development, and Celestia Tower is a shining example of our commitment to excellence.

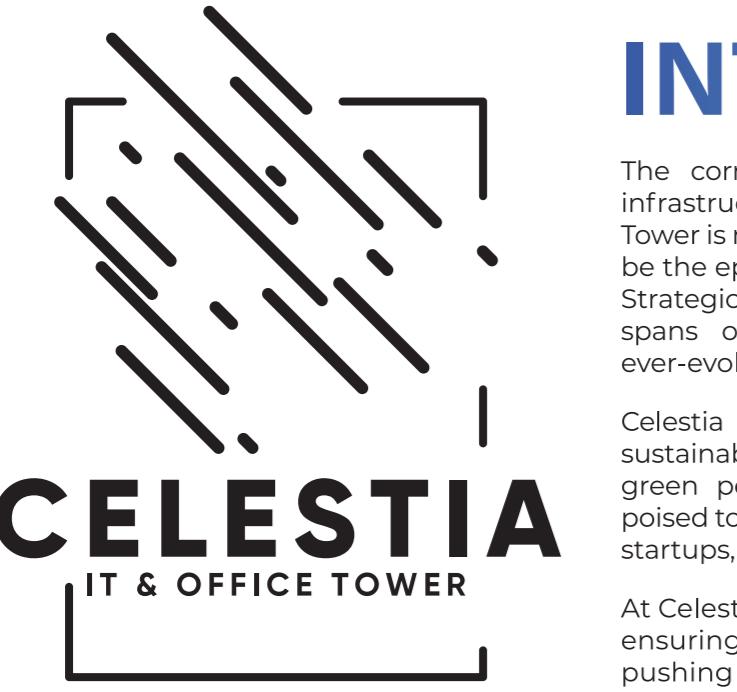
As we continue to transform Punjab into a hub of technological advancement, Celestia Tower stands as a testament to our dedication to fostering a sustainable and dynamic IT ecosystem. This project is not just about architecture; it's about creating opportunities, empowering businesses, and driving economic growth. Our team at CBD Punjab is focused on delivering projects that resonate with our core values of integrity, innovation, and quality.

We are proud to introduce Celestia Tower as a key milestone in our ongoing efforts to shape the future of technology in Punjab. Celestia IT Tower, the crown jewel of Silicon Block at NSIT, envisions the future of modern, state-of-the-art architecture. Together, we are building a legacy of progress and prosperity.





Celestia IT & Office Tower



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## INTRODUCTION

The cornerstone of NSIT City, where innovation meets infrastructure to create Pakistan's premier IT hub. Celestia Tower is not just a building; it's a visionary project designed to be the epicenter of the nation's technological advancement. Strategically located within Silicon Block at NSIT, Celestia spans over state-of-the-art facilities that cater to the ever-evolving needs of the IT sector.

Celestia embodies our commitment to excellence, sustainability, and future-focused growth. With dedicated green power and cutting-edge infrastructure, Celestia is poised to support the technological aspirations of businesses, startups, and IT professionals.

At Celestia, we leverage Punjab's dynamic youth workforce, ensuring that the next generation is actively involved in pushing the boundaries of what's possible. Our tower is designed to be a hub of collaboration, creativity, and technological prowess, making it the ideal environment for companies looking to scale and succeed in the digital age.

Join us at Celestia Tower, where the future of technology and IT innovation is being built today. Here, innovation knows no limits, and the possibilities are endless.



Celestia IT & Office Tower



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Celestia IT & Office Tower



## Powering Pakistan's Tech Future from the Heart of Silicon Block at CBD NSIT City.

**A dynamic IT launchpad for local and global IT powerhouses, disruptive startups & tech giants offering**

- 19+ floors of premium, future-ready office spaces.
- 40% payment on possession, 60% payment in 2 years.
- Prime location adjacent to DHA Phase 6/7.
- Cutting-edge amenities.
- Rapid construction in progress.

Shape the Next Tech Revolution.

**Limited  
Spaces Available**

|

**SECURE**

**YOURS NOW!**

**PREMIUM IT & OFFICE SPACES BUILT  
FOR INNOVATION & SUCCESS.**



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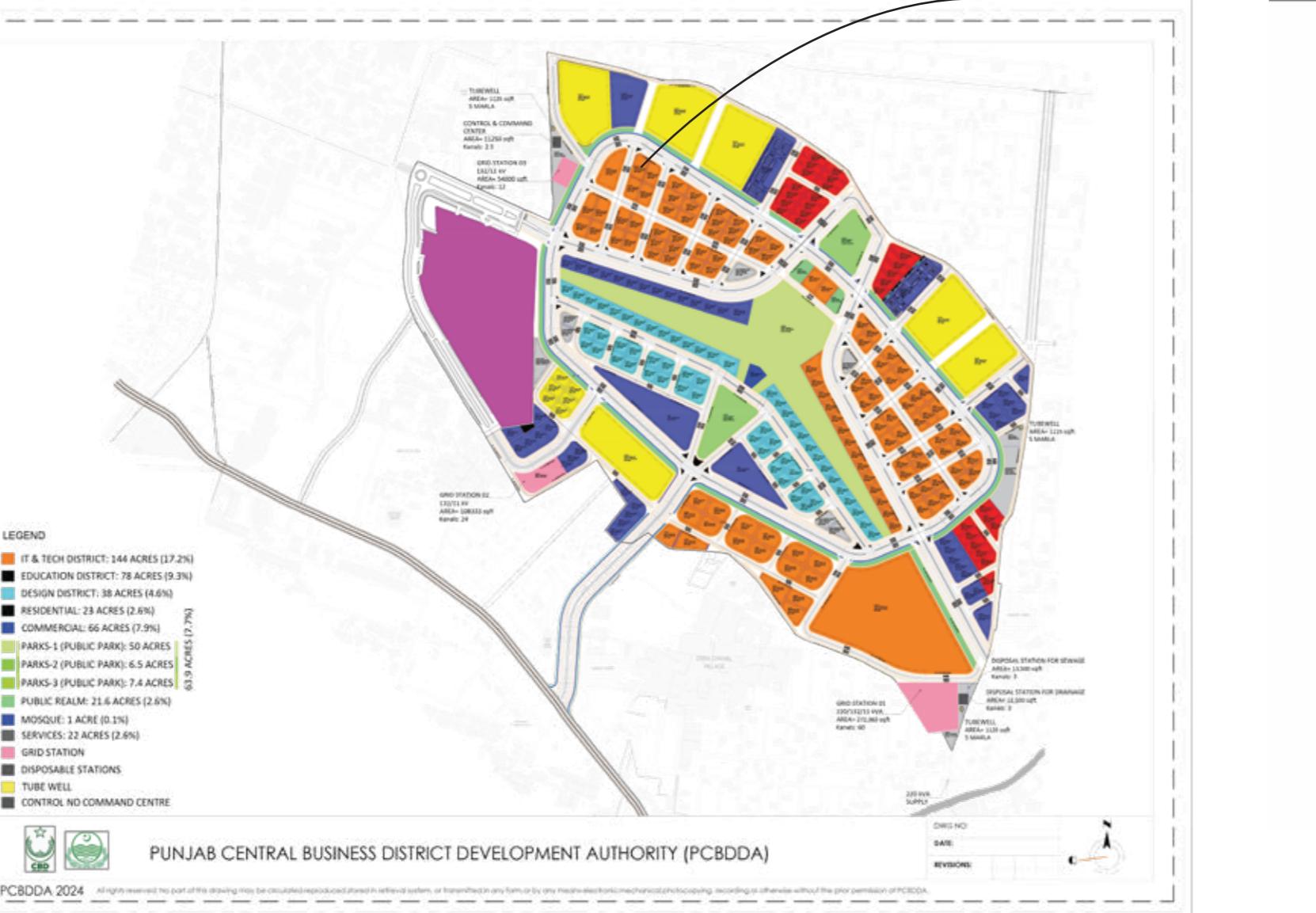


Celestia IT & Office Tower

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# NSIT CITY MASTER PLAN



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Celestia IT & Office Tower

## Plot B-23-01

- Accessed from DHA Ph VI, VII, and Bedian Road.
- Building Character: As per guidelines
- Size: = More Than 9 Kanals.
- Plot Area = 43,470 SqFt
- Floor Area Ratio = 12.49

## PLOT DYNAMICS

Celestia IT & Office Tower, Lahore, Pakistan

Plot No.	Plot Area		FAR	Footprint		Height (ft) Allowed
	SFT	Kanals		SFT	%	
Plot B-23-01	43,470	9.67	12.49	485,767	28,605	65.84



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Celestia IT & Office Tower

## 7<sup>th</sup> to 9<sup>th</sup> FLOOR PLAN

### LEGEND

- SALEABLE AREA
- HORIZONTAL CIRCULATION
- SERVICE AREAS
- COMMON FACILITY

### 16 UNITS ON EACH FLOOR

- 05 UNITS ON EACH FLOOR-500 SFT & ABOVE
- 11 UNITS ON EACH FLOOR-1000 SFT & ABOVE



## 11<sup>th</sup> to 12<sup>th</sup> FLOOR PLAN

### LEGEND

- SALEABLE AREA
- HORIZONTAL CIRCULATION
- SERVICE AREAS
- COMMON FACILITY

### 04 UNITS ON EACH FLOOR

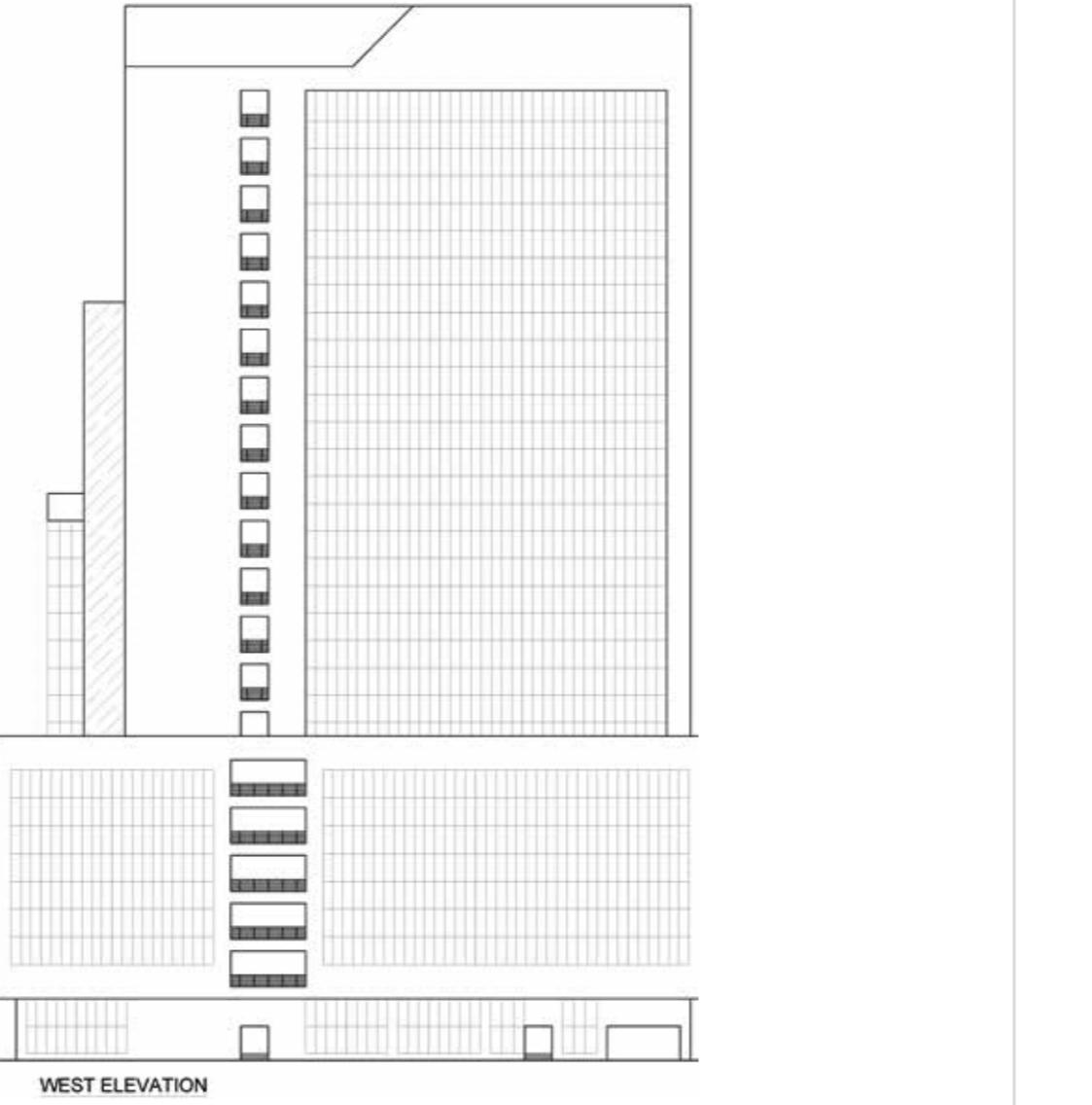




Celestia IT & Office Tower

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## WEST ELEVATION



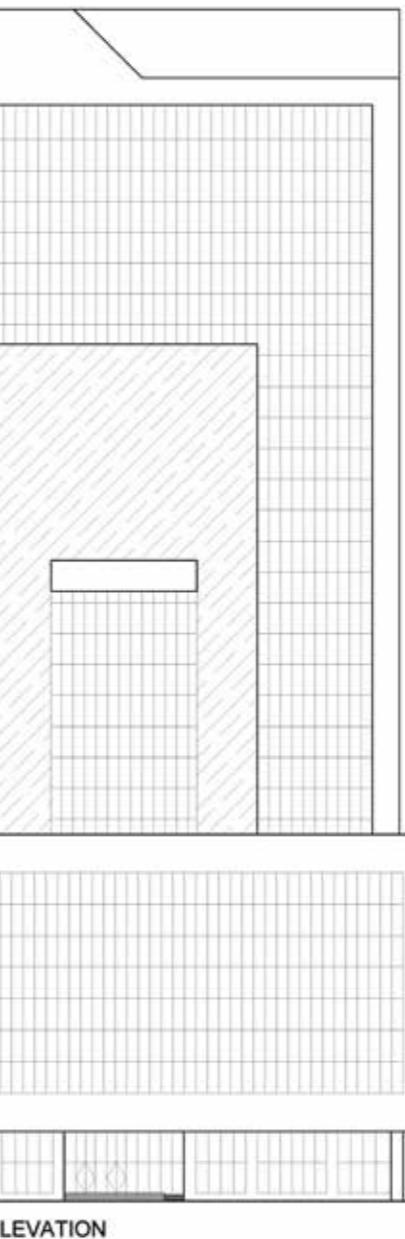
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## NORTH ELEVATION



Celestia IT & Office Tower



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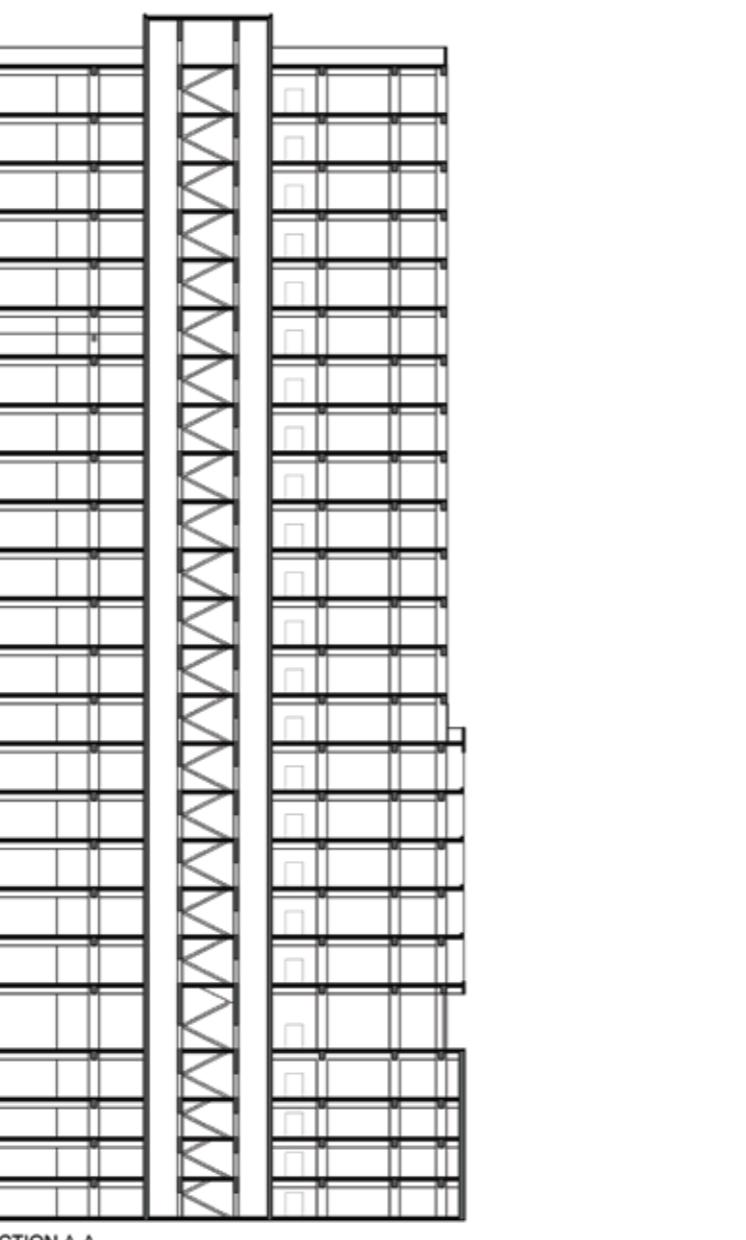
Celestia IT & Office Tower

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## SECTION A-A



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BUILDING DYNAMICS				
T1				
NUMBER OF FLOORS	FLOOR PLATE (AS PER ASSUMED FOOT PRINT)	TOTAL HEIGHT	FLOOR PLATE PERCENTAGE (AS PER ACTUAL FOOT PRINT)	SALEABLE AREA
M	3,078.00	14.00	10.62	
19	23,733.00	14.00	4.61	17,446.00
18	23,733.00	14.00	4.61	17,446.00
17	23,733.00	14.00	4.61	17,446.00
16	23,733.00	14.00	4.61	17,446.00
15	23,733.00	14.00	4.61	17,446.00
14	24,221.00	14.00	4.71	17,934.00
13	24,221.00	14.00	4.71	17,934.00
12	24,221.00	14.00	4.71	17,934.00
11	24,221.00	14.00	4.71	17,934.00
10	24,451.00	14.00	4.75	
9	24,451.00	14.00	4.75	17,610.00
8	24,451.00	14.00	4.75	17,610.00
7	24,451.00	14.00	4.75	17,610.00
6	24,451.00	14.00	4.75	17,610.00
5	28,977.00	14.00	5.63	21,626.00
4	28,977.00	14.00	5.63	21,626.00
3	28,977.00	14.00	5.63	21,626.00
2	28,977.00	14.00	5.63	21,626.00
1	28,977.00	14.00	5.63	
G	28,977.00	19.00	5.63	12,244.00
	514,744.00	299.00	110.02	328,154.00
				59.00 59.00
				64.00
				65.00
				65.00
				69.00
				263.00
				TOTAL 322.00
				TOTAL 639,668.00

## BUILDING DYNAMICS

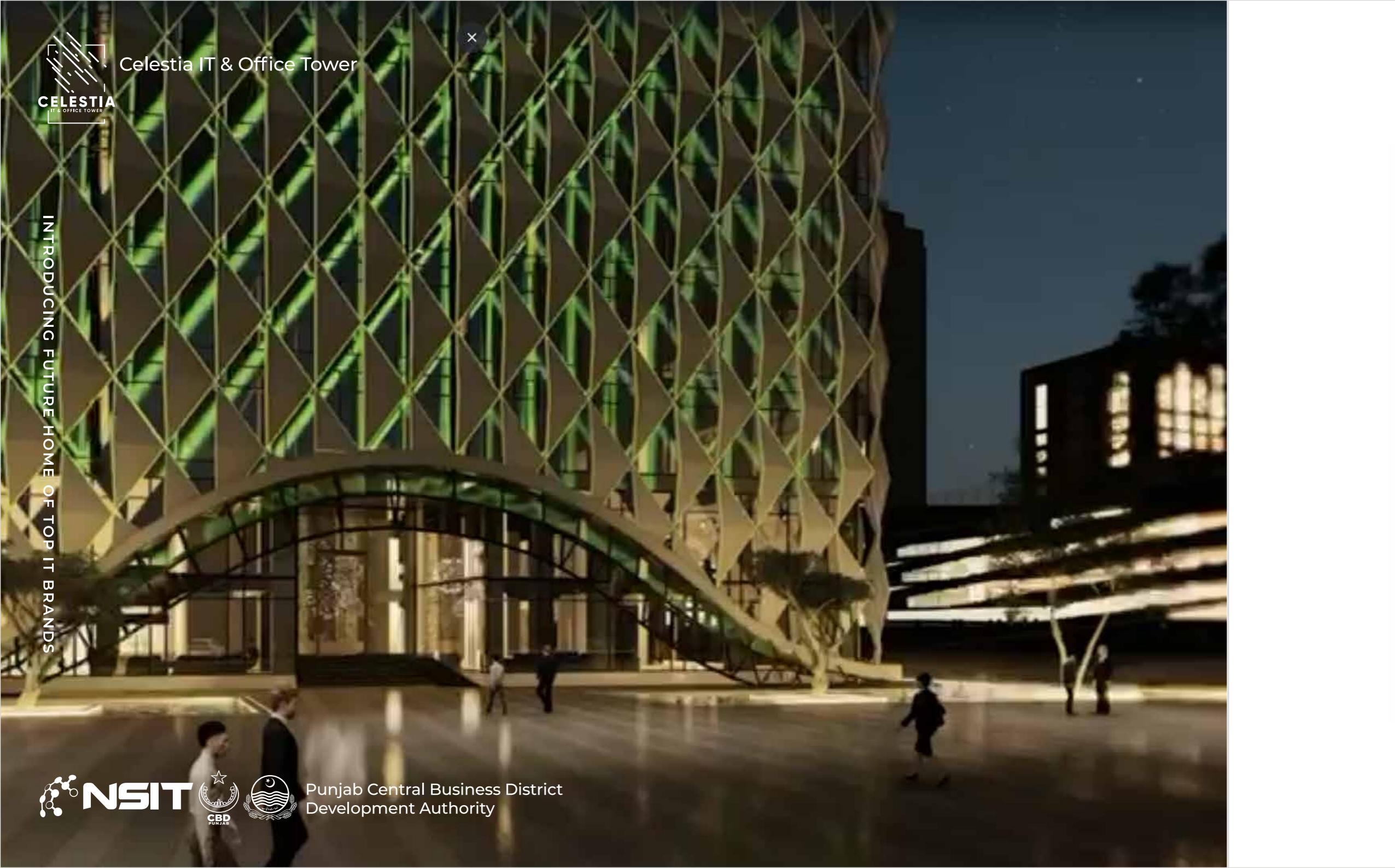


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Celestia IT & Office Tower



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## AMENITIES & FACILITIES



24/7 Electricity Backup



HVAC (centrally heated and  
air conditioned)



Passenger & Cargo Lifts



ICT Services



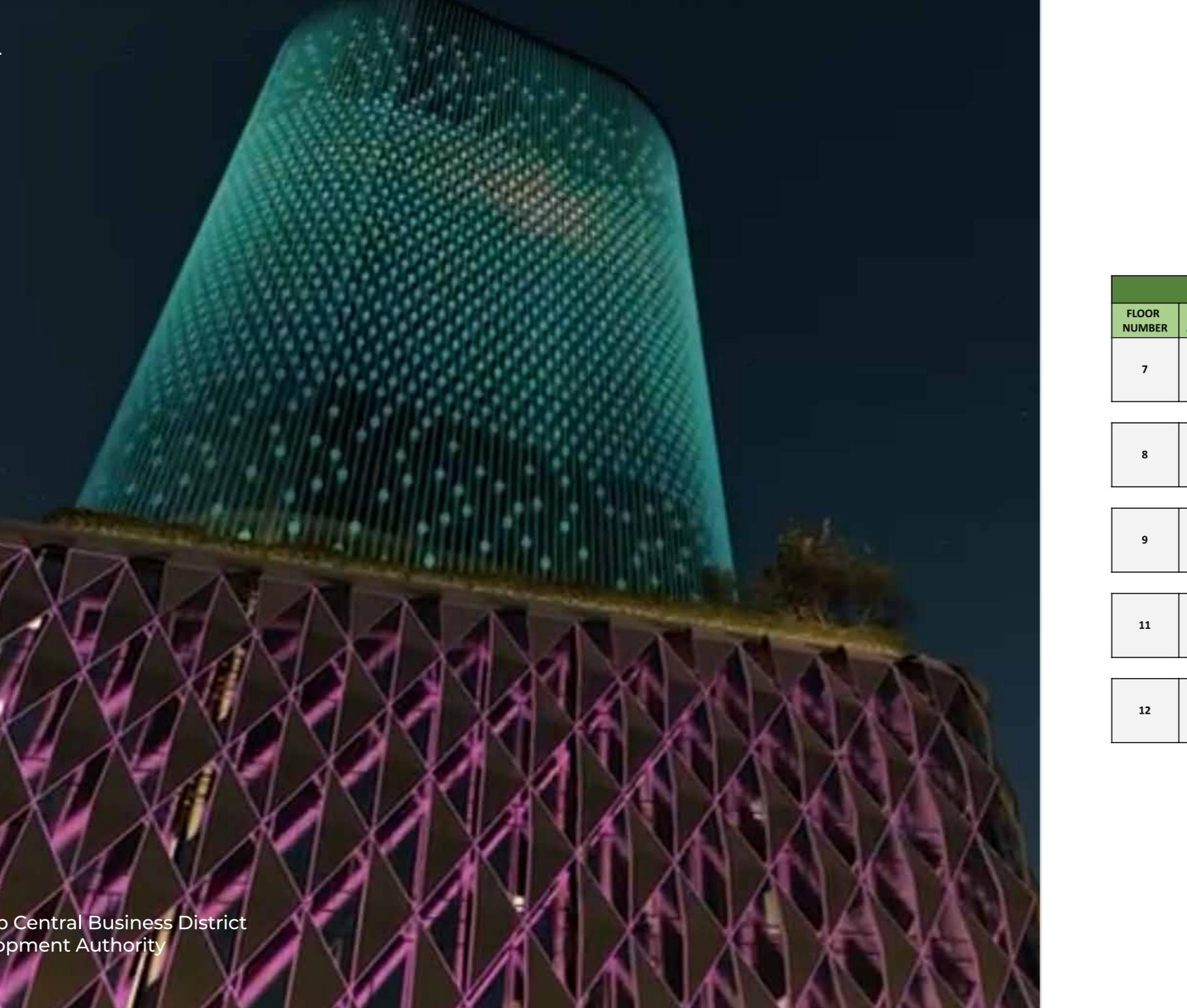
24/7 Surveillance



On Premises Security Guards



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## Available Inventory

AVAILABLE INVENTORY - FLOOR WISE

FLOOR NUMBER	SALEABLE AREA (SFT)	UNIT DETAILS	UNIT-01	UNIT-02	UNIT-03	UNIT-04	UNIT-05	UNIT-06	UNIT-07	UNIT-08	UNIT-09	UNIT-10	UNIT-11	UNIT-12	UNIT-13	UNIT-14	UNIT-15	UNIT-16
7	16,459	Unit Size (SFT)	1,419	1,448	1,241	1,171	1,286	1,446	565	1,660	1,540	1,174	610	610	1,219	510	-	560
		Unit Number	7-TF-01	7-TF-02	7-TF-03	7-TF-04	7-TF-05	7-TF-06	7-TF-07	7-TF-08	7-TF-09	7-TF-10	7-TF-11	7-TF-12	7-TF-13	7-TF-14	-	7-TF-16
		Total Price (PKR)	49,665,000	50,680,000	43,435,000	40,985,000	45,010,000	50,610,000	19,775,000	58,100,000	53,900,000	46,960,000	21,350,000	21,350,000	48,760,000	20,400,000	-	22,400,000
8	16,459	Unit Size (SFT)	1,419	1,448	1,241	1,171	1,286	1,446	565	1,660	1,540	1,174	610	610	1,219	510	-	560
		Unit Number	8-TF-01	8-TF-02	8-TF-03	8-TF-04	8-TF-05	8-TF-06	8-TF-07	8-TF-08	8-TF-09	8-TF-10	8-TF-11	8-TF-12	8-TF-13	8-TF-14	-	8-TF-16
		Total Price (PKR)	49,665,000	50,680,000	43,435,000	40,985,000	45,010,000	50,610,000	19,775,000	58,100,000	53,900,000	46,960,000	21,350,000	21,350,000	48,760,000	20,400,000	-	22,400,000
9	16,459	Unit Size (SFT)	1,419	1,448	1,241	1,171	1,286	1,446	565	1,660	1,540	1,174	610	610	1,219	510	-	560
		Unit Number	9-TF-01	9-TF-02	9-TF-03	9-TF-04	9-TF-05	9-TF-06	9-TF-07	9-TF-08	9-TF-09	9-TF-10	9-TF-11	9-TF-12	9-TF-13	9-TF-14	-	9-TF-16
		Total Price (PKR)	49,665,000	50,680,000	43,435,000	40,985,000	45,010,000	50,610,000	19,775,000	58,100,000	53,900,000	46,960,000	21,350,000	21,350,000	48,760,000	20,400,000	-	22,400,000
11	13,003	Unit Size (SFT)	4,642	3,156	-	5,205												
		Unit Number	11-Office-01	11-Office-02	-	11-Office-04												
		Total Price (PKR)	185,680,000	110,460,000	-	208,200,000												
12	13,003	Unit Size (SFT)	4,642	3,156	-	5,205												
		Unit Number	12-Office-01	12-Office-02	-	12-Office-04												
		Total Price (PKR)	185,680,000	110,460,000	-	208,200,000												

# Inventory Percentage

INVENTORY AVAILABLE	RATE PER SQFT (PKR)	
25%	Front Facing Units	40,000
	Regular Units	35,000

# Payment Plan

CELESTIA IT & OFFICE TOWER - PAYMENT PLAN				
YEAR 1	Down Payment	20%	40%	
	1st Year 2nd Instalment (On Possession)	20%		
YEAR 2	2nd Year 1st Instalment	7.50%	30%	
	2nd Year 2nd Instalment	7.50%		
	2nd Year 3rd Instalment	7.50%		
	2nd Year 4th Instalment	7.50%		
	3rd Year 1st Instalment	7.50%		
	3rd Year 2nd Instalment	7.50%		
	3rd Year 3rd Instalment	7.50%		
	3rd Year 4th Instalment	7.50%		
	60% to be paid after possession, within 2 years			
YEAR 3				

**Celestia IT & Office Tower  
at CBD NSIT City Silicon Block  
BOOKING REGISTRATION FORM**

Legal Status  Individual  Firm / AOP  Company

Name and Contact Details

Mr. / Ms. / Mrs. \_\_\_\_\_

Address: \_\_\_\_\_

CNIC No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Mobile Number: \_\_\_\_\_

Email: \_\_\_\_\_

Company Registration (SECPL) NO. (applicable if company is Pvt. Ltd.) \_\_\_\_\_

Details of Company

Name of Organization: \_\_\_\_\_

Address: \_\_\_\_\_

NTN No. \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email: \_\_\_\_\_

Website (if any): \_\_\_\_\_

**Payment Plan:** A 3-Years Payment Plan with exclusive "Pay After Possession" option, ensuring handover within 1 year.

25 % of Inventory	Regular Units: PKR 35,000 Per Sq. Ft
	Front Facing Units: PKR 40,000 Per Sq. Ft

Preferred Unit Number\* \_\_\_\_\_ Preferred Unit Size\* \_\_\_\_\_

(Consult attached floor plan for unit number & size selection)

A non-refundable amount of PKR 150,000/- per unit booking registration form fee

Payment Challan No. \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

(Page-1)

<p><b>REGISTRATION NO.</b> _____</p> <p><b>SIGN &amp; STAMP (AGENT):</b> _____</p> <p><b>TERMS &amp; CONDITIONS</b></p> <p><b>Eligibility/Qualification Criteria:</b></p> <ul style="list-style-type: none"> <li>i. This registration is open to all Pakistani nationals, residing in Pakistan or abroad.</li> <li>ii. Companies/ firms and societies registered in Pakistan under the relevant laws can also participate.</li> <li>iii. Foreign nationals/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/or of any other authority/institute of the Federal or Provincial Government having jurisdiction in respect of the dedicated IT Zone within NSIT City.</li> <li>iv. Applicants must be registered with the Federal and Provincial Tax Authorities as per prevailing regulations. (Locally registered companies need a valid Income Tax Number (NTN). Foreign bidders must present proof of registration with their home country's tax authority.)</li> </ul> <p><b>Registration Process:</b></p> <ul style="list-style-type: none"> <li>v. A non-refundable registration fee of <b>PKR 150,000/-</b> applies per applicant.</li> <li>vi. Submit the registration fee to Allied Bank Limited (Islamic) account titled "<b>Punjab Central Business District Development Authority</b>" with Account No: <b>00220087137770021</b> and <b>IBAN: PK96ABPA00220087137770021</b>.</li> <li>vii. After the payment is deposited the receipt/ deposit-slip/payment-proof should be to send to PCBDDA through email on the email ID: <a href="mailto:bd.team@cbdpunjab.gov.pk">bd.team@cbdpunjab.gov.pk</a>. You can also submit the hardcopy of the receipt/ deposit-slip/payment-proof at Punjab Central Business District Development Authority (PCBDDA), CBD Complex (Ex Walton Airport) Lt (Navy), Yasir Shaheed Road, Lahore.</li> <li>viii. The applicant must retain a copy of his/her receipt/ deposit-slip/payment-proof for booking purposes.</li> </ul> <p><b>Applicant Responsibilities:</b></p> <ul style="list-style-type: none"> <li>ix. You are solely responsible for the accuracy of the information provided in the booking form</li> </ul>	
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<p align="center"><b>Celestia IT &amp; Office Tower</b>  <b>at CBD NSIT City Silicon Block</b></p>		 
<h2 align="center"><b>BOOKING REGISTRATION FORM</b></h2>		
<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1 x CNIC photocopy of the applicant (front and back)</li> <li><input type="checkbox"/> Proof of payment/ deposit-slip</li> <li><input type="checkbox"/> Duly filled booking registration form</li> </ul>		
<p>Name: _____</p>	<p>Date: _____</p>	<p>Signature: _____</p>
<p>Thumb Impression: _____</p>		
<p><b>Details of Sales Partner</b></p>		

 <p><b>Celestia IT &amp; Office Tower</b></p> <p>at CBD NSIT City Silicon Block</p> <p><b>BOOKING REGISTRATION FORM</b></p>			
<p>x. Providing false or incomplete information may lead to penalties.</p> <p><b>Provisional Booking Confirmation of Plot:</b></p> <p>xi. After receipt of booking registration forms from interested applicants, as per the laws, rules, regulations and by-laws of PCBDDA and/or of any other authority/institute of the Federal or Provincial Government having jurisdiction in respect of the dedicated IT Zone within NSIT City, the applications will be processed through first come first serve basis. However, if applications received exceed the total number of available units, in such a case, the applications will be processed through balloting and not first come first serve basis to determine the successful applicant of each unit. The successful applicant will be notified and issued a Provisional Booking Confirmation letter along-with Terms and Conditions.</p> <p><b>General Conditions:</b></p> <p>xii. The applicant must notify PCBDDA immediately of any changes in address, CNIC, or contact details.</p> <p>xiii. PCBDDA reserves the right to reject/ cancel applications with incomplete or inaccurate information.</p> <p>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.</p> <p>xv. One booking form for registration shall be used by each applicant for each unit.</p> <p>xvi. Units will be booked on first come, first serve basis.</p> <p><b>Agreed Terms &amp; Conditions:</b></p> <p>xvii. The detailed terms and conditions applicable on the successful applicants will be provided in the subsequent Provisional Booking Confirmation letter.</p> <p>xviii. The applicant hereby agrees to be bound by all the applicable rules, regulations, laws, by-laws, notifications etc. of PCBDDA and/or of any other authority/institute of the Federal or Provincial Government having jurisdiction in respect of the dedicated IT Zone within NSIT City.</p>			

- DECLARATION:**

  1. I understand and acknowledge that provisional booking confirmation is subject to the unit availability.
  2. After booking, I understand and acknowledge that I shall pay the total unit price, development charges, government levied taxes/duties, and any other applicable charges/surcharges/fee on time as per PCBDDA's demand notices.
  3. After booking, I understand and acknowledge that I shall be liable to deposit all payable dues demanded by PCBDDA and all government-levied taxes/duties as applicable from time to time.
  4. I undertake that I shall abide by all applicable laws/rules/regulations of PCBDDA and/or of any other authority/institute of the Federal or Provincial Government having jurisdiction in respect of the dedicated IT Zone within NSIT City, for property owners, tenants, leaseholders, sub-leaseholders, licensees or members etc., including any amendments made thereof from the respective Authorities/institutions from time to time.
  5. I undertake to inform PCBDDA of any changes to the details provided in the booking registration form.
  6. I understand and acknowledge that I have read and understood the particulars, terms & conditions, and declarations, and agree

City, rules, regul

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Applicant Signature \_\_\_\_\_

FOR MORE DETAILS AND ANY Q

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