

STELLAR ONE

Phase-I

GH-09, Sector -I, Greater Noida West

INFOPACK



PROJECT NEARING COMPLETION

RERA Registration Number: UPRERAPRJ6209

Stellar **ONE** / Phase **ONE** / Sector **ONE** / Price **ONE** / Location **A ONE**



Noida	—	02 Km
Sector 78 Metro Station	—	05 km
Crossing Republic	—	07 Km
NH-24	—	08 Km
Noida City Center Metro Station	—	11 Km



LEGEND



2 BHK 895

CARPET AREA = 52.48 SQM.



2 BHK 982

CARPET AREA = 55.44 SQM.



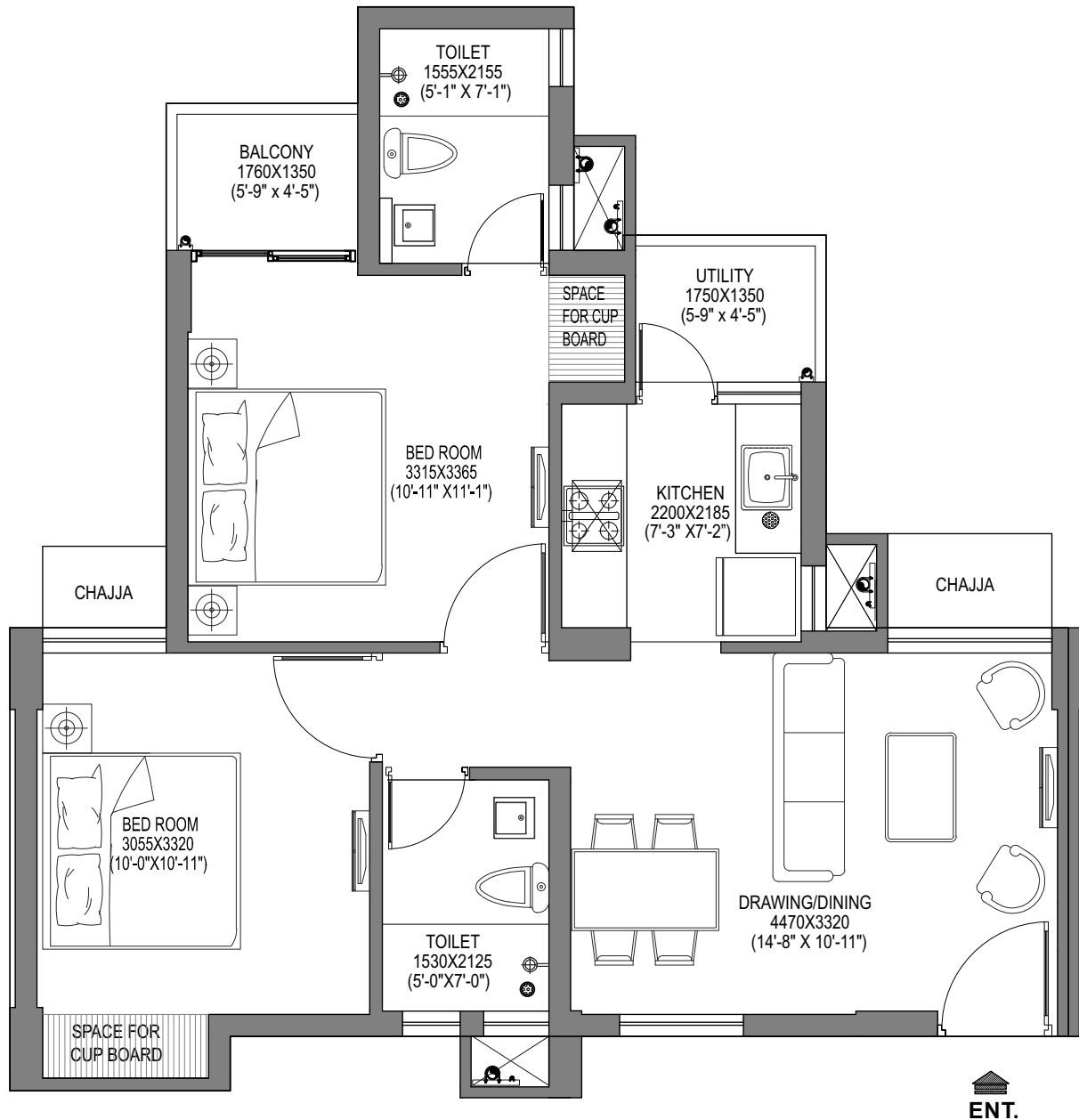
2 BHK 1132

CARPET AREA = 63.15 SQM.



3 BHK 1412

CARPET AREA = 83.64 SQM.



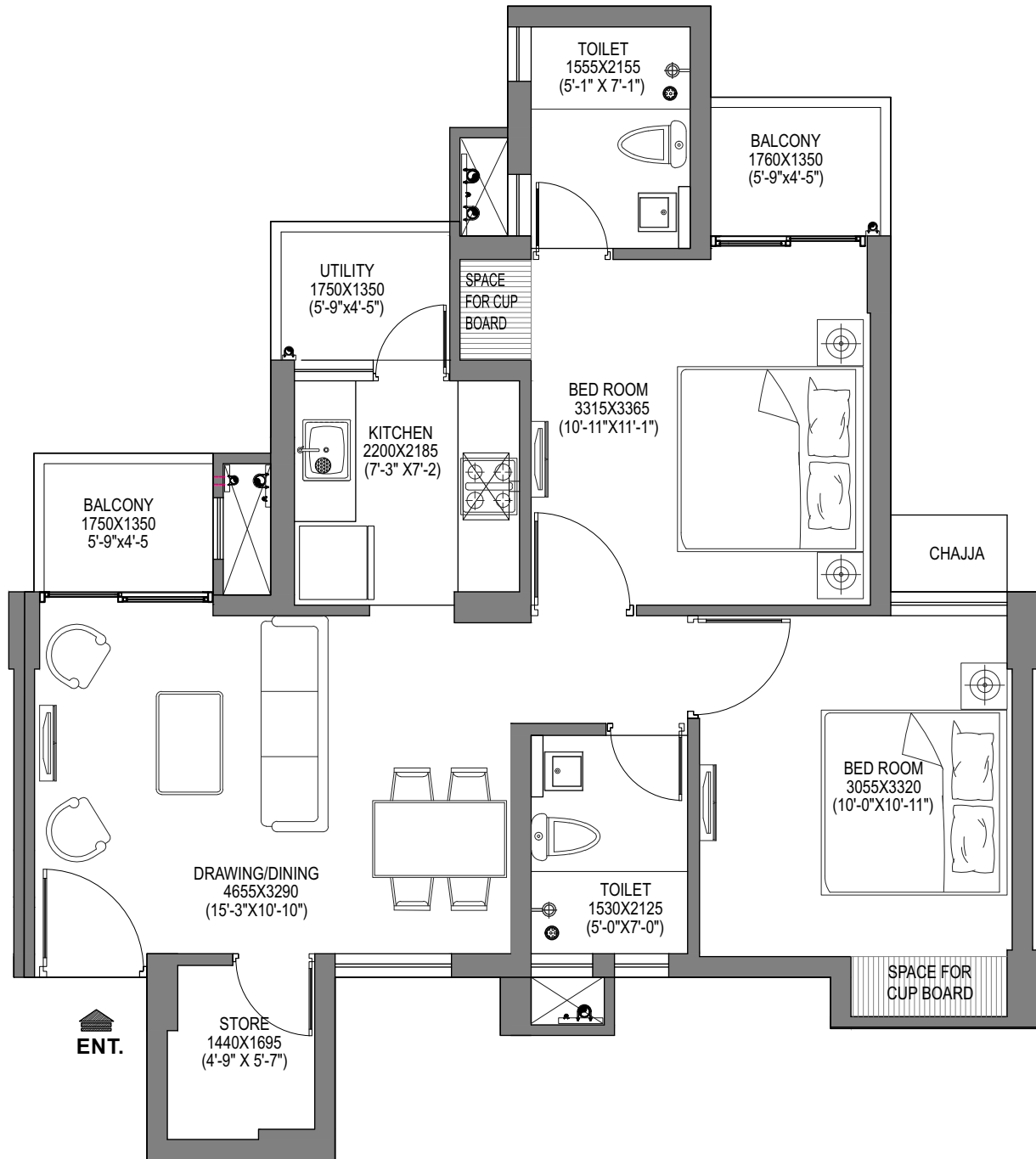
2 BHK 895

(2 TOILETS + 2 BALCONIES)

CARPET AREA : 52.48 SQM.

BALCONY AREA : 4.74 SQM.

Total Number of Apartments - 112



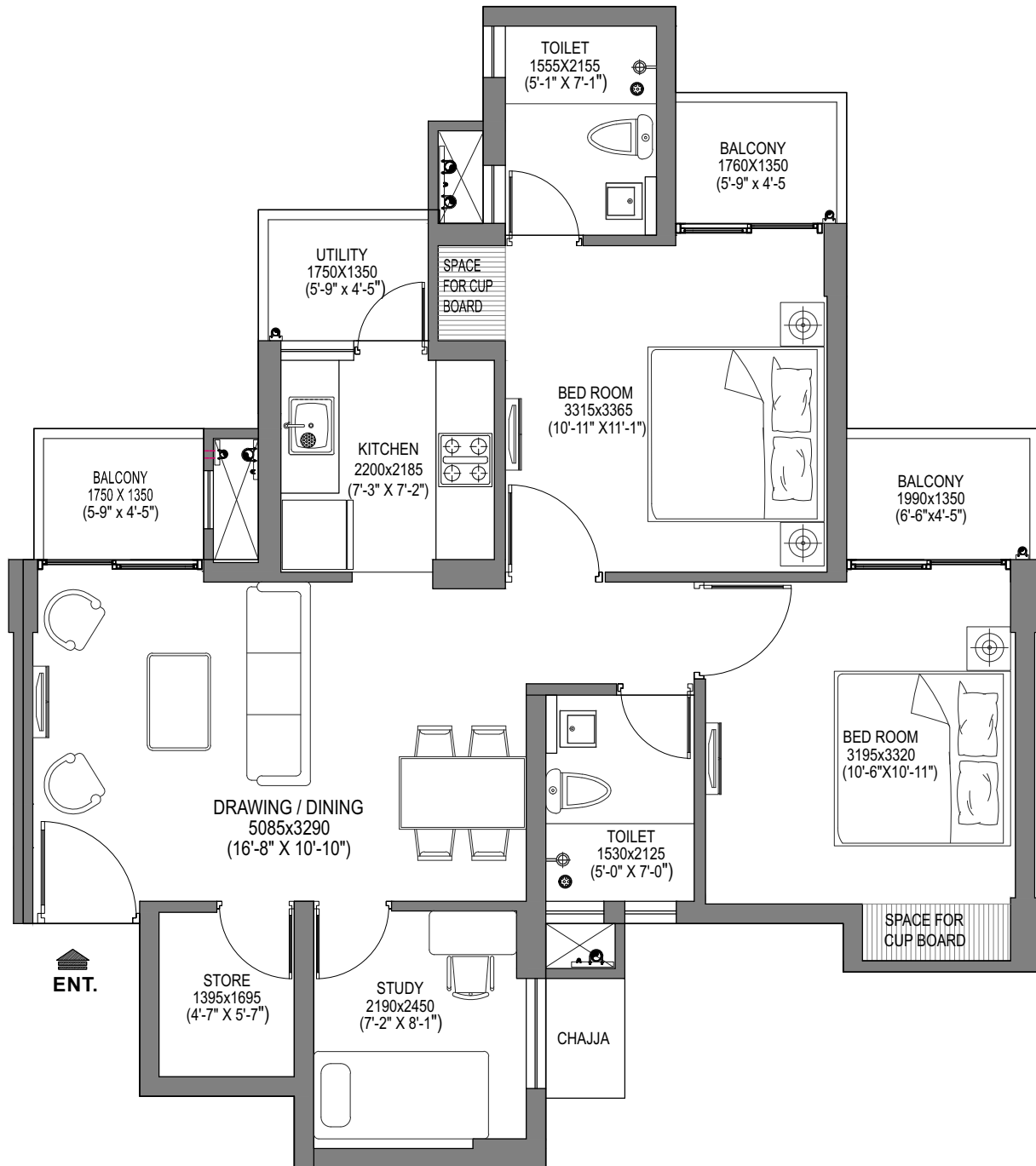
2 BHK 982

(2 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 55.44 SQM.

BALCONY AREA : 7.10 SQM.

Total Number of Apartments - 224



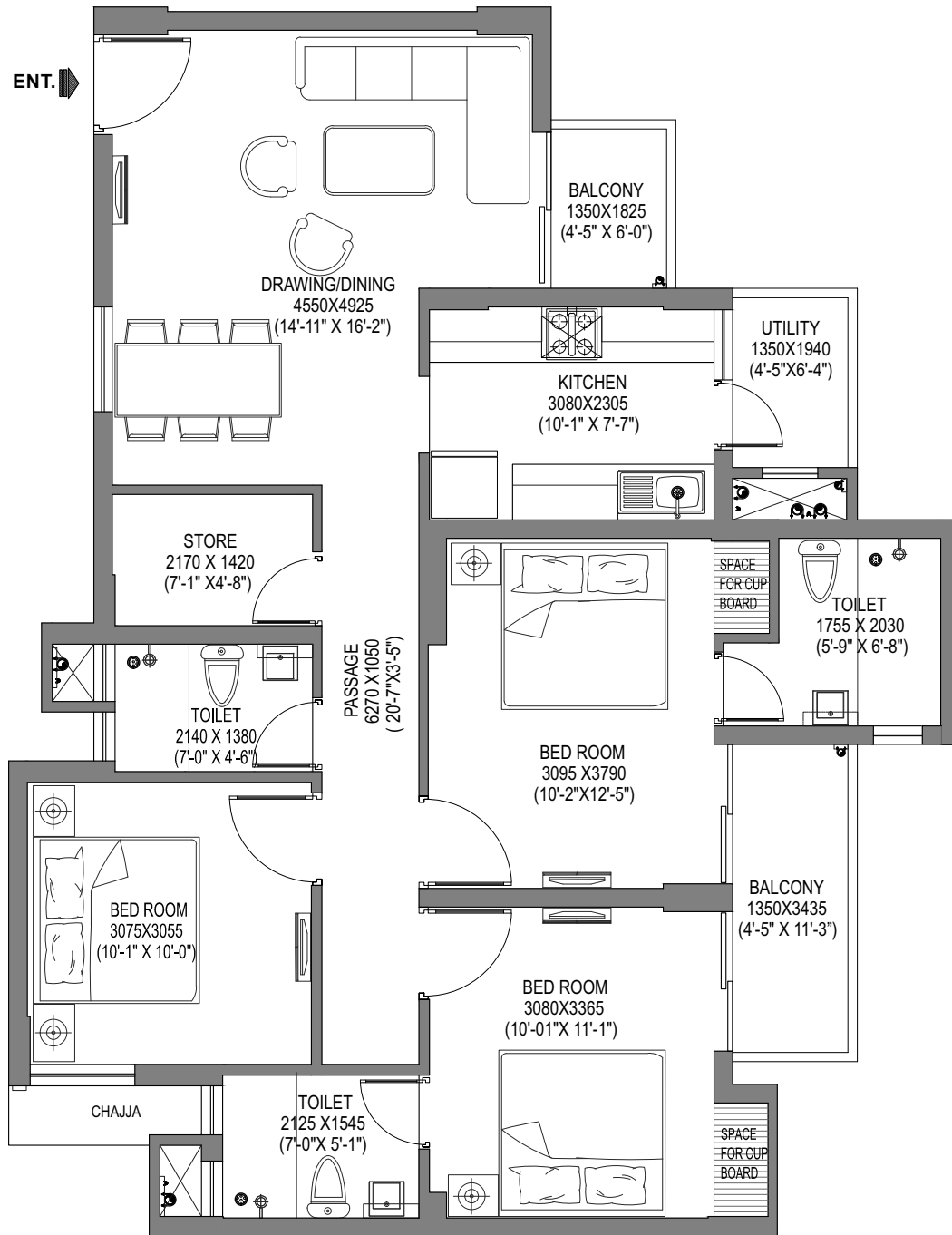
2 BHK 1132

(2 TOILETS + STORE + STUDY + 4 BALCONIES)

CARPET AREA : 63.15 SQM.

BALCONY AREA : 9.79 SQM.

Total Number of Apartments - 112



3 BHK 1412

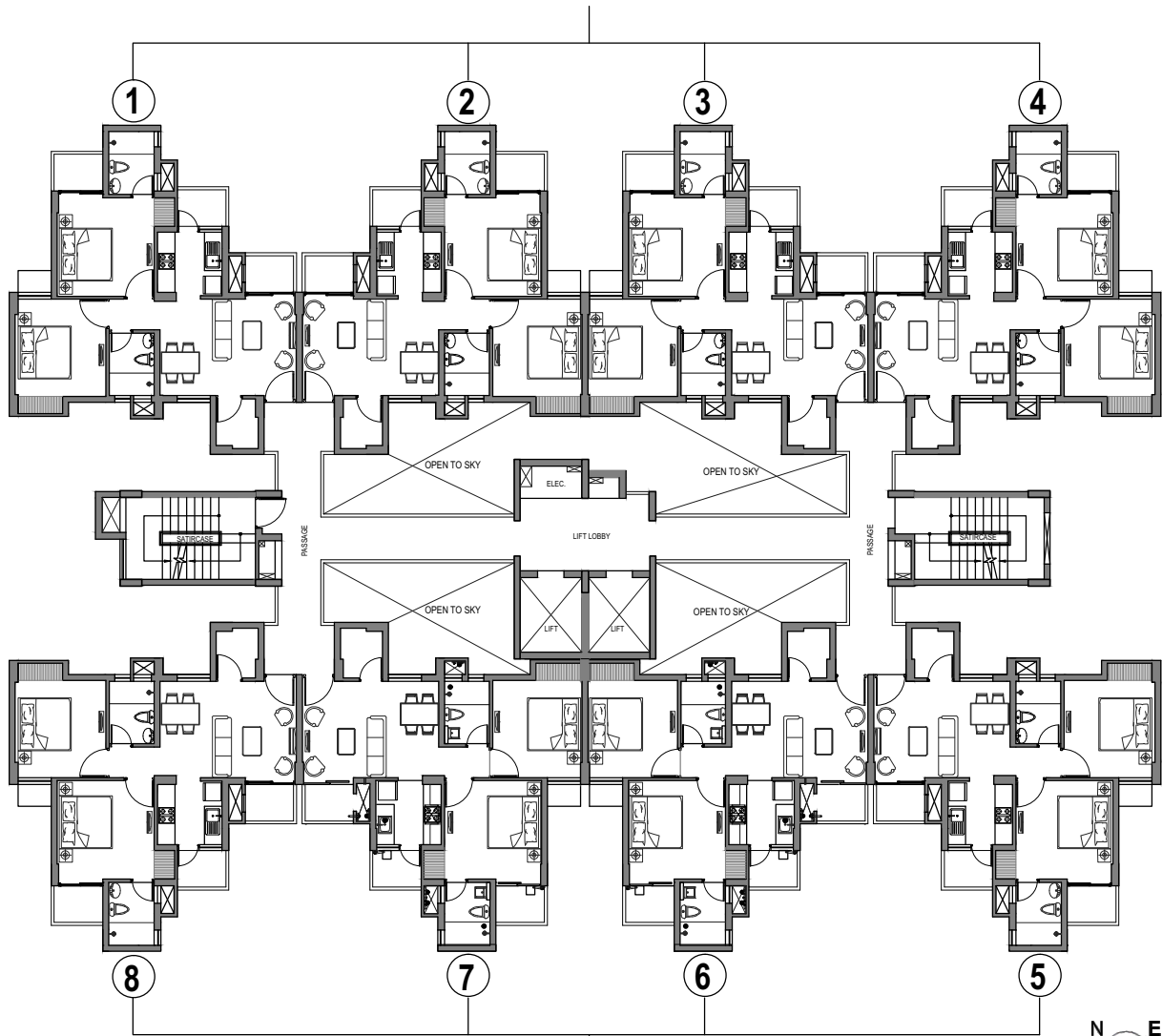
(3 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 83.64 SQM.

BALCONY AREA : 9.72 SQM.

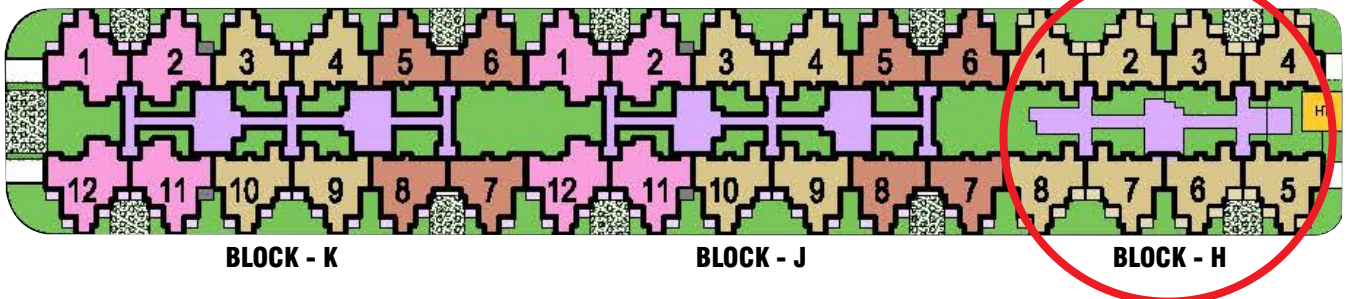
Total Number of Apartments - 112

2BHK 982



FOR BLOCK - H

STILT + 14

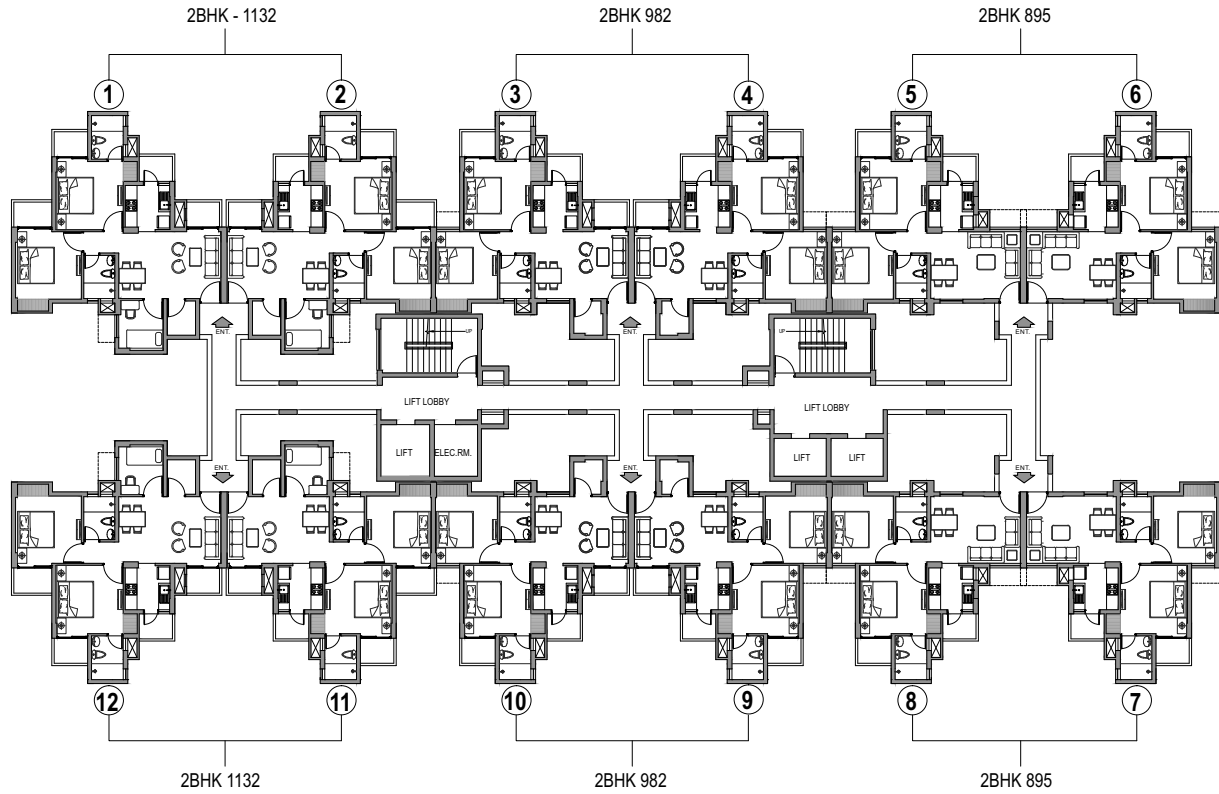


LEGEND

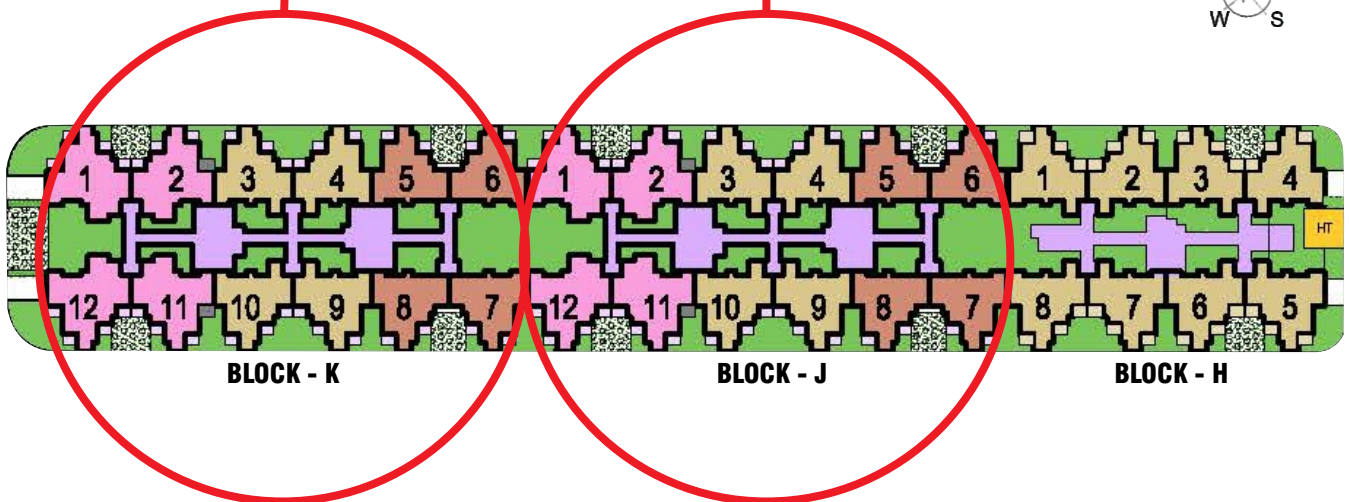
2 BHK 895
CARPET AREA = 52.48 SQM.

2 BHK 982
CARPET AREA = 55.44 SQM.

2 BHK 1132
CARPET AREA = 63.15 SQM.



FOR BLOCK - J & K STILT + 14

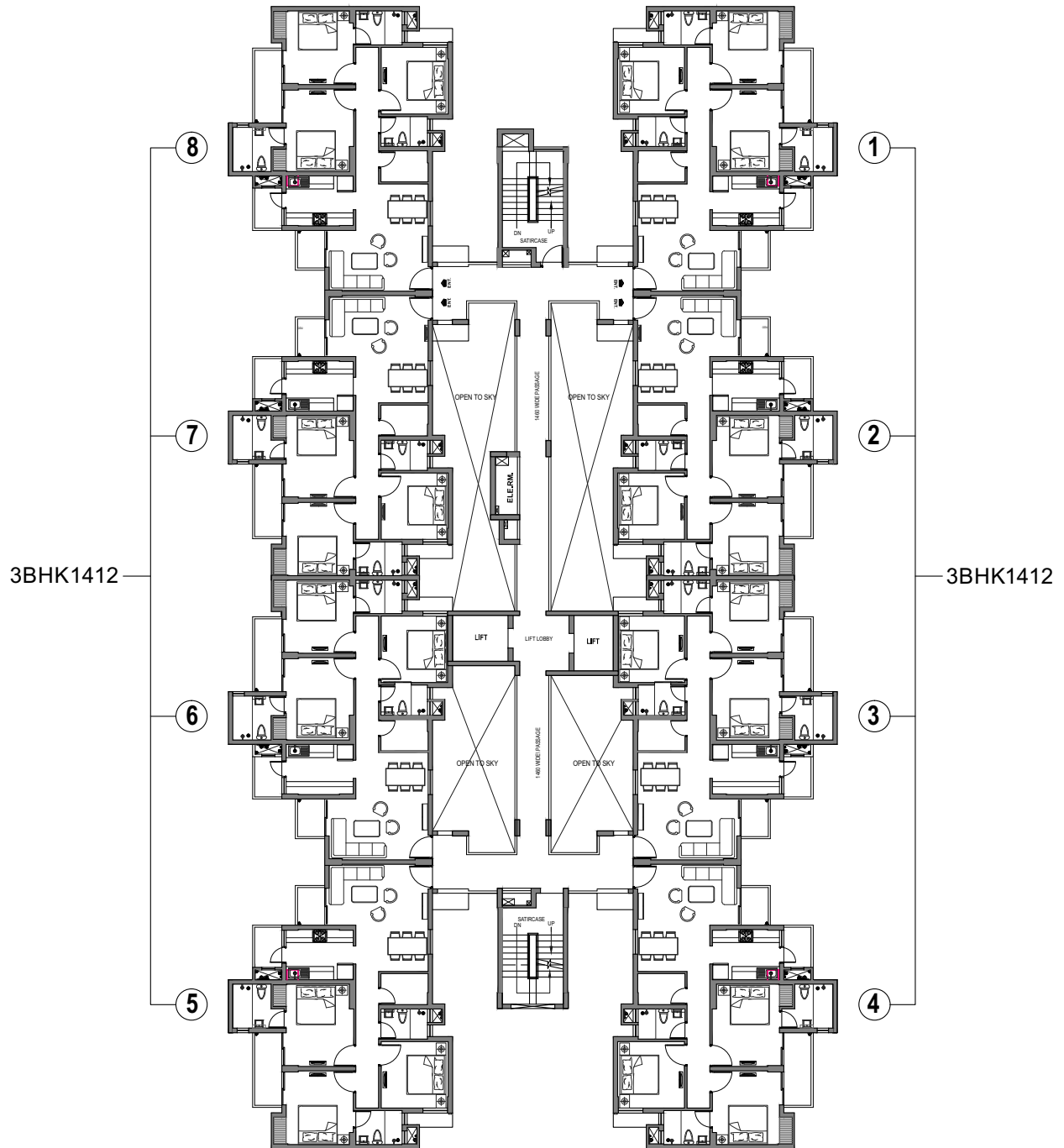


LEGEND

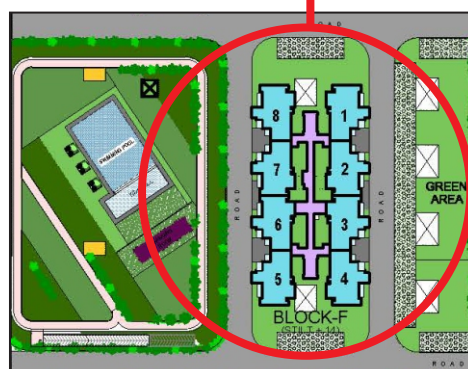
2 BHK 895
CARPET AREA = 52.48 SQM.

2 BHK 982
CARPET AREA = 55.44 SQM.

2 BHK 1132
CARPET AREA = 63.15 SQM.



FOR BLOCK - F
STILT + 14



LEGEND



3 BHK 1412
CARPET AREA = 83.64 SQM.

3 Side Open Plot

Double Counter Kitchen

Huge Lobby Area available

S+14 Floors

More Sunlight

Entry Door 8 ft height.

L - Shape Drawing Dining Room

Podium Level Landscaping

Huge open area

Low Density Project

Get Interest Subsidy up to Rs. 2.67 Lakhs in PMAY under CLSS

Amenities in Phase I :

Community Hall

Swimming Pool

Pedestrian Walkways

Badminton Courts

Children's Play Area

Multi-use Sports Field

Gymnasium as a part of the Community Centre cum Convenience Shopping

Features in Phase I :

CCTV Security Camera in identified common areas i.e Ground Floor.

Entrance Lobby of Towers, Periphery of the Complex.

Podium Level Landscaping as per Architect's Design.

One Reserved Car Parking for every Flat.

Centralized Water Supply & Fire Fighting System & Sewage Treatment Plant.

DG Backup Power for Emergency Services and for Apartments as per Consultant Design/Agreement.

Total Plot Area - Approx 16 Acres

Plot Area of Phase I - 5.309 Acres

Open Area - 80%

Number of Apartments Phase I - 560

SN	PARTICULARS	OUR PROJECT	PROJECT A	PROJECT B	PROJECT C	PROJECT D
1	RERA POSSESSION DATE (PHASE 1)	MARCH 2020 (All 4 TOWERS+COMMUNITY SERVICES)				
2	LOCATION	2 KM FROM BRIDGE TO NOIDA				
3	NO. OF FLOORS (LOWER IS BETTER)	S + 14				
4	PROJECT DENSITY (LOWER IS BETTER)	105 DWELLING UNITS PER ACRE				
5	TOTAL NUMBER OF FLATS (LESSER IS BETTER)	560 UNITS				
6	TOWER DENSITY (LESSER IS BETTER)	4 TOWERS + CSC IN 5.309 ACRES				
7	LIFT DENSITY (LOWER IS BETTER)	56 FLATS PER LIFT				
8	FLOOR AREA RATIO (FAR) (LESSER IS BETTER)	2.75				

Price List (Phase -I, Tower - H,J,K & F)

With effect from 09.10.19

TYPE (BHK)	CARPET AREA Sq.Mt. (Sq.Ft.)	BALCONY AREA Sq.Mt. (Sq.Ft.)
2 BHK 895 (2 TOILETS + 2 BALCONIES)	52.48 (564.89)	4.74 (51.02)
2 BHK 982 (2 TOILETS + STORE + 3 BALCONIES)	55.44 (596.76)	7.10 (76.42)
2 BHK 1132 (2 TOILETS + STORE + STUDY + 4 BALCONIES)	63.15 (679.75)	9.79 (105.38)
3 BHK 1412 (3 TOILETS + STORE + 3 BALCONIES)	83.64 (900.30)	9.72 (104.63)

Payment Plans

	CLP
At the Time of Booking	10%
1st Installment within 30 Days of Booking	80%
2nd Installment on Completion of Construction and Filing Application for CC	5% + Other Charges
3rd Installment on Offer of Possession	5% + Other Charges

Additional Charges

Car Parking	Free	Power Back up (1 kva)	Free
Community Membership Charges	Free	One Time Lease Rent	Rs. 65/- psf.
Fire Fighting Charges	Free		

NOTE:

The Project is registered under UPRERA Registration Number UPRERAPRJ6209

Charges for Dual Electric Meter including Installation, Electricity Load Charges and Security Deposit, Water and Sewerage Connection Charges and Security Deposit, Maintenance (for 1 year in advance), IGL Gas Meter Connection & Security Deposit, Additional Car Parking @ Rs. 3,50,000/-

All applicable Govt. Taxes additional.

Registration, Stamp Duty and any other applicable charges will be payable, extra.

All the Cheques/Bank Drafts to be issued in favour of "Stellar Spring Projects Pvt. Ltd. Escrow A/c No.: 00030330020496" payable at Noida/ New Delhi.

Price List & Payment Plan can be changed without notice at the sole discretion of the Company.

The Land is mortgaged to M/S DMI Finance Pvt. Ltd. and assistance shall be provided to the buyer in securing NOC/permission from the lender for sale of Residential Unit, if required.

The above mentioned Balcony Area is aggregate of all balconies for the type of flat.

1 sq.mt. = 10.764 sq.ft.

Mandatory Documents required for Booking:

1) Pan Card 2) Aadhar Card 3) Two Photos 4) Signature Verification by Bank

Price List - CLP

Tower F		
Floor	3 BHK 1412	3 BHK 1412
	Unit 1,2,3 & 4	Unit 5,6,7 & 8
14	4948028	5134353
12A	5067430	5256380
12	5260826	5540447
11	5284672	5564818
10	5308519	5589189
9	5332450	5613646
8	5356297	5638017
7	5380229	5662474
6	5404075	5686845
5	5427922	5711216
4	5451853	5735673
3	5475700	5760044
2	5529482	5815008
1	5589183	5876021

Tower H		
Floor	2 BHK 982	2 BHK 982
	Unit 1,2,3 & 4	Unit 5,6,7 & 8
14	3381799	3381799
12A	3534840	3464840
12	3619706	3547880
11	3636731	3564539
10	3653669	3581114
9	3670694	3597772
8	3687633	3614347
7	3704571	3630921
6	3721596	3647580
5	3738535	3664154
4	3755560	3680813
3	3772499	3697388
2	3810697	3734765
1	3853130	3776284

Tower J							
Floor	2 BHK 1132	2 BHK 982	2 BHK 982	2 BHK 895	2 BHK 895	2 BHK 982	2 BHK 1132
	Unit 1 & 2	Unit 3	Unit 4	Unit 5 & 6	Unit 7 & 8	Unit 9 & 10	Unit 11 & 12
14	3953029	3489192	3436314	3114444	3114444	3381799	3847274
12A	4131034	3644932	3590888	3254938	3190428	3464840	3943370
12	4229638	3730481	3676427	3332897	3266710	3547880	4039836
11	4249434	3747663	3693607	3348507	3281983	3564539	4059203
10	4263834	3760075	3760075	3359933	3293159	3581114	4073417
9	4283629	3777257	3777257	3375542	3308433	3597772	4092782
8	4303300	3794319	3794319	3391122	3323678	3614347	4112026
7	4322971	3811380	3811380	3406701	3338923	3630921	4131270
6	4342766	3828562	3828562	3422311	3354196	3647580	4150636
5	4362437	3845624	3845624	3437890	3369440	3664154	4169880
4	4382233	3862806	3862806	3453500	3384715	3680813	4189246
3	4401904	3879868	3879868	3469079	3399960	3697388	4208490
2	4446250	3918381	3918381	3504189	3434314	3734765	4251874
1	4495569	3961171	3961171	3543138	3472427	3776284	4300124

Tower K								
Floor	2 BHK 1132	2 BHK 982	2 BHK 982	2 BHK 895	2 BHK 895	2 BHK 895	2 BHK 982	2 BHK 1132
	Unit 1 & 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7 & 8	Unit 9 & 10	Unit 11 & 12
14	3953029	3489192	3436314	3114444	3165789	3114444	3381799	3847274
12A	4131034	3644932	3590888	3254938	3307108	3190428	3464840	3943370
12	4229638	3730481	3676427	3332897	3384455	3266710	3547880	4039836
11	4249434	3747663	3693607	3348507	3399925	3281983	3564539	4059203
10	4373698	3760075	3760075	3359933	3469408	3293159	3581114	4073417
9	4393316	3777257	3777257	3375542	3484877	3308433	3597772	4092782
8	4412847	3794319	3794319	3391122	3500346	3323678	3614347	4112026
7	4432378	3811380	3811380	3406701	3515816	3338923	3630921	4131270
6	4451996	3828562	3828562	3422311	3531286	3354196	3647580	4150636
5	4471527	3845624	3845624	3437890	3546754	3369440	3664154	4169880
4	4491145	3862806	3862806	3453500	3562224	3384715	3680813	4189246
3	4510676	3879868	3879868	3469079	3577694	3399960	3697388	4208490
2	4554665	3918381	3918381	3504189	3612521	3434314	3734765	4251874
1	4603579	3961171	3961171	3543138	3651151	3472427	3776284	4300124

Bank/ NBFC Name	Branch address	Bank Logo
Canara Bank	6, Aga Khan Hall, Bhagwan Das Rd. New Delhi Mr. Ajay Yadev : 8527092643 Mr. Sheshank : 8791728226	
HDFC Ltd.	GF -SR -10, GF, Ansal Plaza, Vaishali, Ghaziabad Mr. Rajeev Sharma : 9911560646 Mr. Visheswer Singh : 9818320381	
Syndicate Bank	C-25, Stellar IT Park, Sector-62, Noida Mr.Kamal Kapoor : 7042278217	

SCHOOLS	
Sarvottam International School	Plot No. 6, Techzone IV, Greater Noida West
Ryan International School	Plot No-4, Tech Zone-4, Greater Noida West
Wisdom Tree School	Plot No: HS-2 Sector-16 B, Greater Noida West
Delhi Public World School	HS 57, Knowledge Park 5, Greater Noida West
Gagan Public School	Gaur City, HS-1 Near, Gaur City 1, Sector 4, Greater Noida West
Gaur International School	Gaur City-II, Plot No.-GH 03, Sector-16C, Greater Noida West
Aster Public School	HS – 1, Sector – 3, Noida Extension
SKS World School	HS 01, Sec 16, Near Supertech Eco Village 3, Greater Noida West
St. Johns Secondary School	Sector 2, Greater Noida West
Pacific World School	HS-02, Tech Zone-4 , Greater Noida West
The Millennium School	Plot no. 58/1, Knowledge Park 5, Greater Noida West
Bloom International School	Techzone-VII, Near Roto Pumps Company, Greater Noida West

HOSPITALS	
Yathartha Hospital	Bisrakh, Greater Noida West
AMC Hospital	Haldoni More Road, Bisrakh, Greater Noida West
Virtue Health Clinic	Techzone 4, Greater Noida West
Arogya Hospital	Sec G-3, Greater Noida West
Fortis Hospital	Sec 62, Noida

BANKS	
Citizen Co-operative Bank	Stellar Jeevan, Greater Noida West
SBI	Bisrakh Jalalpur, Greater Noida West
Allahabad Bank	Bisrakh, Greater Noida West
Bank of India	Patwari, Greater Noida West

ATM's	
Citizen Co-operative Bank	Stellar Jeevan, Greater Noida West
Axis Bank	Supertech Ecovillage 1, Greater Noida West
Bank Of India	Patwari, Greater Noida West
ICICI BANK	Village-Habibpur, Greater Noida West
State Bank of India	Bisrakh, Greater Noida West

PETROL PUMPS	
HP PETROL PUMP - ADHIRAJ HP	HPC Petrol Pump Vill. Aimnabad, Near Balak Inter College
IGL CNG Gas Station	KP-5, Knowledge Park V, Greater Noida
IOCL Petrol pump	Gaur City 1