

STELLAR ONE

GH-09, Sector - I, Greater Noida West

Phase-I

2/3 BHK Apartments

YOUR BRIDGE TO NOIDA



PAY 10% NOW

80% ON FILING APPLICATION FOR CC

10% ON OFFER OF POSSESSION



Location: Plot No.- GH-09, Sector-1, Greater Noida West

Features in Phase I

1. CCTV Security in identified common areas i.e Ground Floor Entrance Lobby of Towers, Periphery of the Complex
2. Podium Level Landscaping as per Architect's Design
3. One Reserved Car Parking for every Flat
4. Centralized Water Supply & Fire Fighting System and Sewage Treatment Plant
5. DG Backup power for Emergency Services and for Apartments as per Consultant Design/Agreement

Amenities in Phase I

1. Community Hall
2. Swimming Pool
3. Pedestrian Walkways
4. Gymnasium as a part of the Community Centre cum Convenience Shopping

Disclaimer

1. The Swimming Pool proposed on the podium is being given in Phase I, however same shall be for the use of occupants of other phases as well, and shall be deemed to be part of common facilities for all phases in future.
2. CSC building (Convenience Shopping & Community building) comprises of shops and space for community functions. The community hall shall be provided along with facilities such as gym, card & recreational room etc. This is also being developed in a phased manner and may be expanded in future phases. The entire CSC building will be used as common facility for all phases.
3. All Services and facilities will be connected to and shared by future phases.

Site Plan



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.

PROJECT LAND AREA (PHASE -1) = 21486.70 SQM.

Apartment Units:

FLAT TYPE	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)

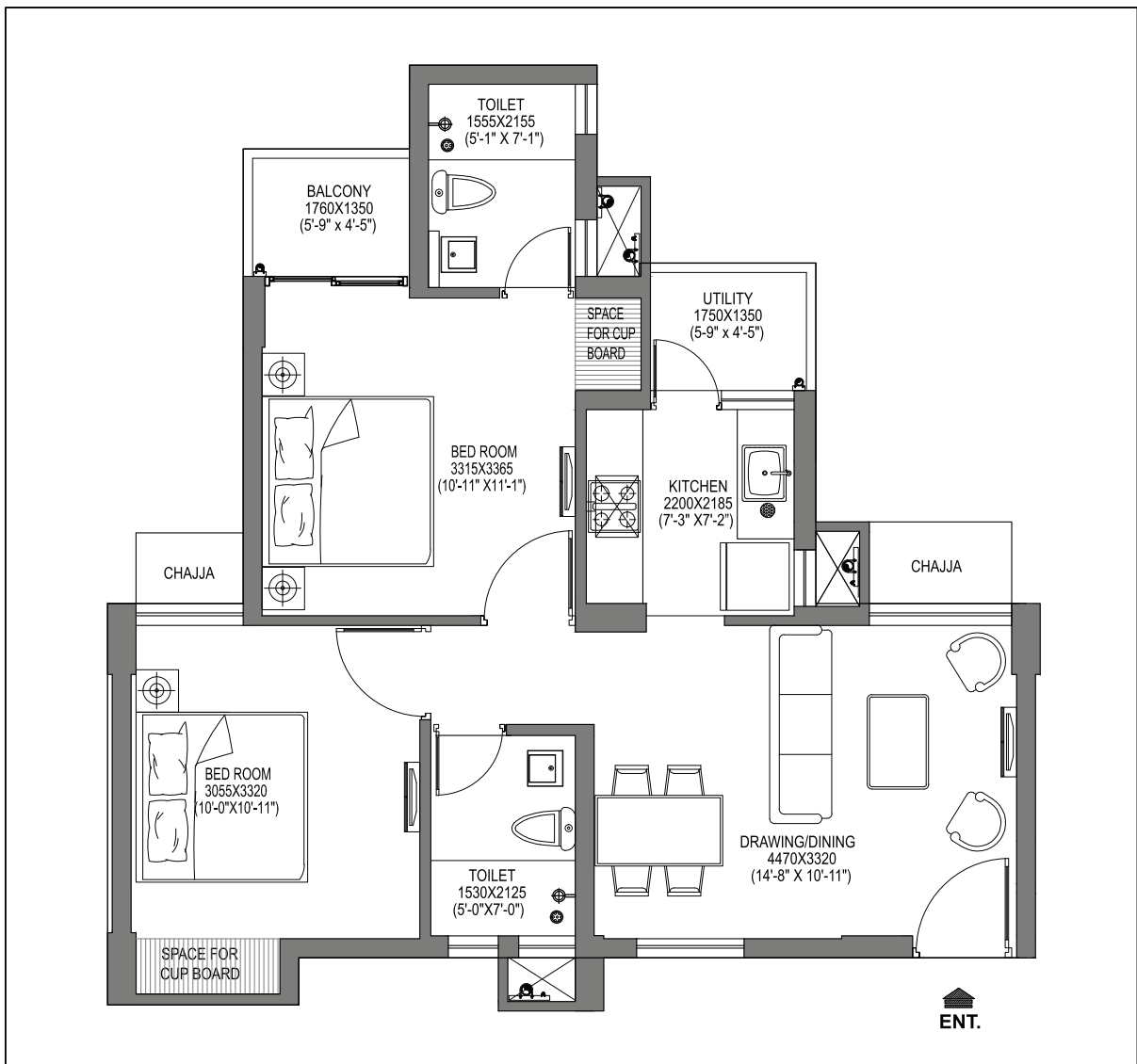
Note: Lease Deed dated 14/08/2014 duly registered with the sub-registrar of Gautam Budh Nagar at Sl.26868 Book No.1 Volume 16654 from pages 163 to 194. Sanction Letter No. BP-3475/GH/FB-2388 dated 24.04.2015 by GNIDA. All plans, information, specifications etc. are tentative and subject to variation by company or the competent authorities sanctioning such plans. Images are for representative purpose only. This is not a legal offer or invitation for offer. The land is presently mortgaged to DMI Finance Pvt. Ltd. 1sq. mtr = 10.764 sq.ft.

UNIT PLAN

2BHK 895

2 Toilets + 2 Balconies

Carpet Area: 52.48 SQM. | Balcony Area: 4.74 SQM.



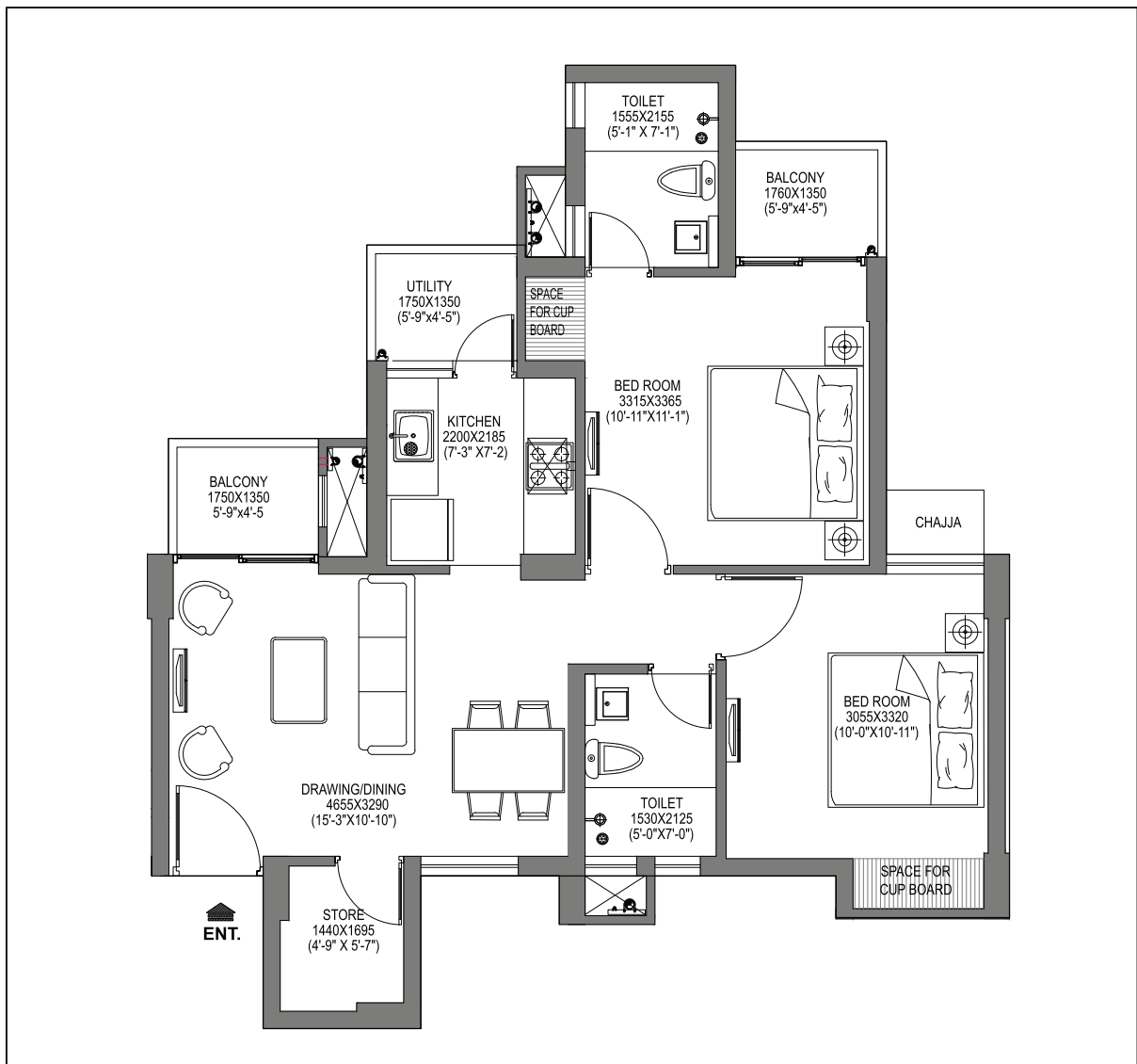
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans. The sizes (measurements) indicated in the Unit Plans are calculated from wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

UNIT PLAN

2BHK 982

2 Toilets + Store + 3 Balconies

Carpet Area: 55.44 SQM. | Balcony Area: 7.10 SQM.



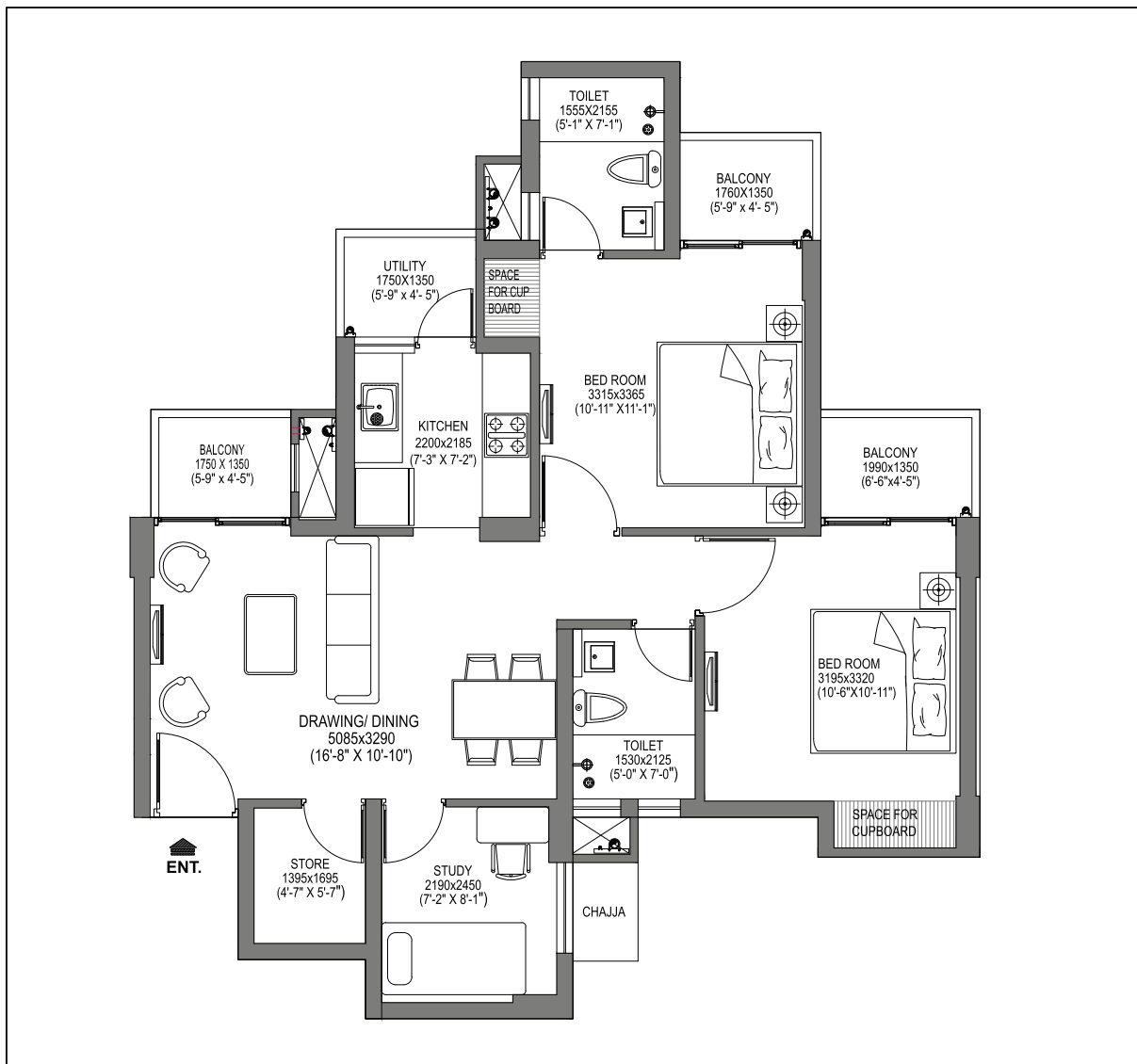
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UNIT PLAN

2BHK 1132

2 Toilets + Store + Study + 4 Balconies

Carpet Area: 63.15 SQM. | Balcony Area: 9.79 SQM.



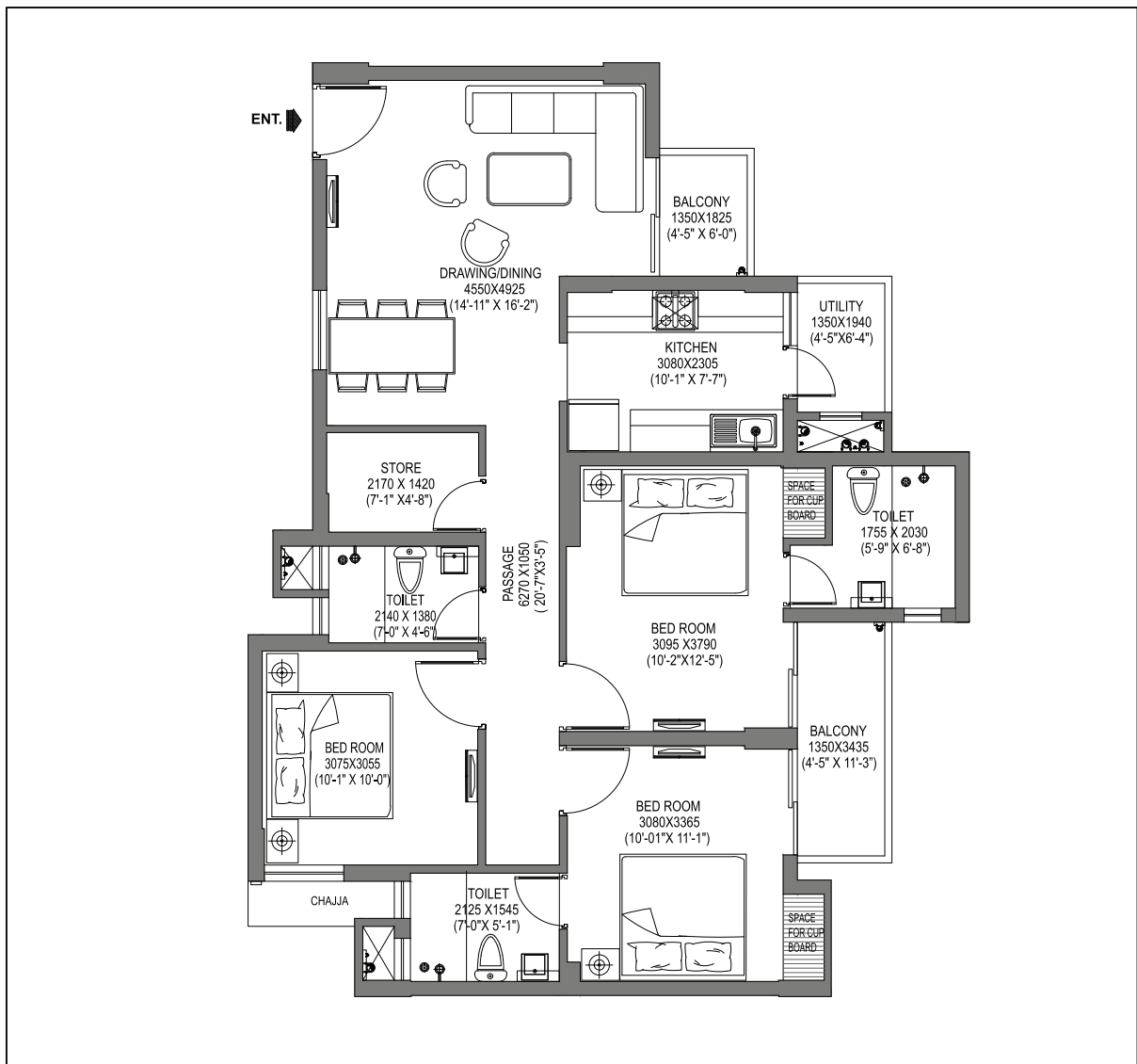
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans. The sizes (measurements) indicated in the Unit Plans are calculated from wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

UNIT PLAN

3BHK 1412

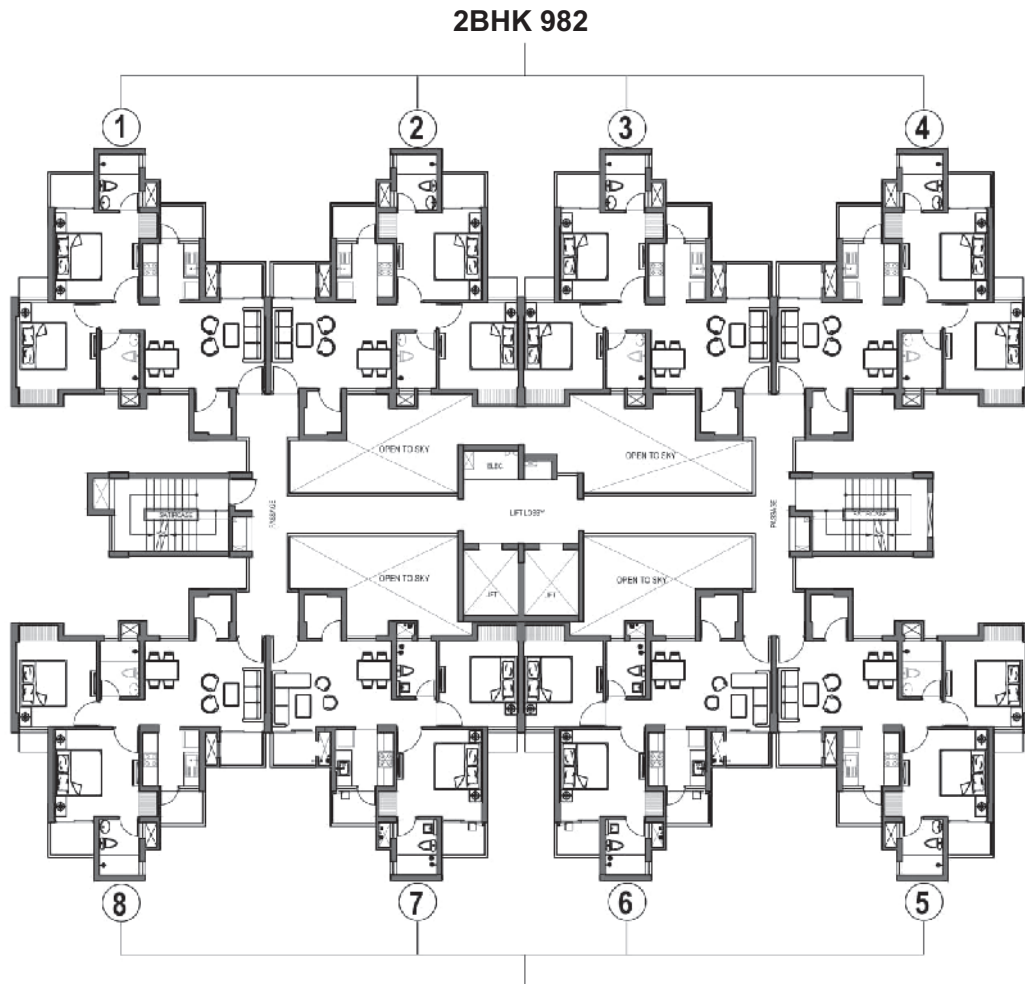
3 Toilets + Store + 3 Balconies

Carpet Area: 83.64 SQM. | Balcony Area: 9.72 SQM.



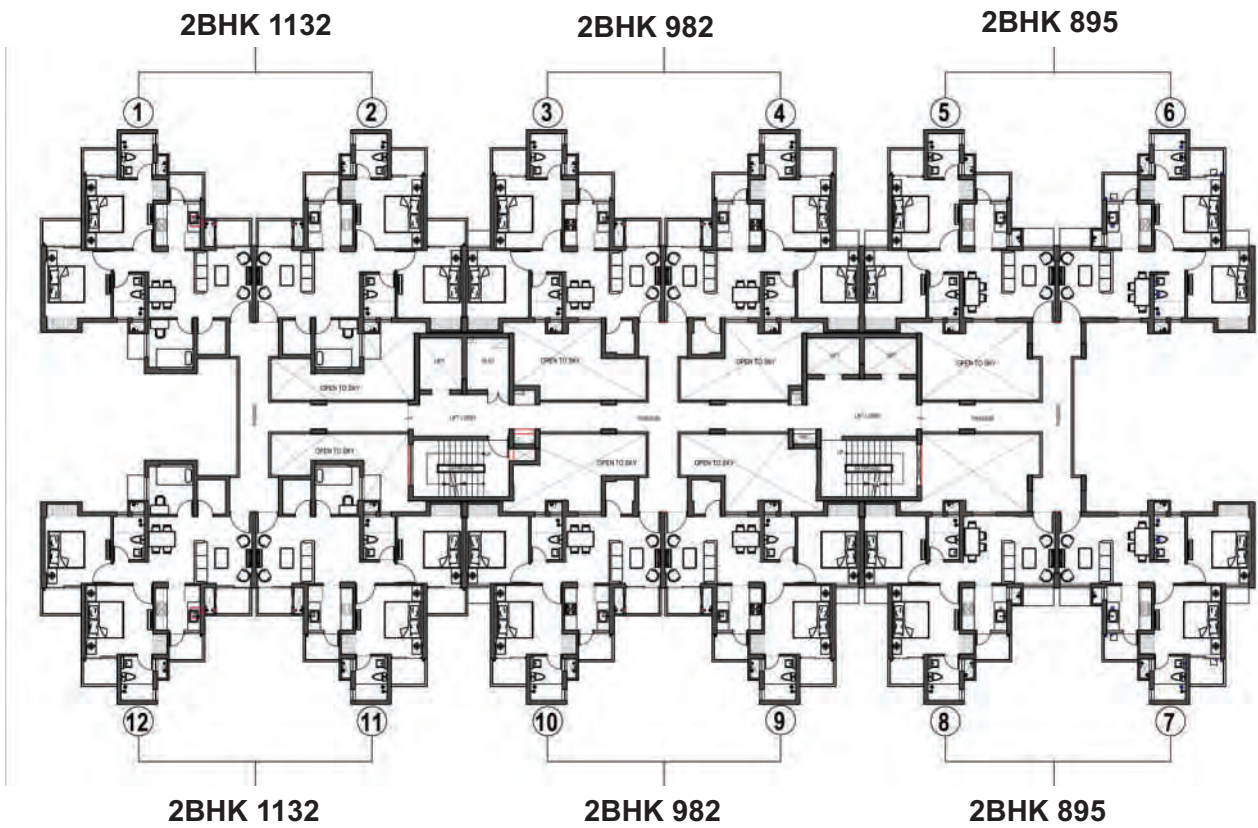
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain variations in areas may occur during construction. Final areas will be determined based on "As Built" plans. The sizes (measurements) indicated in the Unit Plans are calculated from wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

Cluster Plan



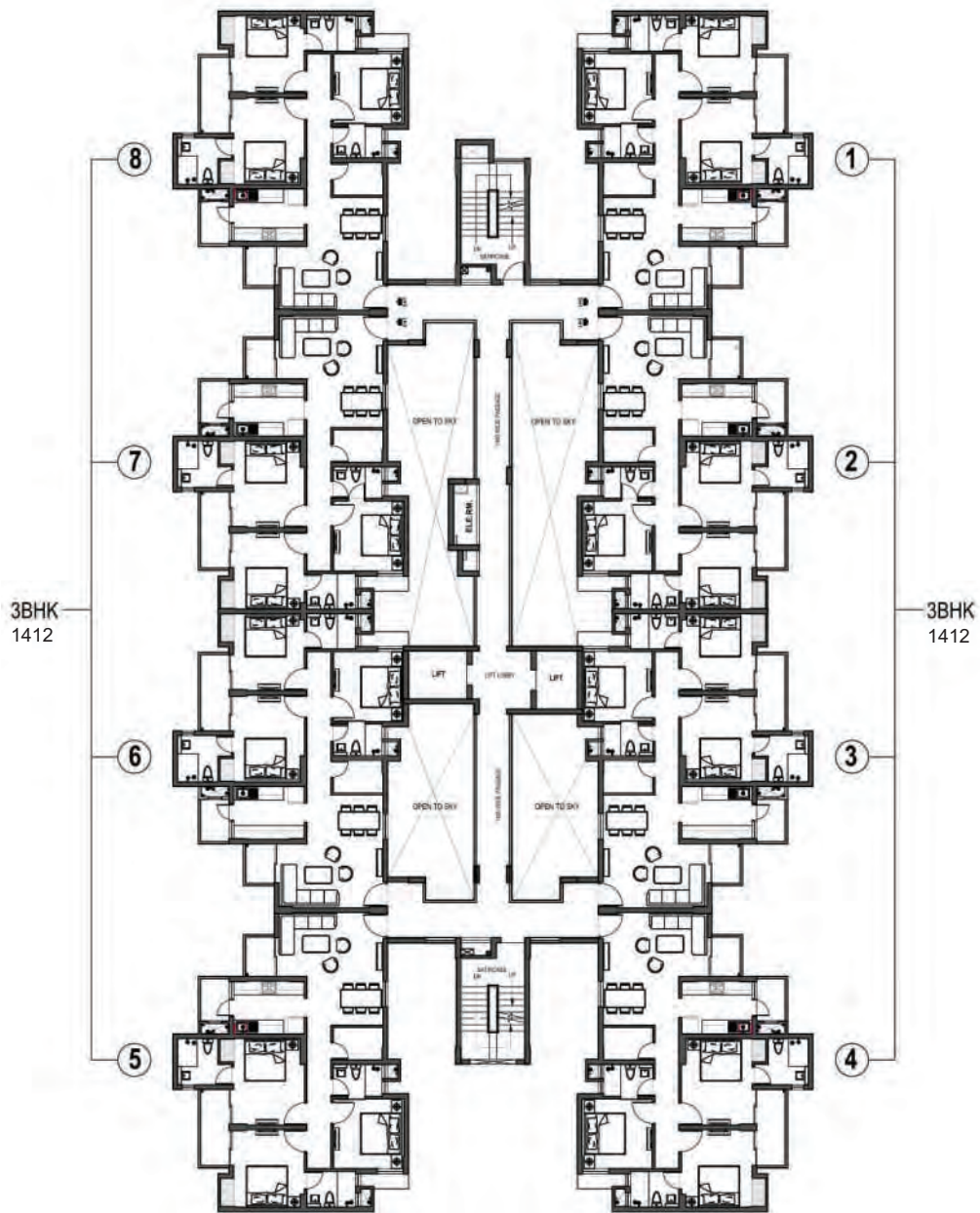
**TYPICAL CLUSTER PLAN
FOR BLOCK - H
(STILT + 14)**

Cluster Plan



**TYPICAL CLUSTER PLAN
FOR BLOCK - J&K
(STILT + 14)**

Cluster Plan



**3 BHK 1412
TYPICAL CLUSTER PLAN
FOR BLOCK - F
(STILT + 14)**

1 sq.mtr. = 10.764 sq.ft.

Sample Flat Photos (2BHK) 1132



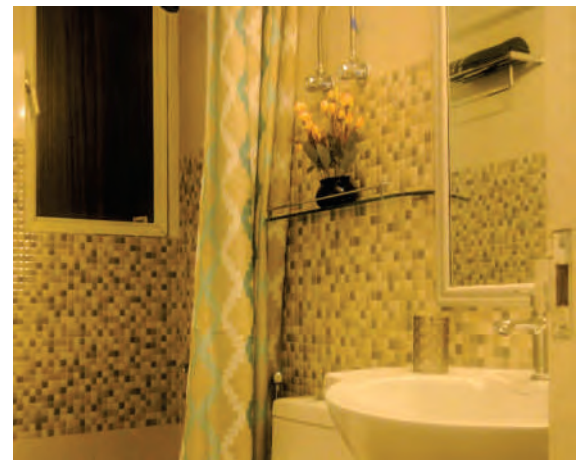
Sample Flat Photos (3 BHK) 1412



L- SHAPED DRAWING DINING



BEDROOM SIZE : 10'x 2" x 12'x5"



DOUBLE COUNTER KITCHEN

Specifications

LOCATION	FLOORING	WALLS	DOORS	WINDOWS/ EXTERIOR DOORS	ELECTRICAL FITTINGS	FIXTURES & FITTINGS
Living Room	Ceramic/Vitrified Tiles	OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	—
Bedroom	Ceramic/Vitrified Tiles	OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	—
Kitchen	Ceramic Tiles	Combination of Glazed Tiles & OBD	—	Powder Coated Aluminium - Fixed or Openable	Modular Switches	Stainless Steel Sink & C.P. Fittings as per architect detail
Toilet	Ceramic Tiles	Combination of Glazed Tiles & OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	White Chinaware, C.P. Fittings as per architect detail
Balcony	Ceramic Tiles	As per External Finish	—	—	Modular Switches	Wet point in Utility Balcony
External Finish	Combination of Texture Paint / Wash down Grit Finish					
Miscellaneous	<ul style="list-style-type: none"> • Kitchen counter in Granite/ Marble Stone Protection • Railing as per architect design in balcony • Protection railing in common passage as per architect design • Entrance Lobby/ Corridor: Flooring in Stone/Tile; Cladding in Stone/Tile/Texture Paint 					
Exclusions	C.P. Fittings shall not include Towel Rail, Towel Ring, Soap Dish, Toilet Paper Holder, Shower Curtain and Rods					
Disclaimer	The Paint Colour Scheme on Walls, the colour of Floor and Wall Tiles, Chinaware Fixtures and C.P Fittings used in SAMPLE FLAT are such so as to give it an aesthetic appeal. The Paint Colour Scheme on Walls shall be white only. The colour and pattern of Floor & wall Tiles, Chinaware Fixtures and C.P. Fittings in actual flat may vary as shall be available with the manufacturer in his inventory stock at the time of purchase.					

ALL INCLUSIVE PRICE LIST * [PHASE-1, TOWER- H, J, K & F] (W.E.F. – 01.07.2018)

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)
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PAYMENT PLANS	
	Special Payment Plan (10:80:10)
At the time of Booking	10%
1st Installment on Completion of Construction and Filing Application for CC	80% + Charges for Dual Electric Meter including Installation + Electricity Load Charges and Security Deposit + Additional Car Parking + Additional Power Backup
2nd Installment on Offer of Possession	10% + OTLR + Water and Sewerage Connection Charges and Security Deposit + Maintenance (for 1 year in advance) + IGL Gas Meter Connection & Security Deposit

***NOTE:**

The Project is registered under UP RERA 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, One Time Lease Rent, Additional Car Parking @ Rs. 3,50,000/-, Additional Power Backup @ Rs. 25,000/- per KVA shall be extra.

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

Carpet Area: According to the RERA, carpet area is defined as 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.

STELLAR ONE FLAT WISE COST

Tower H								
Floor	2 BHK 982	2 BHK 982	2 BHK 982	2 BHK 982	2 BHK 982	2 BHK 982	2 BHK 982	2 BHK 982
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
14	3663893	3663893	3663893	3663893	3663893	3663893	3663893	3663893
12A	3844657	3844657	3844657	3844657	3761977	3761977	3761977	3761977
12	3944897	3944897	3944897	3944897	3860060	3860060	3860060	3860060
11	3965006	3965006	3965006	3965006	3879737	3879737	3879737	3879737
10	3985013	3985013	3985013	3985013	3899314	3899314	3899314	3899314
9	4005122	4005122	4005122	4005122	3918990	3918990	3918990	3918990
8	4025129	4025129	4025129	4025129	3938567	3938567	3938567	3938567
7	4045136	4045136	4045136	4045136	3958144	3958144	3958144	3958144
6	4065245	4065245	4065245	4065245	3977821	3977821	3977821	3977821
5	4085252	4085252	4085252	4085252	3997397	3997397	3997397	3997397
4	4105361	4105361	4105361	4105361	4017074	4017074	4017074	4017074
3	4125369	4125369	4125369	4125369	4036651	4036651	4036651	4036651
2	4170486	4170486	4170486	4170486	4080799	4080799	4080799	4080799
1	4220606	4220606	4220606	4220606	4129840	4129840	4129840	4129840

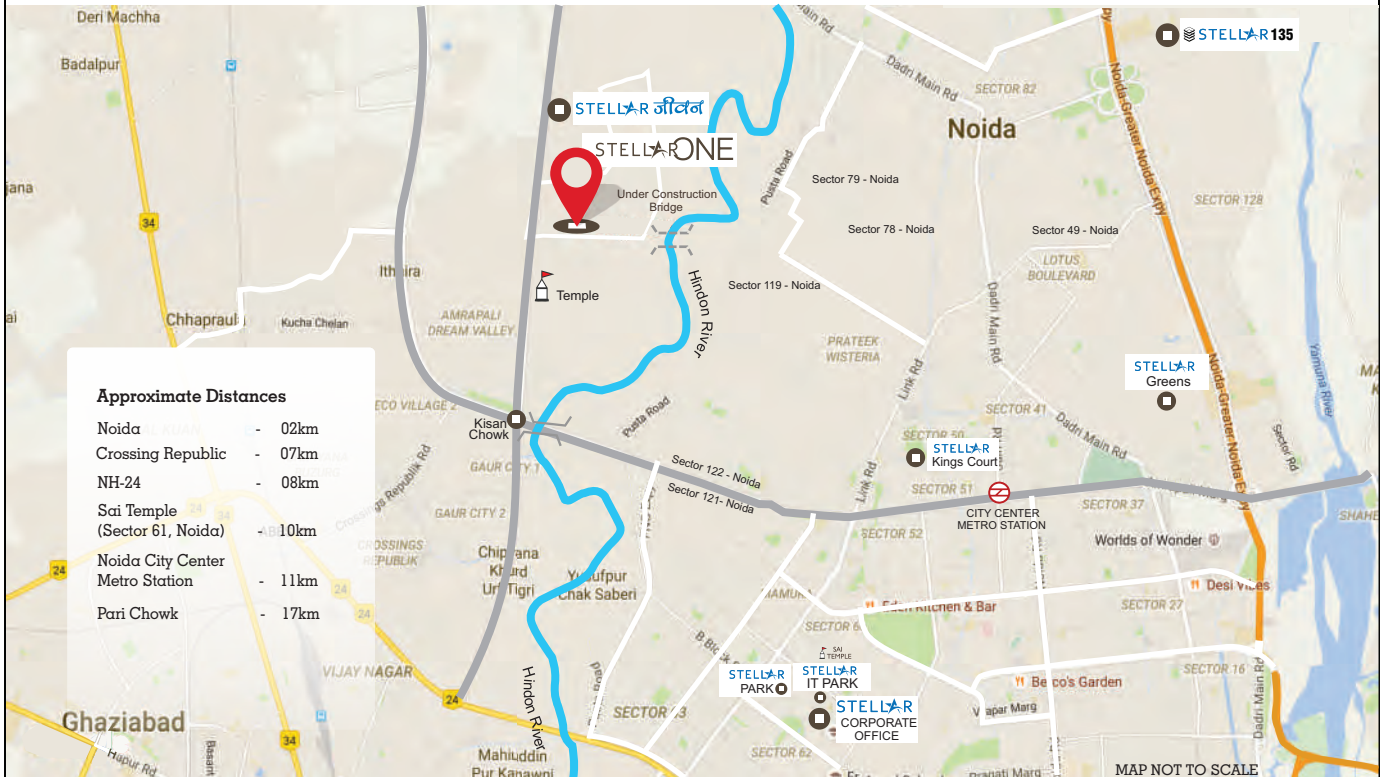
Tower J												
Floor	2 BHK 1132	2 BHK 1132	2 BHK 982	2 BHK 982	2 BHK 895	2 BHK 895	2 BHK 895	2 BHK 982	2 BHK 982	2 BHK 1132	2 BHK 1132	
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12
14	4285856	4285856	3788745	3726319	3375609	3375609	3375609	3375609	3663893	3663893	4161004	4161004
12A	4495601	4495601	3972253	3908455	3541156	3541156	3465003	3465003	3761977	3761977	4274070	4274070
12	4611152	4611152	4072493	4008695	3632515	3632515	3554397	3554397	3860060	3860060	4387135	4387135
11	4634323	4634323	4092602	4028804	3650787	3650787	3572275	3572275	3879737	3879737	4409809	4409809
10	4657393	4657393	4112609	4112609	3669059	3669059	3590154	3590154	3899314	3899314	4432382	4432382
9	4680564	4680564	4132718	4132718	3687330	3687330	3608033	3608033	3918990	3918990	4455055	4455055
8	4703634	4703634	4152725	4152725	3705602	3705602	3625912	3625912	3938567	3938567	4477628	4477628
7	4726703	4726703	4172732	4172732	3723874	3723874	3643791	3643791	3958144	3958144	4500201	4500201
6	4749874	4749874	4192841	4192841	3742146	3742146	3661669	3661669	3977821	3977821	4522875	4522875
5	4772944	4772944	4212848	4212848	3760417	3760417	3679548	3679548	3997397	3997397	4545448	4545448
4	4796115	4796115	4232957	4232957	3778689	3778689	3697427	3697427	4017074	4017074	4568121	4568121
3	4819185	4819185	4252965	4252965	3796961	3796961	3715306	3715306	4036651	4036651	4590694	4590694
2	4871142	4871142	4298082	4298082	3838098	3838098	3755558	3755558	4080799	4080799	4641534	4641534
1	4928917	4928917	4348202	4348202	3883726	3883726	3800205	3800205	4129840	4129840	4698067	4698067

STELLAR ONE FLAT WISE COST

Tower K												
Floor	2 BHK 1132 Unit 1	2 BHK 1132 Unit 2	2 BHK 982 Unit 3	2 BHK 982 Unit 4	2 BHK 895 Unit 5	2 BHK 895 Unit 6	2 BHK 895 Unit 7	2 BHK 895 Unit 8	2 BHK 982 Unit 9	2 BHK 982 Unit 10	2 BHK 1132 Unit 11	2 BHK 1132 Unit 12
14	4285856	4285856	3788745	3726319	3375609	3438035	3375609	3375609	3663893	3663893	4161004	4161004
12A	4495601	4495601	3972253	3908455	3541156	3604954	3465003	3465003	3761977	3761977	4274070	4274070
12	4611152	4611152	4072493	4008695	3632515	3696313	3554397	3554397	3860060	3860060	4387135	4387135
11	4634323	4634323	4092602	4028804	3650787	3714585	3572275	3572275	3879737	3879737	4409809	4409809
10	4784989	4784989	4112609	4112609	3669059	3796655	3590154	3590154	3899314	3899314	4432382	4432382
9	4808160	4808160	4132718	4132718	3687330	3814926	3608033	3608033	3918990	3918990	4455055	4455055
8	4831230	4831230	4152725	4152725	3705602	3833198	3625912	3625912	3938567	3938567	4477628	4477628
7	4854299	4854299	4172732	4172732	3723874	3851470	3643791	3643791	3958144	3958144	4500201	4500201
6	4877470	4877470	4192841	4192841	3742146	3869742	3661669	3661669	3977821	3977821	4522875	4522875
5	4900540	4900540	4212848	4212848	3760417	3888013	3679548	3679548	3997397	3997397	4545448	4545448
4	4923711	4923711	4232957	4232957	3778689	3906285	3697427	3697427	4017074	4017074	4568121	4568121
3	4946781	4946781	4252965	4252965	3796961	3924557	3715306	3715306	4036651	4036651	4590694	4590694
2	4998738	4998738	4298082	4298082	3838098	3965694	3755558	3755558	4080799	4080799	4641534	4641534
1	5056513	5056513	4348202	4348202	3883726	4011322	3800205	3800205	4129840	4129840	4698067	4698067

Tower F								
Floor	3 BHK 1412 Unit 1	3 BHK 1412 Unit 2	3 BHK 1412 Unit 3	3 BHK 1412 Unit 4	3 BHK 1412 Unit 5	3 BHK 1412 Unit 6	3 BHK 1412 Unit 7	3 BHK 1412 Unit 8
14	5369116	5369116	5369116	5369116	5589194	5589194	5589194	5589194
12A	5510148	5510148	5510148	5510148	5733327	5733327	5733327	5733327
12	5738578	5738578	5738578	5738578	6068853	6068853	6068853	6068853
11	5766744	5766744	5766744	5766744	6097639	6097639	6097639	6097639
10	5794911	5794911	5794911	5794911	6126425	6126425	6126425	6126425
9	5823177	5823177	5823177	5823177	6155312	6155312	6155312	6155312
8	5851344	5851344	5851344	5851344	6184098	6184098	6184098	6184098
7	5879611	5879611	5879611	5879611	6212986	6212986	6212986	6212986
6	5907777	5907777	5907777	5907777	6241771	6241771	6241771	6241771
5	5935944	5935944	5935944	5935944	6270557	6270557	6270557	6270557
4	5964210	5964210	5964210	5964210	6299445	6299445	6299445	6299445
3	5992377	5992377	5992377	5992377	6328230	6328230	6328230	6328230
2	6055902	6055902	6055902	6055902	6393151	6393151	6393151	6393151
1	6126418	6126418	6126418	6126418	6465217	6465217	6465217	6465217

Location Map



Bridge to Noida (Completion Soon)



STELLAR GROUP

Corporate Office: C-56/9, Sector-62, Noida - 201309, UP

Site Office: Plot No. GH-09, Sector-1, Greater Noida West