

STELLAR ONE

Phase-I

GH-09, Sector - I, Greater Noida West

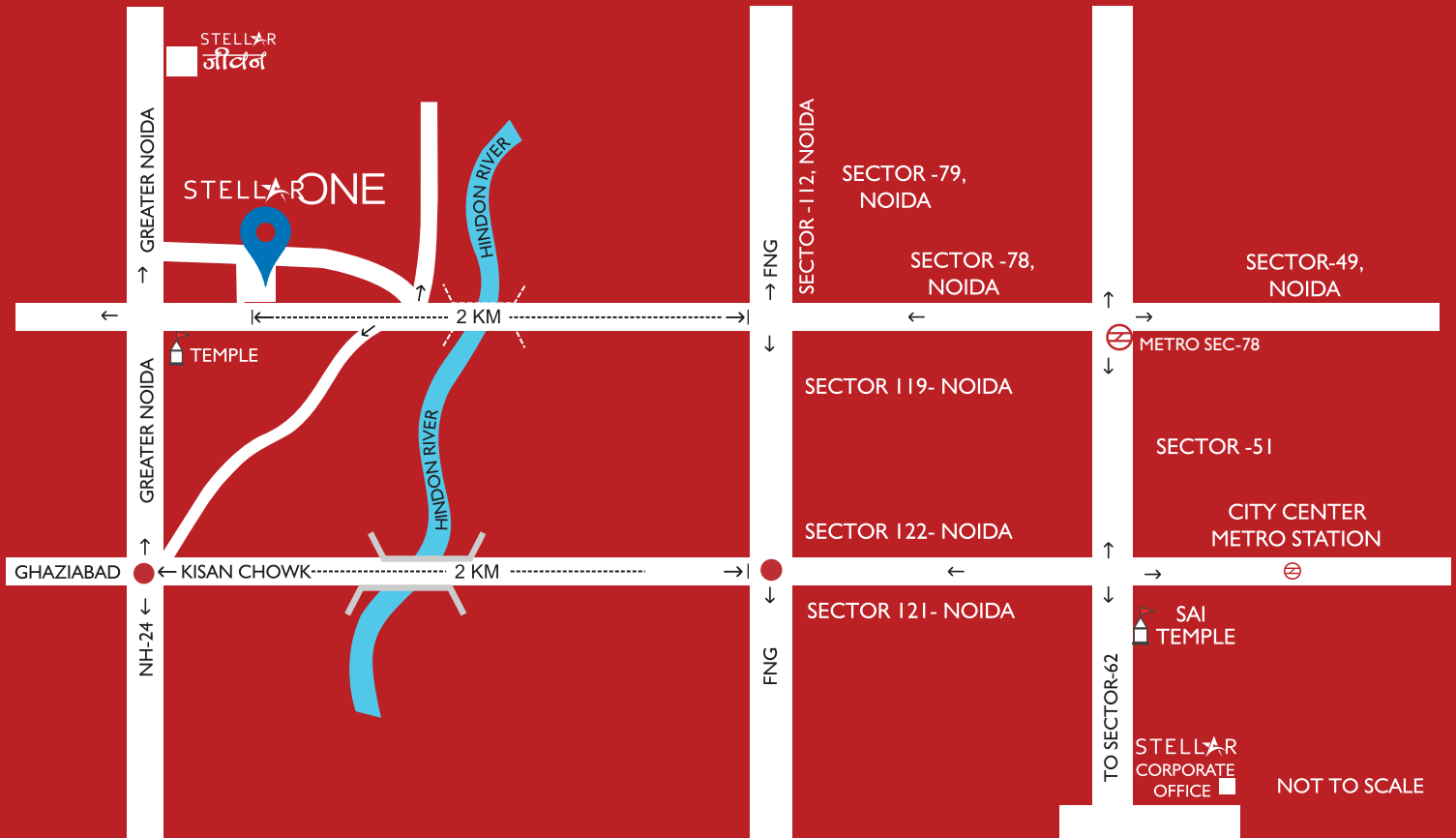
INFOPACK



PROJECT NEARING COMPLETION

RERA Registration Number: UPRERAPRJ6209

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



Approximate Distance :

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

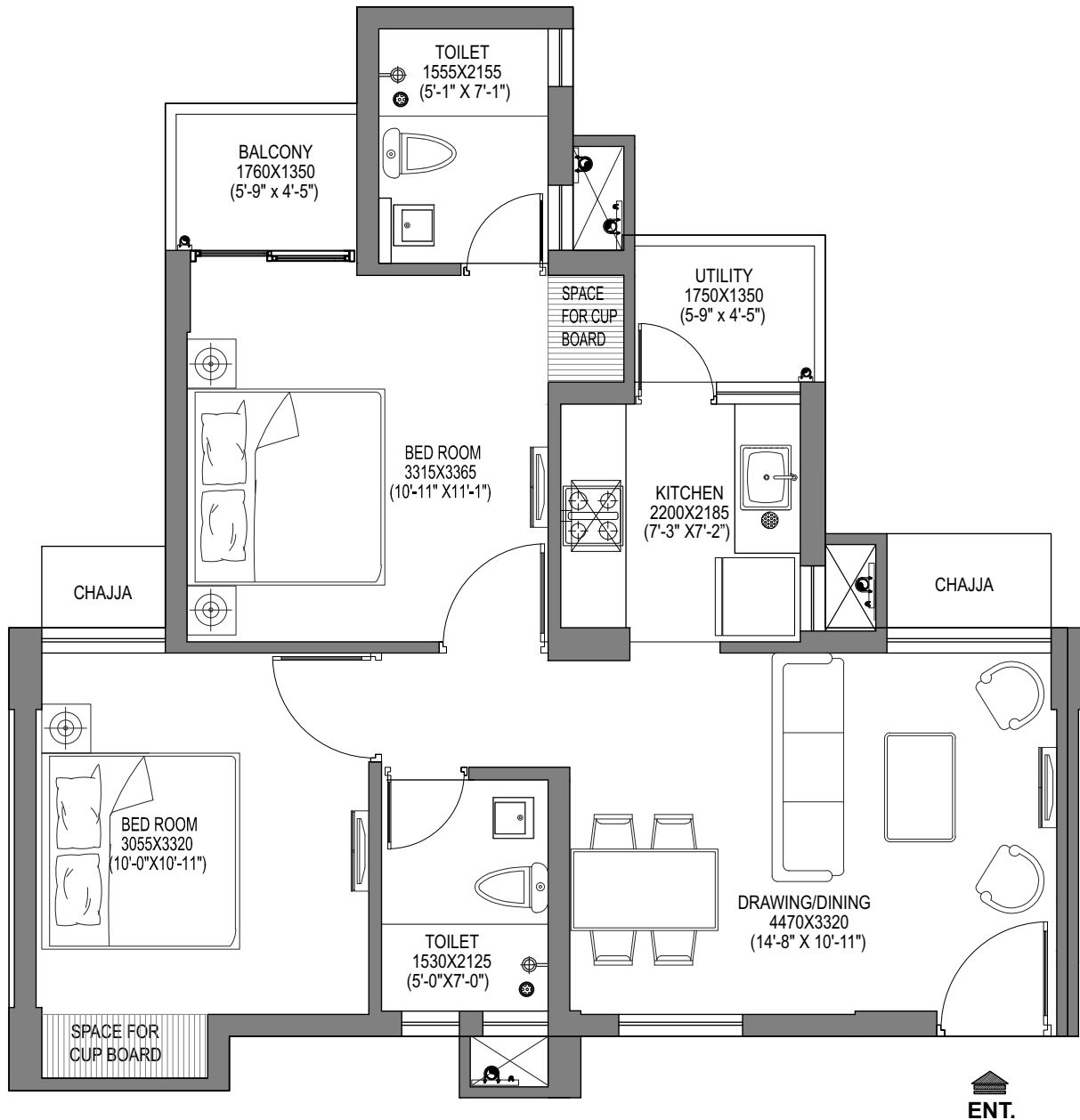
Stellar ONE / Phase ONE / Sector ONE / Price ONE / Location A ONE



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.



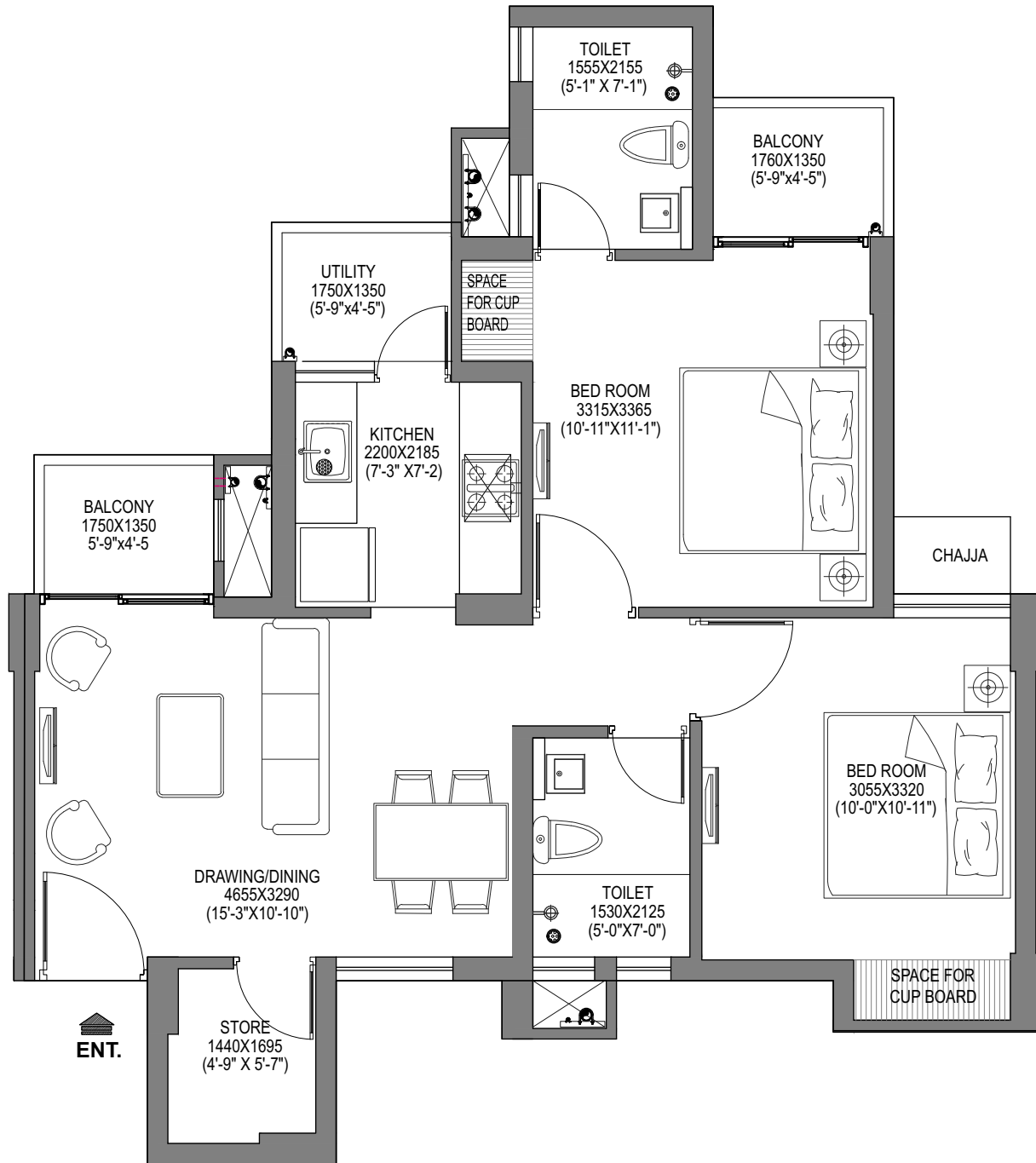
2 BHK 895

(2 TOILETS + 2 BALCONIES)

CARPET AREA : 52.48 SQM.

BALCONY AREA : 4.74 SQM.

Total Number of Apartments - 112



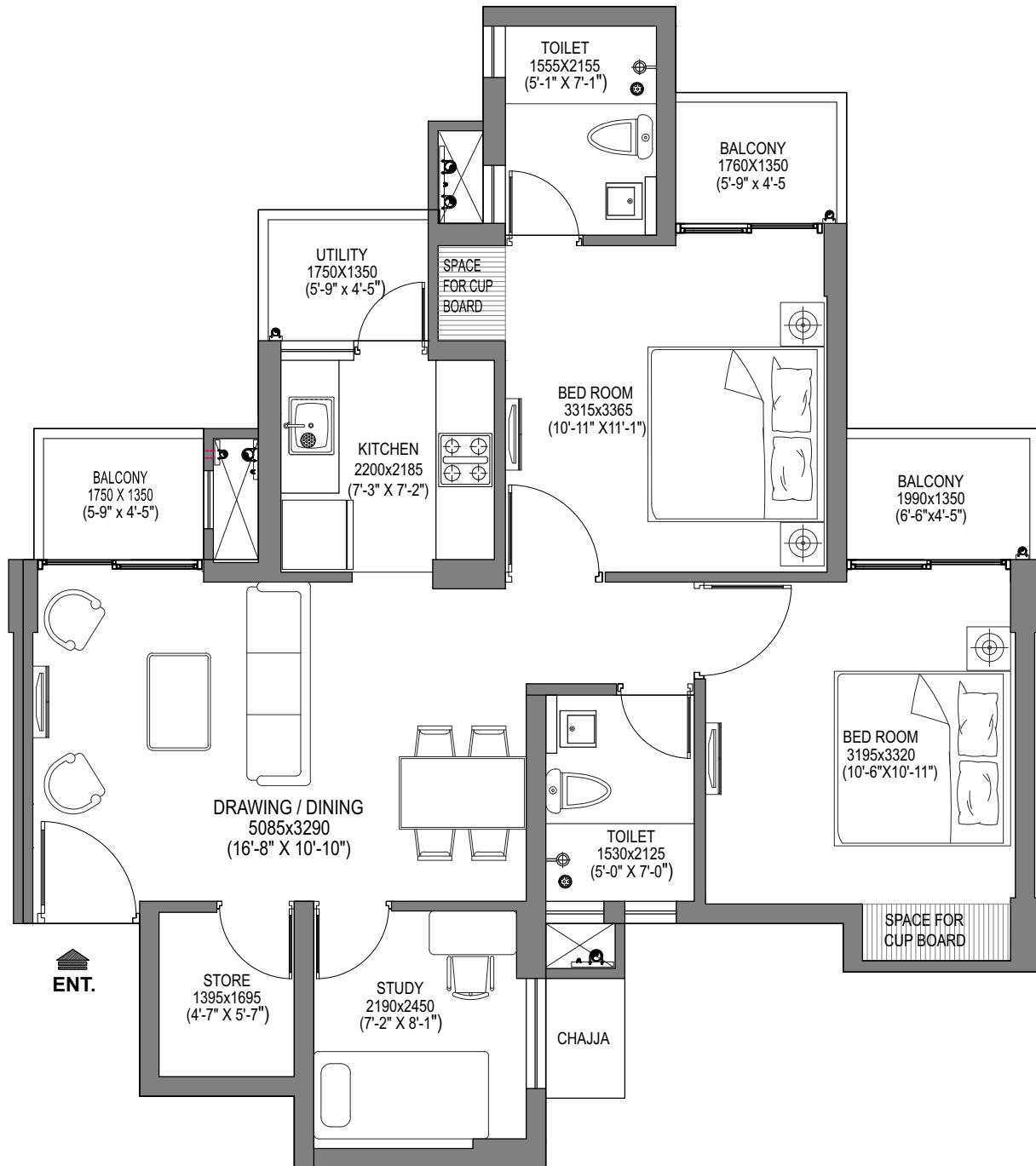
2 BHK 982

(2 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 55.44 SQM.

BALCONY AREA : 7.10 SQM.

Total Number of Apartments - 224



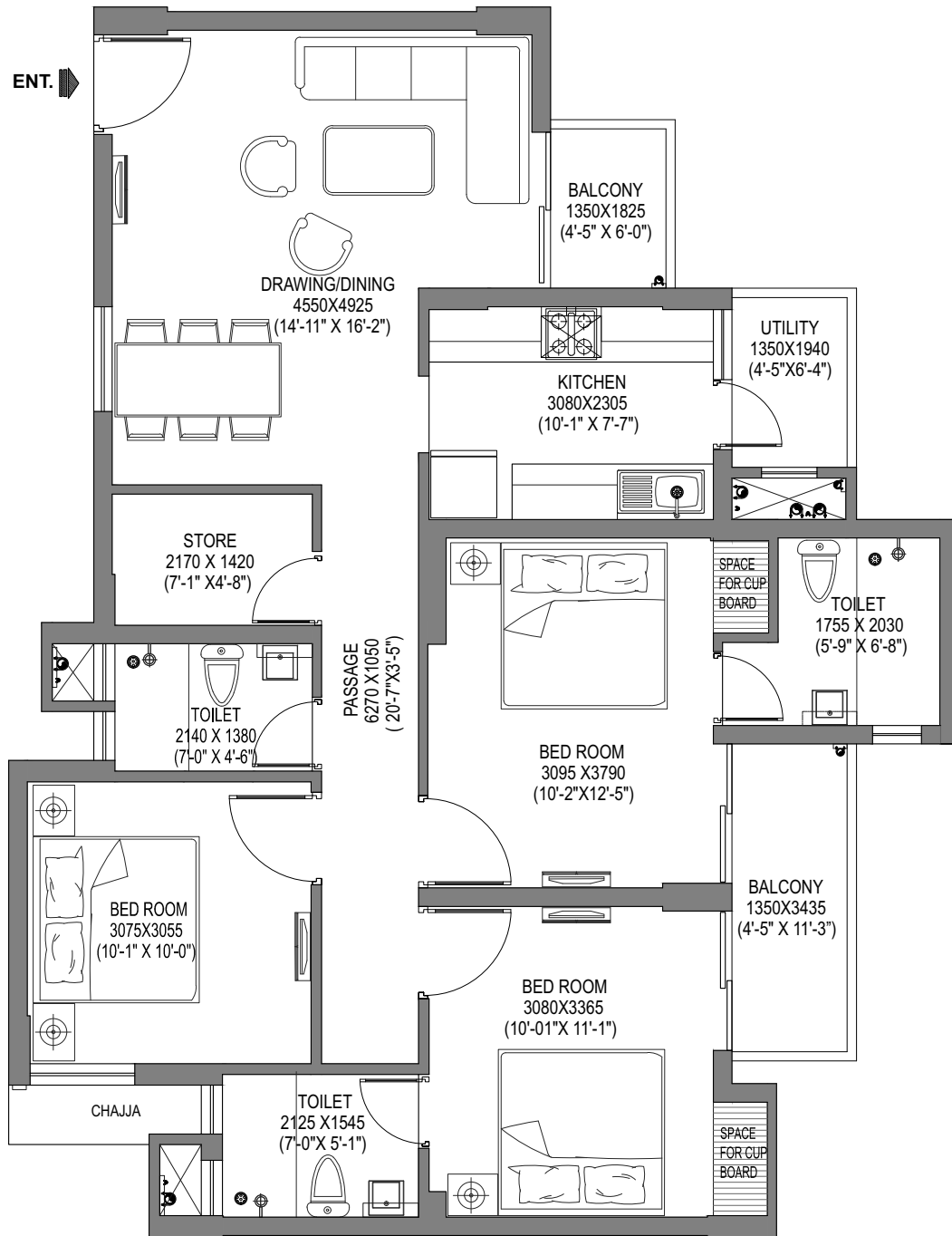
2 BHK 1132

(2 TOILETS + STORE + STUDY + 4 BALCONIES)

CARPET AREA : 63.15 SQM.

BALCONY AREA : 9.79 SQM.

Total Number of Apartments - 112



3 BHK 1412

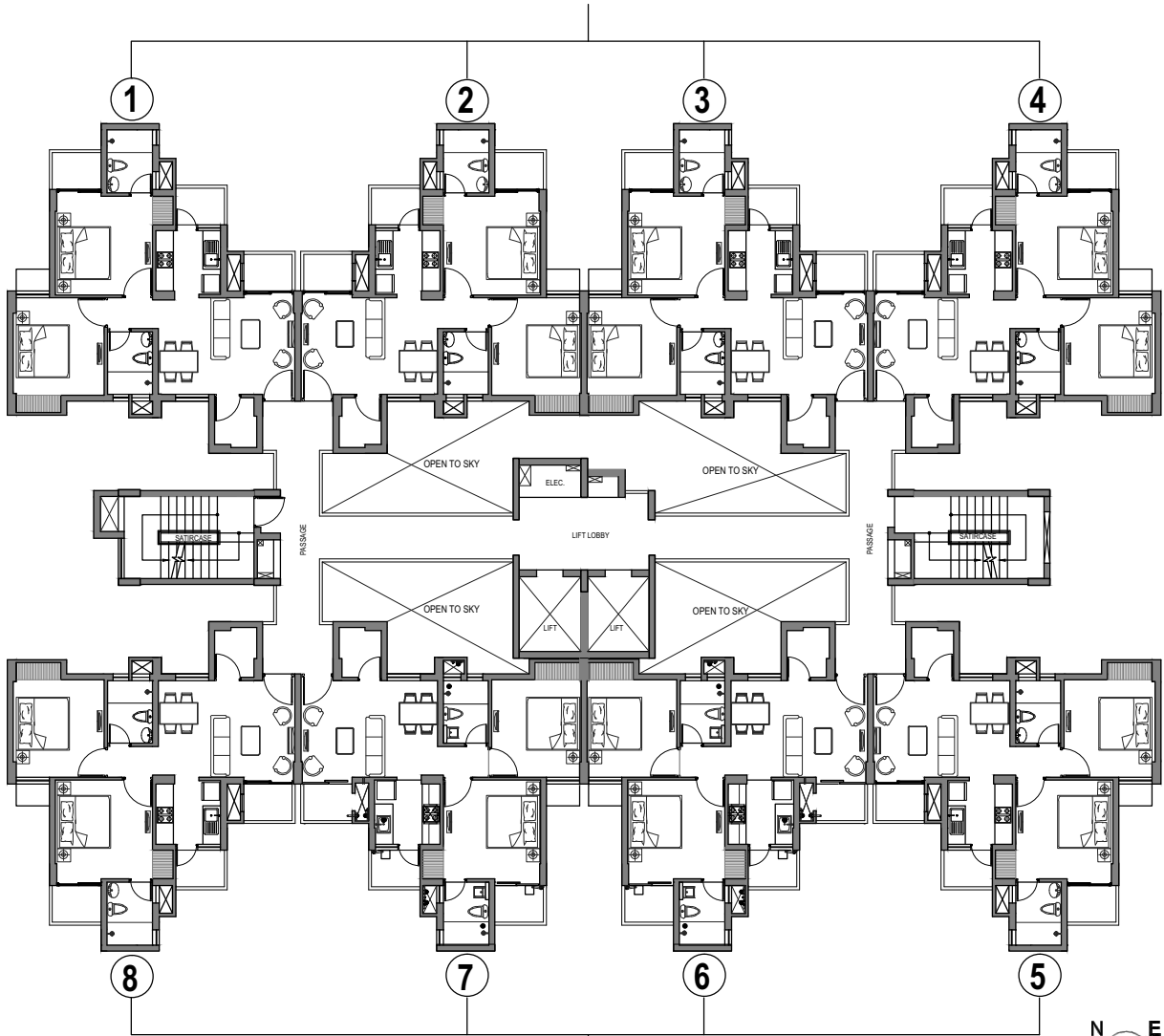
(3 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 83.64 SQM.

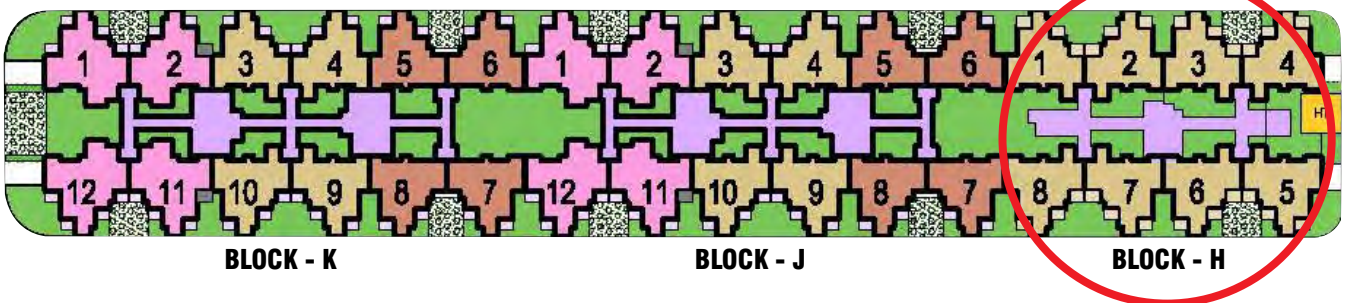
BALCONY AREA : 9.72 SQM.

Total Number of Apartments - 112

2BHK 982



FOR BLOCK - H STILT + 14

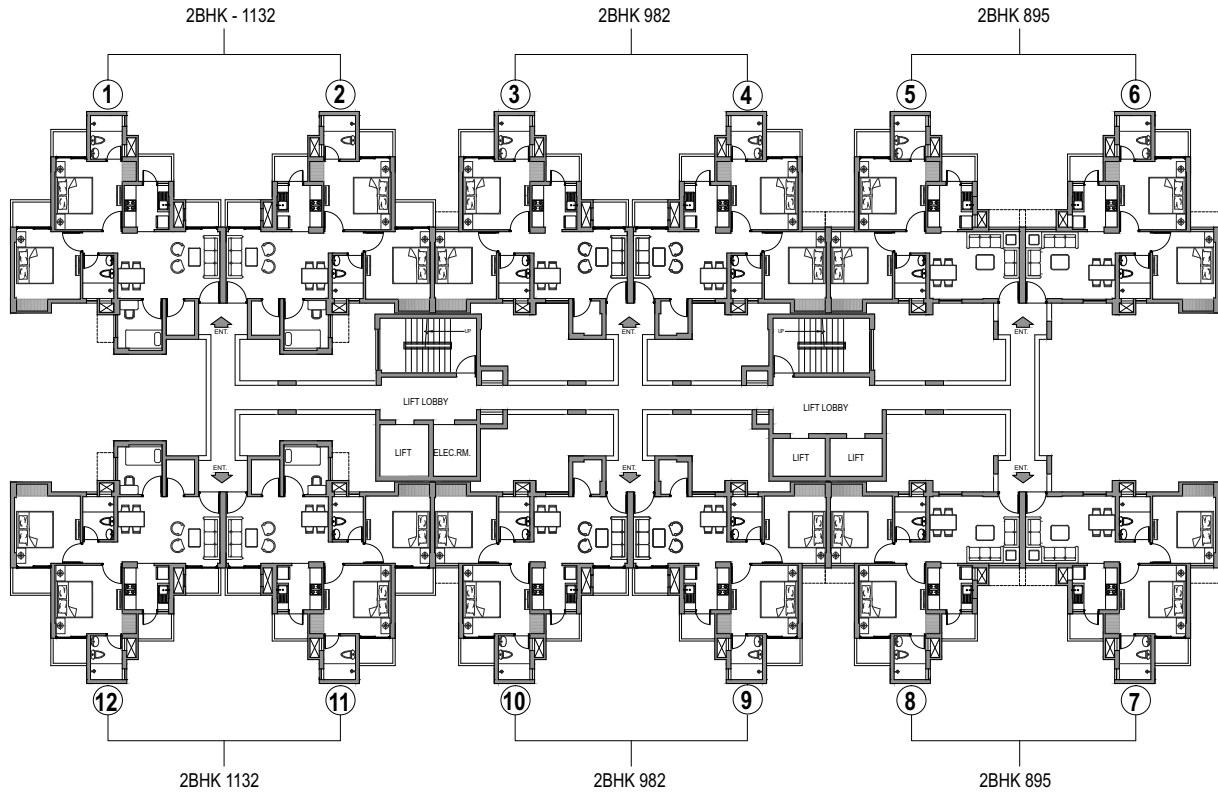


LEGEND

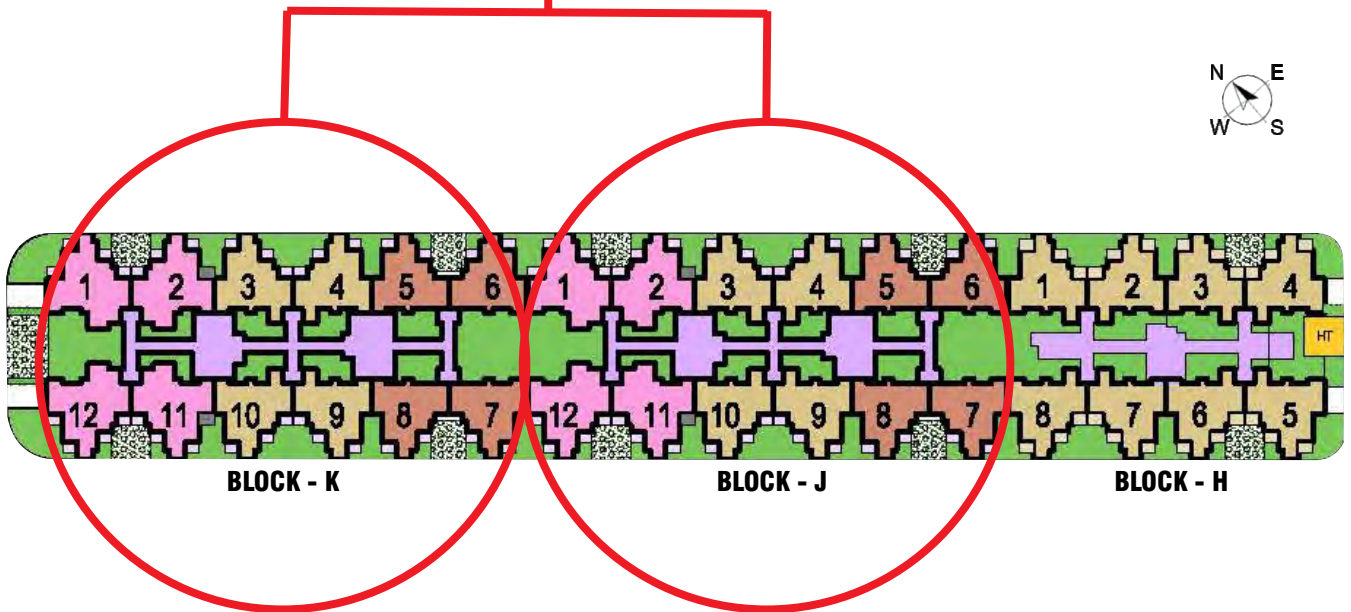
2 BHK 895
CARPET AREA = 52.48 SQM.

2 BHK 982
CARPET AREA = 55.44 SQM.


2 BHK 1132
CARPET AREA = 63.15 SQM.



FOR BLOCK - J & K STILT + 14

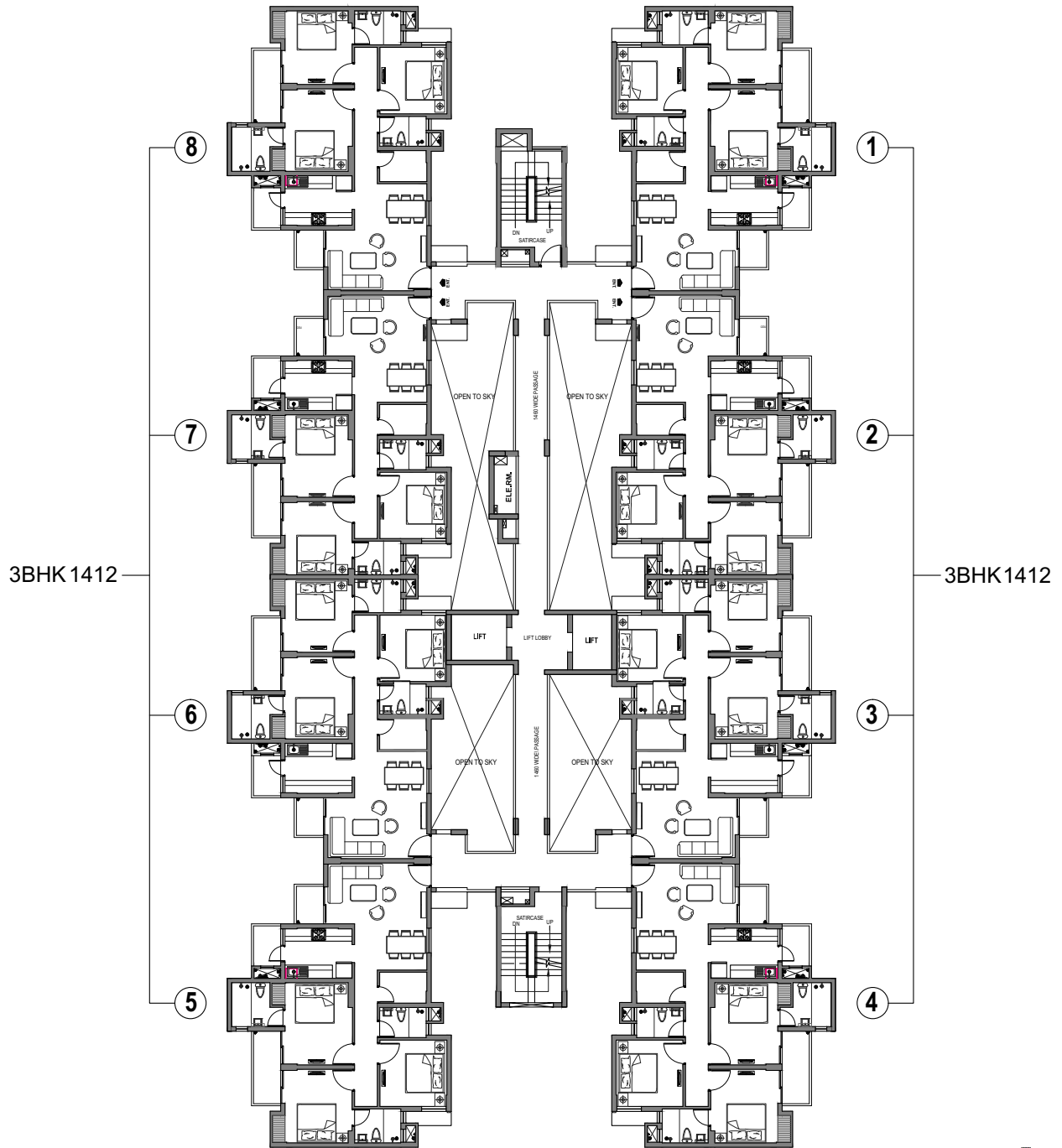


LEGEND

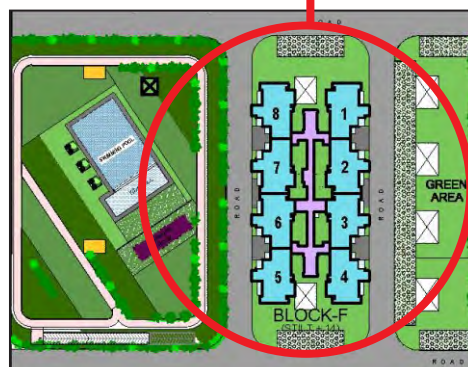
 2 BHK 895
CARPET AREA = 52.48 SQM.

 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

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

Entry Door 8 ft height.

L - Shape Drawing Dining Room

Podium Level Landscaping

Huge open area

Low Density Project

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 4TOWERS+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				

Valid till 30.08.19

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	50:40:10
At the time of Booking	10%	10%
1st Installment within 30 Days of Booking	80%	40%
2nd Installment on Completion of Construction and Filing Application for CC	5% + Other Charges	40% + Other Charges
3rd Installment on Offer of Possession	5% + Other Charges	10% + 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 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, 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 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	4842128	5028453
12A	4961530	5150480
12	5154926	5434547
11	5178772	5458918
10	5202619	5483289
9	5226550	5507746
8	5250397	5532117
7	5274329	5556574
6	5298175	5580945
5	5322022	5605316
4	5345953	5629773
3	5369800	5654144
2	5423582	5709108
1	5483283	5770121

Tower H		
Floor	2 BHK 982	2 BHK 982
	Unit 1,2,3 & 4	Unit 5,6,7 & 8
14	3308149	3308149
12A	3461190	3391190
12	3546056	3474230
11	3563081	3490889
10	3580019	3507464
9	3597044	3524122
8	3613983	3540697
7	3630921	3557271
6	3647946	3573930
5	3664885	3590504
4	3681910	3607163
3	3698849	3623738
2	3737047	3661115
1	3779480	3702634

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	3868129	3415542	3362664	3047319	3047319	3308149	3762374
12A	4046134	3571282	3517238	3187813	3123303	3391190	3858470
12	4144738	3656831	3602777	3265772	3199585	3474230	3954936
11	4164534	3674013	3619957	3281382	3214858	3490889	3974303
10	4178934	3686425	3686425	3292808	3226034	3507464	3988517
9	4198729	3703607	3703607	3308417	3241308	3524122	4007882
8	4218400	3720669	3720669	3323997	3256553	3540697	4027126
7	4238071	3737730	3737730	3339576	3271798	3557271	4046370
6	4257866	3754912	3754912	3355186	3287071	3573930	4065736
5	4277537	3771974	3771974	3370765	3302315	3590504	4084980
4	4297333	3789156	3789156	3386375	3317590	3607163	4104346
3	4317004	3806218	3806218	3401954	3332835	3623738	4123590
2	4361350	3844731	3844731	3437064	3367189	3661115	4166974
1	4410669	3887521	3887521	3476013	3405302	3702634	4215224

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	3868129	3415542	3362664	3047319	3098664	3047319	3308149	3762374
12A	4046134	3571282	3517238	3187813	3239983	3123303	3391190	3858470
12	4144738	3656831	3602777	3265772	3317330	3199585	3474230	3954936
11	4164534	3674013	3619957	3281382	3332800	3214858	3490889	3974303
10	4288798	3686425	3686425	3292808	3402283	3226034	3507464	3988517
9	4308416	3703607	3703607	3308417	3417752	3241308	3524122	4007882
8	4327947	3720669	3720669	3323997	3433221	3256553	3540697	4027126
7	4347478	3737730	3737730	3339576	3448691	3271798	3557271	4046370
6	4367096	3754912	3754912	3355186	3464161	3287071	3573930	4065736
5	4386627	3771974	3771974	3370765	3479629	3302315	3590504	4084980
4	4406245	3789156	3789156	3386375	3495099	3317590	3607163	4104346
3	4425776	3806218	3806218	3401954	3510569	3332835	3623738	4123590
2	4469765	3844731	3844731	3437064	3545396	3367189	3661115	4166974
1	4518679	3887521	3887521	3476013	3584026	3405302	3702634	4215224

Price List - 50:40:10

Tower F		
Floor	3 BHK 1412	3 BHK 1412
	Unit 1,2,3 & 4	Unit 5,6,7 & 8
14	4972996	5164357
12A	5095626	5289683
12	5294248	5581427
11	5318739	5606456
10	5343231	5631486
9	5367808	5656604
8	5392300	5681634
7	5416878	5706752
6	5441369	5731781
5	5465861	5756811
4	5490438	5781929
3	5514930	5806958
2	5570166	5863408
1	5631480	5926070

Tower H		
Floor	2 BHK 982	2 BHK 982
	Unit 1,2,3 & 4	Unit 5,6,7 & 8
14	3397559	3397559
12A	3554735	3482844
12	3641895	3568128
11	3659380	3585238
10	3676777	3602260
9	3694262	3619369
8	3711658	3636391
7	3729054	3653414
6	3746539	3670523
5	3763936	3687545
4	3781421	3704654
3	3798818	3721677
2	3838048	3760064
1	3881628	3802706

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	3972673	3507853	3453546	3129679	3129679	3397559	3864059
12A	4155489	3667803	3612298	3273971	3207716	3482844	3962753
12	4256758	3755665	3700150	3354036	3286060	3568128	4061826
11	4277089	3773311	3717794	3370068	3301747	3585238	4081716
10	4291878	3786058	3786058	3381803	3313224	3602260	4096314
9	4312208	3803705	3803705	3397834	3328911	3619369	4116203
8	4332411	3821227	3821227	3413834	3344568	3636391	4135967
7	4352613	3838750	3838750	3429835	3360225	3653414	4155731
6	4372944	3856397	3856397	3445867	3375911	3670523	4175621
5	4393146	3873919	3873919	3461866	3391567	3687545	4195385
4	4413477	3891565	3891565	3477898	3407254	3704654	4215274
3	4433680	3909089	3909089	3493899	3422911	3721677	4235038
2	4479224	3948643	3948643	3529957	3458194	3760064	4279595
1	4529876	3992590	3992590	3569960	3497337	3802706	4329149

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	3972673	3507853	3453546	3129679	3182412	3129679	3397559	3864059
12A	4155489	3667803	3612298	3273971	3327550	3207716	3482844	3962753
12	4256758	3755665	3700150	3354036	3406988	3286060	3568128	4061826
11	4277089	3773311	3717794	3370068	3422876	3301747	3585238	4081716
10	4404712	3786058	3786058	3381803	3494236	3313224	3602260	4096314
9	4424859	3803705	3803705	3397834	3510123	3328911	3619369	4116203
8	4444919	3821227	3821227	3413834	3526011	3344568	3636391	4135967
7	4464978	3838750	3838750	3429835	3541899	3360225	3653414	4155731
6	4485125	3856397	3856397	3445867	3557786	3375911	3670523	4175621
5	4505185	3873919	3873919	3461866	3573673	3391567	3687545	4195385
4	4525332	3891565	3891565	3477898	3589561	3407254	3704654	4215274
3	4545392	3909089	3909089	3493899	3605449	3422911	3721677	4235038
2	4590569	3948643	3948643	3529957	3641218	3458194	3760064	4279595
1	4640805	3992590	3992590	3569960	3680892	3497337	3802706	4329149

Bank/ NBFC Name	Branch address	Bank Logo
State Bank Of India	HLST, The Corenthum, Tower A, First Floor, Plot No. A -41, Sector -62, Noida Mr. Nitin Gupta : 9412120975 Mr. S.P.Singh : 8826798211	भारतीय स्टेट बैंक State Bank of India हर भारतीय का बैंक THE BANKER TO EVERY INDIAN
Canara Bank	6, Aga Khan Hall, Bhagwan Das Rd. New Delhi Mr. Ajay Yadav : 8527092643 Mr. Sheshank : 8791728226	केनरा बैंक Canara Bank
HDFC Ltd.	GF -SR -10, GF, Ansal Plaza, Vaishali, Ghaziabad Mr. Rajeev Sharma : 9911560646 Mr. Visheswer Singh : 9818320381	HDFC HOME LOANS WITH YOU, RIGHT THROUGH
PNB Housing Finance Ltd.	D-2,1 st Floor, Sector – 3, Noida Mr. Rahul Pandey : 8800503207 Mr. Piyush Jain : 7042520857	pnb Housing Finance Limited
Indiabulls Housing Finance Ltd.	K - 24 & 25, 2nd floor, Pearl Plaza, Sector -18, Noida Mr. Sachin : 9711510410	Indiabulls HOUSING FINANCE
Citizen Co-operative Bank Ltd.	C - 25, Stellar IT Park, (5th floor) Tower - II Sector - 62, Noida Mr. Harish Bisht : 9971406414	CITIZEN CO-OPERATIVE BANK LTD., NOIDA
Dewan Housing Finance Ltd.	Plot No. 6, Block A, Ground & Second floor, Sector 2, Phase -1, Noida Mr. Dharmender Kumar: 9953060885	DHEFL Changing Rules Changing Lives
Syndicate Bank	C-25, Stellar IT Park, Sector-62, Noida Mr.Kamal Kapoor : 7042278217	सिंडिकेटबैंक SyndicateBank भारत सरकार का उपक्रम A Govt. of India Undertaking
Tata Capital Housing Finance Ltd.	2nd Floor, 16 Shankar Vihar, Main Vikas Marg, New Delhi -110092 Mr. Pradeep Tekwani : 011 - 64674562	TATA CAPITAL Home Loans We only do what's right for you
Yes Bank Ltd.	Ground Floor, Plot No 26, Okhla Industrial Area Phase 3, New Delhi - 110020 Mr. Himanshu Sankhla : 9350869460	YES BANK
IDFC Bank Ltd.	2nd Floor, Express Building, Bahadur Shah Zafar Marg, ITO New Delhi - 110002 Mr. Hitesh Huria : 9999412502	IDFC IDFC BANK

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

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