

STELLAR ONE

Phase-I

GH-09, Sector - I, Greater Noida West

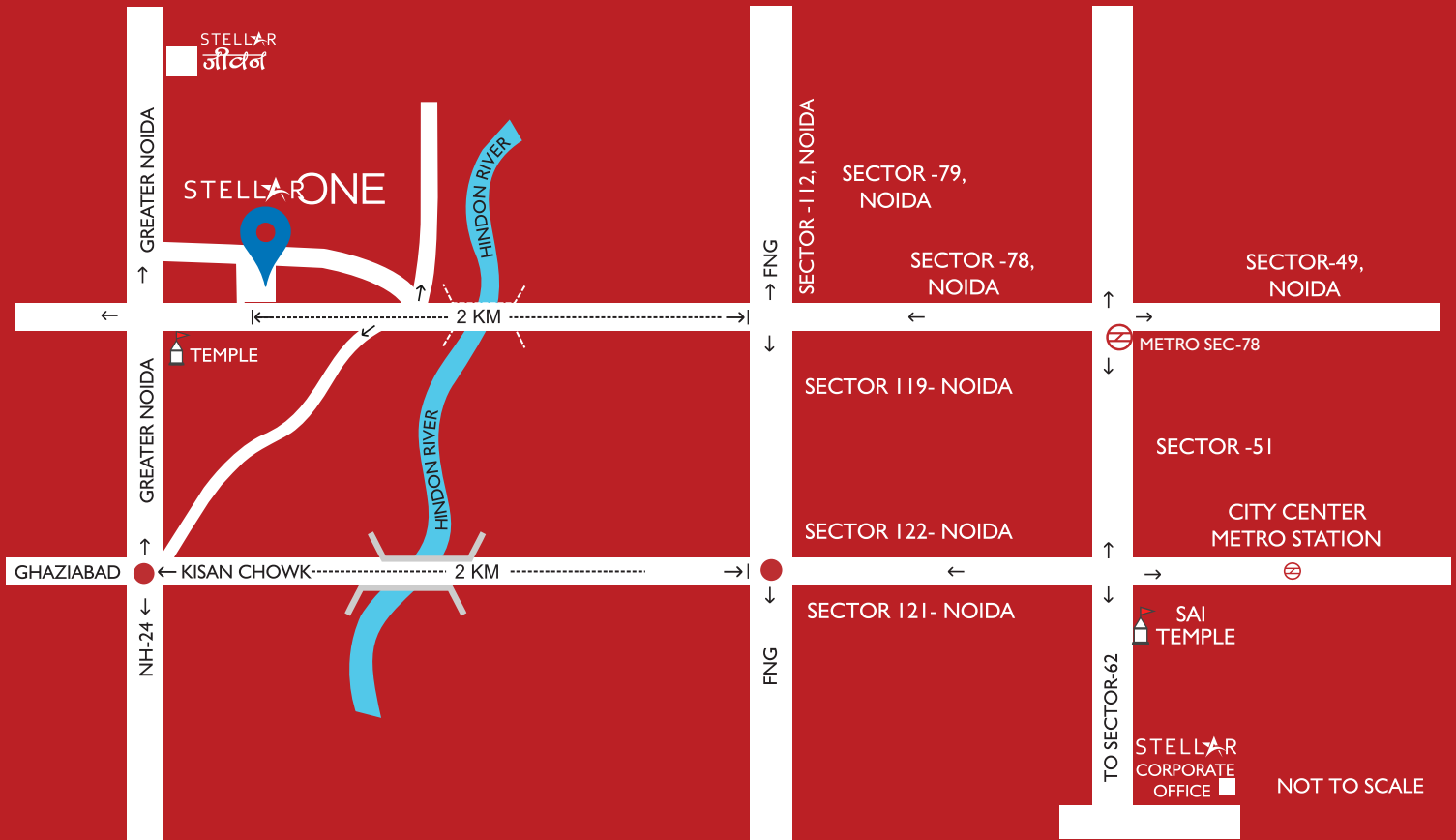
INFOPACK



CC OBTAINED/NO GST

RERA Registration Number: UPRERAPRJ6209

Stellar ONE / Phase ONE / Sector ONE / Price ONE / Locaon 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

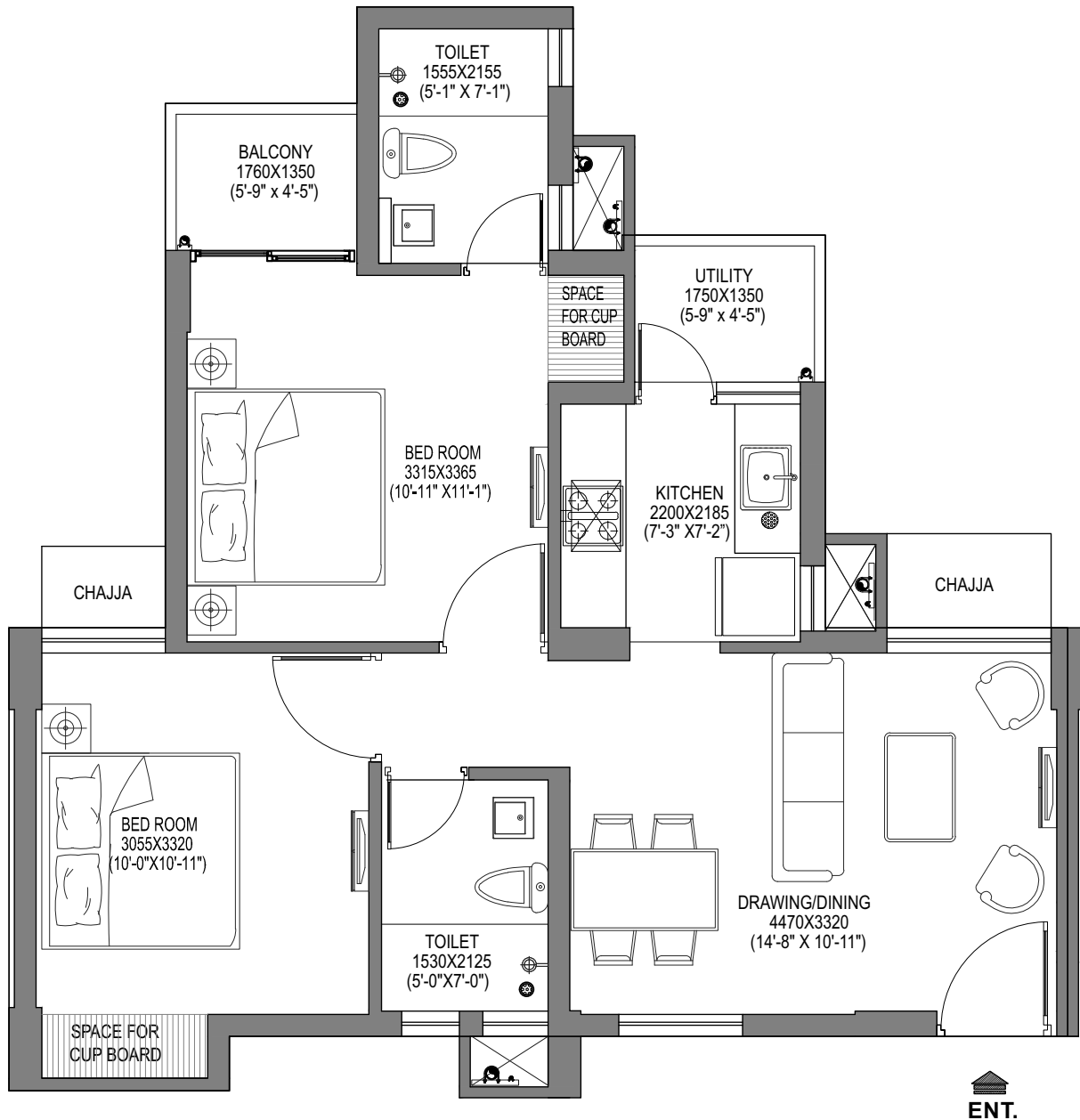


PROJECT LAND AREA (PHASE -1) = 21486.70 SQM.

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.



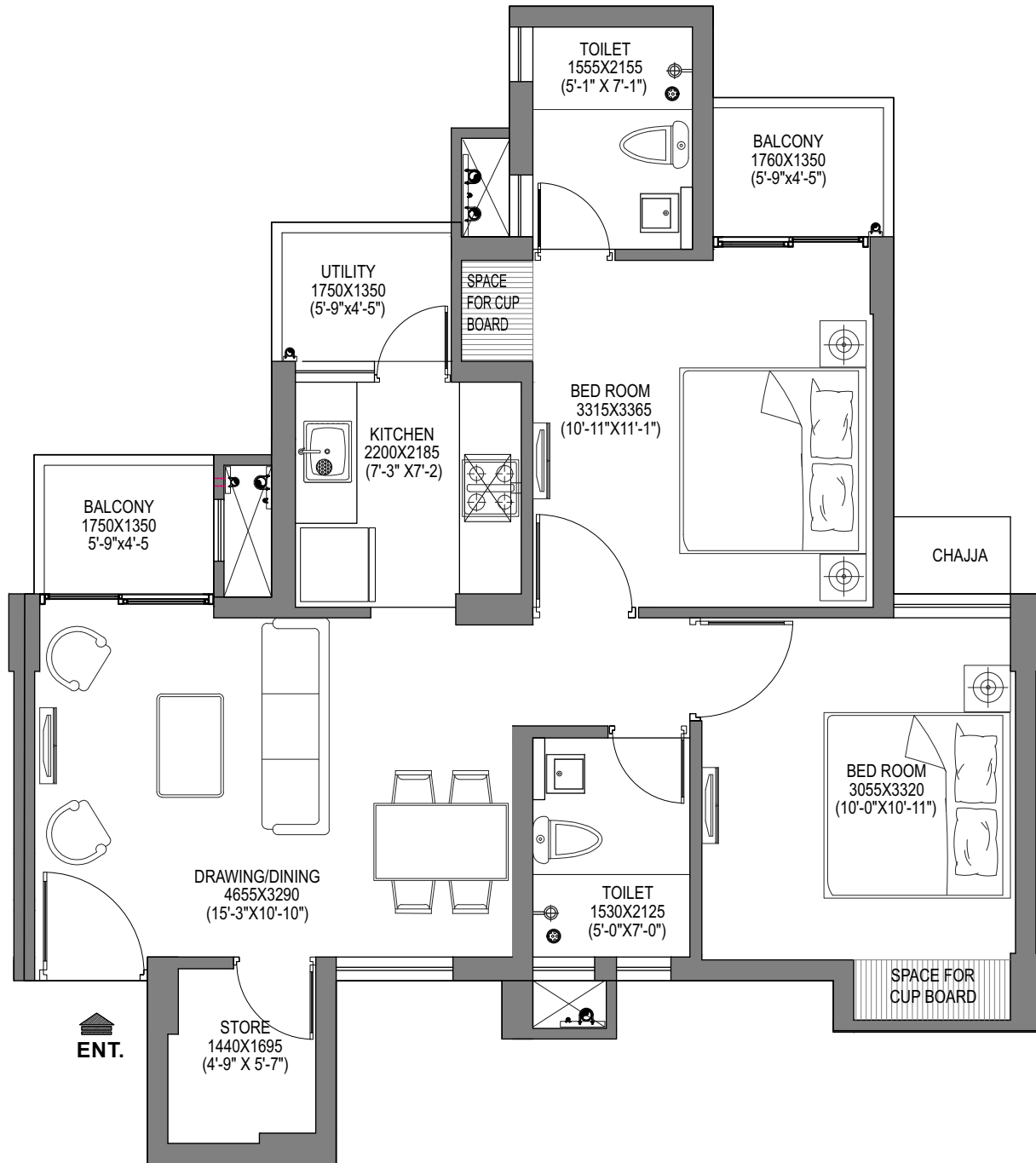
2 BHK 895

(2 TOILETS + 2 BALCONIES)

CARPET AREA : 52.48 SQM.

BALCONY AREA : 4.74 SQM.

Total Number of Apartments - 112



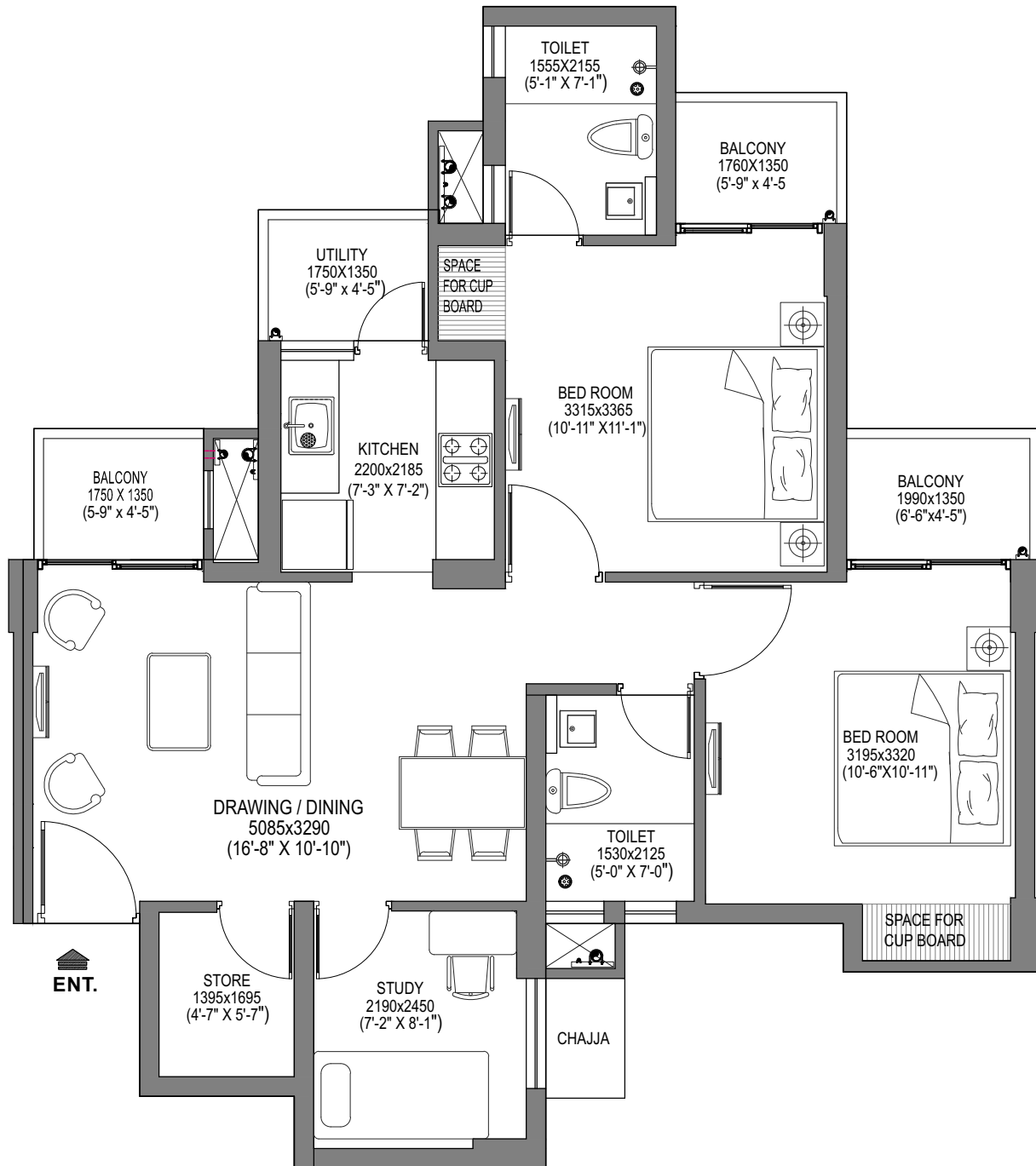
2 BHK 982

(2 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 55.44 SQM.

BALCONY AREA : 7.10 SQM.

Total Number of Apartments - 224



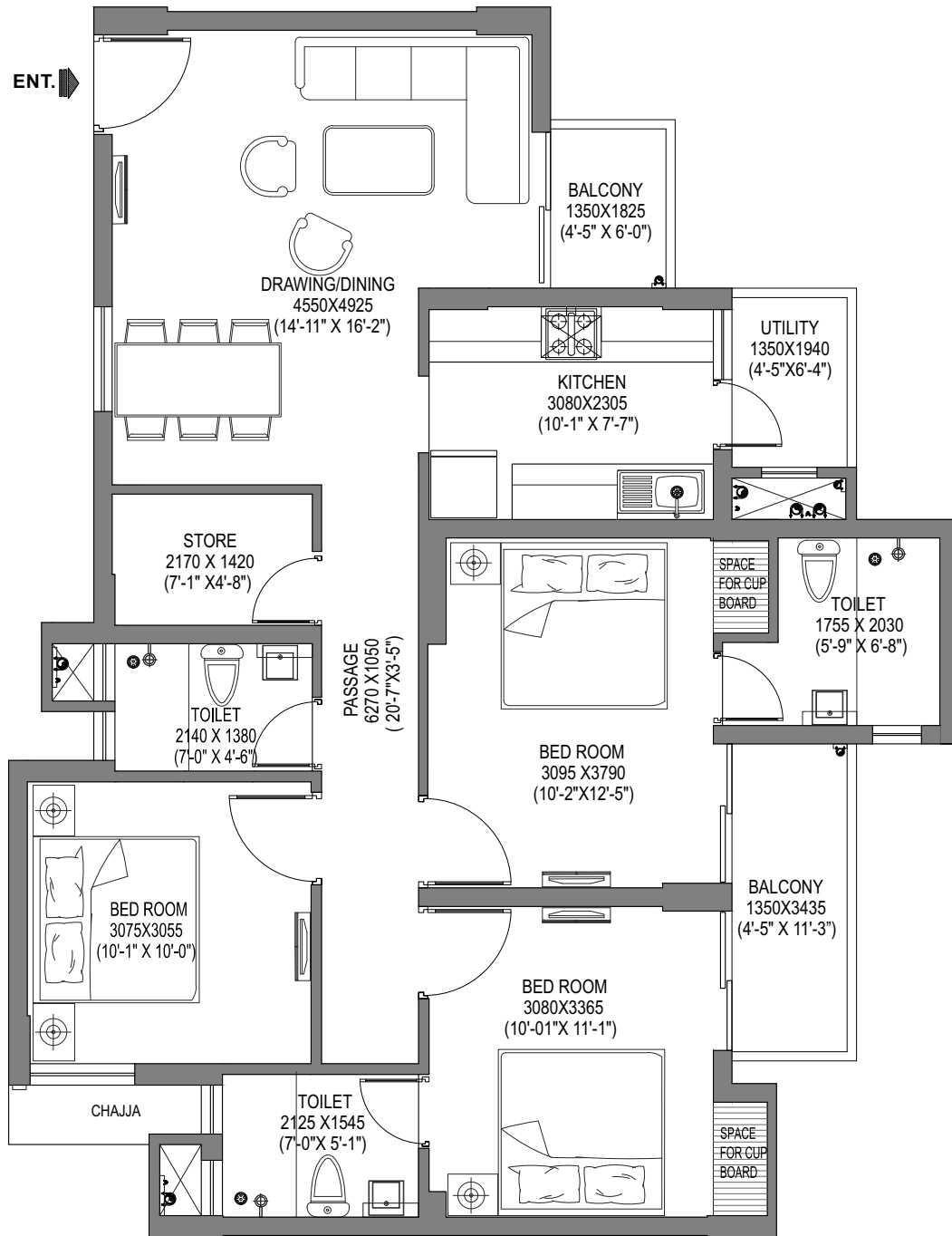
2 BHK 1132

(2 TOILETS + STORE + STUDY + 4 BALCONIES)

CARPET AREA : 63.15 SQM.

BALCONY AREA : 9.79 SQM.

Total Number of Apartments - 112



3 BHK 1412

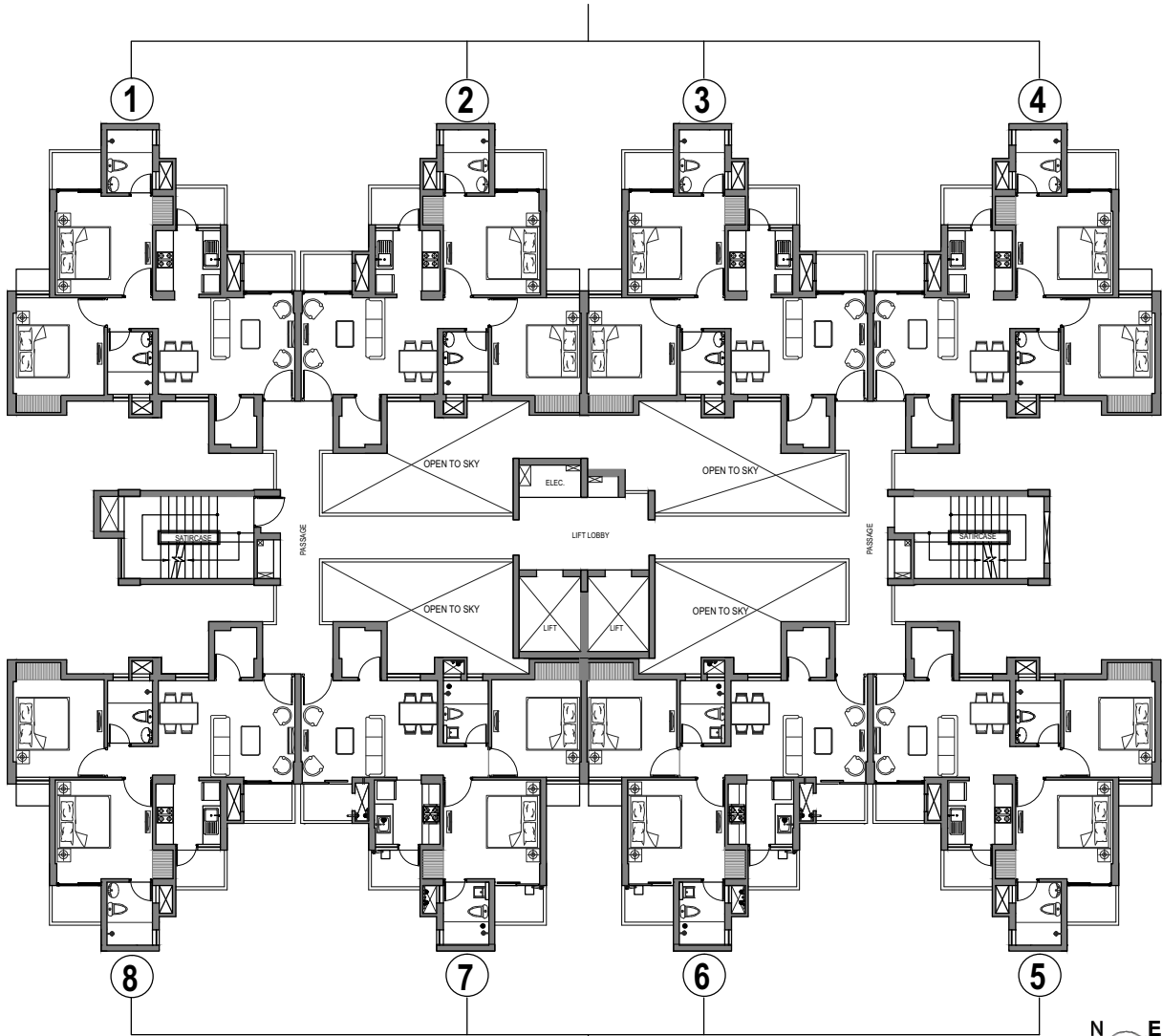
(3 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 83.64 SQM.

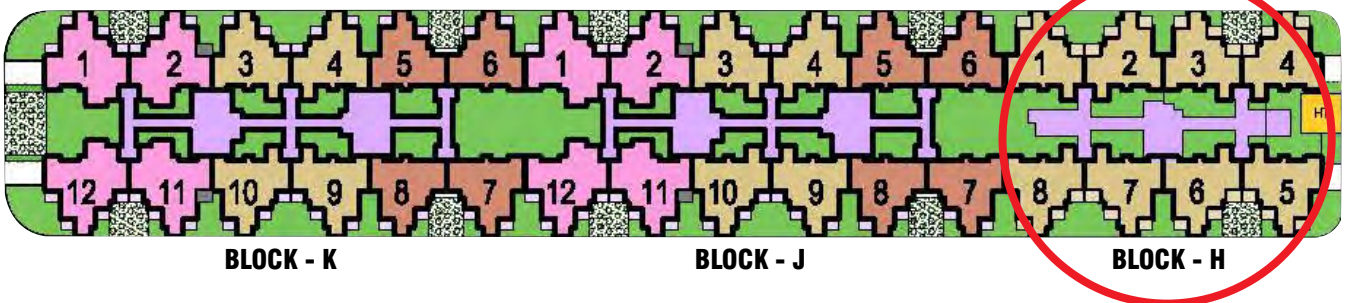
BALCONY AREA : 9.72 SQM.

Total Number of Apartments - 112

2BHK 982



FOR BLOCK - H STILT + 14

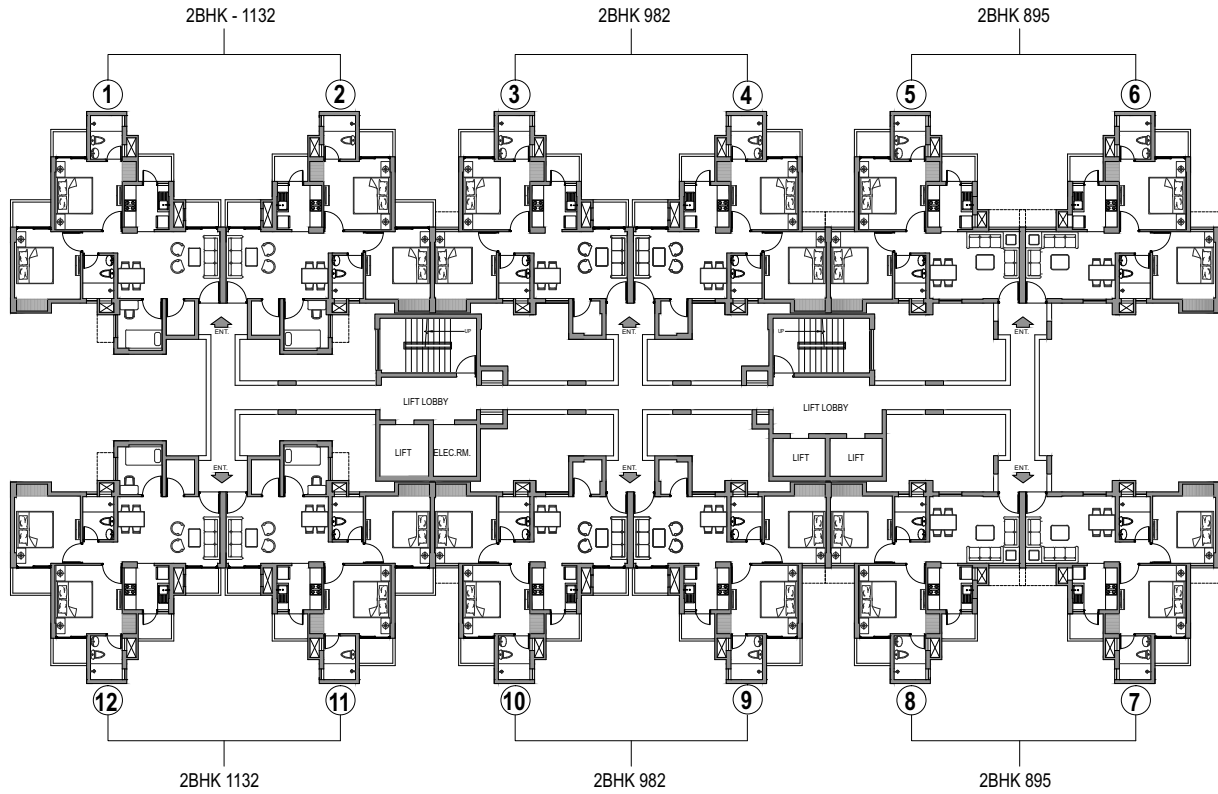


LEGEND

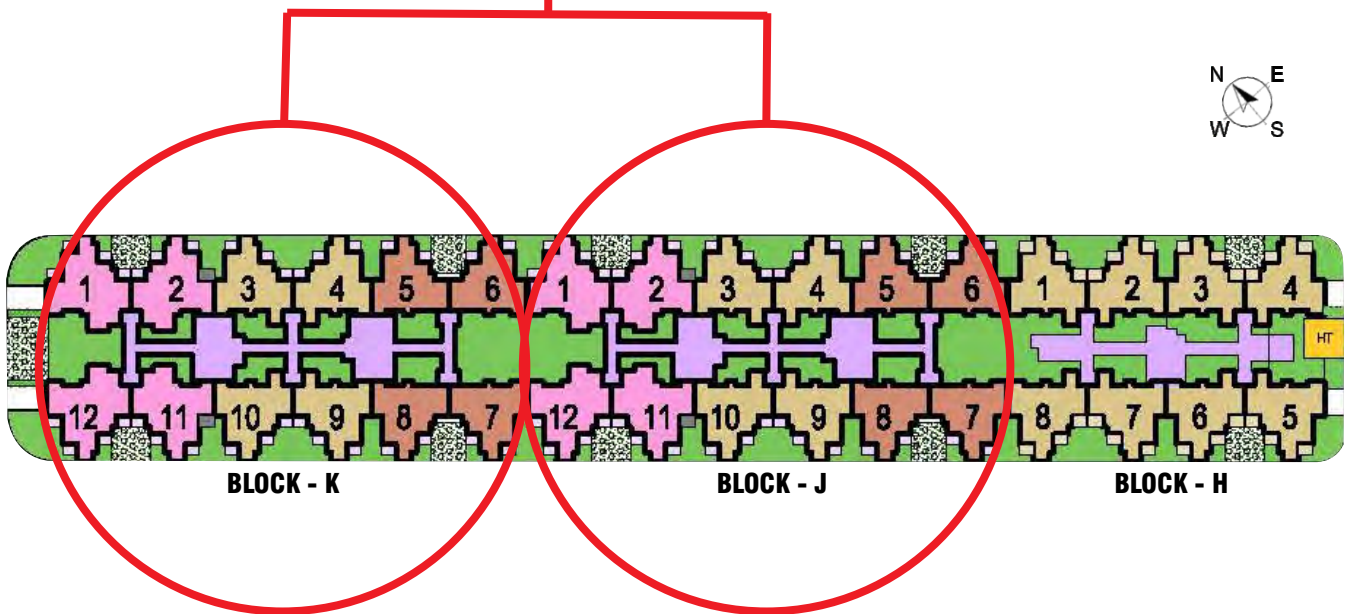
2 BHK 895
CARPET AREA = 52.48 SQM.

2 BHK 982
CARPET AREA = 55.44 SQM.


2 BHK 1132
CARPET AREA = 63.15 SQM.



FOR BLOCK - J & K STILT + 14

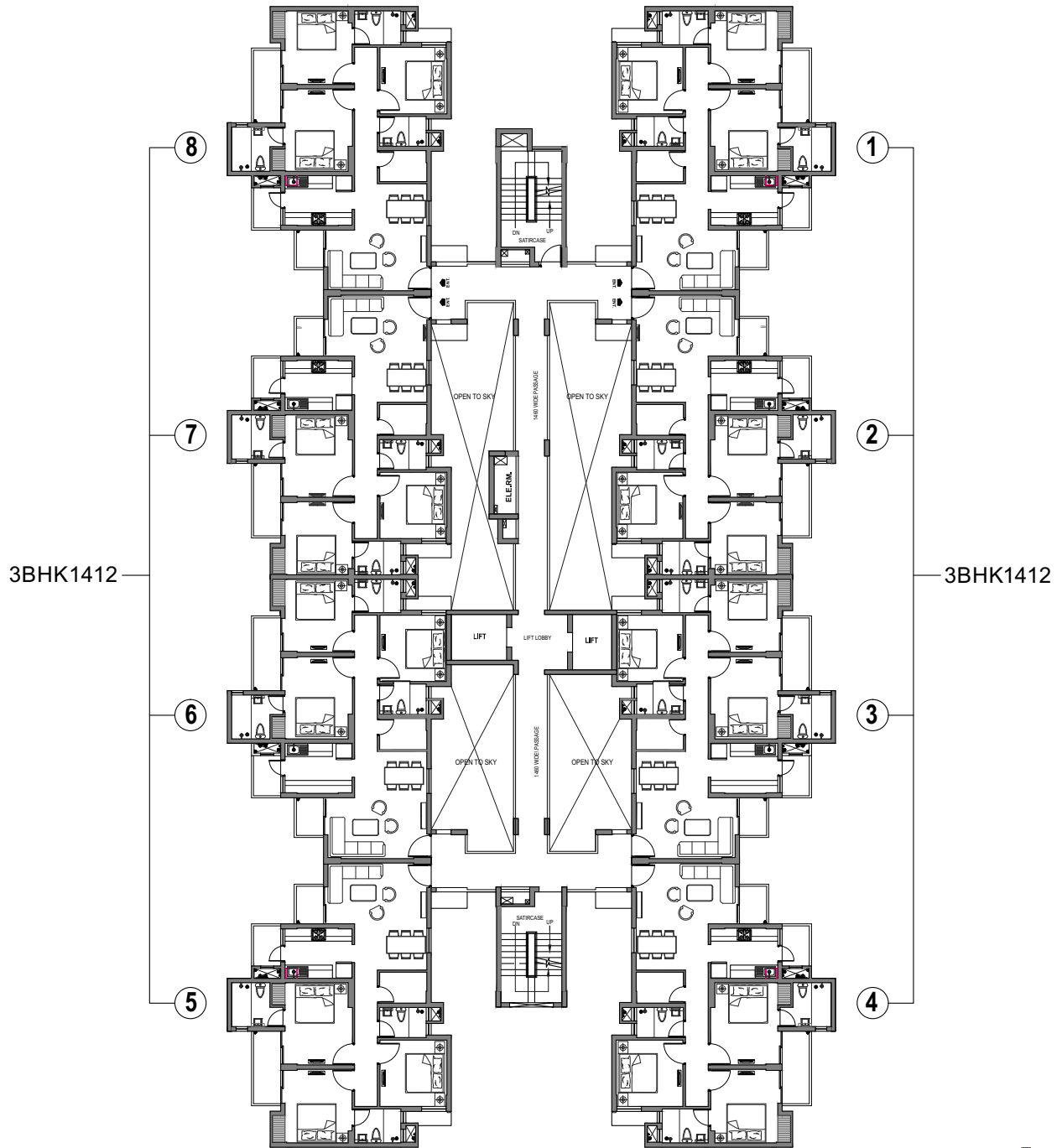


LEGEND

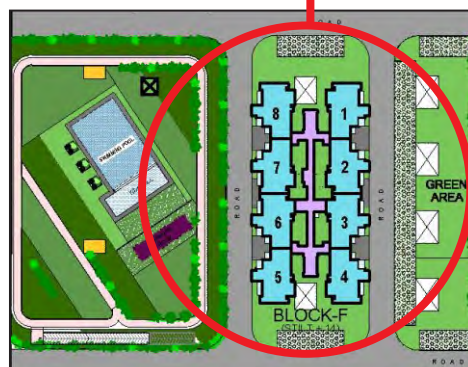
 **2 BHK 895**
CARPET AREA = 52.48 SQM.

 **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.

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

With effect from 18.03.2020

| 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 | 85% |
| 2ed 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 per sq.ft. |
| Fire Fighting Charges | Free | | |

NOTE:

The Project is registered under UPRERA Registration Number UPRERAPRJ6209

Charges for Electric Meter & Panels for DG Back up with installation, Water Charges (1 Year in Advance), Common Area Maintenance (1 Year in Advance), Common Area Electricity Charges (1 Year in Advance) IGL Gas Meter Connection & security Deposit, Additional Car Parking @ Rs. 3,50,000/- (Subject to Availability)

The Allottee is required to apply directly to NPCL for Electric connection.

All applicable Govt. Taxes additional.

Stamp Duty, Registration 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 (Phase -1, Tower - H,J,K & F)



Price List - CLP

| Tower F | | | Tower H | | | | |
|---------|----------------|----------------|---------|------------|------------|------------|------------|
| Floor | 3 BHK 1412 | 3 BHK 1412 | Floor | 2 BHK 982 | 2 BHK 982 | 2 BHK 982 | 2 BHK 982 |
| | Unit 1,2,3 & 4 | Unit 5,6,7 & 8 | | Unit 1 & 2 | Unit 3 & 4 | Unit 5 & 6 | Unit 7 & 8 |
| 14 | 5369835 | 5565477 | 14 | 3591617 | 3670177 | 3670177 | 3591617 |
| 12A | 5495208 | 5693605 | 12A | 3752310 | 3830870 | 3757370 | 3678810 |
| 12 | 5698273 | 5991875 | 12 | 3841420 | 3919980 | 3844562 | 3766002 |
| 11 | 5723312 | 6017465 | 11 | 3859296 | 3937856 | 3862054 | 3783494 |
| 10 | 5748351 | 6043054 | 10 | 3877081 | 3955641 | 3879458 | 3800898 |
| 9 | 5773479 | 6068734 | 9 | 3894957 | 3973517 | 3896949 | 3818389 |
| 8 | 5798518 | 6094324 | 8 | 3912743 | 3991303 | 3914353 | 3835793 |
| 7 | 5823646 | 6120004 | 7 | 3930528 | 4009088 | 3931756 | 3853196 |
| 6 | 5848685 | 6145593 | 6 | 3948404 | 4026964 | 3949247 | 3870687 |
| 5 | 5873724 | 6171183 | 5 | 3966190 | 4044750 | 3966650 | 3888090 |
| 4 | 5898852 | 6196863 | 4 | 3984066 | 4062626 | 3984142 | 3905582 |
| 3 | 5980362 | 6280164 | 3 | 4041960 | 4120520 | 4040792 | 3962232 |
| 2 | 5980362 | 6280164 | 2 | 4041960 | 4120520 | 4040792 | 3962232 |
| 1 | 5980362 | 6196863 | 1 | 4041960 | 4120520 | 4040792 | 3962232 |

| 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 | 4287634 | 3782940 | 3727418 | 3308720 | 3380320 | 3591617 | 4176591 |
| 12A | 4474539 | 3946467 | 3889721 | 3456239 | 3460103 | 3678810 | 4277492 |
| 12 | 4578073 | 4036294 | 3979537 | 3538096 | 3540199 | 3766002 | 4378781 |
| 11 | 4598859 | 4054335 | 3997576 | 3554486 | 3556236 | 3783494 | 4399116 |
| 10 | 4613979 | 4067367 | 4067367 | 3566484 | 3567971 | 3800898 | 4414041 |
| 9 | 4637764 | 4085408 | 4085408 | 3582873 | 3584009 | 3818389 | 4434374 |
| 8 | 4655418 | 4103323 | 4103323 | 3599232 | 3600016 | 3835793 | 4454581 |
| 7 | 4676073 | 4121237 | 4121237 | 3615590 | 3616023 | 3853196 | 4474787 |
| 6 | 4696858 | 4139279 | 4139279 | 3631980 | 3632060 | 3870687 | 4495121 |
| 5 | 4717512 | 4157194 | 4157194 | 3648338 | 3648066 | 3888090 | 4515327 |
| 4 | 4738298 | 4175235 | 4175235 | 3664729 | 3664105 | 3905582 | 4535662 |
| 3 | 4805516 | 4233589 | 4233589 | 3717952 | 3716184 | 3962232 | 4601421 |
| 2 | 4805516 | 4233589 | 4233589 | 3717952 | 3716184 | 3962232 | 4601421 |
| 1 | 4805516 | 4233589 | 4233589 | 3717952 | 3716184 | 3962232 | 4601421 |

| 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 | 4287634 | 3782940 | 3727418 | 3380320 | 3434232 | 3380320 | 3591617 | 4176591 |
| 12A | 4474539 | 3946467 | 3889721 | 3527839 | 3582617 | 3460103 | 3678810 | 4277492 |
| 12 | 4578073 | 4036294 | 3979537 | 3609696 | 3663832 | 3540199 | 3766002 | 4378781 |
| 11 | 4598859 | 4054335 | 3997576 | 3626086 | 3680075 | 3556236 | 3783494 | 4399116 |
| 10 | 4729336 | 4067367 | 4067367 | 3638084 | 3753032 | 3567971 | 3800898 | 4414041 |
| 9 | 4749935 | 4085408 | 4085408 | 3654473 | 3769275 | 3584009 | 3818389 | 4434374 |
| 8 | 4770443 | 4103323 | 4103323 | 3670832 | 3785517 | 3600016 | 3835793 | 4454581 |
| 7 | 4790950 | 4121237 | 4121237 | 3687190 | 3801761 | 3616023 | 3853196 | 4474787 |
| 6 | 4811549 | 4139279 | 4139279 | 3703580 | 3818004 | 3632060 | 3870687 | 4495121 |
| 5 | 4832057 | 4157194 | 4157194 | 3719938 | 3834246 | 3648066 | 3888090 | 4515327 |
| 4 | 4852655 | 4175235 | 4175235 | 3736329 | 3850489 | 3664105 | 3905582 | 4535662 |
| 3 | 4919351 | 4233589 | 4233589 | 3789552 | 3903301 | 3716184 | 3962232 | 4601421 |
| 2 | 4919351 | 4233589 | 4233589 | 3789552 | 3903301 | 3716184 | 3962232 | 4601421 |
| 1 | 4919351 | 4233589 | 4233589 | 3789552 | 3903301 | 3716184 | 3962232 | 4601421 |

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 | | | | |
| 9 | MULTI POINT/ SINGLE POINT CONNECTION FROM NPCL (MULTI POINT IS BETTER) | MULTI POINT (ALLOTTEE TO GET DIRECT CONNECTION FROM NPCL) DUE TO THIS ENERGY CHARGES WILL BE LESS. MORE SAVINGS TO THE BUYER | | | | |
| 10 | ELECTRICITY SUPPLY FROM SINGLE/ TWO SEPARATE FEEDERS (SEPARATE FEEDER IS BETTER) | SUPPLY FROM TWO SEPARATE FEEDERS (IT GIVES MORE STABILITY) | | | | |

| 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 |

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