

# Stellar उपवन

Near Saraswati Medical College

**1BHK**

**500 Sq.ft.**



**INFOPACK**

## CUSTOMER TESTIMONIAL



“ मेरा नाम अभिलाषा गर्ग है मैं यहां 1 साल से फ्लैट नंबर C-101 में रह रही हूं और मैंने अनुभव किया कि यहां का वातावरण बहुत स्वच्छ है यहां बिजली पानी की सुविधा बहुत अच्छी है. ”

“ मेरा नाम कोमल है मैं यहां पिछले 3 साल से फ्लैट नंबर B-109 में रह रही हूं मैं स्कूल में टीचर हूं मुझे यहां की साफ-सफाई बहुत पसंद है मेरे बच्चे यहां बहुत खुश हैं उनको स्कूल से आने जाने के लिए गाड़ी की सुविधा भी मिलती है यहां लाइट पानी की भी अच्छी सुविधा है. ”



“ मेरा नाम जावेद है मैं यहां 2 साल से फ्लैट नंबर B-217 में किराए पर रह रहा हूं मुझे यहां के खुले वातावरण और सुंदर हरे भरे पार्क अच्छी रहन-सहन का अनुभव देते हैं. ”



“ मेरा नाम मोनू कुमार है मैंने यहां पर एक फ्लैट A-014 इन्वेस्टमेंट के लिए खरीदा था जिसकी रजिस्ट्री दिसंबर 2019 में कराने के तुरंत बाद किराए पर चड़ाया था जिसकी EMI इसी किराए से चुका देता हूं, मैं बहुत खुश हूं. ”



# ACTUAL SITE PHOTOGRAPHS



## Features



Gated Community



Low rise G+3 Floors



Easy Approach to  
Delhi-Meerut Highway



Green Parks



CCTV Surveillance



24 Hrs. Security



Children Play Area



Retail Shops available



Gymnasium



Table Tennis



# GOOGLE MAP LOCATION



<https://goo.gl/maps/JY4UYtq4djwXJdedA>



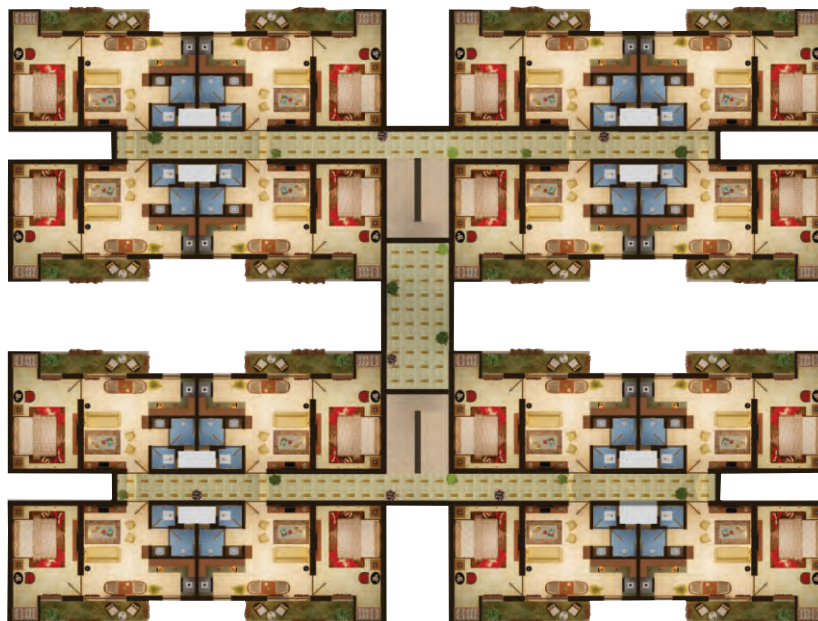
Saraswati Medical College	0.5 km	Hapur City	10 km
Monad University	1 km	Railway Station, Ghaziabad	26 km
Pilkhuwa City	1 km		
Railway Station, Pilkhuwa	2 km		
Bus Stop, Pilkhuwa	2 km		

# UNIT PLAN



## 1 BHK (2 Room Set ) 500 Sq.ft.

1 Bedroom, Living Room, Kitchen, WC, Bathroom, Balcony

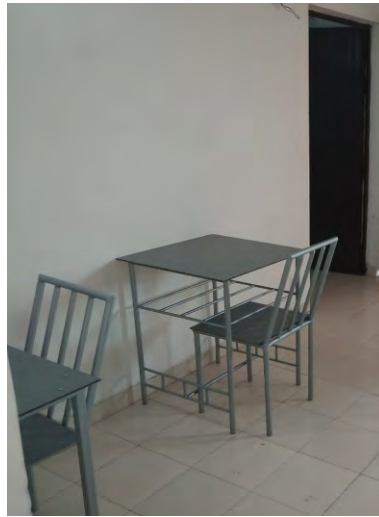


## RENT OPTIONS AVAILABLE

**Furnished  
Accommodation**

**available on RENT**

**on twin sharing basis**



<b>MS Single Cot</b>	<b>2 Nos</b>
<b>Steel Almirah</b>	<b>2 Nos</b>
<b>Centre Table with 2 chairs</b>	<b>1 Set</b>
<b>Computer Table with chair</b>	<b>2 Nos</b>
<b>Curtain Rod</b>	<b>-</b>
<b>Ceiling Fan</b>	<b>3 Nos</b>
<b>Inverter 500 W</b>	<b>-</b>

# PRICE LIST

## Prices (w.e.f. 15-10-2020) for Tower A,B & C

1 BHK - 1 Bedroom + Living Room + Kitchen + Bath + W.C + Balcony

FLOOR	1 BHK (500 Sq. ft.)		
	UNIT 6, 7, 10 & 11	UNIT 5, 8, 9 & 12	UNIT 2, 3, 15, 16 & 17
Ground	1139000	1249000	1299000
1ST	1084000	1194000	1244000
2ND	1015000	1125000	1175000
3RD	935000	1045000	1095000

NEW CONSTRUCTION LINKED PAYMENT PLAN (NEW CLP)	
At The time of Booking	10%
1 <sup>st</sup> Installment within 30 days from the date of Booking	85%
2 <sup>nd</sup> & Final Installment on Offer of Possession	05%+Other charges

### OTHER CHARGES PAYABLE ON OFFER OF POSSESSION

- Electric Meter & Installation Charges = Rs. 8,500 (GST extra)
- Maintenance Charges = Rs. 1.5 Per Sq.ft./Month For 1 Year ( GST extra)
- Labour Cess = Rs. 5500

### NOTE:

All applicable taxes, including service tax, extra.

Cheque/Bank Draft to be issued in favor of “**STELLAR BUILDHOME PVT LTD**” payable at Noida

Registration, Stamp Duty and any applicable taxes shall be payable at the time of Possession.

Price list and payment plan can be changed without notice at sole discretion of the Company.






1 Sq. Meter = 10.764 Sq. Ft.

### **BANK FINANCE AVAILABLE:**





# APPROVED BANKS FOR HOME LOANS

Bank/ NBFC Name	Bank Logo
Axis Bank Ltd.	 The logo for Axis Bank Home Loans, featuring a stylized 'A' icon in white on a purple background, followed by the text 'AXIS BANK   HOME LOANS' in white on a purple background.
HDFC Ltd.	 The logo for HDFC Home Loans, featuring a red square with a white 'H' icon, followed by the text 'HDFC HOME LOANS WITH YOU, RIGHT THROUGH' in white on a black background.
ICICI Home Finance	 The logo for ICICI Home Finance, featuring a stylized 'i' icon in red and blue, followed by the text 'ICICI Home Finance' in blue.
IIFL Home Finance Ltd.	 The logo for IIFL, featuring a stylized orange and red geometric pattern to the left of the text 'IIFL' in blue.
Hinduja Housing Finance	 The logo for Hinduja Housing Finance, featuring a blue globe icon with a white 'H' inside, followed by the text 'HINDUJA HOUSING FINANCE' in blue.