

STELLAR ONE

Phase-I

GH-09, Sector - I, Greater Noida West

CC OBTAINED
IMMEDIATE OCCUPANCY
“NO GST”



INFOPACK

RERA Registration Number: UPRERAPRJ6209

POSSESSION STARTED ON 13/03/2020

[BEFORE RERA DATE]



Mrs. Rekha Rawat, Owner J-501, Receiving the Keys



Mr. Nitin Sharma, Owner K-1211,
Receiving the Keys



Mr. Anshul Gupta, Owner F-1401
Receiving the Keys

Customer Testimonials about Quality

“

Accepted the Flat in the first Inspection itself. Stellar has completed the flat keeping highest quality standards

“Mr.Bin Chacko, Flat owner H12A08”

”

“

While taking possession, I found that Stellar has used only branded and quality products in the Apartment.

“Mr.Bhanu Pratap Gupta, Flat Owner-F-1102”

”

“

I believe the quality of construction & compliance with specifications offered us was entirely consistent with what we were sold.

Mr.Mukesh Raikwar, Flat Owner-H-1206

”

ACTUAL SITE PHOTOGRAPHS/ WALKTHROUGH VIDEO



<https://www.youtube.com/watch?v=hgtyukGfLJE>



Podium Park



CSC Block - (Club House & Shops)



Play Area for Kids



Green Area



Tower H & J

ABOUT STELLAR ONE - Phase -1

2/3 BHK Apartments, Spread over approx. 5.3 acres

Low Density Project (S+ 14)



Features in Phase I :



Podium Level Landscaping



DG Backup Power



Direct Power connection
from NPCL



CCTV Security Camera



One Reserved Car Parking



Low lift density
(No long waits)



Fire Fighting System

Amenities in Phase I :



AC Community Hall



Swimming Pool



Pedestrian Walkways



Badminton Courts



Multi-use Sports Field



Children's Entertainment
(Indoor & Outdoor)



Space for Retail Shops



Open Gym

WFH (WORK FROM HOME) INFRASTRUCTURE



Internet Connectivity

- Fibre Connectivity from multiple Internet providers (upto 1 Gbps possible)



Power

- NPCL HT supply from two different substations
- Power Backup in each apartment



Children Entertainment Zone

- Indoor & Outdoor play areas for engaging your children, while you are working

SITE PLAN



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



LEGEND



2 BHK 895

CARPET AREA = 52.48 SQM.



2 BHK 1132

CARPET AREA = 63.15 SQM.



2 BHK 982

CARPET AREA = 55.44 SQM.



3 BHK 1412

CARPET AREA = 83.64 SQM.

SPECIFICATION

ITEMS ALONG WITH BRANDS USED IN THE PROJECT

<u>Items</u>	<u>Brand</u>
Chinaware	Hindware/Parryware
CP Fitting	Hindware
Plumbing Pipes	Astral/Supreme
Floor Tiles	Kajaria
Wall Tiles	Lexus
External & Internal Paint	Dulux
MCB	Havells
Electric Wire(Flame Retardent Low smoke)	Anchor by Panasonic
Switch and Socket	Anchor by Panasonic
Switch Box (GI)	Anchor by Panasonic
Distribution Boards(DBs)	Indo Asian
Circuit Breakers	L&T
Boundary Poles -	Pre Galvanised Octagonel
Common Area Lighting -	LED based

hindware
Start with the expert



ASTRAL
PIPES

Kajaria



ANCHOR
by Panasonic

INDOASIAN
MAKES SENSE



L&T Electrical & Automation

GOOGLE MAP LOCATION



<https://goo.gl/maps/mYHrNLFf7ycchTiV8>

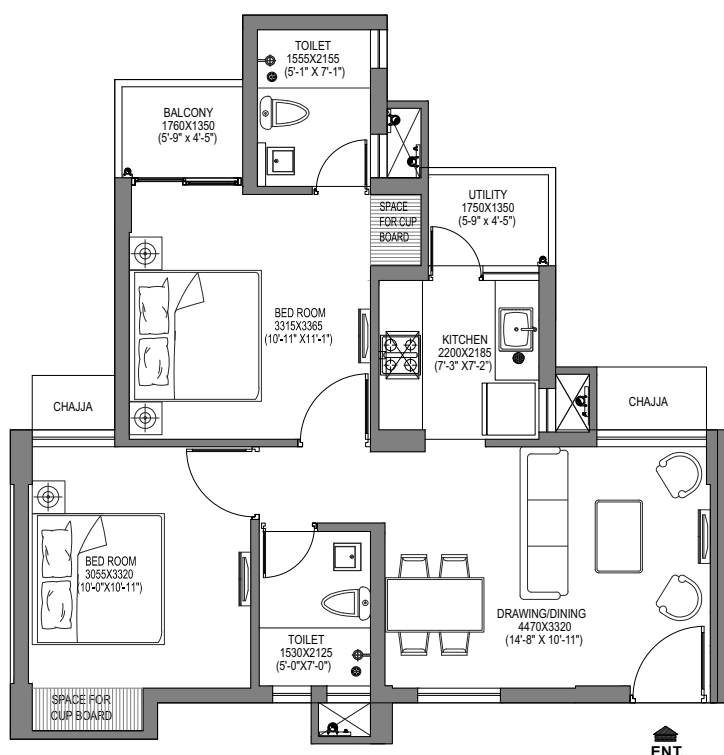


Approximate Distances:

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



UNIT PLAN



2 BHK 895

(2 TOILETS + 2 BALCONIES)

CARPET AREA : 52.48 SQM.

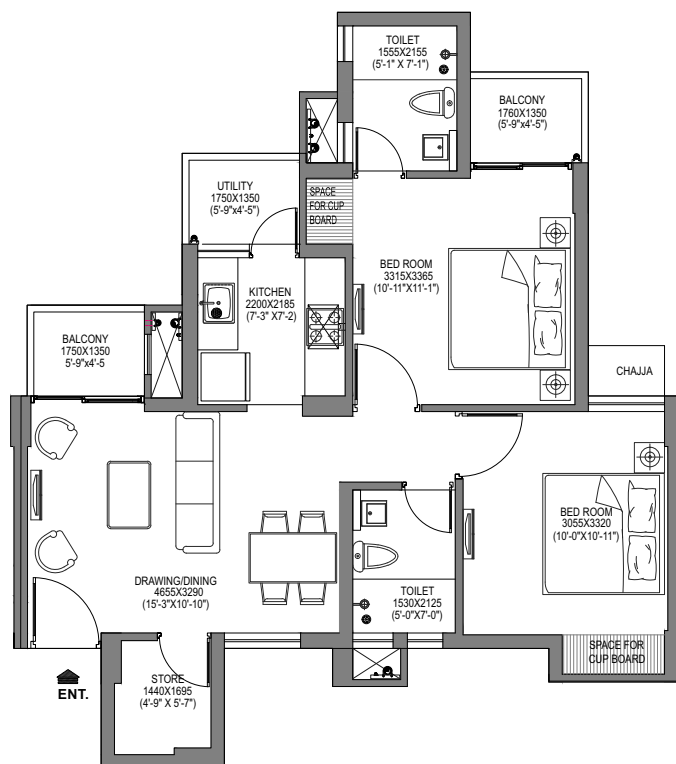
BALCONY AREA : 4.74 SQM.

2 BHK 982

(2 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 55.44 SQM.

BALCONY AREA : 7.10 SQM.



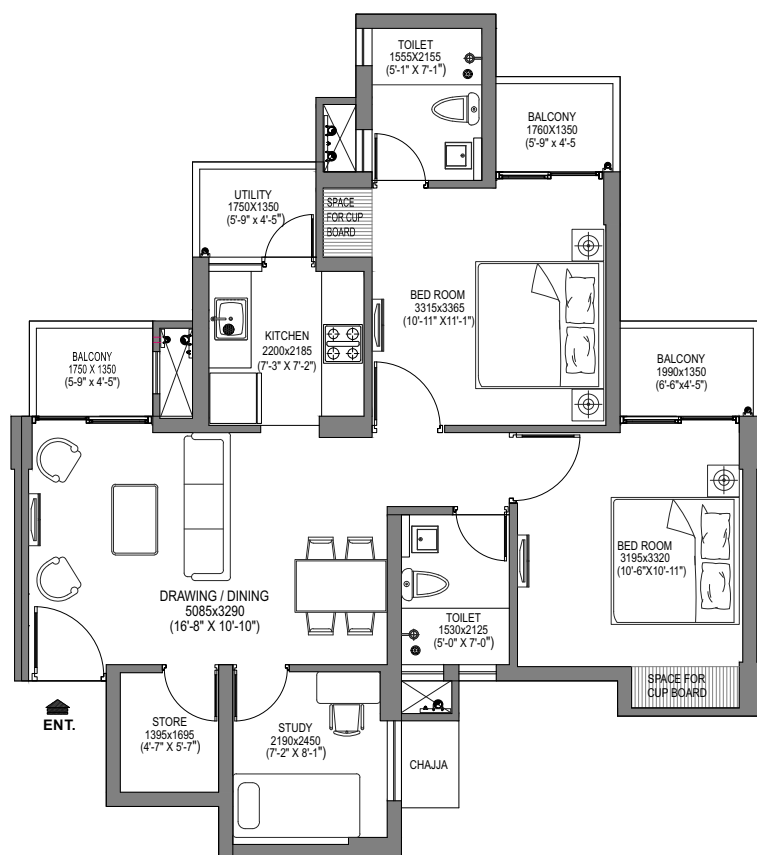
UNIT PLAN

2 BHK 1132

(2 TOILETS + STORE + STUDY + 4 BALCONIES)

CARPET AREA : 63.15 SQM.

BALCONY AREA : 9.79 SQM.

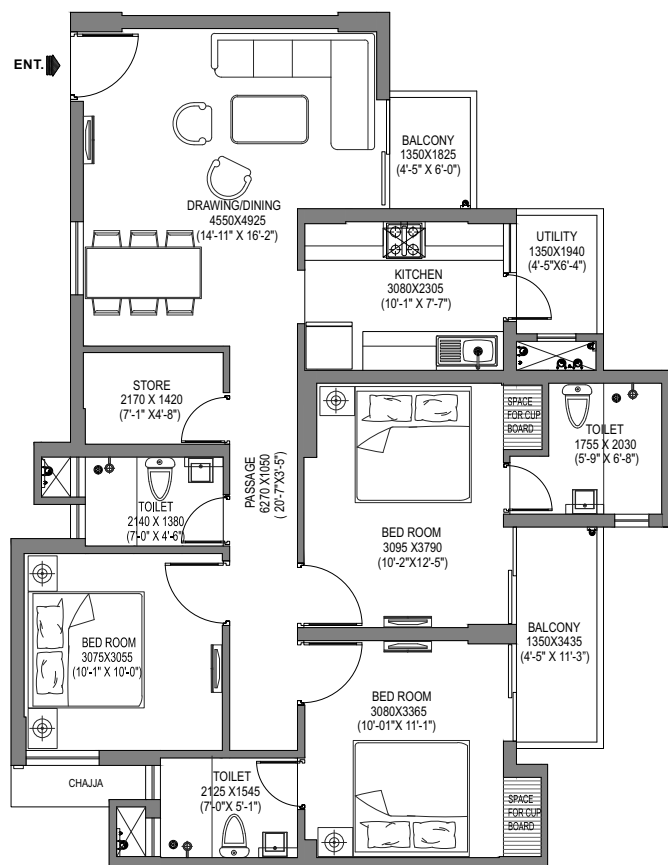


3 BHK 1412

(3 TOILETS + STORE + 3 BALCONIES)

CARPET AREA : 83.64 SQM.

BALCONY AREA : 9.72 SQM.



SOCIAL INFRASTRUCTURE IN NEAR VICINITY



SCHOOLS

Lotus Valley Internatonaal School	Plot No. 20A, Tech Zone-4, Greater Noida West
Sarvoam Internatonaal School	Plot No. 6, Tech Zone-4, Greater Noida West
Ryan Internatonaal School	Plot No-4, Tech Zone-4, Greater Noida West
Wisdom Tree School	Plot No: HS-2 Sector-16 B, Greater Noida West
Delhi World Public 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 Internatonaal 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 Internatonaal School	Techzone-VII, Near Roto Pumps Company, Greater Noida West
ST Francis School	KP - V, Greater Noida West
The Shri Ram Universal School	HS-03, Tech Zone-4
Delhi Public School	Plot no. 224, 228, KP-V



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
Fors Hospital	Sec 62, Noida



BANKS

Ciz en Co-operav e 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

Ciz en Co-operav e 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








ENTERTAINMENT

Gaur City Mall	Gaur Chowkh
PVR Cinemas	Gaur City Mall

DID YOU ASK OUR COMPETITOR ?

SN	PARTICULARS	OUR PROJECT	PROJECT A	PROJECT B	PROJECT C	PROJECT D
1	PROJECT STATUS	READY TO MOVE IN				
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)				

APPROVED BANKS FOR HOME LOANS

Bank/ NBFC Name	Bank Logo
Canara Bank	 The logo for Canara Bank, featuring the text 'केनरा बैंक' in Hindi and 'Canara Bank' in English, with a stylized yellow and blue geometric symbol to the right.
HDFC Ltd.	 The logo for HDFC Home Loans, featuring the text 'HDFC' in large red letters, 'HOME LOANS' in white letters on a black background, and the tagline 'WITH YOU, RIGHT THROUGH' in small white letters at the bottom.
ICICI Bank	 The logo for ICICI Bank, featuring a stylized orange and blue 'i' symbol followed by the text 'ICICI Bank' in blue.
PNBHFL	 The logo for PNB Housing Finance Limited, featuring a yellow house icon inside a circle, followed by the text 'pnb Housing' in yellow and 'Finance Limited' in white on a red background.
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.

ABOUT STELLAR

- ✦ **20 years of experience in Real Estate & Construction**
- ✦ **Strong reputation for timely completion of projects**

Business Interests in:



REAL ESTATE & CONSTRUCTION:

The Group has developed and constructed over 8 million sq.ft. across residential, commercial and industrial projects.



HOSPITALITY:

The Group owns and operates an exclusive members-only Gymkhana club, and a multi cuisine restaurant.



INFORMATION TECHNOLOGY:

The Group company specializes in banking and financial services, with its flagship banking product running at nearly 240 branches of different banks in Northern India.



EDUTAINMENT:

The Stellar Children's Museum is an educational play space for kids aged 2-10 years. The Museum's Educators have an understanding of the developmental stages and needs of children upto 10 years of age and facilitate inquiry approaches to teaching and learning through play and communication.

INFO-PACK

STELLAR Location, STELLAR Quality

STELLAR ONE

2&3 BHK
Apartments

GH-09, Sector -1
Greater Noida West

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

Features

1. Huge green area with around 80% open area
2. Large capacity high speed lifts
3. Intercom facility in each apartment
4. CCTV security in common area
5. Backup DG power for all apartments
6. 24 X 7 water supply
7. Dedicated Car Parking for every flat
8. Shopping area

Amenities

1. Club House/Community Facility
2. Swimming Pool
3. Basketball Court
4. Lawn Tennis Court
5. Badminton Court
6. Skating Rink
7. Jogging Track
8. Sand Pit
9. Lawn for Meditation
10. Children Play Area
11. Gymnasium with modern equipments
12. Table Tennis

Apartment Units:

Unit Type	Super Area		Covered Area	
	In Sq. ft.	In Sq. mtr.	In Sq. ft.	In Sq. mtr.
2BHK (Type I)	895	83.147	705	65.496
2BHK + Store (Type II)	982	91.230	773	71.813
2BHK + Store + Study (Type III)	1132	105.165	891	82.775

Note: Above Features and Amenities are proposed.

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.

1 sq.mtr. = 10.764 sq.ft.

Site Plan



Disclaimer: All specifications, designs layouts, conditions etc. only indicative and some of these can be changed at the discretion of the builder/ Architect/ Authority. They are purely conceptual and not a legal offering.

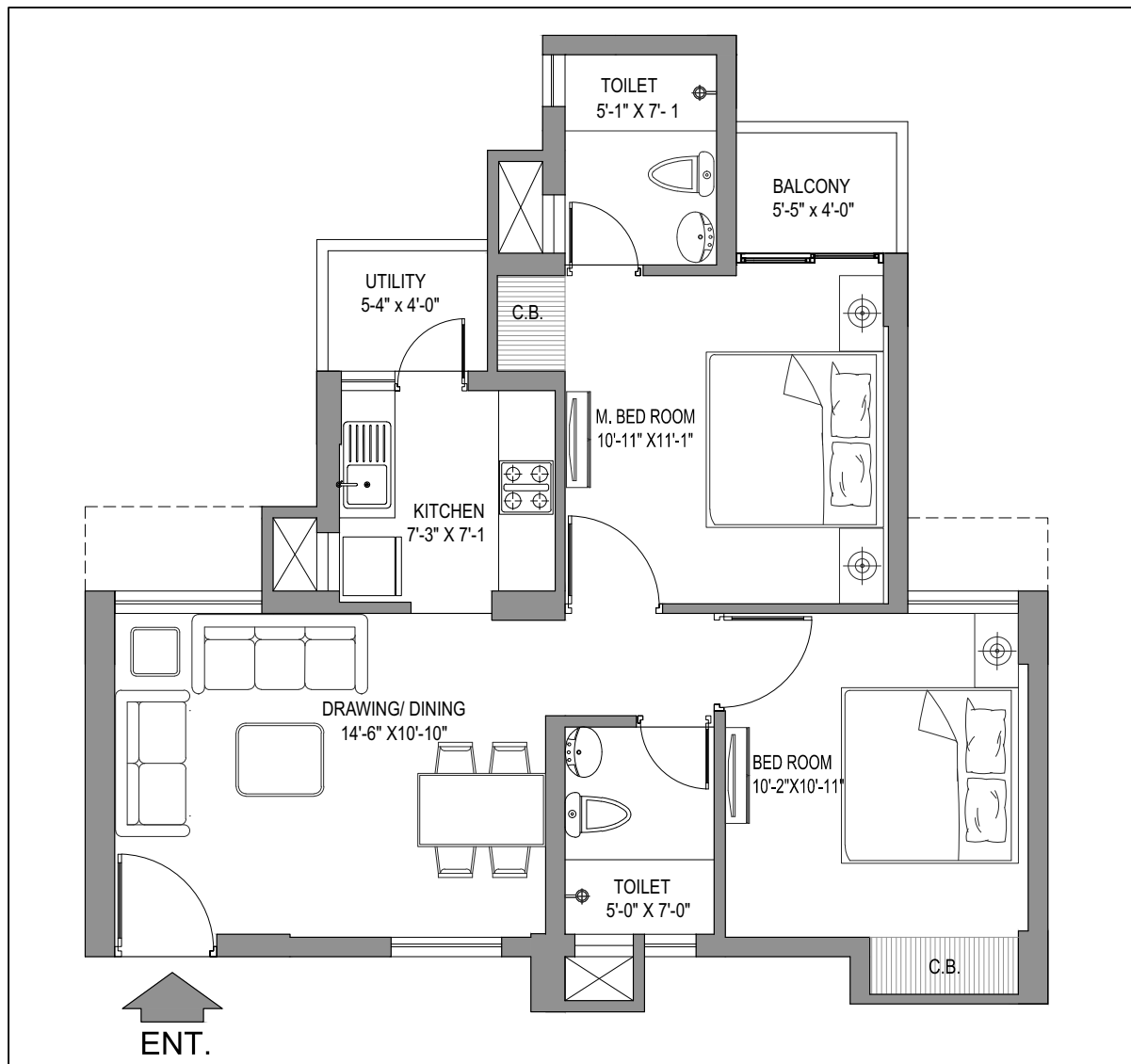
1 sq.mtr. = 10.764 sq.ft.

UNIT PLAN

2BHK(TYPE I)

2 Bedroom + 2 Toilet + Living Room + Kitchen + 2 Balcony

Super Area: 895 sq. ft.(83.147 sq.mtr.) | Covered Area: 705 sq. ft. (65.496 sq.mtr.)



Note: Building plans approved by GNIDA (File No. BP3475/GH/FS-2388, dated 24/4/2015). 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 Brick wall to Brick wall.

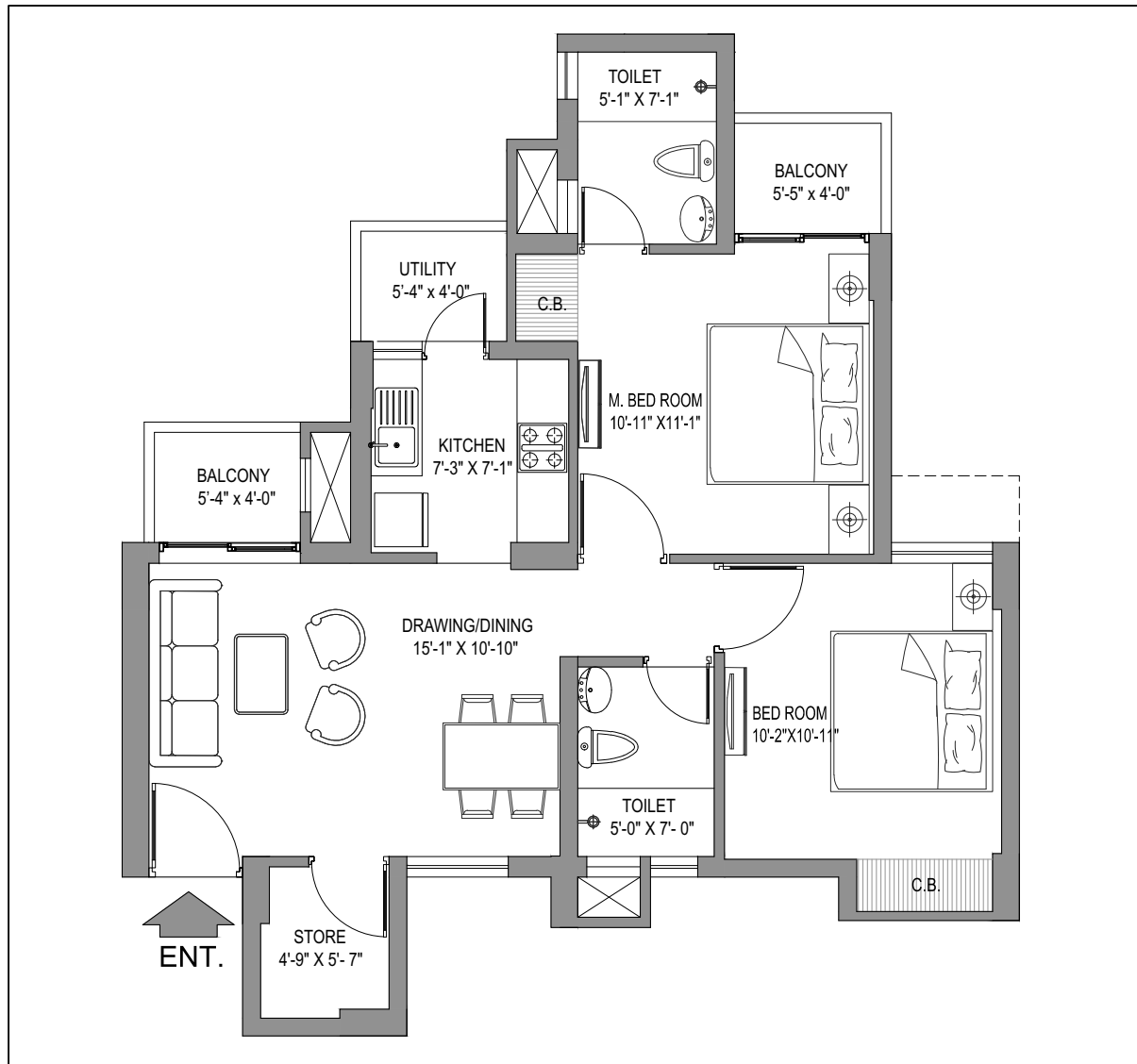
1 sq.mtr. = 10.764 sq.ft.

UNIT PLAN

2BHK + Store (TYPE II)

2 Bedroom + 2 Toilet + Store + Living Room + Kitchen + 3 Balcony

Super Area: 982 sq. ft.(91.230 sq.mtr.) | Covered Area: 773 sq. ft. (71.813 sq.mtr.)



Note: Building plans approved by GNIDA (File No. BP3475/GH/FS-2388, dated 24/4/2015). 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 Brick wall to Brick wall.

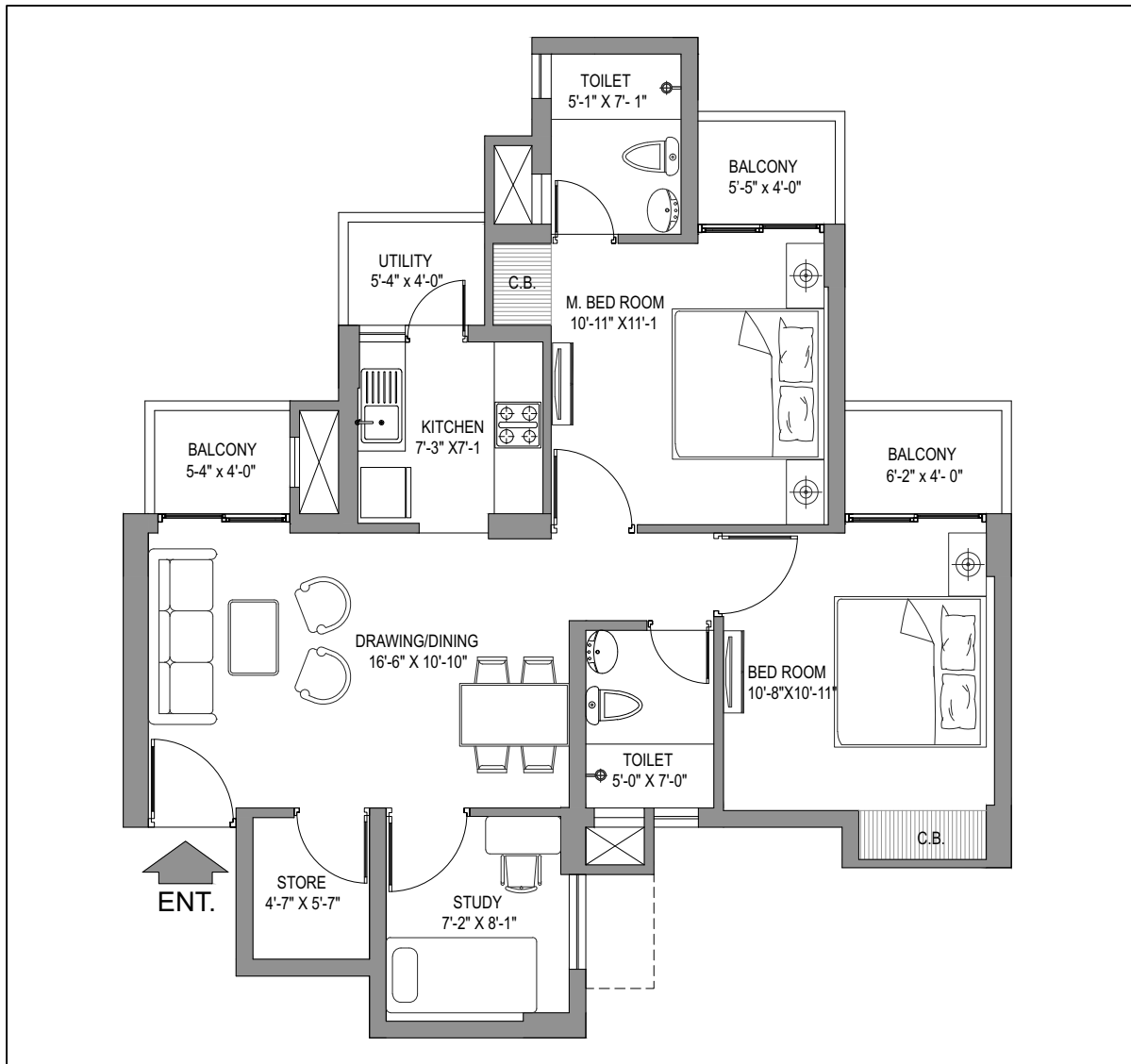
1 sq.mtr. = 10.764 sq.ft.

UNIT PLAN

2BHK + Store + Study(TYPE III)

2 Bedroom + 2 Toilet + Store + Study + Living Room + Kitchen + 4 Balcony

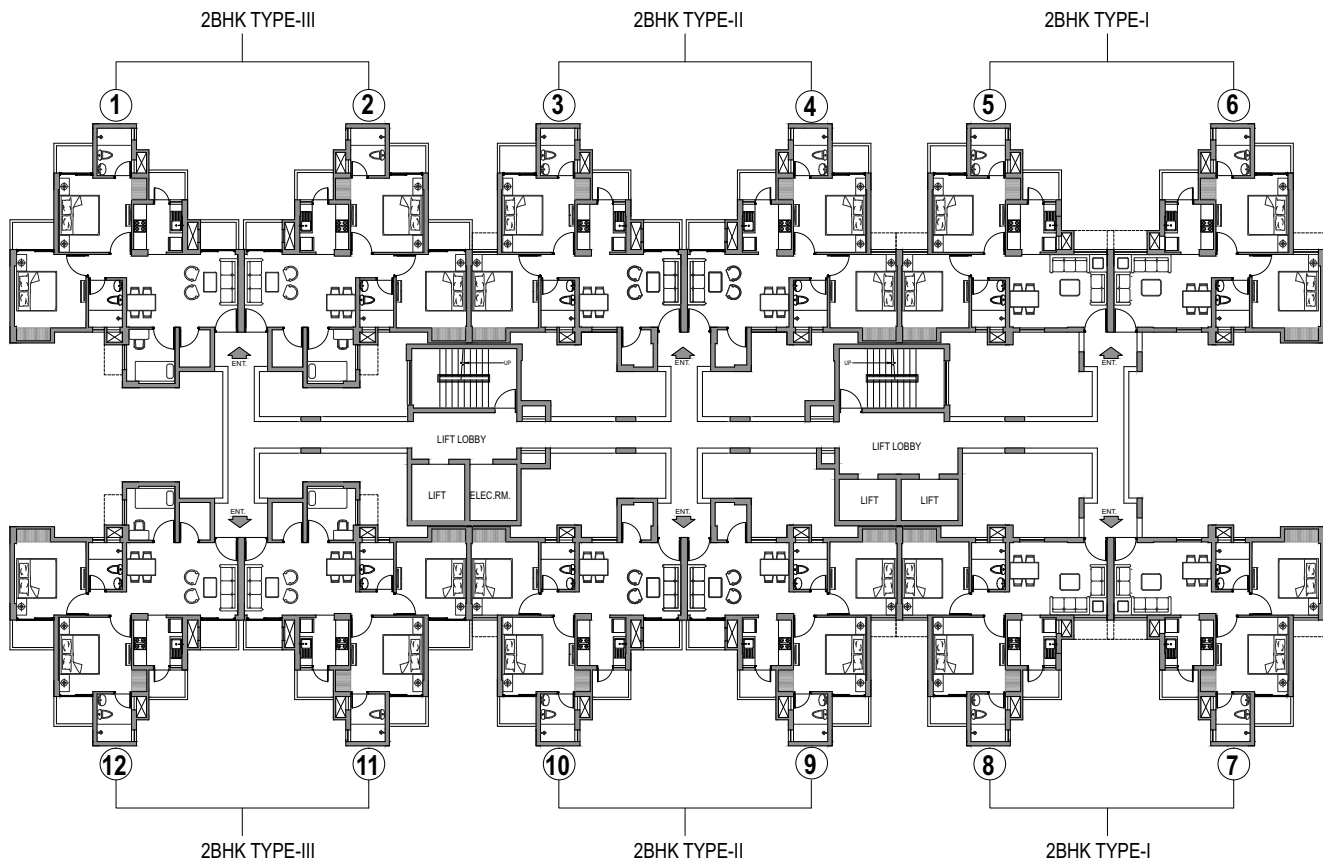
Super Area: 1132 sq. ft.(105.165 sq.mtr.) | Covered Area: 891 sq. ft. (82.775 sq.mtr.)



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1 sq.mtr. = 10.764 sq.ft.

Cluster Plan

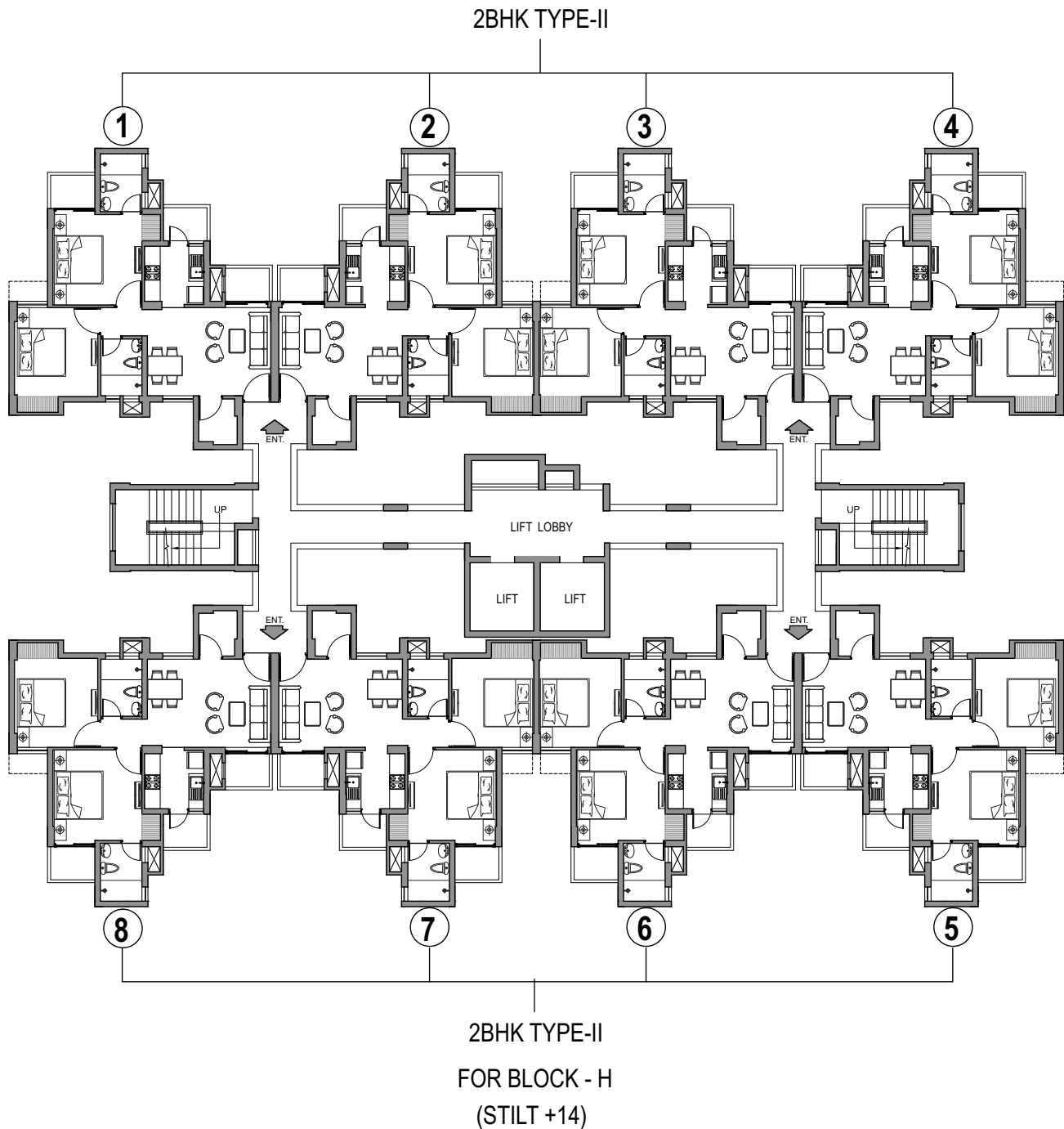


FOR BLOCK - J & K
(STILT +14)

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1 sq.mtr. = 10.764 sq.ft.

Cluster Plan



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1 sq.mtr. = 10.764 sq.ft.

Project Specifications

ITEM	Flooring	Walls	Doors	Windows	Electrical Fittings	Fixtures & Fittings
Living Room	Ceramic/Vitrified Tiles	OBD	Panel Moulded Doors /Flush	Powder Coated Aluminium Windows, Fixed or Openable	Modular Switches	—
Bedroom	Do	Do	Do	Do	Do	—
Kitchen	Ceramic Tiles	Combination of Ceramic Tiles & OBD	—	Do	Do	Granite Working Platform & Stainless Steel Sink
Toilet	Do	Combination of Ceramic Tiles & OBD	Do	Do	Do	White Chinaware, C.P. Fittings
Balcony	Do	—	Powder Coated Aluminium Doors	—	—	—
Entrance Lobby/Corridors/Stairs	Combination of Stone / Tiles	Stone / Tiles Cladding & Texture Paint	—	—	—	—
External Finish	Combination of Texture Paint / Wash down Grit Finish & Water Proof Cement Paint					

Note: These specifications are tentative & subject to change.

Location Map



Approximate Distances:

Noida City Center Metro Station	— 11 Km	Crossing Republic	— 07 Km
Sai Temple (Sector-71, Noida)	— 10 Km	Pari Chowk	— 17 Km
NH-24	— 08 Km	Noida	— 02 Km

NOT TO SCALE

STELLAR GROUP

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

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

Phone: 9212255755

www.stellarprojects.in

Disclaimer: This info-pack is conceptual and not a legal offer and gives only a bird's eye view of the projects. The content in this infopack, including the plans, elevations, images, floor plans, location details, areas, designs, layouts, specifications and payment plan etc. are indicative in nature and are subject to variations and modifications at the sole discretion of the competent, statutory authorities, architect or the company. "Stellar One is being financed by DMI FINANCE PRIVATE LIMITED. NOC /permission from the lender shall be provided, if required."

1 Sq. m = 10.764 Sq. ft.