

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

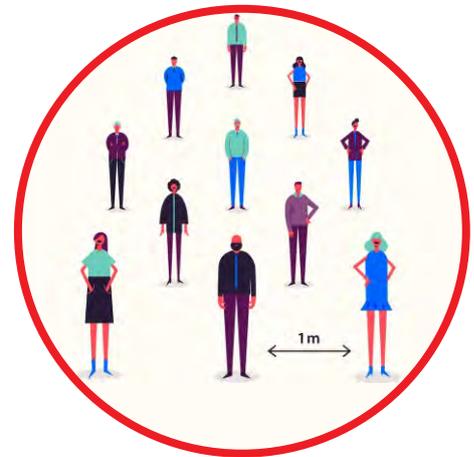


Tower H & J

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 Octagonal
Common Area Lighting -	LED based



GOOGLE MAP LOCATION

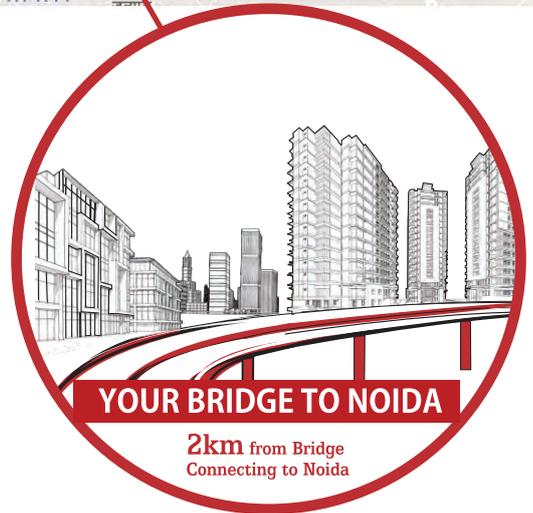


<https://goo.gl/maps/mYHrNLFf7ycchTiV8>

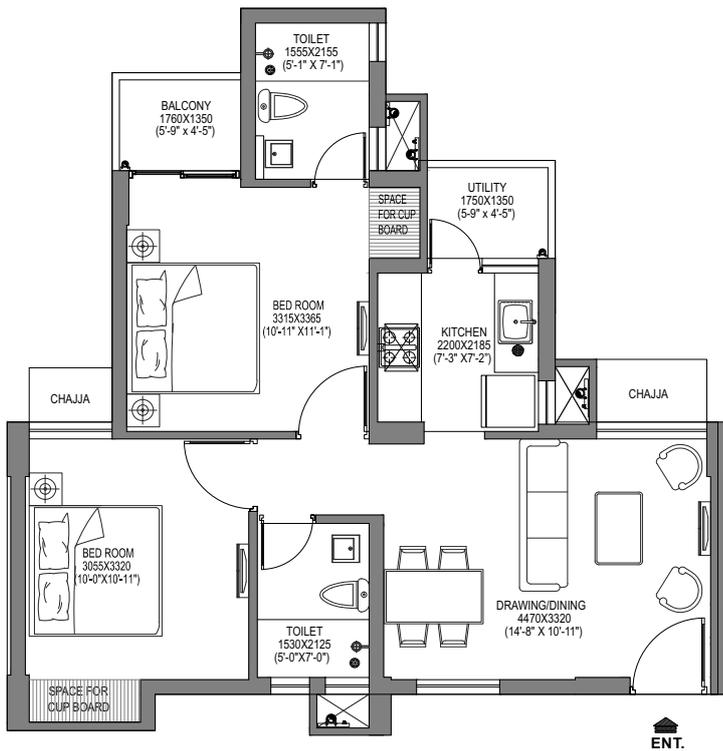


Approximate Distances:

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



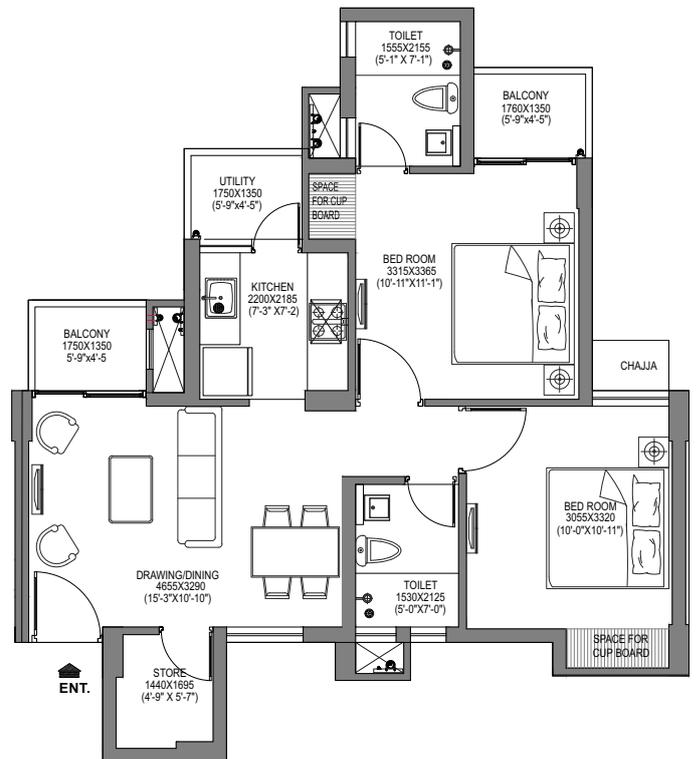
UNIT PLAN



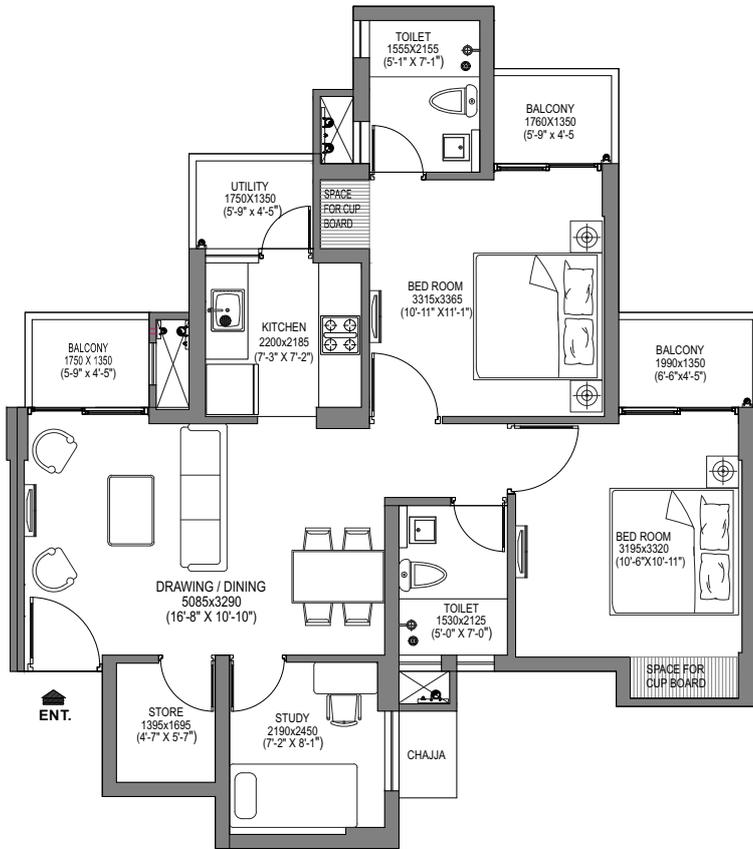
2 BHK 895
 (2 TOILETS + 2 BALCONIES)
 CARPET AREA : 52.48 SQM.
 BALCONY AREA : 4.74 SQM.

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.

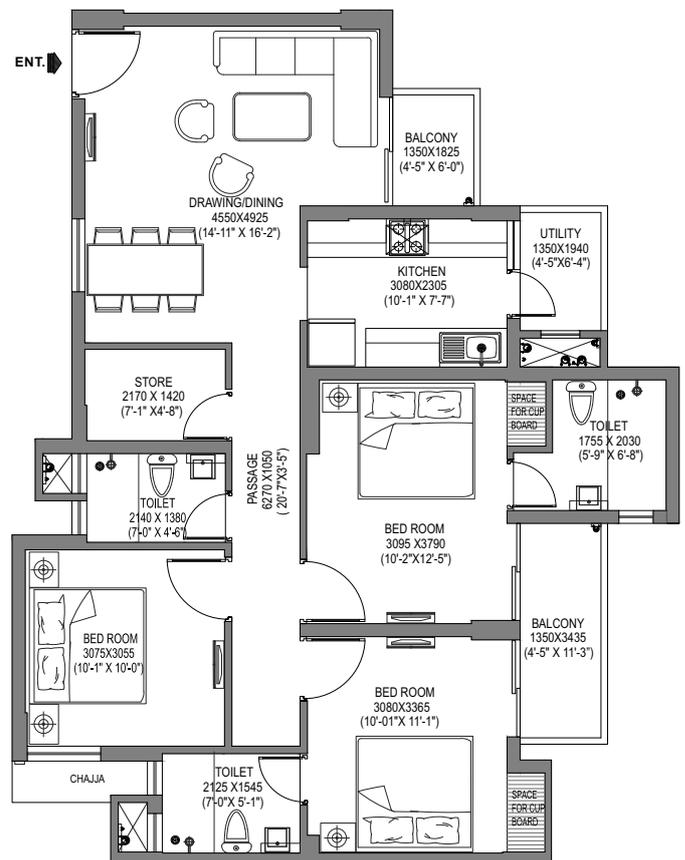
BALCONY AREA : 9.79 SQM.

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 Internation al School	Plot No. 20A, Tech Zone-4, Greater Noida West
Sarvoam Internation al School	Plot No. 6, Tech Zone-4, Greater Noida West
Ryan Internation al 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 Internation al 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 Internation al 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	
HDFC Ltd.	
ICICI Bank	
PNBHFL	
Hinduja Housing Finance	

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.