

# STELLAR जीवन

GH-03, Sector-1, Greater Noida West

2/3/4 BHK Apartments

## *The Stellar Difference*

### **WE ARE TRANSPARENT**

we tell you the super area and the covered area

### **WE HAVE SUPERIOR ARCHITECTURE**

-all flats are 3 side open for light and fresh air, with larger rooms

We have a track record of delivering 4 projects in time, hence we offer

### **GUARANTEED TIMELY**

DELIVERY with stiff penalties for us

### **WE HAVE SATISFIED CUSTOMERS**

visit our past projects to get a feel of our quality and our reputation

EXPERIENCE *The Stellar* DIFFERENCE



# STELLAR

Building Relationships™

The Group owns and operates an exclusive members-only Club, The Stellar Gymkhana, and Binge, a multi cuisine restaurant at Stellar IT Park, Sector-62, Noida.

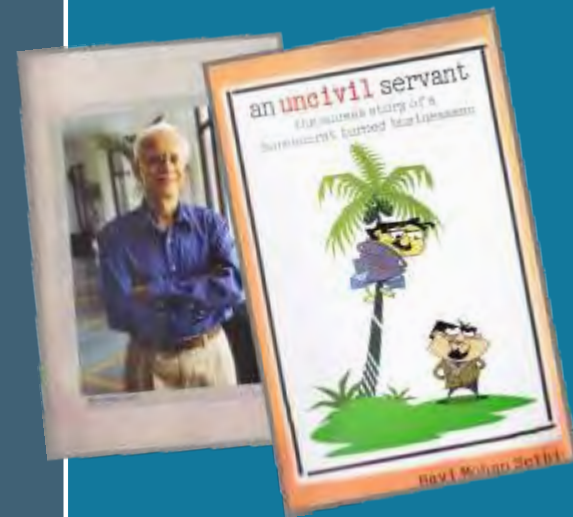
The Group has developed and constructed over 2 million sq. ft. across residential, commercial and industrial projects and has projects in hand to construct about 6 million sq.ft in the coming 3 years. The Group is known for Delivery on Time & for its Quality.

The Group Company Stellar Informatics Pvt. Ltd. specializes in banking and financial services, with its flagship banking product running at over 450 branches of different banks in North India

Mr. Ravi Mohan Sethi, IAS (Retd) has promoted the Citizen Urban Co-operative Bank, Noida licensed by the Reserve Bank of India with 12 branches in the NCR region having an unbroken 14 year dividend paying record

## CHAIRMAN'S PROFILE

For Ravi Mohan Sethi, 25 years of leadership in IAS was not enough & led to the founding of the Stellar Group. While in Government, Mr. Sethi held key senior positions including MD, Uttar Pradesh Financial Corporation, MD, Pradeshiya Industrial & Investment Corporation of U.P. (PICUP), Secretary, Agriculture UP etc. He was also on the Faculty of the National Academy of Administration, Mussoorie.



## HOSPITALITY

## REAL ESTATE & CONSTRUCTION

## INFORMATION TECHNOLOGY

## BANKING



Spread over 18 acres, Stellar Jeevan is extremely well located next to FNG Express way at Sector 1, Greater Noida West, and is barely 10 minutes drive from Fortis Hospital, Noida and Delhi-Ghaziabad National Highway-24.

## Features

- All apartments are 3 side open
- Fresh air and natural light to brighten each room
- We promise & deliver green parks, and have over 80% open area
- Maximum 8 apartments per floor
- Reserved car parking for each apartment in open/basement/stilt
- Large capacity high speed lifts
- Intercom facility in each apartment connected to security gate
- CCTV security in common areas
- Piped gas supply
- Back up DG Power for apartments
- 24 hour water supply



# Facilities

## CLUB HOUSE

- Entertainment Room
- Cards Room
- Gymnasium
- Multi purpose banquet hall
- Kids Play Area
- Swimming Pool
- Tennis
- Badminton
- Table Tennis
- Basketball

## RETAIL AREAS

- Provision stores
- Book store
- Saloon for men and women
- Pharmacy
- Restaurants and Sweet shops
- Electronic gadgets store
- Milk booth and vegetable shop
- Infirmary
- Postal facility
- Banks and ATMs

# Site Plan



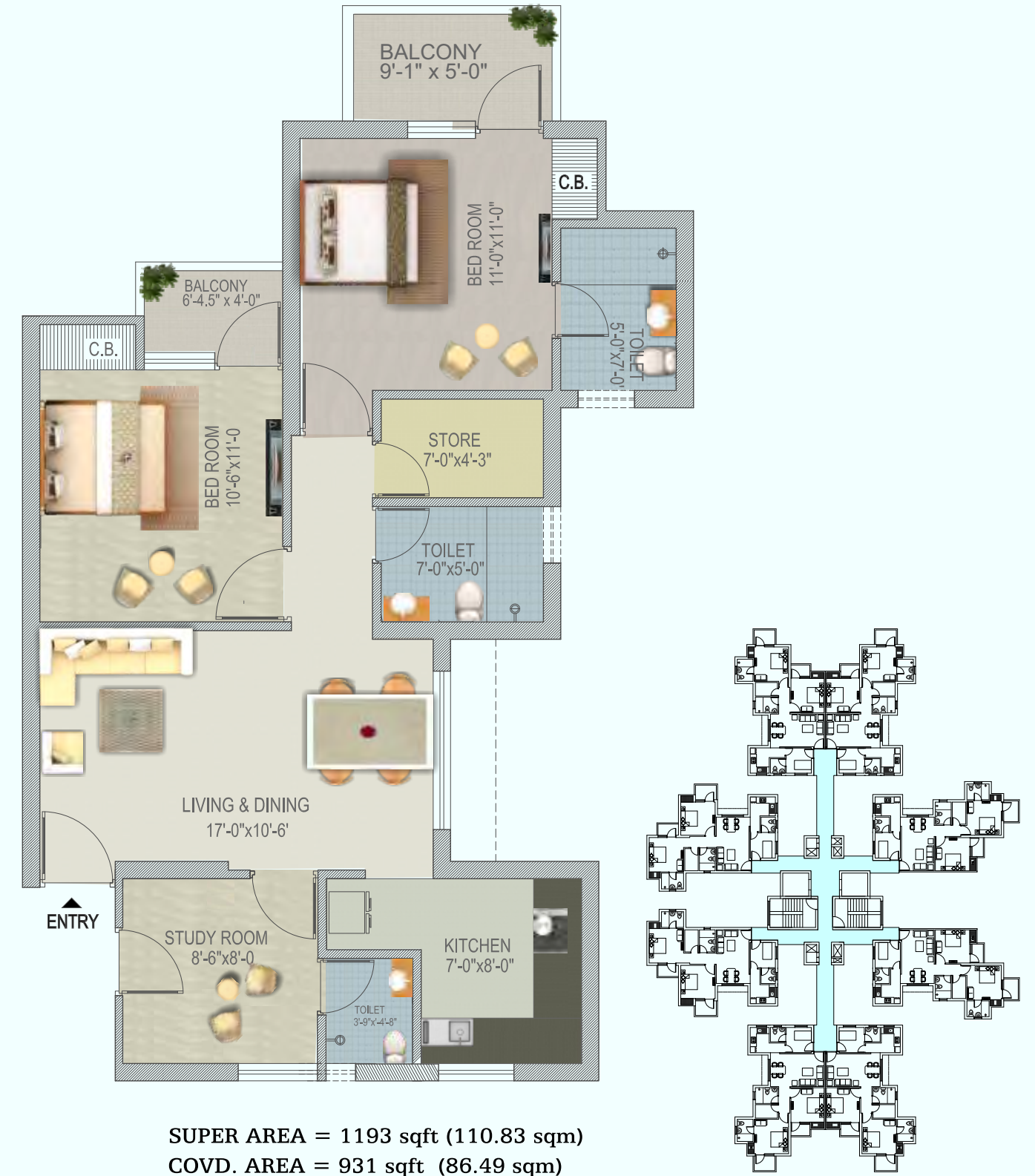
- |                        |                                      |
|------------------------|--------------------------------------|
| 1. Car park            | 11. Internal Walking Track           |
| 2. Sitting area        | 12. Swimming pool with Loungers      |
| 3. Gazebo              | 13. Party Lawn Area                  |
| 4. Basketball court    | 14. Palm Court                       |
| 5. Lawn tennis court   | 15. Water Fountain                   |
| 6. Badminton Court     | 16. Club House Building              |
| 7. Skating Rink        | 17. Sloping Lawn                     |
| 8. Lawn for Meditation | 18. Lawn Mound with Trees and Shrubs |
| 9. Sand Pit            | 19. Seating Plaza                    |
| 10. Play Area          |                                      |



2BHK+STORE



2BHK+STORE+STUDY



3BHK + STORE

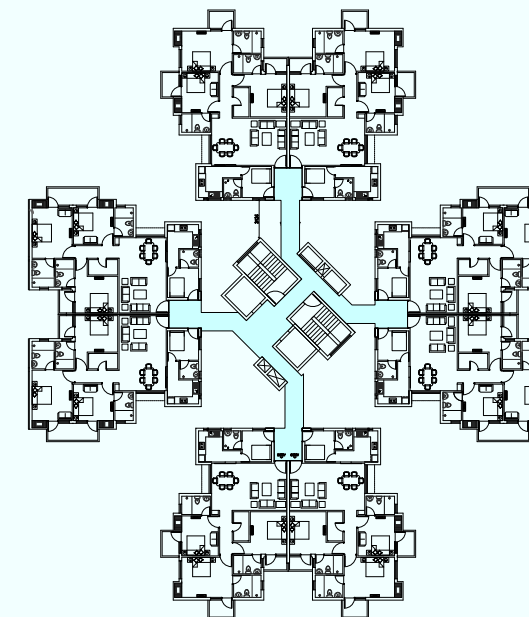
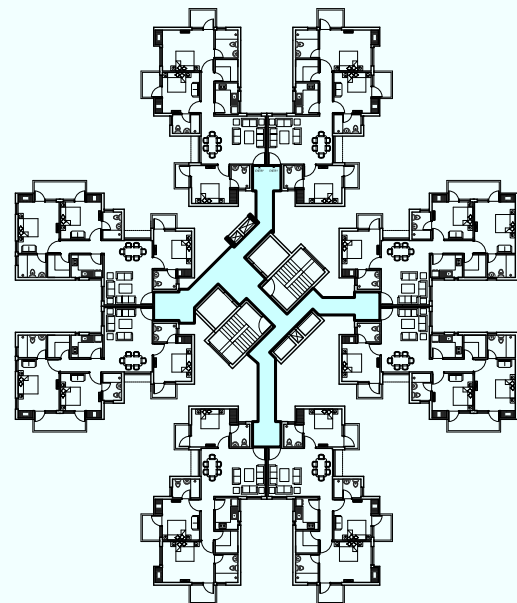


SUPER AREA = 1441 sqft (133.87 sqm)  
 COVD. AREA = 1124 sqft (104.42 sqm)

3 BHK + STORE + STUDY



SUPER AREA = 1694 sqft (157.38 sqm)  
 COVD. AREA = 1321 sqft (122.72 sqm)





# Unit Plans

## 4 BHK + STORE + STUDY



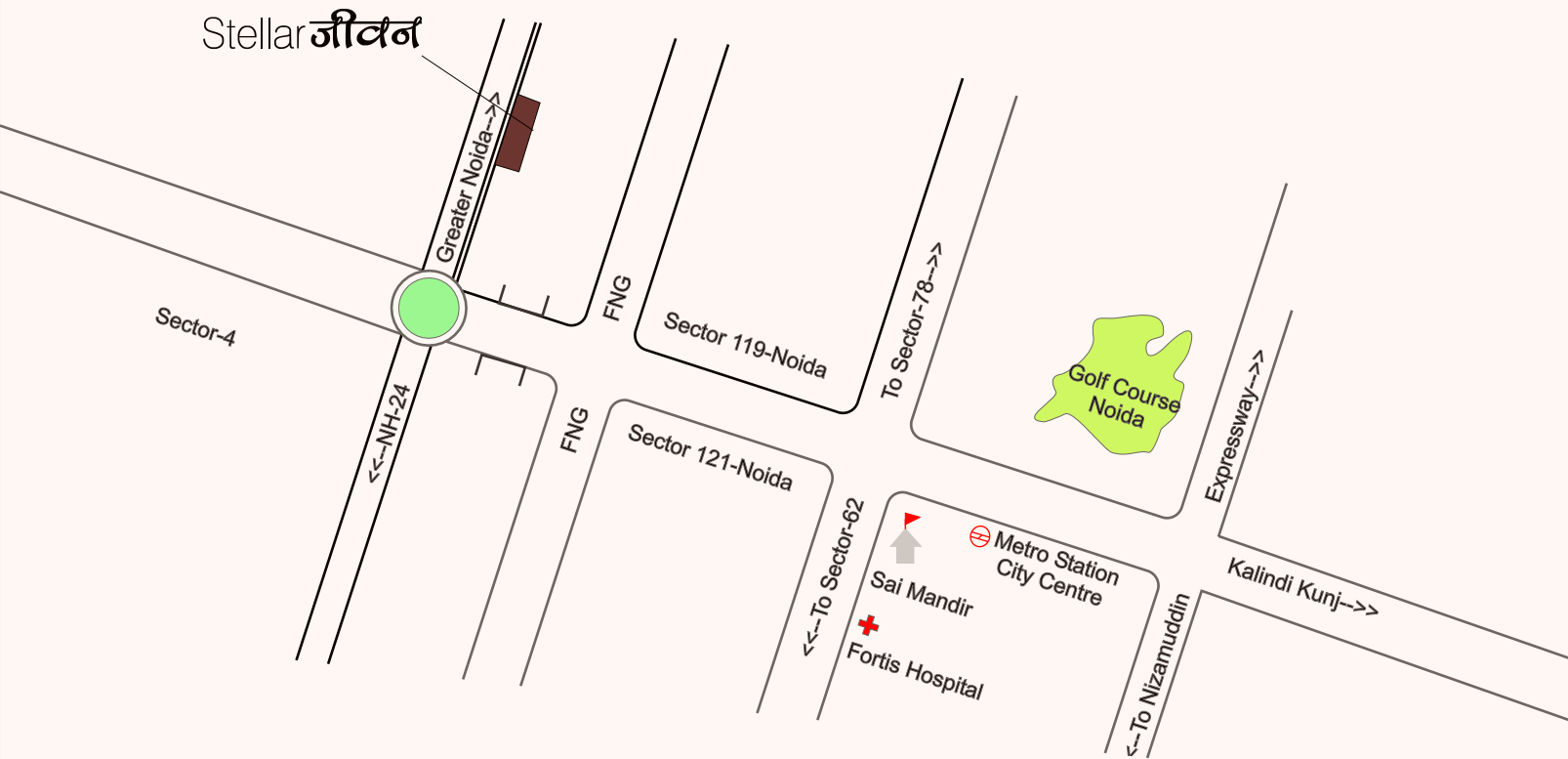
**SUPER AREA = 2258 sqft (209.77 sqm)**  
**COVD. AREA = 1762 sqft (163.69 sqm)**

# Specifications

LOCATION	FLOORING	WALLS	DOORS	WINDOWS	ELECTRICAL FITTINGS	FIXTURES & FITTINGS
Drawing / Dining Room	Vitrified tiles Brand-Kajaria or equivalent	OBD in Pleasing Shades.Brand-Berger / Asian or equivalent	Flush/ Panel moulded doors	Powder coated Aluminium Windows, Fixed & Openable	Modular switches / Brand - L & T/ Roma or equivalent	
Master Bedroom	- Do -	- Do -	- Do -	- Do -	-Do-	
Bedroom /Study	- Do -	- Do -	- Do -	- Do -	-Do-	
Toilet (Master Bedroom)	Anti Skid Ceramic Tiles.Brand-Kajaria or equivalent	Combination of Ceramic tiles Brand-Kajaria or equivalent, Oil bound Distemper	- Do -	- Do -	-Do-	White chinaware : Hindware / Parry or equivalent, C.P. fittings: Jaguar/Parry or equivalent
Toilet (Other Bedroom)	- Do -	- Do -	- Do -	- Do -	-Do-	-Do-
Kitchen	- Do -	- Do -	- Do -	- Do -	-Do-	Granite Working platform & Stainless Steel Sink make Neelkanth or equivalent and RO of reputed brand
Balconies	- Do -	- Do -	- Do -	- Do -	-Do-	
Entrance Lobby / Lift Lobby / Corridors	Combination of Marble Stone / Granite	Granite / Marble / Tiles Cladding and Texture Paint				
External Finish	Combination of Texture Paint / Wash down Grit Finish & Waterproof Cement Paint					

# Location Map

# Stellar Projects



Approximate Distance From:

Sector- 32 Metro Station:	14KM
Sai Mandir Noida:	10KM
Fortis Hospital Noida:	12KM
Crossing Republic	7KM

\*MAP NOT TO SCALE



## Stellar Sigma (Sigma IV, Greater Noida)

Spread over more than 4 acres in Sigma IV sector of Greater Noida, located on a 3-side open plot the apartments face apart and green belt along two of its edges. This is a low density, low rise apartment complex comprising 99 premium apartments and 10 Exclusive Villas. The Project was completed in September 2012.

## Stellar Park (Sec 62, Noida)

Consists of 87 aesthetically designed premium apartments at Noida.



## Stellar Kings Court (Sec 50, Noida)

Consists of 112 modern premium apartments involving a built up area of over 200,000 sq.ft of space with over 5,000 sq.ft of amenities.

## Stellar Greens (Sec 44, Noida)

Consists of 89 apartments involving a built up area of over 1120,000 sq.ft of space with 2,000 sq.ft of amenities.





# Stellar Projects

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## Stellar Gymkhana (KP-II, Greater Noida)

A high quality club, which involved development of 200,000 sq ft of space, and landscaping across 12 acres of green areas. The Club is already acclaimed as an architectural landmark of Greater Noida. An exclusive members-only property providing sports, social, residential and business facilities to its clientele.



## SAA Training Institute (Near Pari Chowk, Greater Noida)

The Group has built a hotel cum hospitality training institute in Greater Noida, entailing construction of 250,000 sq.ft.

## Stellar 135 (Sector-135, Noida)

Located on Noida-Greater Noida Expressway. It enjoys excellent visibility and connectivity to Delhi and other parts of NCR, adjacent to Unitech Info Space, Sector 135 Noida, a notified and operational (IT/ITES) SEZ.



## Stellar IT Park (Sector 62, Noida)

Stellar IT Park is a Grade A building in Sector 62, Noida with over 630,000 sq ft of IT space including 60,000 sq ft of retail/ commercial space.

Grade 'A' facilities include parking for approx. 1000 cars, central air conditioning with chilled water plant system, access control and efficient security systems.



## Stellar Business Park (Techzone, Greater Noida)

Stellar Business Park, Greater Noida is spread over approx 11 acres. Designed as an integrated complex for the IT/ITES industry, it fulfils all essential commercial and residential needs.