

RERA REGISTRATION NO. UPRERAPRJ6209 [ONGOING PROJECT]

STELLAR  
*Building Relationships™*

# STELLAR ONE

Phase-I

## YOUR BRIDGE TO NOIDA

2/3 BHK Apartments



Approved by

State Bank of India  
THE BANKER TO EVERY INDIAN

# STELLAR ONE

GH-09, Sector -I, Greater Noida West

Phase-I

## Your Bridge to Noida

2/3 BHK Apartments

# GRAND

## Home Fest

Starting from 15<sup>th</sup> February '18

## SUBVENTION PLAN 10:80:10

### ► 12 Incredible Offers for you

GST Discounting\*



Free Car Parking\*



Free Modular Kitchen



Free Cupboard



Free Fancy Lights



Free Fans and Fixtures



Free Power Backup (1KVA)



Free Dual Electric Meter including installation



Free Community Membership



Free Fire Fighting Charges



Free One time Lease Rent



Free Tax Consultation



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

### *Features in Phase I*

1. CCTV Security in identified common areas  
i.e Ground Floor Entrance Lobby of Towers,  
Periphery of the Complex
2. Podium Level Landscaping as per Architect's  
Design
3. One Reserved Car Parking for every Flat
4. Centralized Water Supply & Fire Fighting  
System and Sewage Treatment Plant
5. DG Backup power for Emergency Services  
and for Apartments as per Consultant  
Design/Agreement

### *Amenities in Phase I*

1. Community Hall
2. Swimming Pool
3. Pedestrian Walkways
4. Gymnasium as a part of the Community  
Centre cum Convenience Shopping

### *Disclaimer*

1. The Swimming Pool proposed on the podium  
is being given in Phase I, however same shall  
be for the use of occupants of other phases as  
well, and shall be deemed to be part of common  
facilities for all phases in future.
2. CSC building (Convenience Shopping &  
Community building) comprises of shops and  
space for community functions. The community  
hall shall be provided along with facilities such  
as gym, card & recreational room etc. This is also  
being developed in a phased manner and may be  
expanded in future phases. The entire CSC  
building will be used as common facility for all  
phases.
3. All Services and facilities will be connected to  
and shared by future phases.



## Site Plan



### 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.

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

### Apartment Units:

FLAT TYPE	CARPET AREA Sq.Mt. (Sq.Ft.)	BALCONY AREA Sq.Mt. (Sq.Ft.)
2 BHK+ 2 TOILETS+ 2 BALCONIES 895	<b>52.48 (564.89)</b>	<b>4.74 (51.02)</b>
2 BHK+ STORE+ 2 TOILETS+ 3 BALCONIES 982	<b>55.44 (596.76)</b>	<b>7.10 (76.42)</b>
2 BHK+ STORE+ STUDY+ 2 TOILETS+ 4 BALCONIES 1132	<b>63.15 (679.75)</b>	<b>9.79 (105.38)</b>
3 BHK + STORE + 3 TOILETS + 3 BALCONIES 1412	<b>83.64 (900.30)</b>	<b>9.72 (104.63)</b>

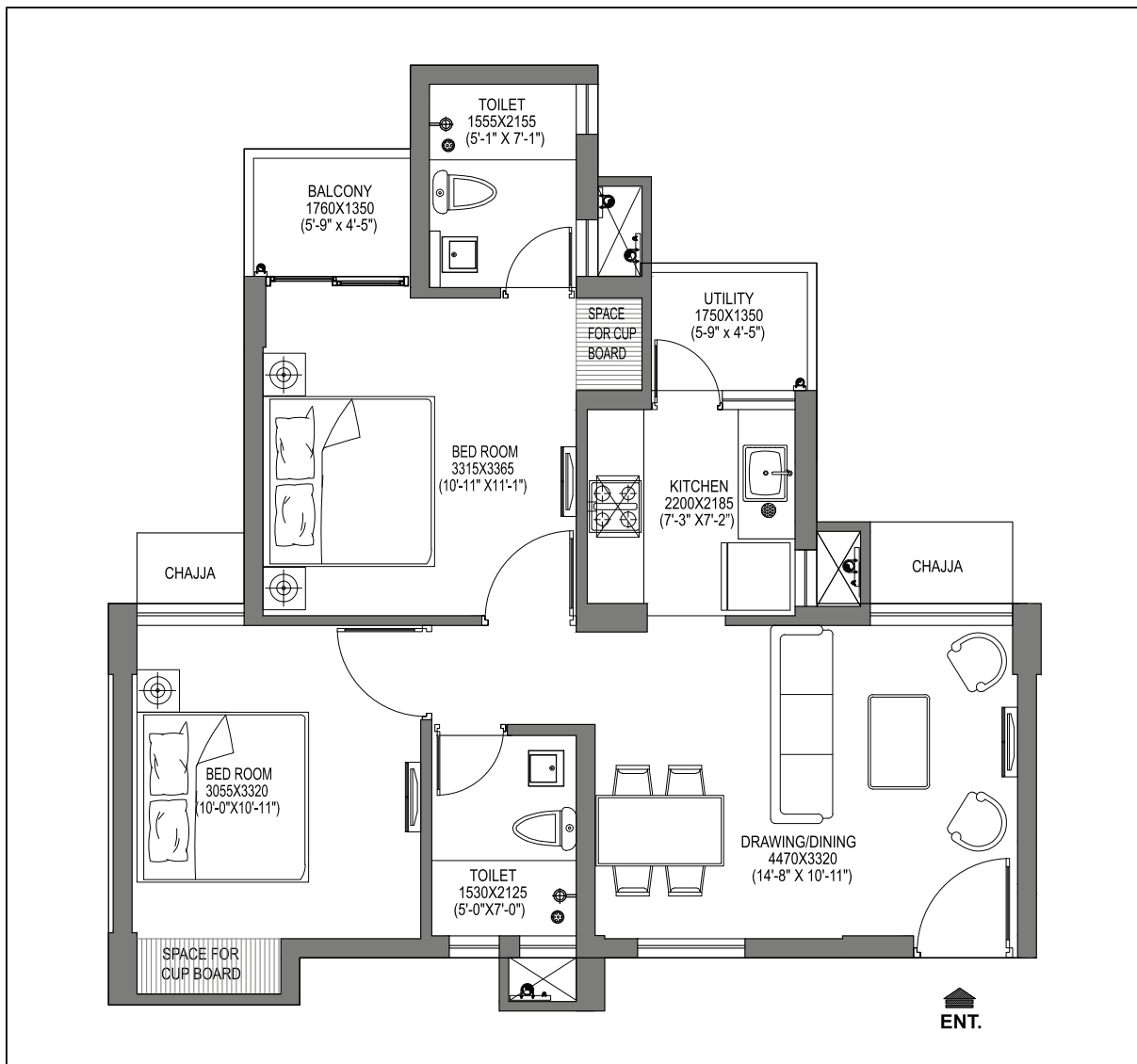
Note: Lease Deed dated 14/08/2014 duly registered with the sub-registrar of Gautam Budh Nagar at Sl.26868 Book No.1 Volume 16654 from pages 163 to 194. Sanction Letter No. BP-3475/GH/FB-2388 dated 24.04.2015 by GNIDA. All plans, information, specifications etc. are tentative and subject to variation by company or the competent authorities sanctioning such plans. Images are for representative purpose only. This is not a legal offer or invitation for offer. The land is presently mortgaged to DMI Finance Pvt. Ltd. 1sq. mtr = 10.764 sq.ft.

# UNIT PLAN

## 2BHK 895

2 Toilets + 2 Balconies

Carpet Area: 52.48 SQM. | Balcony Area: 4.74 SQM.



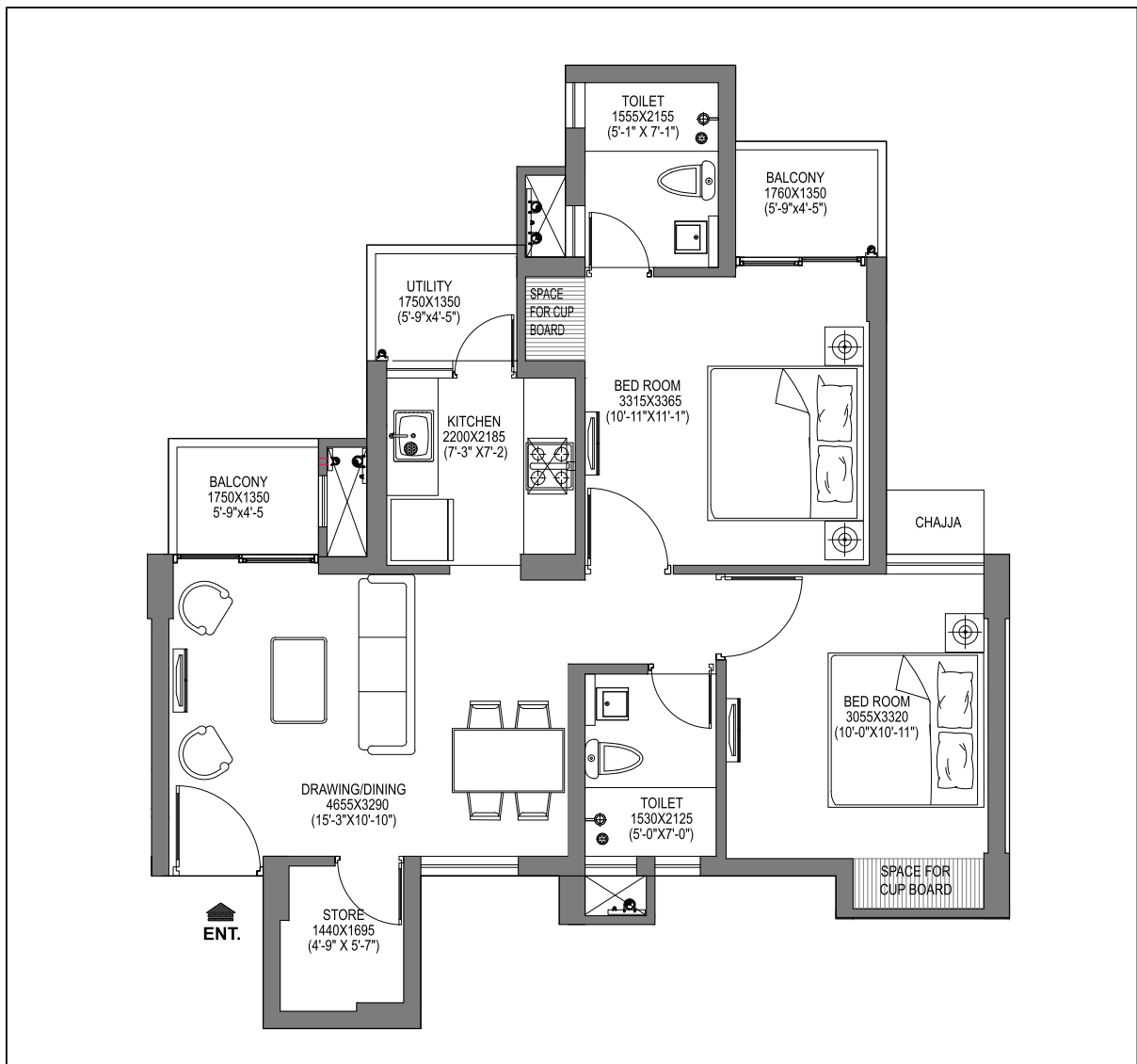
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain 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 wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

# UNIT PLAN

## 2BHK 982

2 Toilets + Store + 3 Balconies

Carpet Area: 55.44 SQM. | Balcony Area: 7.10 SQM.



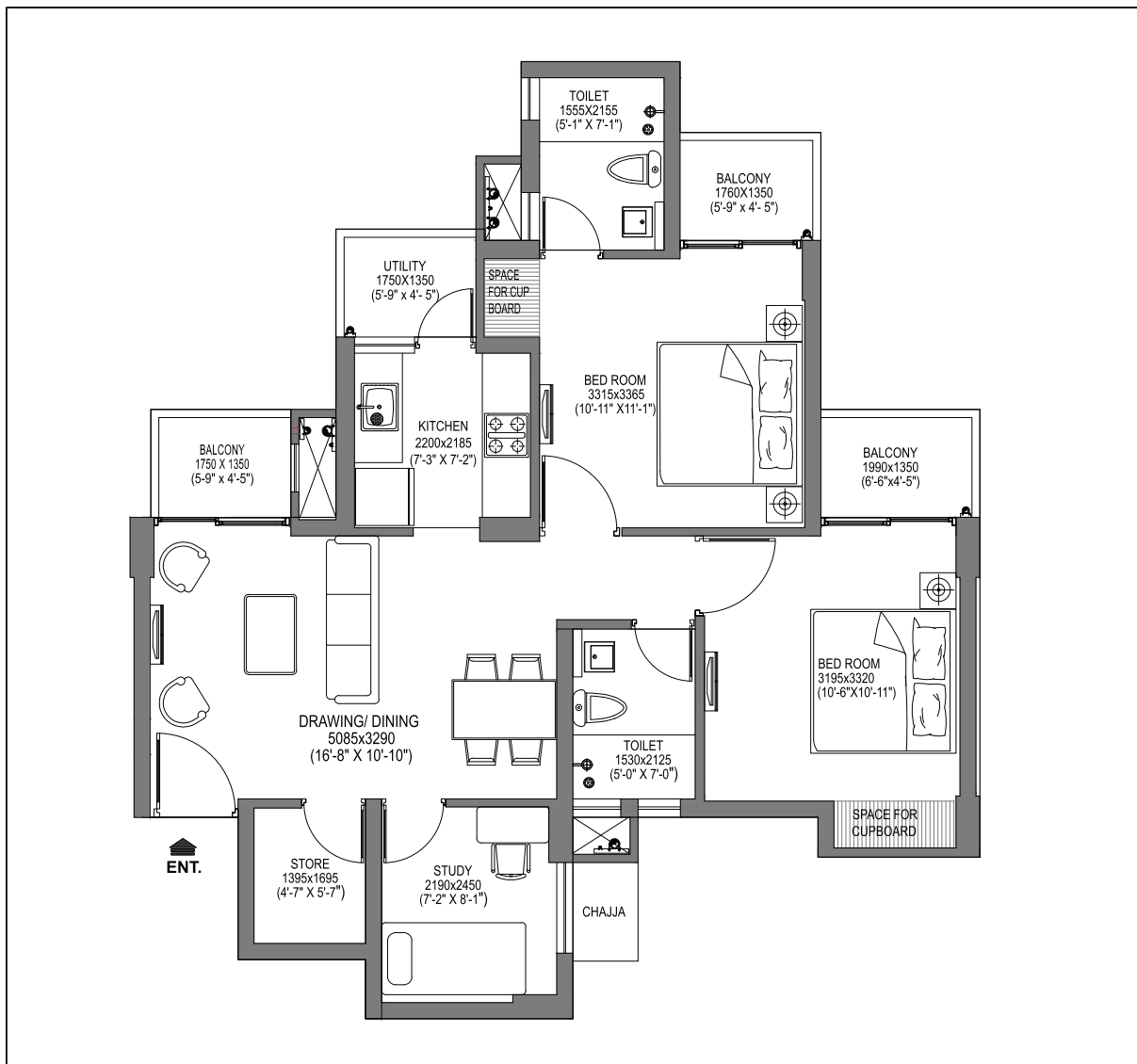
Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. Certain 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 wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

# UNIT PLAN

## 2BHK 1132

2 Toilets + Store + Study + 4 Balconies

Carpet Area: 63.15 SQM. | Balcony Area: 9.79 SQM.



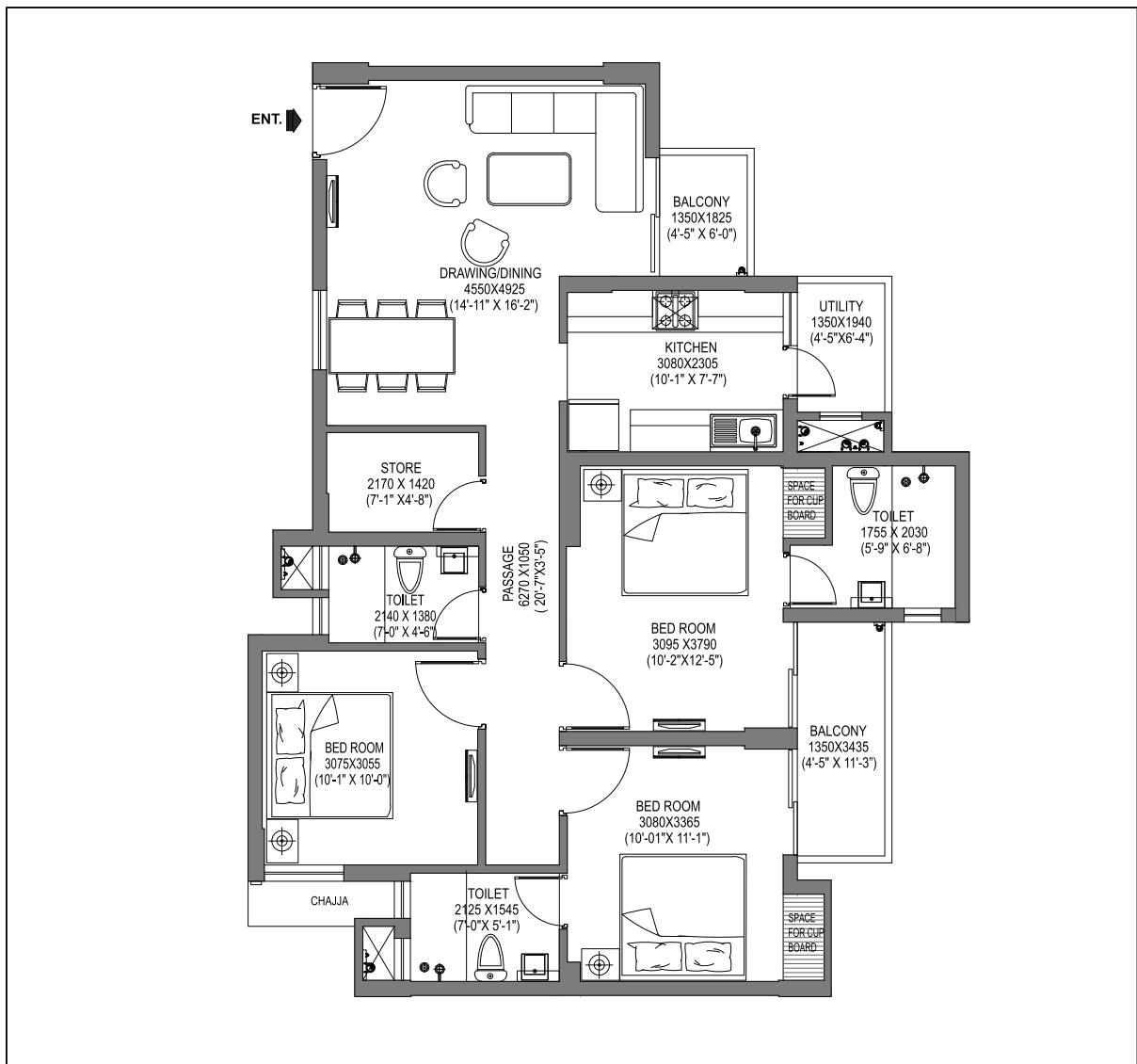
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# UNIT PLAN

## 3BHK 1412

3 Toilets + Store + 3 Balconies

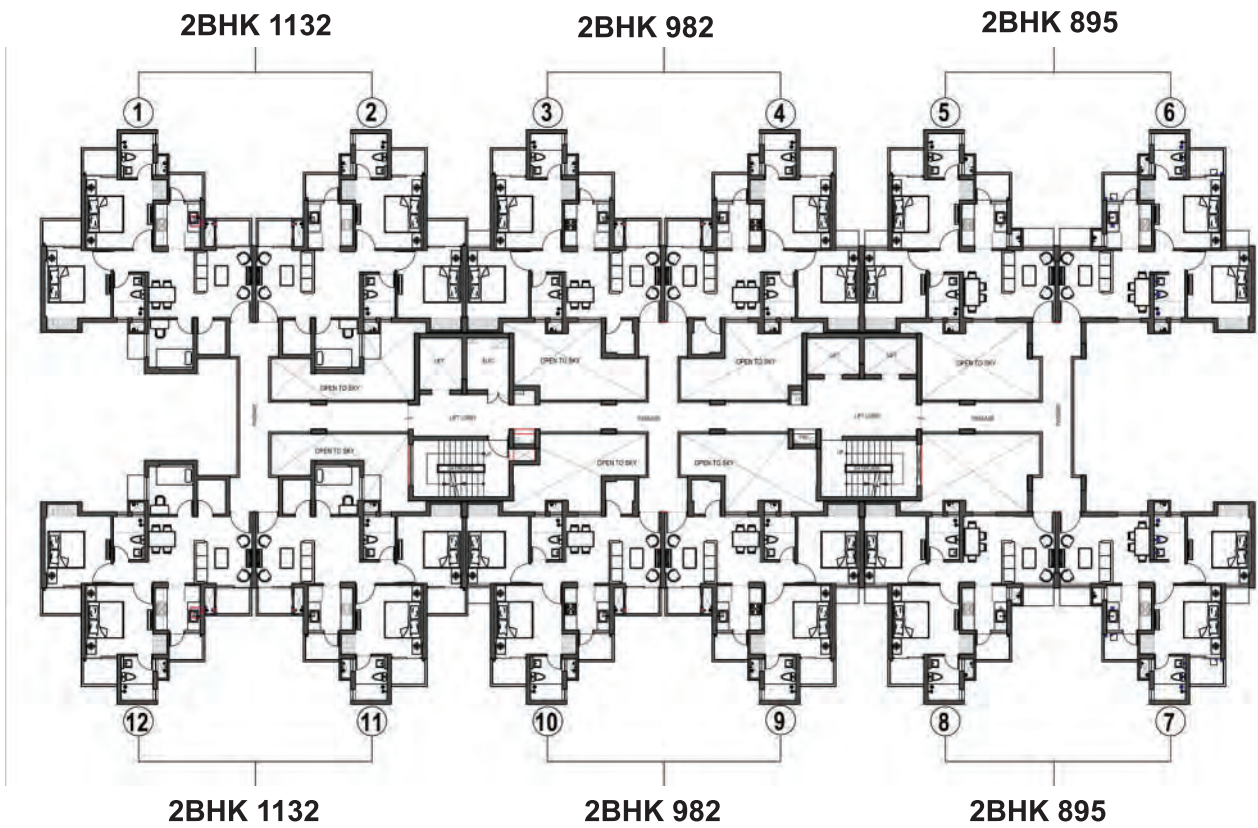
Carpet Area: 83.64 SQM. | Balcony Area: 9.72 SQM.



Disclaimer: Furniture & Fixtures indicated are for understanding of circulation within the unit & not part of standard offering. All electrical points shall be based on this furniture layout. The feet-inches dimensions are in approximation. Balcony area shown is aggregate of all balconies area. 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 wall face to wall face excluding plaster margins. The Unit Plans indicated are standard units. The corner units may be in variation from these. The carpet area indicated is inclusive of cupboard areas. The balcony size is from outer edge of balcony to outer face of wall enclosed both ways. 1sq. mtr = 10.764 sq.ft.

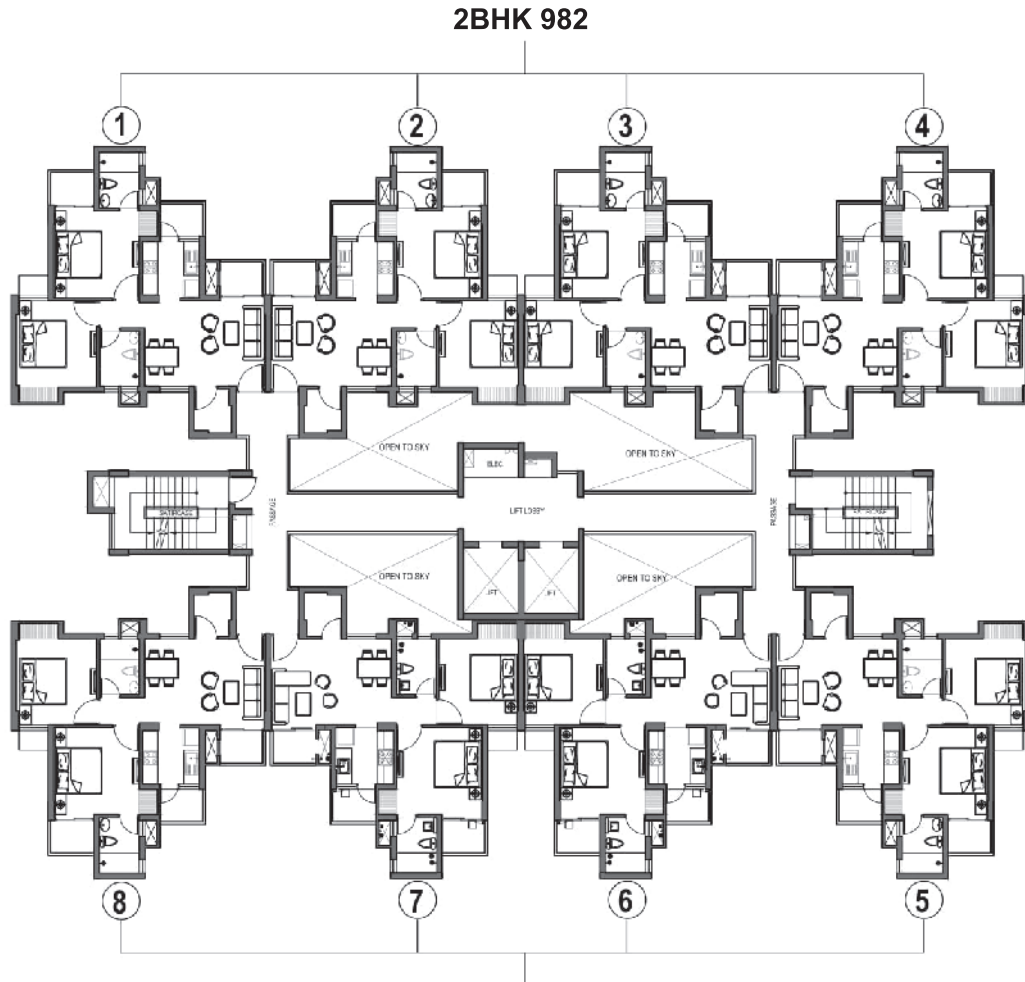


## Cluster Plan



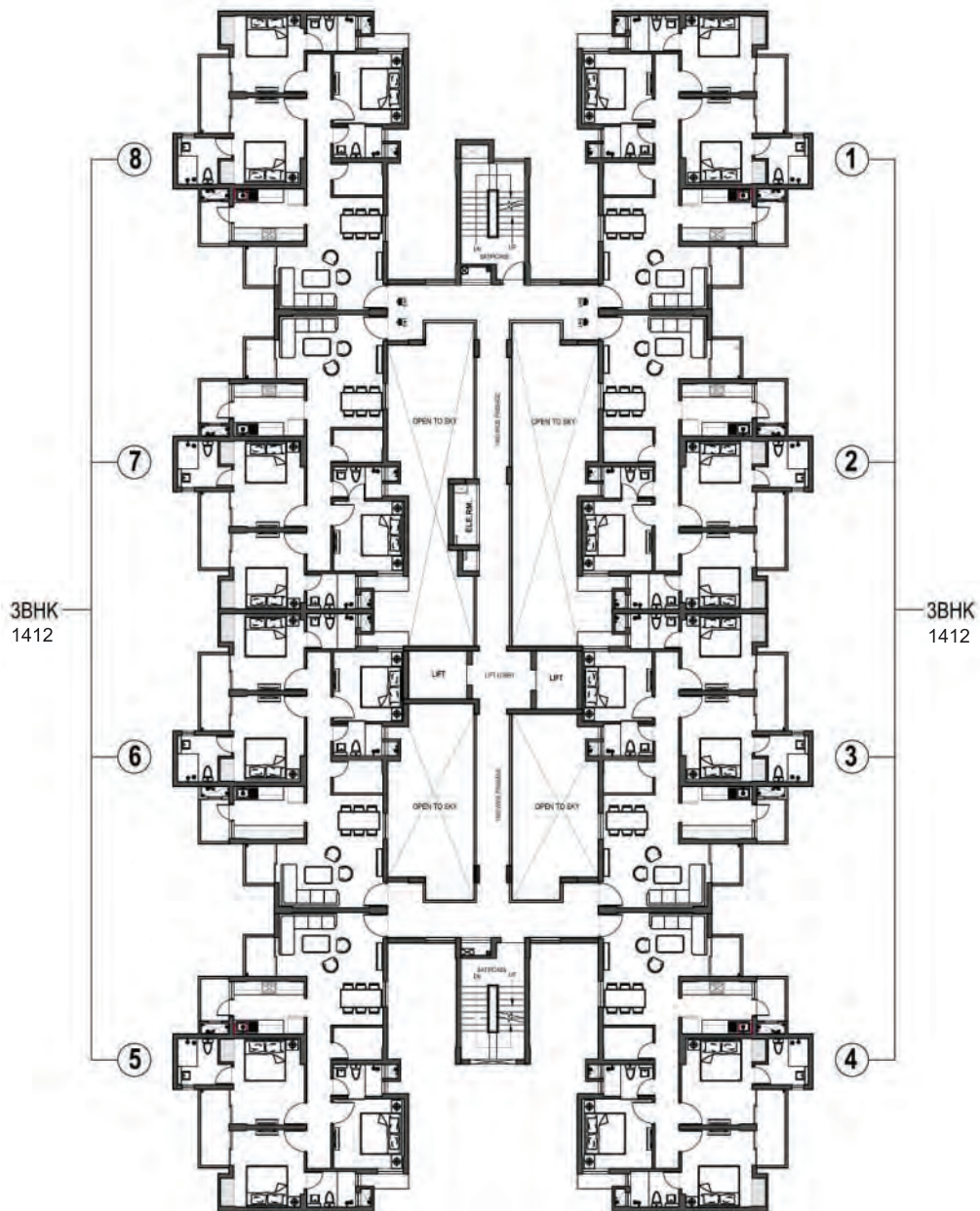
**TYPICAL CLUSTER PLAN  
FOR BLOCK - J&K  
(STILT + 14)**

## Cluster Plan



**TYPICAL CLUSTER PLAN  
FOR BLOCK - H  
(STILT + 14)**

## Cluster Plan



**3 BHK 1412  
TYPICAL CLUSTER PLAN  
FOR BLOCK - F  
(STILT + 14)**

1 sq.mtr. = 10.764 sq.ft.



## Sample Flat Photos (2BHK) 1132





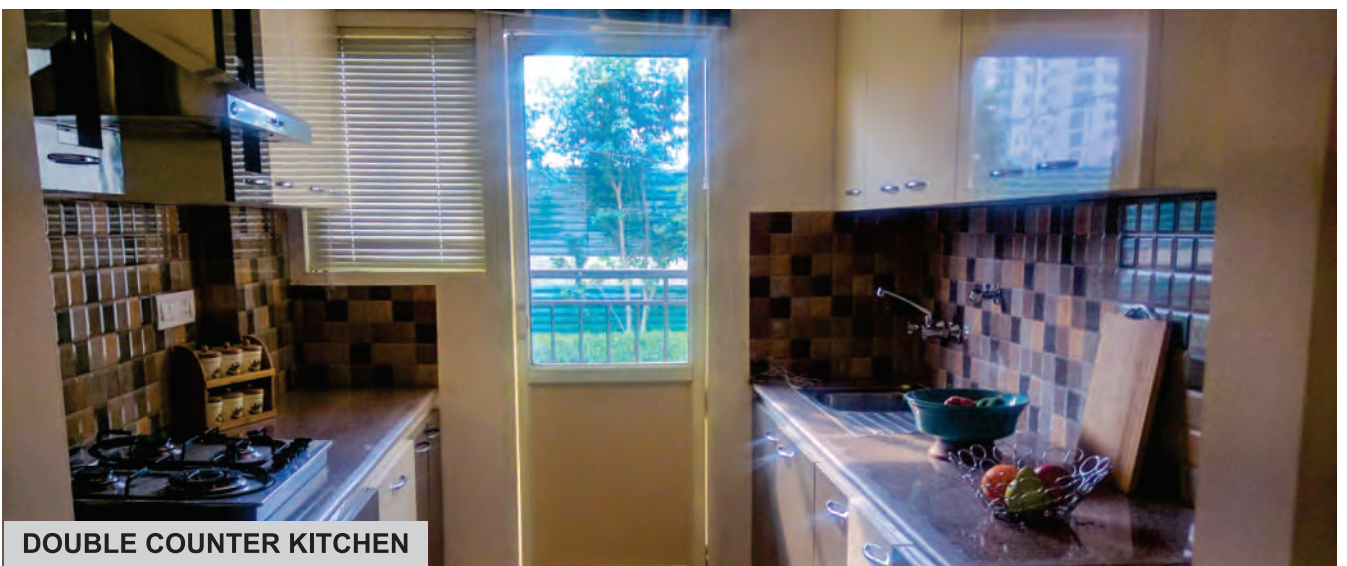
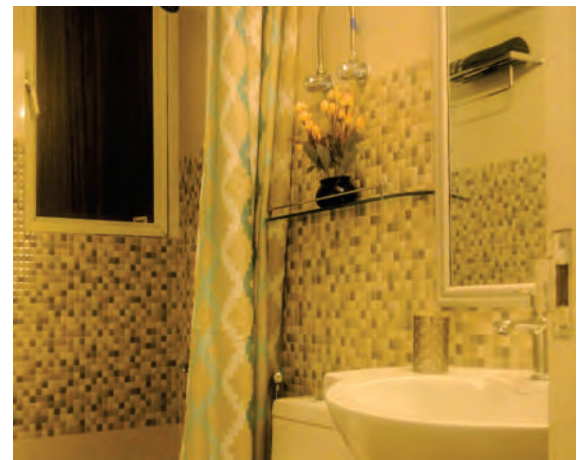
## Sample Flat Photos (3 BHK) 1412



**L- SHAPED DRAWING DINING**



**BEDROOM SIZE : 10'- 2" x 12'- 5"**



**DOUBLE COUNTER KITCHEN**



## Specifications

LOCATION	FLOORING	WALLS	DOORS	WINDOWS/ EXTERIOR DOORS	ELECTRICAL FITTINGS	FIXTURES & FITTINGS
Living Room	Ceramic/Vitrified Tiles	OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	—
Bedroom	Ceramic/Vitrified Tiles	OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	—
Kitchen	Ceramic Tiles	Combination of Glazed Tiles & OBD	—	Powder Coated Aluminium - Fixed or Openable	Modular Switches	Stainless Steel Sink & C.P. Fittings as per architect detail
Toilet	Ceramic Tiles	Combination of Glazed Tiles & OBD	Panel Moulded/ Flush Doors	Powder Coated Aluminium - Fixed or Openable	Modular Switches	White Chinaware, C.P. Fittings as per architect detail
Balcony	Ceramic Tiles	As per External Finish	—	—	Modular Switches	Wet point in Utility Balcony
External Finish	Combination of Texture Paint / Wash down Grit Finish					
Miscellaneous	<ul style="list-style-type: none"> <li>• Kitchen counter in Granite/ Marble Stone Protection</li> <li>• Railing as per architect design in balcony</li> <li>• Protection railing in common passage as per architect design</li> <li>• Entrance Lobby/ Corridor: Flooring in Stone/Tile; Cladding in Stone/Tile/Texture Paint</li> </ul>					
Exclusions	C.P. Fittings shall not include Towel Rail, Towel Ring, Soap Dish, Toilet Paper Holder, Shower Curtain and Rods					
Disclaimer	The Paint Colour Scheme on Walls, the colour of Floor and Wall Tiles, Chinaware Fixtures and C.P Fittings used in SAMPLE FLAT are such so as to give it an aesthetic appeal. The Paint Colour Scheme on Walls shall be white only. The colour and pattern of Floor & wall Tiles, Chinaware Fixtures and C.P. Fittings in actual flat may vary as shall be available with the manufacturer in his inventory stock at the time of purchase.					

**ALL INCLUSIVE PRICE LIST, [ PHASE -1, TOWER -H, J & K ] (w.e.f. – 01.03.2018 )**

FLAT TYPE	CARPET AREA Sq.Mt. (Sq.Ft.)	BALCONY AREA Sq.Mt. (Sq.Ft.)
2 BHK+ 2 TOILETS+ 2 BALCONIES 895	<b>52.48 (564.89)</b>	<b>4.74 (51.02)</b>
2 BHK+ STORE+ 2 TOILETS+ 3 BALCONIES 982	<b>55.44 (596.76)</b>	<b>7.10 (76.42)</b>
2 BHK+ STORE+ STUDY+ 2 TOILETS+ 4 BALCONIES 1132	<b>63.15 (679.75)</b>	<b>9.79 (105.38)</b>

PLANS FLOORS	CONSTRUCTION LINKED PLAN			NEW CLP			SUBVENTION (10:80:10)		
	52.48 sq.mt.	55.44 sq.mt.	63.15 sq.mt.	52.48 sq.mt.	55.44 sq.mt.	63.15 sq.mt.	52.48 sq.mt.	55.44 sq.mt.	63.15 sq.mt.
14th Floor	2933900	3179200	3602200	3202400	3473800	3941800	3379610	3668236	4165936
12A Floor	3023400	3277400	3715400	3291900	3572000	4055000	3469110	3766436	4279136
12th Floor	3112900	3375600	3828600	3381400	3670200	4168200	3558610	3864636	4392336
11th Floor	3130800	3395300	3851300	3399300	3689900	4190900	3576510	3884336	4415036
10th Floor	3148700	3414900	3873900	3417200	3709500	4213500	3594410	3903936	4437636
9th Floor	3166600	3434600	3896600	3435100	3729200	4236200	3612310	3923636	4460336
8th Floor	3184500	3454200	3919200	3453000	3748800	4258800	3630210	3943236	4482936
7th Floor	3202400	3473800	3941800	3470900	3768400	4281400	3648110	3962836	4505536
6th Floor	3220300	3493500	3964500	3488800	3788100	4304100	3666010	3982536	4528236
5th Floor	3238200	3513100	3987100	3506700	3807700	4326700	3683910	4002136	4550836
4th Floor	3256100	3532800	4009800	3524600	3827400	4349400	3701810	4021836	4573536
3rd Floor	3274000	3552400	4032400	3542500	3847000	4372000	3719710	4041436	4596136
2nd Floor	3314300	3596600	4083300	3582800	3891200	4422900	3760010	4085636	4647036
1st Floor	3359000	3645700	4139900	3627500	3940300	4479500	3804710	4134736	4703636

**PAYMENT PLANS**

	CLP and SUBVENTION	NEW CLP
At the time of Booking	10%	10%
1st Installment within 30 Days of Booking	5%	10%
2nd Installment at the Start of Excavation	10%	-
3rd Installment on Laying of Stilt Floor Slab Casting	10%	-
4th Installment on Laying of 2nd Floor Slab Casting	10%	-
5th Installment on Laying of 4th Floor Slab Casting	10%	-
6th Installment on Laying of 6th Floor Slab Casting	10%	-
7th Installment on Laying of 8th Floor Slab Casting	5%	-
8th Installment on Laying of 10th Floor Slab Casting	5%	-
9th Installment on Laying of 12th Floor Slab Casting	5%	-
10th Installment on Laying of 14th Floor Slab Casting	5%	20% + PLC
11th Installment on Completion of Block Work	5% + PLC	-
12th Installment on Completion of External Plaster	5% + Charges for Dual Electric Meter including Installation + Electricity Load Charges and Security Deposit + Additional Car Parking + Additional Power Backup	-
13th Installment on Completion of Construction and Filing Application for CC	5% + OTLR + Water and Sewerage Connection Charges and Security Deposit + Maintenance (for 1 year in advance) + IGL Gas Meter Connection & Security Deposit	55% + Charges for Dual Electric Meter including Installation + Electricity Load Charges and Security Deposit + Additional Car Parking + Additional Power Backup (If applicable)
14th Installment on Offer of Possession	-	5% + OTLR + Water and Sewerage Connection Charges and Security Deposit + Maintenance (for 1 year in advance) + IGL Gas Meter Connection & Security Deposit

LOCATION PLC		
PLC	TOWER- J	TOWER- K
Rs. 2,50,000/-	Unit- 01,02,03 & 04	Unit- 01,02,03,04 & 06

**NOTE:**

The Project is registered under UP RERA Registration Number **UPRERAPRJ6209**

Other Charges for Dual Electric Meter including Installation, One Time Lease Rent, Electricity Load Charges and Security Deposit and Sewerage Connection Charges and Security Deposit, Maintenance (for 1 year in advance), IGL Gas Meter Connection & Security Deposit, Additional Car Parking @ Rs. 3,50,000/-, Additional Power Backup @ Rs. 25,000/- per KVA shall be extra.

All applicable Govt. Taxes additional.

Registration, Stamp Duty 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.

Separate Price List for Subvention Plan (till March '20) applicable.

Down Payment Plan Available

**Mandatory Documents required for Booking:**

1) ID Proof      2) Pan Card Copy      3) Aadhar Card      4) Address Proof      5) Two Photos      6) Signature Verification by Bank

**ALL INCLUSIVE PRICE LIST, [ PHASE-1, TOWER- F ] (w.e.f. – 01.03.2018 )**

FLAT TYPE	CARPET AREA Sq.Mt. (Sq.Ft.)	BALCONY AREA Sq.Mt. (Sq.Ft.)
3 BHK+ STORE + 3 TOILETS + 3 BALCONIES 1412	<b>83.64 (900.30)</b>	<b>9.72 (104.63)</b>

FLOORS	CLP	NEW CLP	SUBVENTION (10:80:10)
14th Floor	4702000	5083240	5287980
12A Floor	4843200	5224440	5429180
12th Floor	4984400	5365640	5570380
11th Floor	5012600	5393840	5598580
10th Floor	5040800	5422040	5626780
9th Floor	5069100	5450340	5655080
8th Floor	5097300	5478540	5683280
7th Floor	5125600	5506840	5711580
6th Floor	5153800	5535040	5739780
5th Floor	5182000	5563240	5767980
4th Floor	5210300	5591540	5796280
3rd Floor	5238500	5619740	5824480
2nd Floor	5302100	5683340	5888080
1st Floor	5372700	5753940	5958680

PAYMENT PLANS		
	CLP and SUBVENTION	NEW CLP
At the time of Booking	10%	10%
1st Installment within 30 Days of Booking	5%	10%
2nd Installment at the Start of Excavation	10%	-
3rd Installment on Laying of Stilt Floor Slab Casting	10%	-
4th Installment on Laying of 2nd Floor Slab Casting	10%	-
5th Installment on Laying of 4th Floor Slab Casting	10%	-
6th Installment on Laying of 6th Floor Slab Casting	10%	-
7th Installment on Laying of 8th Floor Slab Casting	5%	-
8th Installment on Laying of 10th Floor Slab Casting	5%	-
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10th Installment on Laying of 14th Floor Slab Casting	5%	20% + PLC
11th Installment on Completion of Block Work	5% + PLC	-
12th Installment on Completion of External Plaster	5% + Charges for Dual Electric Meter including Installation + Electricity Load Charges and Security Deposit + Additional Car Parking + Additional Power Backup	-
13th Installment on Completion of Construction and Filing Application for CC	5% + OTLR + Water and Sewerage Connection Charges and Security Deposit + Maintenance (for 1 year in advance) + IGL Gas Meter Connection & Security Deposit	55% + Charges for Dual Electric Meter including Installation + Electricity Load Charges and Security Deposit + Additional Car Parking + Additional Power Backup (If applicable)
14th Installment on Offer of Possession	-	5% + OTLR + Water and Sewerage Connection Charges and Security Deposit + Maintenance (for 1 year in advance) + IGL Gas Meter Connection & Security Deposit

LOCATION PLC	
Rs. 3,75,000/- for Units 05,06,07 & 08	Rs. 1,75,000/- for Units 01,02,03 & 04

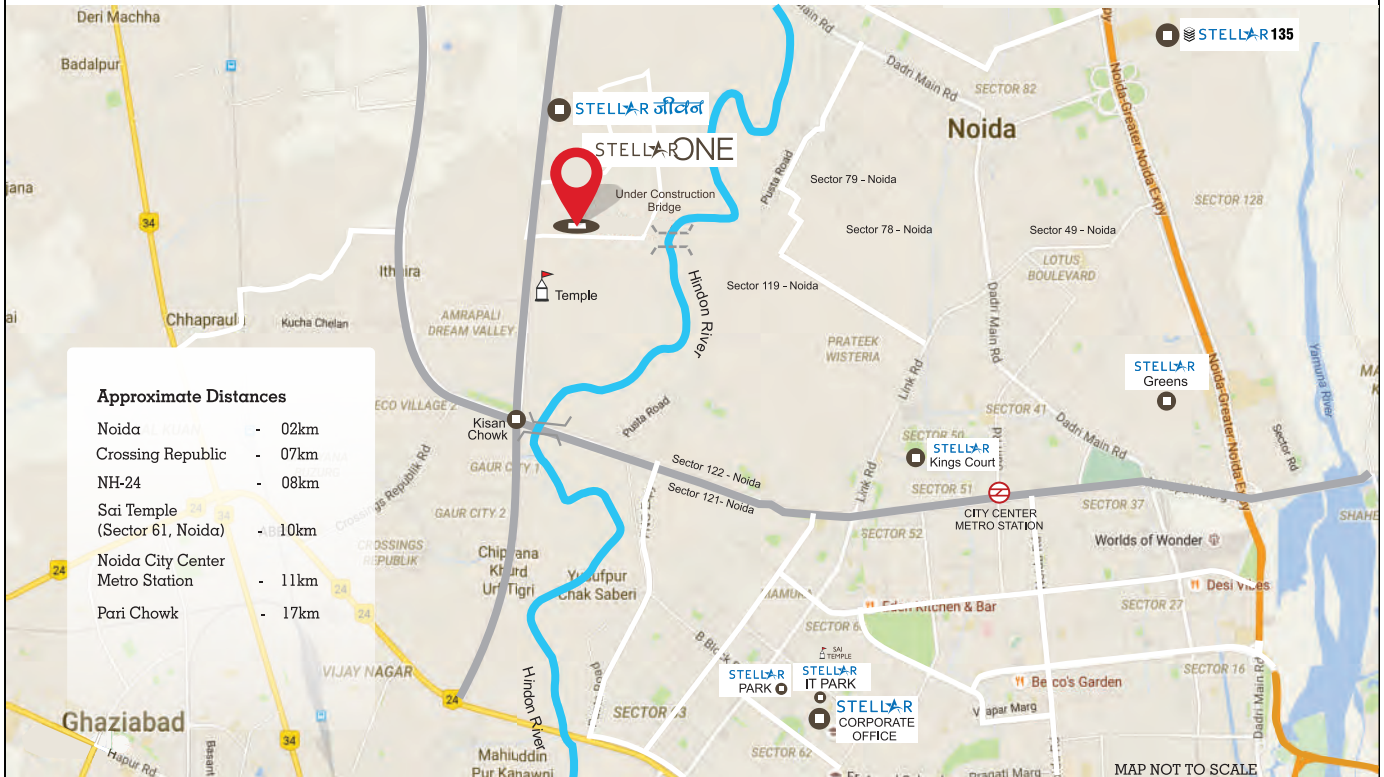
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Price List & Payment Plan can be changed without notice at the sole discretion of the Company.
The Land is mortgaged to M/S DMI Finance Pvt. Ltd. and assistance shall be provided to the buyer in securing NOC/permission from the lender for sale of Residential 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.
Separate Price List for Subvention Plan (till March '20) applicable.
Down Payment Plan Available
<b>Mandatory Documents required for Booking:</b>
1) ID Proof    2) Pan Card Copy    3) Aadhar Card    4) Address Proof    5) Two Photos    6) Signature Verification by Bank

**BENEFITS OF BUYING YOUR FIRST HOUSE UNDER 'PRADHAN MANTRI AWAS YOJNA':**

CLSS Scheme Type	Eligibility- Household Income	Carpet Area Max (sqm)	ROI Subsidy (%)	Subsidy calculated on a max loan of	Max. Subsidy	Women Ownership
<b>EWS and LIG</b>	Upto Rs. 6,00,000	60 sqm	6.50 %	Rs. 6,00,000	Rs. 2.67 lacs	Yes
<b>MIG 1</b>	Rs. 6,00,000 to Rs. 12,00,000	120 sqm	4.00 %	Rs. 9,00,000	Rs. 2.35 lacs	Not mandatory
<b>MIG 2</b>	Rs. 12,00,000 to Rs. 18,00,000	150 sqm	3.00 %	Rs. 12,00,000	Rs. 2.30 lacs	Not mandatory



## Location Map



## Bridge to Noida (Completion Soon)



## STELLAR GROUP

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

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

Call: 9212255755

[www.stellarone.in](http://www.stellarone.in)