

**STELLAR JEEVAN**  
**PRICE LIST**

**Housing Project at Plot No. GH-03, Sector-1, Greater Noida West**

**Prices List (All Inclusive )\* (w.e.f .01-06-2017)**

BHK Types	Super Area (sq.ft)	Carpet Area (sq.ft)	Carpet Area ( sqmt )	<b>PRICE @ DOWN PAYMENT PLAN</b>
				Rs. 3800 psf
<b>4BHK+Store+ST</b>	<b>2258</b>	<b>1472.20</b>	<b>136.77</b>	<b>85,80,400/-</b>
<b>3BHK+Store+ST</b>	<b>1694</b>	<b>1097.40</b>	<b>101.95</b>	<b>64,37,200/-</b>
<b>3BHK+Store</b>	<b>1441</b>	<b>889.22</b>	<b>82.61</b>	<b>54,75,800/-</b>
<b>2BHK+Store+ST</b>	<b>1193</b>	<b>756.73</b>	<b>70.3</b>	Sold Out
<b>2BHK+Store</b>	<b>1027</b>	<b>639.54</b>	<b>59.41</b>	Sold Out

**PAYMENT PLAN**

**Down Payment Plan (DPP )**

At the time of booking	10%
Within 30 days of booking	85%
On Offer of Possession	5% +Other charges

**PREFERENTIAL LOCATION CHARGES (PLC):**

Floor PLC	Rs /per sq.ft
Ground Floor	150/-
1 <sup>st</sup> Floor	100/-
2 <sup>nd</sup> Floor	90/-
3 <sup>rd</sup> Floor	80/-
4 <sup>th</sup> Floor	70/-
5 <sup>th</sup> Floor	60/-
6 <sup>th</sup> Floor	50/-
7 <sup>th</sup> Floor	40/-
8 <sup>th</sup> Floor	30/-
9 <sup>th</sup> Floor	20/-
10 <sup>th</sup> Floor	10/-

Location PLC	Rs./Per sq.ft
Road Facing	150/-
Park Facing	250/-

**OTHER CHARGES PAYABLE ON OFFER OF POSSESSION:**

- Back up DG power extra @ Rs. **25000/-** per KVA. Minimum 2 KVA for 2 BHK and 3 KVA for 3 and 4BHK apartments.
- Covered Car Parking@Rs.**3,50,000** /-.
- One year maintenance charge will be payable in advance.
- Installation of Dual Electric Meter- Approx **Rs.-15,000/-**
- PNG Connection installation Charges **Rs. 6000/-**

**\*NOTE:**

- The Price of the flat is inclusive of Basic sale price, External development charges, Fire Fighting charges, One Time Lease Rent, Community membership charges.
- The price does not include wardrobes and Kitchen cabinets.
- All applicable taxes, including service tax, extra.  
Cheque/Bank Draft to be issued in favor of “**Stellar Constellation Projects Pvt Ltd**” payable at Noida /New Delhi.
- 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
- Carpet Area including internal wall & excluding balcony area.

- **Project Name** : Stellar Jeevan
- **Project Address** : GH-03, Sector – 1, Greater Noida West
- **Project Area** : 18 Acres
- **Total Towers** : 18 + Commercial Complex
- **Max. Tower Height** : G +14 Floors
- **Total Units / Flats** : 1973 Flats
- **Total Shops** : 66 Shops (Ground, 1<sup>st</sup>, 2<sup>nd</sup> Floors)
- **Sizes** : 1, 2, 3, & 4 BHK Flats
- **Project USP's** :
  - Only G+ 14 Structures.
  - Ready to Move project.
  - Huge central Green Park & approx 80% Open Area.
  - 3 side open flats & project.
  - Large capacity high speed Lifts.
  - 24X7 Power Backup & Water Supply.
  - CCTV security in common areas & Intercom facility for each apartment.
  - Club House with Gymnasium, Multipurpose banquet hall, Swimming pool, Table Tennis, Cards room, Billiards, Badminton Court, Tennis Court, Basketball Court, Skating Rink etc.
  - Piped Gas Supply available.
  - The lowest density project in Greater Noida West. In 18 Acres we are constructing 1973 flats approx. i.e. 109 Flats per acre.
  - Excellent Connectivity: Very well Connected to FNG Express way, Fortis Hospital, City Centre Metro Station & NH-24.
  - Home Loan Available from SBI, CANARA Bank, CORPORATION Bank, PNB HOUSING, LIC HOUSING, SYNDICATE Bank, HDFC Bank, AXIS Bank, ICICI Bank, KOTAK MAHINDRA Bank, DHFL, INDIABULLS, CCBL, L&T Housing Finance etc.

➤ **Inventory Status** :

Sizes	Super Area (Sq.ft.)	Towers Name	Inventories
2 BHK + Store	1027	G,H,J	Sold Out
2 BHK + Store + Study	1193	L,M,N,P	Sold Out
3 BHK + Store	1441	Q,R,S,T	Available
3 BHK + Store + Study	1694	C,D,E,F	Available
4 BHK + Store + Study	2258	A,B	Available
Shops	450	CH	Sold Out

**About Stellar Group:**

**Founder & CMD:** Mr. Ravi Mohan Sethi, (Retired IAS Officer)

**Director:** Mr. Akshay Mohan Sethi & Mr. Himanshu Mathur

**Real Estate:** The Group has developed and constructed over 7 million sq. ft. across residential, commercial and industrial projects.

**Hospitality:** The Group owns and operates an exclusive members-only Club, and a hospitality management training center.

**Banking:** The promoter of the Stellar Group has also promoted a leading urban co-operative bank, licensed by the Reserve Bank of India with 12 branches in NCR region having an unbroken 14 year dividend paying record.

**Information Technology:** The Group Company specializes in banking and financial services, with its flagship banking product running at over 400 branches of different banks in North India.

**Delivered Projects:** Stellar Park, Stellar Greens, Stellar Kings Court, Stellar Sigma Apartments, Sigma Villas, Stellar IT Park, Stellar 135, Stellar Business Park, Stellar Gymkhana Club.

**Ongoing Projects:** Stellar One

**Website:** [www.stellarjeevan.com](http://www.stellarjeevan.com)