

# Stellarउपवन

## गाजियाबाद से 15 मिनट की दूरी पर



**IMMEDIATE REGISTRY  
& POSSESSION**

## 1BHK

**Rs. 9.95 Lakhs onwards**

“STELLAR UPVAN” is located at NH-9(24).It is well connected to Delhi-NCR region & close to Eastern Peripheral Expressway.

The Stellar group headquartered in Noida, has business interest in Real Estate & Construction, Hospitality, Information Technology and Edutainment. The Group is known for Delivery on Time and for its Quality and Transparency.

- Affordable housing
- Gated community
- Low rise G + 3 floors only
- Green Parks and children play area
- Ample common space for parking
- Water Storage facility for each flat
- Retail Shop available within the society
- Separate Inverter in each flat for back up power
- Building is compliant of seismic zone IV code IS:4326
- Electricity availability on an average more than 20 hours a day

**Contact : 8130135350,8130187775 | [www.stellarprojects.in](http://www.stellarprojects.in)**

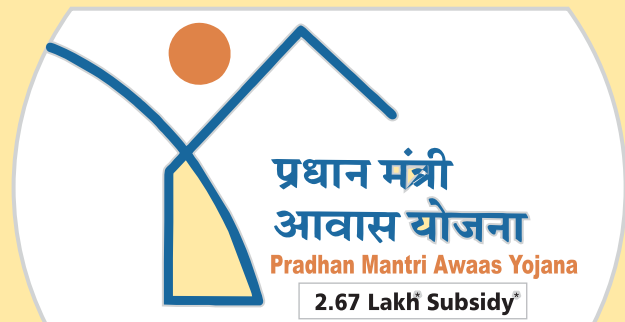
1 sq mtr. = 10.764 sq.ft.  
\*T&C apply



**ON DELHI HAPUR NH - 9(24), PILKHUWA**

Ghaziabad - 15 Minutes  
Hapur - 5 Minutes  
Noida - 35 Minutes

**WELL CONNECTED LOCATION**

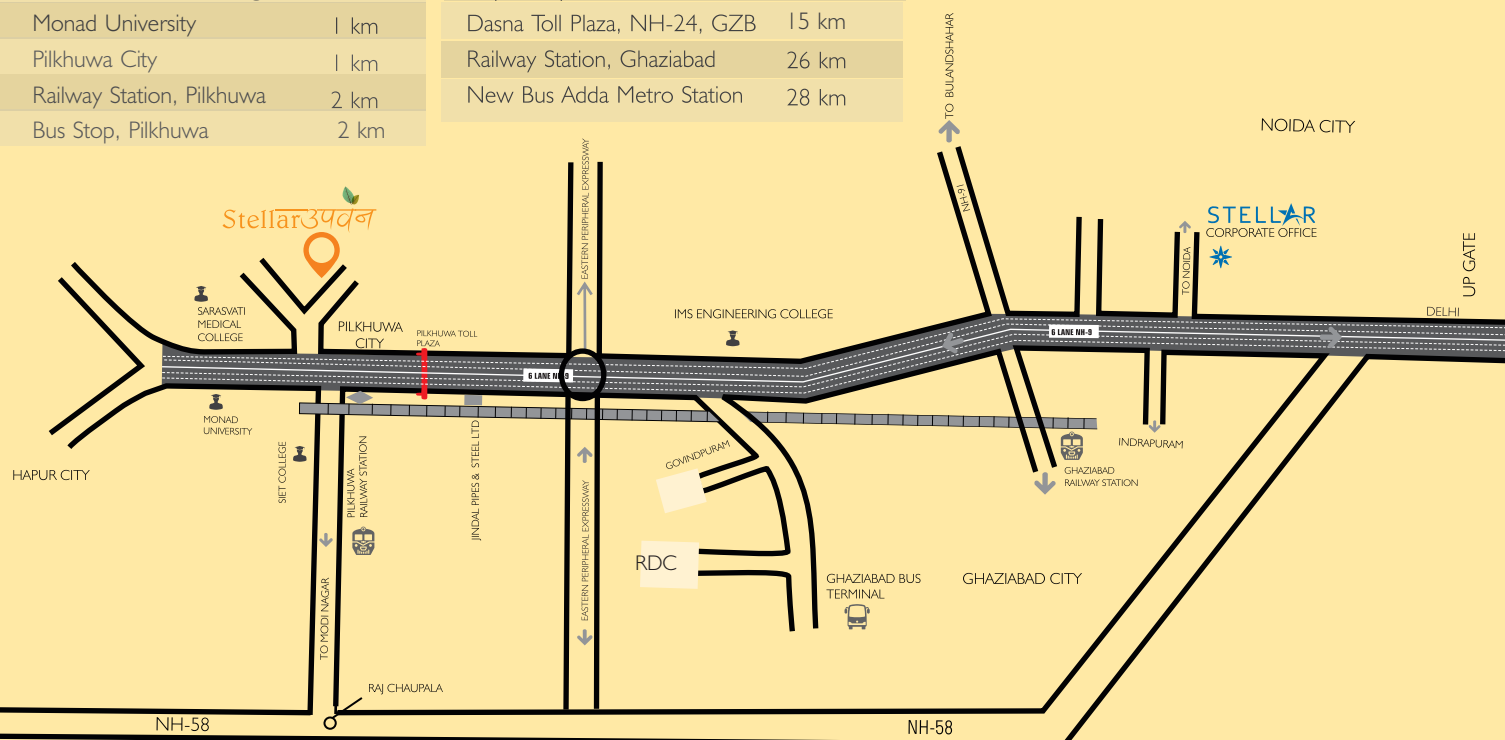


**2.67 Lakh Subsidy\***



### Location

Saraswati Medical College	0.5 km	Hapur City	10 km
Monad University	1 km	Dasna Toll Plaza, NH-24, GZB	15 km
Pilkhua City	1 km	Railway Station, Ghaziabad	26 km
Railway Station, Pilkhua	2 km	New Bus Adda Metro Station	28 km
Bus Stop, Pilkhua	2 km		



MAP NOT TO SCALE



**Site Office:** Stellar Upvan, Near Saraswati Medical College, NH- 9 (24),Pilkhua  
**Corporate Office:** C-56/9, Sector-62, Noida, India,

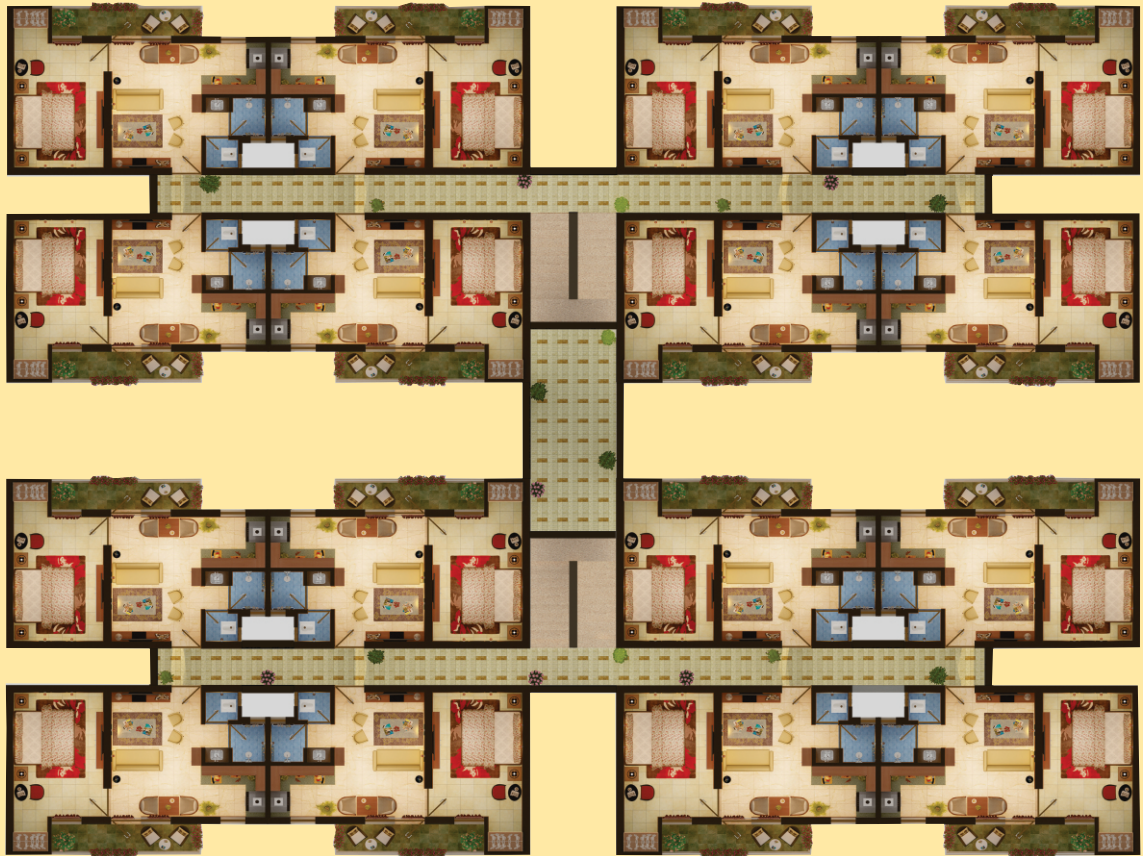




Specifications

Location	Flooring	Walls	Doors	Windows	Electrical Fittings	Fixtures and Fittings
Living room/ Bedroom	Ceramic Tiles	OBD Paint	Flush/Panel Moulded Doors MS Steel Frame	MS Steel Windows with Glass and Grill	Standard	-
Kitchen	Do	Ceramic Tiles, OBD Paint	Do	Do	Do	Stone Working Platform and Stainless Steel Sink
Toilet	Do	Do	Do	Do	Do	Standard Chinaware and C.P. Fitting
Balconies	Do	OBD Paint/ Texture Paint	Do	-	Do	-
Entrance Lobby/C orridors	Do	Do	-	-	Do	-
Stairs	Stone/Tiles	Do	-	-	Do	-
External finish	Texture Paint					
Power back up	Separate Inverter for each Flat					

Site Plan



Super Area: 500 sq.ft. (46.45 sq.m)  
Covered Area: 433 sq.ft. (40.64 sq.m)

