

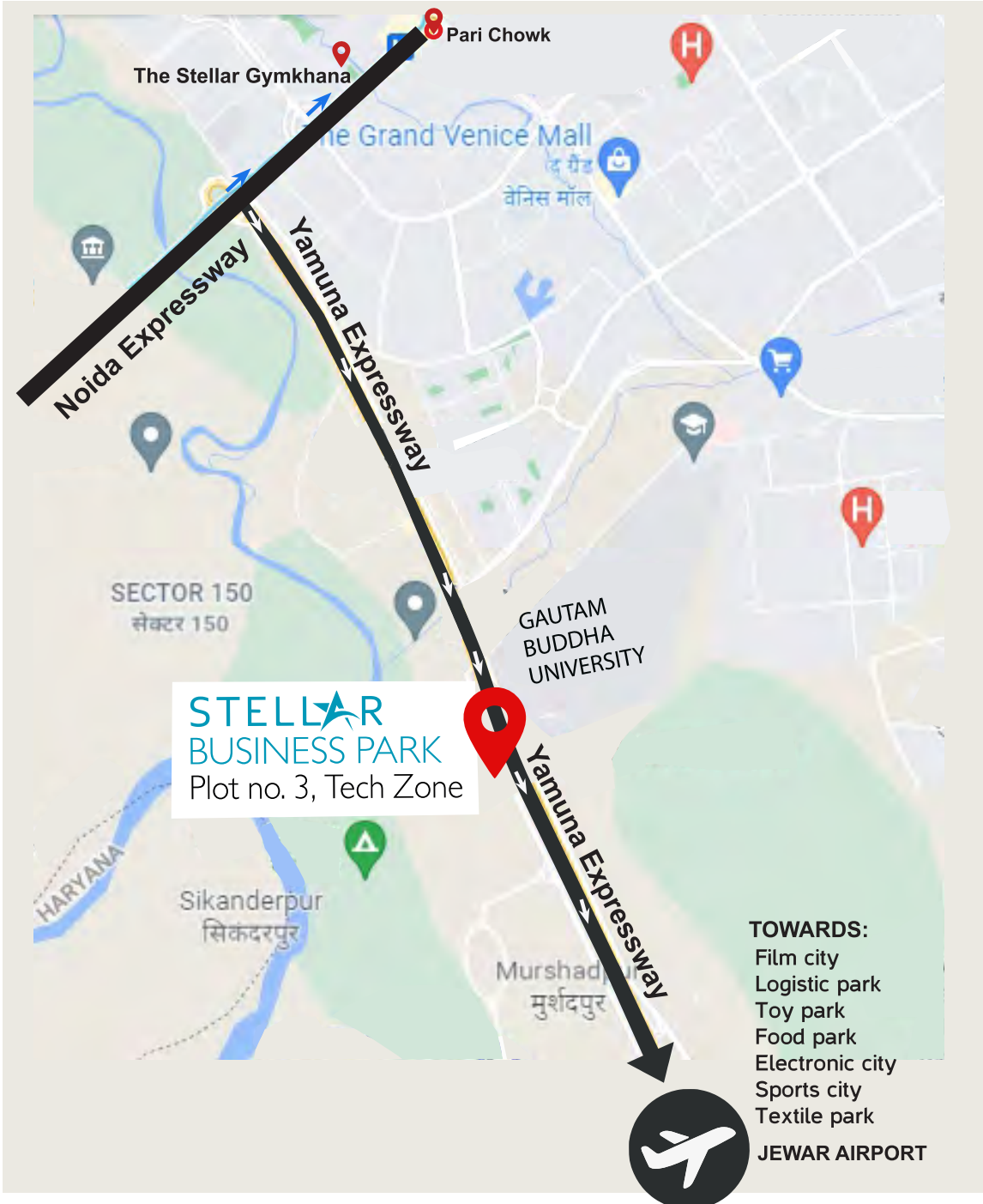


STELLAR BUSINESS PARK- Plot No.3, Techzone

PROJECT OVERVIEW



- **Fully Operational project**
- Spread over approx. **11 acres**
- Phase 1: **6,38,000 sq ft Office space + 50,000 sq ft Commercial/Amenities**
- Double Basement + Ground + 12
- **100% Power back up** (N+1 redundancy)
- **Centrally air-conditioned**
- **1000 KVA** power sanctioned on **33 KV** line (upgradable to 5 MVA)
- **NBC Code Compliant** systems for fire fighting in place
- **IGBC GOLD** Pre-certified



LOCATION HIGHLIGHTS

- 1 Adjacent to Coforge (formerly NIIT) SEZ Complex
- 2 Opposite **Gautam Buddha University**
- 3 Proximity to **Jewar Airport** (proposed to be functional by 2024)
- 4 Upcoming Metro connectivity at door step
- 5 Proximity to **YEIDA** (Yamuna Industrial Development Authority Clusters) :
 - ✓ Film City
 - ✓ Electronic City
 - ✓ Sports City
 - ✓ Logistic Park
 - ✓ Food Park
 - ✓ Textile Park



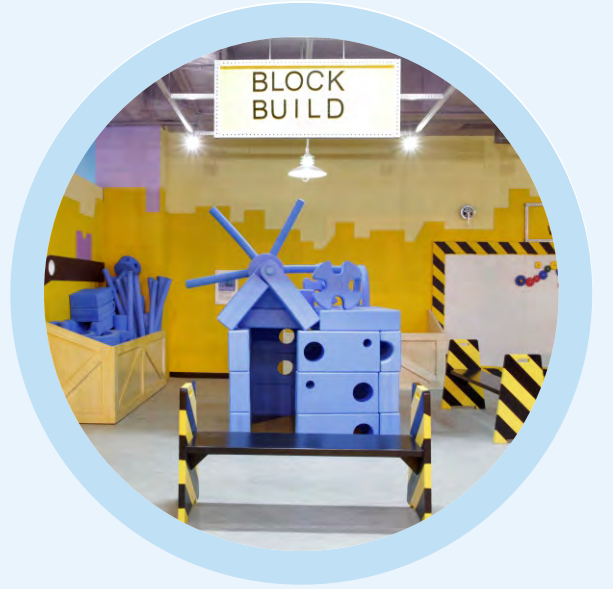
REAL ESTATE



HOSPITALITY



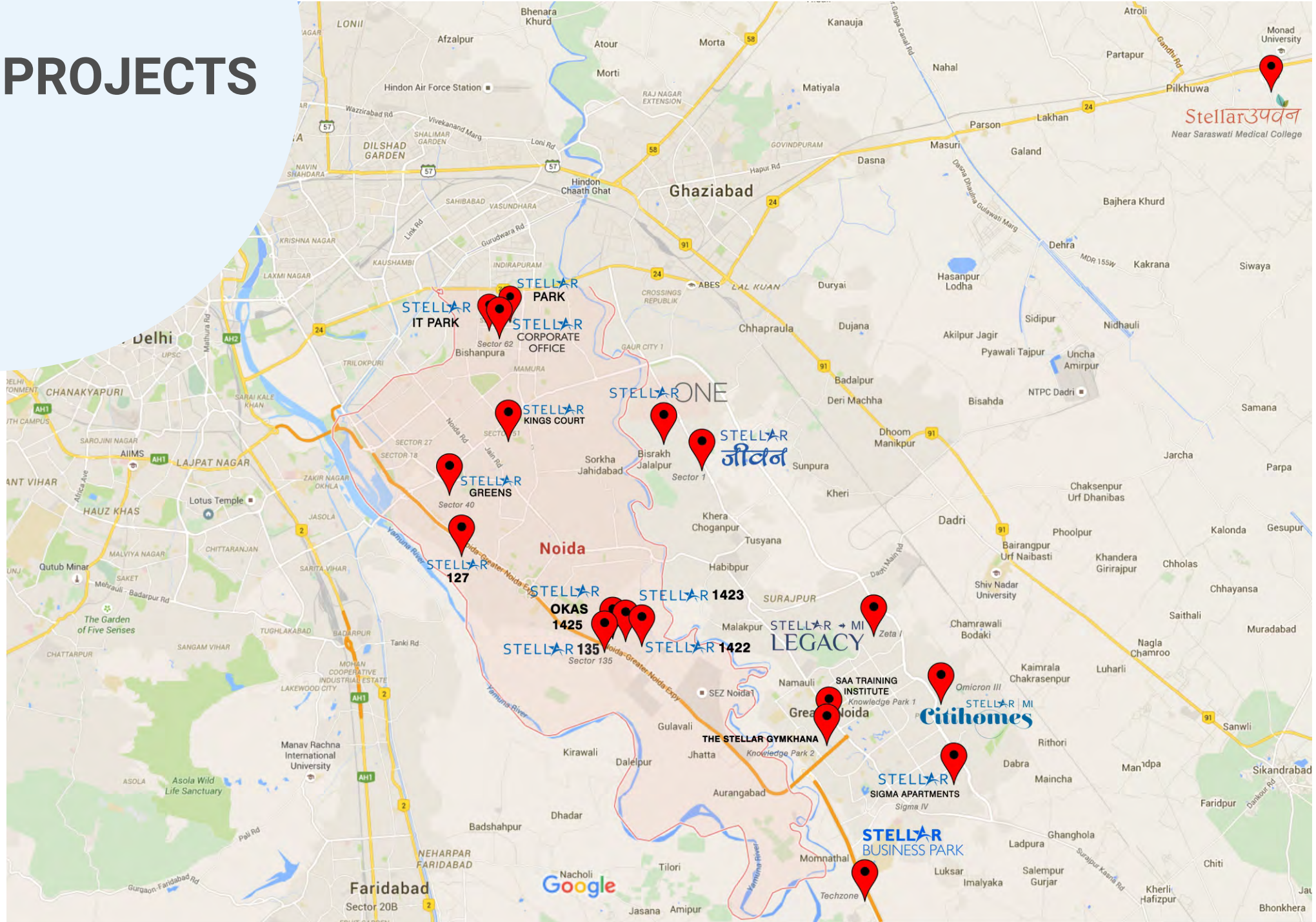
**INFORMATION
TECHNOLOGY**



EDUTAINMENT

STELLAR
Building Relationships™

OUR PROJECTS



WHY STELLAR?

Better Building

- IGBC Gold Pre-certified Green building
- Professional, in-house Facility Management
- Well designed asset with ample green spaces and break out areas

Leasing Capabilities

- Almost 1million sq. ft. of office space under lease in NOIDA
- Dedicated Tenant Relationship Manager
- Strong network of property consultants
- Dedicated leasing team

Focus on Asset Improvement

- Continuous upgrade of assets through adding amenities for tenants
- Integrated services and business support facilities

BETTER BUILDING

IGBC Gold
Pre-certified



In house facility
management



Well designed
building



STELLAR 135



STELLAR
127



STELLAR
OKAS
1425



STELLAR
IT PARK



STELLAR
BUSINESS PARK



CLUB 125



LEASING CAPABILITY



- Almost **1 million sq. ft.** of Office space under lease
- Over **60 reputed tenants** (eg: Genpact, HDFC Ergo, TSYS, Bank of Baroda, Zones etc)
- High rate of **tenant growth** and **retention** within respective assets
- Well connected **network** of Brokers and Property consultants that help maintain a high leasing velocity
- **Dedicated** Tenant Relationship Manager to address tenant concerns

FOCUS ON ASSET IMPROVEMENT

- Assets are constantly upgraded through addition of Business support amenities like : **Business Lounge, Common Cafeteria, Sports pitches/courts, Gymnasium**
- Ample **green spaces** and break out areas for employees
- Creation of plush **reception lobbies** and **visitor lounges** for exclusive use by tenants





THANK YOU