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WAVEONE

SECTOR 18, NOIDA

Wave of Opportunity

*Launching soon
in Sec-18, Noida*

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SECTOR 18, NOIDA



- Prime plot of 16950 sq metres in centre of Sector-18 Noida
- Iconic landmark building of 37 floors
- First complex to have parking of 3000 cars on upper floors
- Ground floor retail shops having a height of 5.9 metres
- Retail shops to have outside opening giving a high street feel
- Centrally air-conditioned complex with premium specifications
- Surrounded by Radisson Hotel, CSM and high-end retail and office spaces
- Construction of project already commenced
- Project fully vastu and feng shui compliant
- Complete rectangular plot providing excellent branding and visibility on all sides
- Four side open plot
- Project designed by leading US architects firm BBG-BBGM

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Specifications : Offices & Studios

Offices Areas : LOBBY

Lobby	Air-conditioned
.....
Ceiling	POP/Gypboard Ceiling
.....
Walls	Painted
.....
Flooring	Granite
.....
Reception	Manned reception desk with visitor Control
.....
Vertical Transport (Visitors and Staff)	High Speed Passenger Lifts with automation
.....



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Floor Lift : Lobbies and Corridors

Ceiling	POP/Gypboard Ceiling
Walls	Painted
Flooring	Granite
Lift Entrance	Granite clad Architrave around lift
Public Conveniences	Separate Toilet for Ladies and Gents with automatic taps on wash basin
Additional	Janitor room at each floor

Office

HVAC : Each floor will have one AHU smoke detectors as per the unit at core location and of Fire bye laws capacity as recommended by the HVAC consultants. The supply duct will be available up to the corridor area/abutting office. The buyer will get ducting design within their premises approved form the Facility Managers of HVAC consultants of the Company at their cost. The company will supply 1 TR capacity per 500 sq. ft. of super area, measured at AHU end. Additional Air conditioning rates will apply to office operating during 6PM to 9AM .

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Office

Additional Air-conditioning : Rs. 35000 per tonne includes the AHU cost, provided such request is made capacity at the time of booking and subject to availability.

Electricity : Mains and Standby (Stand power of 2KW per 500 sq. ft. of Super Area with Dual Supply metering with prepaid meter system.

Installation : With 1P/3P electric panel with isolation switch and 3MCBs at one point. The remaining electric reticulation will be done by the Buyer.

Additional : Rs 25000 per KW, Subject to availability and the cost of the electric reticulation i.e. cables, panels, metering will be extra minimum @ Rs. 10000 per KW or actual whichever is higher, compulsory Dual supply metering with prepaid meter meter system at additional system at additional cost.

Signage : The uniform signage will be placed at specified location in office front area or the signage will placed behind the office glazing.

Water : Potable water supply on chargeable basis

1. Overhead storage tanks
2. Water treatment / filtration system
3. Potable drinking water supply at single point one each floor for Allottee(s) / Occupier(s)

Fire Fighting :

1. Sprinkler system
2. Hydrants with hose reel
3. Smoke detectors connected to central fire panel

Lighting System : All public areas shall be well lit with energy efficient fixtures

Structure : RCC column and slab with brick work masonry

The above mentioned specification are tentative and the Owner, Architect and Consultants reserve the right to change, alter, replace or delete the same without any notice.

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Price List

Office Spaces

1. Silver (Wing-II) @ Rs. 12,500 p.s.f (Sold out)

22nd -33rd floor, facing towards Radisson Hotel.

2. Gold (Wing-I) @ Rs. 12,500 p.s.f

22nd -33rd floor, facing towards sec-18 market.

3. Platinum @ Rs. 15,000 p.s.f

34th-37th floor.

Additional charges :

- Lease rent @ Rs.1000 p.s.f approx.
- Car parking(optional) Rs. 4 lacs approx.
- Maintenance deposit Rs.15 per sq.ft per month approx.

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Floor Plan : Office : 23rd Floor



LEVEL 23 GOLD FLOOR PLAN

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Area

23rd Floor

Unit No.	Area Sq. Mtr.		Area Sq. FT.	
	Covered Area	Super Area	Covered Area	Super Area
1.			1028.00	1581.54
2.			1348.00	2073.85
3.			792.00	1218.46
4.			1600.00	2461.54
5.			715.00	1100.00
6.			540.00	830.77
7.			400.00	615.38
8.			400.00	615.38

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23rd Floor

Unit No.	Area Sq. Mtr.		Area Sq. FT.	
	Covered Area	Super Area	Covered Area	Super Area
9.			392.00	603.8
10.			1449.00	2229.23
11.			1408.00	2166.15
12.			1700.00	2615.38
13.			1400.00	2153.85
14.			1408.00	2166.15
15.			1450.00	2230.77
16.			376.00	578.46
17.			971.00	1493.85
			17377.00	26733.85

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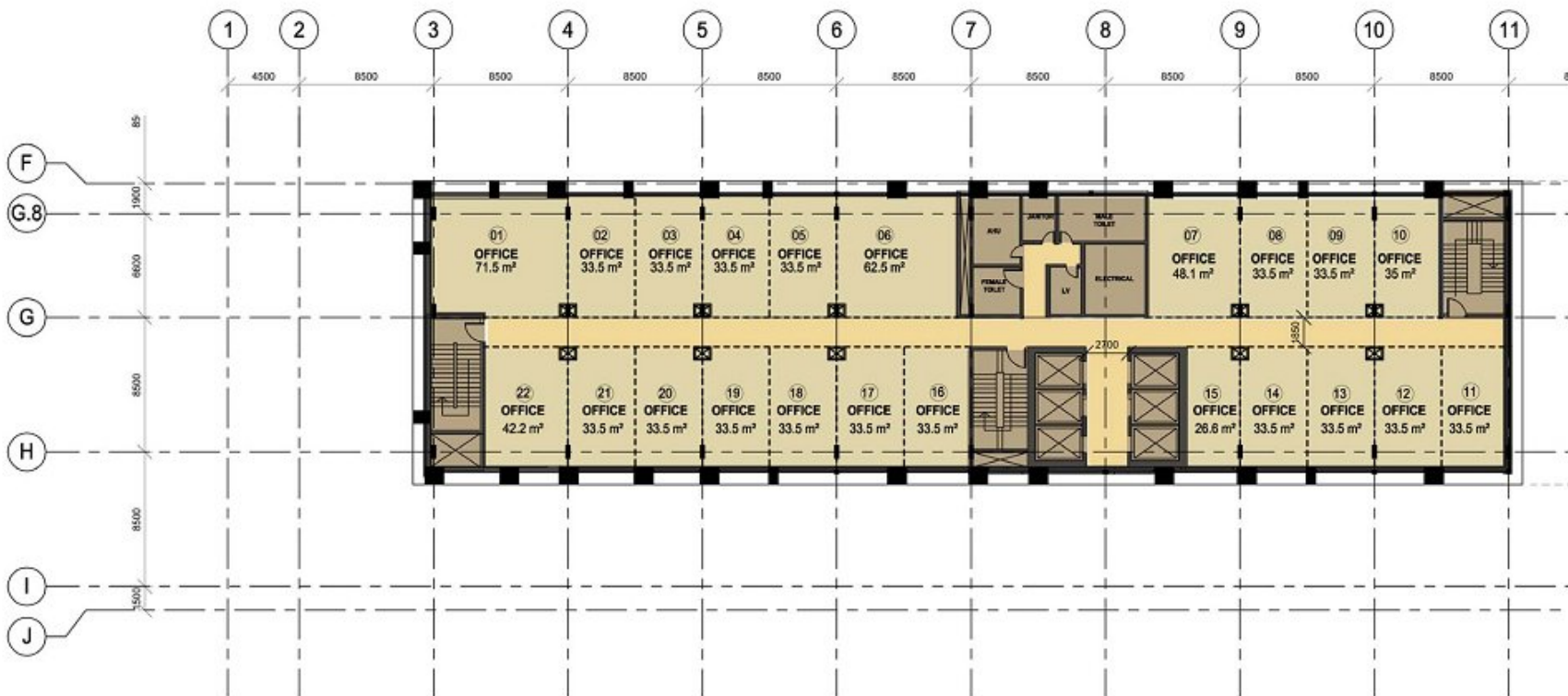
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Floor Plan : Office : 24th Floor



LEVEL 24 GOLD FLOOR PLAN

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Area

Gold Studio Level 24th Floor

Unit No.	Area Sq. Mtr.		Area Sq. FT.	
	Covered Area	Super Area	Covered Area	Super Area
1.			707.00	1087.69
2.			351.00	540.00
3.			351.00	540.00
4.			351.00	540.00
5.			351.00	540.00
6.			629.0	967.69
7.			480.00	738.46
8.			351.00	540.00

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Gold Studio Level 24th Floor

Room No.	Area Sq. Mtr		Area Sq. FT.	
	Covered Area	Super Area	Covered Area	Super Area
9.			351.00	540.00
10.			345.00	530.77
11.			328.00	504.62
12.			347.00	533.85
13.			349.00	536.92
14.			619.00	952.31
15.			339.00	521.54
16.			347.00	533.85
17.			347.00	533.85
18.			347.00	533.85
19.			347.00	533.85
20.			347.00	533.85

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Gold Studio Level 24th Floor

Room No.	Area Sq. Mtr		Area Sq. FT.	
	Covered Area	Super Area	Covered Area	Super Area
21.			434.00	667.69
			8418.00	12950.77

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Price List : Retail Floors

Sr. No.	Floor Name	Rate	Booking Amount
1	LGF	25,000	7.5 Lacs
2	Ground Floor	35,000	10 lacs
3	First Floor	27,500	7.5lacs
4	Second Floor	24,400	7.5 lacs
5	Third Floor	20,000	7.5 lacs

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Payment Plan : Construction Linked Plan for Offices

On Booking Amount	10 % (With Application)	On Completion of Internal Plaster Floor wise	5% + IFMS
.....
Within 50 Days	10%	On Offer of Possession	5% + Lease Rent + Registry
.....		
Within 100 Days	10%		
.....		
On Casting of Basement Slab	5%		
.....		
On Laying of 3 rd Floor Slab	5%		
.....		
On Laying of Cinema Floor	5%		
.....		
On Laying of 10 th Floor Slab	5% + 50% Car Parking Charges		
.....		
On Laying of 14 th Floor Slab	5% + 50% Car Parking Charges		
.....		
On Laying of 18 th Floor Slab	5%		
.....		
On Laying of 22 nd Floor Slab	5%		
.....		
On Laying of 26 th Floor Slab	5%		
.....		
On Laying of 30 th Floor Slab	5%		
.....		
On Laying of 34 th Floor Slab	5% + 50% Other Charges (if any)		
.....		
On Laying of Top Floor Slab	5% + 50% Other Charges (if any)		
.....		
On Installation of Plumbing and Electrical Work Floor Wise	5%		

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Sumangalam Propmart Pvt. Ltd.

F 27/28, Sec – 18, Noida

Mobile : +91 9560598800 , 9560598801

Toll Free : 1800 - 103 – 7707

SMS “HOME” to 53030

Email : info@sumangalampropmart.com

Websites : www.sumangalampropmart.com

www.waveonenoida.com