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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 2,600 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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WAVEONE

SECTOR 18, NOIDA

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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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 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 .

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

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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.

Commercial

Lower Ground Floor	-	25000/- per sq.ft.
Ground Floor	-	38000/- per sq.ft.
First Floor	-	27500/- per sq.ft.
Second Floor	-	24500/- per sq.ft.
Third Floor	-	20000/- per sq.ft.

Office Space

Silver Category	-	11500/- per sq.ft.
Gold Category	-	12500/- per sq. ft.
Platinum Category	-	

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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SECTOR 18, NOIDA

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	229.23
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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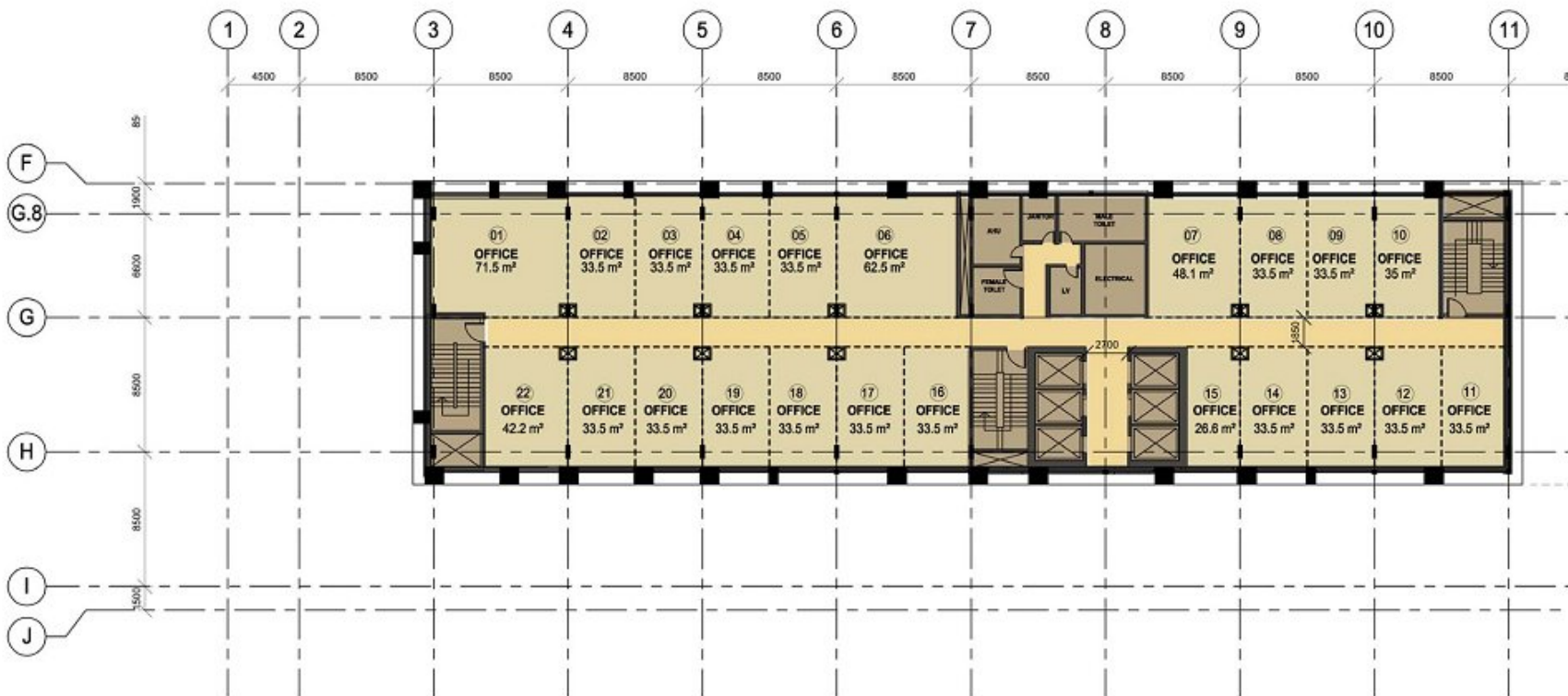
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Floor Plan : Office : 24th Floor



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	38,000	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



Payment Plan

Plan (A) : - Down Payment Plan with 12% Discount on BSP

At the time of Booking : - 95% of BSP

On Possession : - 5% + Other Allied charges or taxes as applicable.

PLAN (C) : - (Construction Linked Payment Plan)

C1: For Offices

On Booking Amount	:	10% (with Application)
Within 60 Days	:	10%
Within 120 Days	:	10%
On Casting of Basement Slab	:	5%
On laying of 3 rd Floor Slab	:	5%
On laying of Cinema Floor Slab	:	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 & Electrical work Floor-wise	:	5%
On completion of internal plaster Floor-wise	:	5% + IFMS
On Offer of Possession	:	5% + Lease Rent + Registry



Payment Plan

C2: For Retail

On Booking Amount	:	10% (with Application)
Within 45 Days	:	5%
Within 90 Days	:	5%
On Casting of Basement Slab	:	5%
On laying of Ground Floor Slab	:	5%
On laying of 2 nd Floor Slab	:	5%
On laying of 3 rd Floor Slab	:	5%
On laying of Cinema Floor Slab	:	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	:	% + 50% Other Charges (if any)
On installation of plumbing & Electrical work	:	5%
On completion of internal plaster	:	5% + IFMS
On Offer of Possession	:	5% + Lease Rent + Registry

Allied Charges

One Time Lease Rent & Other Charges - Will be intimated later.

IFMS - Will be intimated later.

Car Parking Charges

- a. One Car Park - Rs. 4, 00,000/-
- b. Two Car Park - Rs. 6, 00,000/-

Payment Plan

Notes

- The rate mentioned above are for super built up area (SUBA) which includes the covered area plus balconies and proportionate share of area under Common space i.e. staircases, lifts, escalators, common toilets, corridors, open Piazza, cupboards & Projections, water tanks, lift rooms, munties, balcony walls etc.
- The Basic Sale Price (BSP) per sq. ft. does not include Parking Charges, Interest, Allied Charges, Stamp Duty, Registration Charges, Legal / Documentation charges, Administrative & other charges etc.
- Cheques and Drafts are to be issued in favour of **“WAVE CITY CENTRE PRIVATE LIMITED”**.
- Service Tax as per prevailing Govt. Policy shall be applicable.
- Price is subject to change without any prior notice, at sole discretion of the company. Price prevailing on the date of registration acceptance shall be applicable.
- All building plans, layouts, specification are subject to change/modification or revision as decided by the company / Architect or any other competent authority.

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