

MULTI USE COMMERCIAL STUDIO APARTMENTS
@ WAVE CITY CENTER SEC- 32 & 25A - NOIDA
“It’s Whatever you want it to be”



- Architectural / Design Studio
- Lawyer's Chambers
- Interior Designer
- Gemologists & many more...

- Financial Consultants
- Stockbroker Offices
- Doctor's Clinic

- Company Serviced Apartments
- Corporate Guest Rooms
- Artist's / Art Studio+Gallery



Wave Mega City

Sector - 32(3E) in City Center, Noida
Serviced Apartments (Area-672 sqft. , 802 sqft.)

ALL DREAMS ARE NOT
CREATED EQUAL.

Furniture for Serviced Studio Apartments, Wave City Center, Noida

Sl. No.	Area	Item description	Uom	Qty.					
1	Living room/ dining	5 seater sofa	Set	1	3	Kitchen	Modular kitchen with hob, chimney, granite counter top, double bowl ss sink with drain board, Branded CP fittings	Set	1
		Cofee table	Nos	1			Refrigerator 185 ltrs.	Nos	1
		Side table	Nos	2			Microwave	Nos	1
		42" LCD with DTH	Nos	1			T/ coffee maker	Nos	1
		Study table with chair	Set	1			Toaster	Nos	1
		Table lamp	Nos	1			OTG	Nos	1
		Stool/ Chair	Nos	2			Dinner set for 4 persons	Set	1
		2	Bed room	King size double bed with side tables			Nos	1	4
Mattress	Nos			1	5	Dress area	Full height modular branded wardrobe	Set	
Pillow	Nos			2			Ironing table	Nos	1
Cushions	Nos			2			Steam iron	Nos	1
Linen	Set			1			Electronic safe	Nos	1
Table lamp	Nos			2					
32" LCD with DTH	Set			1					
Intercom/ Telephone instrument	Set			1					

SPECIFICATIONS SERVICED STUDIO APARTMENTS

10/10/2011

AREAS	WALLS	FLOOR	CEILING	DOORS	WINDOWS/GLAZING	ELECTRICAL/AC	OTHERS
LIVING ROOM/DINING	POP punning with acrylic emulsion paint	Imported marble	POP punning with acrylic emulsion paint	Flush door with veneer finish with swap card locking system	UPVC/Powder coated aluminium door&windows with clear /frosted glass as req.	Branded modular switches/split airconditioning/ fan & lights	
BED ROOM	POP punning with one highlighter texture paint wall/wall paper and balance acrylic emulsion paint	Imported marble	POP punning with acrylic emulsion paint		UPVC/Powder coated aluminium door&windows with clear /frosted glass as req.	Branded modular switches/split airconditioning/ fan & lights	
KITCHEN	Combination of glazed tiles between counters and acrylic emulsion balance area.	Matt finished ceramic tiles	Acrylic emulsion paint			Branded modular switches fan & lights	
BALCONIES & TERRACE	M.S railing with handrail, exterior weather proof paint	Branded anti-skid tiles	Exterior weather proof paint	UPVC/Powder coated aluminium door & windows with clear/frosted glass	UPVC/Powder coated aluminium door & windows with clear/frosted glass as req.	Fan	Individual R.O, 2 Garden chairs with table
TOILET	Matt finished vitrified tiles	Imported marble	OBD	Internal door: Flush door	UPVC/Powder coated aluminium door & windows with clear/frosted glass as req.	Branded modular switches, Exhaust fan	Branded shower panel/cp fitting and chinaware,Geysers
DRESS AREA	POP with acrylic emulsion paint	Imported marble	Acrylic emulsion paint			Branded modular switches fan & lights	
OTHERS							Prepaid dual electric meters

NOTE- Kindly note that all serviced studio apartments will have shear walls.

PRICE LIST

SERVICED STUDIO APARTMENTS - BLOCK 3E

ACCOMODATION	672 SQ.FT. *	Studio Apartment
	802 SQ.FT. *	1 BR Studio Apartment

FOR SEC-35 FACING

AREA IN SQ.FT.	CONSTRUCTION LINK PAYMENT INSTALLMENT PLAN		FLEXI PLAN		DOWN PAYMENT PLAN		CONSTRUCTION LINK PAYMENT INSTALLMENT PLAN		FLEXI PLAN		DOWN PAYMENT PLAN	
	672*	802*	672*	802*	672*	802*	672*	802*	672*	802*	672*	802*
BSP IN Rs. PSFT	9000	9500	8775	8775	8100	8100	9500	9500	9250	9250	8550	8550
TOTAL BSP IN Rs.	6048000	7218000	5896800	7037550	5443200	6496200	6384000	7619000	6216000	7418500	5745600	6857100

FOR SEC-35 FACING

ADDITIONAL CHARGES		PLC
Car parking	Rs. 600000/-	4th & 37th floor Rs. 125/- per sqft.
Club Membership	Rs. 200000/-	5th & 36th floor Rs. 100/- per sqft.
IFMSD	6 months	6th & 35th floor Rs. 75/- per sqft.
Sinking Fund	Rs. 25/- sqft. per annum	7th & 34th floor Rs. 50/- per sqft.
		8th & 33rd floor Rs. 25/- per sqft.

Note-

- One time lease rent will be extra payable to NOIDA Authority.
- All the charges, taxes, duties, Service tax or Levies demanded or imposed or to be imposed by Noida or by any other Authority. Local/Government body shall have to be borne proportionately by the buyer.
- Cheques/Demand Drafts will be drawn in favour of "Wave Mega City Centre Pvt. Ltd."
- Monthly maintenance charges will be applicable.
- The above prices/payment plans are subject to revision/withdrawl at any time without any notice and at the sole discretion of the company.
- Tentative Charges.

PAYMENT PLAN SERVICED STUDIO APARTMENTS

Construction Linked Plan				
S. no.	Description	Basic Sale Price		Additional Charges
1	On Booking	10.00%	10.00%	
2	Within 90 days of Booking	10.00%	20.00%	
3	Within 150 days of Booking	10.00%	30.00%	
4	On Laying of Foundation Slab	5.00%	35.00%	50% of Car Parking
5	On Ground Floor Slab	5.00%	40.00%	50% of Car Parking
6	On Fourth Floor Slab	5.00%	45.00%	
7	On Eighth Floor Slab	5.00%	50.00%	
8	On Twelfth Floor Slab	5.00%	55.00%	
9	On Sixteenth Floor Slab	5.00%	60.00%	
10	On Twentieth Floor Slab	5.00%	65.00%	
11	On Sixteenth Floor Slab	5.00%	70.00%	
12	On Twentieth Floor Slab	5.00%	75.00%	
13	On Twentyfourth Floor Slab	5.00%	80.00%	
14	On TwentyEighth Floor Slab	5.00%	85.00%	
15	On Thirtysecond Floor Slab	5.00%	90.00%	
16	On Top Floor Slab	5.00%	95.00%	
17	On Offer of Possesion	5.00%	100.00%	IFMS + Registration + Club Membership + Stamp Duty + Administrative Charges + One Time Lease Rent + Other Charges
		100.00%		

Flexi Payment Plan				
S. no.	Description	Basic Sale Price		Additional Charges
1	On Booking	10.00%	10.00%	
2	Within 90 days of Booking	40.00%	50.00%	PLC
3	On Laying of Foundation Slab	5.00%	55.00%	50% of Car Parking
4	On Ground Floor Slab	5.00%	60.00%	50% of Car Parking
5	On Fourth Floor Slab	5.00%	65.00%	Lease Rent
6	On Twelfth Floor Slab	5.00%	70.00%	
7	On Twentieth Floor Slab	5.00%	75.00%	
8	On TwentyEighth Floor Slab	5.00%	80.00%	
9	On Thirtieth Floor Slab	5.00%	85.00%	
10	On Start of Plumbing and Internal wiring	5.00%	90.00%	
11	On Start of Internal Finishes	5.00%	95.00%	Club Membership
12	On Offer of Possession	5.00%	100.00%	IFMS + Registration + Stamp Duty + Administrative Charges + One Time Lease Rent + Other Charges
		100.00%		
Down Payment with 10% rebate on Basic Sale price				
S. no.	Description	%		Amount
1	On Booking	10%	10%	
2	Within 90 days of Booking + Additional Charges	85%	95%	PLC & Parking Charges
3	On Offer of Possession	5%	100%	IFMS + Registration + Stamp Duty + Administrative Charges + One Time Lease Rent + Club Charges + Other Charges
		100%		

WAVE Infratech

WAVE
City Center



SUMANGALAM PROPMART Pvt. Ltd.

F- 27,28 , Sector -18 , Noida(201301)

Mobile : + 91 9560598802 , 9560598803 , Toll Free : 1800 - 103 – 7707

E-mail : info@sumangalampropmart.com , Web : www.sumangalampropmart.com , www.wavemegacitynoida.in