

MULTI USE COMMERCIAL STUDIO APARTMENTS



Wave Mega City

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

“IT'S WHATEVER YOU
WANT IT TO BE”

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

SITE PLAN

ADOBE SYSTEMS

STUDIO APARTMENTS

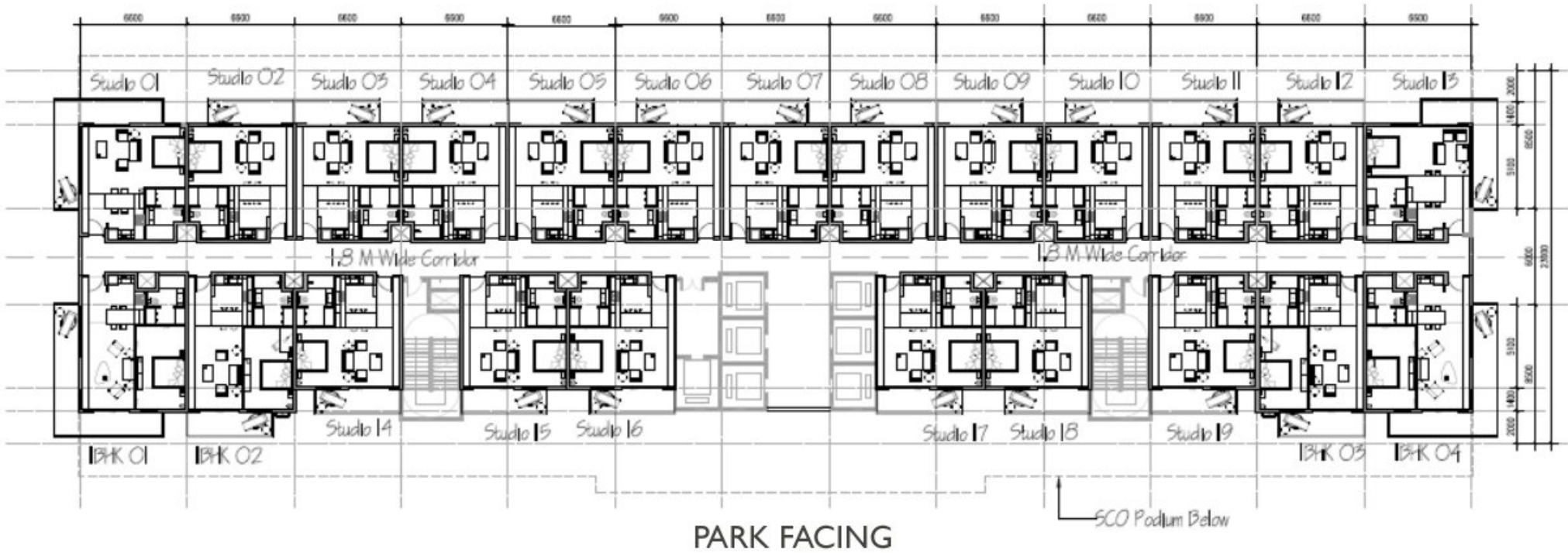


SPICE CINEMAS



FLOOR PLAN

SECTOR 35 FACING



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

| 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, Geyser |
| 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