

**WAVE** Infratech

An ISO 9001:2000 company



**SUMANGALAM**

Your Home Planners

1800-103-7707 (Toll Free)

FINE HOME COLLECTION

**WAVE**  
**City Center**



**WAVE CITY CENTER**

STUDIO APARTMENTS &  
PREMIUM OFFICE SPACES  
ARE ALL ABOUT

**ATTITUDE.**

*ACCESS.*

LIVING YOUR LIFE,

**WHERE YOU WANT IT,**

AS YOU LIKE IT,

AS YOU'VE ALWAYS WANTED TO.

**LEADING IN STYLE,**

*SOPHISTICATION,*

CREATIVITY, PASSION & ADVENTURE.

*AWARE YOU ARE THE*

*CENTRE OF EVERY ROOM,*

**THE FOCUS OF EVERY EYE,**

*THE FANTASY OF EVERY MIND.*

**office spaces** **DREAMS** are made of...

Sector - 32 Tower (3G) in Wave City Center, Noida

Sizes - 745 sqft. , 1086 sqft. , 1301 sqft.

## **USP WCC (WAVE CITY CENTRE)**

- City Centre is in the heart of City.
- Over 3 crores sq. ft. of development in WCC.
- Vaastu compliant project.
- WCC will only have Green Buildings.
- Metro Connectivity within walking distance of WCC.
- 2.5 kms from Sector 18 ( The present commercial Hub of Noida) 2 kms. From Noida Golf Course 5kms from NH 24.
- Most Prestigious Office Address to own in Delhi – NCR region.
- Landscaped open areas, Office Tower Block will be facing the Landscaped Park of approx. 6.5 Acres.
- 100% Power Back up, High level security.
- Sufficient high speed lifts in Office Tower for smooth movement.
- Three level Basement Car parking for the Office and visitors.
- Product mix comprising of Residential, Offices, Retail, Entertainment, Hotels. Development of this magnitude not available anywhere in Delhi and NCR region.
- In immediate vicinity and within walking distance of Office Tower upcoming developments of Iconic 100 Storey Tower, Convention Center, 4 Star Hotel(s), Retail, Serviced Residences and Serviced Studio Apartments, 24 lakh sq. ft. mall and entertainment center.
- Facilities like Concierge Service, Club, Swimming Pool, Business Center, Conference Rooms, Lounge in the reception area, and Restaurant.

**SPECIFICATIONS**

Ext. Corridors		Ext. Corridors
Ceiling	POP/ Gypboard Ceiling	Ceiling
Walls	Painted	Walls
Condominium Fronts	Glazing with 6mm glass with entrance door and Granite architrave or border	Condominium Fronts
Floor	Granite Tiles (Anti skid)	Floor
Condominium Interiors		Condominium Interiors
HVAC	Centralized HVAC system with FC units and BTU meters.	HVAC
Floor	Concrete floor-50mm from the corridor floor level	Floor
Walls	Rough Plastered walls	Walls
Ceiling	Exposed roof slab	Ceiling
Height	Ground Floor 5.9 mtrs., 1st and 2nd Floor 4.5 mtrs.	Height
Fire Fighting System	Sprinkler points as per the Fire by- laws	Fire Fighting System
Fire Detection System	Intelligent Fire and smoke detectors as specified by the Fire by-laws	Fire Detection System

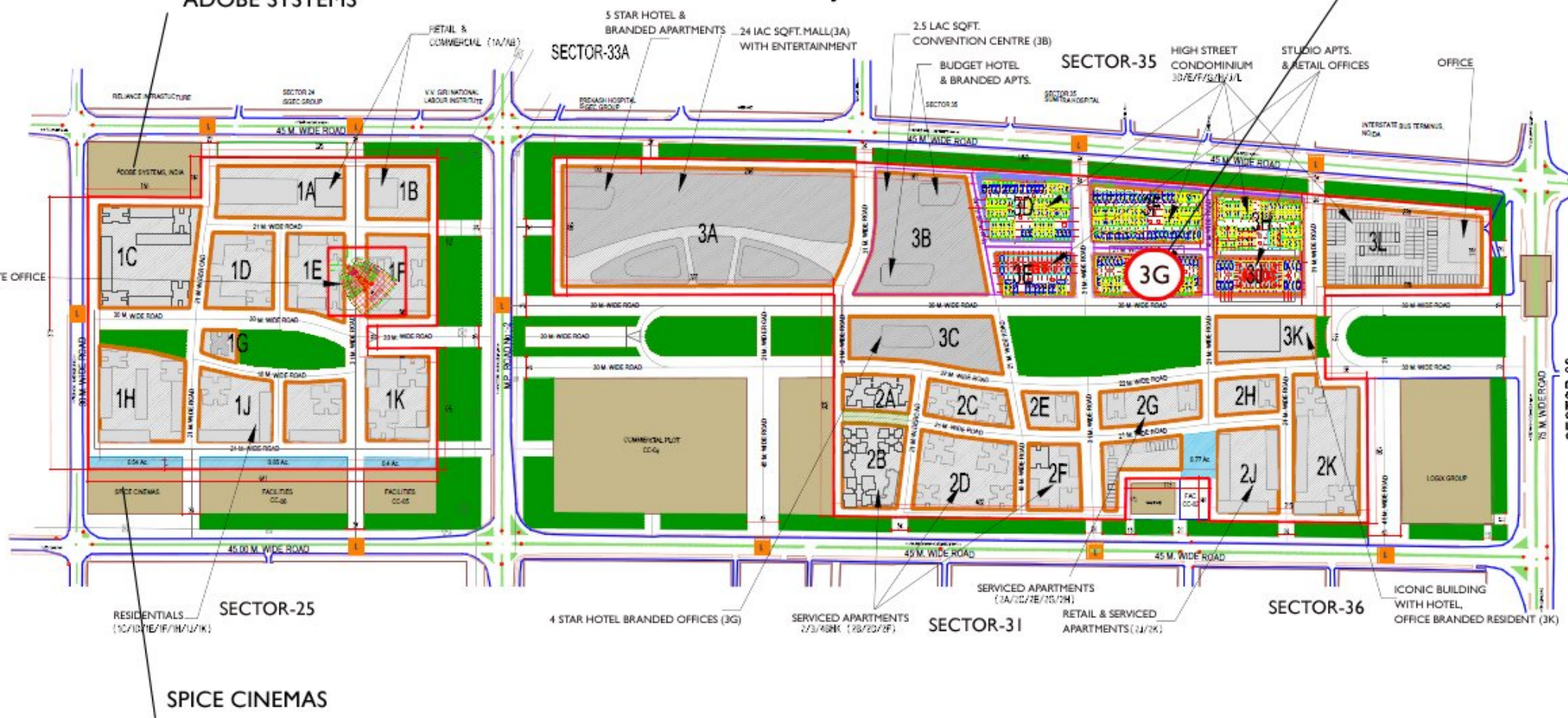
Electricity	Mains and Standby (Standby power of 4KW per 750 sq.ft. of Area with Dual supply metering with prepaid meter system)	Electricity
Electric Installation	Each condominium will be provided with IP/3P electric panel with isolation switch and 3MCBs at one point. The remaining electric reticulation will be done by the Buyer	Electric Installation
Additional Specifications	Each condominium bay will be provided with staircase and lift for connecting ground floor, first floor, second floor. The specified lift which do not require overhead machine room will be provided.	Additional Specifications
Signage	The uniform signage will be placed at specified location in showroom front.	Signage
Condominium Front	Stone finish with Glazing (Aluminium powder coated separator)	Condominium Front
<p>Note: I. All High Street Condominiums will be provided with a Wet Point and Drainage point on each floor. We understand that the HIGH STREET CONDOMINIUMS owners will like to provide toilet on each floor and may want to provide a kitchen on the first or second floor. The provisions may kindly be made accordingly.</p>		<p>Note: I. All High Street Condominiums will be provided with a Wet Point and Drainage point on each floor. We understand that the HIGH STREET CONDOMINIUMS owners will like to provide toilet on each floor and may want to provide a kitchen on the first or second floor. The provisions may kindly be made accordingly.</p>
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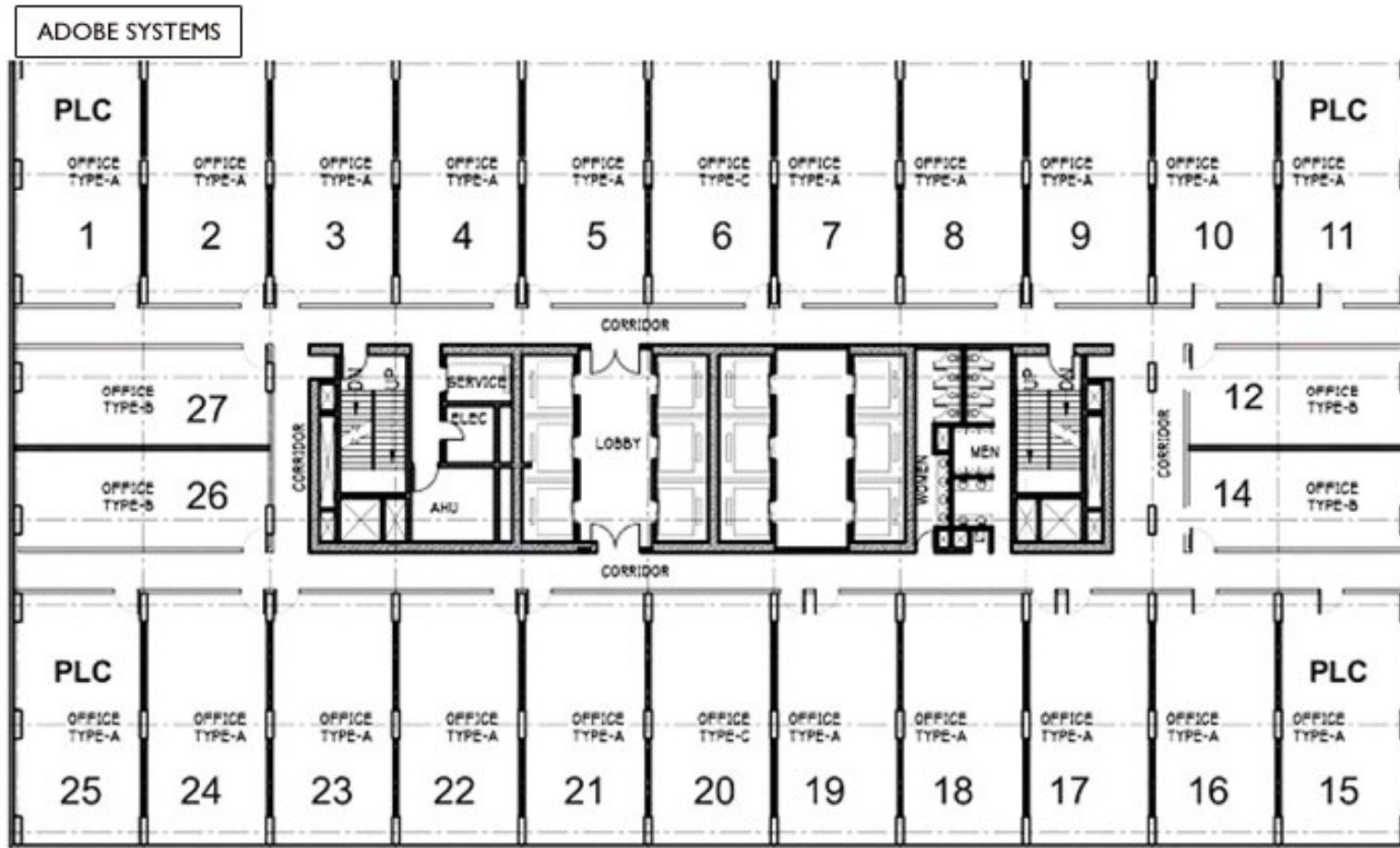
Site Plan

Wave City Centre

ADOBE SYSTEMS

OFFICE SPACES

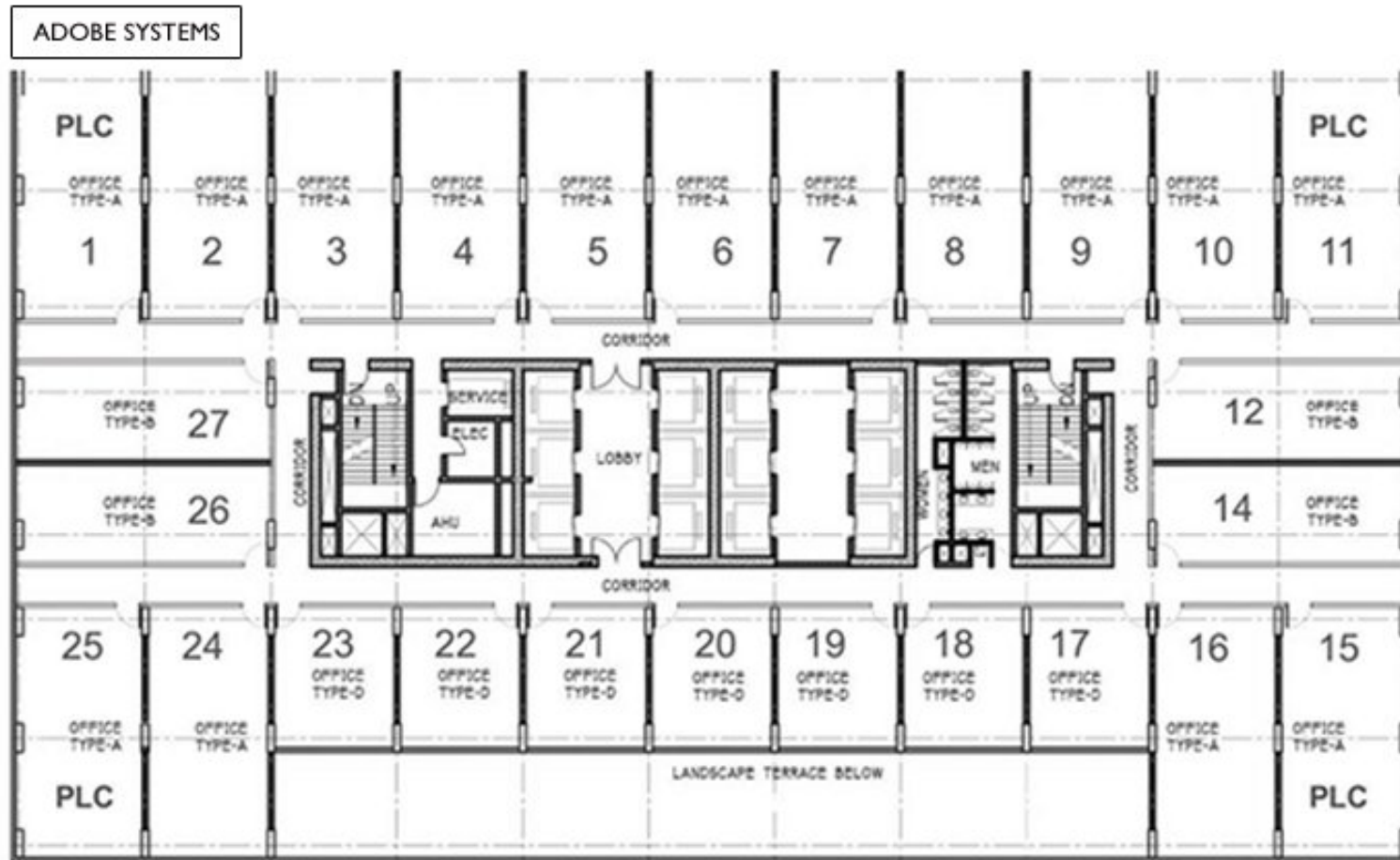




TENTATIVE TYPICAL OFFICE FLOOR PLAN (TOWER 3G) /FLOOR -11

OFFICE TYPE	SQ. FT.	COUNT ON TYPICAL FLOOR
TYPE-A	1301.60	22
TYPE-B	1089.65	04





TENTATIVE TYPICAL OFFICE FLOOR PLAN (TOWER 3G) / FLOOR 26

SPICE CINEMAS

OFFICE TYPE	SQ. FT.	COUNT ON TYPICAL FLOOR
TYPE-A	1301.60	15
TYPE-B	1089.65	04
TYPE-D	745.2	7



**PRICE LIST**

WCC Tower 3G(office Space)

Total No. of units- 52 (26 on 11<sup>th</sup> floor & 26 on 26<sup>th</sup> floor)

**BSP @ Rs. 7500/- sqft.**

<b>Area (sqft.)</b>	<b>Booking Amount</b>	<b>Floor Wise Units</b>
1301	8* Lakh	8th - 20 units
1086	8* Lakh	8th - 4 units
745	5* Lakh	

\* One Time Lease Rent will be extra, Payable to NOIDA Authority Cheque In Favour of "WAVE MEGA CITY CENTRE PVT. LTD."

**PAYMENT PLAN Wave Business Tower 3G**

<b>Construction Linked Plan</b>			
<b>S. no.</b>	<b>Description</b>	<b>Basic Sale Price</b>	
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%
5	On Ground Floor Slab	5.00%	40.00%
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 Twentyfourth Floor Slab	5.00%	70.00%
12	On Twenty Eighth Floor Slab	5.00%	75.00%
13	On Thirty second Floor Slab	5.00%	80.00%
14	On Thirty Fifth Floor Slab	5.00%	85.00%
15	On Top Floor Slab	5.00%	90.00%
16	On Completion of Brick Work	5.00%	95.00%
17	On Offer of Possesion	5.00%	100.00%
		100.00%	

**PAYMENT PLAN - Wave Business Tower 3G**

<b>Flexi Payment Plan</b>			
S. no.	Description	Basic Sale Price	
1	On Booking	10.00%	10.00%
2	Within 90 days of Booking	40.00%	50.00%
3	On Eighth Floor Slab	5.00%	55.00%
4	On Twelfth Floor Slab	5.00%	60.00%
5	On Sixteenth Floor Slab	5.00%	65.00%
6	On Twentieth Floor Slab	5.00%	70.00%
7	On Twentyfourth Floor Slab	5.00%	75.00%
8	On TwentyEighth Floor Slab	5.00%	80.00%
9	On Thirty Fifth Floor Slab	5.00%	85.00%
10	On Top Floor Slab	5.00%	90.00%
11	On Completion of Brick Work	5.00%	95.00%
12	On Offer of Possesion	5.00%	100.00%
		100.00%	

<b>Down Payment with 10% rebate on Basic Sale price</b>			
S. no.	Description	Basic Sale price	
1	On Booking	10%	10%
2	Within 90 days of Booking + Additional Charges	85%	95%
3	On Offer of Possesion	5%	100%
		100%	



**SUMANGALAM PROPMART Pvt. Ltd.**

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