

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

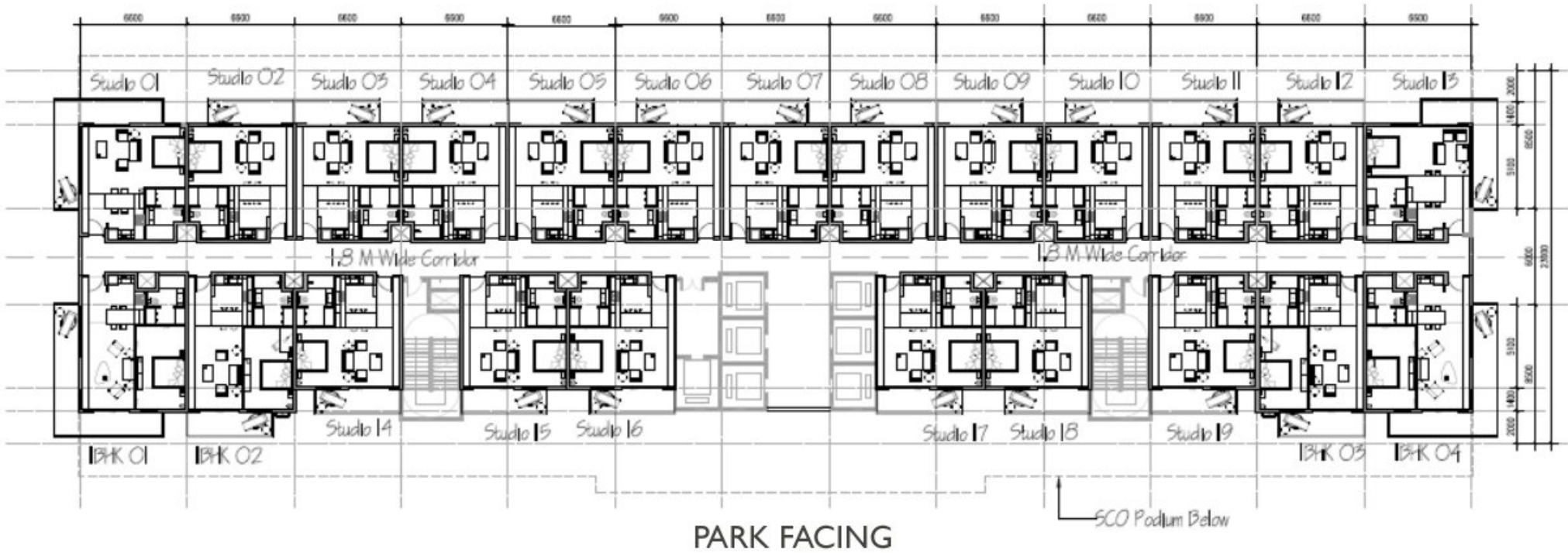
- Company Serviced Apartments
- Corporate Guest Rooms
- Artist's / Art Studio+Gallery

**Wave City Centre**



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**

	<b>CONSTRUCTION LINK PLAN</b>		<b>FLEXI PLAN</b>		<b>DOWN PAYMENT PLAN</b>	
<b>AREA IN SQFT.</b>	672*	802*	672*	802*	672*	802*
<b>BSP(Rs./sq.ft.)</b>	8,500	9,000	8,300	8,800	7650	8100
<b>BASIC COST</b>	57,12,000	72,18,000	55,77,600	70,57,600	51,40,800	64,96,200

<b>PLC</b>
4th and 37th floor Rs. 125/sqft.
5th and 36th floor Rs. 100/sqft.
6th and 35th floor Rs. 75/sqft.
7th and 34th floor Rs. 50/sqft.
8th and 33rd floor Rs. 25/sqft.

<b>Additional Charges</b>	
<b>Car parking</b>	Rs. 4,00,000
<b>Club Membership</b>	Rs. 2000000
<b>IFMSD</b>	6 months
<b>Sinking Fund</b>	Rs. 25/sqft./annum

**Note:**

1. One time lease rent will be extra payable to Noida Authority.
2. All the charges, duties , service tax, or levis 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.
3. Cheque/ Demand drafts will be drawn in favour of " Wave Mega City Centre Pvt. Ltd.".
4. Monthly Maintainance charges will be applicable.
5. the above prices/ payment plans are subject to revision/withdrawl at any time without any notice and at the sole discretion of the company.
6. Tentative Charges.

**PAYMENT PLAN SERVICED STUDIO APARTMENTS**

<b>Construction Linked Plan</b>				
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%		

<b>Flexi Payment Plan</b>				
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%		
<b>Down Payment with 10% rebate on Basic Sale price</b>				
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](mailto:info@sumangalampropmart.com) , Web : [www.sumangalampropmart.com](http://www.sumangalampropmart.com) , [www.wavemegacitynoida.in](http://www.wavemegacitynoida.in)