

MULTI USE COMMERCIAL STUDIO APARTMENTS



Wave City Center

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

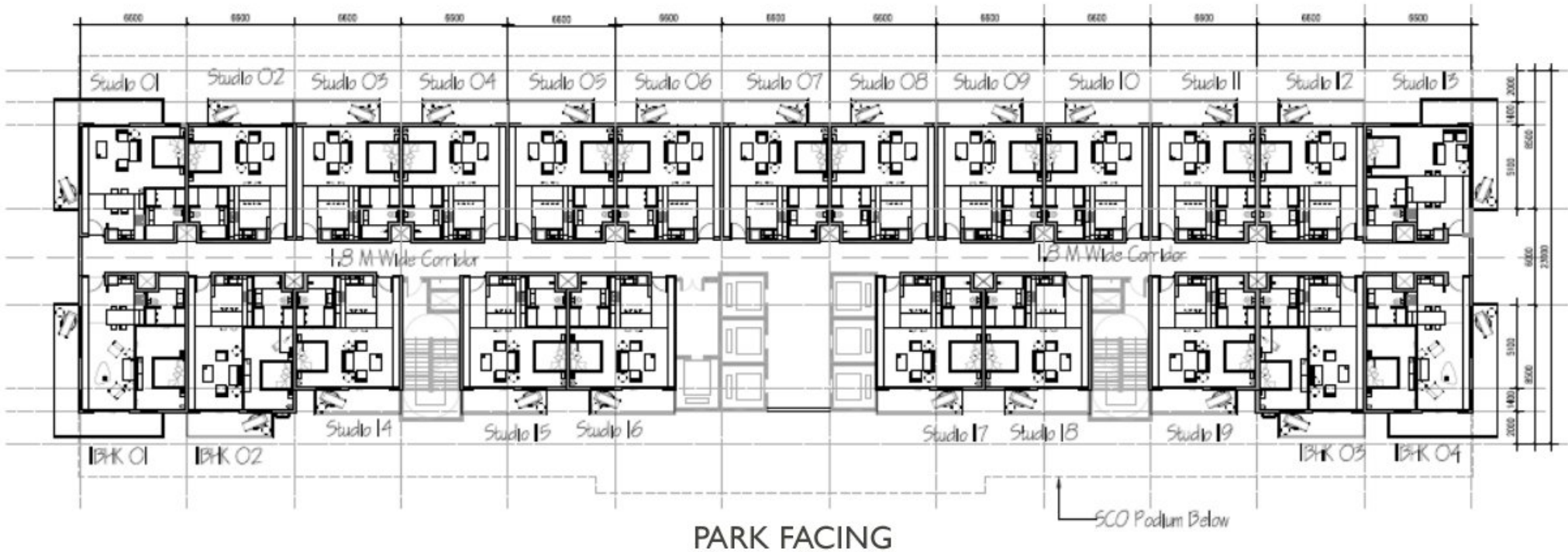
- Company Serviced Apartments
- Corporate Guest Rooms
- Artist's / Art Studio+Gallery

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

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

PLC
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.

Additional Charges	
Car parking	Rs. 4,00,000
Club Membership	Rs. 2000000
IFMSD	6 months
Sinking Fund	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

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



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