



# Wave Executive Floors

## Stilt+5 Low-rise Independent Floors

RERA Promoter's Reg. No. UPRERAPRM5538  
RERA Project Reg. No. UPRERAPRJ3989  
Sanctioned Date & No.: 14.07.2014 & 64/ZONE-5/2013-14

**WAVE**  
**City**

*The city that thinks for you*







# Wave Executive Floors



\*Artistic impression

Wave Executive Floors have been designed keeping in mind the global architectural trends. These stilt+5 independent floors are enclosed within a gated community, ensuring privacy and safety. The project offers all the facilities and amenities of a premium development such as dedicated car parking and automatic elevators. Thoughtfully designed with technology and innovation, Wave Executive Floors are the ideal abode surrounded by greenery and serenity. With sizes ranging from 54.3 sq. m. to 67.76 sq. m., these 2 & 3 BHK apartments offer the luxury of choice with premium living experience.

## WAVE EXECUTIVE FLOOR FEATURES

<p>Gated Community</p> 	<p>Elevators, power back-up &amp; other public utilities</p> 	
	<p>Dedicated car parking</p> 	<p>Proposed Shopping &amp; other facilities</p>
<p>Adjacent to Central Park</p> 	<p>Clubhouse &amp; swimming pool</p>	

Disclaimer: The photograph given in the brochure are only artistic impression and may not fully/ exactly match with the project specifications.

# SPECIFICATIONS

## DRAWING/DINING ROOM

Floor	: Vitrified tiles
External Door	: Polished/Painted wooden frame with moulded skin/flush door
Walls	: Oil bound distemper
Windows	: Powder coated/Anodized aluminium frame with glazing
Ceiling	: Oil bound distemper
Fixtures & Fittings	: Modular electric switches

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## MASTER BEDROOM

Floor	: Laminated wooden flooring
Internal Doors	: Polished/Painted wooden frame with moulded skin/flush door
Walls	: Oil bound distemper
Windows	: Powder coated/Anodized aluminium frame with glazing
Ceiling	: Oil bound distemper
Fixtures & Fittings	: Modular electric switches

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## OTHER BEDROOM

Floor	: Vitrified tiles
Internal Doors	: Polished/Painted wooden frame with moulded skin/flush door
Walls	: Oil bound distemper
Windows	: Powder coated/Anodized aluminium frame with glazing
Ceiling	: Oil bound distemper
Fixtures & Fittings	: Modular electric switches

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## TOILET (MASTER BEDROOM)

Floor	: Anti-skid ceramic tiles
Fixtures & Fittings	: Wall mounted WC with exposed cistern, over/under counter wash basin with granite counter, chrome plated fittings, modular switches
Walls	: Ceramic tiles up to 7 ft. h.
Ceiling	: Oil bound distemper
Ventilator	: Powder coated/Anodized aluminium frame with glazing

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## TOILET (OTHER BEDROOM)

Floor	: Anti- skid ceramic tiles
Fixtures & Fittings	: Wall mounted WC with exposed cistern, wall mounted wash basin, chrome plated fittings, modular switches
Walls	: Ceramic tiles upto 7 ft. h.
Ceiling	: Oil bound distemper
Ventilator	: Powder coated/Anodized aluminium frame with glazing

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## KITCHEN

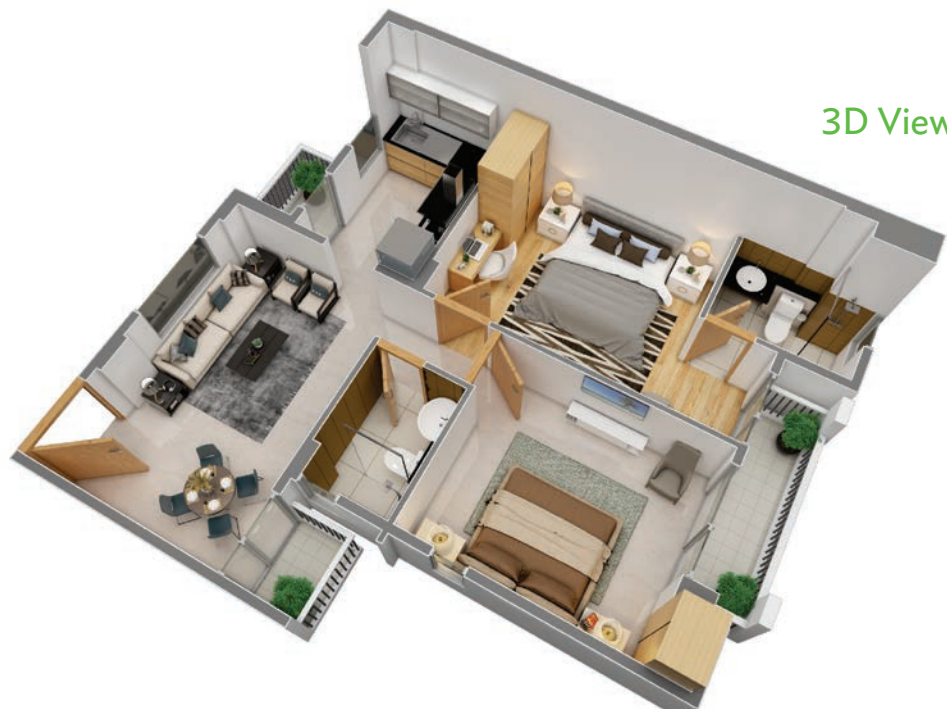
Floor	: Vitrified tiles
Fixtures & Fittings	: Working platform with granite top with stainless steel sink, chrome plated fittings and modular switches, points for RO & Geyser
Walls	: Ceramic tiles up to 2 ft. h. above counter/OBD

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## BALCONY

Floor	: Anti-skid tiles
Railing	: Combination of enamel painted MS railing with masonry

## Wave Executive Floors - 2 BHK typical floor plan



3D View

Unit: 2 BHK  
Carpet Area: 54.3 sq. m.  
Balcony Area: 6.31 sq. m.  
(1 sq. m. = 10.764 sq. ft.)

# Wave Executive Floors - 3 BHK typical floor plan



Unit: 3 BHK  
Carpet Area: 67.76 sq. m.  
Balcony Area: 8.84 sq. m.  
(1 sq. m. = 10.764 sq. ft.)

Wave City - A first of its kind project that truly personifies the concept of creating a city that thinks for you. Spread over an impressive landscape adjacent to National Highway 24, Wave City is one of India's largest Hi-Tech City based on "Hi-Tech City Concept". Undertaken and promoted by "Uppal Chadha Hi-Tech Developers Pvt. Ltd.", the project focuses on creating an entirely new way of living with contemporary infrastructure and facilities. The city promises to offer a nurturing environment to its residents and is being developed to provide an entirely new living experience that will be unparalleled.

This mixed-use destination focuses on quality construction, keeping in mind the contemporary design and new-age architecture. With the luxury of green open spaces and modern infrastructure designs, the city ensures a pampered, secure and luxurious lifestyle to its inhabitants.

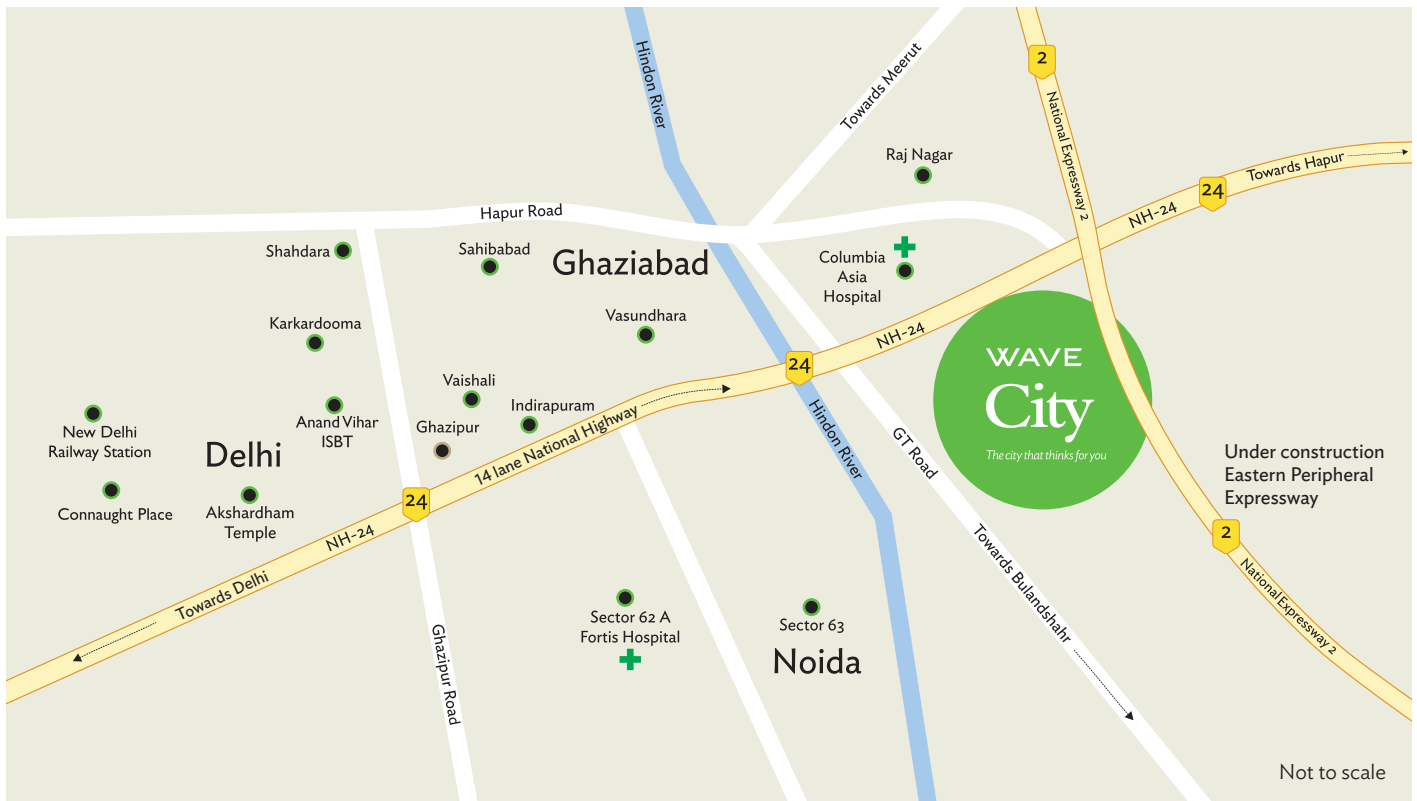
## Wave City - Salient Features

- Spread over huge expanse, first phase under development
- Hi-Tech and contemporary features
- Strategically located on NH 24, the newest suburb of Delhi
- Wide array of products: Residential, Plots, Independent Floors, Villas, Group Housing, Commercial, etc.
- Excellent intra-city road network for congestion free and smooth traffic
- Large green spaces spread across the city
- Educational Institutes, Health, Sports facilities, etc. within the city
- Neighbourhood facilities & amenities
- GPS Enabled Intra-city transport facility

## SMART FEATURES



# Wave City Smart Location



## Location advantages



15 minutes from Noida (Sector-62)



10 minutes from 8 lane Delhi - Meerut Expressway

30 minutes from Akshardham Temple



5 minutes from the nearest proposed Metro Station



## Consultants

Master Planning, Landscape & Infrastructure Development



IGBC Pre-certified Platinum Rated Township



**IGBC Pre-certified Platinum Rated Green Township.**

**Wave Executive Floors, Wave City, NH 24, Newest Suburb of Delhi**

**Sales Office:** Wave City Sales Pavilion, Sardar Kulwant Singh Chadha Marg, NH 24, Uttar Pradesh-201015 | **Website:** [www.wavecity.in](http://www.wavecity.in)

**Project Location:** Wave Executive Floors, Sector-5, Greenwood Enclave, Wave City, NH 24 | **Website:** [www.wavecity.in/wave-executive-floors](http://www.wavecity.in/wave-executive-floors)

**Toll Free No.:** 1800 102 3950 | **Email:** [customercare@wavecity.in](mailto:customercare@wavecity.in) | **RERA Website:** [www.up-rera.in](http://www.up-rera.in)



## WAVE EXECUTIVE FLOORS

PRICE LIST dated 07-Feb-2024

### A) Sale Price (SP):

Price List (Rs. / Sq. Ft.) with One Open Parking				
Area		Tower	Type	BSP (Rs)
Carpet Area (SqMt)	Super Area (SqFt)			
54.30	900	T1 / T2 / T3	2 BHK	5760000
54.30	900	T4	2 BHK	5850000
67.76	1129	T5	3 BHK	7225600

### B) Allied Charges

Preferential Location Charges (PLC)		
	Particulars	Amount (Rs)
1	Units Facing Park	200,000
2	Units facing Green Belt	60,000
3	Corner Unit	80,000
4	Units facing 57 mtr wide road or above	80,000

### Other Charges

	Particulars	Amount (Rs)	
1	Peripheral Development Charges (PDC)	Free of Cost	
2	Electrification Development Charges (EDC)	Free of Cost	
3	EEC	Free of Cost	
4	Conversion Charges (CC)	Free of Cost	
5	Fire Fighting Charges (FFC)	Free of Cost	
6	Electricity Meter Charges	25,000	
7	Data & Voice Charges	16,000	
8	Gas Meter Connection Charges	13,559	
9	Power Back Up (1KVA)	20,000	
10	Club Membership	150,000	
11	IFMS	2BHK	67500
		3BHK	84675

### Payment Plans

#### Payment Plan - 10:90

PARTICULARS	INSTALMENT
At the time of booking	10% of Sale Price
On offer of possession	90% of Sale Price + PLC + Other Charges + IFMS

#### Notes:

- The price of the flat is calculated and fixed exclusively on the basis of carpet area only. Super area has been mentioned for the reference of Customer
- Cheques/ Bank Drafts to be issued in favor of "Wave City – Executive Floors " Payable at New Delhi only. Outstation cheques will be accepted only if payable at par at all branches.
- IFMS, Stamp Duty, Legal & Registration fee, Maintenance Charges (advance) shall be paid on offer of possession.
- In the Event the government / Competent authority levies additional charges on account of peripheral charges, High End- Electrification Charges, Infrastructure development Charges or any other Charges payable in relation to the project, the same shall be charged on pro-rata from the customers.
- GST extra as applicable.
- All prices & schemes subject to change without prior notice by developer