

A vibrant place to shop



Wave Galleria

Retail & Office space

RERA Promoter's Reg. No. UPRERAPRM5538
RERA Project Reg. No. UPRERAPRJ2830
Sanctioned Date & No.: 09.09.2014 & 142/zone-05/2014-15

WAVE
City

The city that thinks for you


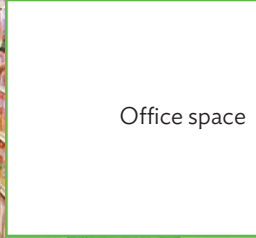


Wave Galleria



*Artistic impression

Wave Galleria –Your next door shopping destination is the first commercial complex launched in Wave City. It is a local shopping complex located in Sector-3, Kingwood Enclave, Wave City. Spread across an approx. area of 2.5 acres, Wave Galleria brings to you a mix of retail outlets, office space and food joints ranging from around 10.19 sq. m. to 30.91 sq. m. With a dedicated basement & surface car parking facility etc., it makes it convenient for people to shop. Wave Galleria is a five floor shopping complex with adequate number of elevators & other public utilities. The third floor has an open terrace with proposed popular food joints.

WAVE GALLERIA - FEATURES

 <p>Retail space</p>	 <p>Office space</p>	 <p>Food joints</p>	 <p>Dedicated basement & surface parking</p>
	 <p>Elevators, power back-up & other public utilities</p>		

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

SPECIFICATIONS

LOCATION	FLOORING	WALL	CEILING	RAILING	MISCELLANEOUS
CORRIDOR	Anti-skid Heavy Duty Vitrified Tile	OBD	OBD	MS Railing	
SHOPS	NA	POP Punning Finish	White Wash	–	Rolling Shutter cover box & provision for Signage Box, Each Shop will be provided with 1 Point for AC Indoor / Outdoor Unit, 1 Point for PC / Laptop, 1 Point for TV, 1 Point for Phone / Card Charging Machine, 4 Points for Tube Light, 2 Points for Fans, 1 point for Glow Sign Board outside the Shop, provision for split AC, Power Back-up 3KVA per Shop.
LIFT FASCIA	–	Combination of Granite Band & OBD	–	–	–
TERRACE (Food Court)	Anti Skid Ceramic Tile	Weather proof paint	OBD	MS Railing	–
INTERNAL STAIRCASE & EXTERNAL STEPS	Cement Concrete Segment or equivalent finish	OBD	OBD	MS Railing	–
COMMON TOILET	Anti Skid Ceramic Tile	Wall Ceramic Tiles Up to 7 feet + Oil Bound Distemper	Grid Ceiling only for under slung	–	Standard CP & Chinaware fitting
EXTERIOR FINISH	–	Combination of Texture & Weather paint	–	–	–

Wave Galleria - Lower Ground Floor Plan



LEGEND

 TYPE 1	 TYPE 4
 TYPE 2	 TYPE 5
 TYPE 3	 FOOD JOINT
	 SHOP UNDER STAIRS

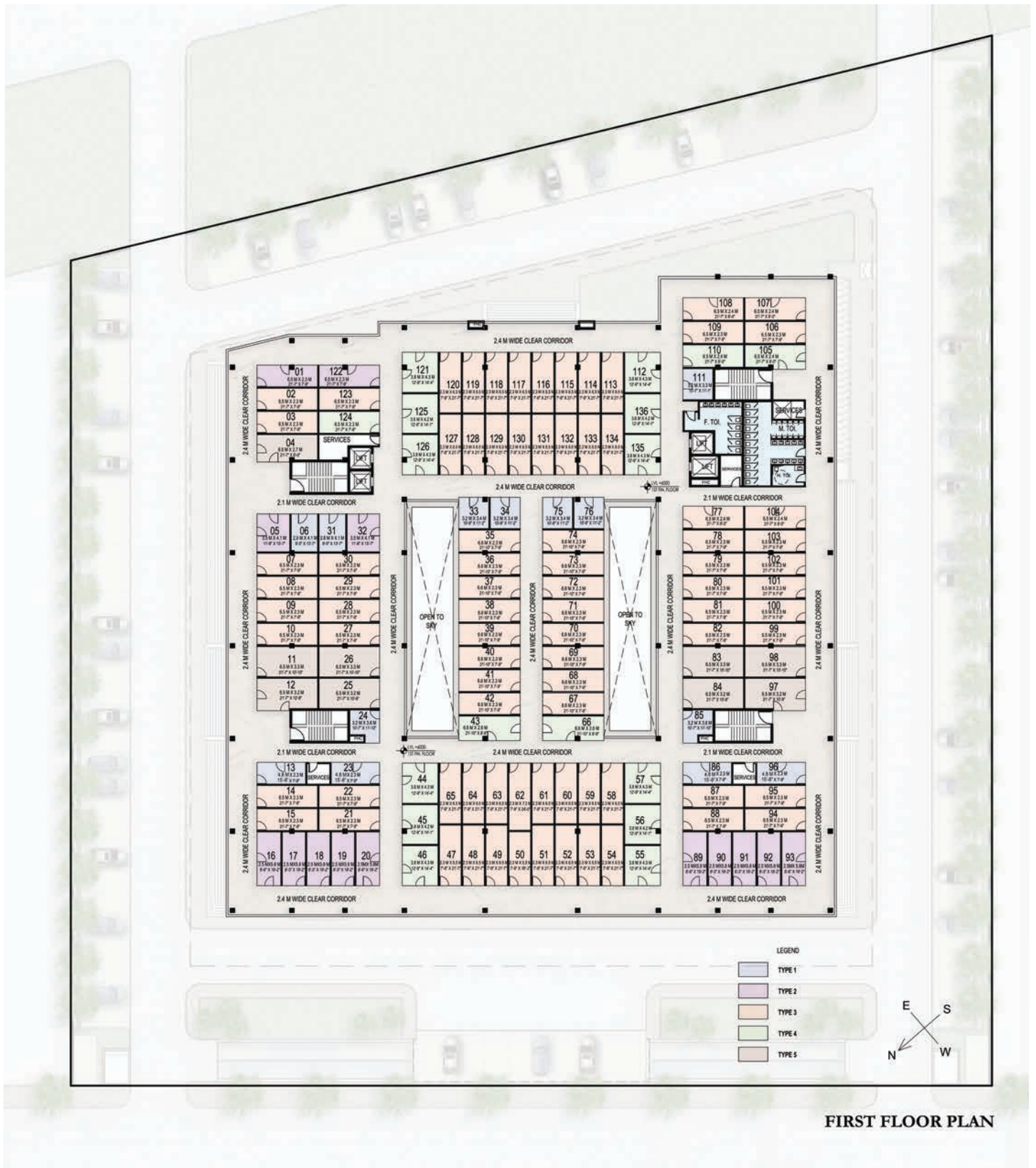
Disclaimer: 1 sq. m. = 10.764 sq. ft. This is an artistic impression, layout and size may vary as per unit location.

Wave Galleria - Upper Ground Floor Plan



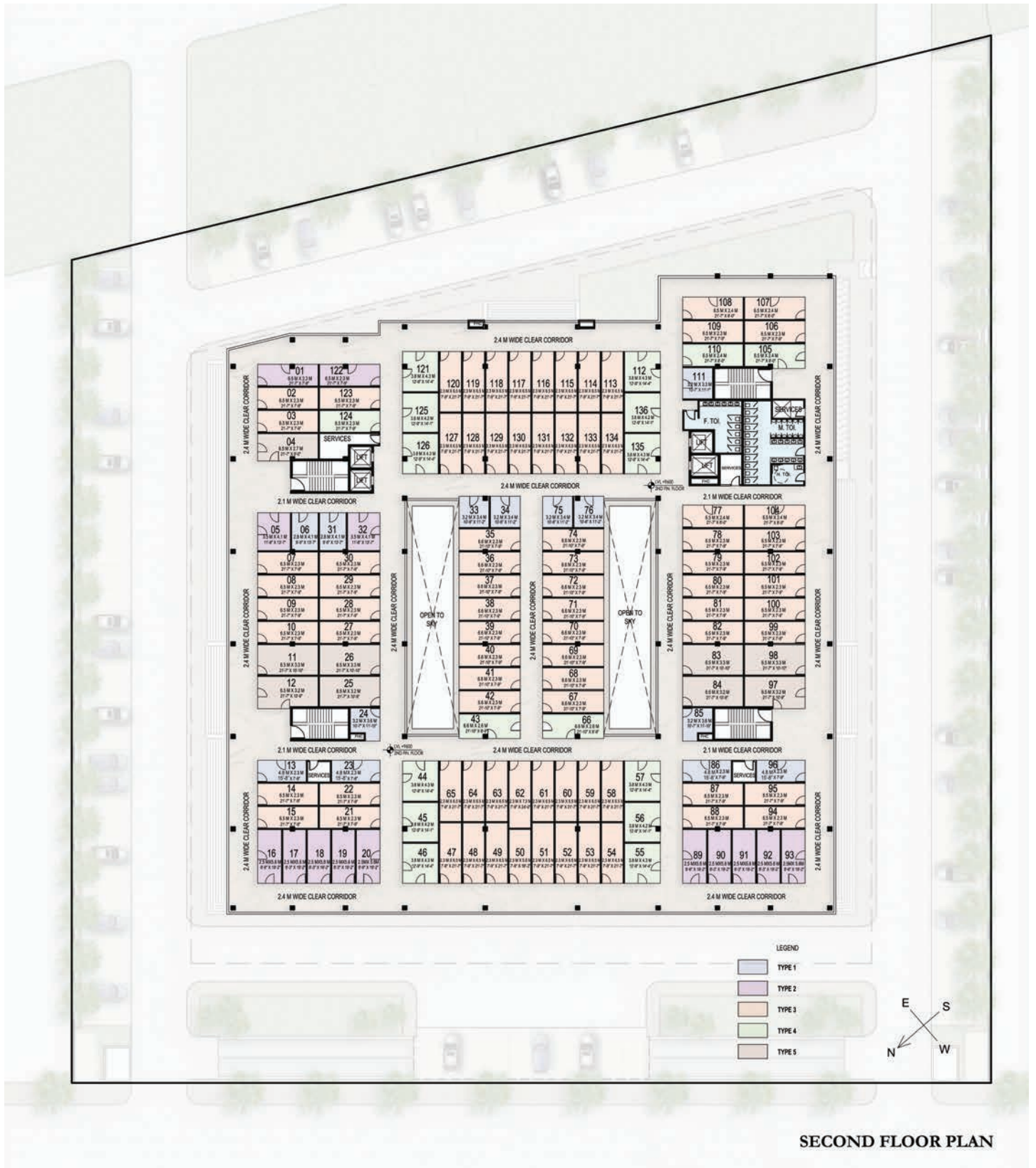
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Wave Galleria - First Floor Plan



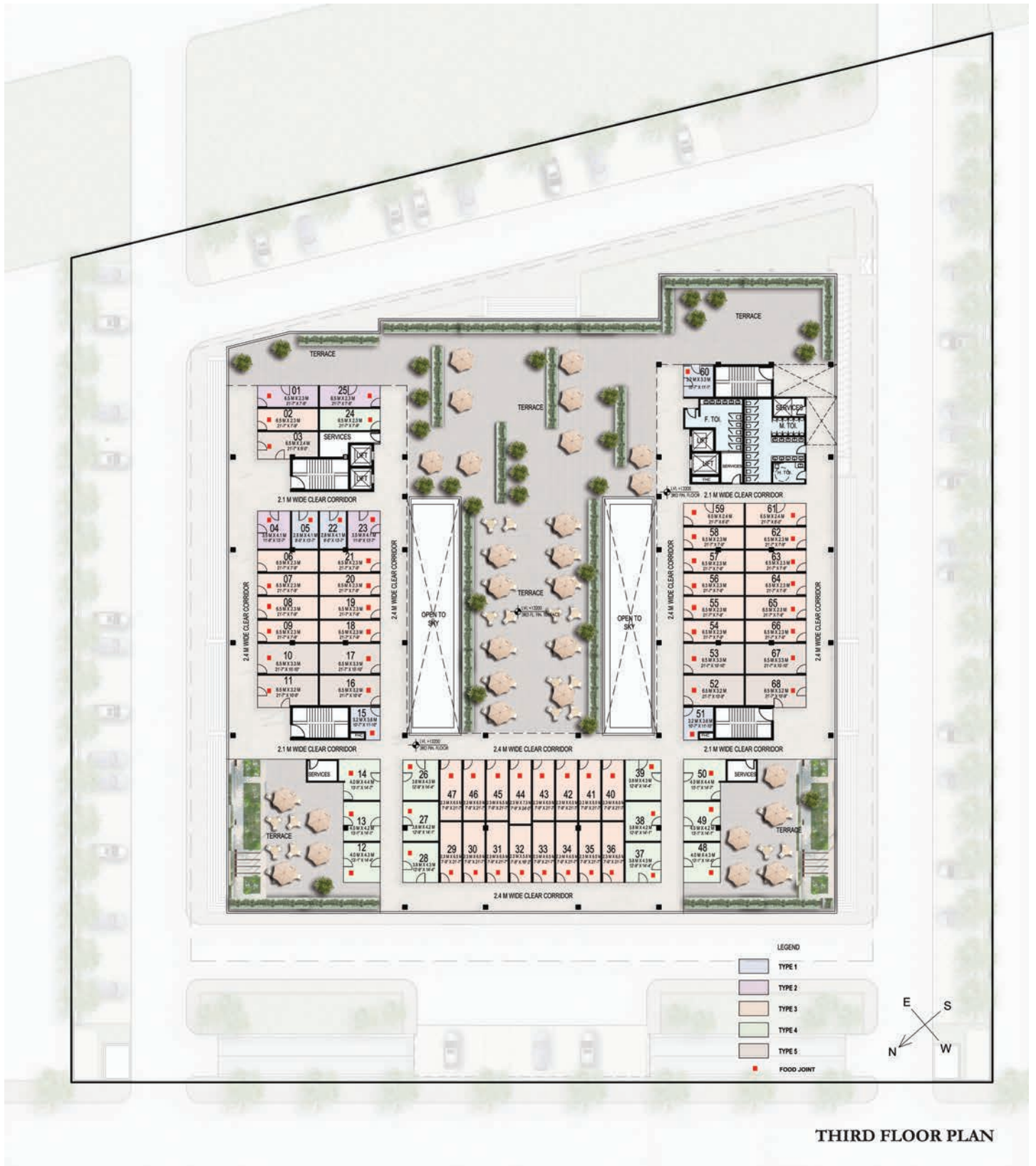
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Wave Galleria - Second Floor Plan



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Wave Galleria - Third Floor Plan



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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.

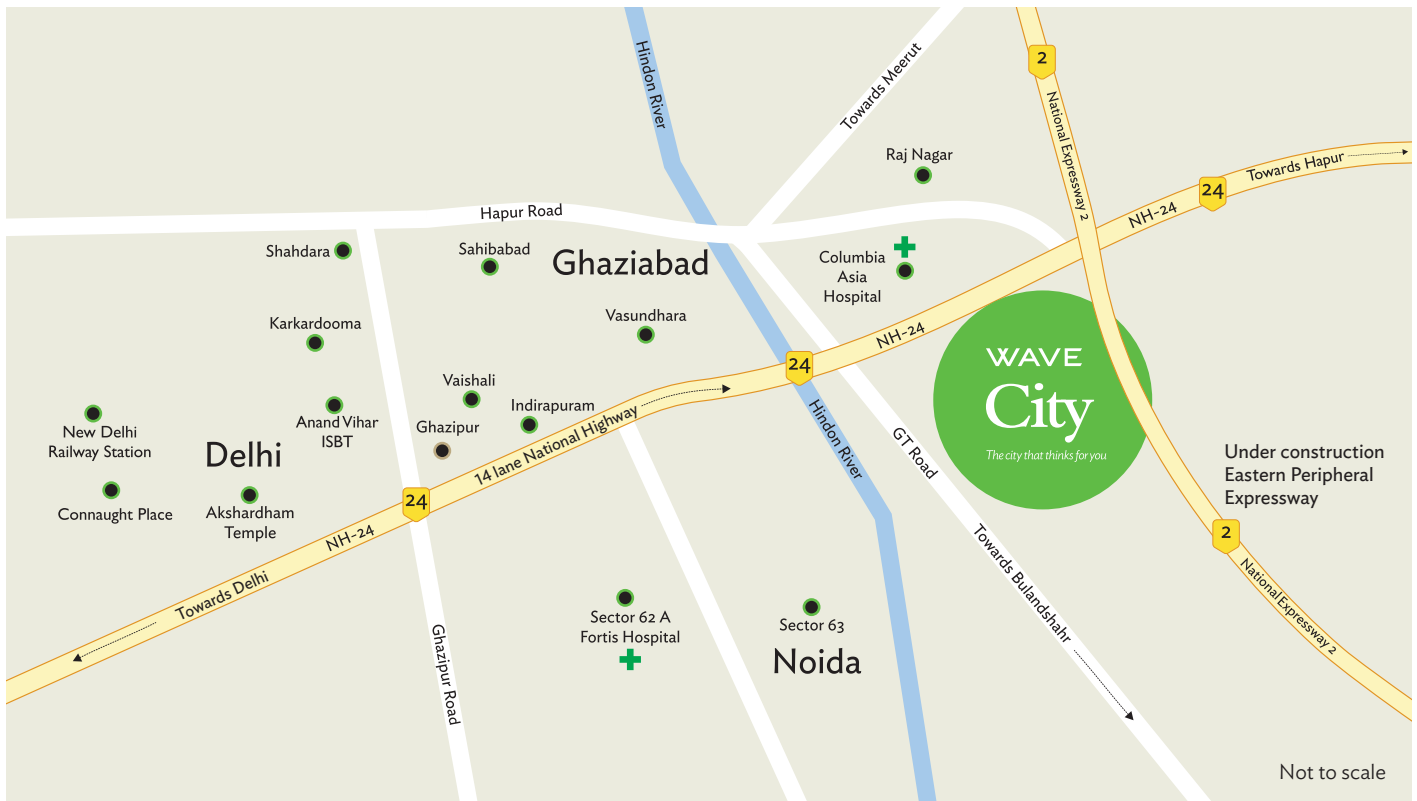
Wave City - Salient Features

- 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 movement
- 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

AECOM

IGBC Pre-certified Platinum Rated Township



IGBC Pre-certified Platinum Rated Green Township

Wave Galleria, 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

Project Location: Wave Galleria, Sector-3, Kingwood Enclave, Wave City, NH 24 | **Website:** www.wavecity.in/wave-galleria

Toll Free No.: 1800 102 3950 | **Email:** customercare@wavecity.in | **RERA Website:** www.up-rera.in



WAVE GALLERIA - PRICE LIST

w.e.f. 14-02-2024

S.No.	Inventory	Carpet Area	Super Area	SALE PRICE (Rs.)	Possession Charges (Rs.)	
		Sq. M.	Sq. Ft.		Fire Fighting	IFMS
1	UGF/40	20.85	455.56	7106736	22778	113890
2	UGF/41	20.85	455.56	7106736	22778	113890
3	UGF/42	20.85	455.56	7106736	22778	113890
4	UGF/43	20.85	455.56	7106736	22778	113890
5	FF/22	15.57	341.70	2938620	17085	85425
6	FF/62	17.31	372.00	3199200	18600	93000
7	FF/63	15.57	341.70	2938620	17085	85425
8	FF/64	15.57	341.70	2938620	17085	85425
9	FF/74	15.75	341.70	2938620	17085	85425
10	FF/114	15.57	341.70	2938620	17085	85425
11	FF/115	15.57	341.70	2938620	17085	85425
12	FF/117	15.57	341.70	2938620	17085	85425
13	FF/118	15.57	341.70	2938620	17085	85425
14	FF/119	15.57	341.70	2938620	17085	85425
15	SF/22	15.57	341.70	2596920	17085	85425
16	SF/35	15.75	341.70	2596920	17085	85425
17	SF/37	15.75	341.70	2596920	17085	85425
18	SF/38	15.75	341.70	2596920	17085	85425
19	SF/41	15.75	341.70	2596920	17085	85425
20	SF/42	15.75	347.00	2637200	17350	86750
21	SF/59	15.57	341.70	2596920	17085	85425
22	SF/60	15.57	341.70	2596920	17085	85425
23	SF/62	17.31	372.00	2827200	18600	93000
24	SF/63	15.57	341.70	2596920	17085	85425
25	SF/68	15.75	341.70	2596920	17085	85425
26	SF/74	15.75	341.70	2596920	17085	85425
27	SF/87	15.57	341.70	2596920	17085	85425
28	SF/113	15.57	347.00	2637200	17350	86750
29	SF/123	15.57	341.70	2596920	17085	85425
30	TF/06	15.57	347.00	2810700	17350	86750
31	TF/7	15.57	347.00	2810700	17350	86750
32	TF/8	15.57	347.00	2810700	17350	86750
33	TF/62	15.57	341.70	2767770	17085	85425
34	TF/63	15.57	347.00	2810700	17350	86750

C) Other Optional Charges:

S No.		Rate (Rs.)
1	Open Parking (Single)	150,000
2	Covered Parking (Single)	250,000

D) Other Possession Charges:

S No.		Rate (Rs.)
1	Data & Voice Equipment Charges	16000/-
2	Power Back-up (1 KVA)	20000/-

E) Special Payment Plan

S.No		Instalments
1	At the time of booking	10% of Sale Price
2	Within 45 days from date of booking	40 % of Sale Price
3	Within 120 days from date of booking	45 % of Sale Price
4	On offer of possession	5 % of Sale Price + IFMS + Possession Charges

Note:

- 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 favour of "Wave City - Galleria" Payable at New Delhi only. Outstation cheques to be payable at par at all branches.
- GST as applicable
- 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 pro-rata on plot size from the customers.
- The stamp Duty, Legal & Registration fee, Maintenance charges (advance), Possession Charges etc., shall be paid at the time of offer of possession.
- All prices and schemes are subject to change by the developer without notice.