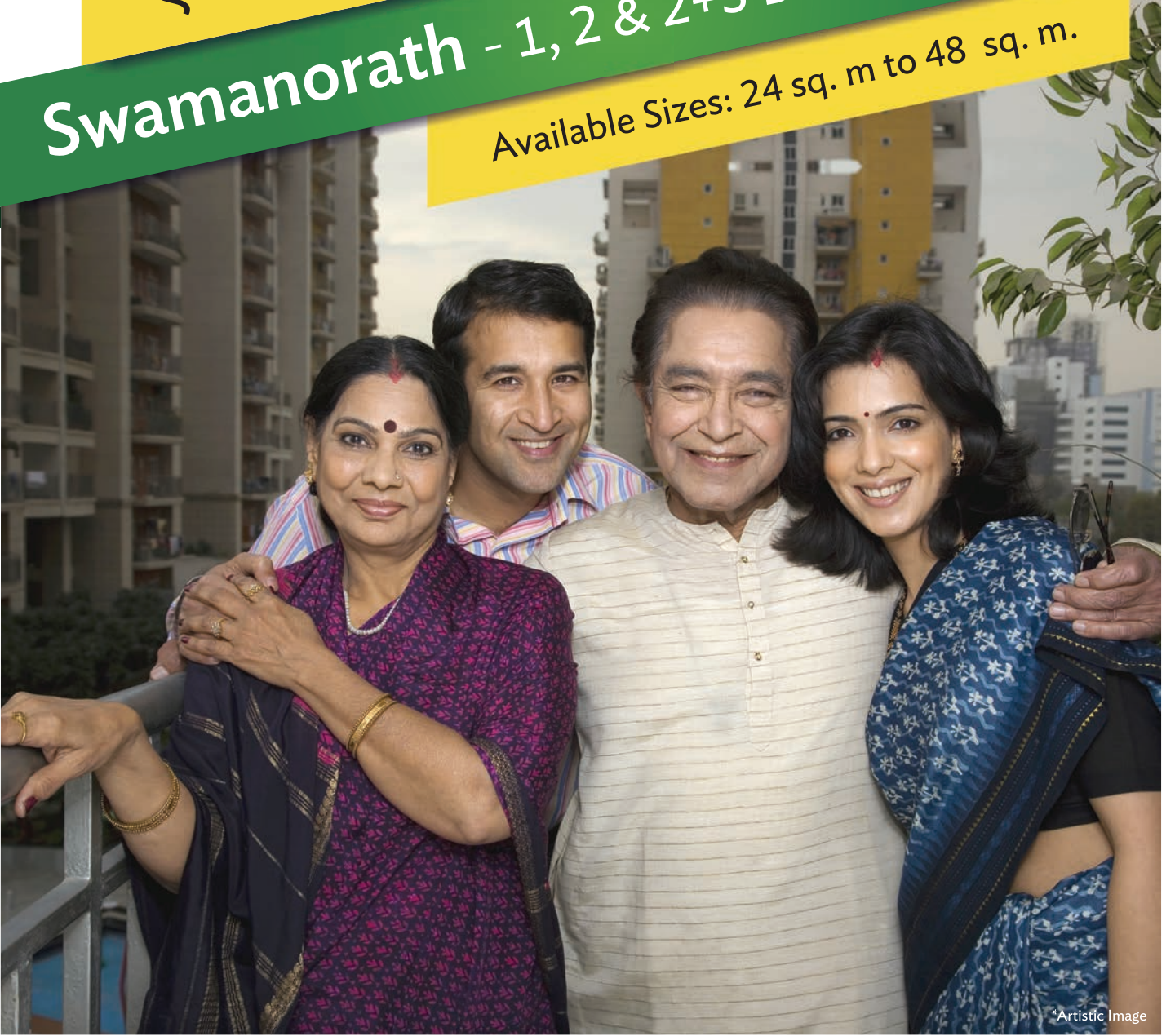


एक नयी शुरुआत

Swamanorath - 1, 2 & 2+S BHK Apartments

Available Sizes: 24 sq. m to 48 sq. m.



*Artistic Image

“ हर मेहनत के तिनके की कीमत हम समझते हैं,
इसलिए केवल मकान नहीं,
यहाँ दिलों के आशियाँ बसते हैं ”



*Artistic Image

The honourable Prime Minister of India has announced “Pradhan Mantri Awas Yojana (Urban) – Housing for All” on 17th June 2015. Under this progressive mission, the Union Government aims to achieve a pucca house for every family in the country by 2022. Wave City believes in this noble mission and has launched “Swamanorath” scheme for providing housing at affordable rates to aspiring home buyers.

Located bang on 57 meter wide road and adjacent to the police station in Palmwood Enclave (Sector 6) of Wave City, “Swamanorath” has two towers in G+ 14 structure. Available in 1BHK, 2BHK and 2+S BHK in sizes 24 sq. m. to 48 sq. m. of carpet area respectively.

SWAMANORATH FEATURES

Power Backup



*Artistic Image

Parking for
2 wheeler &
4 wheeler

Dedicated
Elevators



*Artistic Image

24X7 Security &
Police Patrolling



*Artistic Image

Swamanorath - 1 BHK Floor Plan



Unit: 1 BHK

Carpet Area: 24.1 sq. m.

Balcony Area: 1.5 sq. m.

(1 sq. m. = 10.764 sq. ft.)

Swamanorath - 2 BHK Floor Plan - Type I



Unit: 2 BHK - Type I
Carpet Area: 41.34 sq. m.
Balcony Area: 3.58 sq. m.
(1 sq. m. = 10.764 sq. ft.)

Swamanorath - 2 BHK Floor Plan - Type II



Unit: 2 BHK - Type II
Carpet Area: 37.07 sq. m.
Balcony Area: 3.23 sq. m.
(1 sq. m. = 10.764 sq. ft.)

Swamanorath - 2+S BHK Floor Plan



Unit: 2+S BHK
Carpet Area: 48.39 sq. m.
Balcony Area: 5.51 sq. m.
(1 sq. m. = 10.764 sq. ft.)

Swamanorath - Specifications

Flooring	: Glazed ceramic tile in living room, Kitchen, Bedrooms/Study and toilets.
Wall finishes	: OBD in living room, Kitchen & bedroom/study. 5' high Glazed ceramic tile & OBD in toilet.
Ceiling Finishes	: White Wash
Kitchen	: RCC finish Kitchen Platform, SS sink with single bowl & CP-Tap.
Toilets	: Floor Mounted WC with exposed PVC cistern & CP tap. Wash Basin with CP pillar cock. CP tap for bathing
Door window	: All internal & external doors - MS frame with Skin/flush door. All window/Ventilator - MS frame with glass panels
Electrical	: Electrical -PVC Conduiting with Copper wiring (concealed conduit). DG Back up-1kw/Du.

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.

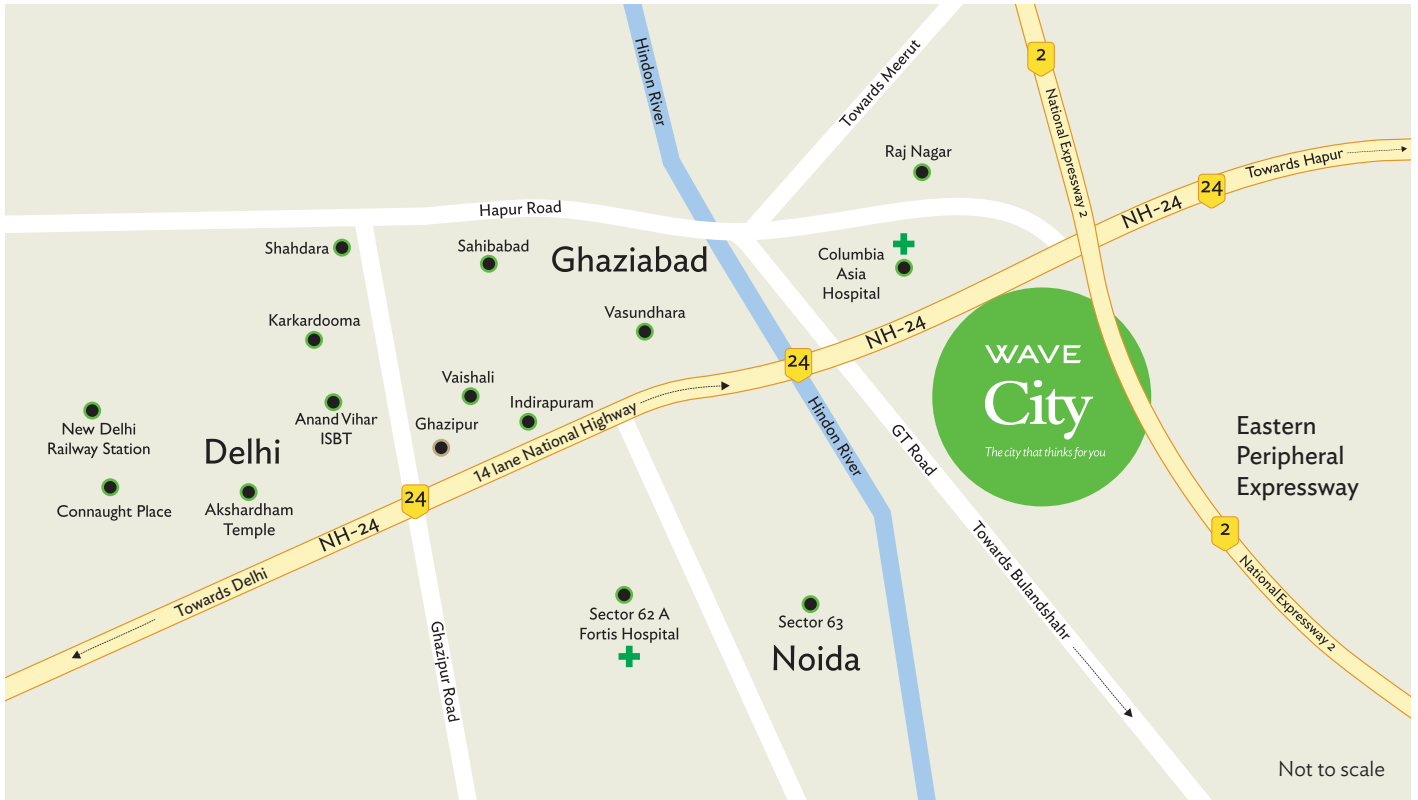
Wave City - Salient Features

- 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



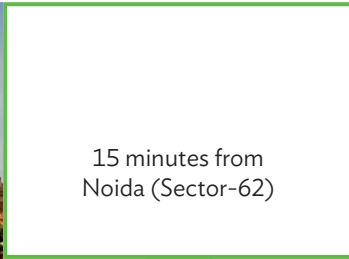
Wave City Smart Location



Location advantages



30 minutes from Akshardham Temple



15 minutes from Noida (Sector-62)



10 minutes from 8 lane Delhi - Meerut Expressway



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.

Swamanorath, 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: Swamanorath, Sector-6, Palmwood Enclave, Wave City, NH 24 | **Website:** www.wavecity.in/swamanorath

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

SWAMANORATH

010822

Basic Selling Price:

Floor	1BHK	2 BHK	2 BHK	2BHK+Study
	434	624.14	678	790
14	1384460	1991050	2162820	N.A
12A	1427860	2053450	2230620	N.A
12	1471260	2115850	2298420	N.A
11	1492960	2147050	2332320	N.A
10	1492960	2147050	2332320	2668045
9	1514660	2178250	2366220	2707545
8	1514660	2178250	2366220	2707545
7	1536360	2209450	2400120	2747045
6	1536360	2209450	2400120	2747045
5	1536360	2209450	2400120	2747045
4	1558060	2240650	2434020	2786545
3	1558060	2240650	2434020	2786545
2	1579760	2271850	2467920	2826045
1	1579760	2271850	2467920	2826045
Ground	1601460	2303050	2501820	2865545

A) Other Charges

S. No.	Particulars	1BHK	2BHK 624 sq ft	2BHK 678 sq ft	2BHK+S
1	Internal Development Charges	FREE	FREE	FREE	FREE
2	Peripheral Development Charges	FREE	FREE	FREE	FREE
3	Corner Flats PLC	43400	62400	67800	79000
4	PLC 57 Mtr. Road Facing PLC	-N.A-	62400	67800	79000
5	Power Back Up	20000	20000	20000	20000



B) Possession Charges:

S. No	Particular	Charges
1	Electricity Meter Charges	Rs 20,000/-
2	Data & Voice Equipment Charges	Rs 16,000/-
3	Interest free maintenance Security	Rs 25 Per Sq. Ft.
4	Gas Connection Charges	Rs 13,560/-
5	Fire Fighting Charges	Rs 15 Per Sq. Ft.

A) Special Payment Plan (40:60)

S No	Particulars	Instalments
1	AT THE TIME OF BOOKING	Rs. 51000
2	WITHIN 15 DAYS FROM THE DATE OF BOOKING (including the booking amount)	10%
3	WITHIN 45 DAYS FROM THE DATE OF BOOKING	30%
4	ON OFFER OF POSSESSION + IFMS + POWER BACK UP + OTHER CHARGES	60%

1. Cheques/Bank Drafts to be issued in favor of “**UCHDPL – Swamanorath - GH**” payable at New Delhi only. All outstation cheques to be payable at par at all branches.
2. Goods & Services Tax (GST) extra as applicable.
3. In the event the government / competent authority levies additional charges on account of peripheral charges, infrastructure development charges or any other charges payable in relation to the project, the same shall be charged on pro-rata basis from the customer/s.
4. The stamp Duty, Legal & Registration fee, Maintenance Charges (advance), IFMS & other charges (if applicable) are not included & shall be paid at the time of offer of possession.
5. All prices & schemes are subject to change at the sole discretion of the developer without notice.