



Dream Homes

1, 2 & 3 BHK mid-rise residential apartments

RERA Promoter's Reg. No. UPRERAPRM5538

RERA Project Reg. No. UPRERAPRJ3964

Sanctioned Date & No.: 14.07.2014 & 410/zone-5/2013-14

WAVE
City

The city that thinks for you

Dream Homes



Owning a home is a dream for everyone, but only a select few get to realise it. Wave City presents Dream Homes, your opportunity to own your Dream Haven! Located in Sec-05, Greenwood Enclave, Wave City, Dream Homes are 1, 2 & 3 BHK residential apartments with sizes ranging from 35.05-64.94 sq. m. It is a marvellous example of how meticulous planning and futuristic thinking can be put together to bring dreams to reality.

With features like dedicated clubhouse and facilities like swimming pool, community hall, large open and green spaces and ISKCON temple in vicinity, Dream Homes will take community living to the next level.

Come, be a part of this Urban Lifestyle and realise your dream of a home while enjoying the benefits of state-of-the-art Wave City.

DREAM HOMES FEATURES

Swimming Pool



Elevators



Power Backup



Mid-rise living



Large and Open Green Space



Club House



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

SPECIFICATIONS

STRUCTURE

R.C.C. framed structure, earthquake resistant

LIVING / BEDROOM

- Walls** : **Internal:** Oil bound distemper
External: Good quality external grade textured paint/ external grade paint
- Floors** : Vitrified ceramic tiles
- Doors** : **External Doors – Main Entrance Door:** Wooden frame, shutters: pre-laminated flush doors
Other External Doors: Aluminium glazed sliding or openable shutters
- Windows** : **External Windows:** Aluminium glazed windows
Window Fittings: Anodised aluminium, bolt sizes 4" to 6"
-

KITCHEN

- Walls** : Ceramic tiles 2' - 6" above counter, balance walls painted in oil bound distemper
- Floors** : Vitrified tiles
- Fixture and Fittings** : Stone top with sink (single bowl), standard CP fittings
-

BATHROOM / TOILET

- Walls** : Ceramic tiles in cladding up to 7' in shower area and 4' - 6" in balance areas, balance walls painted in oil bound distemper
- Floors** : Ceramic tiles non-skid type
- Doors** : Skin doors
- Fixture and Fittings** : Standard company make WC wall mounted/ floor mounted, washbasin, CP fittings
-

BALCONY / VERANDAH

- Floors** : Ceramic tiles
- Railings** : MS railing as per design
-

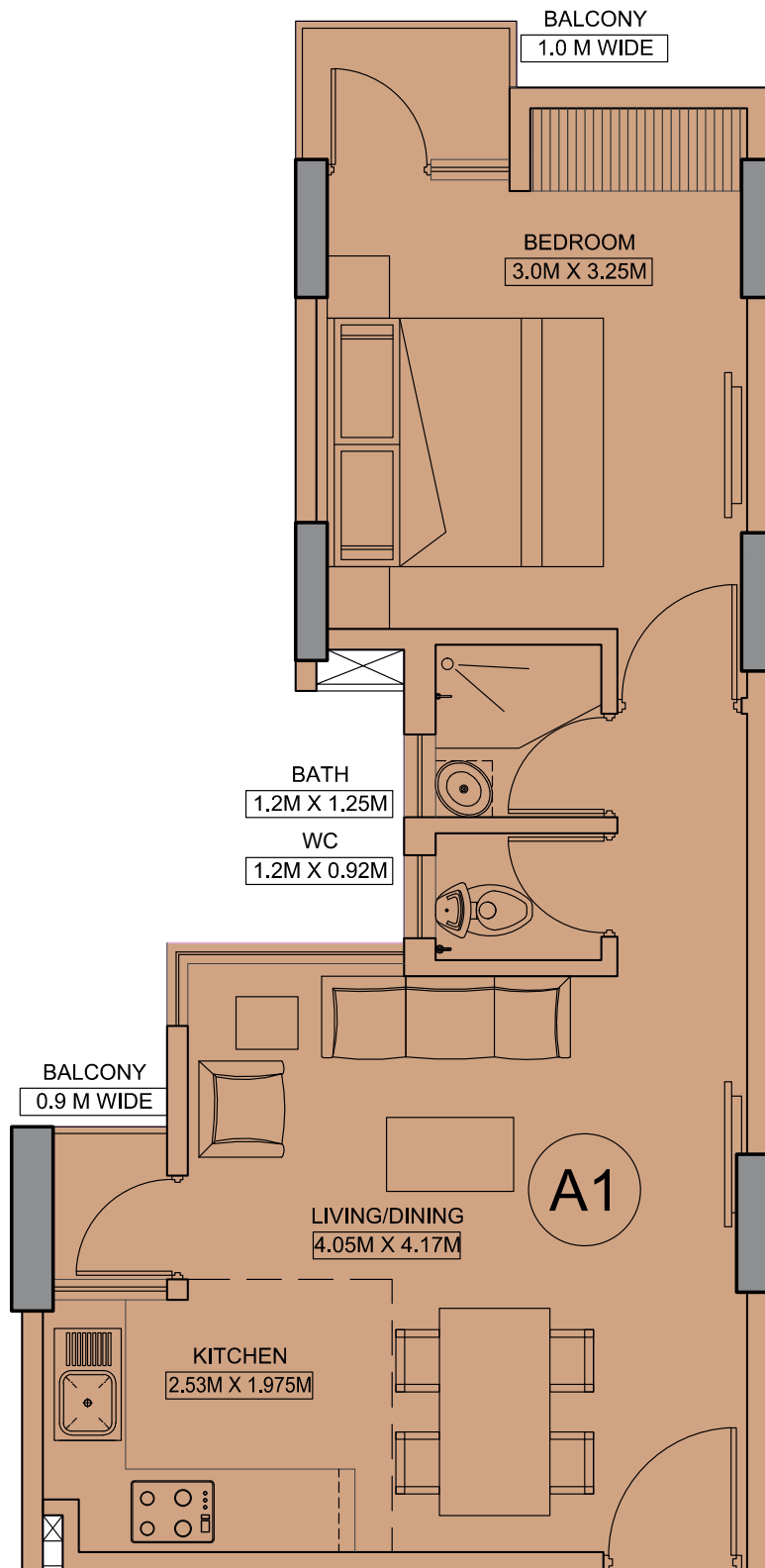
CEILING

Whitewash

ELECTRICAL

PVC concealed conduits
Copper wiring
Power Backup: 1 KVA load per apartment

Dream Homes - 1 BHK typical floor plan



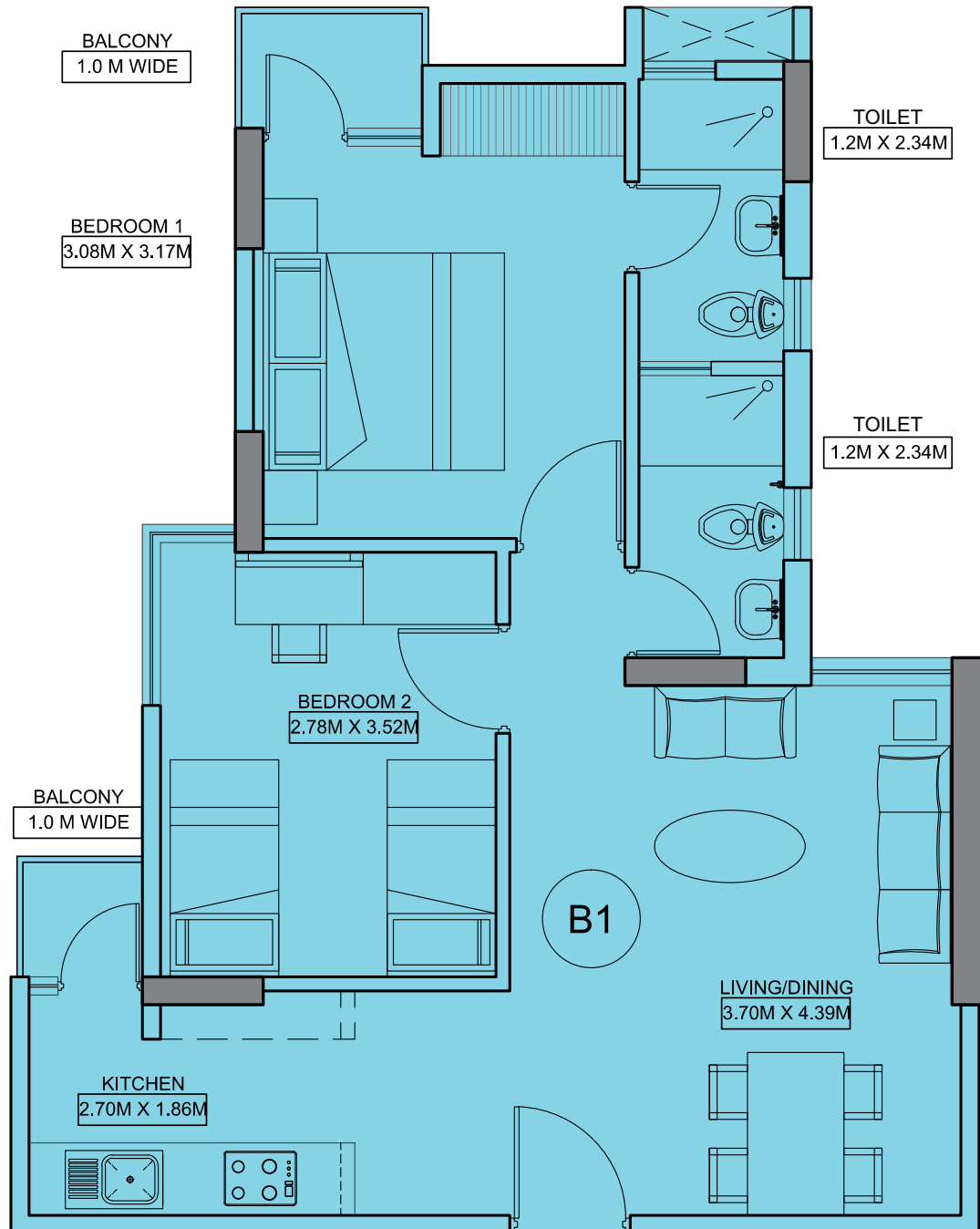
Unit: 1 BHK

Carpet Area: 35.05 sq. m./ 377.28 sq. ft.

Balcony Area: 2.68 sq. m./ 28.85 sq. ft.

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

Dream Homes - 2 BHK typical floor plan



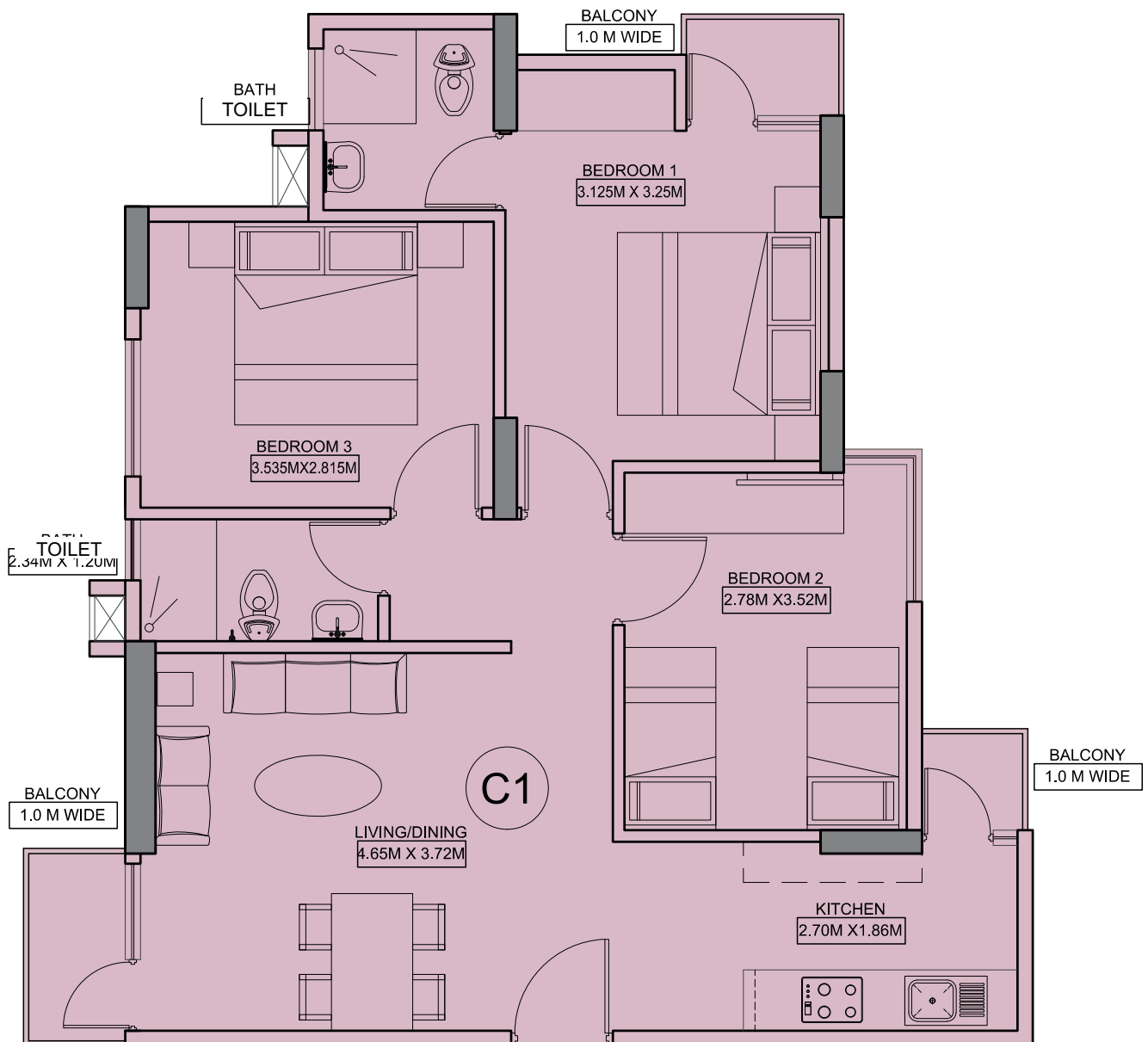
Unit: 2 BHK

Carpet Area: 51.82 sq. m./ 557.79 sq. ft.

Balcony Area: 2.61 sq. m./ 28.09 sq. ft.

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

Dream Homes - 3 BHK typical floor plan



Unit: 3 BHK

Carpet Area: 64.94 sq. m./ 699.01 sq. ft.

Balcony Area: 4.60 sq. m./ 49.51 sq. ft.

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

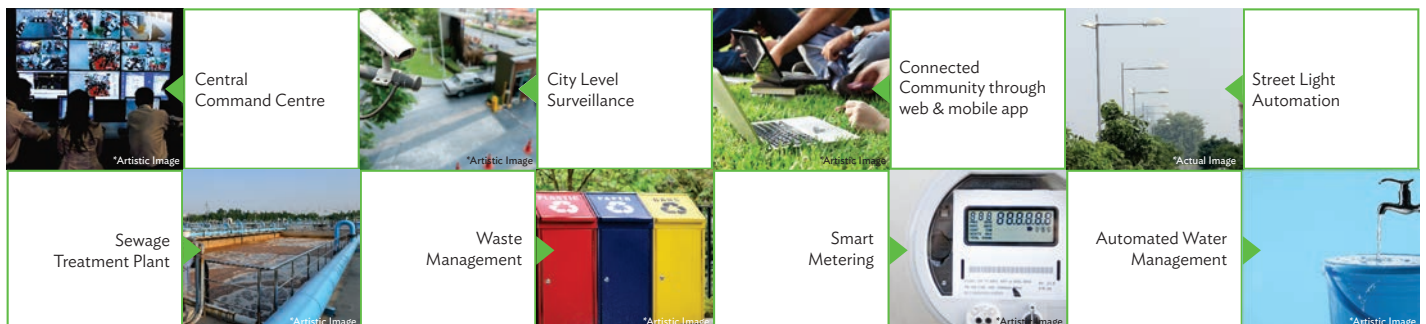
Wave City - A first of its kind project that truly personifies the concept of creating a city that thinks for you. Spread over an impressive landscape adjacent to National Highway 24, Wave City is one of India's largest Hi-Tech City based on "Hi-Tech City Concept". Undertaken and promoted by "Uppal Chadha 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.

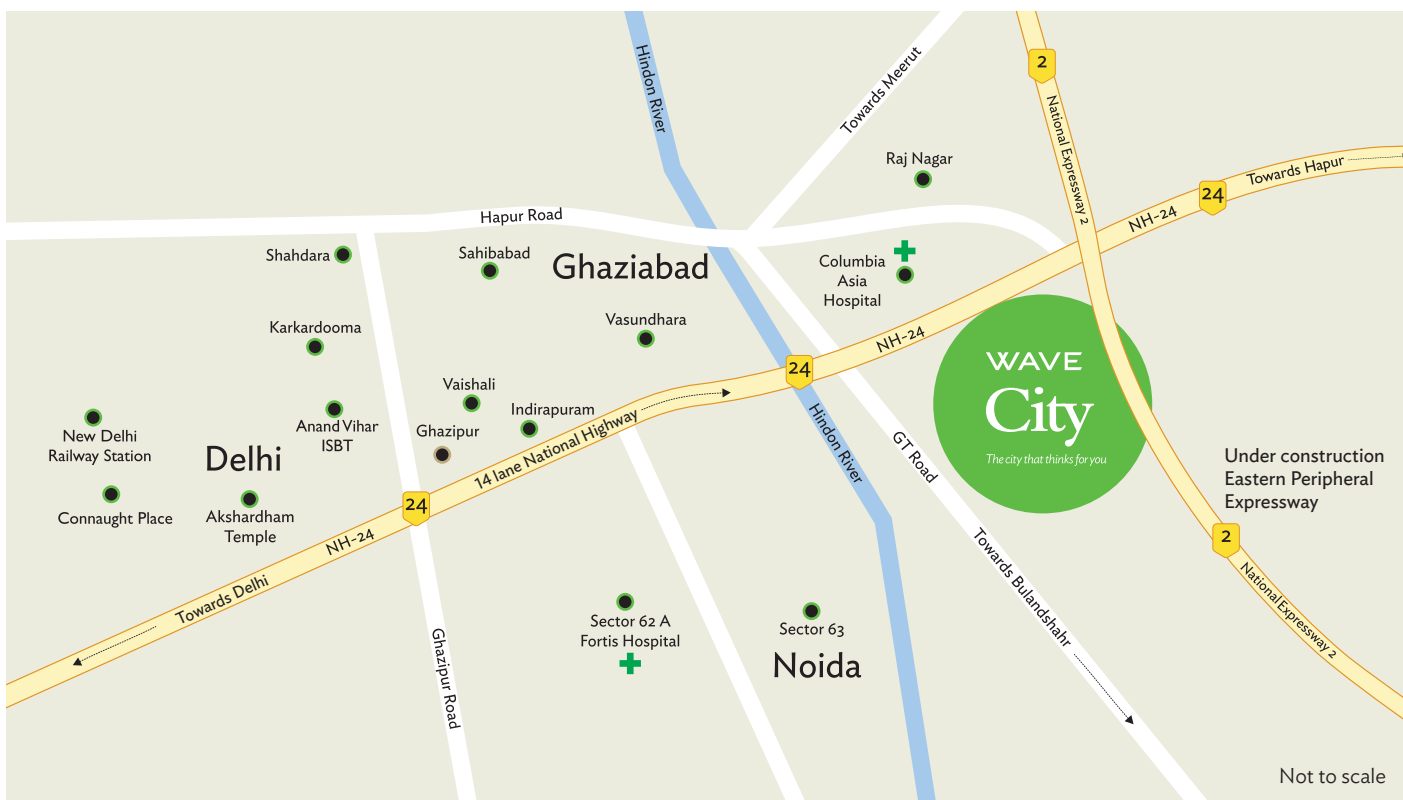
Wave City - Salient Features

- 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 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



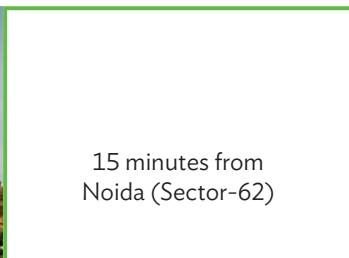
Wave City Smart Location



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



Disclaimer: The photograph given in the brochure are only artistic impression and may not fully/ exactly match with the project specifications.
Travel durations shown above are taken from Google maps during non-peaks hours. ©Respective Owners

IGBC Pre-certified Platinum Rated Green Township.

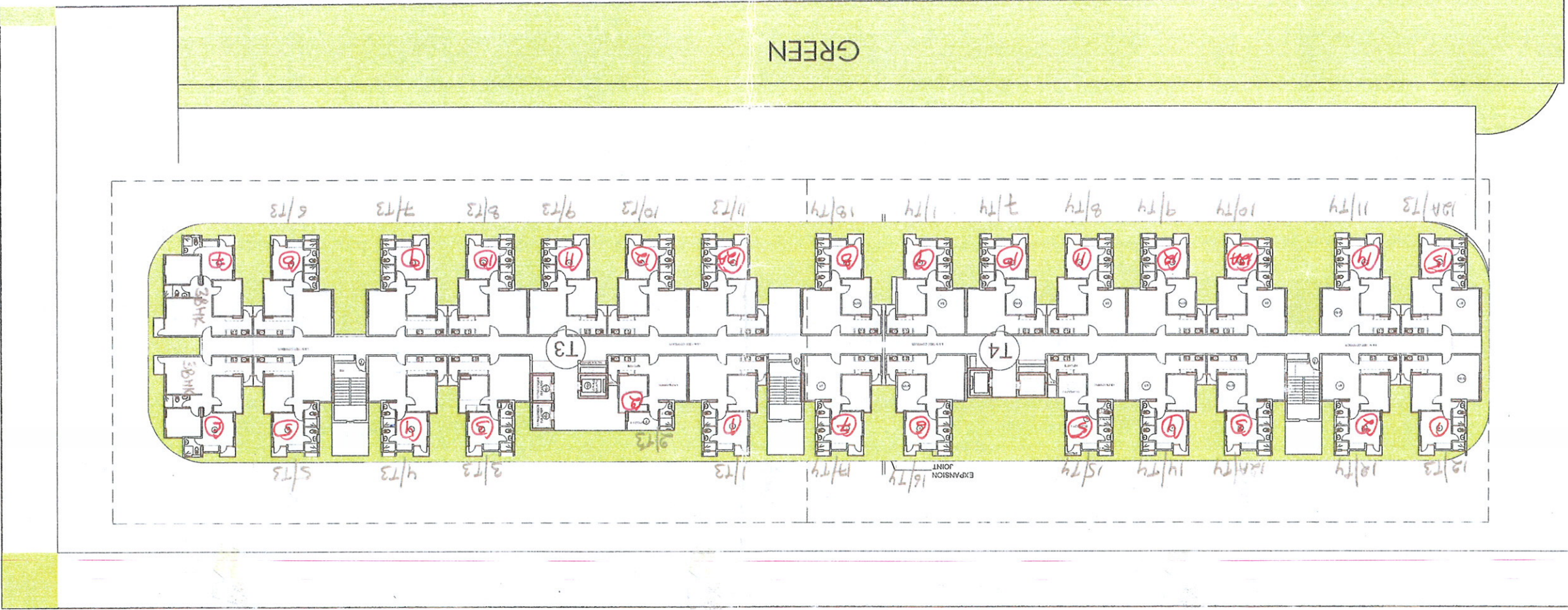
Dream Homes, Wave City, NH 24, Newest Suburb of Delhi

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

Project Location: Dream Homes, Sector-5, Greenwood Enclave, Wave City, NH 24 | **Website:** www.wavecity.in/dreamhomes

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

REMARKS		NO.	
A		100.3e	
W A M			
TY: F / PLAN-APARTMENT NUMBERING		TOWER 3 and TOWER 4	
DREAM HOMES		GROUP HOUSING, GH-5A, SEC-5, WAVECITY, NH-24, GHAZIABAD	
DATE: April, 2014			
SCALE: 1:200			
DRAWN: JSA			
CHECKED: JSA			
APPROVED: JSA			
DESIGN STUDIO			
APOSTLE			
MEP SERVICES			
CONSULTANTS			
STRUCTURE			
CONSULTANTS			
ARCHITECT'S SIGNATURE			
JSA ARCHITECTS			
OWNER'S SIGNATURE			
UPPAL CHADHA			
DEVELOPERS			
PVT. Ltd			
NOTES			



EXPANSION

PAUL CHADHA	H-TACT	DEVELOPERS	PVT. LTD.	SEC-7, INDIA	NEW DELHI 110029	INDIA	ARCHITECTS	JASBIR SAINI JASBIR SAINI JASBIR SAINI	THE OFFICE SHARDA PRT. SECTOR MARG NEW DELHI 110029	ARCHITECTS' SIGNATURE	CONSULTANTS	MEHRO	CONSULTANTS	APFSTUDIO	DESIGN STUDIO
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<p>OWNER</p> <p>UPPAL CHADHA</p>	<p>DEVELOPERS</p> <p>HI-TECH PVT. LTD</p>	<p>OWNERS SIGNATURE</p>	<p>ARCHITECTS</p> <p>JASBIR SAINI & ASSOCIATES</p>	<p>ARCHITECT'S SIGNATURE</p>	<p>CONSULTANTS</p> <p>MEHRO</p>	<p>CONSULTANTS</p> <p>MEHRO</p>	<p>MEP SERVICES</p> <p>APOSTLE</p>	<p>DESIGN STUDIO</p>	<p>DATE</p> <p>APRIL 2014</p>	<p>SCALE</p> <p>1:100</p>	<p>PROJECT</p> <p>TY. PLAN-APARTMENT NUMBERING</p>	<p>NO</p> <p>A</p>
<p>NOTES</p>												



OWNER UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD. C-1, SECTOR-3, NOIDA U.P.	ARCHITECTS JASBIR SANGHVI & ASSOCIATES THE OFFICE 207, DELTA 110028 NEW DELHI 110028 ARCHITECTS SIGNATURE	CONSULTANTS MEHRO CONSULTANTS MEP SERVICES APOSTLE DESIGN STUDIO A-102, SAFARI ENCLAVE NEW DELHI 110028 CONSULTANTS SIGNATURE	DATE APRIL 2014 SCALE 1:200 DRAWN A.A. CHECKED A.A. A-102 SAFARI FLOOR SAFARI ENCLAVE NEW DELHI 110028	TOWER 9 TYPICAL FLOOR PLAN-APARTMENT NUMBERING	W.A.M. PROPOSED GROUP HOUSING SEC-5, WAVECITY, NH-24 GHAZIABAD	100.36 A
				NOTES		



DREAM HOMES

FULLY FURNISHED 1BHK PRICE LIST

07-02-2024

1BHK	SALE PRICE
	(580 SQ FT)
Floors	CARPET AREA 377.28 SQ FT BALCONY AREA 28.85 SQ FT
15	2508338
14	2522838
12	2537338
11	2551838
10	2566338
9	2580838
8	2595338
7	2609838
6	2624338
5	2638838
4	2653338
3	2667838
2	2682338
1	2696838
Ground	2711338

A) Allied Charges:

S.NO.	PARTICULARS	AMOUNT (RS)
1	Car Parking for one car – Open (Stack)	FREE
4	EEC + PDC	FREE



B) Possession Charges:

S. No.	Particular	Amount (Rs)
1	Electricity Meter Charges	20000
2	Data & Voice Charges	16000
3	Gas Connection Charges	13559
4	Fire Fighting Charges	FREE
5	Club Membership	1,00,000
6	POWER BACK-UP (1KVA)	20,000
7	IFMS - Interest Free maintenance Security Deposit	29,000

C) Special Payment Plan (10: 90):

S No	Particulars	Installments
1.	At the time of Booking	10% of Sale Price
2.	On Offer of Possession (Allied & Possession Charges + IFMS)	90% of Sale Price

D) Payment Plan (40: 60):

S No	Particulars	Installments
1.	At the time of Booking	10% of Sale Price
2.	Within 45 days from date of Booking	30% of Sale Price
4.	On Offer of Possession (Allied & Possession Charges + IFMS)	60% of Sale Price

E) Furnishings included

FURNISHINGS	
ONE SOFA CUM BED	MATTRESS, PILOWS & SHEET
TWO LIVING ROOM CHAIRS	MODULAR KITCHEN WITH STOVE & CHIMNEY
ONE CENTER TABLE	CURTAIN WITH RODS
ONE DOUBLE BOX BED	ONE SPLIT AC
ONE WARDROBE	ONE FRIDGE
LIGHTS & FANS	ONE RO
EXHAUST FAN	ONE 32" LED TV

Note:

- 1) 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.
- 2) Cheques/ Bank Drafts to be issued in favour of " **Wave City – Dream Homes** " Payable at New Delhi only. Outstation cheques to be Payable at par at all Branches
- 3) GST extra as applicable.
- 4) 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 from the customers.
- 5) The stamp Duty, Legal & Registration fee, Maintenance Charges (advance), & other charges (if applicable) are not included & shall be paid at the time of offer of possession.
- 6) All prices & schemes are subject to change at the sole discretion of the developer without notice.



DREAM HOMES

PRICE LIST 2BHK & 3BHK

07-02-2024

SALE PRICE (INR)

Floors	2BHK (840 SQ Ft)	3BHK (1054 SQ FT)
Carpet Area	557.79 SQ FT	699.01 SQ FT
Balcony Area	28.09 SQ FT	49.51 SQ FT
15	3622710	4809139
14	3645180	4837333
12	3667650	4865528
11	3690120	4893722
10	3712590	4921917
9	3735060	4950111
8	3757530	4978306
7	3780000	5006500
6	3802470	5034695
5	3824940	5062889
4	3847410	5091084
3	3869880	5119278
2	3892350	5147473
1	3914820	5175667
Ground	3937290	5203862

A) Allied Charges:

S.NO.	PARTICULARS	2BHK	3BHK
1	Car Parking for one car – Open (Stack)	FREE	FREE
2	EEC Charges	FREE	FREE
3	Peripheral Development Charges	FREE	FREE



REALTY SOLUTIONS
We search for you

B) Possession Charges:

S.NO.	PARTICULARS	2BHK (Rs.)	3BHK (Rs.)
1	Club Membership	1,00,000	1,00,000
2	Electricity Meter Charges	20,000	25,000
3	Data & Voice Charges	16,000	16,000
4	Gas Connection Charges	13,559	13,559
5	Fire Fighting Charges	37,800	47,480
6	POWER BACK-UP (1KVA)	20,000	20,000
7	IFMS (Interest free maintenance deposit)	42,000	52,700

C) Special Payment Plans: (10:90)

S No	Particulars	Installments
1.	At the time of Booking	10% of Sale Price
2.	On Offer of Possession + (Allied & Possession Charges + IFMS)	90% of Sale Price

D) Payment Plan: (40:60)

S No	Particulars	Installments
1.	At the time of Booking	10% of Sale Price
2.	Within 45 days from date of Booking	30% of Sale Price
4.	On Offer of Possession (Allied & Possession Charges + IFMS)	60% of Sale Price

Note:

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