

A Venture of
WAVE Infra**tech**

WAVE
Estate
Sector-85 & 99, Mohali

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WAVE GARDENS





It is the way Punjab loves to live.

*In the sound of laughter that rings through open
hearts and open spaces.*

*Through windows that pour in affection and doors
that lead to happiness.*

*Within festive neighbourhoods that burst with
energy and joy.*

*In the fragrance of the air when the first drops of
rain strike the earth.*

*In the company of stately mountains and
playful ridges.*

Over everyday moments and warm conversations.

*In the comfort of relationships that have been
nurtured over time.*

In abundance of luxury and grandeur.

It is a golden state of living that Punjab loves.

*And it is here at Wave Gardens
Luxury Condominiums.*



Life is Beautiful

Strikingly beautiful towers stand amidst 75% open spaces. The equation is breathtaking.

But the genius of design seamlessly harmonizes Wave Gardens with its lush surroundings creating an incomparable haven.

Little wonder that the apartments in it are each a private shangrila, interrupted only by natural light and air. And apart from opening up to immense space, they also open up to a panoramic view of the Shivalik Range.

Comfort, convenience, luxury and grandeur join hands with nature at Wave Gardens to give you a golden state of living. And that's how life should be.



The image/master plan is an artistic rendering and not an actual photograph.



An Ode to Class

The apartments in Wave Gardens are undoubtedly a treat to set eyes upon. But as you set your feet inside one, you will realise that it is indeed a perfect blend of comfort, convenience and luxury.

Maximum space balances with perfect aesthetics. Sleek finishes combine with top-notch fittings and fixtures. Natural light for perfect day-settings meet mood lighting for the nights. Ample ventilation matches the thrill of automated drapes and fans.

An overall sense of style and luxury makes its presence felt so tastefully at Wave Gardens that you will notice that condo living has definitely touched a new level of class.

**1BHK: 700 sq. ft. | 2BHK: 1380 sq. ft. / 1440 sq. ft. | 3BHK: 1885 sq. ft. | 3BHK+Servant room: 1990 sq. ft.
4BHK+Servant room: 3160 sq. ft. | Penthouse: From 2960 sq. ft. to 6310 sq. ft. | Duplex: From 2490 sq. ft. to 3840 sq. ft.**

*1 sq. mtr. = 10.764 sq. ft. The image/master plan is an artistic rendering and not an actual photograph.



Art and Soul of Nature

Lending a tranquil serenity to the energy of apartment life, the greens at this luxury haven are less startling and more soulful.

A lot of genius has gone into balancing the over-staged nature of landscape design with the royal exuberance of raw earthiness that Punjab loves. Hence, there are 75% open spaces complimenting the natural splendour of the Shivaliks that stand at a distance.

Unexpected aesthetic details like fountains and lakes adorn the natural course of the greens, making the art of nature come alive with the art of design.



Connoisseur's Club

Amidst a million reasons to celebrate should be an arena that befits every celebration. The result is a clubhouse with a modernist elegance that exudes a timeless grace and sits pretty right next to Wave Gardens.

The lovely sense of dynamism in it is that it houses all the recreational facilities that connoisseurs of luxury look for. Like an all-purpose recreation hall, a luxury swimming pool, a world-class tennis court along with a host of other indoor games, a fully equipped gym, a health club and a world-class spa.



ACTUAL IMAGE OF CLUBHOUSE

Fun for Company

In a world where everything is mundane, monotonous and boring, here's a place that has fun as its governing thought. And why not, when like-minded people live together, there should be a thousand fun things to do together. Here's a list, make your pick!

- ✦ Jogging Trail
- ✦ Walking Paths
- ✦ Tennis Court
- ✦ Badminton Court
- ✦ Sit-out Plaza
- ✦ Swimming Pool
- ✦ Kids' Park
- ✦ Splash Pool



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Site Plan

TOWER A	-	Aster*
TOWER B	-	Bougainvillea
TOWER C	-	Cosmos
TOWER D	-	Daffodil
TOWER E	-	Erica
TOWER F	-	Freesia
TOWER G	-	Geranium
TOWER H	-	Hibiscus
TOWER I	-	Ivy
TOWER J	-	Jasmine
TOWER K	-	Kennedia
TOWER L	-	Laurel*
1BHK TOWER	-	Tulip
CLUB HOUSE	-	Celebration

*Future developments.
The plan shown is for demonstrative purposes
only and may change in the best interest of the development.

Proposed Specifications*



LIVING/DINING	MASTER BEDROOM	OTHER BEDROOM(S)	KITCHEN
WALLS POP Punning with Acrylic Emulsion Paint	WALLS POP Punning with Acrylic Emulsion Paint	WALLS POP Punning with Acrylic Emulsion Paint	WALLS POP Punning with Acrylic Emulsion Paint
FLOOR Imported Marble	FLOOR Wooden Laminate Flooring	FLOOR Wooden Laminate Flooring	FLOOR Anti-Skid Tiles
SKIRTING / CLADDING Imported Marble	SKIRTING / CLADDING Wooden Laminate Skirting	SKIRTING / CLADDING Wooden Laminate Skirting	SKIRTING / CLADDING 2 ft high decorative tiles above counter
CEILING POP Punning with Acrylic Emulsion Paint	CEILING POP Punning with Acrylic Emulsion Paint	CEILING POP Punning with Acrylic Emulsion Paint	CEILING False Ceiling with Oil Bound Distemper
DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames	DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames	DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames	DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames
DOOR - EXTERNAL Single Glass UPVC / Main Entrance: Polished Hardwood Frame with Paneled Door Shutters	DOOR - EXTERNAL Single Glass UPVC	DOOR - EXTERNAL Single Glass UPVC	DOOR - EXTERNAL Single Glass UPVC
WINDOWS / GLAZING UPVC Window Frames and Shutters	WINDOWS / GLAZING UPVC Window Frames and Shutters	WINDOWS / GLAZING UPVC Window Frames and Shutters	WINDOWS / GLAZING UPVC Window Frames and Shutters
OTHERS Split Airconditioners	OTHERS Split Airconditioners	OTHERS Split Airconditioners	OTHERS Modular kitchen with Hob & Chimney, RO Water Purifier, granite worktop and Tiled back splash. Stainless Steel Sink with Single Bowl and Drainage, CP Fittings.

MASTER TOILET	OTHER TOILET	SERVANT /UTILITY	SERVANT TOILET
WALLS POP with Acrylic Emulsion Paint above Cladding	WALLS POP with Acrylic Emulsion Paint above Cladding	WALLS POP with Acrylic Emulsion Paint above Cladding	WALLS POP with Acrylic Emulsion Paint above Cladding
FLOOR Imported Marble	FLOOR Anti-Skid Tiles	FLOOR Ceramic Tiles	FLOOR Ceramic Tiles
SKIRTING / CLADDING Imported Marble	SKIRTING / CLADDING Tiles up to 7 ft.	SKIRTING / CLADDING Ceramic Tiles	SKIRTING / CLADDING Ceramic Tiles
CEILING False Ceiling with Acrylic Emulsion Paint	CEILING False Ceiling with Acrylic Emulsion Paint	CEILING False Ceiling with Acrylic Emulsion Paint	CEILING False Ceiling with Acrylic Emulsion Paint
DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames	DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames	DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames	DOOR - INTERNAL HDF Skin Moulded Panelled door and door frames
DOOR - EXTERNAL Single Glass UPVC	DOOR - EXTERNAL Single Glass UPVC	DOOR - EXTERNAL Single Glass UPVC	DOOR - EXTERNAL Single Glass UPVC
WINDOWS / GLAZING UPVC Window Frames and Shutters	WINDOWS / GLAZING UPVC Window Frames and Shutters	WINDOWS / GLAZING UPVC Window Frames and Shutters	WINDOWS / GLAZING UPVC Window Frames and Shutters
OTHERS Single Lever CP fittings, Shower Enclosure	OTHERS Single Lever CP fittings	OTHERS Medium Range Chinaware and CP Fittings	OTHERS Medium Range Chinaware and CP Fittings

ENTRANCE LOBBY

WALLS
FLOOR
SKIRTING / CLADDING
CEILING
DOOR - INTERNAL
DOOR - EXTERNAL

POP with Acrylic Emulsion Paint above Cladding
Granite / Indian marble
Granite / Indian marble
POP Punning with Acrylic Emulsion Paint
HDF Skin Moulded Panelled door and door frames
Single Glass UPVC

TERRACES

WALLS
FLOOR
SKIRTING / CLADDING

Weather-Proof Paint
Anti-Skid Tiles
Anti-Skid Tiles

EXTERNAL WALL (FINISHES)

EXTERNAL WALL FINISH
CILL/ COOPING
ENTRY CANOPY
MUMTY & MACHINE ROOM
TERRACE

Architectural Coating /Texture Paint
Sandstone/ Granite
Architectural Coating /Texture Paint
Architectural Coating /Texture Paint
Anti-Skid tiles

EXTERNAL DEVELOPMENT

ROADS & PAVEMENTS
BOUNDARY WALL
PERGOLA

Bituminous / Concrete / Cobbled
Texture Paint finish
Hollow Steel Tubes With Wooden Texture Finish

OTHER DEVELOPMENTS

ELECTRICAL
LIFTS
STRUCTURE
SECURITY

Concealed Copper Wiring with Modular Plate Switches
High-speed Passenger Lift in Each Block
Earthquake-resistant Structure
Multi-layered Security with Video Door Phone

*Features and specifications are indicative and subject to change in the best interest of the development.





*Future developments

a golden state of living

- ✦ Located beside the principal internal road access and the Central Park of Wave Estate.
- ✦ Adjacent to the leisure, restaurant, and shopping amenities of Wave Estate.
- ✦ Accessible via three major entrances from the surrounding sector roads to enhance ease of access.
- ✦ Secure underground parking and extensive dedicated surface parking for visitors.
- ✦ Largest possible area of 75% open area with greens, a unique phenomenon in Punjab.
- ✦ 12 Acres well-planned luxury condominiums with maximum privacy, beautiful view, natural ventilation and sufficient light. Light - Apartment orientation is such that apartments will have sufficient day light. Air - 75% open area gives proper ventilation. 5 Acres of master greens adjacent to the site gives fresh air and a pollution-free environment. Views - Majority of the apartments will either have a view of beautifully designed landscape areas, master green area or a panoramic view of the Shivalik Range.
- ✦ Adequate lifts in every building.
- ✦ Spacious entrance lobby in each tower.
- ✦ Landscaped gardens designed by Atkins, UK.
- ✦ Recreational space like Joggers Trail, Walking Paths, Tennis Court, Badminton Court, Sit-out Plaza for senior citizens, Kids' Park with slides, see-saws, swings and sand pits.
- ✦ Elite clubhouse with world-class facilities.
- ✦ 100% power back-up.
- ✦ Unhindered 24 hour water supply.
- ✦ Earthquake-resistant RCC framed structure.
- ✦ Rainwater Harvesting.
- ✦ 3 Tier Security System – Gated community with round-the-clock security with intercom facility. Emergency call switches in each apartment.
- ✦ Registered under IGBC Green Homes Rating System (Registration No. GH 121329).
- ✦ Our International Associates: Studio DRA- Architects (UK) and Meinhart- Structural & MEP (UK).



Perspective view, features and specifications are indicative and subject to change in the best interest of the development.

WAVE Estate

As India strides ahead into the new millennium, the seamless Tri-city of Chandigarh, Mohali and Panchkula leads from the fore. Well connected to the capital of India, New Delhi, it is one of the key destinations of North India. Lying strategically contiguous to Chandigarh, the capital of the two most prosperous states Punjab and Haryana, Mohali offers the highest quality of life and design system with streamlined planning and architecture. The region is targeted by an increasing number of outsourcing IT companies and the Telecom Industry, who seek to capitalize on the rich investment opportunities available in the city.

Being a part of Mohali, Wave Estate reserves the right to be one of the most important residential and commercial hubs in North India. Be it the flourishing sectors of Mohali, the upcoming Central Business District or the ever growing average spending capacity of the people of Punjab, Wave Estate holds the advantage of being at the helm of the most powerful location to live or conduct business from.



Perspective view is an artistic rendering and not an actual photograph.



MAIN ENTRANCE

*Site Development
at
Wave Estate*



VILLAS



CENTRAL MERIDIAN



MAIN SPINE ROAD

WAVE

A World of Trust

An organization built on trust

Commitment in business is a significant work ethic and lays down the very groundwork on which relationships and reputations are founded.

Wave, formerly The Chadha Group, has made its mark today in diverse businesses by finding its core strength in innovation and commitment.

The group has risen to every expectation of its customers, business partners and investors in its 40 years of existence.

Today, the group has diversified its businesses under the flagship of Wave. Wave Infratech leads the real estate sector with a number of new residential and commercial projects along with world-class shopping centres and multiplexes. Its industries division, Wave Industries is an established name with diverse businesses such as power plants, sugar mills, paper manufacturing and distilleries. This remarkable feat has helped in solidifying a trust, that in today's world, is the most valuable attribute and a distinction that is truly rare.

WAVE INFRATECH *Foundation of Trust*

A company with a unique identity which encompasses the entire real estate category. It inherits equity from the mother brand Wave to promote a vast array of verticals, namely Residential, Commercial and Retail. Wave Infratech, the real estate arm of Wave, is one of the leading players in its sector and is en route to become one of the largest real estate developers in the country.

With ground breaking commercial projects like Wave City Center, Wave One, Wave 1st Silver Tower, Wave Eleven and outstanding integrated townships like Wave City and Wave Estate, Wave Infratech is revolutionizing the real estate arena and has achieved accolades for these futuristic and mammoth projects. Also, adding to its profile are a host of Wave Malls and Wave Cinemas across the northern belt of the country, making Wave Infratech one of the most reputed names in the industry.



Our Diverse Projects

RESIDENTIAL PROJECTS

Wave Infratech is accredited with the launch of Wave City, a Government-approved integrated mega township of 4,500 acres on National Highway 24 in the National Capital Region.

COMMERCIAL PROJECTS

Wave Infratech has recently achieved accolades for its ground-breaking commercial projects such as Wave City Center, Wave One, Wave 1st Silver Tower and Wave Vertica with a total built-up area of close to 50 million sq. ft. in the commercial heart of Noida.

SHOPPING MALLS

The group is a pioneer in developing shopping malls in North India. The Centrestage Mall in Noida, Wave Malls in Kaushambi, Lucknow, Moradabad and Ludhiana are examples of its successful track record. Wave Infratech is the fastest growing name in the retail landscape of India, having built, launched and managed 1.4 million sq. ft. of commercial space. The construction of its shopping malls in Jammu and Bareilly is in full swing and will be completed by December 2012.

MULTIPLEX

Wave Cinemas is revolutionizing the cinematic experience in India. It has incorporated world-class digital projection and sound systems at its multiplexes, Wave Cinemas in Noida, Kaushambi, Moradabad, Lucknow and Ludhiana. Going strong on its belief in constant growth, it is now taking Wave Cinemas to Haridwar, Meerut, Amritsar, Rudrapur, Ghaziabad and Bareilly.

All multiplexes are fitted with projection systems from Kinoton, Germany, audio systems from Martin Audio, UK and carpets from Brintons, UK, providing a superlative experience for cinema-goers. In addition, Wave Cinemas are fitted with class leading, ergonomically designed luxurious seats that are wider, and have more leg-room than other cinema houses in the market. Equipped with the latest facilities, these multiplexes are comparable with the best in the world. Wave Cinemas was adjudged Best of India in Cinema Category by India Today in the year 2006.



WAVE
City

WAVE
1st Silver Tower

WAVE
City Center

WAVE
One

WAVE
Vertica

WAVE
Malls

WAVE
Cinemas



WAVE INDUSTRIES

SUGAR

Today, Wave is one of the largest players in North India owning and operating a total of seven sugar mills in Uttar Pradesh and one in Punjab with a total cane cutting capacity of over 25000 TCD.

DISTILLERY

A Wave division company, A.B. Sugars Limited is running a molasses based distillery in Punjab with a total capacity of 60 KL per day. Along with it is the Wave Distillery in Aligarh with a total capacity of 120 KL per day. The group has now entered into an agreement with Ian Macleod and Company Limited, UK owners of the Hedges & Butler brand for technical support and development of blends for the Indian market. Wave Distilleries and Brands includes Raffles Vodka, Raffles Rum, Evening Special Whisky and Divine Special Whisky which enjoys a comprehensive market share in North India.

BREWERY

Wave Brewery has also given India one of its very first breweries at Aligarh with a mammoth capacity of one million hecto litre.

WAVE BEVERAGE

Wave Beverages Pvt. Ltd. owns and operates a beverage plant in Amritsar, Punjab. It is one of the nine franchises of Coca Cola India Ltd. that is equipped with both hot and cold bottling facilities. The plant produces many soft drinks of popular brands consumed in the country and its capacity is RGB – 600BPM, Mazza – 320BPM and Pet – 80BPM.

PAPER

The group has a proper plant for the manufacture of kraft, semi-kraft paper, writing, printing, photocopier and newsprint at Bilaspur in Uttar Pradesh. The unit is run by Chadha Papers Limited. The plant has an installed capacity of 80,000 metric tonnes.

LIQUOR

The mainstay of the group and its largest activity is liquor retailing and distribution. It has developed a large network for this business and owns more than 2,500 retail outlets in Punjab, Haryana and Uttar Pradesh.

FILM DISTRIBUTION

Ginni Arts handles the group's film distribution business. It distributes films in Uttar Pradesh and Delhi and has several hits in its repertoire – Hamraaz, Khakhi, Qayamat, Company, Gadar-Ek Prem Katha, No Entry, Ready and Murder 2 to name a few.

FOOD PROCESSING

The group has recently started the food processing business and has established a partnership firm called Great Value Food. The UP Government has given the group a contract for the supply of analysed food for its Mid-day Meal scheme.

SOCIAL RESPONSIBILITY

Wave is a company that cares to care – a conviction that is best reflected in its initiatives. The Mata Bhagwanti Devi Chadha Charitable Trust has been set up in the memory of Kulwant Singh Chadha's mother with the mission of serving physically and mentally disabled children. Mata Bhagwanti Chadha Niketan, a charitable rehabilitation institute was established in 1999. It provides therapy and counseling to children with special needs, empowering them to be independent.



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INTL. AIRPORT
7.5 kms away
- 

CRICKET STADIUM
3.5 kms away
- 

BUSINESS HUB
1.3 kms away
- 

FORTIS HOSPITAL
3.5 kms away
- 

ISB
1.2 kms away
- 

ISBT MOHALI
3.4 kms away
- 

PUDA BHAWAN
3.5 kms away

*All distances mentioned above are crow fly distance.