CLIENT MARKET REPORT

Wave City, Ghaziabad

Delhi NCR | Plots, apartments, floors and villa enquiries



Conceptual AI illustration - not a Wave City project photograph.

A property decision, not just a township decision

Choose the format first, then the precise project, sector and unit. Wave City offers several residential formats, but access, services, pricing and legal documentation differ within the township.

Read price claims carefully

This report uses dated asking-price references. It does not claim a verified multi-year plot-price index, current stock list, realised appreciation or guaranteed returns.

Regrob Wave City team: +91-9205309293

Request a current shortlist, written cost sheet and site visit.

LOCATION AND ORIENTATION

Wave City within Delhi NCR

Ghaziabad is the location; Delhi NCR is the wider regional context.

DELHI / NOIDA

Your actual starting point

↓

NH-24 / NH-9 CORRIDOR

Check entry, exits and traffic

↓

WAVE CITY, GHAZIABAD

Choose the exact project / sector

↓

YOUR UNIT / PLOT

Inspect last-mile access and services

Connectivity schematic only - not a geographic map, distance diagram or promised travel time.

Locality advantage: verify the daily route

Test the journey to work, school, healthcare and shopping from the exact entrance. Compare present access with any proposed infrastructure. The Sector 6 video mentions an 18 m road connected to a 24 m road; verify this for the specific plot, not the whole township.

PROPERTY-FORMAT COMPARISON

What can a buyer explore?

Offerings and enquiries are distinct from confirmed live availability.

Format	Availability context	Buyer checks
Plots	Resale / plot enquiries. A specific 135 sq yd Sector 6 plot was discussed in the supplied August video. Current stock is not confirmed.	Title, access, transfer dues, permitted construction and serviced possession.
Flats / apartments	Developer-listed projects. Official catalogue lists Dream Homes, Eden, Veridia Heights and Veridia; current units and booking status need confirmation.	Project/phase RERA, carpet area, completion status, lift/parking and total cost.
Floors	Delivered / resale-led enquiries. Wave Floors and Executive Floors appear in the developer catalogue; the page marks legacy offerings sold out/delivered. Ask about resale.	Separate unit title, shared land rights, lift and maintenance arrangements.
Villas / independent homes	Availability not confirmed. Legacy Armonia references and resale listings exist. No live villa stock is verified. A skyvilla is not necessarily a landed villa.	Land ownership, sanctioned building, completion documents and alterations.

Availability checked at catalogue level on 28 October 2026. No unit count, guaranteed booking slot or resale stock is certified. Ask the Regrob team to confirm the current seller, unit, price and visit access.

PLOT PRICING AND TREND EVIDENCE

Dated references, clearly separated

Do not turn different samples into an appreciation chart.

Reference date / source	Published quote	How to interpret
Q3 2026 / page updated Oct 2026 Magicbricks plot-rate card	Rs 1,18,582 / sq yd	Township-level portal asking reference; narrative elsewhere mislabels units.
Listing updated 9 Sep 2026 Housing.com plot listing	Rs 1.19 lakh / sq yd	Listing-specific basic-price reference, not a township index.
Video described as 5 Aug 2026 Regrob Sector 6 video brief	Rs 1,28,000 / sq yd	One 135 sq yd resale discussion; historical asking quote, not current inventory.

What can we conclude about trends?

The available observations are not matched transactions for the same plots over time. They do not establish a defensible historical growth rate. No CAGR or year-on-year return is calculated. Ask for same-sector, same-size comparable transactions and distinguish executed prices from offers.

A unit-label trap

The Magicbricks plot card explicitly labels its Q3 figure per square yard, while narrative text uses square feet. This report follows the labelled plot card and flags the inconsistency. Never multiply a plot rate until the area unit is confirmed.

PRICING DISCIPLINE

What the Sector 6 quote implies

Historical illustration from the supplied 5 August 2026 video summary.

135 sq yd × Rs 1,28,000 = Rs 1,72,80,000

The base consideration is Rs 1.728 crore. The video identifies registration, club and infrastructure charges as additional. Confirm current availability, price and dues for the actual plot.

Item	Action before budgeting
Plot consideration	Get the current written offer and identify seller, plot, sector and area.
Transfer and outstanding dues	Obtain a dues statement and allocate responsibility in the agreement.
Registration and taxes	Confirm applicable charges and the current circle-rate basis with qualified advisers.
Construction budget	Separate architecture, permissions, construction, services and fit-out from land cost.
Ongoing ownership	Check maintenance, club terms, utilities and financing/holding costs.

Circle rates, asking prices and executed transaction prices serve different purposes. Do not substitute one for another. No blanket tax or duty percentage is assumed here.

DEVELOPMENT AND LIVEABILITY

Inspect what exists today

The township brand does not certify the readiness of each project.

Township and project development

The developer catalogue presents mid-rise, high-rise and low-rise products. Inspect the actual building or sector, access roads, occupancy, drainage and services rather than assuming uniform readiness.

Parks, clubs and common spaces

Ask what is operational, under construction or proposed. Verify membership, maintenance, access and delivery obligations. The club described in the Sector 6 video was under construction at that time; its current status is unverified.

Independent home planning

Before buying a plot, obtain its survey, dimensions and approved layout. An architect should verify setbacks, coverage, floor-area limits, parking and permissions. Ground-level parking in a video is a design possibility, not a guaranteed entitlement.

Flats, floors and villas

Compare usable carpet area, property rights, construction stage, parking, lift rights and monthly charges. A separately titled floor, apartment and landed villa are not interchangeable products.



Conceptual plot-planning illustration - not an actual Wave City plot.

DUE DILIGENCE AND DECISION

A disciplined shortlist for discerning buyers

Use a three-gate process before paying a booking amount.

Gate 1 / Lifestyle and suitability

Define your all-in budget, commute, move-in date and intended use. Compare at least two genuinely comparable options. A lower quote can reflect a different sector, legal position, stage or charge basis.

Gate 2 / Documents and approvals

Review title chain, seller authority, encumbrances, allotment/sale documents, transfer restrictions, sanctioned plans and applicable completion/possession records. Verify project/phase RERA where applicable with UP RERA. A promoter ID is not a project registration.

Gate 3 / Written financial terms

Confirm the full cost, dues, payment milestones, cancellation/refund terms, seller obligations and handover conditions. Independently verify rental evidence and resale liquidity if investment is the objective.

RERA and scope disclaimer

General information only; not a legal opinion, formal valuation or personalised investment recommendation. Registration does not establish title, certify all approvals or guarantee delivery. Verify the exact unit and obtain independent professional advice. Availability, prices and terms may change; appreciation and returns are not assured.

Discuss your shortlist: +91-9205309293

regrobedge.com/city-watch/delhi-ncr/wave-city/

EVIDENCE REGISTER

Sources, dates and limitations

Research cut-off: 28 October 2026. Dynamic pages can change.

1 / Official Wave City catalogue

Residential format names and catalogue labels. Not a live stock ledger.

https://www.wavecity.in/residential-projects

2 / Wave Executive Floors

Developer description of low-rise floors. Current resale availability not verified.

https://www.wavecity.in/project/wave-executive-floors

3 / Magicbricks plot-rate page

Q3 2026 plot card: Rs 1,18,582/sq yd, 0% QoQ displayed. Mixed unit labels elsewhere; not transaction evidence.

https://www.magicbricks.com/Property-Rates-Trends/Residential-Plot-rates-Wave-City-in-Ghaziabad

4 / Housing.com plot listing

Listing updated 9 Sep 2026: Rs 1.19 lakh/sq yd. Listing-specific, not township-wide availability.

https://housing.com/in/buy/projects/page/328530-wave-city-residential-plots-by-wave-group-in-wave-city

5 / Supplied Regrob video

135 sq yd Sector 6 plot; Rs 1,28,000/sq yd in the supplied August summary. No current offer inferred.

https://youtu.be/kfqurD3KtH0

6 / UP RERA

Use for applicable project/phase verification. No single registration is assigned to the township or all resale units.

https://www.up-rera.in/

The conceptual illustration is AI-generated and not a photograph of Wave City. No surveyed map, verified historical price series or live inventory count is supplied. Request a current property-specific due-diligence pack.