

5/03/25

SBI Nanded -

Madhukar Manekar

Plot No-605, B-Bldg, Merlin Elementa 2.0, Sr.No-55 11A/11D
+ 14, Tathawade, Mulshi, Pune-411033,
Land Mark - Near Poddar Jw. School & Decathlon-Walsad

Building is - 2 Basement + Gr. + 13.
at present 2 Basement + Gr & 2 Floors complete,
Bambrotes. A/c. (As per Poucha.)

N - starwoods CHSL	—	Side Margin Staircase Lift.
S - Elementa Rd	—	Plot / 606.
E - Atlanta Soc.	—	Side Margin.
W - Bhumkar Chowk Rd.	—	Entrance / Passage.

Located in rapidly developing residential area, 71cm from
Chinchwad Rly Stn, Bhumkar Chowk Bus Stop is about
0.5km, Mumbai-Bangalore highway at 0.51km.

Area - 552.30 Sqft-Corpt + 31.32 Sqft. Dry Bal, 48.76 Sqft.
& 1 Car parking.

Plan will consist - living, open Balcony, kitchen with Dry Bal,
Bed-1 & Bed II with att. Tail & 1 common Bal. (2BHK)

Sales officer: Nitesh Meshin - 9168668536.



Merlin
elements 2.0

Merlin

March 2025

Typology Type	2 BHK				3 BHK - Smart			3 BHK - Garden
	Cozy	Comfort	745 Sq. Ft.	750 Sq. Ft.	761 Sq. Ft.	859 Sq. Ft.	895 Sq. Ft.	1087 Sq. Ft.
Carpet	632 Sq. Ft.	734 Sq. Ft.	83,60,300	84,23,100	85,40,800	98,24,000	1,00,40,000	1,24,32,000
Agreement Cost	70,96,400	82,42,500	4,18,015	4,21,155	4,27,040	4,91,200	5,02,000	6,21,600
GST (5%)	3,54,820	4,12,125	5,85,300	5,89,700	5,97,900	6,87,700	7,02,800	8,70,300
Stamp Duty (7%)	4,96,800	5,77,000	30,000	30,000	30,000	30,000	30,000	30,000
Registration	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Total Package	79,78,020	92,61,625	93,93,615	94,63,955	95,95,740	1,10,32,900	1,12,74,800	1,39,53,900

Payment Schedule		Terms & Conditions	
Percentage %	Slabs		
10%	Booking Amount Rs. 1,00,000/-.	<p>1. 10% payment including the booking amount & Taxes (Stamp duty, Registration & GST) to be paid within 15 days from the date of booking.</p> <p>2. Agreement to be registered within 15 days from the date of application for Booking.</p> <p>3. Any other taxes will be applicable as per the government norms.</p> <p>4. Legal fees Rs. 10,000/- need to be paid extra at the time of registration.</p> <p>5. Rates are subject to change without prior notice, all price are tentative and subject to change.</p> <p>6. Maintenance amount for 1 year of Rs. 45,000/50,000/55,000, Corpus Fund amount of Rs. 90,000/1,05,000/1,25,000 & Society formation charges are 5,000/-.</p> <p>7. As per Govt. norms 1% TDS applicable at agreement value on or above 50Lacs.</p> <p>8. Stamp Duty, registration amount, GST, and any other taxes are subject to change as per government norms and will be applicable at actuals.</p> <p>9. Prices is valid only for 7 days from the date of issue of the quotation.</p> <p>10. Home loan to be obtained exclusively from our authorized banker. If the banker does not have authorize with us, there will be charges of Rs. 25,000/-.</p> <p>11. Carpet area is calculated according to RERA norms. 1sq.mtr = 10.764 Sq.ft..</p> <p>12. Floor Raise is applicable, 1 to 3rd Floor - Nil, 4th to 6th Floor - Rs. 25/- Per Sq.ft., 7th to 9th Floor - Rs. 50/- Per Sq.ft., 10th to 13th Floor - Rs. 75/- Per Sq.ft.</p> <p>13. Customization or Internal changes will not be accepted.</p> <p>14. For pre-agreement cancellations, the standard charges are Rs. 100,000/- Deduction for post-agreement cancellations is 10% of the agreement cost or Rs. 100,000/-, whichever is higher. The agreement contains a detailed clause.</p>	
20%	Upon Agreement within 15 days.		
15%	Upon completion of Plinth Slab.		
10%	On completion of 4th Floor Slab of the Building.		
10%	On completion of 7th Floor Slab of the Building.		
10%	On completion of 10th Floor Slab of the Building.		
10%	On completion of 13th Floor Slab of the Building.		
5%	Upon completion of Concealed electrical and plumbing work of unit.		
5%	Upon completion of flooring and fitting of doors & Windows of unit.		
5%	At the time of Possession.		

Sales Manager :

Contact No. :

MAHA RERA NO. : P52100050199

<https://maharera.mahaonline.gov.in>

