

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.

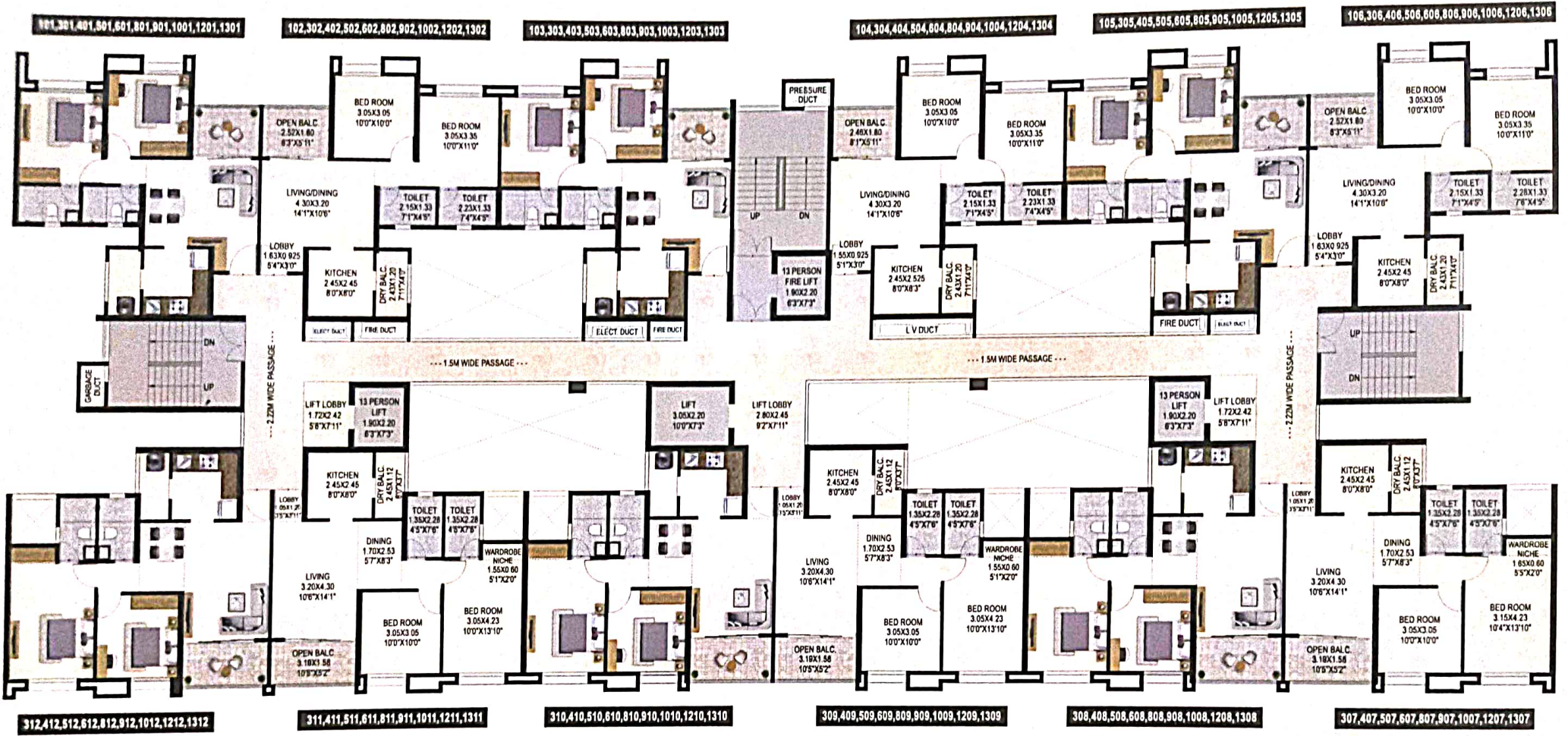
Area - 552.30 Sqft-Corpt + 31.32 Sqft. Dry Bal, 48.76 Sqft.
& 1 Car parking.

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

Sales officer: Nitesh Meshin - 9168668536.



BUILDING B TYPICAL 1ST, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 12TH & 13TH FLOOR PLAN



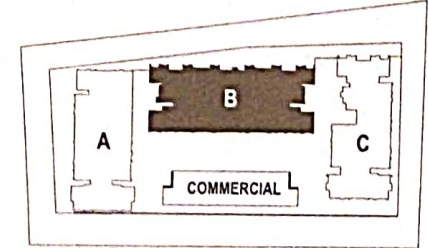
Flat No.	Configuration	CARPET AREA		DRY BALCONY AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101, 301, 401, 501, 601, 801, 901, 1001, 1201, 1301	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
102, 302, 402, 502, 602, 802, 902, 1002, 1202, 1302	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
103, 303, 403, 503, 603, 803, 903, 1003, 1203, 1303	2 BHK COZY	51.44	553.7	2.91	31.32	4.42	47.58	58.77	632.6
104, 304, 404, 504, 604, 804, 904, 1004, 1204, 1304	2 BHK COZY	51.44	553.7	2.91	31.32	4.42	47.58	58.77	632.6
105, 305, 405, 505, 605, 805, 905, 1005, 1205, 1305	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
106, 306, 406, 506, 606, 806, 906, 1006, 1206, 1306	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
307, 407, 507, 607, 807, 907, 1007, 1207, 1307	2 BHK COMFORT	60.17	647.67	2.68	28.85	5.02	54.04	67.39	725.39
308, 408, 508, 608, 808, 908, 1008, 1208, 1308	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
309, 409, 509, 609, 809, 909, 1009, 1209, 1309	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
310, 410, 510, 610, 810, 910, 1010, 1210, 1310	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
311, 411, 511, 611, 811, 911, 1011, 1211, 1311	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
312, 412, 512, 612, 812, 912, 1012, 1212, 1312	2 BHK COMFORT	60.17	647.67	2.68	28.85	5.02	54.04	67.39	725.39



Note:

- * Carpet Area is calculated according to RERA norms (Including Plaster Thickness & Cupboard Area)
- All the areas other than carpet area are mentioned for illustration purpose only
- Site of the apartment is on carpet area only
- * Total Usable Area = carpet area + balcony area + private garden area
- All Dimensions mentioned are for Unfinished surface & including Enclosed Balcony

Disclaimer: The designs, images, specifications and other details are purely indicative in nature and the interested recipient should note that these are to be treated as purely provisional and informative and as such only. We reserve the right to modify / amend / alter any of the above said in the best interest of the development and as per RERA regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material, images, contents herein are for representative purpose only. Any party desirous / interested in the project needs to enter into an Agreement to Sale. *TAC apply



Typology	2 BHK					3 BHK - Smart		3 BHK - Garden
	Cozy	Comfort						
Carpet	632 Sq.Ft.	734 Sq.Ft.	745 Sq.Ft.	750 Sq.Ft.	761 Sq.Ft.	859 Sq.Ft.	895 Sq.Ft.	1087 Sq.Ft.
Agreement Cost	70,96,400	82,42,500	83,60,300	84,23,100	85,40,800	98,24,000	1,00,40,000	1,24,32,000
GST (5%)	3,54,820	4,12,125	4,18,015	4,21,155	4,27,040	4,91,200	5,02,000	6,21,600
Stamp Duty (7%)	4,96,800	5,77,000	5,85,300	5,89,700	5,97,900	6,87,700	7,02,800	8,70,300
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/- Before Agreement (within 15 days).	<ol style="list-style-type: none"> 10% payment including the booking amount & Taxes (Stamp duty, Registration & GST) to be paid within 15 days from the date of booking. Agreement to be registered within 15 days from the date of application for Booking. Any other taxes will be applicable as per the government norms. Legal fees Rs. 10,000/- need to be paid extra at the time of registration. Rates are subject to change without prior notice, all price are tentative and subject to change. 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/-. As per Govt. norms 1% TDS applicable at agreement value on or above 50Lacs. Stamp Duty, registration amount, GST, and any other taxes are subject to change as per government norms and will be applicable at actuals. Prices is valid only for 7 days from the date of issue of the quotation. 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/-. Carpet area is calculated according to RERA norms. 1sq.mtr = 10.764 Sq.ft.. 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. Customization or internal changes will not be accepted. 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.
20%	Upon Agreement within 15 days.	
15%	On 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>

