merlin elementa 2.0

Merlin

March 2025

Typology	2 BHK					3 BHK - Smart						3 BHK - Garden
Type	Cozy	Comfort										
Carpet	632 Sq.Ft.	734 Sq.Ft.	745 Sq.Ft.	750 Sq.Ft.	761 Sq.Ft.	834 Sq.Ft.	852 Sq.Ft.	859 Sq.Ft.	895 Sq.Ft.	920 Sq.Ft.	955 Sq.Ft.	1087 Sq.Ft.
Agreement Cost	70,96,400	82,42,500	83,60,300	84,23,100	85,40,800	95,44,000	97,44,000	98,24,000	1,00,40,000	1,05,28,000	1,09,28,000	1,24,32,000
GST (5%)	3,54,820	4,12,125	4,18,015	4,21,155	4,27,040	4,77,200	4,87,200	4,91,200	5,02,000	5,26,400	5,46,400	6,21,600
Stamp Duty (7%)	4,96,800	5,77,000	5,85,300	5,89,700	5,97,900	6,68,100	6,82,100	6,87,700	7,02,800	7,37,000	7,65,000	8,70,300
Registration	30,000	30,000	30,000	30,000	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	1,07,19,300	1,09,43,300	1,10,32,900	1,12,74,800	1,18,21,400	1,22,69,400	1,39,53,900

Payment Schedule	
Percentage %	Slabs
10%	Booking Amount Rs. 1,00,000/-. Before Agreement (within 15 days).
20%	Upon Agreement within 30 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.

Terms & Conditions

1.10% payment including the booking amount & Taxes (Stamp duty, Registration & GST) to be paid within 15 days from the date of booking.
2.Agreement to be registered within 15 days from the date of application for Booking.
3.Any other taxes will be applicable as per the government norms.
4.Legal fees **Rs. 10,000/-** need to be paid extra at the time of registration.
5.Rates are subject to change without prior notice, all price are tentative and subject to change.
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/-**.
7.As per Govt. norms 1% TDS applicable at agreement value on or above 50Lacs.
8.Stamp Duty, registration amount, GST, and any other taxes are subject to change as per government norms and will be applicable at actuals.
9.Prices is valid only for 7 days from the date of issue of the quotation.
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/-**.
11.Carpet area is calculated according to RERA norms. 1sq.mtr = 10.764 Sq.ft..
12.Floor Raise is applicable, **1 to 3rd Floor - Nill, 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**.
13.Customization or internal changes will not be accepted.
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.

Sales Manager :

Contact No. :

MAHA RERA NO. : P52100050199
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