

Merlin

elementa 2.0

A LEGACY OF OVER 4 DECADES SPREAD ACROSS 7 CITIES

Merlin

Merlin Group, is one of India's leading multi-sector real estate organisation with a Pan India presence across 6 cities and an overseas presence in Colombo. The Group has had a consistent track record of trust, quality, performance and timely project completion.

40
YEARS
OF EXPERIENCE

150+
PROJECT COMPLETED

PRESENCE IN
7
CITIES

20+
MILLION SQ. FT.
DEVELOPED

20+
MILLION SQ. FT.
UNDER CONSTRUCTION
ACROSS INDIA

Residential | Commercial | Township | Hospitality & Leisure
Joint Venture | Industrial Estate | Advisory



ONE OF INDIA'S FINEST REAL ESTATE DEVELOPERS



LANDMARKS BY MERLIN GROUP



SUMMIT - KOLKATA



RISE - KOLKATA



ACROPOLIS - KOLKATA



PENTAGON - AHMEDABAD



SPRINGVILE - BHUBANESWAR



REFLECTION - CHENNAI



SINGAPORE CITY - RAIPUR



ALTAIR - COLOMBO

All Artist's Impression

WELCOME TO A WORLD
WHERE WISHFUL DREAMS
AND REALITY MEET TO
CREATE A MESMERIZING
EXPERIENCE



A WORLD OVERFLOWING
WITH ETERNAL BLISS OF
TRANQUIL OPULENCE

MINUTES AWAY FROM
HIGHER INDULGENCES
MINUTES AWAY FROM ALL
POPULAR DESTINATIONS

OPEN THE DOOR TO
BESPOKE LUXURY
AND RELISH LIVING
AS YOU WISH

A DAWN IMMERSED IN PRISTINE PLEASURES

ROOFTOP INFINITY POOL

Artist Impression

A DUSK SOAKED IN LEISURE GALORE



ROOFTOP SKY WALK

Artist Impression

AN INVIGORATING DAY OF POWER PLAY



INDOOR BADMINTON COURT

Artist Impression

A PEACEFUL NIGHT OF UNDISTURBED SLUMBER FOR YOUR GUESTS



GUEST ROOMS

Artist Impression

EVERY CONVENIENCE AT YOUR DOORSTEP



HIGH STREET RETAIL

Artist Impression



Artist Impression

merlin elementa 2.0

NEXT TO DECATHLON, WAKAD.

WISHFUL LIVING

2 & 3 BHK Homes and High Street Retail

- 3 Magnificent Towers Of 13 Floors Each
- High Street Retail At Your Doorstep
- Spread Across 2.75 Acres Of Land Parcel
- 30+ Unmatched Amenities Spread Across 3 Levels
- Seamless Connectivity Between All Towers Via Sky Walk
- Ample Parking Space
- 2 Way Connectivity With 24 Mtrs. & 18 Mtrs. Roads
- 200 Mtrs. From Mumbai-Pune Highway
- Aluform Shuttering Construction Technology



Artist Impression

STAY SURROUNDED WITH EXCLUSIVE PRIVILEGES, WHETHER AT HOME OR OUTSIDE



Stock Image



Stock Image



Stock Image



Stock Image

- Well-connected Location With Minimum Travel Time
- 20+ Educational Institutions In The Vicinity
- 30+ Unmatched Amenities At 3 Different Levels
- Well-Ventilated And Brightly Lit Homes
- Thoughtful Design With Minimal Wastage
- Integrated High-street Retail

EVERY DESTINATION WITHIN YOUR REACH

Located just 200 mtrs. away from the Mumbai-Pune Highway, and is close to:

- Hinjawadi
- Baner
- Balewadi
- Aundh
- Pradhikaran
- Pimpri-Chinchwad

IT Parks / Industrial Zones / Commercial Zones / Educational Institutes / Entertainment Hubs / Hotels & Restaurants


Stock Image


Stock Image


Stock Image


Stock Image

COMMERCIAL ZONES:

• Hinjawadi IT Park	- 12 mins
• Industrial Hubs near Akurdi	- 21 mins
• Talawade IT Park	- 25 mins

CONNECTIVITY:

• Mumbai Pune Highway	- 01 min
• Proposed Metro Station	- 08 mins
• Pimpri Railway Station	- 21 mins
• Pune Airport	- 45 mins

EDUCATIONAL INSTITUTIONS:

• Podar International	- 01 min
• Sri Balaji Institute	- 02 mins
• Blossom Public School	- 04 mins
• JSPM v	- 06 mins
• Indira College	- 08 mins
• Dr. DY Patil Institute	- 10 mins
• Eurokids Pre-School	- 11 mins

MEDICAL INFRASTRUCTURE:

• Pulse Multi-speciality	- 07 mins
• Kusum Memorial	- 07 mins
• Aditya Birla Hospital	- 11 mins

MALLS:

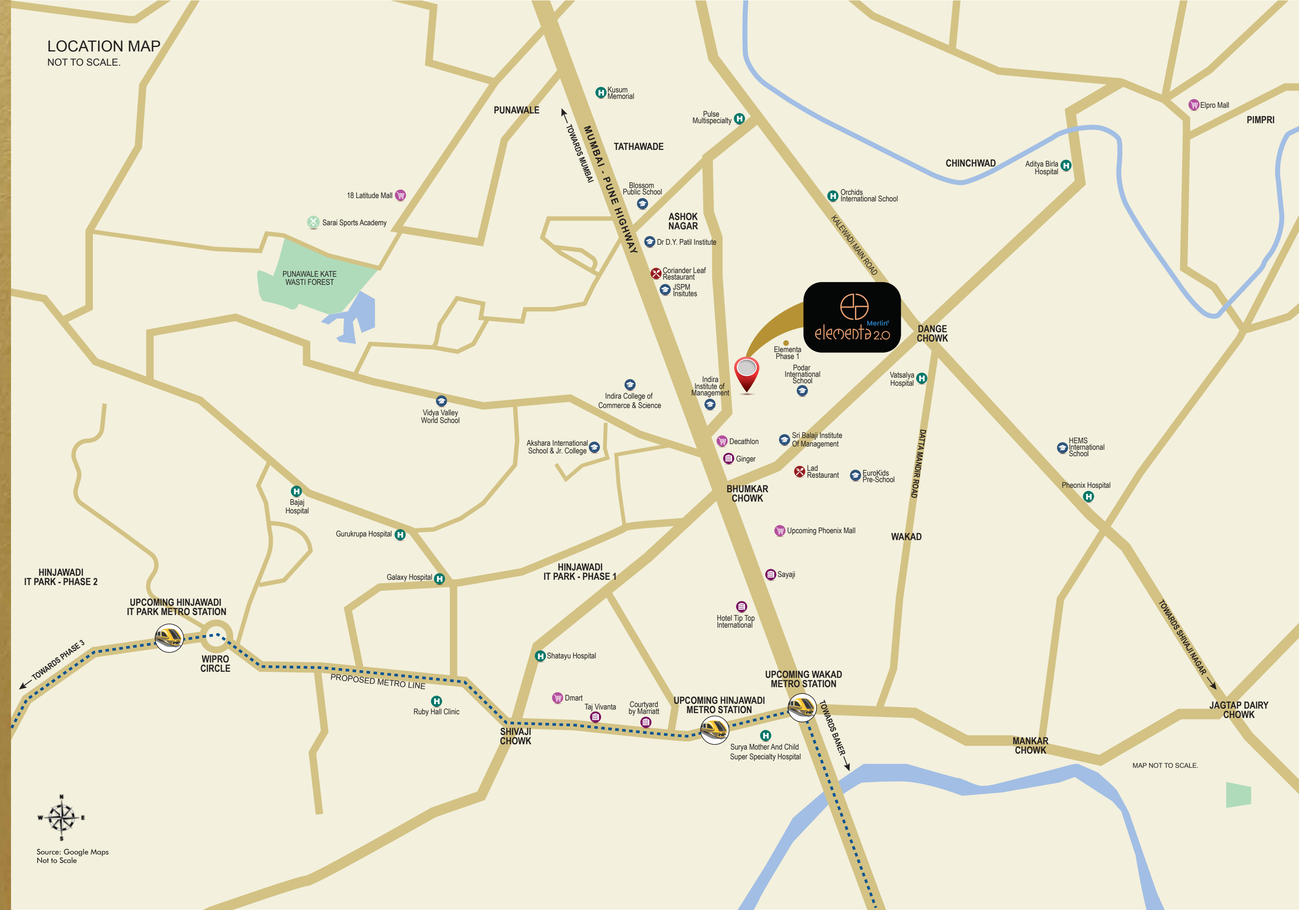
• Decathlon	- 01 min
• Upcomming Phoenix Mall	- 06 mins
• Elpro Mall	- 13 mins
• City One Mall	- 18 mins
• Central Mall	- 19 mins

HOTELS AND RESTAURANTS:

• Ginger	- 03 mins
• Sayaji	- 04 mins
• Sadanand Regency	- 07 mins
• Taj Vivanta	- 11 mins
• The Orchid Hotel Pune	- 11 mins
• Balewadi High Street	- 12 mins
• Courtyard by Marriott	- 13 mins

LOCATION MAP

NOT TO SCALE.



Source: Google Maps
Not to Scale



Artist Impression

TOP-NOTCH 30+ AMENITIES ACROSS 3 LEVELS AT YOUR SERVICE

A selection of the choicest lifestyle features designed for 360 degree enhancement.

- Health • Lifestyle • Sports
- Convenience • Advance features

LEISURE DECK - PODIUM LEVEL



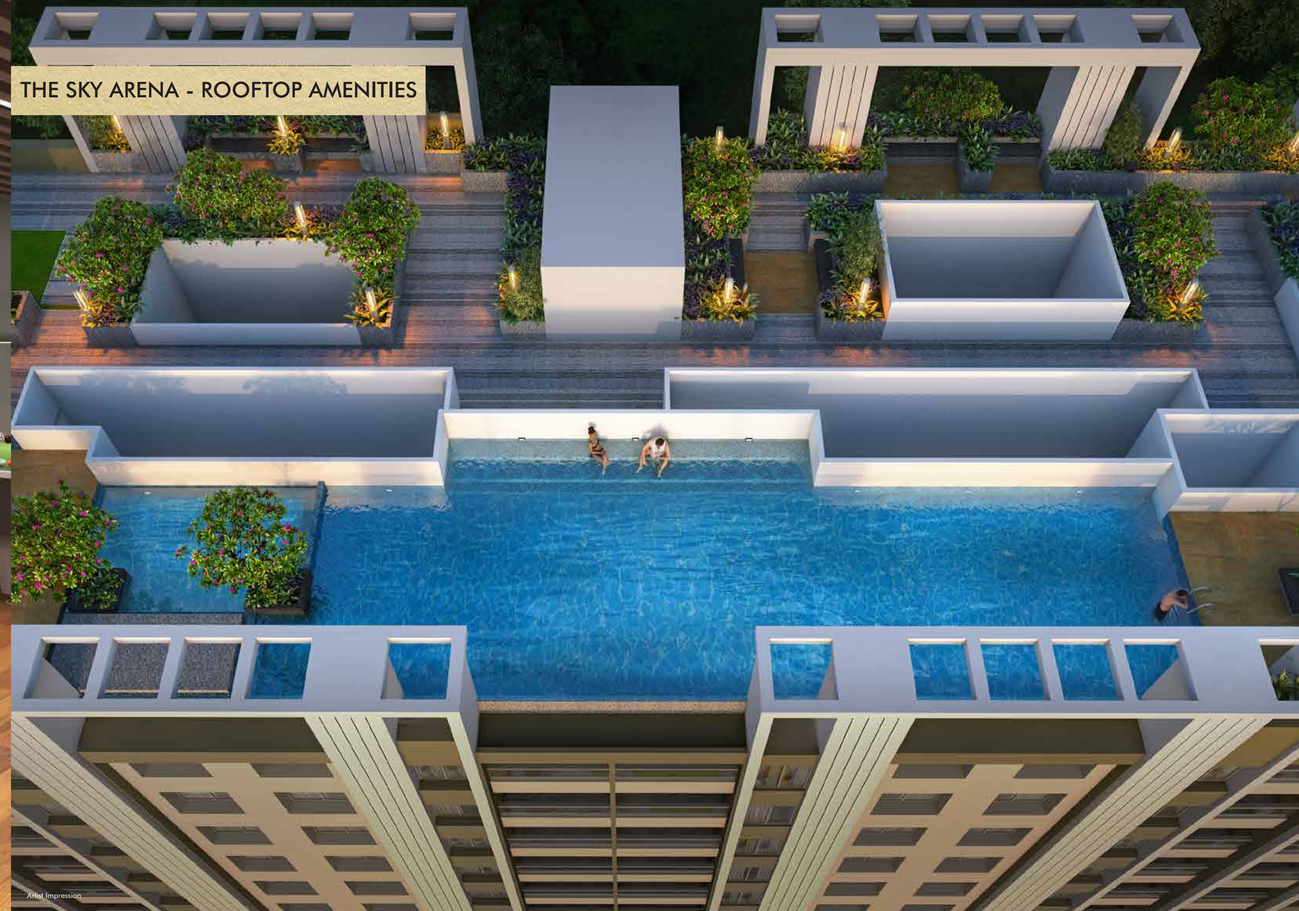
Artist Impression

ELEMENTS - THE RECREATION ZONE (LEVEL 1)



Artist Impression

THE SKY ARENA - ROOFTOP AMENITIES



Artist Impression



Artist Impression

BEST-IN-CLASS HEALTH & FITNESS FACILITIES FOR YOUR WELLBEING



JOGGING TRACK

Stock Image

HEALTH FEATURES

- Jogging Track
- Gymnasium
- Steam Room
- Yoga & Aerobics Zone
- Health Zone



STEAM ROOM

Stock Image



GYMNASIUM

Artist Impression



EXTRAVAGANT LIFESTYLE AMENITIES TO PAMPER YOU TO THE HILT



LIFESTYLE FEATURES

- Rooftop Infinity Pool
- Splash Pool
- Sky Walk
- Mini Theatre
- Gazebo
- Amphitheatre
- Chit Chat Corners
- Kids' Play Area
- Senior Citizens' Sit-Out
- Floor Games For Kids



MINI THEATRE

Artist's Impression

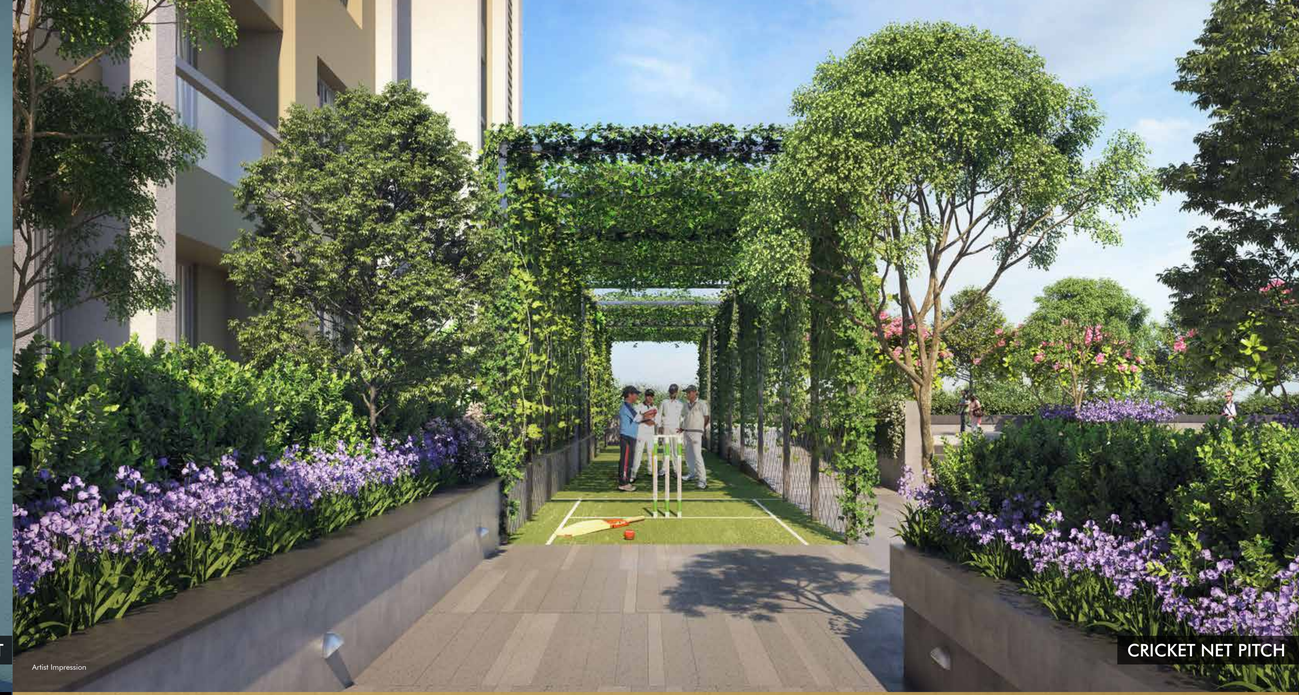


KIDS' PLAY AREA

Artist Impression



INDOOR BADMINTON COURT



CRICKET NET PITCH

SPORTING FACILITIES AS THE BIGGEST STRESS BUSTER

SPORTS FEATURES

- Cricket Net Pitch
- Indoor Badminton Court
- Multipurpose Court
- Squash Court



MULTIPURPOSE COURT

Stock Image



SQUASH COURT

Artist Impression



THE CHOICEST INDOOR GAMES FOR UNLIMITED ENTERTAINMENT







ELEMENTS THE RECREATION ZONE

- Arcade Games
- Air Hockey
- Table Tennis
- Card Rooms
- Carrom
- Simulator Games
- Foosball Table
- Pool Tables
- Chess



BANQUET HALL

Artist Impression



CRECHE

Artist Impression

A HOST OF EXCLUSIVE CONVENIENCES AT YOUR SERVICE

EXCLUSIVE CONVENIENCE FEATURES

- Banquet Hall With Pre-Function Area
- Creche
- Library
- Meeting Room With VC Facility
- Guest Room
- Cafeteria
- Co-working Spaces



LIBRARY

Artist Impression



CAFETERIA

Artist Impression


CO-WORKING SPACES
Stock Imahe


MEETING ROOMS
Stock Imahe

SMART FEATURES FOR UTMOST EASE & COMFORT

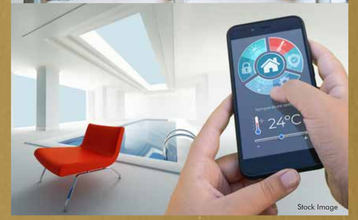
ADVANCED FEATURES

- DG Backup For All Apartments (Except For 15 Amp Points) And Common Area.
- Access Control In All Main Lobbies
- CCTV Surveillance
- Car Charging Stations
- Bike Charging Stations
- Property Management Services
- Wi-fi in Common Areas
- Building Control & Operations App


Stock Image


Stock Image


Stock Image



Stock Image

DOUBLE HEIGHT ENTRANCE LOBBY WITH ACCESS CONTROL

Artist Impression









CONTEMPORARY FEATURES AND FIXTURES TO MATCH YOUR STATUS

Structural:
- Earthquake resistant RCC frame structure in Aluform shuttering with elegant and aesthetic elevation.

Walls & Plaster:
- External face with texture finish & acrylic paint.
- Internal RCC walls with putty, primer & OBD paint finish.

Flooring:
- 800 X 800 mm Glossy vitrified flooring for entire flat.
- 600 X 600 mm rustic tiles in balcony.

Kitchen:
- Granite platform with SS sink.
- Vitrified tiles in dado up to lintel level.
- RO Point.
- Provision for hob and chimney.
- Washing machine point in dry balcony.

Doors and windows:
- Main door 35 mm flush door with decorative veneer finish & wooden door frames.
- Internal bedroom doors: 32mm flush doors with decorative laminate, wooden door frames & SS finish mortise handles.
- Internal toilet doors: 32mm flush doors with decorative laminate, granite or stone door frames & SS finish mortise handles.
- Aluminum sliding windows with powder coating and 5 mm clear glass with granite jamb on all 4 sides.
- Safety grill upto an appropriate and safe height.
- SS & glass combination for balcony railing.

Toilets:
- Toilet Flooring: 600 X 600 mm anti-skid vitrified tiles.
- Toilet Dado: 600 X 600 mm matt finished vitrified tiles in dado up to lintel level.
- Sanitary ware of Jaquar or equivalent.
- CP fittings of Jaquar or equivalent.
- 600 X 600 mm Gypsum false ceiling in all toilets (openable).
- Concealed flush valve flushing system.
- Geyser points in all toilets.
- Openable aluminium vent windows for access to service area.

Electrical:
- Modular switches of Legrand or equivalent.
- 3 phase concealed copper wiring of Polycab or equivalent.
- AC & TV points in all bedrooms, living / dining.

Salient features & facilities:
- 3 to 4 high speed elevators (including stretcher lift) of 10 to 13 passenger capacity with SS cabin of Kone or equivalent in every block.
- Garbage chute in every block.
- Dedicated RCC service ledge for A/C ODUs for every flat.
- Solar panels.
- Rain water harvesting.
- Sewage treatment plant.
- Water treatment plant.
- Allotted car parking.
- Administration office.

Architect: **A & T Consultants**
Structural Consultant: **G. A. Bhilare Pvt. Ltd.**
Legal Consultant: **Adv. Kiran Kothadiya**
Landscape Consultant: **Studio Roots**
MEP Consultant: **MEP Systems And Solutions Pvt Ltd.**





MASTER LAYOUT PLAN

1. Entry Gate
2. Lawn
3. Cricket Net Pitch
4. Multipurpose Court
5. Amphitheatre
6. Kids' Play Area
7. Floor Games
8. Senior Citizen' Seating
9. Sky Bridge
10. Health Zone
11. Jogging Track
12. Rooftop Infinity Pool
13. Splash Pool
14. Chit Chat Corner
15. Roof Top Landscaping
16. Indoor Badminton Court Below
17. Squash Court Below
18. Drive Way
19. Highstreet Retail

2 BHK COZY



Note:
1. ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).
2. All the areas other than carpet area are mentioned for Illustration purpose only.
3. Sale of the apartment is on carpet area only.
4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

CARPET AREA		DRY BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
51.31	552.30	2.91	31.32	4.53	48.76	58.75	632.39

Disclaimer: The designs, images, specifications and other details are purely indicative in nature and the intended 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 aforesaid in the best interest of thedevelopment and as per RERA regulations. The contents herein should not be construed as an offer / invitation to offer / contract. This printed material, images, contents therein are for representative purpose only. Any party desirous / interested in the project needs to enter into an Agreement to Sale. *T&C apply.

2 BHK COMFORT



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CARPET AREA		DRY BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
60.17	647.67	2.68	28.85	5.02	54.04	67.87	730.55

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3 BHK



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5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

CARPET AREA		DRY BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
72.85	784.16	2.57	27.66	5.10	54.90	80.52	866.72

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BUILDING A

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

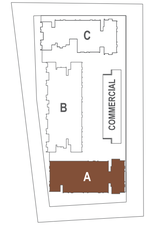


FLAT NO.	TYPE	CARPET AREA		DRY BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
301, 401, 501, 601, 801, 901, 1001, 1201, 1301	3 BHK	71.16	765.97	3.35	36.06	5.12	55.11	79.63	857.14
302, 402, 502, 602, 802, 902, 1002, 1202, 1302	3 BHK	71.67	771.46	2.57	27.66	5.58	60.06	79.82	859.18
303, 403, 503, 603, 803, 903, 1003, 1203, 1303	3 BHK	71.67	771.46	2.57	27.66	5.58	60.06	79.82	859.18
104, 304, 404, 504, 604, 804, 904, 1004, 1204, 1304	2BHK COMFORT	62.11	668.55	3.31	35.63	5.28	56.83	70.70	761.01
105, 305, 405, 505, 605, 805, 905, 1005, 1205, 1305	2BHK COMFORT	61.14	658.11	3.43	36.92	5.1	54.9	69.67	749.93
106, 306, 406, 506, 606, 806, 906, 1006, 1206, 1306	2BHK COMFORT	60.86	655.10	3.25	34.98	5.1	54.9	69.21	744.98
107, 307, 407, 507, 607, 807, 907, 1007, 1207, 1307	2BHK COMFORT	58.88	633.78	3.39	36.49	5.9	63.51	68.17	733.78
108, 308, 408, 508, 608, 808, 908, 1008, 1208, 1308	2BHK COMFORT	58.88	633.78	3.39	36.49	5.9	63.51	68.17	733.78



Note:
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4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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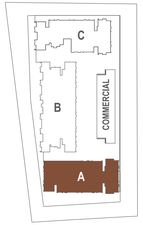


BUILDING A 2ND FLOOR PLAN



Flat No.	Configuration	CARPET AREA		DRY BALCONY AREA		BALCONY AREA		GARDEN AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201	3 BHK	71.16	765.97	3.35	36.06	5.12	55.11	21.32	229.49	100.95	1086.63
202	3 BHK	71.67	771.46	2.57	27.66	5.58	60.06	3.33	35.84	83.15	895.03
203	3 BHK	71.67	771.46	2.57	27.66	5.58	60.06	2.99	32.18	82.81	891.37
204	2 BHK COMFORT	62.11	668.55	3.34	35.95	5.28	56.83	0	0	70.73	761.34
205	2 BHK COMFORT	61.14	658.11	3.43	36.92	5.1	54.9	0	0	69.67	749.93
206	2 BHK COMFORT	60.86	655.1	3.25	34.98	5.1	54.9	0	0	69.21	744.98
207	2 BHK COMFORT	58.88	633.78	3.39	36.49	5.9	63.51	0	0	68.17	733.78
208	2 BHK COMFORT	58.88	633.78	3.39	36.49	5.9	63.51	0	0	68.17	733.78





Note:
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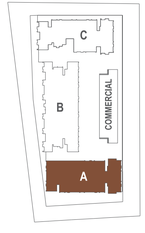
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BUILDING A 7TH, 11TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA		DRY BALCONY		OPEN BALCONY		TOTAL USABLE AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
701, 1101	3 BHK	71.16	765.97	3.35	36.06	5.12	55.11	79.63	857.14
702, 1102	3 BHK	71.67	771.46	2.57	27.66	5.58	60.06	79.82	859.18
703, 1103	3 BHK	71.67	771.46	2.57	27.66	5.58	60.06	79.82	859.18
704, 1104	3 BHK	80.18	863.06	3.31	35.63	5.28	56.83	88.77	955.52
706, 1106	3 BHK	70.8	762.09	3.25	34.98	5.1	54.9	79.15	851.97
707, 1107	2BHK COMFORT	58.88	633.78	3.39	36.49	5.9	63.51	68.17	733.78
708, 1108	2BHK COMFORT	58.88	633.78	3.39	36.49	5.9	63.51	68.17	733.78





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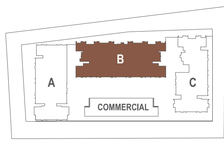
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BUILDING B TYPICAL 1ST, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 12TH & 13TH FLOOR PLAN



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	67.87	730.55
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	67.87	730.55

N



Note:
1. ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).
2. All the areas other than carpet area are mentioned for illustration purpose only,
3. Sale of the apartment is on carpet area only,
4. **Total Usable Area = carpet area + balcony area + dry balcony area + private garden area,
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

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BUILDING B 2ND FLOOR PLAN

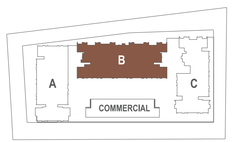


Flat No.	Configuration	CARPET AREA		DRY BALCONY AREA		BALCONY AREA		GARDEN AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	0	0	58.75	632.39
202	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	0	0	58.75	632.39
203	2 BHK COZY	51.44	553.7	2.91	31.32	4.42	47.58	0	0	58.77	632.6
204	2 BHK COZY	51.44	553.7	2.91	31.32	4.42	47.58	0	0	58.77	632.6
205	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	0	0	58.75	632.39
206	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	0	0	58.75	632.39
207	2 BHK COMFORT	60.16	647.56	2.68	28.85	5.02	54.04	29.21	314.42	97.07	1044.86
208	2 BHK COMFORT	59.67	642.29	2.68	28.85	5.02	54.04	29.02	312.37	96.39	1037.54
209	2 BHK COMFORT	59.67	642.29	2.68	28.85	5.02	54.04	28.83	310.33	96.2	1035.5

N

Note:
1. ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).
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BUILDING B

7TH, 11TH FLOOR PLAN

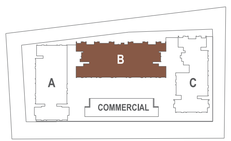


Flat No.	Configuration	CARPET AREA		DRY BALCONY AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
701, 1101	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
702, 1102	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
704, 1104	2 BHK COZY	51.44	553.7	2.91	31.32	4.42	47.58	58.77	632.6
705, 1105	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
706, 1106	2 BHK COZY	51.31	552.3	2.91	31.32	4.53	48.76	58.75	632.39
707, 1107	2 BHK COMFORT	60.17	647.67	2.68	28.85	5.02	54.04	67.87	730.55
708, 1108	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
709, 1109	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
710, 1110	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
711, 1111	2 BHK COMFORT	59.69	642.5	2.68	28.85	5.02	54.04	67.39	725.39
712, 1112	2 BHK COMFORT	60.17	647.67	2.68	28.85	5.02	54.04	67.87	730.55

N

Note:
1. ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area),
2. All the areas other than carpet area are mentioned for illustration purpose only,
3. Sale of the apartment is on carpet area only,
4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area,
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony,

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BUILDING C

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

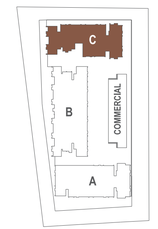


FLAT NO.	TYPE	CARPET AREA		DRY BALCONY		OPEN BALCONY		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
101, 301, 401, 501, 601, 801, 901, 1001, 1201, 1301	2 BHK COZY	51.29	552.09	2.91	31.32	4.48	48.22	58.68	631.63
302, 402, 502, 602, 802, 902, 1002, 1202, 1302	2 BHK COZY	51.35	552.73	2.82	30.35	4.48	48.22	58.65	631.31
303, 403, 503, 603, 803, 903, 1003, 1203, 1303	2 BHK COMFORT	59.86	644.33	2.57	27.66	5.10	54.90	67.53	726.89
304, 404, 504, 604, 804, 904, 1004, 1204, 1304	2 BHK COMFORT	59.86	644.33	2.57	27.66	5.10	54.90	67.53	726.89
305, 405, 505, 605, 805, 905, 1005, 1205, 1305	2 BHK COMFORT	60.14	647.35	2.53	27.23	5.28	56.83	67.95	731.41
306, 406, 506, 606, 806, 906, 1006, 1206, 1306	3 BHK	72.85	784.16	2.57	27.66	5.10	54.90	80.52	866.72
307, 407, 507, 607, 807, 907, 1007, 1207, 1307	3 BHK	72.85	784.16	2.57	27.66	5.10	54.90	80.52	866.72
308, 408, 508, 608, 808, 908, 1008, 1208, 1308	3 BHK	71.39	768.44	2.91	31.32	5.12	55.11	79.42	854.88

N

Note:
1. ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area),
2. All the areas other than carpet area are mentioned for illustration purpose only,
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4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area,
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony,

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BUILDING C 2ND FLOOR PLAN

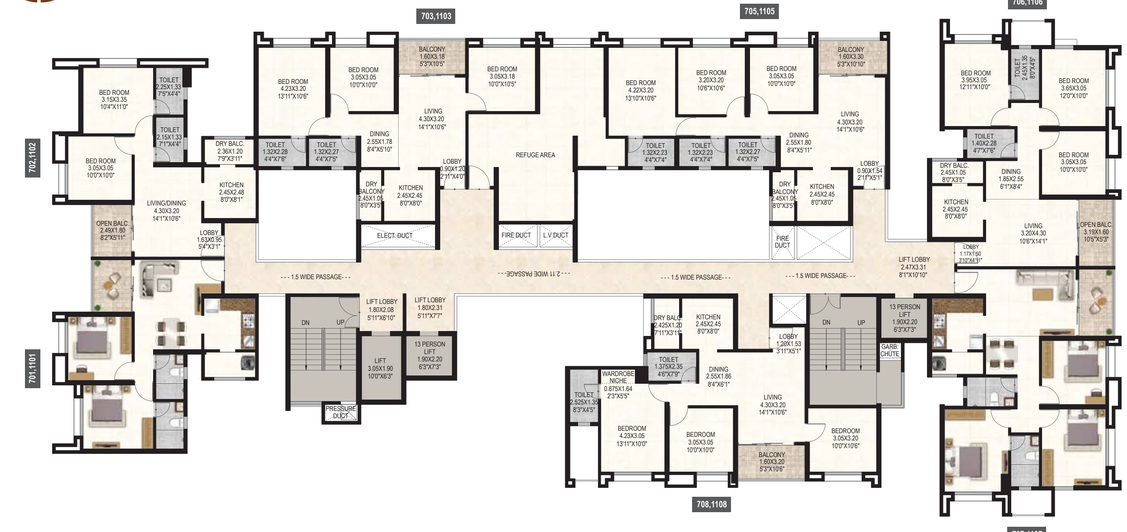


Flat No.	Configuration	CARPET AREA		DRY BALCONY AREA		BALCONY AREA		GARDEN AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
201	2 BHK COZY	51.29	552.09	2.91	31.32	4.48	48.22	0.00	0.00	58.68	631.63
202	2 BHK COZY	51.35	552.73	2.82	30.35	4.48	48.22	33.18	357.15	91.83	988.46
203	2 BHK COMFORT	59.86	644.33	2.57	27.66	5.10	54.90	20.71	222.92	88.24	949.82
204	2 BHK COMFORT	59.86	644.33	2.57	27.66	5.10	54.90	21.04	226.47	88.57	953.37
205	2 BHK COMFORT	60.14	647.35	2.53	27.23	5.28	56.83	20.68	222.60	88.63	954.01
206	3 BHK	72.85	784.16	2.57	27.66	5.10	54.90	102.00	1097.93	182.52	1964.65
207	3 BHK	72.85	784.16	2.57	27.66	5.10	54.90	65.55	705.58	146.07	1572.30
208	3 BHK	71.39	768.44	2.91	31.32	5.12	55.11	37.29	401.39	116.71	1256.27

Note:
1. ** Carpet Area is calculated according to RERA norms
(Including Plaster thickness & Cupboard Area),
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5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony,

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BUILDING C 7TH, 11TH 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.
701, 1101	2 BHK COZY	51.29	552.09	2.91	31.32	4.48	48.22	58.68	631.63
702, 1102	2 BHK COZY	51.35	552.73	2.82	30.35	4.48	48.22	58.65	631.31
703, 1103	3 BHK	69.80	751.33	2.57	27.66	5.10	54.90	77.47	833.89
705, 1105	3 BHK	77.67	836.04	2.53	27.23	5.28	56.83	85.48	920.11
706, 1106	3 BHK	72.85	784.16	2.57	27.66	5.10	54.90	80.52	866.72
707, 1107	3 BHK	72.85	784.16	2.57	27.66	5.10	54.90	80.52	866.72
708, 1108	3 BHK	71.39	768.44	2.91	31.32	5.12	55.11	79.42	854.88

Note:
1. ** Carpet Area is calculated according to RERA norms
(Including Plaster thickness & Cupboard Area),
2. All the areas other than carpet area are mentioned for Illustration purpose only,
3. Sale of the apartment is on carpet area only,
4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area,
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony,

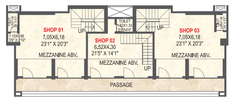
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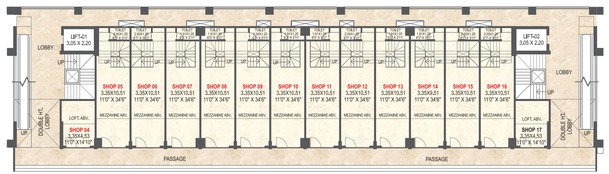
COMMERCIAL SPACES

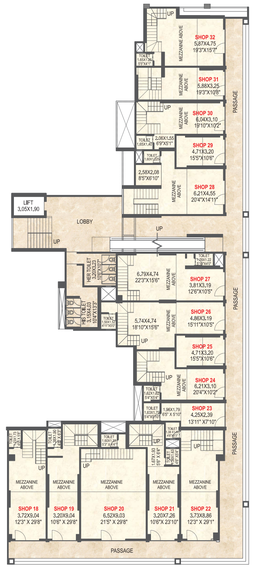
GROUND FLOOR PLAN

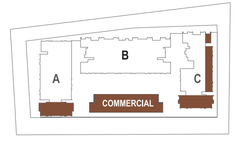
Unit No.	Type	CARPET AREA		MEZZANINE AREA		LOFT AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
1	Shop	51.38	553.05	25.03	269.42	0	0	76.41	822.48
2	Shop	32.5	349.83	15.23	163.94	0	0	47.73	513.77
3	Shop	49.38	531.53	23.65	254.57	0	0	73.03	786.09
4	Shop	15.11	162.64	0	0	14.74	158.66	29.85	321.31
5	Shop	38.89	418.61	16.75	180.3	0	0	55.64	598.91
6	Shop	40.02	430.78	16.75	180.3	0	0	56.77	611.07
7	Shop	39.41	424.21	16.75	180.3	0	0	56.16	604.51
8	Shop	39.41	424.21	16.75	180.3	0	0	56.16	604.51
9	Shop	40.02	430.78	16.75	180.3	0	0	56.77	611.07
10	Shop	39.41	424.21	16.75	180.3	0	0	56.16	604.51
11	Shop	39.41	424.21	16.75	180.3	0	0	56.16	604.51
12	Shop	40.02	430.78	16.75	180.3	0	0	56.77	611.07
13	Shop	39.41	424.21	16.75	180.3	0	0	56.16	604.51
14	Shop	39.41	424.21	16.75	180.3	0	0	56.16	604.51
15	Shop	40.02	430.78	16.75	180.3	0	0	56.77	611.07
16	Shop	38.89	418.61	16.75	180.3	0	0	55.64	598.91

Unit No.	Type	CARPET AREA		MEZZANINE AREA		LOFT AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
17	Shop	15.11	162.64	0	0	14.74	158.66	29.85	321.31
18	Shop	40.32	434	15.47	166.52	0	0	55.79	600.52
19	Shop	39.62	426.47	16.58	178.47	0	0	56.2	604.94
20	Shop	62.98	677.92	21.86	235.3	0	0	84.84	913.22
21	Shop	36.51	392.99	13.2	142.08	0	0	49.71	535.08
22	Shop	44.17	475.45	14.87	160.06	0	0	59.04	635.51
23	Shop	17.16	184.71	0	0	12.88	138.64	30.04	323.35
24	Shop	32.48	349.61	13.58	146.18	0	0	46.06	495.79
25	Shop	14.18	152.63	0	0	13.3	143.16	27.48	295.79
26	Shop	46.27	498.05	18.83	202.69	0	0	65.1	700.74
27	Shop	47.04	506.34	18.92	203.65	0	0	65.96	709.99
28	Shop	48.55	522.59	22.59	243.16	0	0	71.14	765.75
29	Shop	14.18	152.63	0	0	13.3	143.16	27.48	295.79
30	Shop	33.58	361.46	15.71	169.1	0	0	49.29	530.56
31	Shop	27.31	293.96	12.05	129.71	0	0	39.36	423.67
32	Shop	40.7	438.09	17.86	192.25	0	0	58.56	630.34









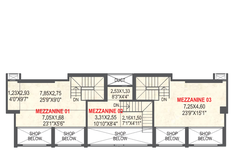


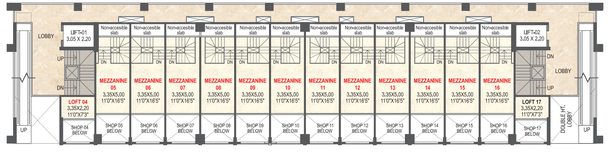
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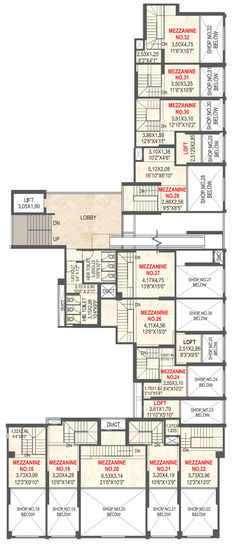
Note:
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2. All the areas other than carpet area are mentioned for illustration purpose only.
3. Sale of the apartment is on carpet area only.
4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

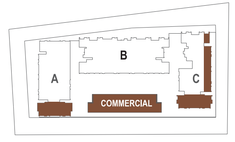
COMMERCIAL SPACES

MEZZANINE FLOOR PLAN











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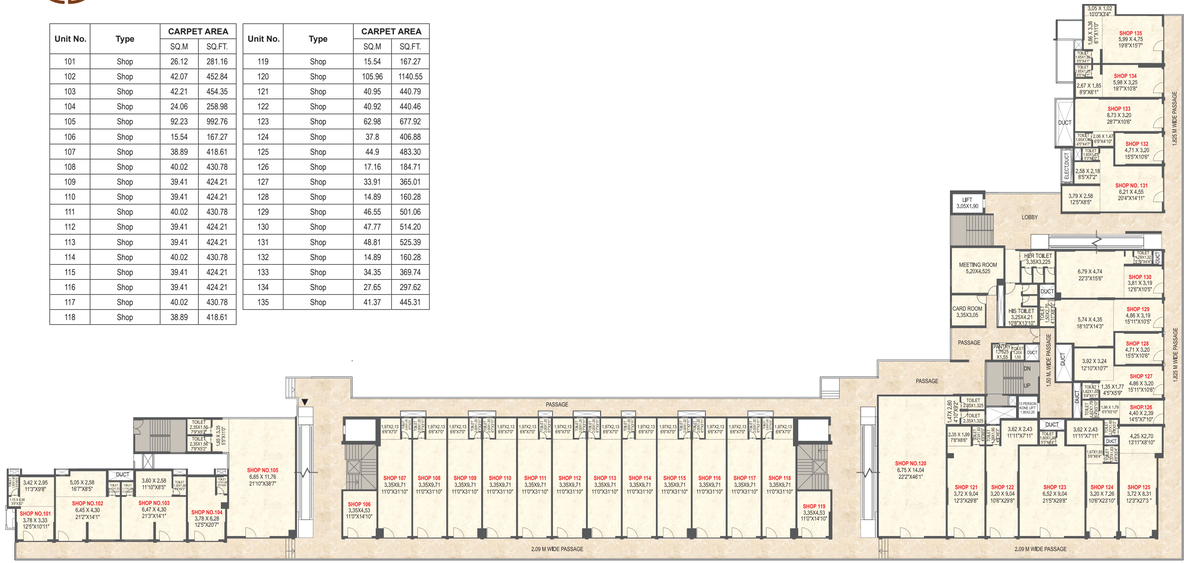
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5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.

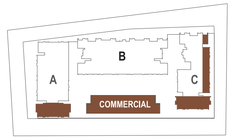
COMMERCIAL SPACES

FIRST FLOOR PLAN

Unit No.	Type	CARPET AREA	
		SQ.M	SQ.FT.
101	Shop	26.12	281.16
102	Shop	42.07	452.84
103	Shop	42.21	454.35
104	Shop	24.06	258.98
105	Shop	92.23	992.76
106	Shop	15.54	167.27
107	Shop	38.89	418.61
108	Shop	40.02	430.78
109	Shop	39.41	424.21
110	Shop	39.41	424.21
111	Shop	40.02	430.78
112	Shop	39.41	424.21
113	Shop	39.41	424.21
114	Shop	40.02	430.78
115	Shop	39.41	424.21
116	Shop	39.41	424.21
117	Shop	40.02	430.78
118	Shop	38.89	418.61

Unit No.	Type	CARPET AREA	
		SQ.M	SQ.FT.
119	Shop	15.54	167.27
120	Shop	105.96	1140.55
121	Shop	40.95	440.79
122	Shop	40.92	440.46
123	Shop	62.98	677.92
124	Shop	37.8	406.88
125	Shop	44.9	483.30
126	Shop	17.16	184.71
127	Shop	33.91	365.01
128	Shop	14.89	160.28
129	Shop	46.55	501.06
130	Shop	47.77	514.20
131	Shop	48.81	525.39
132	Shop	14.89	160.28
133	Shop	34.35	369.74
134	Shop	27.65	297.62
135	Shop	41.37	445.31





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Disclaimer: The designs, images, specifications and other details are purely indicative in nature and the intended 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 aforesaid 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 therein are for representative purpose only, Any party desirous / interested in the project needs to enter into an Agreement to Sale, **T&C apply,

Note:

1. ** Carpet Area is calculated according to RERA norms (Including Plaster thickness & Cupboard Area).
2. All the areas other than carpet area are mentioned for illustration purpose only.
3. Sale of the apartment is on carpet area only.
4. *Total Usable Area = carpet area + balcony area + dry balcony area + private garden area.
5. All Dimensions mentioned are for Unfinished surface & Including Enclosed Balcony.



Artist Impression

Joint Venture Project by Merlin Bhingarwala Developers LLP
in Association with Navale Brothers



Merlin
elementa 2.0

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The project is registered under MahaRERA No. P52100050199 and is available on the website - https://maharerait.mahaonline.gov.in under registered projects.

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