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Project Address: Merlin Rise, Mouza Khamar and Bishnupur J.L Number 29 & 44 Langolpota Bishnupur Rajarhat North 24 PGS, Kolkata: 700135

Disclaimer: This document is not a legal offering. It only describes the intent & concept of Rise. All the areas / dimensions / layout / elevations / pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration &





Thank you!

for an amazing response

In 2021, we created history. RISE, the first ever sports republic in Eastern India was launched and it registered a landmark success.

In 40 days, we reached 800 million+ audience and 1000+ families booked their home with us. With Merlin, a happy family is never a small family. And with RISE, it's getting a little bigger everyday.

Welcome to Merlin RISE. No place like home, no home like this.



* The mentioned properties belong to the developer. Extra charges will apply to avail these services.





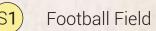


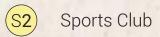


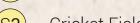


Masterplan

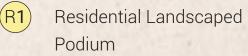
Legends

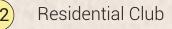












Disclaimer - Sports Academy (S1, S2, S3) facilities are chargeable and are not included in residential offering

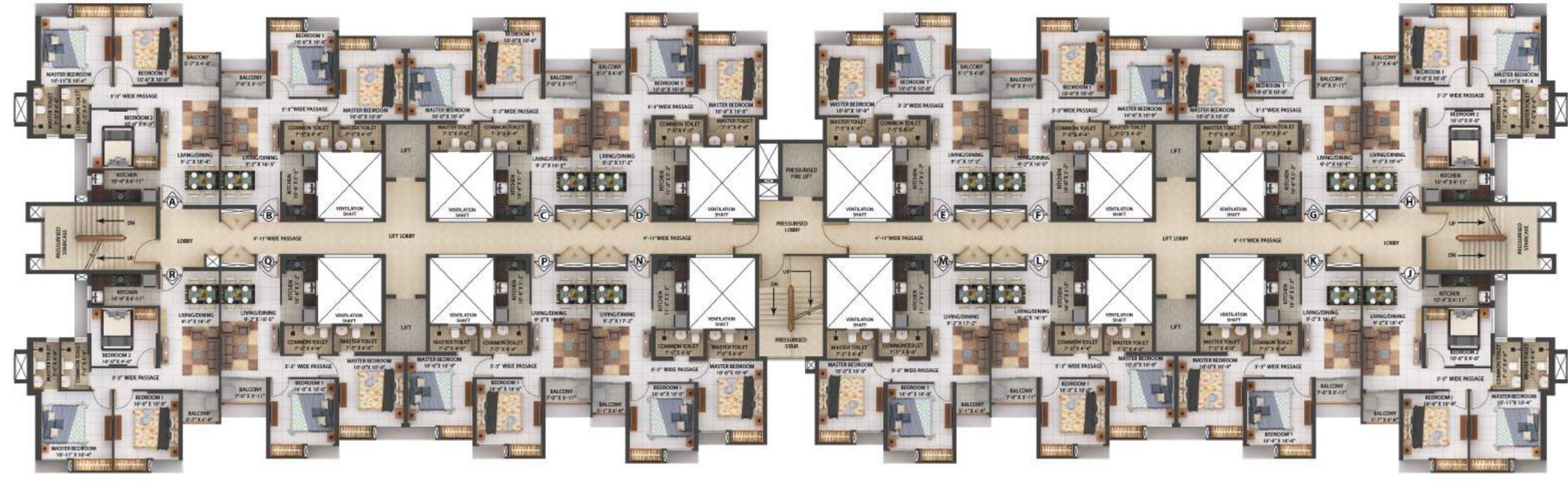












BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21

(Area as per RERA)

BLOCK A1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)





BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-A	3BHK+2 T	645	769	26	21
2	Flat-B	2BHK+2 T	532	632	27	19
3	Flat-C	2BHK+2 T	532	632	27	19
4	Flat-D	2BHK+2 T	539	638	24	19
5	Flat-E	2BHK+2 T	539	638	24	19
6	Flat-F	2BHK+2 T	532	632	27	19
7	Flat-G	2BHK+2 T	532	632	27	19
8	Flat-H	3BHK+2 T	645	769	26	21

BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)
9	Flat-J	3BHK+2 T	645	769	26	21
10	Flat-K	2BHK+2 T	532	632	27	19
11	Flat-L	2BHK+2 T	532	632	27	19
12	Flat-M	2BHK+2 T	539	639	24	19
13	Flat-N	2BHK+2 T	539	639	24	19
14	Flat-P	2BHK+2 T	532	632	27	19
15	Flat-Q	2BHK+2 T	532	632	27	19
16	Flat-R	3BHK+2 T	645	769	26	21

(Area as per RERA)

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.







BLOCK B1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21

(Area as per RERA)

BLOCK B1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area as per RERA)





BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan - 5th to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)
1	Flat-A	3BHK+2 T	643	770	26	21
2	Flat-B	3BHK+2 T	663	812	36	26
3	Flat-C	3BHK+2 T	663	812	36	26
4	Flat-D	3BHK+2 T	643	770	26	21

(Area as per RERA)

BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan - 5th to 27th Floor

Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)
5	Flat-E	3BHK+2 T	643	770	26	21
6	Flat-F	3BHK+2 T	663	812	36	26
7	Flat-G	3BHK+2 T	663	812	36	26
8	Flat-H	3BHK+2 T	643	770	26	21

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard
*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.





BLOCK 2 (2B+G+27) | Flat Type - Q (2BHK + 2T)

SI. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-Q	2BHK+2 T	532	632	27	19

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area.

All RERA carpet area considered excluding finish | *CB = Cupboard

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms.

It will reduce due to finishes such as plaster, POP, flooring etc.





BLOCK B6 (2B+G+27) | Flat Type - C (3BHK + 2T)

Sl. No	Flat Marked	Type of flat	Carpet Area (Sq ft)	Built-Up Area (Sq ft)	Balcony Area (Sq ft)	CB Area (Sq ft)
1	Flat-C	3BHK+2 T	663	812	36	26

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area.

All RERA carpet area considered excluding finish | *CB = Cupboard

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms.

It will reduce due to finishes such as plaster, POP, flooring etc.

FLOOR PLAN | ISOMETRIC

BLOCK A2 (2B+G+27) | Isometric Floor Plan: Flat Type - G (2BHK + 2T)



BLOCK A2 (2B+G+27) | Isometric Floor Plan: Flat Type - G (2BHK + 2T)

Block	Flat	Floor Type	Area BU
A2	G	2 BHK	632

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard

*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area. Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

FLOOR PLAN | ISOMETRIC

BLOCK B1 (2B+G+27) | Isometric Floor Plan: Flat Type - C (3BHK + 2T)

LEGENDS

- 1 MASTER BEDROOM: 10'-0" X 12'-0"
- 2 KITCHEN: 6'-1" X 10'-0"
- 3 4'-0" WIDE BALCONY
- 4 BEDROOM 2: 10'-0" X 10'-0"
- 5 BEDROOM 1: 10'-4" X 9'-0"
- 6 LIVING/DINING: 9'-0" X 20'-0"
- **7** COMMON TOILET: 8'-3" X 4'-0"
- 8 MASTER TOILET: 7'-11" X 4'-0"



BLOCK B1 (2B+G+27) | Isometric Floor Plan: Flat Type - C (3BHK + 2T)

Block	Flat	Floor Type	Area BU
B1	С	3 BHK	812

(Area as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area | *RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish | *CB = Cupboard

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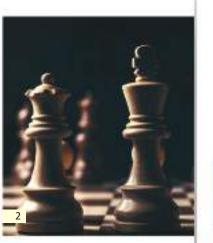


With **crèche** facility for working parents and a host of other lifestyle features, happiness is here to stay!











Work n play! Co -working space (ezone) and an energetic indoor games zone.





- 1 ezone / co-working space
- 2 Chess
- 3 Pool table
- 4 Table tennis
- 5 Foosball
- 6 Dart room









recharge your cells

AC Gym

Sauna & Steam

Aerobics & Zumba

AC Mini Theatre

AC Banquet hall



Ε

Love storeys at Rajarhat! With 2B+G+27 on **Six Lane Expressway**, homes at **RISE** provide you one of the best viewpoints of the town. It feels great to live in the tallest homes in Rajarhat!



Affordable EMIs: Smart size apartments with a smarter price tag. No more monthly headaches to pay hefty installments.

Pay less, get more: Explore world class sports academies, next to your home. It's a great opportunity for your kids with separate cricket and football ground. Two clubhouses* for non-stop family entertainment. Ezone for work from home and online exams.

State-of-the-art education and healthcare within the project.

Massive podium for an active lifestyle.





Specifications

Foundation & Structure

· Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.

Foundation with RCC piles & Pile caps

RCC super structure

Building Envelope

· Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

Living /Dining Room

Flooring 800X800 Vitrified Tiles

Wall Putty
Ceiling Putty

Main door Wooden frame with laminated flush door.

Hardware & Fittings Branded locks and hardware fittings of reputed make
Windows Aluminium powder coated Windows with glass panes

Electrical Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring

Air Condition Split air-conditioner point in living/dining room

Bedroom

LOVE

Flooring 800X800 Vitrified Tiles

Wall Putty
Ceiling Putty

Doors Wooden Frame with Commercial Flush Door.

Hardware & Fittings Branded locks and hardware fittings of reputed make
Windows Aluminium powder coated Windows with glass panes

Electrical Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring

Air Condition Split air-conditioner point in all bedrooms

Balcony

Flooring 800X800 Matt finish Vitrified Tiles

Wall Acrylic Emulsion Paint
Ceiling Acrylic Emulsion Paint

Door Aluminium powder coated Doors with glass panes

Railing Mild steel

Kitchen Flooring

600X600 Vitrified Tiles

Vall Ceramic Tiles up to 2 Feet height above the counter

Ceiling Putty

Door Wooden Frame with Commercial Flush Door.

Hardware & Fittings Branded locks and hardware fittings of reputed make
Window Aluminium powder coated Windows with glass panes and

provision for exhaust fan

Counter Granite Slab
Plumbing Stainless Steel Sink

Electrical Modular Switches of Havells/Great White/North-west or equivalent

make with Copper Wiring

Toilets

Flooring 600X600 Anti-skid Ceramic Tiles

Wall 600X300 Ceramic Tiles up to lintel height

Ceiling Putt

Door Wooden Frame with Commercial Flush Door.

Hardware & Fittings Branded locks and hardware fittings of reputed make
Window Aluminium powder coated Windows with glass panes and

provision for exhaust fan

Sanitaryware Hindware/Kohler/Cera or Equivalent make
CP Fittings Jaquar/Hindware/Kohler or Equivalent make

Ground Floor Lobby

Flooring Combination of large size vitrified Tiles & Granite as per design

Wall Combination of Premium Ceramic Tiles, Paint & wall panelling as

per design

Ceiling False Ceiling with Light fixtures

Typical Floor Lobby

Flooring 600X600 Vitrified Tiles
Wall Combination of Tiles & Paint

Ceiling Putty

Lifts Otis/ Schindler/ Kone or Equivalent make.

Stretcher lift in each tower to support medical emergencies

of the residents.

24x7 security and Fire prevention

• Fire detection & protection system as per recommendation of West Bengal Fire &

Emergency Services

Optimum power back-up to sufficiently run electrical appliances
 excluding
Air-Conditioner.

• Power Backup for Common Areas & Utilities

Intercom facility

24X7 round the clock security

Security surveillance with CCTV on ground floor common areas

Green Initiatives

Organic waste management

· Water efficient fixtures

Rainwater harvesting

Sewage treatment plant

Ample green space with use of native plants in the landscape

Recycled water for gardening

• Dual Flushing system

Low VOC materials

• Use of LED lights in Common areas

• Use of SRI tiles to reflect heat from the roof.

Health & Safety

• 24 hour treated water supply through Water Treatment Plant

Anti-termite treatment during various stages of construction

Superior quality waterproofing wherever necessary

Quality earthing for entire project

Automatic changeover system for DGs

 Sufficient project illumination through compound & street lighting inside the complex

Artist's impression | Disclaimer: The developer reserves the right to change the brands with equivalent type of quality.





Find your own republic!

- 1 Airport
- Airport 1 number Gate
- 3 Kaikhali More
- 4 Haldiram
- 5 Chinar Park
- 6 Derozio College
- 7 00 0 1
- 7 City Centre 2
- 8 Akankha More
- 9 Bengal Silicon Valley
- 10 Calcutta High Court New Town Campus
- 11 Rajarhat Chowmatha
- DPS New Town
- 13 Narayana School
- 4 DPS Mega City
- 5 Bellevue Hospital (Upcoming)
- 16 TCS
- 17 Eco Tourism Park
- 18 Techno India College

- OHIO Hospital
- TATA Cancer Hospital
- Biswa Bangla Gate
- 22 Axis Mall
- 23 Downtown Mall
- 24 St.Xavier's university
- 25 Ram Krishna Seva Mission
- 26 Army Institute of Management
- WIPRO (Upcoming campus)
- 28 NBCC Square
- 29 ITC Infotech (upcoming)
- Gopalpur Xing
- Charnock Hospital
- Central Mall
- 3 UEM





Acropolis Mall | Off E.M. Bypass



At Merlin, we grow like a tree. And as the tree grows bigger, it provides shade, shelter and happiness to all those who live around it.

- ~ Complete with meticulous planning and quality craftsmanship, our aim is to create a happy home and a healthy workspace for every citizen of this country.
- ~ With over 3 decades of real estate experience. Nationwide.
- ~ Over 20 million sq ft of construction completed and further 10 million sq ft work in progress.
- ~ Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhomes & Retail.
- ~ Over 50% sales from referrals (Existing customers)
- ~ Almost 99.99% brand recall value.
- ~ Over 30% year-on-year growth.
- ~ Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneshwar, Ahmedabad and Raipur.

