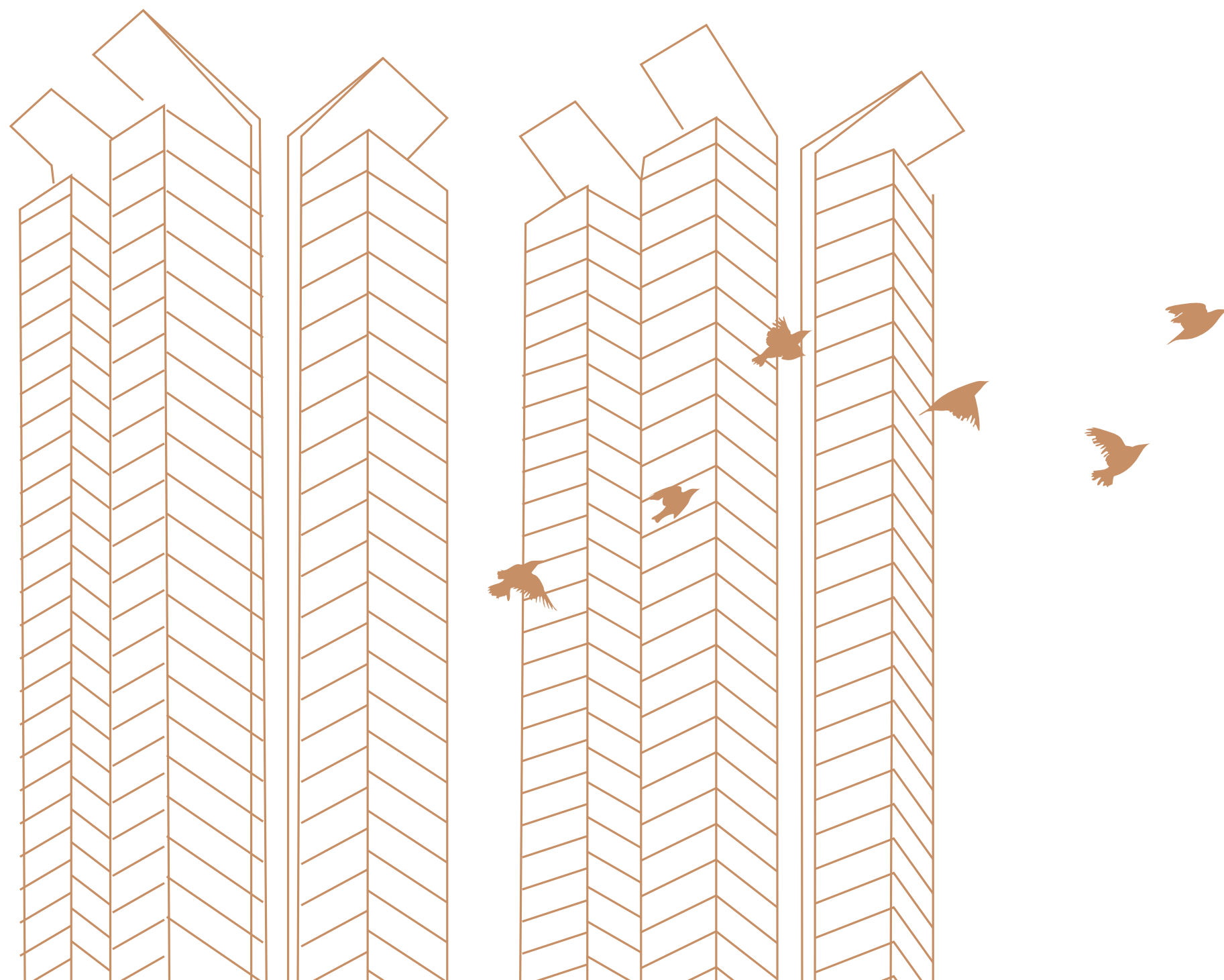


a journey
of your
own peace
discovery

A close-up photograph of a person's hand reaching upwards towards a window. The hand is positioned on the left side of the frame, with fingers slightly spread. The window is covered with light-colored, sheer curtains that are softly lit, creating a warm and ethereal atmosphere. The background is a soft, out-of-focus view of the outdoors, suggesting a peaceful and aspirational setting.

With this
project
we have
found the
NEW
LUXURY.
PEACE.

It is one such project that is born
with a vision of mastering the
ART of PEACE in its soul and at
such a location that has won the
proud moniker of **“one of the
prospering locales of Kolkata.”**
Two elegant towers, overlooking
breathtaking views of the bustling cityscape
and a peaceful waterbody are on the rise.
Nestled within a beautifully intricate international
landscape, these homes are perfect for those
looking to break luxury archetypes and find their
own distinctive sanctuary.





GIFTED WITH 'PEACE'

3.23 Acres

2 Towers

Stratified Landscaping

Ample Green Space

G + 28 Floor

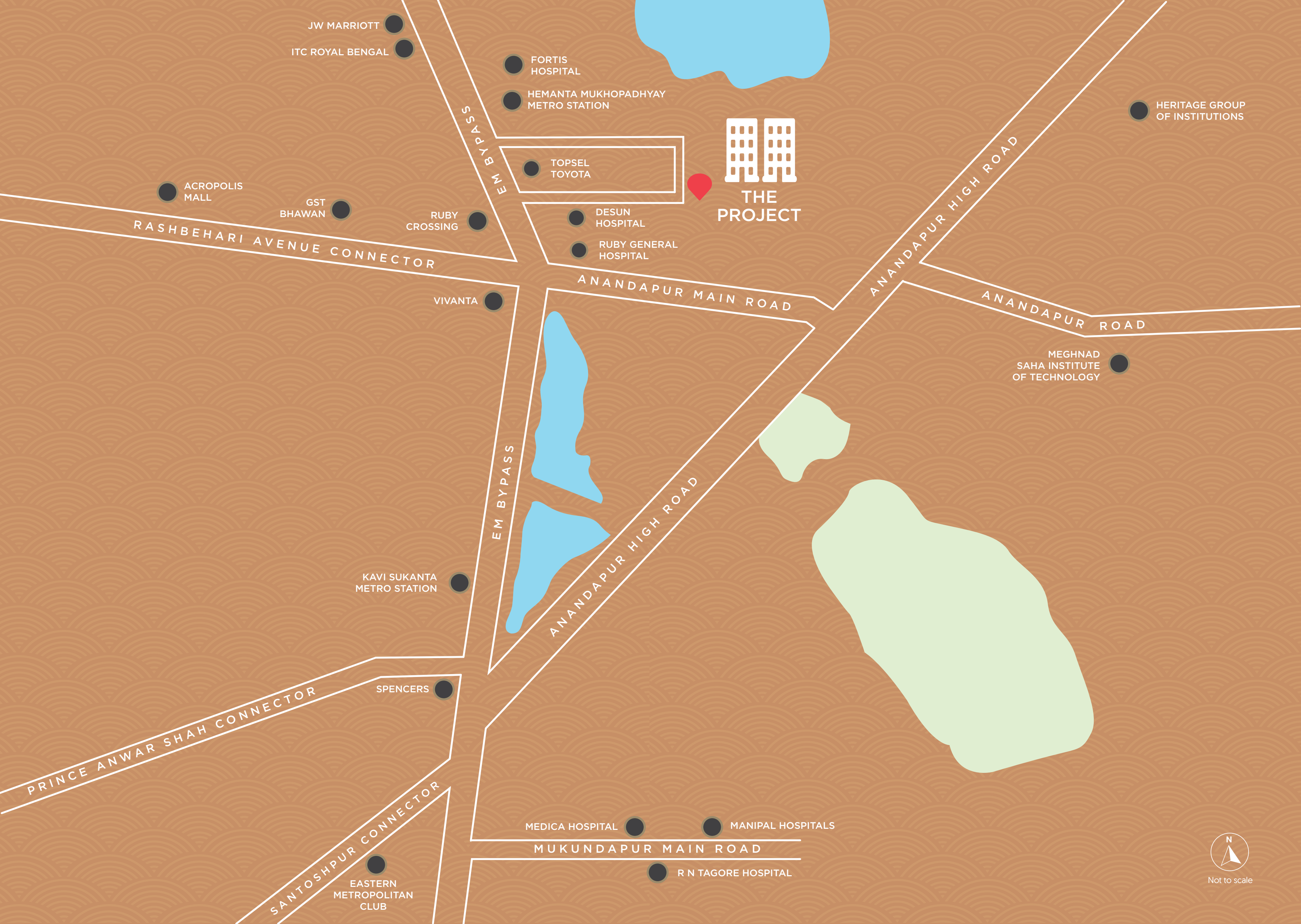
152 Apartments

3.5/4/4.5 BHK AC Homes



Feel the pulse of the city with the
tranquillity of water views.

Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.



JW MARRIOTT
ITC ROYAL BENGAL

FORTIS
HOSPITAL
HEMANTA MUKHOPADHYAY
METRO STATION

TOPSEL
TOYOTA

DESUN
HOSPITAL
RUBY GENERAL
HOSPITAL

THE
PROJECT

HERITAGE GROUP
OF INSTITUTIONS

RASHBEHARI AVENUE CONNECTOR

GST
BHAWAN

RUBY
CROSSING

VIVANTA

ANANDAPUR MAIN ROAD

ANANDAPUR HIGH ROAD

ANANDAPUR ROAD

MEGHNAD
SAHA INSTITUTE
OF TECHNOLOGY

KAVI SUKANTA
METRO STATION

SPENCERS

PRINCE ANWAR SHAH CONNECTOR

SANTOSH PUR CONNECTOR

EASTERN
METROPOLITAN
CLUB

MEDICA HOSPITAL
MANIPAL HOSPITALS

MUKUNDAPUR MAIN ROAD

R N TAGORE HOSPITAL



Not to scale



Connectivity

EM Bypass – 550 m
Nearest Metro Station – 750 m



Hospitals and Healthcare

Desun Hospital – 450 m
Ruby Hospital – 700 m
Fortis Hospital – 1.3 km
Medica Superspecialty Hospital - 3.1 km
Manipal Hospitals - 3.2 km
RN Tagore Hospital - 3.5 km



Offices And Businesses

Acropolis Office Space – 1.6 km
Salt Lake Sector V – 9.5 km



Entertainment

Vivanta – 850 m
Acropolis Mall – 1.6 km
Eastern Metropolitan Club – 3.2 km
ITC Sonar Bangla – 4.1 km
JW Marriott – 4.5 km
Silver Spring – 4.6 km



Education

Calcutta International School – 1.1 km
Meghnad Saha Institute of Technology – 1.7 km
Heritage Institute of Technology – 2.1 km
Garden High School – 2.1 km
Delhi Public School – 2.9 km
Birla High school – 3.1 km

Ground & Podium

Floor Plan

LEGENDS



Not to scale

GROUND FLOOR

A. ARRIVAL GARDEN

- 1. ARRIVAL GATE ENTRANCE
- 2. PROJECT SIGNAGE
- 3. SPECIAL PAVING
- 4. ARRIVAL WATER CASCADING
- 5. YOGA LAWN
- 6. SOCIAL COCOON
- 7. STEPPED GARDEN

B. FRONTAGE DROP-OFF GARDEN

- 8. RESTING GARDEN
- 9. JOGGING & BICYCLE ROUTE
- 10. DROP-OFF TO LOBBY
- 11. FEATURE GARDEN
- 12. WELL-BEING GARDEN

C. URBAN FARM

- 13. FARM WORKSHOP
- 14. URBAN FARM
- 15. HERB GARDEN
- 16. RESTING FARM

D. SPORT FIELD

- 17. KIDS' PLAYGROUND
- 18. TENNIS COURT
- 19. HALF BASKETBALL
- 20. AMPHITHEATRE
- 21. RESTING SEATING

PODIUM

- 22. LAP POOL
- 23. FEATURE CABANA
- 24. OUTDOOR SHOWER
- 25. POOL ENTRANCE WITH ARRIVAL GARDEN
- 26. POOL ACCESS
- 27. ICONIC WALL
- 28. WELLNESS POOL
- 29. WATERSPOUT WITH ARTWORK
- 30. KIDS' POOL
- 31. POOL SLIDER
- 32. POOL TERRACE WITH PARENT DECK
- 33. SUNKEN TERRACE
- 34. TREE HOUSE
- 35. OUTDOOR LIBRARY
- 36. CANOPY TERRACE
- 37. EDUCATIONAL PLAY LAWN
- 38. WATERSIDE COVERED WALKWAY
- 39. ELDERLY FRAGRANT GARDEN
- 40. GATHERING LAWN
- 41. CO-WORKING PAVILION
- 42. WATER FEATURE WITH GARDEN
- 43. PARENT COCOON
- 44. SUNKEN BBQ
- 45. ARTWORK SEATING GARDEN

INDEX

- 4.5 BHK
- 4 BHK
- 3.5 BHK



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Enter your realm of peace and
feel the majesty of the **Main Entrance**



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

A soothing welcome awaits you at the **Arrival Drop Off**



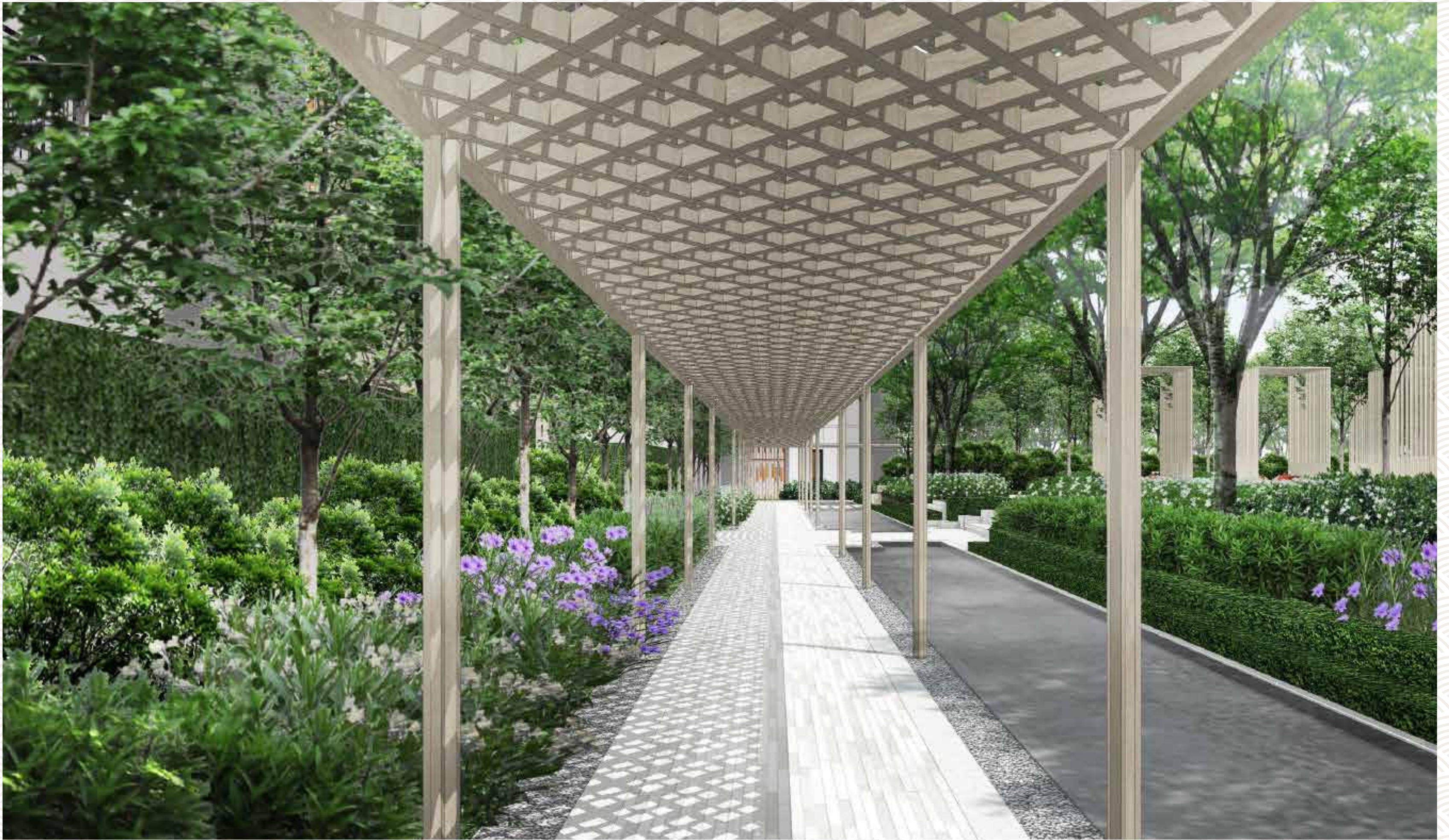
Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Echoes of joy levitate in the air and find their home
at the [Basketball Court](#) and [Cricket Net](#)



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Gentle laughter floats through the air,
finding serenity in the Kids' Club Garden



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Let the **covered walkway** guide you through a peaceful corridor, where every step echoes with harmony



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Discover the perfect balance of serenity
and energy at the Sports Field



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Experience subtle peace in every detail
of the Podium Facade



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Bask in the peaceful grandeur of the Podium View



Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

Float Between peace and luxury at the
Poolside by the Cabana

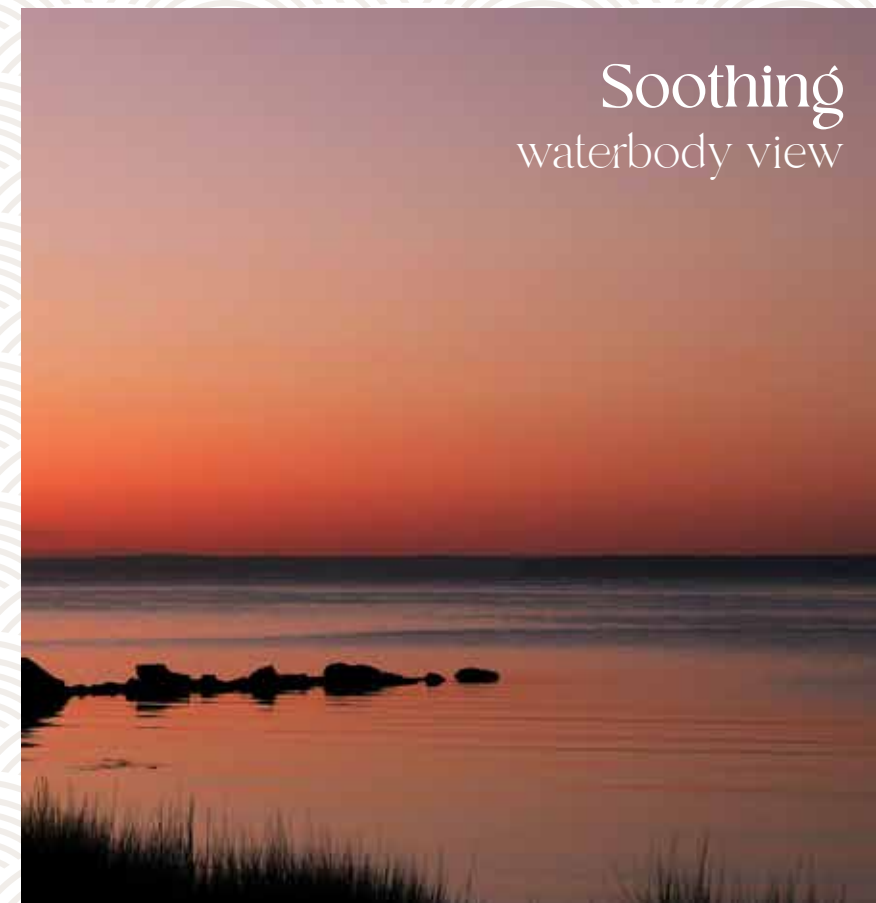


Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

A Commanding View
of the Showstopper



South-facing
are the apartments
to welcome
peaceful southern winds



Soothing
waterbody view



Vastu
compliant



3-sides-open
rooms welcome peaceful living
from every direction available

Artist's impression | The external color scheme and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

floor plans

Architecture
that takes space from planned
to thoughtfully -planned





unit plans

Architecture
that takes space from planned
to thoughtfully -planned

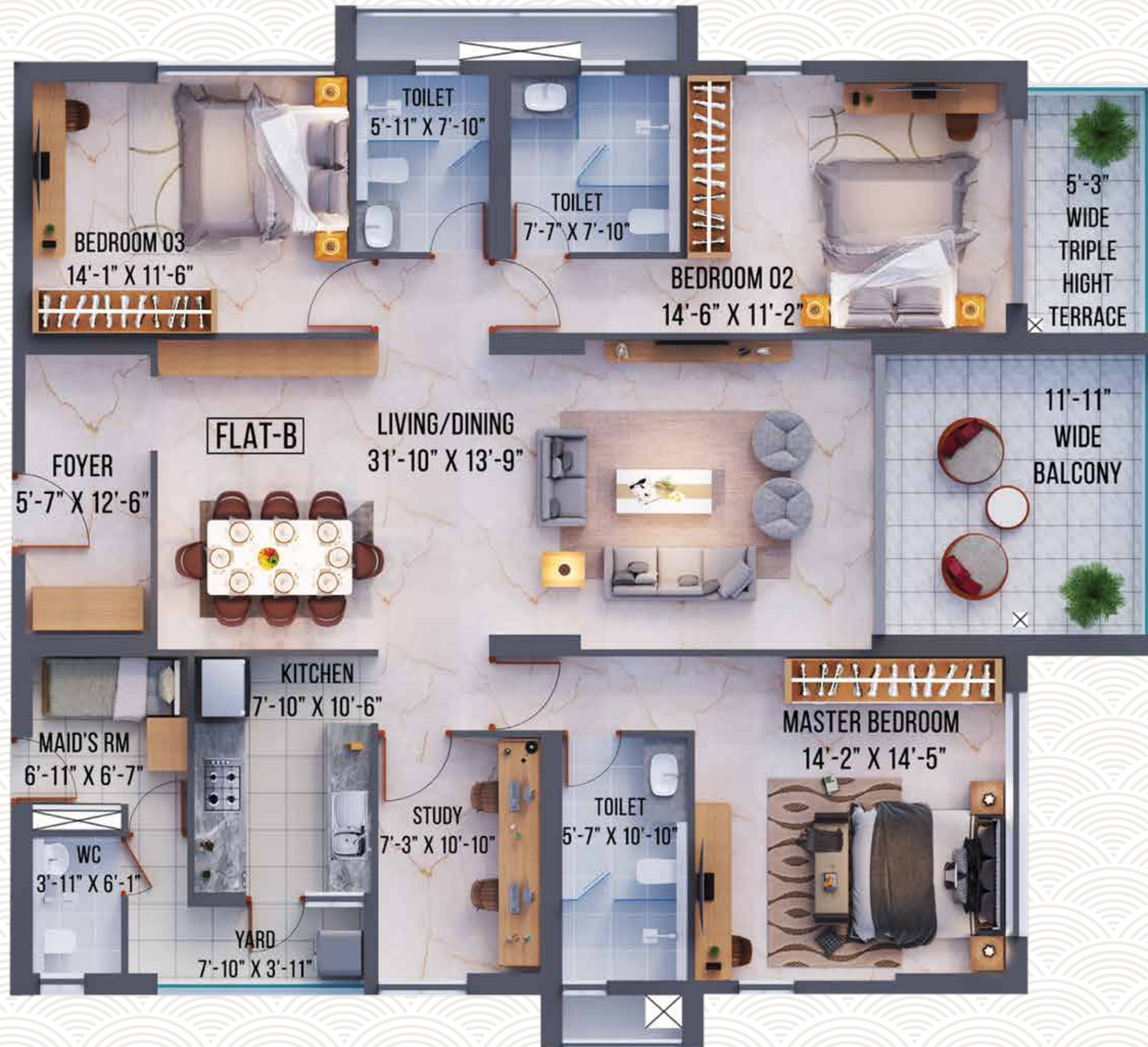


Flat Type A



Not to scale

Flat Type B



Flat Type C



Not to scale

Unit Details			Price Range* in Cr. Approx		
Apartment Type	Unit Type	Area BU (Approx.)	Floor Category (A) 2nd - 10th Floor	Floor Category (B) 11th - 20th Floor	Floor Category (C) 21st - 27th Floor
Flat-A	4BHK+4T	2130	3.50	3.60	3.70
Flat-B	3.5BHK+3T	1996	3.25	3.32	3.40
Flat-C	4.5BHK+4T	2453	4.01	4.11	4.22

Terms & Conditions to be added with the EOI:

- The Present EOI is nontransferable, and shall be applicable only for the Present Project.
- The EOI shall become definitive only after the completion of the process of Final Allotment.
- Complete details of the Applicant along with address proof and Pan Card copy along with the booking token amount should be immediately provided
- Price Range only consist of Apartment Cost.
- Car Parking, GST, Legal Charges, Maintenance, Sinking Fund & Registration & Stamp Duty will be applicable.
- Actual cost of the apartment will be disclosed at the time of application only
- Upon receiving the intimation of Launch applicant needs to come within 3 days and select the specific apartment based on current availability.
- Post 3 days the token will not be valid and 100% refund will be done.
- The agreement of the Booked Unit to be executed & registered within 15 working days from the date of Allotment.
- Refund of the Token Amount against Cancellation will be within 30 working days. Incase EOI is cancelled after attending the Allotment event, the refund will be done within 30 working days, (the refund will be without any interest thereon).
- Applicant need to send cancellation request on customercare@merlinprojects.com
- In case of non-allotment of the unit, the claim shall be limited only to the extent of the token amount paid in relation to this application form only.

peace
resides
in the air you
call home,
it resides
within you,
wherever
you are.