





Head office: Merlin Projects Ltd, 22 Prince Anwar Shah Road, Kolkata - 700 033 Project Address: Merlin Rise, Mouza Khamar and Bishnupur J.L Number 29 & 44 Langolpota Bishnupur Rajarhat North 24 PGS, Kolkata : 700135

www.merlinrise.com | Call : 033 7126 2693 | F : 033 4015 4500 🚮 http://facebook.com/MERLINGROUP RERA Registration No.: WBRERA/P/NOR/2023/000296 | http://rera.wb.gov.in/



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 &





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.







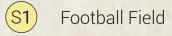


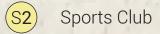


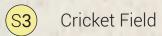


Masterplan

Legends







D1 Pasidential Lands

R1 Residential Landscaped Podium

Residential Club

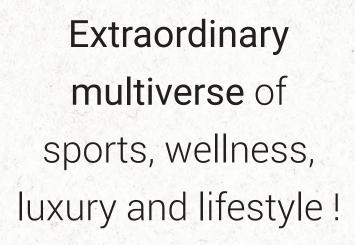
Disclaimer - Sports Academy (S1, S2, S3) facilities are chargeable and are not included in residential offering.











PROPOSED FUTURE DEVELOPMENT PROPOSED FUTURE DEVELOPMENT

INDEX

2BHK+2T

PROPOSED FUTURE DEVELOPMENT

5

Legends

- 1 Resting Corner
- 2 Tower Entry to Podium
- 3 Walking Trail / Jogging Track
- 4 Massage Court
- 5 Meditation Court
- 6 Reflected Pond with Gravel Bed
- 7 Festival Court
- 8 Yoga Deck
- 9 Reading Court
- 10 Golf Putting Lawn
- 11 Sculpture Court
- 12 Butterfly Garden
- 13 Herbal Garden
- 14 Aroma Garden
- 15 Board Games Court
- 16 Covered Sitout
- 17 Chess Court

- 8 Accupresure Walking
- 19 BBQ Zone

PROPOSED FUTURE DEVELOPMENT

- 20 Pool Bridge
- 21 Splash Pool for Kids
- 22 Kids Pool
- 23 Swimming Pool with Deck
- 24 Pool Side Shower
- 25 Spa Pool
- 26 Music Court
- Water Cascading
- Tree IslandPool Side Seating
- 30 Outdoor Banquet Area
- Access to Podium From Residential Club
- 32 Reflective Pool
- 33 Party Lawn
- 34 Serving Area for Party Lawn

- 35 Garden Seating
- 36 Feature Seating
- 37 Kids Play Area
- 38 Hopscotch
- 39 Snake & Ladder40 Skating Court
- 41 Climbing Mound42 Outdoor Fitness Zone
- 43 Senior Citizen's Park
- 44 Viewing Deck
- 45 Open Air Seating
- 46 Adda Zone / Parent's Corner
- 47 Arrival Plaza
- 48 Arrival From Ground Floor

Residential Club Rooftop

- 49 Tennis Court + Multipurpose Sports Court
- 50 Lobby Entry To Terrace
- 51 Sit-Out With Canopy
- 52 Cafe Style Seating
- 53 Rooftop Lounge
- 54 Stargazing Deck

Ground Level

- 55 Sports Club With Rooftop Swimming Pool
- 56 Cricket Field
- 57 Football Field
- 58 Parking



Train hard for a easy win Let persistance make way to





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





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

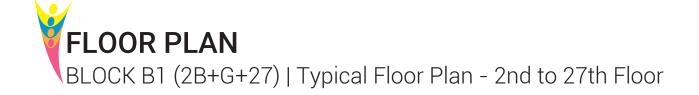
(Area as per RERA)

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*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.









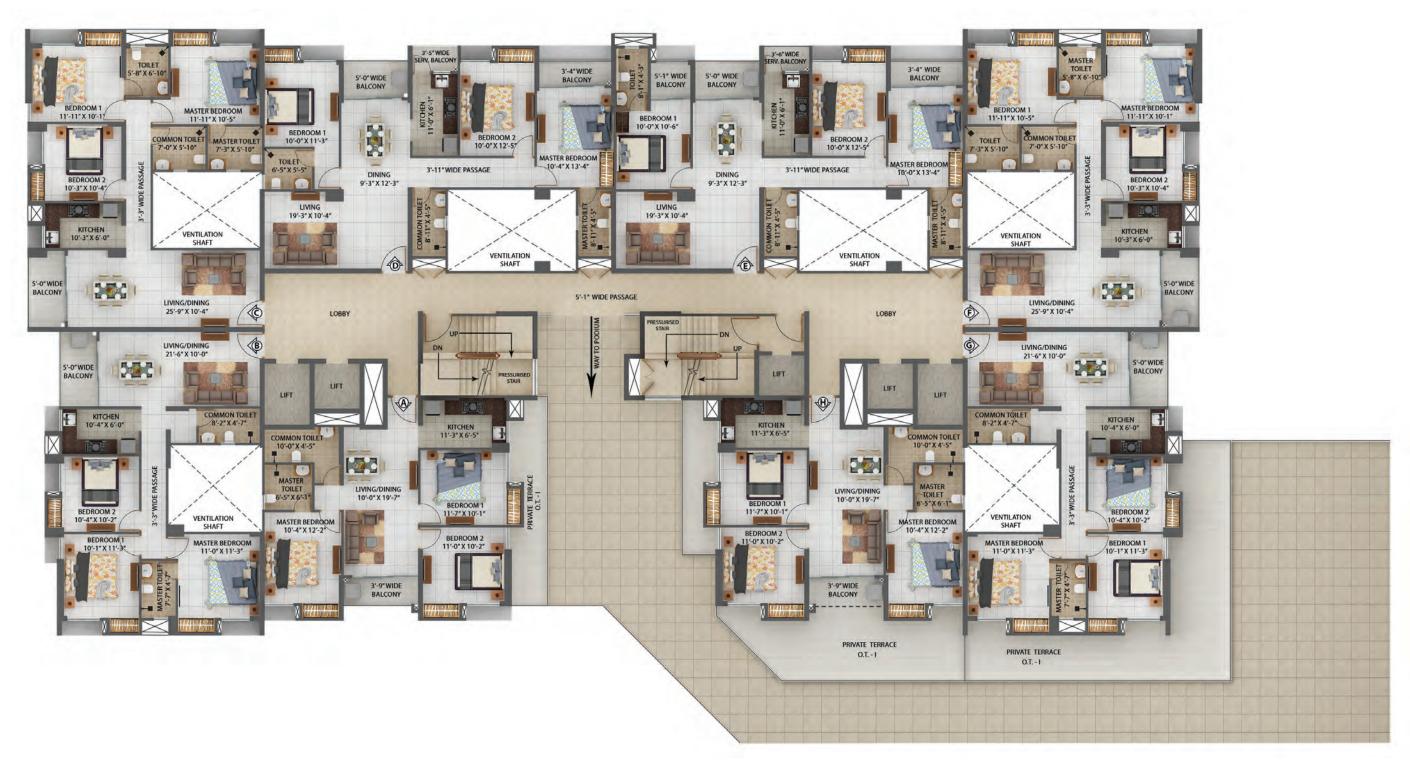
BLOCK B1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

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

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 B3 (2B+G+27) | Typical Floor Plan - 1st Floor

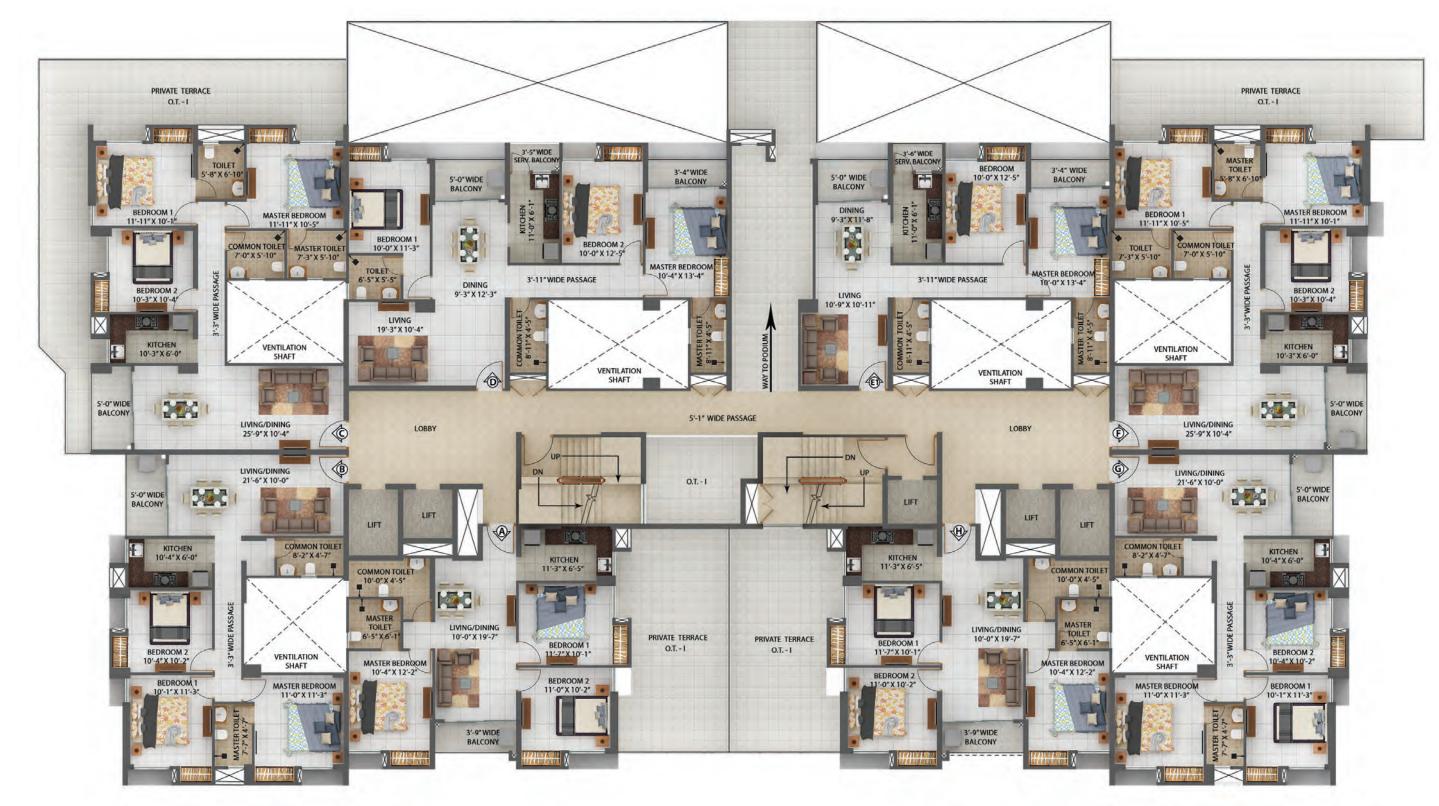
Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area	O.T. Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)	(Sq Ft)
1	Flat-A	3BHK+2 T	785	918	38	33	126
2	Flat-B	3BHK+2 T	810	971	50	29	
3	Flat-C	3BHK+3 T	917	1076	49	33	
4	Flat-D	3BHK+3 T	989	1187	97	19	
5	Flat-E	3BHK+3 T	965	1186	123	10	
6	Flat-F	3BHK+3 T	917	1077	49	33	
7	Flat-G	3BHK+2 T	811	971	50	29	448
8	Flat-H	3BHK+2 T	784	918	38	33	359





BLOCK B3 (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	785	918	38	33
2	Flat-B	3BHK+2 T	810	971	50	29
3	Flat-C	3BHK+3 T	917	1076	49	33
4	Flat-D	3BHK+3 T	989	1187	97	19
5	Flat-E	3BHK+3 T	965	1186	123	10
6	Flat-F	3BHK+3 T	917	1077	49	33
7	Flat-G	3BHK+2 T	811	971	50	29
8	Flat-H	3BHK+2 T	784	918	38	33



BLOCK B4 (2B+G+27) | Typical Floor Plan - 1st Floor

Sl. No	Flat Marked	Type of flat	Carpet Area	Built-Up Area	Balcony Area	CB Area	O.T. Area
			(Sq ft)	(Sq ft)	(Sq ft)	(Sq ft)	(Sq Ft)
1	Flat-A	3BHK+2 T	785	918	38	33	375
2	Flat-B	3BHK+2 T	810	971	50	29	
3	Flat-C	3BHK+3 T	917	1075	49	33	580
4	Flat-D	3BHK+3 T	989	1194	97	19	
5	Flat-E1	2BHK+2 T	717	900	97	10	
6	Flat-F	3BHK+3 T	917	1077	49	33	357
7	Flat-G	3BHK+2 T	811	971	50	29	
8	Flat-H	3BHK+2 T	784	918	38	33	370





BLOCK B4 (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	785	918	38	33
2	Flat-B	3BHK+2 T	810	971	50	29
3	Flat-C	3BHK+3 T	917	1075	49	33
4	Flat-D	3BHK+3 T	989	1187	97	19
5	Flat-E	3BHK+3 T	965	1186	123	10
6	Flat-F	3BHK+3 T	917	1077	49	33
7	Flat-G	3BHK+2 T	811	971	50	29
8	Flat-H	3BHK+2 T	784	918	38	33







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)

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*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)

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-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.









"Nature is not a place to visit.

It is home. The Earth has
music for those who listen."







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







- 1 Crèche
- 2 Karaoke
- 3 Aerobics
- 4 Guest room5 Library
- 6 Card room







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











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

800X800 Vitrified Tiles Flooring:

Putty Wall: 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

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

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

Bedroom

800X800 Vitrified Tiles Flooring:

Putty Wall: Ceiling: Putty

Wooden Frame with Commercial Flush Door. Doors: Hardware & Fittings: Branded locks and hardware fittings of reputed make Windows: Aluminium powder coated Windows with glass panes

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

Air Condition: Split air-conditioner point in all bedrooms

Balcony

LOVVE

800X800 Matt finish Vitrified Tiles Flooring:

Wall: Acrylic Emulsion Paint Acrylic Emulsion Paint Ceiling:

Aluminium powder coated Doors with glass panes Door:

Mild steel Railing:

Kitchen Flooring:

600X600 Vitrified Tiles

Ceramic Tiles up to 2 Feet height above the counter

Ceiling: Putty

Door: Wooden Frame with Commercial Flush Door.

Branded locks and hardware fittings of reputed make Hardware & Fittings: Window:

Aluminium powder coated Windows with glass panes and

provision for exhaust fan

Granite Slab Counter: Stainless Steel Sink Plumbing:

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

make with Copper Wiring

Toilets

Flooring: 600X600 Anti-skid Ceramic Tiles

Wall: 600X300 Ceramic Tiles up to lintel height

Ceiling:

Wooden Frame with Commercial Flush Door. Door:

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

provision for exhaust fan

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

Ground Floor Lobby

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

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

per design

Ceiling: False Ceiling with Light fixtures

Typical Floor Lobby

Flooring: 600X600 Vitrified Tiles Combination of Tiles & Paint Wall:

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

This is a representational image only. | 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 Holdirom
- 5 Chinar Park
- 6 Derozio College
- 7 City Centre 2
- 8 Akankha More
- 9 Bengal Silicon Valley
- Calcutta High Court New Town Campus
- 11 Rajarhat Chowmatha
- DPS New Town
- 13 Narayana School
- 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
- 2 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
- 9 ITC Infotech (upcoming)
- Gopalpur Xing
- Charnock Hospital
- Central Mall
- 3 UEM





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.

