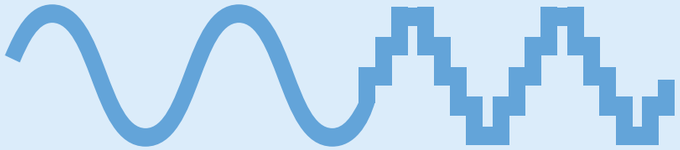
marina's edge

Limited Homes. Limitless Views.



A rare gem where sophistication reigns, Marina's Edge is a luxury retreat beside the shimmering expanse of a tranquil lake. It is a sanctuary where every sunrise unveils a masterpiece at the water's edge.



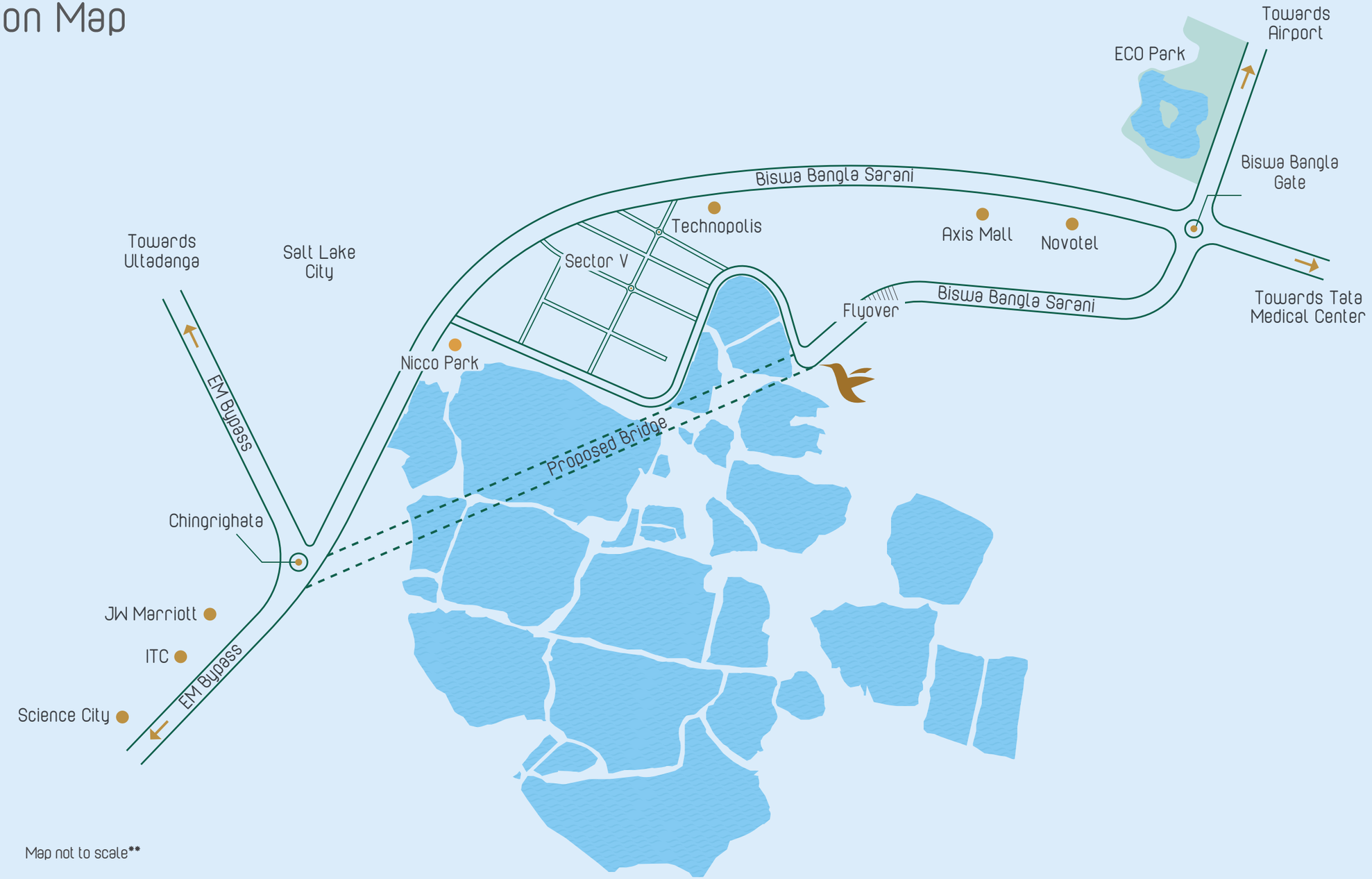
Accessibility

In a city that never stops, life at Marina's Edge flows with your aspirations — seamless, refined and timeless. Because true luxury isn't a place, but a way of life. Once rooted in South Kolkata's charm and then rising with the EM Bypass skyline, luxury now finds its rhythm in Mahishbathan — the new heart of Salt Lake Sector V.

Here, at Marina's Edge, you stand at the gateway to tomorrow, where lifestyle, connectivity and opportunity converge.

- Prime Location – Set in Kolkata's thriving tech corridor, offering direct access to innovation and growth.
- Peaceful Setting – Nestled by shimmering water bodies in Mahishbathan, offering serene views and an escape from the city's rush.
- Effortless Connectivity – At the crossroads of Salt Lake Sector V and Newtown, with the upcoming EM Bypass flyover nearby, enjoy easy access to both heritage and modernity.
- Everyday Conveniences – From schools and hospitals to shopping, dining and parks, everything you need is just minutes away.

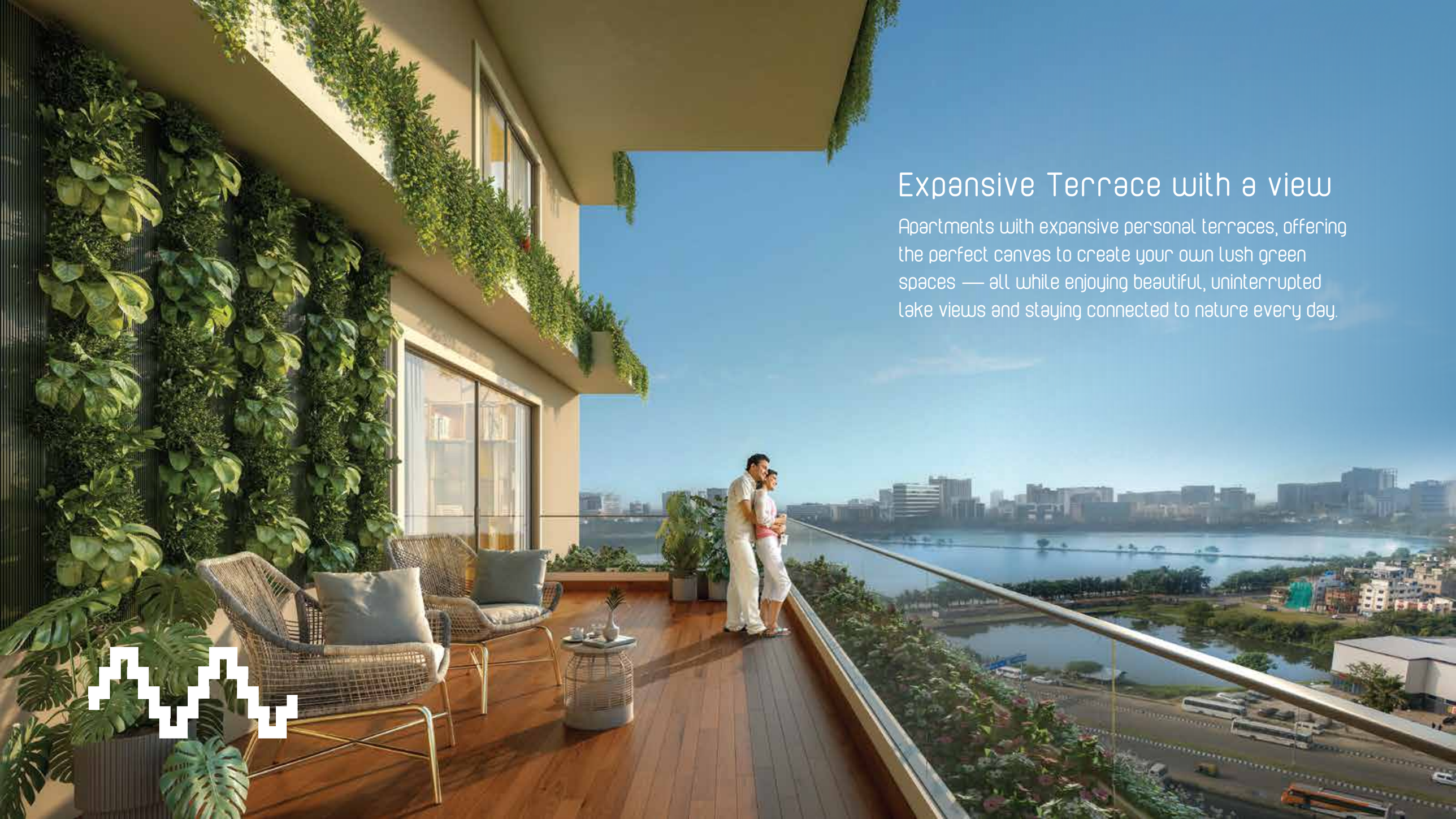
Location Map



Map not to scale**




A gateway to an
uninterrupted view of
the shimmering lake



Expansive Terrace with a view

Apartments with expansive personal terraces, offering the perfect canvas to create your own lush green spaces — all while enjoying beautiful, uninterrupted lake views and staying connected to nature every day.



Sprawling Living Area

Perfect for moments that matter, the generous living and dining space flows effortlessly into the terrace — where elegance meets openness, bathed in natural light.



Personal Sanctuary

Wake up to serenity in a spacious retreat, where full-height windows welcome in the morning sun. Privacy will always surround you in this quiet escape filled with light, calm and tranquil views of the lake.

At the ground level of this address,
you will discover a place where comfort
and recreation intertwine seamlessly.

Banquet Hall

Party Lawn

Social
Gathering Zone

Indoor
Games Room

Kid's Play Area

Outdoor
Multipurpose Court

Business Lounge

Gymnasium



Social Gathering Zone

An elegant venue where warm hospitality and thoughtful details make every celebration truly memorable, seamlessly connected to a beautifully landscaped open party lawn that's perfect for gatherings under the open sky.



Multipurpose Court

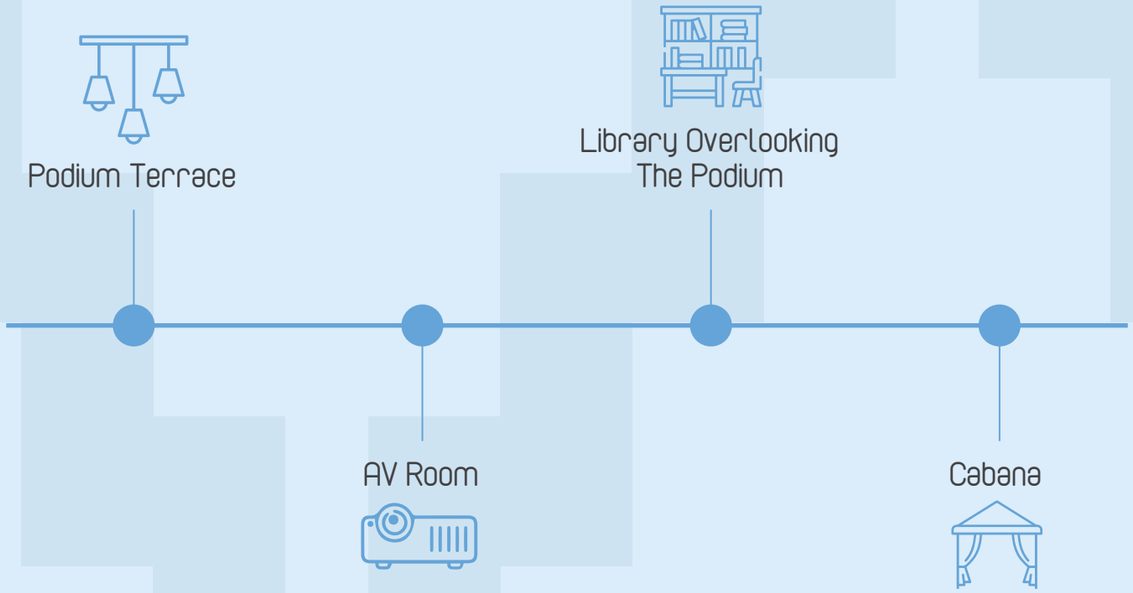
A vibrant arena designed for flexibility and fun. Whether it's a quick game, a friendly match or an impromptu workout, this is where energy finds its perfect outlet under the open sky.



Games Room

A lively indoor retreat crafted for play and connection. From a competitive game night to a relaxed evening with friends and family, this is your go-to space to unwind, recharge and enjoy timeless indoor fun.

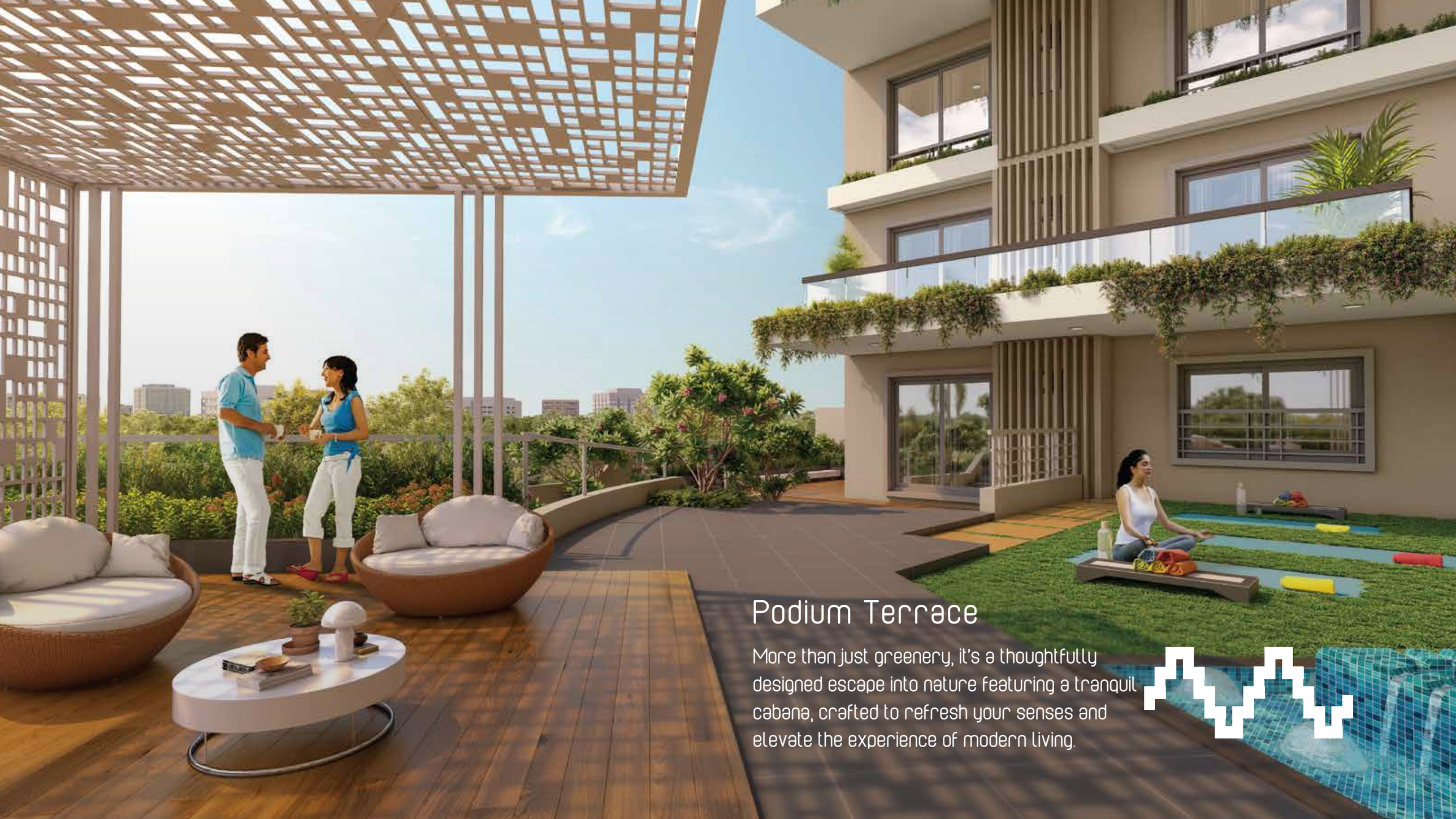
Elevated above the ordinary, the podium unveils a space where leisure finds its finest expression, where calmness and comfort come together in perfect harmony.





Lush Landscaped Area

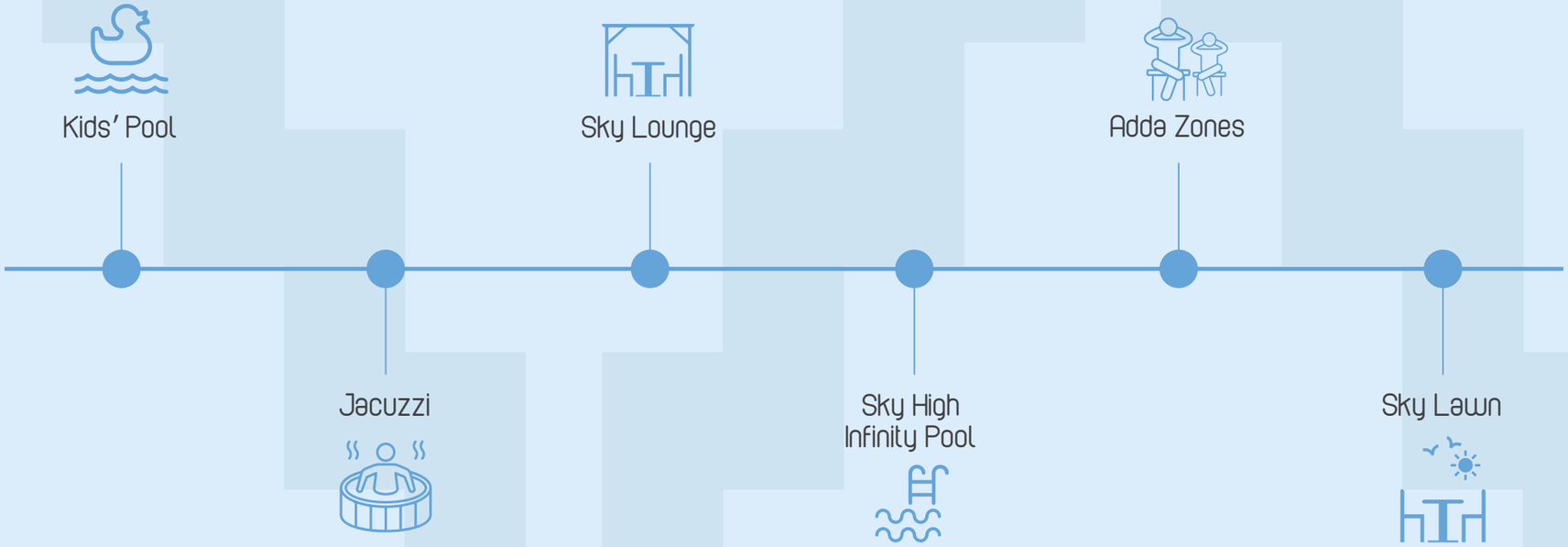
More than just open space, it's a green expanse that breathes life into every moment — with winding walkways, soft lawns and nature-rich corners that invite you to pause, unwind and reconnect.



Podium Terrace

More than just greenery, it's a thoughtfully designed escape into nature featuring a tranquil cabana, crafted to refresh your senses and elevate the experience of modern living.

An exclusive rooftop retreat where relaxation, recreation and breathtaking views come together. Here, life meets new heights of feeling fantastic within a stunning layout of exquisite pleasures.





Sky High Infinity Pool

Soak in a magnificent view of the tranquil lake from the water's edge, with thoughtful additions like a dedicated kids' pool, an open-air jacuzzi and a serene relaxation pool completing the experience.

Aesthetically Designed Lounge Space

Step into refined design, warm textures and a breathtaking view — perfect for a quiet evening with a book or a lively gathering with friends. Featuring both indoor and outdoor sky lounges with inviting hangout zones, it's a space that adapts effortlessly to every mood and moment.





Master Plan



Legends

1. Entry/Exit
2. Security Room
3. Entrance Foyer
4. Internal Driveway
5. Car Parking
6. MLCP
7. Utility Area
8. Marina's Club
9. Lift/Lobby/Stair
10. Seating Area
11. Multipurpose Court
12. Garden Deck
13. Social Gathering Lawn
14. Alfresco Pavilion
15. Pebble Bed
16. Walkway
17. Party Lawn
18. Social Deck
19. Reflexology Area
20. Kids Play Area
21. Stepped Planter
22. Peripheral Green

N

Map not to scale**

Roof Plan



*The shaded area is reserved for a private penthouse

Legends

1. Walkway
2. Sky High Infinity Pool
3. Kids' Pool
4. Shallow Deck
5. Pool Deck
6. Changing Room
7. Adda Zones
8. Swing Cabana
9. Sky Lawn
10. Chill Out Deck
11. Sky Lounge
12. Stepping Stone Walkway
13. Planter
14. Stepped Lawn
15. Pool Cabana
16. Jacuzzi
17. Penthouse*

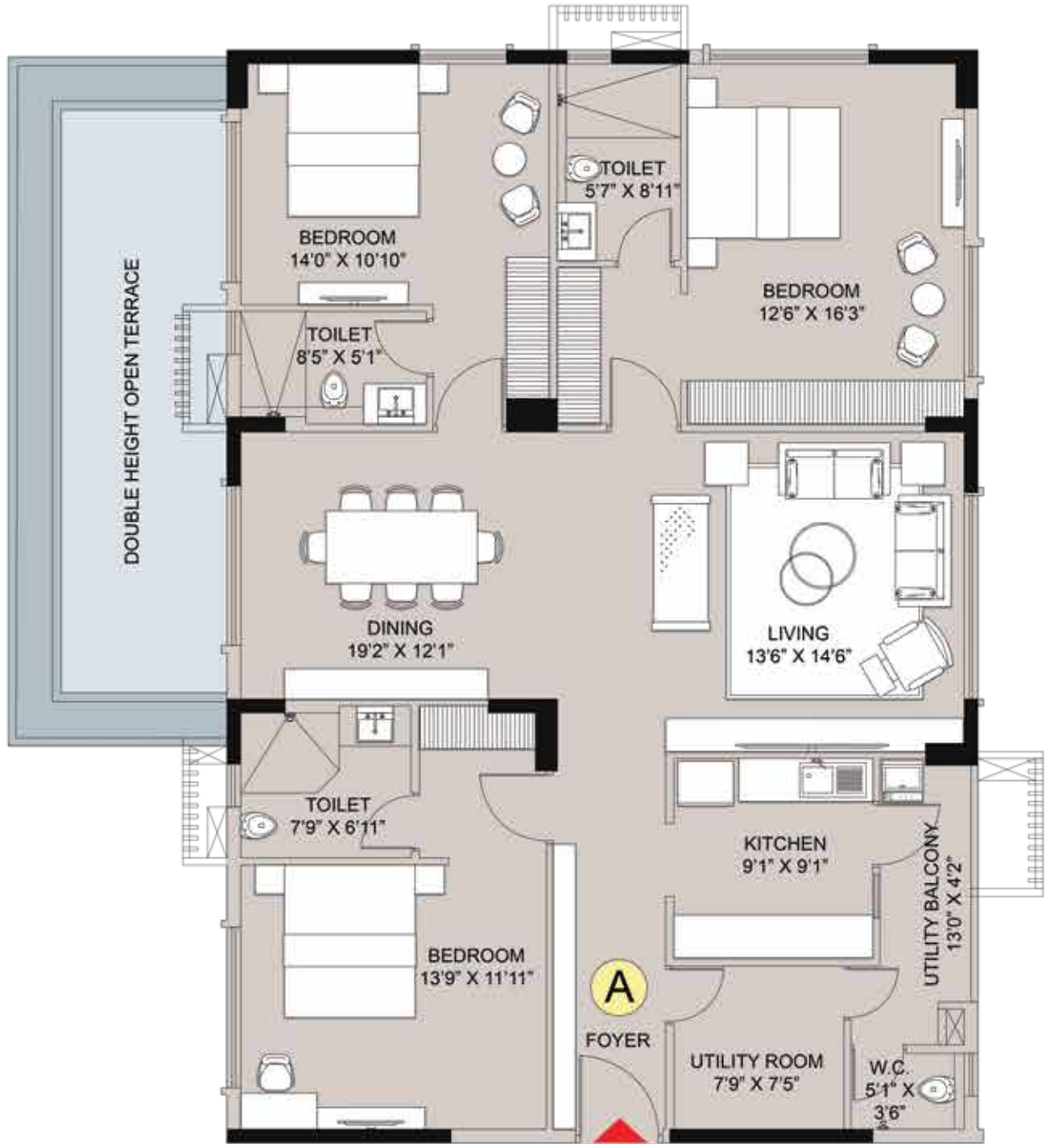
N

Map not to scale**

Flat No.	A
Floors	4th, 6th, 8th, 10th 12th & 14th
Type	3 BHK + 3 T
Carpet Area (sq.ft.)	1,509
BUA (sq.ft.)	1,666
Terrace Area (sq.ft.)	295
SBU (sq.ft.)	2,519



Key Plan



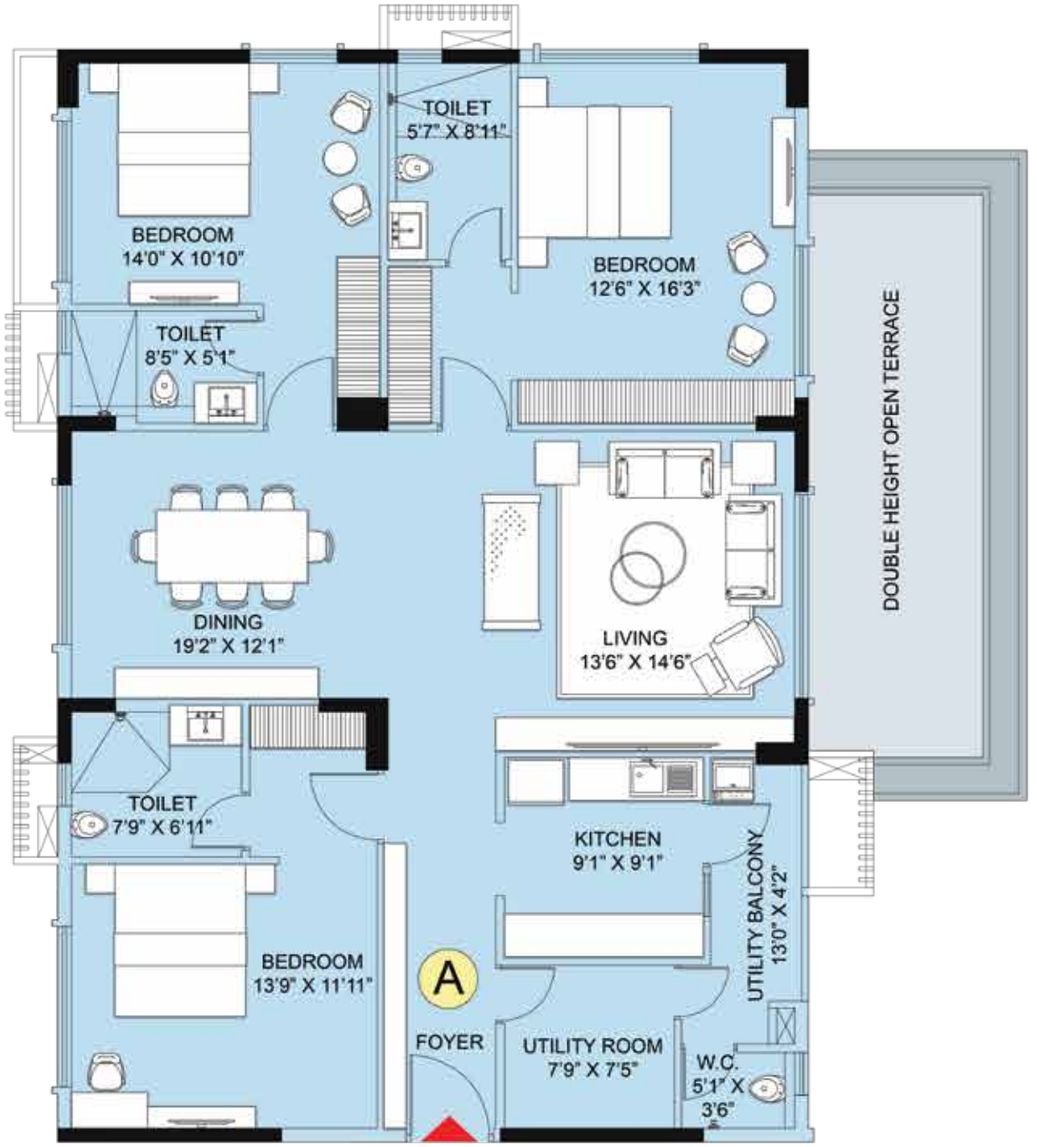
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Plan not to scale**

Flat No.	A
Floors	3rd, 5th, 7th, 9th 11th & 13th
Type	3 BHK + 3 T
Carpet Area (sq.ft.)	1,509
BUA (sq.ft.)	1,666
Terrace Area (sq.ft.)	283
SBU (sq.ft.)	2,510



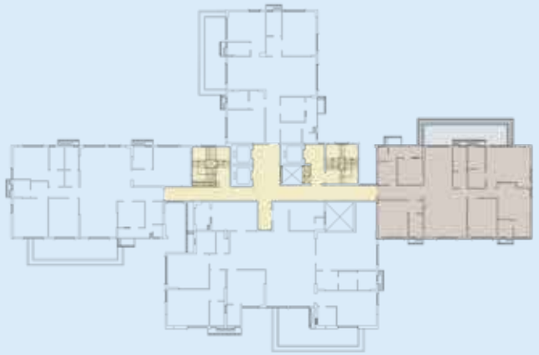
Key Plan



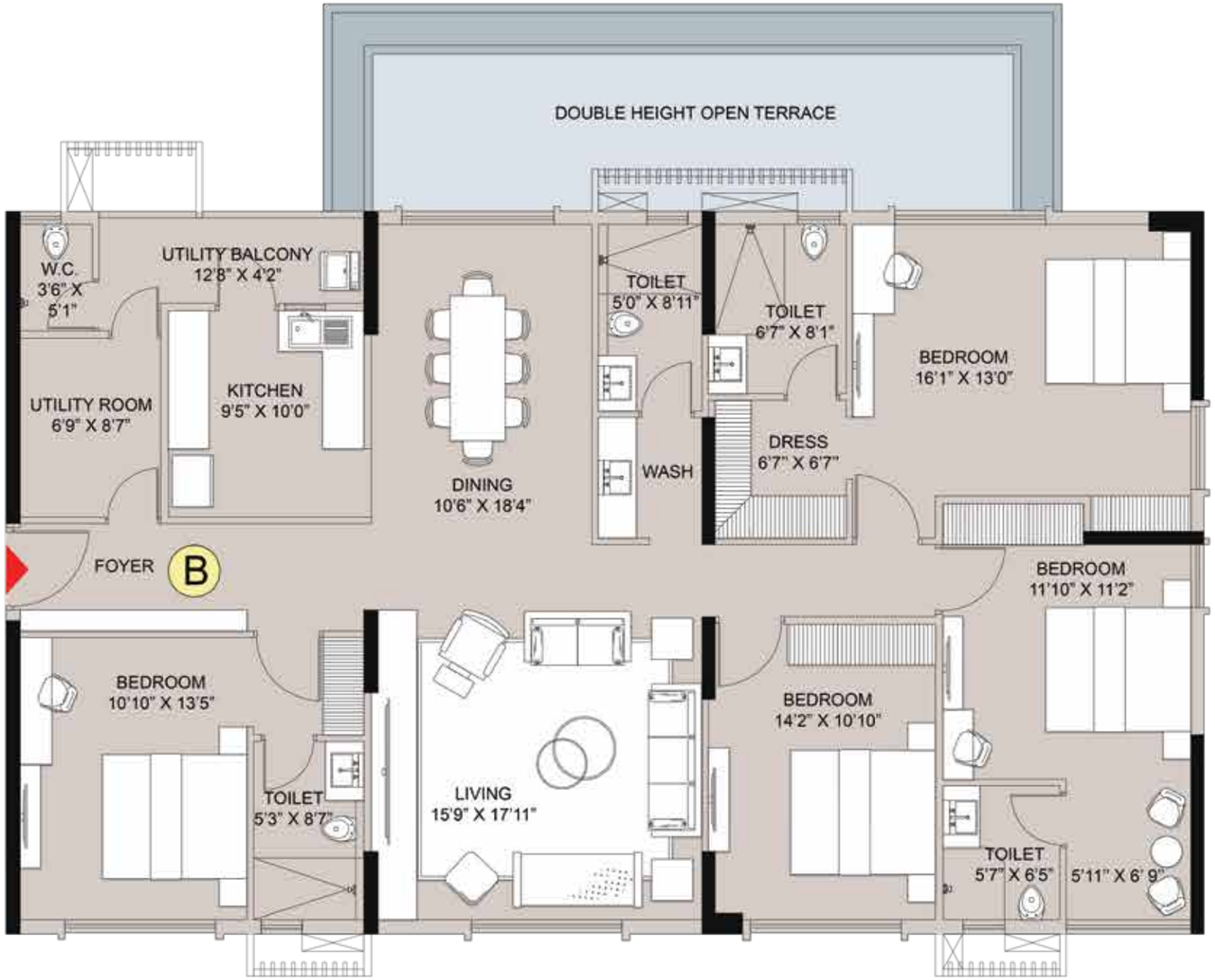
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Plan not to scale**

Flat No.	B
Floors	2nd, 4th, 6th, 8th 10th & 12th
Type	4 BHK + 4 T
Carpet Area (sq.ft.)	1,788
BUA (sq.ft.)	1,960
Terrace Area (sq.ft.)	322
SBU (sq.ft.)	2,946



Key Plan



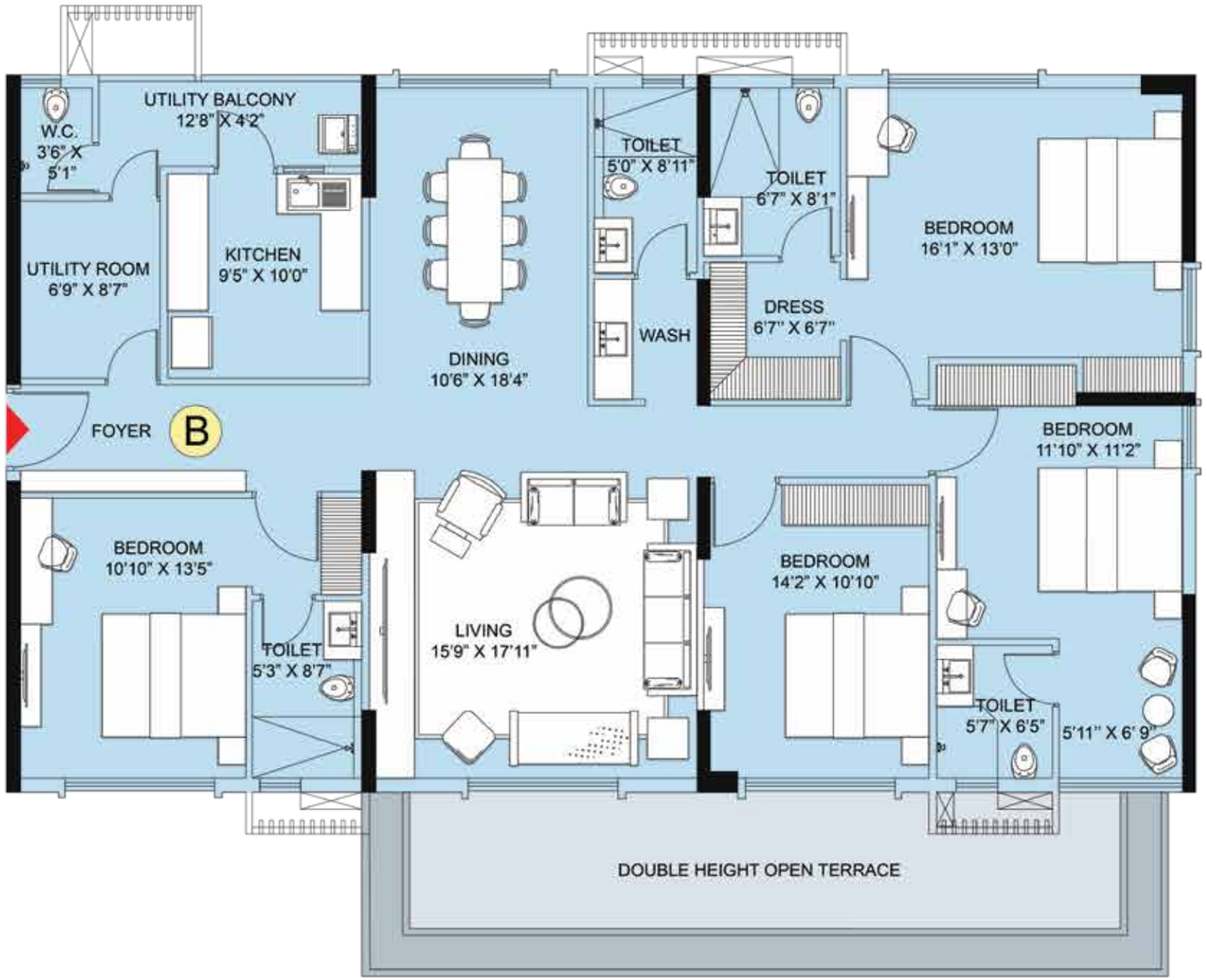
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Plan not to scale**

Flat No.	B
Floors	3rd, 5th, 7th, 9th 11th & 13th
Type	4 BHK + 4 T
Carpet Area (sq.ft.)	1,788
BUA (sq.ft.)	1,960
Terrace Area (sq.ft.)	330
SBU (sq.ft.)	2,951



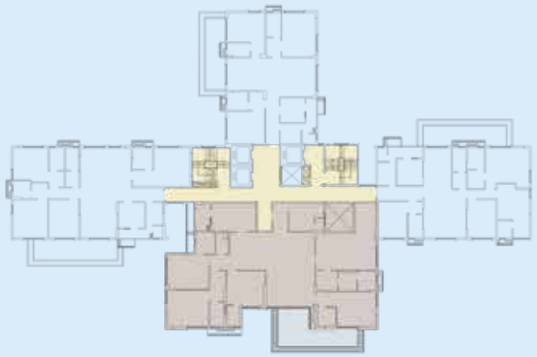
Key Plan



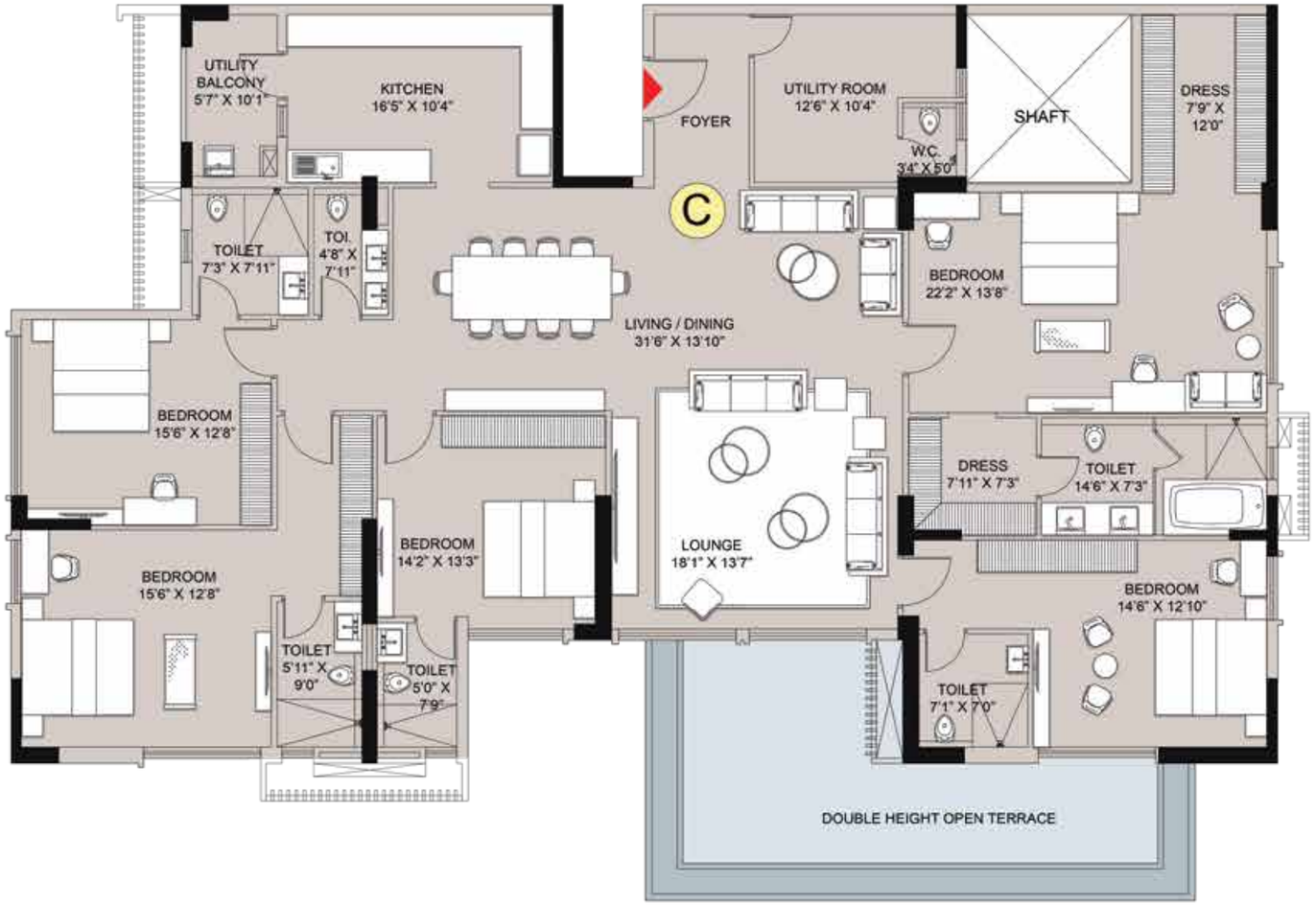
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Plan not to scale**

Flat No.	C
Floors	2nd, 4th, 6th, 8th 10th, 12th & 14th
Type	5 BHK + 6 T
Carpet Area (sq.ft.)	2,824
BUA (sq.ft.)	3,073
Terrace Area (sq.ft.)	391
SBU (sq.ft.)	4,540



Key Plan



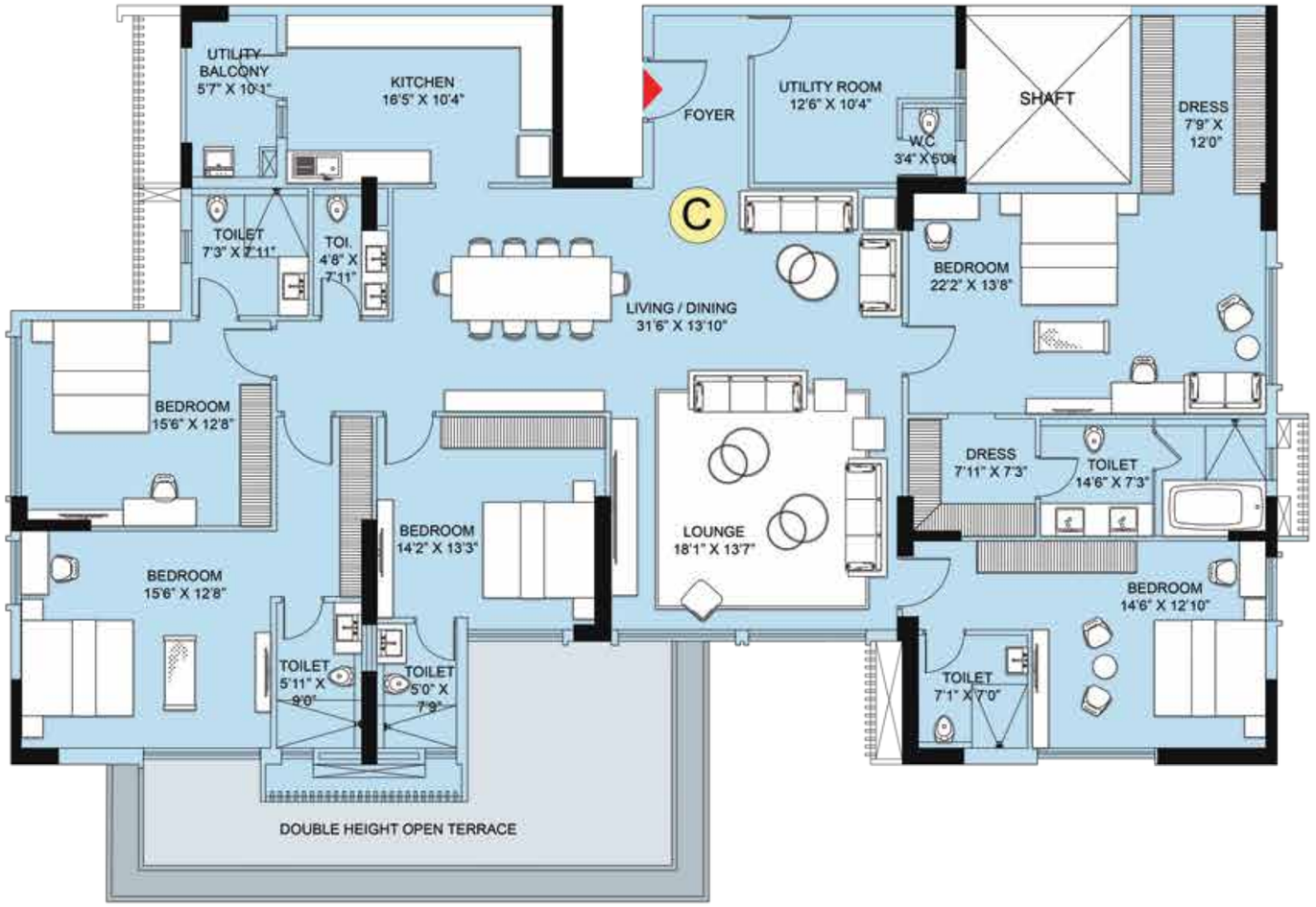
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Plan not to scale**

Flat No.	C
Floors	3rd, 5th, 7th, 9th 11th & 13th
Type	5 BHK + 6 T
Carpet Area (sq.ft.)	2,824
BUA (sq.ft.)	3,073
Terrace Area (sq.ft.)	402
SBU (sq.ft.)	4,547



Key Plan



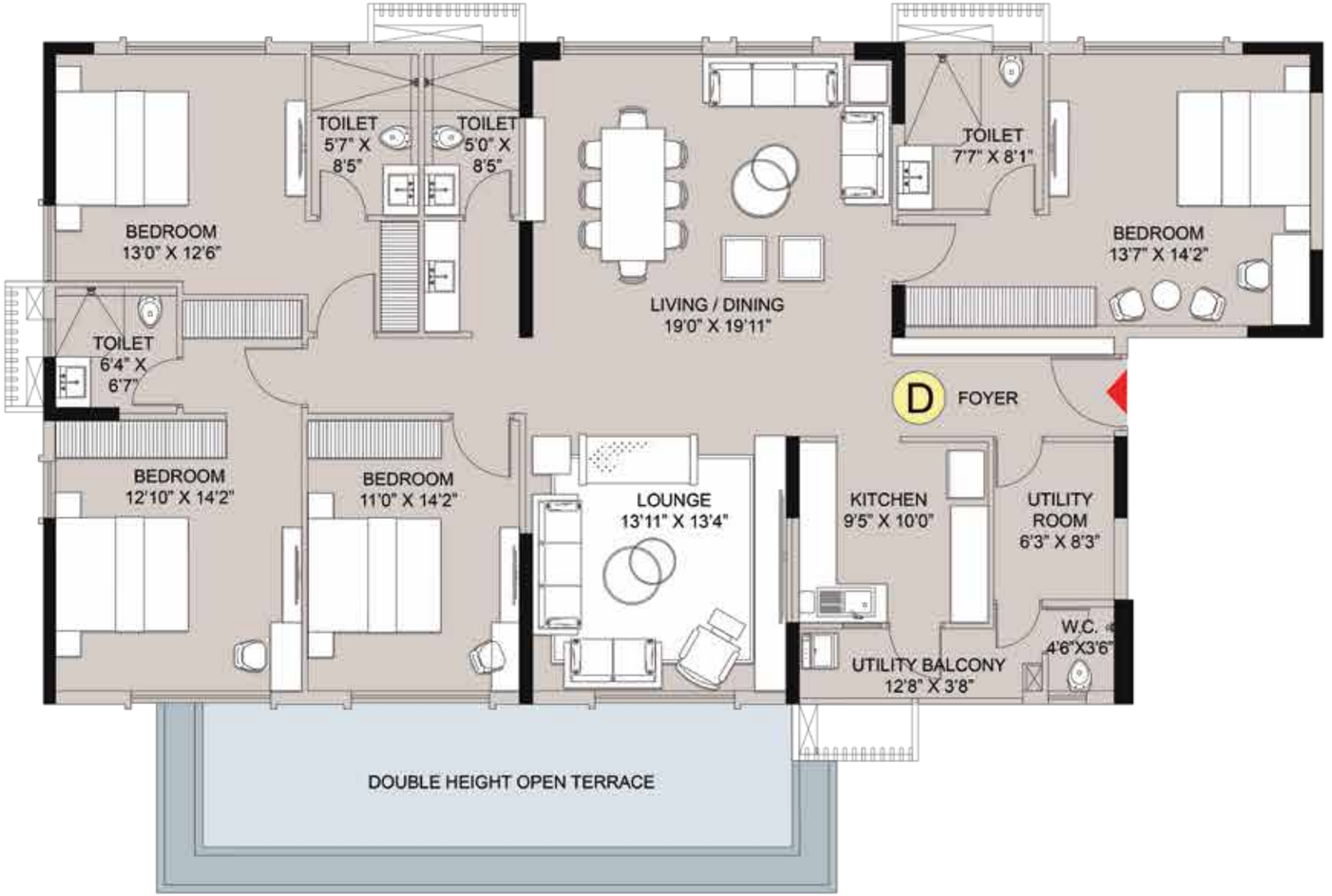
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Plan not to scale**

Flat No.	D
Floors	2nd, 4th, 6th, 8th 10th, 12th & 14th
Type	4 BHK + 4 T
Carpet Area (sq.ft.)	1,914
BUA (sq.ft.)	2,088
Terrace Area (sq.ft.)	341
SBU (sq.ft.)	3,137



Key Plan



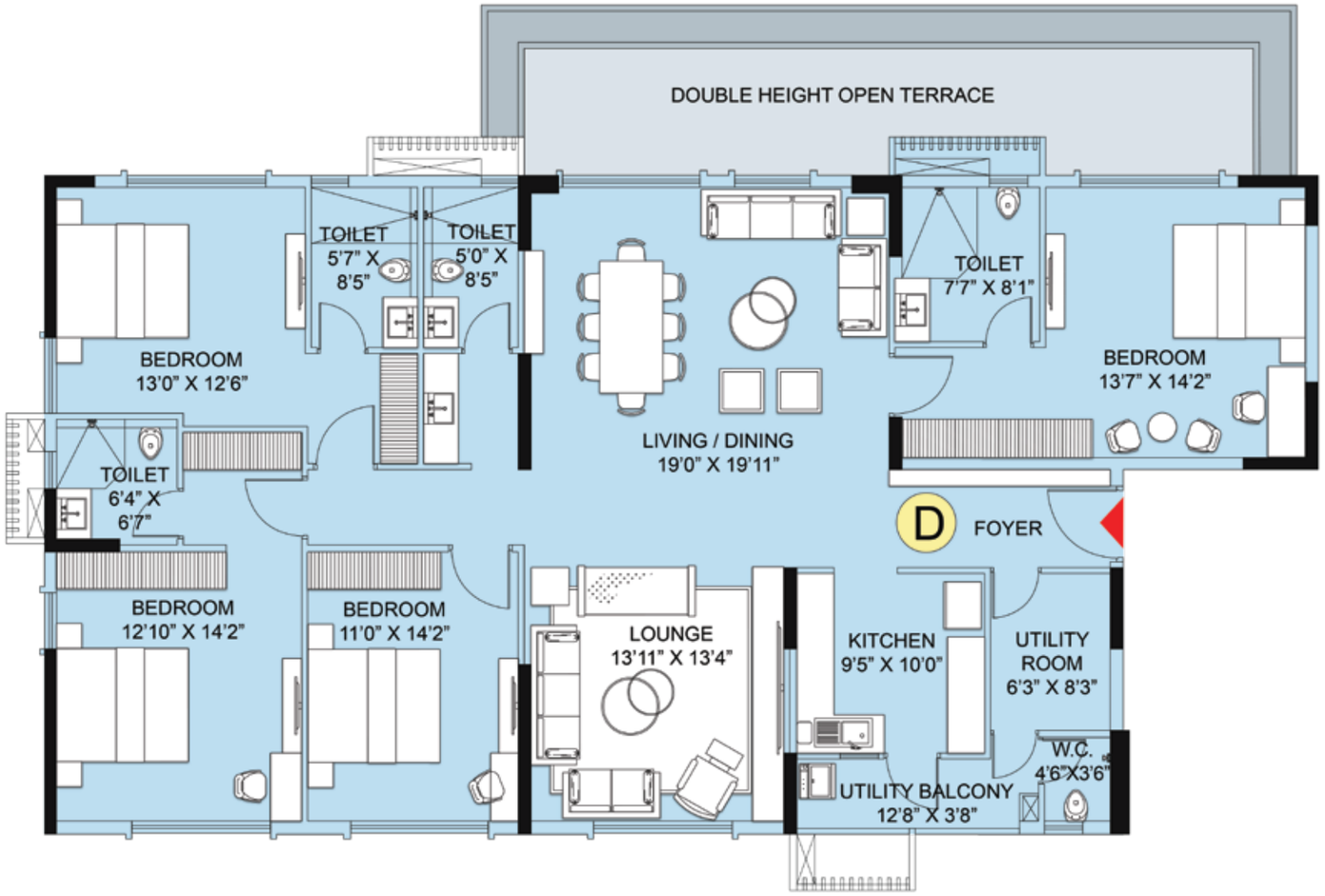
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Plan not to scale**

Flat No.	D
Floors	3rd, 5th, 7th, 9th 11th & 13th
Type	4 BHK + 4 T
Carpet Area (sq.ft.)	1,914
BUA (sq.ft.)	2,088
Terrace Area (sq.ft.)	357
SBU (sq.ft.)	3,148



Key Plan



N

Plan not to scale**

Specifications

Foundation and Structure

Structural Design & Construction in compliance as per IS Code, having Optimum Design of Seismic Loads & Wind Loads

Foundation in RCC Piles with Pile Caps/Rafts

RCC Super Structure

Exterior & Interior Walls constructed of Concreter/ AAC Block/Concrete Blocks/Red Bricks/Fly Ash Bricks

Flooring

Wooden Laminated Flooring in Master Bedroom

Imported Vitrified Tiles/Marbles in Bedroom, Living Room & Dining Room

Lobby & Lift - Imported Marble/Stone/Tiles

Internal Wall Finish

Interior - AAC Block work with POP/Gypsum Plaster

Lobby & Lift Facia - Imported Marble/Stone/Tiles

Toilet

Anti-skid Ceramic/Vitrified Tiles on Floor

Ceramic/Vitrified Tiles on Walls

Sanitary Ware & CP Fittings of Reputed Brands like Jaquar/Kohler/Grohe/Parryware or similar brands

Electrical Plug Points for Geyser & Exhaust

Plumbing Provision for Hot/Cold Water Line

Kitchen

Anti-skid Ceramic/Vitrified Tiles on Floor

Ceramic/Vitrified Tiles Dado up to 2 ft. height above the counter

Granite/Vitrified slab counter

Stainless Steel Sink

Electrical Plug Points for Refrigerator & Ovens

Electricals

Concealed Copper Wiring from Reputed Brands

Telephone & Internet Wiring in Living or Dining Area

Sufficient Electrical Points in Bedrooms, Living Room, Dining Room, Kitchen & Toilet

Modular Switches of Reputed Brands

Automatic Changeover System for DG's

DTH/Cable TV Cabling

Air Conditioning

Fully VRV Air-conditioned Apartments (At Extra Cost)

Doors and Windows

Flush Main Doors with Wooden Frame & Lamination on both sides

Flush Doors with Branded Hardware & Lock Fitting

Fully Glazed Anodized/Power-Coated Aluminum/ UPVC Windows with Branded Hardware Fitting

Glass Railing in Open Terraces

Security Features

24x7 Security Surveillance

Fire Detection & Protection System as per recommendation of West Bengal Fire & Emergency Services

Biometric, Video & Digital Main Door Locks

Intercom & Communication System

CCTV Cameras in Common Areas

100% Power Backup for Lifts & Common Areas

Lifts

2 Nos. Passenger & 1 Nos. Service like High Speed Automatic Elevators of Kone/Mitsubishi or similar make

Other Features

24 Hour treated Water Supply through Water Treatment Plant

Anti-termite Treatment during Various Stages of Construction

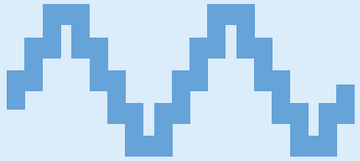
Superior Quality Waterproofing; wherever necessary

Quality Earthing for all Electro-Mechanics Gadgets

Sufficient Project Illumination through Compound & Street Lighting inside the Project

IGBC Green Gold Rated Building

Sewerage treatment plant



The Vision That Shaped Marina's Edge

Founded in 1980 by Mr. Ashok Kumar Pasari, the Pasari Group has been shaping Kolkata's skyline for over four decades with a legacy of trust, innovation, and excellence. Headquartered in Kolkata, the Group follows a pioneering 360-degree approach — spanning architecture, engineering, and construction — to deliver landmark developments that redefine urban living.

From early milestones like *Mansarovar on Camac Street* and *Regent, Indraprastha Complex* to more recent projects such as *The Empire*, *Roopkatha*, *Taalchaya* and *Chitrakatha*, the Group's portfolio reflects a commitment to design innovation, sustainability and superior living experiences. A landmark achievement, *Biowonder* — Eastern India's first biophilic and Environment Positive (E+) corporate park — has set new benchmarks in sustainable development and workplace well-being.

At its core, the Group believes in creating spaces that enhance life — not only through aesthetics and amenities, but by fostering environments that truly resonate with the people who inhabit them. With a forward-looking vision, the Pasari Group continues to expand across Kolkata, setting new benchmarks in urban living while upholding its founding values of integrity, innovation and excellence.

Carrying the trusted legacy of the Reliable Group, Deepam steps forward with a renewed vision to create meaningful homes for today's families. The company blends experience with fresh thinking to offer homes that go beyond just walls and floors — homes that hold emotions, memories and the promise of a better tomorrow. Every project is shaped with care and driven by transparency, quality and enduring relationships – perfectly in line with the company's promise of always being rooted, reliable and remarkable.

Deepam's portfolio includes notable addresses like Levelz and Park Imperial, along with ongoing projects such as Chitrakatha and Renaissance. Each one stands as a testament to Deepam's reliable delivery, thoughtful development and commitment to long-term value.

At Deepam, it's not just about building homes — it's about crafting sanctuaries of comfort, pride and peace of mind. Homes that illuminate the journey of life.

pasarigroup
Hello Life!

DEEPAM
ROOTED. RELIABLE. REMARKABLE.

Site: Mouza - Maheshbathan, L.R. Dag No. 470(P) & 472(P), Bidhannagar Municipal Corporation, Kolkata

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