



PURTI Homes



Life at  
**CROWN**

# CROWN

AT AQUAVIEW

Aquaview Mahisbathan Sector V  
Dhapa Kolkata West Bengal 700102

WBRERA/P/NOR/2025/002592 | rera.wb.gov.in

Disclaimer: "Crown At Aquaview" is the new name given to the project originally conceptualized with the name "Crown". Both are one and the same.

Crown At Aquaview is being developed by Aarika Construction LLP. The Project is planned as per sanction plan which is common for the project

land and land of adjoining Ideal Aquaview Project and several common area, installations and amenities of the said Ideal Aquaview Project is contractually agreed to be for use in common by the Allottees of Crown At Aquaview and several common area, installations and amenities of Crown at Aquaview shall be used in common by the allottees of the said Ideal Aquaview Project. The specifications are subject to additions and minor alterations which will be covered in the agreements and/or letters with the Allottees. Images and visuals are graphic artwork created by designers and the final product may vary from the same. The Brochure is for representation purpose only and does not constitute part of any legal offer/ contract. The interior design and furnishing shown in the Brochure are merely conceptual and illustrative and the actual interior design and furnishing shall be done by the respective Allottees. Furniture/furnishing is not included in the transfer. Reference to time, distances and localities are approximate only and may be subject to traffic conditions. The maps shown are not to scale. There can be external and internal alterations due to modifications obtained by the Promoter or required for statutory compliances and the Promoter does not warrant that views will not be impacted by future development or modification in Building Plans. The intimation of any amendment to the contents of this brochure shall be deemed to have been made in the application for allotment and/or

the agreement in favour of the buyer/s and the buyer/s are advised to use discretion before making application and before entering upon agreement to make themselves aware of the same. The buyer/s are also advised to verify all details and satisfied themselves regarding all the details and specifications including but not limited to the area, services, common areas including commonality, the terms of sales, payments and all other relevant terms independently and should make their own enquiries and where applicable obtain appropriate professional advice as to their particular circumstances prior to concluding any decision for buying any unit. All purchases shall be subject to the terms of the agreement with the buyer/allottee and in case of inconsistency or contradiction between the brochure and application and agreement, the agreement shall prevail. The Promoter or its agents shall not be liable to the buyer/allottee for any claim due to inconsistency between the brochure and the contractual documents.





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Refined. Elite. Modern.

**CROWN**  
AT AQUAVIEW



# Life at CROWN

Your life at CROWN - You want the most beautiful home in the world?

Have it, your own way, *in your own apartment, that overlooks serene blue waters, from your high-rise balcony.*

CROWN stands beside the East Kolkata Wetlands, an ecological treasure of global importance. This breathtaking view isn't just admired today—*it's safeguarded for generations to come.* Encapsulated amid state-of-the-art landscaping that will give you a feeling of being within Nature yet with the energy of a fast city around the world.

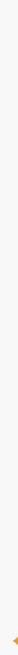
*Your life, your kingdom, at CROWN.*

## STYLE AND COMFORT

that you'll enjoy in your lifestyle at CROWN

# Top of the World Living

*Experience life that feels like you've  
reached the pinnacle of success.*



At CROWN, your lifestyle will always feel stylish, giving you a feeling that you are at the absolute *top-of-the-world*. As you rise above the cityscape, you get *panoramic views of the skyline* reflecting your ambition and success. A place that is not just an address, but a symbol of pride.



## SOULFUL SERENITY

that you'll feel in your home every day



A kingdom  
within the city

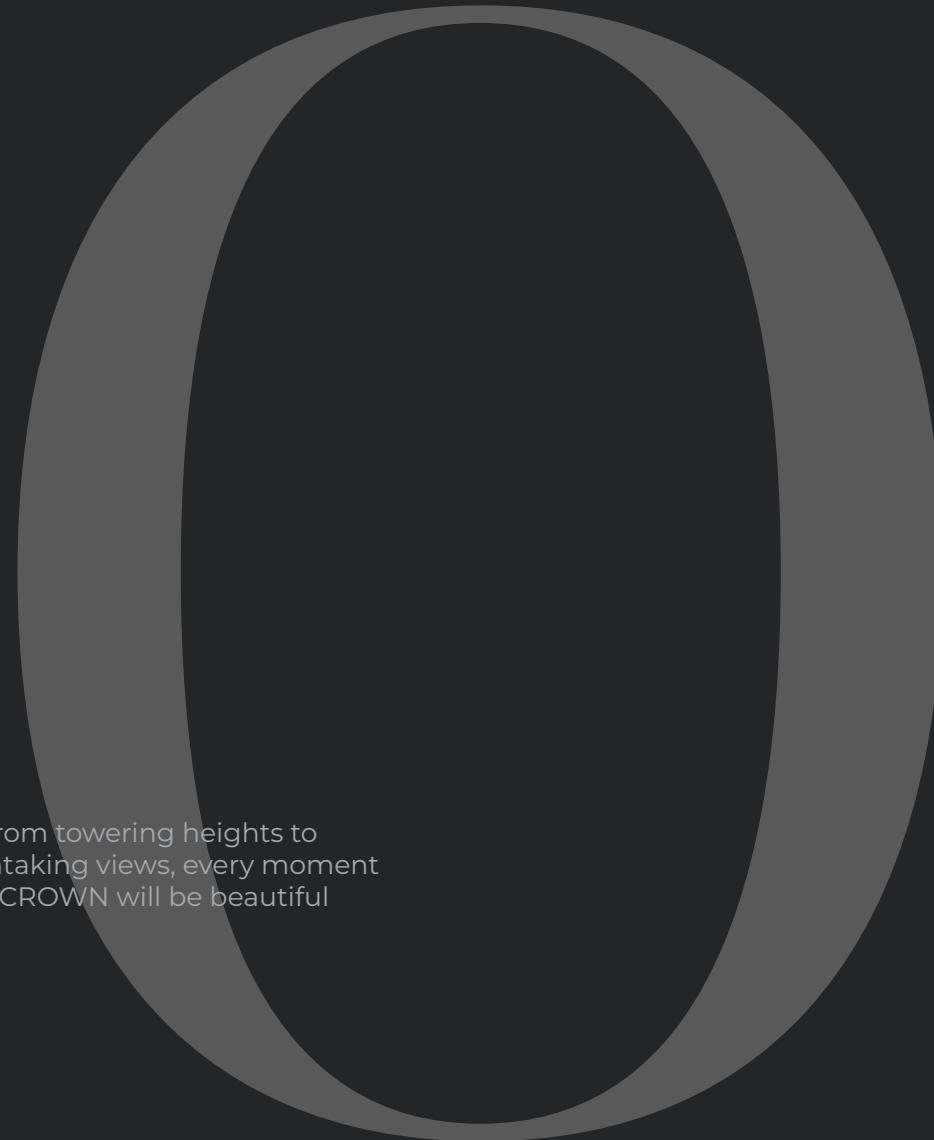
Nestled adjacent to Sector V, Kolkata's bustling commercial hub, CROWN stands as a testament to architectural brilliance. Designed to be ultimate in modernity and luxury, it is more than walls and windows—a blissful nest where your story unfolds.





STEP INTO  
YOUR  
OWN SKIN

In your ultimate space of  
comfort and luxury



From towering heights to  
breathtaking views, every moment  
at CROWN will be beautiful

# INTRODUCTION to your lifestyle



Where  
life unfolds luxury  
amid  
**AMPLE**  
**OPEN SPACE**

### Stand apart from the rest

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CROWN is designed for those who dream beyond the ordinary. An unparalleled haven to your highend lifestyle. On one side CROWN faces 12,500-hectare of open wetlands. The other faces serene blue water bodies. Allowing you the luxury of open spaces within and outside CROWN. Setting it apart from the rest.



### Picturesque views

Breathtaking sights of the city beyond 12,500-hectares of water will keep you mesmerised. Experience the grandeur of the ample open greenery seamlessly merging with the serenity of blue water.

BREATHE  
UNWIND  
FEEL



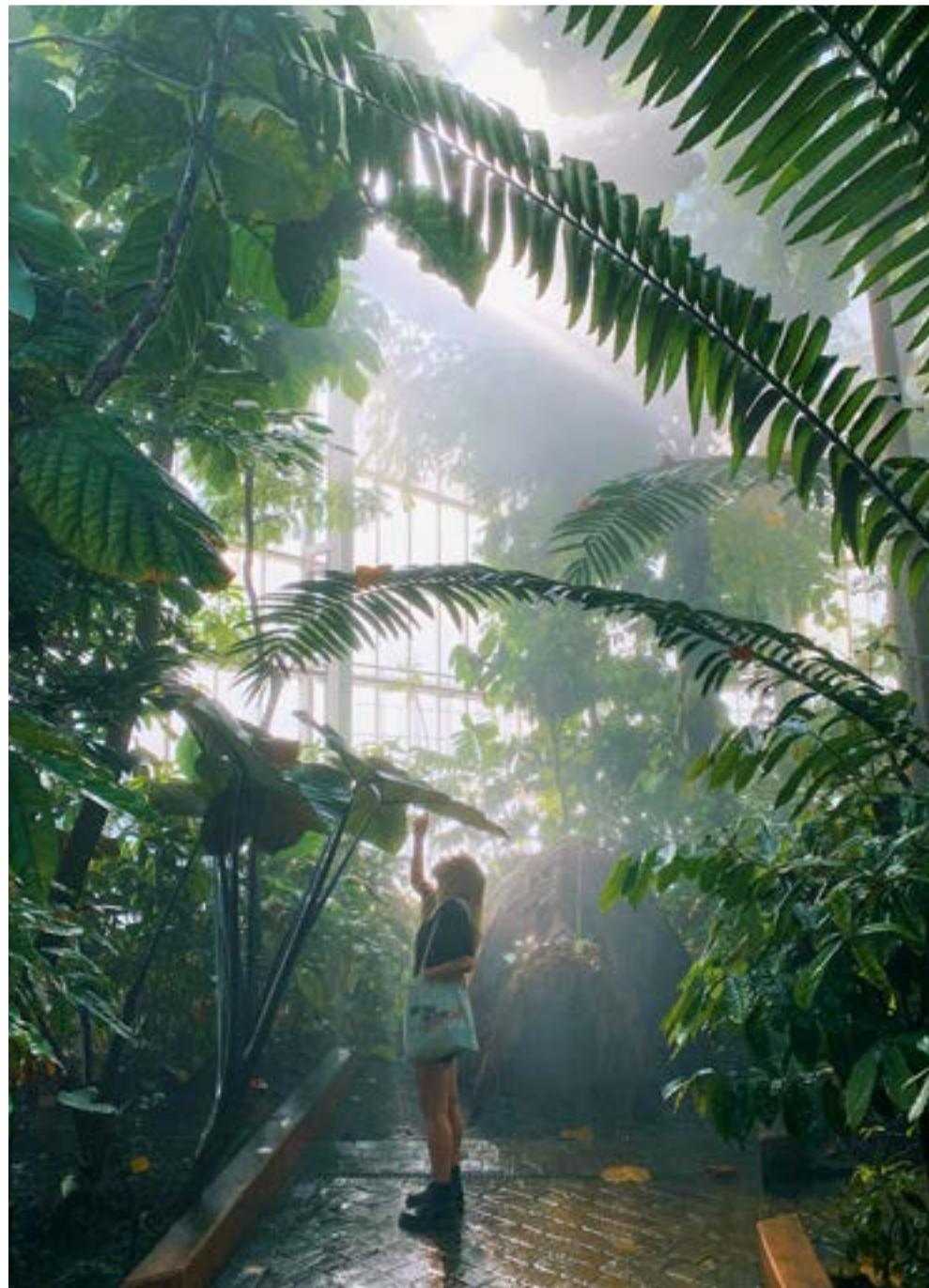


Five luxury towers rise up to touch the sky. Four towers have 28 floors and one tower comprises 30 floors. These majestic facades comprise 528 affluent residences, each with meticulous planning. Every detail of the architecture of CROWN is beautifully planned, curated and designed to always give you a top-of-the-world living experience.

A verdant dream, a gentle sway, where green prevails, and holds its way



A green panorama unfolds from your CROWN balcony. A landscape designed to visually uplift and inspire a life of serene luxury. Here, Nature seamlessly converges with the design to give you an exceptional living experience.



NURTURED  
by  
NATURE





Positioned at Kolkata's core, the location offers a dynamic blend of expanding business opportunities and convenient living experiences.

## LOCATION

live where the action is



## AN AREA OF DISTINCTION

### *Seconds away from* **SECTOR V**

Located near the Commercial hub of Kolkata, Sector V, CROWN is at the centre of convenience, connecting Salt Lake, Newtown and Biddhannagar. A place rich with business possibilities and multiple commercial zones, where entertainment lies just around the corner.

On one side of Mahisbathan, there is Science City, with Newtown on the other, next to East Kolkata Wetlands. Reside amid the new IT hubs offering an ideal place for your business and lifestyle to grow.

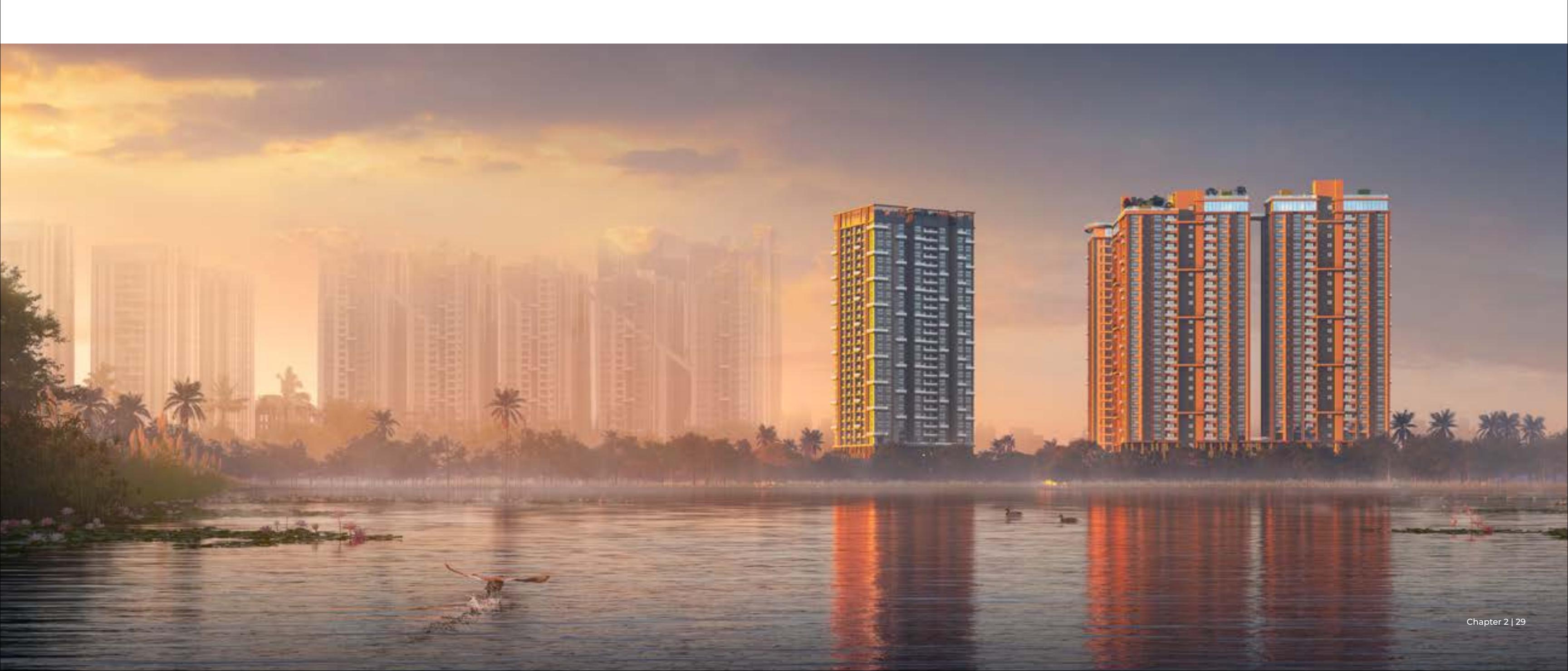
## Living at Kolkata's BUSINESS HUB

CROWN is located at the heart of Kolkata's thriving business area, offering easy access to top corporate and financial networks. With state-of-the-art facilities and seamless

connectivity, it provides an ideal space for businesses to grow and collaborate. This central location presents significant opportunities for professional networking and expansion.

With *immediate connectivity to airport, and major metro stations*, you are always well-connected at CROWN.

Vibrant retail hubs like City Centre 1 & 2, Mani Square, business landmarks like Sector V, TCS Gitanjali Park, Wipro, DLF & Technopolis, commercial spaces like Nazrul Tirtha, Karunamoyee More, Eco Space make you find the perfect balance in work, life, and everything in between.





LET THE  
JOURNEY  
MESMERISE  
YOU

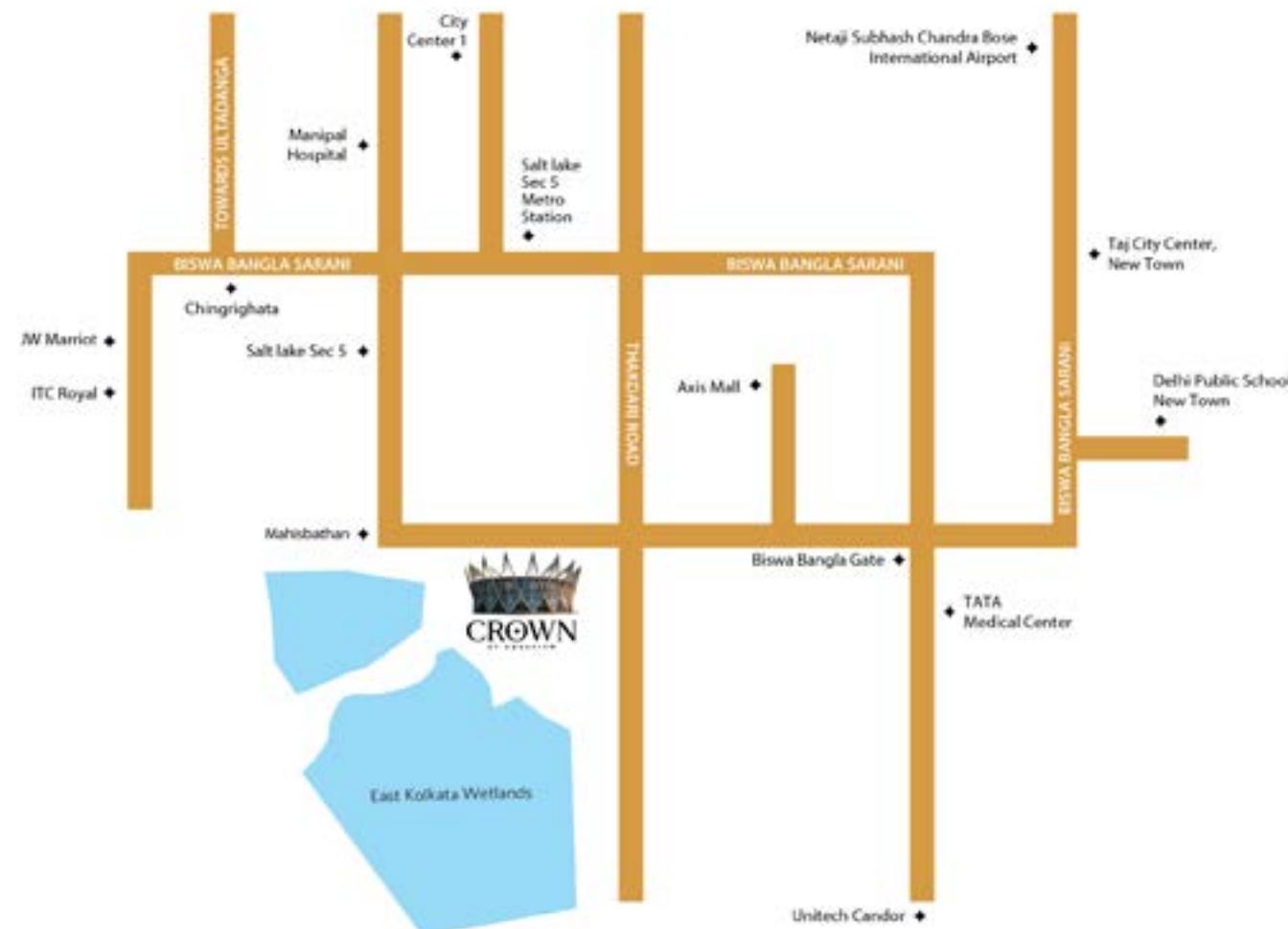
CROWN is more than a destination, it's a *testament of elite living*. Flanked by wetlands on your South, East and West. CROWN greets its guests with peace and luxury, much needed at the end of a hectic day.



## A smarter route A FASTER REACH

Experience unparalleled access as the new 7 km flyover links Metropolitan Crossing to Mahisbathan. This four-lane marvel ensures swift journeys, bringing your destination closer than ever before. Enhanced infrastructure paves the way for effortless commutes. Welcome to a new era of easy connectivity.

## LOCATION MAP



## Points of ATTRACTION

Reach key destinations close by, easily.

HEALTHCARE	
Manipal Hospital	5.5kms
OHIO Hospital	3.6kms
TATA Medical Center	4.0kms

ENTERTAINMENT CENTERS	
Axis Mall	2.5kms
City Center 1	6.2kms
City Center 2	9.3kms
Mani Square	8.9kms
RDB Cinemas	3.0kms

EDUCATIONAL CENTERS	
Salt Lake Shikha Niketan	1.3kms
Delhi Public School	3.9kms
St. Xavier's University	6.7kms
Newtown School	4.0kms

ROAD	
College More	2.5kms
Chingrighata More	6.4kms
Biswa Bangla Sarani	3.7kms

RAIL	
Bidhan Nagar Rail station	8.7kms
Salt Lake Sector V Metro Station	3.5kms
Karunamoyee Metro Station	5.0kms
Central Park Metro Station	5.1kms

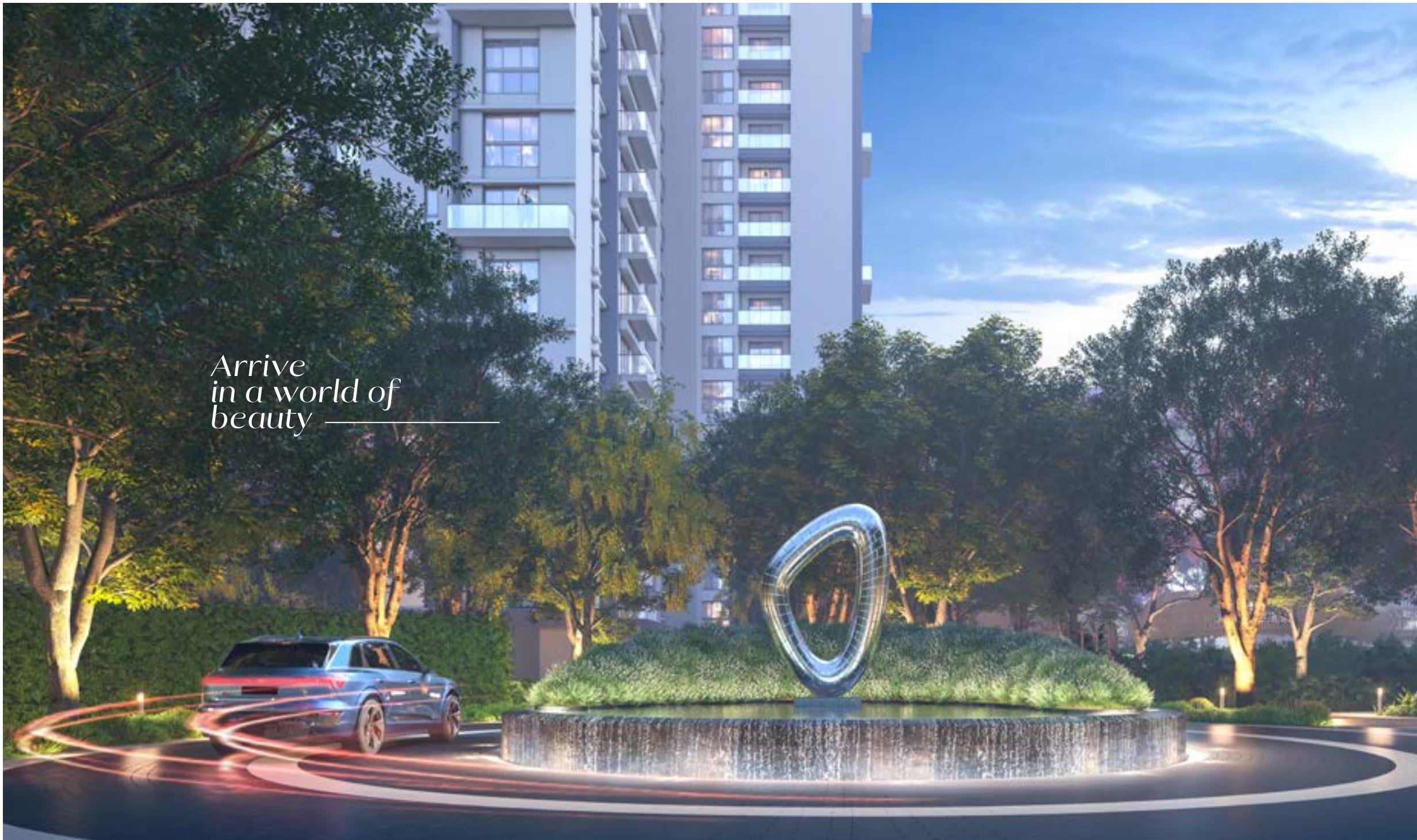
AIRPORT	
NSC Bose International Airport	12.9kms

## Spots of CONVENIENCE

Positioned at the heart of accessibility, connecting you effortlessly to the entire city.

ARRIVAL  
to elite living

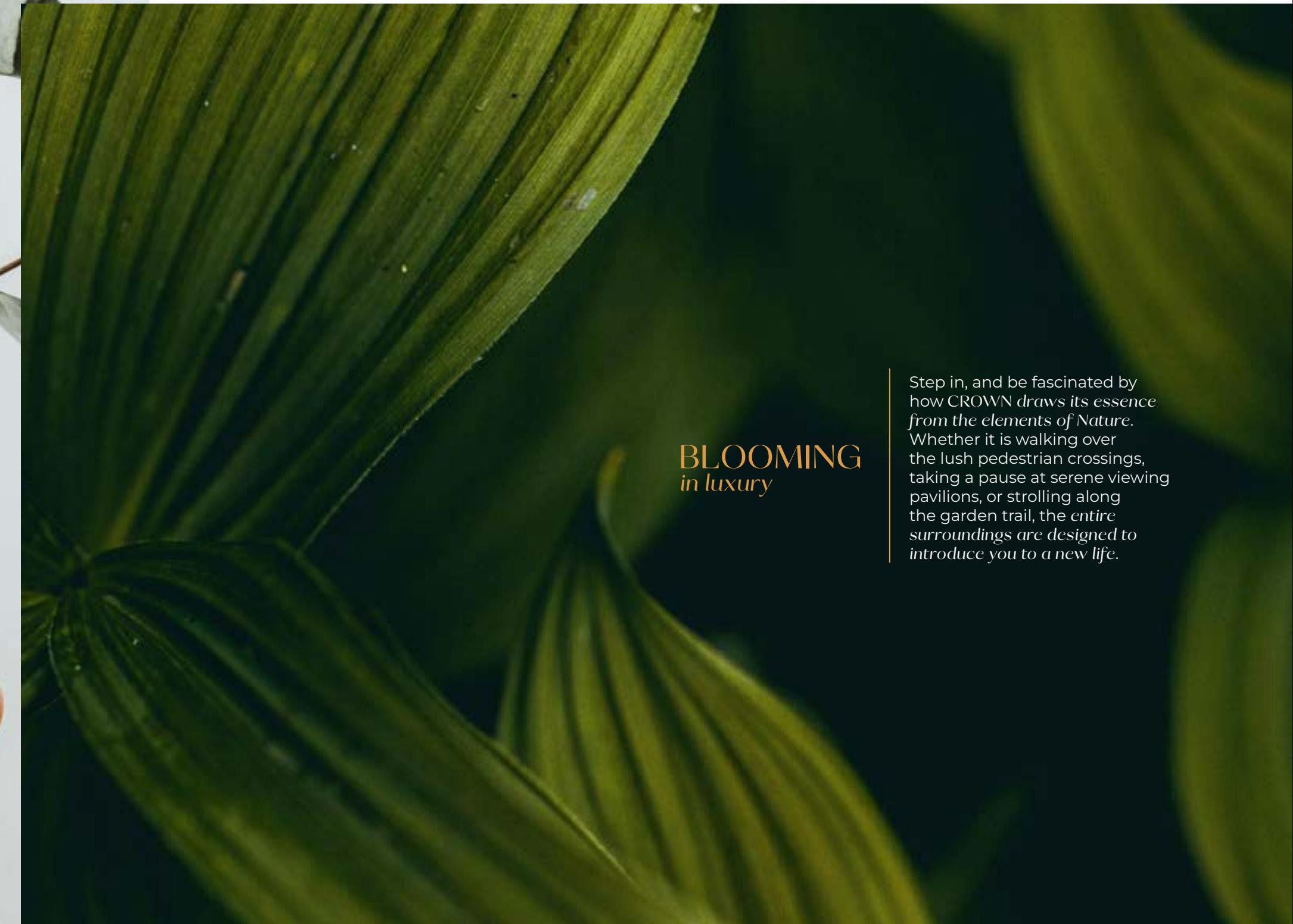
Experience what it feels to  
enter a haven of peace and luxury.



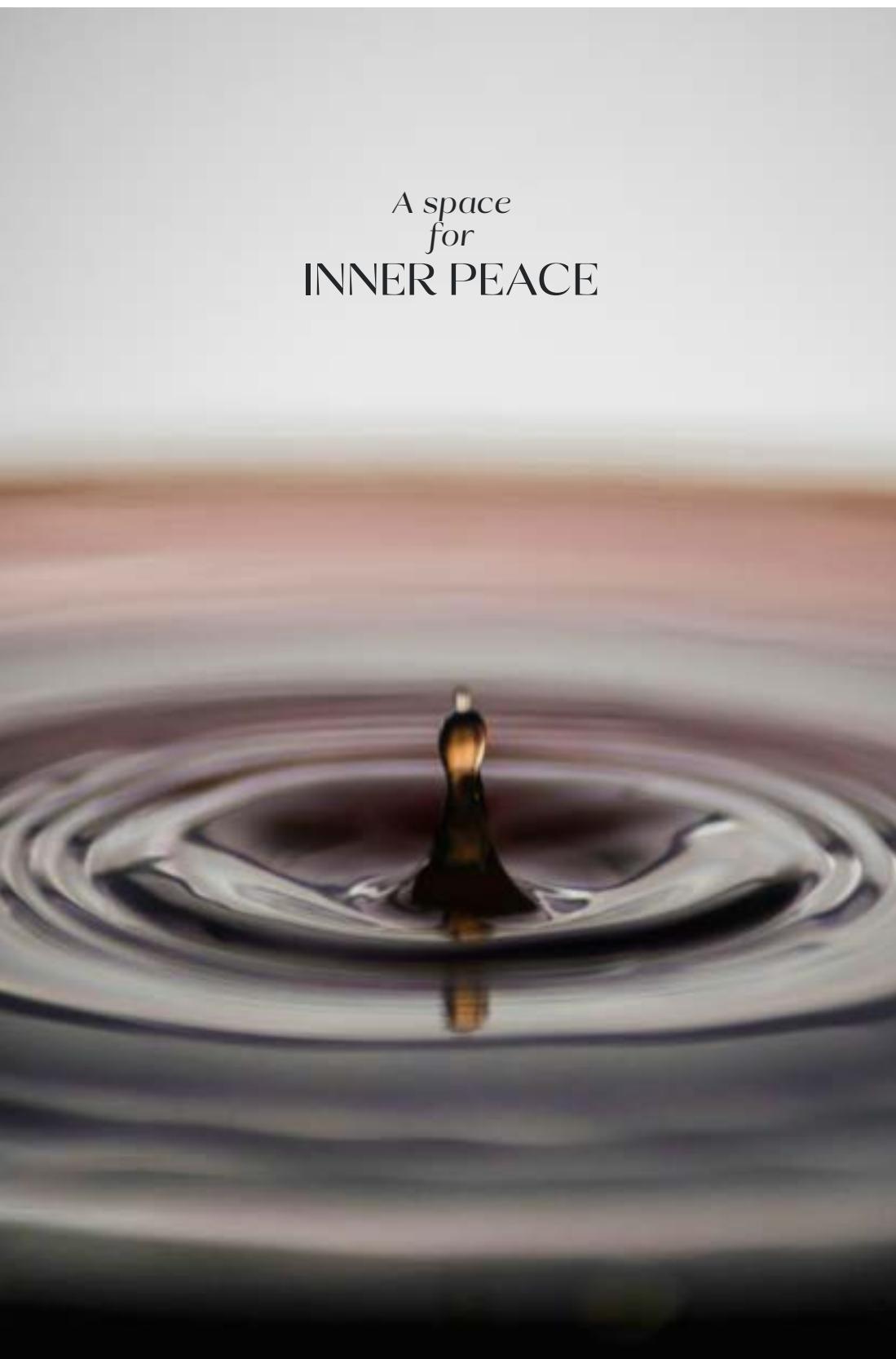
*Arrive  
in a world of  
beauty* —

## GATEWAY to grace

Discover refined lifestyle, surrounded by vertical greenery, guiding you to a broad boulevard and an inviting foyer. Take a leisurely stroll across the pathway that, draws you closer to the impressive towers.



Step in, and be fascinated by how CROWN *draws its essence from the elements of Nature*. Whether it is walking over the lush pedestrian crossings, taking a pause at serene viewing pavilions, or strolling along the garden trail, the *entire surroundings are designed to introduce you to a new life*.



As soon as you step in, *the space reflects a life of balance*. From the entrance, it appears as a quiet, pristine landscape *redefining uber-urban living*. With a serene Meditation Court and a Fitness Zone for seniors, you'll feel instantly at home. Kids' Area and other green spaces, filled with warmth, create the perfect environment for reconnecting with yourself.

Height of  
**GRANDEUR**

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4 towers | G+28

One tower with 30 floors | 528 spacious units

A club at the rooftop | Sky Promenade

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CROWN's interiors embody refined luxury, while the Sky Promenade ascends with architectural grandeur. The Skywalk, with its bold and distinctive silhouette, lives up to its name, making a striking statement. Yet, CROWN's true magnificence can only be fully appreciated in person—an awe-inspiring testament to visionary design.



# MASTER PLAN

## LEGEND

- 01. ARRIVAL COURT
- 02. GARDEN TRAIL
- 03. MEDITATION COURT WITH WATER GARDEN
- 04. SENSORY GARDEN
- 05. SENIOR FITNESS COURT
- 06. SOCIAL POCKET/SEATING CORNER
- 07. FAMILY PAVILION
- 08. SEATING AREA
- 09. ADVENTURE PLAY AREA (6-12YR KIDS)
- 10. SMALL KIDS PLAY AREA (1-6YR KIDS)
- 11. TREE TOP WALK
- 12. PEDESTRIAN CROSSING
- 13. DROP OFF PLAZA
- 14. VIEWING & RESTING PAVILION
- 15. SOCIAL LAWN
- 16. TERRACED SEATING
- 17. EXERCISE PLAZA
- 18. CARDIO FITNESS COURT
- 19. STRENGTH FITNESS COURT
- 20. PICKLE BALL COURT
- 21. TRANSIT PLAZA
- 22. FEATURE ROUND ABOUT
- 23. FEATURE DRIVEWAY





# THE CROWN JEWEL

at Crown

Experience the grandeur of life  
beyond the walls.

Life at  
CROWN



## A CROWNING GLORY

The experience centre *captures the true spirit of CROWN*. Soon to be transformed into an open-air fitness zone, this mesmerising masterpiece promises a vibrant way of life.





Breathtaking views of widespread  
wetlands and perpetual greenery.

THE VIEW  
water and verdure

View from CROWN, 

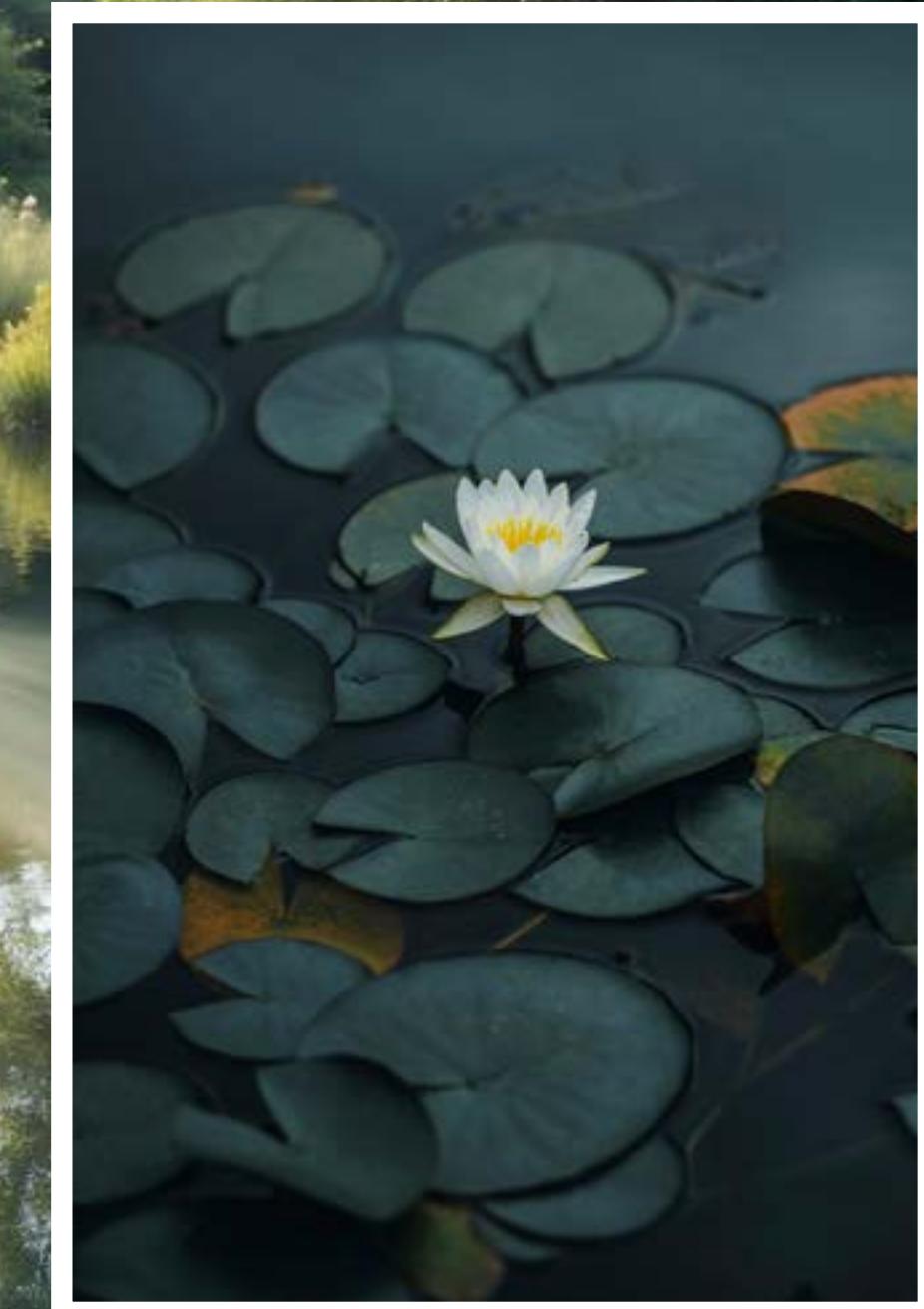
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EMBRACE THE SKYLINE

The top of CROWN offers a *stunning* view of the city's skyline, merging the beauty of green landscapes, simmering water and blue skies. Stroll along the Sky Promenade to take in the beauty of Nature and the serene wetlands beneath, or unwind and socialise in the club.

"This is the time. This is the place. This is the vastness. Right here is paradise. Always. Always."

- Byron Katie





*Find joy in*  
**VASTNESS**

Explore the expansive central lawn, a vibrant space that brings happiness and freedom, with stunning views and winding pathways surrounded by modern amenities.

Step into the breathtaking tree-top walkway and elevate your senses. Here, it feels like floating above Nature, adding a whole new dimension to top-of-the-world living.

## AMENITIES

at ground level

Rejoice and indulge in a wide range of activities amid the greenery.

— Kids' Play Area



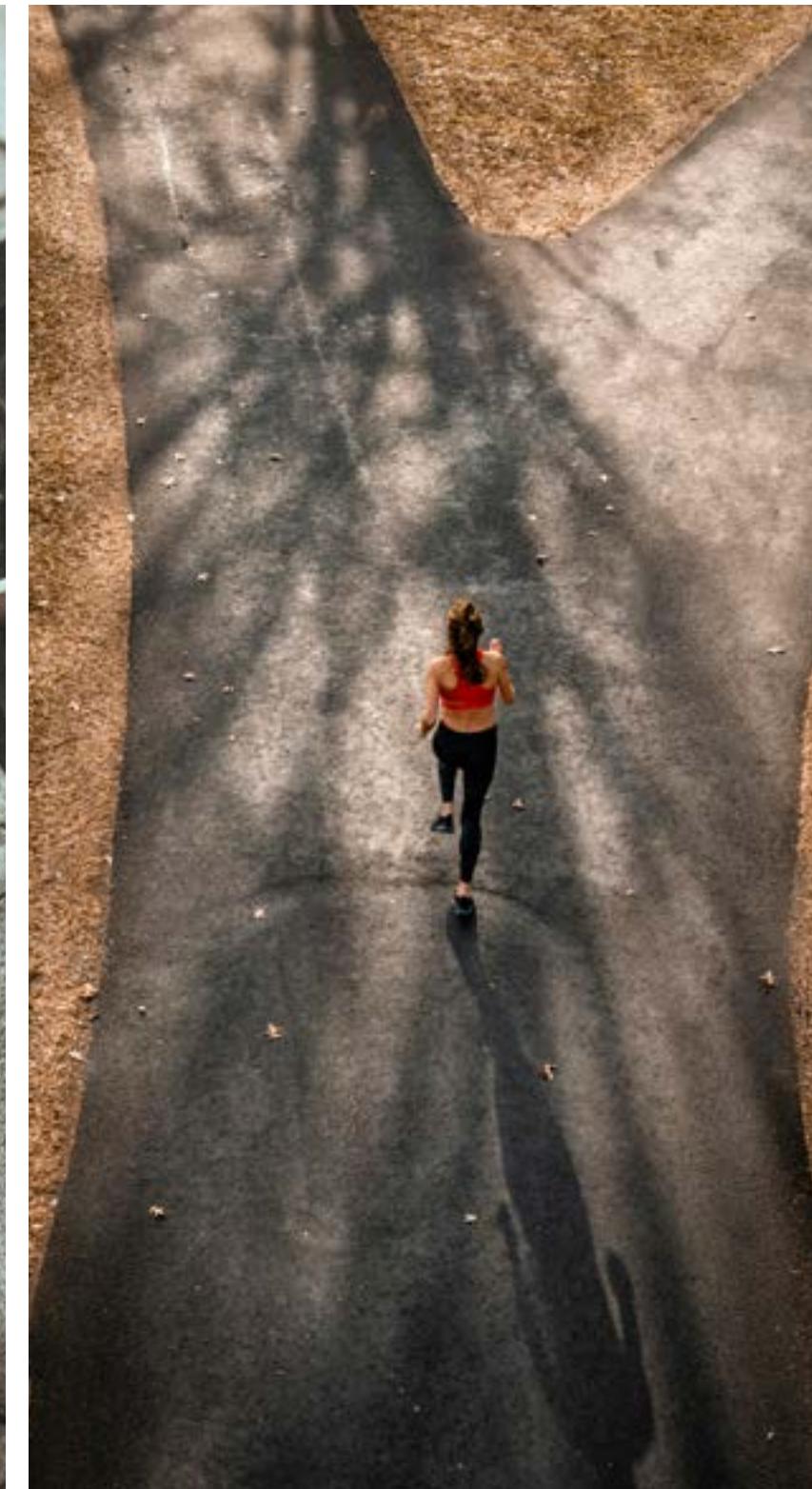
RELAX  
and  
REJUVENATE

The landscape amenities offer a peaceful escape—breathe deeply, watch birds in flight, or stroll along the *lush paths to calm your mind*.



## *Meditation Ground*

Align your mind and life  
with tranquility.



Stay  
**MOTIVATED**

CROWN offers abundant spaces designed for health and wellbeing. Surrounded by lush greens, a variety of outdoor amenities motivate people of all ages.

## Half Basketball Court

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Where every game builds friendships.



## Pickleball Court

Embrace your inner sportsmanship.



## Outdoor Gym

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A wellness corner designed for your vitality.



## Kids' Play and Adventure Area

Gift your little sunshine a place to glow.





Connect to  
**INTERACT**

The CROWN fosters spaces where connections thrive. Surround yourself with like-minded individuals and watch every interaction flourish.

## Barbeque Pavilion

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Enjoy flavourful delights and leisurely conversations.



## Senior Citizens' Garden

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A green space for seniors to enjoy.



## Social Lawn

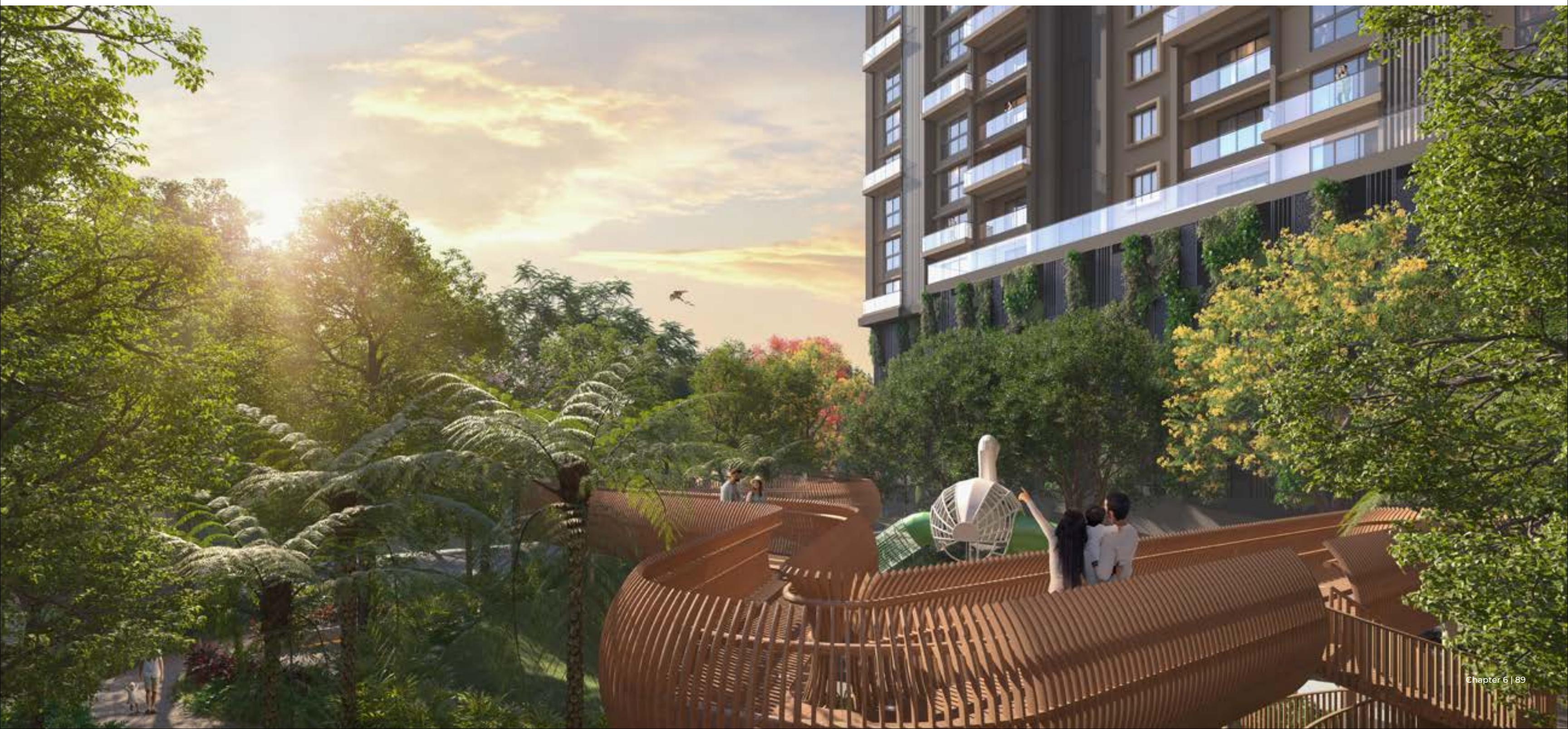
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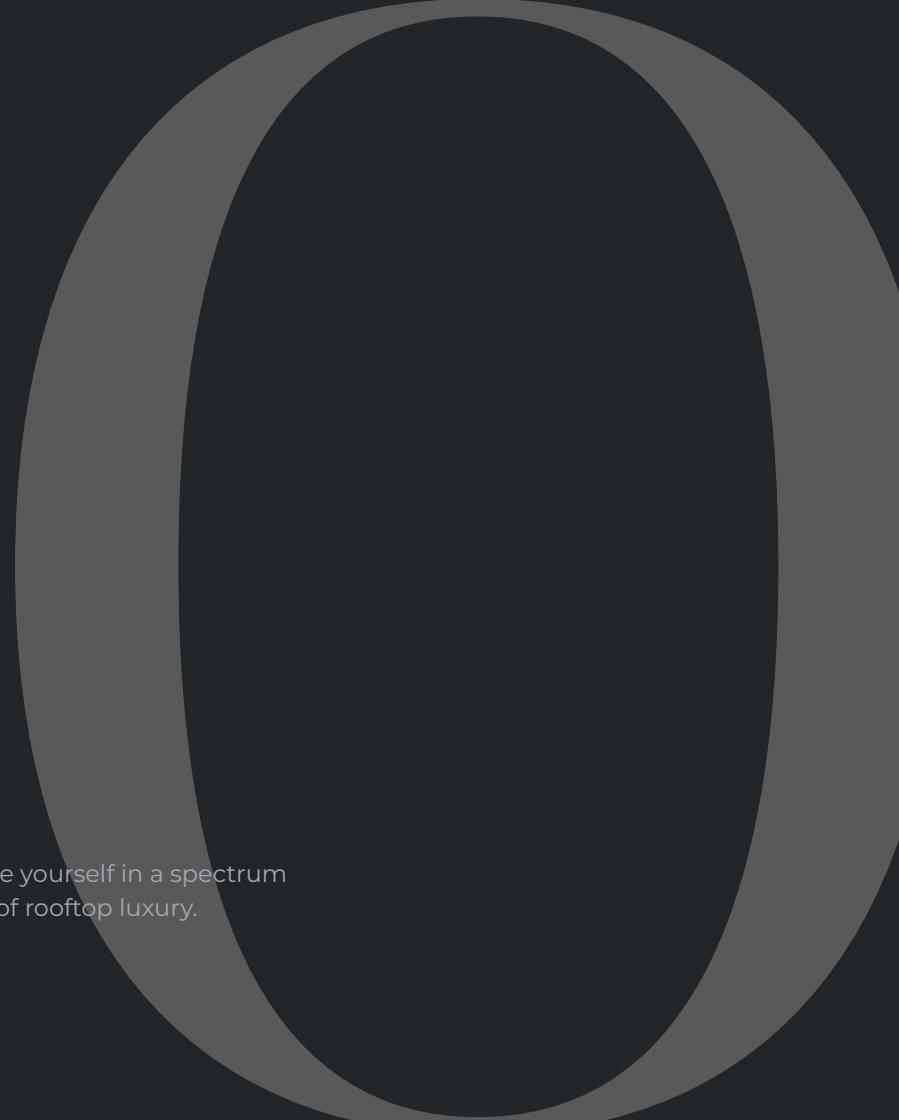
Here every occasion turns into a grand celebration.



## Tree-top Walk

Immerse yourself by walking through the elevated walkway. Hear the murmur of the breeze, savour beauty of the wetlands, and enjoy the calm of greenery.





Immerse yourself in a spectrum  
of rooftop luxury.



## SKY CLUB

activities at the top

*Unwind*  
**ON THE ROOF**

It's serene, it's fascinating, it's quiet and it's nice. *It's the city's best skywalk, connecting four towers, making it feel as one.*





*Under the stars,  
ABOVE THE CITY*

*Life is glorious  
AT THE TOP*

Experience a life of luxury at the top. With a Sky Promenade including a club. CROWN offers a range of finest sky amenities to make your leisure enjoyable.



*The heart of*  
**SOCIAL INDULGENCE**

Nestled away from the city's hustle, *The Club of CROWN* is a dynamic sanctuary where energy meets tranquility. Whether you're swimming, relaxing on the terrace, or staying active amid Nature's beauty, every moment here is designed to nourish both body and mind. This is your space—your ultimate escape.

Find ways to  
**RELAX**

This space is created to make you happier, healthier and wiser. At the CROWN Club, you will find ample spots for you to relax and enjoy the beauty of Nature.

Swimming Pool  
Baby Pool  
Pool Deck  
Terrace Garden  
Salon

*Infinity Swimming Pool —*



*Terrace Garden —*



*Find your*  
**MOTIVATION**

The club has a separate section to keep you motivated all the time. A space to stay active and energise your mind and spirit.

Gym  
Library  
Crèche and  
Children Play Area

Gym



Library





## Reasons to CONNECT

Here are your spots for private recreation, the gaming zone, indoor activities planned across the entire club to create a perfect ambience to interact more.

Café  
Lounge  
Games Room  
Guest Room



Lounge



# APARTMENTS with a view

Efficiently designed spacious apartments  
for elevated living.

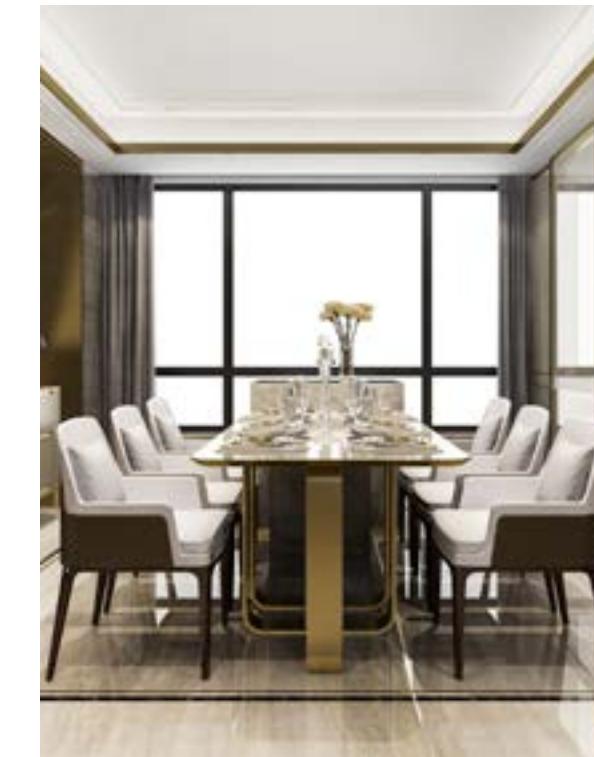
Expansively designed  
**LIVING SPACE**





*Ambience of*  
**LUXURY**

At CROWN, every apartment is designed to complement a life of luxury. With spacious rooms that elevate family connections and offer true value to quality time, our 3/4/5 BHK homes blend functionality and elegance, creating an environment where style meets substance.



## ROOM FOR EVERYONE

CROWN offers 528 luxury apartments, each crafted to match the individuality of its residents. Bathed in natural light and designed to merge seamlessly with Nature, every space balances modern elegance with tranquility. Thoughtfully positioned in multiple directions, each home seamlessly integrates indoor comfort with outdoor charm, providing residents with a truly distinctive and immersive living experience.



3 BHK

4 BHK

5 BHK



#### Features

- One vast balcony is attached to each apartment.
- All homes are *Central Lawns or Wetland Site* facing.
- Well ventilated with abundant natural lights.



SPECIFICATIONS

## APARTMENT specifications



At CROWN, every home reflects its dominant element through curated colours, textures, and finishes. From *spacious balconies* to *cozy bedrooms*, vitrified tiles enhance every corner, merging space with style. Warm seasoned wood doors and elegant granite kitchen platforms offer both beauty and function.



At CROWN, every little detail is meticulously designed, making life better—not just for you, but for the environment too.

#### Super Structure

1. RCC Frames/Formwork  
Structure with pile foundation

#### Wall Finish

1. Plaster of Paris (POP)/Putty/  
Gypsum Plaster finish
2. Exterior- Exterior Grade Paint

#### Flooring

1. Vitrified tiles in the bed rooms,  
living/dining room

#### Kitchen

1. Granite Platform
2. Stainless Steel Sink
3. Dado of Ceramic tiles  
up to 2ft above the kitchen  
counter
4. Exhaust Point
5. Flooring- Anti Skid Ceramic  
tiles/Vitrified tiles

#### Toilet

1. Flooring- Anti Skid Ceramic  
Tiles/Vitrified Tiles
2. Toilet Walls- Ceramic/  
Vitrified tiles on the walls up to  
lintel/false ceiling  
(whichever is applicable)
3. Sanitary ware of Hindware/Jaqua/  
Kohler/Toto or equivalent make
4. CP fittings of Jaqua/Hindware/  
Kohler/Grohe or equivalent make
5. Electrical point for Geyser  
& Exhaust Fan
6. Plumbing provision for Hot/  
Cold Water line

#### Doors & Window

1. Door Frame in main and  
internal doors
2. Main Door Fittings- Godrej lock  
or similar make
3. Internal Doors- Flush doors
4. Windows- Aluminium/UPVC  
windows
5. Polished flush door for main door



#### Electricals

1. Concealed Copper wiring of  
reputed brands
2. Telephone wiring in Living or  
Dining Area
3. Electricals Points in all bedrooms,  
living/Dining, Kitchen, Toilets
4. AC points in living/dining and all  
the Bedrooms
5. Modular switches of reputed  
brands
6. Lifts of reputed brands like  
Otis/Kone or similar

#### Generator

1. Provision for standby supply in  
every Unit (at extra cost)
2. Power Back-up for certain  
common area facilities.

#### Common Lighting

1. Illumination for compound  
and pathway lighting
2. Necessary Illumination in  
all lobbies, staircases &  
common areas

#### Common Areas

1. Well developed common  
lobbies

#### Security Features

1. Infrastructure for Security  
Surveillance
2. Equipments and connectivity  
for Intercom facility in each  
apartment and common lobby



## sustainable LIVING SPACE

Through use of solar energy, CROWN is able to reduce dependence on conventional power, offering lower maintenance costs. *EV charging facilities* are available for residents with electric vehicles. Some stations are shared, while others can be purchased for personal use, ensuring your green commute is never interrupted. Using *non-toxic, low-VOC paints* ensures a cleaner, healthier living environment. The buildings are designed to be

exceptionally resource-efficient, using *less water and energy* compared to traditional buildings, leading to a reduced environmental footprint and lower utility costs. As part of its sustainable initiatives, CROWN features an Organic Waste Converter (OWC) for *waste management*, efficiently turning kitchen and garden waste into compost for gardening. It is an IGBC Pre-Certified Gold Project.



### *The green features*

Solar Panels  
Electric car charging points  
Sewage treatment plants  
Organic waste converter

10  
DEVELOPERS



The joy of creating homes has been Sugam's motto for over 35 years. Weaving spaces with sheer imagination, and the foresight to build abodes that feel like home even 20 years in the future. Sugam Group, led by a stellar team of dedicated professionals, has touched thousands of lives. They are a harbinger of happy communities. With 3.5 decades experience in the development of 25+ completed projects and 11 million sq ft, Sugam Group enjoys the trust of its 7000+ residents and continues to convert homes into memories and memories into contentment. Renowned for projects like Sugam Habitat, Sugam Serenity, Sugam Sudhir, Sugam Park (Narendrapur), Sugam Park (Asansol), Sugam Business Park (Sector V) and Hungerford House. Sugam Group believes in the celebration of togetherness.

Sugam's promise is to create space with imagination, tradition and love. This belief guides our design, developments and a stellar team from around the world. We build happy communities.

All projects since 2008 are IGBC Certified in compliance with sustainable development. Having won more than 30 National Awards, it's no wonder that the Group is at the forefront of real estate development in Eastern India.

3.5 Decades | 25+ Projects Completed  
45+ Awards Won | 7000+ Happy Residents  
Currently Developing 11 Million sq ft



Sugam Habitat Off EM Bypass



Morya BL Shah Road Off New Alipore



Sugam Park Asansol



Hungerford House Theatre Road



Convent Road Off Moulali



Urban Lakes Konnagar



Diamond Group has grown from strength to strength into diverse ventures with more than 3 decades experience. The group is an established name in the manufacture of lubricants and special chemicals, coastal shipping, real estate and logistic parks. With cutting-edge ideas and expertise, the group has built over 6 million sq ft of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza, The 42 as well as Diamond Logistics Hub.



Morya BL Shah Road Off New Alipore



The 42 Chowringhee



Diamond Plaza Jessore Road



Navya Doltala Jessore Road

## PURTI Homes

Through the decades, the Purti name has stood for excellence and an unwavering commitment to quality that surpasses global standards of craftsmanship. Founded in 2005, Purti Realty is part of the esteemed Purti Group, which has left its mark in the FMCG sector. While residential developments remain at the core of our vision and mission, our portfolio also extends to education, commercial, and hospitality ventures, each envisioned with the same dedication to reliability and innovation.

We believe a dream home is more than just a place to live—it's a reflection of your lifestyle and aspirations. Our thoughtfully designed spaces cater to your present needs while anticipating your future ambitions. With a commitment to innovation and quality, we create homes that become the foundation for your life's journey. Your vision inspires us, guiding every step of our design and development process.

Purti Realty is a proud member of CREDAI and a founding member of the Indian Green Building Council (IGBC), reinforcing our commitment to excellence, industry best practices, and sustainable development.



Meraki Samsara Durgapur Expressway



The Varanda Laketown Jessore Road



Anaaya Off EM Bypass



Vilasa Dover Park Ballygunge



Purti Aroma Babulatala Rajarhat



Purti Veda Newtown AA 1



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Dhapa Kolkata West Bengal 700102

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The allottees may inspect and appraise themselves of all such plans and approvals for obtaining other relevant and necessary informations prior to making any purchase decisions. The promotional document or other documents may be substituted by actual plans and approvals obtained from time to time.

