

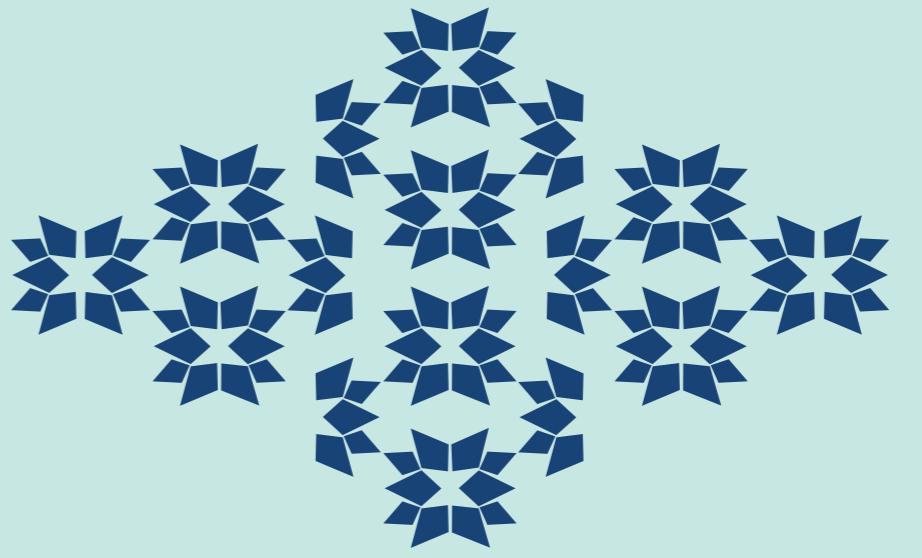


Site Address: 88A, BL Saha Road, Tollygunge, Kolkata 700053
Enquiries: 033 6606 4293 | www.morya.info
Morya Phase 1.0 HIRA Registration No: HIRA/P/SOU/2018/000028

CO-OWNERS & DEVELOPERS



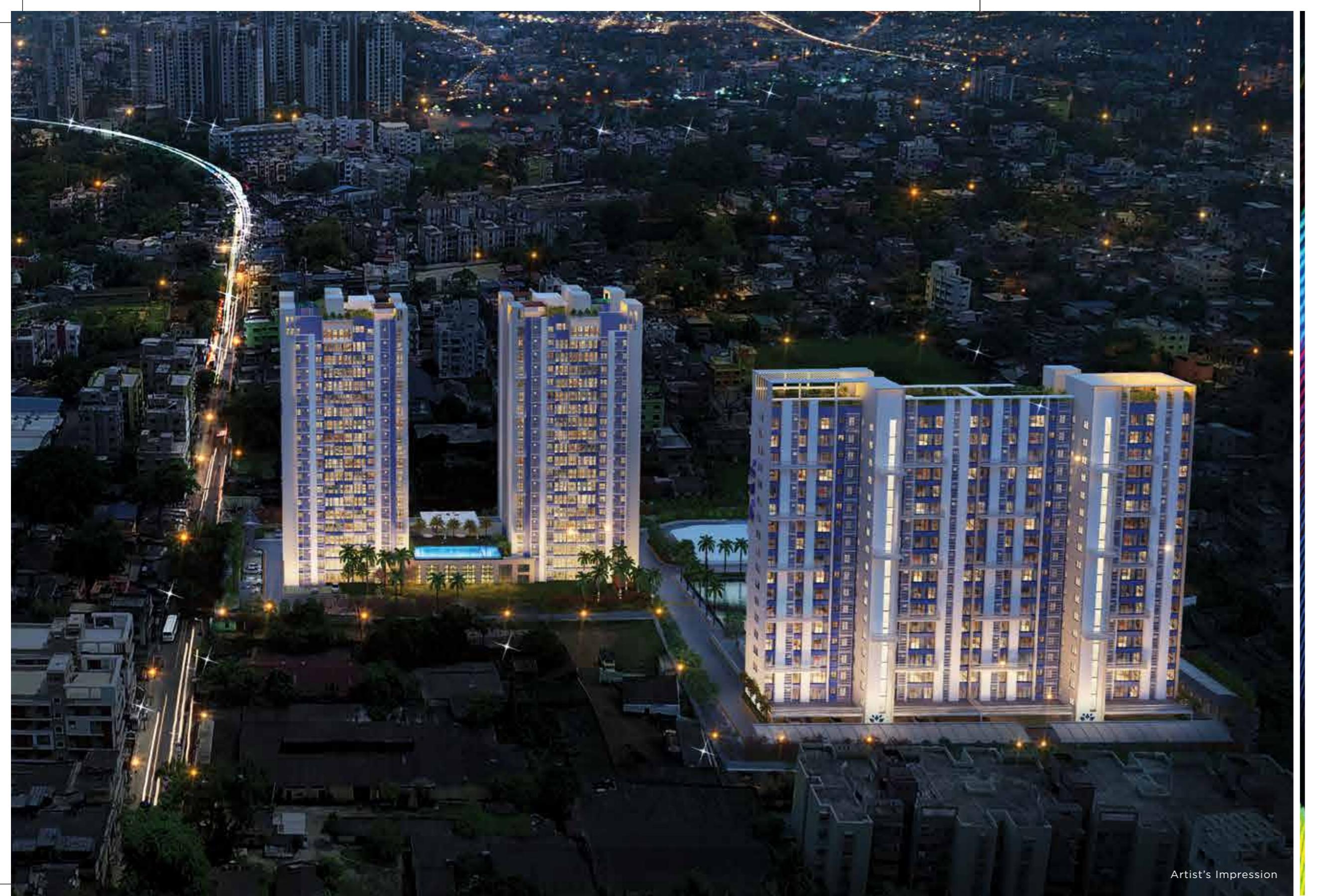
CO-OWNER



Not just home. Homeland.



Drawing from the entralling beauty and vibrant colour of that beautiful creature
- The Peacock -



Artist's Impression

morya

INDIAN SOUL. INTERNATIONAL LUXURY.



Artist's Impression

Morya
is designed to match the
world's finest, while remaining
true to our culture.

Spread over 5.2 acres land area (Phase I & Phase II)

Vastu-compliant 3 & 4 Bedroom AC homes

Well ventilated 2 and 3 side open homes

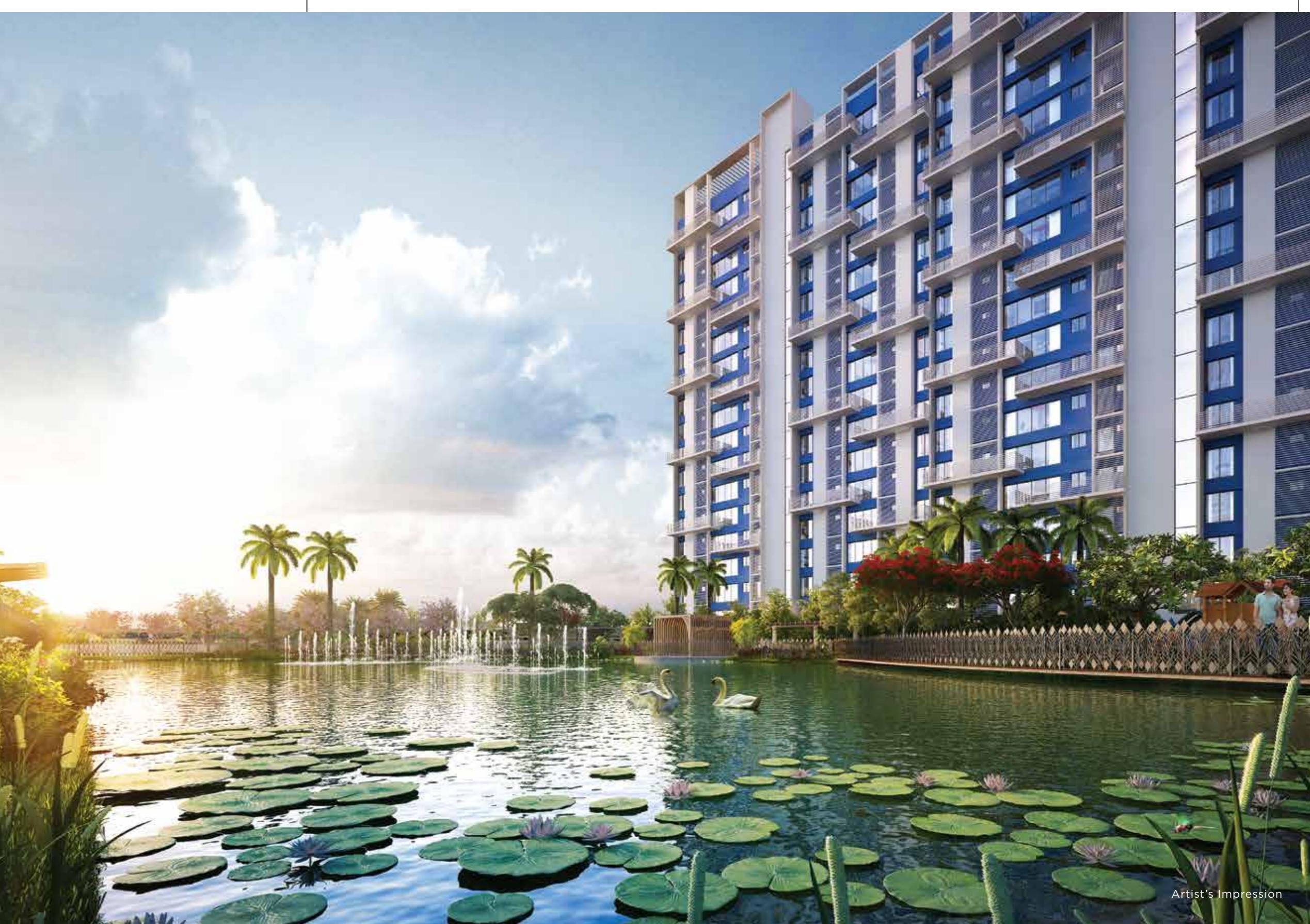
Upcoming high-rise towers of 17 & 19 storeys

80% open space with beautiful landscaping and waterbody

Large 20,000 Sq. Ft. Club with Infinity Edge Pool

Pre-certified IGBC Gold Rated Green Homes

Golf course view from many apartments





Something Nawabi in every step.

That's the feeling of 5.2 acres of Morya-
Jaw-dropping, awe-striking beauty and brilliance.

LANDSCAPING



NATURAL
GREENERY

Artist's Impression

80%
OPEN
SPACE





LANDSCAPED
WATER SIDE
BOULEVARDS

Artist's Impression



TOLLYGUNGE CLUB
GOLF COURSE
VIEW

Artist's Impression

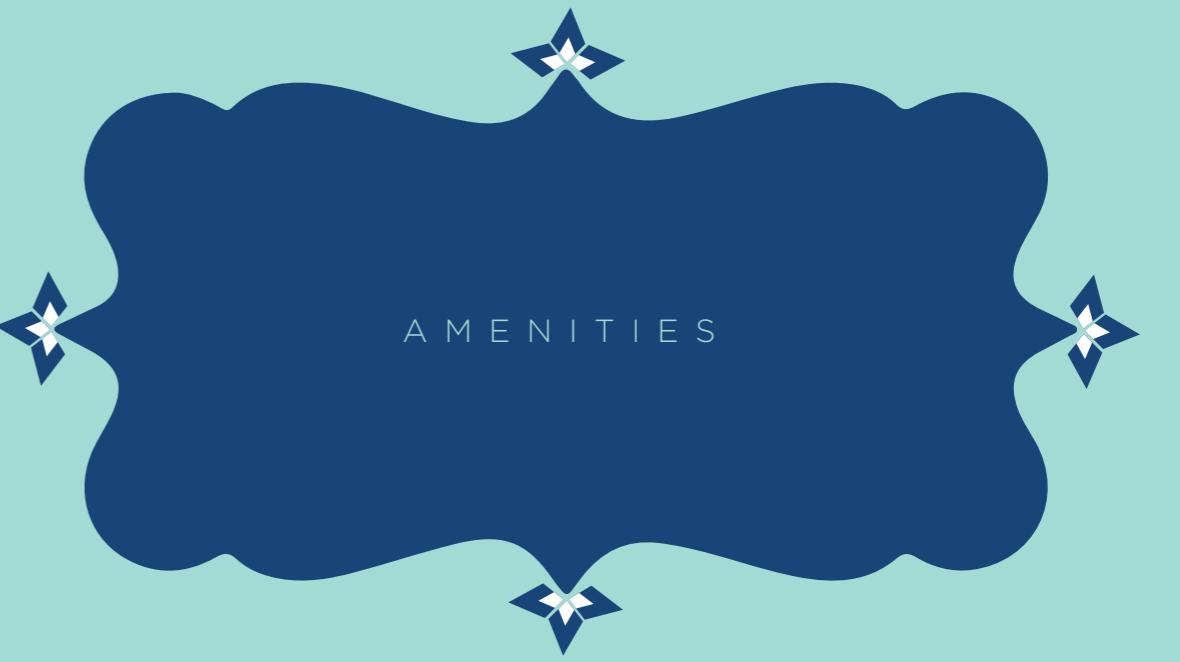
OUTDOOR
KID'S
PLAY AREA





Pamper yourself with everything that you ever desired.
Let love and comfort go hand in hand with the
finest amenities, literally at your doorstep.

Choose to immerse your soul in the world of fiction
or live the scintillating life on the party deck.



AMENITIES

E V E R Y T H I N G Y O U N E E D

20,000. SQ FT.
CLUB

LANDSCAPED
ROOFTOP

CYCLE /
JOGGER'S TRACK

BARBEQUE HUT

YOGA/ MEDITATION
GARDEN

KIDS' PLAY
AREA

REFLEXOLOGY
PATHWAY

TODDLERS'
OUTDOOR
PLAY AREA

PARTY LAWN

PICNIC AREA

T O L I V E F I N E R

GYM

INFINITY EDGE
SWIMMING POOL

LIBRARY

HOME
THEATRE

GRAFFITI
WALL

TODDLERS'
PLAY ROOM

INDOOR GAMES
ROOM

SENIOR CITIZENS'
AREA

BANQUET HALL

INDOOR
SPORTS COURT

GUEST
ROOMS



ROOFTOP SKY GARDEN

The pinnacle of Morya's majesty. Sky, wind, greenery all working their magic together.



20,000 SQ.FT. OF
RESPLENDENT
CLUB

Modern living at its
most indulgent.
Families & friends
come together to
live it up.

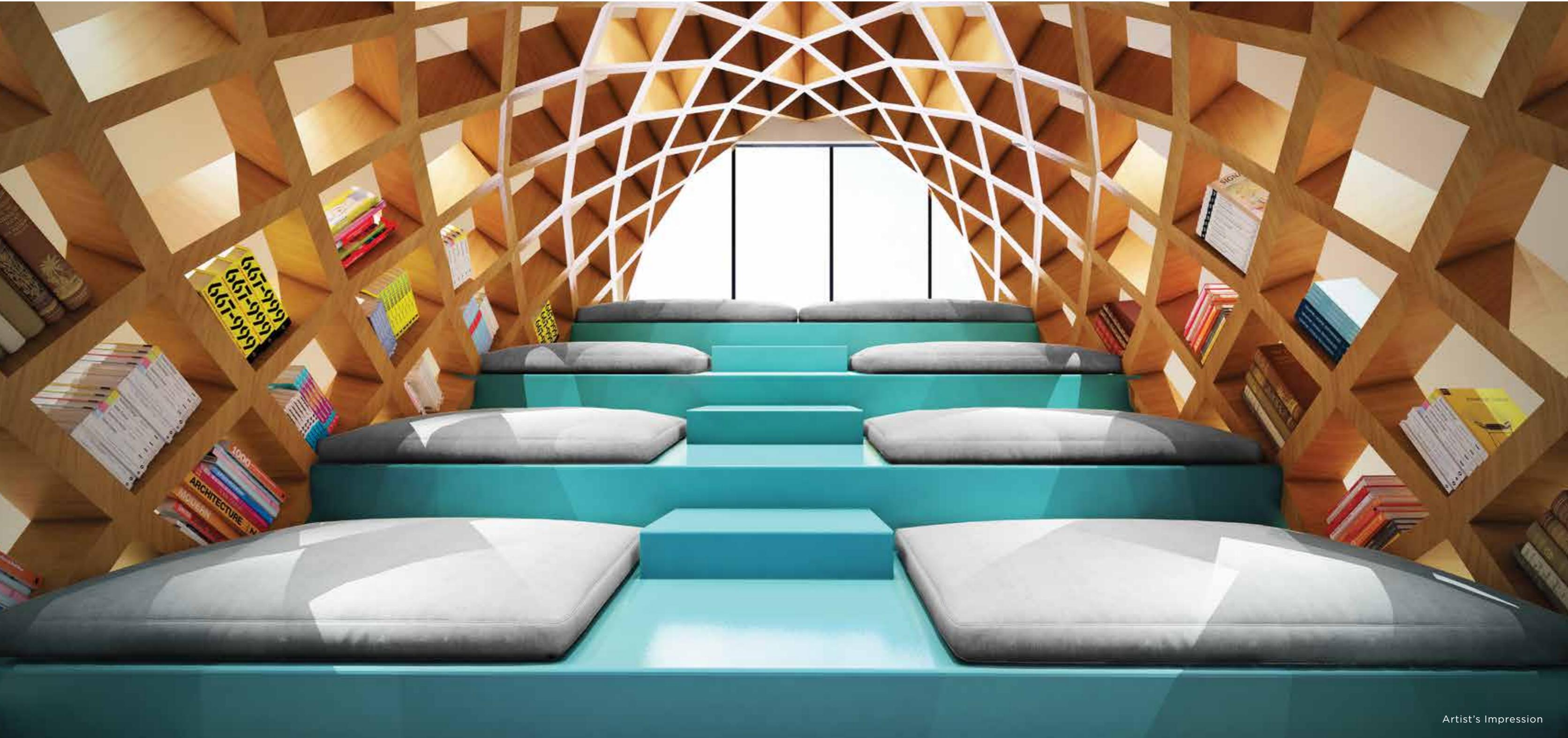
Artist's Impression



CLUB
AMENITIES

LIBRARY

For those quiet moments of reflection and reading. Some alone time works wonders for you.



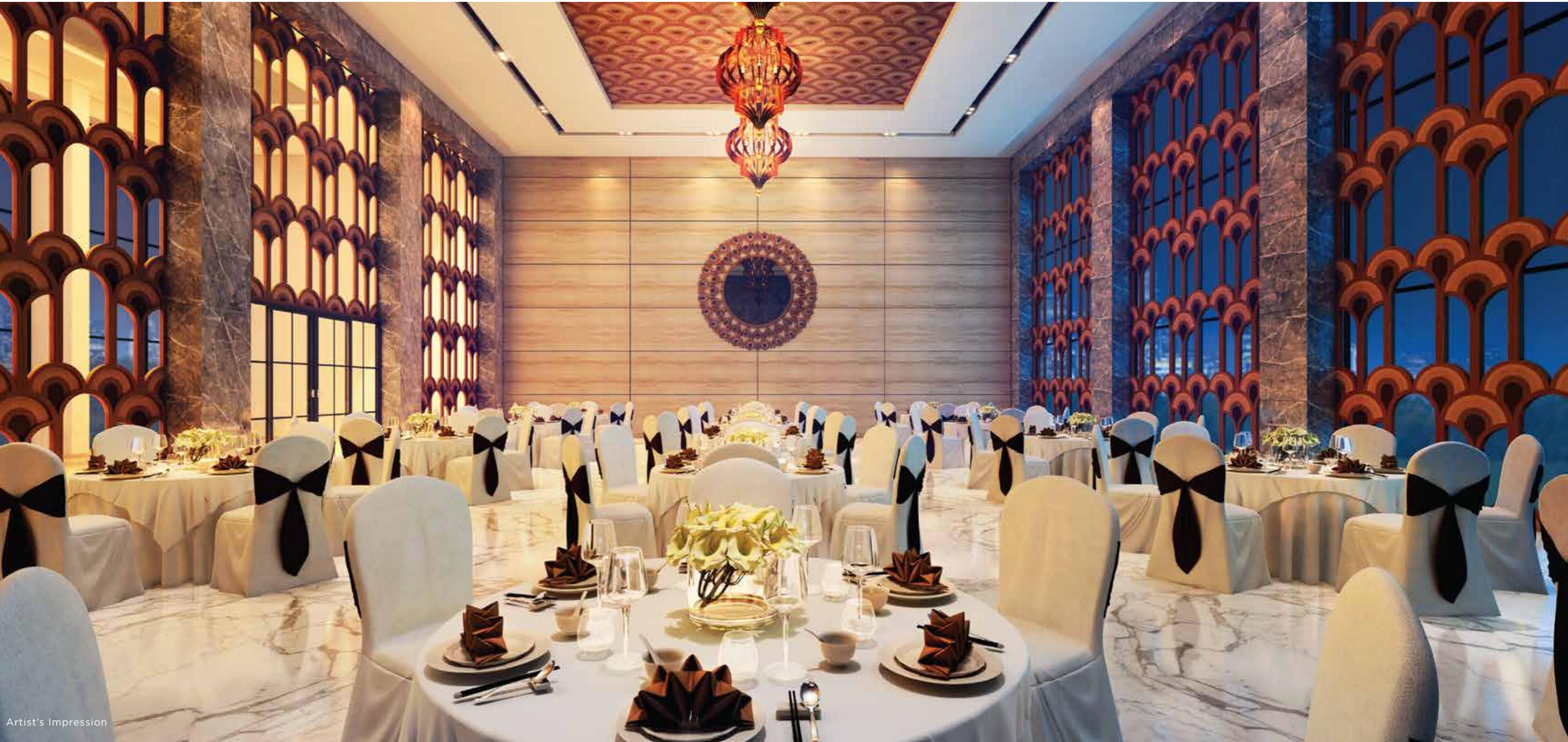
Artist's Impression

CLUB
AMENITIES

BANQUET
HALL

When you host,
do it royally.
Make them feel
like they're in a
palace.

Artist's Impression



CLUB
AMENITIES

INFINITY EDGE
SWIMMING POOL

Switch off from
the world. Take
a dip, laze
about, watch
the skies.



Artist's Impression

CLUB AMENITIES

GYM

Fitness is never far behind. Get everything you need to stay in shape is right here at home.



Artist's Impression

CLUB
AMENITIES

INDOOR SPORTS
COURT

Fitness comes
first, and right
where you need it.
Stay active,
always.



Artist's Impression



Located in close proximity to New Alipore is the perfect blend of history and modernity, convenience and comfort. Everything is within reach when you live in Morya.

HOSPITALS

- 2.2 KM** RSV HOSPITAL
- 2.3 KM** M R BANGUR HOSPITAL
- 2.9 KM** B. P. PODDAR HOSPITAL
- 5.7 KM** CMRI HOSPITAL

TRANSIT POINTS

- 27.6 KM** AIRPORT
- 10.5 KM** SEALDAH RAILWAY STATION
- 13.7 KM** HOWRAH RAILWAY STATION

METRO RAILWAYS

- 1.8 KM** TOLLYGUNGE METRO
- 2.0 KM** NETAJI METRO
- 2.3 KM** RABINDRA SAROBAR METRO

SCHOOLS

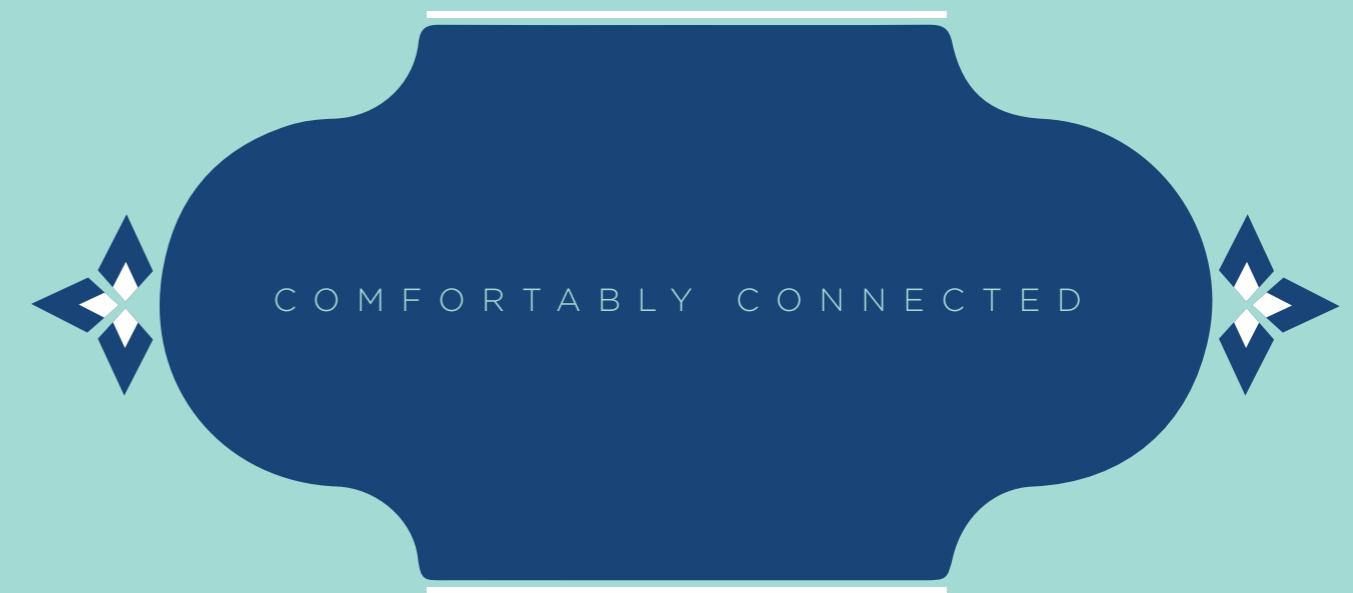
- 3.2 KM** SRI SRI ACADEMY
- 3.6 KM** MP BIRLA FOUNDATION
- 4.0 KM** SOUTH CITY INTERNATIONAL

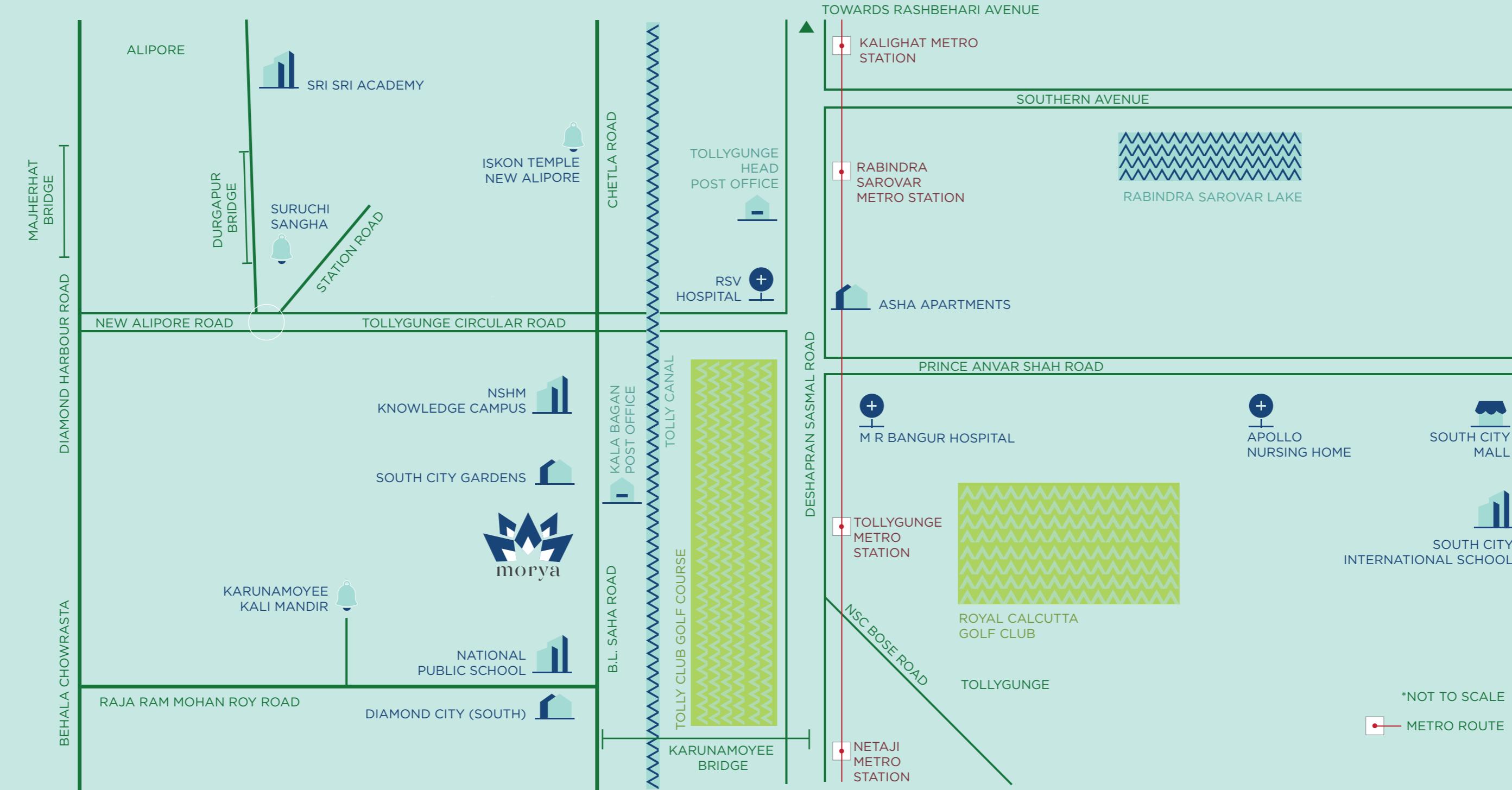
ENTERTAINMENT

- 0.5 KM** TOLLYGUNGE CLUB
- 2.8 KM** ROYAL CALCUTTA GOLF CLUB
- 3.9 KM** SOUTH CITY MALL

OTHERS

- 2.5 KM** NEW ALIPORE CROSSING (SURUCHI SANGHA)
- 4.6 KM** ALIPORE
- 0.8 KM** DIMOND CITY SOUTH





*NOT TO SCALE

METRO ROUTE

S P E C I F I C A T I O N S



SUPER STRUCTURE

RCC structure
with pile foundation

WALL FINISH

Putty finish on walls

FLOORING

Vitrified tiles in
bedroom, living room
and dining room

TOILET

Anti-skid ceramic
tiles on floor

Ceramic tiles on walls

Sanitary ware & CP fittings
of reputed make

Electrical point for
geyser and exhaust fan

Plumbing provision
for hot/cold water line



ELECTRICALS

Concealed copper wiring from reputed brands

Telephone and internet wiring in living or dining area

Electrical points in bedrooms, living room, dining room, kitchen & toilet

Modular switches of reputed brands

DTH/Cable TV cabling in bedrooms and living room

OTHER AMENITIES

Air-conditioned bedrooms, living & dining rooms

Water Supply and Generator

Provision for standby supply in every unit

DOORS AND WINDOWS

Polished solid core flush main doors.

Wooden frame, night latch & eyepiece.

Flush doors inside with stainless steel fittings.

Anodized/ Powder Coated Aluminium/ UPvc windows

Branded hardware fitting with lock of reputed make

COMMON AREAS

Well-designed common lobbies

Sufficient power backup facilities

Air-conditioned ground floor

Designer lobby

ELEVATORS

Modern high-speed elevators of OTIS/KONE or equivalent make

One big elevator in each tower

COMMON LIGHTING

Overhead illumination for compound & street lighting

Necessary illumination in lobbies, staircases & common areas

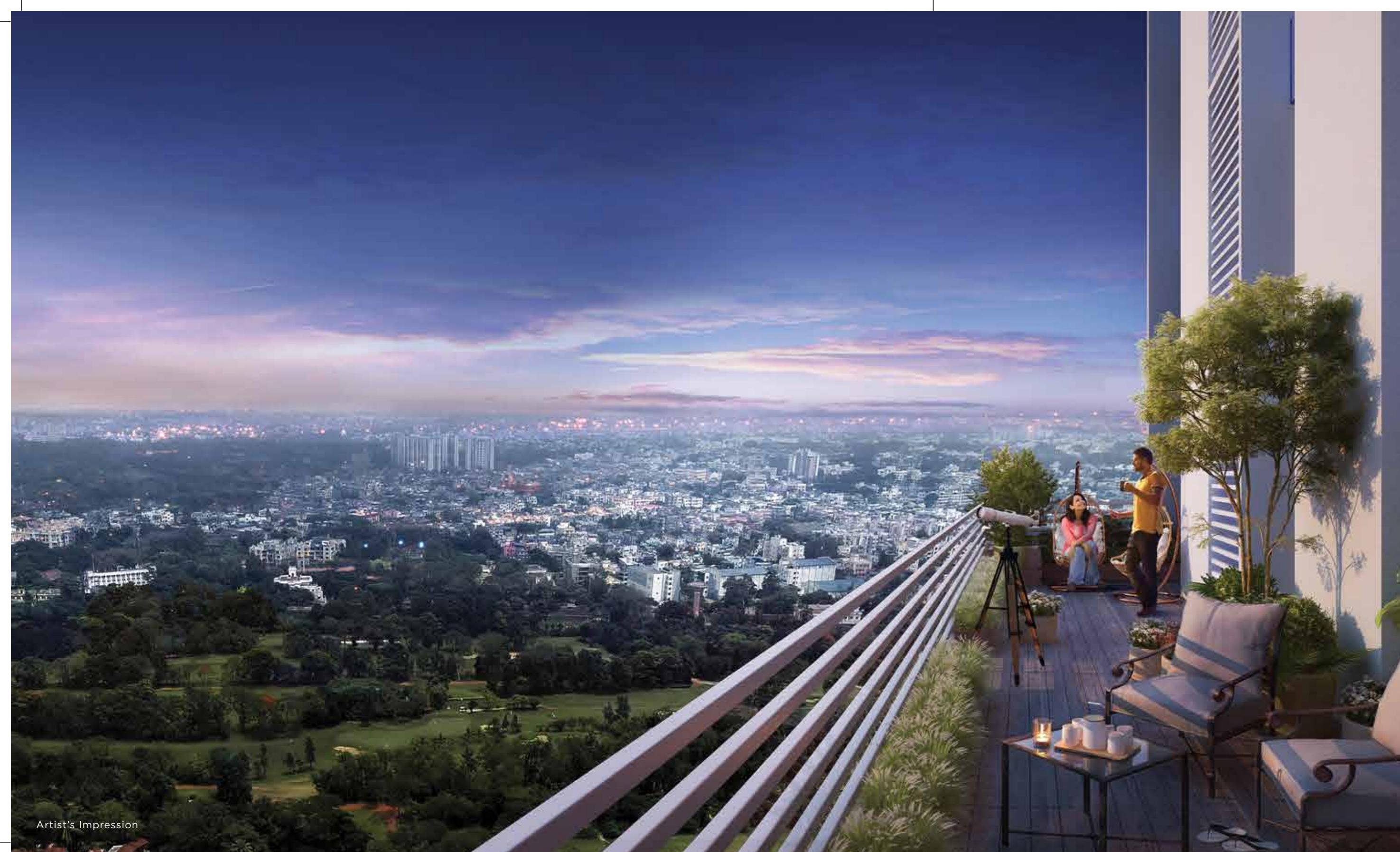
SECURITY FEATURES

Video door phone and intercom facility in each unit

CCTV surveillance in the complex

Well-trained staff

Modern fire fighting systems



Artist's Impression



THE NAMES
BEHIND MORYA



The joy of creating homes out of houses has captured Sugam for 30+ years, in all its grand beauty. Weaving spaces with sheer imagination, with the foresight to build abodes has earned Sugam the glorious title of 'Pioneers in Affordable Housing in Eastern India.'

With love and tradition that complements design and structures, Sugam Group - led by a stellar dedicated team have touched thousands of lives. They are a harbinger of happy communities living their fullest lives.

With 3 decades of experience in the development of 20 completed projects and 8 million sq. ft. in progress, Sugam Group enjoys the trust of its 5,000 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 Business Park (Sector V), Sugam Sabuj, Sugam Park, Asansol, Fort Terrazzo and Sugam Paragon the Group believes in celebration - the celebration of togetherness.



With an experience of more than 3 decades, Diamond Group believes in the simple philosophy of fulfilling environmental responsibilities while planning & executing projects. The Group's vision lies in constant innovation coupled with creativity in business. With 6 million sq. ft. of landmark Residential and Commercial projects to the renown, the group has established itself as a trustworthy and dependable name synonymous with quality delivery. Few of the successful projects includes Diamond City West, Diamond City North, Diamond City South, Diamond Heritage, Diamond Plaza (Mall & Multiplex), The 42 and Landmark.

Using innovation, creativity, professionalism, and unique skill-sets, not only to build better but to achieve an edge over the increasingly strong competition. Diamond Group is committed to delivering an experience that constantly reinforces the various quality parameters of our customers' life.

Besides Real Estate, the Group's business forte also lies in the manufacturing of lubricants, specialized chemicals, coastal shipping and logistics.



Being in the vanguard, Mr. Navin Bhartia has been leading Soham Group for the last 3 decades. Under his leadership, Soham Group has been deemed to be the symbol of mutual trust, unmatched partnership, and transparency. With projects such as Diamond City West, Diamond Heritage, Jayshree, Diamond Residency and Diamond Heights, its mammoth contribution in shaping the skyline of Kolkata has been a major highlight. The group always strives to put client requirement and customer satisfaction at the helm.

Disclaimer

You can also access the details on the WBHIRA website on the following link: www.hiraservices.gov.in MORYA - PHASE I is developed by Sugam Diamond Abasan LLP. Four Blocks, namely, Block A-3, A-4, B-1 and B-2 are registered with the WB Housing Industry Regulation Authority (WBHIRA) and details of the same are available at www.hiraservices.gov.in as well as our website www.morya.info. Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time. Maps may not be to scale and distances are as available on Google Maps. All dimensions mentioned in the drawings may vary / differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals.

Actual Photo: The images marked as "actual photo", are actual photographs of the dream flat merged with actual drone views from the site.

Rendered Image: Images marked as "Rendered Image" are only indicative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper.

The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time. The picture of the proposed Residential Flat is of a specific configuration showcasing the interior layout. The common layout amenities will be developed and delivered along with MORYA - Phase II. Project is funded by Tata Capital Housing Finance Limited.