



# morya

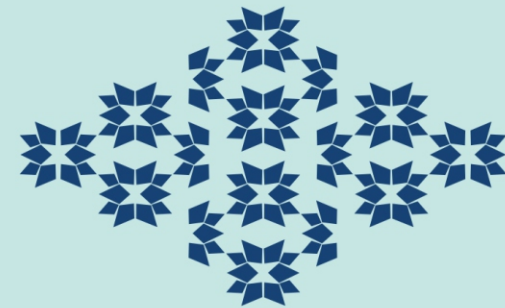
Site Address: 88A, BL Saha Road, Tollygunge, Kolkata 700053

Morya Phase 1.0 HIRA Registration No: HIRA/P/SOU/2018/000028

CO-OWNERS & DEVELOPERS



CO-OWNER



Not just home. Homeland.



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



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Artist's Impression

  
**morya**

INDIAN SOUL. INTERNATIONAL LUXURY.



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Artist's Impression



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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



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Something Nawabi in every step.

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



LANDSCAPING



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NATURAL  
GREENERY

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80%  
OPEN  
SPACE

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LANDSCAPED  
WATER SIDE  
BOULEVARDS

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TOLLYGUNGE CLUB  
GOLF COURSE  
VIEW

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OUTDOOR  
KID'S  
PLAY AREA

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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.



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20,000. SQ FT. CLUB	
LANDSCAPED ROOFTOP	
BARBEQUE HUT	CYCLE/ JOGGER'S TRACK
TEMPLE	YOGA/ MEDITATION GARDEN
KIDS' PLAY AREA	REFLEXOLOGY PATHWAY
TODDLERS' OUTDOOR PLAY AREA	PARTY LAWN
	PICNIC AREA

EVERYTHING YOU NEED

	INDOOR GAMES ROOM
GYM	SENIOR CITIZENS' AREA
INFINITY EDGE SWIMMING POOL	BANQUET HALL
LIBRARY	INDOOR SPORTS COURT
HOME THEATRE	GUEST ROOMS
GRAFFITI WALL	
TODDLERS' PLAY ROOM	

TO LIVE FINER



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**ROOFTOP  
SKY GARDEN**

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

Artist's Impression



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20,000 SQ.FT. OF  
RESPLENDENT  
CLUB

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

Artist's Impression

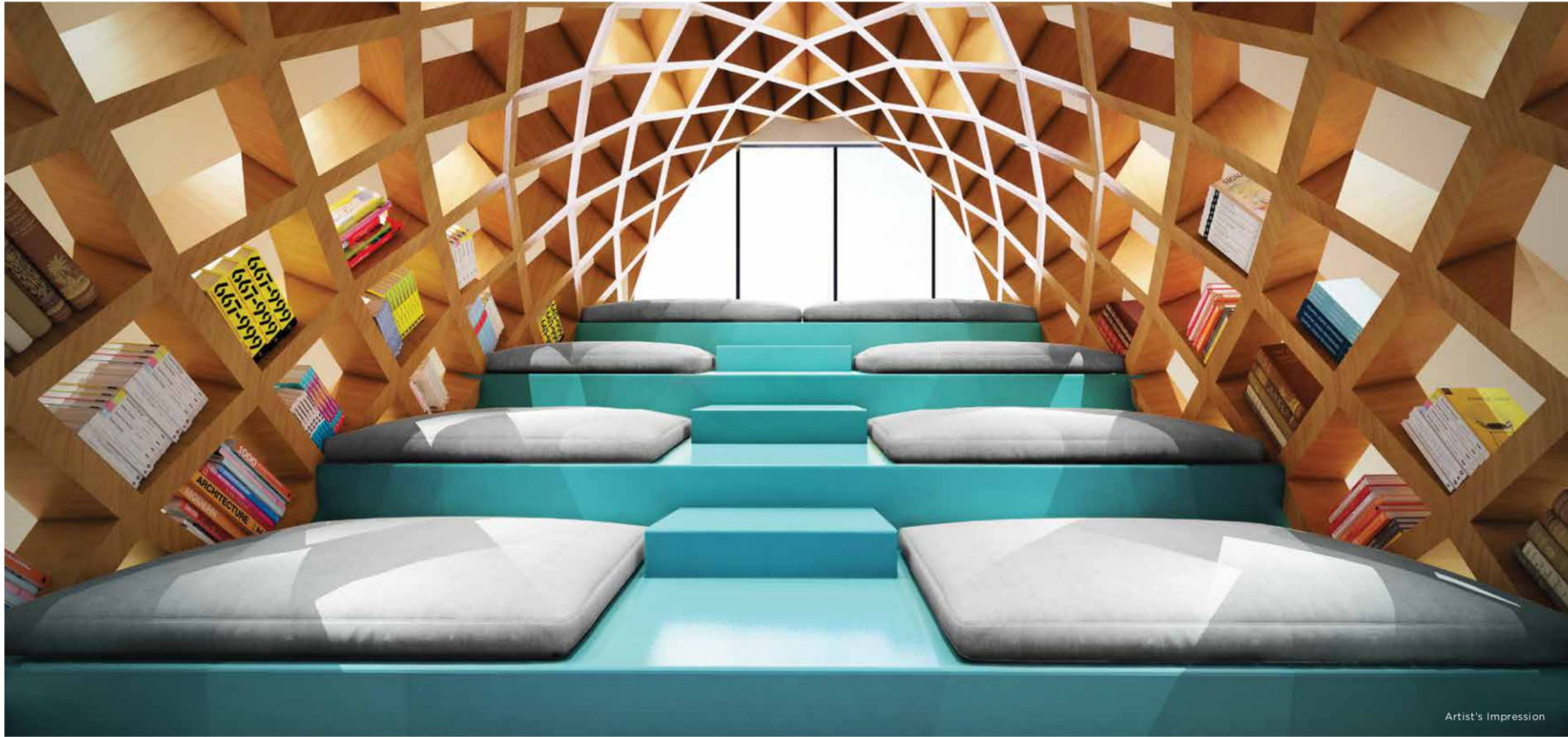


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CLUB  
AMENITIES

LIBRARY

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



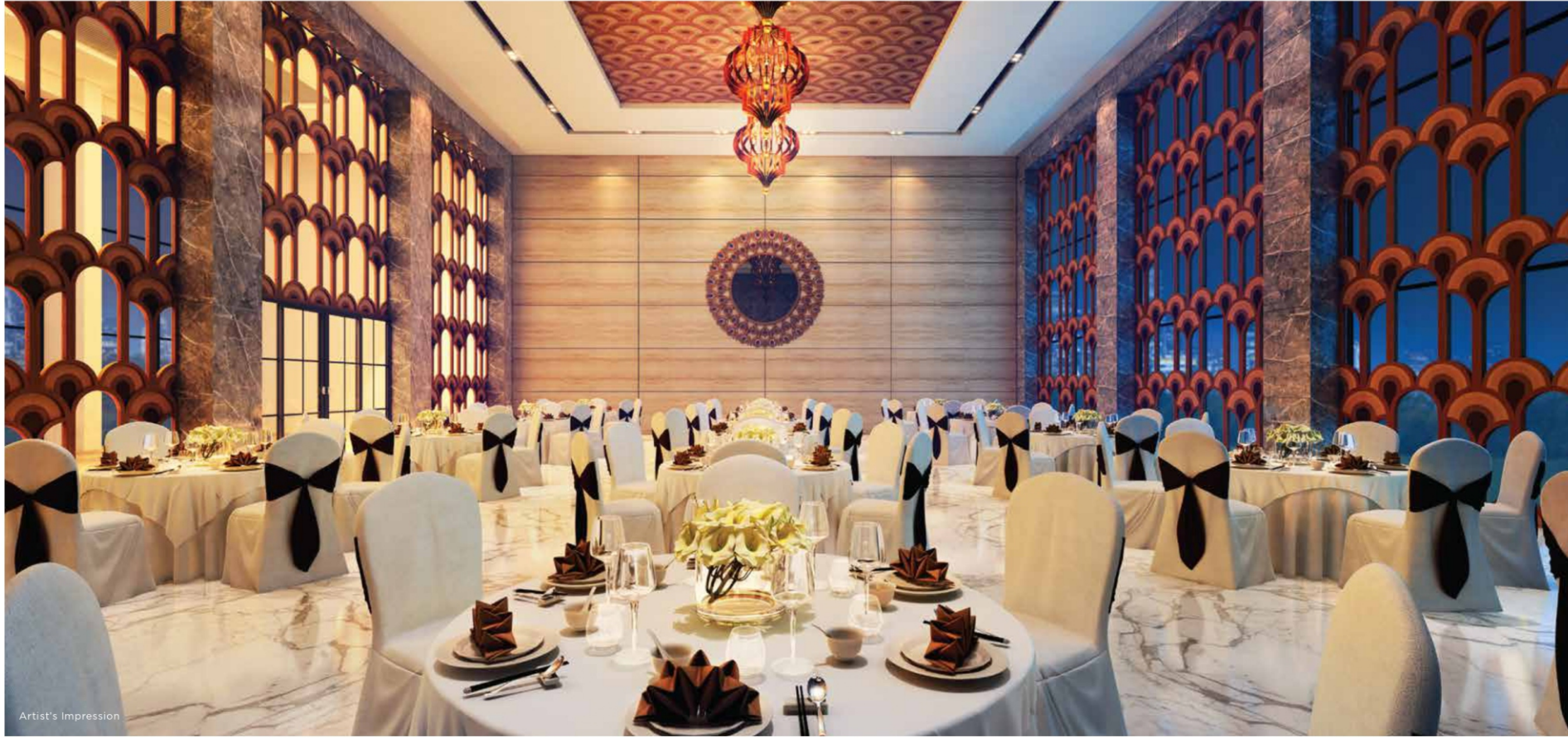
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CLUB  
AMENITIES

BANQUET  
HALL

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

Artist's Impression



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CLUB  
AMENITIES

INFINITY EDGE  
SWIMMING POOL

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

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CLUB AMENITIES

GYM

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

Artist's Impression



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CLUB  
AMENITIES

INDOOR SPORTS  
COURT

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



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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 ALIPORE
- 0.8 DIMOND CITY SOUTH



Approximate distance data sourced from Google Maps

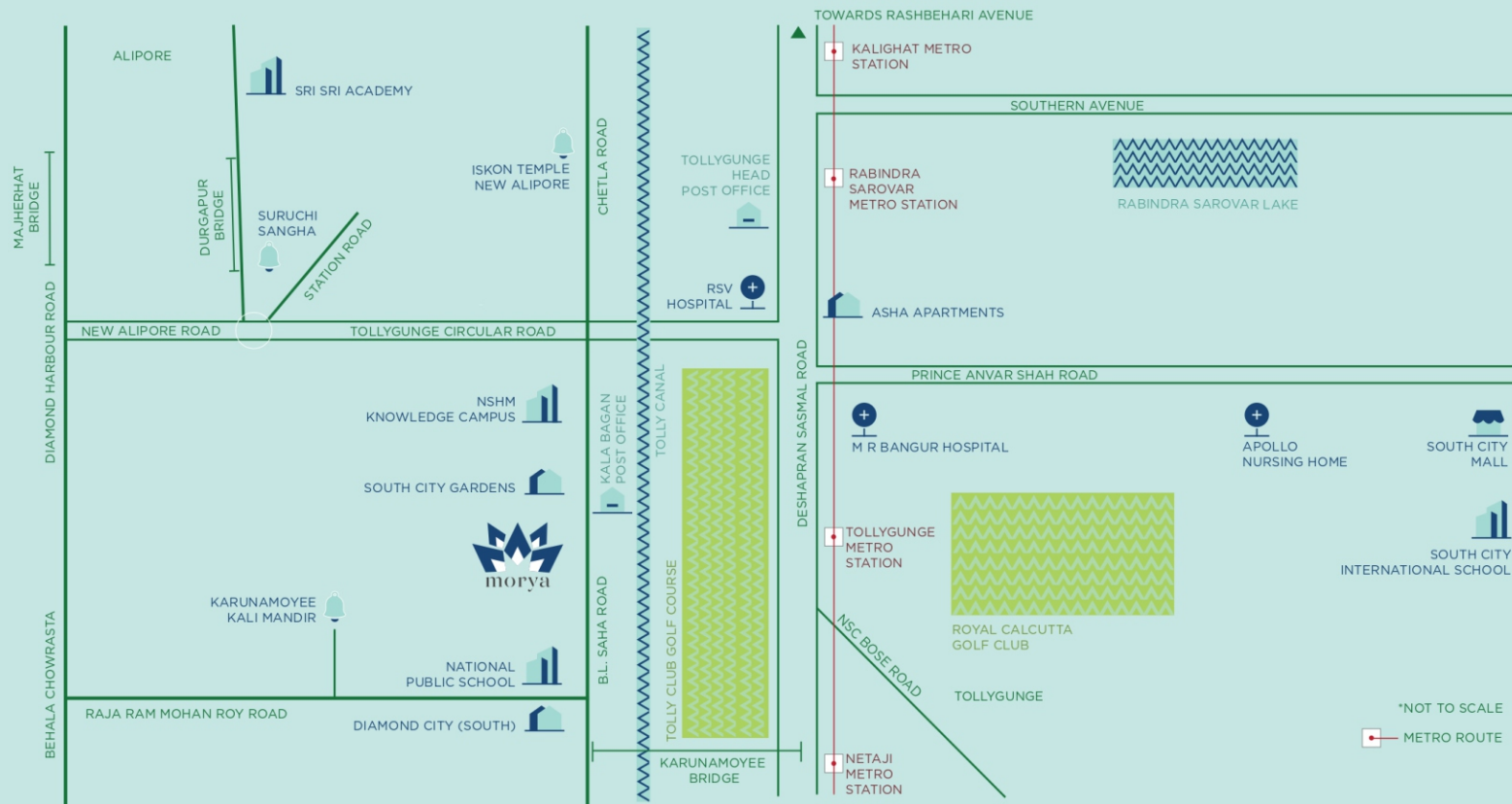


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**ELECTRICALS**  
 Concealed copper wiring from reputed brands  
 Telephone and internet wiring in living or dining area  
 Electrical points in bedrooms, living room, dining room, kitchen & toilet  
 Modular switches of reputed brands  
 DTH/Cable TV cabling in bedrooms and living room

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**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

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**OTHER AMENITIES**  
 Air-conditioned bedrooms, living & dining rooms  
 Water Supply and Generator  
 Provision for standby supply in every unit

**COMMON AREAS**  
 Well-designed common lobbies  
 Sufficient power backup facilities  
 Air-conditioned ground floor  
 Designer lobby

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**ELEVATORS**  
 Modern high-speed elevators of OTIS/KONE or equivalent make  
 One big elevator in each tower

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**COMMON LIGHTING**  
 Overhead illumination for compound & street lighting  
 Necessary illumination in lobbies, staircases & common areas

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**SECURITY FEATURES**  
 Video door phone and intercom facility in each unit  
 CCTV surveillance in the complex  
 Well-trained staff  
 Modern fire fighting systems




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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.



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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.



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#### Disclaimer

You can also access the details on the WBHIRA website on the following link: [www.hiraservices.gov.in](http://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](http://www.hiraservices.gov.in) as well as our website [www.morya.info](http://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.



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