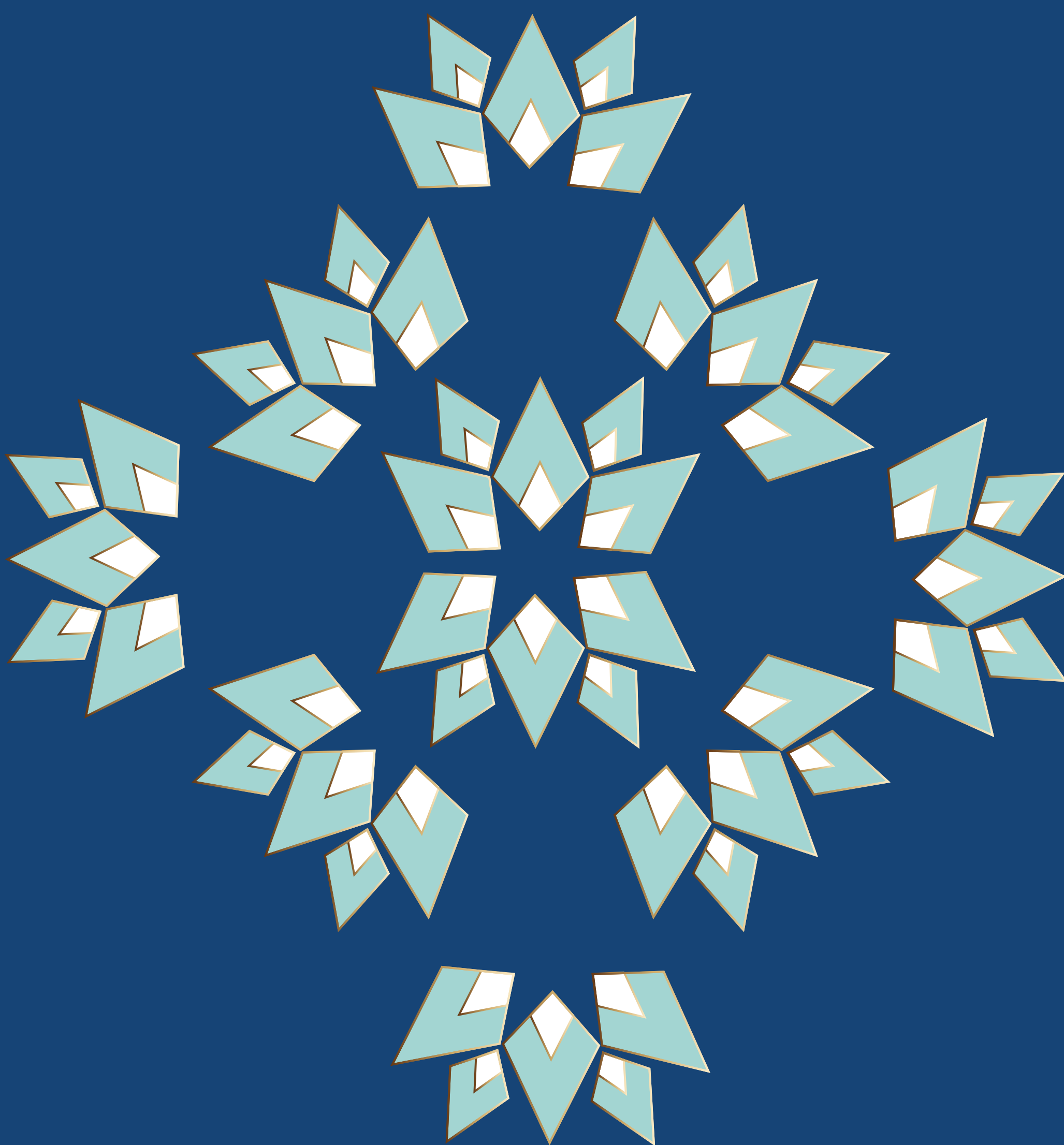




morya

NOT JUST HOME. HOMELAND



Where Luxury
Meets Comfort

A world of magnificence awaits you...

A spectacular home crafted to suit your royal needs from luxurious amenities to places of leisure, everything for the majestic you.

Total Land Area: 5.23 Acre

Total number of flats - 384 (3, 3.5 and 4 BHK)

6 TOWERS: 2 Towers G+19, 2 Towers B+G+17, 2 Towers B+G+18



*artist's impression

The brilliance of Phase 1 of Morya Stands strong with an aura of panache...

We now continue on our journey of royal elegance with...





ADDING 2 GRAND NEW TOWERS

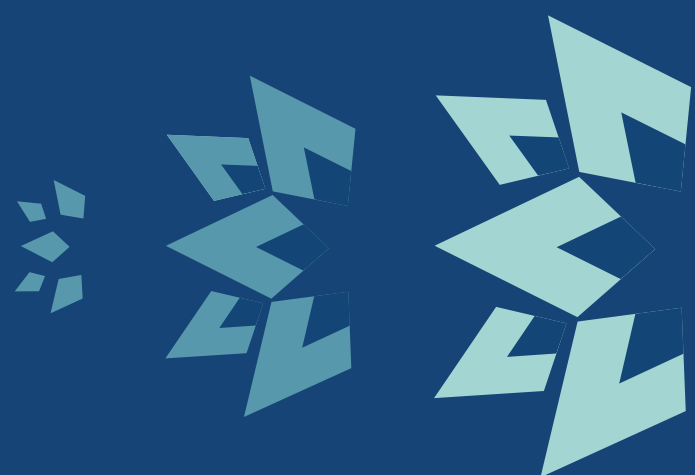


*artist's impression

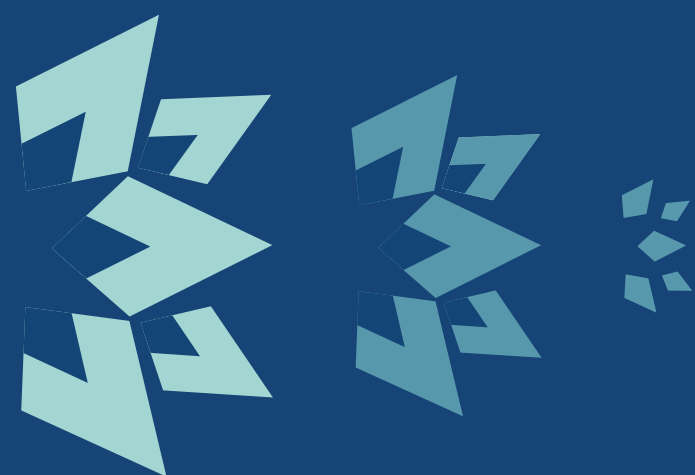


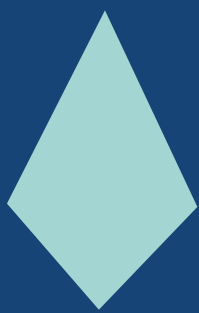
Morya **is designed to match the** **world's finest, while remaining** **true to our culture.**

- ◆ 3, 3.5 and 4 BHK bedroom AC homes
 - ◆ High-rise towers of 18 storeys in Phase 2
 - ◆ Vaastu-Compliant homes
 - ◆ Enhanced daylight & well ventilated apartments
 - ◆ Golf course view from many apartments
 - ◆ An eco-friendly, IGBC Gold Pre-certified Development Residential Complex with ample open space
- 
- 



COMFORTABLY
CONNECTED





Located near New Alipore, it is the perfect blend of history and modernity, convenience & comfort, the grand Moryan life is blessed with unmatched connectivity.

HOSPITALS

RSV HOSPITAL	1.6 KM
M R BANGUR HOSPITAL	2.5 KM
B.P. PODDAR HOSPITAL	2.8 KM
CMRI HOSPITAL	5.3 KM

TRANSIT POINTS

SEALDAH RAILWAY STATION	10.0 KM
HOWRAH RAILWAY STATION	15.0 KM
AIRPORT	28.0 KM

METRO RAILWAYS

TOLLYGUNGE METRO	2.5 KM
NETAJI METRO	2.0 KM
RABINDRA SAROBAR METRO	2.2 KM

SCHOOLS

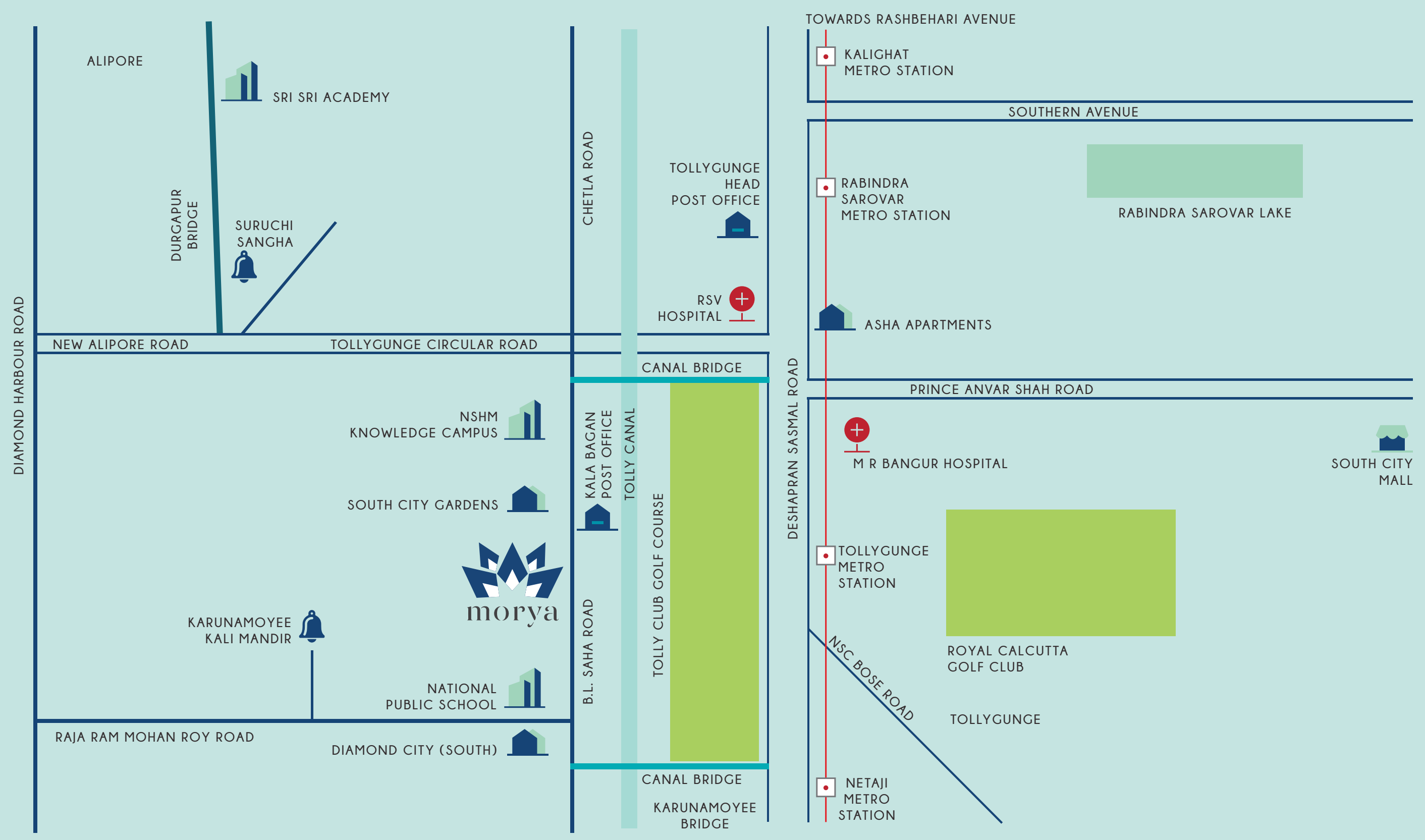
SRI SRI ACADEMY	3.2 KM
MP BIRLA FOUNDATION	2.5 KM
SOUTH CITY INTERNATIONAL	3.9 KM

ENTERTAINMENT

TOLLYGUNGE CLUB	2.2 KM
ROYAL CALCUTTA GOLF CLUB	2.7 KM
SOUTH CITY MALL	3.9 KM

OTHERS

DIAMOND CITY SOUTH	0.8 KM
NEW ALIPORE CROSSING (SURUCHI SANGHA)	2.5 KM
ALIPORE	4.3 KM



*NOT TO SCALE

 METRO ROUTE



LANDSCAPING



Rich locale for the enriched spirit

Where we walk barefoot
Through the beautiful greens,
Accompanied by the sweet
Music of rustling leaves,
Ripples in the water &
Singing birds.

When you come to such a
Haven where the spirit runs free,
You have come to Morya.



*artist's impression

Step outside.
Pause your thoughts.
Listen with your soul at
**Landscaped Water Side
Boulevards**



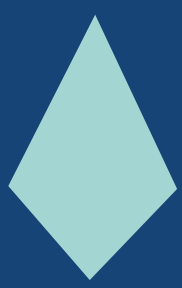
*artist's impression

All that is beautiful is
wild and free at Morya
with **Ample Open Space**



Breathe in the crisp
morning air and cherish the
View From The Balcony





The unrushed goodness of luxury

Step away from the noise,
Step into the depths of beautiful blues,
Meditate to the sounds of your soul,
Celebrate life under the twinkling stars,
From the grand heights where the city &
Its hustle seems far away.

- The Moryan Life



A community space
that exuberates luxury
Sky Club Lounge



A space where you can
embrace the pretty sky &
treasure the gentle breeze

20,000 SQ. FT. PLUSH CLUB

*A space designed with the finest luxuries
A space suited for the Moryan life...*



*artist's impression



Motivate your dedication
with remarkable infrastructure
at our **Gymnasium**



*artist's impression

Expose yourself to the world
beyond the horizon, from
the comfort of home
at our **Library**



*artist's impression

Convenience becomes you,
with one destination for
every recreation at the
Badminton Court



*artist's impression

Gather and celebrate
like royalty at this lavish,
elegant **Banquet Hall**



*artist's impression

Dive into an exclusive
way to relax at our
Swimming Pool



A relaxed mind is a home to
a healthy spirit. Thrive at our
Yoga Room



Club Amenities



CAFETERIA

GUEST ROOM

BANQUET HALL

MULTIPURPOSE COURT

INDOOR GAMES ROOM



LIBRARY

GYMNASIUM

HOME THEATRE ROOM

TODDLER’S PLAYROOM

SWIMMING POOL





Landscape Amenities

HOPSCOTCH

CYCLING BAY

AMPLE OPEN SPACE

LARGE WATER BODY

TEMPLE

SPECIALIZED LANDSCAPE
FEATURES

LOTUS POND

FOOT REFLEXOLOGY
PATH WAY

JOGGERS TRACK

KIDS PLAY AREA

SITTING CABANAS

OUTDOOR TODDLERS
PLAY AREA





SPECIFICATIONS



SUPER STRUCTURE

RCC frames structure
with pile foundation

FLOORING

Vitrified tiles in
bedroom, living room
and dining room

WALL FINISH

Putty finish on walls

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

COMMON AREAS

Well-designed common lobbies

Sufficient power backup facilities

Air-conditioned ground floor

Designer lobby



SECURITY FEATURES

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

COMMON LIGHTING

- Overhead illumination for compound & street lighting
- Necessary illumination in lobbies, staircases & common areas

OTHER FACILITIES

- Air-conditioned bedrooms, living & dining rooms
- Water Supply and Generator
- 24 hours filtered water supply
- Provision for standby supply in every unit

DOORS AND WINDOWS

- Polished wooden flush main doors
- Wooden frame, night latch & eyepiece
- Flush doors inside
- Fully glazed anodized/ power-coated aluminium/UPVC
- Branded hardware fitting with a lock of reputed make

ELEVATORS

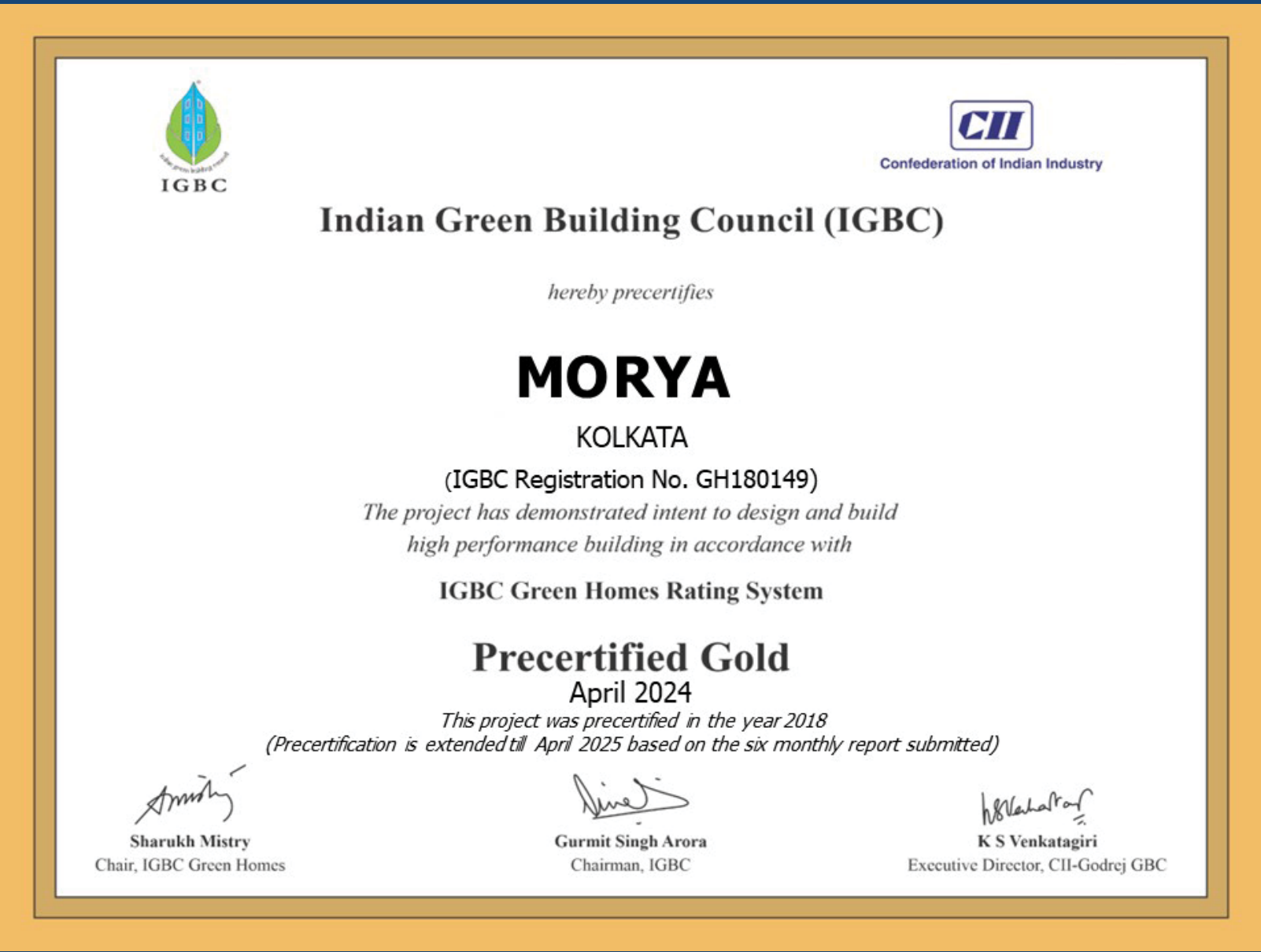
- Modern high-speed elevators of OTIS/KONE or equivalent make
- One big elevator in each tower



*artist's impression



Morya is the finest instance of how we cherish the art of crafting thoughtful residential abodes. And IGBC certification is the first step towards epitomizing sustainable living. At Sugam, our properties exhibit the highest standards of environmental preservation, implementing measures like gentle soil erosion control and nurturing of indigenous flora. We champion water conservation embracing rainwater harvesting and innovative water waste treatment and reuse systems. Our homes boast CFC-free equipment and a strong focus on organic waste management. Such efforts culminate towards vibrant, healthy, and sustainable living spaces, lovingly designed for the well-being of our residents.



FSCC WOOD

LOW VOC MATERIALS

VISITOR PARKING

NATURAL VEGETATION

EV CHARGING STATION

WATER-EFFICIENT FIXTURES

RAINWATER HARVESTING

WASTE WATER TREATMENT

DISABILITY-FRIENDLY SPACES

ENERGY & WATER METERING

IRRIGATION SYSTEM

SOIL EROSION CONTROL

SOLAR PANELS

TOBACCO SMOKE CONTROL









The joy of creating homes out of houses has captured Sugam for 33 years, in all its grand beauty. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 30 years in the future. With love and tradition that compliments design and structures, Sugam Group, led by a stellar team of dedicated workers, has touched thousands of lives. They are a harbinger of happy communities that are nourishing wholesome lifestyles.

Divulging into the various categories of Real Estate, Sugam Group has emerged as a pioneer in the creation of diverse sectors of projects. With more than 3.5 decades of experience in the development of 25 completed projects and 4 million sq. ft. , Sugam Group enjoys the trust of its 7,000+ residents and continues to convert homes into memories, and memories into contentment.

‘People always ask me “How to achieve success?” My mantra is hard work, staying humble, striving for perfection, and doing our best for the community.’

MR. ASHOK SARAF
Founder and Chairman, Sugam Group



The journey which began with a small step, blossomed into diverse ventures, touching the lives of many. With an experience of more than 3 decades, Diamond is a leading business group with diversified interests in the manufacturing of lubricants, specialized chemicals, coastal shipping, real estates and logistics.

Our vision lies in constant innovation coupled with creativity in business. With completed 6 million sq. ft. of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza, The 42 and more , we are constantly evolving by setting new benchmarks in West Bengal's Real Estate industry.

Our focus is on innovating and creating lasting experiences for our customers through an array of quality products, and with the use of progressive technologies. We are genuine about our brand, mission, and values that are based on commitment and delivering best in class product.



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 City South, Diamond Heritage, Diamond Prestige Lake Towers, 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.



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

Enquiry 6366 782 350 | www.morya.sugamhomes.com

Morya Phase 1 HIRA Registration No.:

HIRA/P/SOU/2018/000028

Morya Phase 2 RERA Registration No.:

WBRERA/P/KOL/2023/000893

CO-OWNERS & DEVELOPERS



CO-OWNER



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Recipients are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the flat shall be as per the final agreement between the Parties.