

N o t   j u s t   h o m e .   H o m e l a n d .



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

*- The Peacock -*

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morya

INDIAN SOUL. INTERNATIONAL LUXURY.



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

3 And 4 Bedroom AC Homes

High-rise Towers Of 17 & 19 Storeys In Phase 1

Vaastu-Compliant Homes

Well Ventilated Apartments with 3 Windows

Golf Course View From Almost Every Apartment

An eco-friendly, IGBC Gold Pre-certified Development  
Project with ample open space and apartments that face  
south, central lawn with water body and  
Tollygunge Golf Club





Morya's landscaping arose  
from a simple idea

“You can go farthest when you stay rooted.”

The sky seems bluer,  
the water clearer,  
the earth greener,  
when you stay rooted but  
let your imagination explore.









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 Roof Top Party Deck.







## GOLF COURSE VIEW

200 years of the  
city's iconic  
golfing green,  
right from your  
window.



## CLUB AMENITIES

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### LIBRARY

Dive into the  
enchancing world  
of fiction.  
Live your  
favorites here.



## CLUB AMENITIES

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### BANQUET HALL

For all those  
parties and  
events thrown,  
with the true  
Morya feel.



## CLUB AMENITIES

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### MULTI PURPOSE COURT

Fun, fitness,  
finesse – do it all  
and more with  
your friends.






|                                   |                                    |
|-----------------------------------|------------------------------------|
| GOLF COURSE<br>VIEW               |                                    |
| ROOFTOP<br>LANDSCAPING            | CYCLE / JOGGING<br>TRACK OVER POND |
| BARBEQUE HUT                      | YOGA/ MEDITATION<br>GARDEN         |
| TEMPLE                            | REFLEXOLOGY<br>PATHWAY             |
| KIDS' PLAY<br>AREA                | PARTY LAWN                         |
| TODDLERS'<br>OUTDOOR<br>PLAY AREA | PICNIC AREA                        |
|                                   | SENIOR CITIZENS'<br>AREA           |

EVERYTHING YOU NEED

|                        |                       |  |
|------------------------|-----------------------|--|
|                        | INDOOR GAMES<br>ROOM  |  |
| GYM                    | MULTIPURPOSE<br>COURT |  |
| SWIMMING<br>POOL       | BANQUET HALL          |  |
| LIBRARY                | HOPSCOTCH             |  |
| HOME<br>THEATRE        | GUEST<br>ROOMS        |  |
| GRAFFITI<br>WALL       |                       |  |
| TODDLERS'<br>PLAY ROOM |                       |  |



TO LIVE FINER



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

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

#### SCHOOLS

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

#### TRANSIT POINTS

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

#### ENTERTAINMENT

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

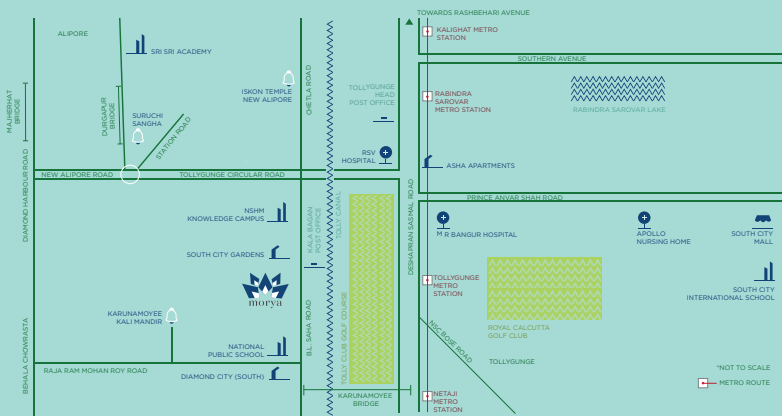
#### METRO RAILWAYS

|                        |        |
|------------------------|--------|
| TOLLYGUNGE METRO       | 1.8 KM |
| NETAJI METRO           | 2.0 KM |
| RABINDRA SAROJAR METRO | 2.3 KM |

#### OTHERS

|  |        |
|--|--------|
| NEW ALIPORE CROSSING<br>(SURUCHI SANGHA) | 2.5 KM |
| ALIPORE                                  | 4.6 KM |
| DIAMOND CITY SOUTH                       | 0.8 KM |

COMFORTABLY CONNECTED





## 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

## 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 solid core  
flush main doors.

Wooden frame, night latch  
& eyepiece.

Flush doors inside  
with stainless steel fittings.

Fully glazed anodized/  
power-coated aluminium/UPVC

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 fighting systems





With an experience of more than 3 decades, Diamond Group believes in the simple philosophy of fulfilling environmental responsibilities while planning & executing projects.

Our vision lies in constant innovation coupled with creativity in business. With 6 million sq. ft. of landmark Residential and Commercial projects to our renown, the group has established itself as a trustworthy and dependable name synonymous with quality delivery. Few of our successful projects includes Diamond City West, Diamond City North, Diamond City South, Diamond Heritage, Diamond Plaza (Mall & Multiplex), Diamond Prestige, The 42 and Landmark.

We use 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, our business forte also lies in the manufacturing of lubricants, specialized chemicals, coastal shipping and logistics

Equipping customers with international lifestyle facilities at an affordable price is our goal. We believe that our commitment to providing our customers with a fulfilling experience and a better quality of life will drive our organization to achieve greater heights.



Being in the vanguard, Mr.Navin Bhartia has been leading Sohum 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.



## 1ST FLOOR BLOCK A1

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 1218                   |
| B        | 949                        | 40                     | 304                    |
| C        | 949                        | 40                     | 203                    |
| D        | 1411                       | 52                     | 966                    |
| E        | 1643                       | 57                     | 883                    |

**FLAT TYPE A**  
3 BEDROOMS + STUDY  
3 TOILETS

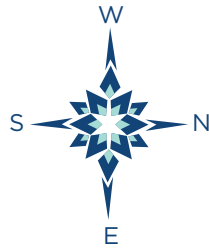
**FLAT TYPE B**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE C**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE D**  
4 BEDROOMS + MAID'S  
3 TOILETS

**FLAT TYPE E**  
4 BEDROOMS + MAID'S  
4 TOILETS





## 2ND FLOOR BLOCK A1

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | -                      |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | -                      |
| E        | 1643                       | 57                     | -                      |

**FLAT TYPE A**  
3 BEDROOMS + STUDY  
3 TOILETS

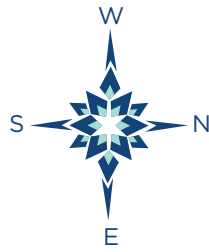
**FLAT TYPE B**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE C**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE D**  
4 BEDROOMS + MAID'S  
3 TOILETS

**FLAT TYPE E**  
4 BEDROOMS + MAID'S  
4 TOILETS





### 3RD, 6TH, 9TH, 12TH & 15TH FLOOR BLOCK A1

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 83                     |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | 65                     |
| E        | 1643                       | 57                     | 86                     |

#### FLAT TYPE A 3 BEDROOMS + STUDY 3 TOILETS

#### FLAT TYPE B 3 BEDROOMS 2 TOILETS

#### FLAT TYPE C 3 BEDROOMS 2 TOILETS

#### FLAT TYPE D 4 BEDROOMS + MAID's 3 TOILETS

#### FLAT TYPE E 4 BEDROOMS + MAID's 4 TOILETS





### 4TH, 7TH, 10TH, 13TH & 16TH FLOOR BLOCK A1

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 72                     |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | 81                     |
| E        | 1643                       | 57                     | 79                     |

#### FLAT TYPE A 3 BEDROOMS + STUDY 3 TOILETS

#### FLAT TYPE B 3 BEDROOMS 2 TOILETS

#### FLAT TYPE C 3 BEDROOMS 2 TOILETS

#### FLAT TYPE D 4 BEDROOMS + MAID'S 3 TOILETS

#### FLAT TYPE E 4 BEDROOMS + MAID'S 4 TOILETS





| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 88                     |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | 78                     |
| E        | 1643                       | 57                     | 72                     |

**FLAT TYPE A**  
3 BEDROOMS + STUDY  
3 TOILETS

**FLAT TYPE B**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE C**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE D**  
4 BEDROOMS + MAID'S  
3 TOILETS

**FLAT TYPE E**  
4 BEDROOMS + MAID'S  
4 TOILETS





### 17TH FLOOR (DUPLEX) BLOCK A1

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1966                       | 19                     | 308                    |
| B        | 1766                       | -                      | 89                     |
| C        | 1766                       | -                      | 89                     |
| D        | 2323                       | -                      | 519                    |
| E        | 1643                       | 57                     | 72                     |

**FLAT TYPE A**  
5 BEDROOMS + MAID's  
5 TOILETS  
DUPLEX (LEVEL 1)

**FLAT TYPE B**  
5 BEDROOMS +  
4 TOILETS  
DUPLEX (LEVEL 1)

**FLAT TYPE C**  
5 BEDROOMS +  
4 TOILETS  
DUPLEX (LEVEL 1)

**FLAT TYPE D**  
5 BEDROOMS + MAID's  
5 TOILETS  
DUPLEX (LEVEL 1)

**FLAT TYPE E**  
4 BEDROOMS + MAID's  
4 TOILETS







### 18TH FLOOR BLOCK A1

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | -                          | -                      | -                      |
| B        | -                          | -                      | -                      |
| C        | -                          | -                      | -                      |
| D        | -                          | -                      | -                      |
| E        | 1643                       | 57                     | 86                     |

**FLAT TYPE A**  
5 BEDROOMS + MAID's  
5 TOILETS  
DUPLEX (LEVEL 2)

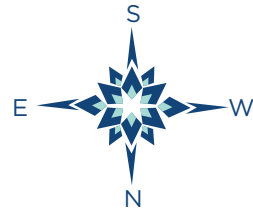
**FLAT TYPE B**  
5 BEDROOMS +  
4 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE C**  
5 BEDROOMS +  
4 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE D**  
5 BEDROOMS + MAID's  
5 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE E**  
4 BEDROOMS + MAID's  
4 TOILETS





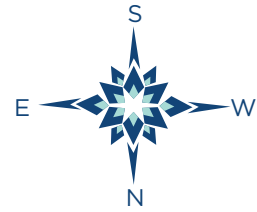
### 1ST FLOOR BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 1409                   |
| B        | 949                        | 40                     | 304                    |
| C        | 949                        | 40                     | 205                    |
| D        | 1411                       | 52                     | 951                    |
| E        | 1643                       | 57                     | 883                    |

### FLAT TYPE D 4 BEDROOMS + MAID'S 3 TOILETS







## 2ND FLOOR BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | -                      |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | -                      |
| E        | 1643                       | 57                     | -                      |

**FLAT TYPE D**  
4 BEDROOMS + MAID'S  
3 TOILETS

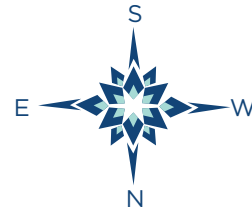
**FLAT TYPE C**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE B**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE A**  
3 BEDROOMS + STUDY  
3 TOILETS

**FLAT TYPE E**  
4 BEDROOMS + MAID'S  
4 TOILETS





### 3RD, 6TH, 9TH, 12TH & 15TH FLOOR BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 83                     |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | 65                     |
| E        | 1643                       | 57                     | 86                     |

**FLAT TYPE D**  
4 BEDROOMS + MAID'S  
3 TOILETS

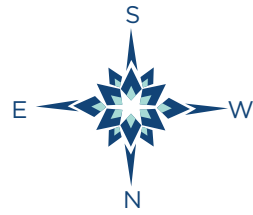
**FLAT TYPE C**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE B**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE A**  
3 BEDROOMS + STUDY  
3 TOILETS

**FLAT TYPE E**  
4 BEDROOMS + MAID'S  
4 TOILETS





#### 4TH, 7TH, 10TH, 13TH & 16TH FLOOR BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 72                     |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | 81                     |
| E        | 1643                       | 57                     | 79                     |

**FLAT TYPE D**  
4 BEDROOMS + MAID'S  
3 TOILETS

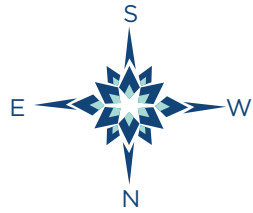
**FLAT TYPE C**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE B**  
3 BEDROOMS  
2 TOILETS

**FLAT TYPE A**  
3 BEDROOMS + STUDY  
3 TOILETS

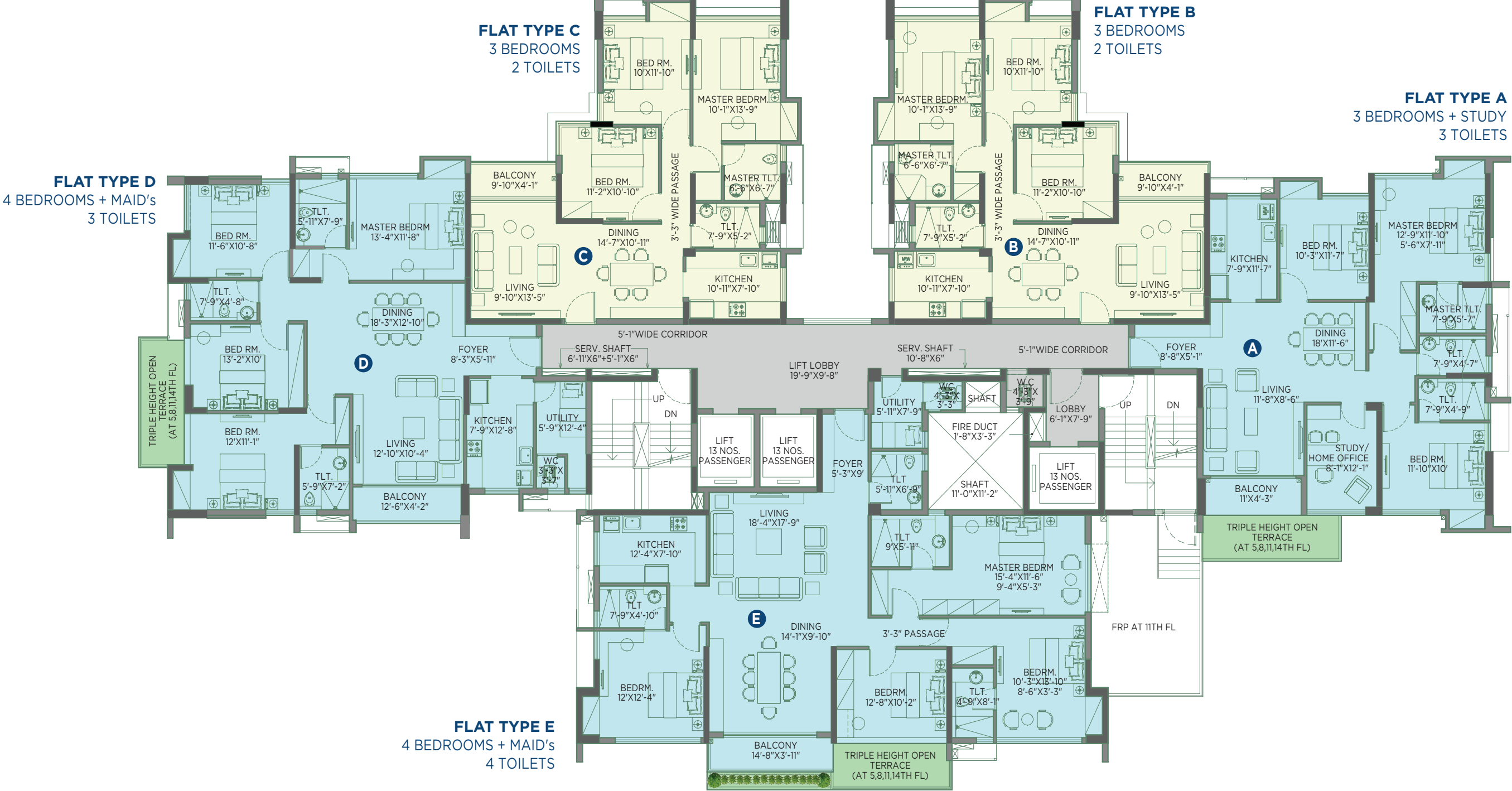
**FLAT TYPE E**  
4 BEDROOMS + MAID'S  
4 TOILETS

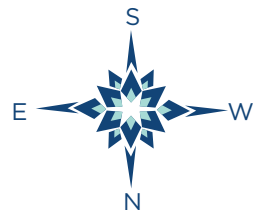




5TH, 8TH, 11TH & 14TH FLOOR  
BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1202                       | 47                     | 88                     |
| B        | 949                        | 40                     | -                      |
| C        | 949                        | 40                     | -                      |
| D        | 1411                       | 52                     | 78                     |
| E        | 1643                       | 57                     | 72                     |





### 17th FLOOR (DUPLEX) BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | 1966                       | 19                     | 308                    |
| B        | 1766                       | -                      | 89                     |
| C        | 1766                       | -                      | 86                     |
| D        | 2323                       | -                      | 519                    |
| E        | 1643                       | 57                     | 72                     |

### FLAT TYPE D 5 BEDROOMS + MAID's 5 TOILETS DUPLEX (LEVEL 1)



### FLAT TYPE E 4 BEDROOMS + MAID's 4 TOILETS





## 18TH FLOOR BLOCK A2

| Flat No. | HIRA Carpet Area (sq. ft.) | Balcony Area (sq. ft.) | Terrace Area (sq. ft.) |
|----------|----------------------------|------------------------|------------------------|
| A        | -                          | -                      | -                      |
| B        | -                          | -                      | -                      |
| C        | -                          | -                      | -                      |
| D        | -                          | -                      | -                      |
| E        | 1643                       | 57                     | 86                     |

**FLAT TYPE D**  
5 BEDROOMS + MAID's  
5 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE C**  
5 BEDROOMS +  
4 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE B**  
5 BEDROOMS +  
4 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE A**  
5 BEDROOMS + MAID's  
5 TOILETS  
DUPLEX (LEVEL 2)

**FLAT TYPE E**  
4 BEDROOMS + MAID's  
4 TOILETS





The joy of creating homes out of houses has captured Sugam for 20 years, in all its grand beauty. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 20 years in the future, Sugam Group has earned 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 team of dedicated workers - 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., 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 \(Narendrapur\)](#) and [Sugam Business Park \(Sector V\)](#),

Sugam Group believes in celebration - the celebration of togetherness.





# morya

CO-OWNERS & DEVELOPERS



CO-OWNER



PROJECT IS FUNDED BY &  
MORTGAGED WITH

