



# Morya – Phase 1

Grading Assigned: Kolkata 6 Star out of 7 Star (Assigned in May 2019)

Valid till June 30, 2020



## Project profile

Type of project	Residential
Location of project	Tollygunge, Kolkata
Type of development	Bought out and joint development
Land area	5.2 acres
Total saleable area	2,78,466 sq. ft.
No. of blocks	4
No. of units	212
Unit configuration	4 BHK Penthouse (1,967 sq ft), 4 BHK(1,689-1,791 sq ft) 3 BHK(1,036-1,164.5 sq ft)
No. of floors	G+17 floors, G+19 floors
HIRA registration no.	HIRA/P/SOU/2018/000028



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**Location:** The project is in Tollygunge, about 7.5 kilometers (km) from Park Street, and 19.10 km from Salt Lake, the IT hub of Kolkata. The Kolkata International Airport is 27.2 km away, and Howrah Railway Station is 13.0 km away.

For the location map, click on the link: <https://www.diamondgroupweb.com/morya>

## Pricing table

Loading on carpet area	30%
Base price*	Rs. 7.98-15.15 million*
Stamp duty	7% of the agreement value
Registration charge	1.1% of the agreement cost
Maintenance charges	Rs. 4.5 per sq. ft.
GST	12% of the agreement cost

\* The ticket range is calculated on the base price of the project

## Sponsor profile

<b>Name of the project</b>	<b>Morya - Phase 1</b>
Name & address of the company developing the project	<b>Sugam Diamond Abasan LLP</b> Alom House, 2 <sup>nd</sup> floor 7B, Pretoria Street, Kolkata - 700 071
Name of the land owner	Orbit Towers Pvt Ltd Sugam Griha Nirmaan Ltd Super Diamond Nirman Pvt Ltd Goodluck Infra developers Pvt Ltd
Partners	Mr. Navin Kumar Bhartia Mr. Vineeta Bhartia Mr. Shreyans Kajaria Mr. Arvind Saraf Mr. Ashok Saraf Mr. Suhel Saraf Mr. Suyash Saraf Mr. Soham Bhartia
Developer website	<a href="https://www.diamondgroupweb.com">https://www.diamondgroupweb.com</a> <a href="https://sugamhomes.com/">https://sugamhomes.com/</a>
Project Website	<a href="https://www.diamondgroupweb.com/morya">https://www.diamondgroupweb.com/morya</a> <a href="https://sugamhomes.com/morya/">https://sugamhomes.com/morya/</a>
Track record in years	20

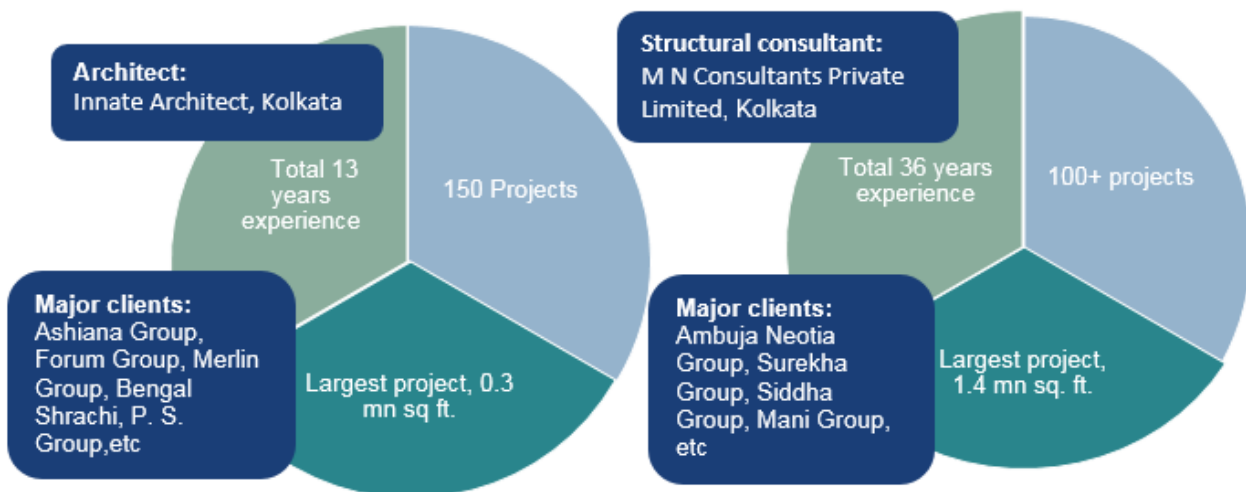
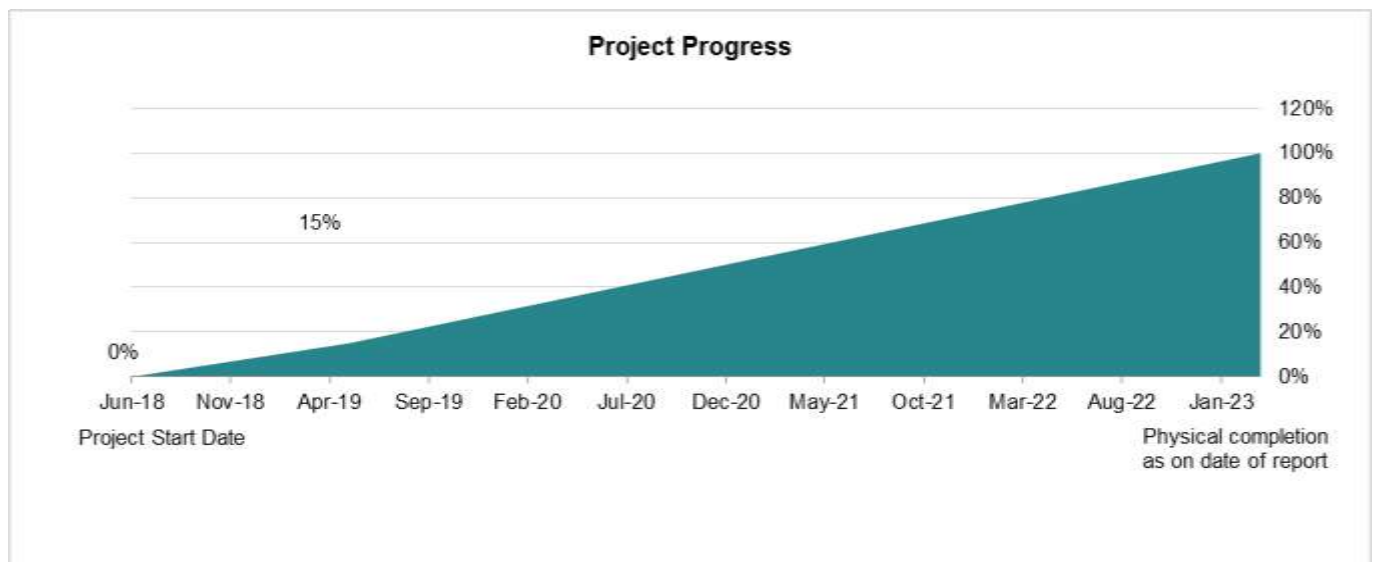


# Project grading drivers

## Project construction quality and amenities

### Construction quality:

The structural quality of the project is backed by the sound track record of the architect (Innate Architect, Kolkata) and structural consultant (M N Consultants Pvt Ltd, Kolkata). The civil work is being undertaken by Green Alpha Assets Pvt Ltd, Kolkata. The developer does quality testing of the materials both on site and through external agency.





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**Quality measures**

On site testing laboratory	✓
External testing	✓
Soil test report	✓
Designed as per seismic zone requirements	✓

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**Amenities:** Major amenities include landscape garden, children's play area, lotus garden, indoor games, cafeteria, banquet hall, CCTV, and intercom.



## Project legal quality

The legal quality of the project is sound, backed by a clear and marketable land title as verified by Pankaj Shroff & Company, Advocates, Kolkata. Most of the pre-construction approvals have already been received.

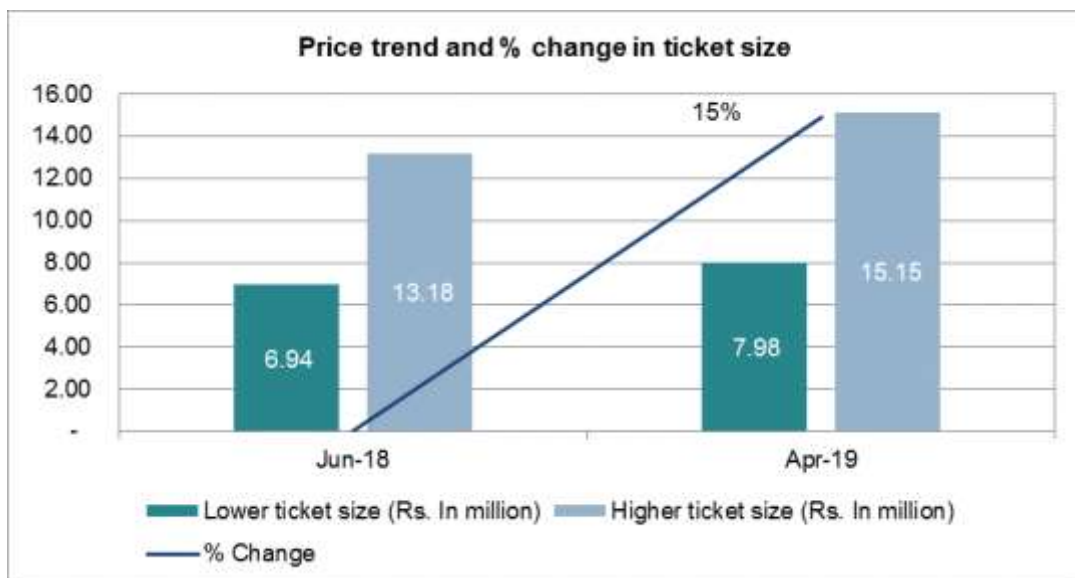
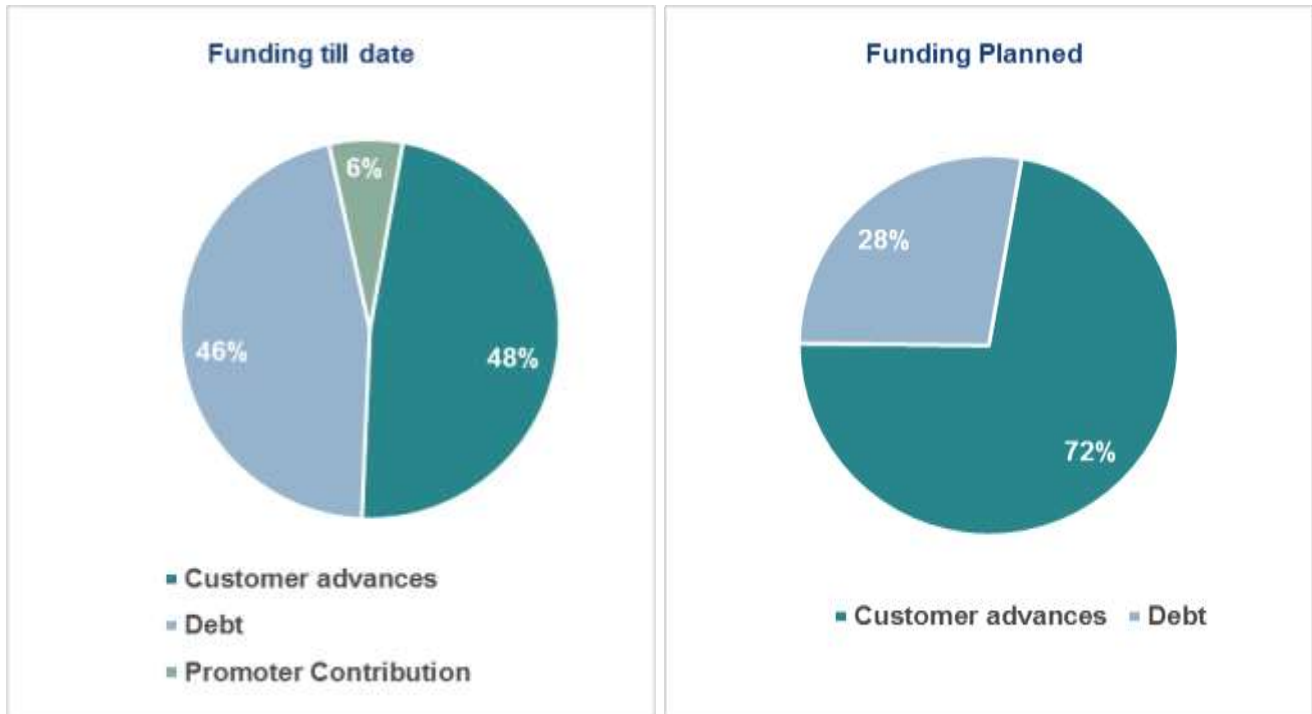
### Checklist of clauses included in sales agreement

Possession date	✓
Grace period	✓
Saleable area mentioned	Carpet area
Default implication	✓
Delay compensation	✓
Defect liability period (no. of years)	✓
Payment schedule	Construction linked
Maintenance clause	✓
Holding clause	✓
Escalation clause	x
Cancellation clause	✓
Specifications	✓
Amenities	✓
Plan layout	✓
Floor plan	✓
Parking space allotment details (for covered parking)	✓
Title search certificate annexed	✓
Approvals	✓
Applied approval details	✓



## Project financial quality

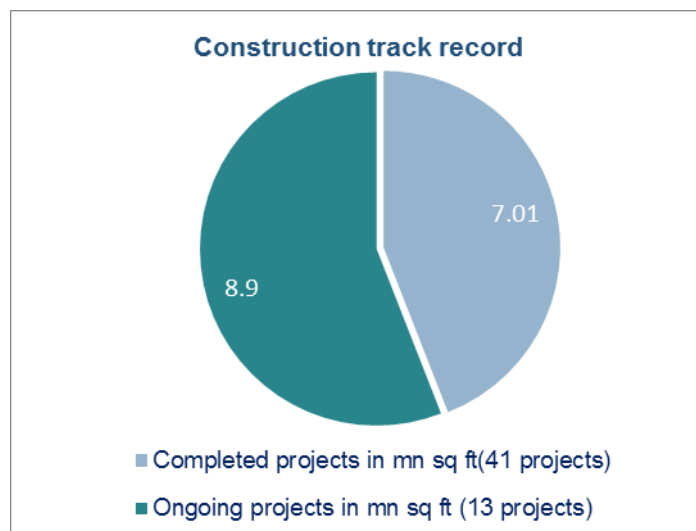
The project's financial quality is strong, supported by steady sales, sanctioned bank lines and customer advances. Construction cost has been funded through customer advances. The developer has a sanctioned line of Rs 350 million from Tata Capital Housing Finance Ltd which will be utilised for the project construction.





## Project sponsor quality

The project's sponsor quality is backed by the established track record of the group in the Kolkata real estate market. The project is being developed as a joint venture between the Diamond, Sugam and Soham groups. The Diamond group is a leading developer and promoter in Kolkata with almost three decades of experience and more than 4.5 million sq. ft. of landmark Residential and Commercial projects already executed. Soham Group is headed by Mr. Navin Bhartia, and has over 3 decades of experience in the Real Estate industry and over 2.5 million sq.ft. of constructed area under his belt, spanning across both residential and commercial spaces. Sugam Group has 33 years of established track record in developing residential and commercial projects in West Bengal, having completed 25 projects and is currently developing over 8 million sq. ft. The projects are undertaken through special purpose vehicles and with clear and marketable titles. For all land parcels a title search is done for a minimum of 30 years.





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## Project Photographs (As on April 2019)







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