



RERA Registration No.  
P50500053813



Enter the world of your dream land...

PHASE

3

Morya Park

FULLY  
DEVELOPED  
RESIDENTIAL  
LAYOUT



Turning visions  
into reality and dreams  
into landmarks. The seeds we  
planted have blossomed into  
thriving projects like Morya Park  
- Phase I & II.  
Now we are coming up with...  
Morya Park - 3



Gated Community + Security

Mouza Lonara- 200 Ft.  
New Ring Road Highway touch Property  
Situated at Just 3 Km, from  
Koradi Road, NH-47

PROJECT BY



# Welcome to an Oasis of Happiness

## Welcome to Morya Park



**Emaar Creators** Engineers & Builders was founded by Mr. Moreshwar N. Bhagat in the year 2001. He is a well-known Civil Engineer, Building Consultant and a Licensed Engineer at NIT, NMC & NMRDA, with over 36 years of experience in Indian as well as overseas construction Industry.

Emaar Creators has completed more than 25+ projects of various scales in Nagpur city from 1/2/3 BHK Apartment schemes, commercial complexes, office spaces, Row Houses, Duplex Bungalows, Hospitals and fully developed layout Projects, with modern facilities, best workmanship and quality at affordable prices. We also work on redevelopment projects and deal in rental/lease of properties.

**Entrance Gate**



**Internal Cement Roads**



**Ready Duplexes & Owner's Houses**

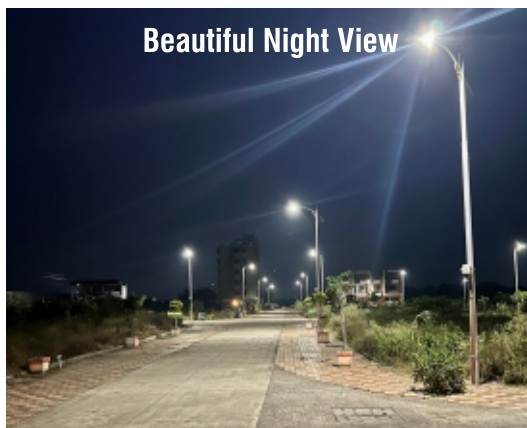


### Real Pictures of Morya Park 1 & 2

**Garden**



**Beautiful Night View**



**Development at Morya Park - 2**



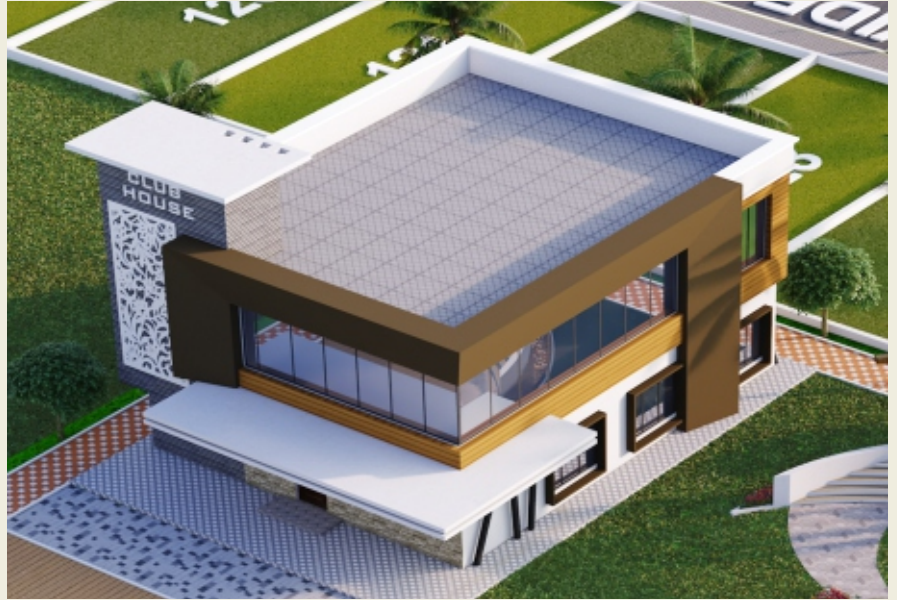
At '**Morya Park**' discover a landscaped garden that encompasses a galore of recreation amenities. Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Late your life take in the splendour of the sprawling greens., while getting caressed by the cool breeze from the waters nearby. **Your life deserves to live in a utopia that is rooted in reality.**

.....our reputation is as **solid as concrete.**



## The privilege of a **Club house** within the vicinity of community

When we say a signature style, we really mean it !  
Club house that gives you a feeling of holidaying. Experience a host of recreational amenities that are planned at Morya Park. The Club house is the ideal getaway and the best part is its open for you everyday.



## Soaking, splashing and the refreshing **Swimming Pool**

Spend a lazy afternoon floating over the clear blue water of the swimming pool or if you are a fitness enthusiast swim a few laps to relish the benefits of a leaner, fitter and energetic body.  
At Morya Park, we are providing Swimming Facility to keep you healthy.



## **Amphi Theater** show your metal and zeal

An amphitheater is an open-air venue used for entertainment, performances, and sports. Children as well as elders need to discover life outside consoles and Morya Park offers the ideal avenue for you and your kids to show off their talents or celebrate momentous occasions.





PHASE  
**3**

# Morya Park

A plotted development spread across 7 acres on Mouza Lonara, Highway Touch. You can now buy residential plots in Lonara just 3 km from Koradi Road. This luxurious haven is perhaps a once in a lifetime opportunity to embrace the best that life can offer. With extravagant amenities and facilities to please your taste buds,

**Morya Park-3** offers one of the best plots for sale on Koradi Road, Nagpur that ushers you into a memorable opulent affair.

**Morya Park-3** offers you all that goodness without the slightest compromise of the convenience of modern development and benefits of urban infrastructure. Being part of a well-developed neighborhood and offering a fine living experience, whether you are looking for investment or a place to stay, Morya Park-3 offers you the benefit of both. What are you waiting for ? Buy a plot in **Morya Park-3** and start shaping the home of your dreams.

Indeed! This is the sweet spot we all have been searching for.



## SITE ADDRESS

New Ring Road,  
Lonara, Khasra No.  
59/1/B & 59/2 (P)  
PH. No. 12-A,  
Nagpur-11



# PLOT AREA SPECIFICATIONS

| PLOT NO.            | PLOT AREA IN SQFT as per site |
|---------------------|-------------------------------|
| 1                   | 1119.564                      |
| 2-7                 | 1129.036                      |
| 8                   | 1615.569                      |
| 9                   | 1617.076                      |
| 10-18               | 1261.433                      |
| 19                  | 1335.274                      |
| 20-22               | 1863.248                      |
| 23                  | 1777.998                      |
| 24                  | 1614.815                      |
| 25-29               | 1141.415                      |
| 30                  | 1148.949                      |
| 31                  | 1614.708                      |
| 32-36               | 1404.271                      |
| 37                  | 1393.615                      |
| 38                  | 1625.472                      |
| 39 - 43             | 1587.582                      |
| 44                  | 1600.714                      |
| 45, 53, 61, 98, 108 | 1614.600                      |

| PLOT NO.            | PLOT AREA IN SQFT as per site |
|---------------------|-------------------------------|
| 46-51, 54-59, 62-67 | 1155.731                      |
| 52                  | 1147.658                      |
| 60                  | 1180.488                      |
| 68                  | 1200.294                      |
| 69                  | 1614.923                      |
| 70                  | 971.989                       |
| 71                  | 963.593                       |
| 72                  | 953.260                       |
| 73                  | 942.819                       |
| 74                  | 932.485                       |
| 75                  | 922.044                       |
| 76                  | 918.062                       |
| 77                  | 1605.666                      |
| 78                  | 1169.401                      |
| 79                  | 905.037                       |
| 80                  | 1670.035                      |
| 81                  | 1116.980                      |
| 82                  | 1087.487                      |

| PLOT NO.               | PLOT AREA IN SQFT as per site |
|------------------------|-------------------------------|
| 83                     | 1057.886                      |
| 84                     | 1028.393                      |
| 85                     | 998.792                       |
| 86                     | 969.298                       |
| 87                     | 824.845                       |
| 88                     | 904.068                       |
| 89                     | 1422.570                      |
| 90-96, 99-105, 109-115 | 1187.054                      |
| 97                     | 1614.492                      |
| 106, 116               | 1186.946                      |
| 107                    | 1146.474                      |
| 117                    | 1630.315                      |
| 118                    | 2051.941                      |
| 119                    | 1492.859                      |
| 120-125                | 1492.752                      |
| 126, 127               | 1492.644                      |
| 128                    | 1556.690                      |

## Why Morya Park, Why Koradi Road ?

Location Benefits within 5-7 km range

### SPECIAL FEATURE

#### CEMENT ROAD

- ▶ Entrance to Layout 12 meter Wide from Service Lane
- ▶ Internal 12 meter & 9 meter Wide Road
- ▶ Layout Outer Ring Road Touch going towards Chindwara Road / Koradi Road

#### OUR LAYOUT SPECIAL FEATURES

- ▶ Ring Road Touch Plots
- ▶ N.A.T.P. & R.L. Plots with no deduction in plot area & No Demand Charges.
- ▶ Fully Developed Plots (No Extra Development Charges)
- ▶ Under Metro Region (NMRDA sanctioned)
- ▶ Service lane facing plots are 50 feet wide, beneficial for commercial plots.
- ▶ Demarcation for all plots
- ▶ Concrete Pipelines & Chambers for Drainage Purpose
- ▶ Overall Layout Area with Plantation & Landscaping
- ▶ 24X7 Water Supply
- ▶ Sewerage Treatment Plant & Electric Transformer
- ▶ Ample open space for Garden & Amenities

### USEFUL NEARBY, Like :



- ▶ Saraswati Bhavan Convent-2.3 km.
- ▶ Tuli School & Hotel Mgmt. College-3.3 km.
- ▶ Narayana Vidyalayam-3.5 km.
- ▶ Modern School-4.1 km.
- ▶ Wonderland School-4.4 km.
- ▶ Podar School-5.0 km.
- ▶ Bhosla Military School-6.0 km.
- ▶ Bhawans School



- ▶ Jhulelal Institute of Technology - 0.75 km.
- ▶ Central Institute of Technology & Polytechnic College - 1.3 km.



- ▶ KTPS Colony Residential Zone
- ▶ Ramnath City & Mahalaxmi City - 2.0 km.
- ▶ Smruti Nagar, Lonara, Bokhara (Developing Residential Zones)



- ▶ MAHAGENCO. 3.5 km
- ▶ GM Hospital
- ▶ Remedia Hospital 5.5 km
- ▶ Alexis Hospital 6.5 km



- ▶ SBI (Koradi Branch) 3.2 km
- ▶ UBI Bank 3.4 km
- ▶ ICICI Bank
- ▶ HDFC Bank
- ▶ BOI Bank



- ▶ Mughals
- ▶ Siddiqui's Lawn & Restaurant
- ▶ Rahul Restaurant

apart from all that many Food Junctions, Lawns, Tourist Attraction, Entertainment & Devotional Places like Famous Koradi Devi Temple and many more

## Inside Story...



Concrete Pipeline  
for Drainage



Ample Space for  
Garden & Amenities



Cement Concrete  
Road



Electric Poles



Plantation &  
Landscaping



24X7  
Water Supply

## FACILITIES TO KEEP YOU...HEALTHY & STRESS FREE



GYM



SNOOKER



CARROM & TABLE TENNIS



CLUB HOUSE

LOAN AVAILABLE FROM  
NATIONAL BANK & PRIVATE BANKS



and many more...

# LOCATION MAP



RERA Registration No.  
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MEMBER OF  
**CREDAI**

PROJECT BY



OUR UMBRELLA CONCERNS



Office address : 401,402, Shri Manomay Complex, Near Octroi Naka, Koradi Road, Nagpur

FOR BOOKINGS PLEASE CALL  
**8600703560 / 8010075563**