


RERA Registration No.
P50500078850

RAMDEGI
LAND DEVELOPERS

मोर्या पार्क-फेज १,२ तथा ३
मौजा लोणारा, कोराडी रोड पर विकसित प्लाट्स
की अपार सफलता के बाद...

WE ARE EXCITED TO ANNOUNCE

OUR ARRIVAL IN BUTIBORI



PHASE 4

Shri Morya Park

BUTIBORI

Site Address : Kh. No. 52, PH No. 77, Mouza-Bidganeshpur, Tah. Hingna (Gramin), Dist. Nagpur

WELCOME TO

Morya Park

RAMDEGI
LAND DEVELOPERS

We are **Ramdegi Land Developers,** a land developement concern of **Emaarat Creators** Engineers & Builders, which is founded by Mr. Moreshwar N. Bhagat in the year 2001. A well-known Civil Engineer, Building Consultant and a Licensed Engineer at NIT, NMC & NMRDA, with over 38 years of experience in Indian as well as overseas construction Industry.

We have completed more than 30+ 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


Garden


Beautiful Night View


Development at Morya Park - 2







Actual Photo of Morya Park 1, 2 & 3 at Mouza Lonara, Koradi Road, Nagpur

At **Morya Park-4**, discover a beautifully landscaped garden, offering a wealth of recreational amenities. Gift yourself a new address of bliss, where convenience and camaraderie await. Let your life be embraced by the splendor of expansive greenery, while the cool breeze from the nearby waters refreshes your soul. **Your life deserves to thrive in a utopia grounded in reality.**

"Our reputation is **as solid as concrete** because **we build trust.**"



CHILDREN'S PLAY PARK

let your child, enjoy a world of joy

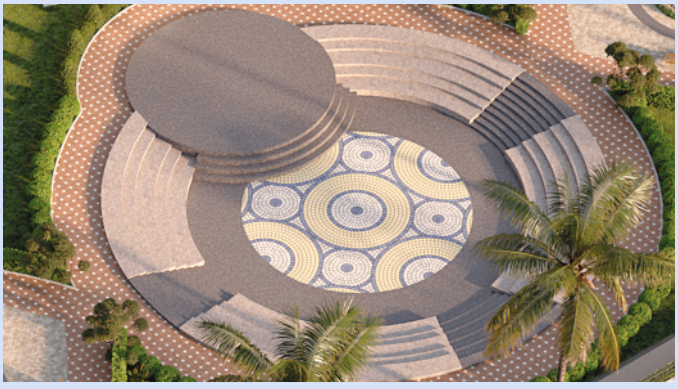
Children's Play Park is a vibrant space designed for fun and creativity. With safe and engaging play areas, it's the perfect place for your little ones to explore, learn, and grow. Let their imaginations soar as they enjoy a world of laughter and joy, all within the comforts of a secure, beautifully landscaped environment.

WATER FOUNTAIN

perfect for relaxation and reflection

Enchanting water fountain adds a serene touch to the landscape. Its graceful streams of water create a peaceful ambiance, perfect for relaxation and reflection. Whether you're enjoying a leisurely stroll or simply soaking in the beauty of nature, the fountain offers a calming escape, enhancing the tranquil atmosphere of your living space.





AMPHI THEATER

show your metal and zeal

An Open-air Amphi theater provides the perfect setting for community events, performances, and gatherings. With its modern design and natural acoustics, it's a place where culture, entertainment, and togetherness come alive. Whether it's an evening performance under the stars or a daytime event, the amphi theater is a hub for shared experiences and vibrant connections.

WALKING TRACK

rejuvenate your body and mind

Well-maintained Walking Track offers a peaceful path for morning jogs, evening walks, or simply enjoying the fresh air. Surrounded by lush greenery and scenic views, it's the perfect spot to rejuvenate your body and mind. Whether you're looking to stay fit or unwind in nature, the walking track invites you to embrace a healthy, balanced lifestyle.





OPEN GYM

engage yourself in variety of physical activities

An open gym is a versatile fitness space available for individuals to engage in a variety of physical activities at their convenience. Equipped with exercise machines, free weights, and open areas for functional workouts, it caters to diverse fitness needs. They also provide the flexibility to focus on personal goals, whether strength training, cardio, or general well-being.



After the successful sale of over 300+ plots at Shri Morya Park 1, 2, & 3, we are excited to introduce...

Shri Morya Park-4, a premium plotted development spread across 18 acres in Butibori, just 1 km from the Wardha & Chandrapur Highway. This luxurious haven offers a once-in-a-lifetime opportunity to embrace the finest aspects of life.With a wide range of extravagant amenities and facilities designed to cater to your every need, Morya Park-4 presents some of the most desirable NMDRA RL plots for sale in Butibori, Nagpur—an invitation to indulge in an opulent lifestyle. Enjoy the perfect blend of modern development and urban infrastructure, without sacrificing luxury. Located in a well-developed industrial estate with a thriving neighbourhoods,

Shri Morya Park-4 offers 280 plots with 2 Gardens an unparalleled living experience, whether you're looking for an investment opportunity or a place to call a home.Morya Park-4 truly gives you the best of both worlds. Don't miss out—buy a plot today and start shaping the home of your dreams. **This is the perfect location you've been searching for.**

PHASE 4

Shri Morya Park

Site Address : Kh. No. 52, PH No. 77, Mouza-Bidganeshpur, Tah. Hingna (Gramin), Dist. Nagpur

JUST 1KM FROM CHANDRAPUR AND WARDHA ROAD HIGHWAY
LOCATED IN FAST PACED DEVELOPING INDUSTRIAL AREA
FULL RESIDENTIAL DEVELOPMENT

PLOT AREA SPECIFICATIONS

Sr.	PLOT SIZE RANGE (SQ.FT.)	EXACT PLOT SIZE (SQ.FT.)	PLOT NUMBERS
A	900 - 1000 (20 PLOTS)	991.816	22, 23, 24, 25, 26, 27, 28, 29, 30,31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43
B	1000 - 1100 (67 PLOTS)	1012.031	247, 248, 249, 250
		1012.128	240, 241, 242, 243
		1013.162	46, 47, 48, 49, 50, 51,52,53,54,55
		1013.258	58, 59, 60, 61, 62, 63, 64, 65, 66, 67
		1014.615	254, 255, 256, 257, 261, 262, 263, 264, 268, 269, 270, 271, 275, 276, 277, 278
		1026.014	2, 3, 4, 5, 6, 7, 8, 9, 12,13, 14, 15, 16, 17,18,19
		1072.008	32
		1086.389	251
		1086.497	244
		1089.166	258, 265, 272, 279
C	1100 - 1200 (14 PLOTS)	1132.050	56
		1138.659	174, 183
		1160.359	99,100,101,110, 111, 112
		1164.277	143, 144, 153, 154
		1178.152	44
D	1200 - 1300 (81 PLOTS)	1204.621	102
		1226.665	121,122, 123, 132, 133, 134
		1237.806	68
		1243.242	186, 187, 188, 189, 190, 191, 195, 196, 197, 198, 199, 200, 204, 205, 206, 207, 208, 209, 213, 214, 215, 216, 217, 218, 222, 223, 224, 225, 226, 227, 231, 232, 233, 234, 235, 236
		1247.440	168, 169, 170, 171, 172, 173,177, 178, 179, 180, 181, 182
		1259.819	93, 94, 95, 96, 104, 105,106,107, 115, 116,117,118, 126, 127, 128, 129
		1264.070	137, 138, 139, 140, 147, 148, 149, 150
		1268.484	155
E	1300 - 1400 (15 PLOTS)	1366.49	10
		1314.188	124
		1323.972	113
		1383.475	192, 201, 210, 219, 228, 237
		1395.144	246
		1395.284	239
		1398.922	253, 260, 267, 274
F	1400 - 1500 (32 PLOTS)	1412.657	45
		1412.796	57
		1416.478	1,11,21,33
		1433.625	135
		1442.161	82, 83, 84, 85, 86, 87, 88, 89, 90
		1472.623	20
		1482.063	98, 109, 120, 131
		1487.348	142, 152
		1491.89	70, 71, 72, 73, 74, 75, 76, 77, 78
G	1500 - 1600 (23 PLOTS)	1504.215	91
		1512.719	164
		1529.026	160
		1537.519	157
		1547.282	161
		1556.980	156
		1558.304	175
		1574.558	185, 194, 203, 212, 221, 230
		1577.044	97,108, 119, 130
		1580.155	167, 176
		1582.652	141, 151
		1598.755	69,81
H	1600 - 2000 (12 PLOTS)	1637.969	184
		1765.780	163
		1799.752	145
		1816.694	165
		1828.018	92,103, 114, 125
		1834.465	136, 146
		1898.296	162
I	2000 - 3000 (12 PLOTS)	2021.705	79
		2084.513	80
		2682.496	159
		2691.743	245
		2723.939	252
		2780.578	259
		2791.234	266
		2811.245	273
		2822.019	280
		2842.256	193
		2958.216	202
		2998.054	158
J	3000 + (5 PLOTS)	3064.629	211
		3070.108	220
		3073.919	229
		3076.900	238
		7331.167	166

(Continue Above)


Concrete Pipeline for Drainage


Ample Space for Garden & Amenities


Cement Concrete Road


Electric Poles


Plantation & Landscaping


24X7 Water Supply

SPECIAL FEATURE

CEMENT ROAD

- Entrance to Layout 12 meter Wide from Service Lane
- Internal 12 meter & 9 meter Wide Road
- Layout 60 feet Road Touch going towards Wardha & Chandrapur

OUR LAYOUT SPECIAL FEATURES

- 280 Plots with Gated Society
- 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)
- Plots are 60 feet wide, beneficial for commercial plots too.
- Demarcation for all plots
- Concrete Pipelines & Chambers for Drainage Purpose
- Overall Layout Area with Plantation & Landscaping
- 24X7 Water Supply
- Sewage Treatment Plant & Electric Transformer
- 2 Main entrances and exit gates

Ample open space for Garden & Amenities (approx. 55000 sqft. and 13500 sqft.) such as :

1. Green gym
2. Playing Equipments/Children's Play Area
3. Jogging track / walking Track
4. Open Amphitheatre
5. Ample playing field
6. Lush green plantations
7. Two fountains
8. Washroom for Gents and Ladies.

SPECIFICATIONS

- Sewerage line with Chamber
- Grey water line
- 9 metres & 12 metre concrete roads
- Plantations
- STP (treatment plant)
- Drainage line with connected chambers
- Drinking water pipe lines
- Pavement blocks on both sides
- Underground electricity
- Streetlights and electric lights on all the streets.

USEFUL NEARBY, Like :

SCHOOLS

New Dream School, Bidganeshpur	– 80 m
Shri Datta Vidya Mandir	– 6.2 km
Ira International School	– 6.7 km
Balaji Convent	– 7.9 km
St. Claret School	– 9 km

COLLEGES

Datta Meghe College	– 5.9 km
KEC Training Centre	– 6.2 km
Bhausaheb Mulak Ayurved College & Hospital	– 7.3 km
Kamla Nehru College of Pharmacy	– 8.5 km
Abha Gaikwad Patil College of Engineering	– 12 km
Tulsiramji Gaikwad Patil College of Engineering & Technology	– 12 km
Indian Institute of Information Technology (IIITN)	– 12 km
Indian Institute of Management (IIM Nagpur)	– 24 km

HOSPITALS

Rachana Hospital & Research Center	- 6.8 km
Chaudhari Hospital	- 7 km
Ayurveda International Hospital	- 8.5 km
Maya Hospital	- 6.9 km
Choudhary Multi Speciality	- 7.3 km
Muktai Hospital	- 7.5 km
Suretech Hospital & Research Centre	- 17 km
National Cancer Institute.	- 21 km
MIDAS Hospital.	- 2.2 km
AIIMS Hospital	- 2.5 km

INDUSTRIES OFFICES

Sanghavi Industries	– 950 m
Shinex Mosaics	– 1.4 km
Calderlys India Refractories	– 3.2 km
Indorama	– 3.8 km
Shilpa Steel and Power Ltd	– 4 km
MIDC Office	– 4.3 km
Dinshaw Factory	– 5.1 km
Spacewood Solutions Office	– 6.3 km
Morarjee Textiles	– 6.8 km
MIHAN	– 24 km

RECREATIONAL

MIDC Butibori Garden	– 3.6 km
Takalghat Mandir	– 5.6 km
Shri Sai Mandir	– 6.4 km
VCA Stadium	– 18 km
Oxygen Park	– 22 km

RESTAURANT

Ashoka Family Restaurant	- 7.4 km
A1 Food Plaza	- 12 km
Hungers Café	- 6.6 km
Vithal Kamats Restaurant	- 6.5 km
Rowdy Momos	- 6.7 km

BANKS

State Bank of India	– 5.8 km
Bank of India, Takalghat	– 7 km
Central Bank of India, MIDC	– 7.3 km
Union Bank of India	– 9.4 km

RESIDENTIAL

INDORAMA Colony	– 3.4 km
MHADA Colony	– 7 km
CIDCO Colony	– 8 km

NAGPUR METRO

Upcoming Metro Station at MIDC ESR Within 3 km.

LOCATION MAP



LOAN AVAILABLE FROM NATIONAL BANK & PRIVATE BANKS

SBI | HDFC BANK | AXIS BANK

and many more...

PROJECT BY

RAMDEGI LAND DEVELOPERS

OUR UMBRELLA CONCERNS

EMAARAT CREATORS ENGINEERS & BUILDERS

ENGINEERS AND PLANNERS NAGARCH

SONAL PROPERTIES

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

MEMBER OF CREDAI

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