

## MIHAN-The most sought after location

Moraj Waterfall Gateway is strategically located in MIHAN, the biggest economical development project underway in India. This makes it the most sought after residential project in the city of Nagpur as you get an easy access to top educational institutions, IT companies, hospitals, etc.,



|                        |                        |
|------------------------|------------------------|
| Nagpur Railway Station | : Just 30 minutes away |
| Nagpur Airport         | : 7.9 kms (approx)     |
| Nagpur Zero Mile       | : 15.3 kms (approx)    |
| Khapri Metro Station   | : 1.9 kms (approx)     |
| Khapri Bus Stop        | : 2.4 kms (approx)     |

### Facilities available inside MIHAN

- Petrol Station
- Vegetable Market
- State Bank of India

### Services from MADC

- Street Lights
- Fire Station
- Water Treatment Plant

### Location Map



## Waterfall Gateway

Most Preferred Location of MIHAN & Nagpur

### Institutions within 500 metres

- DPS School
- AIIMS
- IIM
- Khapri Metro Station
- Indo-UK Project
- Lupin Pharma
- Hexaware
- Infosys
- TCS
- HCL
- Infocept
- Patanjali Ayurved
- Tech Mahindra
- TAL
- Air India (MRO)
- DRAL (Dassault Reliance)
- Aerospace Limited)

# MORAJ TIMES

Move into the best address at Wardha Road, MIHAN at an **unbelievable price**

235+ Families Already Living



Second Phase OC Received

2 & 3 BHK Apartments

18-Story Tower at MIHAN With a Commanding View of the City Skyline  
Vastu-compliant Ready-to-move 2 & 3 BHK Apartments  
Ready Possession with Occupancy Certificate  
Club & Other High - Class Amenities  
Convenience shops opening soon

NO GST SAVE 5%

Coming Soon Third Phase



Site Address :  
Moraj Infratech Pvt. Ltd.,  
Plot no 5, Sector 21, Near DPS school,  
Opposite IIM Nagpur, Mihan, Nagpur - 441108

Corporate Address : 18th Floor, The Affaires Building,  
Palm Beach, Sector 17, Sanpada, Navi Mumbai 400705.

E-mail : sales@morajinfratech.com  
Web : www.morajgroup.com  
Call : 93267 18691 / 022 6969 0101 / 022 6969 0100

For queries and site visit:  
**Vinay Dubey**  
**+91 93267 18691**

# The Vision

“To be a Progressive Developer with a strong Brand Equity enhancing the satisfaction of the customers by cultivating excellence in performance and building utmost trust.”

## The Visionaries

### Mohan Gurnani

Chairman of the Company & is well known for his honesty, credibility & integrity. He is the President of Federation of Associations of Maharashtra & Chairman of The Bombay Sugar Merchant Association Ltd. He is highly respected among the traders as he played a vital role in shifting the market of “APMC” from Mumbai to Navi Mumbai.



### Priyaa Gurnani

Master Degree Holder in Interior Designing from U.S.A  
Aged 52 years, Daughter of Mr. Mohan T. Gurnani, is a Master Degree Holder in Interior Designing from U.S.A. She has over 35 years of rich experience in designing and interior decoration, including projects of various banks, offices and homes across India.



## ON GOING IN COMPLETED

### KHARGAR MORAJ MOUNT VIEW



### KOPAR KHAIRANE MORAJ PRIVE



### DADAR SHIVAJI PARK MORAJ OPULENCE



### SEAWOODS JEWEL CREST



# Waterfall Gateway

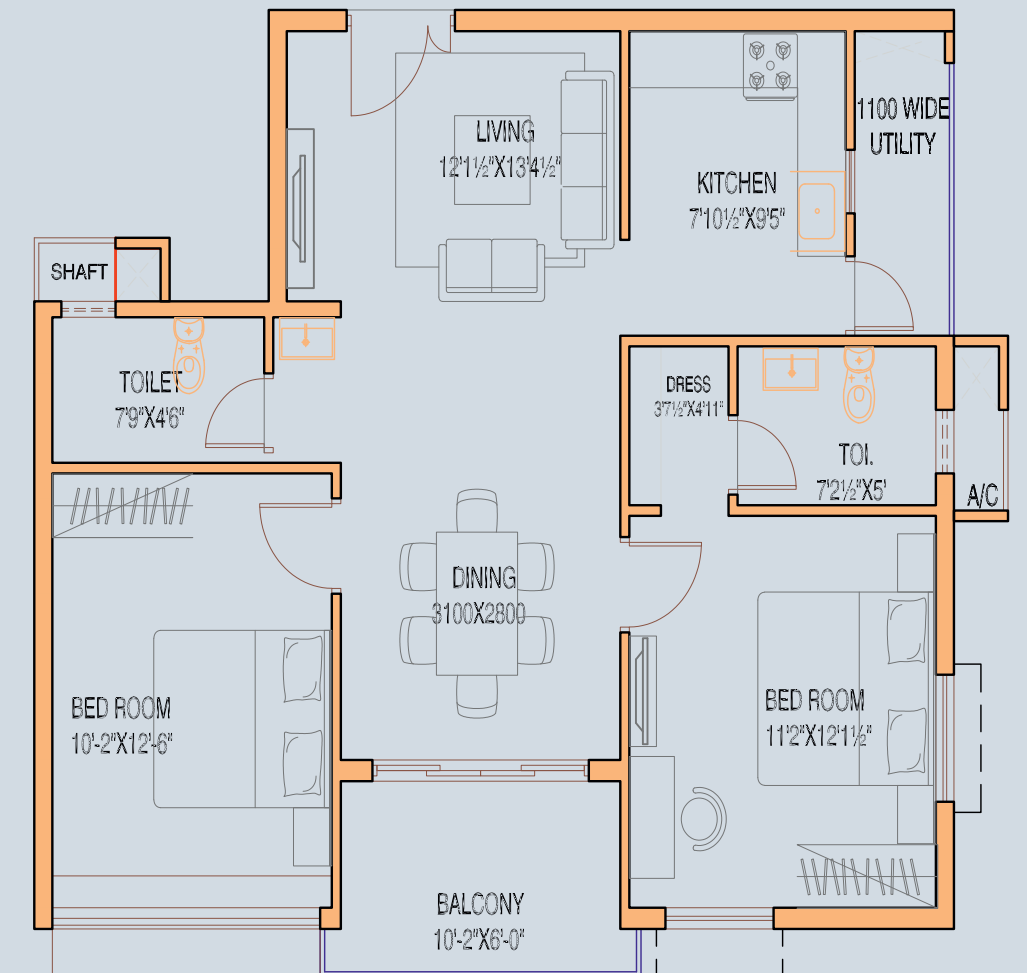


## Waterfall Gateway

Wood Tower

**2 BHK**

# Design **1370**

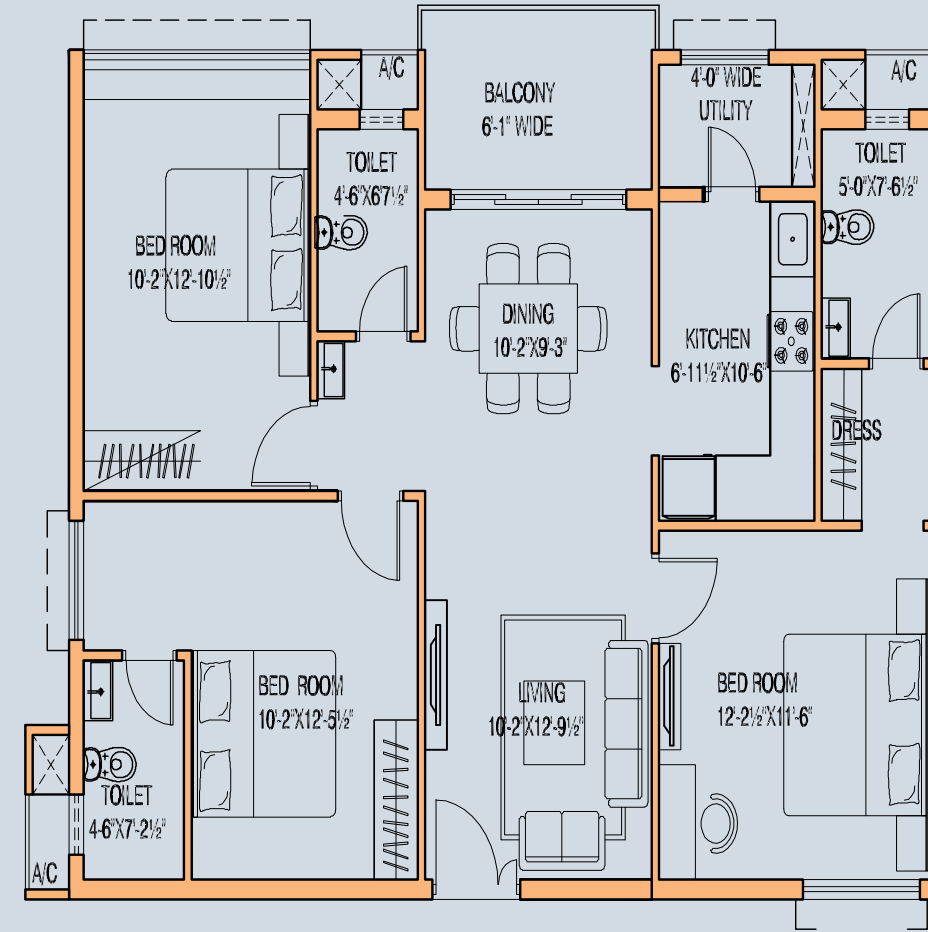


## Waterfall Gateway

Wood Tower

**3 BHK**

# Design **1471**



8 Acres

5 Towers

2 & 3 BHK Vastu-Compliant Apartments

## Opulent. Serene. Extraordinary.

There is nothing like owning an opulent home amid the solitude of the suburbia, an exquisite turf making its mark with rapid and inspiring developmental projects.

Moraj Waterfall Gateway is one such exclusive project, spread over a rich 8-acre expanse in the outskirts of the city of Nagpur. Split into two phases, this integrated and sustainable township comprises of 5 high towers, namely, the completed 'Woods Tower' in Phase I and the developing 'River Block' in Phase II. The magnificent edifices in both the phases overlook stunning landscaping on all sides, thus allowing the residents and visitors a pleasant escape from the daily monotony of the hectic lives.

Equipped with all the modern amenities, like in-house fitness centre, family club, swimming pool, etc., this iconic venture redefines extraordinary lifestyle to all the high and mighty of the town.

## Lifestyle Amenities

### High comforts redefining high lifestyle

#### Outdoor Gym

Enjoy the outdoors while working out in this outdoor high-tech gym facility.



#### Gymnasium

This state-of-the-art facility ensures you stay fit and active for a great day ahead.



#### Swimming Pool

So you could leave behind the routine and dip into the soothing wave of happiness instead.



#### Table Tennis

We have installed the premium tennis table so you could have the best time playing the game.



#### Billiards

Pick up the cue stick and play like a professional at our handpicked billiard table.



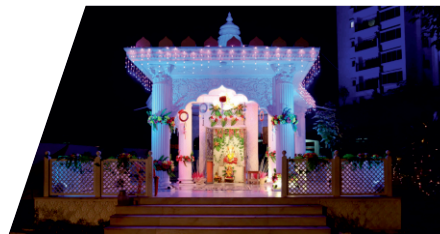
#### Basketball

Practice with your friends in our finest basketball facility and compete on the state and national levels.



#### Temple

For the devout in you, this serene place of worship is open from sunrise to sunset.



#### Clubhouse

Complete with all the trendy facilities and an exceptional indoor games corner, our excellent clubhouse lets you energize in the company of family and friends.



**Jogging Track**  
This open and unhindered path amid green surroundings is to satiate the brilliant runner in you.



#### Amphitheatre

This outstanding space is the best for outdoor performances, musical extravaganzas, and really, any special event of your life.



## The Moraj Group

The Moraj Group has carved a formidable niche for itself as a trendsetter in modern and futuristic architecture in the new generation metropolis of Navi Mumbai.

At Moraj, nothing is left to chance or to any third party. Our Organisation not only conceives and formulates the Building Designs, but also has the buildings constructed, both as an integrated whole, confirming to international standards and with the finest and latest building technology.

While an organisation can legitimately pride itself in what it has done and what it has been doing, achievement of excellence and consumer satisfaction in an ever growing degree has been our constant aim in business.

We take pride in asserting that we don't create buildings, we create trust and it is the trust and business ethics that have made us a renowned name in the real estate Industry.

## DRIVEN BY VALUES COMMITTED TO QUALITY

### 60+ LAC SQ. FT. DELIVERED

### 30+ YEARS OF EXPERIENCE

### 5000+ HAPPY FAMILIES

### 28 COMPLETED PROJECTS