



MORAYA
GROUP



Grey LANDMARKS
LLP

ESTABLISHED 2011 · PUNE
CIVIL · HOSPITALITY · GOVT · TECH

GROUP PROFILE · FY 2025-26

Built on trust, *delivered as promised.*

A fourteen-year construction house — now engineered for the digital era. Moraya Group and its sister company Grey Infra Associates build residential, commercial, government and heritage projects across Maharashtra, backed by a live technology backbone of vendor portals, daily digital progress reporting and AI-driven scheduling.

01 Engineering Mastery · **02** People First · **03** Execution Excellence

MORAYA GROUP × GREY INFRA ASSOCIATES · SISTER COMPANIES

₹125 Cr PROJECTED · FY25-26

One house. Many disciplines.

A single standard of finish.

Founded in Pune in 2011, Moraya Construction & Developers has grown into a diversified group spanning civil construction, government contracting, hospitality, entertainment, land development and heritage restoration. Today its sister company, Grey Infra Associates, adds a civil & structural engineering arm run on a modern technology stack — giving clients large-builder rigour with boutique-builder accountability.

<p>14+</p> <p>YEARS BUILDING ACROSS MAHARASHTRA</p>	<p>22+</p> <p>RESIDENTIAL BUILDINGS DELIVERED</p>	<p>27+</p> <p>LOCK-&-KEY BUNGALOWS HANDED OVER</p>
<p>18L+</p> <p>SQ.FT ACTIVE BUILT-UP UNDER EXECUTION</p>	<p>0</p> <p>MAJOR ACCIDENTS IN 13 YEARS OF SERVICE</p>	<p>₹77 Cr</p> <p>TURNOVER FY 2024-25 (ACTUAL)</p>

“We don't just pour concrete — we deliver certainty. On programme, on quality, and fully visible to the client, every single day.”

— THE MORAYA GROUP PROMISE


FOOTPRINT

Pune · Pimpri-Chinchwad
Navi Mumbai · Kolhapur
Goa · Pandharpur · KDMC Mumbai

Six establishments, *one engineering & technology engine.*

<p>FLAGSHIP · CIVIL</p> <p>Moraya Construction & Developers</p> <p>Civil engineering & contracting firm, est. 2011. RCC, finishing & turnkey delivery.</p>	<p>LAND · DEVELOPMENT</p> <p>Mayureshwar Developers</p> <p>Land development & residency projects in the KDMC, Mumbai region.</p>	<p>HOSPITALITY</p> <p>Moraya Pure Veg</p> <p>Pure-veg hotel & restaurant chain – the group's hospitality vertical.</p>
<p>ENTERTAINMENT</p> <p>Moraya Entertainment</p> <p>Events & entertainment operations across the western Maharashtra circuit.</p>	<p>HERITAGE</p> <p>Special Era Ventures Pvt. Ltd.</p> <p>Specialist heritage conservation & restoration works for public bodies.</p>	<p>SOCIAL · NGO</p> <p>KVMVAVSP Mandal</p> <p>Not-for-profit trust supporting rural children's education.</p>

SISTER COMPANY · CIVIL & STRUCTURAL · TECH-DRIVEN



Grey Infra Associates

The group's engineering arm for civil & structural construction in Pune and Navi Mumbai – operated on a digital backbone of vendor portals, daily DPRs and AI-based scheduling. Live at www.greylandmarks.com.

WHAT THE GROUP DELIVERS

 <p>CIVIL & CONSTRUCTION</p>	 <p>GOVERNMENT CONTRACTING</p>	 <p>HOSPITALITY</p>	 <p>ENTERTAINMENT</p>	 <p>TECH-ENABLED DELIVERY</p>
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The standard, *held up by three pillars.*

Two governing promises — **Engineering Mastery** and **People First & Execution Excellence** — expressed as three disciplines that run through every project the group takes on.

01 Engineering Mastery

Get the structure right, and everything else follows.

RCC framed structures, raft & footing foundations, retaining and shear walls, lift cores and high-rise towers — designed with our engineering team and built to BBS, with QA/QC checks and material test certificates filed at every stage. We own our plant: tower cranes, Mivan shuttering, concrete pumps, batching and trimix — so quality is never outsourced.

RCC & HIGH-RISE

RAFT & PILE FOUNDATIONS

MIVAN / ALUMINIUM FORMWORK

QA / QC & TEST CERTS

HERITAGE RESTORATION

02 People First

Zero major accidents in 13 years is not luck — it is culture.

Daily toolbox talks, 100% PPE compliance verified at the gate, a full-shift safety officer and a trained, skilled in-house workforce. Our **SAFETY** creed — Sustain Accident-Free Environment Throughout the Year — has protected every site we've run. We treat clients, consultants and workers as long-term partners, not line items.

DAILY TOOLBOX TALKS

100% PPE AT GATE

SKILLED IN-HOUSE CREW

FULL-TIME SAFETY OFFICER

03 Execution Excellence

On programme, on quality — and fully visible, every day.

A reputation built on delivering quality projects within contract time. Our project-management team plans against day-wise programmes, mobilises owned equipment fast, and reports progress digitally to the client each evening — labour, materials, machinery, safety and schedule, all in one place. No surprises at month-end.

DAY-WISE PROGRAMMES

VENDOR & CONTRACTOR PORTAL

DAILY DIGITAL DPR

AI SCHEDULING

Built like software. Run like infrastructure.

Most contractors hand you a dusty file at month-end. Through Grey Infra Associates, the group runs every project on a connected digital backbone — so a client always knows exactly what was done, by whom, with what material, and whether it's on schedule.

01 Vendor & Contractor Portal

Every supplier, sub-contractor and labour gang is onboarded to a single portal. Rate contracts, work orders, GRNs, measurements and running bills flow through one verified system — eliminating leakage, disputes and reconciliation delays.

SEAMLESS VENDOR-CONTRACTOR MANAGEMENT

02 Daily Digital DPR

A structured Daily Progress Report is published from site each evening — labour deployment vs plan, materials received against challans, machinery hours, work-front progress and safety. Auto-numbered, time-stamped and signed off by site engineer, QA/QC and PM.

SITE TRUTH, DELIVERED BY 18:00 IST

03 AI-Based Work Scheduling

Programmes are generated and re-sequenced with AI — casting sequences, pour milestones, working-day logic and critical-path dependencies are computed, not guessed. The schedule self-updates as the DPR data comes in.

CRITICAL-PATH, CONTINUOUSLY RE-OPTIMISED

04 greylandmarks.com Control Tower

Clients and consultants log in to a live project dashboard — progress %, billing status, material intake, photos and reports in real time. One link, full transparency, from foundation to handover.

WWW.GREYLANDMARKS.COM

SITE DATA
Labour · Material · Machinery



AI ENGINE
Schedule · Cost · Forecast



CLIENT VIEW
Live Dashboard · DPR · Bills

Every site, *reported daily.*

A live example — Day 01 of 15, Nilkant Commercial Spaces, Ulwe, Navi Mumbai (Report DPR/NCS/2026/001). This is the report a client receives by 17:45 IST, every working day.

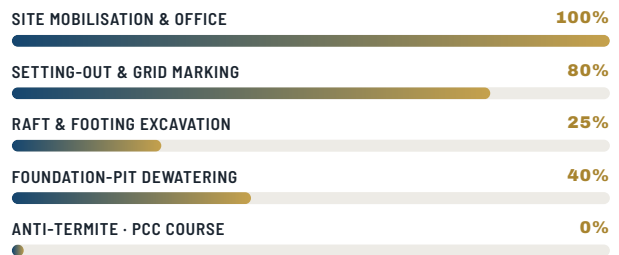
LABOUR DEPLOYMENT · PLANNED VS ACTUAL

Reinforcement / Bar bending	14 / 15
Shuttering / Carpentry	12 / 12
Excavation / Earthwork	11 / 10
Masonry / Helpers	7 / 8
General / Housekeeping	6 / 6
Total deployed	50 / 51

MATERIALS RECEIVED · GRN

TMT Fe500D (12/16/25 mm)	16.24 MT
OPC 53 Grade Cement	200 bags
20 mm Aggregate · River Sand	30 / 25 m ³
Shuttering Ply · Cover Blocks	120 / 6000 nos

WORK PROGRESS VS 15-DAY PROGRAMME



SAFETY, QUALITY & SITE HEALTH

PPE COMPLIANCE
100%

INCIDENTS / NEAR-MISS
NIL

TOOLBOX TALK
50 attendees

QA / QC
Levels & certs OK

SIGNED OFF

Sandeep Jadhav · Site Engineer | R. Kulkarni · QA/QC | Bilal Shaikh · Project Manager — on programme, raft pour milestone Day 12 within reach.

The programme, *computed — not guessed.*

A live construction programme — Kohinoor HO Project, Shivajinagar, Pune (Doc WS/KHO/2026/01).
Substructure key castings, sequenced across 15 days with pour milestones on the critical path. ♦ = casting / pour.

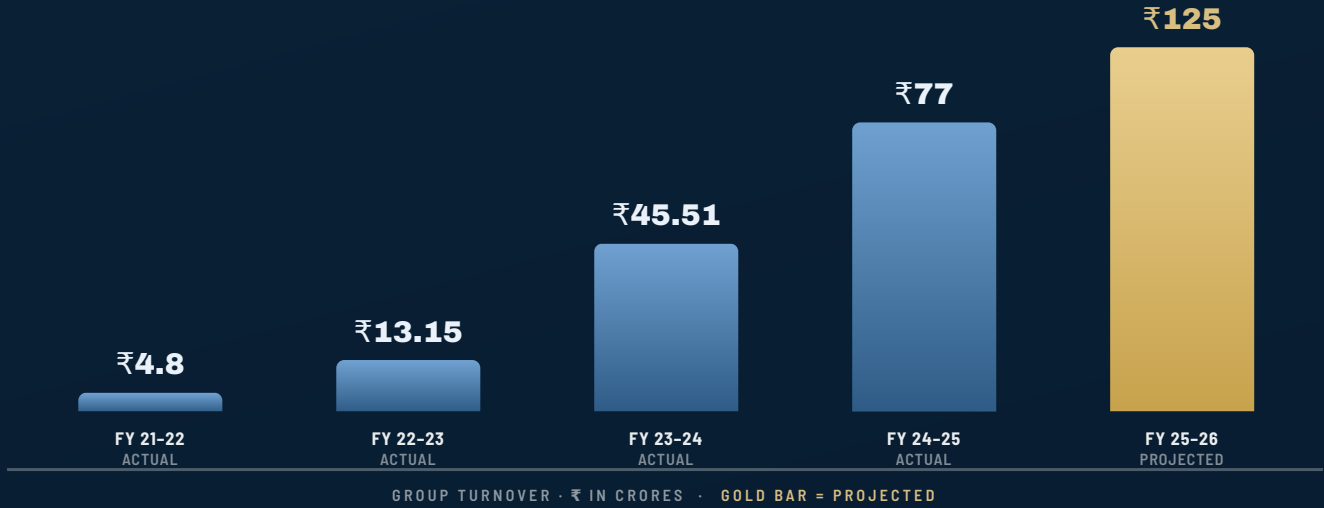
ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Raft – reinforcement & shuttering				█												
Raft casting – 30 Rmt (POUR)						♦										
Footing – reinforcement & shuttering				█												
All-footing casting to grade (POUR)							♦									
L'-shape retaining wall, S-E – reinf.							█									
L'-shape RW casting – SE (POUR)											♦					
Lift wall – reinforcement & shuttering									█							
Lift wall casting – 35 Rmt (POUR)												♦				
West-side retaining wall – reinf.											█					
West-side RW casting – 25 Rmt (POUR)															♦	
Footing + stub columns – reinf.													█			
Footing + stub columns to grade slab																♦

LOGIC
Working-day based · Sundays (07 & 14 Jun) nominal holidays – but **critical pours proceed as scheduled.**

CASTING SEQUENCE
Raft → Footings → L'-shape RW (S-E) → Lift wall → West-side RW → Footing + stub columns to grade slab.

Sixteen times, in four years.

From ₹4.8 Cr in FY 2021-22 to ₹77 Cr in FY 2024-25 — and a ₹125 Cr order book projected for FY 2025-26. Disciplined execution, repeat clients and an owned fleet have compounded into one of the region's fastest-growing construction houses.



TRACK RECORD · TIMELY EXECUTION

A reputation for delivering quality projects within contracted time. The project-management team works hand-in-hand with design & engineering to drive operational efficiency through the full execution cycle — the engine behind our growth.

OUR SAFETY CREED

Sustain **A**ccident **F**ree **E**nvironment
Throughout the **Y**ear

Zero major or serious accidents across 13 years of construction service.

An owned fleet, *ready to mobilise.*

We own our core plant rather than renting it — which means we mobilise in days, control quality directly, and keep critical pours on schedule regardless of market availability.

<p>2_{nos} ACE Tower Crane TC5034 – 50 m jib</p>	<p>1_{no} ACE Movable Tower Crane MTC3625 – 36 m jib</p>	<p>2_{nos} Aquarius 1407D Concrete Pump (with GS)</p>	<p>3_{nos} Universal 1050 Concrete Mixer</p>
<p>12_{nos} PAN Mixers</p>	<p>3_{nos} Single-bag Concrete Mixers</p>	<p>5_{nos} Concrete Lifts</p>	<p>2_{nos} Floater & Trimix Set-up</p>
<p>4_{nos} FVR 600 Compaction Roller</p>	<p>2_{nos} Mahindra 555 Tractor + trolley & loader</p>	<p>1_{no} Mahindra Pick-up</p>	<p>2000_{nos} MS Scaffolding H-Frames</p>
<p>3600_{m²} Mivan Shuttering – columns & RCC shear walls</p>	<p>1150_{MT} MS Cup-lock & Props Scaffolding</p>		

WHY OWNED PLANT MATTERS

Tower cranes, Mivan formwork, pumps and trimix on our own books mean faster mobilisation, tighter quality control and pour milestones that hold even when rental markets are tight. The client's programme is never hostage to a hire queue.

AT A GLANCE

Tower & movable cranes	3
Concrete plant units	25+
Formwork & scaffolding	large stock

Landmarks across *Pune & Maharashtra.*



August Tower

BRAMHA CORP. PVT. LTD. · WADGAON SHERI, PUNE · 3,76,000 SQ.FT



Tejalkunj

Gokhale Landmark

Kothrud · 1,80,000 sq.ft



SRA Project

Raviraj Associates

Kalyaninagar · 3,85,000 sq.ft



Isle of Life

RR Ventures

Hinjewadi Ph-2 · 2,37,000 sq.ft

Trusted on civic, institutional & heritage work.



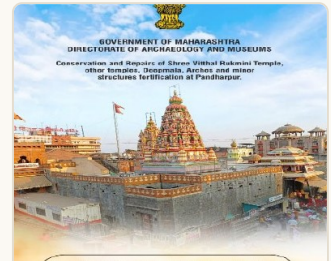
Bramha Int'l School
Contigo Eduworld LLP
Wadgaon Sheri · 61,000 sq.ft



Gangadham Tower
C-Wing
Market Yard · 2,60,000 sq.ft



Radiance
Shreedhar Associates
Charholi · 1,95,000 sq.ft



Vitthal-Rukmini Devasthan
Savani Heritage · Govt.
Pandharpur · ₹41.50 Cr

GREY INFRA ASSOCIATES · LIVE TECH-DRIVEN SITES

Kohinoor HO Project AI-SCHEDULED

Kohinoor Group · Shivajinagar, Pune

Substructure key castings – raft, footings, retaining & lift walls – run on a 15-day AI-sequenced programme with pour milestones held on the critical path.

Nilkant Commercial Spaces DAILY DPR

Nilkant Developers LLP · Sector 19, Ulwe, Navi Mumbai

Raft-foundation commercial build, reported daily – labour, GRN materials, machinery hours, safety and schedule published from site each evening.

CLIENTS & PARTNERS WE BUILD FOR

Bramha Corp. DEVELOPER · PUNE	Gokhale Landmark DEVELOPER · KOTHRUD	Kohinoor Group DEVELOPER · PUNE	Raviraj Associates SRA · KALYANINAGAR
R R Ventures DEVELOPER · HINJEWADI	Shreedhar Associates DEVELOPER · CHARHOLI	Contigo Eduworld INSTITUTIONAL	Nilkant Developers NAVI MUMBAI

Heritage works executed for the **Directorate of Archaeology & Museums, Government of Maharashtra.**

Give us the drawing. *We'll deliver the building.*



Four reasons the right clients choose Moraya Group and Grey Infra Associates — and keep coming back.

01

Large-builder capability

Owned tower cranes, Mivan formwork & concrete plant, plus an 18 lakh+ sq.ft live track record — the muscle to deliver at scale.

02

Total transparency

Daily digital DPRs and a live client dashboard at greylandmarks.com. You see labour, material, machinery and schedule — every day.

03

On time, every time

AI-planned programmes with computed pour milestones and critical-path logic. A track record of finishing within contract time.

04

One accountable partner

Civil, finishing, government, heritage and hospitality fit-out under one group — with zero major accidents in 13 years.

QUALITY STANDARDS

- ◆ IS-code compliant RCC with concrete cube testing at every pour.
- ◆ Third-party material testing & GRN verification at the gate.
- ◆ Stage-wise QA/QC sign-off before the next activity begins.
- ◆ Mivan line, level & verticality checks for a true finish.

SAFETY & SITE DISCIPLINE

- ◆ 100% PPE compliance with daily toolbox talks before work.
- ◆ Zero major or serious accidents across 13 years of operations.
- ◆ Trained safety stewards, barricading & height-work permits.
- ◆ Safety status logged in every daily digital DPR.

HEAD OFFICE

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ENGINEERING & TECH ARM

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Built on trust, *delivered as promised.*

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