

WHAT
DOES IT
TAKE TO
BE **FIRST** IN
MUMBAI?

TO RISE ABOVE
OTHERS

TO BE A
PART OF
MUMBAI'S
HISTORY

TO LIVE IN
AN ICONIC
LANDMARK

TO OWN
NOT JUST AN
ADDRESS,
AN IDENTITY

TO BE THE
FIRST TO
LIVE THE
SKY LIFE

Imagine **meditating** 425 ft
above sea level

Imagine getting closer
to the **sunsets** and
the stars each evening

Imagine **bird watching**
every morning

Imagine **your fitness**
goals easily fitting
into each day

Imagine thoughtful
touches that enrich
your family

**INTRODUCING
MUMBAI'S
FIRST ROOFTOP
SKYWALK!**

SIDDHA & SEJAL GROUPS ARE ADDING AN ICONIC LANDMARK TO MUMBAI'S FIRSTS.

Siddha Sky is the first residential complex in Mumbai with a Rooftop Skywalk. The Rooftop Skywalk is a unique architectural marvel that spans 200+m in length spanning across 4 Towers. Siddha Sky is all set to redefine contemporary lifestyle with state-of-the-art amenities and facilities and a Rooftop Skywalk that has social, leisure & active spaces. And best of all, it makes this 'impossibility' possible in Wadala, the new strategic heart of Mumbai.



SIDDHA
sky
A SEJAL-SIDDHA
PROJECT



Siddha Sky is the epitome of a lifestyle change that Mumbai needs today. With 1100+ residences, each 2, 3 & 4 BHK (552 to 1173 sq ft) apartment is designed to inspire the senses. Siddha Group, pioneer of the Rooftop Skywalk in India, have joined hands with Sejal Group to create a masterpiece - Siddha Sky, Mumbai's first residential complex with a Rooftop Skywalk.

LOCATION



LANDMARKS

CONNECTIVITY

| | |
|----------------------------|---------|
| Domestic Airport | 10.0 km |
| International Airport | 10.0 km |
| Sion Railway Station | 2.0 km |
| Wadala Railway Station | 3.2 km |
| GTB Nagar Railway Station | 0.8 km |
| GTB Monorail Station | 0.0 km |
| Eastern Express Highway | 2.5 km |
| Eastern Freeway | 3.8 km |
| Proposed BKC Elevated Road | 3.0 km |
| Link Road (SCLR) | 4.8 km |
| Sewri-Chembur Road | 2.7 km |
| Bandra-Worli Sea Link | 6.6 km |
| Wadala Metro (Upcoming) | 3.2 km |

HOSPITALS

| | |
|-------------------|--------|
| Kikabhai Hospital | 1.4 km |
| Lilavati Hospital | 6.6 km |
| Hinduja Hospital | 4.5 km |

BUSINESS HUBS

| | |
|----------------|---------|
| BKC | 6.0 km |
| Nariman Point | 16.0 km |
| Fort | 13.6 km |
| Lower Parel | 7.8 km |
| Worli Sea Face | 9.3 km |

SCHOOL

| | |
|---------------------------------------|--------|
| Dhirubhai Ambani International School | 6.1 km |
|---------------------------------------|--------|

PUBLIC PLACES

| | |
|-------------------|--------|
| Five Gardens | 3.4 km |
| PVR Cinema (Sion) | 1.5 km |
| IMAX (Wadala) | 1.5 km |

RELIGIOUS PLACES

| | |
|-----------------------------------|---------|
| Siddhivinayak Temple (Prabhadevi) | 6.2 km |
| BAPS Shri Swaminarayan Mandir | 4.1 km |
| Mahalaxmi | 13.5 km |

POLICE STATION

| | |
|---------------------------|--------|
| Antop Hill Police Station | 1.0 km |
|---------------------------|--------|

--- Metro Line 1 | --- Metro Line 3 | --- Metro Line 4 | --- Monorail | +++ Railway Line

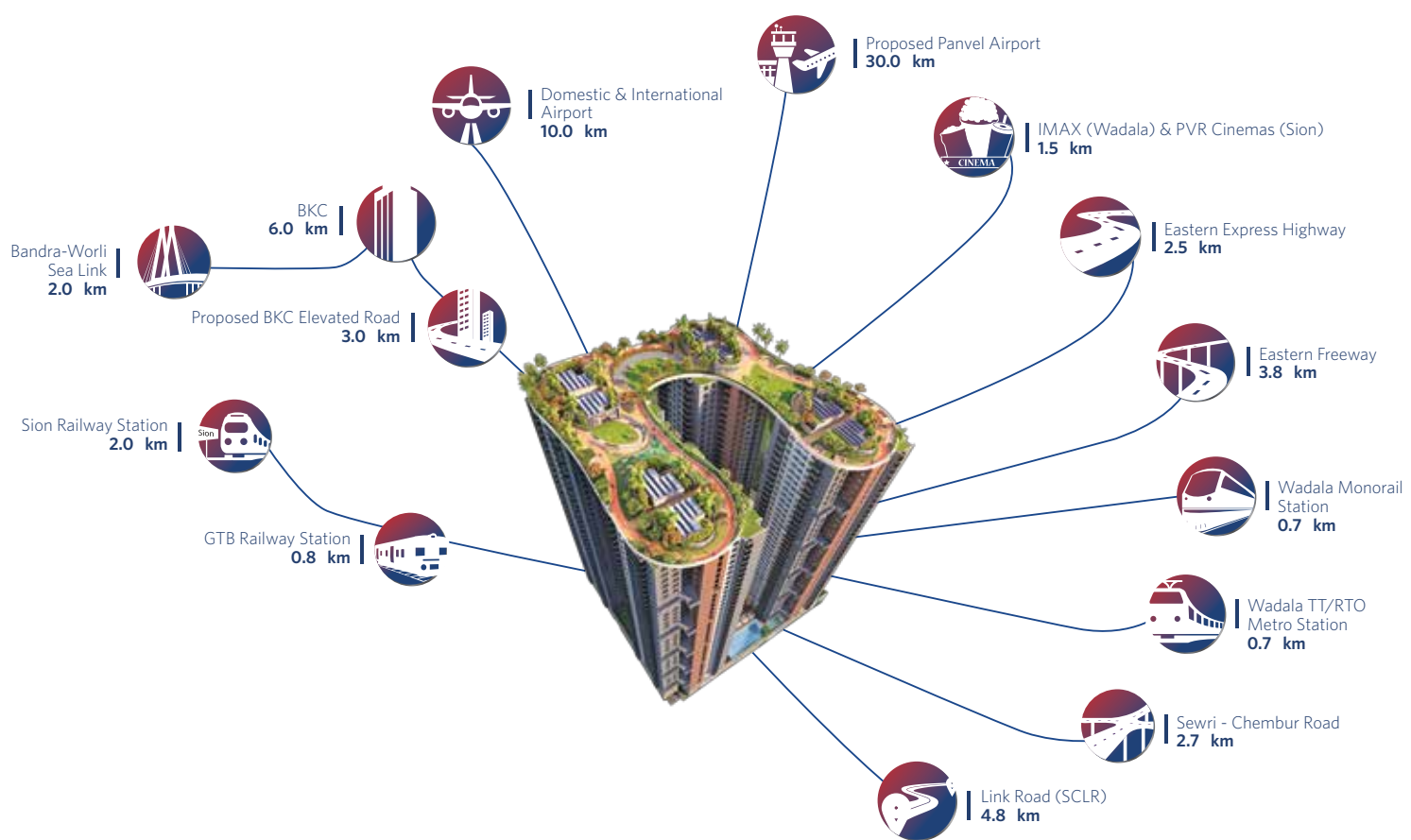
Disclaimer: Not to scale

This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer. For detailed disclaimers refer to the Disclaimer page all of which are deemed to be incorporated herein.

CONNECTIVITY

WADALA - THE NEW HEART OF MUMBAI

Wadala is a prime location at the heart of Mumbai. It is fast becoming a coveted address thanks to the plans to develop Wadala as a business and lifestyle district, much like BKC. With outstanding connectivity to each and every pocket of Mumbai, it provides enviable access to the best that Mumbai has to offer when it comes to business, health and leisure, with an unparalleled transportation network and infrastructure hotspots as well.



LIVE THE SKY LIFE

Siddha Sky is not just about living, it is about the experience behind each moment that it creates. From efficient and well-designed homes as well as a host of lifestyle amenities that residents can enjoy at the Rooftop Skywalk - the appeal of the Sky Life has been created to inspire the senses, and create an elevated life, that is extraordinary from the moment you step in.



ROOFTOP SKYWALK

The Rooftop Skywalk hosts a variety of exclusive amenities that caters to every need. Come enjoy, relax, rejuvenate. Indulge in the very best that the Sky Life has to offer.



SUNSET LOUNGE



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STARGAZING AREA



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SKYPLEX



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CLUB HOUSE



BUSINESS LOUNGE



CRÈCHE



LIBRARY



MINI-THEATRE

CLUB HOUSE



CAFETERIA



SQUASH COURT



GYMNASIUM



SWIMMING POOL

PLANS



- PROJECT MASTER PLAN
- SKYWALK MASTER PLAN
- FLOOR PLANS
- UNIT PLANS

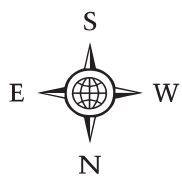
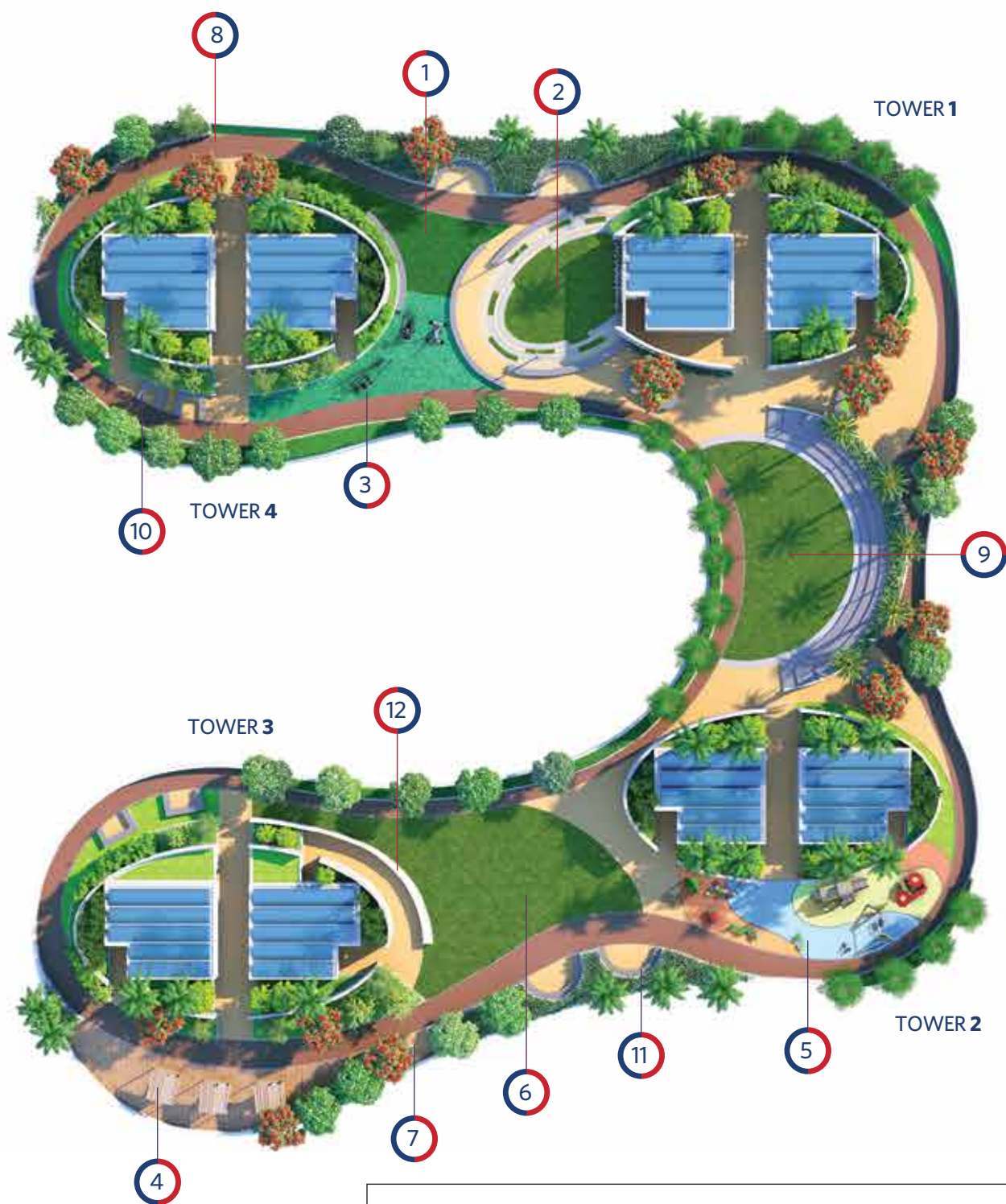
PROJECT MASTER PLAN



A higher transmission power line passing through the portion of the project land.

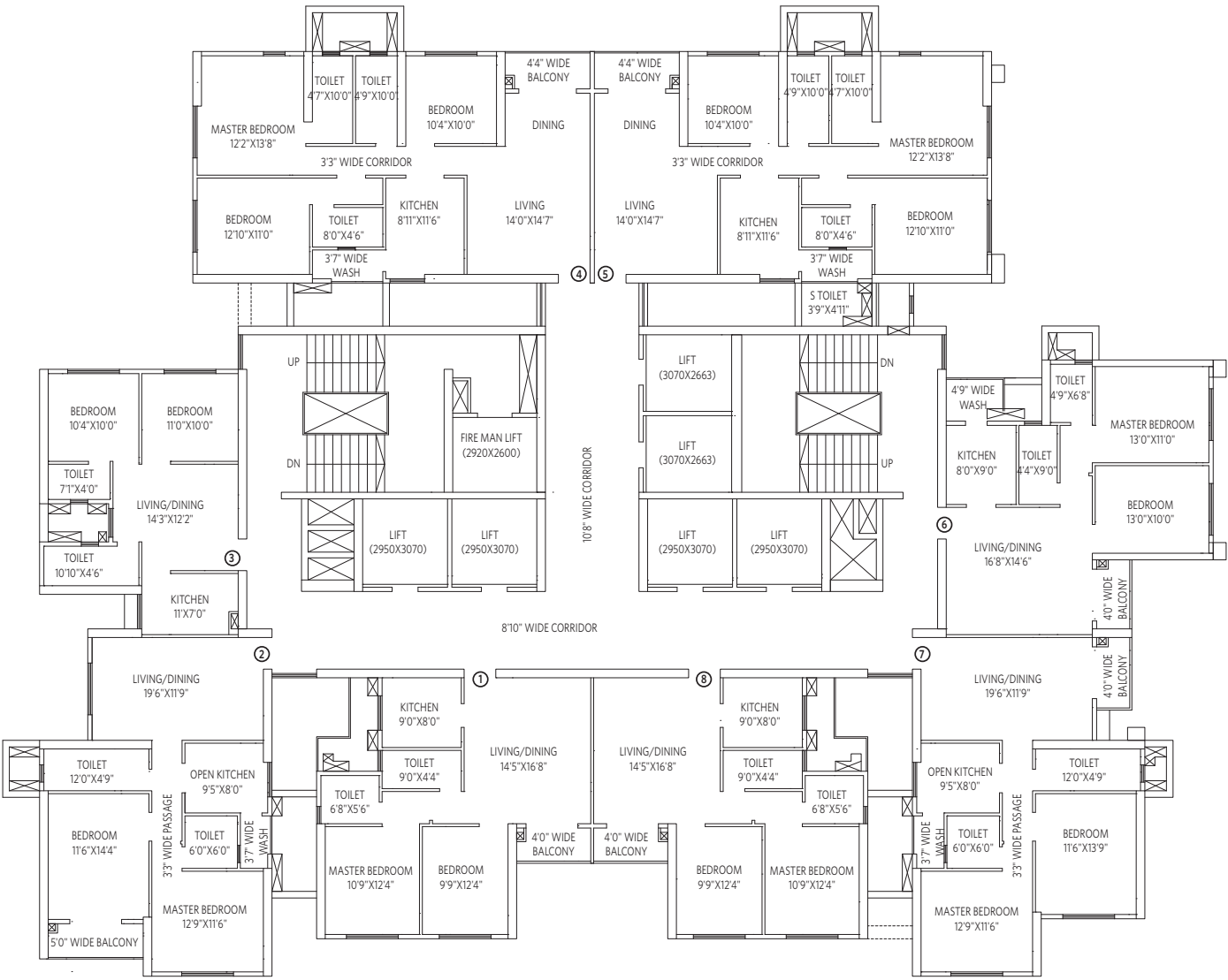
The project Siddha Sky has been registered via MahaRERA and is available on website maharera.mahaonline.gov.in under registered projects. This document is a representative extract of the approved layout with phasing/user superimposed, pertaining to four towers and is mere creative imagination and is only indicative. The approved layout with phasing/user superimposed may be modified and amended as mentioned in the proforma agreement for sale and permissible under applicable law. For detailed disclaimers refer to the disclaimer page all of which are deemed to be incorporated herein.

SKYWALK MASTER PLAN



- | | |
|--------------------|---|
| 1) Yoga area | 8) Jogging loop |
| 2) Skyplex | 9) Amphitheatre |
| 3) Fitness garden | 10) Senior citizen's corner |
| 4) Sunset lounge | 11) Sit-outs |
| 5) Kids' play area | 12) Service counter/ Cooking station |
| 6) Party lawn | |
| 7) Stargazing area | |

TOWER 3 TYPICAL FLOOR



5TH, 7TH-12TH, 14TH-19TH, 21ST-26TH, 28TH-33RD, 35TH-40TH FLOOR PLAN



| Unit No. | Type | RERA Carpet Area (sq.ft) |
|----------|-------|--------------------------|
| 1 | 2 BHK | 704 |
| 2 | 2 BHK | 794 |
| 3 | 2 BHK | 552 |
| 4 | 3 BHK | 1050 |
| 5 | 3 BHK | 1050 |
| 6 | 2 BHK | 720 |
| 7 | 2 BHK | 787 |
| 8 | 2 BHK | 704 |

BHK = Bedroom Hall Kitchen

TOWER 3 REFUGE FLOOR



6TH, 13TH, 20TH, 27TH & 34TH FLOOR PLAN



| Unit No. | Type | RERA Carpet Area (sq.ft) |
|----------|------------------|--------------------------|
| 1 | 2 BHK | 704 |
| 2 | 2 BHK | 794 |
| 3 | Fire Refuge Area | Fire Refuge Area |
| 4 | Fire Refuge Area | Fire Refuge Area |
| 5 | 4 BHK | 1173 |
| 6 | 2 BHK | 720 |
| 7 | 2 BHK | 787 |
| 8 | 2 BHK | 704 |

BHK = Bedroom Hall Kitchen

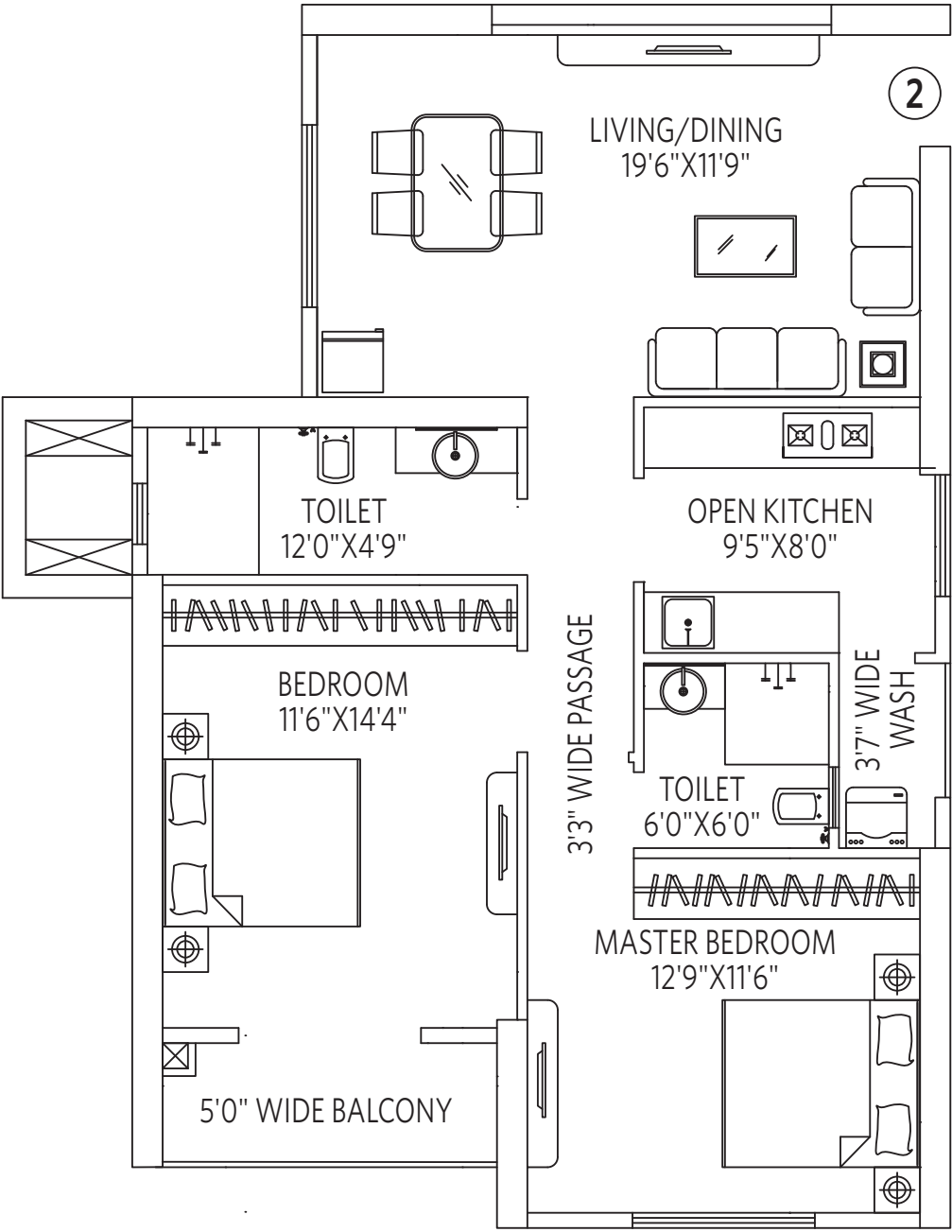
A) The project Siddha Sky has been registered via MahaRERA and is available on website maharera.mahaonline.gov.in under registered project. The details mentioned on the floor plans are as per plans approved by the sanctioned authorities. This document may be modified and amended as mentioned in the proforma agreement for sale. For detailed disclaimers refer to the disclaimer page all of which are deemed to be incorporated herein.

B) The dimensions mentioned on these floor plans are as per the plans approved by the sanctioned authorities and the same are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma agreement for sale. For detailed disclaimers refer to the disclaimer page all of which are deemed to be incorporated herein.

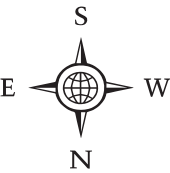
2 BHK | Flat 2
LAYOUT PLAN

UNIT PLAN

Tower 3

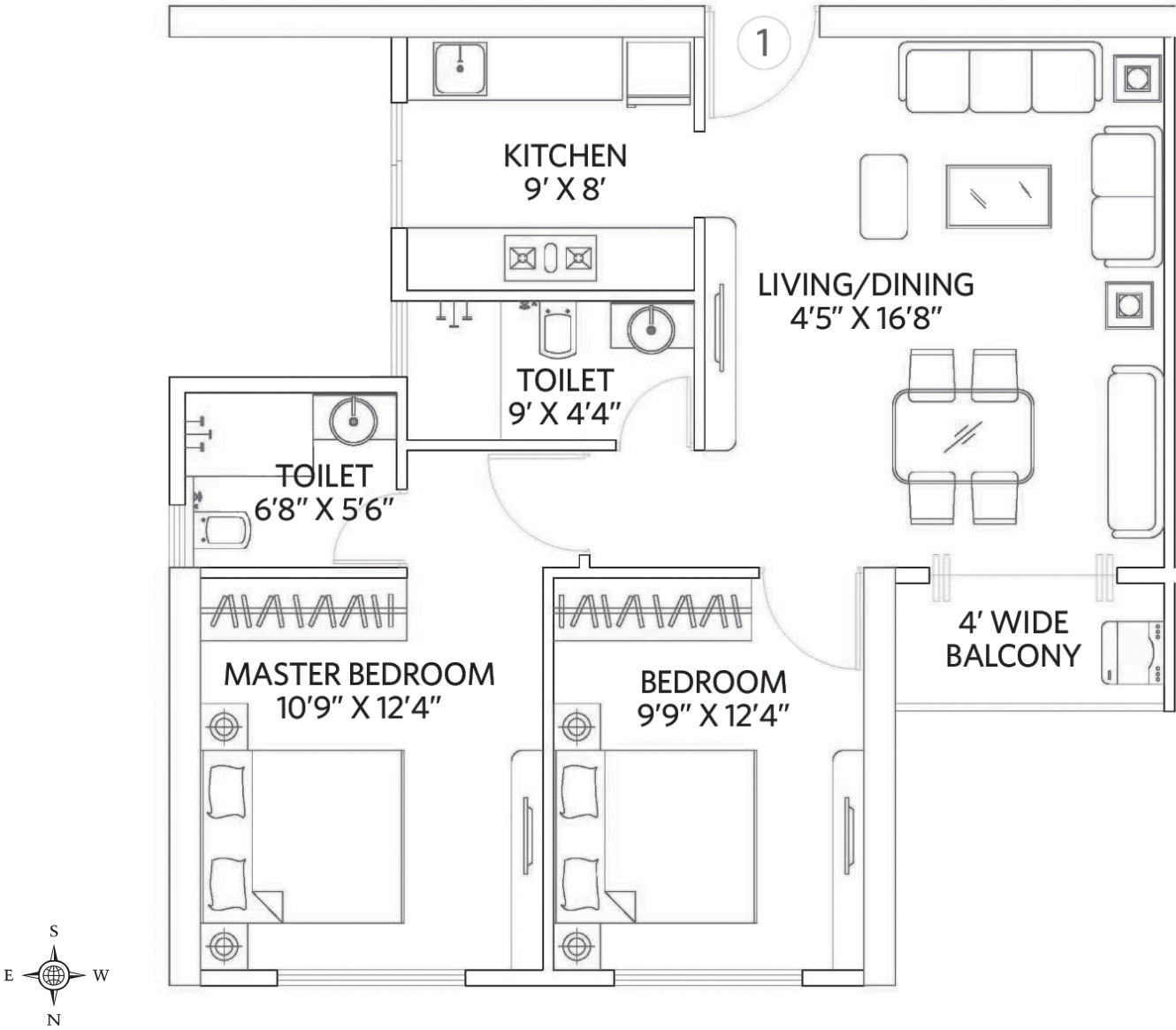


RERA CARPET AREA - 794 SQ FT

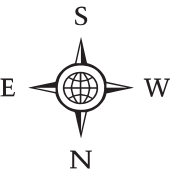


2 BHK | Flat 1
LAYOUT PLAN

Tower 3



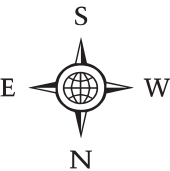
RERA CARPET AREA - **704** SQ FT



2 BHK | Flat 1
ISOMETRIC VIEW

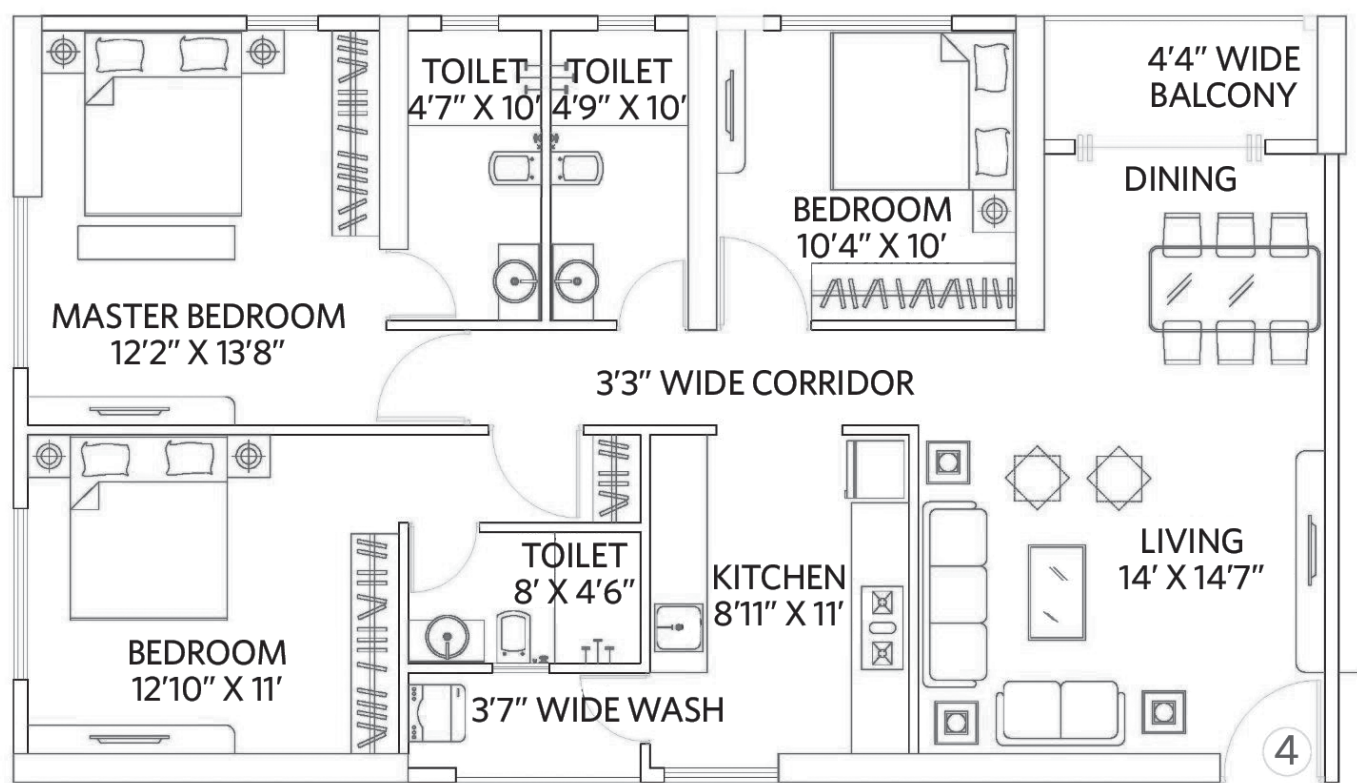


RERA CARPET AREA - **704** SQ FT

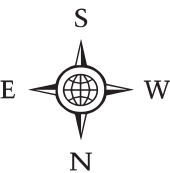


3 BHK | Flat 4
LAYOUT PLAN

Tower 3



RERA CARPET AREA - 1050 SQ FT



3 BHK | Flat 4
ISOMETRIC VIEW



RERA CARPET AREA - **1050** SQ FT



SPECIFICATIONS

Earthquake resistant RCC framed structure

Door

Solid timber frames
Solid core flush shutters

Windows

Powder-coated aluminium frames with fully glazed shutters

Flooring

Living/Dining ~ Vitrified tiles
Master bedroom ~ Vitrified tiles
Other bedrooms ~ Vitrified tiles

Kitchen

Floor ~ Anti-skid ceramic tiles
Countertops ~ Granite with steel sink
Dados ~ Ceramic tiles above countertop

Toilet

Floor ~ Vitrified tiles
Dados ~ Ceramic tiles

CP and Sanitary fixtures

Chromium-plated fittings with high-quality porcelain fixtures

Electricals

Superior quality concealed copper wiring, latest modular switches and miniature circuit breakers, TV socket, provision for broadband point

Exterior finish

Texture paint

Ground floor lobby finish

Ceiling ~ Gypsum/Grid false ceiling
Lift fascia ~ Granite/Marble
Wall cladding ~ Combination of tiles, marble and paint

Typical floor lobby finish

Ceiling ~ Gypsum/Grid false ceiling
Lift fascia ~ Granite/Marble
Dados ~ Vitrified tiles and paint combination

SKY LIFE

FACILITIES

- Well-decorated entrance lobbies
- Well-decorated floor lobbies
- Fire fighting system
- Sewerage treatment plant
- Power backup generators
- 24-hour water and power supply
- Rainwater harvesting system
- Pet zone
- Intercom network/Cable/Broadband points
- Organic Waste Converter

SKYWALK AMENITIES

- Yoga area
- Skyplex
- Fitness garden
- Sunset lounge
- Kids' play area
- Party lawn
- Stargazing area
- Jogging loop
- Amphitheatre
- Senior citizen's corner
- Sit-outs
- Pantry, Service counter and Cooking station

CLUB HOUSE AMENITIES

- Multipurpose lawn
- Stepped garden
- Swimming pool
- Deck area
- Kids' pool
- Jacuzzi
- Community sit-out
- Common garden
- Gymnasium
- Children's play area
- Toddler's zone
- Crèche
- Admin room
- Business lounge
- Coffee shop
- Pantry
- Games room
- Sitting spaces
- Hobby room
- Squash court
- Party hall
- Lounge
- Mini-theatre
- Store
- Library
- Multipurpose room

OTHER AMENITIES

- Kids' play area
- Pet zone
- Multipurpose court
- Cricket pitch
- Yoga lawn
- Jogging loop
- Central lawn
- Banquet hall
- Pre-function area

ABOUT US

SIDDHA

Home is where you discover the real you. Siddha's aim is to develop high-quality homes within your budget and add to your pleasant discoveries. Since its inception in 1986, Siddha has been crafting residential and commercial spaces with a difference, to make good living affordable in 4 cities across India, namely Kolkata, Mumbai, Jaipur and Bengaluru.

With over 33 years of experience and 25+ prestigious awards, Siddha's perseverance and passion for quality homes drive it forward with every new project under the leadership of Group Chairman Chandra Prakash Jain and Group Managing Director Sanjay Jain.

Siddha believes that the magic of craftsmanship lies beyond the reality of construction. It is the ability to sculpt better lives by designing and crafting living spaces that sets Siddha apart.

SEJAL REALTY

The Sejal Group, having acquired deep knowledge of all dimensions of the construction industry, saw a great opportunity to enter the realty business and launched Sejal Realty.

Sejal Realty was formed with the sole objective of changing the current landscape of Indian infrastructure by focusing on the redevelopment of society and SRA projects to promote the conservation of built and natural heritage structures in Mumbai, which needed to be protected, nourished and maintained.

To develop urban heritage, which would include architecturally significant and artisan works, historical landmarks and living monuments having socio-cultural value, is a priority of the Group.

Sejal Realty is steadily forging ahead to create more benchmarks in the realty sector and is identified as a name to reckon with. With the foresight and strong vision of our Chairman, Managing Director and a team of dedicated professionals, the Group is poised to launch many more projects, with its commitment to "Excellence", "Innovation" and "Passion" with trust.

SKYWALKS AT SIDDHA



HIRA/P/NOR/2018/000184



WORLD'S LONGEST ROOFTOP SKYWALK



HIRA/P/SOU/2018/000119



SOUTH KOLKATA'S FIRST ROOFTOP SKYWALK



HIRA/P/KOL/2018/000118



KOLKATA'S TALLEST ROOFTOP SKYWALK



Phase I HIRA/P/NOR/2018/000183
Phase II HIRA/P/NOR/2019/000385



NORTH KOLKATA'S TALLEST ROOFTOP SKYWALK

ARCHITECT



Jay Prakash Agrawal

Jay Prakash Agrawal graduated from MS University, Baroda in 1986 with two gold medals. He started his professional practice in 1988. Monal Agrawal, his wife joined in 1990. After a modest beginning, the practice grew to be known as one of the leading architectural practices of the eastern region.

JP Agrawal designed many landmark projects in Kolkata including Infinity, Technopolis and Belair, to mention a few. In the last thirty years, the firm has completed more than 500 projects across India.

Largely committed to the environment, with a user-friendly design approach, the firm has designed various platinum rated and gold rated Green Buildings.

JP Agrawal and his team's work is recognised by various national level magazines and publications. The firm boasts of several awards like A+D Spectrum Architectural Award, Ultratech Excellence Award and Achiever's Award. They have also received CNBC & CREDAI Awards in different categories.

JP Agrawal was honoured with Better City Better Life Award for his contribution to Green Architecture in Kolkata.



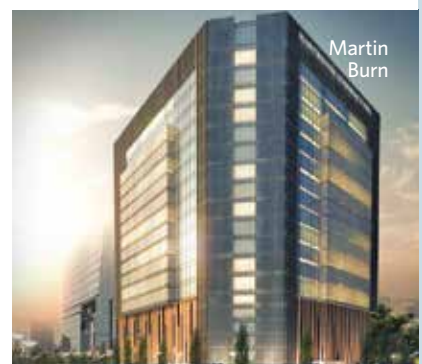
Siddha Pines



The Reserve



Technopolis



Martin Burn



SKYWALKS AT SIDDHA



| SITE & SALES OFFICE | SIDDHA CORPORATE OFFICE |
|---|---|
| Sardar Nagar No. 4, Sion Division, Wadala (East), Hemant Manjrekar Road, Beside GTB Monorail Station. Mumbai 400037. M 8822997777 E skywalkinmumbai@siddhagroup.com W siddhaskymumbai.com | Siddha Park, 99A Park Street, Kolkata 700016. P +91 33 40414444/40071500 E info@siddhagroup.com W siddhagroup.com |



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MahaRERA Registration No.

Phase 1 : **P51900021027** | Phase 2 : **P51900021040**
Phase 3 : **P51900021044** | Phase 4 : **P51900021031**

The project Siddha Sky has been registered via MahaRERA and the details are available on the website: maharera.mahaonline.gov.in