



SITE ADDRESS:

S.NO. 54/2/1, MARUNJI ROAD,
OPP. BALAJI MANDIR,
PUNAWALE, TAL. MULSHI,
PUNE 411 033

M: +91 84118 82828

M: +91 84118 83838

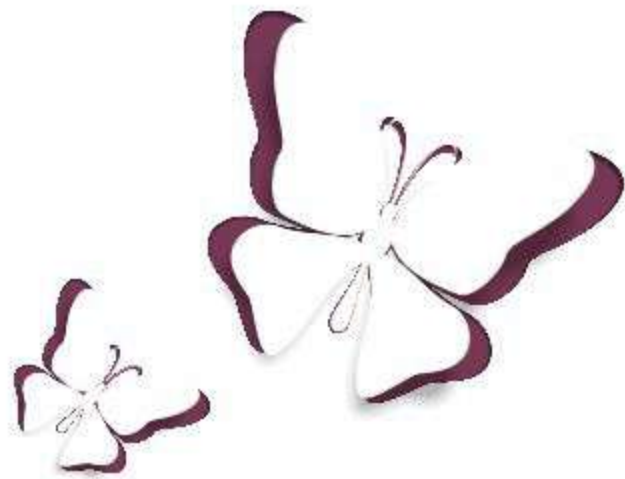
REGISTERED OFFICE:

SIDDHASHILA HOUSE, 770/4,
LANE NO. 7, BHANDARKAR ROAD,
DECCAN GYM KHANA,
PUNE 411 004

T: (020) 2567 9292

F: (020) 2567 9494

www.siddhashila.com



Siddhashila at a glance...



"Into the depth of thoughtfulness, lies the foundation of lasting success."

Driven by two generations of toil and passion, Siddhashila has evolved into a brand that stands for beauty, balance, and bankability. Our tradition is etched with a penchant for offering aesthetically pleasing homes designed to invite positive energies. Enshrined in this ideology is a commitment to deliver convenience on time. For decades, we at Siddhashila have strived to make available strategically-located premium homes at affordable prices. It is the satisfaction of shaping an auspicious abode for you that motivates us to build more. Little wonder then, that all our project names bear auspicious origins.



Home is...

*where hope lives
where love resides
where nostalgia dwells*

*Welcome to your
auspicious abode.*

A home is not just a place where you unwind. It's a celebration of your personal space. It's your pride. Moreover, it's your safe refuge, where you can set your soul on an inward journey. Your home is the place where positivity increases and you feel one with yourself. We understand all these expressions of your personality and hence have designed each home at Eela to glorify all aspects of nature in their ethereal beauty. Come, experience an abode designed to enlighten, delight, and inspire.



- HEALTHCARE
- RETAIL
- BANK & ATM
- SCHOOLS/ INSTITUTES & COLLEGE
- HOTEL/ RESTAURANTS
- SPORTS
- TEMPLE



HOTELS & RESTAURANTS

- Courtyard Marriott
- Holiday Inn
- Sadanand Resort
- Sayaji Hotel
- Ginger Restaurant
- Sentosa Water Resort

BANKS & ATMs

- Bank of Maharashtra
- State Bank of India
- Cosmos Bank
- Syndicate Bank

SPORTS & RECREATION

- Vir Savarkar Udyan
- Pavana River Sports Club
- Appu Ghar
- Maharashtra Cricket Association
- (MCA) Gahunje Stadium
- Balewadi Sports Academy

RETAIL

- D-Mart
- Reliance Fresh
- Big Bazaar

SCHOOLS/INSTITUTES

- Akshara International School
- Lotus Business School
- Rajashri Shahu College of Engineering
- Indira School of Business Studies
- Indira Global Business School
- Indira Institute of Management
- Balaji Institute of Modern Management
- Padmashree Dr. D. Y. Patil Institute of Engineering, Management & Research
- College of Military Engineering
- Symbiosis International University
- Mercedes Benz International School

HOSPITALS

- Kusum Memorial Hospital
- Ojas Multispeciality Hospital
- Cantonment Hospital, Dehuroad
- Aditya Birla Hospital
- Niramaya Hospital
- Lokmanya Hospital

BUS STOPS & RAILWAY STATIONS

- Koyte Wasti Bus Stop
- Chinchwad Railway Station

CONNECTIVITY

PUNAWALE POST OFFICE	02 KMS
RAJIV GANDHI INFOTECH PARK HINJEWADI PHASE I, II & III	03 KMS
PRADHIKARAN	02 KMS
DURGAVEI TEKDI (GARDEN)	04 KMS
MUMBAI-PUNE EXPRESSWAY	07 KMS
YAMUNANAGAR	12 KMS
AIRPORT	22 KMS

A Cocoon of Serenity

Eela weaves its story around the axis of the Earth. It is designed as an abode where the forces of the universe come together. Eela is an attempt to deliver luxury residences at the right prices.

The concept of Eela is based on Zen Philosophy to create a fusion between architecture, elements, and the landscape with minimal means. The inspiration for the design philosophy has been borrowed from the Japanese flare of using many pieces as a whole all enhanced by the elements surrounding it and the piece becoming a part of its neighbourhood. Hence the central open green is positioned as a large flower and the towers are designed around it like butterflies.

The project also depicts Biomimicry, which is the art of innovation inspired by nature. The concept works around the central axis of design while maintaining its symmetry and hence enhancing the design. The name has been derived from the Earth Goddess Ila.



An Islet of Recreation

The landscape area on the podium is carefully designed two levels above the ground on a massive 4,000 sq. m. area for a vehicle-free podium connected by sky bridges. These sky bridges directly connect each building to the podium area.

A shopping centre has also been planned at the entrance of the project to take care of the daily needs of people staying in the complex.

Each apartment has been designed with a 180-degree view and offers cross ventilation to allow natural light to enter into the rooms. Special care has been taken to design and plan the circulation area to minimise wastage of space. Apart from this, each apartment comes with a covered parking spot along with ample parking space for visitors.



Site plan

- A** ATIRA
Residential Tower
- B** GAIA
Residential Tower
- C** TERRA
Residential Tower
- D** ASHIRA
Residential Tower
- E** THEIA
Corporate / Commercial Arcade
- F** AURA
State-of-the-art Clubhouse



The Towers of Ethereal Beauty in Punawale

Eela brings to you four thoughtfully-designed towers, spread over 27,600 sq.m. Each tower houses 156 extravagant 1, 2 and 3 BHK apartments, which offer unparalleled magnificence and luxury.

These four majestic towers are divided into two wings each. Towers 'Atira' and 'Ashira' are placed opposite each other while 'Gala' and 'Terra' are positioned next to each other. The names for these towers have been inspired from Earth Goddesses keeping in sync with the Eela naming tradition.

The placement of the buildings in the plan provides a dynamic form to the layout and each building is positioned to give unobstructed view from every apartment.

There is a separate entry and exit to ensure smooth and unobstructed vehicular movement within the complex. There are dedicated rooms for drivers and other staff to rest in each building. Eela has a well-planned podium free of vehicles, and with a wide spectrum of amenities laid out in perfect harmony with nature for the entire family to enjoy.



Kitchen

Rediscover your culinary skills with a sleek and modern kitchen. Fitted with marble/granite window sills, premium granite platforms, and LPG reticulated pipe systems, the kitchens at Eela are a delight for the chef in you.



Bathrooms

The Bathrooms at Eela are designed with fittings and fixtures to match international standards, with an attractive layout and modern designs.



Aroma Gardens

The gardens house some of the most popular flora and a variety of aromatic herbs. The gardens boasts of a bouquet of the finest fragrances found in nature to delight your senses.



Butterfly Gardens

The divinely green butterfly gardens at Eela house 20-25 species of flowering plants and play host to our beautiful little winged visitors.

Herbal Gardens

Just about every dish tastes better with fresh herbs. These beautiful and beneficial gardens are an all-season landscape.



Kitchen Gardens

Situated on the 1st floor the kitchen gardens provide safe, flavourful and nutritious home-grown food. Experience tasteful gardening like never before.

The Aura Club

- Cafeteria lounge
- Visitor's arena - entrance lobby and waiting
- Indoor games
- Internationally Standardized landscaping
- Party hall
- Jacuzzi with deck and water feature wall
- Open party lawn

Fitness

- Gymnasium with equipment
- Jogging track
- Toddlers play area
- Half basketball court
- Lawn Tennis court
- Leisure area with acupressure walk
- Yoga and meditation activity area
- Lawn with net cricket pitch
- Skating Rink
- Well-lit Swimming pool

Utility

- Amphitheatre
- Senior citizen area
- Specially designed pickup-drop area for kids
- Reading lounge
- Fully covered parking
- Driver's rest area
- Convenient shopping - main commercial building
- Delineated car washing area
- Society maintenance office
- Rain Water harvesting
- Main building drop-offs
- Rest station with seating area





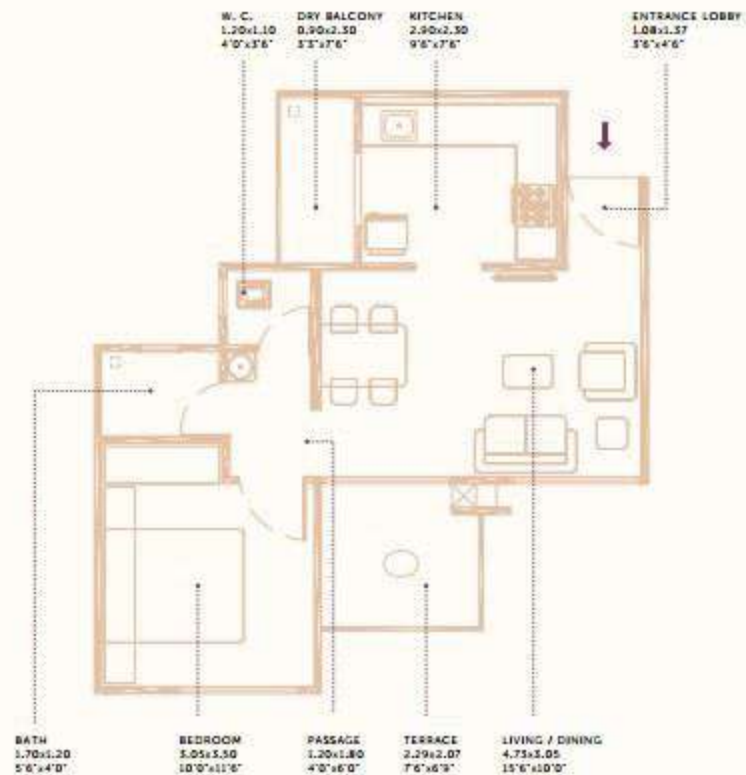
Podium

- Podium with vehicle-free zone
- Handicap-friendly podium
- Decorative pergola at podium
- Surprise fountain at podium
- Connecting bridge towards podium at each wing
- Feature sculpture
- Trellis deck
- Skating rink with open lawn mound
- Pavilion

Security

- Multi-level security
- Panic button
- Surveillance cameras
- Access-control lobbies
- Premium automatic elevators

1 BHK



1 BHK

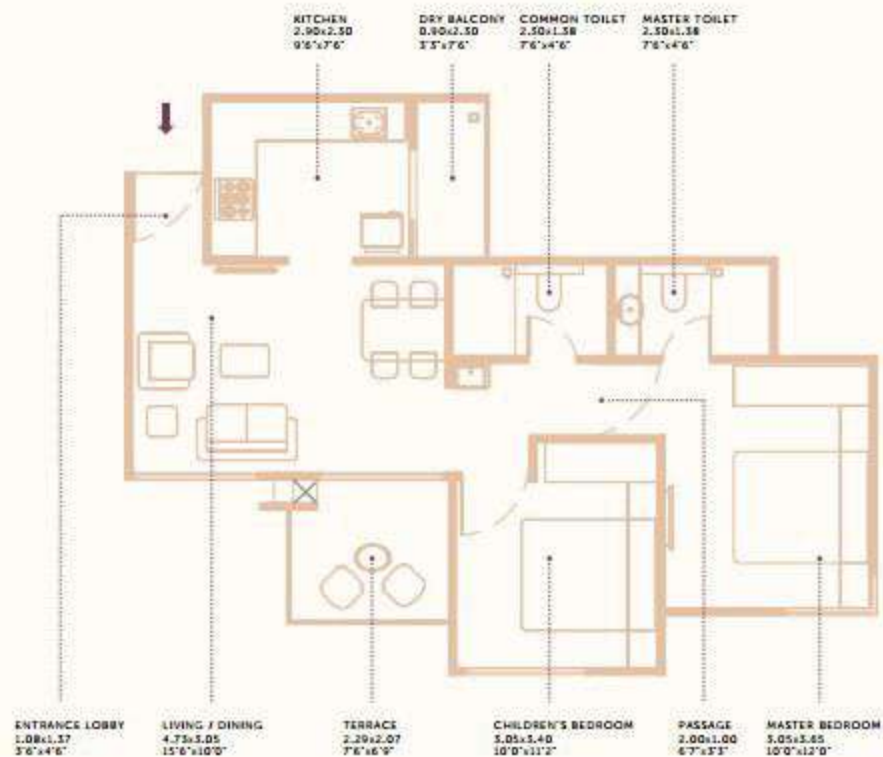
CARPET AREA
40.69 sq. m.
438 sq. ft.

TERRACE AREA
4.74 sq. m.
51 sq. ft.

CHARGEABLE AREA
61.33 sq. m.
660 sq. ft.



2 BHK
CLASSIC



2

BHK
CLASSIC

CARPET AREA
56.30 sq. m.
606 sq. ft.

TERRACE AREA
4.74 sq. m.
51 sq. ft.

CHARGEABLE AREA
82.40 sq. m.
887 sq. ft.



2 BHK
CLASSIC PLUS



2

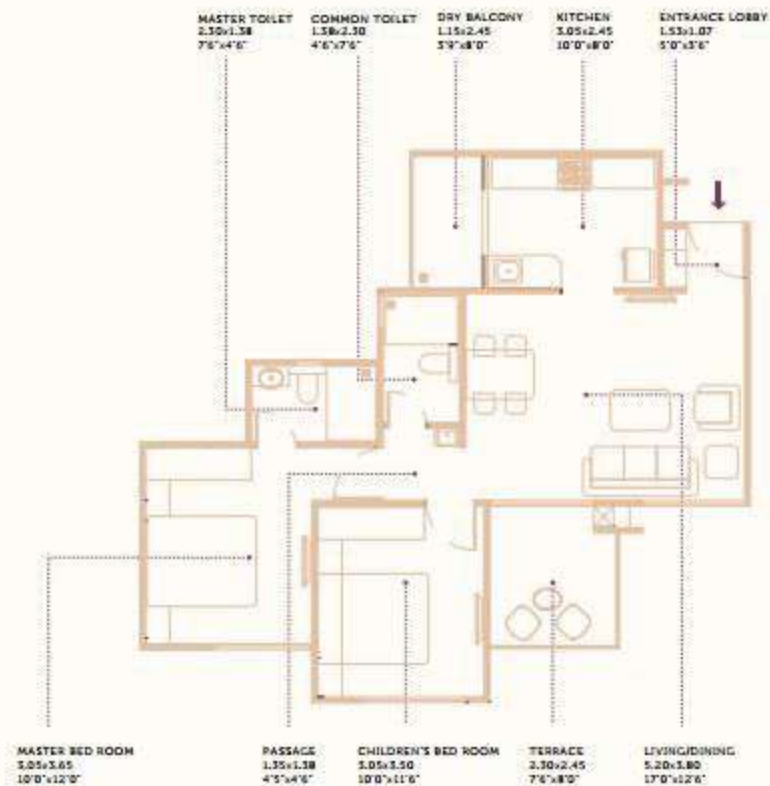
BHK
CLASSIC
PLUS

CARPET AREA
58.34 sq. m.
628 sq. ft.

TERRACE AREA
4.74 sq. m.
51 sq. ft.

CHARGEABLE AREA
85.16 sq. m.
917 sq. ft.

2 BHK
PREMIUM



2

BHK
PREMIUM

CARPET AREA
64.01 sq. m.
689 sq. ft.

TERRACE AREA
5.67 sq. m.
61 sq. ft.

CHARGEABLE AREA
94.06 sq. ft.
1013 sq. ft.



2 BHK
PREMIUM PLUS



2

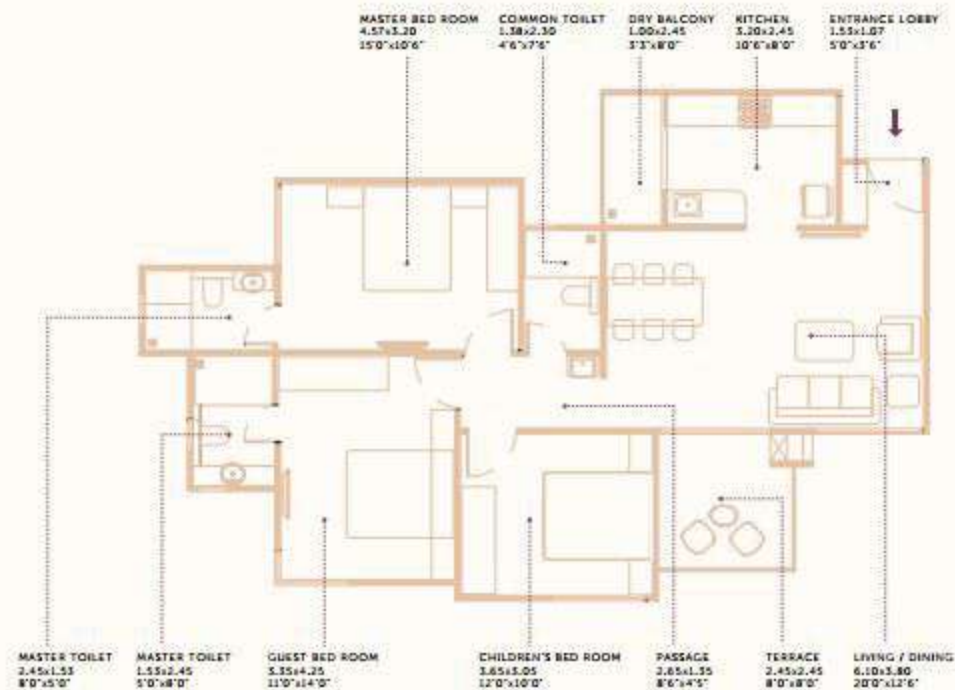
BHK
PREMIUM
PLUS

CARPET AREA
66.52 sq. m.
716 sq. ft.

TERRACE AREA
5.67 sq. m.
61 sq. ft.

CHARGEABLE AREA
97.45 sq. m.
1049 sq. ft.

3 BHK
CLASSIC



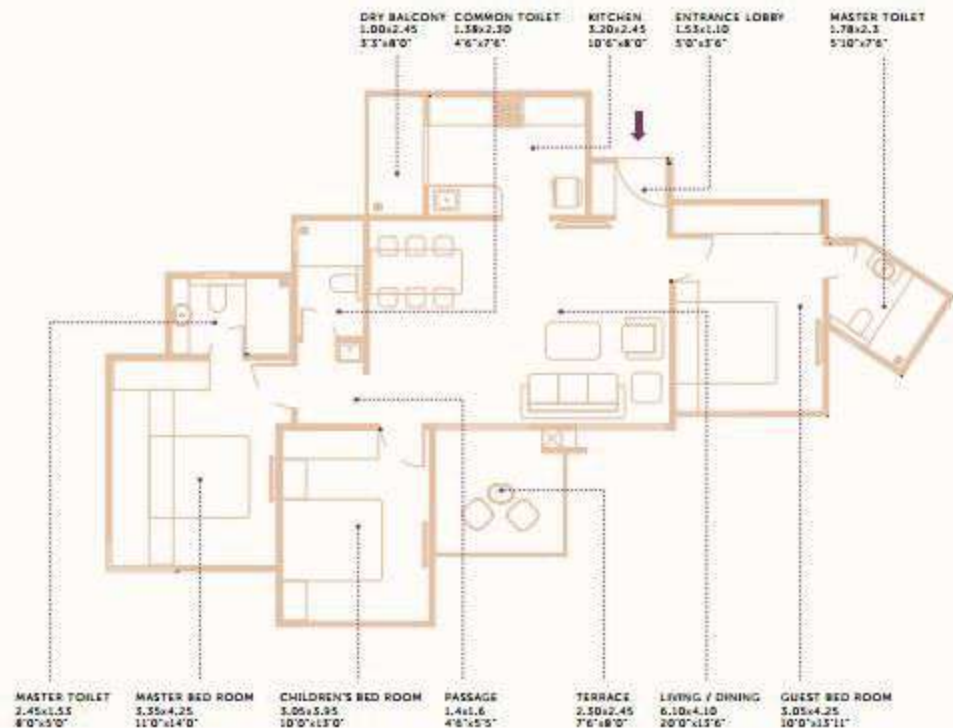
3
BHK
CLASSIC

CARPET AREA
90.67 sq. m.
976 sq. ft.

TERRACE AREA
6.04 sq. m.
65 sq. ft.

CHARGEABLE AREA
130.56 sq. m.
1405 sq. ft.

3 BHK
PREMIUM



3

BHK
PREMIUM

CARPET AREA
92.54 sq. m.
981 sq. ft.

TERRACE AREA
5.67 sq. m.
61 sq. ft.

CHARGEABLE AREA
130.69 sq. m.
1407 sq. ft.



The team behind Eela

• Chief Architect	: Abhikalpan Architects and Planners
• Landscape Architect	: Abhikalpan Architects and Planners
• Interior Decoration Architect	: VEEKAS (Kalpak Bhandari)
• RCC Consultants	: Bhilare Consultants Pvt. Ltd.
• Plumbing Consultants	: Aquamate Consultants Pvt. Ltd.
• Electrical Consultants	: Zopate Electrical Consultants Pvt. Ltd.
• Legal Consultants	: Adv. Sudhakar Bachate and Associates
• Environment Consultants	: Green Step Environment Solutions
• Media and Marketing Consultants	: Tag Vinnatti Pvt. Ltd., Mumbai

Disclaimer: This brochure and its contents are purely conceptual and merely to assist reader to navigate into images, architectural drawings, area, price & other information only. Siddhashila Developers does not take responsibility that may arise from any information given in this brochure. None of the objects/representation mentioned herein constitute a legally binding offer or invitation to treat. Siddhashila Developers reserves right to add, delete, alter or in any manner change the plans, specifications, images, architectural drawings, prices, data & other information in its endeavor to make improvements as and when required without prior notice or obligation. The images, layouts and maps presented in this brochure are for indicative purpose only. Artist's impressions are used to illustrate some products and features. The actual elevation may vary from the Artist's impressions depicted. Furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc., if any and the finished price of the product does not include these items. Brand and make are indicative and will be of equivalent make & quality as per availability. Marble and granite being natural materials have inherent characteristics of color and grain variation. No furniture, landscape amenities or accessories shown in the visuals are provided with the unit. The information in the detailed floor plans, sections are indicative and not to scale. Siddhashila logo is a registered trademark. All other trademarks are the property of their respective owners. All rights reserved. The contents, service marks, graphic images, layout, information, text, opinions and material contained in this brochure are the exclusive property of Siddhashila Developers. No person shall use, copy, reproduce, distribute, imitate, publish, display, modify, create derivative works or database, use, transmit, exploit, sell or distribute the same in whole or in part or any part thereof in any form or by any means, electronic, mechanical, photocopy, recording or otherwise without prior express written permission from Siddhashila Developers. All amenities and specifications are as per availabilities and discretion of the developer. Nature and locations of all amenities and proposed development shown in the proposed master plan can be added, omitted, or shifted as per the developer's discretion.