

SKY CITIZEN





THE SKY IS NOT THE LIMIT

The sky is the limit for those who limit their dreams and aspirations.
But the sky citizens reach above the sky and redefine living.

A surreal scene set against a sky with a bright sun and scattered clouds. A woman with long dark hair, wearing a dark dress, sits on a wicker swing chair. The chair is suspended by a chain from a large, glowing, metallic ring that swirls and loops through the sky. The ground below is a smooth, curved surface with a purple and pink gradient. The overall atmosphere is dreamlike and ethereal.

SKY FOR OTHERS, A THRONE FOR SOME.

The skies are only a matter of curiosity for people but for the sky citizens,
it's no less than a kingdom.

IT'S NOT A LEAGUE, IT'S A PRIVILEGE.

Becoming a part of a league is purely aspirational but when privilege is ingrained in your life, **you live the life of a sky citizen.**



MUMBAI, A CITY OF DREAMS & **SKY-HIGH LIVING.**

Being the financial capital of the country, Mumbai is growing exponentially across sectors facilitating the demand for properties. This trend will see an upward rise in the coming year for various reasons such as:

- **Value proposition**
- **Opportune real estate rates**
- **Social Infrastructure boom**

Mumbai is now back as an exponentially growing real estate market like never before.



WADALA, ONCE A SUBURB, NOW A LANDMARK OF SKY LIVING.

Wadala is the new centre of the city with multiple infrastructural projects developing rapidly in and around. These massive developments ensure more opportunities for the future.



**Mumbai
Trans-Harbour
Sea Link**

A 22 km-long sea bridge is being developed over the Mumbai Harbour. On completion, it will become the longest sea link in India.



**Bandra Versova
Sea Link**

A 17.17 km long bridge that will connect Versova, part of the Andheri suburb to the Bandra-Worli Sea Link, as part of the Coastal Road.



Metro line

The 32.32 km fully elevated line will consist of 32 stations from Wadala to Kasarvadavali (Ghodbunder Road) via Ghatkopar, Mulund, and Teen Hath Naka.



**Sewri-Worli
elevated
Corridor (SWEC)**

A 5-km elevated corridor connecting the under-construction MTHL at Sewri on the east and the upcoming coastal road at Worli.

TIME, THE BEST LUXURY TO BE EVER OFFERED.

Wadala is emerging a new hotspot for investment and development because of its location. It enjoys superb proximity to business hubs and infrastructural projects.

The project is centrally located in Wadala and is surrounded by schools, commercial places, healthcare facilities and entertainment centres. It is also accessible from business hubs like BKC, Parel and Fort.





COMFORT AND CONVENIENCE,
**THE PREREQUISITES
 FOR SKY CITIZENS**

Stock Image



**BEST EDUCATIONAL INSTITUTES
 IN THE VICINITY**

- South Indian Education Welfare Society School - 8 mins
- National Kannada Education Society High School - 9 mins
- Auxilium Convent High School - 10 mins
- Sitaram Prakash High School - 12 mins
- VJTI - 15 mins
- Don Bosco - 15 mins
- ICT - 16 mins
- Dyaneshwar Vidyalaya - 16 mins



**CLOSER TO THE BEST
 HEALTH CARE IN THE CITY**

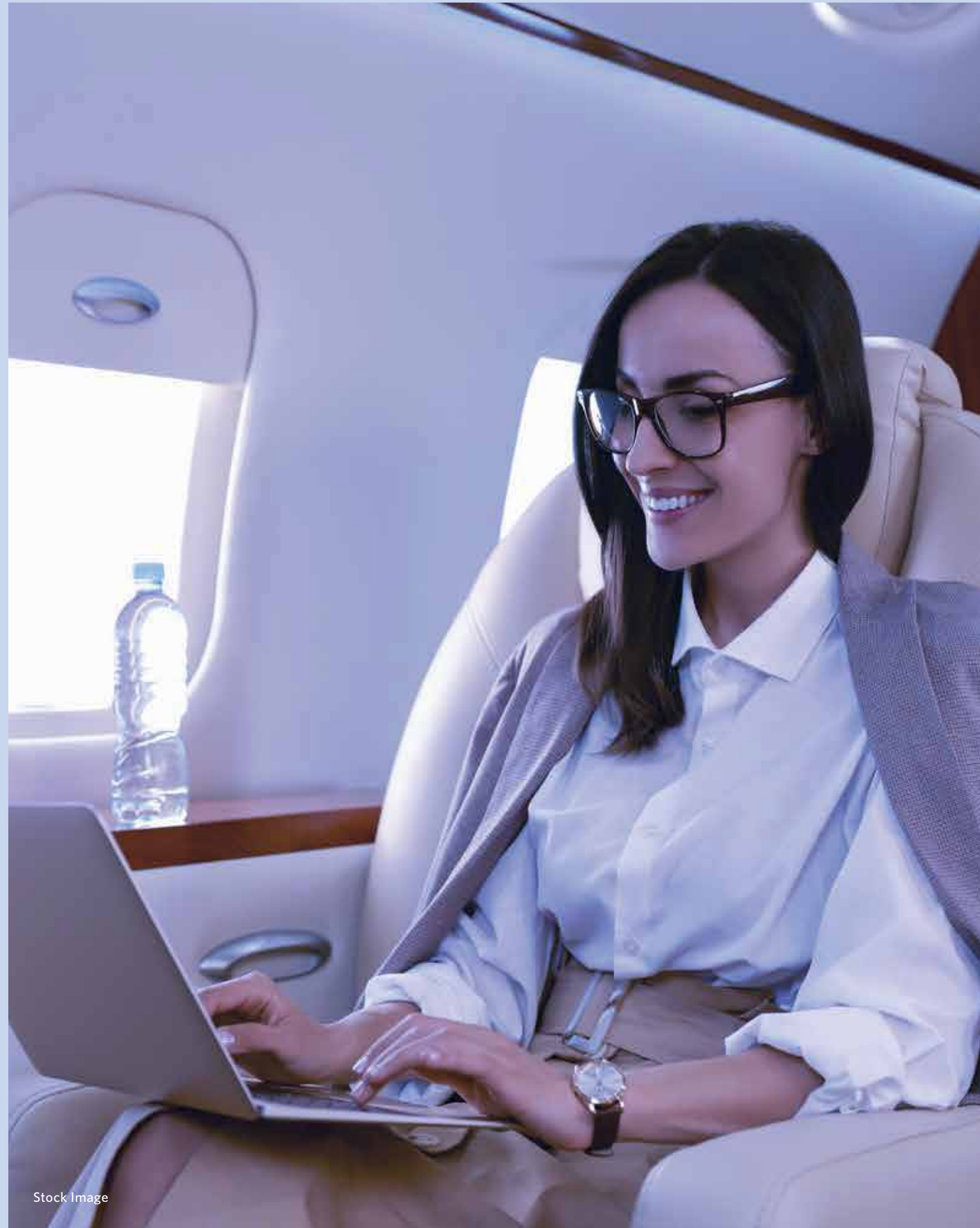
- Chinmay Nursing Home - 5 mins
- Smt. S. R. Mehta & Sir K. P. Cardiac Institute - 6 mins
- Aditya Jyot Eye Hospital - 9 mins
- BPT Hospital - 10 mins
- K. J. Somaiya Hospital - 10 mins
- Nowrosjee Wadia Maternity Hospital - 10 mins
- Wadala TB Hospital - 12 mins
- Tata Memorial Hospital - 23 mins



CENTRALLY LOCATED

- | | |
|---|--------------------------------|
| GTB Monorail Station - 3 mins | Bandra Kurla Complex - 10 mins |
| Eastern Freeway - 3 mins | Sewri - 14 mins |
| Wadala Business District - 4 mins | Wadala station - 15 mins |
| Eastern Express Highway - 5 mins | Lower Parel - 15 mins |
| Local Rail (Harbour & Western) - 5 mins | Fort - 20 mins |

Distance and time as per google maps. All points of attraction are indicative.

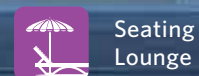


Stock Image



MESMERIZING ROOFTOP SKYWALK TO COMPLETE YOUR SKY CITIZEN LIFESTYLE.

Delightful experiences await your presence at the Rooftop Skywalk 400 ft. above ground level. Come and relish a wide range of fine indulgences above the ordinary.



Seating Lounge



Amphitheatre and Party Lawn



Yoga Lawn with Stage



Projector Screen Wall



Sky Jog with Nature



BBQ with Dining Area



Star Gazing Deck

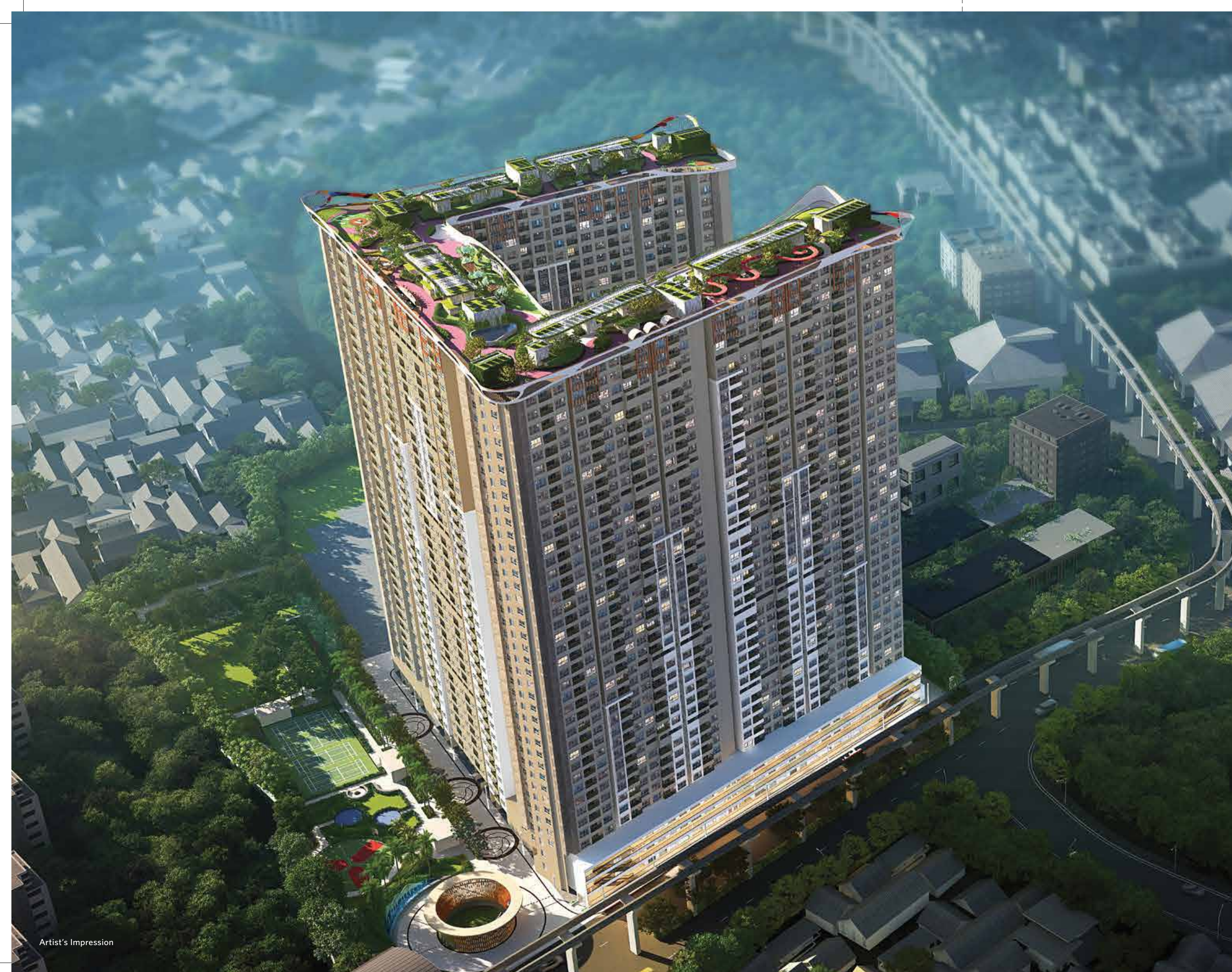


Telescopic Viewing Point

... and many more

Come, witness the sky life, and live forever as a

SKY CITIZEN



Artist's Impression

SIDDHA
sky
A SEJAL-SIDDHA
PROJECT
LIVE 

2 & 3 BED SKY RESIDENCES AT WADALA

EXTRAVAGANCE WITH FINE AMENITIES AT THE
ROOFTOP SKYWALK 400 FT. ABOVE GROUND LEVEL



LET THE GOOD TIMES
ROLL OVER, WITH THE
**AMENITIES ON THE
ROOFTOP SKYWALK.**

- Sky Jog with Nature
- Informal Lawn Seating
- Art Corner
- Covered Lounge Seating
- Open Seating Area
- Star Gazing Deck
- Chalk Floor Drawing Corner
- Yoga Lawn with Stage
- Viewing Deck-Selfie Point
- Seating Under Tree
- Herbal Garden
- Projector Screen Wall
- Party Lawn with Amphitheatre
- BBQ with Dining Area
- Telescopic Viewing Point
- Sunrise Point & Vitamin D Point
- Sky Digi
- Brain Board Games
- Exhibit/Talent Wall
- Moon Garden Area
- Sunset View Seating
- Sky Lounge
- Red Ribbon Feature Structure
- Hammock Sitting
- Pergola Seating
- Work/Study Pods with Wi-Fi





Hammock Sitting on Rooftop Skywalk



Amphitheatre on Rooftop Skywalk



Yoga & Telescopic Star Gazing on Rooftop Skywalk



Artist's Impression

Sky Bar on Rooftop Skywalk

WITNESS THE EXTRAVAGANCE THAT BEFITS THE LIFESTYLE OF THE SKY CITIZEN



Kids' Play Area



Toddlers' Play Area



Multi-purpose Lawn / Party Space



Billiards Room



Swimming Pool



Gymnasium



Amphitheatre with Stage



Jacuzzi



Mini-theatre



Meditation Area



Lounge & Seating Zone



Library

... and many more



THE PRIVILEGE OF SKY LIFE,
WITH THE BENEFIT OF A CLUBHOUSE.

A 2-FLOOR RESIDENT'S CLUBHOUSE WITH A HOST OF AMENITIES



Artist's Impression

Kids' Play Area



Artist's Impression

Adults Pool

EVERGREEN SPACES, FOR EVERGREEN MOMENTS.

Discover an atmosphere of luxury and purity by being close to nature with 4+ acres of lush green open spaces.



Bird Bath & Feeder Area



Reflexology Area



Pets Corner



Outdoor Table Tennis



Flower Garden



Forest Themed Plantation



Butterfly Garden



Net Cricket

... and many more



PLANNED EXQUISITELY TO
JUSTIFY THE PRIVILEGE OF A
SKY CITIZEN.



Welcome to a life that offers more than your expectations!

Experience these smartly designed 2 and 3-bed residences. Come and explore this iconic masterpiece that will fill your life with happiness.



4+ Acres of Open Spaces
across Multiple Levels



3 Towers with
39 Residential Floors each



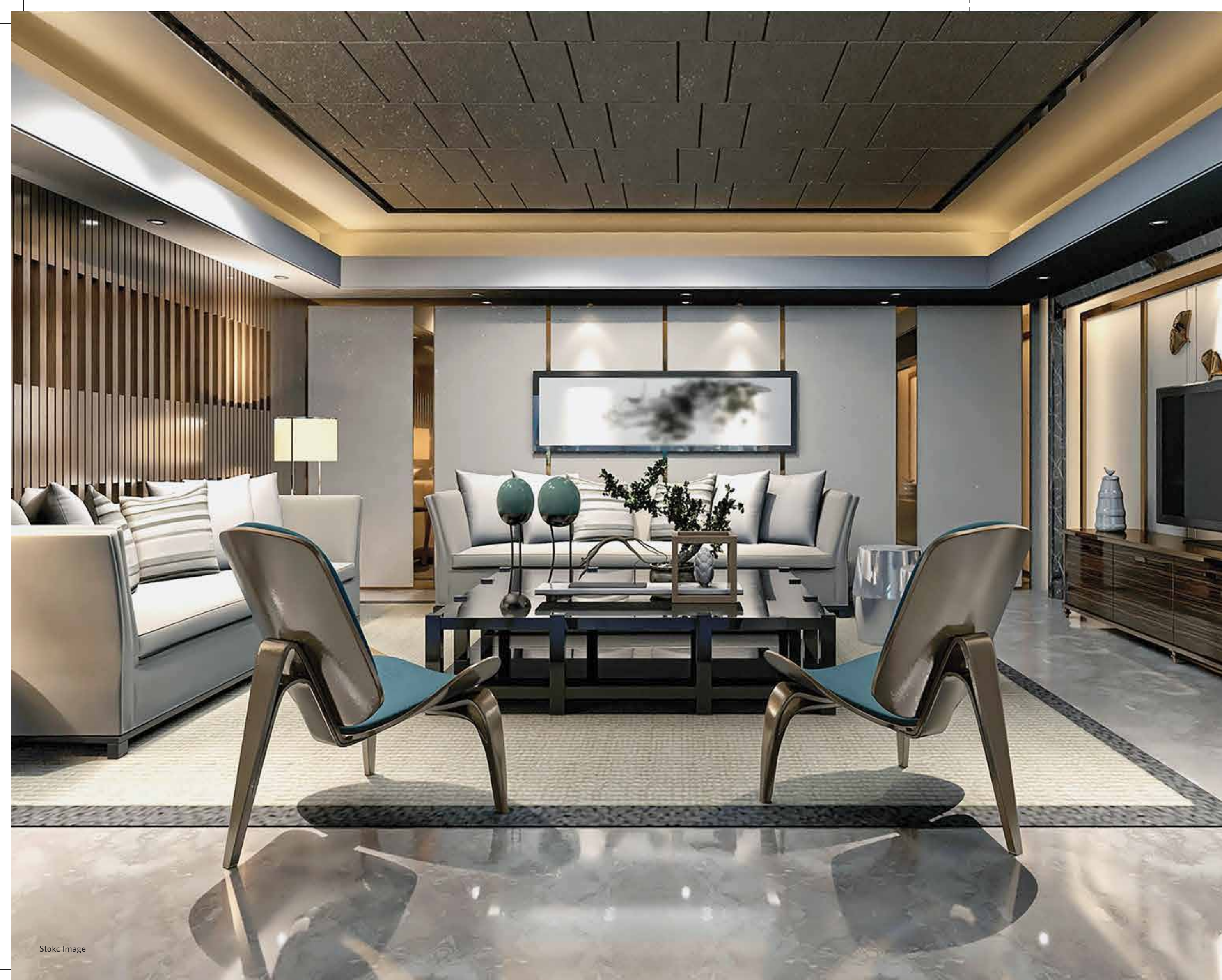
2 Basements along with
Stilt and Podium Floors



6 Wlievators in each wing
for Ultra-comfort



Retail Spaces
for Better Convenience



SPACIOUSNESS & COMFORT COMES EASILY WHEN YOU'RE A **SKY CITIZEN.**

Soak up the luxury in our beautifully designed living rooms. A light, spacious area overlooking the greens where living becomes extraordinary.

Our magnificently planned bedrooms ensure zero wastage of space and offer ultimate comfort so that you get to dream great.

Experience the fun of cooking in our sleek yet straightforward kitchens, designed to ease your effort and raise your comfort.

Discover exquisitely designed bathrooms made just to uplift your experience and satisfy your senses as you relax and let the steam off.

LIVE SKY CITIZEN'S LIFE AMONGST THE BEST **GLOBAL BRANDS.**

HOME SPECIFICATIONS

Doors

Wooden frames
Wooden flush shutters

Windows

Powder-coated aluminium windows

Flooring

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

Kitchen

Floor - Double-charged vitrified tiles
Countertops - Granite with steel sink
Dado - Ceramic tiles above the counter top

Toilet

Floor - Anti-Skid ceramic floor
Dado - Ceramic tiles
CP and Sanitary fixtures
Chromium plated fittings with high-quality sanitary fixtures

Electricals

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

Exterior finish

Texture paint

Ground Floor Lobby Finish

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

Typical Floor Lobby finish

Ceiling - Gypsum/Grid false ceiling
Lift facia - Granite/Marble
Dado - Vitrified tiles and paint combination

SIDDHA

A legacy of excellence



SIDDHA SKY - KOLKATA



SIDDHA GALAXIA - KOLKATA



SIDDHA HAPPYVILLE - RAJARHAT, KOLKATA



SIDDHA SUBURBIA APARTMENTS - KOLKATA



SIDDHA SEABROOK - KANDIVALI (W), MUMBAI



SIDDHA HAPPYVILLE BUNGLOWS - JAIPUR



SIDDHA SUBURBIA BUNGLOWS - KOLKATA



SIDDHA WATERFRONT - KOLKATA

A LEGACY THAT FULFILLS YOUR SKY-HIGH EXPECTATIONS.



Stock image

DEVELOPED BY

SIDDHA

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.

Under the leadership of Group Chairman Shri Chandra Prakash Jain and Group Managing Director Shri Sanjay Jain, Siddha has won **25+** prestigious awards over the years. They have been the pioneers of Rooftop Skywalks in India.

SEJAL

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.

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.

IN PARTNERSHIP WITH



Star Om Group, under the leadership of Shri Vishal Jhaharia, has established itself as a premier realty company in less than a decade. Driven towards creating homes with a soul, the vision of the Group is to reach out to varied consumers with focused demand and to understand consumer requirements. The group intends to create landmark projects which reflect a lifestyle and culture in entirety. StarOm is now coming up with a variety of projects in the LIG, MIG, luxury residential as well as in the commercial, retail and industrial spaces.

TEAMING UP WITH THE BEST

Design
Architects



Landscape
Consultant



Structural
Consultant





Artist's Impression



MASTER SITE PLAN



Disclaimer: There are High Tension Pillars on the plot and are passing through one corner of the plot which are not visible in the current render. *T&C Apply. Govt. Taxes Extra. Images shown are for representational purposes only and may or may not bear any resemblance to actual features/offers. All images used are Artists Impression.

TYPICAL FLOOR PLAN TOWER 1A



Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion: 1 sq.mt. = 10.764 sq. ft. *Conversion in square feet for convenience purpose & easy understanding.

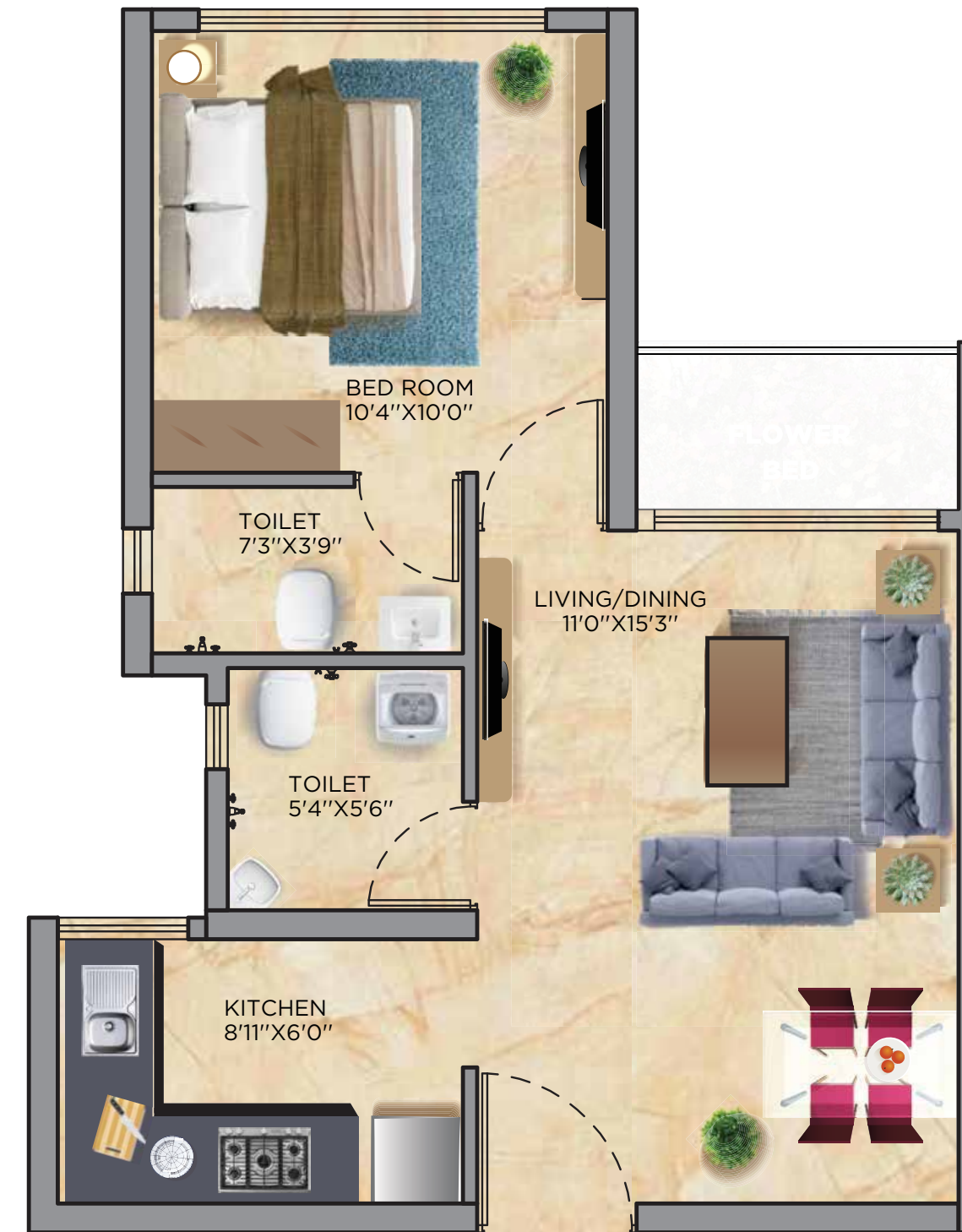


TOWER 1A | 1 BHK WITH BALCONY

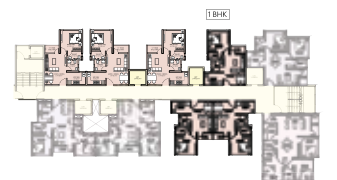


RERA CARPET AREA - 404 SQ FT | BALCONY AREA - 24 SQ FT

TOWER 1A | 1 BHK WITHOUT BALCONY



RERA CARPET AREA - 404 SQ FT



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TOWER 1A | 2 BHK WITH BALCONY



RERA CARPET AREA - 606 SQ FT | BALCONY AREA - 26 SQ FT

TOWER 1A | 2 BHK WITHOUT BALCONY



RERA CARPET AREA - 606 SQ FT



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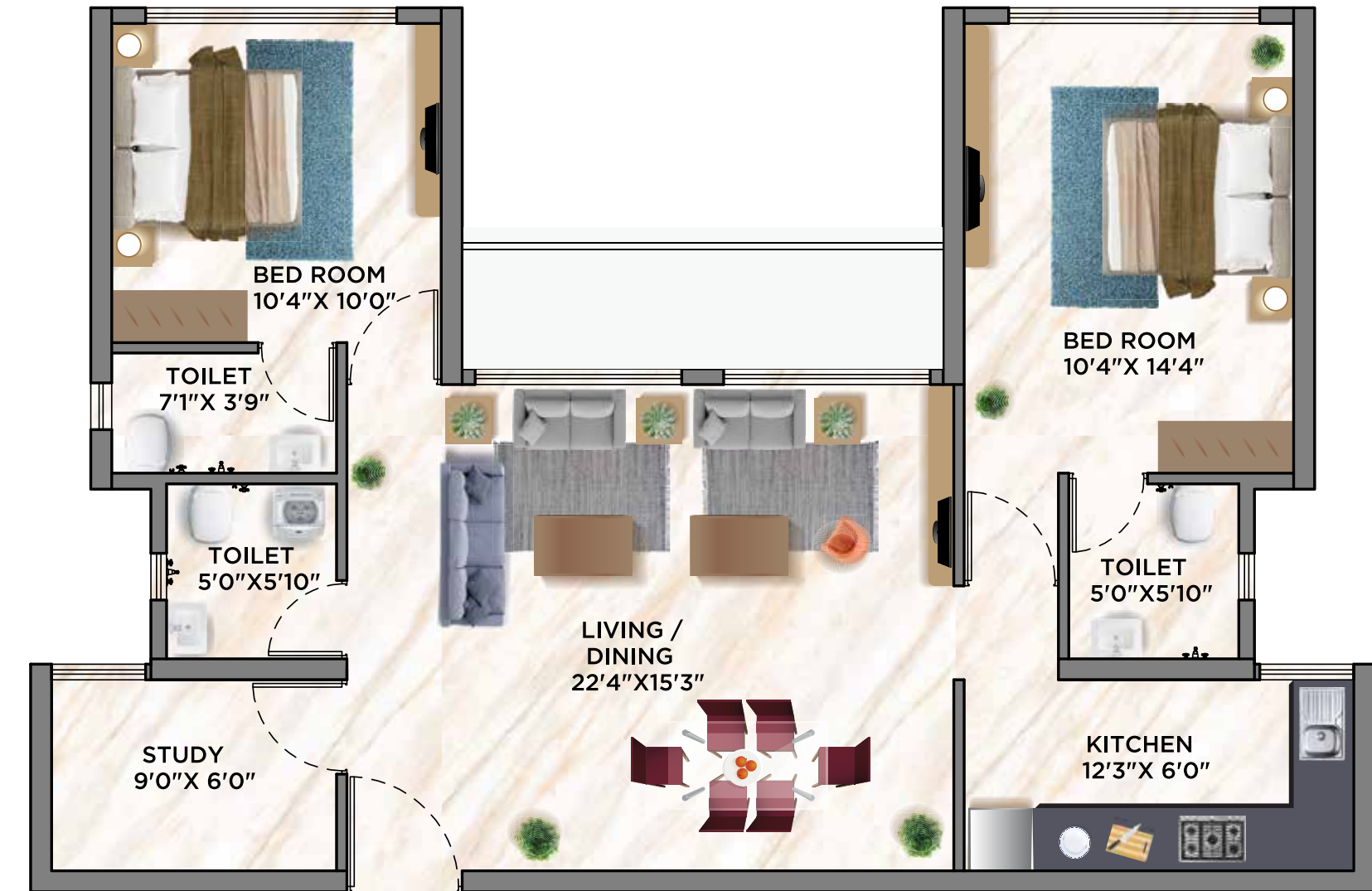
TOWER 1A | 3 BHK WITH BALCONY



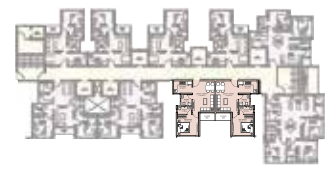
RERA CARPET AREA - 832 SQ FT | BALCONY AREA - 36 SQ FT



TOWER 1A | 3 BHK WITHOUT BALCONY



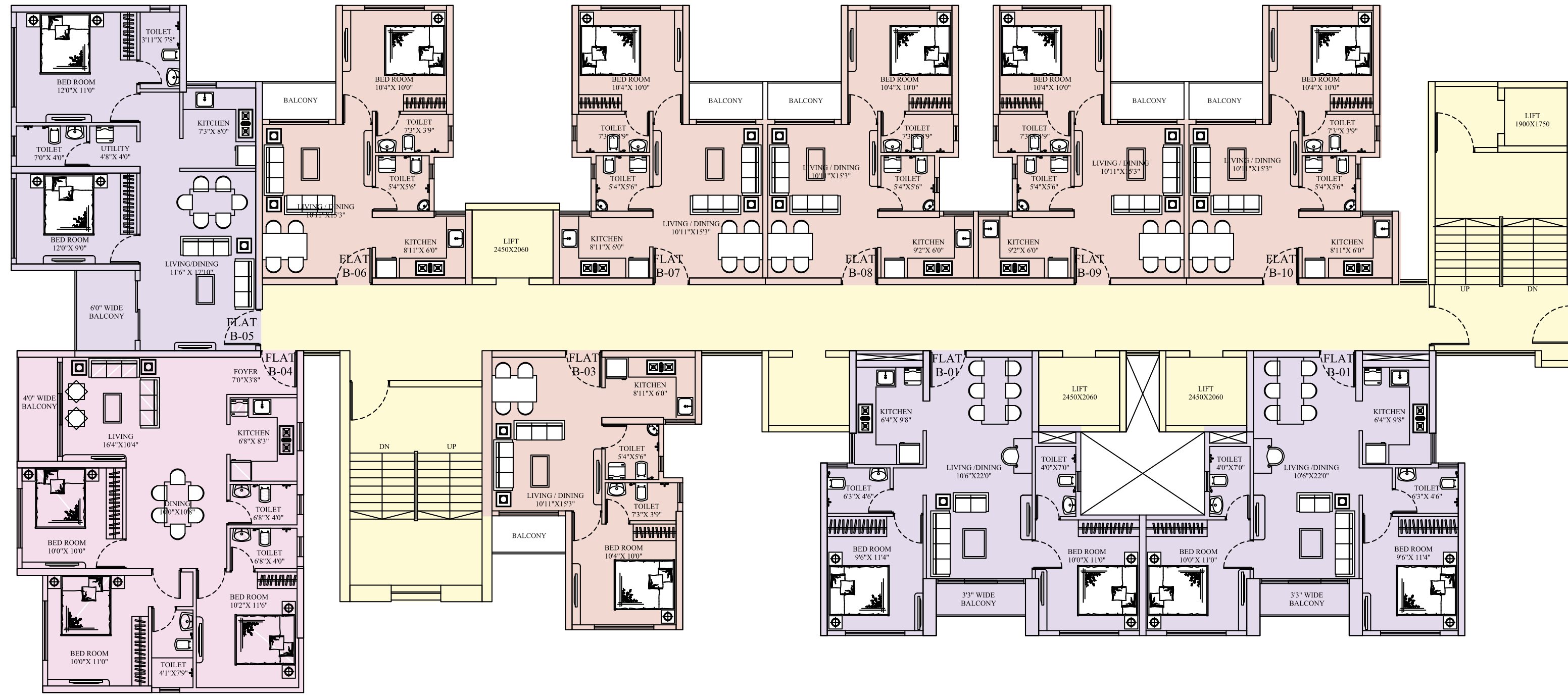
RERA CARPET AREA - 803 SQ FT | BALCONY AREA - 56 SQ FT



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TYPICAL FLOOR PLAN TOWER 1B

KEY PLAN



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TOWER 1B | 1 BHK WITH BALCONY



RERA CARPET AREA - 404 SQ FT | BALCONY AREA - 24 SQ FT

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TOWER 1B | 1 BHK WITHOUT BALCONY



RERA CARPET AREA - 404 SQ FT

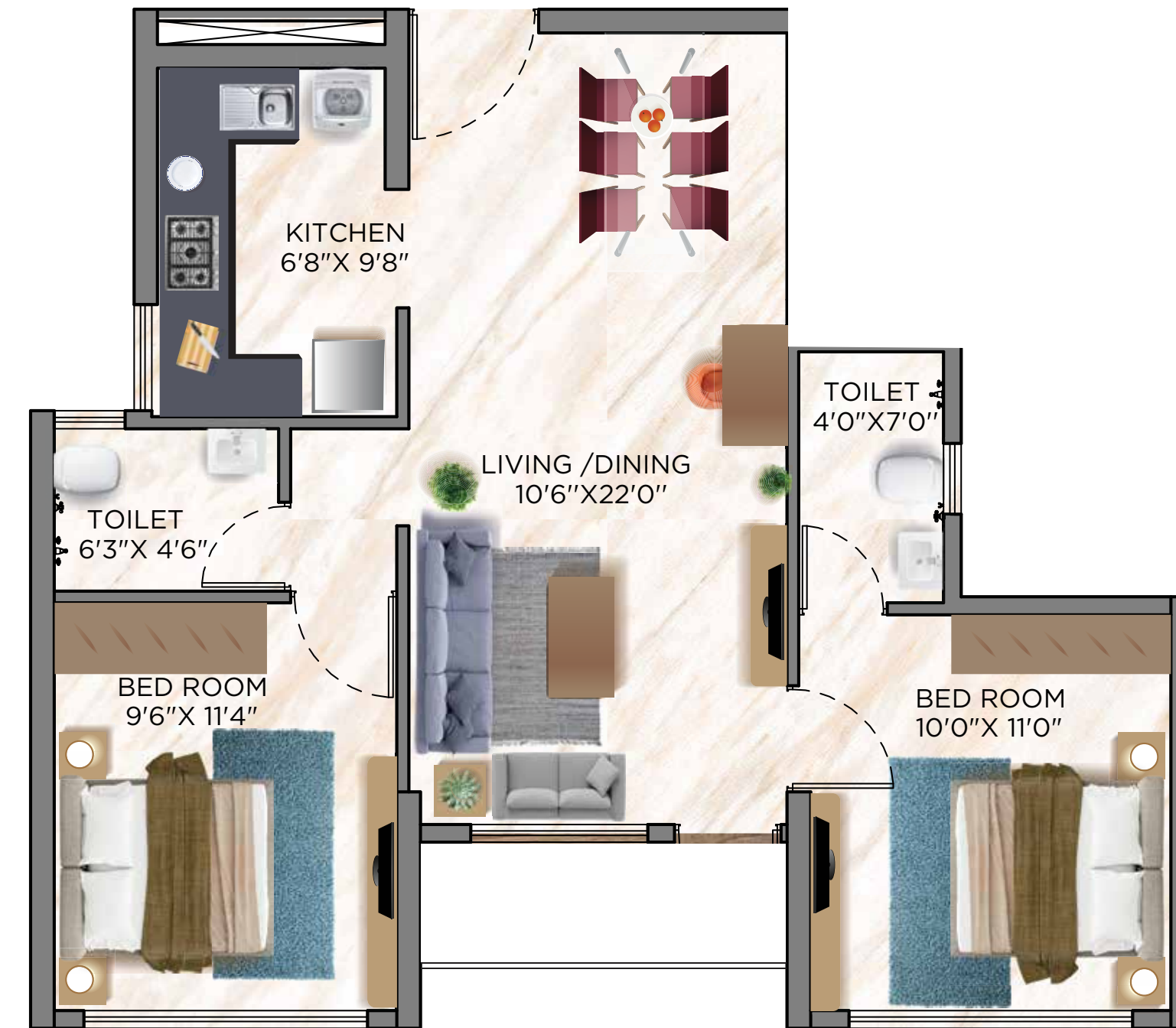


TOWER 1B | 2 BHK WITH BALCONY



RERA CARPET AREA - 612 SQ FT BALCONY AREA - 25 SQ FT

TOWER 1B | 2 BHK WITHOUT BALCONY

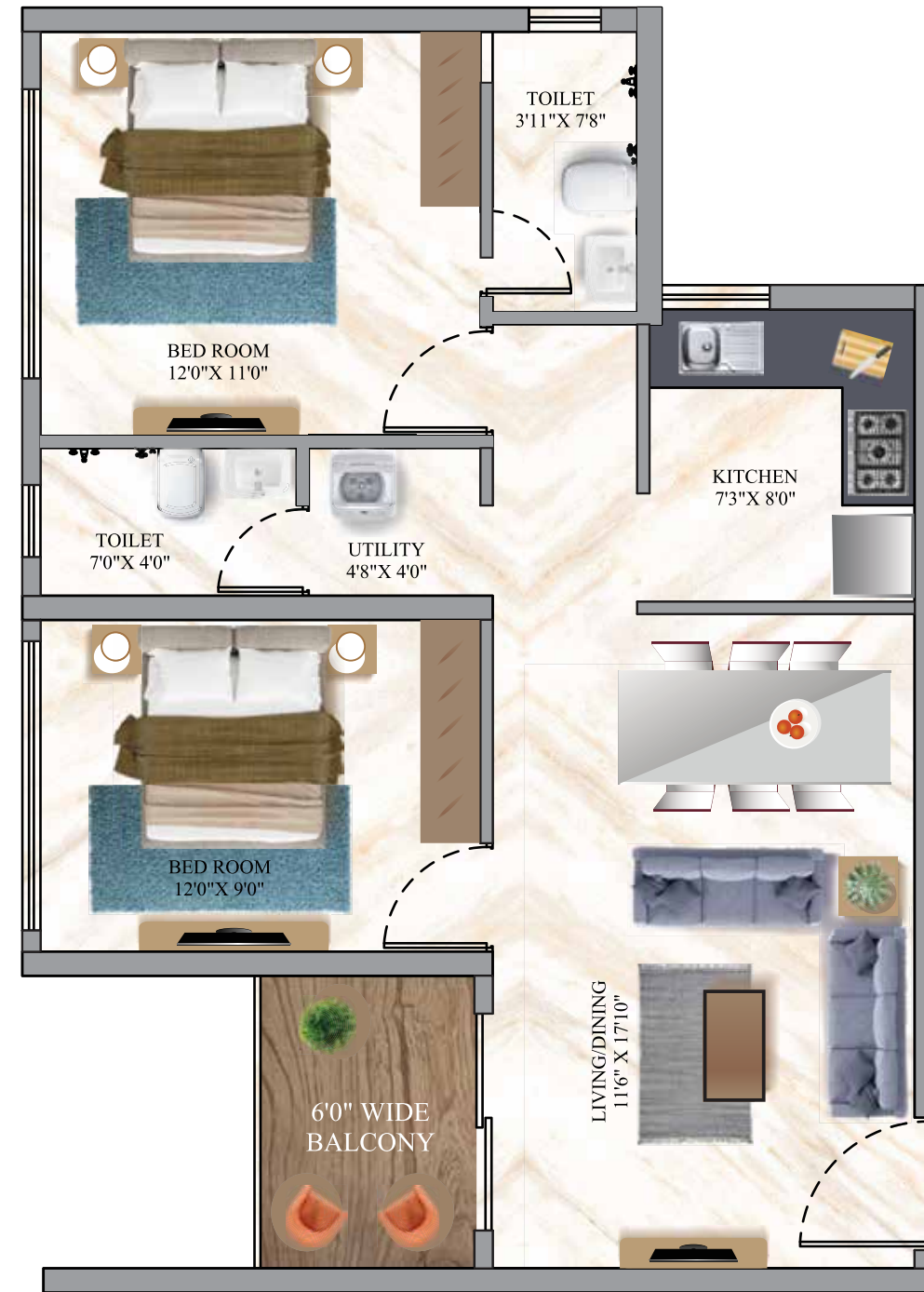


RERA CARPET AREA - 606 SQ FT



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TOWER 1B | 2 BHK WITH BALCONY



RERA CARPET AREA - 643 SQ FT | BALCONY AREA - 44 SQ FT



TOWER 1B | 3 BHK WITH BALCONY



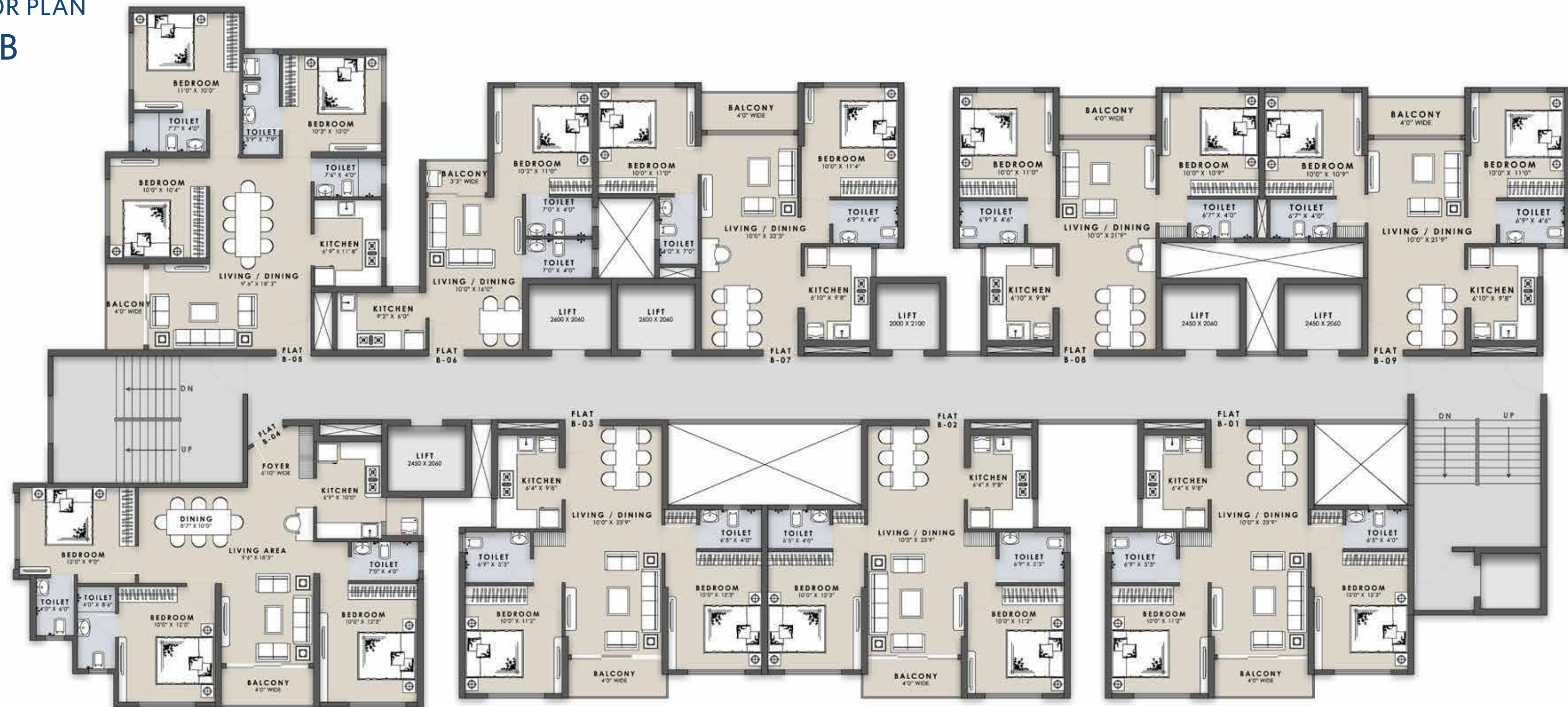
RERA CARPET AREA - 829 SQ FT | BALCONY AREA - 37 SQ FT



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TYPICAL FLOOR PLAN TOWER 2B

KEY PLAN



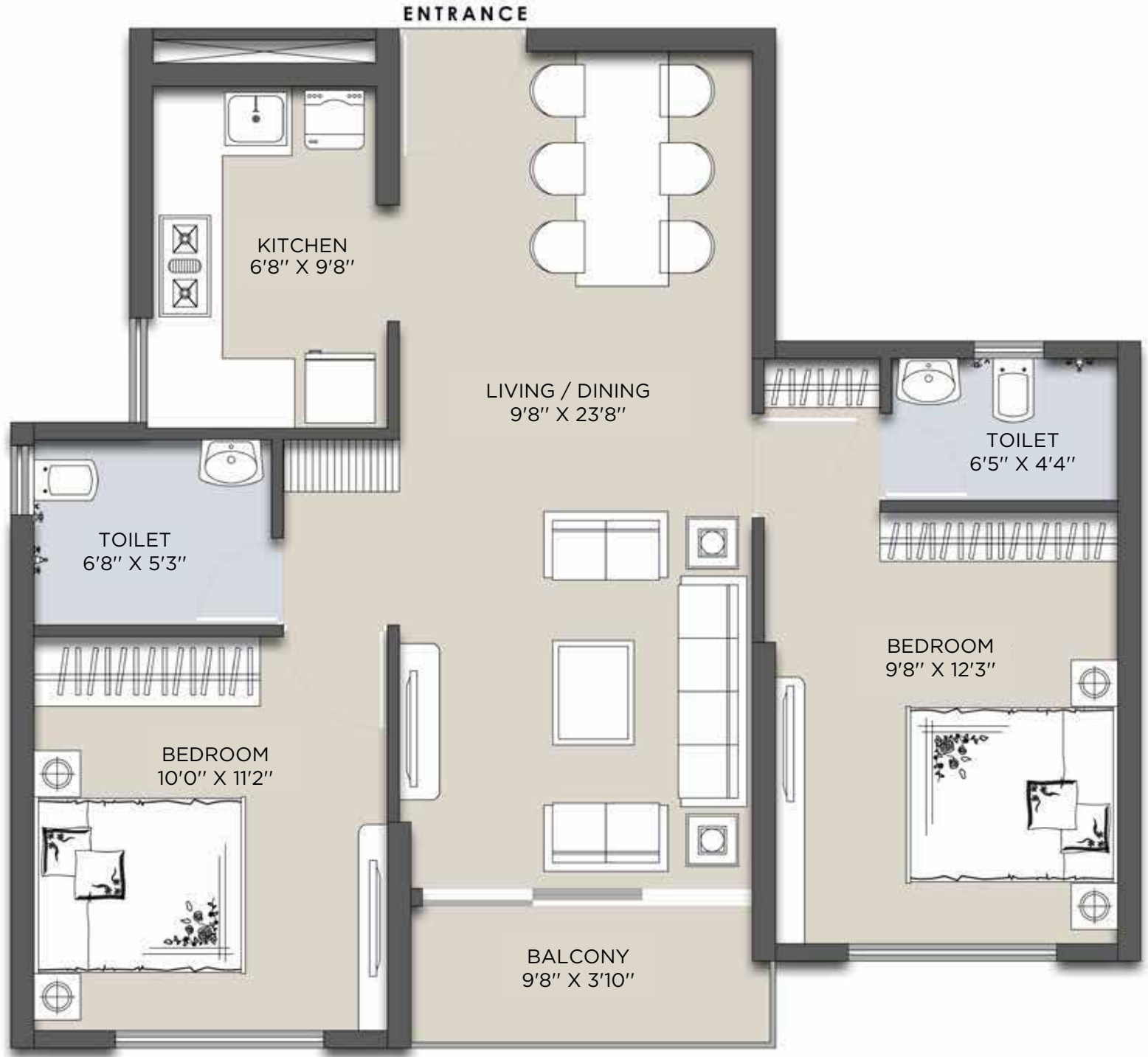
Flat Type	No. of Flats Per Floor	Carpet Area in sq. ft.	Balcony Area sq. ft.	Total Carpet Area sq. ft.
1 BHK	1	395	16	411
2 BHK	3	615	29	644
2 BHK	3	657	34	691
3 BHK	1	801	30	831
3 BHK	1	879	48	927

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TOWER 2B | 2 BHK

UNIT PLAN B-01



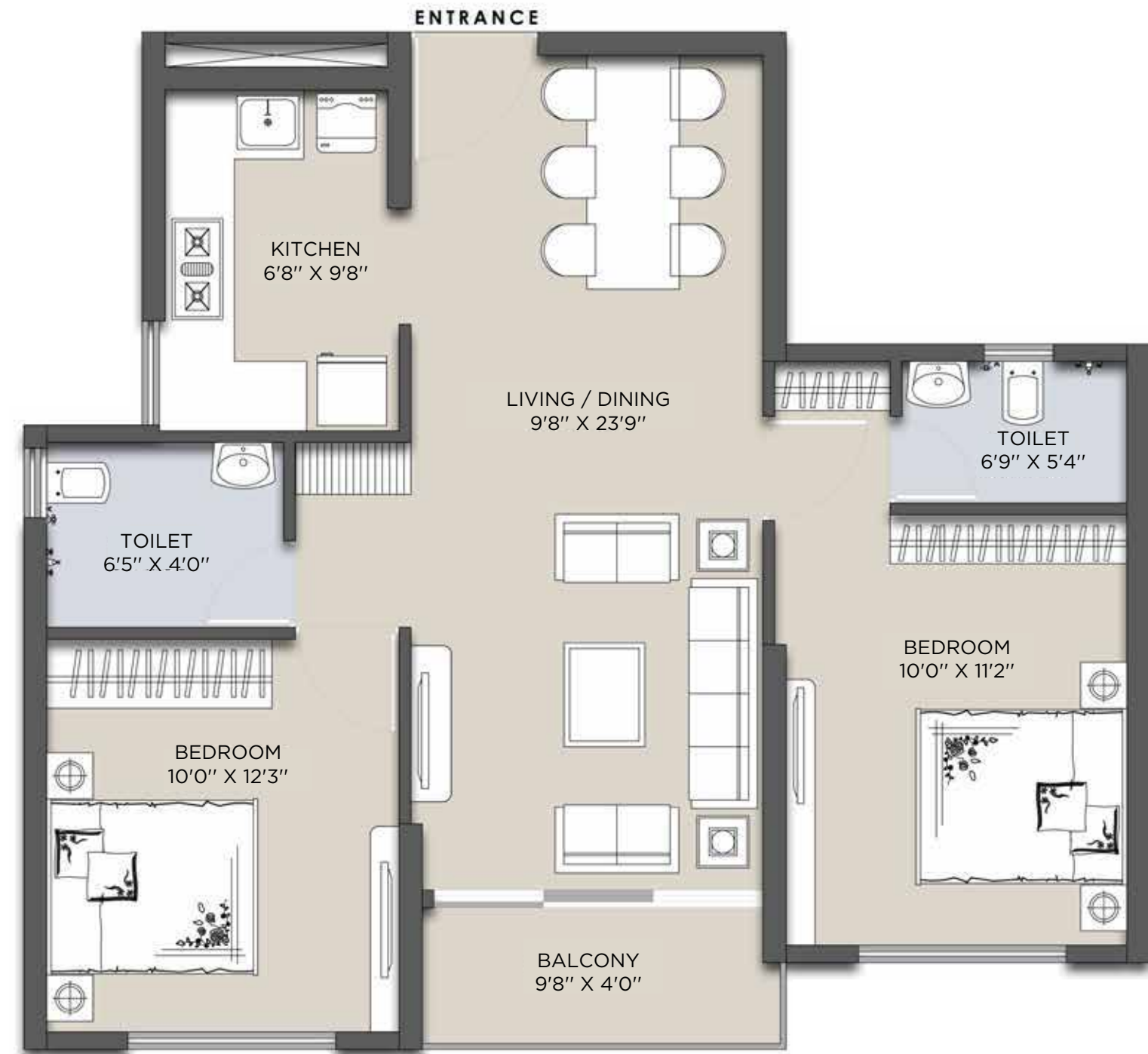
TOTAL CARPET AREA: 691 SQ. FT. | CARPET AREA: 657 SQ. FT. | BALCONY AREA: 34 SQ. FT.

Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion: 1 sq.mt. = 10.764 sq. ft. *Conversion in square feet for convenience purpose & easy understanding.



TOWER 2B | 2 BHK

UNIT PLAN B-03

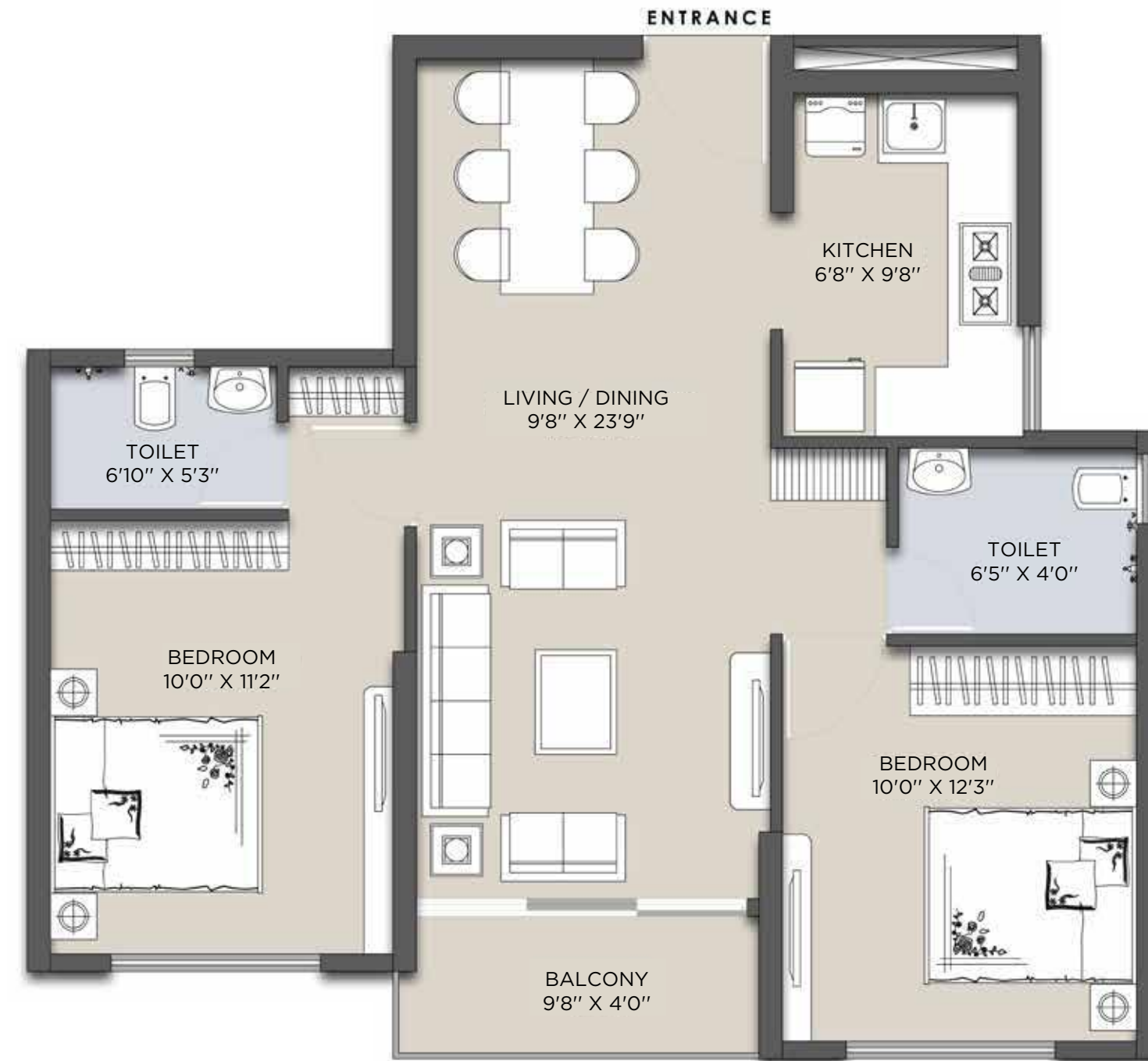


TOTAL CARPET AREA: 691 SQ. FT. | CARPET AREA: 657 SQ. FT. | BALCONY AREA: 34 SQ. FT.

Please Note: The interiors, furniture, fittings, fixtures, etc. shown in the image/drawing are only artist's conception and not part of actual amenities provided. The actual amenities as mentioned in the agreement for Sale shall be final and provided in the flats. All dimensions of carpet area are from unfinished wall surface. Minor variations/tolerance of +/-3% in carpet area may occur on account of design and/or construction exigencies. *Conversion: 1 sq.mt. = 10.764 sq. ft. **Conversion in square feet for convenience purpose & easy understanding.

TOWER 2B | 2 BHK

UNIT PLAN B-02

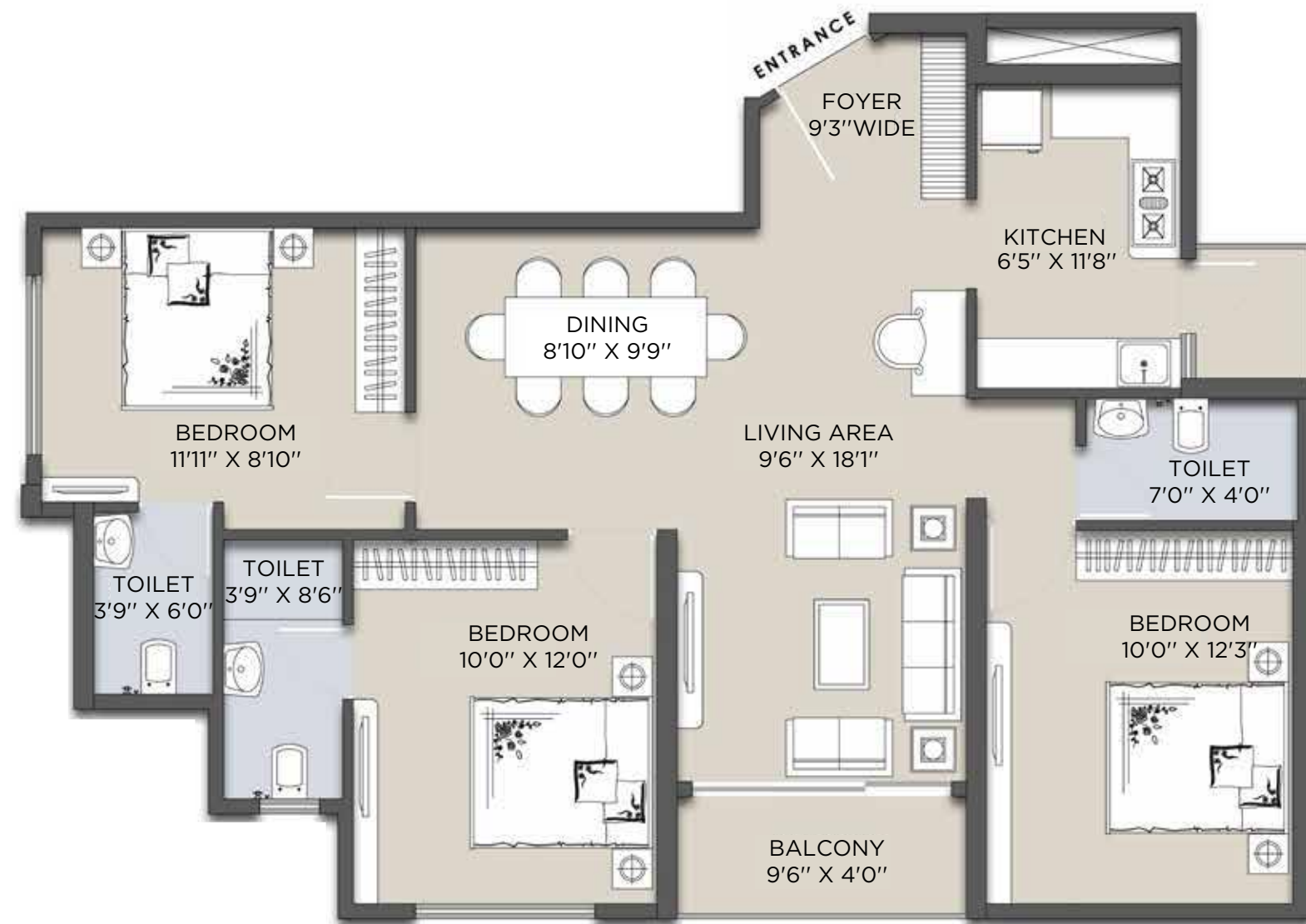


TOTAL CARPET AREA: 691 SQ. FT. | CARPET AREA: 657 SQ. FT.
BALCONY AREA: 34 SQ. FT.



TOWER 2B | 3 BHK

UNIT PLAN B-04



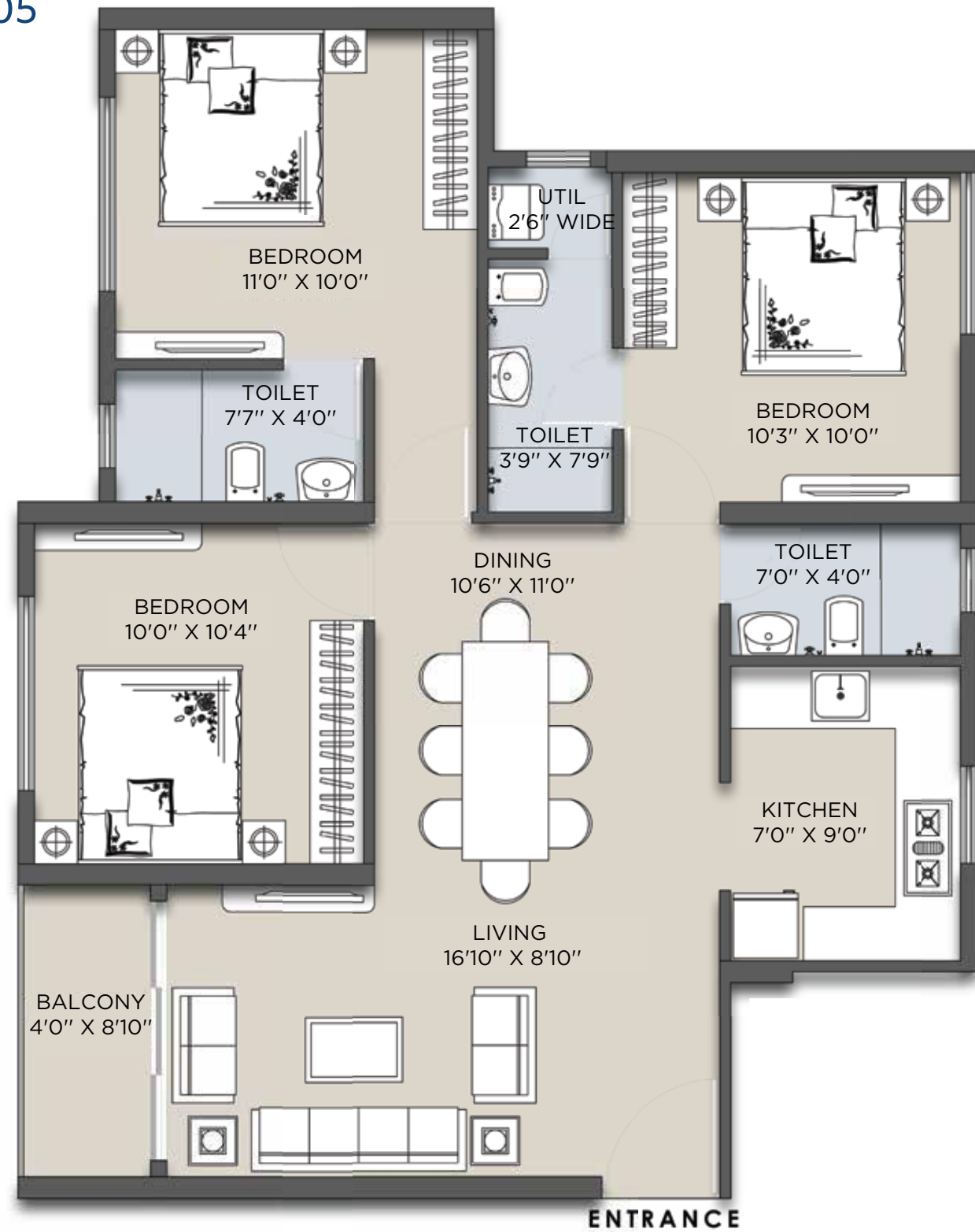
TOTAL CARPET AREA: 831 SQ. FT. | CARPET AREA: 801 SQ. FT. | BALCONY AREA: 30 SQ. FT.

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TOWER 2B | 3 BHK

UNIT PLAN B-05



TOTAL CARPET AREA: 927 SQ. FT. | CARPET AREA: 879 SQ. FT. | BALCONY AREA: 48 SQ. FT.

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TOWER 2B | 1 BHK

UNIT PLAN B-06

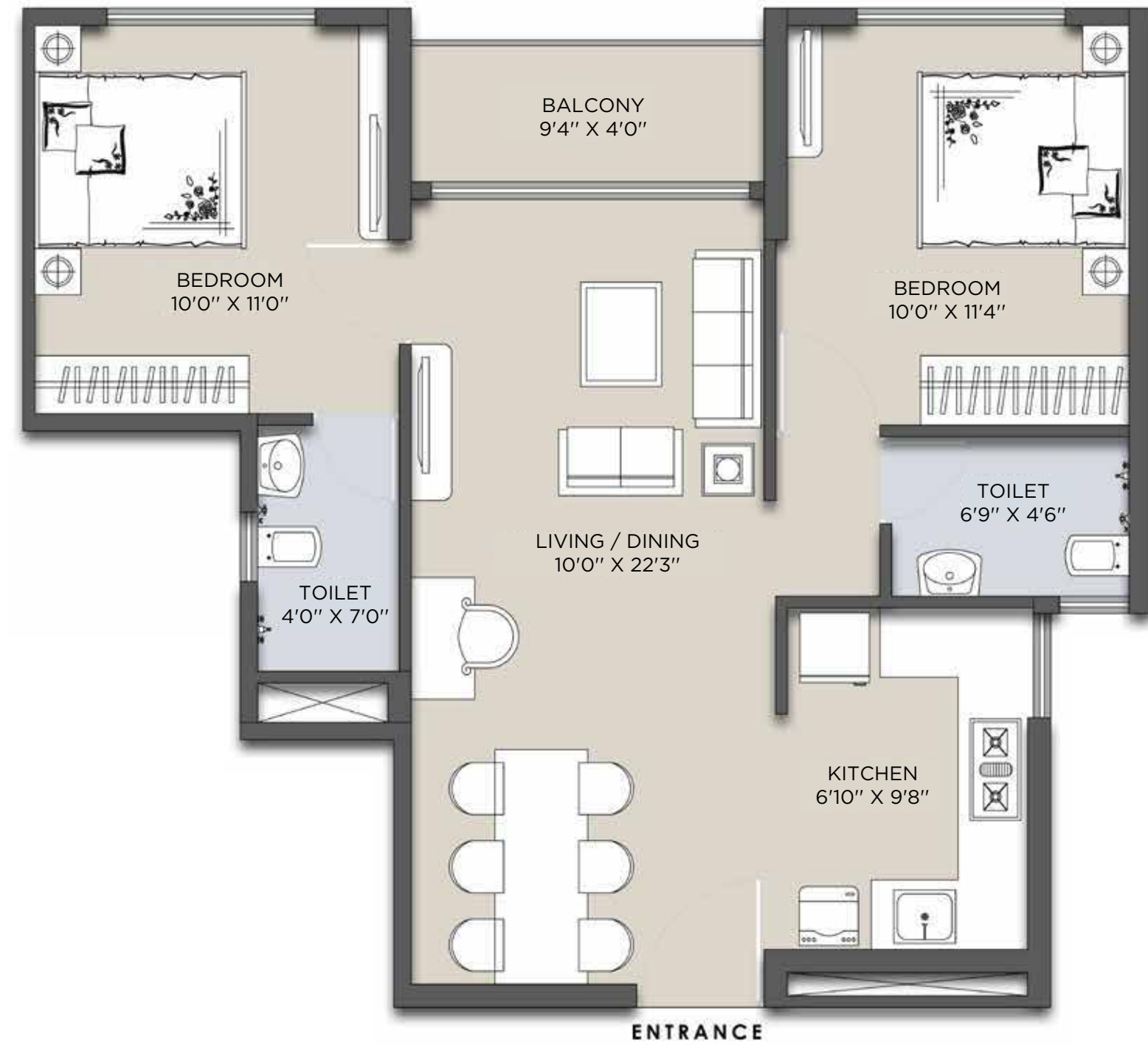


TOTAL CARPET AREA: 411 SQ. FT. | CARPET AREA: 395 SQ. FT. | BALCONY AREA: 16 SQ. FT.

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TOWER 2B | 2 BHK

UNIT PLAN B-07

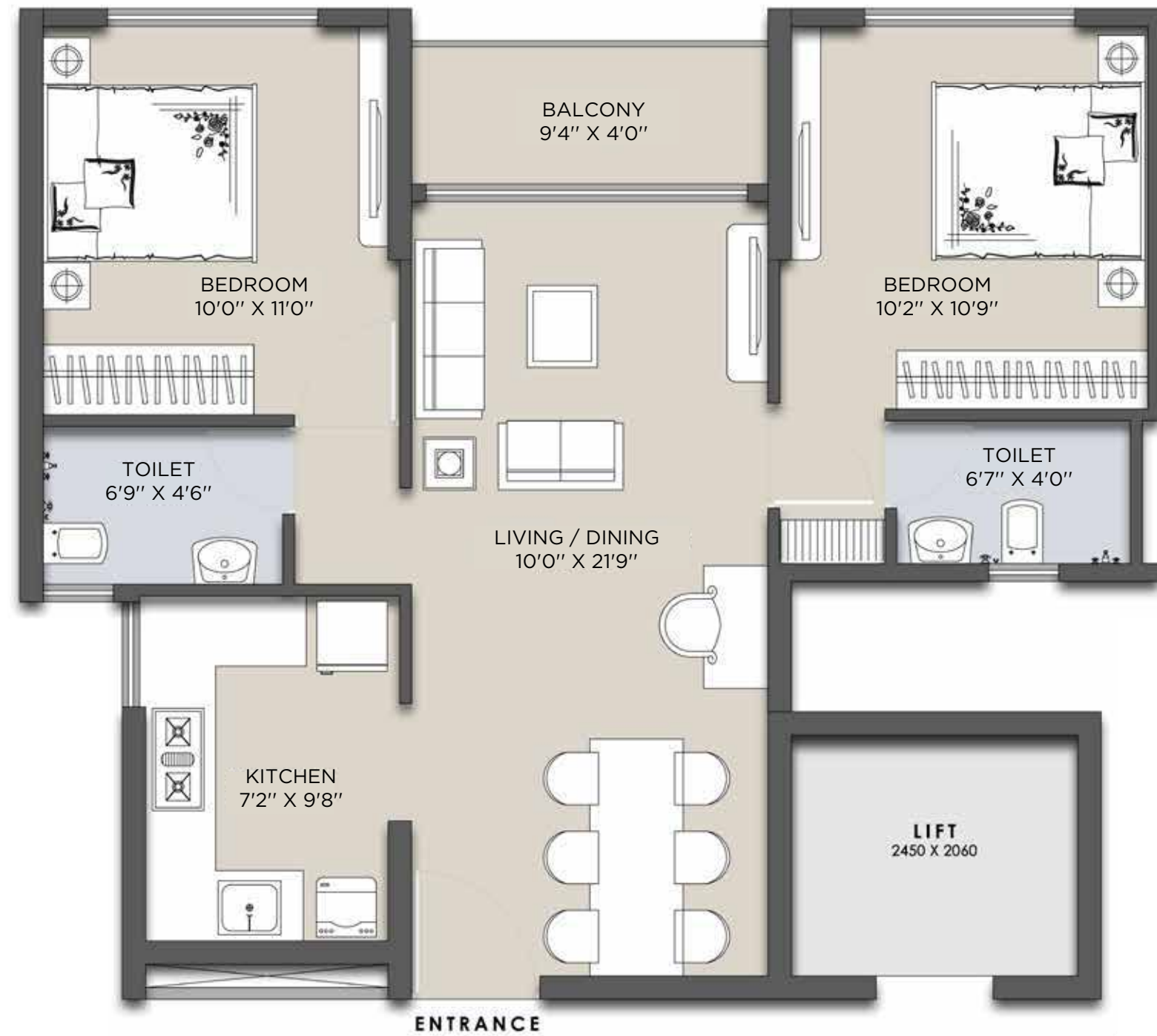


TOTAL CARPET AREA: 644 SQ. FT. | CARPET AREA: 615 SQ. FT. | BALCONY AREA: 29 SQ. FT.

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TOWER 2B | 2 BHK

UNIT PLAN B-08

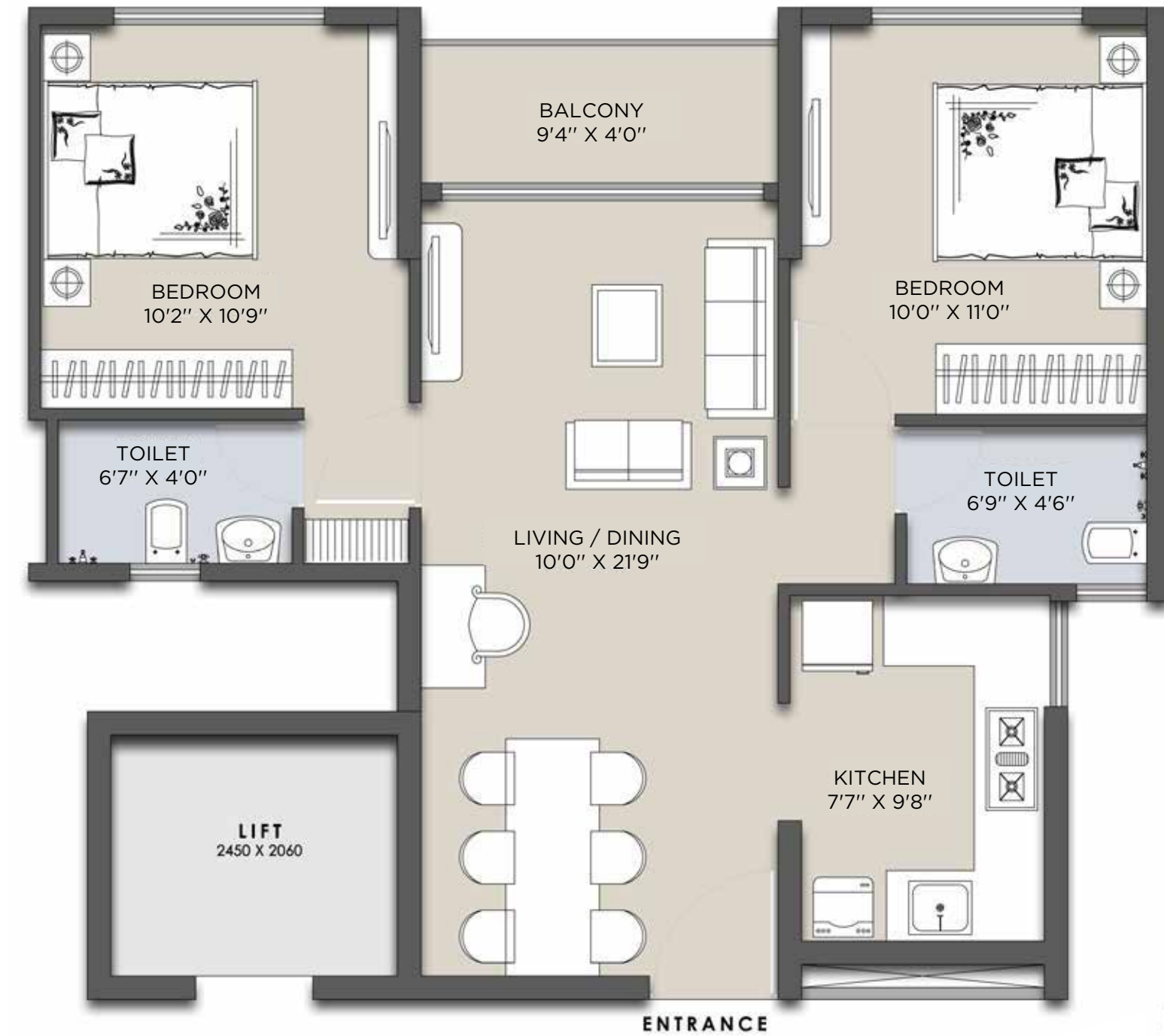


TOTAL CARPET AREA: 644 SQ. FT. | CARPET AREA: 615 SQ. FT. | BALCONY AREA: 29 SQ. FT.

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TOWER 2B | 2 BHK

UNIT PLAN B-09



TOTAL CARPET AREA: 644 SQ. FT. | CARPET AREA: 615 SQ. FT.
BALCONY AREA: 29 SQ. FT.



Developed by



SITE ADDRESS Sardar Nagar No. 4, Sion Division, Wadala (East), Hemant Manjrekar Road, Beside GTB, Monorail Station, Mumbai 400037.

MUMBAI OFFICE Godrej Colesium, 2nd Floor, 201/202, A Wing Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400022.



The project has been registered via MahaRERA Registration No.: P51900021027 | P51900021040 | P51900021044 | P51900021031 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.
Disclaimer: Images shown are for representational purposes only and may not bear any resemblance to actual features/offers.

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There are High Tension Pillars on the plot and are passing through one corner of the plot which are not visible in the current render.*T&C Apply. Govt. Taxes Extra. Images shown are for representational purposes only and may or may not bear any resemblance to actual features/offers. All images used are Artists Impression.



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