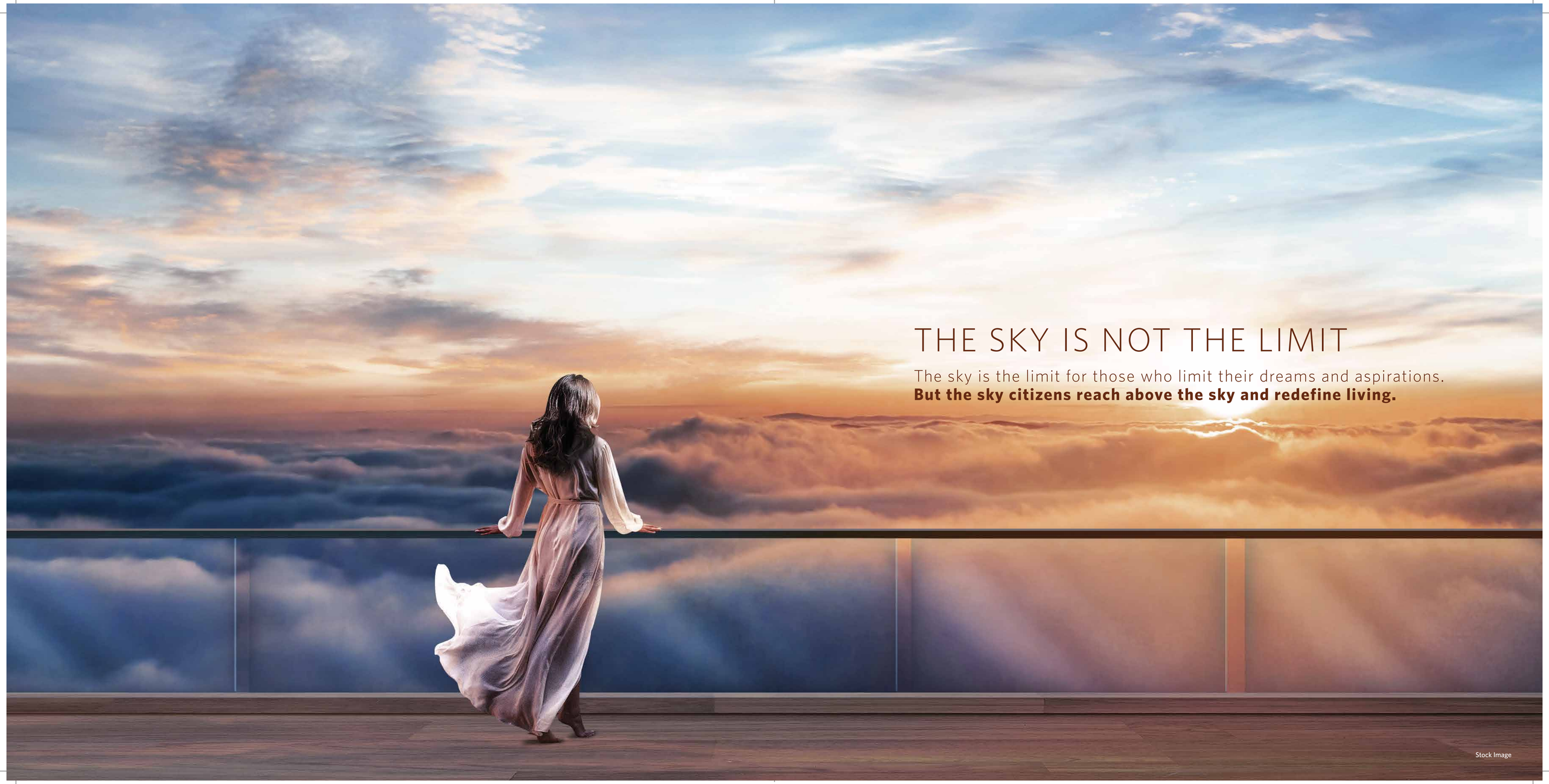
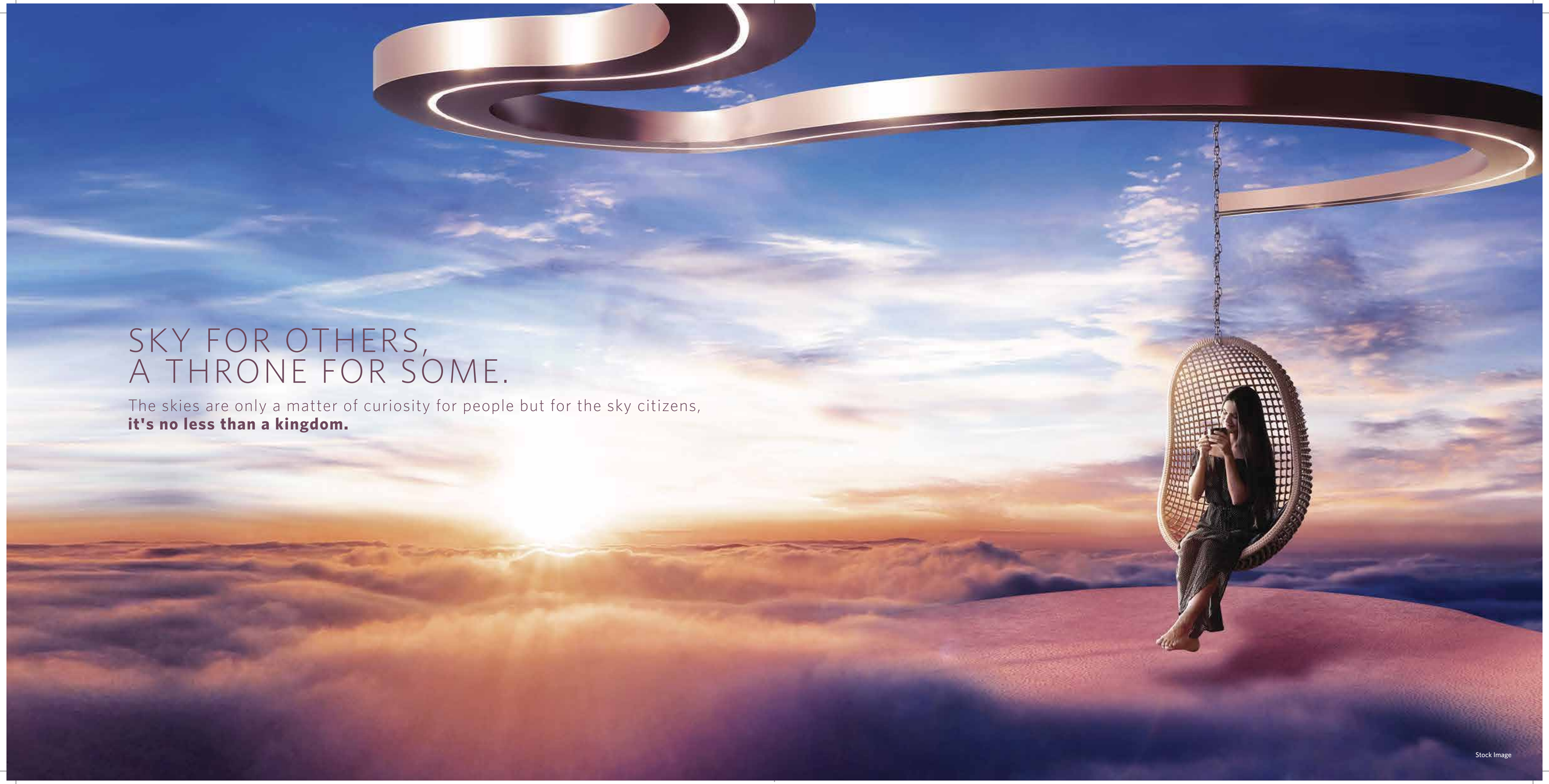
SKY CITIZEN


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.
Stock Image


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.
Stock Image


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.
Stock Image

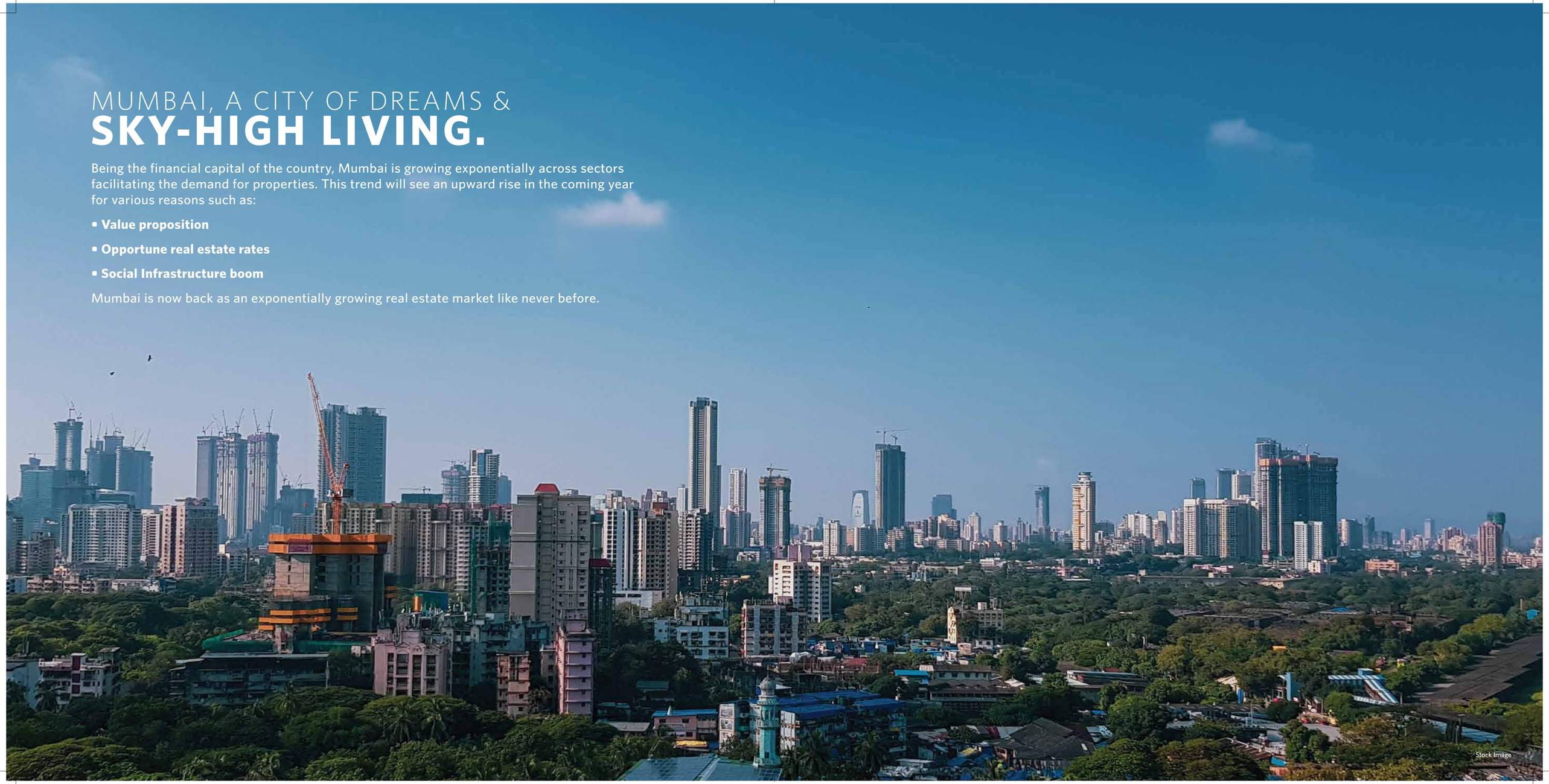
MUMBAI, A CITY OF DREAMS &

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.



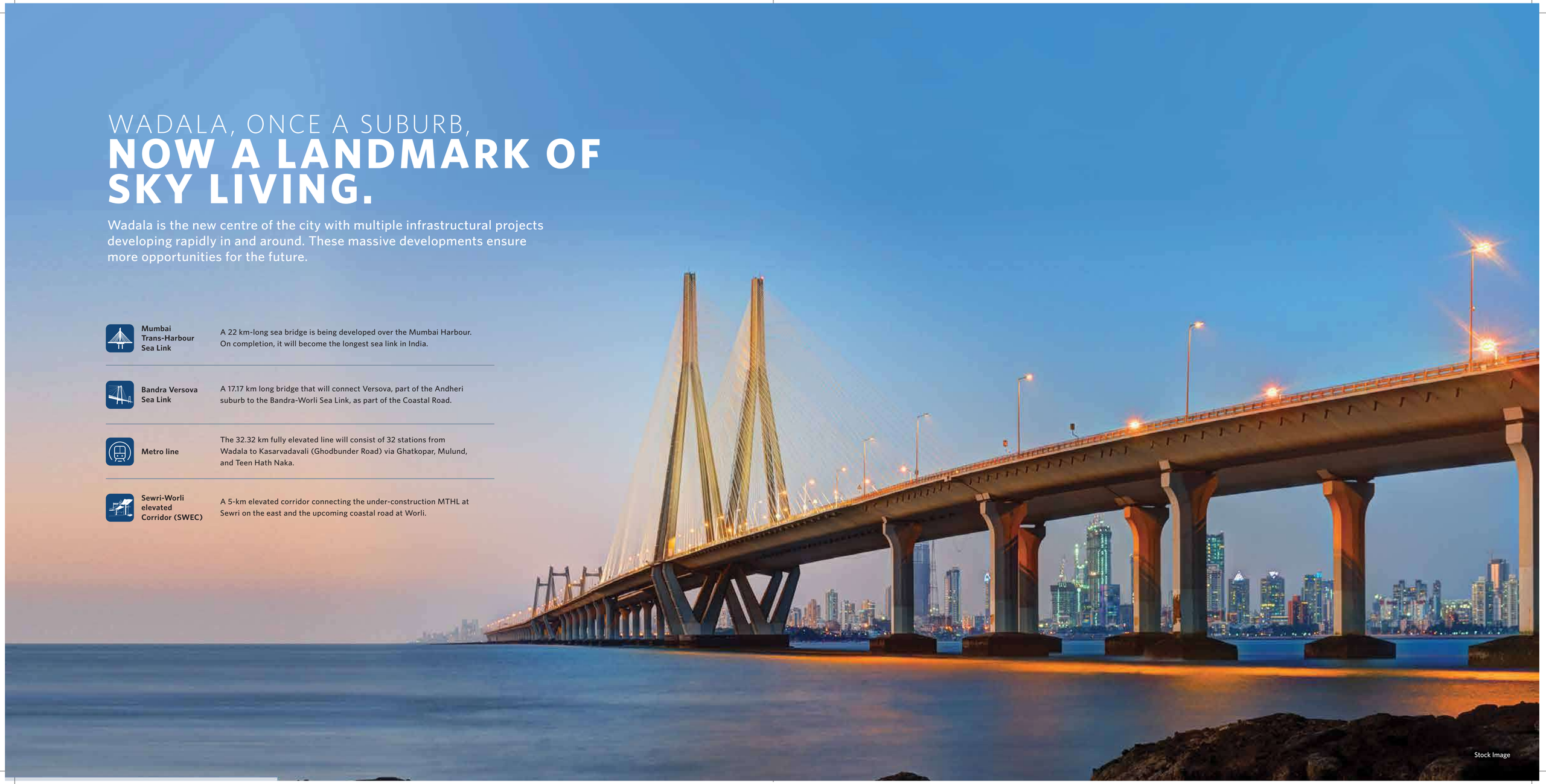
Stock Image

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.



Stock Image

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.

Stock Image



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

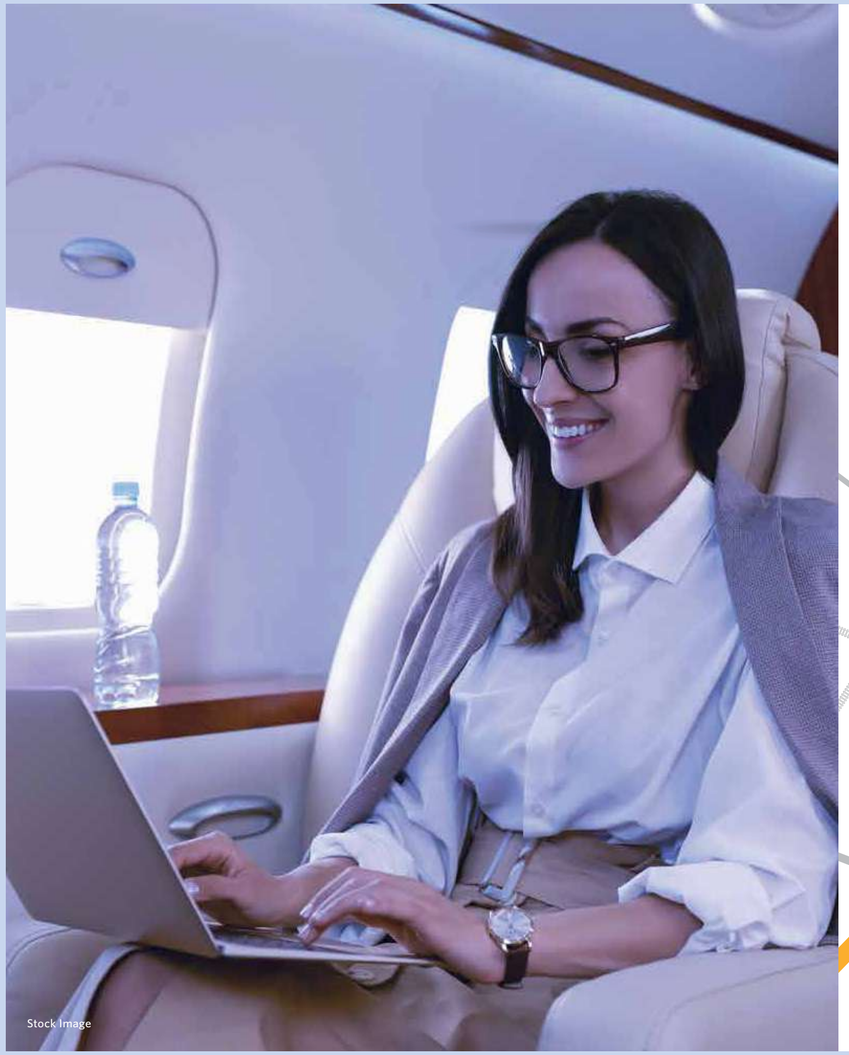
CLOSER TO THE BEST HEALTH CARE IN THE CITY

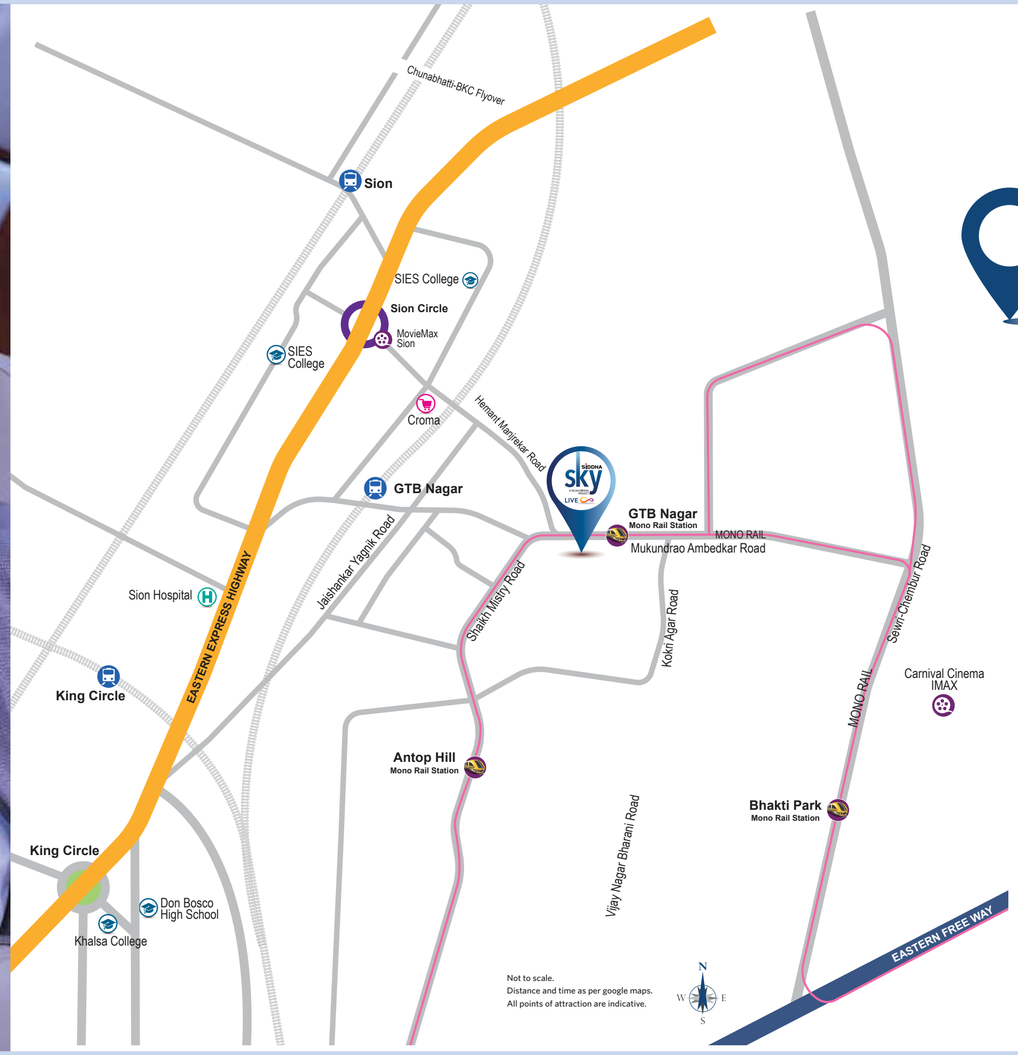
Chinmay Nursing Home	-	5 mins
Smt. S. R. Mehta & Sir K. P. Cardiac Institute	-	6 mins
Aditya Jyot Eye Hospital	-	9 mins
BPT Hospital	-	10 mins
K. J. Somaiya Hospital	-	10 mins
Nowrosjee Wadia Maternity Hospital	-	10 mins
Wadala TB Hospital	-	12 mins
Tata Memorial Hospital	-	23 mins

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.





Wadala is a prime location in the heart of Mumbai. It is fast becoming a coveted address thanks to the development and a well-connected network of transport.

- GTB Monorail Station
- Eastern Freeway
- Proposed Wadala Metro Station

3 MIN

- Wadala Monorail Station
- Eastern Express Highway
- GTB Nagar Railway Station
- BKC Elevated Road

5 MIN

- Sion Railway Station
- Mumbai Trans Harbour Link
- Sewri-Chembur Road
- BKC

10 MIN

- Link Road (SCLR)
- Lower Parel

15 MIN

- Bandra Worli Sea Link
- Domestic & International Airport
- CSMT (Chhatrapati Shivaji Maharaj Terminus)

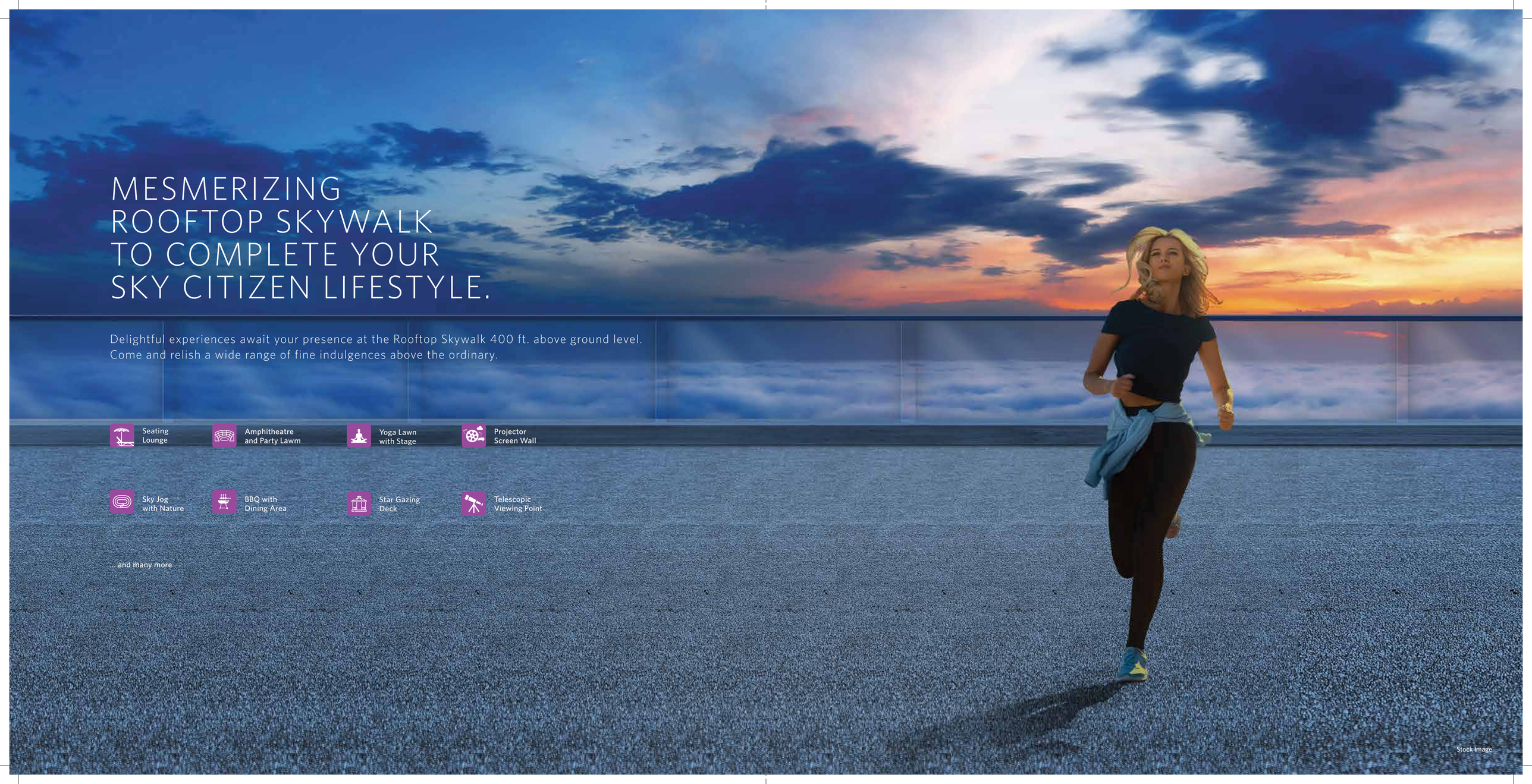
25 MIN

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 Lawm
- Yoga Lawn with Stage
- Projector Screen Wall
- Sky Jog with Nature
- BBQ with Dining Area
- Star Gazing Deck
- Telescopic Viewing Point

... and many more



Stock Image


Come, witness the sky life, and live forever as a
SKY CITIZEN
Representative Image



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



Artist's Impression

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



Artist's Impression



Hammock Sitting on Rooftop Skywalk

Artist's Impression



Amphitheatre on Rooftop Skywalk

Artist's Impression



Yoga & Telescopic Star Gazing on Rooftop Skywalk

Artist's Impression



Sky Bar on Rooftop Skywalk

Artist's Impression

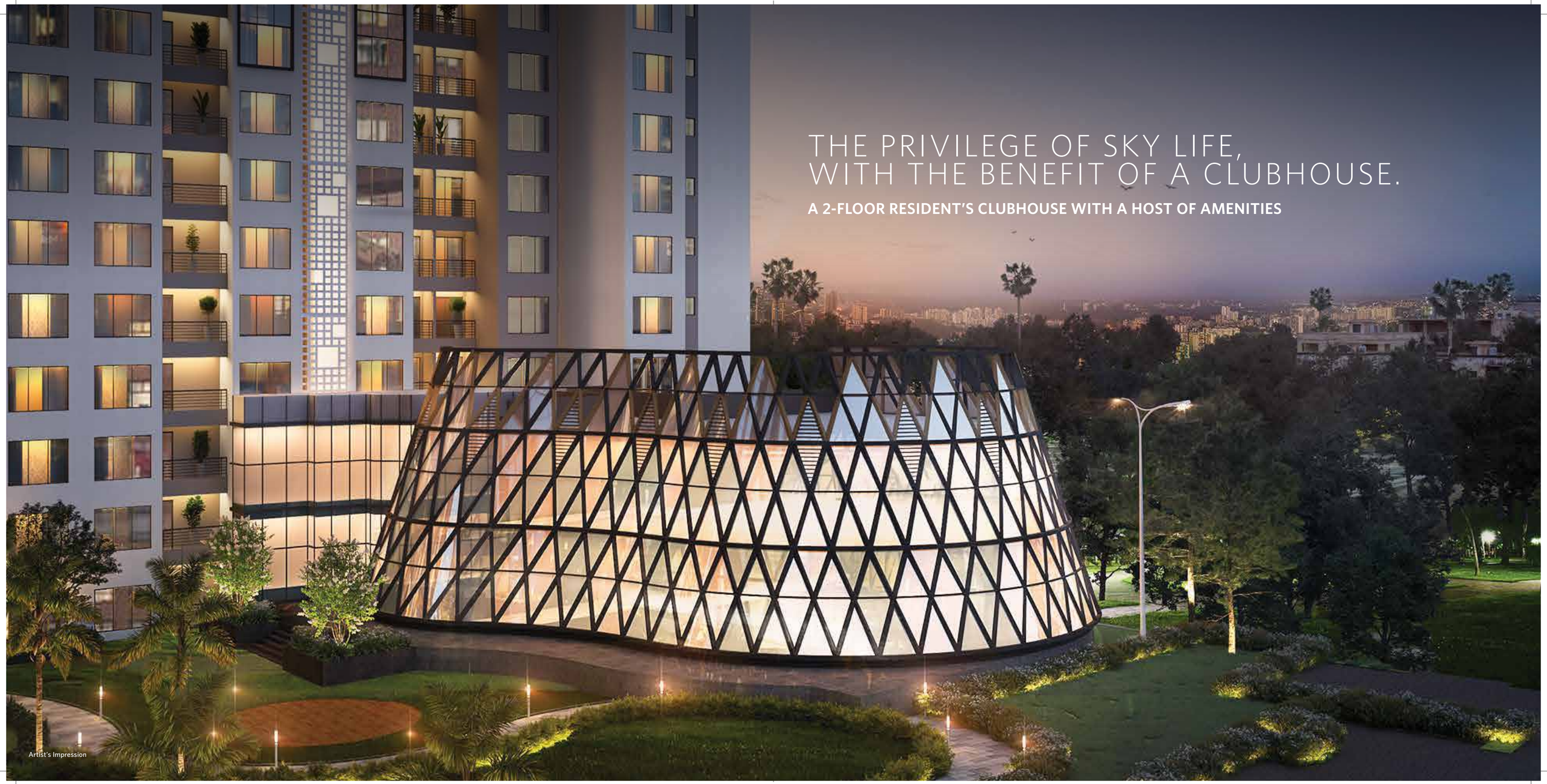


WITNESS THE EXTRAVAGANCE THAT BEFITS THE LIFESTYLE OF THE SKY CITIZEN

- 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

Artist's Impression



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

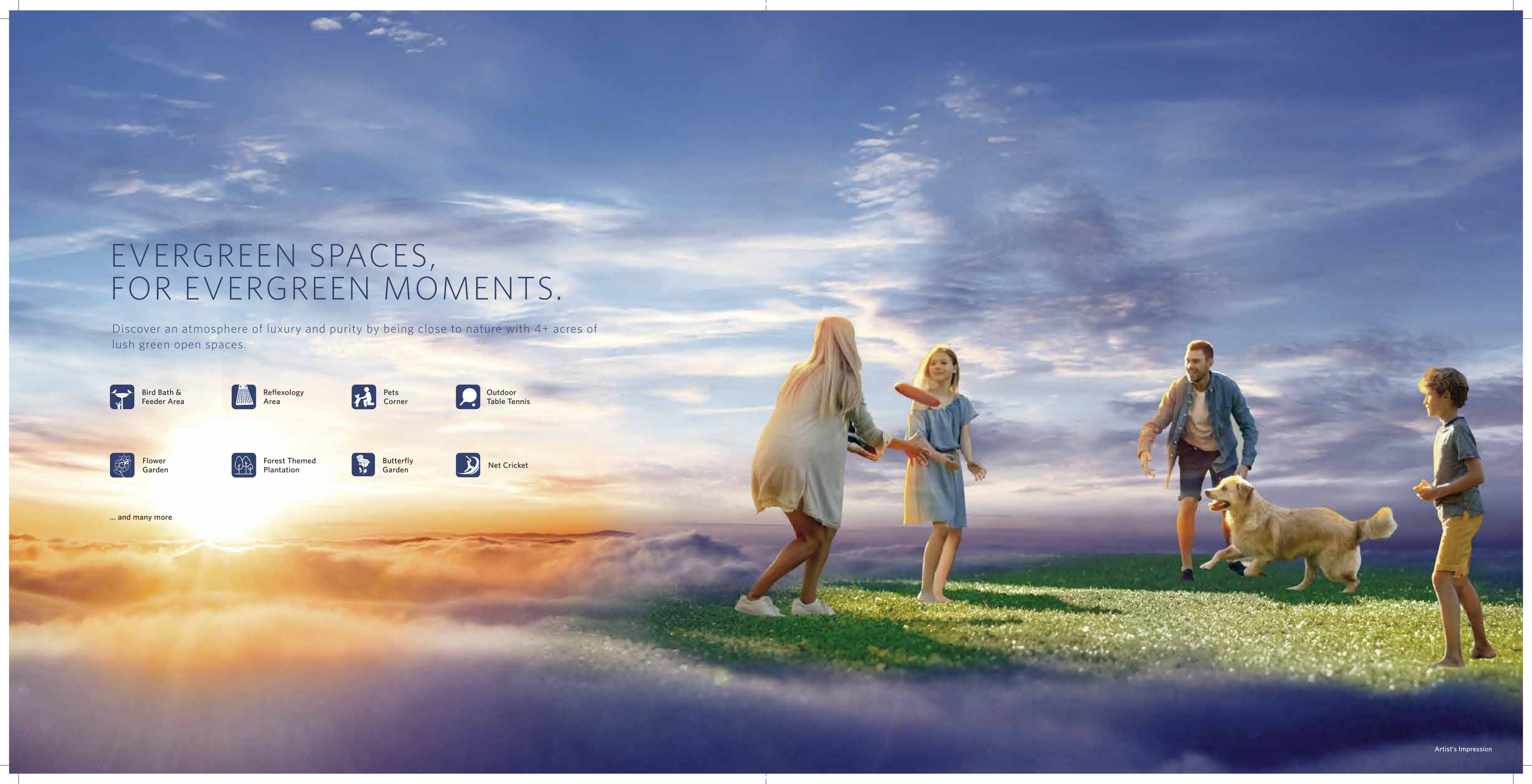
Artist's Impression

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



Artist's Impression



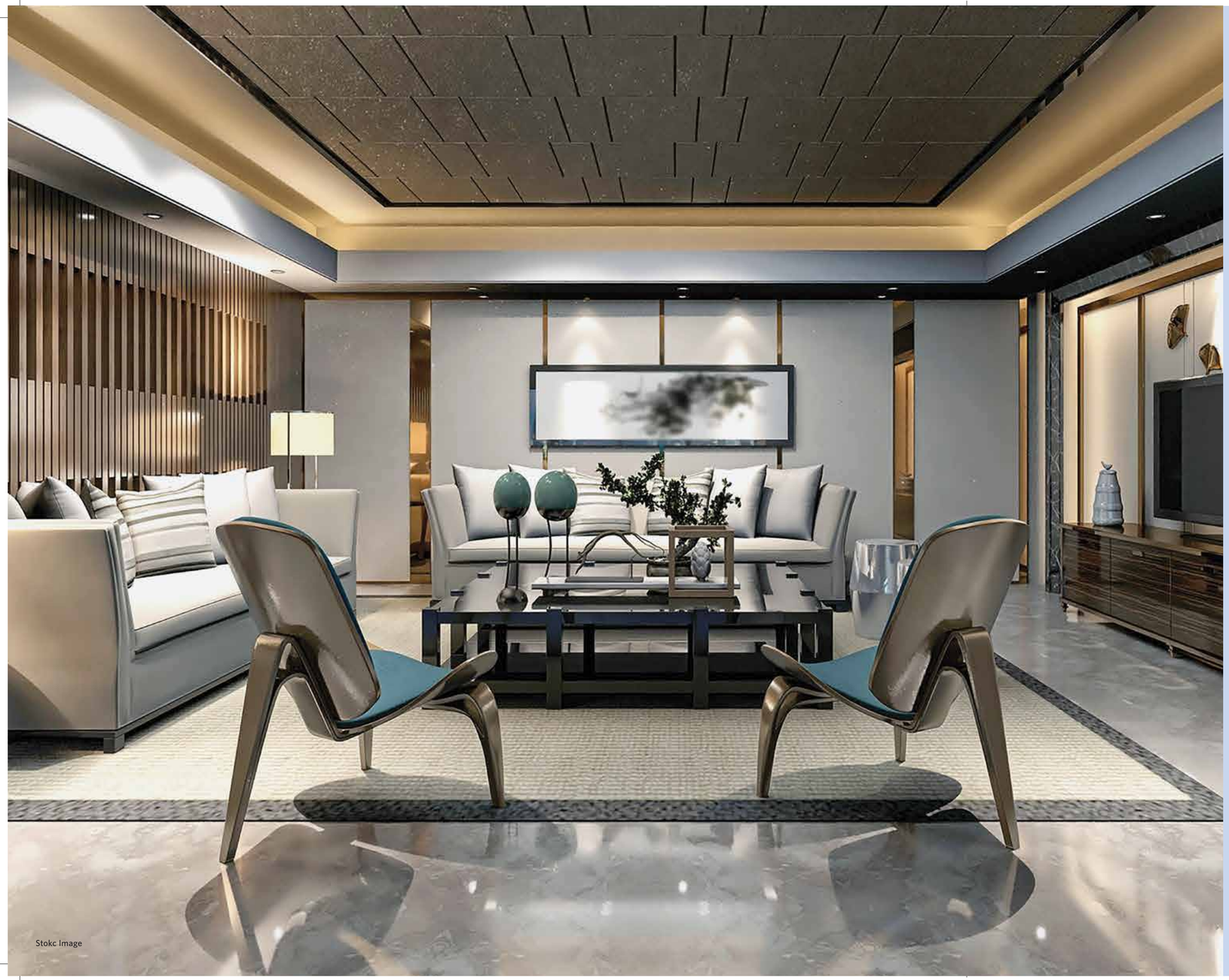
PLANNED EXQUISITELY TO
JUSTIFY THE PRIVILEGE OF A
SKY CITIZEN.

Stock Image

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 Wlevators in each wing for Ultra-comfort
- Retail Spaces for Better Convenience



Stokc Image

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.



Stokc Image

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

All Images are Artist's Impression



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 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.

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

starOm REALTY

Star Om Group, under the leadership of Shri Vishal Jhajharia, 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

DOT ARCHITECTS

ATA AMAR TENDULKAR ARCHITECTS

AGRAWAL & AGRAWAL Architects Planners Interior Designers

Landscape
Consultant

GSA Green Space Alliance

Structural
Consultant

JW



Artist's Impression

LAYOUT & PLANS

MASTER SITE PLAN

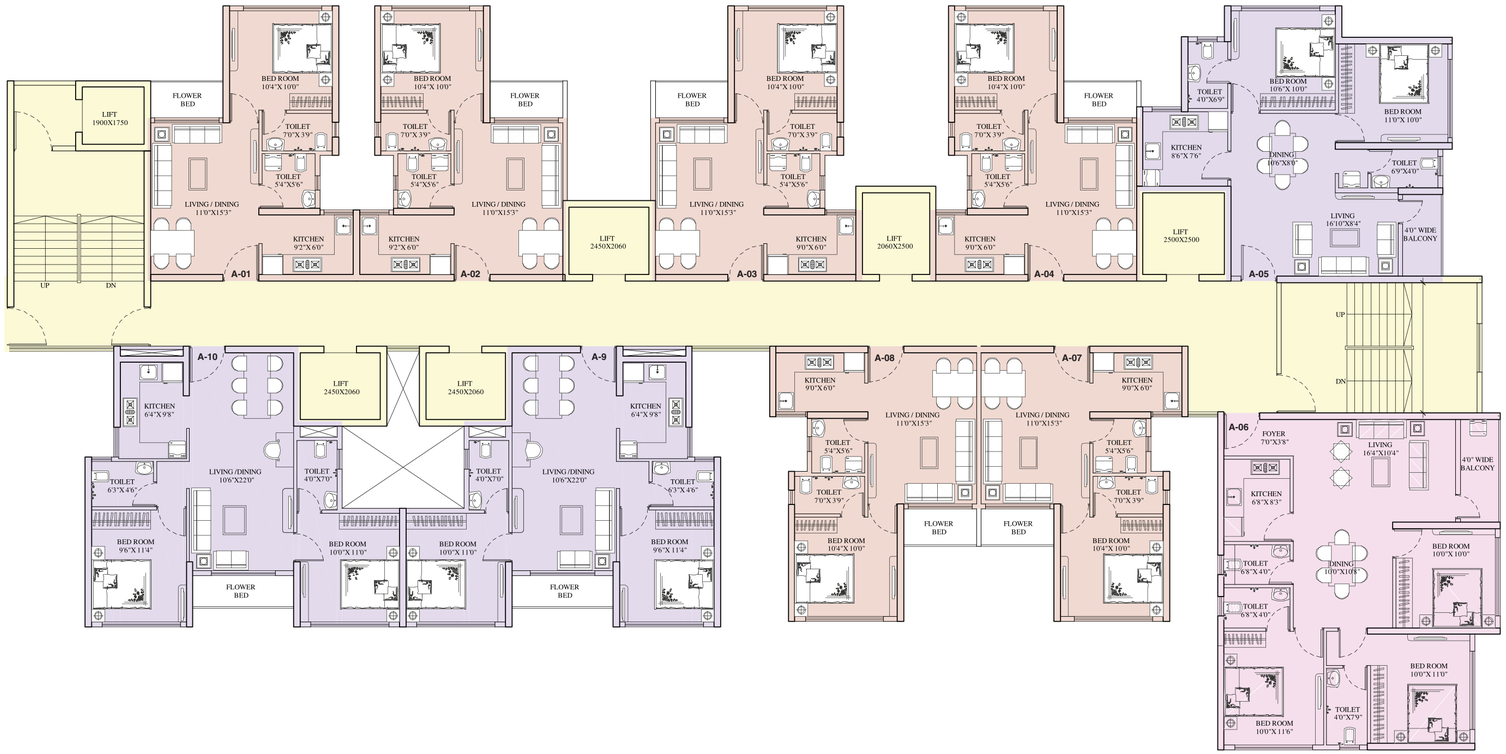


Disclaimer: There are High Tension Pillars on the plot and are passing through one corner of the plot which are not visible in the current render."T&C Apply. Govt. Taxes Extra. Images shown are for representational purposes only and may or may not bear any resemblance to actual features/offerings. All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

TYPICAL FLOOR PLAN
TOWER 1A

KEY PLAN





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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 provied 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

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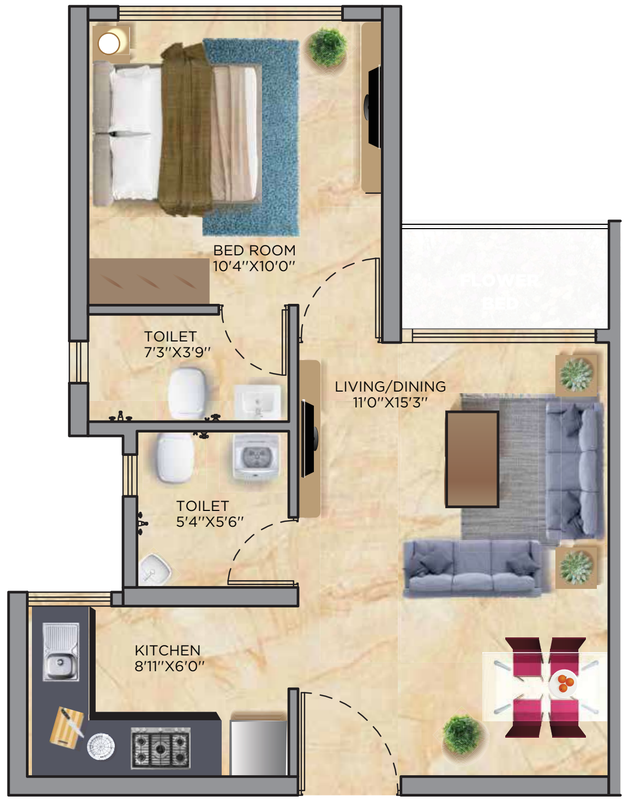
TOWER 1A | 1 BHK
WITHOUT BALCONY





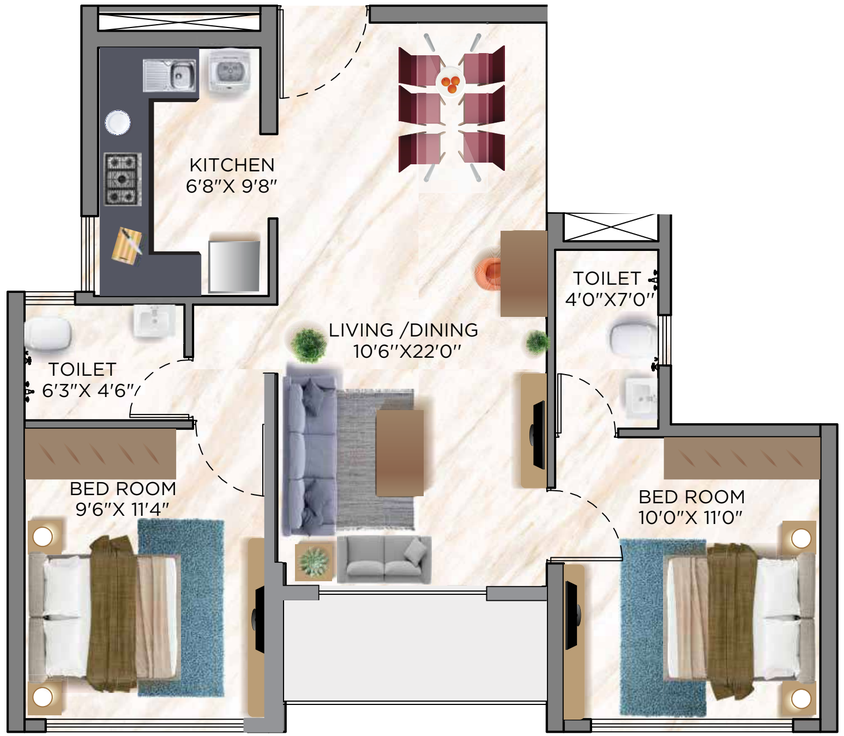
RERA CARPET AREA - 404 SQ FT

TOWER 1A | 2 BHK
WITH BALCONY



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

TOWER 1A | 2 BHK
WITHOUT BALCONY





N

RERA CARPET AREA - 606 SQ FT

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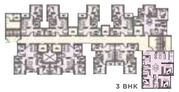
TOWER 1A | 3 BHK
WITH BALCONY





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

TOWER 1A | 3 BHK
WITHOUT BALCONY





N

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

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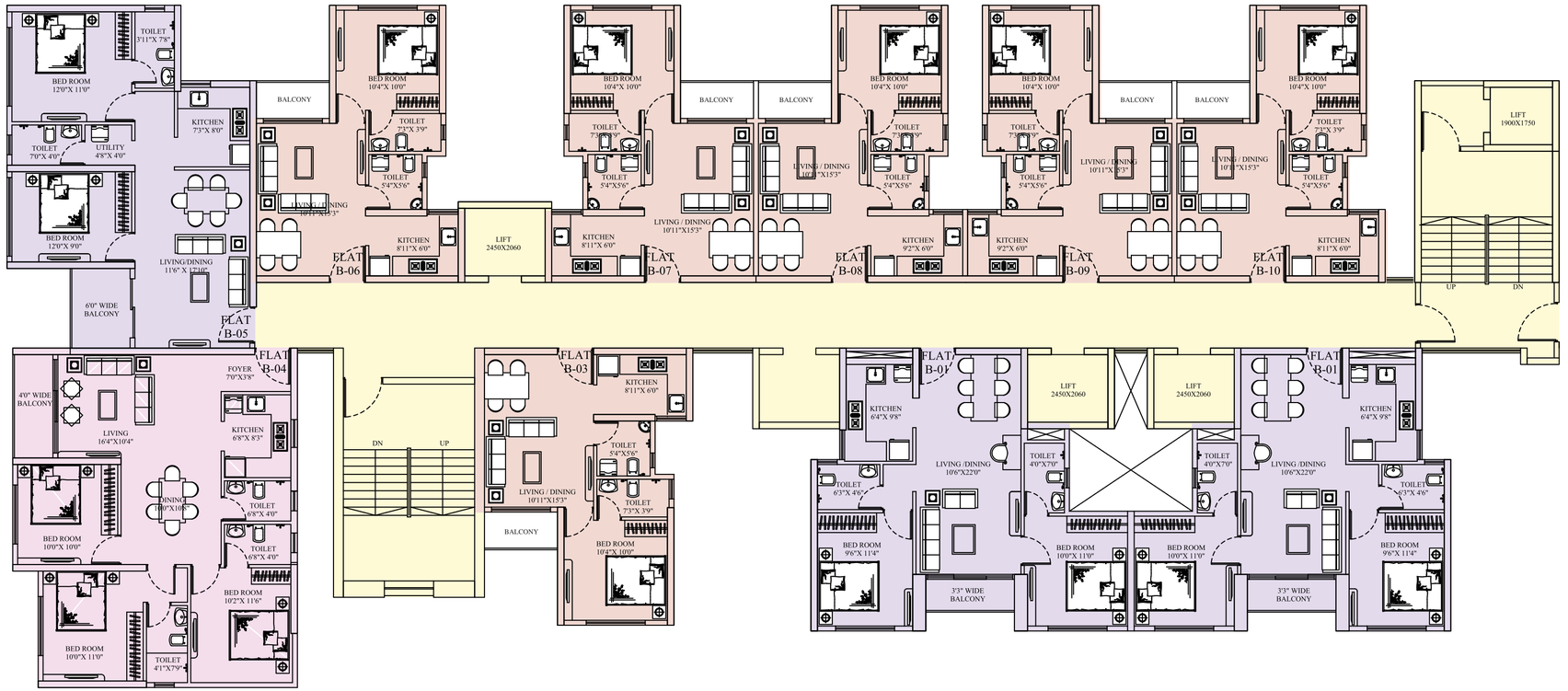
TYPICAL FLOOR PLAN

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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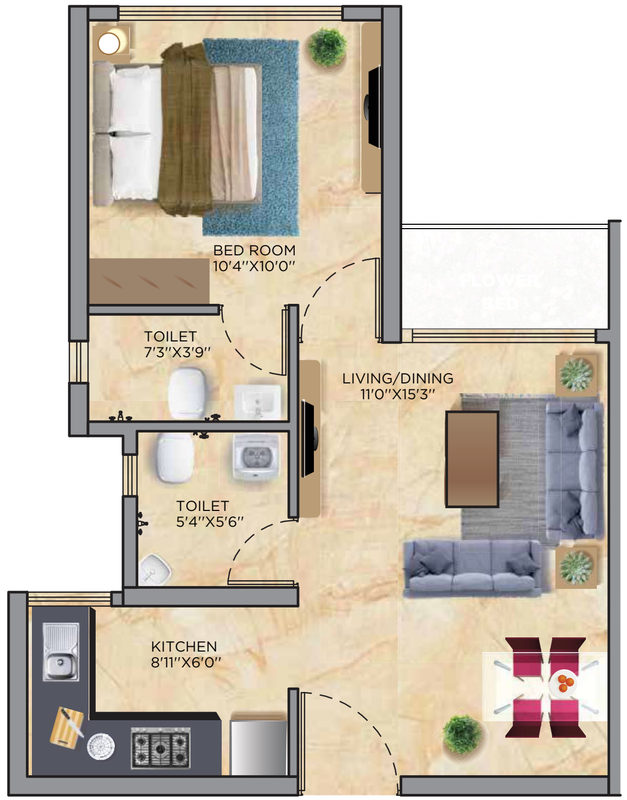
TOWER 1B | 1 BHK
WITHOUT BALCONY





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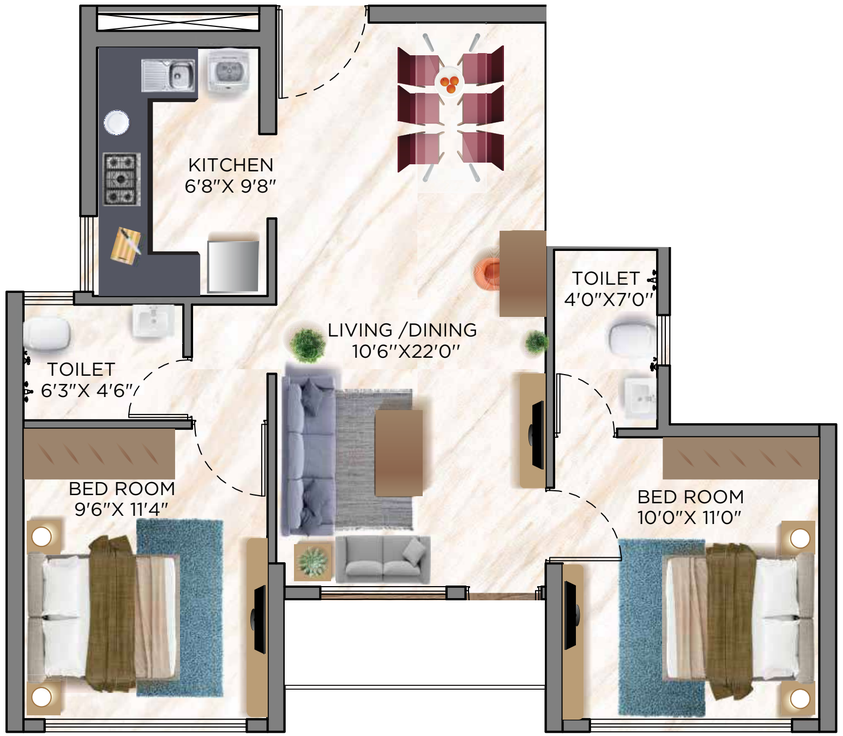
RERA CARPET AREA - 404 SQ FT

TOWER 1B | 2 BHK
WITH BALCONY



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

TOWER 1B | 2 BHK
WITHOUT BALCONY





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RERA CARPET AREA - 606 SQ FT

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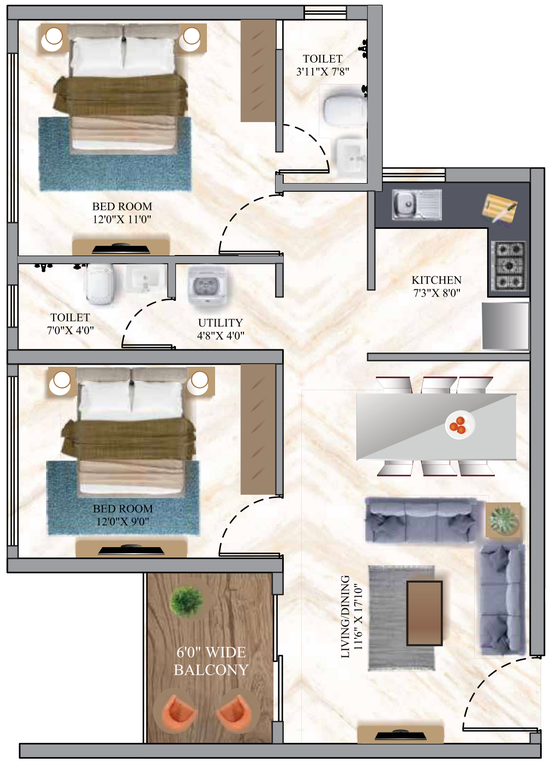
TOWER 1B | 2 BHK
WITH BALCONY





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

TOWER 1B | 3 BHK
WITH BALCONY





N

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

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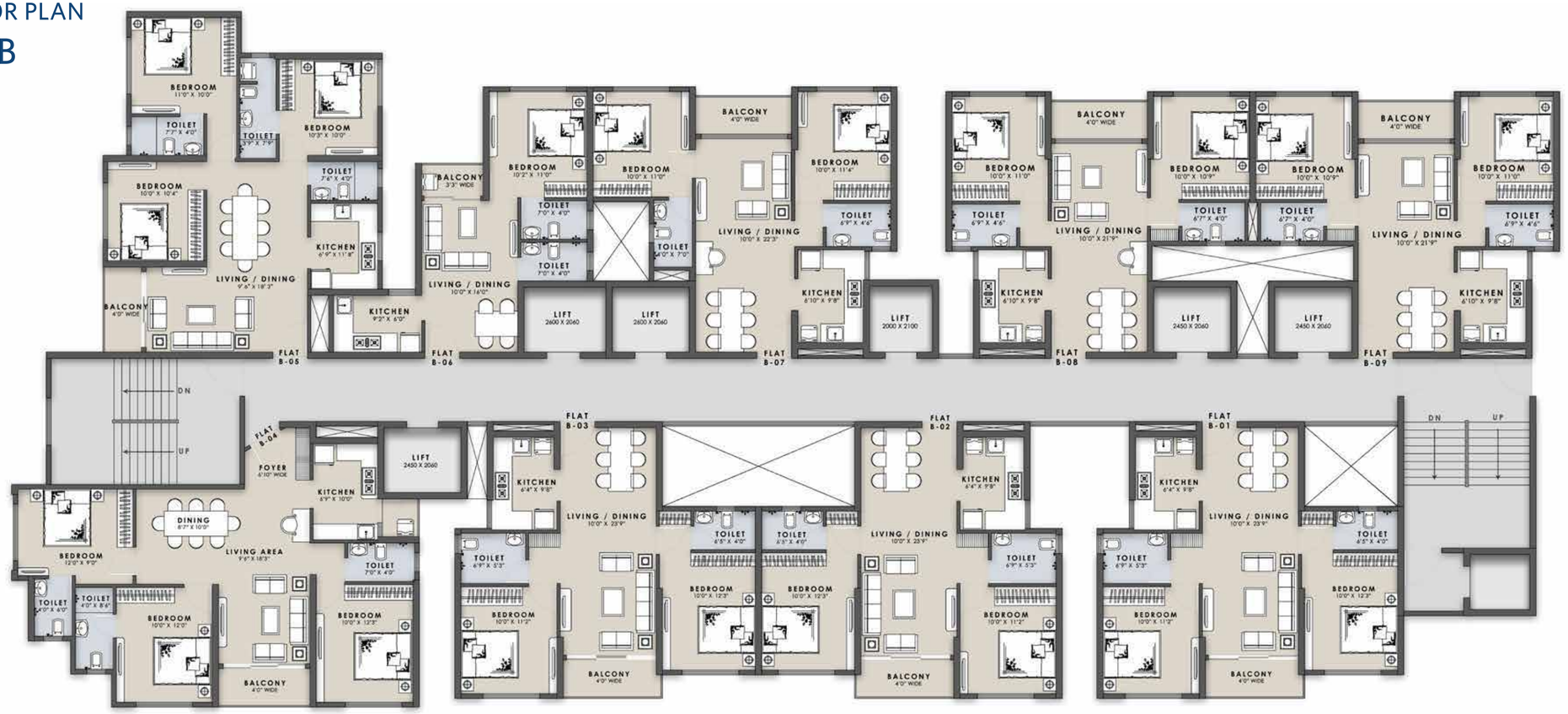
TYPICAL FLOOR PLAN

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

N

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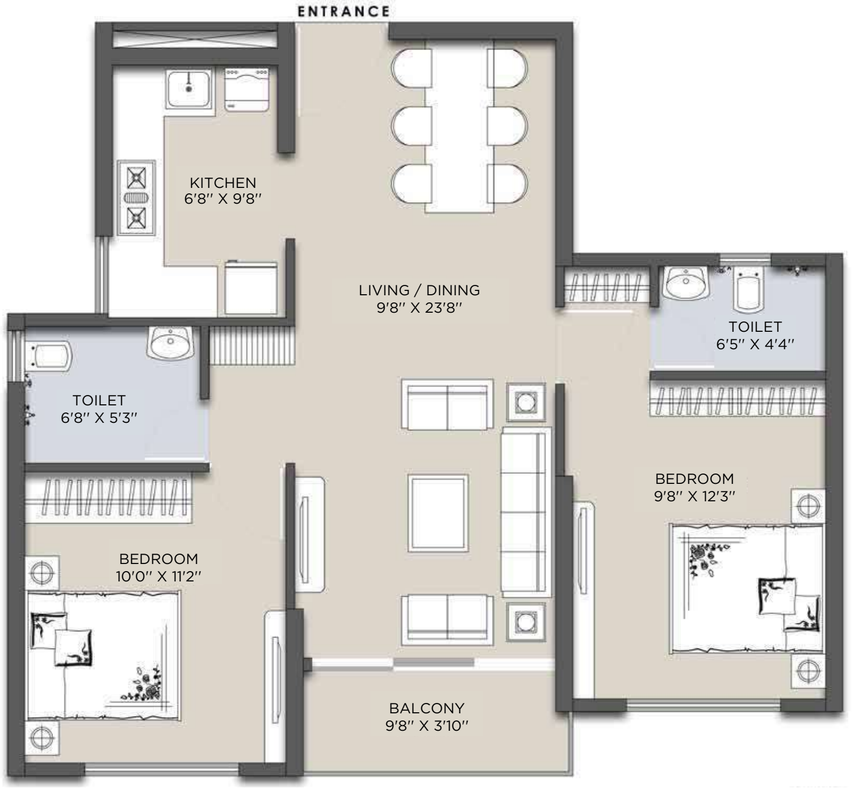
TOWER 2B | 2 BHK

UNIT PLAN B-01







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

N

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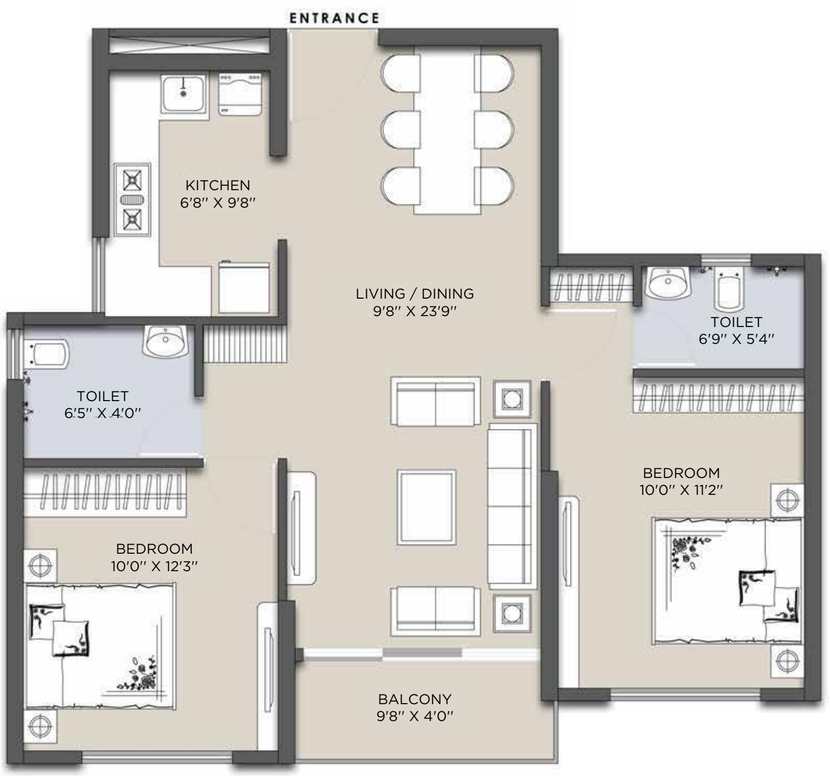
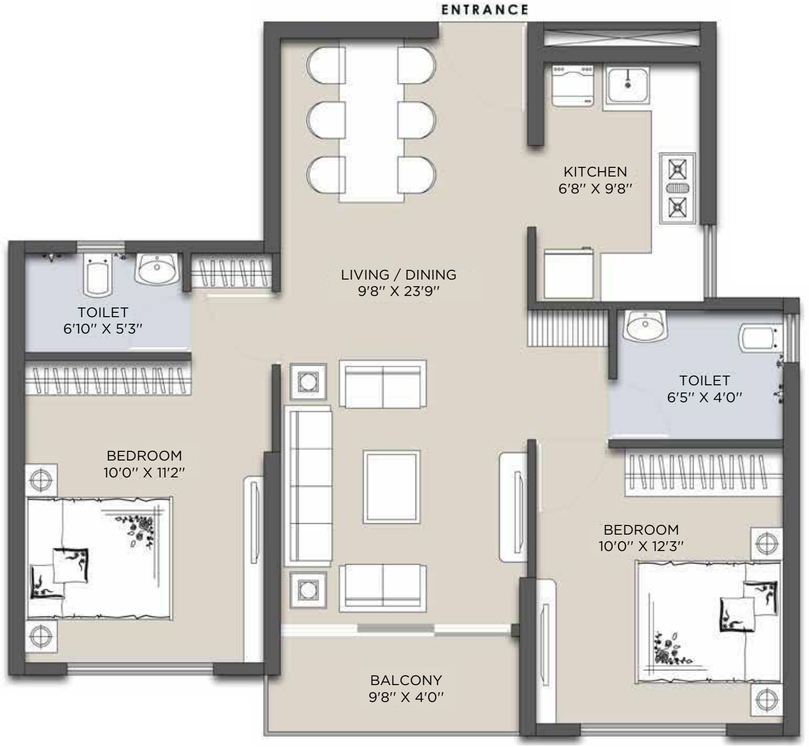
TOWER 2B | 2 BHK
UNIT PLAN B-03



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 provied 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



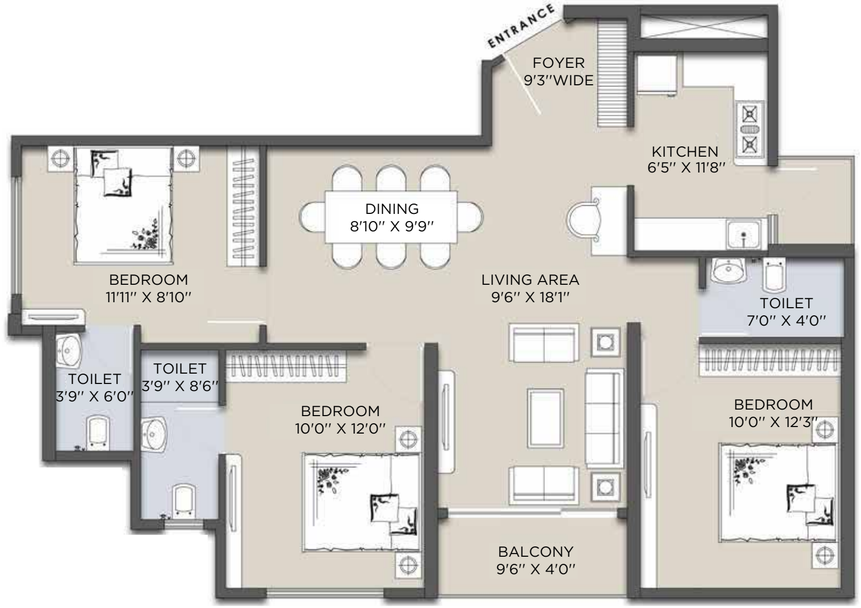


N

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

TOWER 2B | 3 BHK

UNIT PLAN B-04







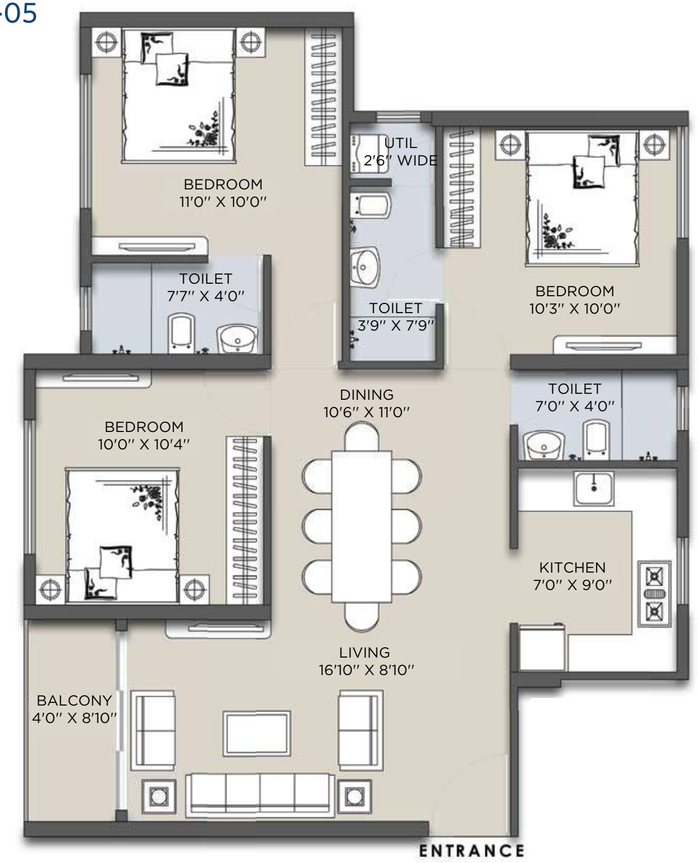
N

TOTAL CARPET AREA: 831 SQ. FT. | CARPET AREA: 801 SQ. FT. | BALCONY AREA: 30 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 provied 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 | 3 BHK

UNIT PLAN B-05







N

TOTAL CARPET AREA: 927 SQ. FT. | CARPET AREA: 879 SQ. FT. | BALCONY AREA: 48 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 provied 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 | 1 BHK

UNIT PLAN B-06







N

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





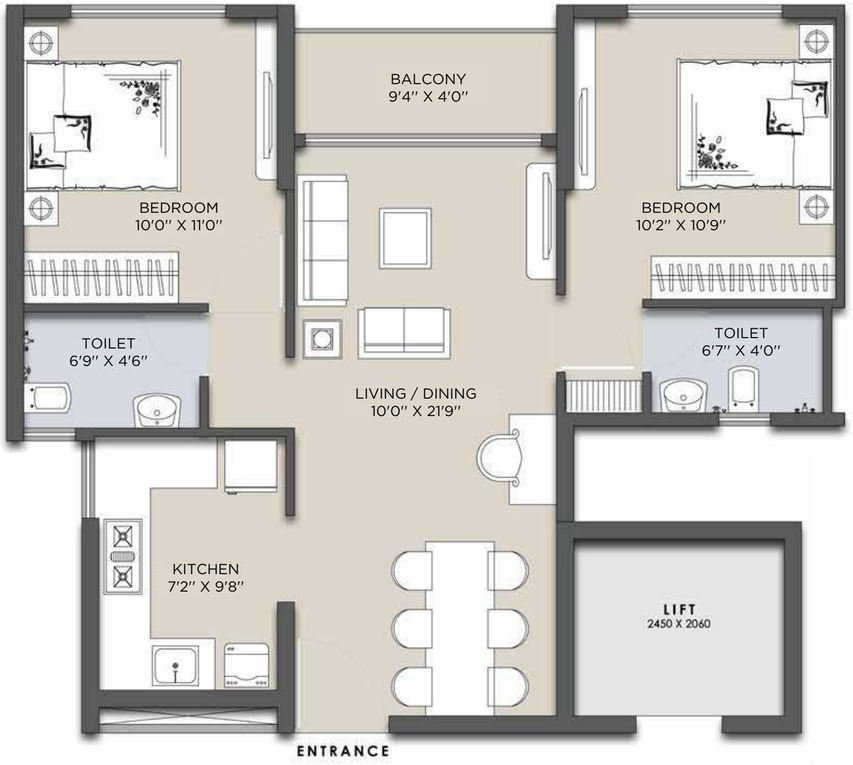


N

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

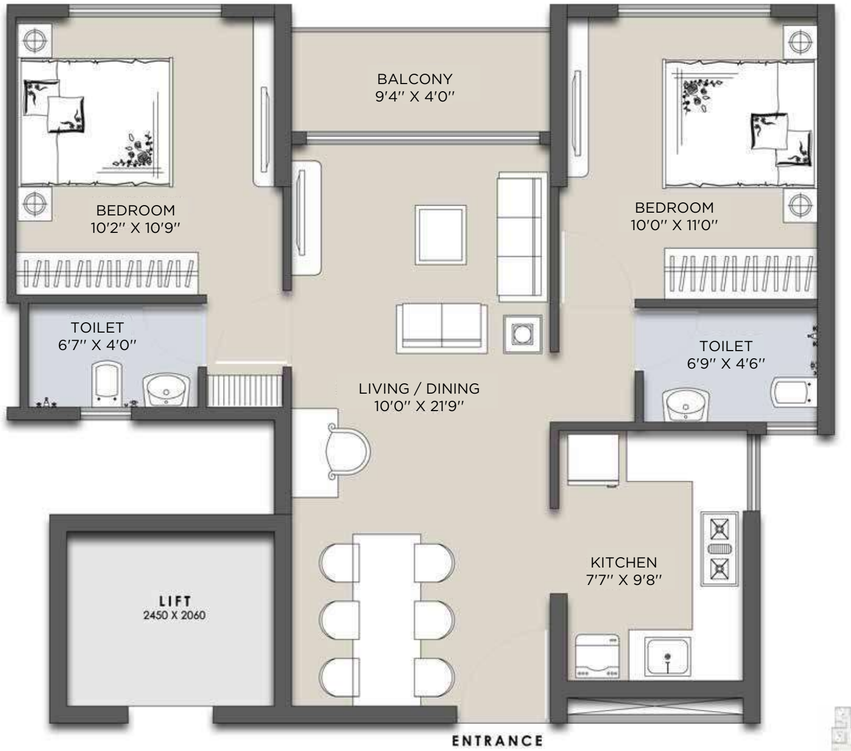
TOWER 2B | 2 BHK
UNIT PLAN B-08



TOTAL CARPET AREA: 644 SQ. FT. | CARPET AREA: 615 SQ. FT. | BALCONY AREA: 29 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 provied 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-09





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

N

Developed by

SIDDHA | SEJAL REALTY

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/offerings.

DISCLAIMER: This Advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/ columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. Mtr. = 10.764 sq. ft. 1 meter = 3.28 feet. This project registered under the name Siddha Sky Phase 1, 2, 3, 4.
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/offerings. All images used are Artists Impression.

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