

SIDDHA
magna

A SEJAL-SIDDHA
PROJECT

Boutique High-Street Retail Destination

BOUTIQUE
HIGH
STREET
RETAIL



Welcome to Siddha Magna - Sion NX's first & only boutique
high-street retail destination.
A well-planned and well-placed Business Hub - offering
intelligently designed retail spaces in multiple sizes and
layouts for all kinds of business needs...



A SHOPPER'S PARADISE
IS A FRUITFUL
INVESTMENT DESTINATION

Sion NX is an established residential and commercial area in the heart of the economic capital, giving it an advantage of connectivity and great proximity with residential complexes, business hubs and infrastructural projects.

This has led to Sion NX becoming the hotspot for investments and development. Huge number of families are already residing in the neighborhood without any other retail opportunity around.

Siddha Magna is

- Centrally located
- Well connected
- In close proximity to more than 50,000 families residing in the vicinity

It is likely to be the ideal shopping paradise of Central Mumbai.

A CAPTIVATING
AMBIENCE



MULTIPLY YOUR
INVESTMENTS MANIFOLD



DISCOVER THE
NEXT GROWTH STORY



EVERY DETAIL
IS DESIGNED
FOR YOUR
BUSINESS
TO EXCEL



PROPOSED SPECIFICATIONS

COMMON AREA

- FLOORING - PARKING : TRIMIX FLOOR
- FLOORING - SERVICE PASSAGE AND STORE ROOMS : KOTA STONE FLOORING
- CEILING- SERVICE PASSAGE : GRID CEILING/ ALUMINIUM STRIP CEILING

LOBBY

- FLOORING - MAIN CORRIDOR AT LOWER GROUND FLOOR : GRANITE STONE FLOORING
- FLOORING - MAIN CORRIDOR AT UPPER GROUND FLOOR & FIRST FLOOR : GRANITE STONE FLOORING
- CEILING- MAIN CORRIDOR AT LOWER GROUND FLOOR : WHITE MR GYPSUM BOARD AND WOOD FINISH HDP BOARD AS HIGHLIGHTER

FAÇADE

- FAÇADE : COMBINATION OF STONE CLADDING/PAINT
- FASCIA FINISH : COMBINATION OF STONE CLADDING/ACP SHEET/PAINT

SHOP INTERNAL

- FLOORING : VITRIFIED TILES
- SHOP FRONT : STONE CLADDING
- INTERNAL WALLS : WHITE PLASTIC PAINT OVER GYPSUM PLASTER
- DOOR : GLASS DOOR

OTHER

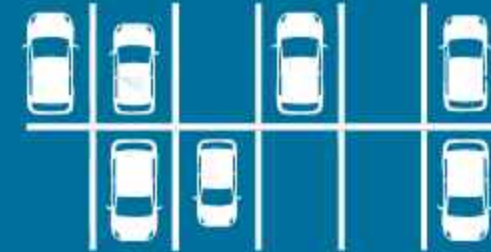
- ESCALATOR- 4 NOS : SS BRUSH FINISH
- LIFTS- 2 NOS : 1 PASSENGER LIFT & 1 SERVICE LIFT
- STAIRCASE FLOORING : GRANITE/KOTA STONE FLOORING
- TOILETS : VITRIFIED TILES

ENJOY MORE
PRODUCTIVITY
WITH
EFFICIENCY AT
ITS CORE

SPACE AVAILABILITY
SPREAD ACROSS
APPROX. 30,000 SQ. FT.
CONSIDERING
LOWER GROUND FLOOR,
UPPER GROUND FLOOR
AND
FIRST FLOOR



AMPLE PARKING SPACE
DEDICATED ONLY FOR RETAIL



16 FT WALKING PATHWAY
FOR EASY HANDLING OF
HIGH FOOTFALLS AND THE FINEST
RETAIL EXPERIENCE



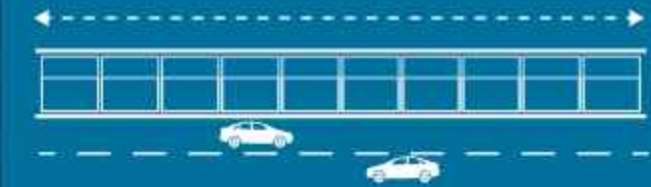
MODERN LAYOUT



24/7
POWER SUPPLY



EXTENSIVE FRONTAGE
FACING THE 90 FT MAIN ROAD
PROVIDES EXCELLENT
AND ATTRACTIVE
BRANDING OPPORTUNITY



PROVISION FOR SIGNAGE
TO AID VISIBILITY
AND PROMOTIONS



A LEGACY OF EXCELLENCE

EXCLUSIVE RESIDENCE IN MUMBAI



SIDDHA SEABROOK
KANDIVALI WEST, MUMBAI

282 Exclusive Residences | G+57 Storied
Maharera Registration No. P51800008859. [W: maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



SIDDHA SKY
SION NX, MUMBAI

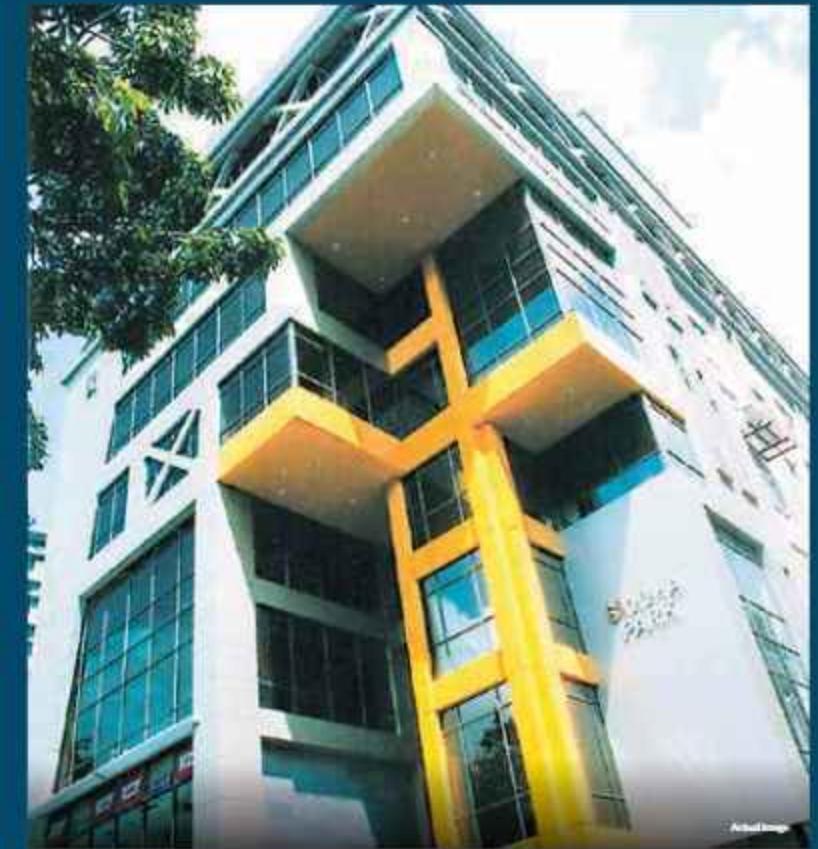
Mumbai's First Rooftop Skywalk & More
1700+ Residences | 4+ Acres of Open Green Area
Maharera Registration No. P51900021031. [W: maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)



PREMIUM COMMERCIAL OFFICE SPACES



SIDDHA POINT - KOLKATA



SIDDHA PARK - KOLKATA



SIDDHA ESPLANADE - KOLKATA



SEJAL ENCASA - KANDIVALI WEST, MUMBAI

SKYWALKS AT SIDDHA



SIDDHA SKY - KOLKATA

SKYWALKS AT SIDDHA



SIDDHA GALAXIA - KOLKATA



SIDDHA SUBURBIA APARTMENTS - KOLKATA



SIDDHA EDEN LAKEVILLE - KOLKATA

DEVELOPED BY

SIDDHA

Siddha Group, established in 1985, creates distinctive residential and commercial spaces, making quality living affordable across Mumbai, Kolkata, and Jaipur.

Led by Group Chairman Shri Chandra Prakash Jain and Group Managing Director Shri Sanjay Jain, Siddha has won 25+ prestigious awards over 35 years of experience and pioneered 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

starOm

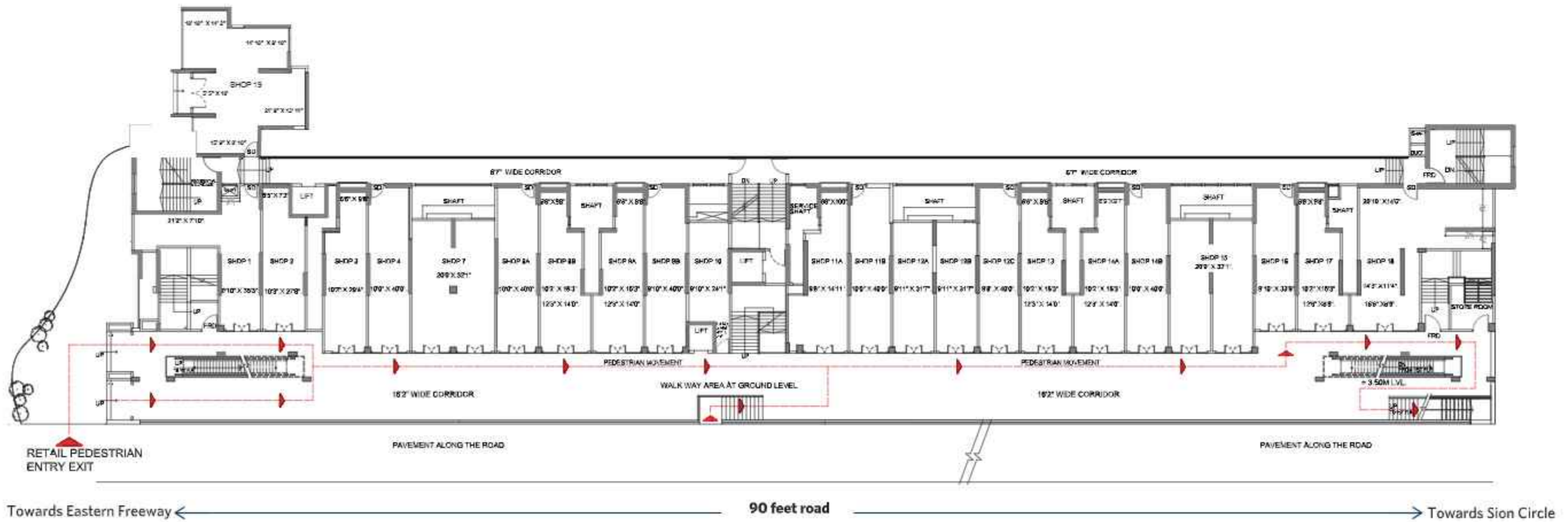
Star Om Group, under the leadership of Shri Vishal Jhajharia, has established itself as a premier realty company in less than a decade. Driven towards creating homes with a soul, the vision of the Group is to reach out to varied consumers with focused demand and to understand consumer requirement. The group intends to create landmark projects which reflects 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.

SPRING CITY

Spring City Group is one of the leading real estate developers in East India. SCG is focusing on residential and commercial projects across the country since a decade, with the principles of innovation and reliability. The SCG team led by Shri Vijay Kumar Goyal, is well supported by industry experts, leading management and consultants along with over 50 combined years of management experience amongst the executives.



LOWER GROUND FLOOR PLAN



Shop No.	Carpet Area in sq. ft.
1	500
2	327
3	360
4	390
7	626
8A	391
8B	391
9A	391
9B	389
10	263
11A	421
11B	390

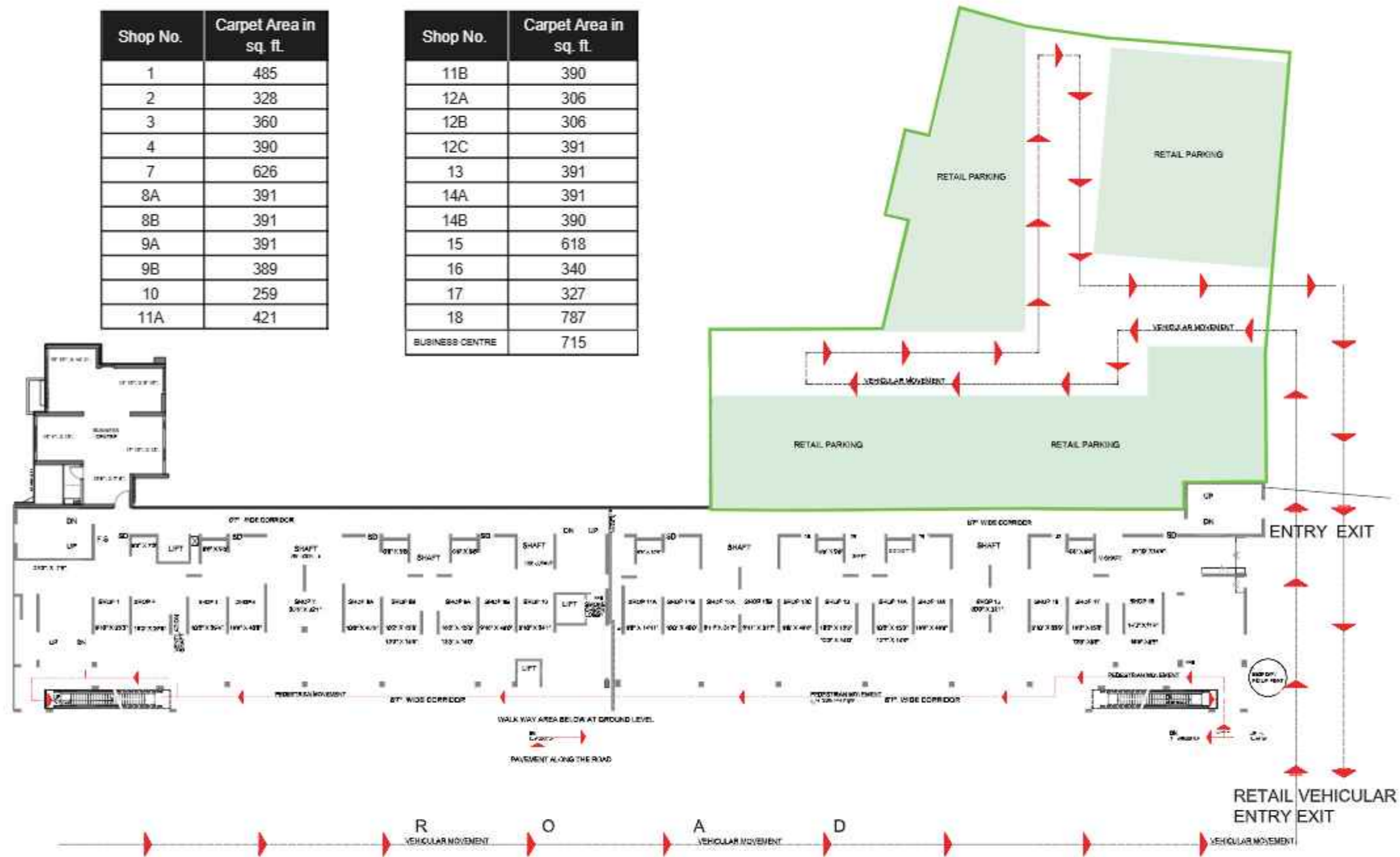
Shop No.	Carpet Area in sq. ft.
12A	306
12B	306
12C	391
13	390
14A	391
14B	390
15	618
16	340
17	327
18	787
19	850



UPPER GROUND FLOOR PLAN

Shop No.	Carpet Area in sq. ft.
1	485
2	328
3	360
4	390
7	626
8A	391
8B	391
9A	391
9B	389
10	259
11A	421

Shop No.	Carpet Area in sq. ft.
11B	390
12A	306
12B	306
12C	391
13	391
14A	391
14B	390
15	618
16	340
17	327
18	787
BUSINESS CENTRE	715



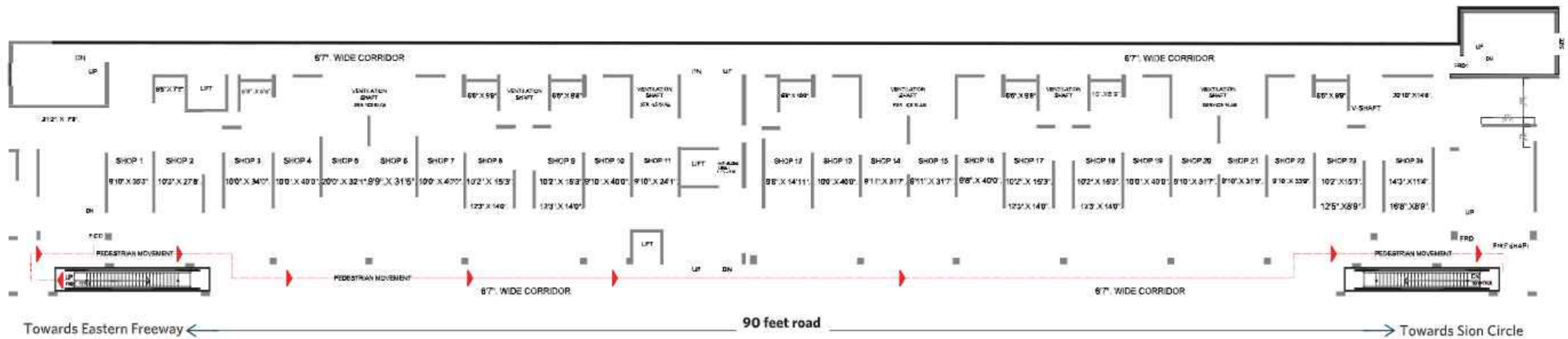
Towards Eastern Freeway ←

90 feet road

→ Towards Sion Circle



FIRST FLOOR PLAN



Shop No.	Carpet Area in sq. ft.
1	461
2	327
3	308
4	392
5	306
6	305
7	389
8	394
9	391
10	388
11	258
12	417

Shop No.	Carpet Area in sq. ft.
13	389
14	305
15	305
16	388
17	389
18	390
19	389
20	305
21	305
22	337
23	327
24	787



Developed by

SIDDHA | SEJAL
REALTY

SITE ADDRESS

Beside GTB Nagar Monorail Station,
Sion NX, 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 Maharashtra Registration No.: PS1900021044 | PS1900021031
and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



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In Partnership with

starom
REALTY

SPRING CITY
GROUP

Project Financial Assistance
IndusInd Bank