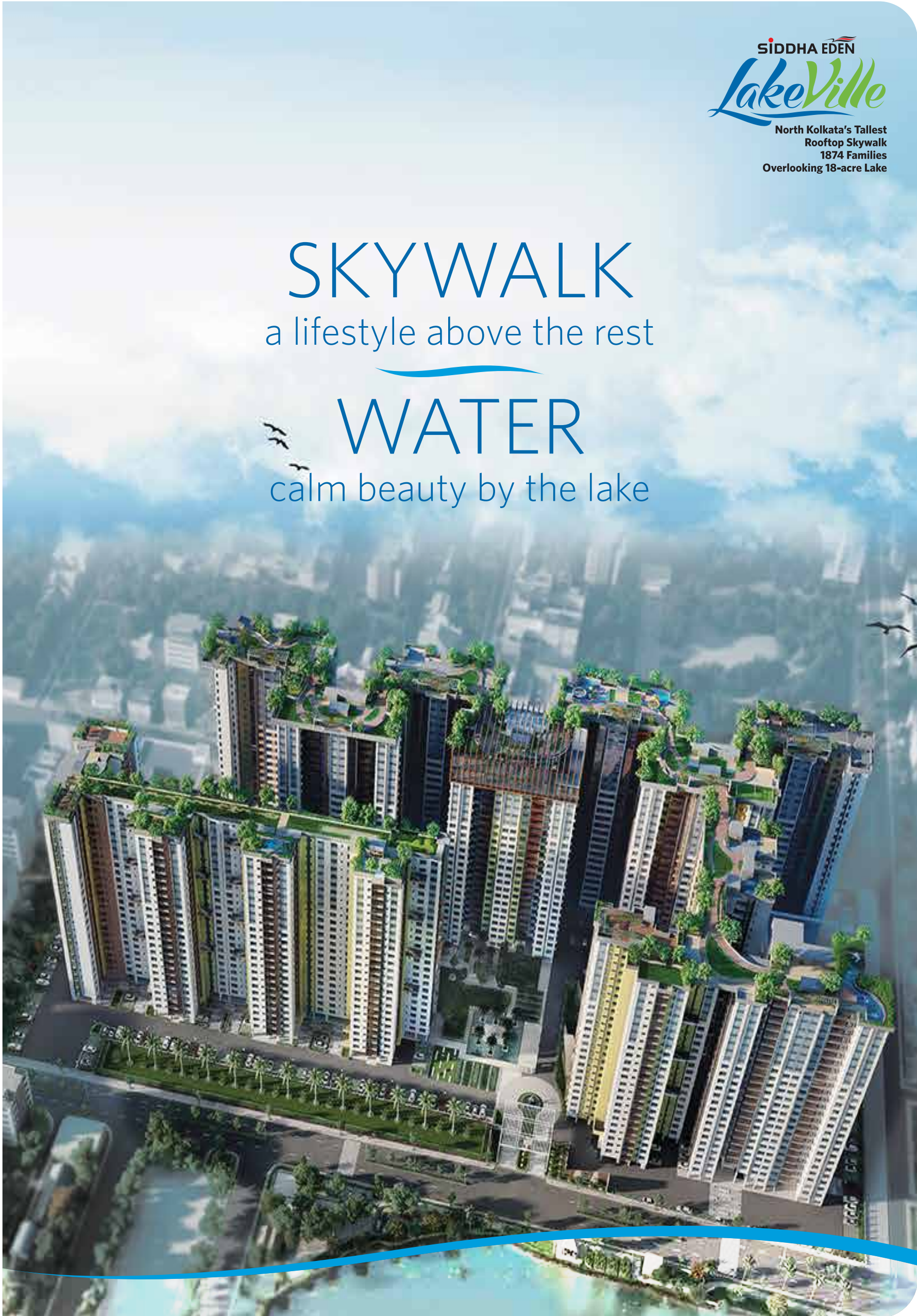


SKYWALK
a lifestyle above the rest

WATER
calm beauty by the lake





North Kolkata's Tallest Rooftop Skywalk
@ 262 ft with all modern amenities
and facilities, for those who want to live the
easy life in a secure gated community.

Aerial evening view of elevation with 18-acre lake

262 ft above ground

ABOVE the sky gardens
BESIDE an 18-acre lake

Beautifully landscaped sky garden

add a touch of natural serenity
to your home.

At ground level stroll on the
promenade by the tranquil waters
to the sound of birdsong.

262 ft above ground

DAILY fitness
NIGHTLY living the skylife



Skywalk Features

- 1 Sky Art Garden
- 2 Fitness Garden
- 3 Meditation Garden
- 4 Yoga Garden
- 5 Element Garden, 5A—Earth, 5B—Water, 5C—Fire, 5D—Air, 5E—Ether
- 6 Trampoline
- 7 Children's Play Area
- 8 Shooting Range
- 9 Half Basketball Court
- 10 Chess
- 11 Plunge Pool
- 12 Lawn
- 13 Table Tennis
- 14 Sit-out Spaces
- 15 Party Lawn
- 16 Pantry
- 17 Changing Rooms
- 18 Aquatics
- 19 Jogging Track
- 20-21 Observatory Deck with Telescope
- 22 Deck
- 23 Putting Greens
- 24 Amphitheatre and Skyplex
- 25 Cricket Pitch
- 26 Badminton Court

Total Skywalk area—2.30 acre
Jogging track—290 metre
Height from ground—262 feet

262 ft above ground

SWIM in the sky pool
GAZE down at the world

Relaxation takes on a new dimension at the pools on the Skywalk. Lift your spirits as you watch the sun go down.

262 ft above ground

RAISE the bar on fitness
LOWER stress in the open air

Boost your fitness and stamina with the outdoor gym or follow the path to good living on the joggers' track on the Skywalk. Fill your lungs with pure oxygen as you stride confidently into a healthier lifestyle.



Outdoor gym

262 ft above ground

AWAY from the traffic noise
CLOSE to the sky

SKYWALK@262 feet takes you
to new levels of enjoyment.
A party zone, fitness area with
meditation garden and a kids zone
elevate your lifestyle above the rest.



Party deck area

262 ft above ground

PLAY like a champ
REST high under the sky

Achieve your goal of enjoying all the sporting fun with a cricket pitch, half basketball court, table tennis, chess, shooting and a lot more on the Skywalk. Even the score with endless hours of play.

Cricket and kids' play area





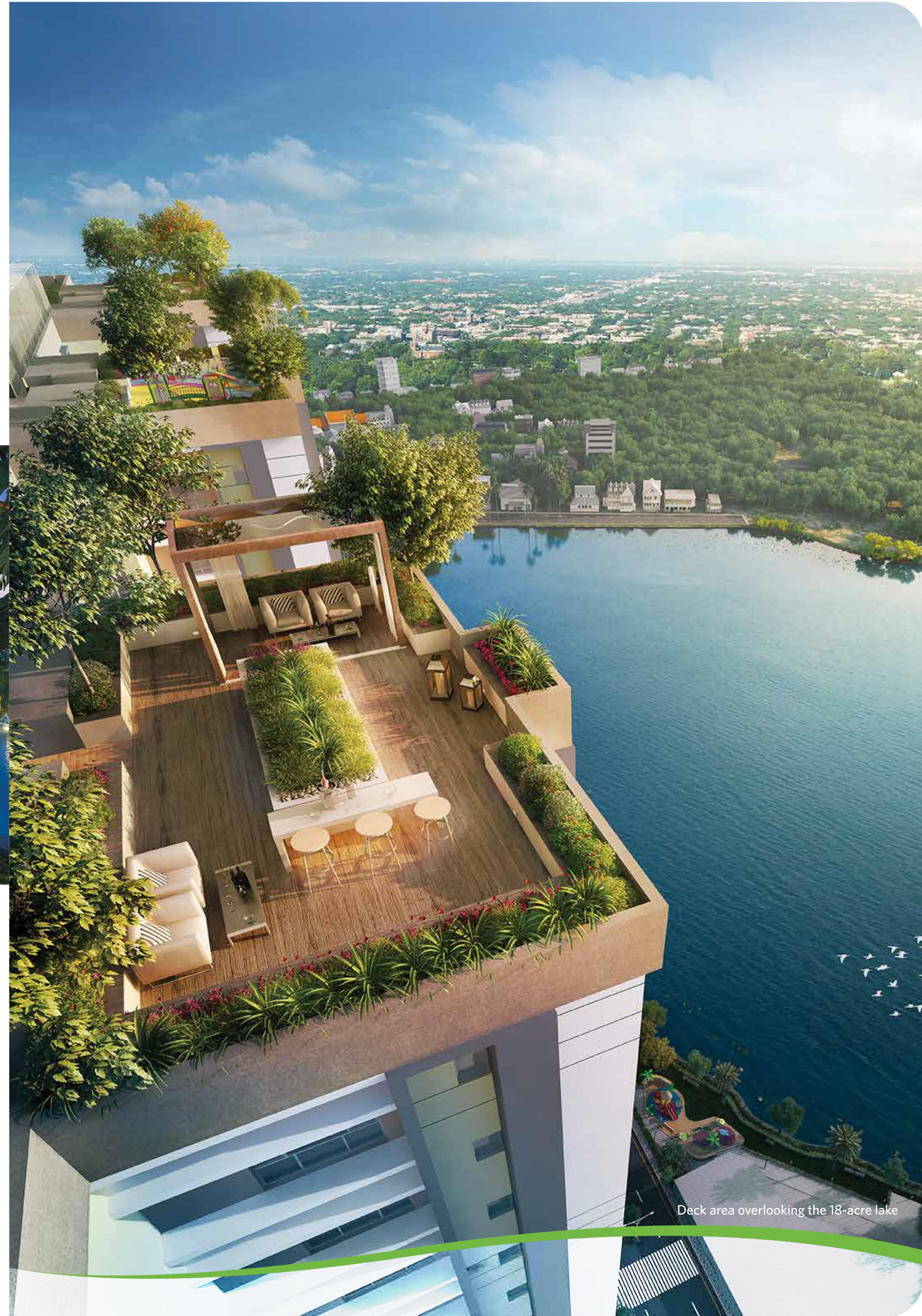
The sky is our playground
High life at Siddha Eden LakeVille lets you indulge in activities on the Skywalk. Play cricket on the open pitch or master your stroke on the putting green on North Kolkata's highest sports arena.





Party lawn

Up, up and away
Explore the spacious decks of the Skywalk
and discover inner peace and much more.
Choose to unwind with pure air 262 ft above the hustle-bustle
of the city and celebrate the best of times on the Skywalk.



Deck area overlooking the 18-acre lake

262 ft above ground

Earthquake Resistant Structure
SECURE enhanced safety for children

A team of construction professionals experienced in the design, engineering and construction of earthquake resistant buildings and structures has been taken on board for the Skywalk.

To be earthquake proof, buildings, structures and their foundations need to be resistant to sideways loads. This is one of our priorities to ensure that you live happily in perfect security.

A guard rail on all sides of the Skywalk will make it safe for children. Furthermore, the entire Skywalk will be covered by CCTV cameras and outdoor lighting to avoid any potential mishaps.



Evening lake view

247 ft above ground

HEIGHTS of clubhouse luxury
LOW hanging stars



Clubhouse on floors 23 and 24



Overall club view

Clubhouse luxury on the 23rd and 24th floors for residents to look down on the tranquil waters below. The perfect ambience of sundowners and all kinds of social mixers.



Coffee shop on 23rd floor



Gymnasium on 24th floor

Situated on the top two floors,
scale the heights of entertainment with your family
and friends at the Clubhouse for unforgettable times.

On the 24th Floor—Library • Spa • Swimming Pool with Deck
Yoga Room • Gymnasium • Washroom

On the 23rd Floor—Hobby Room • Multipurpose Hall • Miniplex • Table Tennis Room
Games Room • Admin Room • Coffee Shop with Pantry • Toddlers' Room
Crèche • Squash Court • Washroom

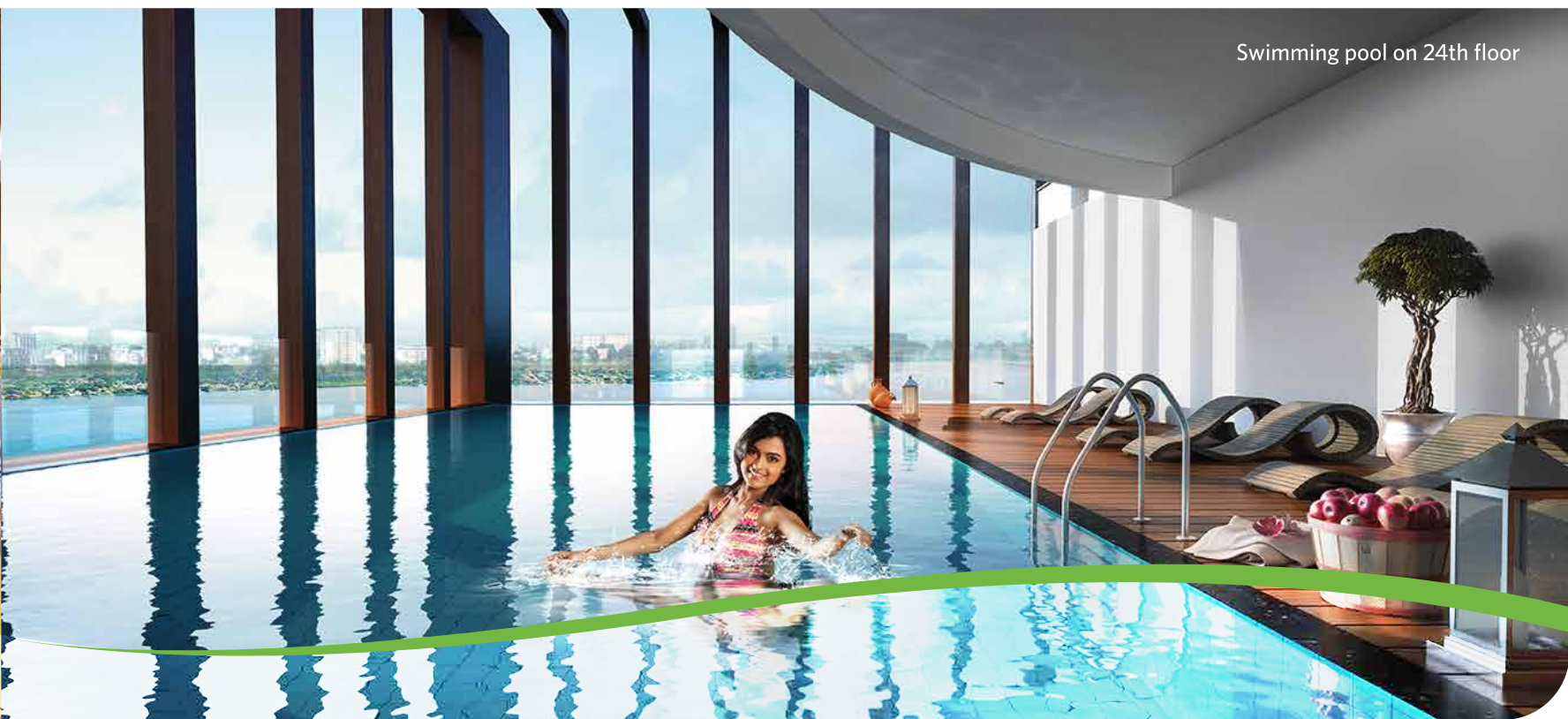
On the Ground Floor—Swimming Pool with Deck • Washroom and Party Hall



Table tennis room on 23rd floor



Banquet hall on 23rd floor



Swimming pool on 24th floor

CLOSER

and easily connected

FAR

from the crowd



Ideally located with that balance between natural elegance and modern comfort. Near everything you could possibly want or need and off BT Road.



Day view elevation with club

	Siddha Eden LakeVille Bonhooghly, BT Road		Laketown VIP Road	
	Distance km	Time min	Distance km	Time min
Dalhousie	11	40	10	32
BB Ganguly St	10	37	9	29
MG Road (Burrabazar Crossing)	9	35	8	27
Girish Park	8	30	7	22

	Haldiram's VIP Road		Nagerbazar Jessore Road	
	Distance km	Time min	Distance km	Time min
Dalhousie	16	43	11	40
BB Ganguly St	15	40	10	37
MG Road (Burrabazar Crossing)	14	38	9	35
Girish Park	13	33	8	32

Distance, time estimated

GREAT
materials and fittings

SMALL
details that add up



SPECIFICATIONS

Structure

Earthquake resistant RCC framed structure with self-compacting concrete

Doors

Solid timber frames
Solid core flush shutters

Windows

Anodised powder coated aluminium frames with fully glazed shutters

Flooring

Glazed vitrified tiles in all bedrooms, living/dining rooms and balcony

Kitchen

Floor anti-skid ceramic tiles
Granite countertops with steel sink
Dados ceramic tiling up to 2 feet from the granite countertops

Toilet

Floor anti-skid ceramic tiles
Dados ceramic tiles up to 7 feet/up to soffit of lintel level

Sanitaryware

Chromium plated fittings, white high quality porcelain fittings

Electricals

Superior quality concealed copper (fire resistant low smoke) wiring
Latest modular switches and miniature circuit breakers, TV socket, broadband point

Telephone Wiring

Central distribution console networked with all apartments

Exterior

Latest weatherproof exterior finish

Lift Fascia

Granite



Living room



Toilet



Kitchen



Master bedroom

*Fittings as per actual materials used. Accessories shown are for illustration purpose only

16
blocks

1874
apartments

Siddha Eden LakeVille will be a large
residential complex of 1874 families

Landscaped greens





Day view of overall landscaped greens

FACILITIES

- Visitors' car parking area
- Intercom network
- Rainwater harvesting system
- Water filtration plant
- Fire-fighting system
- Sewage treatment plant
- Solar lighting in open common areas
- Power back-up for common areas
- 24x7 water supply
- Elevators
- Facility management system
- 24x7 security and surveillance

CONVENIENCES

- Video door phones
- Terrace garden
- Visiting doctor's car park
- Residents' cycle stand
- Guest house
- Pet-friendly zone
- Sidewalk, pergola, seating zone
- Ramp for people with special needs in suitable areas
- Washroom for support/maintenance staff
- Dedicated ambulance

PROVISIONS FOR

- Cable TV and broadband points
- Pharmacy
- Fresh fruits and vegetables counter
- Bank and ATM
- Dispensary
- Milk booth
- Aqua aerobics in pool
- Salon
- Sweet shop
- Florist and gift shop

DREAMY
spaces for cozy living

PRACTICAL
planning for easy comfort

SIDDHA EDEN
LakeVille
Harmony

Siddha Eden LakeVille Harmony

is a specially created residential space that will surround you with lush, green scenery. With access to Skywalk at 262 ft above ground level, having various carefully appointed activities and a Clubhouse, you live the high life!

The two G+10 towers will bring the joy of togetherness to your life as we pamper you with harmonious living at an affordable price.

Evening view of Harmony towers



RIPPLES

of a beautiful lake

GLOW

of an unforgettable day



Beautified lakeside view



Jogging tracks



Children's play area

A beautified lakeside just for you.
Take a breath of fresh air in the mornings
on the joggers' track. Or visit the play area
in the afternoons with your little one.
Of course, the sitting area will be the venue
of many a relaxed conversation.



Sitting area

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 Kolkata and Jaipur. The work has recently spread to Bengaluru and Mumbai.

Siddha's perseverance and passion for quality homes drive it forward with every new project. Led by Group Chairman Chandra Prakash Jain and Group Managing Director Sanjay Jain, Siddha creates and sells high-quality housing in India.

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.

You can read more about Siddha Group in the booklet included in the kit.



EDEN REALTY

Eden Realty was established in February 2003 with the objective of developing quality infrastructure and real estate projects. In conjunction with various real estate projects in the pipeline in West Bengal and Bihar, Eden Realty has interests in education and mass transportation.

Eden Realty has the distinction of having delivered Kolkata's first real estate FDI project: Eden City Maheshtala Phase I, comprising 27 towers. In collaboration with the Sunidhi Group, Eden Realty is also developing Ryan Heights, a 400,000+ sq ft G+38 residential tower.

The Eden Realty team consists of a focused group of individuals, passionately engaged in achieving set goals. Members contribute to new ideas and methods for implementing assignments and projects. Eden Realty is led by Group Chairman Sachchidanand Rai and Group Managing Director Arya Sumant.



ARCHITECTS

Agrawal & Agrawal led by Jay Prakash Agrawal, the renowned architect, ranks amongst Eastern India's leading architectural practitioners. It is renowned for its residential apartments, commercial complexes, townships, IT infrastructure complexes, malls, hotels, institutional and leisure projects.



LEGAL ADVISERS

Saha & Ray, Advocates, Kolkata, is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Avik Saha and Jayati Ray.

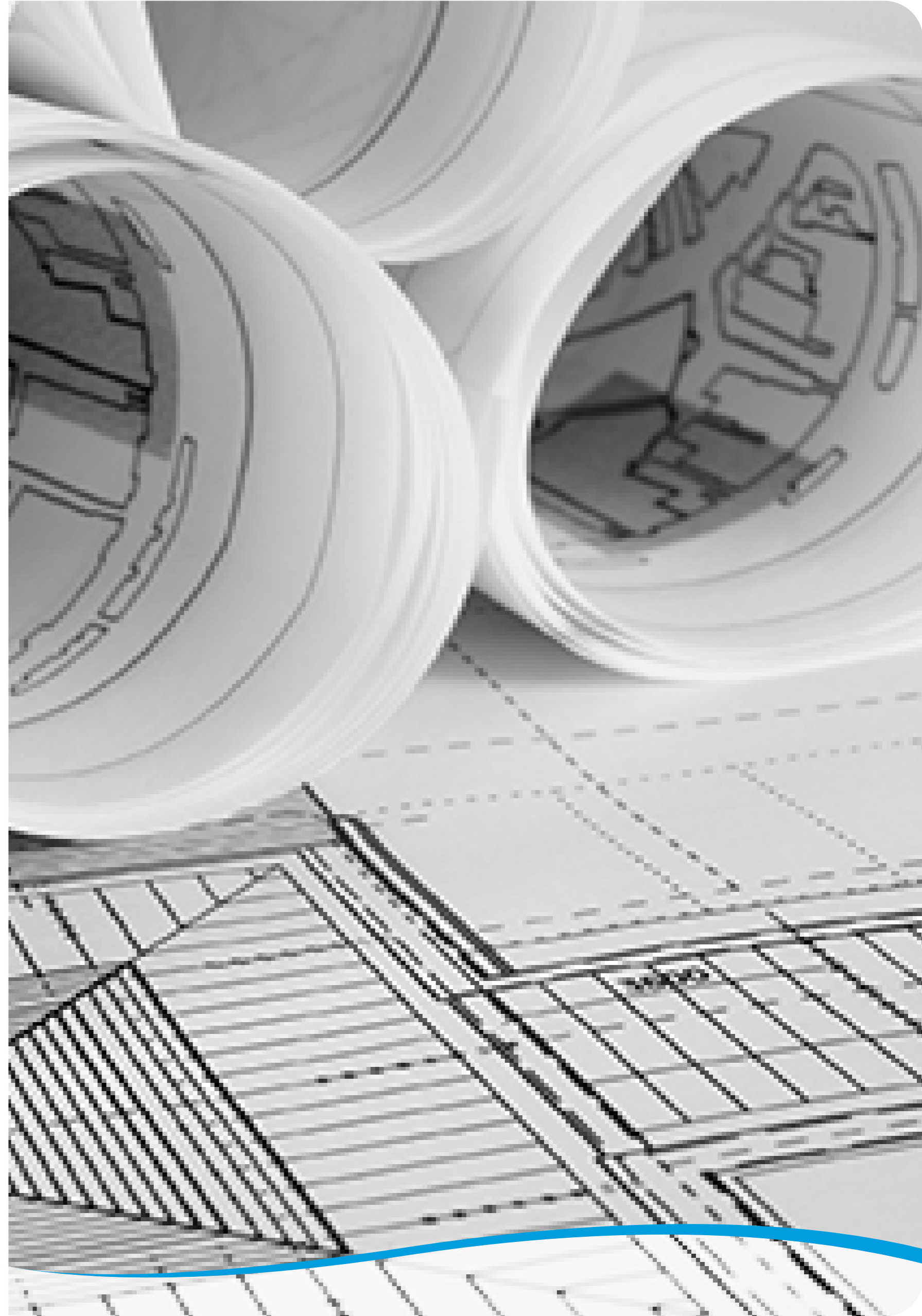


GREEN HOMES

Siddha Eden LakeVille is planned and designed according to the 'Green Homes' norms of the Indian Green Building Council's (IGBC) Silver Rating System. Siddha Eden LakeVille is also registered as a 'Green Homes' project by the Indian Green Building Council (IGBC), exclusively for the residential sector.

A few benefits of the Green Building norms are—

- Reduced energy usage and costs
- Reduced water usage through low flow fixtures
- Sewage treatment, dual plumbing and water recycling
- Use of recycled materials such as fly ash in cement and brickwork
- Native and drought tolerant species planted as part of the landscape
- Periodic indoor air quality audits conducted during the construction phase
- Improved indoor air quality through the usage of low VOC paints, adhesives and eco-friendly chemicals
- High window-to-wall ratio guaranteeing better views and cross ventilation
- Waste management and recycling facilities in place
- Reduced greenhouse gas emissions and overall carbon footprint



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SKYWALKS
AT SIDDHA

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Project Financial Assistance

RELIANCE
Home Finance

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