

**SIDDHA**  
**aangan**

From the people behind Raj Aangan-The NRI Township

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**FLATS & VILLAS**

## ABOUT US

# SIDDHA

Kolkata | Jaipur | Mumbai | Bengaluru

Founded in 1986, Siddha Group has carved for itself a respected niche in the realty space. In its three decades Siddha has demonstrated its competence through its ideation and execution of world-class residential and commercial complexes. Its presence at strategic locations of Jaipur, Kolkata, Mumbai & Bengaluru is significant. Its projects perfectly match superior architectural concepts with quality of construction and finish. The group pursues a single-minded goal: raise the benchmarks in the realty space of Jaipur, Kolkata, Mumbai and Bengaluru relentlessly.

## SIDDHA aangan

**Your home is your pride, your honour.**

This is where your dreams take shape and the colours of life come alive. Unlock a brighter everyday in Jaipur, from Siddha Aangan. Savour every moment of high life from the Heights—a modern residential complex offering cosy apartments, or let your spirit unwind in excitement at the Villas—a spacious bungalow treat.

Unveil a new chapter in your new home.



# MASTER PLAN



## AMENITIES

- |  |                         |  |                |  |                       |
|--|-------------------------|--|----------------|--|-----------------------|
|  | CENTRAL LANDSCAPE GREEN |  | ORCHARD GARDEN |  | KIDS' PLAY AREA       |
|  | SWIMMING POOL           |  | PARTY LAWN     |  | WATER FEATURE         |
|  | POOL FRONT PLAZA        |  | ROUND ABOUT    |  | SHADE STILT GARDEN    |
|  | BADMINTON COURT         |  | GARDEN AREA    |  | SENIOR CITIZEN GARDEN |



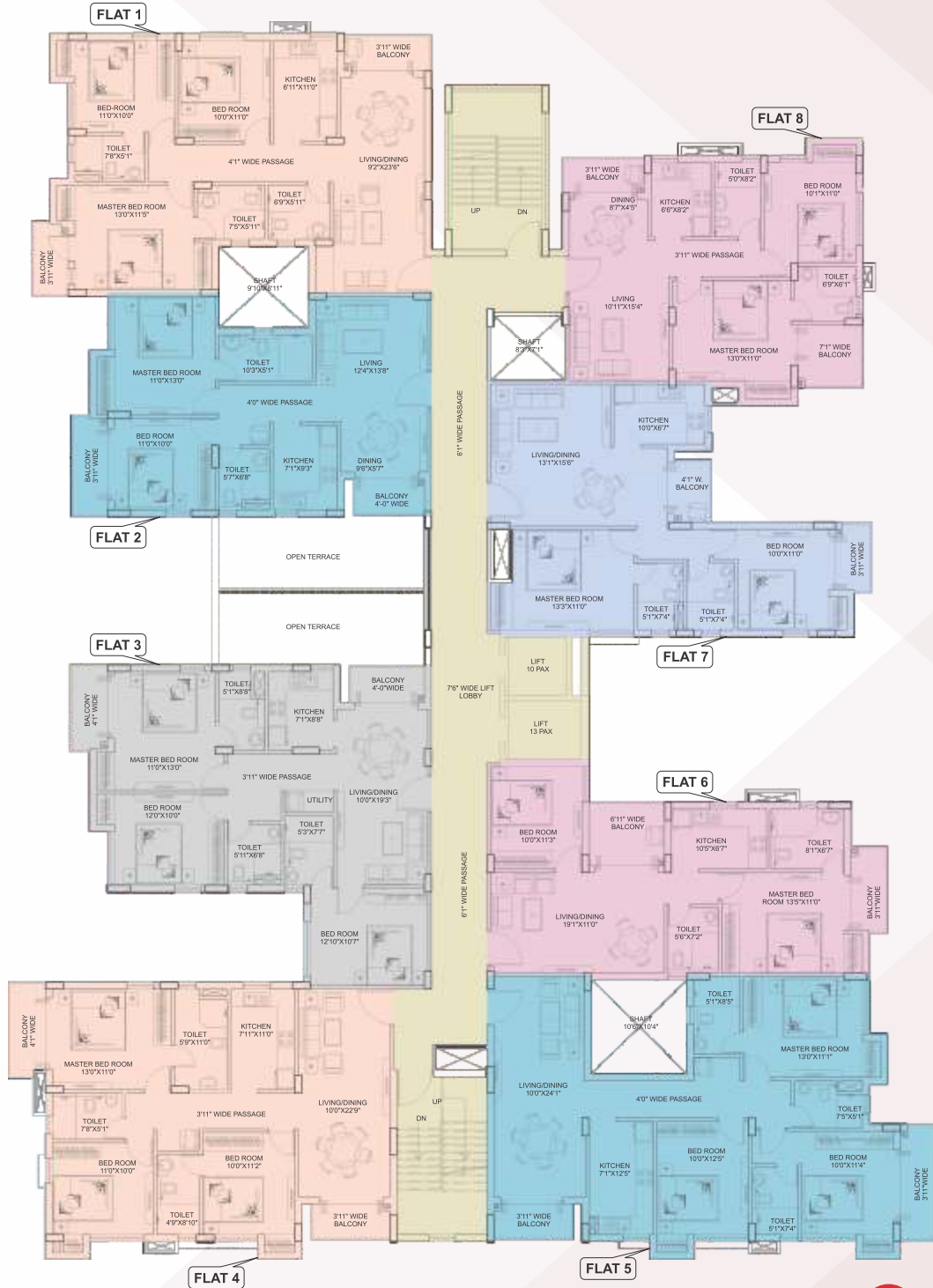
**PHASE 3  
MAYUR AND SAARAS BLOCK  
ON-GOING**



**ARTISTIC IMPRESSION**

# PHASE - 3 MAYUR BLOCK ON-GOING

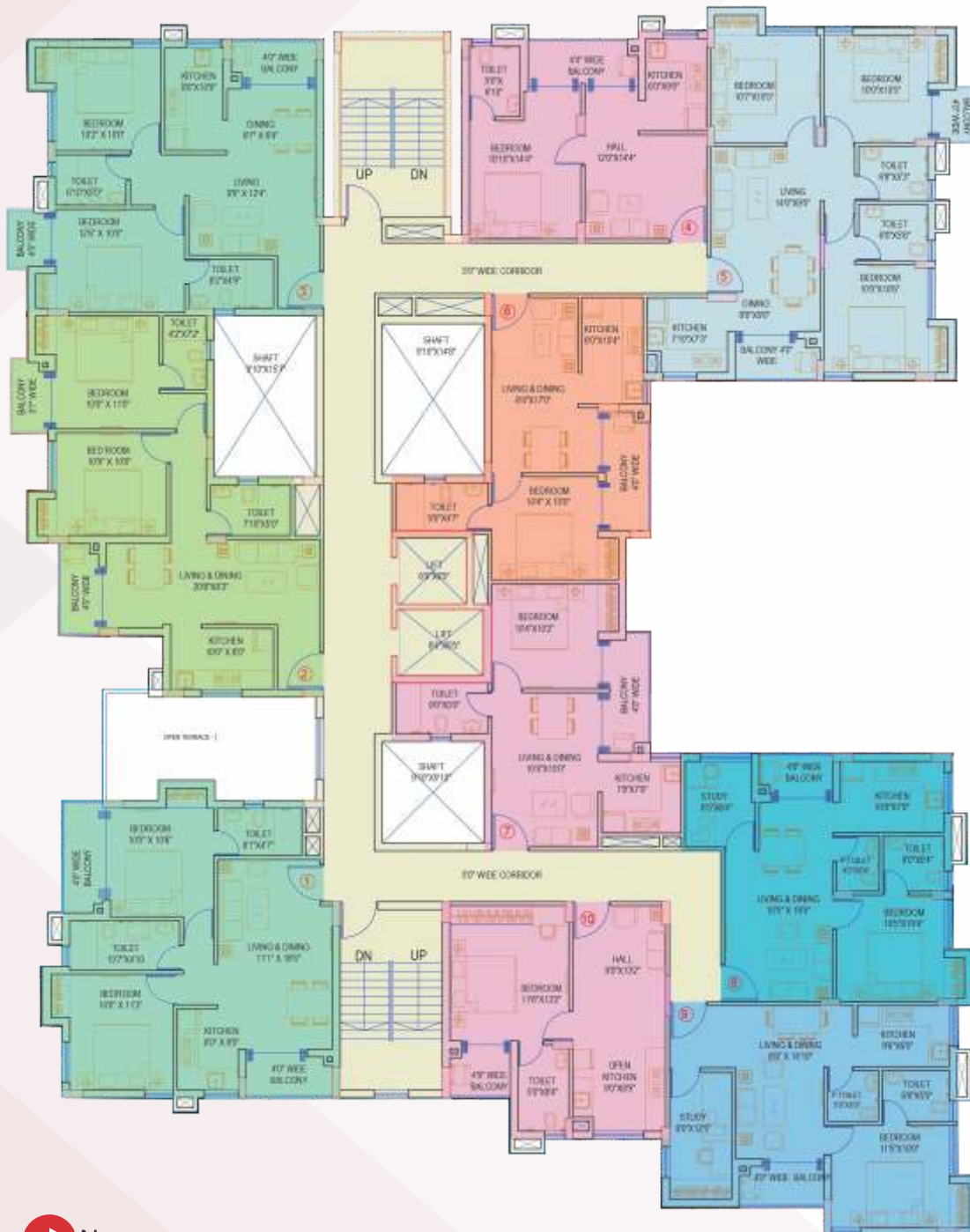
RERA NO - RAJ/P/2017/087



Flat No	1	2	3	4	5	6	7	8
Flat Type	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK
SBU Area (sq. ft.)	1472	1141	1400	1477	1587	1114	1139	1095
Carpet Area (sq. ft.)	956.62	722.06	907.16	954.61	1008.07	677.92	725.08	676.82
Carpet Area of Exclusive Balcony (sq. ft.)	67.35	72.18	69.41	75.83	82.89	92.02	55.46	82.26

# PHASE - 3 SAARAS BLOCK ON-GOING

RERA NO - RAJ/P/2017/087

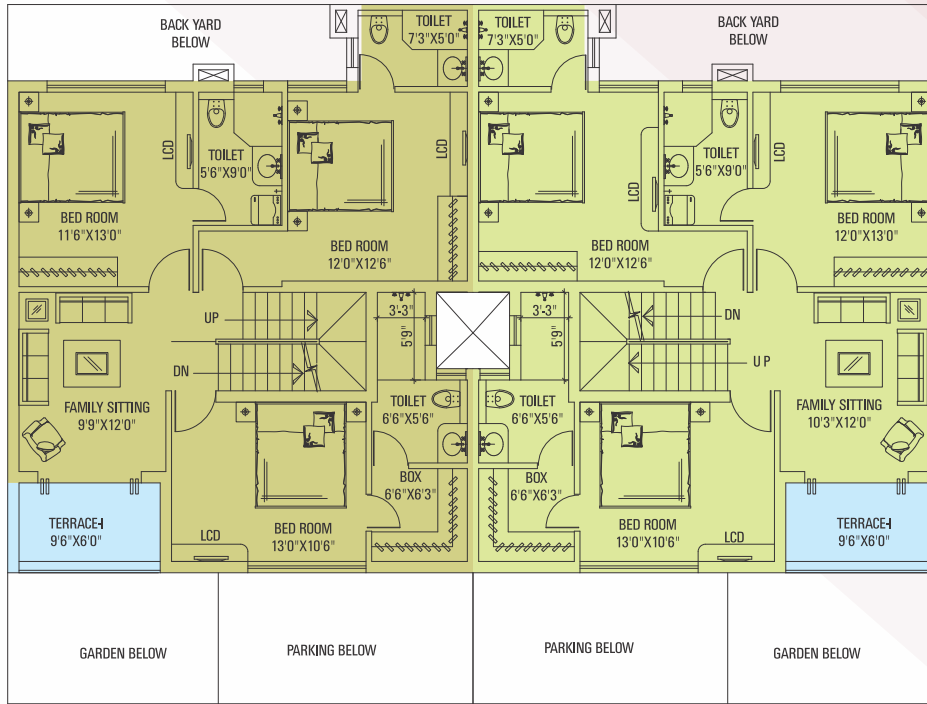


Flat No	1	2	3	4	5	6	7	8	9	10
Flat Type	2 BHK	2 BHK	2 BHK	1 BHK	3 BHK	1 BHK	1 BHK	1 BHK+S	1 BHK+S	1 BHK
SBU Area (sq. ft.)	1004	1011	976	622	1115	635	631	764	785	620
Carpet Area (sq. ft.)	609.73	633.47	620.27	380.48	712.78	376.98	373.45	499.68	509.7	396.15
Carpet Area of Exclusive Balcony (sq. ft.)	74.39	58.91	54.07	44.67	51.13	48.16	47.85	27.13	31.28	26.65

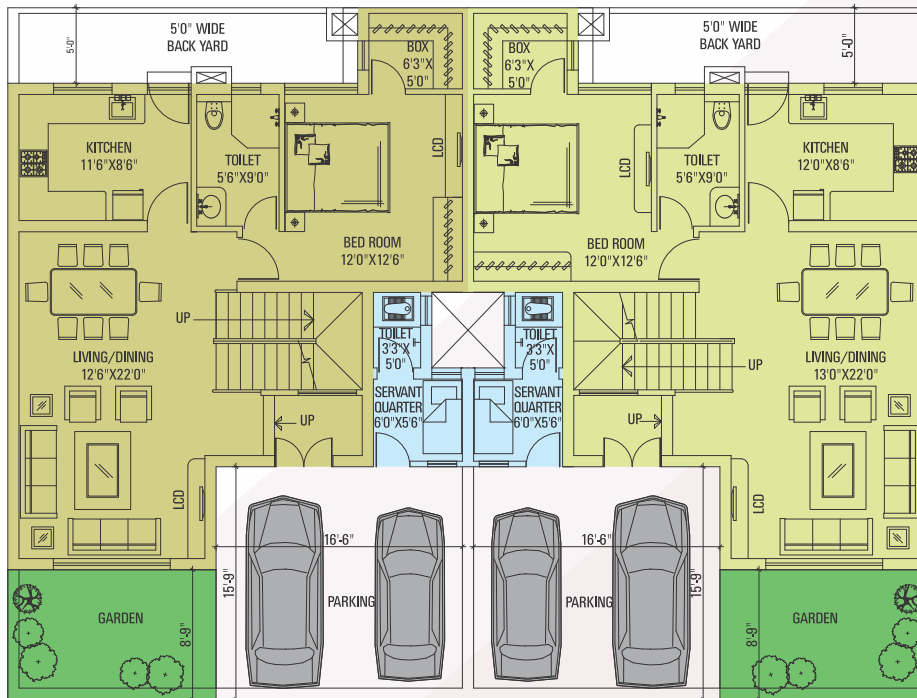
# PHASE - 2

## VILLA TYPE B

### READY-TO-MOVE-IN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



#### VILLA TYPE - B

4 BHK Villa - 160 sq. yards (31'0" x 46'6")  
 2276 sq. ft. Built-up Area | Carpet Area 1625.53 sq. ft.

**ACTUAL  
PICTURES**





# TOWNSHIP HIGHLIGHTS



24 X7 MANNED SECURITY



SHUTTLE SERVICE



LANDSCAPED GREENS



AMPLE WATER SUPPLY



CLUBHOUSE FACILITIES



ELECTRICITY BACK-UP IN COMMON AREAS



CONVENIENCE STORE

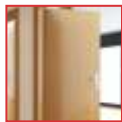


SWIMMING POOL



GYM

## CONSTRUCTION SPECIFICATIONS



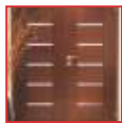
### SUPER-STRUCTURE

Earthquake resistance  
RCC framed structure  
with Monolithic concrete



### SANITARY WARE

Chromium plated fittings,  
white high quality porcelain fixtures



### DOORS

Solid timber frames  
Solid core flush shutters



### ELECTRICALS

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



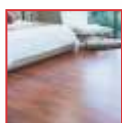
### WINDOWS

Anodized powder  
coated- Aluminum frames  
with fully glazed shutters



### TELEPHONE WIRING

Central distribution console  
networked with all apartments



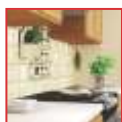
### FLOORING

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



### EXTERIOR

Latest weather proof exterior finish



### KITCHEN

Floor: Anti-skid ceramic tiles  
Countertops: Granite with steel sink  
Dados: Ceramic tiling upto 2 feet from  
the granite counter tops



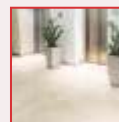
### LIFT FACIA

Granite



### TOILETS

Floor: Anti-skid ceramic tiles  
Dados: Ceramic tiles up to 7 feet/up  
to soffit of lintel level



### LIFT LOBBY

Vitrified / Ceramic Tiles

## TESTIMONIALS



We found the home we wanted in Baya "Siddha Aangan". On May 16th, we called Siddha, looked at the township which was exactly what we wanted. We bought the home very next day. Thank you, Siddha for all you did in making our first home purchase a delightful event!

**- Pratiksha Payal & Mrinal Singh**

I am pleased with all the support and the information provided by Siddha team members that helped us to make this decision. We hope to get the same support in all future correspondence also.

**- Mrs. Poonam Onkar Chawla**



Since a long time we were looking for the Villa of our dreams to call our home and the search ended at Siddha Aangan. The Project location and layout of Villas is excellent. The sales people namely Ritesh & Maneesh are very nice and understood each of our needs. We are completely satisfied with our decision.

**- Mrs. Neetu Rajesh Agarwal**

It was an absolute joy buying my property from Siddha. I have dealt with a few other developers earlier, and this was by far my best experience so far. Excellent co-ordination, fast response, well informed team members and unbiased advice - they have it all. Here's wishing them all the best!

**- Saroj Praveen Mandawaria**



## LIFE @ SIDDHA AANGAN



# OTHER PROJECTS

## FEW OF OUR ONGOING PROJECTS



**SIDDHA WESTON**  
Commercial Complex,  
Weston Street, Kolkata



**SIDDHA WATERFRONT**  
1970, Nr Rahara Ramkrishna  
Mission School, Khardah, Kolkata



**SIDDHA HAPPYVILLE**  
15110 Apartments,  
Rajarhat Chaumatha, Kolkata



**SIDDHA NIRVANA**  
23 Apartments  
Paddapukur Road, Kolkata



**SIDDHA EDEN LAKEVILLE**  
(North Kolkata's Tallest Rooftop Sky walk)  
1874 Apartments, Bonhooghly, Kolkata



**SIDDHA GALAXIA**  
2500+ Apartments  
Rajarhat, Kolkata



**SIDDHA SKY**  
(Kolkata's Tallest Rooftop Skywalk)  
658 Apartments, Chingrighata,  
EM Bypass, Kolkata



**SIDDHA TOWN,  
MADHYAMGRAM**  
412 Apartments, Sodepur Road,  
Kolkata.



**XANADU CONDOMINIUM**  
104 Apartments  
Kolkata



**SIDDHA SEA BROOK**  
247 apartments,  
53 Storey Building, Kandivali  
(West) Mumbai



**SIDDHA SUBURBIA**  
(South Kolkata's First Rooftop Skywalk)  
1900 Apartments, Nr Ramkrishna  
Mission School, Kolkata



**SIDDHA BASIL, BENGALURU**  
20 Exclusive Apartments,  
Vidhyaranyapura, Bengaluru

## FEW OF OUR COMPLETED PROJECTS

**RAJ AANGAN**  
303 Independent Villas, Pratap Nagar, Jaipur  
In Association with Raj. Housing Board

**JAIPUR TOWER**  
Commercial Complex  
M.I. Road, Jaipur

**SIDDHA REGAL**  
29 Apartments  
Devi Marg, Bani Park, Jaipur

**SIDDHA AASHRAY**  
400 Apartments  
Bagru Khurd Link Road,  
Before Toll Ajmer Expressway, Jaipur

**SIDDHA JEWELS**  
Commercial Complex  
Nathmal Ji Ka Katla, Jaipur

**SIDDHA BASIL**  
20 Grand Apartments  
Bani park, Jaipur

**XANADU STUDIO**  
321 Studio Apartments  
Rajarhat, Kolkata

**SIDDHA PINES**  
625 Apartments  
Rajarhat, Kolkata

**SIDDHA TOWN RAJARHAT**  
1337 Apartments  
Rajarhat, Kolkata

# SIDDHA Aangan

BEFORE TOLL,  
AJMER ROAD, JAIPUR



## SIDDHA

Kolkata | Jaipur | Mumbai | Bengaluru

### JAIPUR:

328-329, 2nd Floor, Nemi Sagar, Queens Road, Vaishali Nagar, Jaipur - 302 021  
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### MUMBAI:

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P +91 981 981 6161 | E mumbai@siddhagroup.com

### KOLKATA:

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P +91 4007 1515 | E info@siddhagroup.com

### BENGALURU:

233, 3rd Floor, Above Axis Bank, Sampige Road, Malleshwaram, Bengaluru - 560003  
P +91 959 090 1111 | E banglore@siddhagroup.com

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