

SPECIFICATIONS


Utalika Luxury~Phase I

Space Description	Luxury specification
Superstructure	Reinforced cement concrete shear wall structure
Wall	Brick/Block masonry
Living and Dining Rooms	Choices available from a range of Italian marbles
Bedrooms	Floor: Pergo or equivalent - Laminate flooring
Kitchen	Floor: High abrasion resistance tile Kitchen shell design enabled for modular kitchen, from available choices at an additional cost
Toilet	Floor & Dado: Stone and/or tile in combination Sanitary Fixtures: Kohler, Grohe, Jaquar or equivalent
Powder Room	Floor & Dado: Stone and/or tile in combination Sanitary Fixtures: Kohler, Grohe, Jaquar or equivalent
Balcony	Floor: High abrasion resistance tile
Door	Frame: Sal wood Entry Main Door: Flush door with veneer finish and SS Hardware Other Doors: Flush door with SS Hardware without surface finish to enable customisation by owner based on interior design
Window	Glazed aluminium
Internal Finishes	Machine finished putty surface
External Finishes	Weatherproof external paint
Electrical	Concealed wiring and modular switches
Provision for Air Conditioning	Suitable electrical wiring and service/AC ledge for VRF units to ensure good aesthetics (no window or split units permitted)

S.E. Builders & Realtors Limited



Authorised Signatory



S.E. Builders & Realtors Limited. (A subsidiary of Bengal Ambuja Housing Development Limited)

Regd. Office: Vishwakarma | 86C Topsia Road (S) | Kolkata 700 046

Marketing Office: Ecospace Business Park | Block 4B | Plot No. IIF/11 | Action Area II | New Town | Kolkata 700 160

P +91 33 4040 6060 | **F** +91 33 4040 6161 | **W** www.ambujaneotia.com

CIN : U70109WB2011PLC171075