

SPECIFICATIONS

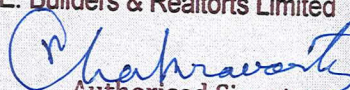
Utalika Luxury~Phase III

Space Description Luxury specification

Superstructure	Reinforced cement concrete shear wall structure
Wall	AAC / Flyash Block masonry
Living and Dining Rooms	Choices available from a range of imported natural Marbles.
Bedrooms	Floor: Laminated wood flooring : Pergo or equivalent
Kitchen	Floor: High abrasion resistance tiles Kitchen shell design enabled for modular kitchen with power and water points. The customer has option to either procure the modular kitchen by themselves or to take chose from the available choices available from pre-designed modular kitchen 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: Solid wood / engineered wood frame Entry Main Door: Flush door / engineered door with veneer finish and SS Hardware Other Doors: Flush door/ engineered door with SS Hardware without surface finish to enable customisation by owner based on interior design
Window	Glazed aluminium
Internal Finishes	Gypsum plastered finished 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 spilt units permitted)

S.E. Builders & Realtors Limited


Authorised Signatory

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

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CIN : U70109WB2011PLC171075