



UTALIKA
THE CONDOVILLE

LUXURY

ADVANTAGES OF OWNING
AN UTALIKA LUXURY APARTMENT



LUXURY

UTALIKA~THE CONDOVILLE

This booklet is a guide to the compelling reasons for buying into Utalika. The other brochures in this Kit will explain those at length.

Utalika~The CondoVille is well located at the heart of EM Bypass. Owning an apartment here is like unwrapping Nature's gift. Nestled in a complex of about 20 acres with a luxury residents' Club, it offers several avant garde amenities and rejuvenation activities around a large, serene lake. The spacious apartments at Utalika are intelligently designed and come with luxury features and specifications.

An expert team of professionals will manage the Club and the complex, all backed by the Ambuja Neotia promise, which is renowned for its commitment to quality and on-time delivery.

Rediscover Your Space.
Rediscover Your Benefits.



Your Apartment. Your World.



Your Lake. Your World.



Your Club. Your World.



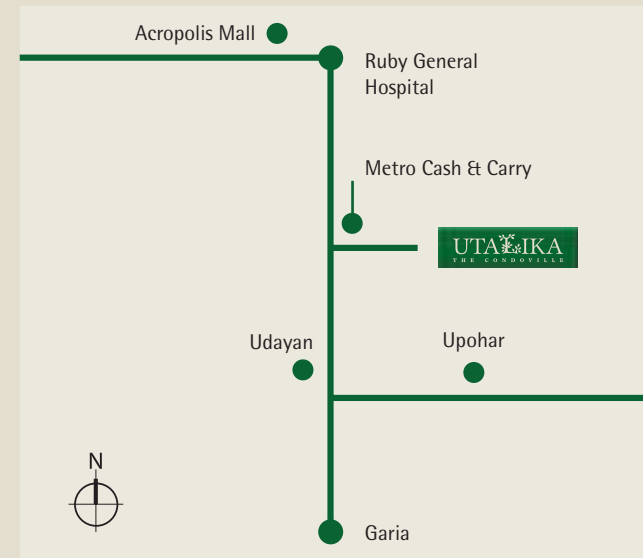
Your Podium. Your World.



Your Greens. Your World.



LUXURY



LOCATION ADVANTAGE

Utalika is surrounded by those comforts that make your living safe, secure, exciting and enjoyable. Its neighbourhood encompasses several residential developments, world-class schools and institutes, malls, star hotels and restaurants, large department stores, the best hospitals and many other necessities. With the proposed Metro Station and the upcoming BRTS (Bus Rapid Transit System), commuting from Utalika will be very convenient while the six-lane bypass will provide an easy drive.



Your Home. Your Convenience.



DESIGN ADVANTAGE

As a project, Utalika is built in compliance with its natural surroundings. The luxurious residential complex is self-contained, with spacious apartments, planned cross ventilation, abundance of greenery, and well-spread activity areas for different age groups all around a large, exquisite lake. Utalika's design beautifully blends aesthetics with an environment-friendly approach.

The large open-to-sky spaces are admirably landscaped to connect the green spaces and residential towers, aiding the advantageous micro-climatic conditions generated by the two lakes in and around the project.

Welcome to Your Home. Your World.





LUXURY

SPACE ADVANTAGE

At Utalika, space is the essence of luxury. The apartments have been planned meticulously with provision for extra space so that you can personalise it and call it your own.

Depending on the type and size of apartment, there is room for separate closet space and a study area with library racks. A cosy corner for a private tête-à-tête, breakfast table and swing on the terrace-like balconies, a quick-bite table in the kitchen and utility room/s to serve your multipurpose needs.



Your Home. Your Space.



LUXURY

LAKE ADVANTAGE

The large lake at Utalika comes with an array of thrills which will make you want to take your Nature addiction a notch higher. With the floating planters, evergreen flowering trees, aquatic plants, floating water fountain and several interesting activities that you can partake in . . . life around the lake at Utalika will be a pleasurable experience.

It will be resplendent with several varieties of flora and fauna offering you a variegated green environment. Besides attracting different birds, bees and butterflies, the plants along the boundaries of waterbodies will add to the scenic beauty. The aquatic plants around the lake and seasonal flowers in the landscaped areas will provide freshness and beauty round-the-year. The outdoor space with vast lawns and gardens around the lake will please you to no end.

Utalika offers you a world where you can explore Nature at its idyllic best without having to step out of your complex.

Your Home. Your Lake.



Things at the Lake

- Boating
- Fishing Deck
- Marina with Viewing Deck
- Floating Fountain
- Island with Mounds and Sculptures
- Aquatic Plants
- Duck Hut
- Rock Garden
- Hibiscus Garden
- Pet Garden
- Sacred Garden
- Jogging Track

Features and Amenities at the Club

Odeon ~ 71-seater Private Theatre
 Swimming Pool and Kids' Pool
 with submerged Loungers
 Viewing Deck
 Basketball Court
 Cricket Practice Pitch
 Badminton Court
 5-a-side Football Field
 Rock Climbing Wall
 Gymnasium
 Steam Room
 Table Tennis
 Pool Table
 Squash Court
 Party Lawn
 Giant LED Screen in Party Lawn
 Party Terrace
 Cafeteria
 Banquet Hall with Deck
 Hobby Room
 Chess Room
 Dart Room
 Yoga Terrace
 Conference Room
 Tiny Tots' Room



CLUB ADVANTAGE

Club De Ville, the centre of rejuvenation and recreation, is planned across three levels with an array of features to keep you active and exhilarated. Entertain your guests, organise parties and functions, and make the most of a fully-equipped gym. Meet at the conference rooms, watch films at Odeon, a 71-seater private theatre, relax at the viewing deck, party at the banquet hall with an adequate pre-function area overlooking the lake or just enjoy plenty of games and activities.

Utalika will be initially managed by the experienced team of the Conclave Group of Clubs, whose expertise is built on operating and maintaining premium clubs for more than two decades.

Revive your tired soul. Retire to entertainment. Only at Utalika.

Your Home. Your Club.



GREEN BUILDING ADVANTAGE

Ambuja Neotia believes that green open spaces and waterbodies play key roles in creating a healthy environment.

At Utalika, you will find efficient use of water, energy and conservation of other natural resources, which are integral to a green building design. Apart from these green measures, we have placed special emphasis on ventilation, natural light, rainwater harvesting, recycled water from STP for gardening and other purposes.

Enhance your well-being, live an environment-friendly life and contribute to the planet's sustainability.

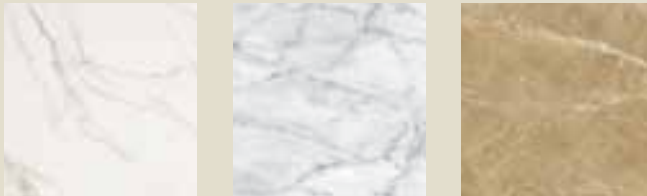
Your Home. Your Environment.



SPECIFICATIONS ADVANTAGE

With Utalika, our earnest endeavour is to bring you the best modern homes built with premium materials. Our world-class fittings and fixtures, Italian marble floors in living and dining areas, and pergo floors in bedrooms, among others, will heighten the elegance of your luxurious home. Durable and sturdy to the core, these superior materials will ensure the longevity of your property. Therefore, you are ensured a luxurious living experience.

Italian Marble Flooring in Living/Dining Area



Pergo or equivalent Flooring in Bedrooms



Your Home. Your Benefits.

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)



LUXURY

PRICE ADVANTAGE

Luxury has never been more affordable. And owning it, more transparent.

The price of the apartment at Utalika Luxury, Phase I, is fixed and non-escalable, and enumerated in the General Terms and Conditions (GTC).

For those opting for the down payment, there is a very attractive discount scheme as also detailed in the GTC. All additional costs are clearly identified in the GTC to avoid any last minute surprises, and enable proper budgeting and tax planning.

For those opting for an instalment plan, the payment is linked to the construction schedule to provide you an easy and comfortable payment plan.

Your Home. Your Gain.



Security Services

3-level security for building access
with boom barriers at security kiosks

Lift access control system

Video door phone

24/7 surveillance

CCTV installed at strategic locations
including elevator cars

Separate service elevators

24/7 DG facility

Fire Safety Measures

LPG leakage detector in kitchen

Fire protection and detection system in common areas

Building Automation System

Centrally monitored set-up to ensure immediate
detection and rectification of malfunctions in elevators,
water supply, fire protection system and DG

Green Building Compliance

Rainwater harvesting for landscaping

Sewerage treatment plant for solid waste management
using compactor and composters

Provisions for charging points for green vehicles

LED lights in common areas to minimise
energy consumption



LIVING ADVANTAGE

Life at Utalika will be secure and hassle-free. In a gated complex, with state-of-the-art safety and security, including building automation, advanced firefighting, and technologically enabled services, you will live in the comforts of a functionally efficient environment.

Cocooned with several top notch facilities, eco-friendly features and round-the-clock security, Utalika~The Condoville offers you a safe haven.

Your Home. Your Haven.



QUALITY AND TIMELY DELIVERY ADVANTAGE

With the use of world famous software for structural design, high grade concrete and MIVAN system of construction that prevents leakages and damp walls, Utalika ensures high quality construction. And the specifications of finish are luxury at its best.

Ambuja Neotia's commitment to quality and on-time delivery is best summed up in the promise to compensate the buyer for every month of delay. A special team constantly monitors the progress, removes obstacles and integrates multiple functions to meet the committed quality and delivery timelines.

Your Home. Your Comfort.





LUXURY

BUILDING MANAGEMENT ADVANTAGE

Ambuja Neotia believes in aftercare by providing orderly management, and up-keep of buildings and the complex. Due to this, the value of the property appreciates not only for how well it is built but also on how well it is maintained.

Through an 80-member dedicated expert team, we manage all our malls, business parks and residences to bring a distinct edge to property maintenance. This is the key to the long term advantage of owning an apartment in such a complex. To keep your joy of living intact and unhindered, the Group will manage this complex for the initial period and set up a robust Management System before handing it over to the Owners' Association.



Your Home. Your Asset.



TRANSPARENCY ADVANTAGE

If you're buying an Utalika apartment, life will be easy. All information on Area, General Terms and Conditions (GTC), Price and Payment Schedule is available in this kit.

The GTC contains all the relevant details about the offer, nature of rights and obligations of a buyer regarding the allotment of a unit. Besides, it also contains details about application, allotment, possession, common areas, facilities, maintenance and other information related to the development of the project.

Be it accuracy of information or transparency in transactions and practices, our word is our commitment.

Your Home. Your Privilege.





LUXURY

AMBUJA NEOTIA ADVANTAGE

Just like a home that is built with four walls,
Ambuja Neotia's foundation is built on trust,
quality, delivery and customer care.

With its forte in Realty, Hospitality, Healthcare and
Education, Ambuja Neotia has created landmark
projects in and around Kolkata. The Group has always
been conscious towards creating better and greener
spaces, resulting in consumer delight. Ambuja Neotia
has partnered with eminent architects and consultants
to create aesthetically appealing and refreshing
environments while being sensitive to the location.



Ecospace, the Ambuja Neotia Corporate Office

Your Home. Your Happiness.

AmbujaNeotia

A Project of Bengal Ambuja Housing Development Limited
(A JV Company of West Bengal Housing Board & Ambuja Neotia Group)

Developed by S.E. Builders & Realtors Limited
(Subsidiary of Bengal Ambuja Housing Development Limited)

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