



Aerial View

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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Project approved by

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UTALIKA-THE CONDOVILLE AT A GLANCE

THE PROMENADE

- 1 Floating Fountain
- 2 Fishing Deck/Marina
- 3 Floating Planters
- 4 Aquatic Planters with Evergreen Mounds
- 5 Rock Garden
- 6 Duck Hut
- 7 Jogging Track
- 8 Hibiscus Garden
- 9 Viewing Deck
- 16 Sculpture Garden
- 17 Pre-function Area overlooking the Lake
- 35 Pet Garden
- 39 Fruit Garden
- 40 Jogging Track
- 41 Fishing Deck Marina
- 50 Viewing Deck

CLUB DE VILLE

- 18 Viewing Deck
- 19 Yoga & Meditation Terrace
- 20 Main Swimming Pool
- 21 Kids' Pool
- 22 Party Terrace
- 23 Viewing Deck
- 24 Pool Deck Area
- 33 Cricket Practice Pitch
- 34 Badminton Court

LUXURY PODIUM

- Celebration Terrace
- 10 Cascade Water Feature
 - 11 Jogging Track
 - 12 Party Area - Club De Ville
 - 13 Viewing Deck under Canopy
 - 14 Theme Garden
 - 15 Giant LED Screen

- Garden Terrace
- 25 Jogging Track
 - 26 Fruit Trail
 - 27 Open Air Theatre with Stage
 - 28 Fragrance Trail
 - 29 Pergola over Walkway
 - 30 Putting Green
 - 31 Gazebos in Herbal Garden
 - 32 Yoga & Meditation Garden
 - 36 Elders' Sitting Area
 - 37 Central Garden
 - 38 Sculpture Garden

Sunset Terrace

- 42 Hibiscus Garden
- 43 Tree House
- 44 Pathway through Portal
- 45 Bamboo Garden
- 46 Kids' Play Area
- 47 Viewing Deck
- 48 Feature Wall
- 49 Jogging Track

Active Zone

- 51 5-a-side Football Field
- 52 Basketball Court/Skating

FUTURE DEVELOPMENT



UTALIKA
THE CONDOVILLE
LUXURY PHASE IV

MASTER PLAN



AmbujaNeotia

A NEW WORLD
BECKONS

LAUNCHING
PHASE IV
COME. EXPLORE.



UTALIKA
THE CONDOVILLE
LUXURY PHASE IV

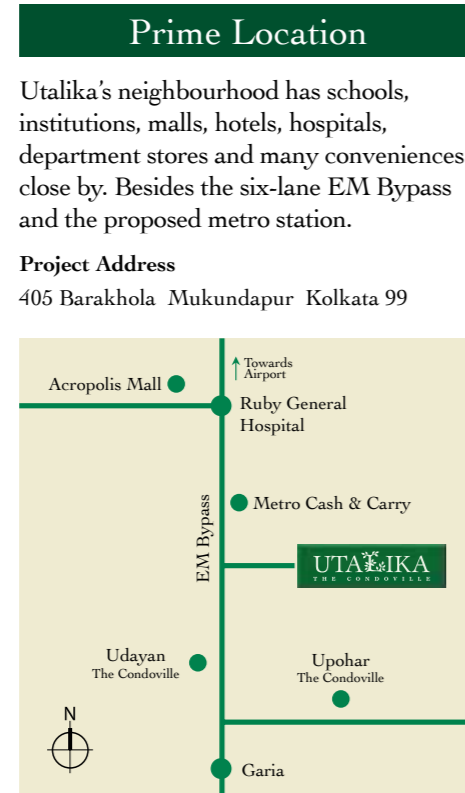
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SAVOUR A NEW WORLD THAT'S RIGHTFULLY YOURS

Welcome to Utalika Phase IV, a world where large open spaces, luxurious greenery, a pristine private lake, serpentine floral gardens, spacious apartments, a plush Residents' Club and futuristic amenities embrace you. And the unmistakable Ambuja Neotia signature gifts assurance and trust. **Be a connoisseur of this new world.**

Living at Utalika~The Condoville is like being in a luxurious retreat.



Prime Location

Utalika's neighbourhood has schools, institutions, malls, hotels, hospitals, department stores and many conveniences close by. Besides the six-lane EM Bypass and the proposed metro station.

Project Address
405 Barakhola Mukundapur Kolkata 99



Exquisite Design

Utalika's design by the architect-visionary Kapil Bhalla beautifully blends aesthetics with an environment-friendly approach.

Picturesque Podium

The pristine podium at Utalika with variegated flora and fauna allows you to commingle with Nature and offers many recreational activities to indulge in.

Your Recreational Zones

- Jogging Track
- Walkway
- Putting Green
- Senior Citizens' Area
- Amphitheatre
- Kids' Play Area
- Tree House
- Fruit Trail
- Fragrance Trail
- Hibiscus Garden
- Gazebos
- Meditation Garden
- Central Green
- Viewing Deck
- Graffiti Wall
- Bamboo Forest and more ...

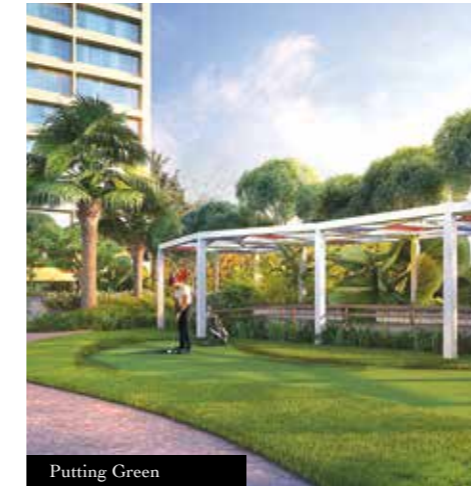


Spacious Rooms

Explore your unexpectedly roomy apartment. Decide on the type and size of the apartment you need. There is plenty of additional space that you can personalise.

Serene Ambience

Utalika is planned for efficient use of water, energy and conservation of natural resources. It will aid in creating a healthy environment and contribute to the planet's sustainability.



Choicest Specifications

Utalika is built with premium materials including world-class fittings and fixtures. With imported marble floors in living and dining areas, Pergo or equivalent flooring in bedrooms, these superior materials will ensure longevity of your property while ensuring an upmarket living experience.



Luxurious Lifestyle

Utalika is a gated complex with state-of-the-art safety and security facilities including building automation. With several top-notch facilities, eco-friendly features and round-the-clock security, Utalika offers you a safe haven.

Exclusively Yours

Luxury Simplex
1258 sq ft Carpet Area
(Plus 112 sq ft Balcony & 41 sq ft Service Balcony)
To

Luxury Duplex
4063 sq ft Carpet Area
(Plus 82 sq ft Balcony, 124 sq ft Service Balcony and 526 sq ft Terrace) & above

Unit price
₹1.44 crore onwards*

GST now at 5%. Taxes and charges extra.
* Under Installment Payment Plan
Down Payment Plan also available

Plush Residents' Club

Club De Ville, the centre of recreation and rejuvenation across four levels, beautifully balances activity with leisure. It will be initially managed by the experienced team of Conclave Group of Clubs.

Features and Amenities

- Odeon ~ 72-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
- Multipurpose Hall
- Hobby Room
- Chess Room
- Darts Room
- Yoga Terrace
- Conference Room
- Tiny Tots' Room and more ...

Typical Floor Plan

4th to 6th, 8th to 11th, 13th to 16th, 18th & 19th Floor

No.	Space
1	Living/Dining
2	Dining
3	Bedroom
4	Toilet
5	Balcony
6	Kitchen
7	Services/AC Ledge
8	Wash/WC
9	Store
10	Lounge
11	Family Room
12	Study/TV Lounge
13	Dresser
14	Terrace
15	Corridor
16	Pathway
17	Utility
18	Apartment Garden
19	Powder Room
20	Spare Room

PL Passenger Lift
SL Service Lift

Common Area

