

UNVELING  
THE ULTIMATE

AmbujaNeotia



Artist's Impression

UTALIKA  
THE CONDOVILLE

LUXURY  
ANCHAMI

G+33  
TOWER

206  
AIR CONDITIONED  
APARTMENTS

3/4  
BHK HOMES

[utalikaluxury.com](http://utalikaluxury.com)

WBRERA/P/KOL/2024/001094 | [www.rera.wb.gov.in](http://www.rera.wb.gov.in)

## Let It Be Yours

Welcome to Utalika Panchami, a haven overlooking a 2.65-acre lake, off the EM Bypass. Where mornings resonate with birdsong, blossoms & butterflies dance in the breeze, and sunlit greens invite your curiosity.

Be an exclusive part of this thriving Utalika Community. Enjoy the luxury of an extensive 20-acre condominium, complete with a refined rooftop experience, and an exclusive 4-storey residents' club.

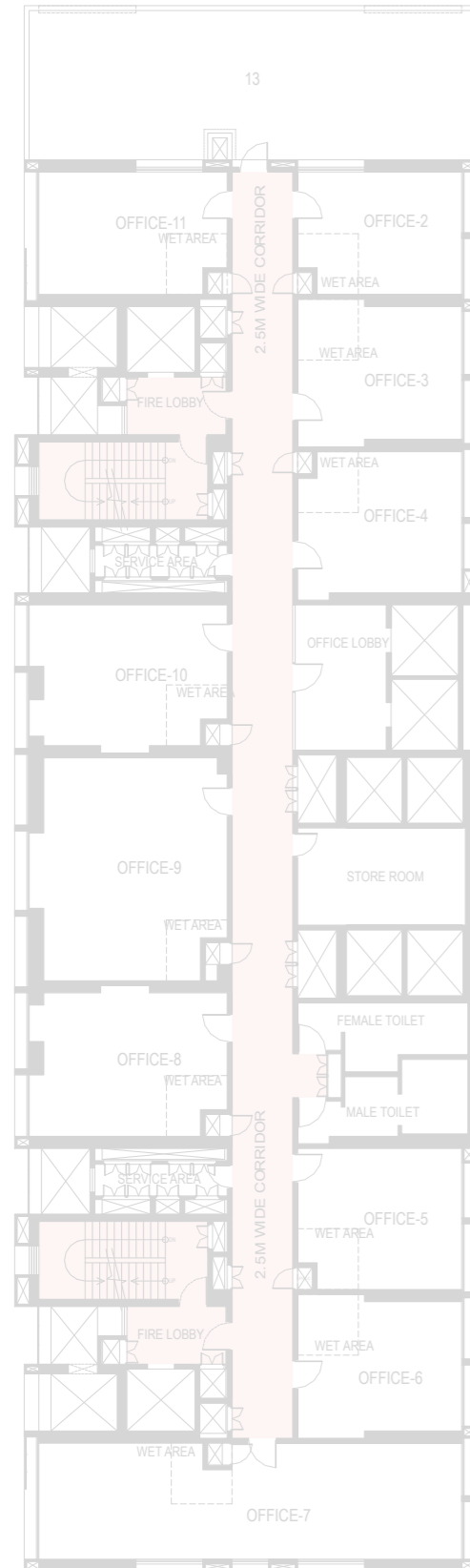


## Utalika~ A Luxury Retreat For Life

Live unbounded in the spacious, fully air-conditioned apartments of Panchami, featuring expansive living areas, functional kitchens, luxurious bathrooms, and spacious balconies. Choose from a range of 3 BHK simplex & 4 BHK Duplex Apartments.

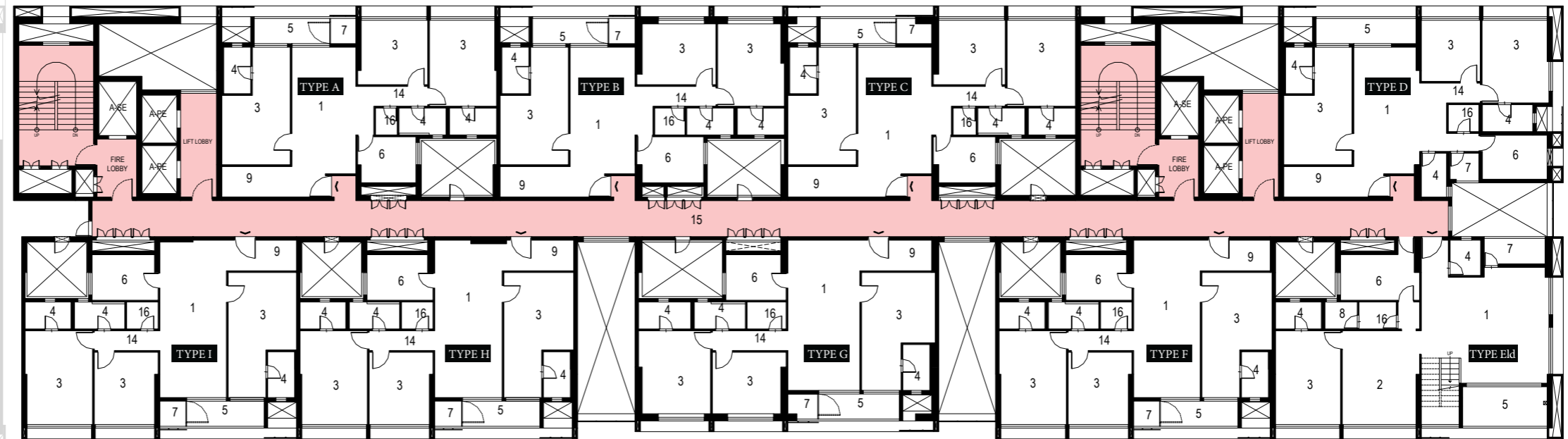


# Typical Floor Plan



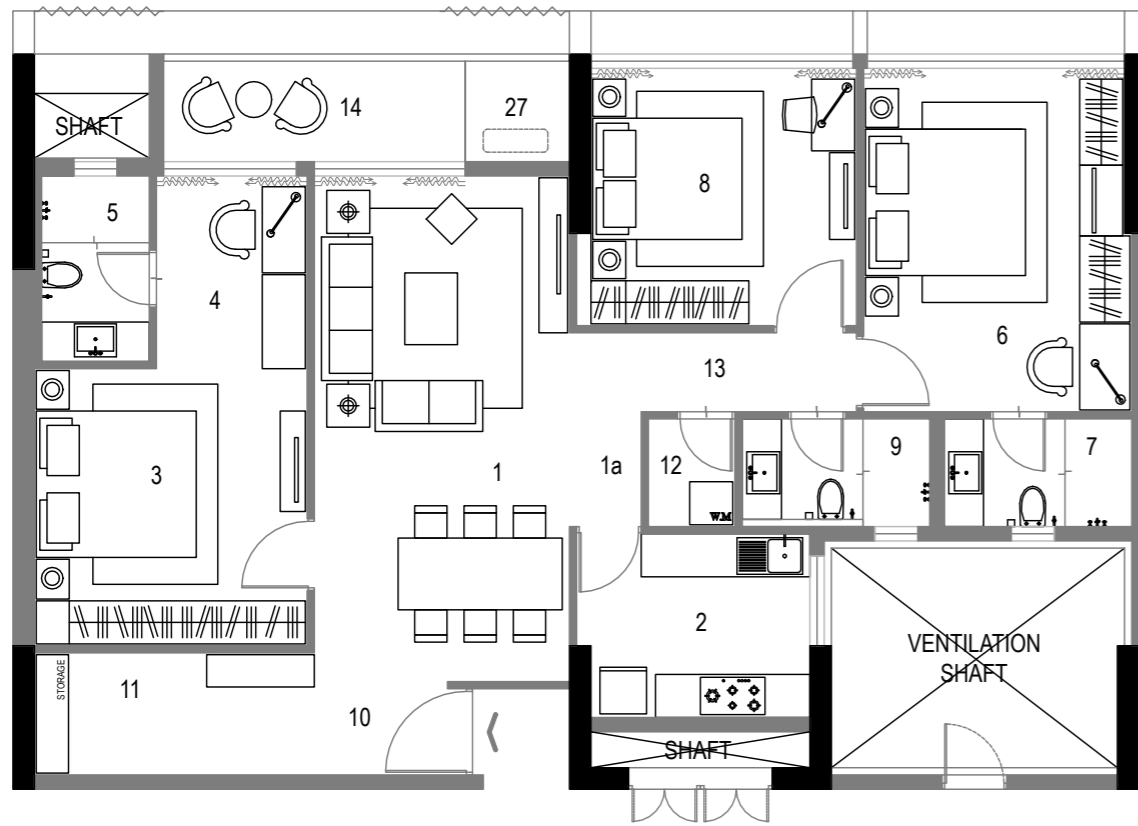
## LEGEND

- |                 |                      |                    |                     |                      |
|-----------------|----------------------|--------------------|---------------------|----------------------|
| 1 Living/Dining | 5. Balcony           | 9. Store           | 13. Terrace         | 17. Apartment Garden |
| 2. Dining       | 6. Kitchen           | 10. Lounge         | 14. Corridor        | A- PE Passenger Lift |
| 3. Bedroom      | 7. Services/AC Ledge | 11. Family Room    | 15. Common Corridor | A- SE Service Lift   |
| 4. Toilet/Bath  | 8. Wash/W.C.         | 12. Study/ TV Area | 16. Utility         |                      |



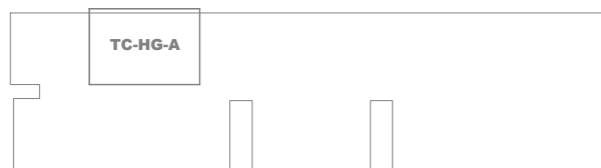
“The masked area is not part of the project on offer. However, it is an integrated part of the building footprint (which includes commercial, retail, promoter’s club, and MIG portions).”

# Apartment Type A

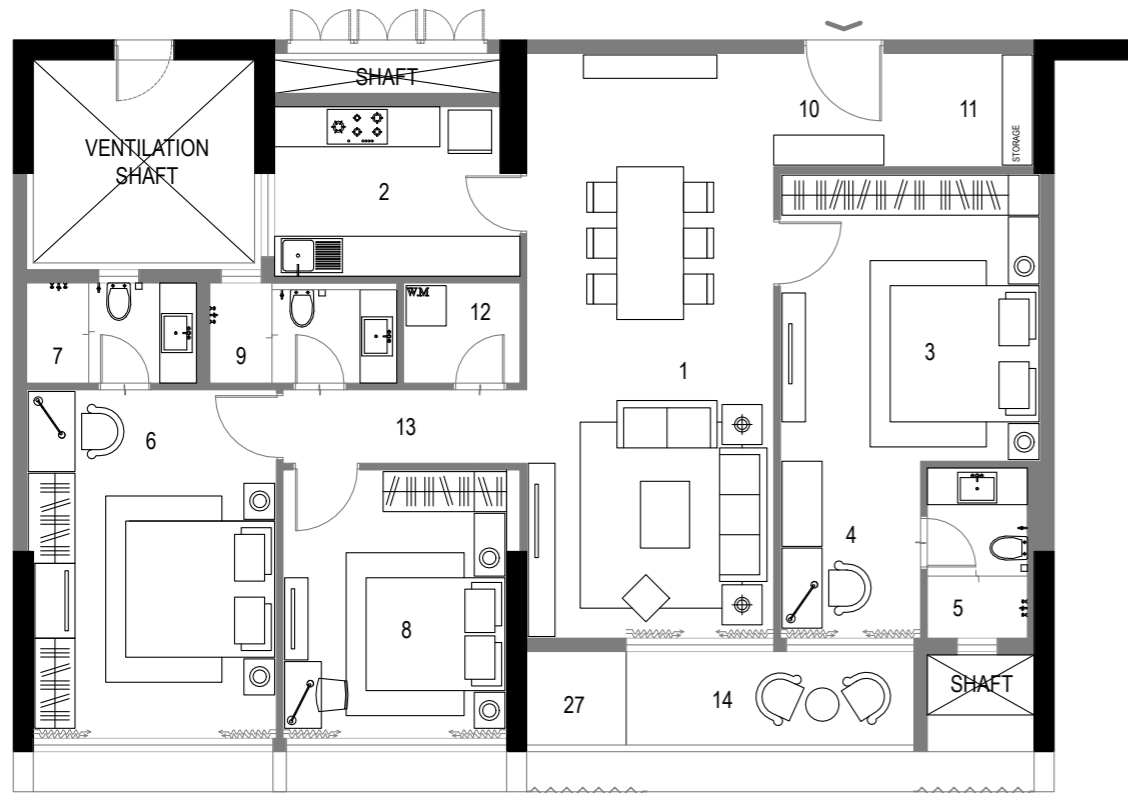


## APARTMENT TYPE - A

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3555 X 7045
1a	LIVING / DINING	1000 X 1600
2	KITCHEN	3050 X 2560
3	BEDROOM 1	3800 X 3860
4	STUDY AREA	2100 X 2685
5	TOILET 1	1500 X 2585
6	BEDROOM 2	3635 X 4785
7	TOILET 2	2615 X 1500
8	BEDROOM 3	3700 X 3585
9	COMMON TOILET	2615 X 1500
10	ENTRANCE	2205 X 1300
11	UTILITY/STORE	3900 X 1700
12	UTILITY	1205 X 1500
13	CORRIDOR	4000 X 1100
14	BALCONY	4200 X 1500
27	SPACE FOR ODU	1455 X 1500

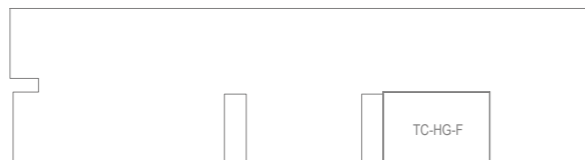


Type A	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area (SQ.FT)
	1482	1297	91	2007



## TC-HG-F-3BHK

SPACE DIMENSION		
NO.	SPACE	AREA
1	LIVING / DINING	3700 X 8760
2	KITCHEN	3375 X 2540
3	BEDROOM 1	3900 X 4310
4	STUDY AREA	2100 X 2650
5	TOILET 1	1500 X 2550
6	BEDROOM 2	3600 X 5220
7	TOILET 2	2545 X 1500
8	BEDROOM 3	3350 X 4020
9	COMMON TOILET	2800 X 1500
10	ENTRANCE	1650 X 1700
11	UTILITY/STORE	2250 X 1700
12	UTILITY	1745 X 1500
13	CORRIDOR	3650 X 1100
14	BALCONY	4310 X 1500
27	SPACE FOR ODU	1490 X 1500



Type F	BUA of Apartment (SQ.FT)	RERA Carpet (SQ.FT)	Balcony(SQ. FT)	Saleable Area (SQ.FT)
	1589	1398	94	2152



## LEGEND

- |   |                                  |
|---|----------------------------------|
| 01. CLUB & COMMERCIAL ENTRY / EXIT                | 36. GAS BANK                     |
| 02. INTERNAL DRIVEWAY                             | 37. EXPERIENTIAL PATHWAY         |
| 03. GRASS STRIPS BETWEEN DRIVEWAY & JOGGING TRACK | 38. FIRE KIOSK                   |
| 04. COMMERCIAL DROP-OFF                           | 39. PROPOSED GATE                |
| 05. MIG DROP-OFF                                  | 40. OWC                          |
| 06. JOGGING TRACK / PATHWAY                       | 41. CASCADE WATER FEATURE        |
| 07. ENTRY / EXIT                                  | 42. JOGGING TRACK                |
| 08. TOWER DROP-OFF                                | 43. PARTY AREA - CLUB DE VILLE   |
| 09. FISHING DECK & MARINA                         | 44. VIEWING DECK UNDER CANOPY    |
| 10. ROCK GARDEN                                   | 45. THEME GARDEN                 |
| 11. DUCK HUT                                      | 46. LED SCREEN                   |
| 12. AQUATICS PLANTS                               | 47. FRUIT TRAIL                  |
| 13. ORGANIC WASTE COMPOSTER                       | 48. OPEN AIR THEATRE WITH STAGE  |
| 14. HIBISCUS GARDEN                               | 49. FRAGRANCE TRAIL              |
| 15. GRASS JOINTED PAVEMENT                        | 50. PERGOLA OVER WALKWAY         |
| 16. GAZEBOS                                       | 51. PUTTING GREEN                |
| 17. VIEWING DECK                                  | 52. GAZEBOS IN HERBAL GARDEN     |
| 18. SCULPTURE GARDEN                              | 53. YOGA & MEDITATION GARDEN     |
| 19. SPILL-OVER FOR MULTI-PURPOSE HALL             | 54. ELDER'S SITTING AREA         |
| 20. FLOATING FOUNTAIN                             | 55. CENTRAL GARDEN               |
| 21. BADMINTON COURT                               | 56. SCULPTURE GARDEN             |
| 22. CRICKET PRACTICE PITCH                        | 57. TREE HOUSE                   |
| 23. EMERGENCY GATE                                | 58. PATHWAY                      |
| 24. PET GARDEN                                    | 59. BAMBOO GARDEN                |
| 25. SACRED GARDEN                                 | 60. KIDS' PLAY AREA              |
| 26. SKATING RINK                                  | 61. VIEWING DECK                 |
| 27. ELECTRICAL YARD                               | 62. FEATURE WALL                 |
| 28. CLIMBING WALL                                 | 63. KIDS' POOL                   |
| 29. TENNIS COURT                                  | 64. POOL DECK AREA               |
| 30. GOLF COURT                                    | 65. MAIN SWIMMING POOL           |
| 31. PLAYING AREA                                  | 66. YOGA & MEDITATION TERRACE    |
| 32. DG YARD                                       | 67. PARTY TERRACE                |
| 33. HIG ENTRY / EXIT                              | 68. OPEN TO SKY YOGA DECK        |
| 34. RETAIL ENTRY / EXIT                           | 69. SPILL-OVER MULTIPURPOSE HALL |
| 35. MIG ENTRY / EXIT                              | 70. JACUZZI & DECK               |



# About Ambuja Neotia

Ambuja Neotia is one of the most prominent and respected corporate houses headquartered in Kolkata, with its forte in real estate and subsequent forays into hospitality, healthcare and education.

The company, under the stewardship of **Harshvardhan Neotia**, has been responsible for landmark projects in and around Kolkata. **Udayan**, Kolkata's first condoville built on the PPP (Public-Private Partnership) model, made good living 'affordable' for the first time in the country and earned Harshvardhan Neotia the Padma Shri in 1999. **Upohar The Condoville**, one of the largest residential projects of Ambuja Neotia, brought together efficiency, comfort and luxury, transforming dreams into reality.

With **City Centre Salt Lake**, the mall concept was revolutionized that was followed by City Centres in New Town, Haldia, Siliguri, Raipur and Patna. Leisure destinations like **Raichak on Ganges**, **Taj Chia Kutir**, **Taj Guras Kutir**, **IHCL SeleQtions Raajkutir**, **Taj City Centre New Town** and **Taj Taal Kutir Hotel & Convention Centre** added to luxury escapades. In a strategic move to enhance its presence in the hospitality sector, Ambuja Neotia has recently expanded its geographic footprint by acquiring the **Tree of Life Hotel and Resorts chain**. This acquisition marks a significant step, solidifying its position as a national player in the hospitality industry.

The Group also forayed into healthcare with **Neotia Bhagirathi Woman and Child Care Centre** and the **Neotia Getwel Multispecialty Hospital**. Business Parks & Towers including **Ecospace** and **Ecocentre** were developed to give the city smarter, greener workspaces for better work-life balance. With the vision of imparting education to transform students into leaders for global society, the Group embarked on a new journey with **The Neotia University**.

The Group continues to launch strings of projects across Real Estate, Hospitality and Healthcare to add to the experiences and keep making a difference to the way people live.

For more details visit: [ambujaneotia.com](http://ambujaneotia.com)



The Residency, City Centre Salt Lake



City Centre New Town



City Centre Patna



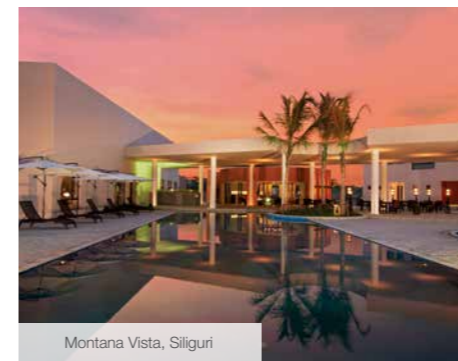
The Ffort Raichak-Raichak on Ganges



Ganga Kutir Resort-Raichak on Ganges



Raajkutir IHCL SeleQtions



Montana Vista, Siliguri



Taj Chia Kutir Resort & Spa



Taj Taal Kutir



Udayan-The Condoville, Kolkata



Ujjwala-The Condoville, New Town



Uttorayon - The New Township, Siliguri



AltAir, Salt Lake



Ecocentre, Salt Lake



Taj Guras Kutir



Upohar-The Condoville, Kolkata



Ecospace Business Park, New Town



City Centre Salt Lake



Bagirathi Neotia Woman & Child Care Centre



Neotia Getwel Healthcare Centre, Siliguri



The Neotia University



## 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)

Ecospace Business Park New Town Kolkata 700160  
W [ambujaneotia.com](http://ambujaneotia.com) | [utalikaluxury.com](http://utalikaluxury.com)

Project Address  
405 Barakhola Mukundapur Kolkata 700099

# Call 98308 83088

**Disclaimer:**

Dimensions have been rounded off to the next two digits after decimal wherever appearing. Marginal revisions in dimensions may be necessary during construction. Dimensions indicated in the building/floor plans are in millimeter and are inner dimensions of all spaces, excluding wall thickness. Images used in the E-brochure of Utalika Luxury, Panchami are artist's impressions or representative stock photographs provided to give indicative visual and physical impressions as advised by the project's architect and interior designer. These are mere options to show as to how the Building/Apartment may look like or may be used. No furniture is provided with the apartments.