

**Company: AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED**

**Project: "THE PARK UNIZEN"**

**Specifications of Apartment**

Sl. No.	Particulars	Specification
1.	Structure	RCC Framed Structure
2.	Wall	EXTERNAL – RCC Wall / AAC Block wall  INTERNAL – AAC Block wall / Infill Wall / RCC Wall/ Modular wall panel made of sandwiched AAC panels with facia boards or equivalent.
3.	Door Frame	Main Door - FGL/Engineering Wood/ Ply frame with paint  Other Door – To be done by Allottee .  <b>(All wood-based materials should be FSC-certified or rapidly renewable, in accordance with IGBC Green Building Requirements – Version 3.0)</b>
4.	Door Shutter	Main Door - Flush Door Shutter with SS Hinge/Plywood shutter with paint finish  Other Door – To be done by Allottee.  <b>All wood-based materials should be FSC-certified or rapidly renewable, in accordance with IGBC Green Building Requirements – Version 3.0"</b>
5.	Window	Aluminium glazed windows/ UPVC windows
6.	Flooring	IPS Floor finish.

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

**CIN :** U70101WB2005PLC101398

*Raksha Rayan*  
Authorized Signatory

7.	Kitchen Counter	To be done by Allottee. <i>Unit Owners.</i>
8.	Internal Wall finish	Putty on walls.
9.	External finishes	Weatherproof exterior paint
10.	HVAC	The VRV/VRF air-conditioning system shall be provided with high wall type indoor units only.
11.	Electrical	Concealed/Surface Wiring with exposed switch.
12.	Plumbing	Each water closet / washroom / wet area is earmarked in the drawing and is provided with drainage point and separate water supply point for the domestic and flushing use. The Promoter shall provide bare necessary basic fittings which are required for obtaining the completion certificate. In no case is the customer allowed to change / vary the earmarked space for the toilet/ washroom / wet area. However, in the earmarked space the customer can go for customised layout of the washroom respecting the available drainage point. <i>Unit Owners</i> <b>All water fixtures used by the customer should be low-flow, in accordance with IGBC Green Building Requirements – Version 3.0</b>

**For AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED**

Ambuja Housing And Urban Infrastructure Company Limited

*[Signature]*

Authorized Signatory

**(Authorized Signatory)**

**Date: 12.01.2026**

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