

GEN
Landmark

Delightful Atmosphere

RPS MORE, BAILEY ROAD, PATNA



LIVE AT THE HEART OF NATURE

We care for your health, that's why we provided a dedicated garden which surrounds the entire building. The Garden can be used for exercise, jogging, yoga etc. It also provides an excellent place for kids to play.



'If it doesn't enhance human life
in some way, then it may as well not exist'.

Every living space at **GenX Landmark** has been
thoughtfully planned to make you instantly fall in love
with the space and elevate the quality of your life.

These smartly laid out homes, together with
the unique structure of the building, ensure an
abundance of natural light and ventilation.





Amenities

- Swimming Pool
- Departmental Store
- Commercial Space
- I.C.T. Room
- Health Club
- Community Area
- 3 Layers Security
- Manicured Lawn
- Basket Ball Court
- Children Play Area
- Badminton Court
- Jogging Track
- Pathway
- Temple
- Sitting
- Green Area



Enjoy the beautiful view of the nature's green rug that will fill your heart with instant happiness. The lush green campus will keep your mind fresh and keep negative thoughts away from your mind. The fresh air will sooth your mind and you will enjoy healthy and happy time away from pollution of the city.

Amenities



Health Club



Departmental Store



Sitting



Well Manicured Lawn & Children Play Area



Community Hall



Parking



Swimming Pool





A landmark ADDRESS
A lifestyle STATEMENT





Site Plan



Aerial View



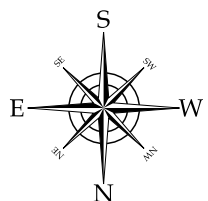


Swimming Pool

Typical Floor Plan Block-A



FIRST FLOOR			SECOND FLOOR			THIRD FLOOR			FOURTH FLOOR			FIFTH FLOOR			SIXTH FLOOR		
Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area
(01.)	2687.00 sft.	322.00 sft.	(01.)	2667.00 sft.	105.00 sft.	(01.)	2667.00 sft.	-----	(01.)	2667.00 sft.	105.00 sft.	(01.)	2667.00 sft.	-----	(01.)	2104.00 sft.	39+69+310+105 (floor), 1167.00 sft. (roof)
(02.)	1731.00 sft.	283.00 sft.	(02.)	1731.00 sft.	-----	(02.)	1731.00 sft.	-----	(02.)	1731.00 sft.	-----	(02.)	1731.00 sft.	-----	(02.)	1580.00 sft.	60+52 sft.
(03.)	1702.00 sft.	278.00 sft.	(03.)	1702.00 sft.	-----	(03.)	1702.00 sft.	-----	(03.)	1702.00 sft.	-----	(03.)	1702.00 sft.	-----	(03.)	1560.00 sft.	54+52 sft.
(04.)	1702.00 sft.	278.00 sft.	(04.)	1702.00 sft.	-----	(04.)	1702.00 sft.	-----	(04.)	1702.00 sft.	-----	(04.)	1702.00 sft.	-----	(04.)	1560.00 sft.	54+52 sft.
(05.)	1731.00 sft.	283.00 sft.	(05.)	1731.00 sft.	-----	(05.)	1731.00 sft.	-----	(05.)	1731.00 sft.	-----	(05.)	1731.00 sft.	-----	(05.)	1580.00 sft.	60+52 sft.
(06.)	2601.00 sft.	421.00 sft.	(06.)	2581.00 sft.	-----	(06.)	2581.00 sft.	-----	(06.)	2581.00 sft.	-----	(06.)	2581.00 sft.	-----	(06.)	2019.00 sft.	38+69+310 sft. (floor), 1121 sft. (roof)



Flat # 06
Block - A



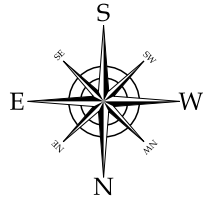
Flat # 03, 04
Block - A



Flat # 01
Block - A (6th Floor)

Typical Floor Plan

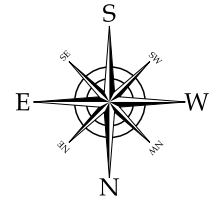
Block - B



FIRST FLOOR			SECOND FLOOR			THIRD FLOOR			FOURTH FLOOR			FIFTH FLOOR			SIXTH FLOOR		
Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area
(01.)	1753.00 sft.	145.00 sft.	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1603.00 sft.	59+121 sft.
(02.)	1581.00 sft.	145.00 sft.	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1431.00 sft.	59+121 sft.
(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1215.00 sft.	46.00 sft.
(04.)	2105.00 sft.	323.00 sft.	(04.)	2105.00 sft.	-----	(04.)	2105.00 sft.	113.00 sft.	(04.)	2105.00 sft.	-----	(04.)	2105.00 sft.	113.00 sft.	(04.)	1642.00 sft.	128+279 sft. (floor), 1043.00 sft. (roof)
(05.)	1755.00 sft.	145.00 sft.	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1603.00 sft.	59+121 sft.
(06.)	1698.00 sft.	145.00 sft.	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1548.00 sft.	59+121 sft.
(07.)	1716.00 sft.	145.00 sft.	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1563.00 sft.	59+121 sft.
(08.)	1754.00 sft.	258.00 sft.	(08.)	1754.00 sft.	-----	(08.)	1754.00 sft.	113.00 sft.	(08.)	1754.00 sft.	-----	(08.)	1754.00 sft.	113.00 sft.	(08.)	1604.00 sft.	59+121 sft.

Typical Floor Plan

Block - C



FIRST FLOOR			SECOND FLOOR			THIRD FLOOR			FOURTH FLOOR			FIFTH FLOOR			SIXTH FLOOR			SEVENTH FLOOR		
Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area
(01.)	1753.00 sft.	145.00 sft.	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1753.00 sft.	-----	(01.)	1603.00 sft.	59+121 sft.
(02.)	1581.00 sft.	145.00 sft.	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1581.00 sft.	-----	(02.)	1431.00 sft.	59+121 sft.
(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1276.00 sft.	-----	(03.)	1215.00 sft.	46.00 sft.
(04.)	2105.00 sft.	323.00 sft.	(04.)	2105.00 sft.	-----	(04.)	2105.00 sft.	113.00 sft.	(04.)	2105.00 sft.	-----	(04.)	2105.00 sft.	113.00 sq.ft	(04.)	2105.00 sft.	-----	(04.)	1642.00 sft.	128+279+113 sft. (floor), 1043 (roof)
(05.)	1755.00 sft.	145.00 sft.	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1755.00 sft.	-----	(05.)	1603.00 sft.	59+121 sft.
(06.)	1698.00 sft.	145.00 sft.	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1698.00 sft.	-----	(06.)	1548.00 sft.	59+121 sft.
(07.)	1716.00 sft.	145.00 sft.	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1716.00 sft.	-----	(07.)	1563.00 sft.	59+121 sft.
(08.)	1754.00 sft.	258.00 sft.	(08.)	1754.00 sft.	-----	(08.)	1754.00 sft.	113.00 sft.	(08.)	1754.00 sft.	-----	(08.)	1754.00 sft.	113.00 sq.ft	(08.)	1754.00 sft.	-----	(08.)	1604.00 sft.	59+121+113 sft.

Flat # 01, 05, 08
Block - B & C



Flat # 03
Block - B & C



Flat # 02
Block - B & C





Flat # 04
Block - B & C

Flat # 06
Block - B & C

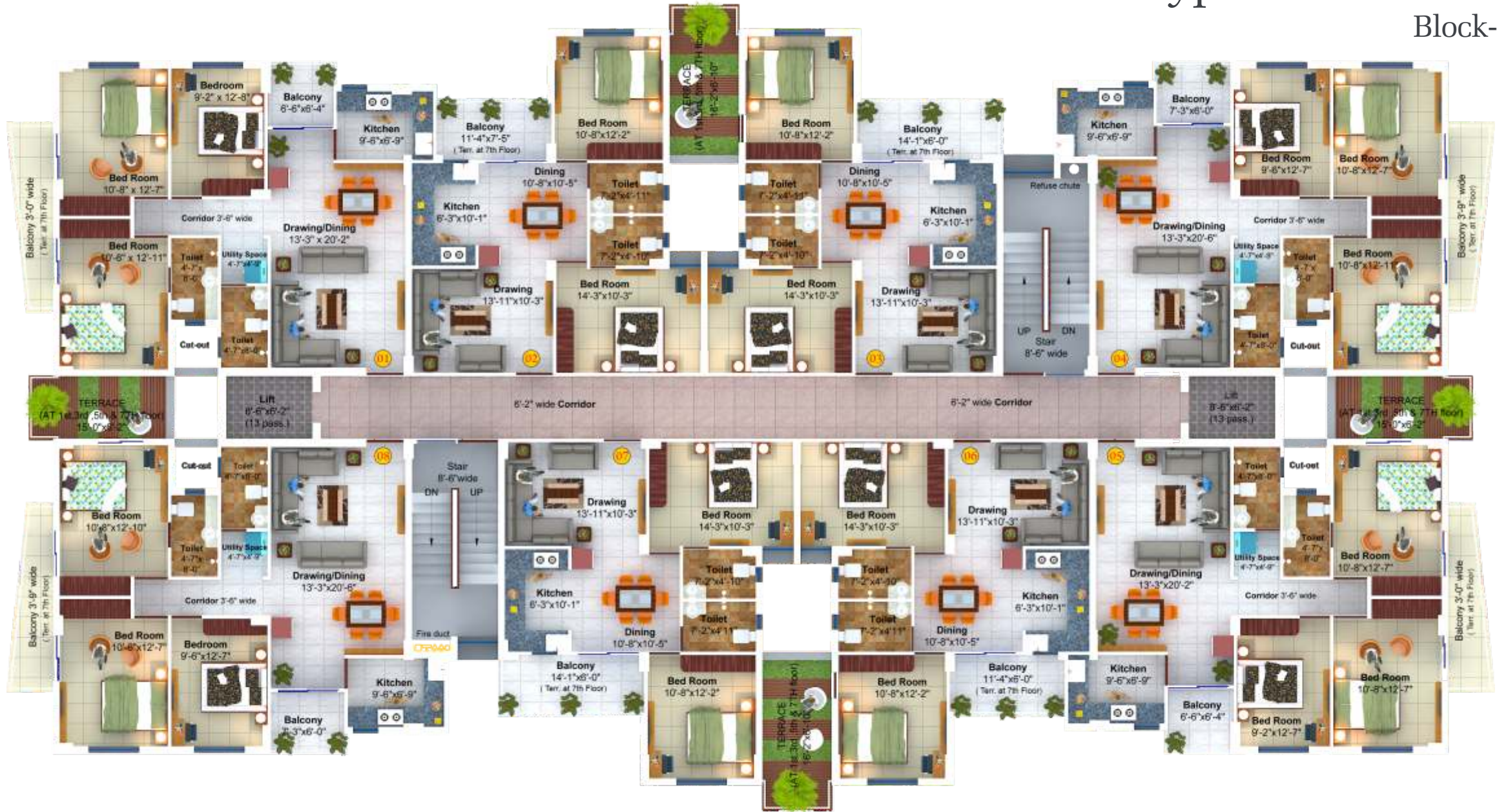


Flat # 07
Block - B & C

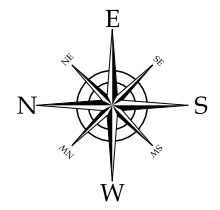


Typical Floor Plan

Block-D



FIRST FLOOR			SECOND FLOOR			THIRD FLOOR			FOURTH FLOOR			FIFTH FLOOR			SIXTH FLOOR			SEVEN FLOOR		
Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area	Flat #	Saleable Area	Terrace area
(01.)	1478.00 sft.	-----	(01.)	1478.00 sft.	-----	(01.)	1478.00 sft.	-----	(01.)	1478.00 sft.	-----	(01.)	1478.00 sft.	-----	(01.)	1478.00 sft.	-----	(01.)	1375.00 sft.	64+14 sft.
(02.)	1057.00 sft.	-----	(02.)	1057.00 sft.	-----	(02.)	1057.00 sft.	-----	(02.)	1057.00 sft.	-----	(02.)	1057.00 sft.	-----	(02.)	1057.00 sft.	-----	(02.)	979.00 sft.	59 sft.
(03.)	1080.00 sft.	109.00 sft.	(03.)	1080.00 sft.	-----	(03.)	1080.00 sft.	109.00 sft.	(03.)	1080.00 sft.	-----	(03.)	1080.00 sft.	109.00 sft.	(03.)	1080.00 sft.	-----	(03.)	978.00 sft.	109+75 sft.
(04.)	1505.00 sft.	-----	(04.)	1505.00 sft.	-----	(04.)	1505.00 sft.	-----	(04.)	1505.00 sft.	-----	(04.)	1505.00 sft.	-----	(04.)	1505.00 sft.	-----	(04.)	1392.00 sft.	14+70 sft.
(05.)	1466.00 sft.	92.00 sft.	(05.)	1466.00 sft.	-----	(05.)	1466.00 sft.	92.00 sft.	(05.)	1466.00 sft.	-----	(05.)	1466.00 sft.	92.00 sft.	(05.)	1466.00 sft.	-----	(05.)	1375.00 sft.	92+55+15 sft.
(06.)	1057.00 sft.	109.00 sft.	(06.)	1057.00 sft.	-----	(06.)	1057.00 sft.	109.00 sft.	(06.)	1057.00 sft.	-----	(06.)	1057.00 sft.	109.00 sft.	(06.)	1057.00 sft.	-----	(06.)	977.00 sft.	59+109 sft.
(07.)	1080.00 sft.	-----	(07.)	1080.00 sft.	-----	(07.)	1080.00 sft.	-----	(07.)	1080.00 sft.	-----	(07.)	1080.00 sft.	-----	(07.)	1080.00 sft.	-----	(07.)	979.00 sft.	76.00 sft.
(08.)	1505.00 sft.	92.00 sft.	(08.)	1505.00 sft.	-----	(08.)	1505.00 sft.	92.00 sft.	(08.)	1505.00 sft.	-----	(08.)	1505.00 sft.	92.00 sft.	(08.)	1505.00 sft.	-----	(08.)	1392.00 sft.	14+70+92 sft.





Flat # 01
Block - D



Flat # 02, 06
Block - D



Flat # 03, 07
Block - D



Flat # 04, 08
Block - D



Flat # 05
Block - D

Specification

SERVICES AND FACILITIES THAT WILL BLOW YOUR MIND

STRUCTURE:

R.C.C. frame structure building as / structural drawing with wall.

DOORS:

Main Door : 125x62.5 mm thick sal wood frame including decorative wooden bead around. solid core flush door (any premium brand).

TOILET DOOR:

125X62.5 mm sal wood frame including decorative wooden bead around. solid core flush door (any premium brand) with enamel paint finish.

INTERNAL DOOR:

125x62.5 mm thick Sal wood frame including decorative wooden bead around. Solid core flush door (any premium brand) with synthetic enamel finish.

WINDOWS:

Alumunium/Wooden frames and shutters with 3mm clear glass including m.s. grill.

FLOORING:

Main Lobbies : Granite/marble/vitrified tile common lobbies and corridor-granite/marble/vitrified tile staircase-granite/ marble/ kota stone Parking – parking tile flooring

APARTMENT FLOORING:

Living & Dining Room	:	Vitrified tile.
Master Bed Room	:	Vitrified tile.
Kitchen & Utility	:	Anti skid vitrified tile.
Toilets	:	Anti skid ceramic tiles.
Balconies	:	Anti skid ceramic tiles

KITCHEN :

Granite counter with stainless steel sink of ISI mark.

CAMPUS :

Pathway and Driveway – Cement Interlocking tiles.



DADO :

- Lift lobbies : Vitrified/granite/decorative tiles
- Toilets : Glazed ceramic tiles upto 7'ht
- Kitchen : Glazed ceramic tiles upto 2' ht above counter.

TOILETS :

- White glazed vitreous wash basin of Jaquar / Kerovit / Hindware in all toilets.
- White glazed vitreous EWCs of Jaquar / Kerovit / Hindware in all toilets.
- Hot & Cold water wall mixer of Jaquar / Kerovit / Hindware in all toilets.

PAINTING & CLADDING :

- Internal Walls & Ceilings : Interior grade wall putty surface only.
- External Finish : Partially Exterior grade texture paint over of ICI/Asianpaint or equivalent make.
- MS grills & Railings : Synthetic enamel paint of approved shade and colour.

ELECTRICAL OUTLINE SPECIFICATIONS :

All electrical wiring in concealed conduit and using PVC insulated copper wires with modular switches of Philips/ Anchor or equivalent make. Adequate lighting/ Power point socket and outlets in each room.

AC POINTS :

All bedrooms & living rooms : Provision for split AC (wiring and external socket point only).

TV POINTS :

- Living Room & Master Bedroom : Complete with wiring & outlet.
 - DTH Connection : DTH conduit shall be provided in the ducts from terrace to the individual units.
- TV wiring upto the ducts from living and master bedrooms only.

TELEPHONE POINTS :

- Living Room & Master Bedroom : Complete with wiring & outlet.
- All other Bedrooms : (only conduits-no wiring & outlet).

EXHAUST FAN POINT : Complete with wiring & outlet in all toilets & kitchen.

WATER PURIFIER POINT : Complete with wiring & outlet in Kitchen.

WASHING MACHINE POINT : Complete with wiring & outlet in utility.

SECURITY SYSTEM : CCTV for ground floor common area and campus.
Intercom from main security cabin to all apartments.

GENERATOR : Kirlosker or equivalent silent generator of adequate capacity.

LIFT : One 13 passenger lift & one 8 passenger lift of Otis / Kone / Thyssenkrupp or equivalent make in each block.

WATER PROOFING :

Terrace and Sunken Slab water Proofing by Dr. Fixit / Choksey chemical or equivalent.

LANDSCAPE WORK :

Campus landscaping work shall be done as per design, drawing and specification given by architect.





GEN 
Landmark 
Delightful Atmosphere

Payment Plans

- At the time of booking.....20%
- After plinth work.....10%
- Each floor casting (6 floor).....7.5%
- After brick work10%
- After plaster work.....10%
- At the time of registry5%

Other Fixed Charges

Fixed charges will have to pay by the prospective owners ₹ 4,00,000/- (Generator, Lift, Parking, Intercom & Miscellaneous)

Terms & Condition

1. The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERV" basis.
2. The allotment of the flat shall be subject to timely payment.
3. In case of with drawal of a booking a cancellation charge 5% of the total consideration.
4. Refund of the amount deposited by the applicant in case of cancellation shall be made in 150 (One hundred Fifty) Days of notice of with drawal, after adjusting the cancellation charges.
5. No interest/ Penalty claimed by the applicant of any stage shall be entertained by the company.
6. the allottees will have to bear the maintenance charges for the general service like water supply, sewerage, security etc. Such facilities will however be insured by the management committee constituted by the company.
7. All allottees will have to abide by the terms & conditions fixed from time to time by such society of flat owners.
8. Interest 18% per annum shall be charged on all delayed payment from due date. However the Company reserve the right to cancel the allotment if the dues are more than ₹ 5,00,000/- (Five Lakhs) Only at any time.
9. All allotment made by the company will be binding on the allottees and no grievance/Claim/Complaint shall ever be entertained by the company.
10. The applicant shall have to bear any other nominal fee such as technical, legal etc. as decided by the Company.
11. Any Central/State Government sponsored act or Legislation affecting the tax and levy, shall have to the borne by the applicant over and above the cost of the house and the existing burden there on.
12. All registration charges will be borne by the allottees.
13. No transfer of booking will be allowed.



OUR DELIVERED PROJECTS IN PATNA



GenX Villa, RPS Road, Patna



GenX Arya, RPS Road, Patna



GenX Namrata, RPS Road, Patna



GenX Lotus, Visweshraiya Nagar, Bailey Road, Patna



GenX Ramashram, Seikhpura More, Bailey Road, Patna



GenX City, RPS Road, Patna



GenX Green, DPS Road, Patna



GenX Oasis, RPS Road, Patna



DEVELOPER

GEN- X INFRA HOMES PVT. LTD.

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