

COMMERCIAL CUM RESIDENTIAL COMPLEX



The birth of an icon



GenX Homes is an organization which has since inception focused on providing the clients with highest utility value and comfortable pricing. We offer an experience beyond the basics of real estate to ensure you can turn your focus on others aspects of life and trust us with building your home based on your specifications and requirements.

GenX Homes was founded with the approach to provide upscale lifestyle and best standards of living while keeping the value for money aspect in view. The organization works on a transparent system to ensure better communication and trust build up with all existing and future customers. The basic approach is to ensure Quality but also an experience build to last a lifetime. Connecting with us for any query / inputs is easy and with same accessibility as for our front line staff and top management as well.

GenX Homes has a track record of providing luxurious and wholesome living experience while maintaining steady growth, customer satisfaction, and innovation. We focus on embedding best of Technology, Design and Accessibility while creating all projects to meet the requirements of our customers.

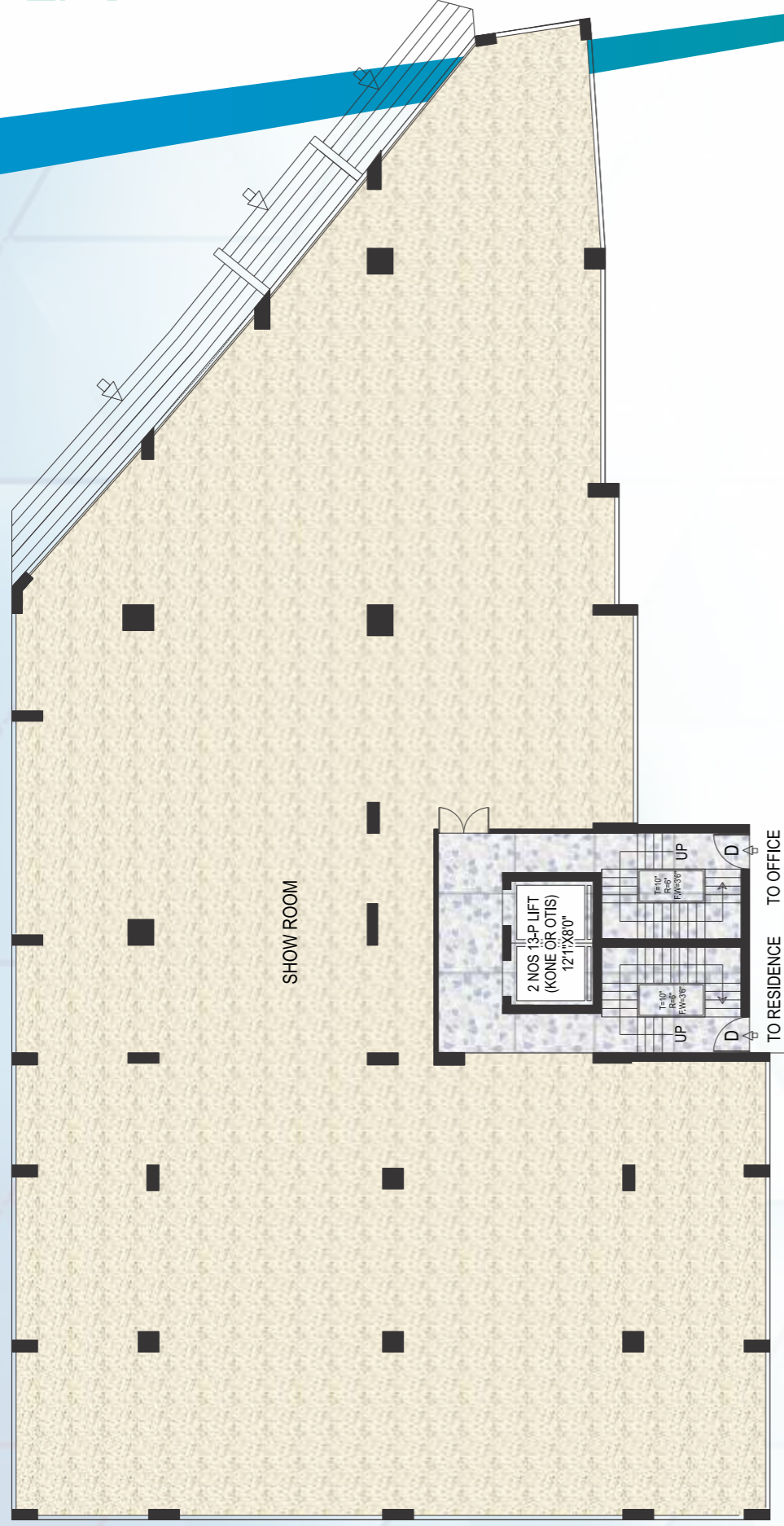


BASEMENT FLOOR PLAN

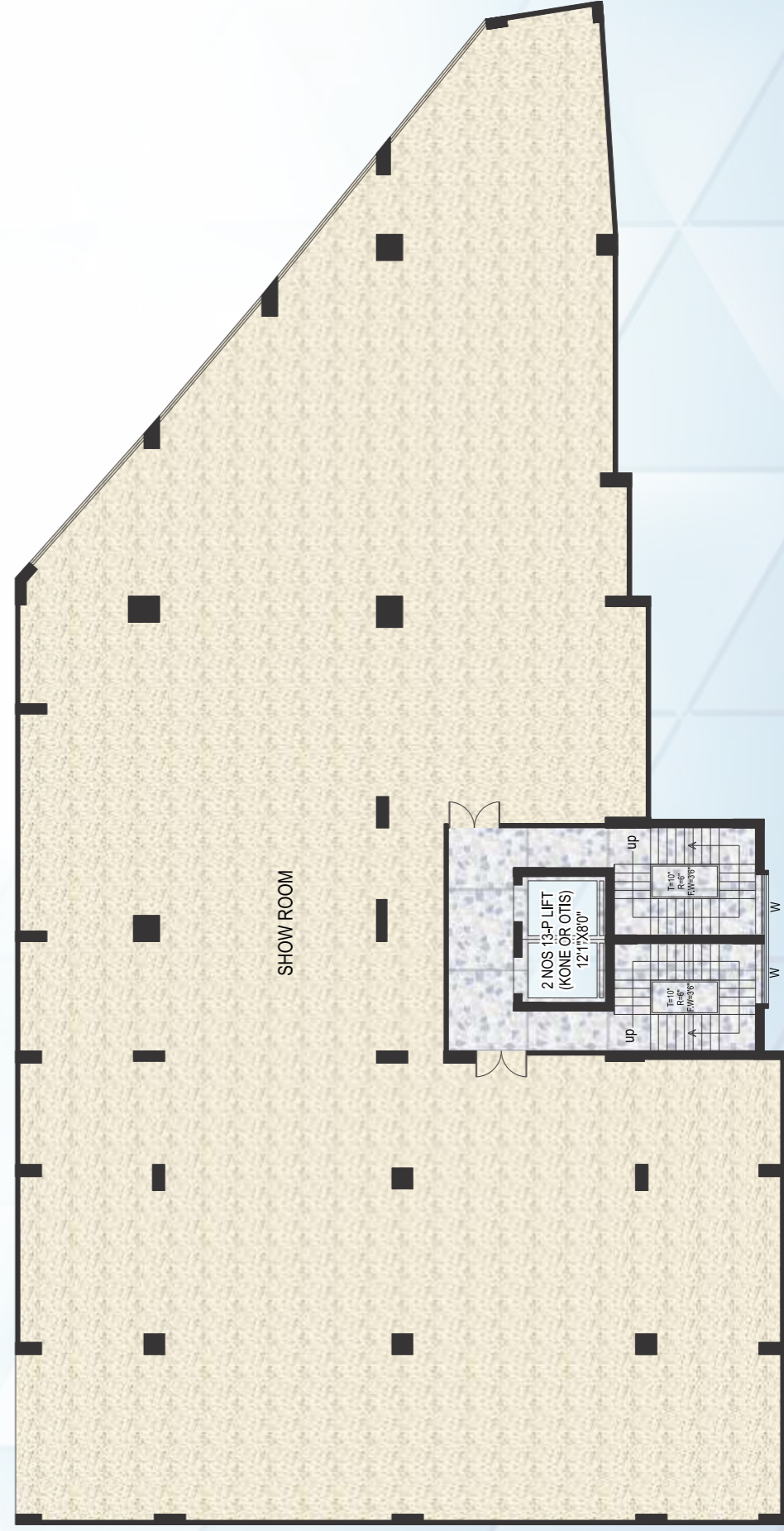


UPPER GROUND FLOOR PLAN

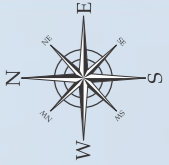
1ST FLOOR PLAN



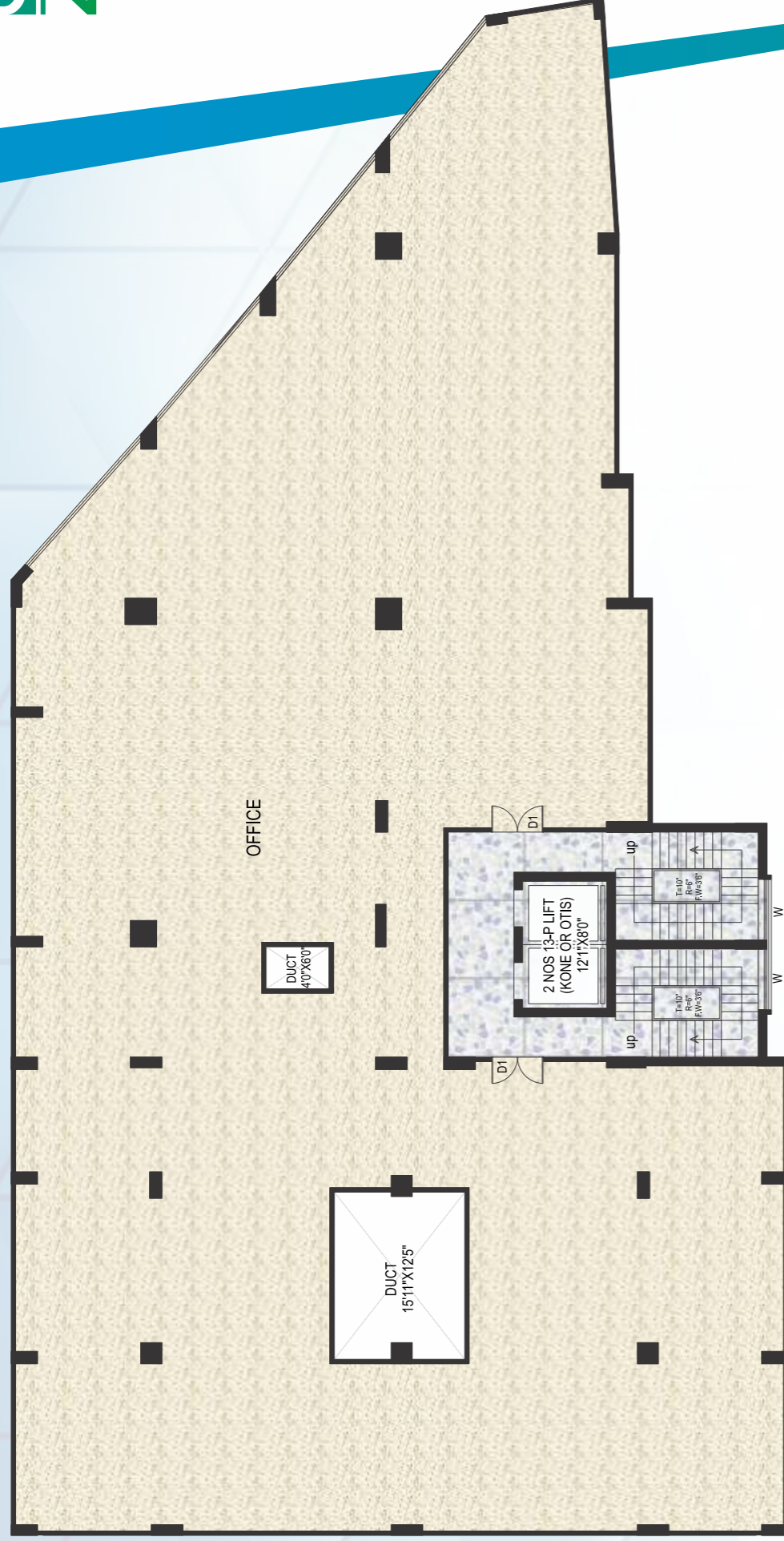
Carpet Area	Outer Wall Area	Plinth Area
7065.00 sft.	186.00 sft.	7364.00 sft.



Carpet Area	Outer Wall Area	Plinth Area
7283.00 sft.	196.00 sft.	7592.00 sft.



2ND FLOOR PLAN



Carpet Area	Outer Wall Area	Plinth Area
7028.00 sft.	196.00 sft.	7592.00 sft.

3RD FLOOR PLAN



Flat #	Carpet Area	Outer Wall Area	Balcony Area	Plinth Area	Terrace Area
1	1395.00 sft.	81.00 sft.	89.00 sft.	1565.00 sft.	105 sft.
2	1386.00 sft.	69.00 sft.	75.00 sft.	1530.00 sft.	120sft.
3	1374.00 sft.	66.00 sft.	103.00 sft.	1543.00 sft.	315 sft.
4	1372.00 sft.	73.00 sft.	205.00 sft.	1650.00 sft.	682 sft.



4TH FLOOR PLAN

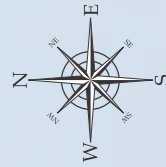
5TH FLOOR PLAN



Flat #	Carpet Area	Outer Wall Area	Balcony Area	Plinth Area	Terrace Area
1	1395.00 sft.	81.00 sft.	89.00 sft.	1565.00 sft.	-----
2	1386.00 sft.	69.00 sft.	75.00 sft.	1530.00 sft.	-----
3	1374.00 sft.	66.00 sft.	103.00 sft.	1543.00 sft.	-----
4	1372.00 sft.	73.00 sft.	205.00 sft.	1650.00 sft.	-----



Flat #	Carpet Area	Outer Wall Area	Balcony Area	Plinth Area	Terrace Area
1	1395.00 sft.	81.00 sft.	89.00 sft.	1565.00 sft.	-----
2	1386.00 sft.	69.00 sft.	75.00 sft.	1530.00 sft.	-----
3	1374.00 sft.	66.00 sft.	103.00 sft.	1543.00 sft.	-----
4	1372.00 sft.	73.00 sft.	205.00 sft.	1650.00 sft.	-----



6TH FLOOR PLAN

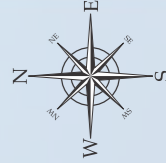
7TH FLOOR PLAN



Flat #	Carpet Area	Outer Wall Area	Balcony Area	Plinth Area	Terrace Area
1	1248.00 sft.	78.00 sft.	-----	1326.00 sft.	227.00 sft.
2	1234.00 sft.	77.00 sft.	-----	1311.00 sft.	218.00 sft.
3	1374.00 sft.	68.00 sft.	51.00 sft.	1493.00 sft.	50.00 sft.
4	1372.00 sft.	78.00 sft.	-----	1450.00 sft.	201.00 sft.



Flat #	Carpet Area	Outer Wall Area	Balcony Area	Plinth Area	Terrace Area
1	1248.00 sft.	78.00 sft.	-----	1326.00 sft.	-----
2	1234.00 sft.	77.00 sft.	-----	1311.00 sft.	-----
3	1374.00 sft.	68.00 sft.	51.00 sft.	1493.00 sft.	-----
4	1372.00 sft.	78.00 sft.	-----	1450.00 sft.	-----



ISOMETRIC VIEW



Flat # 1
(3 BHK)



Flat # 2
(3 BHK)



Flat # 3
(3 BHK)



Flat # 4
(4 BHK)

services and facilities
that will blow your mind

Specification



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 & 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 & 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.

OUR DELIVERED PROJECTS IN PATNA



GenX Villa, RPS Road, Patna



GenX Arya, RPS Road, Patna



GenX Namrata, RPS Road, Patna



GenX Lotus, Vishweshraiya 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



GenX Landmark, RPS More, Bailey Road, Patna

Location Map

Not to scale



Payment Plans

- At the time of booking25%
- After basement10%
- Each floor casting (6 floor)7.5%
- After brick work10%
- After plaster work5%
- 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. How ever 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.



GEN-X HOMES PVT. LTD.

5th Floor, S.R. Complex, Above Jai Alankar Jewellers, Bailey Road, Danapur, Patna 801503

+91-94305-22222, +91-94306-22222 geninfrahomes@gmail.com, sales@genxhomes.in www.genxhomes.in

Architect : KAPOOR AND ASSOCIATES, 100-B, Patliputra Colony, Opp. P&M Mall, Near Notre Dame Academy, Patna 800013

All details in this booklet are for easy information and concept purpose only, and do not form part of the agreement.
This document is tentative and developers reserve the right to make variations and modifications.