GENX

Lalitalye

Perfect home with perfect space

LUXURIOUS **3 BHK** DELUXE FLATS

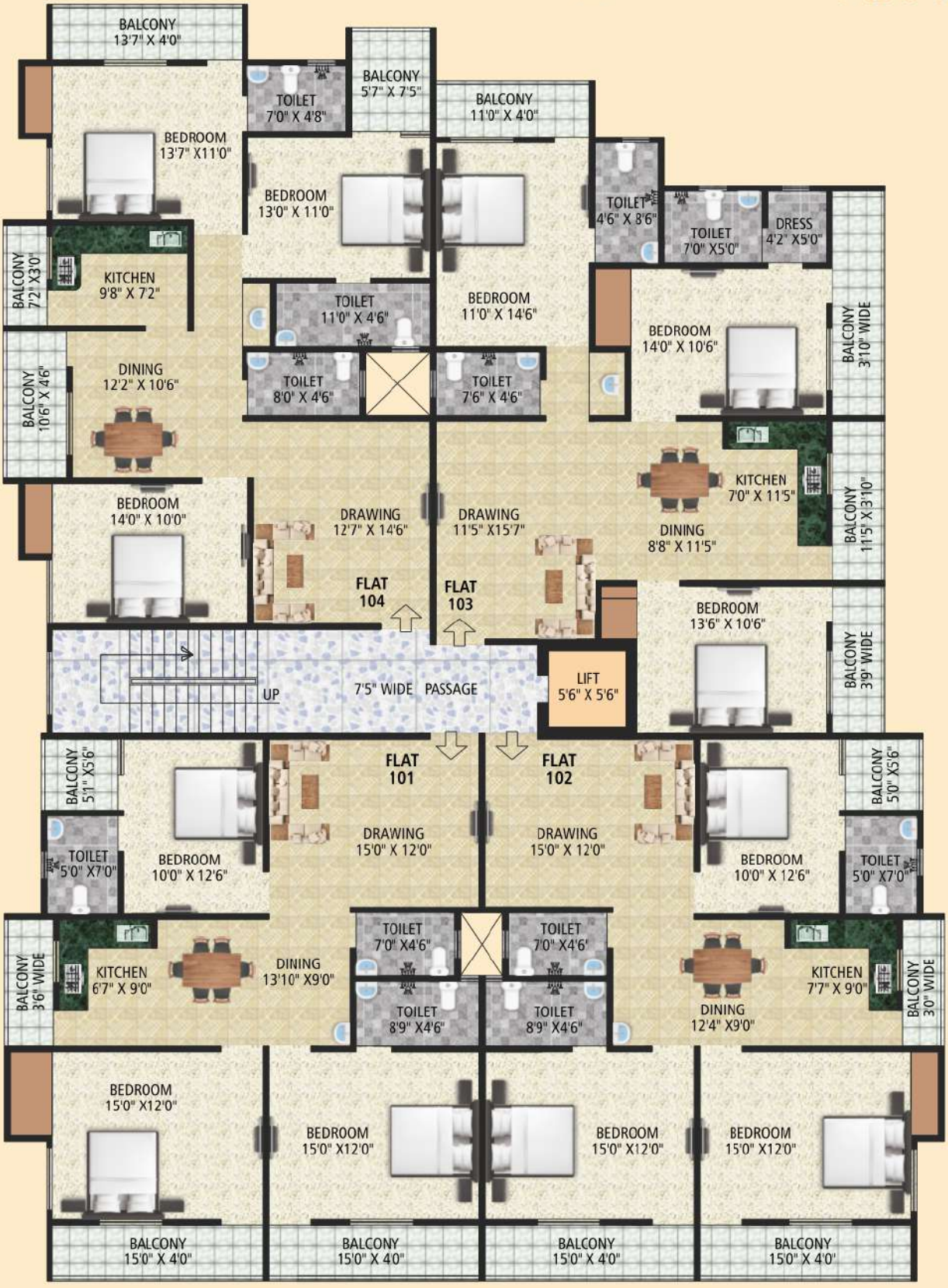
Donar Chowk, Batiyari Sarai, Darbhanga, Bihar



Lalitalye

Typical Floor Plan

1st to 4th Floor



FLAT NO.	TYPE	BUILT UP AREA	SUPER B/U AREA
101	3BHK	1265.00 sqft.	1644.00 sqft.
102	3BHK	1250.00 sqft.	1625.00 sqft.
103	3BHK	1277.00 sqft.	1660.00 sqft.
104	3BHK	1255.00 sqft.	1632.00 sqft.



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 (ISI mark).

TOILET DOOR

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

INTERNAL DOOR

125x62.5 mm thick Sal wood frame including decorative wooden bead around. Solid core flush door (ISI mark) 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.

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.

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

1 Lift

TERMS & CONDITION

1. The choice of flat shall be available as per rules of the Company on "FIRST CUM FIRST SERVE" 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.

PAYMENT PLANS

- At the time of booking 10%
- At the time of plinth work 10%
- On completion of 1st floor casting 15%
- On completion of 2nd floor casting 15%
- On completion of 3rd floor casting 15%
- On completion of 4th floor casting 15%
- After sanitary fitting & electrical work 15%
- At the time of hand over 5%

Other Fixed Charges

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

Location

Not to scale



OUR DELIVERED PROJECTS IN PATNA


GenX City, RPS Road, Patna


GenX Oasis, RPS Road, Patna


GenX Landmark, RPS More, Bailey Road, Patna


GenX Icon, Bailey Road, Patna

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SCAN THIS QR CODE TO GET LOCATION

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