



THE NEW ICONIC LANDMARK OF

Royal City



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info@radiancehomespatiala.com

www.radiancehomespatiala.com

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A NEW WAVE OF LIVING



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The Heritage City Patiala

Patiala is iconic, grand and inspiring. Its grand forts and palaces, museums and places of worship, and gardens serve up as a perfect blend of history, culture, art and craft. A brilliant spectrum of Rajput, Mughal and Punjabi cultures, a fine blend of modernity and tradition and a judicious synthesis of all that is beautiful in form and bold in spirit conjure up - a vision called 'Patiala'.

celebrate EVERY MOMENT OF YOUR LIFE...

We welcome Patialives to a life you've aspired for and world-class designs you've always yearned for. You've lived your version of a lavish life; now experience the real deal...at '**RADIANCE HOMES**'.

Tastefully stylish and luxurious 3 & 4 BHK apartments, with distinctive specifications, convenient roadways, proximity of institutions and entertainment hubs, lush green corners and an exhaustive list of amenities, **RADIANCE HOMES** is your royalty realised.



AMENITIES

GENERAL AMENITIES

- Electrical Services
- 24/7 Power Backup
- Smart Access System on Main Entrance of Apartments
- Reception/Concierge Area
- First Aid/ Medical Section
- Ready Ambulance
- Yoga and Meditation Zone
- 24/7 CCTV Surveillance
- Under Car Scanner System
- Fire Safety Measures

- Car Electric Charging

CLUB AMENITIES

- Library Section
- Billiards Room
- Carom, Card & Chess Room
- Gymnasium
- Table Tennis
- Banquet/Party Hall
- Dance/Music Zone
- Water Pool Area
- Club House Lift

OUTDOOR AMENITIES

- Water Feature in Green Area
- Trellis
- Tree Sculptures
- Jogging Track
- Zen Garden with Gazebo
- Outdoor Sitting Areas

SPORTS FACILITIES

- Cricket Practice Pitch
- Half Basketball Court
- Barbeque Area

ARCHITECTURAL HIGHLIGHTS

- 78% (Approx 87,000 sq. ft.) of total project area is Green & Open Area.
- Four Side Open Site, Ensuring Air Circulation and Ample Sunlight in every Apartment.
- 80% Units are Corner Apartments & Minimum Two Side Open.
- Parking for 386 + Vehicles.
- Most of the Apartments are Sunrise/Sunset Facing.
- Grand Entrance with 40 ft. Wide Internal Roads.
- 45ft wide Balconies with Ample Length Space.
- In House Club House 9700 sq. ft. with Lavish Banquet Hall, Indoor Games, Pool Area and Gymnasium.
- Dedicated Kids Play Zone with Swings, Slides, Sandpit Areas and More.
- In-House Commercial Market.
- In-House Pedestrian Walkway for the Residents.
- Open Air Amphitheatre.

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IN-HOUSE CLUB HOUSE 9700 SQ. FT.

WITH LAVISH BANQUET HALL, INDOOR
GAMES, POOL AREA, & GYMNASIUM

GROUND + 2 FLOORS (9700 SQ. FT.)



LIVING/DINING ROOM

Flooring - Premium / Vitrified Tiles
Walls - Plastic Emulsion Paint
Ceiling - Plastic Emulsion & POP - Illuminated

MODULAR KITCHEN

Flooring - Anti Skid Vitrified Tiles
Dado - Premium Vitrified Tiles up to 2ft. above counter
Wall Finishes - Vitrified Tiles/ Plastic Emulsion Paint
Ceiling - Plastic Emulsion Paint, POP - Illuminated
Platform /Counter - Pre Polish Premium Granite with SS sink area

BED ROOMS

Flooring - Laminated wooden flooring / Premium / Vitrified Tiles in Bedrooms
Wall Finishes - Plastic Emulsion Paint
Ceiling - Plastic Emulsion Paint, POP - Illuminated

DOORS & WINDOWS

Doors - Flush Door Painted/Polished
Windows - Contemporary Aesthetic Aluminum Profiles.

TOILETS

Flooring - Premium Anti Skid Vitrified Tiles
Wall - Premium Vitrified Tiles
Ceiling - Plastic Emulsion, POP - Illuminated
Fittings - Premium Sanitary Fixtures of Toto/Grohe/ Kohler or Equivalent, Other CP
Fittings of Toto/Grohe/Kohler or equivalent

BALCONY

Flooring - Anti Skid Vitrified Tiles
Wall Finishes - Water proofing external paint
Ceiling - Waterproofing external paint
Handrail - MS Railing/SS

SUPPLEMENTS

All units are fitted with Split A/C in Drawing & Dining.
Fans in all rooms
Lights in all rooms
Piped Gas Line. (subject to availability)

EXTERNAL FINISH

Textured Paint of exterior grade and Glass on specific sections

ENTRANCE LOBBY

Flooring would be of appropriate Mix of Marble/Granite, walls and ceiling would be of Plastic emulsion paint and use of other products for decor as per architect views

ELECTRICAL

All electrical wiring in concealed conduits, provision of adequate light and power point. Telephone/ and TV outlets in Drawing, Dining and all Bedrooms, Molded Modular Plastic Switches & protective MCB's

STAIR CASE

Risers & Treads - Granite Stone/Vitrified Tiles
Wall Finishes - Plastic Emulsion Paint
Ceiling - Plastic Emulsion Paint
Handrail - MS Railing/SS

STRUCTURE

Earthquake resistant RCC framed structure

LIFTS

One Service Lift (9.9 ft. × 7.6 ft.) and two passenger Lifts (6.3 ft. × 6.3 ft. & 5.10 ft × 7.9 ft) of Otis / Kone or equivalent brand to be provided in each tower
The size of lifts may change as per specifications of company

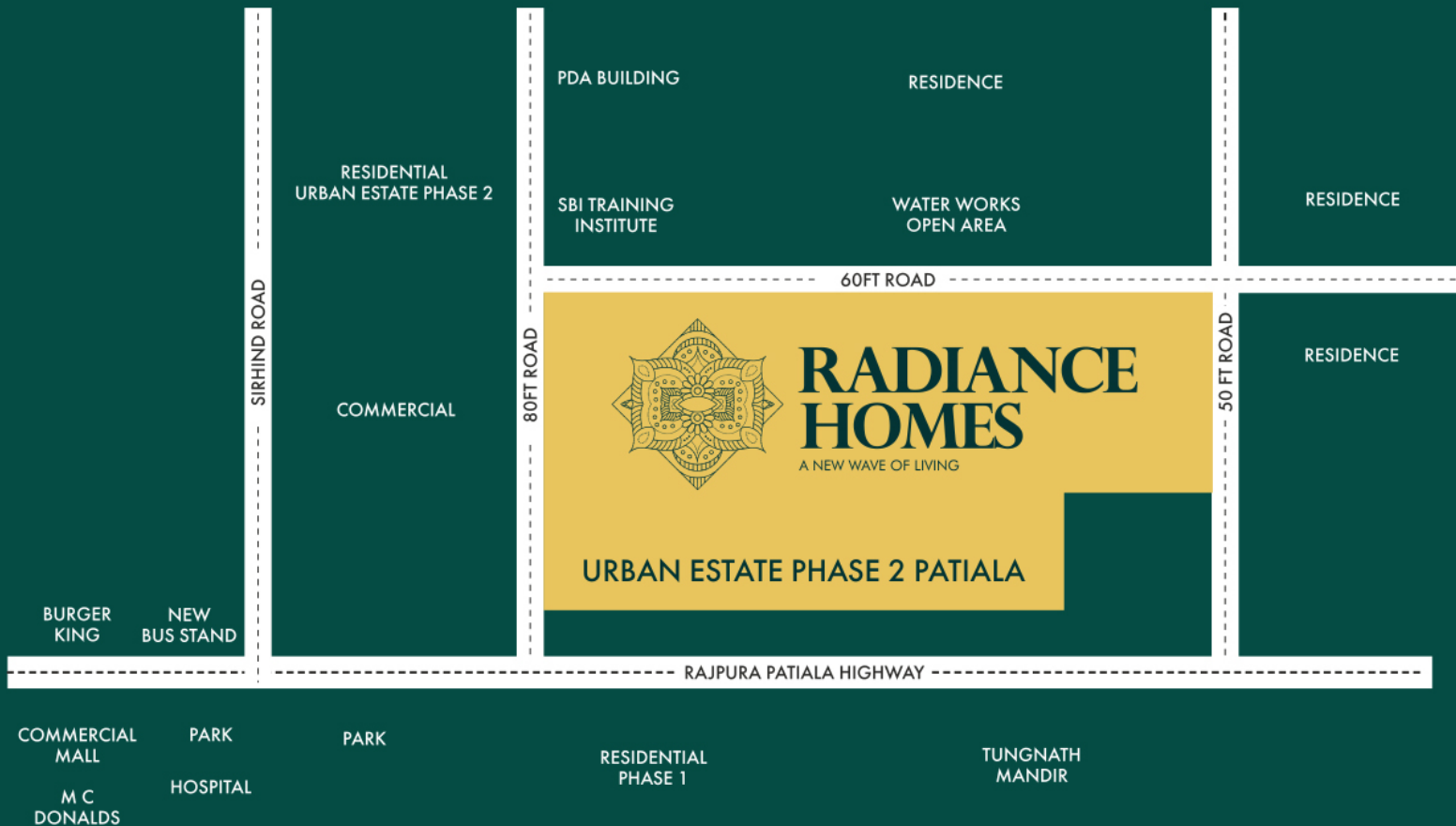
FIRE SAFETY

All Apartments are fitted with water sprinkling systems.

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LOCATION MAP



LOCATION ADVANTAGES

COMMERCIAL MARKET 0 K.M	RADHA SOAMI SATSANG GHAR 0 K.M	PUDA OFFICE 50 METRES	VARDHMAN HOSPITAL 100 METRES	RYAN INTERNATIONAL SCHOOL 500 METRES	
PARK HOSPITAL 500 METRES	PVR 1 K.M	PUNJABI UNIVERSITY 1 K.M	NEW BUS STAND 1 K.M	DAV GLOBAL SCHOOL 1 K.M	KALI MATA MANDIR 2 K.M
FOCAL POINT (INDUSTRIAL) 3 K.M	DUKH NIWARAN GURDWARA SAHIB 3 K.M	PATIALA FORT 3 K.M	THAPAR UNIVERSITY 6 K.M	CHANDIGARH 60 K.M	

A PROJECT BY



Disclaimer : Map not to scale, this brochure is purely conceptual and not a legal offering. Further, in the interest of maintaining high standards, the company / Architect reserve the right to modify any detail / specification / feature shown and presented here.

Registered Office :

Group Housing Site, Chunk Number-1, Urban Estate, Phase-2, Part-2, Patiala. Pin-147002 (Punjab)

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CLUSTER PLAN - BLOCK A - 4 BHK

SUPER AREA:-2375.638 SQ.FT.

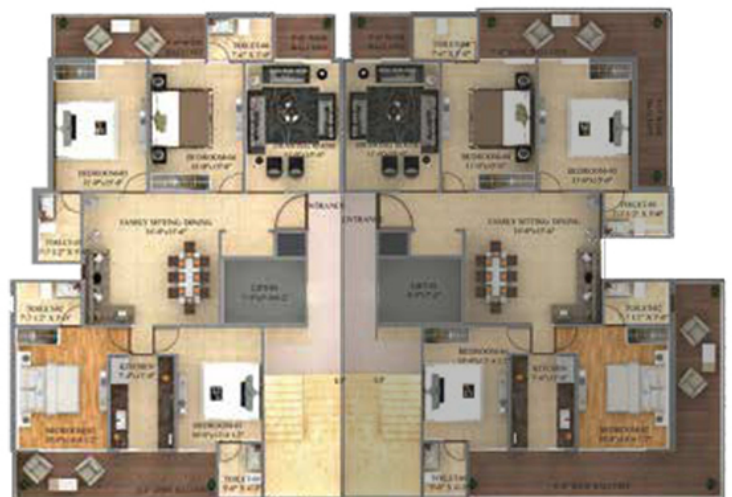
SUPER AREA:-2667.561 SQ.FT.



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TYPICAL FLOOR PLAN - BLOCK A

SUPER AREA:-2667.561 SQ.FT.

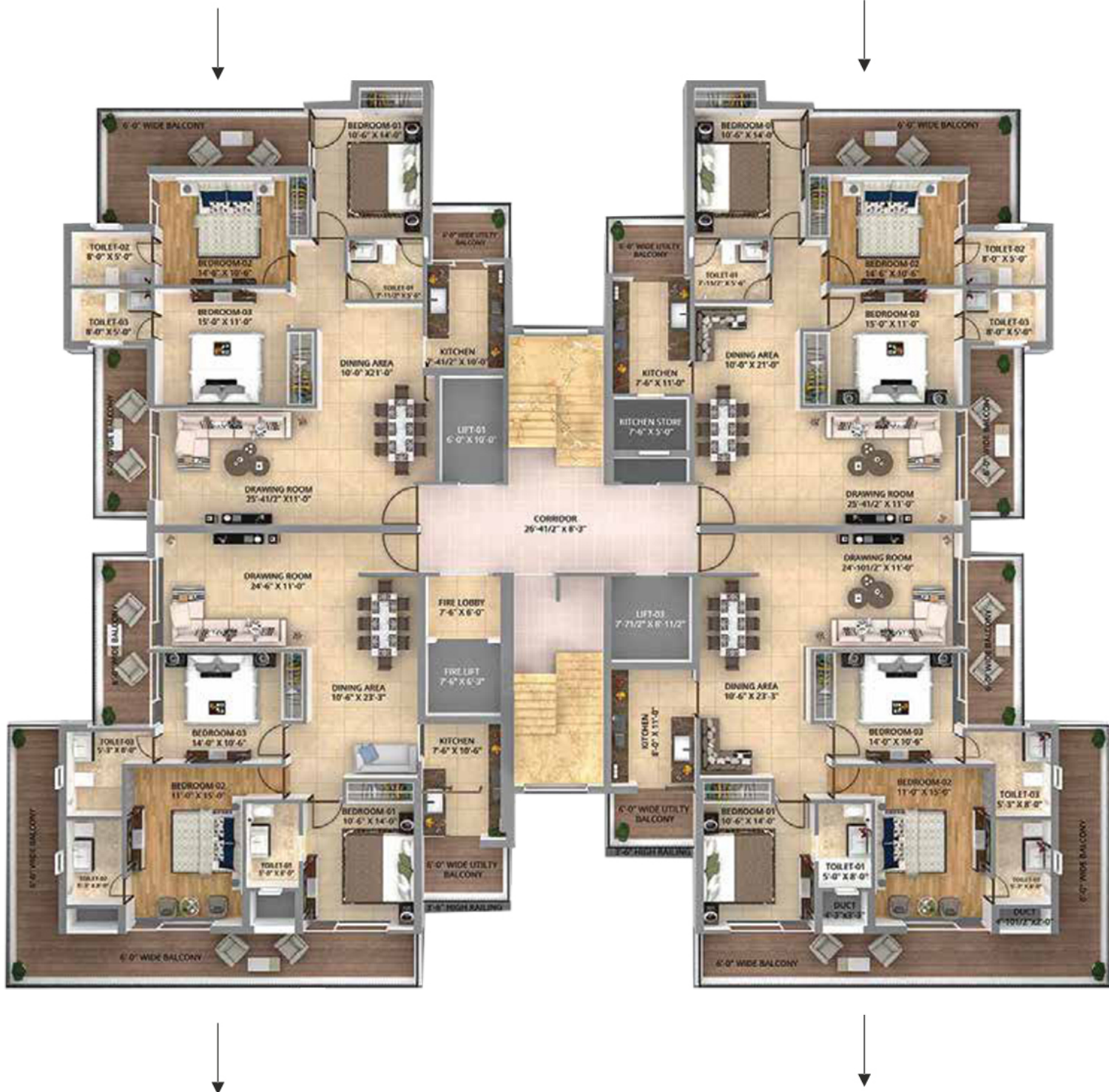


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CLUSTER PLAN - BLOCK B & BLOCK C 3 BHK

SUPER AREA:-1936.277 SQ.FT.

SUPER AREA:-1975.705 SQ.FT.



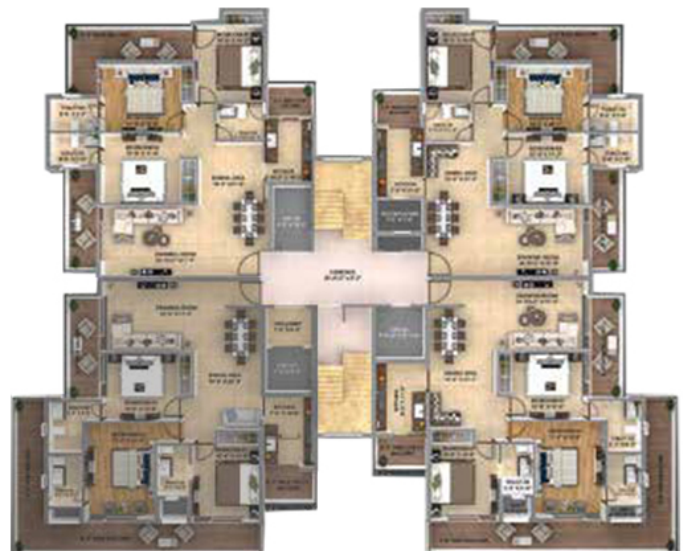
SUPER AREA:-2211.103 SQ.FT.

SUPER AREA:-2232.609 SQ.FT.

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TYPICAL FLOOR PLAN - BLOCK B & BLOCK C

SUPER AREA:-2211.103 SQ.FT.



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PRICE LIST

WEF: 01 APR 25

3BHK- ROYAL/MAJESTIC

CATEGORY	AREA	BSP
3BHK-3WASHROOMS	1936 Sq. Ft	INR 1,24,87,200 + GST
3BHK-3WASHROOMS	1976 Sq. Ft	INR 1,27,45,200 + GST
3BHK-3WASHROOMS-FAMILY LOUNGE	2211 Sq. Ft	INR 1,42,60,950 + GST
3BHK-3WASHROOMS-FAMILY LOUNGE	2233 Sq. Ft	INR 1,44,02,850+ GST

4BHK- EMPEROR/IMPERIAL

CATEGORY	AREA	BSP
4BHK- 4WASHROOMS+INDEPENDENT DRAWING ROOM	2376 Sq.Ft	INR 1,53,25,200 + GST
4BHK- 4WASHROOMS+INDEPENDENT DRAWING ROOM	2668 Sq. Ft	INR 1,72,08,600 + GST

3&4BHK PENTHOUSES (ROYAL/ MAJESTIC & EMPEROR/ IMPERIAL)

CATEGORY	AREA	BSP
3BHK ROYAL -PENTHOUSE	3927 Sq. Ft	INR 2,53,29,150 + GST
3BHK MAJESTIC -PENTHOUSE	4022 Sq. Ft	INR 2,59,41,900 + GST
4BHK EMPEROR/ IMPERIAL -PENTHOUSE	4832 Sq .Ft	INR 3,11,66,400 + GST

PREFERENTIAL LOCATION CHARGES(PLC)

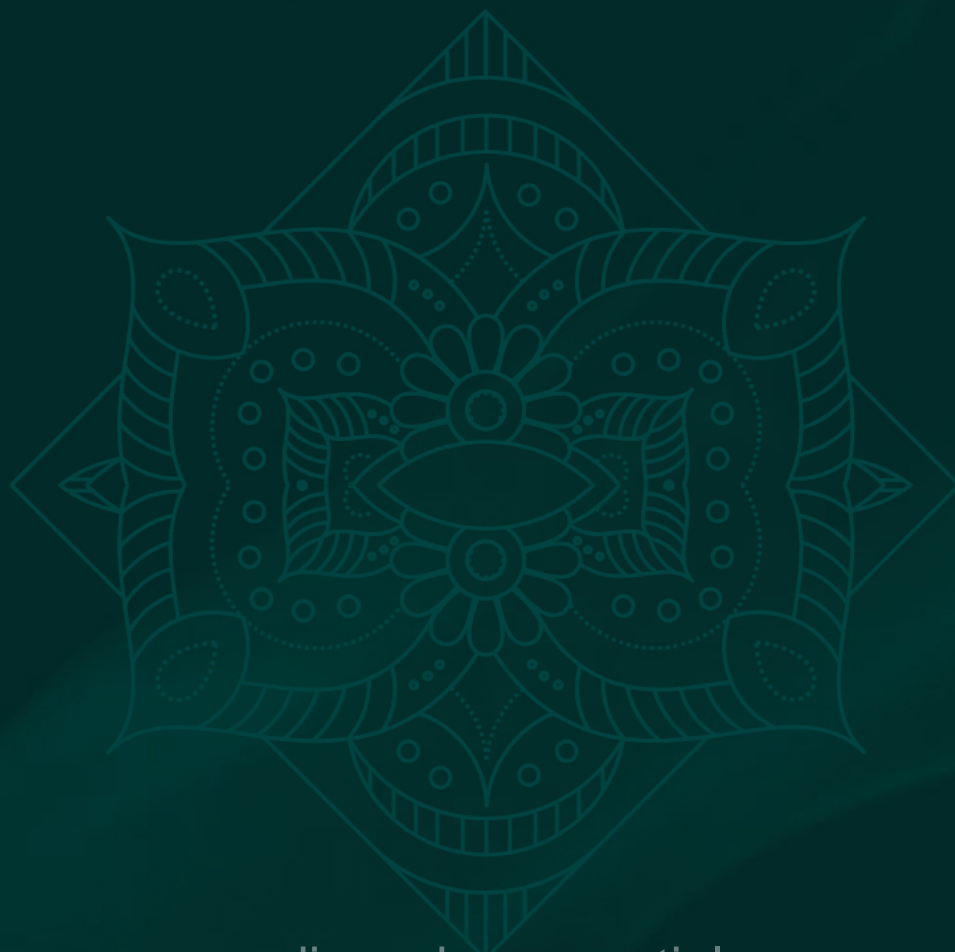
FLOOR PLC	
1 st Floor	INR 150 Per Sq .Ft
2 nd Floor	INR 100 Per Sq .Ft
3 rd Floor	INR 50 Per Sq .Ft
Top Floor	INR 100 Per Sq .Ft
Green Facing	INR 125 Per Sq. ft

ADDITIONAL CHARGES

Club Membership	INR 2,50,000/- + GST
Power Backup	INR 1,25,000/- for 5 KVA (31,000 Per KVA for Additional) + GST
IFMS	INR 75 Per Sq. Ft
Fire Fighting equipment Charges/External Electrification Charges	INR 100 Per Sq. Ft

Notes:

1. All building plans, layouts, and specifications are subject to modification or revision as decided by the architect or any other component authority.
2. Registration expenses, stamp duty, legal charges, documentation charges, facilitation charges, etc., shall be payable extra by the allottee as applicable at the time of registration on the title deed.
3. Any future charge, taxes, cess, or levies by any competent government authorities shall be payable by the allottee as applicable on the unit.
4. GST, as applicable, shall be charged extra.
5. Prices are subject to revision at the sole discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.
6. The size variable of the flat will be changed/deducted as per apartments per sq .ft Area.





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PAYMENT PLAN

WEF: 01 APR 25

CONSTRUCTION LINKED PLAN-A @ 6450/- Per Sq. Ft

Booking Amount	10% + GST
On Start of Foundation	15% + GST
On Completion 1 st Floor Roof Slab	10% + GST
On Completion 2 nd Floor Roof Slab	10% + GST
On Completion 6 th Floor Roof Slab	10% + GST
On Completion 10 th Floor Roof Slab	10% + GST
On Completion 13 th Floor Roof Slab	10% + GST
On Completion of 16 th and 17 th Floor Slab	10% + GST
At the start of Plaster	10 % + GST
On Offer of possession	5% + GST + Additional Charges, Electricity Connection Charges as applicable. Pending Interest (If Any)

DOWN PAYMENT PLAN @ 6450/- Per Sq. Ft

At The Time of Booking	10% + GST
Within 30 Days of Booking	85% + GST
At The Time of the offer of Possession	5%+GST Additional Charges, Electricity Connection Charges as applicable. Pending Interest (If Any)

SPECIAL PAYMENT PLAN @ 6450/- Per Sq. Ft (40:30:20:10)

Booking Amount	10% + GST
Within 30 Days of Booking	30% + GST (BSP)
On Casting of 8 th Floor Roof Slab	30% + GST
On Completion of the 16 th and 17 th - floor Slab	20% + GST
Super Structure at the Time of the offer of Possession	10% + GST Additional Charges, Electricity Connection Charges as applicable. Pending Interest (If Any)

Our Banking Partners for Home Loan



ICICI Bank

TATA CAPITAL

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