



A NEW WAVE OF LIVING

THE NEW ICONIC LANDMARK OF

Royal City



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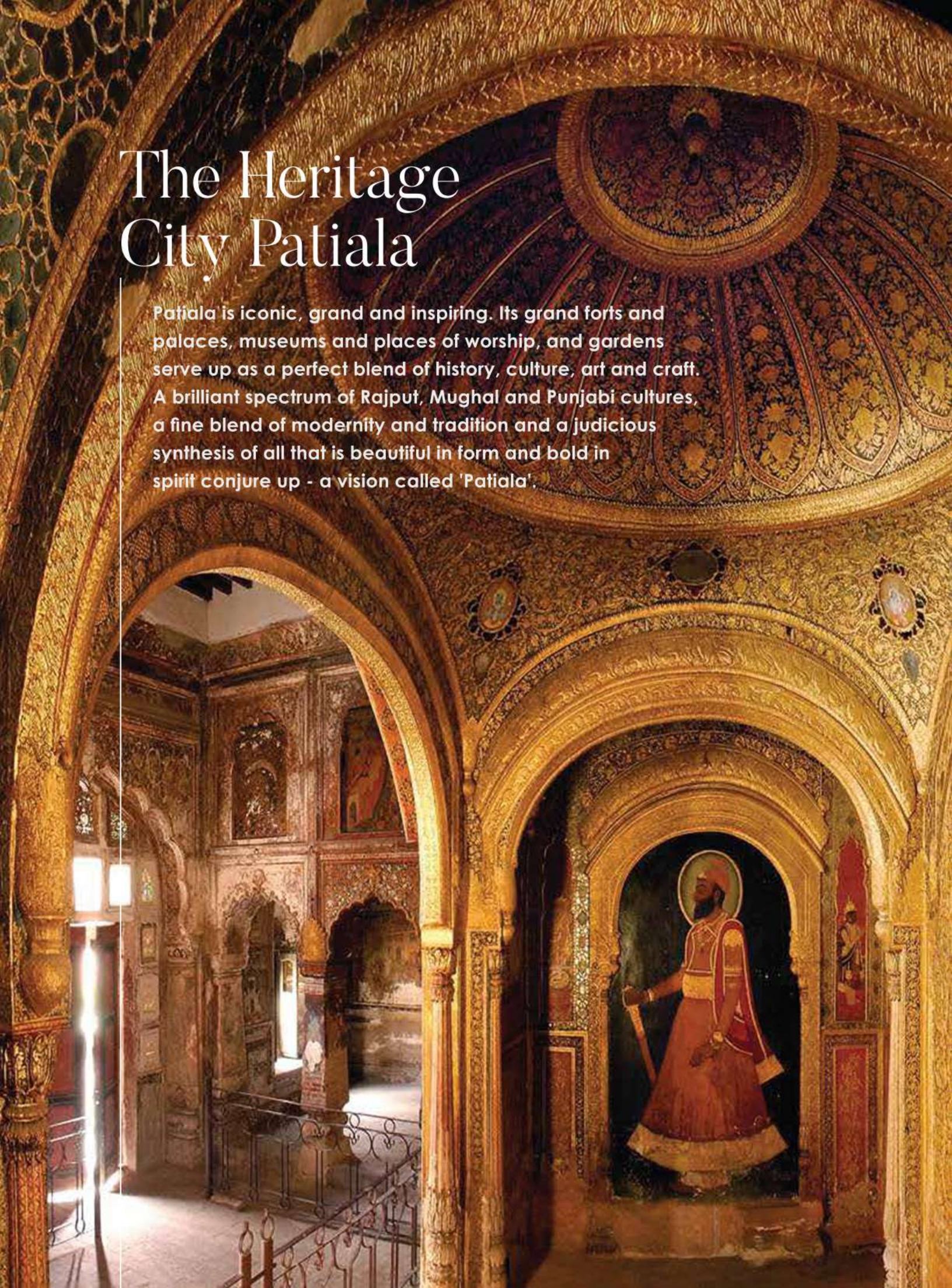
www.radiancehomespatiala.com

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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.

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

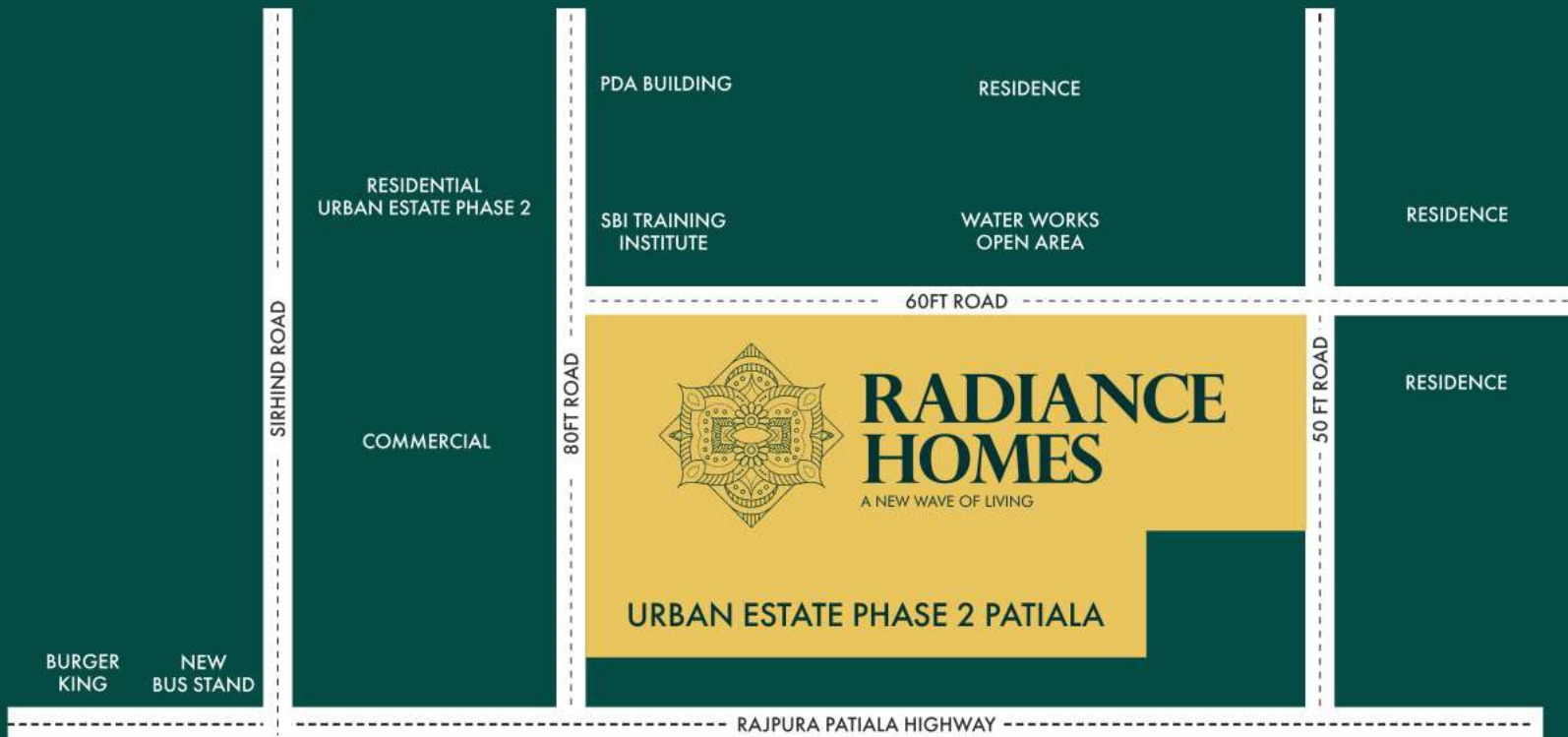
One Service Lift (9.9 ft. × 7.6 ft.) and two passenger Lifts (6.3 ft. × 6.3 ft. & 5.10 ft x 7.9 ft) of Otis / Kone or equivalent brand to be provided in each tower
The size of lifts may change as per specifications of company

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
LOCAL 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



AVR GROUP

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)

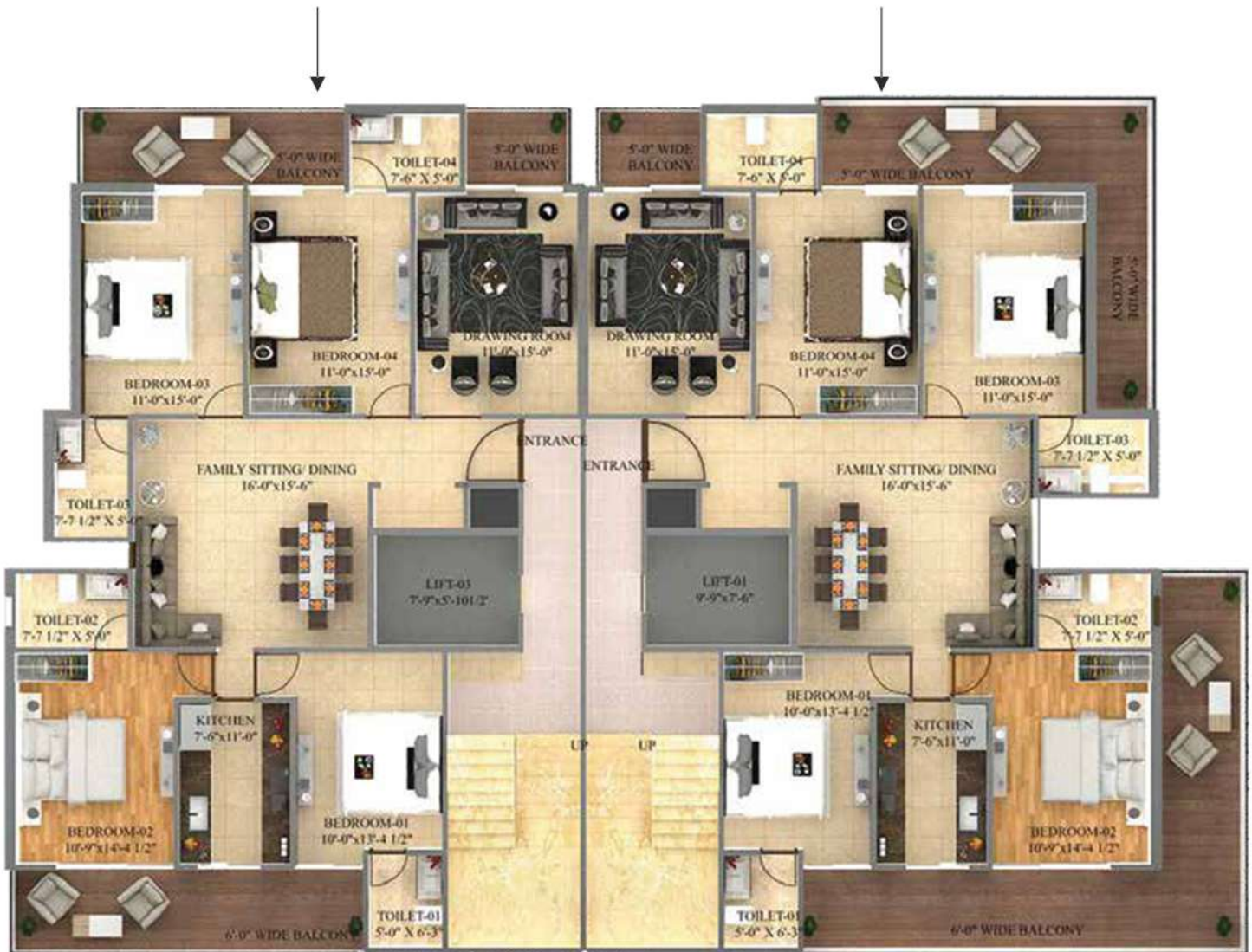
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CLUSTER PLAN - BLOCK A - 4 BHK

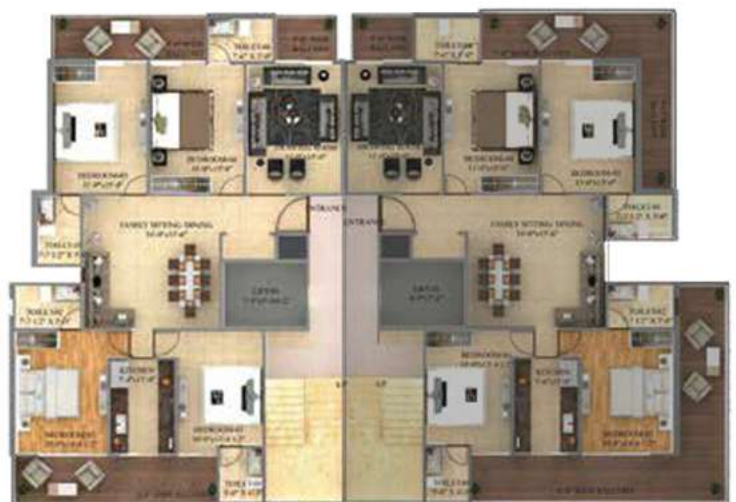
SUPER AREA:-2375.638 SQ.FT.

SUPER AREA:-2667.561 SQ.FT.



TYPICAL FLOOR PLAN - BLOCK A

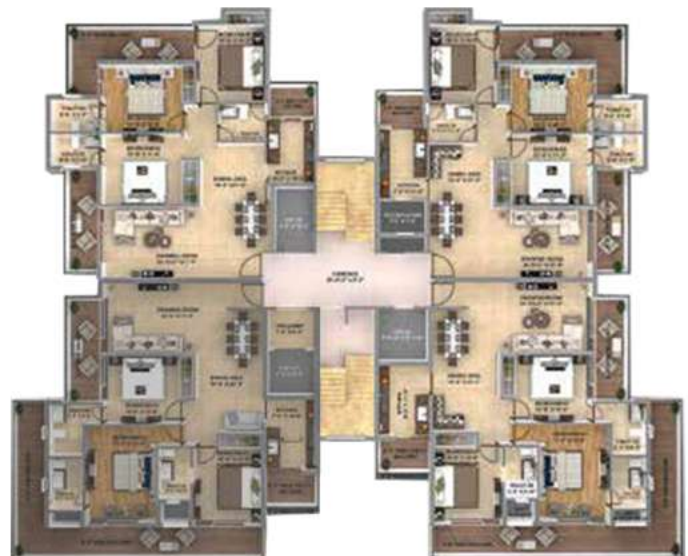
SUPER AREA:-2667.561 SQ.FT.



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TYPICAL FLOOR PLAN - BLOCK B & BLOCK C

SUPER AREA:-2211.103 SQ.FT.



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PRICE LIST

(FOR SEMI-FINISHED APARTMENTS)

w.e.f: 13th January 2026

3BHK-ROYAL/MAJESTIC

CATEGORY	SUPER AREA	BSP
3BHK-3WASHROOMS	1936 SQ. FT	INR 1,16,16,000 +GST
3BHK-3WASHROOMS	1976 SQ. FT	INR 1,18,56,000 +GST
3BHK-3WASHROOMS-FAMILY LOUNGE	2233 SQ. FT	INR 1,33,98,000 +GST
3BHK-3WASHROOMS-FAMILY LOUNGE	2211 SQ. FT	INR 1,32,66,000 +GST

4BHK- EMPEROR/IMPERIAL

CATEGORY	SUPER AREA	BSP
4BHK-4WASHROOMS+INDEPENDENT DRAWING ROOM	2668 SQ.FT	INR 1,60,08,000 +GST
4BHK-4WASHROOMS+INDEPENDENT DRAWING ROOM	2376 SQ. FT	INR 1,42,56,000 +GST

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

CATEGORY	SUPER AREA	BSP
3BHK ROYAL-PENTHOUSE	3927 SQ. FT	ON REQUEST
3BHK MAJESTIC -PENTHOUSE	4022 SQ. FT	ON REQUEST
4BHK EMPEROR/IMPERIAL -PENTHOUSE	4832 SQ.FT	ON REQUEST

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 + GST

PAYMENT PLAN

LET YOUR UNDER CONSTRUCTION HOME EARN FOR YOU
ASSURED RENTAL

3 BHK	INR 28,500/-
4 BHK	INR 36,000/-

PAYMENT PLAN FOR ASSURED RENTAL

WITHIN 30 DAYS	50% OF THE BSP + GST
WITHIN 360 DAYS	15% OF THE BSP + GST+ 50% ADDITIONAL CHARGES
ON OFFER OF POSSESSION	35% OF THE BSP + GST+ IFMS + 50% ADDITIONAL CHARGES

EASY HOME OWNERSHIP PLAN

STAGE	PAYMENT (%)
DEPOSIT – IMMEDIATE	30% OF BSP
1ST TO 3RD INSTALLMENT (Every 3 months for first 3 quarters from sale)	3% + 3% + 3% = 9% OF BSP
4TH INSTALLMENT (At the 4th quarter from sale)	7.5% OF BSP
5TH TO 7TH INSTALLMENT (Every 3 months for the next 3 quarters)	3% + 3% + 3% = 9% OF BSP
8TH INSTALLMENT ONWARDS (Every 3 months till Offer of Possession)	3% PER QUARTER
AT POSSESSION	BALANCE AS PER FINAL STATEMENT

Exclusions:

- All air conditioners are excluded.
- Kitchen appliances are excluded; however, a single shelf will be provided in the kitchen.
- Wardrobes are excluded.
- False ceiling will be included only in the lobby.

Terms and Conditions*

1. Bank Draft/Cheques to be issued in the name of "AVR GROUP"
2. Extra parking can be purchased @ ₹5,00,000/- + GST.
3. Additionl GenSet power back up can be provided @ ₹31,000/- per kwa + GST. Meter & wire installation charges would be extra & shall be collected before offer of possession.
4. Transfer charges will be ₹100/sq.ft + GST.
5. GST, registration charges, stamp duty & other applicable statutory levies/taxes/charges etc. as per goverment norms shall be payable on an actual by the intended allottees at the time of payment / offer of possession as per developer's demand of payment.
6. Loans are subject to approval from banks/financial institutes and the company/developers shall not be responsible or liable in any manner.
7. Prices, taxes, and conditions stated herein are merely indicative and intended to acquaint the applicant; they are not exhaustive. Please refer to the standard apartment buyer's agreement, and in case of any contradiction, the terms and conditions mentioned in the apartment buyer agreement shall apply.
8. Prices are escaltion-free & subject to change without any prior notice. Prices applicable on the date of booking shall be considered. Booking is at the sole discretion of the company.
9. The latest price list of the company will be considered and it will supersed all previous price list.
10. Customers must strictly follow all terms of the selected scheme—either the 3% Payment Plan (valid only upon paying 3% every month for 3 consecutive months) or the Assured Rental Income Plan till Possession (OOP) as per the defined criteria.
11. If neither scheme's conditions are followed properly, the customer will not qualify for benefits under any of the schemes.



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