

# HOW FAR DO YOU HAVE TO GO TO DISCOVER

#THECOUNTLESSJOYSOFLIFE?

## JUST COME HOME.

Gera's  
**WORLD OF JOY**  
ChildCentric® Homes

\*UPPER KHARADI, PUNE



**Sales Office:** Next To Gera Commerzone, Opposite Gera's Imperium Alpha,  
Behind Eon It Park, Grant Road, Kharadi, Pune, Maharashtra - 411 014

**\*Site Address:** Gera's World Of Joy Upper Kharadi, Gat No.1343b (part), Wagholi - Pune

**Corporate Office:** Gera Developments Pvt. Ltd., 200, Gera Plaza, Boat Club Road, Pune - 411 001

**Dubai Rep. Office:** 5th Floor, 502, Regus Nassima Tower, Sheikh Zayed Road, Trade Centre District, Po Box: 124303, Dubai Uae

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www.gera.in



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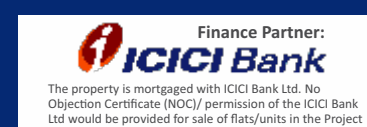
\*UPPER KHARADI, PUNE

Gera's World Of Joy D	Tower A, B, C	Maha RERA Reg.No: P52100022598	Gera's World Of Joy S	Tower D & E	Maha RERA Reg.No: P52100022499
Gera's World Of Joy L	Tower F & G	Maha RERA Reg.No: P52100022530	Gera's World Of Joy C	Row House 1-12, 12a-108	Maha RERA Reg.No: P52100022522

Available at: <http://maharera.mahaonline.gov.in>

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- We only provide guidance at our academies. We do not guarantee the development and success of children. It totally depends on each individual.



PREVIEW BROCHURE



# WELCOME TO A WORLD BUILT TO HELP YOUR CHILD EXPLORE, EXPERIENCE AND DISCOVER WHAT THEY LOVE.

Spread over 20 sprawling acres, Gera's World of Joy lives up to its name. Imagine 3 acres of open green spaces, a recreational zone spread over 6700 sq. mtr. and countless corners to learn, grow and spend quality time with the family. And that's just the beginning of the story. Gera's World of Joy is a world like no other. It has everything you can dream of and then some. ChildCentric® Homes with celebrity led learning academies for sports, performing arts and more where children can discover their inner spark. Residences equipped with Google Home Automation to obey every command. A temperature controlled swimming pool, a rock climbing wall and a skating rink, among other leisure options, because you shouldn't have to get away from home for the fun to begin.

All this nestled in the upcoming hub of Upper Kharadi, Wagholi. Slated to become one of the city's most popular residential addresses.

They say the right decisions are made at the right place at the right time. Looks like owning a home here is one right decision. One that will unfold

#THECOUNTLESSJOYSOFLIFE



Notes:  
Gera's World of Joy consists of 6 individual projects registered under RERA, out of which 4 are currently being marketed for sale. The RERA registration details of the 4 projects are mentioned below

Gera's World Of Joy D	Tower A, B, C	Maha RERA Reg.No: P52100022598	Gera's World Of Joy S	Tower D & E	Maha RERA Reg.No: P52100022499
Gera's World Of Joy L	Tower F & G	Maha RERA Reg.No: P52100022530	Gera's World Of Joy C	Row House 1-12, 12a-108	Maha RERA Reg.No: P52100022522

2 out of the 6 projects consist of future development phase which is explicitly shown above. The developer has the right to change, modify or alter the future development phase at its own discretion.



## THERE'S SOMETHING FOR EVERYONE:

At Gera's World of Joy there's a perfect address for everyone - ranging from studio apartments and 2 & 3 bedroom apartments, to 2 & 3 bedroom duplexes and 2 & 3 bedroom row houses.





**THEY SAY THERE'S NO THERAPY LIKE RETAIL THERAPY.  
THAT'S WHY WE ADDED 2 FLOORS  
WITH 32 RETAIL STORES\*.**

Shop to your heart's content without stepping too far away from home. There's a shopping plaza inside Gera's World of Joy, designed to offer you everything you need, from everyday necessities to occasional treats and indulgences. You'll find it all within arm's reach.





# LOCATION MAP

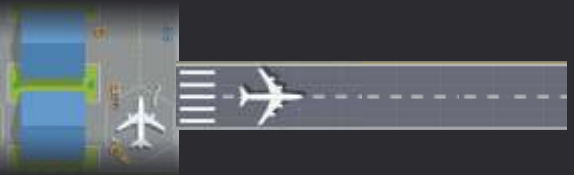


**Key Distance:**

- Gera Commerzone: 1.6 km
- EON IT Park: 2.8 km
- Pune Airport: 9.5 km
- Pune Railway Station: 13.5 km
- Pune - Ahmadnagar Highway: 1.9 km
- Chandan Nagar: 4.9 km

\*Map Not As Per Scale.





Pune International Airport

Viman Nagar

Phoenix Market City

Kalyani Nagar

Wadgaon Sheri

Koregaon Park

Ghorpadi

Pune Railway Station

Hadapsar

Dhanori

Kothari International School

Victorious School

Phoenix World School

World Trade Center

EON IT Park

EON Phase II

Zensar Technologies

Motherhood Hospital

Kharadi Gaon

Columbia Asia Hospital

Ascendas International Tech Park

Gera Commerzone

Podar International School

Dhole Patil College of Engineering

Panchshil Towers

EON Waterfront

Magarpatta City

Lohegaon

Green Groves Society

Phoenix World School

Ascendas International Tech Park

Gera Commerzone

Podar International School

Dhole Patil College of Engineering

Panchshil Towers

EON Waterfront

Magarpatta City

Sanskriti School

Decathlon

Imax Multispeciality Hospital

Savannah

Vadjai

Dutt Vihar

Awshalwadi

Chintamani Park

Intervet India Ltd.

Chokhi Dhani

Oxford World School

Kapila Resort

Orbis School

Sanskriti School

Lifeline Hospital

Wagholi

Vadjai

Dutt Vihar

Chintamani Park

Chokhi Dhani

Oxford World School

Lexicon International School

Imax Multispeciality Hospital

Vadjai

Dutt Vihar

Chintamani Park

Chokhi Dhani

Oxford World School

Gera's WORLD OF JOY ChildCentric Homes  
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EVERYTHING YOU'LL NEED,  
JUST A SHORT DRIVE AWAY.

- Area
- Hospital
- Project
- IT Company
- School & College
- Hospitality
- Railway Station
- Airport



#Map not to scale





## WHEN SOMEONE SAYS 'LET'S MEET AT THE CLUBHOUSE', DON'T FORGET TO ASK WHICH ONE.

The clubhouse inevitably becomes every resident's home away from home. Which is why we thought it's wise to have more than one place that people can call their favourite haunt. We did say the joys keep doubling up. So what's in store for you? Exclusive access to all the leisure options out here. Here's a little glimpse.

### CENTRAL ARENA:

3 tennis courts | 1 futsal court | Net Cricket  
Kids play areas | Toddlers play area | Party lawn  
Pool with kids pool | Jogging track  
Kids' Cycling track | Senior citizen area  
Accupressure pathway

### EVOLVE: CLUBHOUSE

Indoor temperature-controlled infinity edge half-size Olympic pool  
3 badminton courts | Lounge | Game zone  
Half-basketball court | Party terrace  
Adequate Changing rooms | Cafe  
Coworking zone | Dance room | Training room  
Art room | Admin office | Mini theatre  
2 Squash courts | Gymnastics | 2 level Gymnasium

### ENGAGE: CLUBHOUSE

Skating rink | Yoga room  
Multipurpose hall | Creche | Doctor's room  
Cards room | Pool tables | Table tennis

Artistic Impression.

Note: Evolve Clubhouse is considered as an independent project & the right to usage is restricted to residential unit purchasers only.





## WINNING PARTNERSHIPS WIN MATCHES AND OTHER REALISATIONS.

It's true. The three indoor badminton courts here can teach some very important life lessons. Like the fact that sometimes what matters more than winning or losing a match is having the courage to show up for it.





**AN INDOOR TEMPERATURE  
CONTROLLED HALF OLYMPIC SIZED  
INFINITY EDGE SWIMMING POOL.**

**BECAUSE WINTER DIDN'T KEEP PHELPS  
AWAY FROM THE POOL WHEN HE WAS TEN.**

Not every child gets a chance to learn how  
to nail the perfect butterfly stroke in a half Olympic sized pool.  
The fact that the water never gets too chilly for comfort  
is of course an added motivation to jump out of bed and into the pool.



**ENDURANCE. STAMINA.  
UNSHAKEABLE CONFIDENCE.  
SOME THINGS GET BETTER  
WITH PRACTICE.**

The two squash courts encourage children to push their mind and body beyond their natural limits. So they can end up surprising themselves with the things that they are capable of achieving when no one tells them they can't do it.



**WHEN THE WEATHER ISN'T PERFECT,  
THERE'S USUALLY A PLAN THAT IS.**

Head downstairs for a few rounds of table tennis. See if you remember all the old tricks that you once had up your sleeves. Teach the little ones how to nail the perfect serve. And remind yourself that it doesn't always have to be bright and sunny to have oodles of fun.







**THE ROCK CLIMBING WALL:  
THE PERFECT WAY TO TEACH A CHILD  
THAT THE CLIMB MAY BE TOUGH  
BUT IN THE END IT'S WORTH IT.**

The rock climbing wall is where your child will learn to grow from strength to strength and gain the confidence to scale greater heights. A lesson that will serve them well in the times to come and prepare them to overcome whatever challenge comes their way, by working their way through it with grit and patience.





**MOVIES, CRICKET MATCHES,  
YOUR FAVOURITE SITCOMS,  
EVERYTHING GETS BETTER  
WHEN YOU'RE IN GOOD COMPANY.**

The Mini Theatre at Gera's World of Joy comes with a seating capacity of 28-32, which makes it the ideal venue to spend the evening with friends, or neighbours who are more like friends. So cheer for your favourite sports team, enjoy re-runs of epic shows or watch the latest blockbuster movies in the comfort of the Mini Theatre.





**FLEXIBILITY IS A SKILL  
WORTH NURTURING.  
IT YIELDS LIFE LONG RESULTS.**

The futsal court at Gera's World of Joy is made to give children a platform to stretch themselves, push their limits and yet find ways to land on their feet. But more importantly, it teaches them how to take a tumble and keep going.





**IT TAKES HOURS OF NET PRACTICE.  
BUT THERE'S A GREAT  
KNOCK WAITING IN THE END.**

There is always something to keep you busy out here. But only in the best way possible. From mastering the ultimate bowling action to beating every batting record in the neighbourhood, children have much to look forward to, including two cricket practice nets.





**HOW GOOD IS YOUR  
TENNIS BACKHAND?  
THERE'S ONLY  
ONE WAY TO FIND OUT.**

Channel your inner Wimbledon legend at the three tennis courts here, or let your little one surprise you with an unexpected performance. Out here, there's a new discovery to make every day.  
Tennis is just one of them.





## GIVE THE PHRASE 'WORK FROM HOME' A WHOLE NEW MEANING.

There are 20 co-working spaces right next to home.  
Which means, you don't need to brave traffic  
to attend work meetings and brainstorming sessions.  
You can just schedule them closer to home. And wrap up  
just in time for a game of tennis before the sun goes down.



A HOME HERE COMES WITH  
SO MANY ENTERTAINMENT OPTIONS,  
WE DON'T KNOW WHERE TO START.

LIST OF OTHER AMENITIES:



DANCE ROOM



MUSIC ROOM



KIDS' PLAY AREA



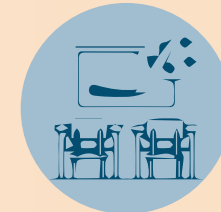
TODDLERS' PLAY AREA



CRECHE



PLAY STATIONS



ART ROOM



TRAINING ROOM

ENTERTAINMENT:



POOLSIDE PERGOLA



AMPHITHEATRE



CLUBHOUSE: EVOLVE



CARD ROOM



CLUBHOUSE: ENGAGE



POOLSIDE PARTY LAWN



SNOOKER/POOL

FITNESS:



CYCLING TRACK



ROCK CLIMBING AREA



JOGGING TRACK



SKATING RINK



GYMNASIUM WITH CARDIO AND  
CROSS TRAINING SECTIONS

RELAXATION:



SENIOR CITIZENS'  
AREA



YOGA AND  
MEDITATION AREA



PERGOLAS  
WITH SEATING



ACUPRESSURE  
WALKING PATHWAY



# ISN'T IT NICE WHEN SOMEONE TAKES CARE OF ALL THE LITTLE DETAILS, DOWN TO THE WALL FINISH?

## KEY SPECIFICATIONS

PARTICULARS	STUDIO	2 BEDROOM GRAND
<b>Flooring</b>		
Living Room, Dining, Passage & Kitchen	Vitrified tiles	Vitrified tiles
Utility or Dry Balcony / Balcony / Attached Terrace	Ceramic tiles	Ceramic tiles
<b>Bedrooms</b>		
Master Bedroom	NA	Laminated Wooden Flooring
Kids Bedroom	NA	Vitrified tiles
Guest Bedroom	NA	NA
<b>Air Conditioning</b>	AC provision	AC provided in M. Bed
<b>Home Automation</b>	Google Integrated Home Automation	Google Integrated Home Automation
<b>Video Door Phone</b>	Standalone camera provided	Standalone camera provided
<b>Modular Kitchen</b>	Provided with cabinet below the counter	Provided with cabinet below the counter
<b>Hob &amp; Chimney</b>	Provided	Provided
<b>Water Purifier</b>	Provided in Kitchen	Provided in the Kitchen
<b>Solar Water</b>	Provided in Kitchen	Provided in the Kitchen
<b>Geyser</b>	Provided in Bathroom	Provided in M. Bathroom Provision in other Bathroom(s)
<b>Sanitary Fittings</b>	Jaquar or equivalent	Jaquar or equivalent
<b>CP Fittings</b>	Jaquar or equivalent	Jaquar or equivalent
<b>Exhaust fan</b>	Provided in all toilets	Provided in all toilets
<b>Internal Staircase</b>	NA	NA
<b>Railings in Balcony/Attached terraces</b>	Combination of Glass & Metal Railing and parapet	Combination of Glass & Metal Railing and parapet
<b>Wall finish &amp; Paint</b>	Gypsum plaster with Oil Bound Distemper paint	Gypsum plaster with Oil Bound Distemper paint
Additional Water inlet outlet apart from utility, kitchen and bathrooms	NA	NA
Power point apart from utility and regular power points	NA	5 Ampere Plug point in Balcony
<b>Gas Leak detector</b>	Provided	Provided
Sliding windows up to lintel level with 450mm bottom sill.	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm
<b>Geo Tagging</b>	Nil	2 Nos.
<b>DG Backup</b>	1 KW	1.5 KW
<b>Car Charging point</b>	NA	NA
<b>Bath Tub</b>	NA	NA

We know how important it is to make sure that every corner of your new home is perfect. It's why we keep an eye on every little thing - from the thoughtfully appointed modular kitchen to the laminated wooden flooring in the master bedroom, world class sanitary and CP fittings to air-conditioning, wall paint and finish.

## KEY SPECIFICATIONS

3 BEDROOM PRIME & GRAND	2 & 3 BEDROOM DUPLEX	2 & 3 BEDROOM ROW HOUSE
<b>Flooring</b>		
Vitrified tiles	Vitrified tiles	Vitrified tiles
Ceramic tiles	Ceramic tiles	Ceramic tiles
<b>Bedrooms</b>		
Laminated Wooden Flooring	Laminated Wooden Flooring	Laminated Wooden Flooring
Vitrified tiles	Vitrified tiles	Vitrified tiles
Vitrified tiles	Vitrified tiles	Vitrified tiles
AC provided in M. Bed	AC provided in M. Bed	AC provided in M. Bed
Google Integrated Home Automation	Google Integrated Home Automation	Google Integrated Home Automation
Standalone camera provided	Standalone camera provided	Standalone camera provided
Provided with cabinet below the counter	Provided with cabinet below the counter	Provided with cabinet below the counter
Provided	Provided	Provided
Provided in Kitchen	Provided in Kitchen	Provided in Kitchen
Provided in Kitchen	Provided in Kitchen	Provided in Kitchen
Provided in M. Bathroom Provision in other Bathroom(s)	Provided in M. Bathroom Provision in other Bathroom(s)	Provided in M. Bathroom Provision in other Bathroom(s)
Jaquar or equivalent	Jaquar or equivalent	Jaquar or equivalent
Jaquar or equivalent	Jaquar or equivalent	Jaquar or equivalent
Provided in all toilets	Provided in all toilets	Provided in all toilets
NA	Metal Railing	Metal Railing
Combination of Glass & Metal Railing and parapet	Combination of Glass & Metal Railing and parapet	Combination of Glass & Metal Railing and parapet
Gypsum plaster with Oil Bound Distemper paint	Gypsum plaster with Oil Bound Distemper paint	Gypsum plaster with Oil Bound Distemper paint
NA	Provided in terrace attached to living room and niche next to common bathroom on lower level	Provided in rear & front garden
5 Ampere Plug point in Balcony	Power point on Terrace (15 amp) on lower level	5 Amp Plug point on upper level Terrace and 15 amp power point in garden
Provided	Provided	Provided
Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm
2 Nos.	2 Nos.	2 Nos.
2.25 KW	2 BHK : 1.5 KW	2 BHK : 1.5 KW
	3BHK : 2.25 KW	3BHK : 2.25 KW
NA	NA	Provision of conduiting made in car park
NA	In Master Bedroom Toilet For 3 BHK Duplex	In Master Bedroom Toilet For 3 BHK



## SOMETHINGS IN LIFE SHOULD BE EASY. PRESS-A-BUTTON-AND-IT'S-DONE EASY.

Homes at Gera's World of Joy are equipped with Google Integrated Home Automation systems. That means everything is at your fingertips - from your light, temperature, appliance and curtain control to energy monitors and schedulers to switch on your Acs before you arrive. You can even use the voice command feature in your preferred language. And you can count on seamless connectivity thanks to a fully wi-fi enable set up.

### HOME AUTOMATION

PARTICULARS	STUDIO	2 BED ROW HOUSE	3 BED ROW HOUSE
Automation Make	Voice Controlled Home Automation of developer's choice		
Light Automation	On/ off, dimming mood light control**	On/ off, dimming mood light control	On/ off, dimming mood light control
Places Covered	Studio without Balcony and Bathroom	Living	Living
		Dining	Dining
No. of automation points			
<b>Living Room + Dining</b>			
Ceiling lights	3	3	3
Ceiling fans	2	2	2
<b>Bedrooms</b>			
Ceiling lights	NA	Option to Integrate *	Option to Integrate *
Ceiling fans	NA	Option to Integrate *	Option to Integrate *
Energy monitor (Software)	Enabled	Enabled	Enabled
Lamps to be used with dimmable ballasts (by customer)	LED***	LED***	LED***
Google home mini or equivalent	1 No for entire unit	1 No for entire unit	1 No for entire unit
No. of Infra-red Appliances that can be controlled in Living Room	8	8	8
No. of Infra-red Appliances that can be controlled in Bedrooms	NA	Option to Integrate *	Option to Integrate *
Curtain control	Conduit Provision for Living and Dining Only **		

\*\*\* For mood lighting options, customer need to use dimmable LED ballasts/bulbs.

\*\* Motor, wiring & curtain rod to be provided by the customer

\* Integration of bedrooms in home automation can be requested by customer from the Automation Vendor.

PARTICULARS	3 BEDROOM PRIME/GRAND & DUPLEX	2 BEDROOM GRAND & DUPLEX
Automation Make	Voice Controlled Home Automation of developer's choice	
Light Automation	On/ off, dimming / mood light control	
Places Covered	Living	Living
	Dining	Dining
No. of automation points		
<b>Living Room + Dining</b>		
Ceiling Lights	3	3
Ceiling fans	2	2
<b>Bedrooms</b>		
Ceiling Lights	Option to Integrate *	Option to Integrate *
Ceiling fans	Option to Integrate *	Option to Integrate *
Energy monitor (Software)	Enabled	Enabled
Lamps to be used with dimmable ballasts (by customer)	LED***	LED***
Google home mini or equivalent	1 No for entire unit	1 No for entire unit
No. of Infra-red Appliances that can be controlled in Living Room	8	8
No. of Infra-red Appliances that can be controlled in Bedrooms	Option to Integrate *	Option to Integrate *
Curtain control	Conduit Provision for Living and Dining Only **	

\*\*\* For mood lighting options, customer need to use dimmable LED ballasts/bulbs.

\*\* Motor, wiring & curtain rod to be provided by the customer

\* Integration of bedrooms in home automation can be requested by customer from the Automation Vendor.





Gera's  
**WORLD OF JOY**  
ChildCentric® Homes

**FLOOR PLANS &  
UNIT PLANS**



STUDIO TOWER (G)





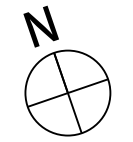
**Tower - G**  
Typical 1<sup>st</sup> to 6<sup>th</sup> & 8<sup>th</sup> to 12<sup>th</sup> Floor Plan



**Tower - G**  
Typical Unit Plan - Studio Apartment



RERA Typology: ST



Refuge unit numbers: 714 & 715 | 1114 & 1115

	Carpet area (as per RERA)	Usable area of balcony	Proportionate share in common general areas
Area in Sq. mtrs	22.43	2.42	8.70
Area in Sq. ft.	241.44	26.05	93.62

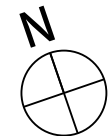


**Tower - C**  
Typical 1<sup>st</sup> to 14<sup>th</sup> Floor Plan



RERA Typology: ST

 Refuge unit numbers: 807, 1207





**Tower - D**  
Typical 1<sup>st</sup> to 14<sup>th</sup> Floor Plan



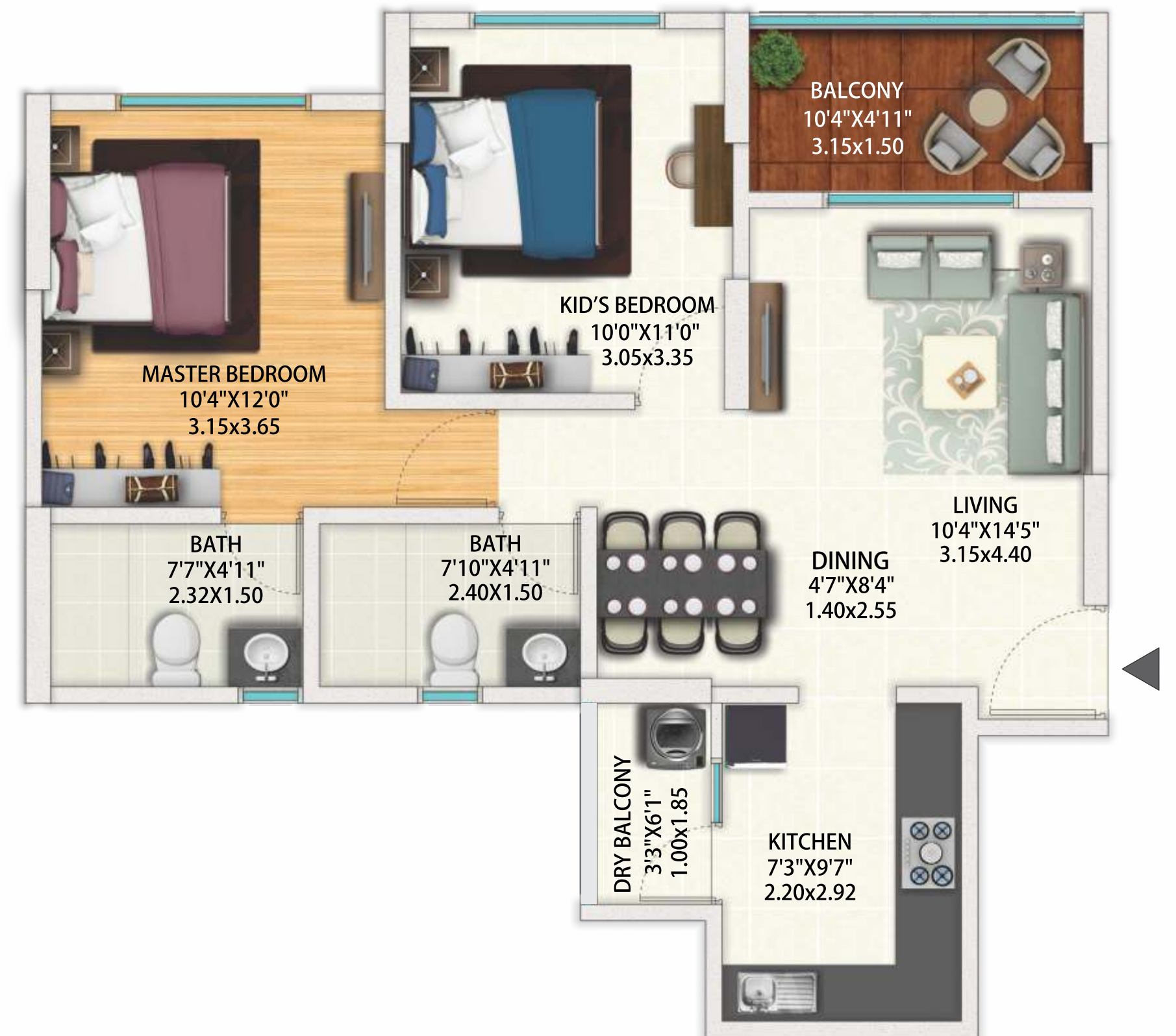
 Refuge unit numbers: 802, 1202





Typical Unit Plan - 2 Bedroom Grand

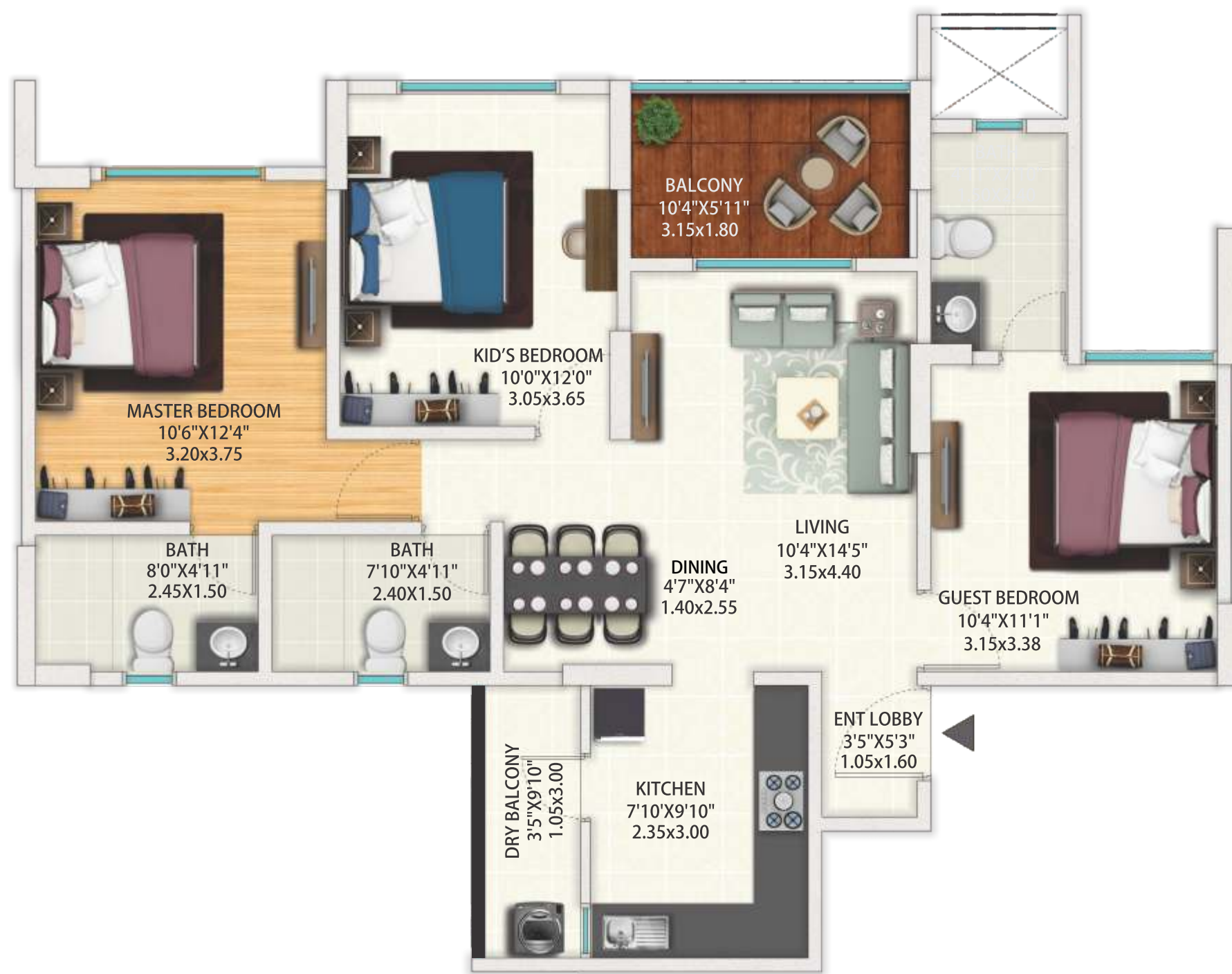
Typical Unit Plans



	Carpet area (as per RERA)	Usable area of balcony	Usable area of private terrace*	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	58.93	4.73	NA	1.85	22.93
Area in Sq. ft.	634.32	50.91	NA	19.91	246.80

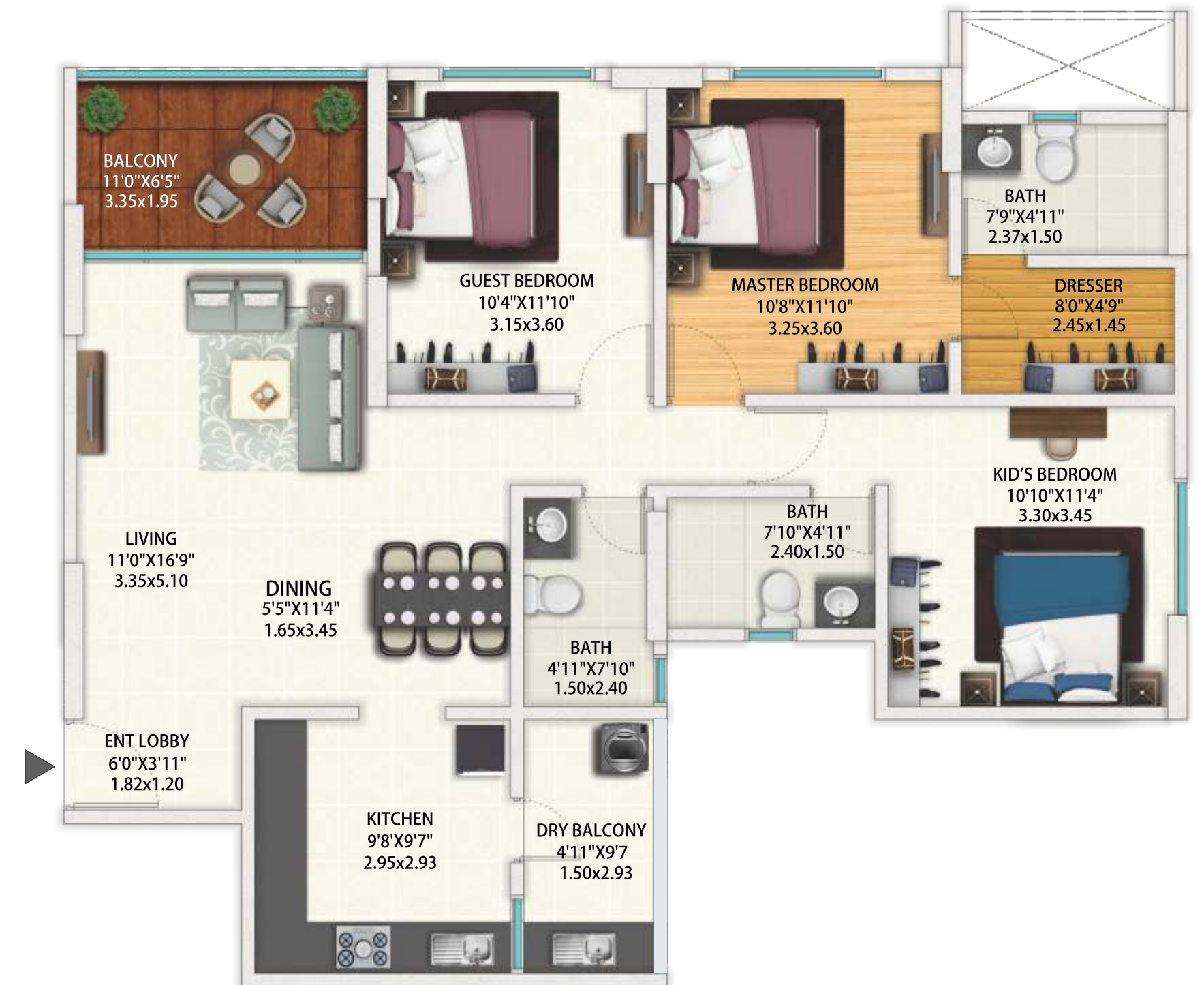


Typical Unit Plan - 3 BHK Prime



	Carpet area (as per RERA)	Usable area of balcony	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	78.23	5.67	3.15	30.47
Area in Sq. ft.	842.07	61.03	33.91	327.95

Typical Unit Plan - 3 BHK Grand



	Carpet area (as per RERA)	Usable area of balcony	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	93.20	6.53	4.39	36.44
Area in Sq. ft.	1003.20	70.29	47.25	392.26

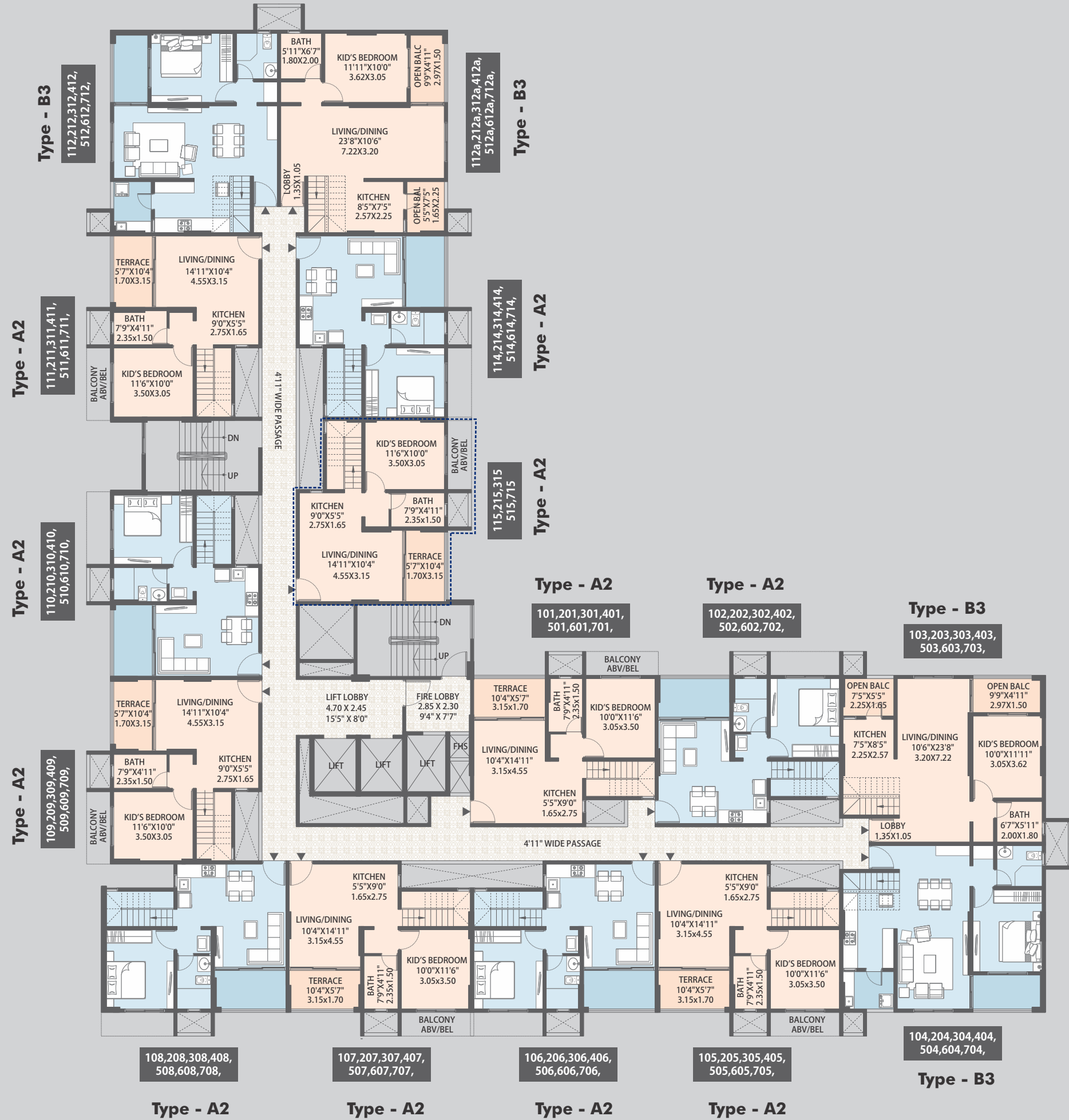


2,3 BEDROOM DUPLEX TOWER



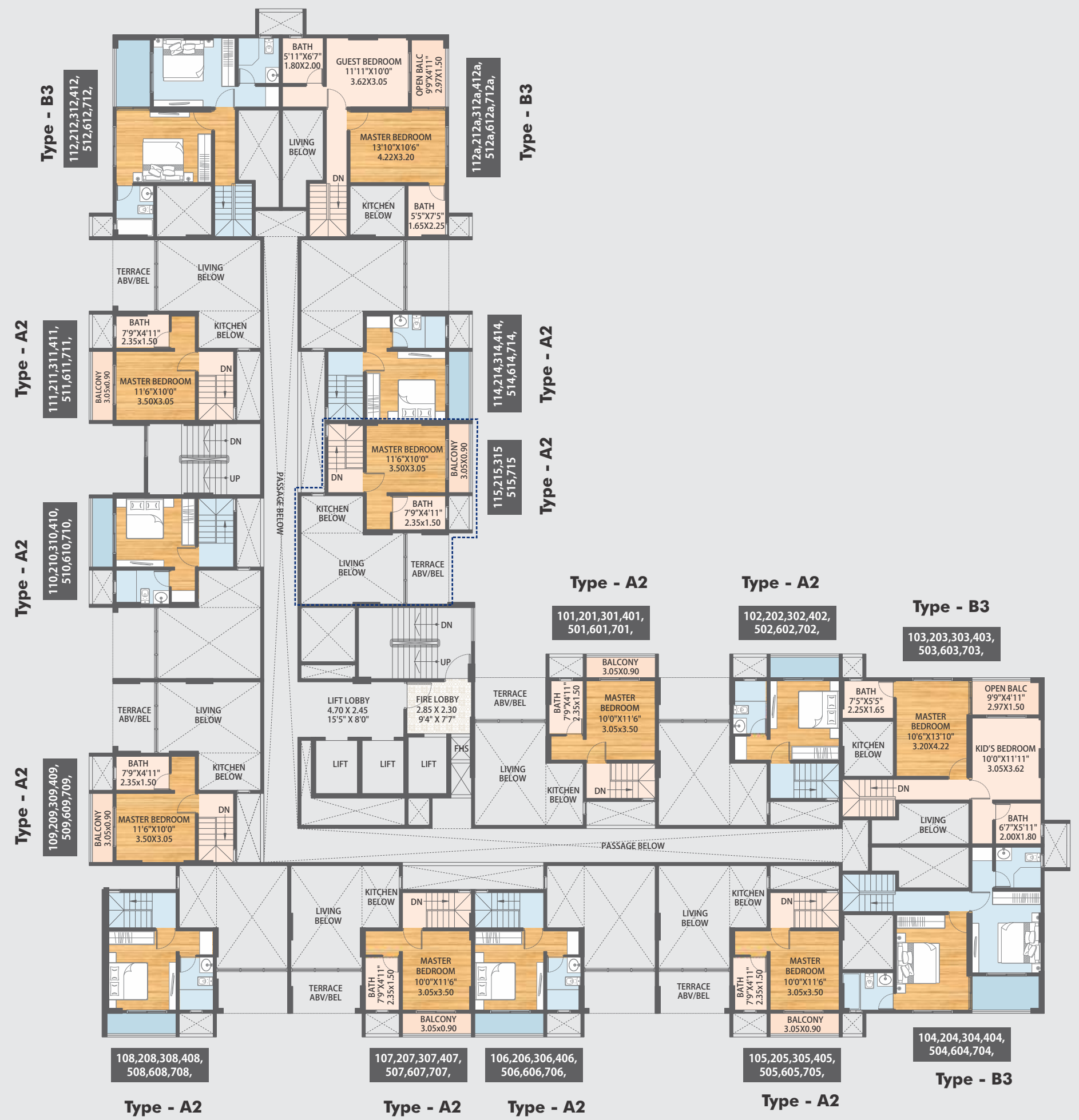


**Tower - A**  
 Typical 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan  
 Lower Level Plan



Refuge unit numbers: 415 & 615

**Tower - A**  
 Typical Duplex of 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan  
 Upper Level Plan



Refuge unit numbers: 415 & 615



**Tower - B**  
 Typical 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan  
 Lower Level Plan



Refuge unit numbers: 401 & 601

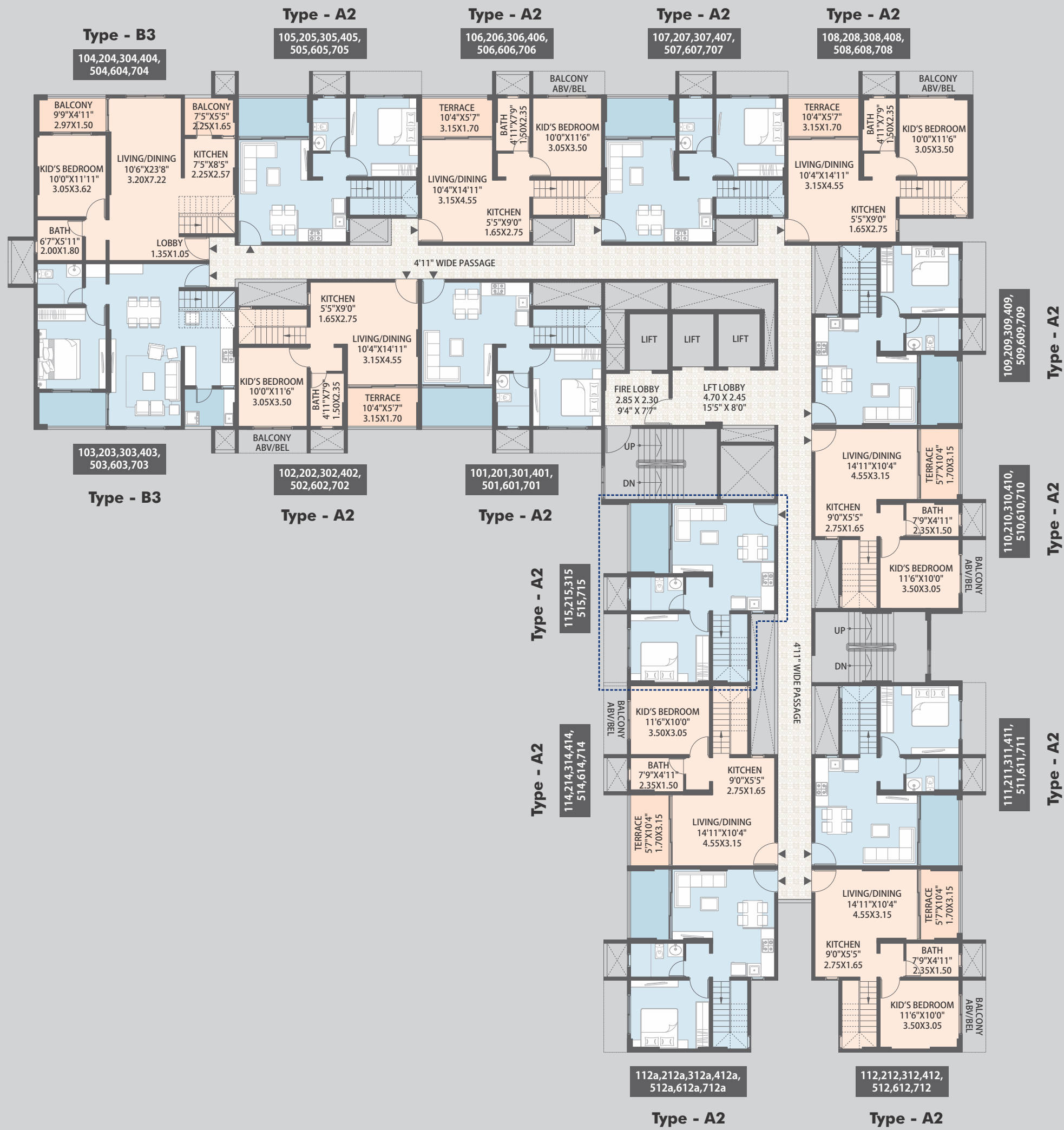
**Tower - B**  
 Typical Duplex of 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan  
 Upper Level Plan



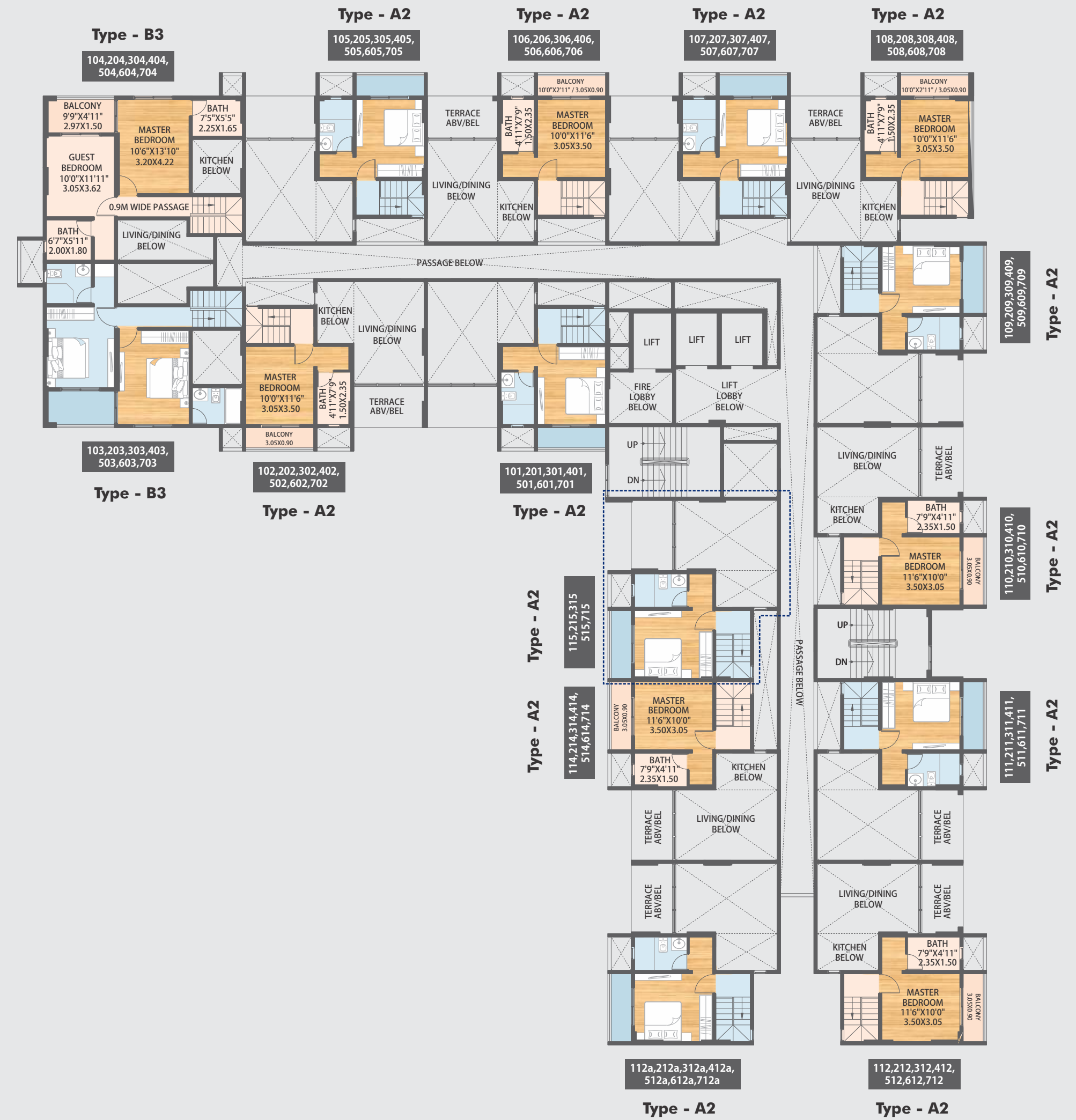
Refuge unit numbers: 401 & 601



**Tower - E**  
 Typical 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan  
 Lower Level Plan

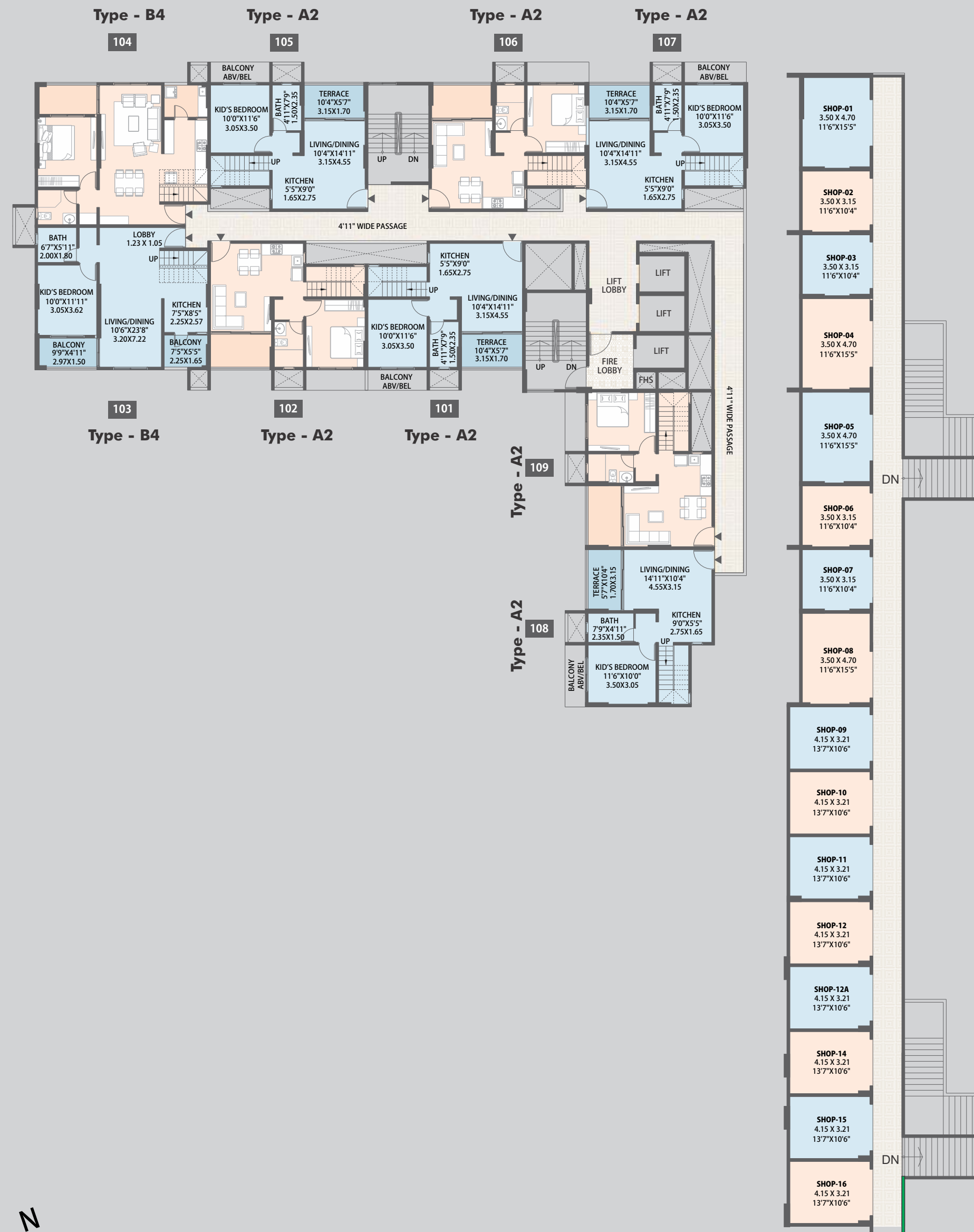


**Tower - E**  
 Typical Duplex of 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan  
 Upper Level Plan

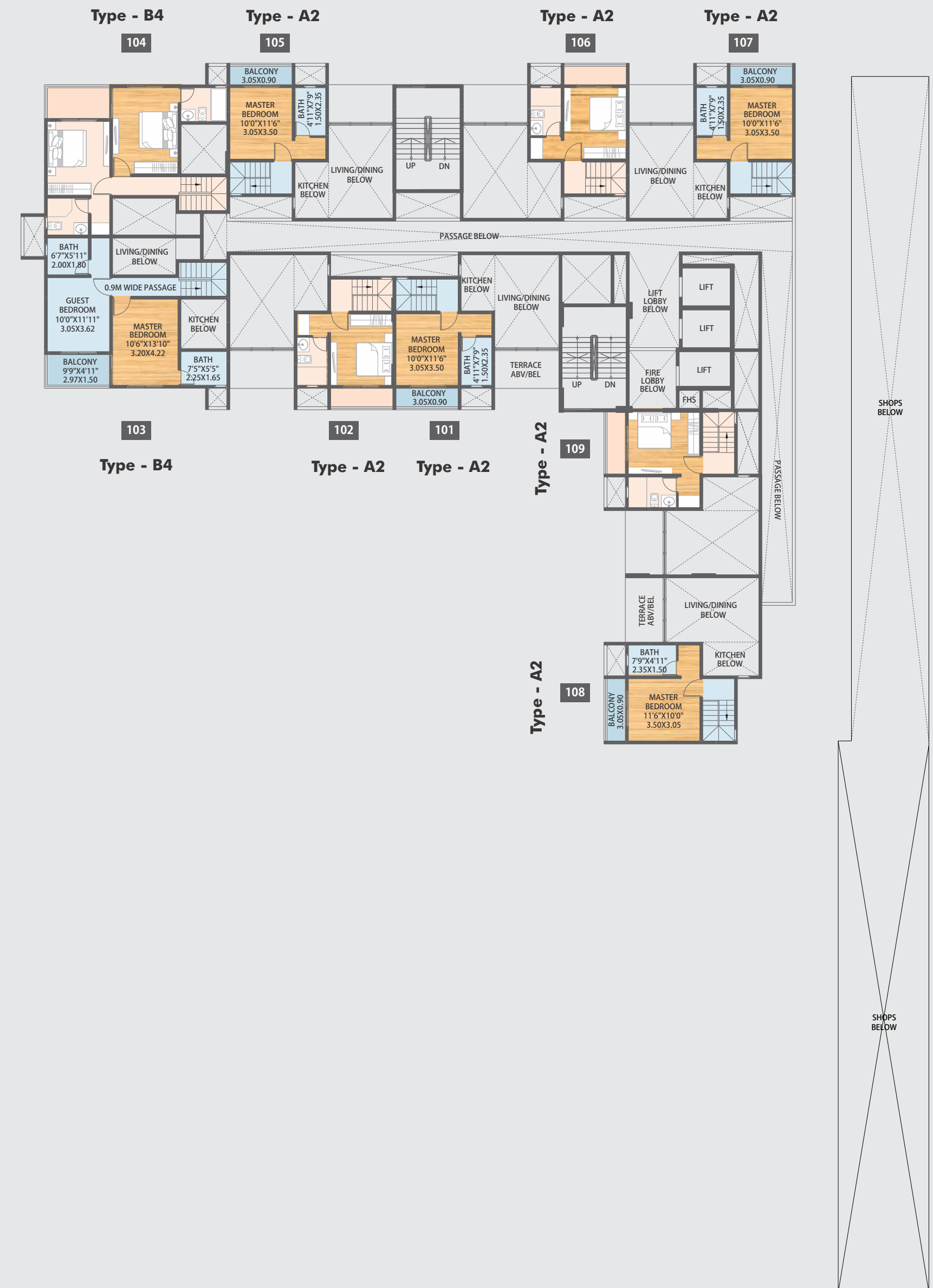




**Tower - F**  
 Typical 1<sup>st</sup> Floor  
 Lower Level Plan



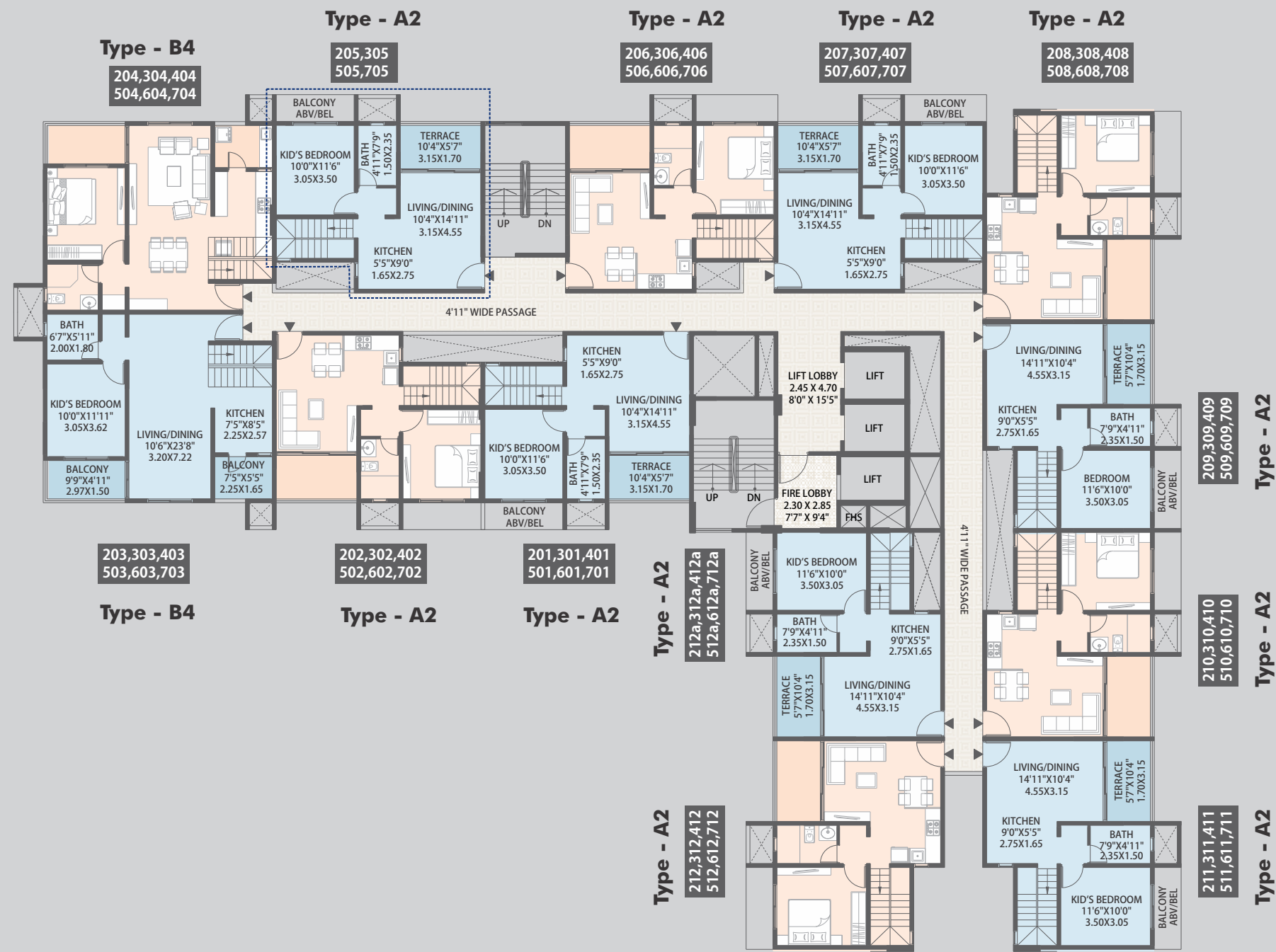
**Tower - F**  
 Typical 1<sup>st</sup> Floor  
 Upper Level Plan



 Refuge unit numbers: 405 & 605

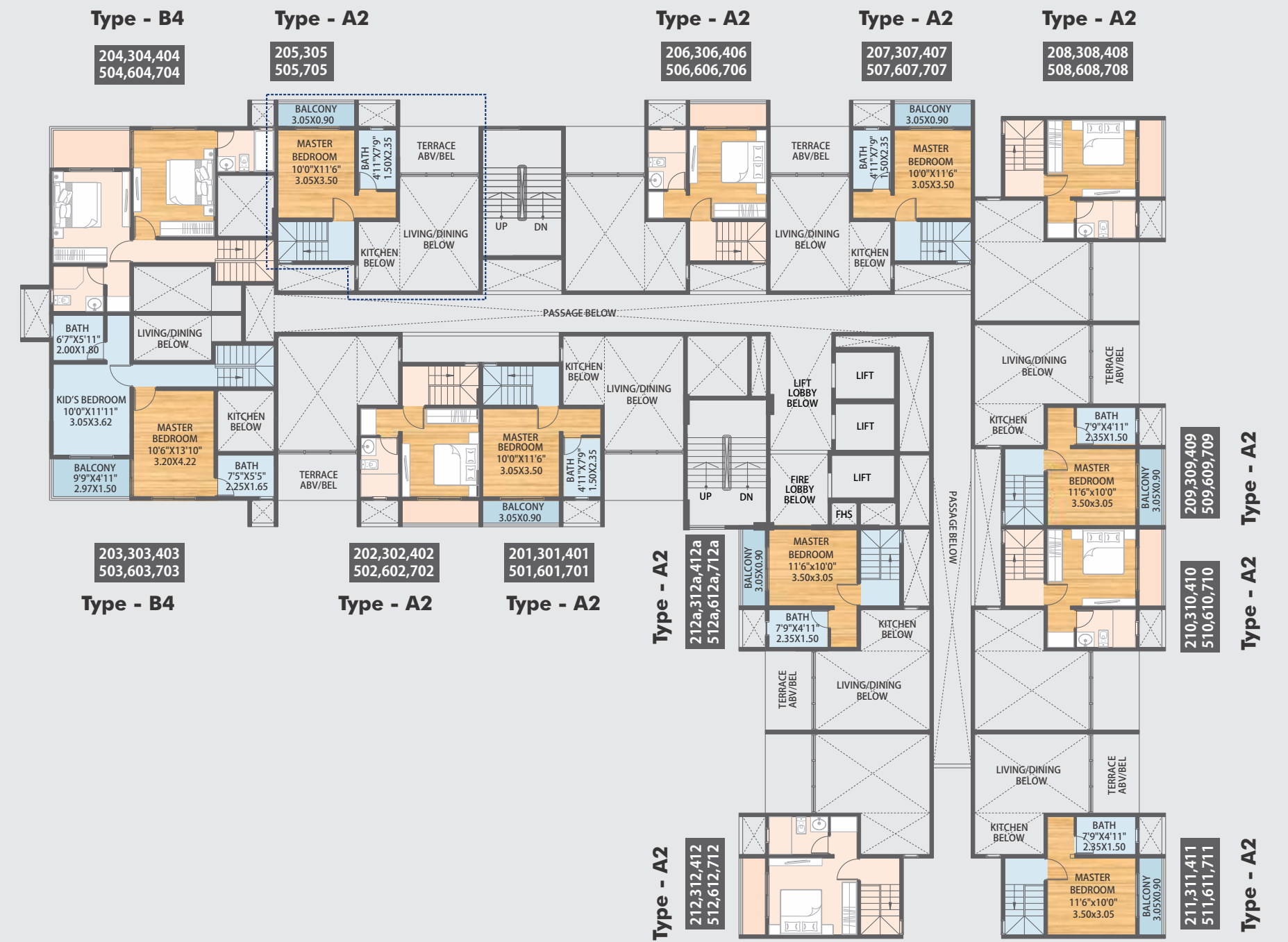


**Tower - F**  
 Typical 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor  
 Lower Level Plan



Refuge unit numbers: 405 & 605

**Tower - F**  
 Typical Duplex of 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor  
 Upper Level Plan



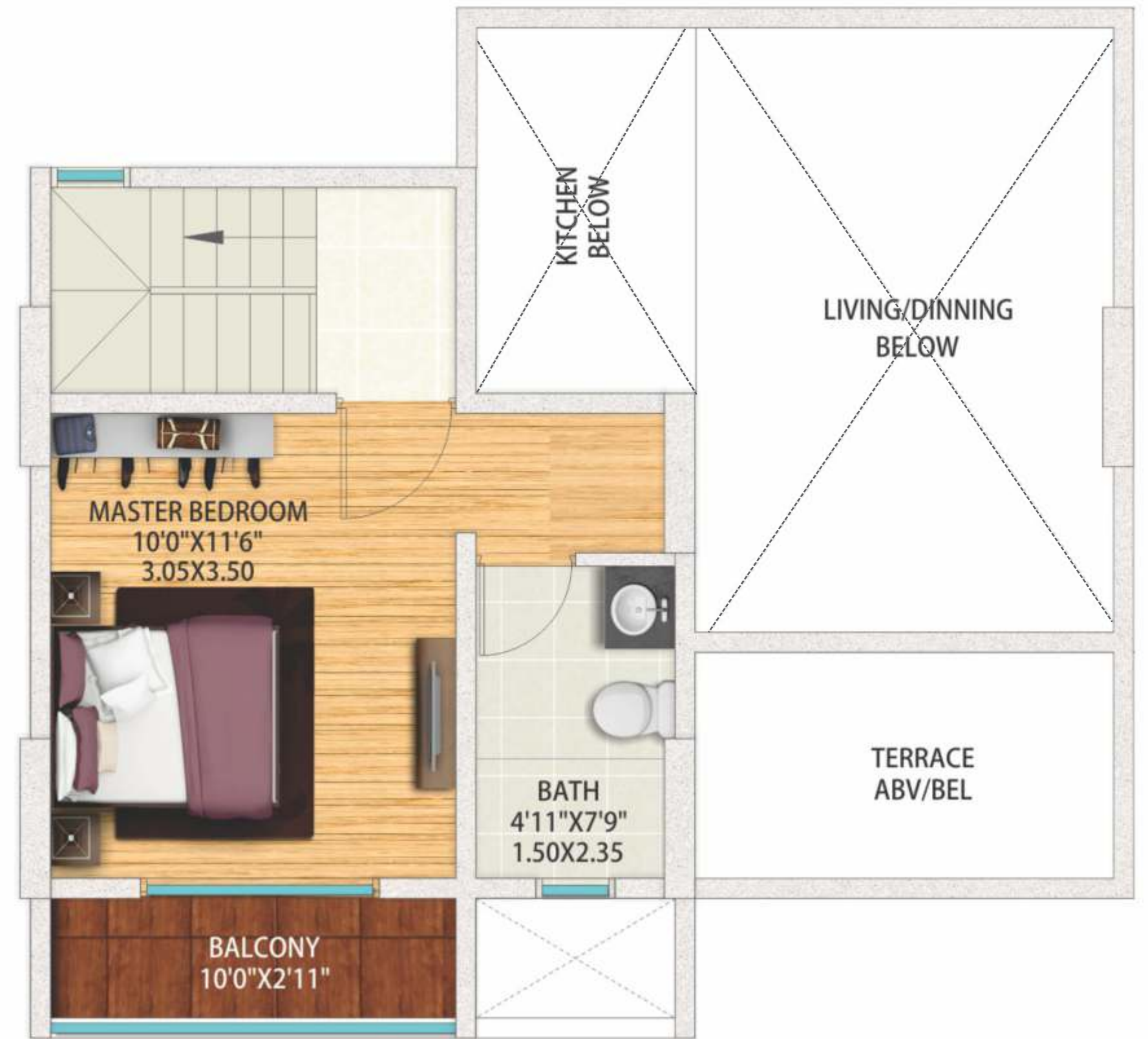
Refuge unit numbers: 405 & 605



Typical Unit Plan - 2 Bedroom Duplex  
Lower Level



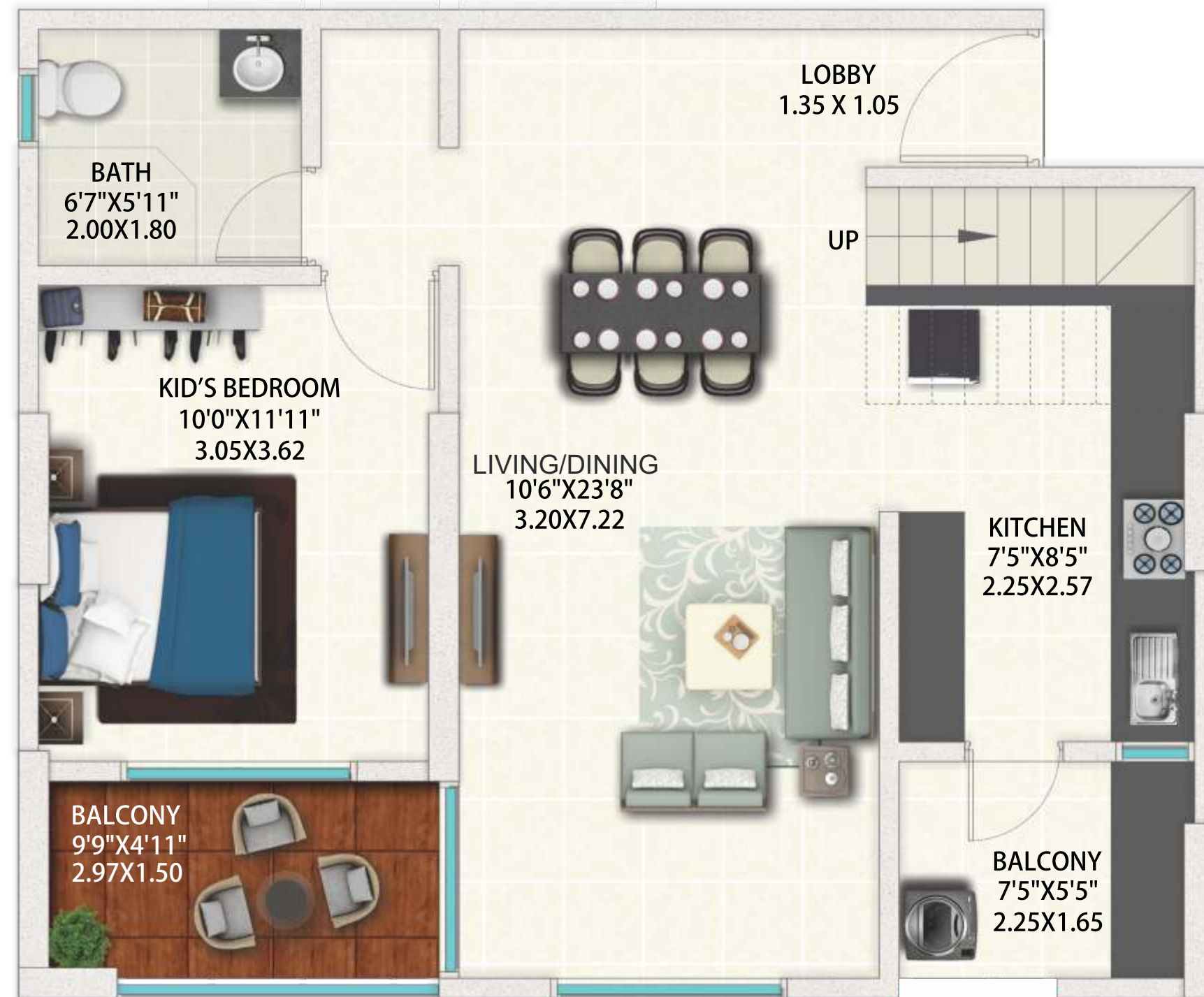
Typical Unit Plan - 2 Bedroom Duplex  
Upper Level



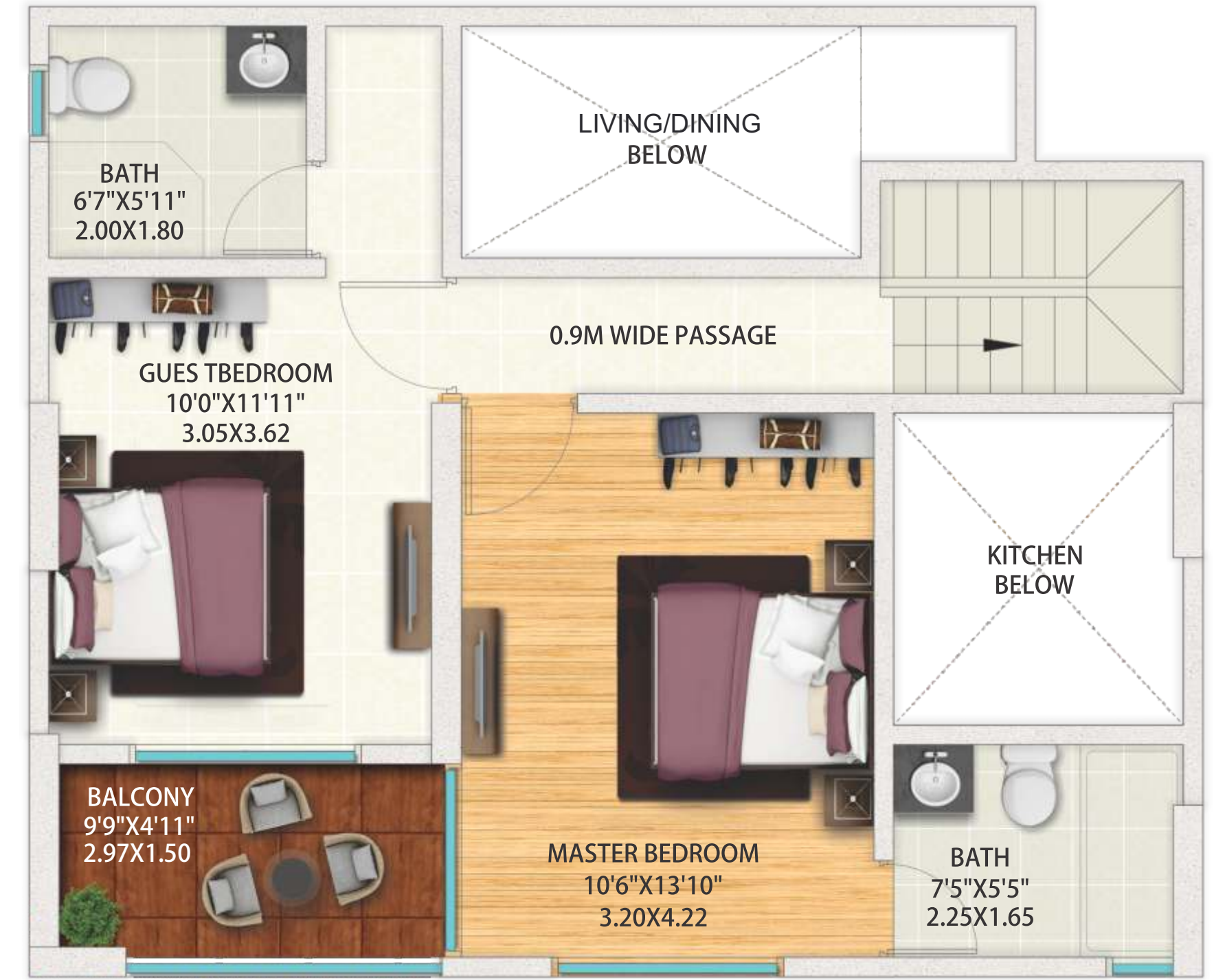
	Carpet area (as per RERA)	Usable area of balcony	Usable area of private terrace*	Proportionate share in common general areas
Area in Sq. mtrs	59.90	2.74	5.35	23.80
Area in Sq. ft	644.76	29.49	57.59	256.15



Typical Unit Plan - 3 Bedroom Duplex  
Lower Level



Typical Unit Plan - 3 Bedroom Duplex  
Upper Level



	Carpet area (as per RERA)	Usable area of balcony	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	98.37	9.14	3.70	38.92
Area in Sq. ft	1058.85	98.38	39.83	418.98



2 BEDROOM ROW HOUSES





Typical Unit Plan - 2 Bedroom Row House (RH-B)

Ground Floor



First Floor



	Carpet area (as per RERA)	Usable area of private terrace	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	63.03	6.48	NA	24.33
Area in Sq. ft	678.45	69.75	NA	261.87



3 BEDROOM ROW HOUSES



\*Artistic Impression

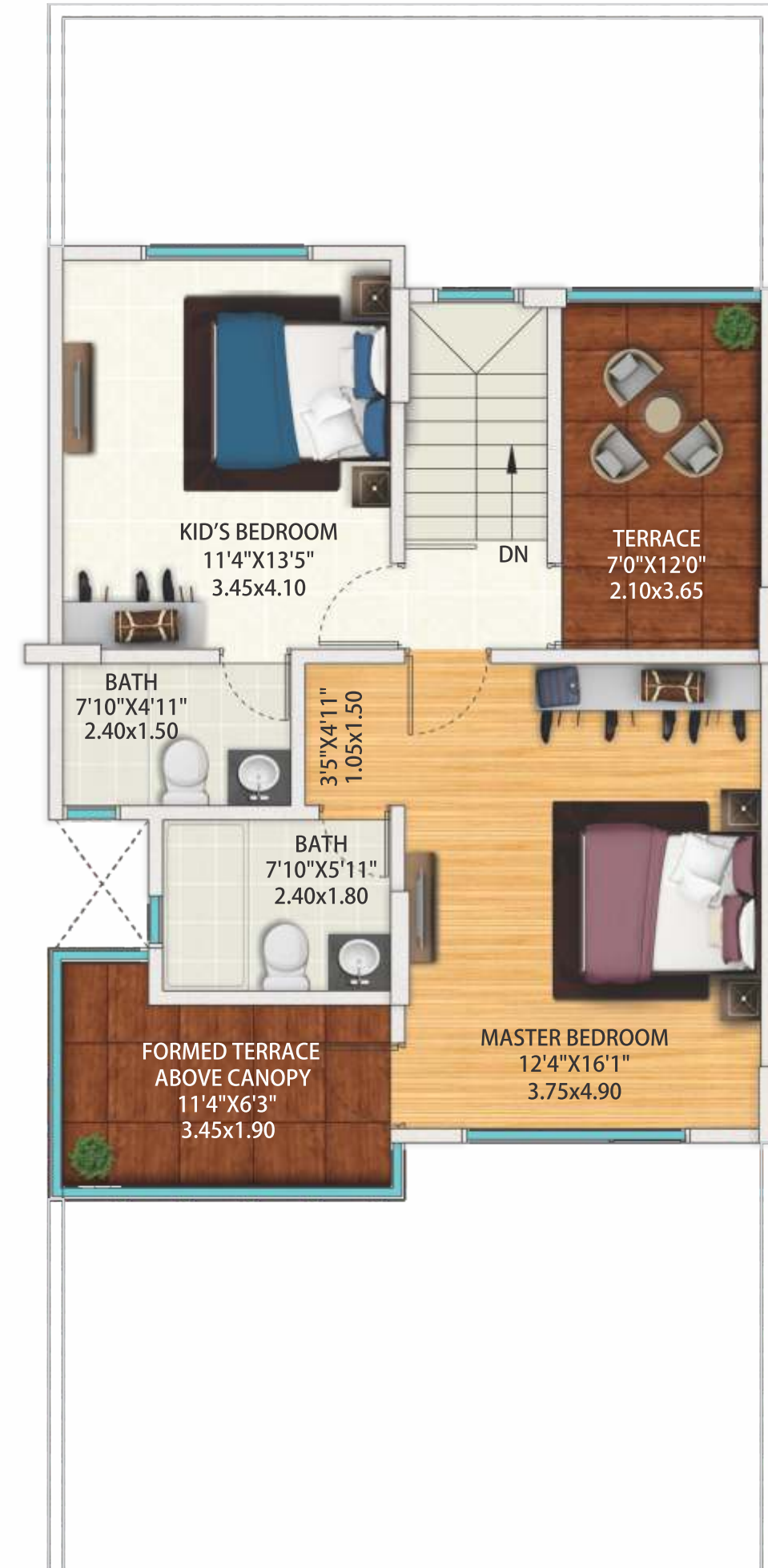


Typical Unit Plan - 3 Bedroom Row House (RH-A)

Ground Floor



First Floor



	Carpet area (as per RERA)	Usable area of private terrace	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	100.51	14.62	2.20	41.07
Area in Sq. ft	1081.89	157.37	23.68	442.03





## THE GERA EDGE

Over 48 years we have redefined the course of the industry and touched the lives of 8000+ customers. With operations in Pune, Goa and Bengaluru and having delivered 6 million+ sq. ft., we have introduced several firsts which have raised the bar for the real estate industry.

Our company philosophy of 'Let's Outdo' has instilled in us a strong desire to push ourselves to do better every day, to create industry benchmarks and innovations and use cutting edge technology to offer superior delivery.

It has inspired us to keep our customers at the heart of everything we do and create industry firsts - from ChildCentric® Homes to the GeraWorld™ Mobile app which offers speedy one click access to our customers. We have leveraged the power of ideas and emerging technology, to deliver exceptional customer experiences.

Our delighted customers, our credit rating - the highest amongst private developers, our ISO 9001:2015 certification, the many awards and accolades are a reflection of the trust people repose in us, the consistency of exceptional delivery and also an assurance of quality.

This approach makes us well-poised to extend unique advantages to our customers - we call it The Gera Edge.





THEMED PROJECT OF THE YEAR



RESIDENTIAL PROPERTY OF THE YEAR



BRAND EXCELLENCE AWARD IN REAL ESTATE SECTOR



EXCELLENCE IN DELIVERY



PROP TECH INNOVATION OF THE YEAR



LUXURY PROJECT OF THE YEAR

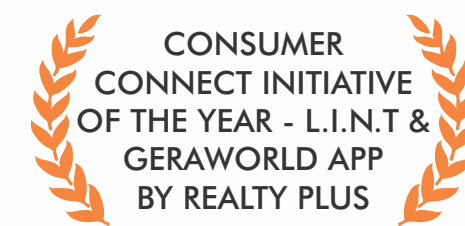


ETHICAL COMPANY REAL ESTATE AWARDS

## OUTDOING AT WORK EVERY DAY IS REWARDING.

## BEING RECOGNISED FOR IT, EVEN MORE SO.

The philosophy of 'Let's Outdo' has always driven us to outdo our past performance and be our own biggest competitor. And in doing so, we have set new standards of excellence and won more than a few awards.





OF ALL THE ACCOLADES  
WE'VE WON OVER THE YEARS,  
NOTHING BRINGS US  
MORE JOY THAN  
THE ENCOURAGING WORDS  
OF OUR CUSTOMERS.

“

Our Saina is at the right age to be moulded and offered the right exposure. Having all these academies, led by the country's best names definitely presents her with the finest training opportunities. As a concerned family member, it feels great to be able to offer her the best. The added convenience of having it right here at home is a sheer delight.

**Makes me wonder why did someone not think of this before.**

”

*Krinal Dewangan - A Gera Resident*

“

**Vivaan has become a more confident and capable swimmer thanks to the coaches at Song of Joy.**

Now he looks forward to workshops and swimming is a hobby he thoroughly enjoys.

”

*Rohit Shahdeo - A Gera Resident*

“

It has been nearly a year since our child Anviti joined the Mahesh Bhupathi Tennis Academy. From not being able to hold a racquet properly to now playing the entire court...I think Anviti has indeed picked up the sport pretty well. We feel fortunate to have a facility of this calibre within GreensVille itself, that helps save commuting time and the other logistics of handling home and work when pursuing a sport for recreation or development.

**I wish we had opportunities like this when we were young, and in our formative years.**

”

*Anshu Shukla - A Gera Resident*

“

**It's rare that a family gets to bond over shared hobbies**

but with the introduction of the Shiamak Davar Dance Academy and Shankar Mahadevan Music Academy everyone from the children to their grandparents now have family memories to last a lifetime. The music and dance classes even gave us the opportunity to perform on stage in front of Mr. Shankar Mahadevan and for my wife and daughters to perform in front of Mr. Davar.

”

*Ashish Deshpande - A Gera Resident*



“

### The Shiamak Davar Dance Academy workshop has helped my girls break out of their shell.

Mikayla and Chantelle have both become more expressive and open, not to mention more confident. They look forward to the Winter Funk workshop and I'm eager to watch them perform again.

”

*Zaheda D'Mello - A Gera Resident*

“

### What Gera offers us at our doorstep is great.

Thanks to Shiamak Davar, Lillette Dubey, Mahesh Bhupathi and many more academies, the opportunities for our children are endless. I look forward to my daughter exploring what she is passionate about and discovering the same.

”

*Ankitha Agarwal - A Gera Resident*

“

Owning a commercial space at Gera's latest offering in Goa, Gera Grand, has been a wonderful experience. Right from the time of the booking to the timely delivery of the project. All the processes and the administrative work was handled very professionally. We would definitely recommend a Gera commercial property to any prospective buyer keeping in mind the prime locations, timely delivery, the best-in-class construction quality and the ease of doing business.

”

*Sanjay Govind Bharne - Gera's Imperium Grand*

“

The best thing I have done for my kids was to move into a Gera home. My son could attend the development workshops right at our doorstep and overcome his shyness. The Dale Carnegie workshops have given him a lot of confidence and have helped him improve his presentation skills. Even now he looks forward to attending all the programs.

”

*Simi and Biju Bhuvanendran - Gera's Trinity Towers*

“

My experience with Gera has been excellent. I own an office in Gera's Imperium 2 and a shop in Gera's Imperium Green in Mala. The third property that is being finalized is a shop in Gera's Imperium Star. The staff is always helpful. And Gera has built a reputation for completing projects on time. That's what makes them one of the country's most trusted developers.

”

*Laxmi Dhaul - Gera's Imperium Green*





## NURTURING THE ENVIRONMENT

At Gera Developments, we are committed to the preservation of the environment and believe that our projects should incorporate features that work towards this objective. These are some of our focus areas.

### **WATER CONSERVATION:**

We approach water conservation holistically by combining measures of effective recycling with wastage minimization techniques. Our most recent initiative created 200 recharge borewells in Pune to replenish groundwater levels through rainwater harvesting. Our projects are equipped with sewage treatment plants to ensure effective wastewater management. The implementation of water level controllers with auto shut-off prevents overflow and wastage.

### **ENERGY CONSERVATION:**

Our goal when it comes to energy conservation is to plan projects to make them more energy-efficient. From the auto shut off pumps and Gensets that go a long way in conserving energy to the solar water heating system to harnesses energy from nature. Because it's not just economical, it's also ecologically conscious. Just as life should be.

### **NOISE POLLUTION:**

The Genset with its acoustics enclosure makes sure that noise is kept to a minimum, so energy for your use is produced in ways that don't have a harmful effect on the surroundings. Because when we build, our commitment to the environment is evident in everything we do, down to the last detail.

### **TREE PLANTATION**

As part of our commitment to preserve the environment, we have, over the years, worked towards planting more trees to offset the build-up of CO<sub>2</sub> in the air and reduce the 'greenhouse effect'. This has been achieved through massive tree plantation drives that have seen enthusiastic participation from our customers, seed ball distribution in different parts of the city, and, of course, ample green cover being an integral part of planning the landscape of each of our projects. Because planting a tree, we believe, is planting the hope of a better future.

### **MATERIAL SELECTION:**

Recycling is a crucial part of building sustainably, so we put industrial waste such as fly ash in bricks, concrete and plaster, to use in our construction.

Because we believe, it's not enough to build landmarks that make heads turn. It's important for our hearts to be in the right place when we build. Only then can we truly outdo.