

Preview Brochure

OPEN-UP TO  
A NEW WAY OF LIVING





TWO  
WORLDS.  
ONE  
HOME.





GERA'S  
**ADARA**

TWO WORLDS. ONE HOME.

1 bedroom apartments & 2 bedroom duplexes

## A peek into your worlds

With two floors to yourself, create two worlds. Explore new things and experiment. Divide your weekdays and weekends between the two floors of your duplex. You may even customize the floors according to your individual taste. Presenting Gera's Adara, a project of 2 bedroom duplexes and thoughtfully designed 1 bedroom apartments in Hinjawadi to offer you a new lifestyle experience. Now, step into Gera's Adara and accommodate the different possibilities in the two worlds of your home.



Disclaimer: Gera's Adara consists of a single building consisting of a silt parking plus 23 floors above. Of the 23 floors, currently 19 floors are sanctioned and remaining floors will be obtained by the Promoter in due course. Rooftop will be used for solar panels & signages as per agreement

Artist's Impression

## World outside your two worlds

When you set foot outside your door, what would you seek? A world as perfect as the one you have designed inside your home. Exactly why, the amenities at Gera's Adara are perfect for you. For the fitness enthusiasts, for those who love to swim, for every member of the family, greenery lovers, and gardening enthusiasts, there is so much for everyone here.



### Amenities

- Lawn
- Jogging Track
- Kids' Play area
- Tree Court
- Swimming Pool
- Acupressure Path
- Gym and Aerobics Area
- Barbecue Area
- Club House
- Tot Lot (Toddlers' Play Area)
- Lounging Area
- Performing Arts Recreational Space
- Spice Garden
- Yoga Deck
- Multi-Purpose Hall



## Key Specifications

<b>FLOORING</b>	
Master Bedroom	Wooden Finish Vitrified Tiles
Living Dining and Kids Room	Vitrified Tiles
Bathroom	Anti-Skid Ceramic Tiles
<b>INTERNAL STAIRCASE RAILING</b>	
MS with Glass Railing (for 2 bedroom duplexes only)	
<b>VIDEO DOOR PHONE</b>	
Provided	
<b>KITCHEN</b>	
Modular Kitchen	Provided with Lower Cabinets
Modular Kitchen Hinges	Hafele or equivalent make
Hob and Chimney	Provided with Faber or equivalent make
Piped Gas Provision	Provided
<b>BATHROOM</b>	
Sanitary Fittings	Jaguar or equivalent
CP Fittings	Jaguar or equivalent
Solar Water Heating	In Master Bathroom
Boiler Provision	Provided in Children's Bed Bathroom (for 2 bedroom duplexes only)
Exhaust Fan Provision	Provided in all Bathroom(s)



Premium hotels



IT Park



Shopping malls

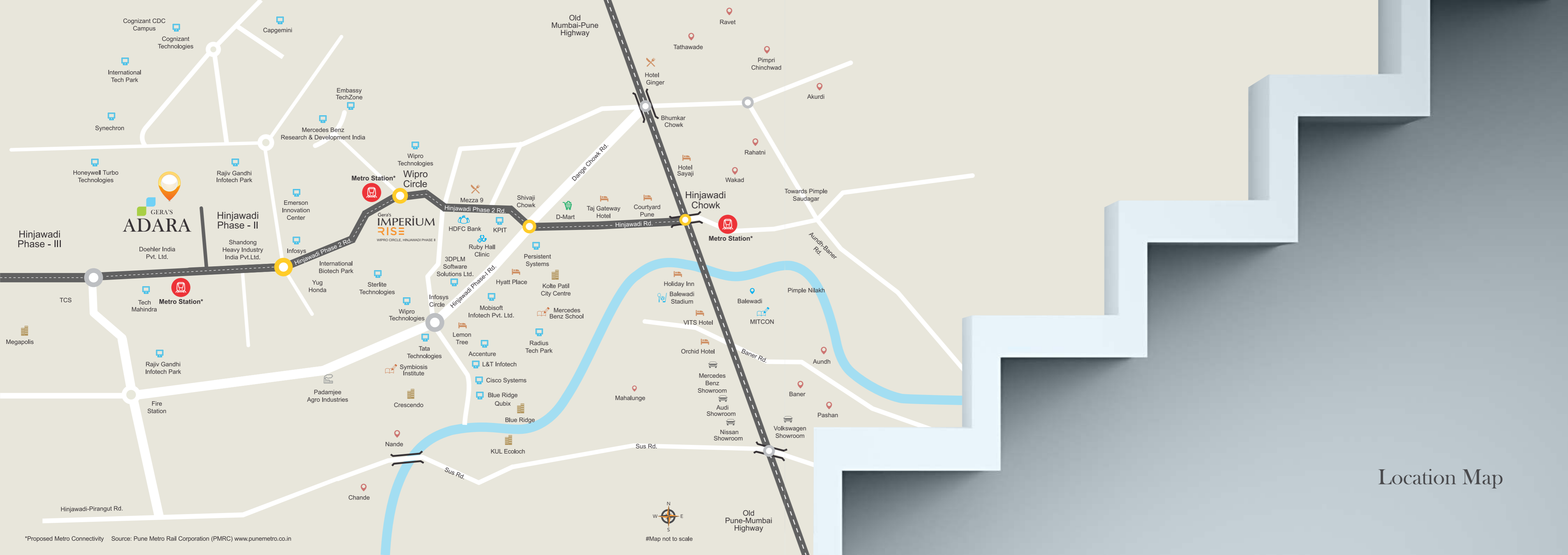


Educational institutes

## Escape the grind. Unwind.

Being stuck in the daily grind can be exasperating. The toil and the commute often outweigh its perks. How about a home that lets you unwind indoors! Being at Hinjawadi, at Gera's Adara, everything will be in proximity such as the Rajiv Gandhi IT Park, educational institutes, premium hotels, shopping malls, avenues for recreation and multiplexes.

So, enjoy as much in the conveniently located world outside, as you would inside your two worlds.



Location Map

\*Proposed Metro Connectivity Source: Pune Metro Rail Corporation (PMRC) www.punemetro.co.in



#Map not to scale



## Key Distances

### HINJAWADI PARK

Cognizant: 1.1 km  
 IBM: 3.2 km  
 Siemens Software: 4.1 km  
 Infosys: 1 km  
 Tata Technologies: 3.5 km  
 Cummins India: 10 km  
 Accenture: 5 km  
 Wipro: 2.3 km

### KEY DISTANCES

Hinjawadi Phase 1: 3.5 km  
 Hinjawadi Phase 3: 2.5 km  
 Baner: 11 km  
 Pashan: 15.5 km  
 Aundh: 14.5 km  
 Wakad: 7.5 km  
 Pimpri-Chinchwad: 13.5 km  
 Mumbai-Pune Expressway: 9 km

### EDUCATIONAL INSTITUTES

Pawar Public School: 2.5 km  
 Symbiosis Infotech Campus: 4.6 km  
 Blue Ridge Public School: 5.5 km  
 Anisha Global School: 8 km  
 JSPM: 9.5 km  
 Mercedes-Benz International School: 5 km  
 Pune University: 16.5 km  
 Indira College: 7.3 km

### HOSPITALITY

The Orritel Hotel: 5.7 km  
 Sayaji Hotel: 8.2 km  
 Holiday Inn: 12.3 km  
 Hotel Solitaire: 4.2 km  
 Hotel Arya Regency: 6.3 km  
 Le Royale: 5.9 km  
 Lemon Tree Hotel: 6.1 km  
 Courtyard Marriott: 6.1 km  
 Hotel Formulæ1: 5.8 km

### SHOPPING MARTS

Dmart: 5 km  
 Big Bazaar: 5 km  
 White Square Mall: 6 km  
 Spot 18: 9.5 km  
 Xion E-square: 5 km  
 Balewadi High Street: 10 km  
 Westend Mall: 14.5 km

### FOOD & BEVERAGES

Spice Nation: 4.5 km  
 Citrus Cafe: 5.5 km  
 New Yorkers: 6.2 km  
 Four Seasons: 3.5 km  
 Eatsome: 2.5 km  
 Mezza 9: 4 km

### HOSPITALS

Hinjawadi Hospital: 4 km  
 City Care Hospital: 4.5 km  
 Ruby Hall Clinic: 4 km  
 Lifepoint Multispeciality Hospital: 7.1 km

### BANKS

IDBI Bank: 2.5 km  
 ICICI Bank: 1.8 km  
 SBI Bank: 5 km  
 Axis Bank ATM: 1 km

Gera's  
**IMPERIUM**  
**RISE**

WIPRO CIRCLE, HINJAWADI PHASE II

2.5 km





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## Floor Plans And Type - Wise Unit Plan Layout

# 1<sup>st</sup> Floor Plan



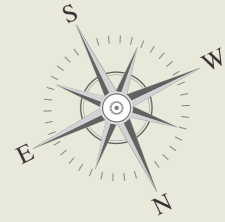
# 2<sup>nd</sup>, 4<sup>th</sup> & 6<sup>th</sup> Floor Plan



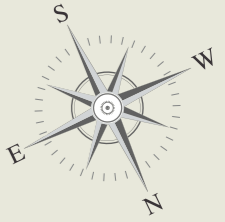
# 3<sup>rd</sup>, 5<sup>th</sup> & 7<sup>th</sup> Floor Plan



# 8<sup>th</sup> Floor Plan



# 9<sup>th</sup> Floor & 8<sup>th</sup> Floor Upper Level Plan



804  
1 BHK  
Type - F

817  
1 BHK  
Type - F

# 10<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup>, 21<sup>st</sup> & 23<sup>rd</sup> Floor Plan



# 11<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 22<sup>nd</sup> & 24<sup>th</sup> Floor Plan





# 12<sup>th</sup> & 19<sup>th</sup> Floor Plan



# 14<sup>th</sup>, 20<sup>th</sup> Floor Plan



# Unit Plan Type-Wise Layout

## 1 Bedroom Apartments

TYPE A

	Carpet area (as per RERA)	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	28.50	10.15	13.53
Area in Sq.ft	306.77	109.25	145.61



Please refer the floor plans for exact dimensions as per your unit of choice



TYPE B

	Carpet area (as per RERA)	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common genaral areas
Area in Sq.mtrs	28.30	10.15	13.46
Area in Sq.ft	304.62	109.25	144.85

TYPE C

	Carpet area (as per RERA)	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common genaral areas
Area in Sq.mtrs	30.40	9.71	14.04
Area in Sq.ft	327.23	104.51	151.11



Please refer the floor plans for exact dimensions as per your unit of choice

TYPE D

	Carpet area (as per RERA)	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	31.10	9.75	14.30
Area in Sq.ft	334.76	104.95	153.90



TYPE E

	Carpet area (as per RERA)	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	28.50	10.45	13.63
Area in Sq.ft	306.77	112.48	146.74



Please refer the floor plans for exact dimensions as per your unit of choice



TYPE F

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony of Lower and upper level, as applicable	Proportionate share in common general areas
Area in Sq.mtrs	28.50	5.45	13.63
Area in Sq.ft	306.77	58.66	146.74

TYPE F

	Carpet area (as per RERA)	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	33.30	0.00	11.66
Area in Sq.ft	358.44	0.00	125.46



Please refer the floor plans for exact dimensions as per your unit of choice

# Unit Plan Type-Wise Layout

## 2 Bedroom Duplexes

### Lower Level



### TYPE A

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	46.00	10.10	19.64
Area in Sq.ft	495.14	108.72	211.35

### Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

## Lower Level



TYPE B

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	43.40	12.75	19.65
Area in Sq.ft	467.16	137.24	211.54

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice



## Lower Level



TYPE C

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	50.40	9.80	21.07
Area in Sq.ft	542.51	105.49	226.80

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

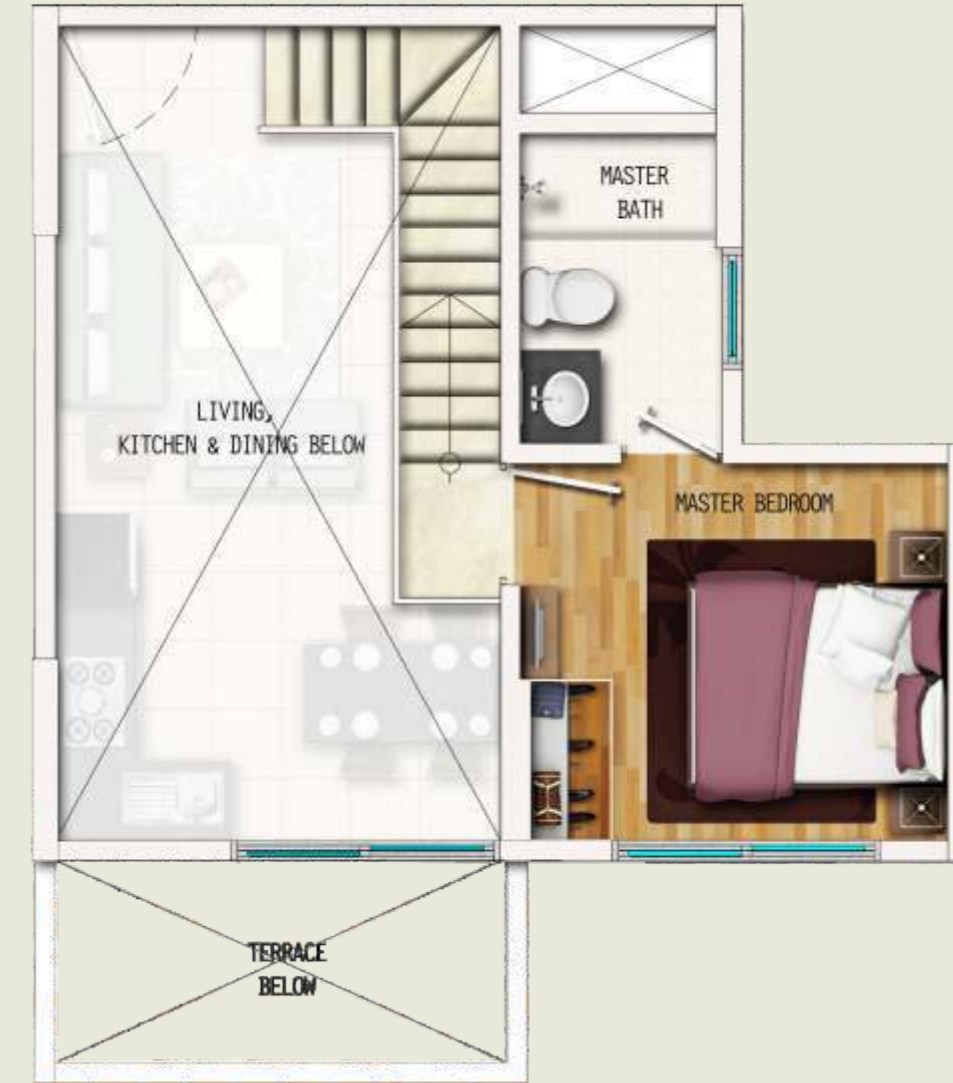
## Lower Level



TYPE D

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common genaral areas
Area in Sq.mtrs	43.40	13.10	19.78
Area in Sq.ft	467.16	141.00	212.85

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

## Lower Level



### TYPE E

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	43.00	12.75	19.51
Area in Sq.ft	462.85	137.24	210.04

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

## Lower Level



TYPE F

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	43.25	13.10	19.72
Area in Sq.ft	465.14	141.01	212.29

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

## Lower Level



### TYPE G

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	43.25	12.75	19.60
Area in Sq.ft	465.54	137.24	210.98

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

## Lower Level



### TYPE H

	Carpet area (as per RERA) of lower and upper level	Usable area of terrace and enclosed balcony as applicable	Proportionate share in common general areas
Area in Sq.mtrs	46.00	9.75	19.51
Area in Sq.ft	495.14	104.95	210.04

## Upper Level



Please refer the floor plans for exact dimensions as per your unit of choice

Transparency  
Re-measurement Clause



Quality  
5-year Warranty  
Since 2004

**OUR WAY**



Customer-centricity  
7-day Free-look Period



Accessibility  
GeraWorld™  
Mobile App

**OUTDO**



Novelty  
Pioneers of  
ChildCentric™ Homes



Community  
Customer-engagement  
Initiatives

## The Gera Edge

Our 47 year old philosophy of Outdo continues to drive us to exceed expectations, perform beyond set standards. As a result, we are able provide our customers the advantages, which we classify as The Gera Edge



Sales Office Address: Plot No. 1B, MIDC, Rajiv Gandhi Infotech Park,  
at Wipro Circle, Hinjawadi Phase II, Pune - 411057

Site Address: Land Bearing Survey No. 285, Plot No. 1, Raison Industrial Park,  
Village - Maan, Taluka - Mulshi, District - Pune 411057.

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Corporate Office: 200, Gera Plaza, Boat Club Road, Pune - 411001

Dubai Rep. Office: Office No. 1805, Dubai Burjuman, Burjuman Tower, 18<sup>th</sup> Floor,  
Sheikh Khalifa Bin Zayed Road, PO Box 121828, Dubai, UAE

Mumbai Office: Regus, Plot C 59, Bandra Kurla Complex, 9<sup>th</sup> Floor, Platina,  
G Block, Mumbai - 400 051, Maharashtra, India.

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[www.gera.in](http://www.gera.in)

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