

MAHA RERA Registration No.: **PR1261012500289**
Available at: <https://maharera.mahaonline.gov.in>



PRESENTING



***UNIT PLANS,
AMENITIES & SPECIFICATIONS***



PROJECT LOCATION

CRAFTING EXTRAORDINARY LIFESTYLES IN EAST KHARADI[^]

Discover East Kharadi, an upcoming suburb with a vibrant cityscape. Homes is nestled in the **100+ Acre Integrated Township**. Seamlessly connected to Nagar Road and Solapur Highway, commuting is effortless and swift. Wrapped in the pulse of **22 million sq. ft. of IT excellence**, Kharadi embraces workplaces like **Gera Commerzone, World Trade Center, EON IT Park** and more, bustling with nearly **2 lakh employees**. It is strategically located in close proximity with the IT Hubs of Kharadi, Viman Nagar and Magarpatta City. The forthcoming DP Road is set to amplify East Kharadi's[^] connectivity, creating a distinctive aura. Welcome to East Kharadi, where connectivity and a thriving lifestyle intersect.

EAST KHARADI[^]

Gera's upcoming wellness-centric homes in East Kharadi^ are part of a thoughtfully planned integrated township, a sustainable city within a city. Designed to blend residential, commercial, retail, and recreational spaces, it offers a seamless living experience rooted in balance and well-being. With efficient waste management, smart water conservation, and a host of lifestyle amenities, the township represents the future of urban living - a self-sustained, wellness-driven community that today's homebuyers aspire to be part of.

INTEGRATED TOWNSHIP

SUBSCRIBE TO CONVENIENCE. LIVE SEAMLESSLY CONNECTED.



SEAMLESS CONNECTIVITY TO NAGAR ROAD
& SOLAPUR HIGHWAY.



SURROUNDED BY 22 MILLION SQ. FT. OF IT HUBS -
EON IT PARK, WTC & GERA COMMERZONE.



HOME TO NEARLY 2 LAKH PROFESSIONALS
IN A THRIVING ECOSYSTEM.



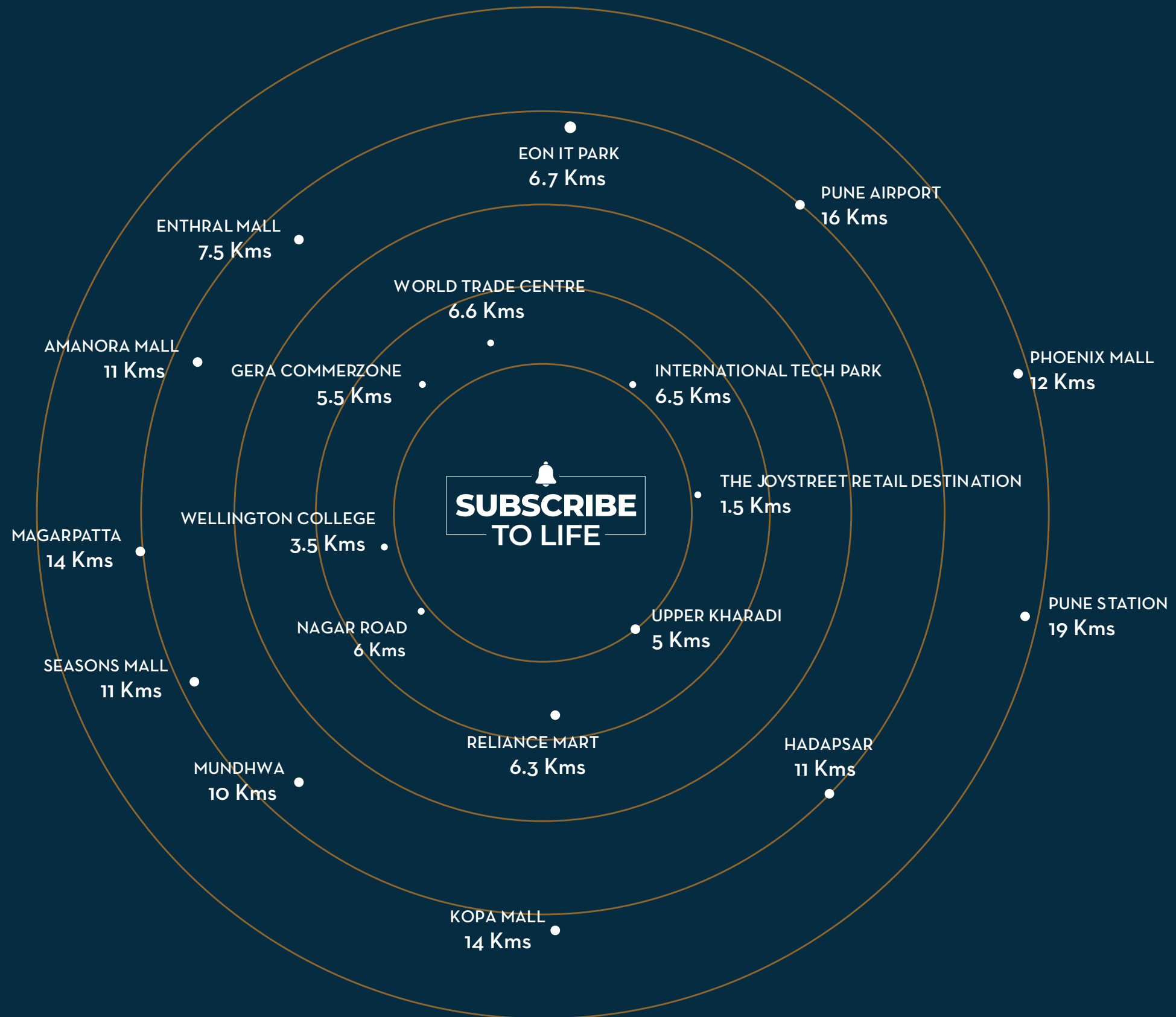
CLOSE TO KHARADI,
VIMAN NAGAR & MAGARPATTA CITY.



UPCOMING DP ROAD
TO ENHANCE CONNECTIVITY.



WHERE CONNECTIVITY MEETS
A VIBRANT LIFESTYLE.





PROJECT

INTRODUCTION

WHERE WELLNESS BECOMES THE NEW LUXURY



6.9 Acres
Land Parcel



Proposed 6 Towers
35 Storeys



40+
Amenities



Part of a 100+ Acre
Integrated Township



Fitness & Wellness
Zone



Activity & Sports
Zone



Kids, Entertainment
& Family Zone

This is more than a place to live —
it's a living rhythm, a balance of movement and mindfulness.

Here, you don't just own a home — you  **SUBSCRIBE TO LIFE**





MASTER LAYOUT PLAN

1. CHILDREN PLAY AREA
2. CHILDREN'S AFTER SCHOOL ZONE
3. ART STUDIO
4. HOBBY SPOT
5. KIDS PLAY AREA
6. SKATING RINK
7. TODDLERS PLAY AREA
8. LIBRARY AND INDOOR WORK PODS ESCAPE PODS
9. DETOX GARDEN

21. SQUASH COURT
22. BADMINTON COURT
23. GYM
24. WEIGHT TRAINING
25. CARDIO
26. PILATE
27. YOGA
28. ZUMBA

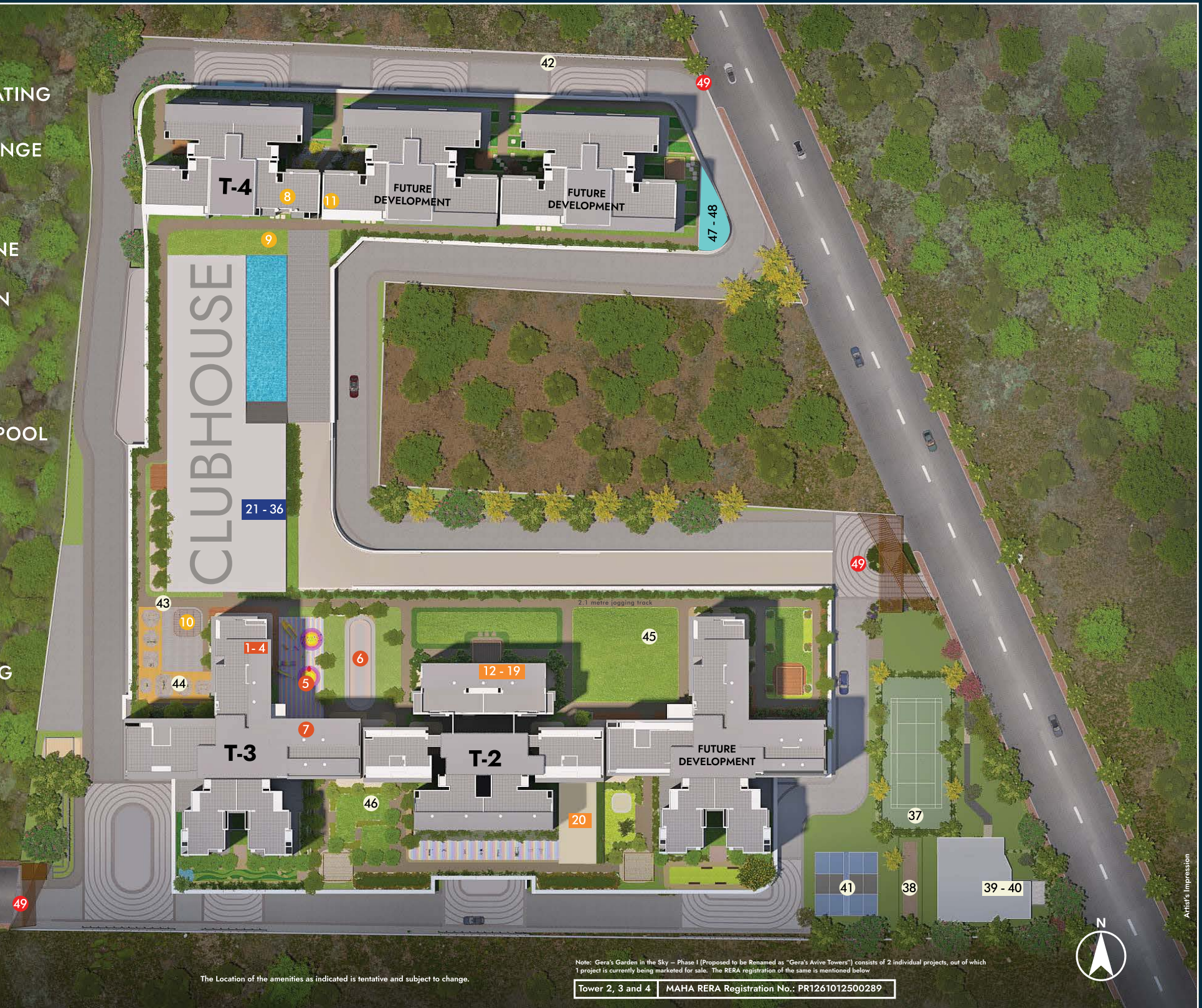
37. TENNIS COURT
38. CRICKET PRACTICE NET
39. BANQUET HALL
40. CAFÉ
41. PICKLEBALL COURTS

47. SPA
48. PET CLINIC
49. Entry / Exit Gate

10. PERGOLAS WITH SEATING
11. MEDITATION AREA
12. SENIOR CITIZEN LOUNGE
13. PEACE ZONE
14. GAME ZONE
15. KNOWLEDGE ZONE
16. ENTERTAINMENT ZONE
17. HEALTH POD
18. COMMUNITY KITCHEN
19. YOGA ROOM
20. GARDENING ZONE

29. CROSSFIT
30. HALF OLYMPIC SIZE POOL
31. WATER AEROBICS
32. JACUZZI
33. INDOOR GAMES
34. MINI THEATRE
35. NUTRITION CAFÉ
36. SLOW TAI CHI

42. CYCLING TRACK
43. RUBBERISED JOGGING TRACK
44. OUTDOOR GYM
45. CENTRAL LAWN
46. PET PARK



The Location of the amenities as indicated is tentative and subject to change.

Note: Gera's Garden in the Sky - Phase 1 (Proposed to be Renamed as "Gera's Avive Towers") consists of 2 individual projects, out of which 1 project is currently being marketed for sale. The RERA registration of the same is mentioned below

Tower 2, 3 and 4 MAHA RERA Registration No.: PR1261012500289

Artist's Impression

***THE LIFESTYLE ONLY
A FEW WILL EVER OWN***



WELL-EQUIPPED
BRANDED GYM



BRANDED
SPA



INDOOR
YOGA



PILATES
STUDIO



AQUA
AEROBICS

INDOOR
BADMINTON
COURT



SQUASH
COURT



PICKLEBALL
COURTS



MINI
THEATRE



MULTIPURPOSE HALL /
BANQUET WITH KITCHEN



LIBRARY AND
WORK PODS



KIDS & TODDLERS'
PLAY AREA



PET ZONE



AFTER SCHOOL
CHILDREN AREA



NUTRITION CAFÉ
WITH LOUNGE



COMMUNITY GARDEN
FOR ORGANIC FARMING



JOGGING
TRACK



EXPERIENCES FOR EVERY GENERATION

- HALF OLYMPIC SIZE SWIMMING POOL
- ART STUDIO
- HOBBY SPOT
- MEDITATION AREA
- GAME ZONE
- ENTERTAINMENT ZONE
- GARDENING ZONE





SPECIFICATIONS



WINDOWS

UPVC Windows & UPVC Sliding Glass Doors for Balconies
UPVC Windows with Double Glazed Unit (DGU) in Master Bedroom



FLOORING

Large-Slab Marbonite** Vitrified Tiles 4 ft. X 6 ft.
Wooden Finish Vitrified Tiles in Master Bedroom 200mm X 1200mm



WASHROOM

Kohler or Equivalent Brand** CP & Sanitary fittings
Bathtub in Master Bedroom - Exclusive to 4.5 BHK with Plunge Pool



DG BACKUP

DG Backup for Light & Fan Based on Unit Type
(1 Fan and 2 Light points each room)



IN-RESIDENCE PRIVATE POOL

Provided Along with Premium Pool Tiles & filtering Unit



KITCHEN

Granite Platform
Exhaust Fan Installed



RAILINGS

Laminated Safety Glass with SS Railing



PAINT

Superior Wall Finishes with Low - VOC OBD Paint in Elegant Tones

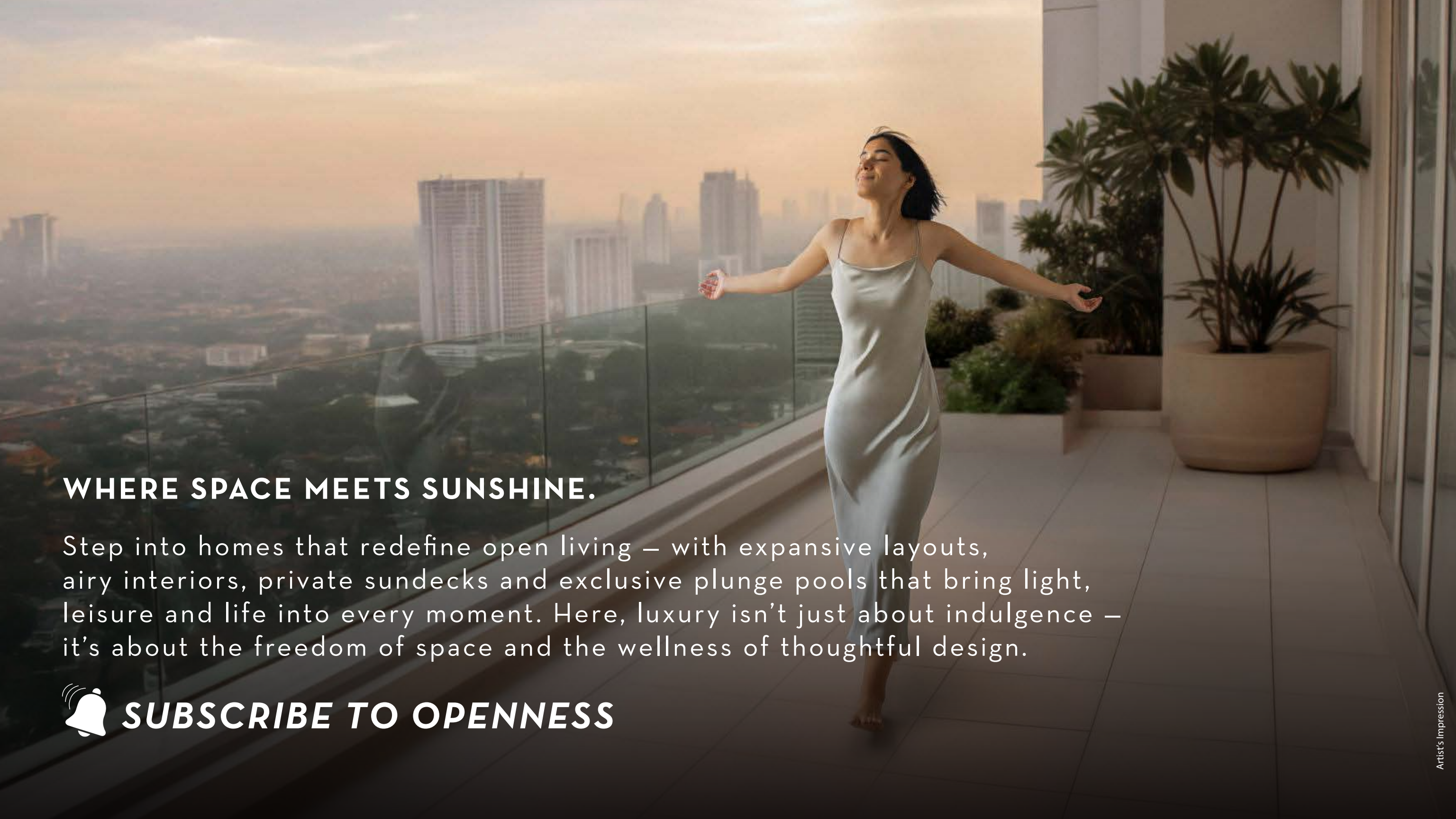


SAFETY & SECURITY

Gas Leak Detector Installed in Kitchen
Safety Grills - SS Wire Rope Grills for All Sliding Windows
upto fixed panels only



Note: The Elevation Rendering is still in progress and can be changed as per the final plans.



WHERE SPACE MEETS SUNSHINE.

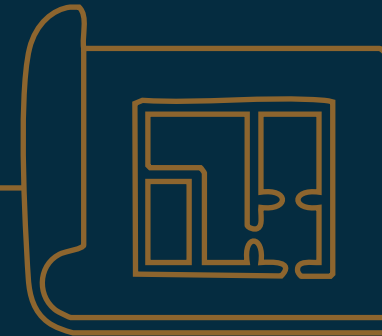
Step into homes that redefine open living – with expansive layouts, airy interiors, private sun decks and exclusive plunge pools that bring light, leisure and life into every moment. Here, luxury isn't just about indulgence – it's about the freedom of space and the wellness of thoughtful design.

 ***SUBSCRIBE TO OPENNESS***

SUNDECK RESIDENCES



UNIT PLANS



3BHK - ROYAL



A. Foyer	(1.52 X 2.22) (5'0" X 7'4")	G. Guest Washroom	(1.67 X 2.45) (5'6" X 8'1")	M. Kids Bedroom	(3.20 X 3.65) (10'6" X 12'0")
B. Balcony	(2.87 X 1.60) (9'5" X 5'3")	H. Guest Bedroom	(3.35 X 3.95) (11'0" X 13'0")		
C. Living/Dining	(7.32 X 3.95) (24'0" X 13'0")	I. Master Bedroom	(3.35 X 4.57) (11'0" X 15'0")		
D. Kitchen	(2.45 X 3.00) (8'0" X 9'10")	J. Dresser	(1.77 X 2.02) (5'10" X 6'8")		
E. Utility	(2.45 X 1.27) (8'1" X 4'2")	K. Master Washroom	(1.67 X 2.45) (5'6" X 8'1")		
F. Bath 1	(1.67 X 2.45) (5'6" X 8'1")	L. Master Room Balcony	(2.50 X 1.22) (8'2" X 4'0")		

3BHK - GRAND



A. Foyer
B. Kitchen
C. Utility
D. Dining
E. Living
F. Balcony

(1.20 X 1.92) (3'11" X 6'4")
(3.20 X 2.45) (10'6" X 8'1")
(1.22 X 1.82) (4'0" X 6'0")
(3.60 X 2.61) (11'10" X 8'7")
(3.35 X 4.45) (11'0" X 14'7")
(3.65 X 1.37) (11'0" X 4'6")

G. Guest Bedroom
H. Guest Washroom
I. Kids Bedroom
J. Powder Room
K. Master Bedroom
L. Master Washroom

(3.20 X 3.75) (10'6" X 12'4")
(1.52 X 2.45) (5'0" X 8'1")
(3.20 X 3.35) (10'6" X 11'0")
(2.45 X 1.52) (8'1" X 5'0")
(3.35 X 3.95) (11'0" X 13'0")
(2.45 X 1.52) (8'1" X 5'0")

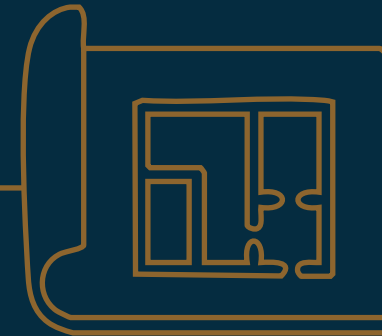
	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	91.55	2.23	4.89	98.67	34.53
*Area in Sq. ft.	985.44	24.00	52.64	1,062.08	371.73



#OwnTheBlue

PRIVATE PLUNGE POOL RESIDENCES

UNIT PLANS



3BHK WITH PRIVATE POOL



	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	110.88	3.06	13.25	127.19	44.52
Area in Sq. ft.	1,193.51	32.94	142.62	1,369.07	479.18

A. Foyer
(2.15 X 1.50) (7'1" X 4'11")
B. Guest Bedroom
(3.35 X 3.65) (11'0" X 12'0")
C. Guest Washroom
(1.67 X 2.45) (5'6" X 8'1")
D. Living/Dining
(7.40 X 4.30) (24'4" X 14'1")
E. Kitchen
(3.65 X 2.45) (12'0" X 8'1")
F. Utility
(1.52 X 2.10) (5'0" X 6'11")

G. Covered Deck / Pool
(2.85 x 3.28) (9'4" X 10'9")
H. Kids Bedroom
(3.35 X 4.27) (11'0" X 14'0")
I. Kids Washroom
(1.67 X 2.45) (5'6" X 8'1")
J. Master Bedroom
(3.35 X 4.55) (11'0" X 14'11")
K. Dresser
(1.77 X 2.00) (5'10" X 6'7")
L. Master Washroom
(1.67 X 2.45) (5'6" X 8'1")

M. Master Room Balcony
(2.90 X 1.37) (9'6" X 4'6")

3BHK WITH PRIVATE POOL



	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	115.32	2.47	11.23	129.02	45.16
*Area in Sq. ft.	1,241.30	26.59	120.88	1,388.77	486.07

A. Foyer	(1.48 X 0.95) (4'10" X 3'1")	I. Guest Bedroom	(3.97 X 3.45) (13'1" X 11'4")	M. Master Room Balcony	(1.22 X 2.65) (4'0" X 8'8")
B. Living/Dining	(7.77 X 3.97) (25'6" X 13'1")	H. Kids Bedroom	(3.35 X 4.07) (11'0" X 13'5")		
C. Kitchen	(3.65 X 2.45) (12'0" X 8'1")	. Kids Washroom	(2.45 X 1.65) (8'1" X 5'5")		
D. Utility	(1.37 X 1.80) (4'6" X 5'11")	J. Master Bedroom	(4.55 X 3.35) (14'11" X 11'0")		
E. Coverd Deck/ Pool	(2.05 X 3.97) (6'9" X 13'1")	K. Master Room Dresser	(2.00 X 1.67) (6'7" X 5'6")		
F. Washroom	(2.45 X 1.65) (8'1" X 5'5")	L. Master Washroom	(2.45 X 1.67) (8'1" X 5'6")		

3.5BHK WITH PRIVATE POOL



	Carpet area as per the RERA Regulations	Usuable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	136.22	3.46	16.13	155.81	54.53
*Area in Sq. ft.	1,466.27	37.24	173.62	1,677.14	587.00

A. Foyer	(2.56 X 1.37)	(8'5" X 4'6")
B. Guest Bedroom	(3.35 X 3.95)	(11'0" X 13'0")
C. Guest Washroom	(1.67 X 2.45)	(5'6" X 8'1")
D. Living	(3.65 X 5.47)	(12'0" X 18'0")
E. Coverd Deck/ Pool	(3.50 X 3.75)	(11'6" X 12'4")
F. Dining	(3.55 X 4.25)	(11'8" X 13'11")

G. Kitchen	(2.54 X 4.30)	(8'4" X 14'1")
H. Utility	(1.55 X 2.34)	(5'1" X 7'8")
I. House Help Room	(2.67 X 1.70)	(8'9" X 5'7")
J. House Help Washroom	(1.22 X 1.67)	(4'0" X 5'6")
K. Kids Bedroom	(3.65 X 4.27)	(12'0" X 14'0")
L. Kids Bedroom Dresser	(1.67 X 1.72)	(5'6" X 5'8")

M. Kids Bedroom Washroom	(1.67 X 2.45)	(5'6" X 8'1")
N. Master Bedroom	(3.65 X 4.87)	(12'0" X 16'0")
O. Master Room Dresser	(1.67 X 2.04)	(5'6" X 6'8")
P. Master Washroom	(1.67 X 2.73)	(5'6" X 9'0")
Q. Master Room Balcony	(2.60 X 1.22)	(8'6" X 4'0")

4.5BHK WITH PRIVATE POOL



A. Foyer	(1.80 X 2.57)	(5'11" X 8'5")
B. Guest Bedroom	(4.00 X 3.25)	(13'2" X 10'8")
C. Guest Bedroom Dresser	(1.55 X 2.65)	(5'1" X 8'8")
D. Guest Bedroom Washroom	(2.45 x 1.67)	(8'1" X 5'6")
E. Living	(5.92 X 3.97)	(19'5" X 13'1")
F. Coverd Deck/ Pool	(4.07 X 3.60)	(13'5" X 11'10")
G. Dining	(4.45 X 3.50)	(14'7" X 11'6")
H. Kitchen	(4.30 X 2.60)	(14'1" X 8'6")
I. Utility	(2.29 X 1.42)	(7'6" X 4'8")

J. House Help Room	(1.85 X 2.35)	(6'1" X 7'9")
K. House Help Washroom	(1.82 X 1.22)	(6'0" X 4'0")
L. Powder Room	(2.45 x 1.67)	(8'1" X 5'6")
M. Kids Room	(4.35 x 3.35)	(14'3" X 11'0")
N. Grandparents Room	(4.07 X 3.35)	(13'5" X 11'0")
O. Grandparents Room Dresser	(2.12 X 1.67)	(7'0" X 5'6")
P. Grandparent Washroom	(2.45 X 1.67)	(8'1" X 5'6")
Q. Master Bed Room	(4.90 X 3.65)	(16'1" X 12'0")
R. Master Bed Dresser	(1.69 X 3.65)	(5'7" X 12'0")

S. Master Bed Washroom	(2.91 X 1.40)	(9'7" X 4'7")
T. Master Bed Balcony	(1.82 X 2.25)	(6'0" X 7'5")
	(3.00 X 1.22)	(9'10" X 4'0")

	Carpet area as per the RERA Regulations	Usuable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	185.39	3.12	18.16	206.67	72.33
*Area in Sq. ft.	1,995.54	33.58	195.47	2,224.60	778.61

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**SUBSCRIBE
TO LIFE**

^Sector R 22 of Gat No. 124 Others in village Manjari Khurd & Gat No. 1255/14 and Others in village Wagholi, Pune.

The project is presently registered with MahaRERA as Gera's Garden in the Sky – Phase I. The proposed revised name of the project is Gera's Avive Towers, which is currently under consideration by MahaRERA for approval.

This document is conceptual and does not constitute a legal offering or binding agreement. Images, design, elevation amenities and other features are for representation purposes only and subject to change by the Developer/ Promoter or regulatory authorities as per applicable law.

The project is registered under the Maharashtra Real Estate Regulatory Authority (MahaRERA) and complies with the provisions of the Real Estate (Regulation and Development) Act, 2016. The MahaRERA Registration Number for this project is PR1261012500289 and the details are available on the official MahaRERA website at <https://maharera.mahaonline.gov.in>.

The sanctioned plan, environment clearance, and RERA approval are currently under revision.