

HOW FAR DO YOU HAVE
TO GO TO DISCOVER
#THECOUNTLESSJOYSOFLIFE?
JUST COME HOME.



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

www.gera.in |     

MAHA RERA Registration No.: Project M: P52100022744 | Available at: <https://maharera.mahaonline.gov.in>

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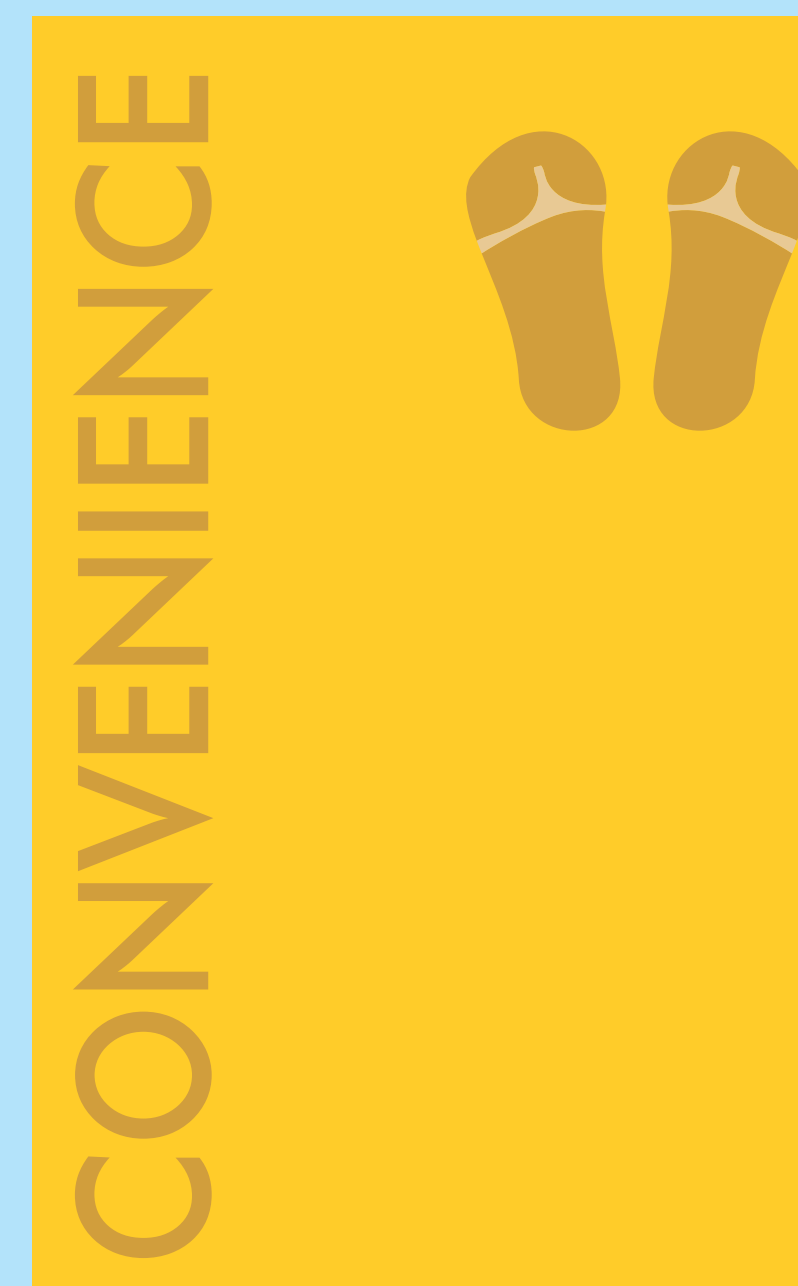
Gera's
WORLD OF JOY
ChildCentric® Homes
*UPPER KHARADI, PUNE

**WE FOUND A SOLUTION
TO THE QUESTION PARENTS OFTEN HAVE
TO ASK THEMSELVES.
'HOW CAN I BE AT SO MANY
PLACES ALL AT ONCE?'**

Gera's ChildCentric® Homes are built keeping a few things in mind - the time parents spend with their children should be less about planning pick-ups and drops to hobby classes and more about learning a dance move, perfecting a basketball dribble, or hitting a high note together. A home should encourage parents to dream bigger and children to explore more hobbies and discover what they truly like, under the tutelage of the country's finest coaches. It should offer a safe environment for a child to play, learn and grow. Gera's ChildCentric® Homes are designed to do all this and more.

The country's best learning academies from sports to performing arts are available at your doorstep. That means parents can be there to witness their children's first dance step, their fastest lap, their best stage performance. The little moments that make their bond grow stronger.

THE PILLARS OF CHILDCENTRIC® HOMES



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

THE GERA VISION FOR CHILDCENTRIC® HOMES

We strongly believe that lifestyles evolve, and we can be catalysts in bringing such evolution. Initiated by observation and imagination, validated by research, accomplished by commitment. The concept of ChildCentric® Homes was introduced by Gera in India for the first time ever.

It's a way for your children to evolve and a stress-free lifestyle for you. The core philosophy of this concept is for every child to get maximum exposure and empower them to be what they want to be.

By offering complimentary introductory coaching in 9 disciplines we are striving to ensure the same.

By offering the best of facilities at their doorsteps, parents can participate in their child's development thereby building stronger relationships and helping them soar.

Designed to offer the best of everything, it offers a higher return on investment, financially and psychologically for every resident.

AWARDS AND ACCOLADES



ACADEMIES AT CHILDCENTRIC® HOMES



MICHAEL PHELPS SWIMMING ACADEMY



SHIAMAK DAVAR DANCE ACADEMY



SHANKAR MAHADEVAN MUSIC ACADEMY



DALE CARNEGIE PERSONAL DEVELOPMENT COACHING



ART AND CRAFTS WORKSHOPS



BADMINTON GURUKUL BY PULLELA GOPICHAND



ANIL KUMBLE'S TENVIC CRICKET ACADEMY



MAHESH BHUPATHI TENNIS ACADEMIES



BHAICHUNG BHUTIA FOOTBALL SCHOOL



THE ACADEMY OF GYMNASTICS BY DIPAK KARMAR



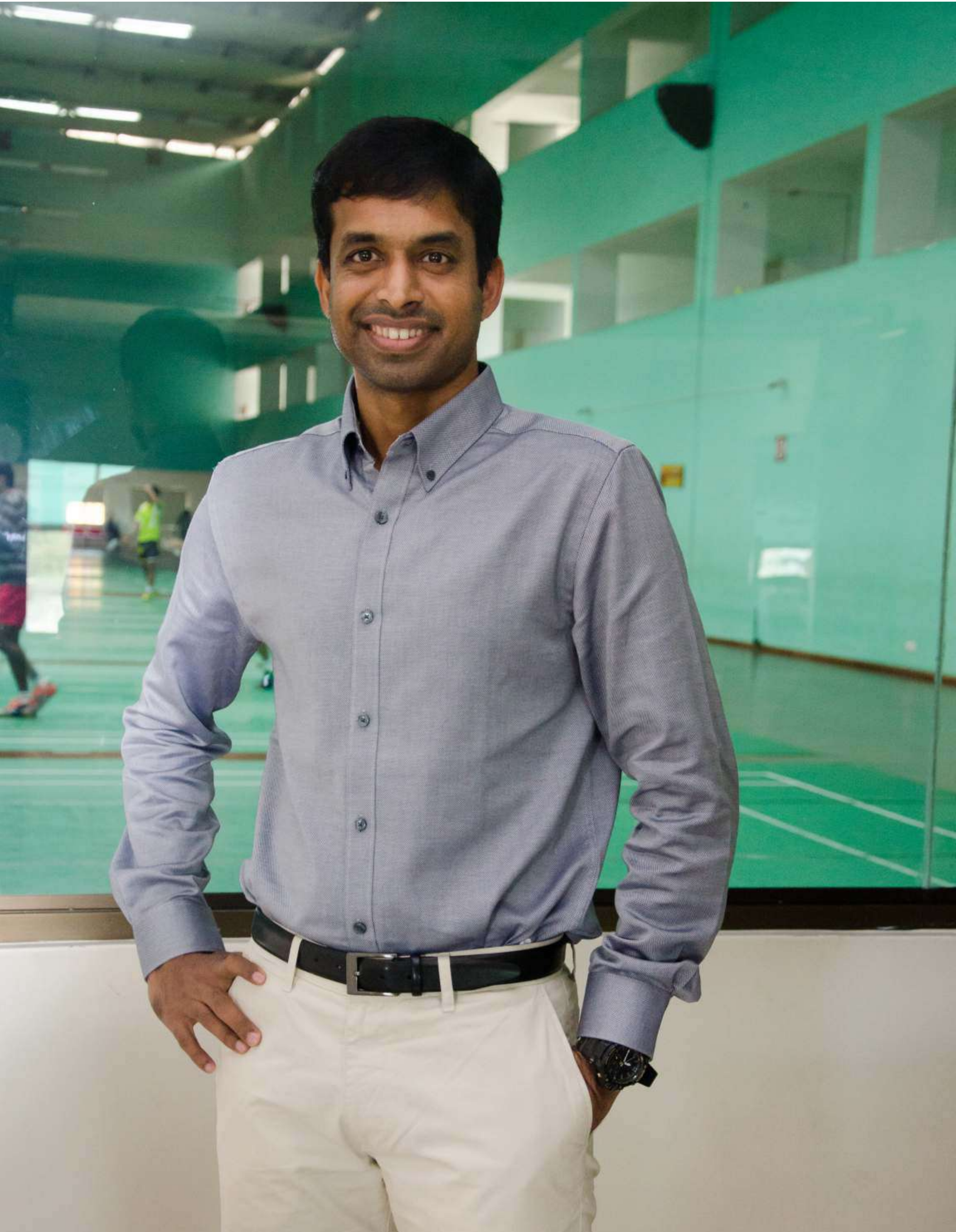


MICHAEL PHELPS SWIMMING ACADEMY

The academy imparts
training exactly the way Olympian
Michael Phelps learnt to swim.

Instructors who go through
a rigorous training programme
themselves go on to coach children
and transform them
into brilliant swimmers.





**BADMINTON
GURUKUL**

BADMINTON GURUKUL

Badminton Gurukul is an initiative by Padma Bhushan Pullela Gopichand supported by several former Olympians and international/national champions and players. The outreach is from grassroots programmes to training initiatives for enthusiastic adults.

This initiative will hugely increase the love and passion for the sport in India.



SHIAMAK
Have feet. Will dance.®

SHIAMAK DAVAR DANCE ACADEMY

Founded by Bollywood's national award winning choreographer, the Shiamak Davar Dance Academy will offer children training along with in-depth knowledge of fundamentals, styles and techniques, in a world-class dance studio.

Shiamak Davar





ANIL KUMBLE'S TENVIC CRICKET ACADEMY

Give your child an opportunity
to learn the ins and outs of
the sport at the
Anil Kumble Tenvic Cricket Academy.
Find the perfect coaches,
a structured and advanced training
module and a team that
includes former sports persons,
coaches and management
science experts.

Anil Kumble





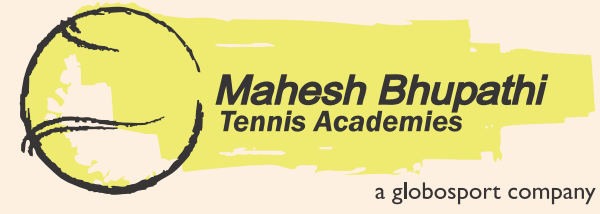
SHANKAR MAHADEVAN MUSIC ACADEMY

An expert panel of professional trainers in various genres of music will introduce children to fun and easy ways of learning melody and rhythm at the Shankar Mahadevan Music Academy. The Academy has conducted classes all over the world and has 2000 students in 34 countries.



Shankar Mahadevan





MAHESH BHUPATHI TENNIS ACADEMIES

Headed by the 12-time Grand Slam winner, the Mahesh Bhupathi Tennis Academies adopts a systematic approach to train the country's next generation of Grand Slam champions and offer highly specialised coaching for youngsters.



Mahesh Bhupathi



BHAICHUNG BHUTIA FOOTBALL ACADEMY

Launched by India's torchbearer in
the global football arena,
the Bhaichung Bhutia Football Academy
models its training methods along
the lines of acclaimed
European academies and delivers
coaching under the guidance
of expert coaches.
What better place to groom
your little Neymar?





KinderSports

THE ACADEMY OF GYMNASTICS

Arjuna Awardee, Padma Shri,
Bronze Medalist at the Common Wealth Games,
ranked in the top 4 at the Rio Olympics,
and winner of 77 medals at the state and
national levels, Dipa Karmakar is
a force to reckon in the field of gymnastics.
And now her academy is all set to train
the next bunch of little Olympic aspirants.



THE DALE CARNEGIE TRAINING CENTRE:

A special set of classes and workshops designed to help children develop their personal skills, conducted all year round. There will be courses on public speaking and the Generation Next program conducted by the New York based Dale Carnegie Training Centre.

ART AND CRAFT WORKSHOPS:

Children can also participate in Art and Crafts workshops to learn painting, origami, and sculpting-activities that inspire their imagination and enhance their power of observation, visualisation and dimensional thinking.







CENTRAL ARENA:

The Central Arena is what you'd call a family favourite.

And rightly so, because it has something for everyone in the family. There are 3 tennis courts for the neighborhood's budding tennis champs and their best doubles partners - parents. There are 2 cricket practice nets to get match ready. And 1 futsal court for the days when you feel like giving cricket a miss. There's also a jogging track spread over 450 metres, a cycling track of 150 metres, pools, play areas, a place for senior citizens' to catch up with like minded neighbours, you name it and it's there.



EVOLVE: CLUBHOUSE

Whatever it is, that you're in the mood for, you will find it all here. There are three badminton court that can host friendly matches between neighbours. A half Olympic sized swimming pool to unwind in after a long day. A two level gymnasium that lets you achieve your fitness goals no matter how busy you get. And then there are two squash court too. There's more of course, you'll find out soon enough.

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

INDOOR AMENITIES



INDOOR TEMPERATURE
CONTROLLED POOL



3 BADMINTON
COURTS



2 SQUASH
COURTS



2 LEVEL GYMNASIUM
WITH CROSS TRAINING
SECTIONS



MINI THEATRE



CAFÉ



LOUNGE



SNOOKER/POOL

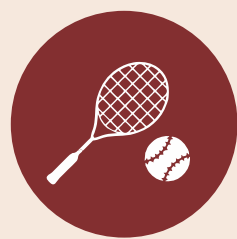


TABLE TENNIS



CARD ROOM



GAMES ZONE



PLAY STATIONS



DANCE ROOM



MUSIC ROOM



GYMNASTICS



YOGA AND
MEDITATION AREA



COWORKING ZONE



DOCTOR'S ROOM



ART ROOM

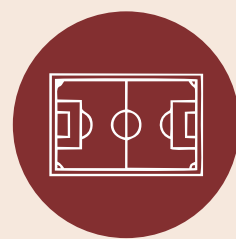


CRECHE

OUTDOOR AMENITIES



3 TENNIS COURTS



1 FUTSAL COURT



NET CRICKET



HALF-BASKETBALL
COURT



ROCK CLIMBING AREA



SKATING RINK



JOGGING TRACK



KID'S CYCLING
TRACK



KIDS POOL



POOLSIDE PERGOLA



TODDLERS
PLAY AREA



POOLSIDE
PARTY LAWN



KIDS PLAY
AREAS



AMPHITHEATRE



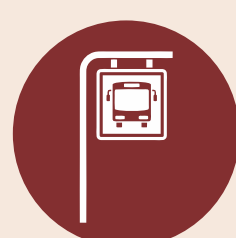
PARTY LAWN



SENIOR CITIZEN AREA



NEXT DOOR
CONVENIENT SHOPPING



BUS SHELTER

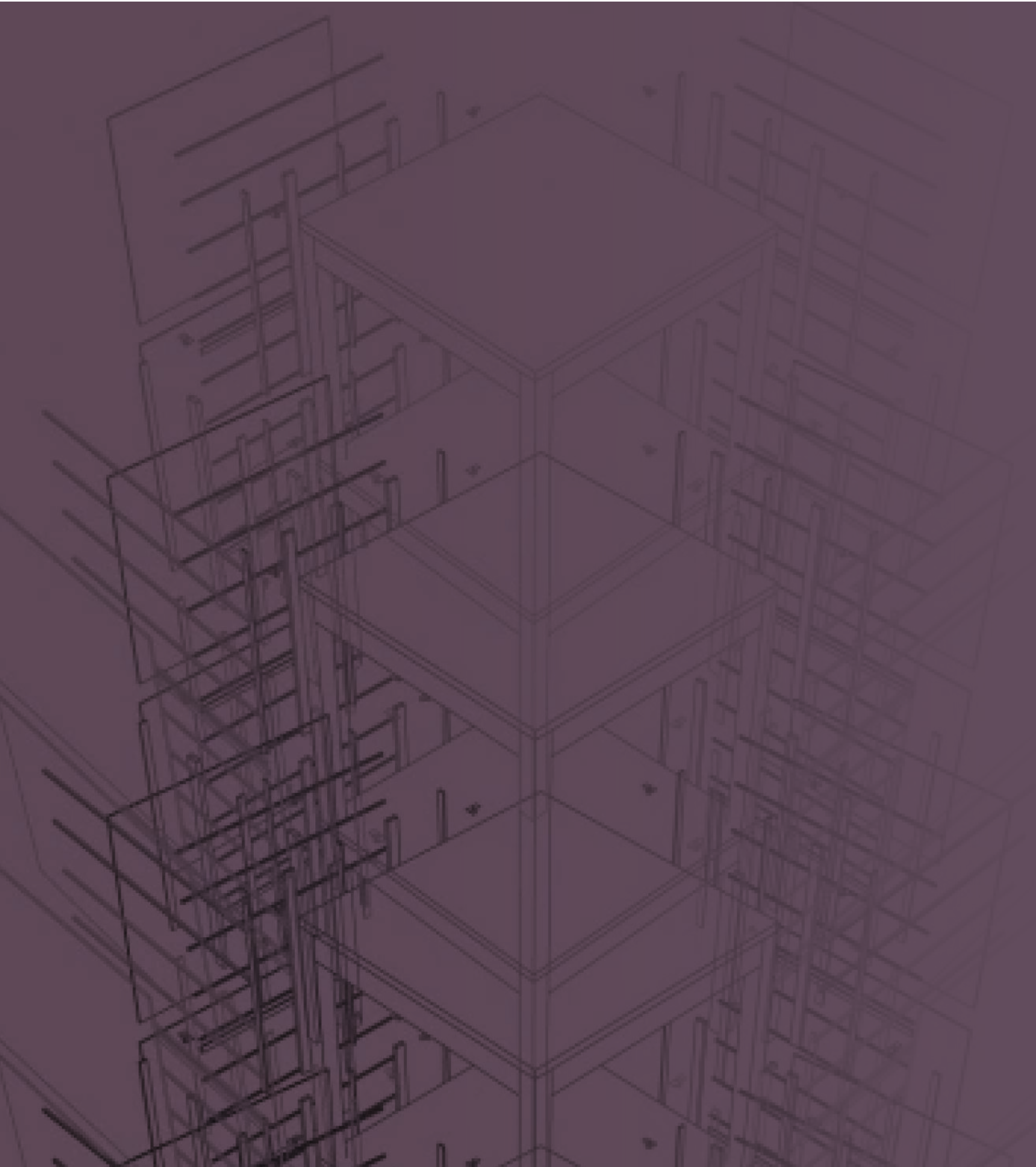


MULTIPURPOSE
HALL



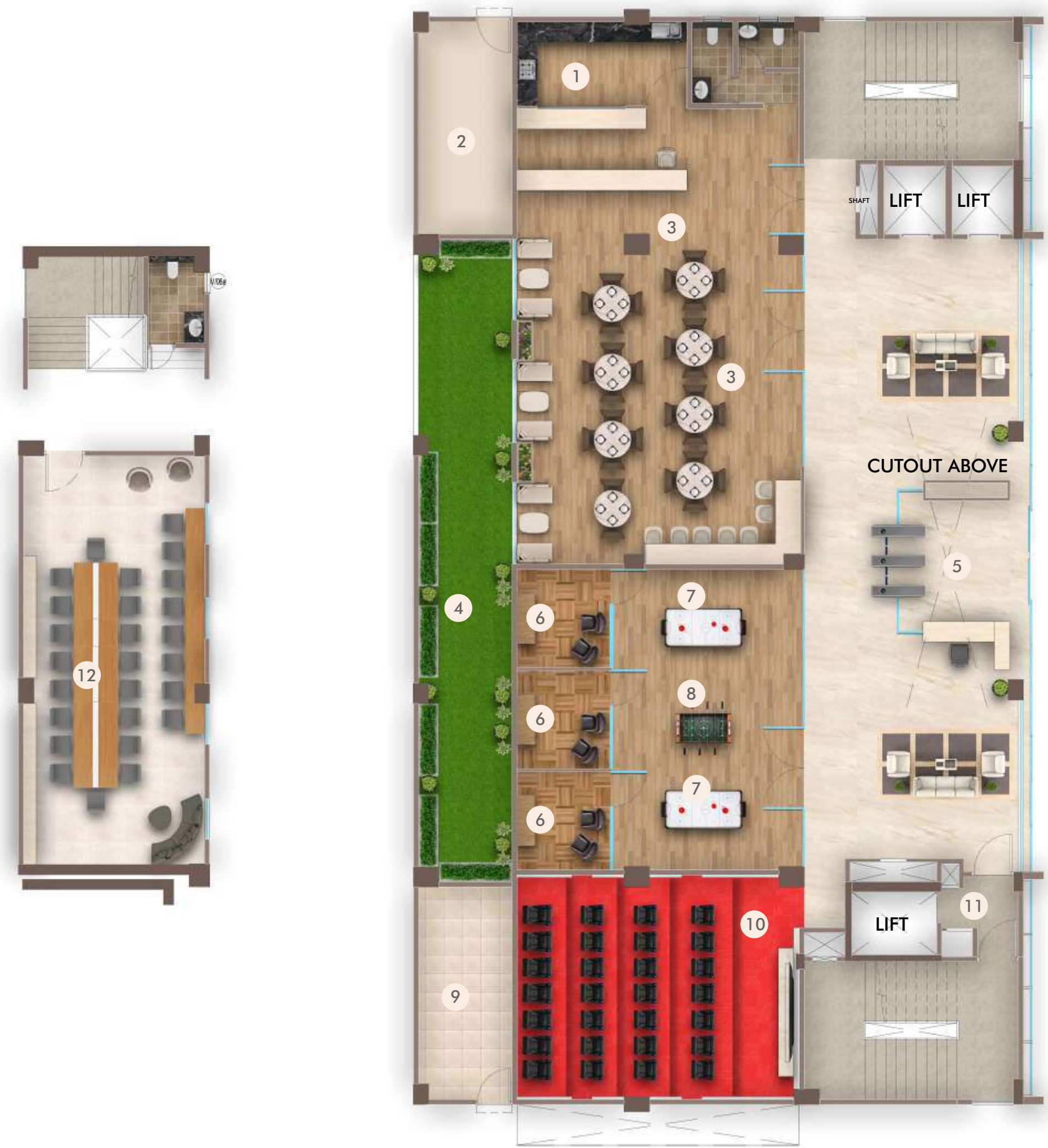
ACUPRESSURE
PATH

AND MANY MORE...



CLUB HOUSE PLANS

STILT FLOOR



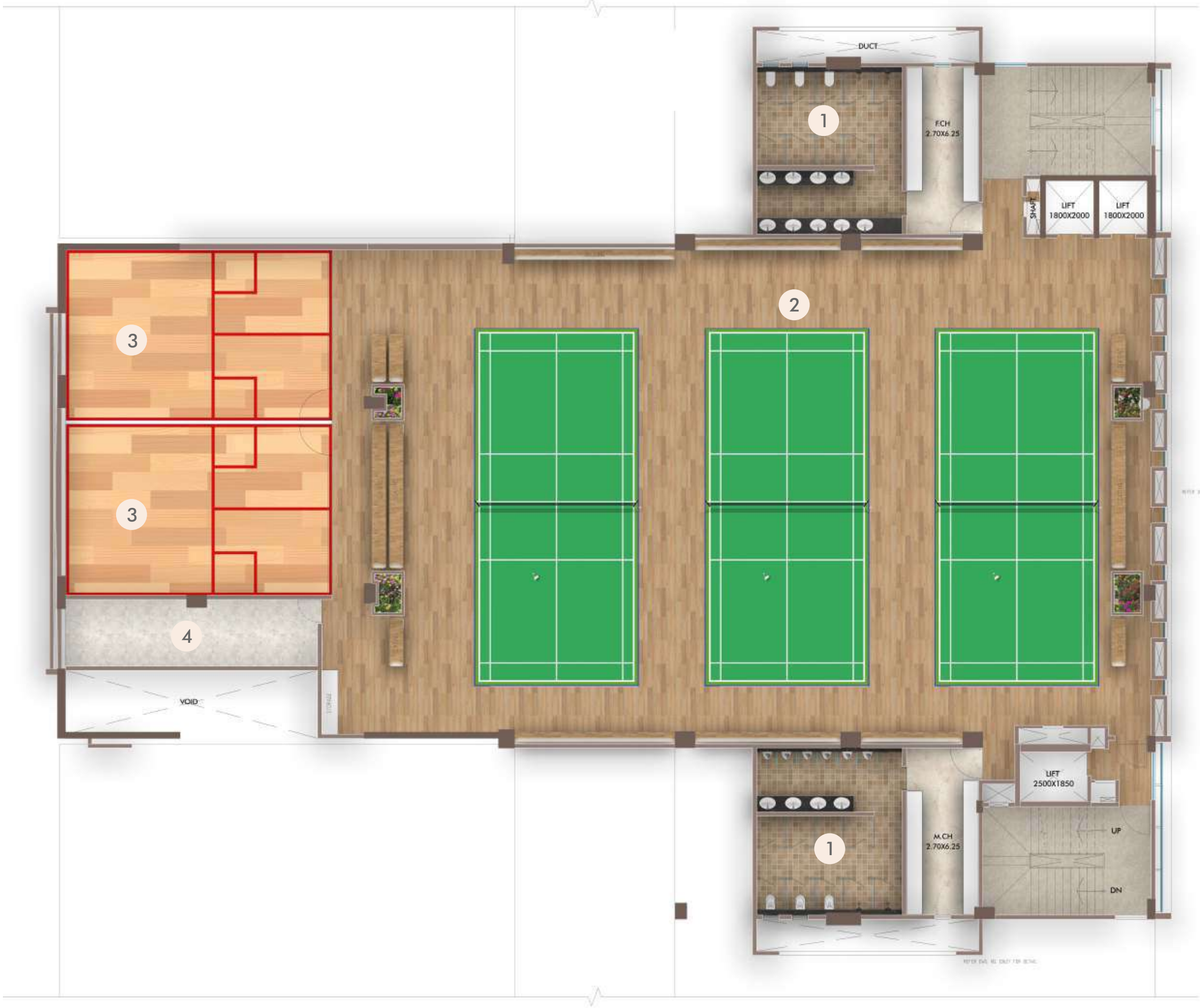
- 1 PANTRY
- 2 LV ROOM
- 3 CAFÉ
- 4 LANDSCAPE AREA
- 5 RECEPTION & WAITING AREA
- 6 VR GAMING
- 7 AIR HOCKEY
- 8 FOOSBALL
- 9 ELEC. ROOM
- 10 MINI THEATRE
- 11 LIFT LOBBY
- 12 CONFERENCE ROOM

FIRST FLOOR



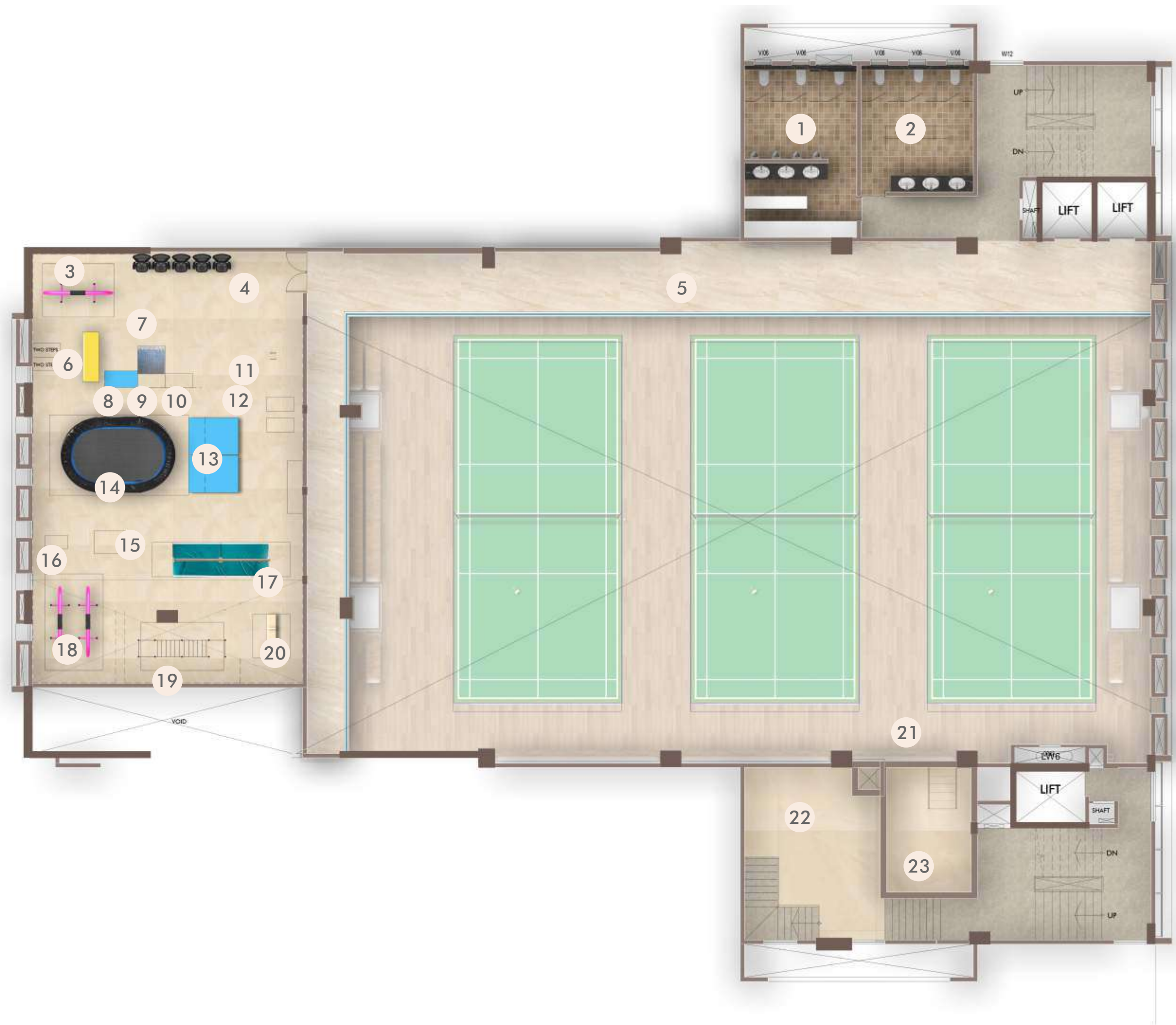
- 1 PODIUM GARDEN AT 1ST FLOOR LEVEL.
- 2 TRAINING ROOM
- 3 ART ROOM
- 4 MUSIC ROOM
- 5 DANCE ROOM
- 6 ADMIN & WAITING AREA
- 7 REST ROOMS & LOCKERS
- 8 CONFERENCE

SECOND FLOOR



- 1 REST ROOMS & LOCKERS
- 2 BADMINTON COURTS
- 3 SQUASH COURTS
- 4 UTILITY/ STORE

FOURTH FLOOR



- 1 REST ROOMS & LOCKERS 1
- 2 REST ROOMS & LOCKERS 2
- 3 UNEVEN BAR
- 4 GYMNASTICS
- 5 PASSAGE 2.20 M WIDE
- 6 MINI TRAINING VAULT
- 7 NIVEA BIG MATS
- 8 TRAPEZIUM
- 9 SMALL INCLINE
- 10 CYLINDER
- 11 ROMAN RINGS SET
- 12 DONUT - SEMI
- 13 CRASH MAT FOAM BASED
- 14 RUNNING TRAMPOLINE
- 15 VAULTING HORSE
- 16 SPRINGBOARD
- 17 BALANCING BEAM
- 18 PARALLEL BAR
- 19 HORIZONTAL BAR
- 20 POMMEL
- 21 ACCESS FOR MAINTENANCE
- 22 PUMP ROOM
- 23 BAL. TANK

FIFTH FLOOR



- 1 REST ROOMS & LOCKERS
- 2 DECK
- 3 GYM
- 4 GYMNASTICS BELOW
- 5 INDOOR TEMPERATURE CONTROLLED
HALF-SIZE OLYMPIC POOL

SIXTH FLOOR



- 1 SERVICE
- 2 GYM
- 3 POOL BELOW
- 4 STORE
- 5 SERVICE
- 6 1050 MM WIDE PASSAGE



ENGAGE: CLUBHOUSE

Who knew the great indoors could contain so much fun. Try a loop, flip and twirl at the skating rink and discover balance. Teach the children a thing or two about being a good sport at the Indoor Games Room. And if you're in the mood for a little quiet time, head to the Lounge Area, or the Yoga Room. There's a lot more you can do here of course. You'll find out soon enough.



FIND EVERYTHING YOU NEED JUST AROUND THE CORNER.

There are some things you can take for granted when you move into ChildCentric[®] Homes. Like a cafe will be just around the corner. The co-working zone nearby will cut down commute making sure you are home in time for dinner. There are plenty of shopping options in the neighborhood. And even a multi-purpose hall and party terrace to host all your celebrations. There's also a Doctor's Room right next door. That means quality healthcare is always within easy reach.



WE INVENTED THE SAYING HOME SAFE HOME.

Security is of utmost importance at ChildCentric® Homes.

Specially designed outdoor features such as Geo

Tagging, CCTV surveillance, and infra red light curtains for lift doors to ensure the safety of children, keep the neighborhood secure. And indoor features such as video door phone with intercom and gas leak detector further enhance the safety of your home.

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.



EVERYTHING YOU'LL NEED,
JUST A SHORT DRIVE AWAY.

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

KEY SPECIFICATIONS

Particulars		2 BHK, 2 BHK Grand, 2 BHK Royal	2.5 BHK, 3BHK, 3 BHK Prime, 3 BHK Grand, 3.5 BHK Royal, 3.5 BHK Supreme	4 BHK Supreme
Flooring	Living Room,Dining, Kitchen & Passage	Vitrified tiles	Vitrified tiles	Vitrified tiles
	Bedroom 1	Vitrified tiles	Vitrified tiles	Vitrified tiles
	Bedroom 2	NA	Vitrified tiles	Vitrified tiles
	Bedroom 3	NA	NA	Vitrified tiles
	Master Bedroom	Laminated wooden flooring	Laminated wooden flooring	Laminated wooden flooring
	Balconies	Wooden textured tiles	Wooden textured tiles	Wooden textured tiles
Air Conditioning	Provided	Provided in Master bedroom		
Digital Homes	Home Automation	Google enabled Home Automation		
	Video Door Phone	Wifi enabled Camera provided		
	High Speed 5G broadband connectivity	Provision		
Kitchen	Modular Kitchen	Provided with soft close cabinets below the counter		
	Hob & Chimney	Faber or equivalent**		
	RO Water Purifier	Provided in kitchen		
Washrooms	Solar water connection	Provided in Master washroom		
	His and her wash basin in master washroom	NA	Provided Only in 3.5 bhk Supreme	NA
	Sanitary Fittings	Jaquar or equivalent**		
	CP Fittings	Jaquar or equivalent**		
	Exhaust fan	Provided in all washrooms		
Railings	Balcony	Combination of Glass, Metal railing & parapet		
Paint	Wall finish & Paint	Gypsum plaster with OBD Paint		
Additional Electric Provision	Power point apart from regular power points	5 Amp Plug point in all Balconies		
Safety & Security	Gas Leak detector	Provided		
	Geo Tagging	2 Tags	2 Tags	2 Tags
	Window Safety Grills (Except kitchen & washrooms)	Provided		
Access Card Control (For Lifts)		NA	NA	4 Cards Per Unit
DG Backup	Provided in all configurations	1.5 KW	3 KW for 3.5 BHK Supreme & 2.25 KW for 2.5 BHK, 3 BHK, 3 BHK Prime, 3 BHK Grand & 3.5 BHK Royal	3 KW

**Equivalent means equivalent in performance parameter

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.

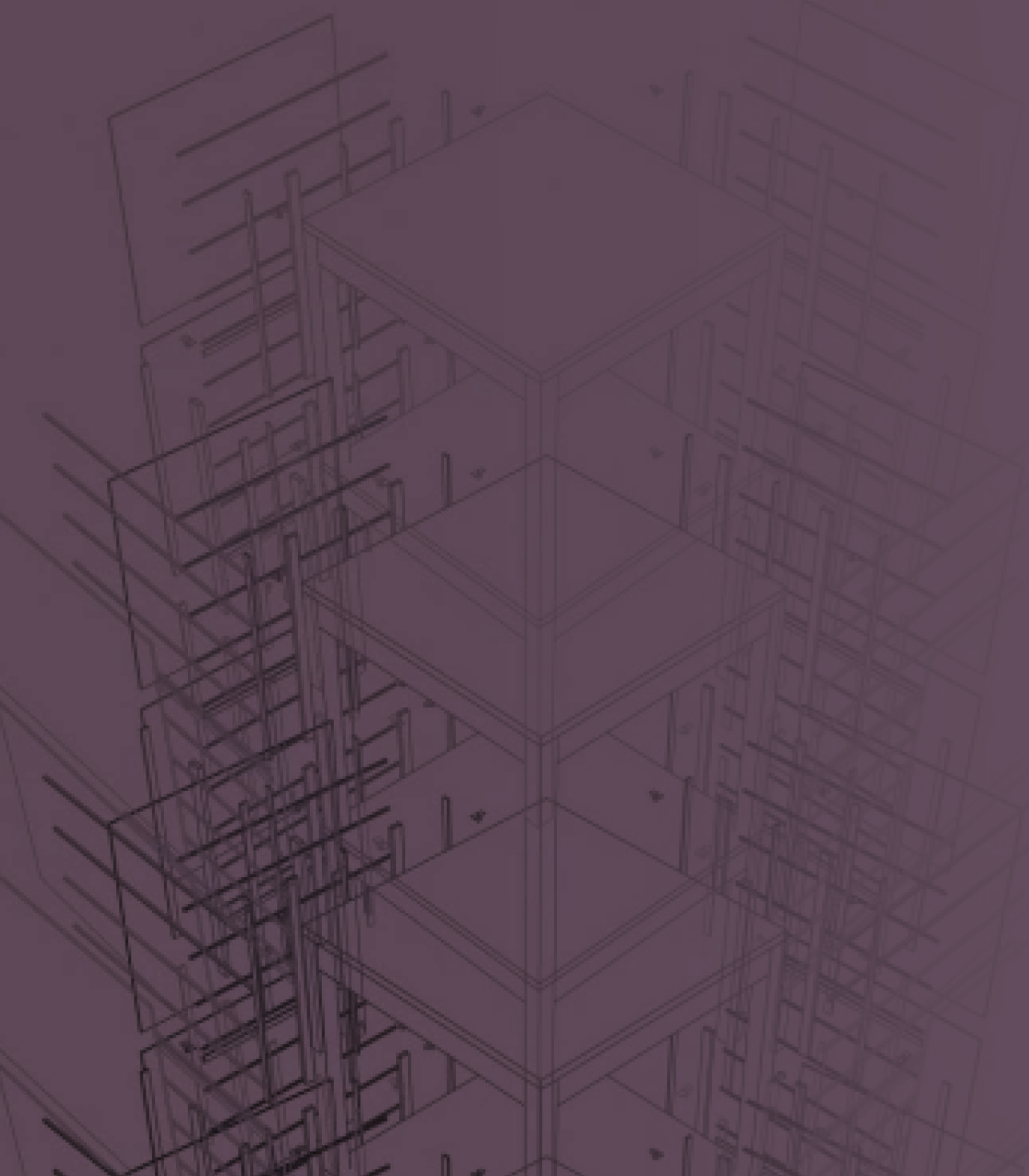
HOME AUTOMATION SPECIFICATIONS

Particulars	2 BHK, 2.5 BHK, 3 BHK, 2 BHK Grand, 2 BHK Royal, 3 BHK Prime, 3 BHK Grand, 3.5 BHK Royal, 3.5 BHK Supreme & 4 BHK Supreme
Automation make	Voice Controlled Home Automation of developer’s choice
Light Automation	On/Off, dimming/mood light control
Places covered	Living Room
	Dining Room
No. of automation Light points in	
Living Room	3
Dining Room	2
Automation light points	Option to integrate*
Automation fan points	Option to integrate*
Energy monitor (Software)	Enabled
Google home mini or equivalent	1 no for entire unit
No. of infrared Appliances that can be controlled in Living Room	8
Infrared Appliances controller in the Bedrooms	Option to integrate*
Curtain Control	Conduit Provision for Living & Dining Only **

** Motor, wiring, curtain rod & electrical fixtures to be provided by the customer
* Integration of bedrooms in home automation can be ordered by customer from the Automation Vendor.

-
- The image shows a detailed aerial view of a residential project layout. The project is situated along a main road at the bottom, with a proposed 24 mtr. wide road. The layout includes several buildings, roads, and amenities.
- Buildings and Units:**
- Top Section:** A row of buildings with units numbered 01 to 108. The units are arranged in a grid-like pattern, with some buildings having multiple floors. The units are numbered in blue circles.
 - Middle Section:** A row of buildings labeled A, B, C, D, E, and F. Building A is a large, white, L-shaped building. Buildings B, C, D, E, and F are smaller, white, rectangular buildings. The units are numbered in blue circles.
 - Bottom Section:** A row of buildings labeled H, I, J, K, and L. These buildings are pink and have units numbered in white circles. Building H has units 01 and 02. Building I has units 01, 02, 03, 04, 05, and 06. Building J has units 01, 02, 03, and 04. Building K has units 01, 02, 03, 04, 05, 07, and 08. Building L has units 01, 02, 03, and 04.
- Roads and Driveways:**
- Top Road:** A 12 mtr. wide road running horizontally across the top of the project.
 - Bottom Road:** A 24 mtr. wide road running horizontally across the bottom of the project.
 - Driveways:** Several driveways are shown, including a 6 mtr. wide driveway on the left, a 6.5 mtr. wide driveway in the middle, and a 6.5 mtr. wide driveway on the right.
- Amenities:**
- Tennis Courts:** Two tennis courts are located in the middle section, labeled 6 and 7.
 - Sports Ground:** A sports ground is located in the middle section, labeled 10.
 - Swimming Pool:** A swimming pool is located in the middle section, labeled 14.
 - Jogging Track:** A 4 mtr. wide jogging track is located in the middle section, labeled 19.
 - Area for services:** An area for services is located in the top right corner, labeled 22.
- Other Features:**
- Greenery:** The project is surrounded by greenery, including trees and lawns.
 - Artistic Impression:** The image is an artistic impression of the project.
- Project M includes towers H, I, J, K & L registered under MAHA RERA Registration No.: Project M: P52100022744 | Available at: <https://maharera.mahaonline.gov.in>**

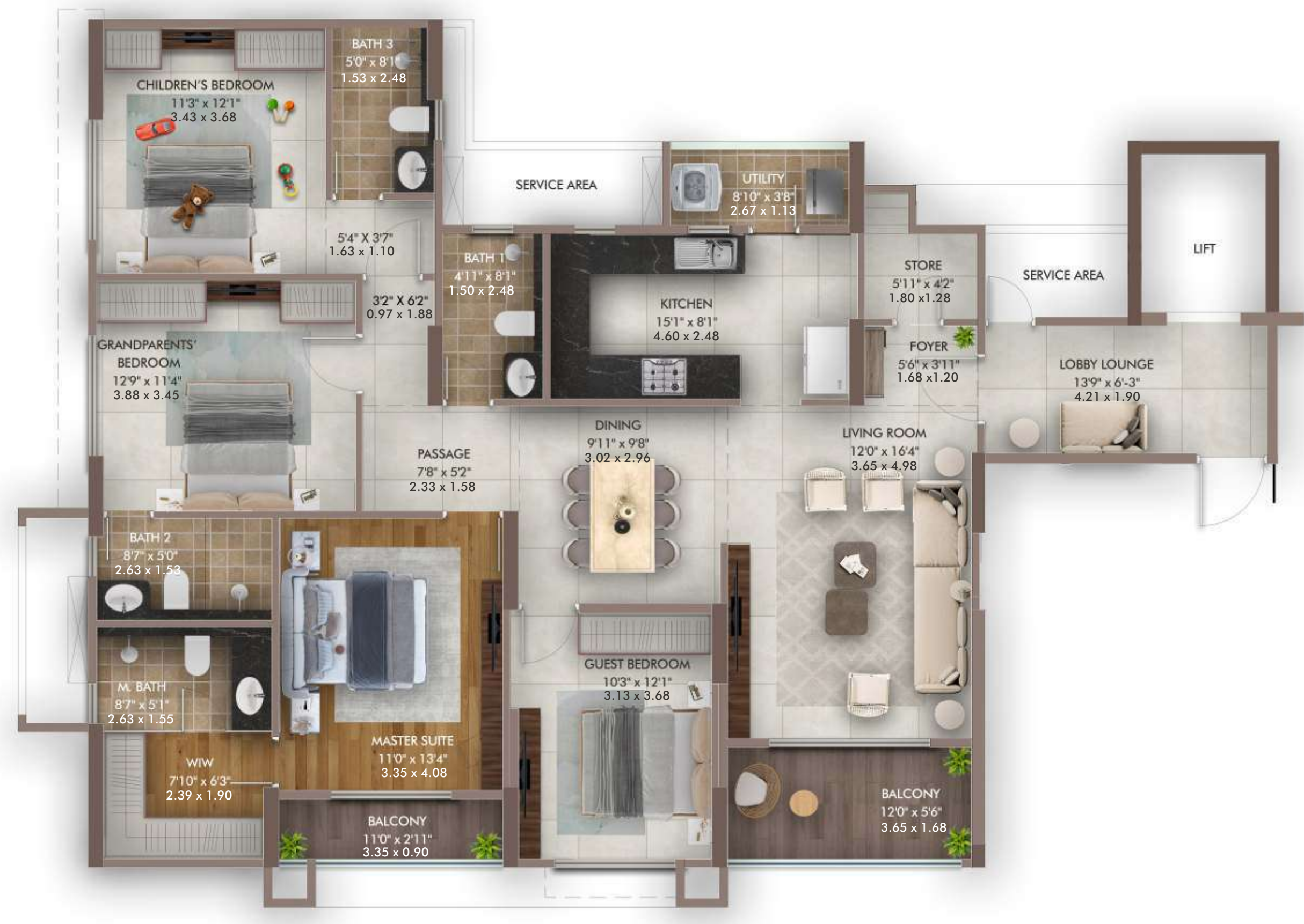
- Yoga Hall
- Multipurpose hall with pantry
- Creche
- Doctor's room
- Cards room
- Table Tennis Room
- Pool table room
- Skating Rink



UNIT PLANS

TOWER - H

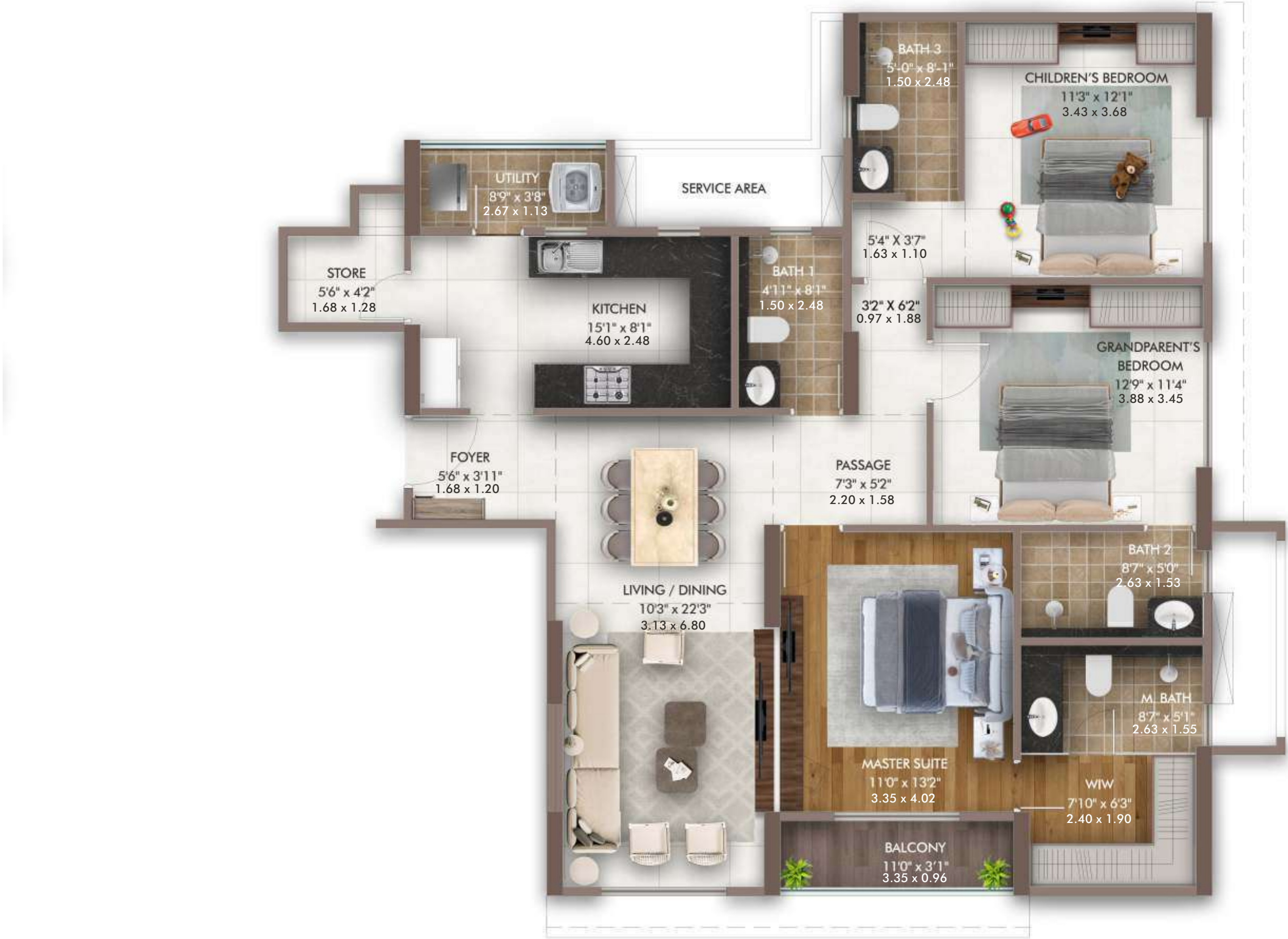
4 BHK SUPREME TYPICAL UNIT PLAN



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	128.76	9.12	3.00	3.99	50.70
Area in Sq. ft.	1385.97	98.17	32.29	42.95	545.78

TOWER - H

3 BHK UNIT PLAN - 702 & 1202



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	109.40	3.18	3.00	0.00	40.45
Area in Sq. ft.	1177.58	34.23	32.29	0.00	435.44

TOWER - I

2 BHK UNIT PLAN - 806 & 1406



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	70.69	4.46	2.46	0.00	27.16
Area in Sq. ft.	760.91	48.01	26.48	0.00	292.39

TOWER - I

3 BHK PRIME UNIT PLAN - (106, 206, 306, 406, 506, 606, 706, 906, 1006, 1106, 1206 & 1506)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	89.21	4.46	2.46	0.00	33.65
Area in Sq. ft.	960.26	48.01	26.48	0.00	362.16

TOWER - I

3 BHK PRIME UNIT PLAN - (103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1403 & 1503)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	89.20	4.46	2.49	0.00	33.65
Area in Sq. ft.	960.15	48.01	26.80	0.00	362.24

TOWER - I

3 BHK GRAND UNIT PLAN - (805 & 1405)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	102.71	9.05	3.02	0.00	40.17
Area in Sq. ft.	1105.57	97.41	32.51	0.00	432.42

TOWER - I

3 BHK GRAND UNIT PLAN - (105, 205, 305, 405, 505, 605, 705, 905, 1005, 1105, 1205 & 1505)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	103.44	9.05	3.02	0.00	40.43
Area in Sq. ft.	1113.43	97.41	32.51	0.00	435.17

TOWER - I

3 BHK GRAND UNIT PLAN - (104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404 & 1504)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	103.47	9.05	3.03	0.00	40.44
Area in Sq. ft.	1113.75	97.41	32.61	0.00	435.32

TOWER - I

3 BHK GRAND UNIT PLAN - (102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1402 & 1502)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	103.51	9.04	3.03	0.00	40.45
Area in Sq. ft.	1114.18	97.31	32.61	0.00	435.44

TOWER - I

3 BHK GRAND UNIT PLAN - (101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401 & 1501)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	103.56	9.18	3.02	0.00	40.52
Area in Sq. ft.	1114.72	98.81	32.51	0.00	436.11

TOWER - J

2 BHK UNIT PLAN - (802 & 1402)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	72.38	4.60	0.00	0.00	26.94
Area in Sq. ft.	779.10	49.51	0.00	0.00	290.01

TOWER - J

2 BHK ROYAL UNIT PLAN - (101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401 & 1501)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	69.76	3.85	2.57	0.00	26.66
Area in Sq. ft.	750.90	41.44	27.66	0.00	287.00

TOWER - J

3 BHK PRIME UNIT PLAN - (102, 202, 302, 402, 502, 602, 702, 902, 1002, 1102, 1202 & 1502)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	95.68	4.60	2.97	0.00	36.14
Area in Sq. ft.	1029.90	49.51	31.97	0.00	388.98

TOWER - J

3.5 BHK ROYAL UNIT PLAN - (103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1403 & 1503)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	122.27	9.06	3.22	0.00	47.09
Area in Sq. ft.	1316.11	97.52	34.66	0.00	506.90

TOWER - J

3.5 BHK ROYAL UNIT PLAN - (104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404 & 1504)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	122.27	9.40	3.22	0.00	47.21
Area in Sq. ft.	1316.11	101.18	34.66	0.00	508.18

TOWER - K
2 BHK GRAND UNIT PLAN - (108, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1408 & 1508)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	60.12	3.85	2.39	0.00	23.23
Area in Sq. ft.	647.13	41.44	25.73	0.00	250.00

TOWER - K
2 BHK GRAND UNIT PLAN - (104, 204, 304, 404, 504, 604, 704, 904, 1004, 1104, 1204 & 1504)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	60.71	3.76	2.39	0.00	23.40
Area in Sq. ft.	653.48	40.47	25.73	0.00	251.89

TOWER - K
2 BHK GRAND UNIT PLAN - (101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401 & 1501)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	61.35	3.85	2.30	0.00	23.63
Area in Sq. ft.	660.37	41.44	24.76	0.00	254.30

TOWER - K
2 BHK ROYAL UNIT PLAN - (105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1405 & 1505)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	69.25	3.85	2.47	0.00	26.45
Area in Sq. ft.	745.41	41.44	26.59	0.00	284.70

TOWER - K

3.5 BHK SUPREME UNIT PLAN - (107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1407 & 1507)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	140.91	10.86	2.47	0.00	53.98
Area in Sq. ft.	1516.76	116.90	26.59	0.00	581.08

TOWER - L

2 BHK ROYAL UNIT PLAN - (104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404 & 1504)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	69.82	3.85	2.57	0.00	26.68
Area in Sq. ft.	751.54	41.44	27.66	0.00	287.23

TOWER - L

2 BHK ROYAL UNIT PLAN - (102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1402 & 1502)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	74.68	3.85	3.01	0.00	28.54
Area in Sq. ft.	803.86	41.44	32.40	0.00	307.19

TOWER - L

2 BHK ROYAL UNIT PLAN - (101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401 & 1501)



	Carpet area calculated as defined in the RERA	Usable area of open balcony as sanctioned	Usable area of utility i.e. open balcony attached to kitchen	Usable area of exclusive lobby at the level of the unit	Proportionate share in common area (excluding area of parking)
Area in Sq. mtrs.	75.09	3.85	3.01	0.00	28.68
Area in Sq. ft.	808.27	41.44	32.40	0.00	308.74

TOWER - L

2.5 BHK+ UNIT PLAN - (803 & 1403)

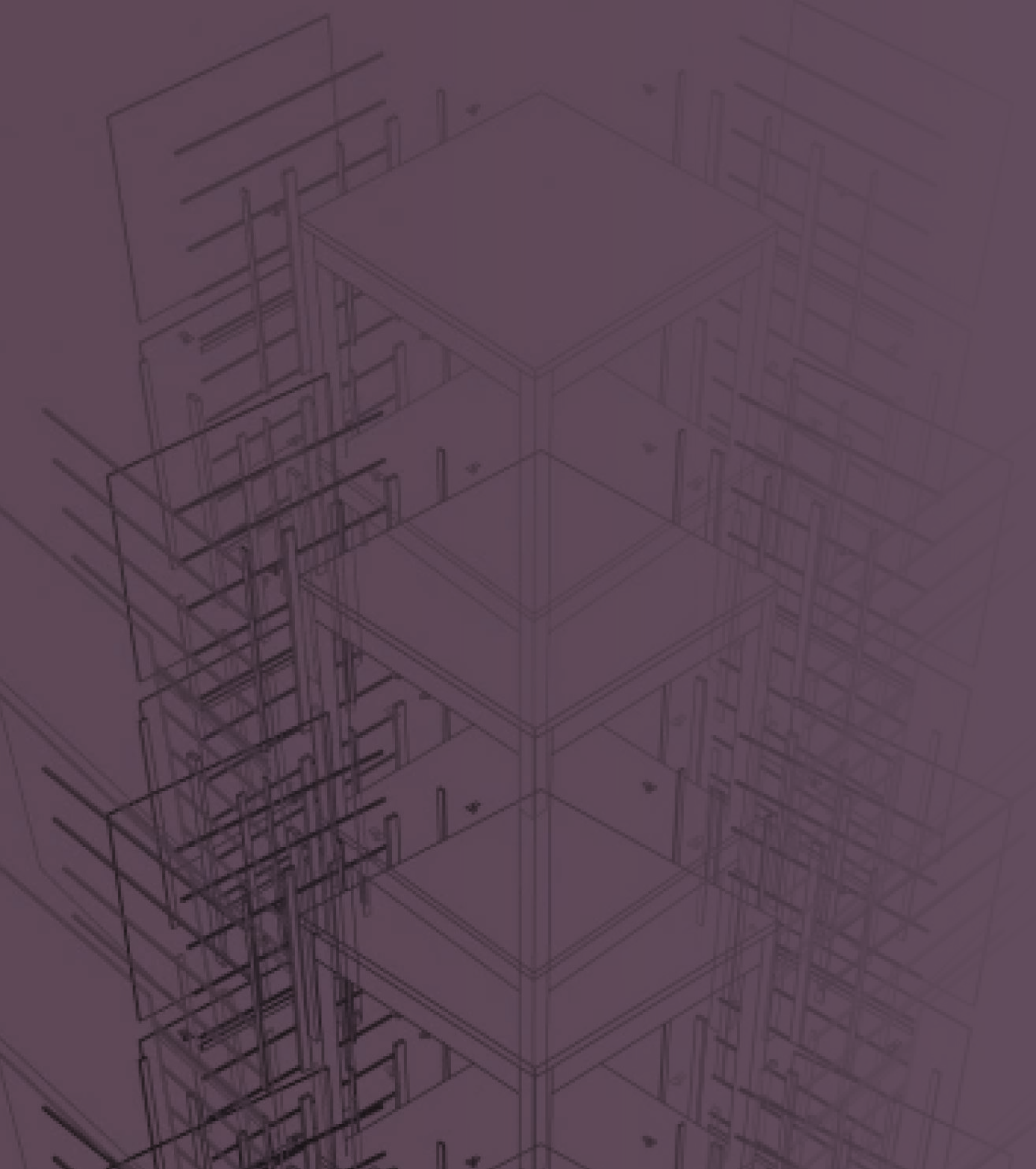
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Area in Sq. mtrs.	91.12	4.60	0.00	0.00	33.50
Area in Sq. ft.	980.82	49.51	0.00	0.00	360.62

TOWER - L

3 BHK PRIME UNIT PLAN - (103, 203, 303, 403, 503, 603, 703, 903, 1003, 1103, 1203 & 1503)

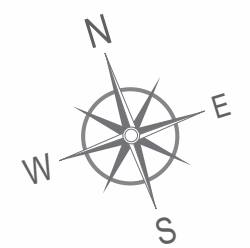


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Area in Sq. mtrs.	95.89	4.60	2.88	0.00	36.18
Area in Sq. ft.	1032.16	49.51	31.00	0.00	389.44

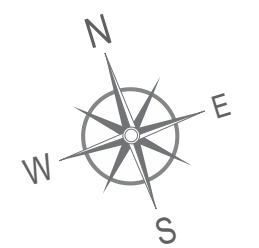


FLOOR PLANS

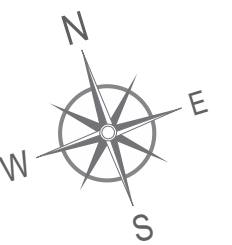
TOWER - H
1st Floor Plan



TOWER - H
Typical Floor Plan 2nd To 6th, 8th TO 11th, 14th & 15th



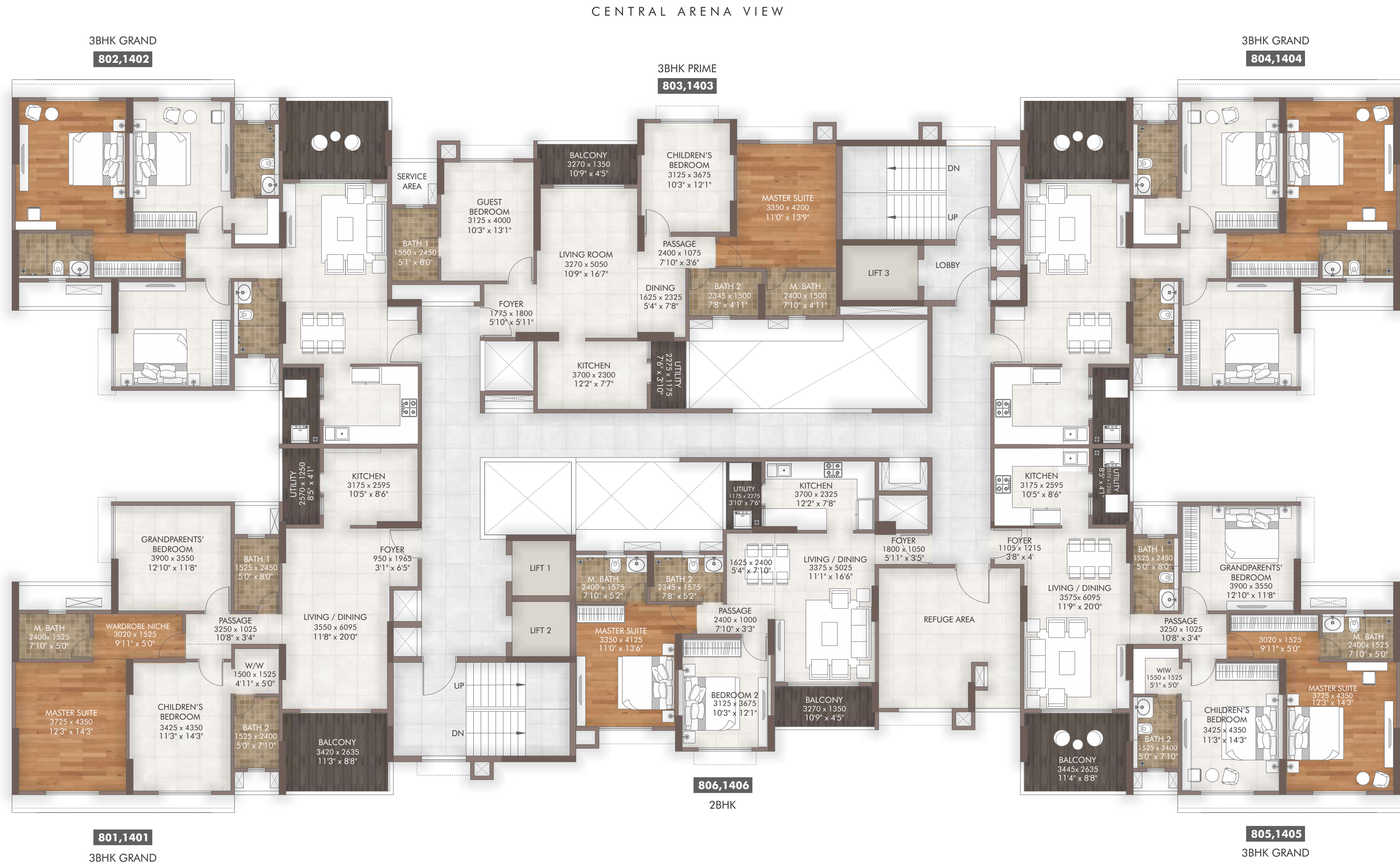
TOWER - H
Refuge Floor Plan 7th & 12th



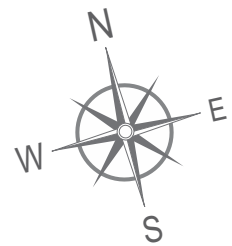
TOWER I
TYPICAL FLOOR PLAN 2ND TO 7TH, 9TH TO 12TH & 15TH



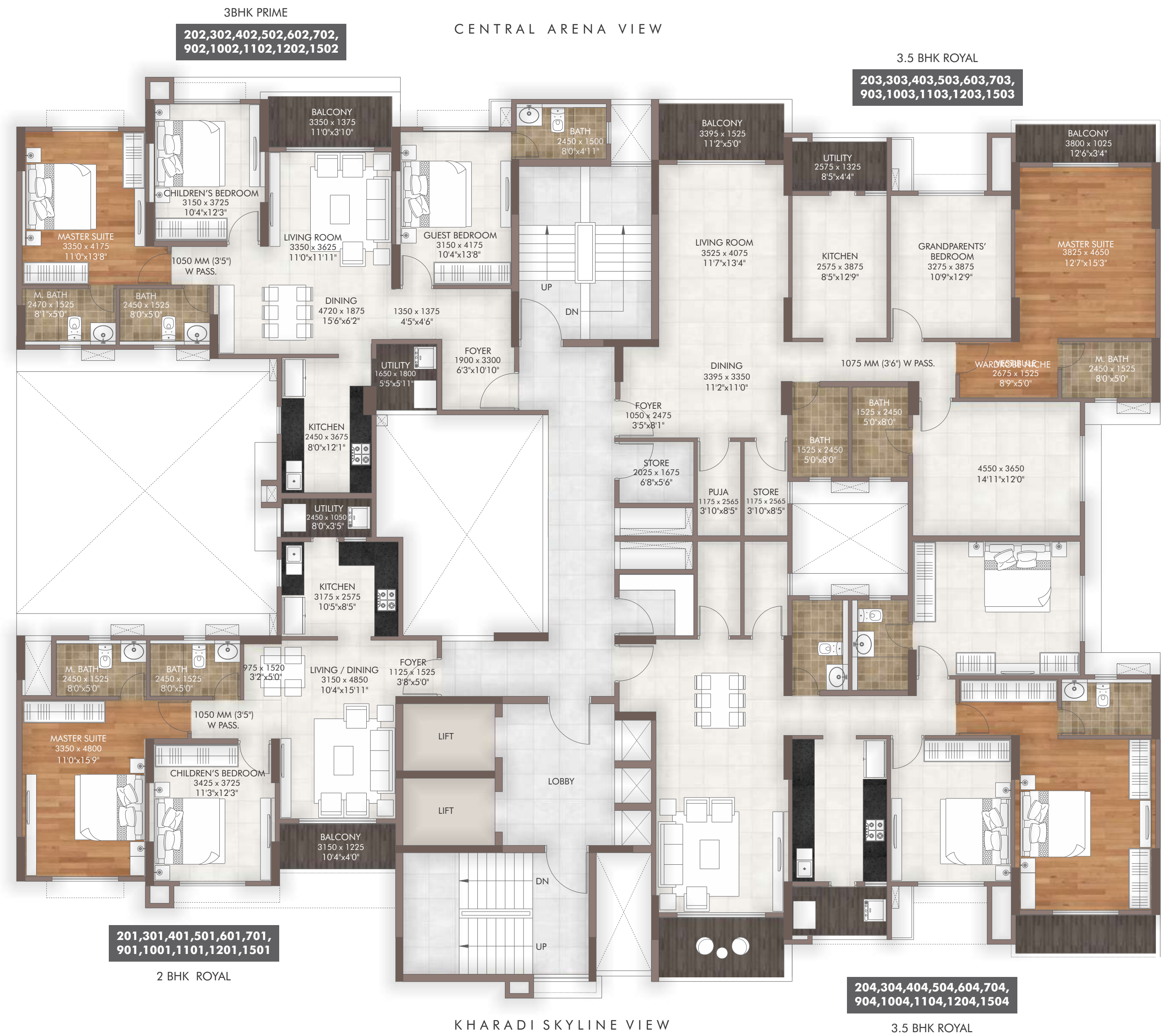
TOWER - I
REFUGE FLOOR PLAN 8TH & 14TH



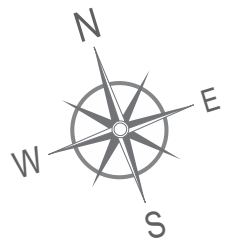
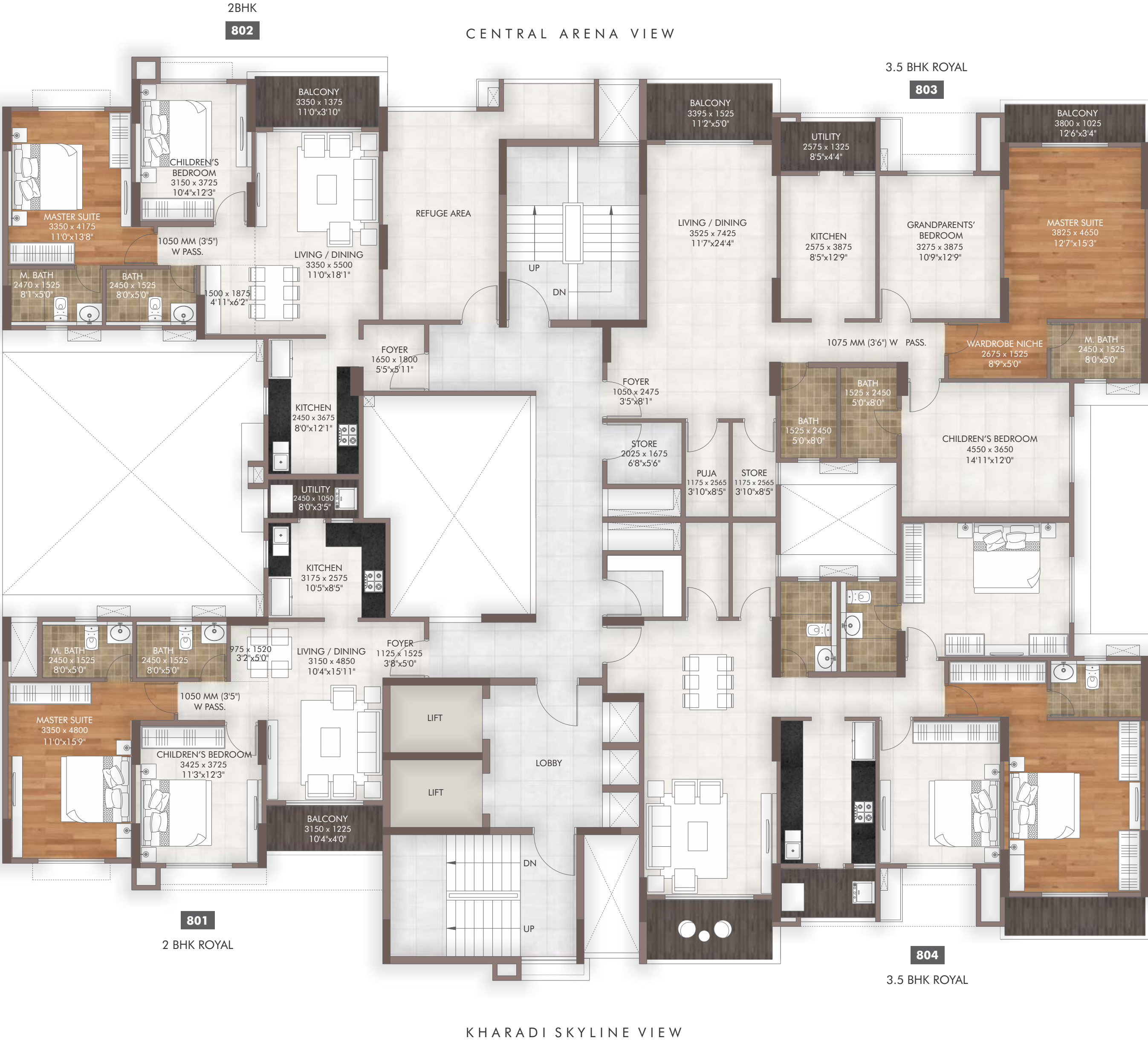
KHARADI SKYLINE VIEW



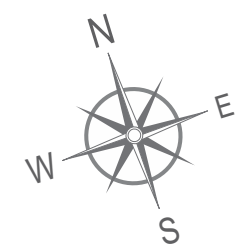
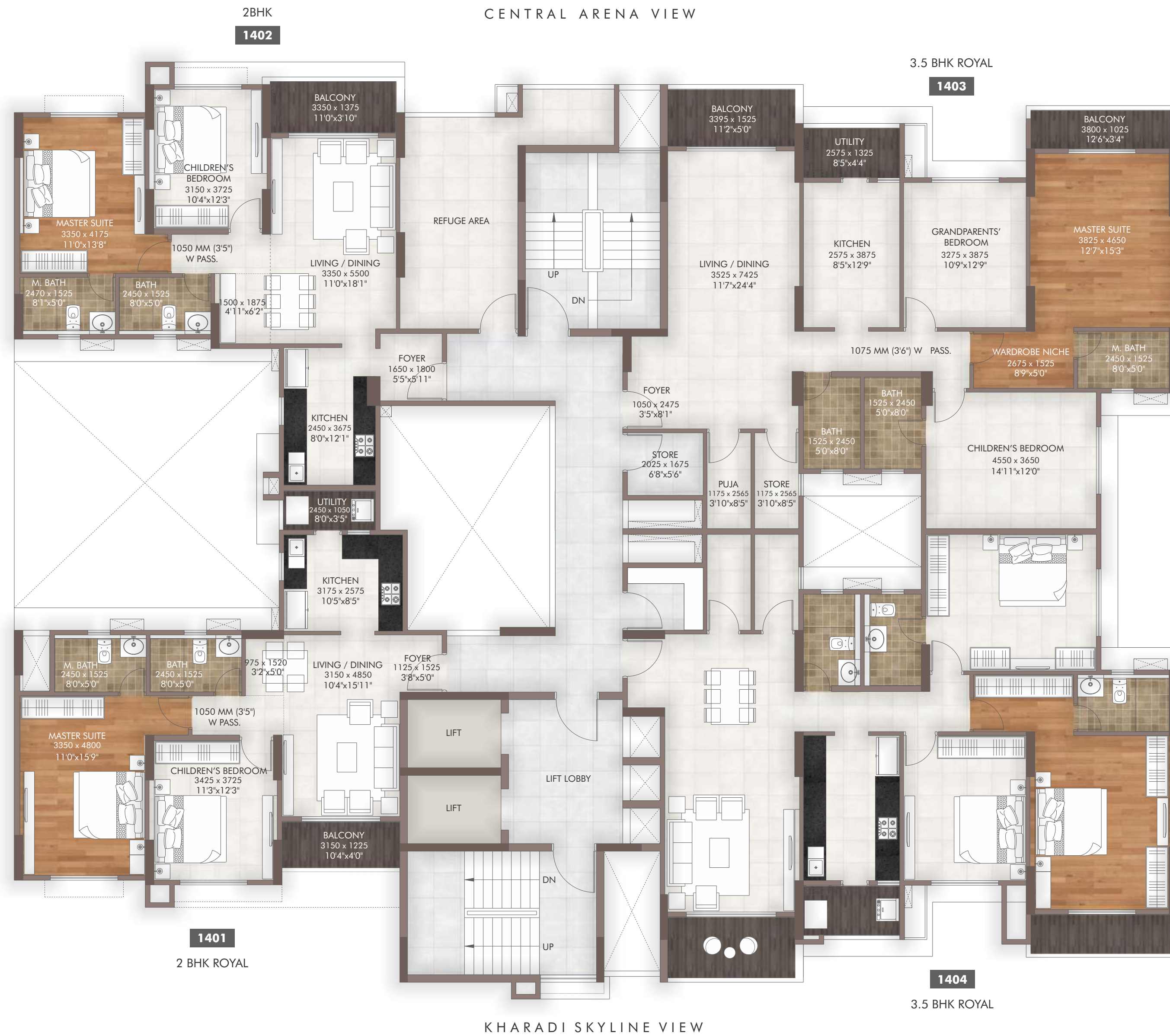
TOWER - J
Typical Floor Plan 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 15th



TOWER - J
8th Refuge Floor Plan



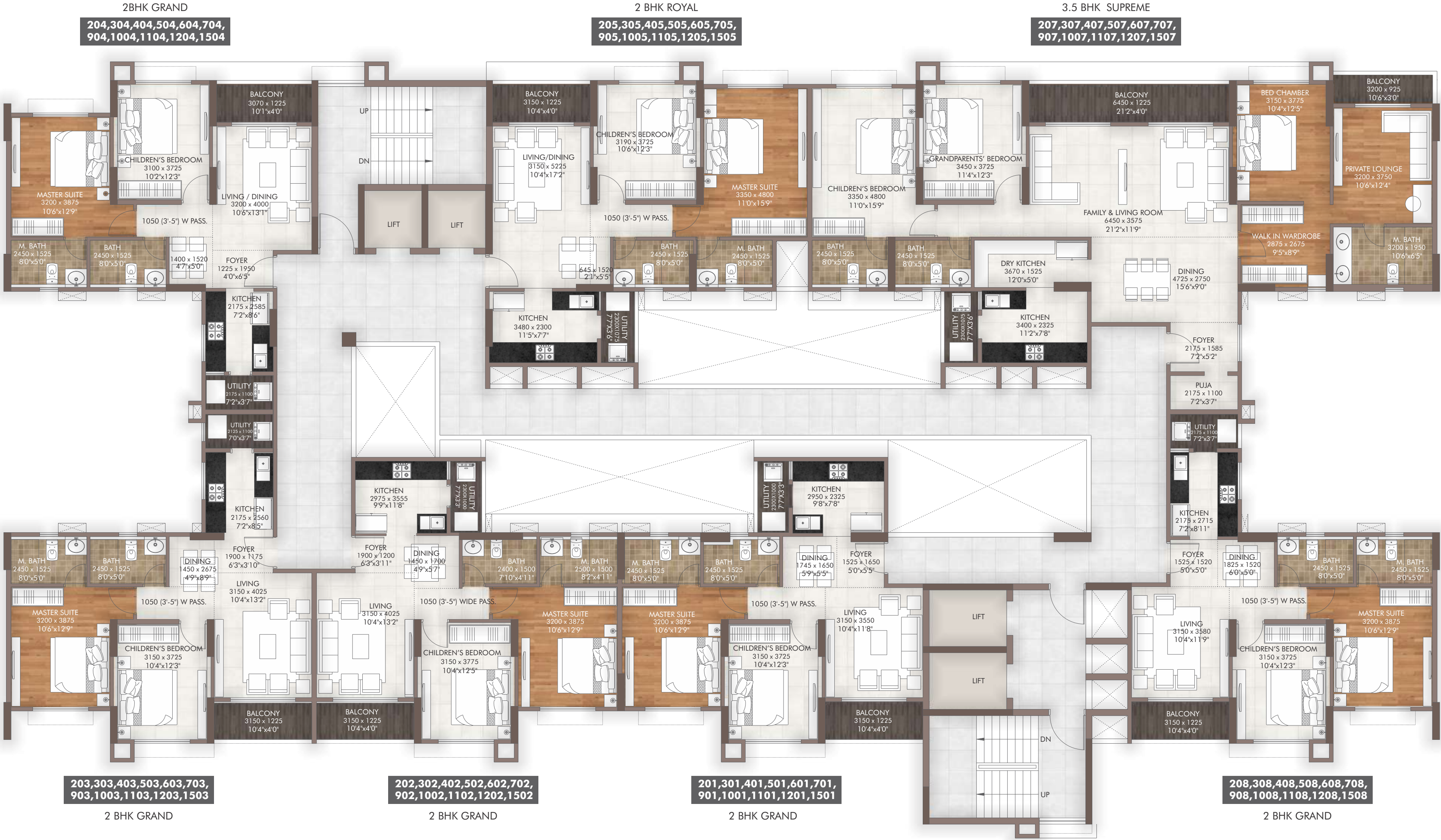
TOWER - J
14th Refuge Floor Plan



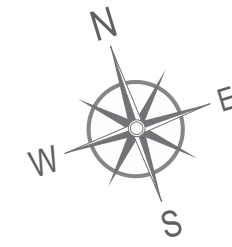
TOWER - K

Typical Floor Plan 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 15th

CENTRAL ARENA VIEW



KHARADI SKYLINE VIEW

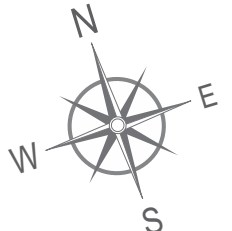


TOWER - K
8th Refuge Floor Plan

CENTRAL ARENA VIEW



KHARADI SKYLINE VIEW

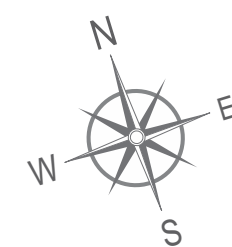


TOWER - K
14th Refuge Floor Plan

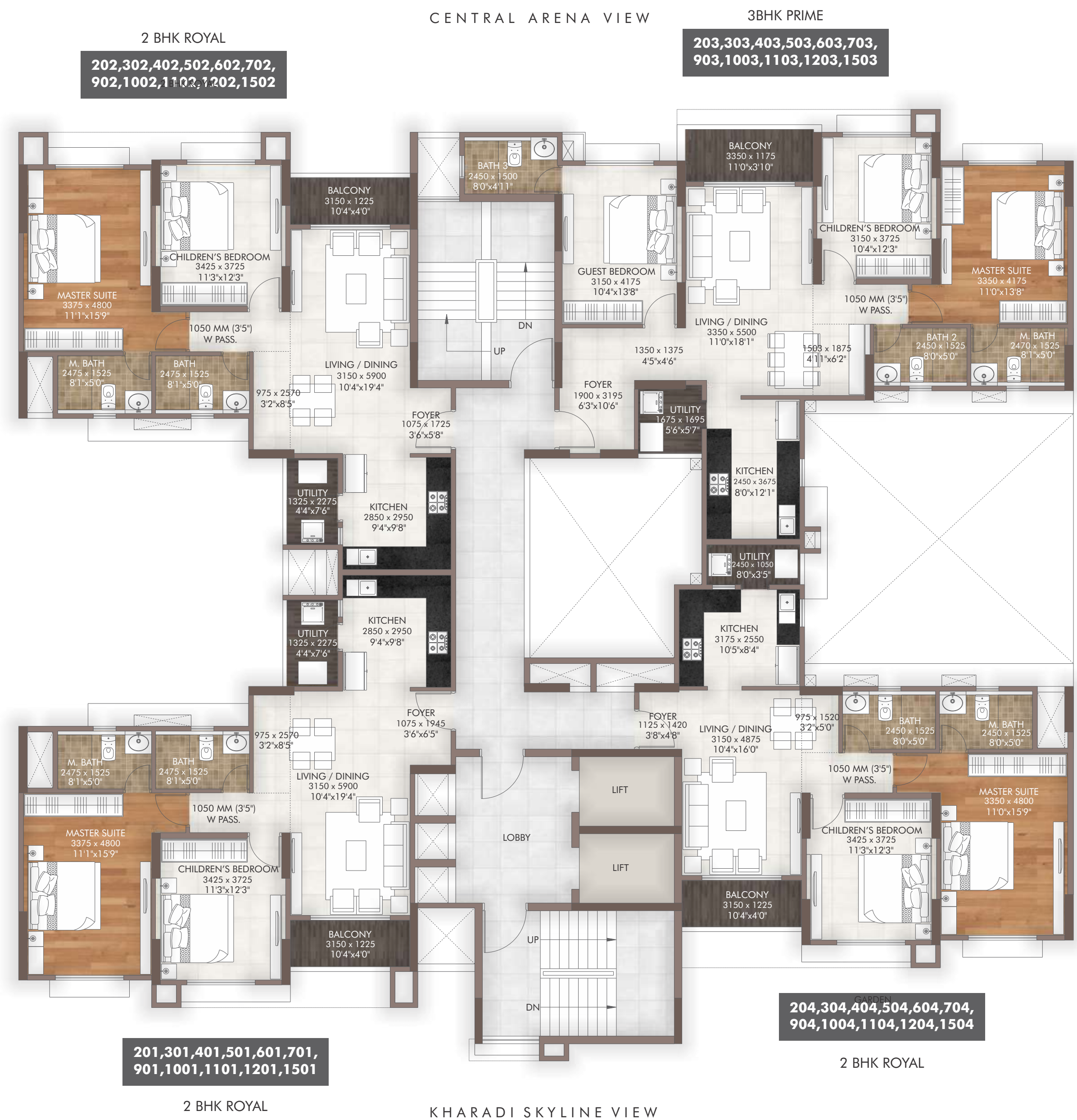
CENTRAL ARENA VIEW



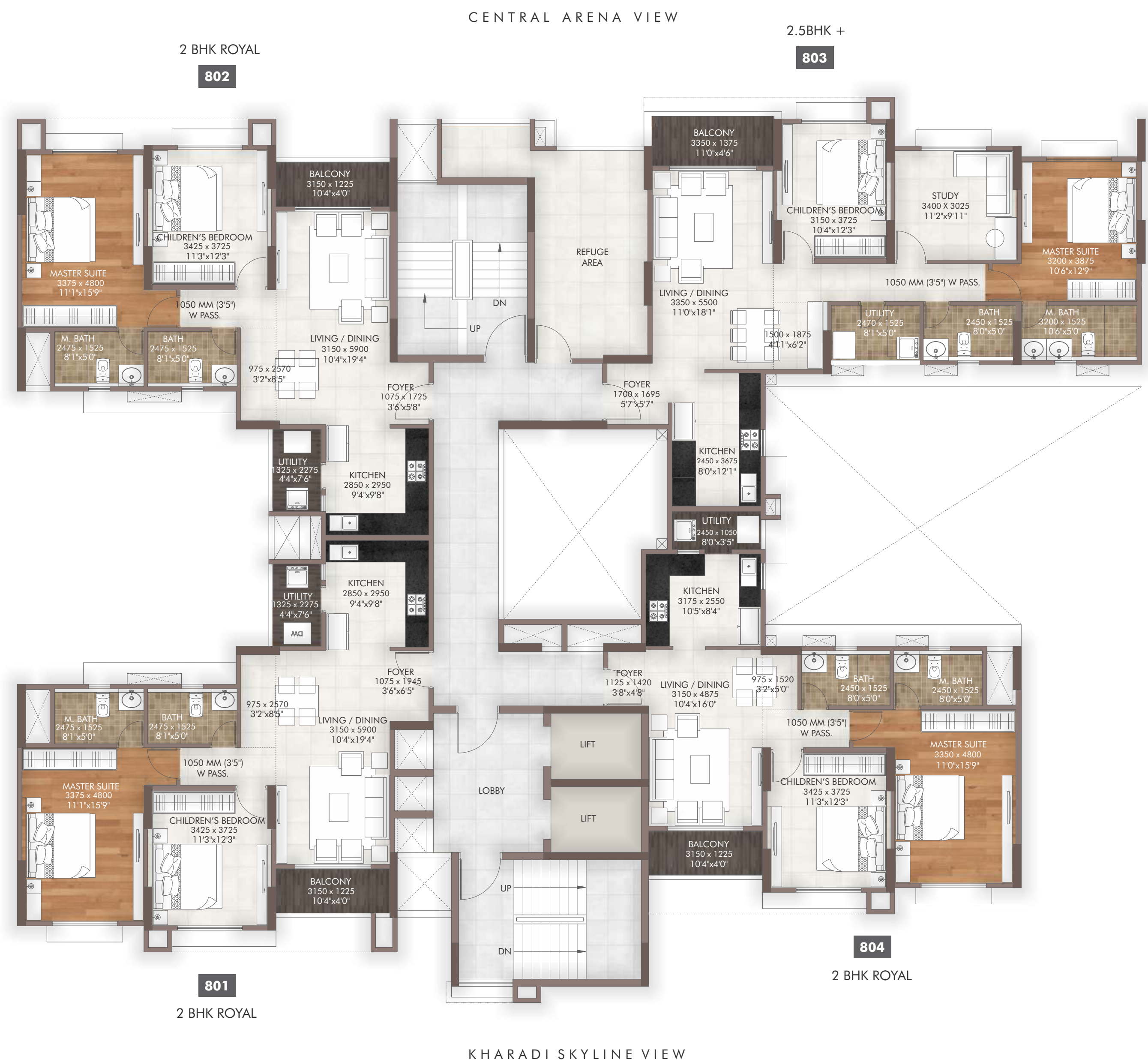
KHARADI SKYLINE VIEW



TOWER L
Typical Floor Plan 2nd, 3rd, 4th, 5th, 6th, 7th, 9th, 10th, 11th, 12th & 15th



TOWER L
8th Refuge Floor Plan



TOWER L
14th Refuge Floor Plan

CENTRAL ARENA VIEW

2.5BHK +

1403

2 BHK ROYAL

1402



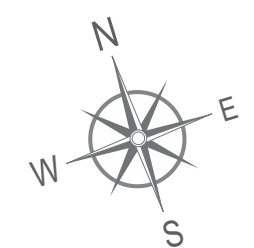
1401

2 BHK ROYAL

1404

2 BHK ROYAL

Kharadi Skyline View





UNMATCHED TRANSPARENCY AND SPEED

GeraWorld Mobile app



CREDIBILITY & EXPERTISE RE-AFFIRMED

Highest rated private developer by CARE India Awards,
for both national & international expertise, quality & delivery.



PROVEN TRACK RECORD

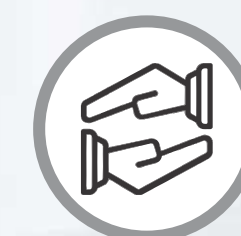
50+ years of expertise developing
quality, premium residential and commercial spaces.



A CULTURE OF INNOVATION

Creating industry firsts:

- Pune's first shopping mall
- Pune's first intelligent building
- India's first ChildCentric® Homes
- Pune's first all-women core team leading the construction of a project - Gera's Misty Waters
- India's first 5 year warranty, since 2004
- Pune's first metro-connected offices



COMMITMENT TO COMMUNITY BUILDING

Our programmes are rooted in the spirit of nurturing communities.
For example, our initiative of drilling 200 recharge bore wells to
replenish ground water levels and relieve water shortages.



A CUSTOMER FIRST APPROACH

Innovate to exceed customer expectations:

- LINT - Learning Inspiration Networking & Training Programme catalyzes the entrepreneurial journey of our customers.
- ChildCentric® Homes - Homes designed with the needs of today's families in mind.
- GeraWorld® Mobile app - to offer unmatched convenience & transparency.
- Home Equity Power - In case of financial emergency, customers can draw back a part of their own contribution paid for their under-construction home.



THE GERA EDGE

For over 50 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.



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 make 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 harness 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 CO₂ 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.

