



Gera's
JOY ON THE TREETOPS
ChildCentric® Homes
MEGAPOLIS CIRCLE, HINJAWADI

MahaRERA Registration No.:

Project B - PR1261012501648.

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



**A NEW
HEIGHT OF OPPORTUNITY.
A NEW CHAPTER OF JOY.**

DISCLAIMER : Gera Code Vroom is The campaign name for Gera's Joy On The TreeTops, Project B, Registered under MAHA RERA Number - PR1261012501648. T&C APPLY



GERA: TRANSFORMING THE FUTURE WITH INNOVATION AND INTEGRITY

With over 50 years of experience, Gera Developments leads the way in innovation, guided by a vision for the future. Rooted in trust, customer focus, quality, and creativity, we are not just building homes; we are shaping the future of living.

OUR COMMITMENT TO

Trust empowers us to form enduring relationships that stand the test of time.

A **Customer-First** mindset informs every decision, anticipating the needs of tomorrow's homeowners.

Innovation is a constant pursuit, integrating cutting-edge solutions to create living spaces that inspire and elevate lifestyles.

With exceptional **Quality**, we set new standards for excellence in every project.

Inspired by our '**Let's Outdo**' philosophy, we relentlessly push boundaries and set new standards. We don't just adapt to change, we drive it, crafting experiences that shape the future of living.



GERA'S
CHILDCENTRIC®
HOMES

GROUND-
BREAKING
7-YEAR
WARRANTY AND
GERA'S HOME
EQUITY POWER

USER-FRIENDLY
GERAWORLD®
MOBILE APP

ISO 9001:2015
CERTIFICATION

HIGHEST##
CREDIT
RATING

THE GERA EDGE

INNOVATIVE. THOUGHTFUL. EXCEPTIONAL.

For over 50 years, Gera has thoughtfully crafted over 6 million sq. ft. of inspiring spaces across Pune, Goa, Bengaluru, and California. Our journey has connected us with more than 10,000 families, embodying a commitment to innovation and thoughtful design that goes beyond expectations. At Gera, these numbers represent not just growth but a belief that true success lies in the satisfaction and trust of those who call our spaces home.





CREDIT RATINGS

At AA- we are the Highest-rated Private Developer - Ratings by CARE India.

Awards for both National & International expertise in quality & delivery.



PROVEN TRACK RECORD

50+ years of expertise developing quality premium Residential and Commercial spaces.



UNMATCHED TRANSPARENCY AND SPEED

GeraWorld® Mobile app



INNOVATION AT ITS FINEST

Creating industry firsts:

- India's first ChildCentric® Homes.
- India's first 7-year Warranty in Real Estate.
- India's first 5-year Warranty, since 2004.
- The first all-women project team leading construction – Gera's Misty Waters.
- Pune's first metro-connected offices.
- Pune's first shopping mall.
- Pune's first intelligent building.
- Now, Hinjawadi's first private Go-Kart track in a residential project.



CUSTOMERS FIRST. ALWAYS.

Innovate to exceed customer expectations:

ChildCentric® Homes designed with the needs of today's families in mind.

GeraWorld® Mobile app to offer unmatched convenience & transparency.

Gera's Home Equity Power, providing financial flexibility in times of need.

Gera's Club Outdo Loyalty Programme, offering exclusive benefits that elevate community connections.



NURTURING FUTURES WITH GERA'S AWARD-WINNING CHILDCENTRIC® HOMES

Experience Gera's ChildCentric® Homes, an innovative living concept designed with your child's safety, convenience, and holistic development in mind. Our residences feature expert-led academies that nurture personal growth and exploration in sports, performing arts, and personal development.

Enjoy state-of-the-art clubhouses and easy access to nearby amenities, ensuring a vibrant lifestyle while eliminating commuting hassles.

With a steadfast commitment to helping children thrive, Gera's ChildCentric® Homes provide a nurturing environment that seamlessly blends safety, fun, and development.

Choose Gera for an unique and aspirational living experience where every child can discover and reach their full potential.



THE PILLARS OF
CHILDCENTRIC® HOMES



**GERA'S CHILDCENTRIC® HOMES:
WHERE EVERY MOMENT THRIVES**

We designed ChildCentric® Homes with the essential needs of today's parents and children in mind - Safety, Development, Fun, and Convenience.

Here, a world of opportunities awaits right at your doorstep, inspiring parents to dream big and encouraging children to explore their passions under expert guidance.

These homes provide a safe and nurturing environment for play, learning, and growth, with access to top sports and performing arts academies.

Say goodbye to the stress of logistics and embrace a lifestyle where creating cherished memories is a priority. With coaching academies conveniently located right at your doorstep, Gera's ChildCentric® Homes redefine family living.

Experience a new way of life at Gera's ChildCentric® Homes at Gera's Joy on The Treetops, Megapolis Circle, Hinjawadi.

EXPERIENCE
JOYFUL LIVING

AT

Gera's
JOY ON THE TREETOPS
ChildCentric® Homes
MEGAPOLIS CIRCLE, HINJAWADI



EXPERIENCE A THRIVING LIFESTYLE AT MEGAPOLIS CIRCLE, HINJAWADI

Hinjawadi, Pune's thriving IT hub, is not just a business destination; it's a vibrant community poised for remarkable growth.

Recent government initiatives, including road expansions and flyover constructions, promise enhanced connectivity and convenience.

The establishment of a 100-ton capacity solid waste management project further emphasizes the commitment to sustainable development in this dynamic locale.

With lush greenery and modern amenities, Hinjawadi is perfect for families and professionals alike. Top schools & Colleges such as Vibgyor High School, Pawar Public School, Symbiosis, along with premier healthcare facilities like The Ruby Hall, Apollo Hospitals and Aditya Birla Memorial Hospital, ensure a supportive environment. Shopping at The Phoenix Mall of the Millennium, The Grand High Street Mall offers a mix of luxury brands and local boutiques with a host entertainment options.

At Gera's Joy on The Treetops, enjoy a lifestyle of comfort and convenience. Your tranquil home is close to the city's hustle and bustle, allowing you to invest in a thriving community that meets all your needs.





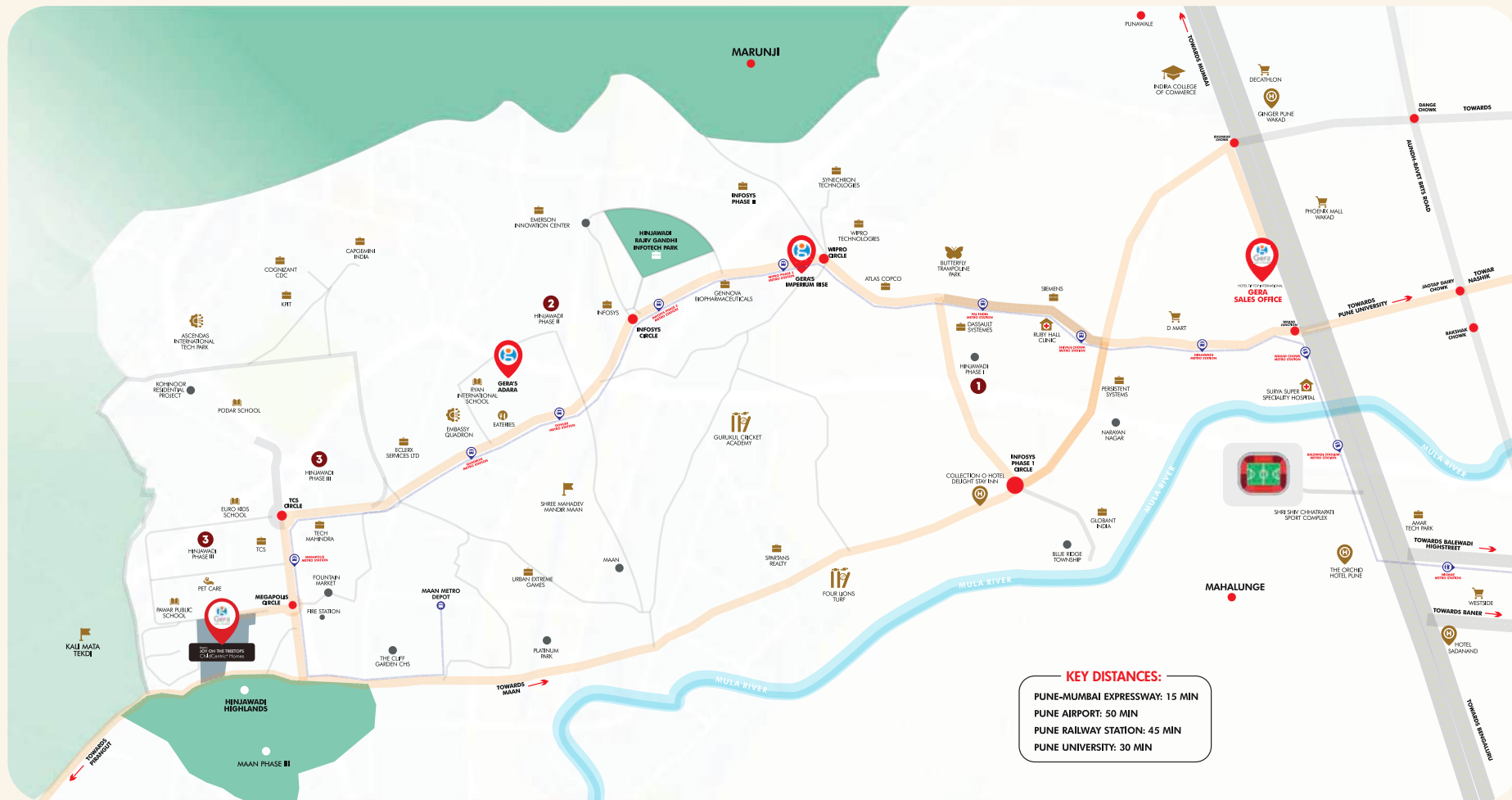
PUNE'S METRO REVOLUTION: CONNECTING EVERY CORNER, STARTING FROM MEGAPOLIS CIRCLE

**SEAMLESS TRAVEL, REDUCED COMMUTE TIME,
AND UNLIMITED POSSIBILITIES**

The much-awaited metro connectivity is arriving in just a few months, and Megapolis Circle is at the forefront of this revolution.

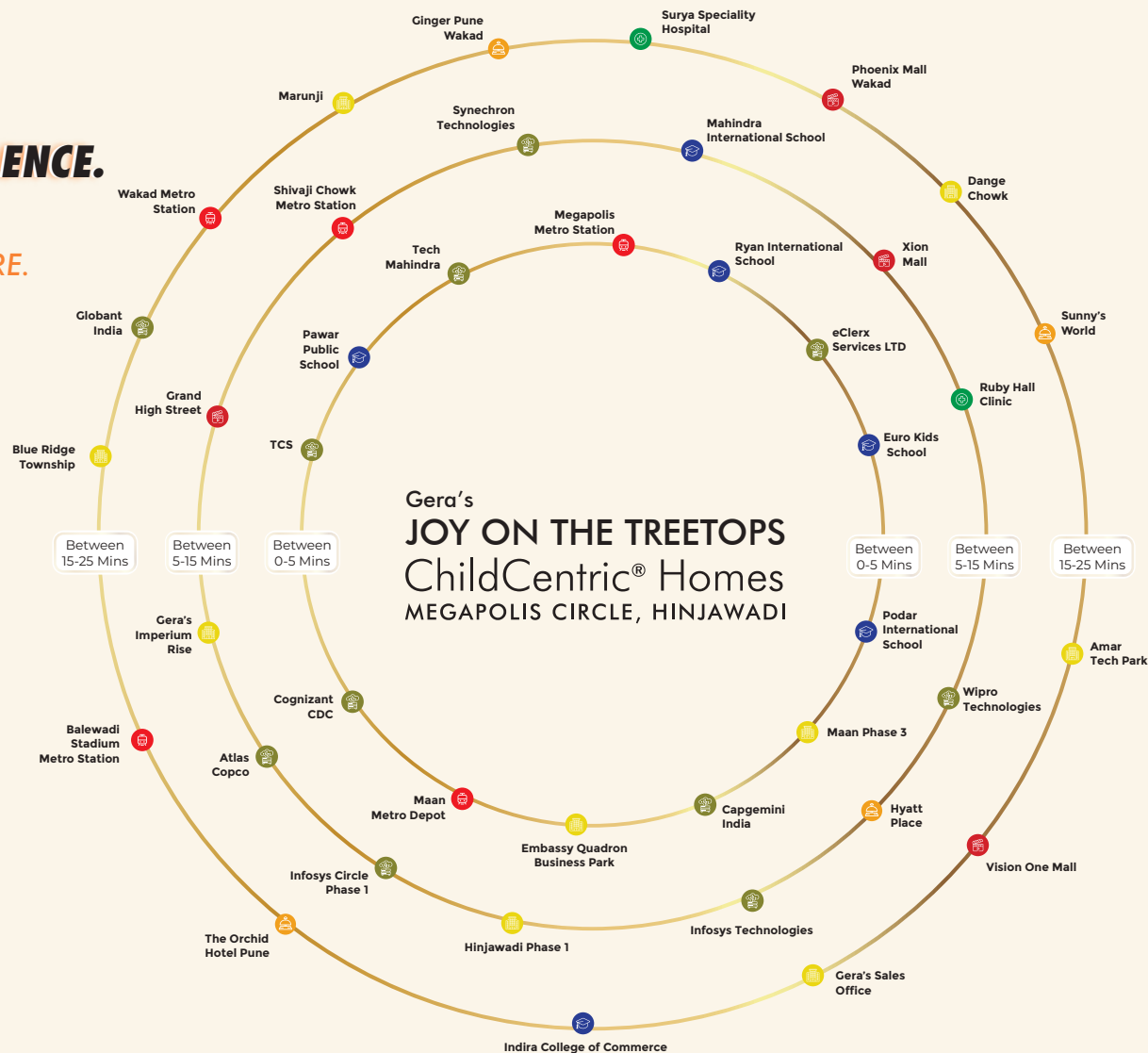
Imagine traveling effortlessly from Megapolis Circle to:

- Hinjewadi IT Hub in just 20 minutes
- Pune Airport in 50 minutes
- Railway Station in 45 minutes
- Key business districts like Koregaon Park and Kalyani Nagar
- Popular shopping and entertainment hubs like Phoenix Marketcity and Pune Central
- Educational institutions like Symbiosis and MIT



**SEEK INSPIRATION AT
THE CROSSROADS OF EXCELLENCE.**

IT COMPANIES, SCHOOLS,
RECREATIONAL PARKS AND MORE.



APPROXIMATE DISTANCES AS PER GOOGLE MAPS.



The current approved height for Towers 1 and 3 stands at 33 floors under the existing sanction. However, upon completion of the forthcoming revision, this will be amended to 34 floors. Additionally, Towers 4 and 5 stand approved at 35 floors.

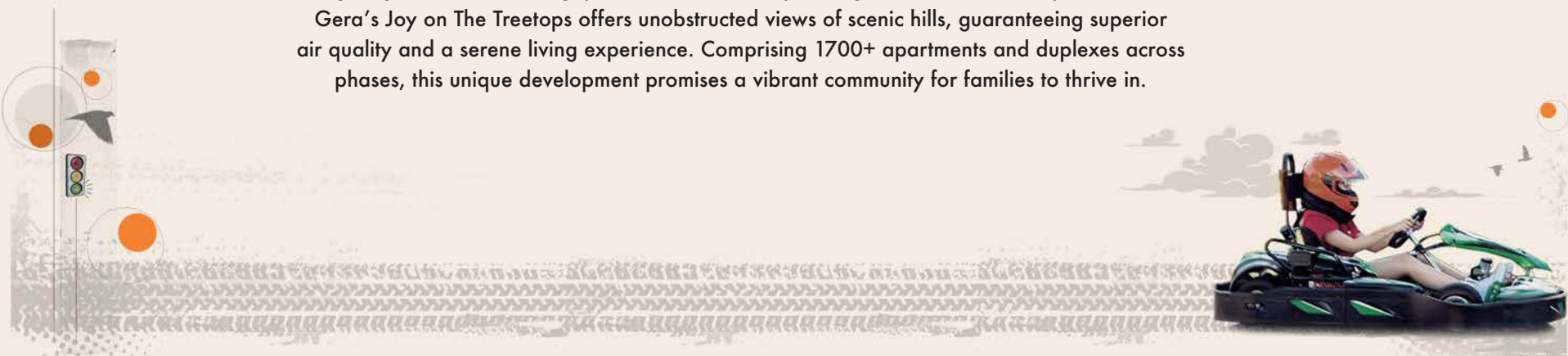
Artist's Impression

WELCOME TO A WORLD DESIGNED FOR YOUR CHILD TO EXPLORE, EXPERIENCE, AND DISCOVER THEIR PASSIONS

Introducing Gera's Joy on The Treetops, Hinjawadi's first-ever ChildCentric® Homes (CCH), where family living meets unparalleled luxury. This exquisite project spans 10.7 acres and features a remarkable 35,000+ sq. ft. clubhouse alongside 150,000+ sq. ft. of open-to-sky amenity spaces. With over 30 thoughtfully curated amenities, including an exclusive electric Go-Kart racing track, a half Olympic-sized temperature-controlled swimming pool, and bowling alleys, Gera's Joy on The Treetops redefines the concept of modern living.

At the heart of our project lies the CCH philosophy, dedicated to nurturing your child's potential through 09 celebrity-led learning academies. Gera's commitment to fostering growth ensures that every child can explore their passions in a safe and stimulating environment.

Strategically located near Megapolis Circle and the upcoming metro station in Hinjawadi Phase 3, Gera's Joy on The Treetops offers unobstructed views of scenic hills, guaranteeing superior air quality and a serene living experience. Comprising 1700+ apartments and duplexes across phases, this unique development promises a vibrant community for families to thrive in.



**SHAPING
TOMORROW'S
STARS WITH
CELEBRITY-LED ACADEMIES**



AT



Gera's
JOY ON THE TREETOPS
ChildCentric® Homes
MEGAPOLIS CIRCLE, HINJAWADI



FEEL THE THRILL OF GO-KARTING

INDIKARTING BY RAYOMAND BANAJEE

Experience adrenaline-pumping excitement at IndiKarting, guided by renowned motorsport expert Rayomand Banajee.

Discover a world of speed and skill as your child learns the art of racing on thrilling tracks, developing a love for motorsports right at their doorsteps.





**BADMINTON
GURUKUL**

An initiative by Pullela Gopichand

EXCEL IN BADMINTON

***BADMINTON GURUKUL BY
PULLELA GOPICHAND***

Step into the world of Badminton excellence with the legendary Pullela Gopichand. His Badminton Gurukul offers a journey from foundational skills to advanced techniques, featuring unparalleled coaching and state-of-the-art facilities right at your doorstep.





FUTURE OLYMPIANS BEGIN HERE

MARY KOM REGIONAL BOXING FOUNDATION

The future is stronger with the Mary Kom Regional Boxing Foundation, led by the legendary Indian boxer Mary Kom.

With a legacy of Olympic and Commonwealth glory, the foundation offers a expert training, enhancing your child's mental and physical prowess right from your doorstep.





ACE YOUR GAME

MAHESH BHUPATHI TENNIS ACADEMIES

The future is stronger with the Mary Kom Regional Boxing Foundation, led by the legendary Indian boxer Mary Kom. With a legacy of Olympic and Commonwealth glory, the foundation offers a expert training, enhancing your child's mental and physical prowess right from your doorstep.





BECOME A STAR ON THE FIELD!

BHAICHUNG BHUTIA FOOTBALL SCHOOLS

Join the ranks of champions alongside India's football legend, Bhaichung Bhutia. At his esteemed football schools, young athletes will receive exceptional coaching and training, learning essential skills and igniting a lifelong passion for the exciting game.





ACHIEVE EXCELLENCE

NISHA MILLET'S SWIMMING ACADEMY

Dive into excellence with Nisha Millet's Swimming Academy.
With her remarkable achievements and
inspirational coaching, Nisha Millet provides world-class training
that cultivates your child's swimming skills and passion.





www.shankarmahadevanacademy.com

TUNE INTO HARMONY

SHANKAR MAHADEVAN ACADEMY

Embark on a harmonious journey with Shankar Mahadevan Music Academy. Let your child's musical talent flourish in an environment of exceptional care and convenience, guided by Shankar Mahadevan's esteemed team, ensuring a joyful and enriching learning experience.





SHIAMAK

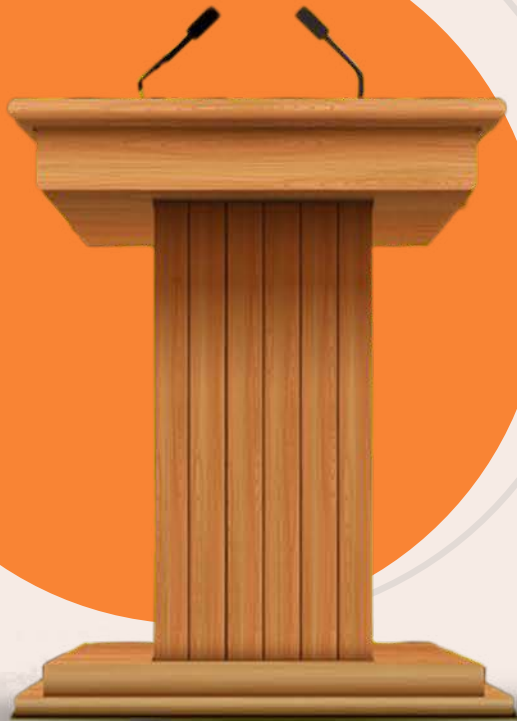
Have feet. Will dance.®

STEP INTO THE DANCE SPOTLIGHT

**SHIAMAK DAVAR
INSTITUTE OF PERFORMING ARTS**

Discover the art of dance at the Shiamak Davar Institute of Performing Arts. Our world-class studio offers young dancers a vibrant space to master their craft, explore diverse styles, and turn their dance passion into a dynamic reality.





Dale Carnegie Training India

EMPOWER MINDS

DALE CARNEGIE TRAINING CENTRE

Ignite your child's potential with transformative learning
at the Dale Carnegie Training Centre.

Experience exclusive classes and workshops designed to
enhance personal and professional skills,
guided by the renowned methodologies from New York.



EXCEPTIONAL AMENITIES FOR A JOYFUL LIVING





PUNE'S FIRST ELECTRIC GO-KART RACING TRACK

Gear up for an exhilarating experience as Gera presents Pune's first-ever go-kart racing track within a residential premises, equipped with best-in-class electric go-karts. Spanning 32,000 sq. ft. this world-class racing arena promises the perfect activity for your family. Enjoy low noise, low pollution, and low carbon emissions while experiencing heart-pounding excitement without compromising the essence of our community.

The current approved height for Towers 1 and 3 stands at 33 floors under the existing sanction. However, upon completion of the forthcoming revision, this will be amended to 34 floors. Additionally, Towers 4 and 5 stand approved at 35 floors.

Artist's Impression



STRIKE WITH PRECISION

Step into the exciting world of badminton and enjoy the thrill of movement and competition.

This fun sport not only keeps you fit but also encourages teamwork and sportsmanship.

Whether you're just starting or have been playing for a while, badminton allows you to connect with others and learn valuable skills. Feel the excitement and camaraderie that badminton brings, and let your passion shine on the court!



A SPLASH OF ADVENTURE FOR EVERY AGE

Experience the pinnacle of aquatic luxury with our half Olympic-sized, temperature-controlled swimming pool. Perfect for both vigorous laps and leisurely swims, this state-of-the-art pool ensures comfort and relaxation all year round. Whether you're training for competition or enjoying a refreshing dip, our pool provides the ideal environment to meet your needs. Dive in and discover a new standard of luxury in swimming.



AIM FOR THE PERFECT SCORE

Experience the thrill of our modern bowling alley, where every roll brings a new challenge and endless excitement. Whether you're aiming for a strike or just enjoying some leisure time with friends, the vibrant atmosphere and state-of-the-art bowling lanes make it the perfect spot to create unforgettable memories.

RISE ABOVE THE ORDINARY INTRODUCING THE **ECO DECK**

The Eco Deck is an elevated green space that harmonizes nature with contemporary living, creating a serene retreat above the ground. At Gera's Joy on The Treetops, it serves as the heart of the community, fostering peaceful and joyful experiences. Exclusively connected by an elevated bridge, this lush escape seamlessly provides access to greenery, open skies, and the deck's many thoughtfully designed amenities.



The depiction of the stramp provided in the artist's rendition is for illustrative purposes only and is not intended to represent the final design. The actual design and representation of the stramp are subject to modification without prior notice.

The amenities are distributed in multiple phases of the project and will be handed over with the respective phase.

A SPACE FOR EVERY MOOD AND MOMENT

The Eco Deck transforms outdoor living into an enriching experience, combining leisure, fitness, and play in a harmonious setting. Each carefully curated amenity fosters connection and promotes a vibrant community spirit.

- **Fitness Zone:** Energize your workouts in a refreshing open-air setting.
- **Kids Play Area:** A vibrant space for children to explore and socialize.
- **Leisure Pool:** Relax and unwind in serene waters surrounded by nature.
- **Kid's Pool:** A safe splash zone designed for younger residents.



SPACES THAT INSPIRE A HAPPY LIFESTYLE

Our exclusive clubhouse, perched atop the Eco Deck, offers a wealth of indoor amenities designed to elevate your lifestyle. Residents can enjoy diverse activities that foster community connections and personal well-being. Each thoughtfully crafted space ensures there's something for everyone.

- **Half Olympic-Sized, Temperature-Controlled Swimming Pool:** Swim laps year-round in a comfortable environment.
- **Mini Theater:** Enjoy cinematic experiences in a cozy, private setting.
- **Creche:** A safe and nurturing environment for your little ones, allowing parents to unwind.
- **Party Hall:** Host memorable celebrations and gatherings in a stylish venue.
- **Skating Zone:** Enjoy the thrill of skating in a dedicated space for all ages.
- **Café:** Savor delightful snacks and beverages with scenic views.



KEY INDOOR AMENITIES

BOWLING ALLEY



HALF OLYMPIC-SIZE,
TEMPERATURE-
CONTROLLED
SWIMMING POOL



SQUASH COURTS



MINI THEATRE



TABLE TENNIS



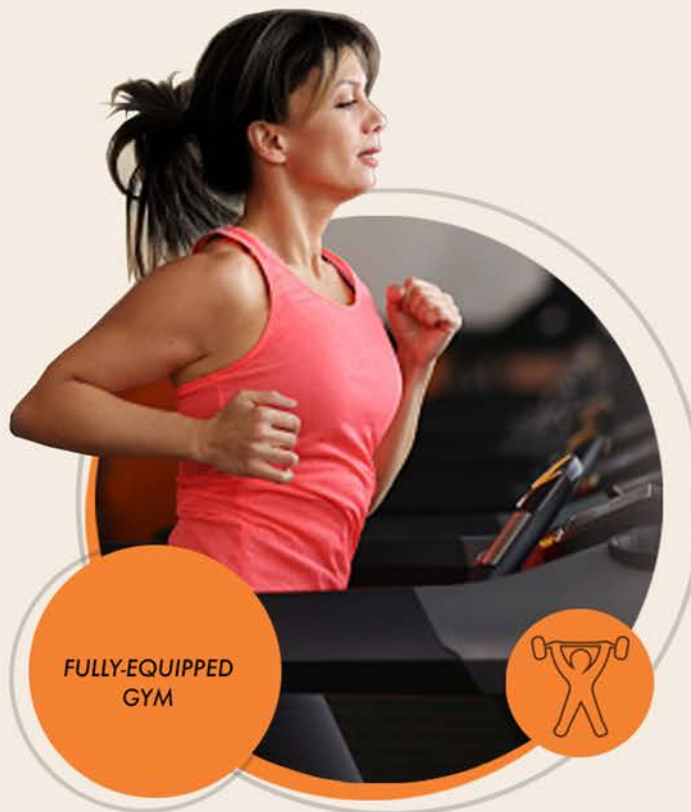
KEY INDOOR AMENITIES



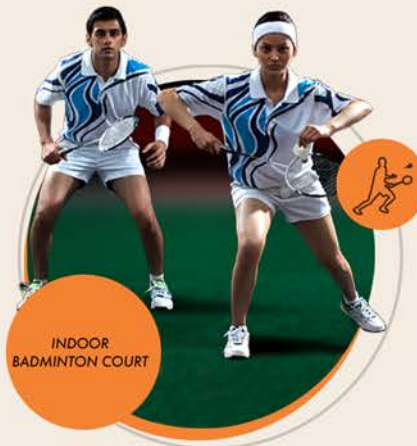
POOL TABLE &
SNOOKER TABLE



BOARD GAMES



FULLY-EQUIPPED
GYM

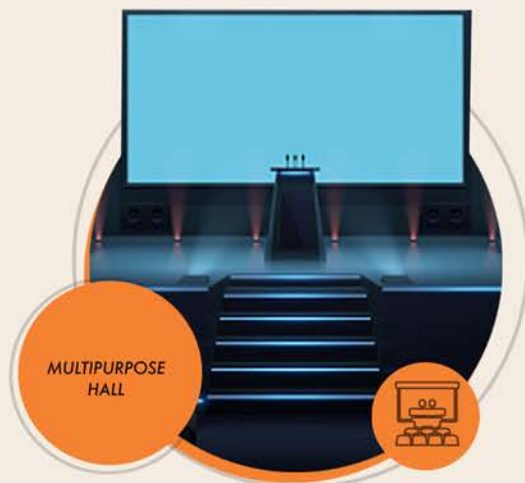


INDOOR
BADMINTON COURT



YOGA / AEROBICS

KEY INDOOR AMENITIES



KEY INDOOR AMENITIES



KEY OUTDOOR AMENITIES



KEY OUTDOOR AMENITIES



KIDS POOL



LEISURE
POOL



KIDS PLAY
AREA



POOL SIDE
PARTY LAWN



CHILDREN'S
CYCLING TRACK



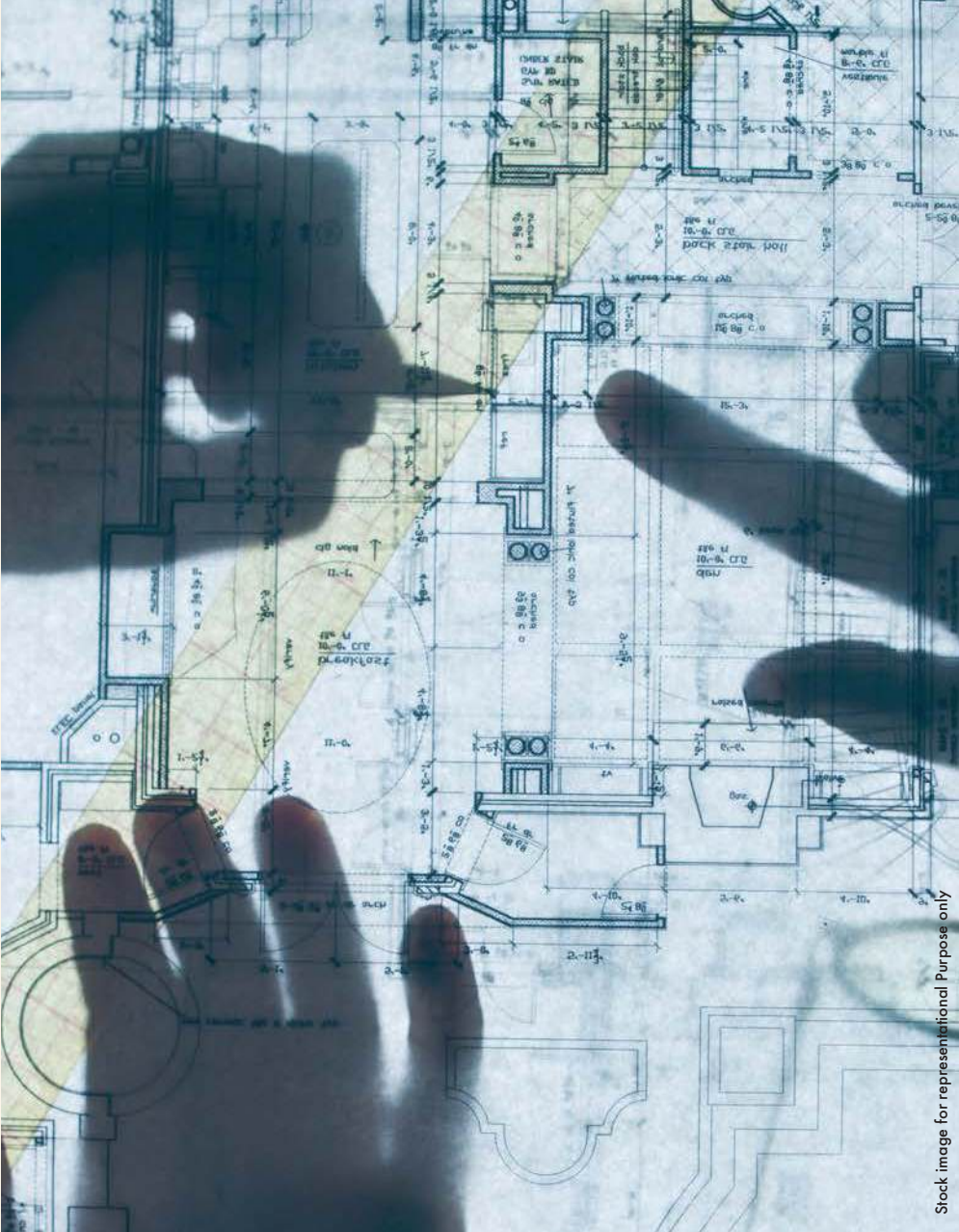
KEY OUTDOOR AMENITIES



KEY SPECIFICATIONS

Particulars		2 BHK
Flooring	Living Room, Dining, Kitchen, & Passage	Vitrified tiles (Marbonite or equivalent)**
	Bedroom 1	Vitrified tiles (Marbonite or equivalent)**
	Master Bedroom	Wooden finish vitrified tiles
	Balconies	Skid-resistant ceramic/vitrified tiles
Digital Homes	Home Automation	Google Home Mini / Alexa or equivalent
	Video Door Phone	Wi-fi enabled video door phone
	High Speed 5G broadband connectivity	Provided with Optic fibre cabling up to router location
Kitchen	Platform	Granite platform as per design
	Exhaust Fan	Provided
Washrooms	Sanitary Fittings	Jaquar or equivalent**
	CP Fittings	Jaquar or equivalent**
	Exhaust Fan	Provided in all washrooms
	Piping & Ceiling	Underslung Piping with false ceiling
Railings	Balcony	Stainless steel / Aluminium with glass panels
Paint	Wall finish & Paint	With Oil Bound Distemper paint
	Gas Leak detector	Provided in kitchen
Safety & Security	Geo Tagging	2 Tags
	Safety Grills	Provided for all sliding windows
DG Backup	Provided in all configurations	Power backup for 1 fan & 2 lights in each room as per configuration

** Equivalent means equivalent in performance parameters



Stock image for representational Purpose only

MASTER PLAN

*Existing sanctioned plans are under revision, which shall get revised in due course; however, we ensure that such modification does not change the configuration of your Preferred Unit.



Note: Gera's Joy on The TreeTop consists of 3 individual projects, out of which 2 projects are currently being marketed for sale. The RERA registration of the same is mentioned below

Joy on The TreeTops Project A	Tower 1, 2, 3	Maha RERA Reg.No: P52100077635
Joy on The TreeTops Project B	Tower 4, 5	Maha RERA Reg.No: PR1261012501648

3rd project 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.

AMENITIES:

- | | | | | | | | | |
|---------------------|------------------------|----------------------|---------------------------|----------------------------------|---|----------------------------|---------------------------|------------------|
| 1. Kids Play Area | 6. Kids Pool Below | 11. Pet Park | 16. Yoga Lawn | 20. Futsal Court | 23. THE CLUB <ul style="list-style-type: none"> • Dance Room • Music Room • Training Room • Art Room • Yoga/ Aerobics • Boxing Arena | • Bowling Alley | • Co-working Space | • Gymnasium |
| 2. Play Pavilion | 7. Senior Citizen Area | 12. Fitness Zone | 17. Pedestrian Gate | 21. Jogging Track | | • Half Olympic Temperature | • Multipurpose Hall | • Pool Side Cafe |
| 3. Tennis Courts | 8. School Bus Drop Off | 13. Stramp | 18. Skating Rink | 22. 18 Meter Private Access Road | | • Controlled Swimming Pool | • Board Games | |
| 4. Celebration Lawn | 9. Walkway | 14. Go-karting Track | 19. Cricket Practice Nets | | | • Badminton Courts | • Pool/ Snooker Table | |
| 5. Leisure Pool | 10. Cycling Track | 15. Bridge | | | | • Mini Theatre | • Table Tennis | |
| | | | | | | • Squash Courts | • Creche | |
| | | | | | | • Lounge & Cafe | • Grocery / Medical Store | |

ELEVATION AND PLANS



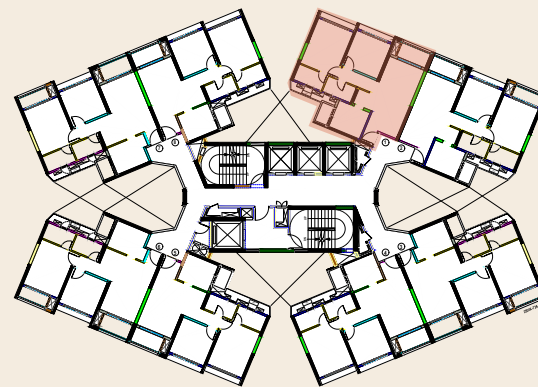
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TOWER 4



2 BHK - ASPIRE

TYPE 1

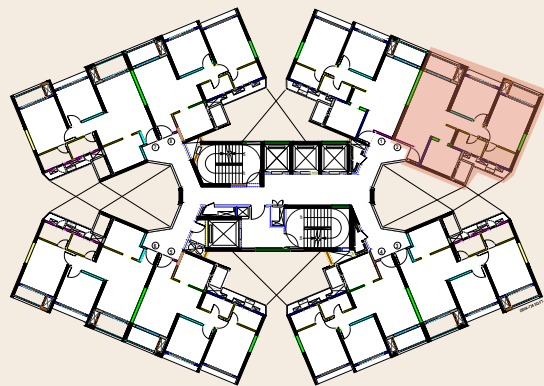


	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	59.30	1.62	3.04	67.43	23.60
*Area in Sq. ft.	636.48	17.44	32.72	725.82	254.03



2 BHK - REGAL

TYPE 1

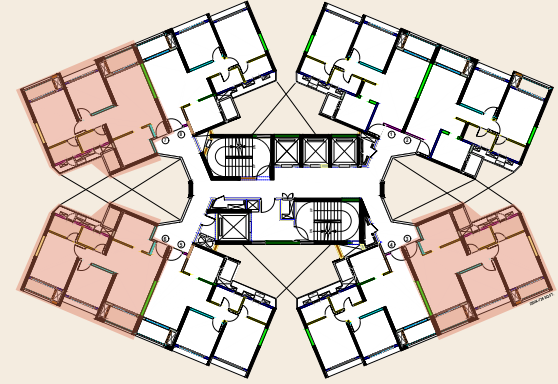


	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	59.98	1.62	5.30	69.95	24.48
*Area in Sq. ft.	645.62	17.44	57.05	752.94	263.53

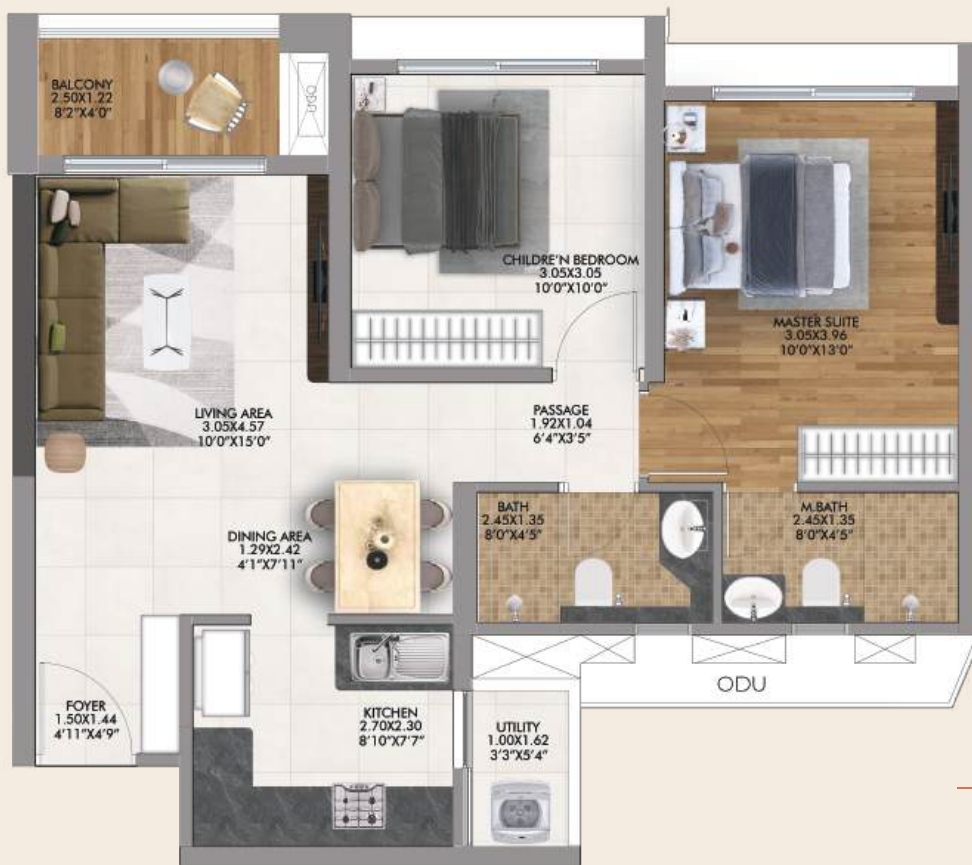


2 BHK - REGAL

TYPE 2

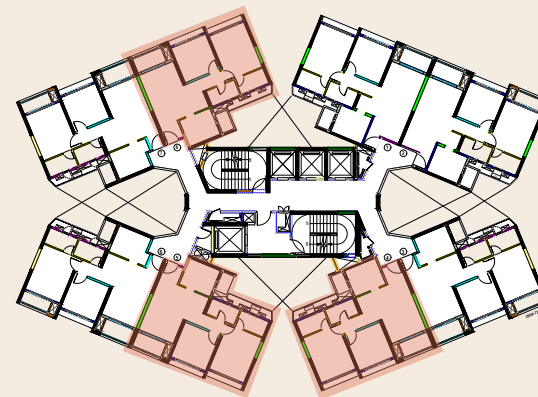


	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
*Area in Sq. mtrs.	60.40	1.62	5.39	67.41	23.59
*Area in Sq. ft.	650.15	17.44	58.02	725.60	253.96



2 BHK - ASPIRE

TYPE 2



	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.	59.58	1.62	3.05	64.25	22.49
*Area in Sq. ft.	641.32	17.44	32.83	691.59	242.05

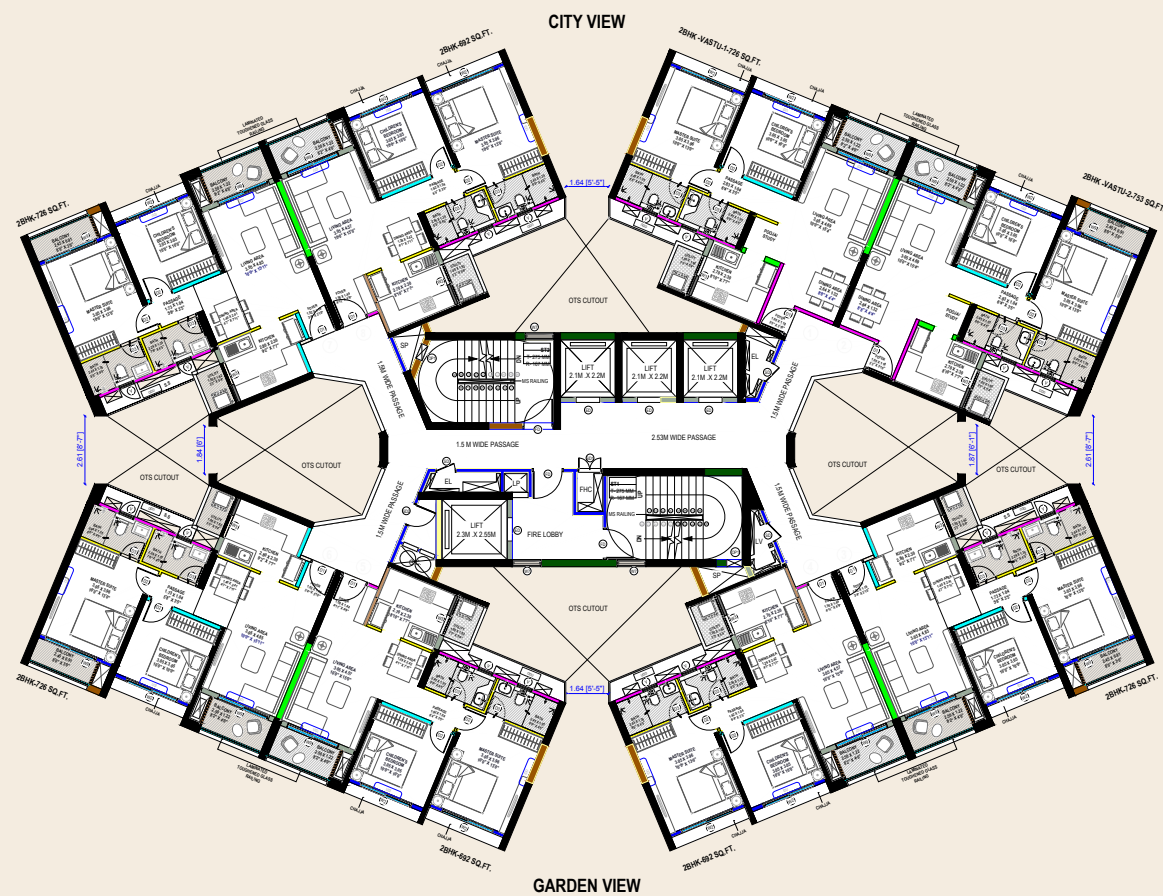
T4 - ECO DECK FLOOR PLAN



T4 - SECOND FLOOR PLAN



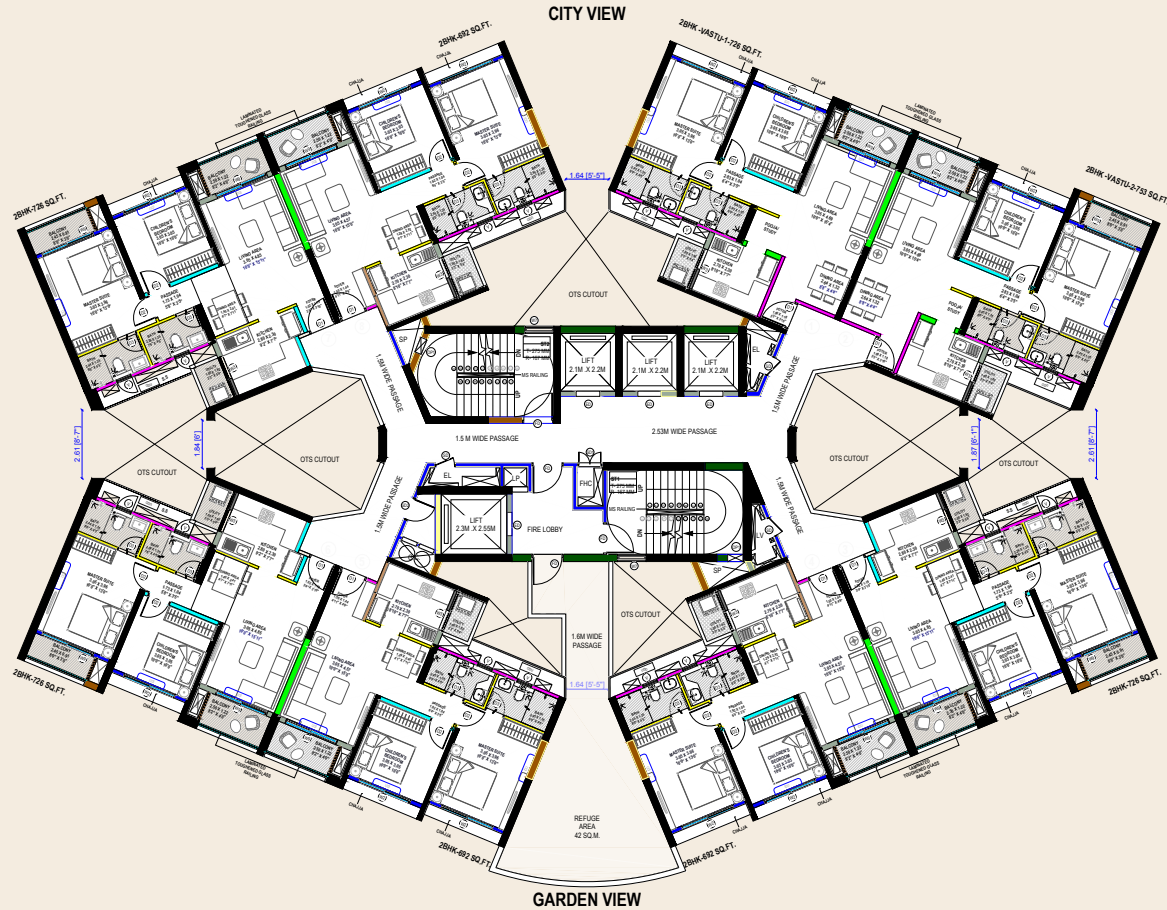
T4 - TYPICAL FLOOR PLAN



Floor No. : 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 20, 21, 22, 23, 25, 26, 27, 28, 30, 31, 32, 33, 35 & 36

For representation purposes only.

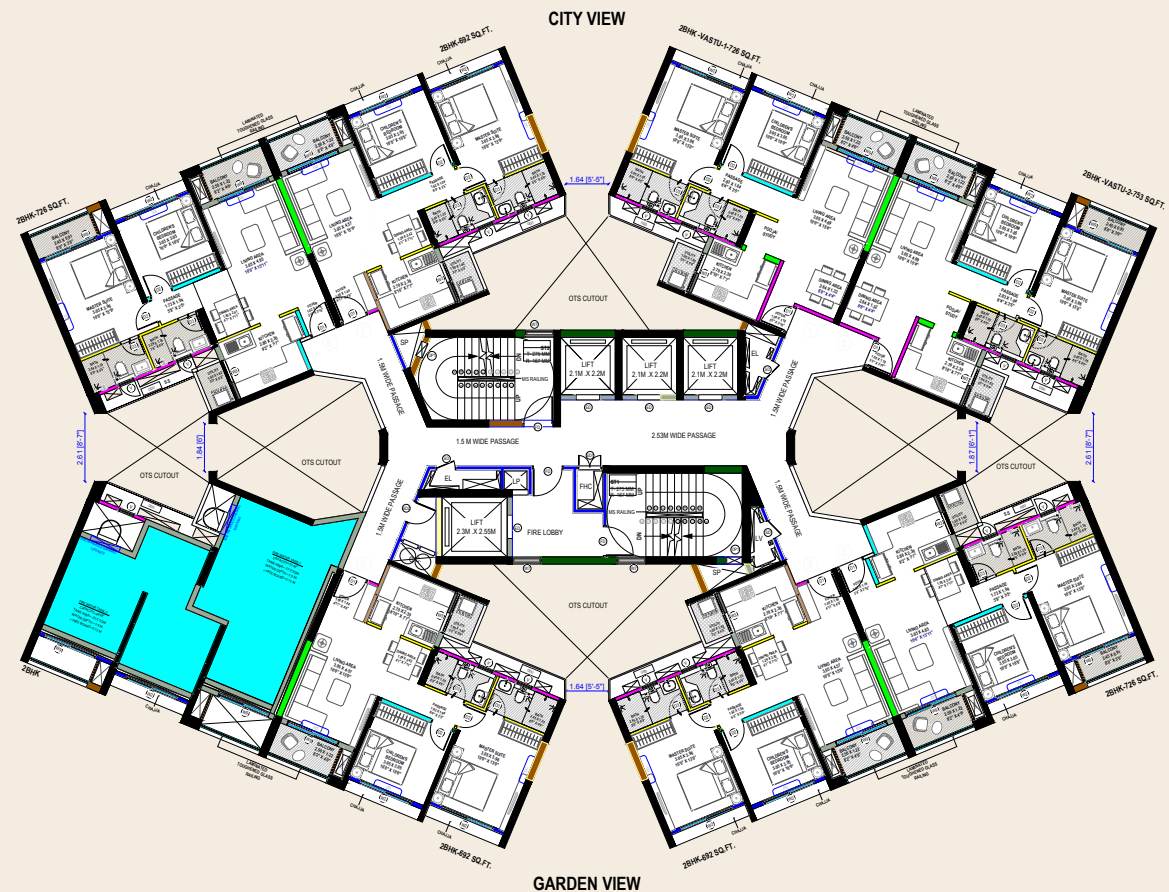
T4 - REFUGE FLOOR PLAN



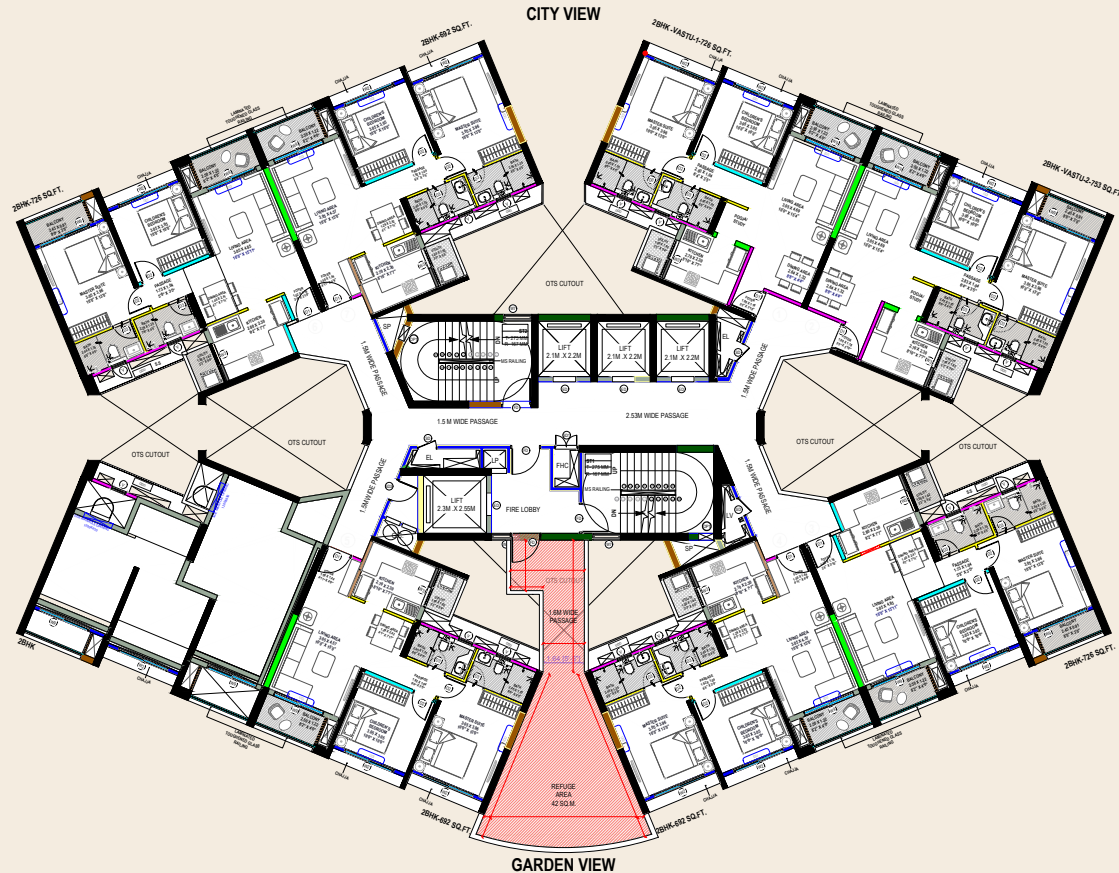
Floor No. : 9, 14, 24, 29 & 34

For representation purposes only.

T4 - INTERMEDIATE TANK FLOOR PLAN - 2



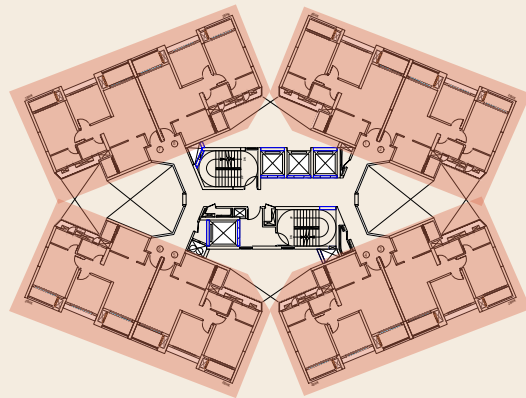
T4 - REFUGE + INTERMEDIATE TANK FLOOR PLAN



TOWER 5



2 BHK - REGAL



	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.	57.53	1.62	5.29	67.49	23.62
*Area in Sq. ft.	619.25	17.44	56.94	726.46	254.26

T5 - ECO DECK FLOOR PLAN



Floor No. : 1

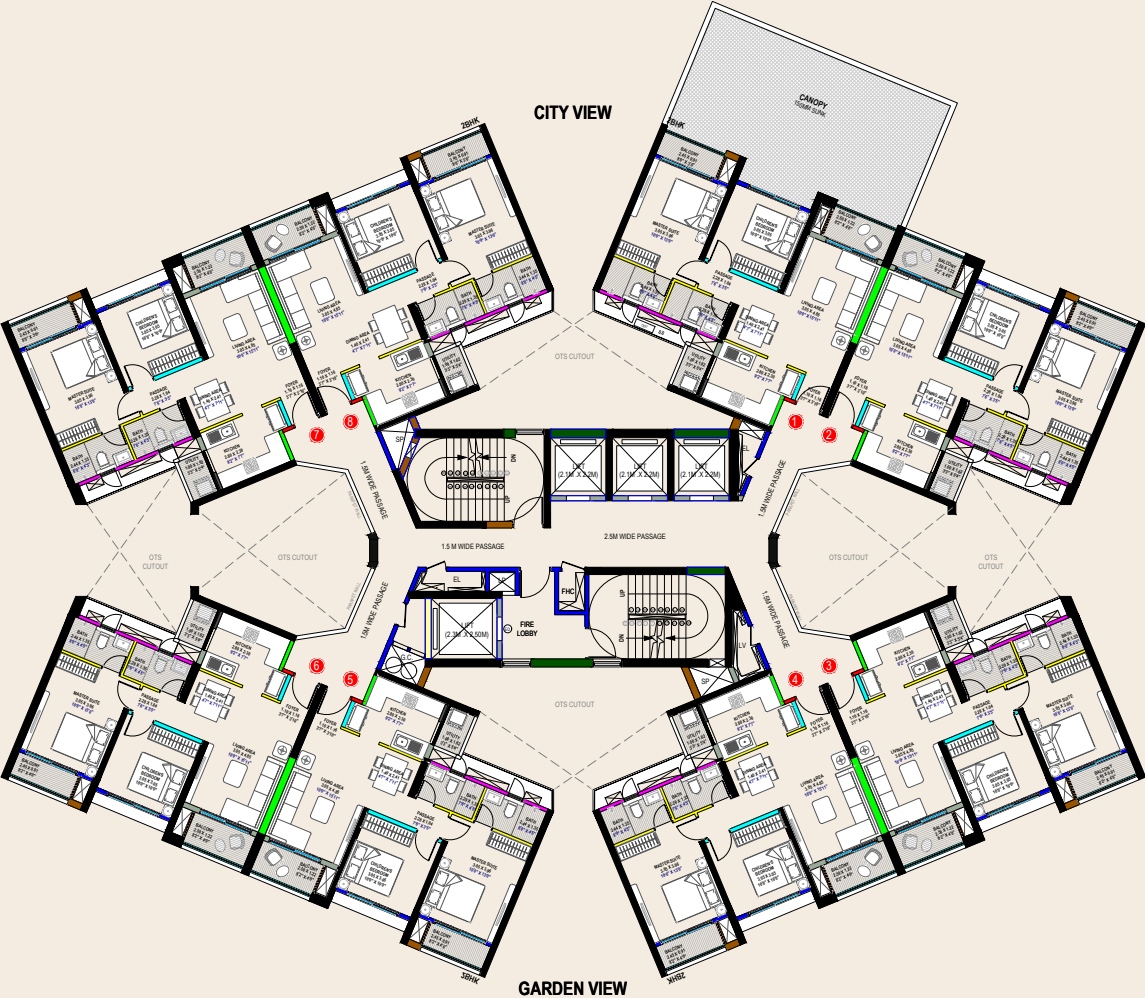


For representation purposes only.

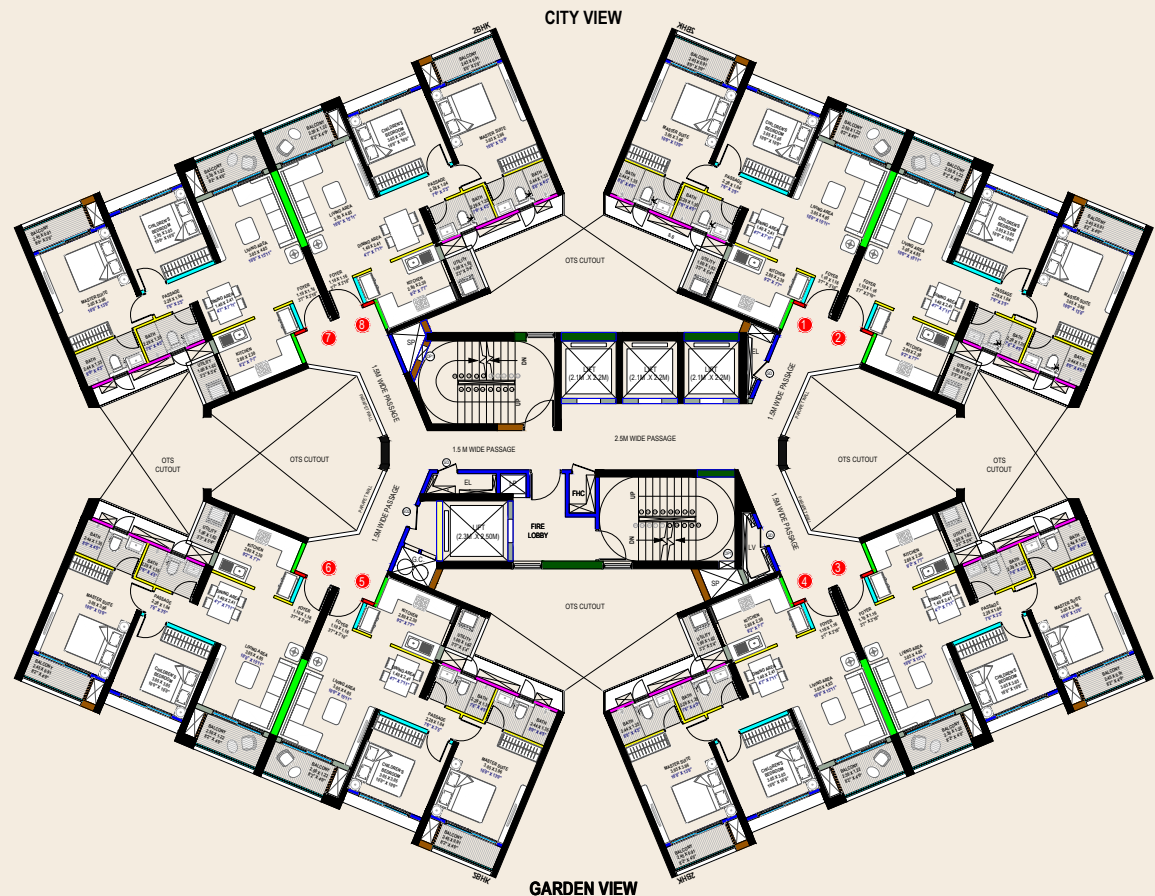
T5 - SECOND FLOOR PLAN



T5 - THIRD FLOOR PLAN



T5 - TYPICAL FLOOR PLAN

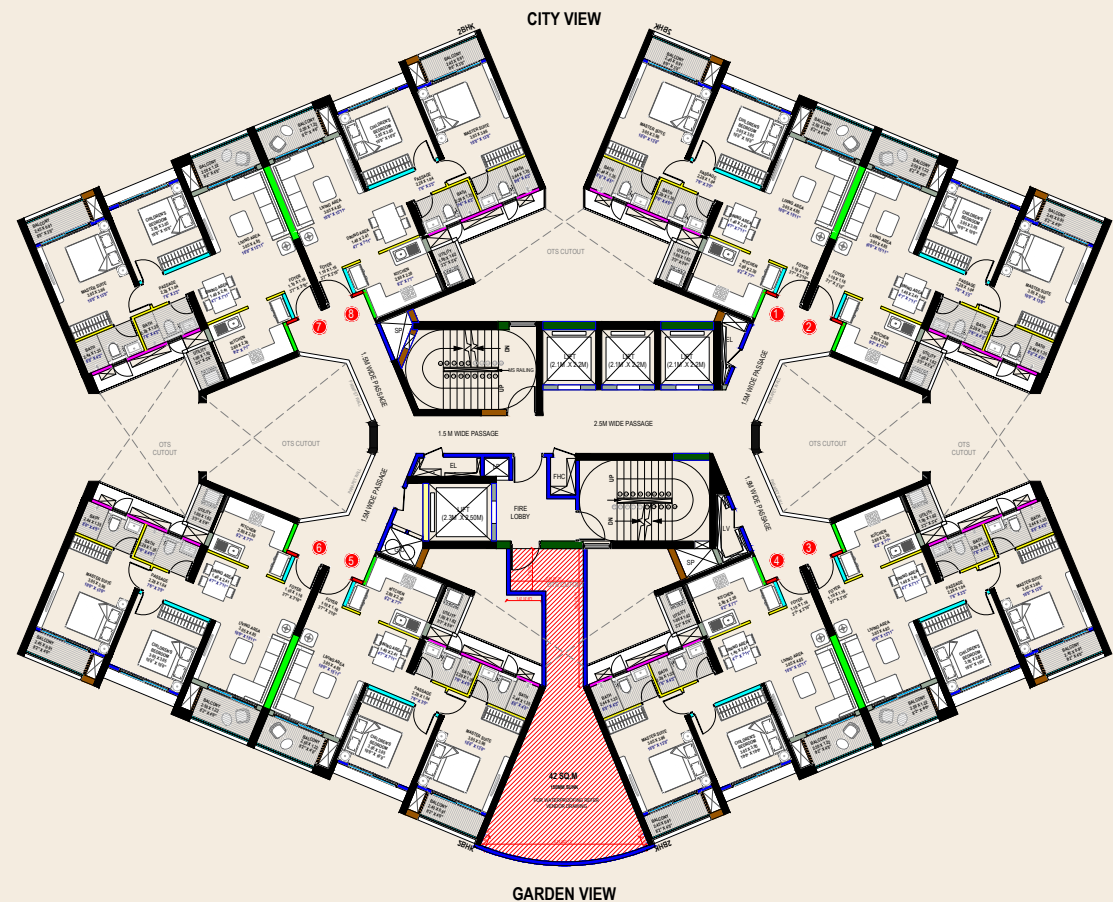


Floor No. :4, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 20, 21, 22, 23, 25, 26, 27, 28, 30, 31, 32, 33, 35, 36, 37 & 38



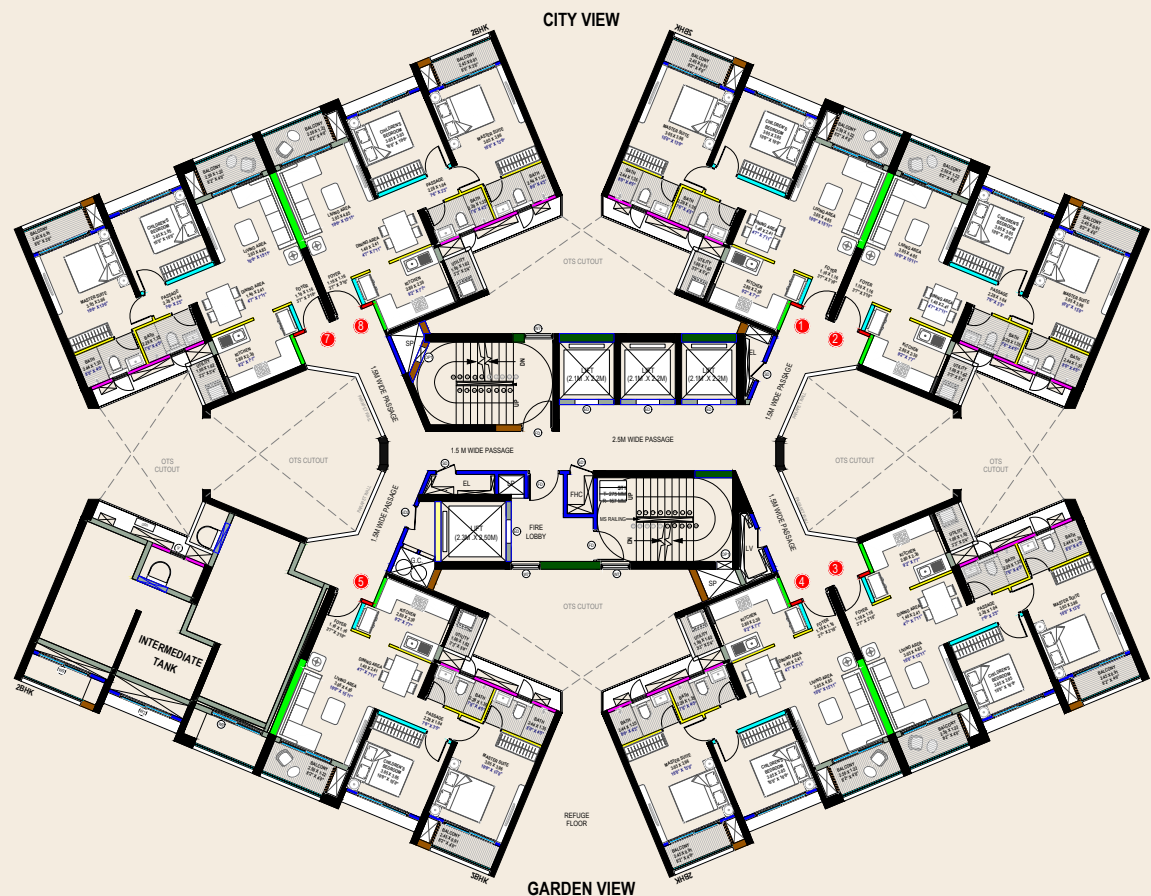
For representation purposes only.

T5 - REFUGE FLOOR PLAN

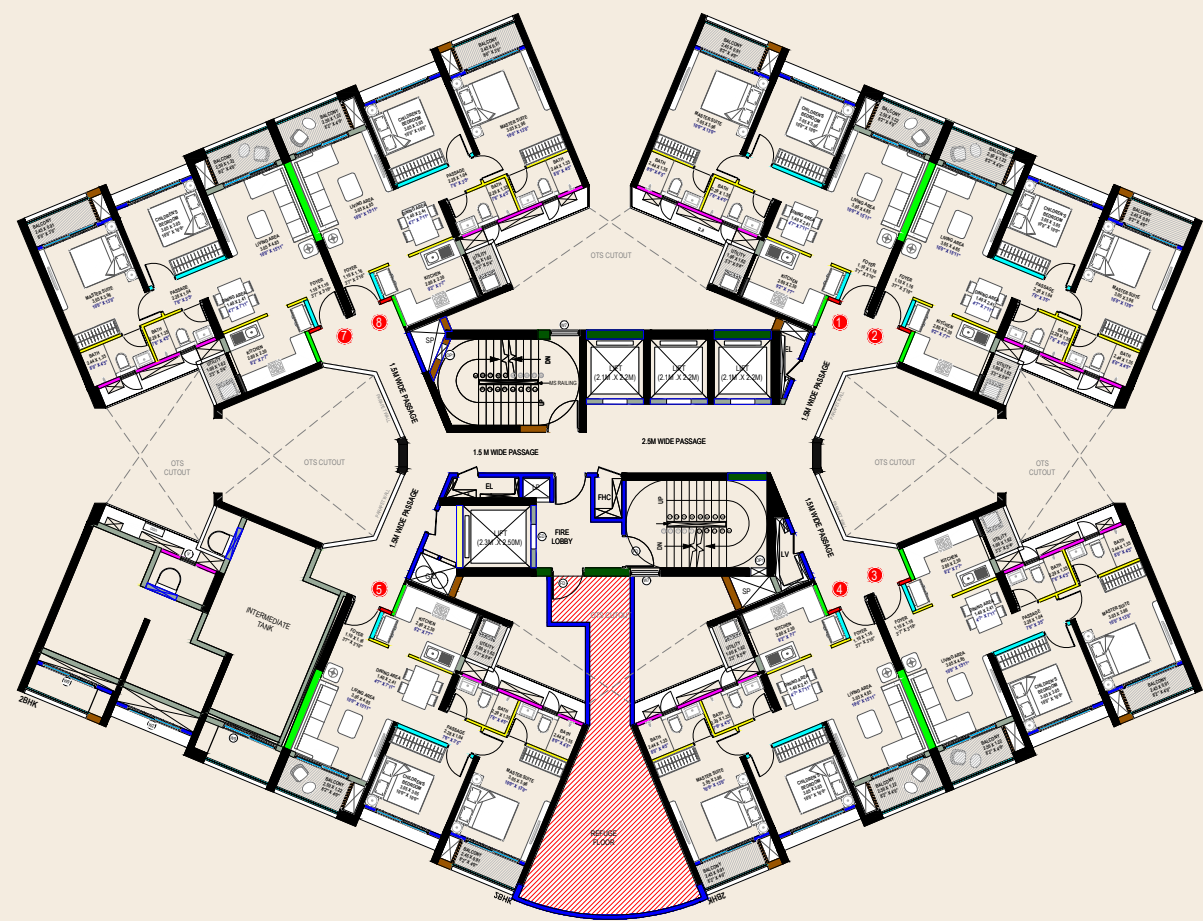


Floor No. : 9, 14, 24, 29 & 34

T5 - INTERMEDIATE TANK FLOOR PLAN



T5 - REFUGE + INTERMEDIATE TANK FLOOR PLAN





Project Address And Sales Office Address -
Gera’s Joy on The TreeTops at Megapolis Circle, Hinjawadi,
Plot No. R/1/2/B, MIDC, Rajiv Gandhi Info Tech Park Phase III, Hinjawadi, Pune - 411 057

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- Towers 1, 2, and 3 are part of Gera's Joy on the Treetops Project A and Towers 4 & 5 are part of Gera's Joy on the Treetops Project B.
- The Sanctioned plan and RERA Approval are currently under revision.

Note: Gera's Joy on The TreeTop consists of 3 individual projects, out of which 2 projects are currently being marketed for sale. The RERA registration of the same is mentioned below

Joy on The TreeTops Project A	Tower 1, 2, 3	Maha RERA Reg.No: P52100077635
Joy on The TreeTops Project B	Tower 4, 5	Maha RERA Reg.No: PR1261012501648

3rd project 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.