Gera
Let's Outdo

Site Address:
Survey No.13/1A (Part),
Panelim Village, Sao Pedro,
Kadamba Plateau,
opposite Viva Housing Project,
New Panjim-Old Goa Highway,
Tiswadi Taluka, GOA-403402

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

Goa Office:
1st Floor,
Gera's Imperium Grand,
Patto Plaza, Panjim,
Goa - 403 001

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

www.childcentric.in | www.gera.in

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Goa RERA Registration No.: PRGO03180075 | Details available at: https://rera.goa.gov.in

Gera's
IMPERIUM
PREMIO

Kadamba Plateau, Goa

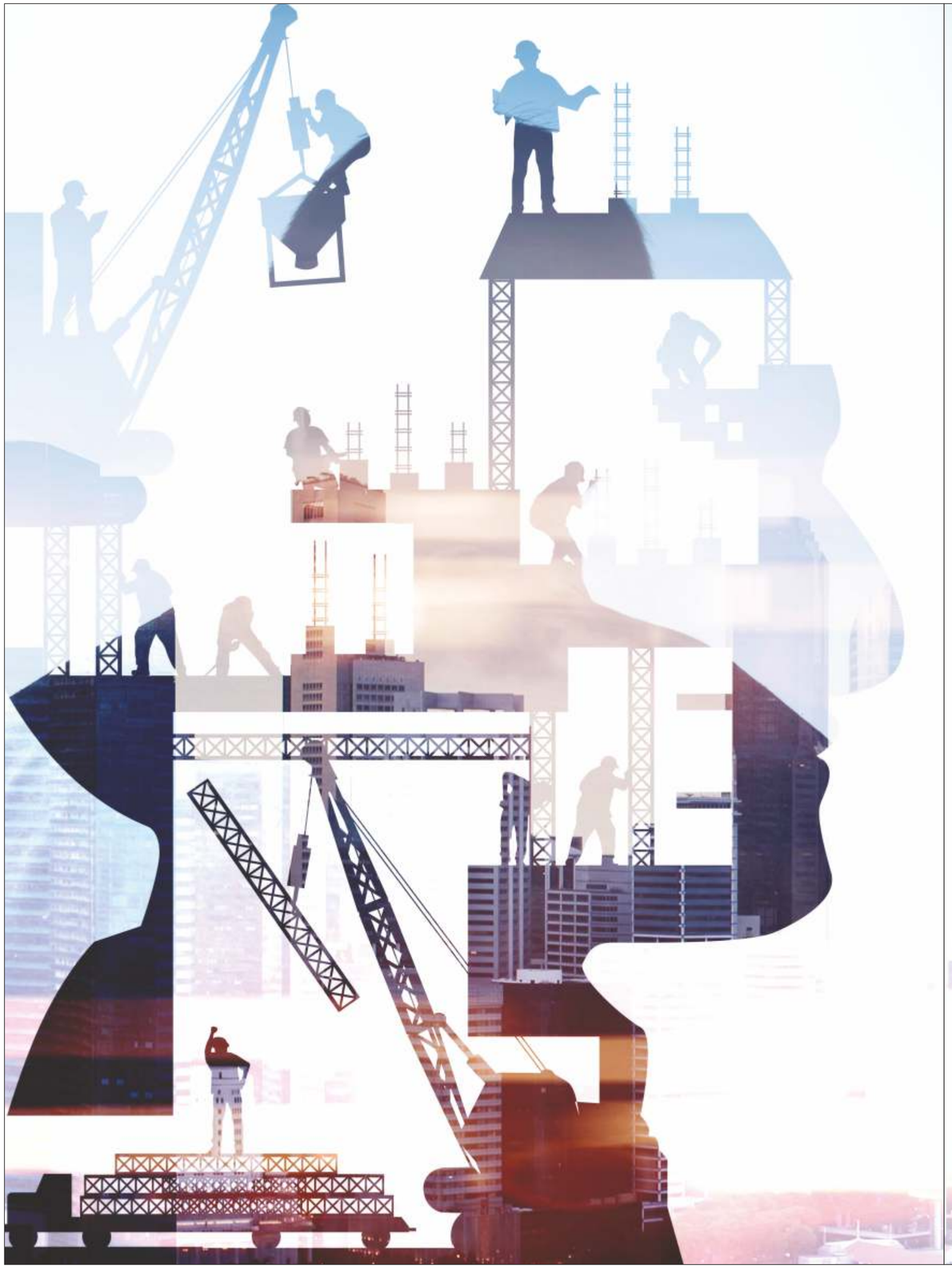
A sneak preview

AFTER A DECADE OF
AMBITIOUS DEVELOPMENT
IN GOA,

**WE NOW PRESENT
THE 6TH GEM IN
GERA'S
HIGHLY-SUCCESSFUL
IMPERIUM
SERIES**

Gera's
IMPERIUM
PREMIO

Kadamba Plateau, Goa



THE NAME.
THE FAME.

In the last 47 years, innovation has paved the way forward for us at Gera. Every project has been a successful attempt of outdoing preceding endeavours.

Today, one cannot spell commercial development in Goa without mentioning Gera's Imperium series. The journey began by introducing the state to contemporary design with Gera's Imperium 1 and Gera's Imperium 2. Soon to follow was Gera's Imperium Green that redefined eco-friendly architecture. The next in the series- Gera's Imperium Grand and Gera's Imperium Star will help entrepreneurs revolutionize the way they do business in Goa.

Now, we take a step further and add another jewel in our crown with Gera's Imperium Premio.

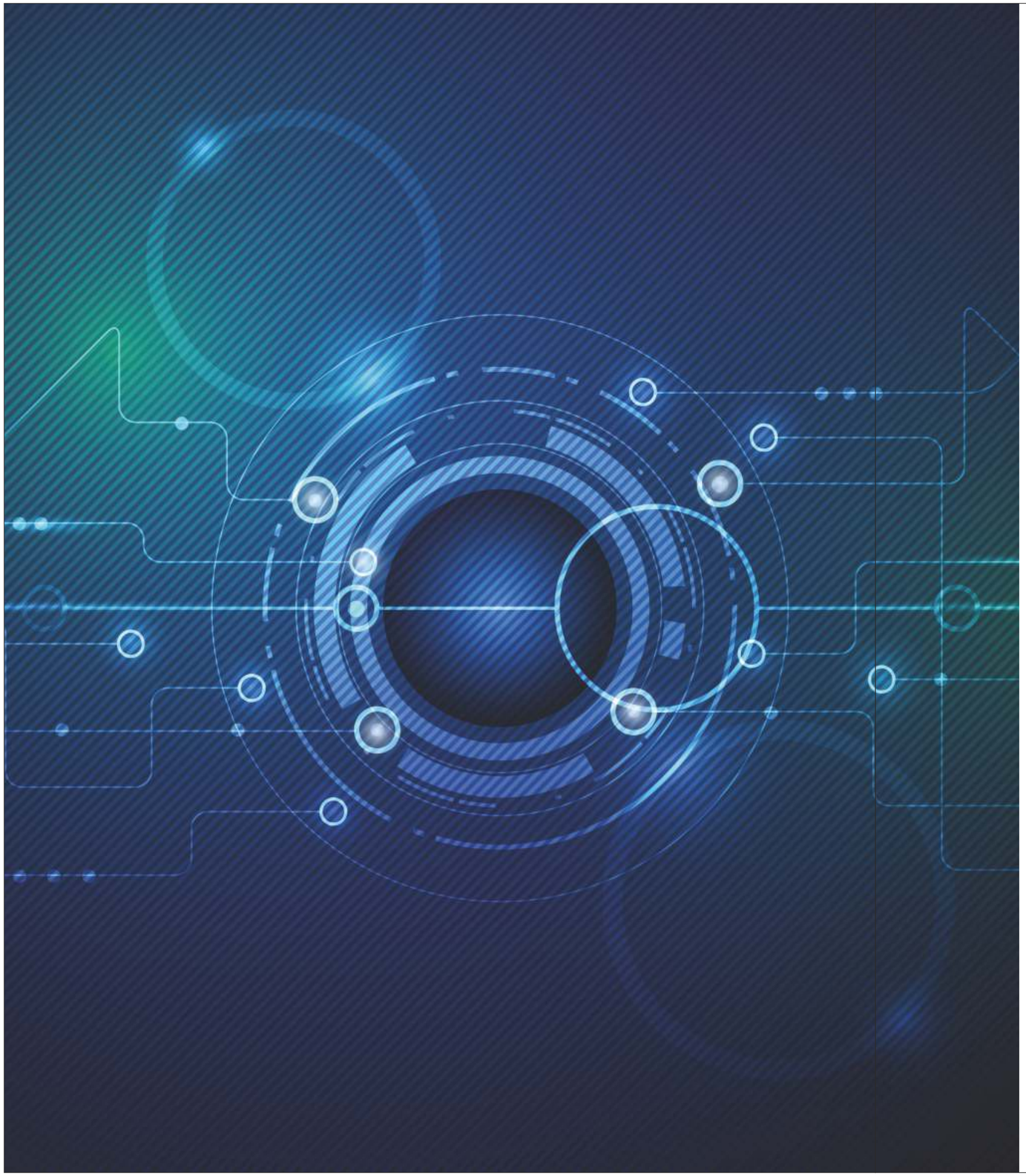
THE HUSTLE. **THE BUSTLE.**

They say, business is all about location. And when you are situated on a major artery of the state, you can hardly miss any action! Presenting Gera's Imperium Premio- a premium commercial complex, bang on the old Goa highway. The complex consists of shops, showrooms, restaurants, cafes, bistros and more. Borrowing inspiration from the European architecture, the commercial spaces are designed to stand out from the rest.

The complex comprises a total of 80 shops and 4 mega showrooms on the ground floors. There are in all 12 restaurants, out of which 4 are rooftop restaurants and enjoy a splendid view of the Mandovi river. Get used to the grandness with 11-feet clear height for restaurants and shops and a majestic double-height ceiling up to 24 feet for showrooms. With adequate frontage and parking, impress anyone who gets a glimpse of your space.

Gera's Imperium Premio enjoys excellent symbiotic relationship, as the second project in the series of our ChildCentric® Homes is just next door. No wonder this complex is poised to become the nerve center of commercial activity in Goa and you are welcome to chart your growth, here.

Artist's Impression



THE COMFORT OF **WiFi ENABLED SPACES.**

Being connected is bliss. Give your patrons the luxury of unlimited connectivity with fully WiFi enabled spaces at Gera's Imperium Premio. So, while they shop or sip on espressos, give them an incentive to spend more time with you.

THE THINKING.
THE PLANNING.

Gera's Imperium Premio is designed considering local climatic conditions, natural light, temperatures and seasons. The entire structure is planned to make your life simpler and your time more useful. The unique architecture, brilliant form and precise fabrication optimises year-round day lighting, while reducing the glare and internal temperature, thereby making your workspace more productive.

ENERGY CONSERVATION

- Auto shut-off pumps
- Auto shut-off generator back-up
- Use of LED lights in common areas to reduce energy consumption

WATER CONSERVATION

- Water level controllers with auto shut-off to prevent overflow and wastage

NOISE POLLUTION

- Genset with acoustic enclosure

GREEN FEATURES AT WORK.

Green Feature	Advantage	Benefit
Low VOC adhesives & sealants	Eliminates hazardous airborne emissions & improves quality of internal environment	Promotes better health
Use of RMC for concrete work	Recycled materials used and reduction in use of portland cement. Cement dust does not pollute the area since the mix is done at a remote location.	Promotes better health
Maximum flooring using ceramic tiles / paver blocks	These are made of clay, eco-friendly material	Lower environment degradation
Timer based lighting in basement	Reduces electrical consumption	Lower electricity bills
Energy-saver lights in common areas	Reduces electrical consumption	Lower electricity bills
Low flow taps	Reduce water and electricity consumption	Lower electricity bills & lower water consumption

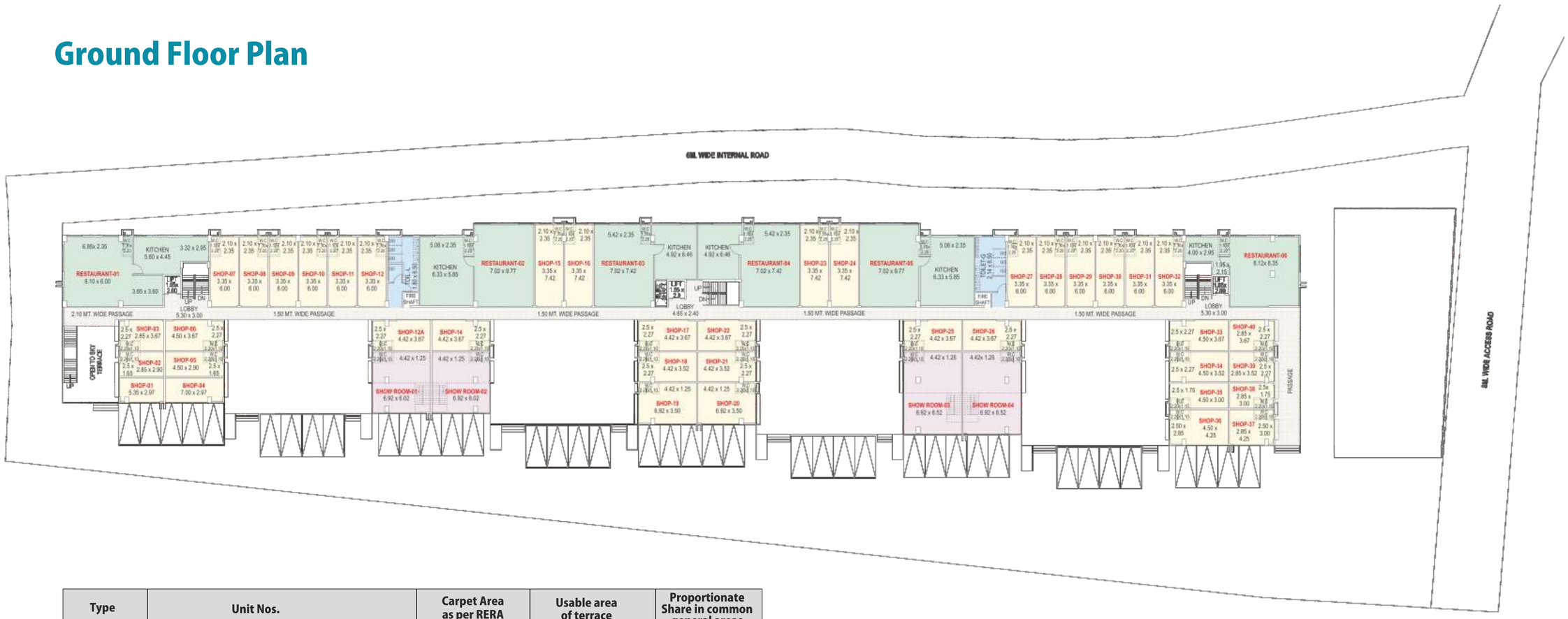
KEY SPECIFICATIONS – SHOPS

Sr. No.	Location	Specifications
i.	**Structure**	The building will be RCC framed structure or partly framed structure and partly load bearing. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	**Internal Walls**	Shall be of blocks/bricks finished with gypsum plaster and two coats of oil bound distemper paint
iii.	**Power Supply**	A load supply of 70 watts/square meter of carpet area will be provided after applying the suitable diversity factor
iv.	**Windows**	Shall be powder coated sliding aluminum windows. Toilets shall have openable/sliding aluminum windows/glass louvres.
v.	**Waterproofing**	The roofs and toilets will be waterproofed. In case of a leakage, the same will be rectified. As under warranty in case any painting is required, only touch-up will be done - Variation in the shade of paint is expected and will be accepted. Any breaking, tampering to the structure will render all warranties null and void.
vi.	**Doors**	A. Shops, Restaurants & Showrooms shall be provided with rolling shutters B. Toilets: To have door frames of developer's choice with laminated flush door shutters
vii.	**Flooring**	A. Shops shall have vitrified tiles. Restaurants & Showrooms will have vitrified flooring of approximate 600 mm x 600 mm. Balcony, passages, attached terraces shall have ceramic tiles or equivalent.
viii.	**Toilet within units**	A. Provision for toilets will be made in Shops, Restaurants & Showrooms where applicable. The purchaser/s may request the promoter to provide a toilet within his unit at such extra cost as decided between parties. However, the same shall be subject to being convenient to the promoter and not affecting the construction quality or schedule in any way.
ix.	**Fire Protection**	The fire protection system of the building shall as per Fire NOC
x.	**Staircase wherever applicable**	Restaurant with Top Terrace access shall be provided with RCC/MS staircases with MS Railing and flooring as per developer's choice
xi.	**Attached Balconies / Terraces**	Terrace parapet wall or railing with paint finish or 5 mm float glass panels with stainless steel support as per design shall be provided
xii.	**WiFi**	Shops will be provided with WiFi routers. Purchaser to purchase data services from service providers at his own cost.

NOTE: For all Electronic/Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.

1 ENTRY & EXIT
2 SWIMMING POOL WITH DECK
3 PLUNGE POOL
4 KID'S POOL
5 CABANA
6 POOLSIDE PARTY LAWN
7 REFLEXOLOGY PATH WITH SEATING
8 TROPICAL GARDEN
9 TRELLIS SITOUT
10 GARDEN PLAZA
11 FLOATING PAVILION WITH SERENITY POND
12 SENIOR GARDEN
13 TODDLER PLAY AREA
14 CLUBHOUSE-2
15 CLUBHOUSE-3
16 CLUBHOUSE-1
17 AMPHITHEATER
18 YOUTH CORNER
19 FOOTBALL COURTS
20 BASKETBALL COURT
21 TENNIS COURT
22 CRICKET PRACTICE
23 SEATING GARDEN
24 PARKING
25 BARBEQUE AREA
GERA'S
RIVER OF JOY
ChildCentric® Homes
RH CLUSTER 1
RH CLUSTER 2
RH CLUSTER 3
RH CLUSTER 4
RH CLUSTER 5
RH CLUSTER 6
RH CLUSTER 7
ZONE-A
B1
B2
B3
B4
ZONE-C
Gera's
IMPERIUM
PREMIO
ZONE-E
SCHOOL BUILDING
SERVICE ROAD
60.00 MT WIDE HIGHWAY
RIVER OF JOY APARTMENTS
T1
T2
T3
T4
T5
ROW HOUSE 3 BHK
ROW HOUSE 2 BHK
APARTMENT 3 BEDROOM
APARTMENT 1 & 2 BEDROOM
ZONE-C ROW HOUSE
RH CLUSTER 8A
RH CLUSTER 8B
RH CLUSTER 9A
RH CLUSTER 9B
RH CLUSTER 10
N

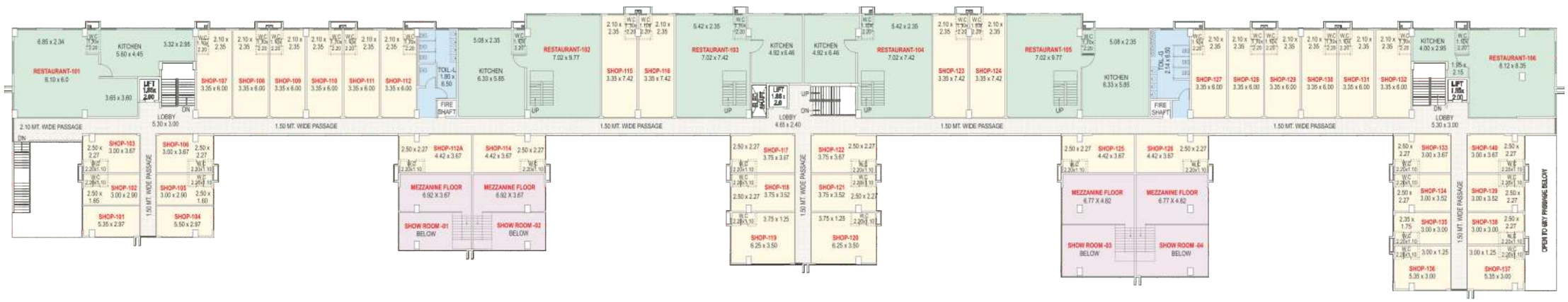
Ground Floor Plan



Type	Unit Nos.	Carpet Area as per RERA	Usable area of terrace	Proportionate Share in common general areas
Type 1	Shop no. 1	15.58	NA	6.23
Type 2	Shop no. 2	15.3	NA	6.12
Type 3	Shop no. 3 and 40	19.2	NA	7.67
Type 4	Shop no. 4	20.43	NA	8.17
Type 5	Shop no. 5	20.09	NA	8.04
Type 6	Shop no. 12A, 14, 17, 22, 25 and 26	24.81	NA	9.92
Type 7	Shop no. 7, 8, 9, 10, 11, 12, 27, 28, 29, 30, 31, 32	27.92	NA	11.18
Type 8	Shop no. 15, 16, 23, 24	32.71	NA	13.08
Type 9	Shop no. 18, 21	24.21	NA	9.68
Type 10	Shop no. 19, 20	33.41	NA	13.36
Type 11	Shop no. 6, 33	25.08	NA	10.03
Type 13	Shop no. 35	20.77	NA	8.31
Type 14	Shop no. 36	29.16	NA	11.66
Type 15	Shop no. 38	15.82	NA	6.33
Type 16	Shop no. 39	18.65	NA	7.46
Type 17	Showroom 1 & 2	75.05	NA	30.02
Type 18	Showroom 3 & 4	99.87	NA	39.95
Type 20	Restaurant 1	116.55	NA	46.63
Type 21	Restaurant 2 & 5	121.75	NA	48.7
Type 22	Restaurant 3 & 4	101.41	NA	40.56
Type 23	Restaurant 6	86.47	NA	34.59
Type 27	Shop no. 37	22.2	NA	8.88
Type 38	Shop no. 34	24.48	NA	9.79

Toilets shown within the units are shown to indicate feasibility. The toilets will be built by customers if required.

1ST FLOOR PLAN



Type	Unit Nos.	Carpet Area as per RERA	Usable area of terrace	Proportionate Share in common general areas
Type 7	Shop no. 107, 109, 110, 127, 128, 129, 130, 131, 132	27.92	NA	11.18
Type 8	Shop no. 115, 116, 123, 124	32.71	NA	13.08
Type 12	Shop no. 112A, 114, 125, 126	24.8	NA	9.92
Type 20	Restaurant 101	116.55	NA	46.63
Type 23	Restaurant 106	86.47	NA	34.59
Type 24	Shop no. 101	16.1	NA	6.44
Type 25	Shop no. 106, 133, 140	19.67	NA	7.87
Type 26	Shop no. 104	15.9	NA	6.36
Type 28	Shop no. 117, 122	22.43	NA	8.97
Type 29	Shop no. 119, 120	30.06	NA	12.02
Type 30	Shop no. 134, 139	19.19	NA	7.68
Type 31	Shop no. 135, 138	16.27	NA	6.51
Type 32	Shop no. 137	22.82	NA	9.13
Type 33	Restaurant 102	130.28	173.62	86.84
Type 34	Restaurant 103	110.03	122.37	68.49
Type 35	Restaurant 104	110.03	122.37	68.49
Type 36	Restaurant 105	130.28	173.62	86.84
Type 37	Shop no. 118, 121	21.82	NA	8.73
Type 39	Shop no. 102, 105	15.73	NA	6.29
Type 40	Shop no. 103	19.78	NA	7.91
Type 41	Shop no. 108, 111, 112	27.81	NA	11.12
Type 42	Shop no. 136	22.7	NA	9.08

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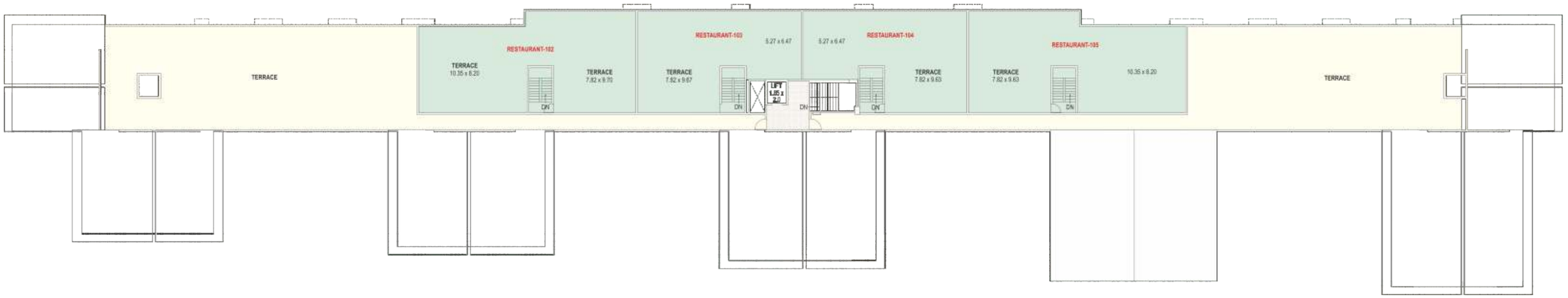
TERRACE FLOOR PLAN



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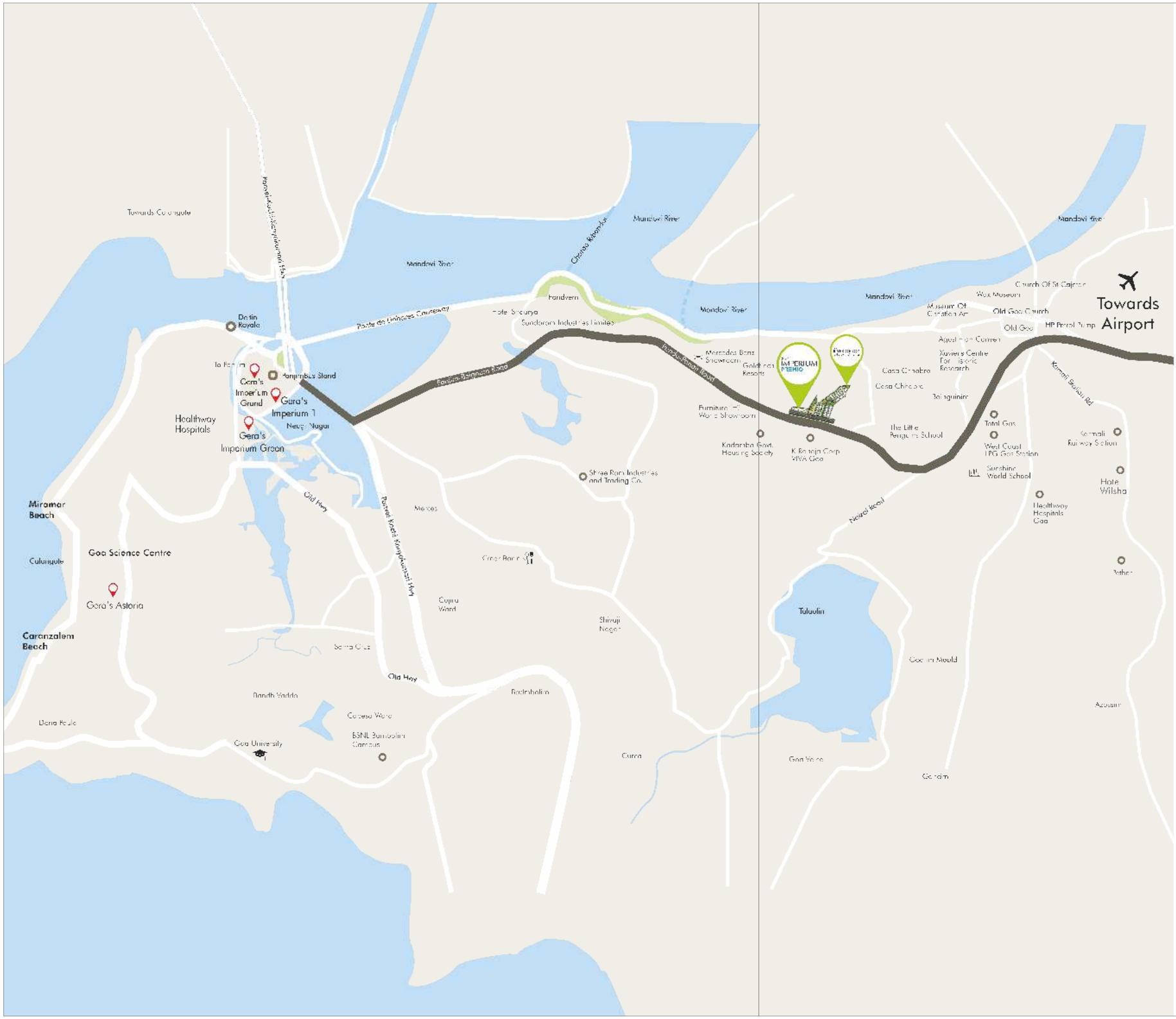

THE LOCALE. THE LIFELINE.

Being at Kadamba Plateau, Gera's Imperium Premio is poised to become the nerve center of commercial activity in Goa. The complex is located on old Goa highway which is a prominent route connecting major parts of the state. So, the location is a perfect catchment, as you have access to shuttling crowd besides the people who will drive-in. The complex is approx. just 12 mins. away from Panjim and enjoys excellent connectivity to Dabolim Airport as well.

Gera's Imperium Premio is at a vantage point to offer a splendid view of the Mandovi river to all your visitors. With this, the location checks all the boxes for being a visually appealing one apart from having superb connectivity.

*GST applicable

EXTEND YOUR PEACE OF MIND.
PRESENTING INDIA'S FIRST 7-YEAR WARRANTY IN REAL ESTATE.

We decided to go the extra mile to ensure that you continue to enjoy the many delights of your home without being hassled by the demands of maintenance and upkeep. Presenting, India's first 7-year warranty in real estate, a reaffirmation of our commitment not simply to innovation and quality, but to putting our customers' happiness first.

With this 2-year extended warranty, everything from preventive maintenance to repairs and replacements is taken care of, for the whole 7 years. No more waiting on plumbers, electricians and handymen, with our technology solution, the GeraWorld app, your warranty requests are serviceable at the tap of a button.

Enjoy this added peace of mind for the extended period of 2 years at a special introductory price of just `40 p.s.f*.

Connect with us to express your interest in India's first 7-year warranty today. This special rate can be availed if you confirm on or before 5th November 2019.

Gera®
Let's Outdo

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
48 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 and only 7-years warranty

COMMITMENT TO
COMMUNITY BUILDING
Our programs 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 Program 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.

Gera®
Let's Outdo

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.