



Gera's
ISLAND OF JOY
ChildCentric[®] Homes
EAST KHARADI ^

HOME TO
INFINITE JOYS



GERA DEVELOPMENTS: WHERE VALUES LEAD

Gera Developments has stood firm for 50+ years on a foundation of core values of trust, customer first, quality and innovation that define its identity.

Trust is paramount, fostering enduring relationships and reliability.

A relentless '**Customer First**' approach guides every endeavour, ensuring satisfaction and loyalty.

Innovation is woven into the company's DNA, consistently delivering fresh and exceptional experiences.

Quality is non-negotiable, a benchmark for excellence.

Fuelling these values is the philosophy of '**Let's Outdo,**' which propels Gera to challenge norms, explore new possibilities, and harness new ideas. Together, these principles shape Gera's unwavering commitment to creating exceptional real estate experiences.

**GERA'S
CHILDCENTRIC®
HOMES**

**USER-FRIENDLY
GERAWORLD®
MOBILE APP**

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

**HIGHEST##
CREDIT
RATING**

**ISO 9001:2015
CERTIFICATION**

THE GERA EDGE

Innovative. Thoughtful. Exceptional.

The Gera journey of 50+ years can be majorly described in these three words. With more than 10,000+ happy customers and more than 6 million sq. ft. of incredible spaces across Pune, Goa, Bengaluru and California - our numbers tell the story of our success even before we begin.



QUALITY BEYOND THE NORM

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

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



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 the construction - Gera's Misty Waters.

Pune's first Metro-connected offices.

Pune's first Shopping Mall.

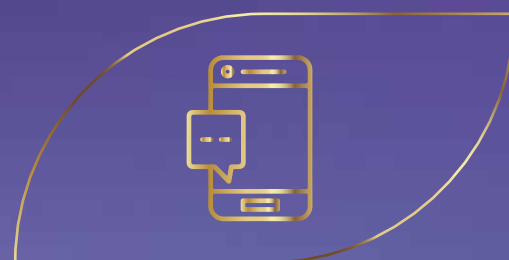
Pune's first Intelligent Building.

Pune's first Private Go-Kart track in a Residential Project.



PROVEN TRACK RECORD

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



UNMATCHED TRANSPARENCY AND SPEED

GeraWorld® Mobile app



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 to help customers tide over a financial emergency.

Gera's Club Outdo Loyalty Programme to aid community building.

#PyaarTohBahutKarteHain

DISCOVER GERA'S AWARD-WINNING CHILDCENTRIC® HOMES

Gera's ChildCentric® Homes offer an innovative living concept that prioritizes safety, convenience, fun and holistic development of children. They feature academies led by experts in various fields, fostering personal growth and exploration in sports, performing arts and personal development. State-of-the-art clubhouses and proximity to amenities ensure a fun-filled lifestyle, while eliminating the hassles of commuting. With an unwavering commitment to helping children soar, Gera's ChildCentric® Homes provides a nurturing environment that combines safety, development, fun and convenience, making them a unique and aspirational choice for today's families - so that each child can discover and reach their potential.



#PyarTohBahutKarteHain

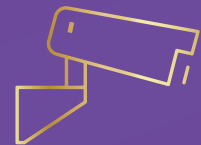
THE PILLARS OF CHILDCENTRIC® HOMES



DEVELOPMENT



CONVENIENCE



SAFETY



FUN

GERA'S CHILDCENTRIC® HOMES: REIMAGINING FAMILY LIFE

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

The world of opportunities right at one's doorstep, inspires parents to dream big for their children to explore passions under expert guidance.

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

Say goodbye to parental dilemmas of being everywhere. By putting the coaching academies right at your doorstep, our ChildCentric® Homes prioritize creating cherished memories over logistics.

Embrace a new way of living with Gera's ChildCentric® Homes at Gera's Island of Joy, East Kharadi ^.

DISCOVER UNMATCHED LIVING WITH

Gera's

ISLAND OF JOY
ChildCentric[®] Homes

EAST KHARADI^

Gera's
ISLAND OF JOY
ChildCentric® Homes
EAST KHARADI^

CRAFTING EXTRAORDINARY LIFESTYLES IN EAST KHARADI^

Discover East Kharadi^, an upcoming suburb with a vibrant cityscape. Gera's upcoming ChildCentric® Homes is nestled in a 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.

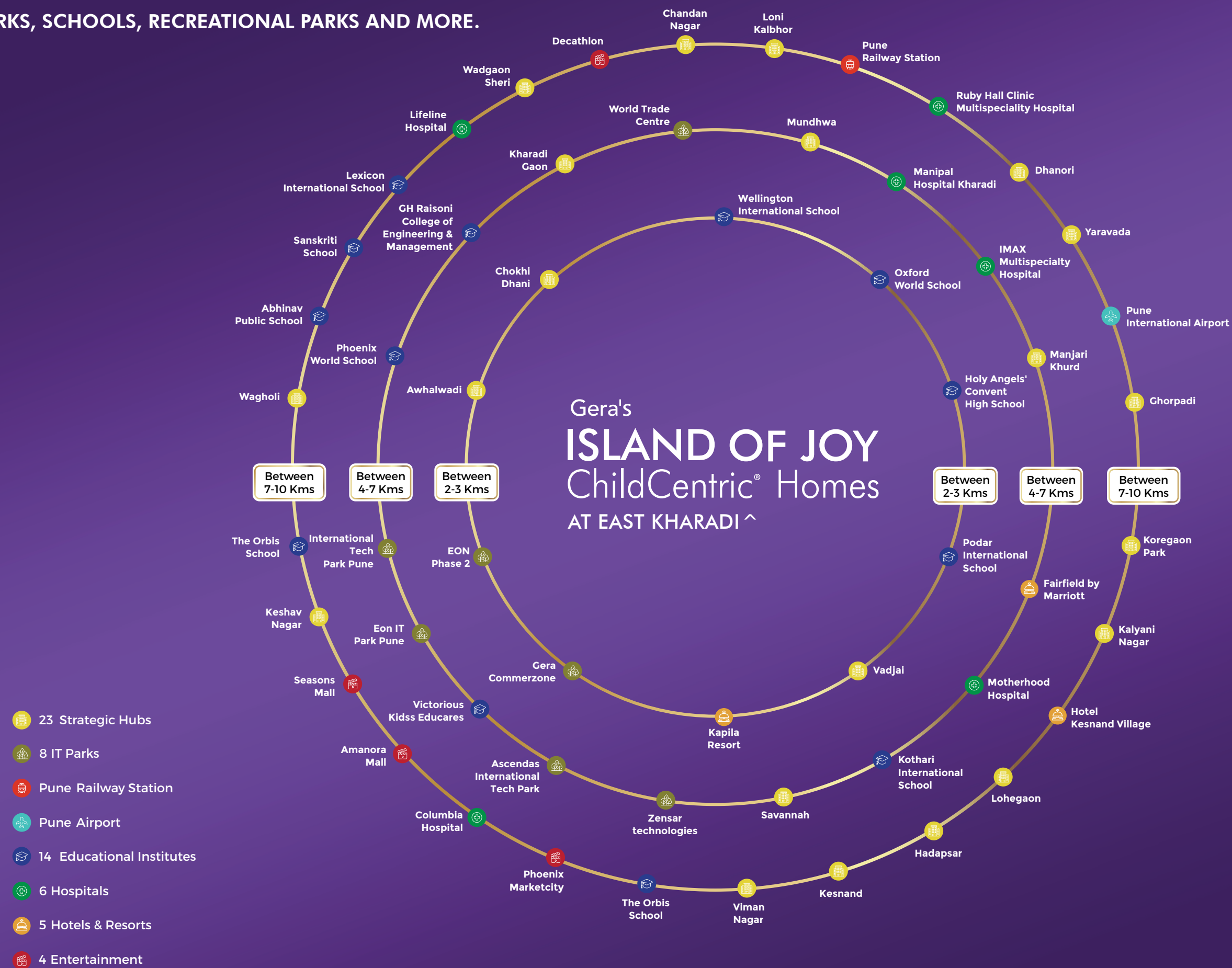
Welcome to East Kharadi^, where connectivity and a thriving lifestyle intersect.

📍 Watch Location Video Here... <https://youtu.be/X18RBtRf3cw>

EAST KHARADI^

SEEK INSPIRATION AT
THE CROSSROADS OF EXCELLENCE.

IT PARKS, SCHOOLS, RECREATIONAL PARKS AND MORE.



LOCATION MAP

AHMEDNAGAR

Gera's
ISLAND OF JOY
ChildCentric® Homes
AT EAST KHARADI

HADAPSAR

EXPERIENCE UNPARALLELED JOY AT GERA'S ISLAND OF JOY AT EAST KHARADI ^

Gera's Island of Joy at East Kharadi ^ represents the newest addition to ChildCentric® Homes provided by Gera Developments Private Limited. It spans 12.5 acres and has three clubhouses, encompassing a combined area of over 40,000 square feet and over 4 acres of open spaces. With the first-ever private Go-Kart racing in a residential premises along with an elevated wave pool and a bowling alley, experience a world of fun activities right at your doorstep. This is a sector development in an integrated township project comprising 9 towers ranging from 30 to 32 storeys, making it Gera's most premium ChildCentric® Homes project till date. In total, the development will offer over 1,800 homes with configurations such as 2, 3 & 4 BHK apartments and duplexes.

Nestled along the riverbanks, it graces an expansive frontage of over 300 meters, gracefully bordering the soon-to-be-developed 30 meters Riverside Road. Homes here are designed to focus on children's development and feature learning academies led by celebrities. These academies cater to various fields such as sports, performing arts, and more, providing children with opportunities to explore and nurture their innate talents and passions.

Feel the unmatched excitement of living at East Kharadi ^ - one of Pune's most remarkable locations where connectivity and convenience are at your fingertips. The location offers close access to renowned SEZ and ITES parks, including Gera Commerzone, EON IT Park, World Trade Centre and Ascendas. From your doorstep to a world of endless possibilities, find your infinite joy at Gera's Island of Joy.



INTEGRATED TOWNSHIP: MODERN LIVING REDEFINED

Gera's upcoming ChildCentric® Homes at East Kharadi[^] is part of an Integrated Township designed to be a sustainable city within a city.

Meticulously planned and artfully designed zones, seamlessly integrate residential, commercial, retail, and recreational developments which take the living experience of the residents to a whole new level.

Designed to be self-contained environments, waste management systems, resourceful water conservation practices, and an array of amenities, are all thoughtfully incorporated. It is hence no wonder that Integrated Townships have emerged as an innovative, sustainable development that new-age buyers are gravitating towards.

INTEGRATED TOWNSHIP



**RAISING STARS IN EVERY
HOME WITH CELEBRITY
ACADEMIES AT**

Gera's
ISLAND OF JOY
ChildCentric® Homes
EAST KHARADI^

#PyaarTohBahutKarteHain



CRICKINGDOM CRICKET ACADEMY BY ROHIT SHARMA

Discover a world of cricketing excellence at the Crickingdom Cricket Academy by Rohit Sharma. Maximize your child's potential through exceptional coaching, advanced training modules and a nurturing environment. At the academy, your child's cricketing dreams get the perfect playground.



MARY KOM FOUNDATION

Mary Kom, the celebrated Indian boxing sensation, boasts a remarkable collection of Olympic and Commonwealth awards. Through the Mary Kom Foundation, we are primed to cultivate a cadre of champions, catalysing mental and physical fitness in your children, all conveniently accessible from your doorstep.



MAHESH BHUPATHI TENNIS ACADEMIES

Led by a 12-time Grand Slam winner, Mahesh Bhupathi, our academy nurtures your child's tennis aspiration to new heights. With world-class facilities and expert coaching provided, the academy ensures a seamless experience for both children and parents.

#PyarTohBahutKarteHain



**BADMINTON
GURUKUL**

BADMINTON GURUKUL BY PULLELA GOPICHAND

Guided by the renowned Padma Bhushan Pullela Gopichand, Badminton Gurukul delivers exceptional Badminton coaching in close proximity to your residence. The academy caters to individuals ranging from beginners to enthusiastic adults and is backed by best-in-class infrastructure and coaching.

#PyaarTohBahutKarteHain



NISHA MILLET'S SWIMMING ACADEMY

Make a splash with Nisha Millet's Swimming Academy, the celebrated Indian swimmer! Her awe-inspiring records and nurturing coaching style makes her the perfect mentor for the next generation of swimmers at Gera's ChildCentric® Homes.



www.shankarmahadevanacademy.com

SHANKAR MAHADEVAN ACADEMY

Embark on a musical journey with the maestro, Shankar Mahadevan himself. Watch your children's bright future flourish in an environment characterized by unparalleled care and convenience. Our distinguished team of trainers nurture their passion for melody and rhythm, infusing the learning process with joy and ease.

#PyarTohBahutKarteHain



SHIAMAK

Have feet. Will dance.®

SHIAMAK DAVAR'S INSTITUTE OF PERFORMING ARTS

Step into the enchanting world of dance at the Shiamak Davar Institute of Performing Arts! Our world-class studio, offers a space for young dancers to master fundamentals, styles and techniques. With creativity as their guide, let your children turn their passion for dance into reality.

#PyaarTohBahutKarteHain



Dale Carnegie Training India

THE DALE CARNEGIE TRAINING CENTRE

Unlock your child's full potential with our exclusive set of classes and workshops, carefully curated to develop their personal skills, conducted by the New York-based Dale Carnegie Training Centre.

#PyaarTohBahutKarteHain

ACADEMY SCHEDULE

DISCIPLINE	TYPICAL BATCH DURATION	SESSIONS PER BATCH	HOURS PER SESSION	MAX CHILD PER BATCH	NO. OF FREE BATCHES PER CHILD	COACHING CONTRACT PERIOD
BOXING	1 month	12	12	30	1	6
DANCE	45 Days	12	12	50	1	5
MUSIC	1 month	12	12	20	1	6
SWIMMING	1	12	12	30	1	6
CRICKET	45 Days	20	20	50	1	3
DALE CARNEGIE	1/2/3 Days	1/2/3 days	1/2/3 days	30	1	5
TENNIS	1 Month	12	12	15	1	6
BADMINTON	1 month	12	12	15	1	6
GO KARTING	-	-	-	-	-	-



PROJECT AMENITIES THAT MAKE EVERY DAY EXCEPTIONAL

Images used are for representation purposes only.



#PyaarTohBahutKarteHain



YOUR GATEWAY TO EXTRAVAGANCE

AMENITIES AT GERA'S ISLAND OF JOY

Experience true extravagance with three spacious clubhouses sprawling across 40,000 sq ft, over 4 acres of open spaces for relaxation and recreation, a thrilling go-karting arena spanning 32,000 sq ft, 500 meters of dedicated cycling and jogging tracks, and a full-fledged game zone that offers bowling and more.

The three Clubhouses: EVOLVE 1, EVOLVE 2 & EVOLVE 3, are named to represent the process that children go through as they EVOLVE.

CHILDREN'S CYCLING TRACK | RUBBERISED JOGGING TRACK
SENIOR CITIZENS AREA | KIDS PLAY AREA
OPEN LAWN | TODDLERS PLAY AREA | PET PARK WITH PET CARE AREA

WAVE POOL WITH DJ CONSOLE AREA,
WATER-RESISTANT OUTDOOR SPEAKERS & OUTDOOR CAFÉ

SKATING RINK | PARTY LAWN | 2 CRICKET PRACTICE NETS
RACE TRACK & GO-KARTS WITH DRIVER ACCESSORY STORE | KIDS POOL
EV CHARGING STATION | 2 TENNIS COURTS

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

#PyaarTohBahutKarteHain



GO-KART

GERA'S LATEST MILESTONE
PUNE'S FIRST ELECTRIC
GO-KART RACING TRACK IN
A RESIDENTIAL PROJECT

Buckle up for an awe-inspiring revelation as Gera presents Pune's first-ever, go-kart racing experience within a residential premises equipped with best-in-class electric go-karts. A world-class go-kart racing arena spread across 32,000 square feet promises to be the perfect activity for your family. Low noise, low pollution, low carbon emissions, this Go-kart racing track promises heart-pounding excitement without compromising on the essence of our community.



WAVES OF THRILL FOR EVERY AGE!

Imagine the thrill of catching waves on a serene beach, but now picture it right within your premises! Enjoy this exhilarating experience at your doorstep, with an elevated wave pool that is poised to be a source of both relaxation and fun for the family.

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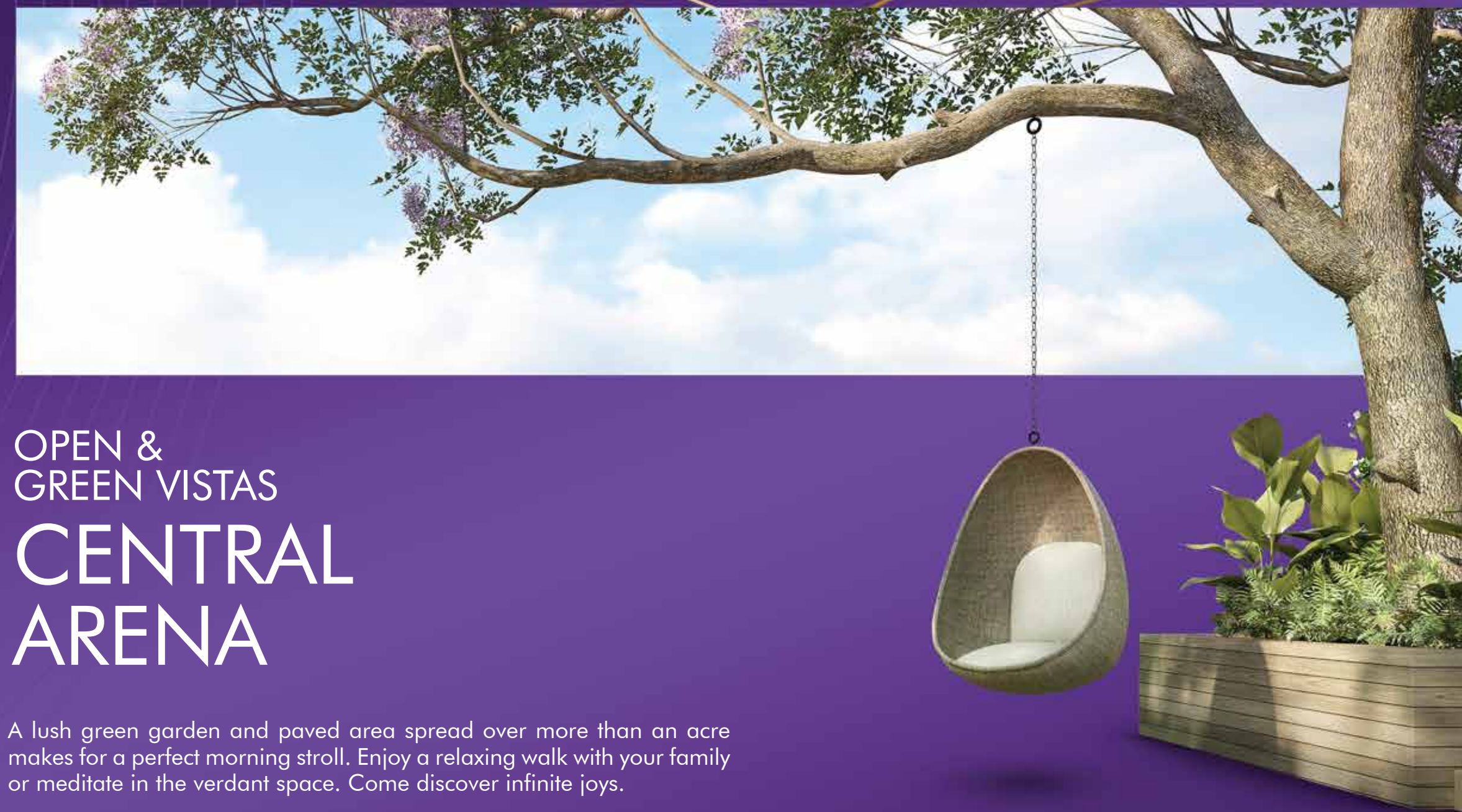
STRIKE A PERFECT BALANCE

Come and unwind at the Bowling alley, where
you can bid your daily stresses goodbye.

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

#PyaarTohBahutKarteHain



OPEN & GREEN VISTAS CENTRAL ARENA

A lush green garden and paved area spread over more than an acre makes for a perfect morning stroll. Enjoy a relaxing walk with your family or meditate in the verdant space. Come discover infinite joys.

#PyaarTohBahutKarteHain



CLUBHOUSE EVOLVE 1

Embark on a journey of discovery and growth within our Evolve clubhouse, offering convenience and enrichment for parents and children. Discover your passion in the Dance Room, let your imagination soar in the Art Room and conquer new heights of self confidence in the Training Room. Witness your child's growth and joy, while fostering creativity and achieving new milestones.



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AMENITIES



Dance Room



Art Room



Music Room



Training Room

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

#PyaarTohBahutKarteHain



CLUBHOUSE EVOLVE 2

Embark on a journey of endless entertainment and wellness. Discover the joy of squash battles, the magic of movie nights, the thrill of indoor games, and the dedication of the gymnasium. Our multipurpose hall welcomes your events, the bowling alley promises strikes, and the snooker/pool tables and table tennis offer friendly competition. Unleash the fun, relish the variety, and make every visit an adventure!

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

#PyaarTohBahutKarteHain

AMENITIES



Squash Court



Mini Theatre



Indoor Games



Gymnasium



Multipurpose Hall



Bowling Alley



Snooker / Pool Table



Table Tennis

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#PyaarTohBahutKarteHain

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



CLUBHOUSE EVOLVE 3

Feel the rush as you serve, volley, and smash your way to victory on the badminton courts. Hear squeals of joy and laughter as the families make a splash in the indoor temperature-controlled pool, there's joy brimming in every corner of this abode.

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

#PyaarTohBahutKarteHain

AMENITIES



3 Badminton
Courts



Temperature-Controlled
Indoor Pool



#PyaarTohBahutKarteHain

OPEN AMENITIES



Children's
Cycling Track



Rubberised
Jogging Track



Senior Citizens Area



Kids' Play Area



Open Lawn



Kids Pool



2 Tennis
Courts



Toddlers
Play Area



Pet Park With
Pet Care Area



2 Cricket
Practice Nets



Party Lawn



Race Track &
Go-Karts with Driver
Accessory Store



Wave Pool with DJ Console Area,
Water-resistant Outdoor Speakers
& Outdoor Café



Skating Rink



EV Charging
Station

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

The background is a solid purple color. In the top left, a hand points its index finger to the right. In the bottom right, a hand points its index finger to the left. A light blue square frame is centered in the background. A glowing orange line with a soft trail enters from the bottom left and curves across the bottom of the frame.

TOWNSHIP AMENITIES

#PyaarTohBahutKarteHain

TOWNSHIP AMENITIES

TOGETHER FOR A GREENER TOMORROW

With a comprehensive waste management system, we stand united in nurturing a sustainable environment.



IGNITING MINDS, SHAPING FUTURES

With a school within the township, education is more than lessons - it's a journey of discovery and empowerment.

#PyaarTohBahutKarteHain

TOWNSHIP AMENITIES

CARING BEYOND MEASURE

Nurturing your well-being is our priority, and the hospital within the Township is well equipped with advanced facilities and a caring team so your family's wellness and yours is well taken care of.



HOSPITAL



FIRE STATION

VIGILANT GUARDIANS OF SAFETY

A fire station equipped with skilled firefighters and top-notch gear, ensures community safety and your peace of mind.

#PyarTohBahutKarteHain



KEY SPECIFICATIONS

Particulars		2 BHK Prime, 2 BHK Grand, 2 BHK Royal	2 BHK Duplex Grand, 2 BHK Duplex Royal, 2 BHK Duplex Grand Xtend, 2 BHK Duplex Royal Xtend	3 BHK Prime, 3 BHK Grand, 3.5 BHK Supreme	3 BHK Duplex Grand, 3 BHK Duplex Royal, 3 BHK Duplex Grand Xtend, 3 BHK Duplex Royal Xtend	4 BHK Supreme
Flooring	Living Room,Dining, Kitchen & Passage	Vitrified tiles	Vitrified tiles	Vitrified tiles	Vitrified tiles	Vitrified tiles
	Bedroom 1	Vitrified tiles	Vitrified tiles	Vitrified tiles	Vitrified tiles	Vitrified tiles
	Bedroom 2	NA	NA	Vitrified tiles	Vitrified tiles	Vitrified tiles
	Bedroom 3	NA	NA	NA	NA	Vitrified tiles
	Internal Staircase	NA	Vitrified tiles	NA	Vitrified tiles	NA
	Master Bedroom	Wooden finish vitrified tiles				
	Balconies	Skid resistant Ceramic / vitrified tiles				
Air Conditioning	Provided	In Master bedroom				
Digital Homes	Home Automation	Voice controlled Google home mini or equivalent** device along with lights on/off and mood lighting control in living and dining room ^ ^				
	Video Door Phone	Wi-Fi enabled video door phone				
	High Speed 5G broadband connectivity	Provided with Optic fibre cabling up to router location				
Kitchen	Modular Kitchen	Provided with soft close cabinets below the counter				
	Hob & Chimney	Faber or equivalent**				
	Exhaust Fan	Provided				
Washrooms	Solar water connection	Provided in Master washroom				
	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 with glass panels				
	Internal Staircase	NA	Stainless steel with glass panels	NA	Stainless steel with glass panels	NA
Paint	Wall finish & Paint	With Oil Bound Distemper paint				
Safety & Security	Gas Leak detector	Provided in kitchen				
	Geo Tagging	2 Tags	2 Tags	2 Tags	2 Tags	2 Tags
	Safety Grills	Provided for all sliding windows				
DG Backup	Provided in all configurations	Power backup for 1 fan and 2 lights in each room as per configuration				

**Equivalent means equivalent in performance parameters. ^ ^ Integration of bedrooms in home automation can be ordered by the customer from the Automation Vendor.
For dimming/mood lighting options, customers need to use dimmable LED ballasts/bulbs. Light fixtures need to be purchased by customers.

*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.



MASTER LAYOUT PLAN

COME HOME TO INFINITE JOYS.

Gera's
ISLAND OF JOY
ChildCentric® Homes



*Artistic Impression.

AMENITIES:

- | | | |
|------------------------------|---|---|
| 01. Children's Cycling Track | 09. 2 Tennis Courts | 15. Race Track & Go-Karts With Driver Accessory Store |
| 02. Rubberised Jogging Track | 10. Pet Park With Pet Care Area | 16. Party Lawn |
| 03. Senior Citizens Area | 11. Wave Pool with DJ Console Area, Water-Resistant Speakers & Outdoor Café | 17. Car Park For Proposed Retail Development |
| 04. Toddlers Play Area | 12. Skating Rink | |
| 05. Kids Play Area | 13. Club - Evolve 3 | |
| 06. Open Lawn | 14. 2 Cricket Practice Nets | |
| 07. Club - Evolve 1 | | |
| 08. Club - Evolve 2 | | |

Club - Evolve 1

- Dance Room
- Art Room
- Music Room
- Training Room

Club - Evolve 2

- Squash Court
- Mini Theatre
- Indoor Games
- Gymnasium
- Multipurpose Hall
- Bowling Alley
- Snooker/Pool Table
- Table Tennis

Club - Evolve 3

- Temperature-Controlled Indoor Pool
- 3 Badminton Courts

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*Artistic Impression.

TOWER 1A, 9A UNIT & FLOOR PLANS

*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.

1 BHK DUPLEX ROYAL | TOWER 1A & 9A



Lower Level



Upper Level

	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.	60.79	1.94	5.55	68.28	23.90
Area in Sq. ft.	654.34	20.88	59.74	734.97	257.24

Unit Nos Tower 1A - 508,1008,1608

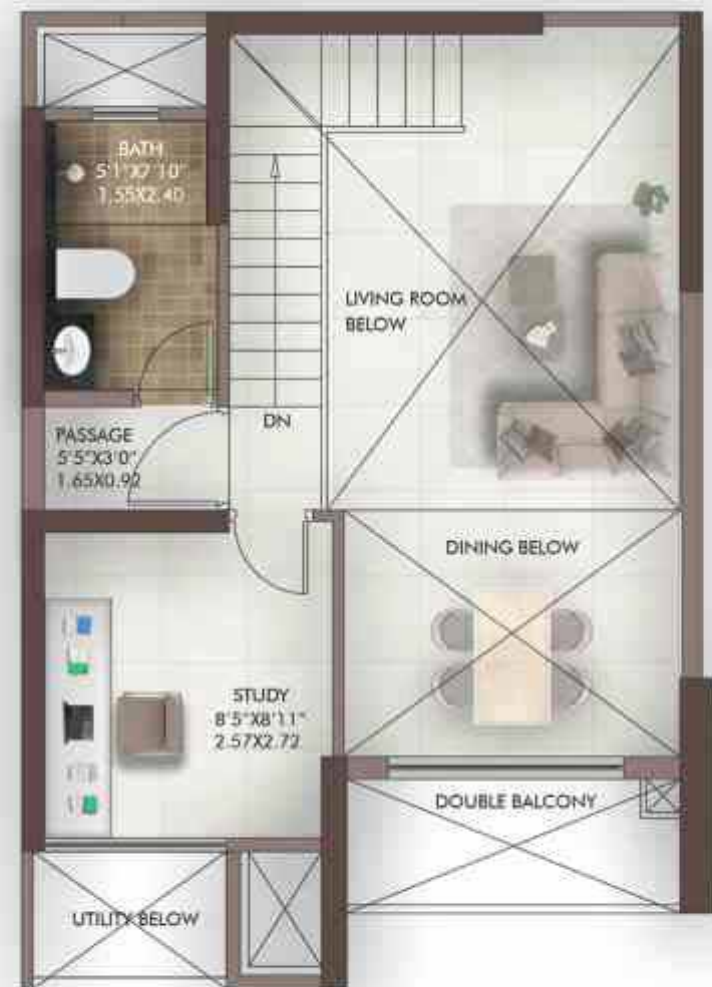
Unit Nos Tower 9A - 508,1008,1608

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1 BHK DUPLEX ROYAL | TOWER 1A & 9A



Lower Level



Upper Level

	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.	68.54	1.94	3.12	73.60	25.76
Area in Sq. ft.	737.76	20.98	33.58	792.23	277.28

Unit Nos Tower 1A - 708,1208

Unit Nos Tower 9A - 708,1208

2 BHK DUPLEX ROYAL | TOWER 1A & 9A



Lower Level



Upper Level

	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.	72.94	1.94	5.43	80.31	28.11
Area in Sq. ft.	785.13	20.88	58.45	864.46	302.56

- Unit Nos Tower 1A - 104,204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,105,205,305,405,505,605,705,805,905,1005,1105,1205,1505,1605,1705
- Unit Nos Tower 9A - 104,204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,105,205,305,405,505,605,705,805,905,1005,1105,1205,1505,1605,1705

*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.

2 BHK DUPLEX ROYAL | TOWER 1A & 9A



Lower Level



Upper Level

	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.	73.99	1.94	5.55	81.48	28.52
Area in Sq. ft.	796.43	20.88	59.74	877.05	306.97

- Unit Nos Tower 1A - 201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,108,208,308,408,608,808,908,1108,1508,1708
- Unit Nos Tower 9A - 201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,108,208,308,408,608,808,908,1108,1508,1708

2 BHK DUPLEX ROYAL XTEND | TOWER 1A & 9A



Lower Level



Upper Level

	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.	88.49	1.94	5.43	95.86	33.55
Area in Sq. ft.	952.51	20.88	58.45	1031.84	361.14

Unit Nos Tower 1A - 1405

Unit Nos Tower 9A - 1405

2 BHK DUPLEX ROYAL XTEND | TOWER 1A & 9A



Lower Level



Upper Level

	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.	91.31	1.94	5.55	98.90	34.58
Area in Sq. ft.	982.86	20.88	59.74	1063.48	372.22

Unit Nos Tower 1A - 1408

Unit Nos Tower 9A - 1408

3 BHK DUPLEX ROYAL | TOWER 1A & 9A



Lower Level



Upper Level

	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.	110.95	2.31	7.75	121.01	42.35
Area in Sq. ft.	1194.27	24.86	83.42	1302.55	455.89

- Unit Nos Tower 1A - 103,203,303,403,503,603,703,803,903,1003,1103,1203,1403,1503,1603,1703,106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706
- Unit Nos Tower 9A - 103,203,303,403,503,603,703,803,903,1003,1103,1203,1403,1503,1603,1703,106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706

*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.

3 BHK DUPLEX ROYAL | TOWER 1A & 9A



Lower Level



Upper Level

	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.	112.46	2.31	7.88	122.65	42.93
Area in Sq. ft.	1210.52	24.86	84.82	1320.20	462.07

- Unit Nos Tower 1A - 102,202,302,402,502,602,702,802,902,1002,1102,1202,1502,1602,1702,107,207,307,407,507,607,707,807,907,1007,1107,1207,1407,1507,1607,1707
- Unit Nos Tower 9A - 102,202,302,402,502,602,702,802,902,1002,1102,1202,1502,1602,1702,107,207,307,407,507,607,707,807,907,1007,1107,1207,1407,1507,1607,1707

*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.

3 BHK DUPLEX ROYAL XTEND | TOWER 1A & 9A



Lower Level



Upper Level

	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.	140.21	2.31	7.88	150.40	52.64
Area in Sq. ft.	1509.22	24.86	84.82	1618.91	566.62

Unit Nos Tower 1A - 1402

Unit Nos Tower 9A - 1402

*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.

TOWER - 1A
Podium Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



*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.

TOWER - 1A
Podium Floor Plan (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 1A

Typical Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1A
Typical Floor Plan (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 1A

Refuge Floor - Odd 5th, 10th & 16th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1A

Refuge Floor - Odd 5th, 10th & 16th (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 1A

Refuge Floor - Even 7th & 12th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1A

Refuge Floor - Even 7th & 12th (Upper Floor)



TOWER - 1A
Extended Slab 14th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1A
Extended Slab 14th (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9A

Podium Floor Plan (Lower Floor)



TOWER - 9A
Podium Floor Plan (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9A
Typical Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9A

Typical Floor Plan (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9A

Refuge Floor - Odd 5th, 10th & 16th (Lower Floor)



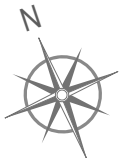
CENTRAL ARENA VIEW



TOWER - 9A
Refuge Floor - Odd 5th, 10th & 16th (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9A
Refuge Floor - Even 7th & 12th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9A

Refuge Floor - Even 7th & 12th (Upper Floor)



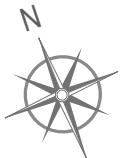
CENTRAL ARENA VIEW



TOWER - 9A
Extended Slab 14th (Lower Floor)



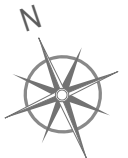
CENTRAL ARENA VIEW



TOWER - 9A
Extended Slab 14th (Upper Floor)



CENTRAL ARENA VIEW





TOWER 1B, 9B UNIT & FLOOR PLANS

*Artistic Impression.

Strictly for internal use, not for external circulation purposes

*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.

1 BHK DUPLEX GRAND | TOWER 1B & 9B



Lower Level



Upper Level

	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.	55.42	1.94	2.77	60.13	21.05
Area in Sq. ft.	596.54	20.88	29.82	647.24	226.53

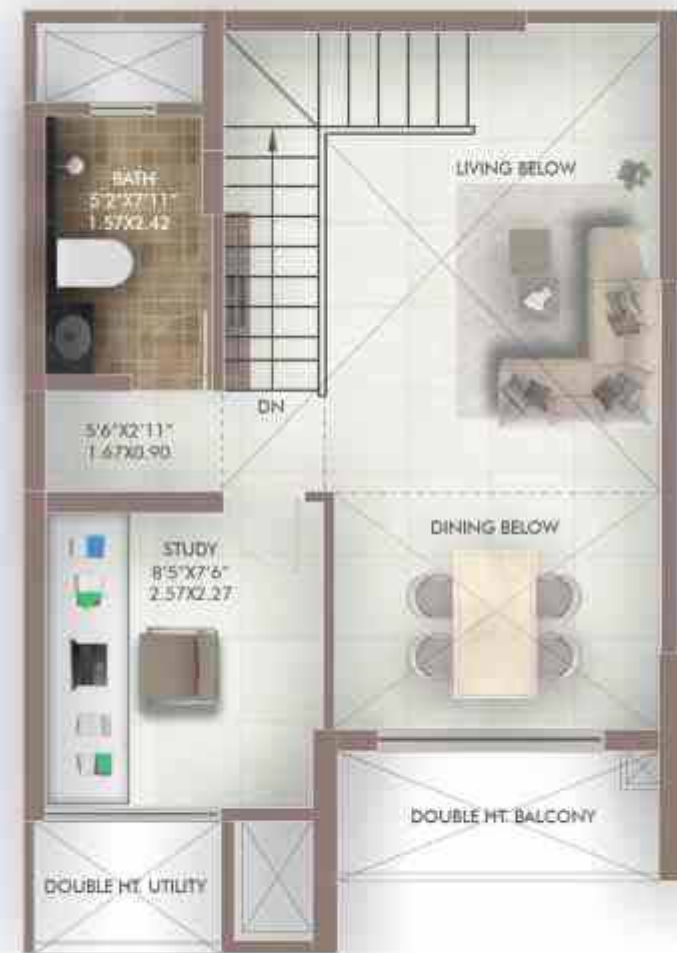
Unit Nos Tower 1B - 508,1008,1608

Unit Nos Tower 9B - 508,1008,1608

1 BHK DUPLEX GRAND | TOWER 1B & 9B



Lower Level



Upper Level

	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.	62.06	1.94	2.77	66.77	23.37
Area in Sq. ft.	668.01	20.88	29.82	718.71	251.55

Unit Nos Tower 1B - 708,1208

Unit Nos Tower 9B - 708,1208

2 BHK DUPLEX GRAND | TOWER 1B & 9B



Lower Level



Upper Level

	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.	66.41	1.94	2.77	71.12	24.89
Area in Sq. ft.	714.84	20.88	29.82	765.54	267.94

- Unit Nos Tower 1B -** 201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,104,204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,105,205,305,405,505,605,705,805,905,1005,1105,1205,1405,1505,1605,1705,108,208,308,408,608,808,908,1108,1508,1708
- Unit Nos Tower 9B -** 201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,104,204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,105,205,305,405,505,605,705,805,905,1005,1105,1205,1405,1505,1605,1705,108,208,308,408,608,808,908,1108,1508,1708

*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.

2 BHK DUPLEX GRAND XTEND | TOWER 1B & 9B



Lower Level



Upper Level

	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.	82.12	1.94	2.77	86.83	30.39
Area in Sq. ft.	883.94	20.88	29.82	934.64	327.12

Unit Nos Tower 1B - 1408

Unit Nos Tower 9B - 1408

3 BHK DUPLEX GRAND | TOWER 1B & 9B



Lower Level



Upper Level

	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.	100.18	1.94	3.85	105.97	37.09
Area in Sq. ft.	1078.34	20.88	41.44	1140.66	399.23

- Unit Nos Tower 1B - 102,202,302,402,502,602,702,802,902,1002,1102,1202,1402,1502,1602,1702,103,203,303,403,503,603,703,803,903,1003,1103,1203,1403,1503,1603,1703,106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706,107,207,307,407,507,607,707,807,907,1007,1107,1207,1507,1607,1707
- Unit Nos Tower 9B - 102,202,302,402,502,602,702,802,902,1002,1102,1202,1402,1502,1602,1702,103,203,303,403,503,603,703,803,903,1003,1103,1203,1403,1503,1603,1703,106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706,107,207,307,407,507,607,707,807,907,1007,1107,1207,1507,1607,1707

3 BHK DUPLEX GRAND XTEND | TOWER 1B & 9B



Lower Level



Upper Level

	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.	124.99	1.94	3.85	130.78	45.77
Area in Sq. ft.	1345.39	20.88	41.44	1407.72	492.70

Unit Nos Tower 1B - 1407

Unit Nos Tower 9B - 1407

*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.

TOWER - 1B
Podium Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1B
Podium Floor Plan (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 1B

Typical Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1B
Typical Floor Plan (Upper Floor)



TOWER - 1B
Refuge Floor - Odd 5th, 10th & 16th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1B
Refuge Floor - Odd 5th, 10th & 16th (Upper Floor)



*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.

TOWER - 1B

Refuge Floor - Even 7th & 12th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1B

Refuge Floor - Even 7th & 12th (Upper Floor)



CENTRAL ARENA VIEW



*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.

TOWER - 1B
Extended Slab 14th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 1B
Extended Slab 14th (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9B
Podium Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9B
Podium Floor Plan (Upper Floor)



TOWER - 9B
Typical Floor Plan (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9B
Typical Floor Plan (Upper Floor)



CENTRAL ARENA VIEW



*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.

TOWER - 9B
Refuge Floor - Odd 5th, 10th & 16th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9B
Refuge Floor - Odd 5th, 10th & 16th (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9B

Refuge Floor - Even 7th & 12th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9B

Refuge Floor - Even 7th & 12th (Upper Floor)



CENTRAL ARENA VIEW



TOWER - 9B
Extended Slab 14th (Lower Floor)



CENTRAL ARENA VIEW



TOWER - 9B
Extended Slab 14th (Upper Floor)



CENTRAL ARENA VIEW





TOWER 2, 4 UNIT & FLOOR PLANS

*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.

2 BHK GRAND | TOWER 2

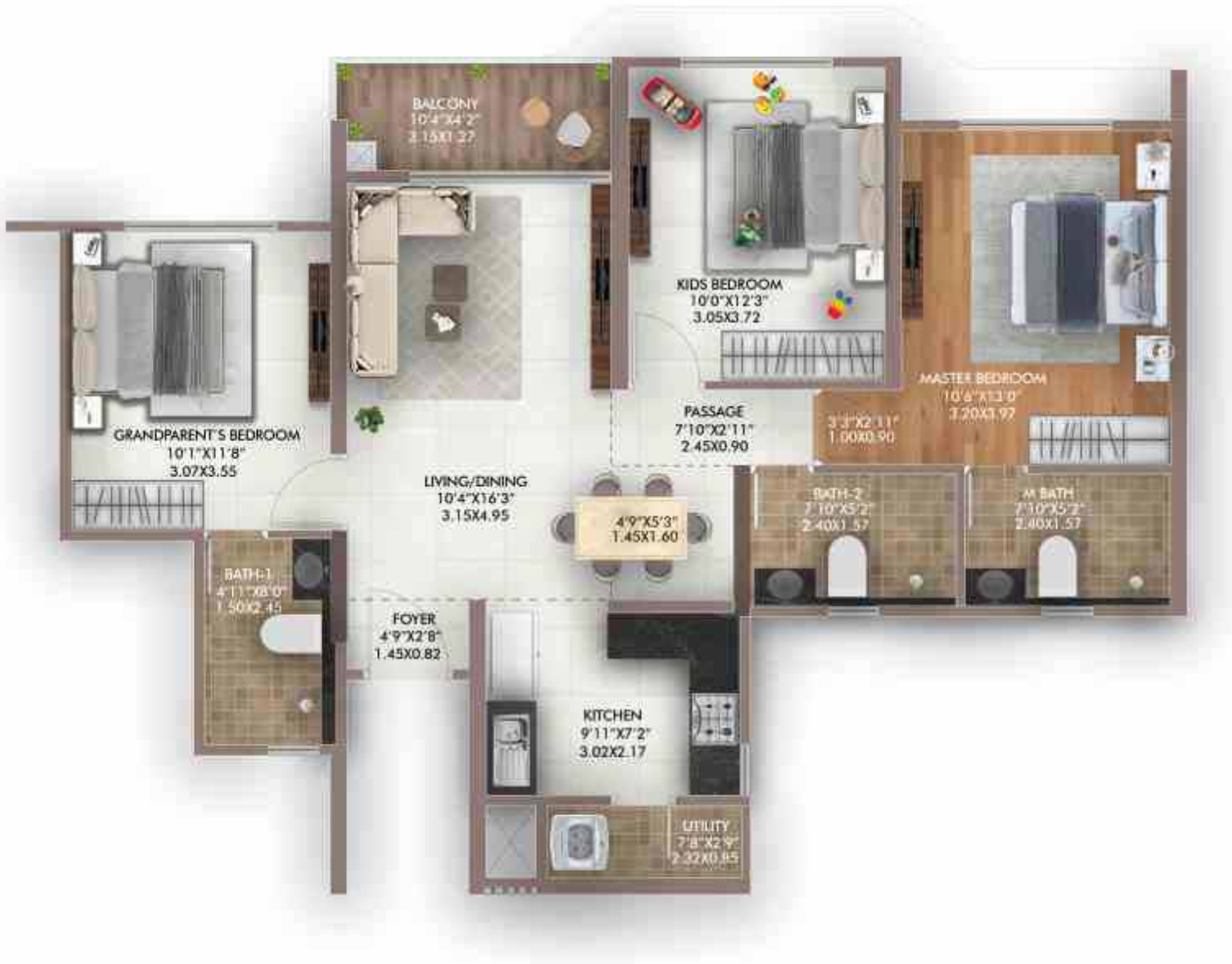


Unit Nos Tower 2 - 903,1503,2003,2503,3003

	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.	64.06	1.97	3.98	70.01	24.50
Area in Sq. ft.	689.54	21.21	42.84	753.59	263.76

*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.

3 BHK PRIME | TOWER 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.	80.45	1.97	3.98	86.40	30.24
Area in Sq. ft.	865.96	21.21	42.84	930.01	325.50

Unit Nos Tower 2 - 204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,1804,1904,2004,2104,2204,2304,2404,2504,2604,2704,2804,2904,3004,3104

3 BHK PRIME | TOWER 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.	80.60	1.97	3.98	86.55	30.29
Area in Sq. ft.	867.58	21.21	42.84	931.62	326.07

Unit Nos Tower 2 - 103,203,303,403,503,603,703,803,1003,1103,1203,1403,1603,1703,1803,1903,2103,2203,2303,2403,2603,2703,2803,2903,3103

3 BHK PRIME | TOWER 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.	83.72	2.30	3.77	89.79	31.43
Area in Sq. ft.	901.16	24.76	40.58	966.50	338.27

Unit Nos Tower 2 - 101,201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,1801,1901,2001,2101,2201,2301,2401,2501,2601,2701,2801,2901,3001,3101

3 BHK GRAND | TOWER 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.	93.97	2.00	9.40	105.37	36.88
Area in Sq. ft.	1011.49	21.53	101.18	1134.20	396.97

Unit Nos Tower 2 -

105,205,305,405,505,605,705,805,905,1005,1105,1205,1405,1505,1605,1705,
1805,1905,2005,2105,2205,2305,2405,2505,2605,2705,2805,2905,3005,3105
106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706,
1806,1906,2006,2106,2206,2306,2406,2506,2606,2706,2806,2906,3006,3106

4 BHK SUPREME | TOWER 2 & 4



	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.	138.32	2.35	29.36	170.03	59.51
Area in Sq. ft.	1488.88	25.30	316.03	1830.20	640.57

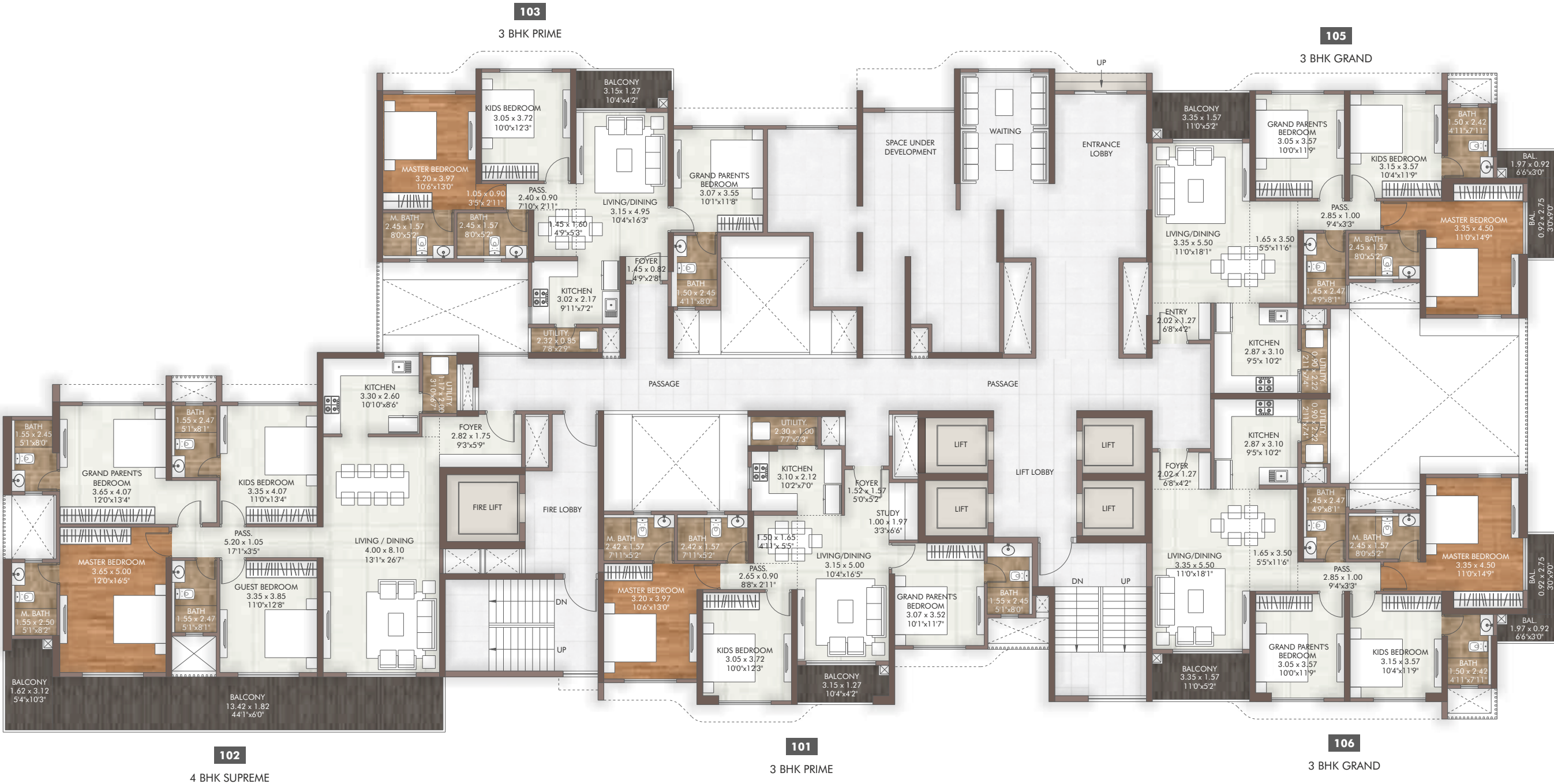
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Unit Nos Tower 4 - 102,202,302,402,502,602,702,802,902,1002,1102,1202,1402,1502,1602,1702,1802,1902,2002,2102,2202,2302,2402,2502,2602,2702,2802,2902,3002,3102,3202

TOWER - 2

Podium / First Floor

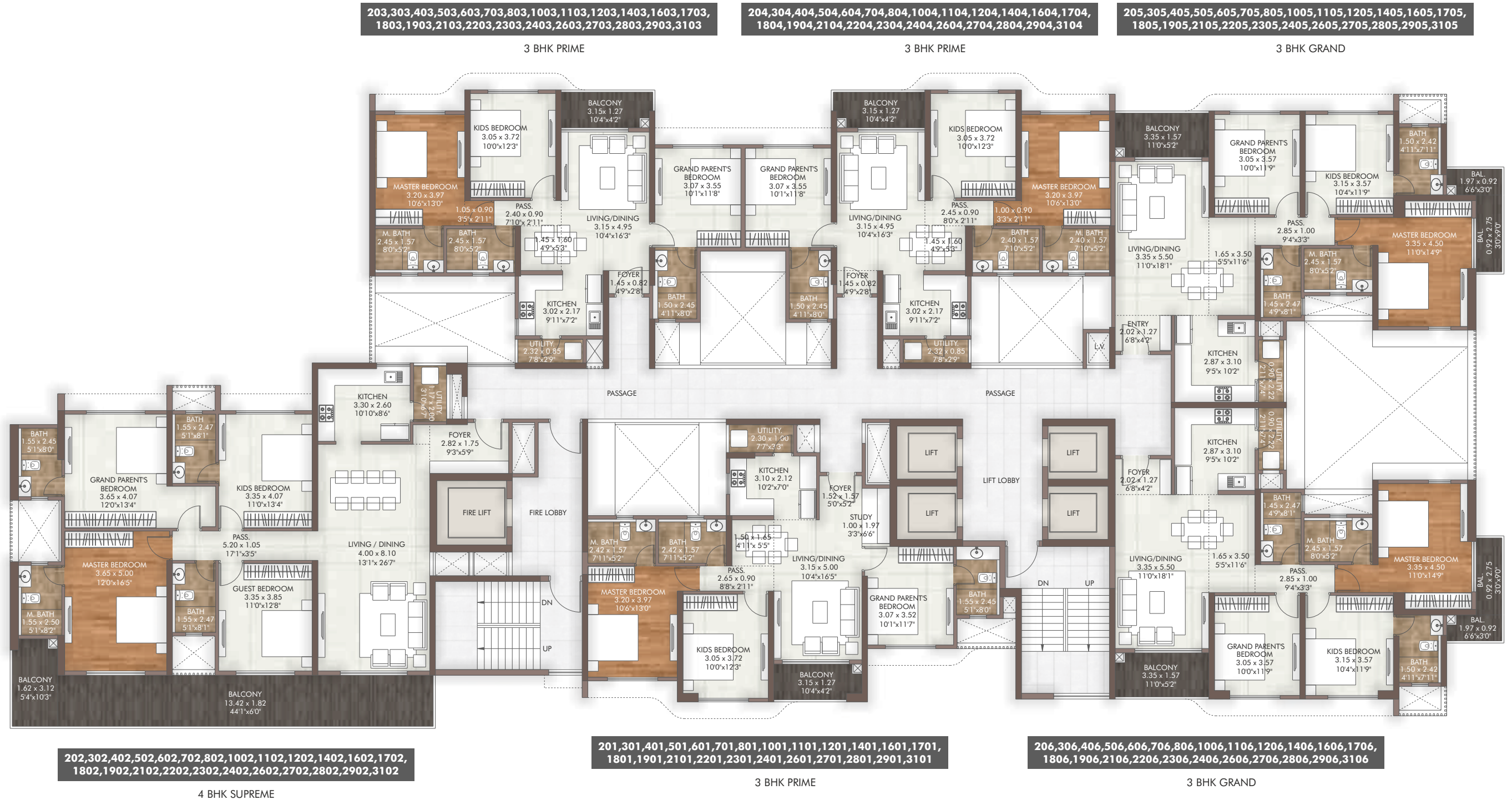
CENTRAL ARENA VIEW



TOWER - 2

Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd, 23rd, 24th, 26th, 27th, 28th, 29th & 31st Floor Plan

CENTRAL ARENA VIEW

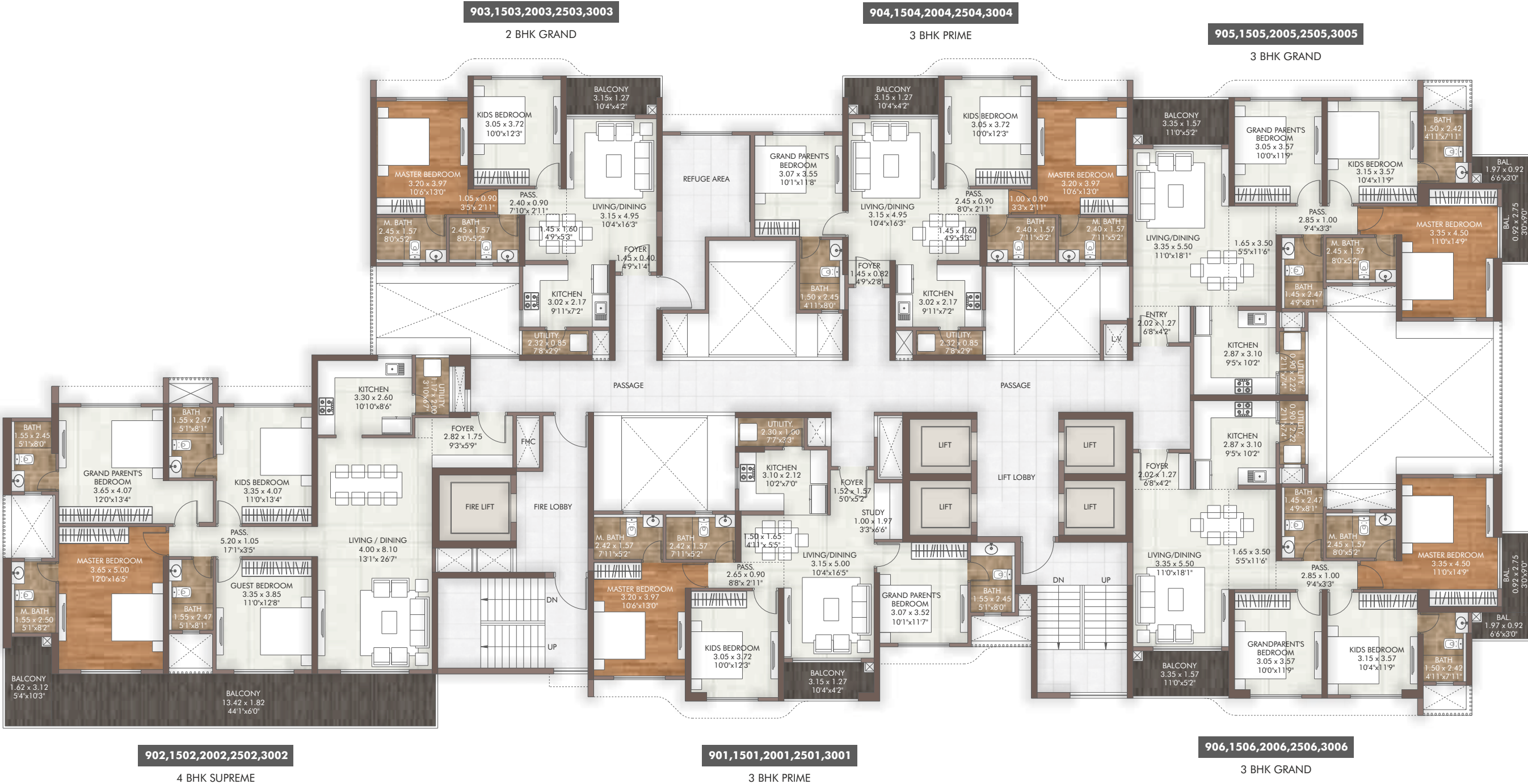


*Existing sanctioned plans are under revision, which shall get revised in due course; however, we ensure that such modification does not change the configuration of your Preferred Unit.

TOWER - 2

Typical 9th, 15th, 20th, 25th & 30th Refuge Floor Plan

CENTRAL ARENA VIEW



2 BHK GRAND | TOWER 4



Unit Nos Tower 4 - 903,1503,2003,2503,3003

	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.	68.74	1.97	3.98	74.69	26.14
Area in Sq. ft.	739.92	21.21	42.84	803.96	281.39

*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.

3 BHK PRIME | TOWER 4



	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.	84.53	1.97	3.98	90.48	31.67
Area in Sq. ft.	909.88	21.21	42.84	973.93	340.87

Unit Nos Tower 4 -

204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,1804, 1904,2004,2104,2204,2304,2404,2504,2604,2704,2804,2904,3004,3104,3204

3 BHK PRIME | TOWER 4



	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.	83.73	2.30	3.77	89.80	31.43
Area in Sq. ft.	901.27	24.76	40.58	966.61	338.31

Unit Nos Tower 4 -

101,201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,1801, 1901,2001,2101,2201,2301,2401,2501,2601,2701,2801,2901,3001,3101,3201

*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.

3 BHK PRIME | TOWER 4



	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.	84.53	1.97	3.98	90.48	31.67
Area in Sq. ft.	909.88	21.21	42.84	973.93	340.87

Unit Nos Tower 4 -

204,304,404,504,604,704,804,904,1004,1104,1204,1404,1504,1604,1704,1804, 1904,2004,2104,2204,2304,2404,2504,2604,2704,2804,2904,3004,3104,3204

3 BHK GRAND | TOWER 4



	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.	93.74	2.00	9.40	105.14	36.80
Area in Sq. ft.	1009.02	21.53	101.18	1131.73	396.10

Unit Nos Tower 4 -

106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706,1806
1906,2006,2106,2206,2306,2406,2506,2606,2706,2806,2906,3006,3106,3206

3 BHK GRAND | TOWER 4



	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.	94.96	2.00	9.40	106.36	37.23
Area in Sq. ft.	1022.15	21.53	101.18	1144.86	400.70

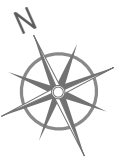
Unit Nos Tower 4 -

105,205,305,405,505,605,705,805,905,1005,1105,1205,1405,1505,1605,1705,1805,1905,2005,2105,2205,2305,2405,2505,2605,2705,2805,2905,3005,3105,3205

*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.

TOWER - 4
Podium / First Floor

CENTRAL ARENA VIEW

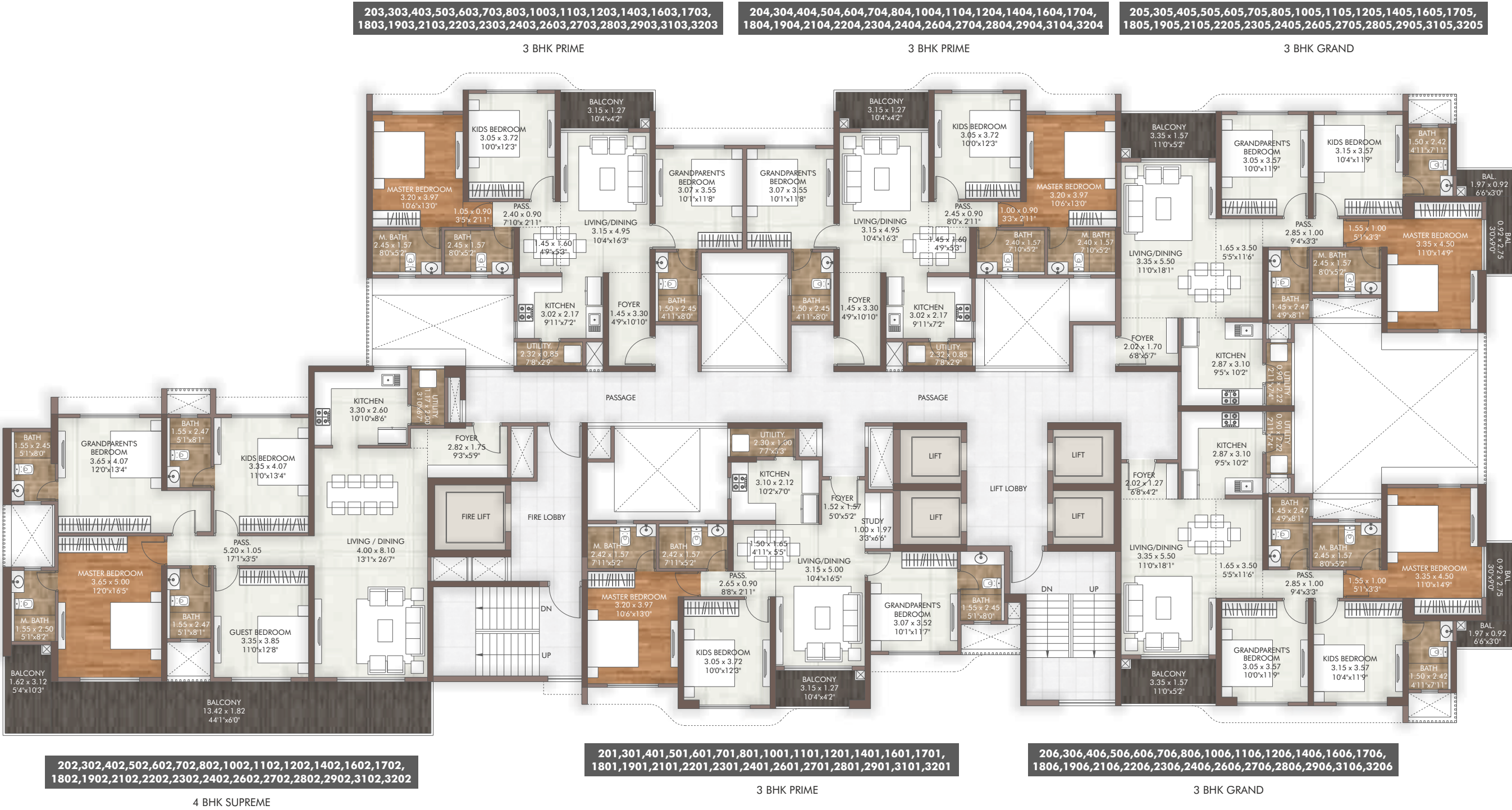


*Existing sanctioned plans are under revision, which shall get revised in due course; however, we ensure that such modification does not change the configuration of your Preferred Unit.

TOWER - 4

Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd, 23rd, 24th, 26th, 27th, 28th, 29th, 31st & 32nd Floor Plan

CENTRAL ARENA VIEW



*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.

TOWER - 4

Typical 9th, 15th, 20th, 25th & 30th Refuge Floor 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.



TOWER 3, 8 UNIT & FLOOR PLANS

*Artistic Impression.

Strictly for internal use, not for external circulation purposes

*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.

2 BHK PRIME | TOWER 3



Unit No Tower 3 - 102

	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.	57.05	2.00	2.84	61.89	21.66
Area in Sq. ft.	614.09	21.53	30.57	666.18	233.16

2 BHK PRIME | TOWER 3



	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.	57.27	2.56	2.77	62.70	21.95
Area in Sq. ft.	616.45	27.56	30.89	674.90	236.22

Unit Nos Tower 3 - 103,203,303,403,503,603,703,803,1003,1103,1203,1403,1603,1703,1803,1903,2103,2203,2303,2403,2603,2703,2803,2903,3103,3203,3303

Unit Nos Tower 8 - 103,203,303,403,503,603,703,803,1003,1103,1203,1403,1603,1703,1803,1903,2103,2203,2303,2403,2603,2703,2803,2903,3103,3203,3303

2 BHK PRIME | TOWER 3



	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.	57.53	2.35	2.84	62.72	21.95
Area in Sq. ft.	619.25	25.30	30.57	675.12	236.29

- Unit Nos Tower 3 - 106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706,1806,1906,2006,2106,2206,2306,2406,2506,2606,2706,2806,2906,3006,3106,3206,3306
- Unit Nos Tower 8 - 106,206,306,406,506,606,706,806,906,1006,1106,1206,1406,1506,1606,1706,1806,1906,2006,2106,2206,2306,2406,2506,2606,2706,2806,2906,3006,3106,3206,3306

*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.

2 BHK GRAND | TOWER 3



	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.	60.70	2.25	4.08	67.03	23.46
Area in Sq. ft.	653.37	24.22	43.92	721.51	252.53

Unit Nos Tower 3 - 105,205,305,405,505,605,705,805,905,1005,1105,1205,1405,1505,1605,1705,1805, 1905,2005,2105,2205,2305,2405,2505,2605,2705,2805,2905,3005,3105,3205,3305

2 BHK GRAND | TOWER 3



	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.	62.98	2.25	4.12	69.35	24.27
Area in Sq. ft.	677.92	24.22	44.35	746.48	261.27

Unit Nos Tower 3 - 101,201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,1801, 1901,2001,2101,2201,2301,2401,2501,2601,2701,2801,2901,3001,3101,3201,3301

2 BHK ROYAL | TOWER 3



	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.	71.18	2.20	3.58	76.96	26.94
Area in Sq. ft.	766.18	23.68	38.54	828.40	289.64

Unit Nos Tower 3 -

104,204,304,404,504,604,704,804,1004,1104,1204,1404,1604,1704,1804,1904,2104,2204,2304,2404,2604,2704,2804,2904,3104,3204,3304

Unit Nos Tower 8 -

104,204,304,404,504,604,704,804,1004,1104,1204,1404,1604,1704,1804,1904,2104,2204,2304,2404,2604,2704,2804,2904,3104,3204,3304

2 BHK ROYAL | TOWER 3



	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.	83.25	2.20	6.45	91.90	32.17
Area in Sq. ft.	896.10	23.68	69.43	989.21	346.22

Unit Nos Tower 3 - 904,1504,2004,2504,3004

Unit Nos Tower 8 - 904,1504,2004,2504,3004

*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.

3.5 BHK SUPREME | TOWER 3



	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.	131.37	2.20	6.43	140.00	49.00
Area in Sq. ft.	1414.07	23.68	69.21	1506.96	527.44

Unit Nos Tower 3 -

202,302,402,502,602,702,802,902,1002,1102,1202,1402,1502,1602,1702,1802,
1902,2002,2102,2202,2302,2402,2502,2602,2702,2802,2902,3002,3102,3202,3302

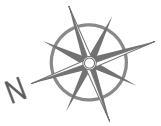
Unit Nos Tower 8 -

202,302,402,502,602,702,802,902,1002,1102,1202,1402,1502,1602,1702,1802,
1902,2002,2102,2202,2302,2402,2502,2602,2702,2802,2902,3002,3102,3202,3302

*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.

TOWER - 3

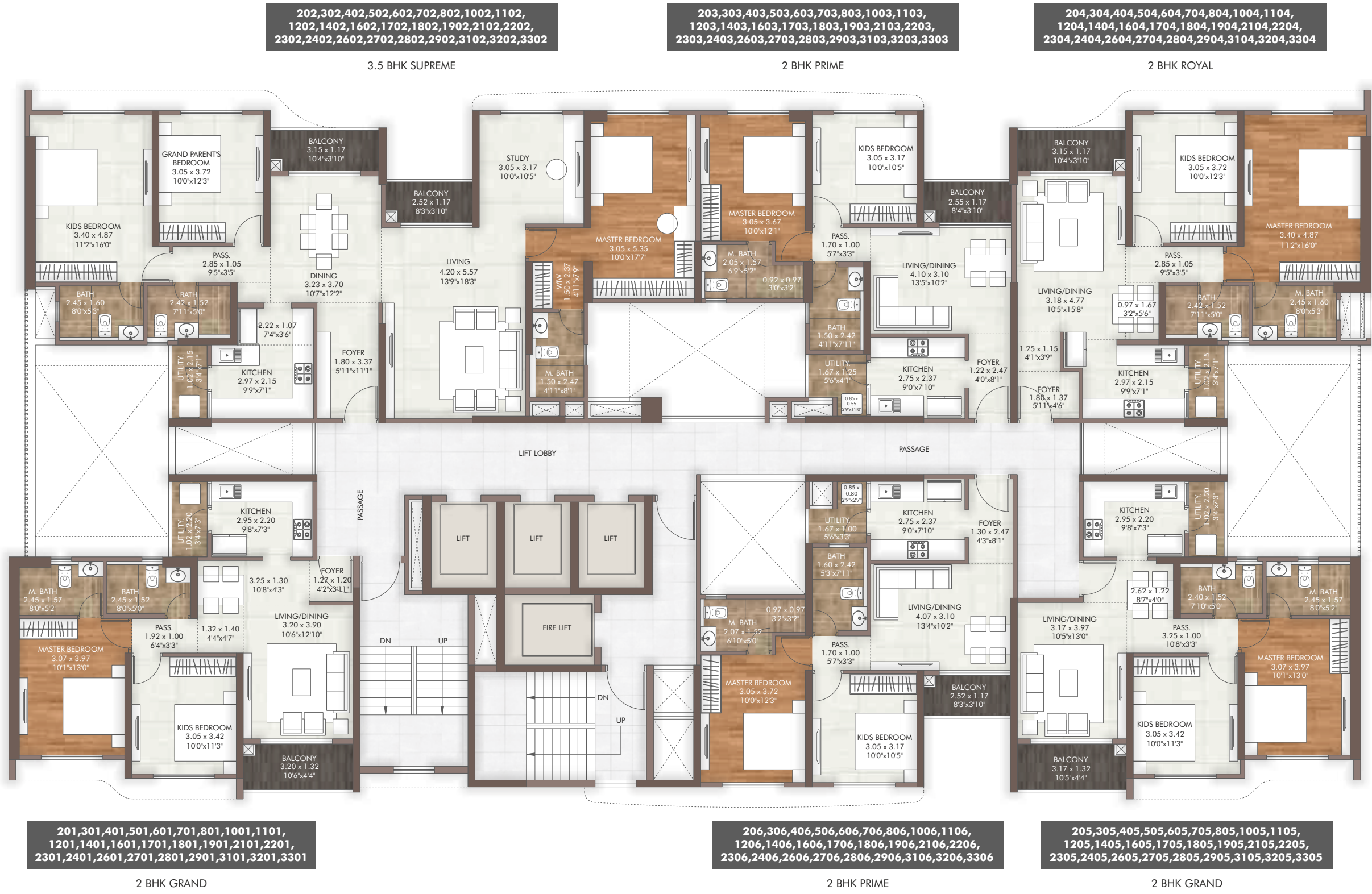
Podium / First Floor



TOWER - 3

Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd, 23rd, 24th, 26th, 27th, 28th, 29th & 31st Floor Plan

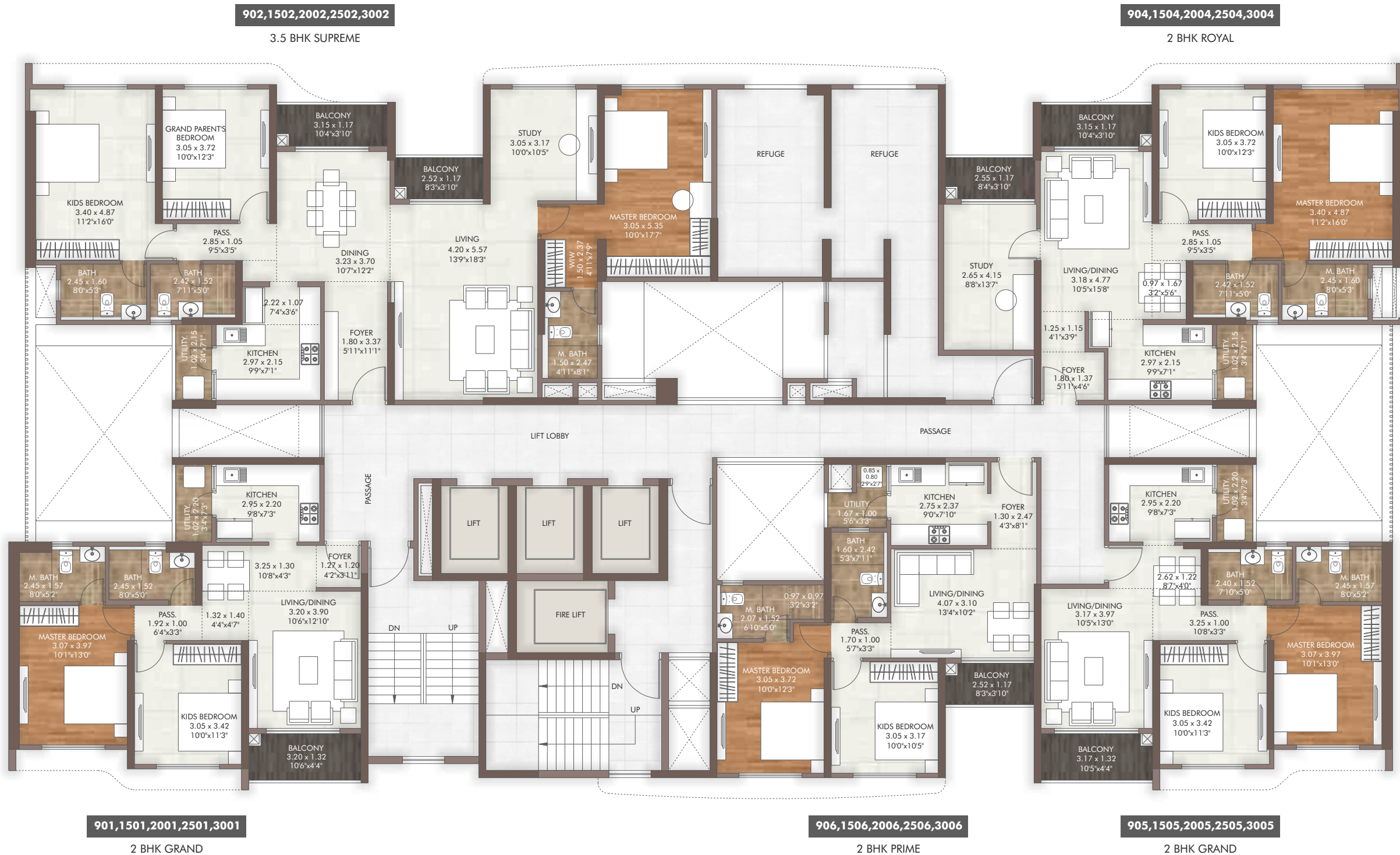
CENTRAL ARENA VIEW



TOWER - 3

Typical 9th, 15th, 20th, 25th & 30th Refuge Floor Plan

CENTRAL ARENA VIEW



2 BHK PRIME | TOWER 8



	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.	57.27	2.56	2.87	62.70	21.95
Area in Sq. ft.	616.45	27.56	30.89	674.90	236.22

Unit Nos Tower 3 -

103,203,303,403,503,603,703,803,1003,1103,1203,1403,1603,1703,1803,1903,
2103,2203,2303,2403,2603,2703,2803,2903,3103,3203,3303

Unit Nos Tower 8 -

103,203,303,403,503,603,703,803,1003,1103,1203,1403,1603,1703,1803,1903,
2103,2203,2303,2403,2603,2703,2803,2903,3103,3203,3303

*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.

2 BHK GRAND | TOWER 8



	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.	65.13	2.25	4.12	71.50	25.03
Area in Sq. ft.	701.06	24.22	44.35	769.63	269.37

Unit Nos Tower 8 -

101,201,301,401,501,601,701,801,901,1001,1101,1201,1401,1501,1601,1701,1801,
1901,2001,2101,2201,2301,2401,2501,2601,2701,2801,2901,3001,3101,3201,3301

TOWER - 8

Podium / First Floor

CENTRAL ARENA VIEW



*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.

TOWER - 8

Typical 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 10th, 11th, 12th, 14th, 16th, 17th, 18th, 19th, 21st, 22nd, 23rd, 24th, 26th, 27th, 28th, 29th & 31st Floor Plan

CENTRAL ARENA VIEW



*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.

TOWER - 8

Typical 9th, 15th, 20th, 25th & 30th Refuge Floor Plan

CENTRAL ARENA VIEW





THEMED PROJECT OF THE YEAR



RESIDENTIAL PROPERTY OF THE YEAR



BRAND EXCELLENCE AWARD IN REAL ESTATE SECTOR



EXCELLENCE IN DELIVERY



PROP TECH INNOVATION OF THE YEAR



LUXURY PROJECT OF THE YEAR



ETHICAL COMPANY REAL ESTATE AWARDS

OUTDOING AT WORK EVERY DAY IS REWARDING.

BEING RECOGNISED FOR IT, EVEN MORE SO.

The philosophy of 'Let's Outdo' has always driven us to outdo our past performance and be our own biggest competitor. And in doing so, we have set new standards of excellence and won more than a few awards.



CONSUMER
CONNECT INITIATIVE
OF THE YEAR - L.I.N.T &
GERAWORLD APP
BY REALTY PLUS



ETHICAL
COMPANIES
(REAL ESTATE)
INDIA



INNOVATION OF
THE YEAR AWARD
AT THE PROPTech
SUMMIT & AWARDS
GERAWORLD



GREAT MID-SIZE
WORKPLACE
BY GREAT PLACE
TO WORK



EXCELLENCE
IN DELIVERY
ET NOW

**OF ALL THE ACCOLADES
WE'VE WON OVER THE YEARS,
NOTHING BRINGS US
MORE JOY THAN
THE ENCOURAGING WORDS
OF OUR CUSTOMERS.**

POSITIVE FEEDBACK FROM SOME OF
ARE MANY HAPPY CUSTOMERS.

“

Our Saina is at the right age to be moulded and offered the right exposure. Having all these academies, led by the country's best names definitely presents her with the finest training opportunities. As a concerned family member, it feels great to be able to offer her the best. The added convenience of having it right here at home is a sheer delight.

Makes me wonder why did someone not think of this before.

”

Krinal Dewangan - A Gera Resident

“

Vivaan has become a more confident and capable swimmer thanks to the coaches at Song of Joy. Now he looks forward to workshops and swimming is a hobby he thoroughly enjoys.

Rohit Shahdeo - A Gera Resident

“

It has been nearly a year since our child Anviti joined the Mahesh Bhupathi Tennis Academy. From not being able to hold a racquet properly to now playing the entire court...I think Anviti has indeed picked up the sport pretty well. We feel fortunate to have a facility of this calibre within GreensVille itself, that helps save commuting time and the other logistics of handling home and work when pursuing a sport for recreation or development.

I wish we had opportunities like this when we were young, and in our formative years.

”

Anshu Shukla - A Gera Resident

“

It's rare that a family gets to bond over shared hobbies

but with the introduction of the Shiamak Davar Dance Academy and Shankar Mahadevan Music Academy everyone from the children to their grandparents now have family memories to last a lifetime. The music and dance classes even gave us the opportunity to perform on stage in front of Mr. Shankar Mahadevan and for my wife and daughters to perform in front of Mr. Davar.

”

Ashish Deshpande - A Gera Resident

#PyaarTohBahutKarteHain

“

The Shiamak Davar Dance Academy workshop has helped my girls break out of their shell.

Mikayla and Chantelle have both become more expressive and open, not to mention more confident. They look forward to the Winter Funk workshop and I'm eager to watch them perform again.

”

Zaheda D'Mello - A Gera Resident

“

What Gera offers us at our doorstep is great.

Thanks to Shiamak Davar, Lillette Dubey, Mahesh Bhupathi and many more academies, the opportunities for our children are endless. I look forward to my daughter exploring what she is passionate about and discovering the same.

”

Ankitha Agarwal - A Gera Resident

“

Owning a commercial space at Gera's latest offering in Goa, Gera Grand, has been a wonderful experience. Right from the time of the booking to the timely delivery of the project. All the processes and the administrative work was handled very professionally. We would definitely recommend a Gera commercial property to any prospective buyer keeping in mind the prime locations, timely delivery, the best-in-class construction quality and the ease of doing business.

”

Sanjay Govind Bharne - Gera's Imperium Grand

“

The best thing I have done for my kids was to move into a Gera home. My son could attend the development workshops right at our doorstep and overcome his shyness. The Dale Carnegie workshops have given him a lot of confidence and have helped him improve his presentation skills. Even now he looks forward to attending all the programs.

”

Simi and Biju Bhuvanendran - Gera's Trinity Towers

“

My experience with Gera has been excellent. I own an office in Gera's Imperium 2 and a shop in Gera's Imperium Green in Mala. The third property that is being finalized is a shop in Gera's Imperium Star. The staff is always helpful. And Gera has built a reputation for completing projects on time. That's what makes them one of the country's most trusted developers.

”

Laxmi Dhaul - Gera's Imperium Green



Images used are for representation purposes only.

EMBRACING A SUSTAINABLE BALANCE

At Gera Developments, nature is a way of life. We firmly believe that every project we undertake should be a reflection of our relationship with the environment - nurturing, harmonious and sustainable. These are some of our focus areas that help us achieve our environmental goals.

WATER CONSERVATION

We take a comprehensive approach to water conservation, combining efficient recycling and waste reduction. Our recent initiative installed 200 recharge borewells in Pune for rainwater harvesting, replenishing groundwater. Our projects feature sewage treatment plants for wastewater management, along with water level controllers to prevent overflow and waste.

ENERGY CONSERVATION

Every Gera project is thoughtfully planned to conserve maximum energy wherever possible. From the auto shut off pumps and Gensets to the solar water heating system, every aspect of the Gera lifestyle features a conservation effort, big or small. This not only is economical, it's also ecologically conscious. Just as life should be.

NOISE POLLUTION

Homes should be a sanctuary of calm. The Genset with its acoustics enclosure makes sure that noise is kept to a minimum. This protects the surroundings while ensuring tranquility in your daily life. Our commitment to the environment mirrors our commitment to you.

TREE PLANTATION

Our commitment to nature goes beyond the homes we create. Over the years, we have dedicatedly worked towards increasing the green cover in the landscape through planting more trees. We have achieved this through massive community participation in our various tree plantation drives. These initiatives are an effort towards combating large-scale CO2 in the environment and creating a healthier environment for all. This ensures a sustainable present for us and a more beautiful tomorrow for future generations.

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.

#PyaarTohBahutKarteHain

Gera's
ISLAND OF JOY
ChildCentric® Homes
EAST KHARADI^



Sales office: Gera's Island of Joy Sales Office, East Kharadi^, Sector R12 of Gat No. 124 others in village Manjari Khurd & Gat No. 1255/14 & others in village Wagholi, East Kharadi, Pune - 412 207

Corporate office: Gera Developments Private Limited, 200, Gera Plaza, Boat Club Road, Pune - 411 001

^Site Address: Gera's Island of Joy, East Kharadi^, Sector R12 of Gat No. 124 others in village Manjari Khurd & Gat No. 1255/14 & others in village Wagholi, Pune - 412 207



MAHA RERA Registration No.:
Project A - P52100052259 | Project B - P52100052474
Available at: <http://maharera.mahaonline.gov.in>
www.gera.in | *T&C Apply

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- We only provide guidance at our academies. We do not guarantee the development and success of children. It totally depends on each individual.
- Gera's Island of Joy is part of a sanctioned Integrated Township Project ("ITP") which is spread across Wagholi and Manjri Khurd, Pune. Gera Developments Private Limited as owners and being part of said ITP, is developing sector R-12 area admeasuring 50,510.35 square meters in phased manner. Gera Developments Private Limited and unit owners of Gera's Island of Joy shall have access to various common amenities within the ITP, along with other developers, as described in the Agreement. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of Gera Developments Private Limited is www.gera.in. Please do not rely on the information provided on any other website.

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