

**HOW FAR
DO YOU HAVE
TO GO TO
DISCOVER**

**#THECOUNTLESSJOYSOFLIFE?
JUST COME HOME.**

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



EOI PREVIEW BROCHURE

WELCOME TO A WORLD BUILT TO HELP YOUR CHILD EXPLORE, EXPERIENCE AND DISCOVER WHAT THEY LOVE.

Spread over 20 sprawling acres, Gera's World of Joy lives up to its name. Imagine 3 acres of open green spaces, a recreational zone spread over 6700 sq. mtr. and countless corners to learn, grow and spend quality time with the family. And that's just the beginning of the story. Gera's World of Joy is a world like no other. It has everything you can dream of and then some. ChildCentric® Homes with celebrity led learning academies for sports, performing arts and more where children can discover their inner spark. Residences equipped with Google Home Automation to obey every command. A temperature controlled swimming pool, a rock climbing wall and a skating rink, among other leisure options, because you shouldn't have to get away from home for the fun to begin.

All this nestled in the upcoming hub of Upper Kharadi, Wagholi. Slated to become one of the city's most popular residential addresses.

They say the right decisions are made at the right place at the right time. Looks like owning a home here is one right decision. One that will unfold

#THECOUNTLESSJOYSOFLIFE



Note:
Gera's World of Joy consists of 6 individual projects registered under RERA, out of which 4 are currently being marketed for sale. The RERA registration details of the 4 projects are mentioned below

Gera's World Of Joy D	Tower A, B, C	Maha RERA Reg.No: P52100022598	Gera's World Of Joy S	Tower D & E	Maha RERA Reg.No: P52100022499
Gera's World Of Joy L	Tower F & G	Maha RERA Reg.No: P52100022530	Gera's World Of Joy C	Row House 1-12, 12a-108	Maha RERA Reg.No: P52100022522

2 out of the 6 projects 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.

THERE'S SOMETHING FOR EVERYONE:

At Gera's World of Joy there's a perfect address for everyone - ranging from studio apartments and 2 & 3 bedroom apartments, to 2 & 3 bedroom duplexes and 2 & 3 bedroom row houses.



**THEY SAY THERE'S NO THERAPY LIKE RETAIL THERAPY.
THAT'S WHY WE ADDED 2 FLOORS
WITH 32 RETAIL STORES*.**

Shop to your heart's content without stepping too far away from home. There's a shopping plaza inside Gera's World of Joy, designed to offer you everything you need, from everyday necessities to occasional treats and indulgences. You'll find it all within arm's reach.



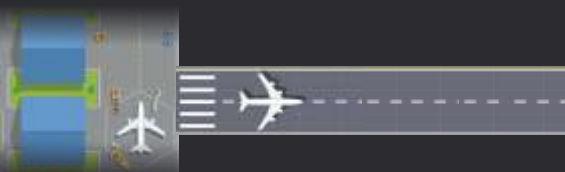
LOCATION MAP



Key Distance:

- Gera Commerzone: 1.6 km
- EON IT Park: 2.8 km
- Pune Airport: 9.5 km
- Pune Railway Station: 13.5 km
- Pune - Ahmadnagar Highway: 1.9 km
- Chandan Nagar: 4.9 km

*Map Not As Per Scale.



Pune International Airport

Viman Nagar

Phoenix Market City

Kalyani Nagar

Wadgaon Sheri

Koregaon Park

Pune Railway Station

Hadapsar

Dhanori

Kothari International School

Victorious School

Phoenix World School

World Trade Center

EON IT Park

EON Phase II

Motherhood Hospital

Columbia Asia Hospital

Magarpatta City

Lohegaon

Green Groves Society

Ascendas International Tech Park

Gera Commerzone

Podar International School

Dhole Patil College of Engineering

Orbis School

Sanskriti School

Lifeline Hospital

Lexicon International School

Decathlon

Imax Multispeciality Hospital

Savannah

Vadjai

Dutt Vihar

Awhalwadi

Chokhi Dhani

Oxford World School

Chintamani Park

Intervet India Ltd.



<5.0 Km

<2.5 Km

<1 Km

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

Area

Hospital

Project

IT Company

School & College

Hospitality

Railway Station

Airport



#Map not to scale



WHEN SOMEONE SAYS 'LET'S MEET AT THE CLUBHOUSE', DON'T FORGET TO ASK WHICH ONE.

The clubhouse inevitably becomes every resident's home away from home. Which is why we thought it's wise to have more than one place that people can call their favourite haunt. We did say the joys keep doubling up. So what's in store for you? Exclusive access to all the leisure options out here. Here's a little glimpse.

CENTRAL ARENA:

3 tennis courts | 1 futsal court | Net Cricket
Kids play areas | Toddlers play area | Party lawn
Pool with kids pool | Jogging track
Kids' Cycling track | Senior citizen area
Accupressure pathway

EVOLVE: CLUBHOUSE

Indoor temperature-controlled infinity edge half-size Olympic pool
3 badminton courts | Lounge | Game zone
Half-basketball court | Party terrace
Adequate Changing rooms | Cafe
Coworking zone | Dance room | Training room
Art room | Admin office | Mini theatre
2 Squash courts | Gymnastics | 2 level Gymnasium

ENGAGE: CLUBHOUSE

Skating rink | Yoga room
Multipurpose hall | Creche | Doctor's room
Cards room | Pool tables | Table tennis

Artistic Impression.

Note: Evolve Clubhouse is considered as an independent project & the right to usage is restricted to residential unit purchasers only.



WINNING PARTNERSHIPS WIN MATCHES AND OTHER REALISATIONS.

It's true. The three indoor badminton courts here can teach some very important life lessons. Like the fact that sometimes what matters more than winning or losing a match is having the courage to show up for it.



**AN INDOOR TEMPERATURE
CONTROLLED HALF OLYMPIC SIZED
INFINITY EDGE SWIMMING POOL.**

**BECAUSE WINTER DIDN'T KEEP PHELPS
AWAY FROM THE POOL WHEN HE WAS TEN.**

Not every child gets a chance to learn how
to nail the perfect butterfly stroke in a half Olympic sized pool.
The fact that the water never gets too chilly for comfort
is of course an added motivation to jump out of bed and into the pool.

**ENDURANCE. STAMINA.
UNSHAKEABLE CONFIDENCE.
SOME THINGS GET BETTER
WITH PRACTICE.**

The two squash courts encourage children to push their mind and body beyond their natural limits. So they can end up surprising themselves with the things that they are capable of achieving when no one tells them they can't do it.



**WHEN THE WEATHER ISN'T PERFECT,
THERE'S USUALLY A PLAN THAT IS.**

Head downstairs for a few rounds of table tennis. See if you remember all the old tricks that you once had up your sleeves. Teach the little ones how to nail the perfect serve. And remind yourself that it doesn't always have to be bright and sunny to have oodles of fun.





**THE ROCK CLIMBING WALL:
THE PERFECT WAY TO TEACH A CHILD
THAT THE CLIMB MAY BE TOUGH
BUT IN THE END IT'S WORTH IT.**

The rock climbing wall is where your child will learn to grow from strength to strength and gain the confidence to scale greater heights. A lesson that will serve them well in the times to come and prepare them to overcome whatever challenge comes their way, by working their way through it with grit and patience.



**MOVIES, CRICKET MATCHES,
YOUR FAVOURITE SITCOMS,
EVERYTHING GETS BETTER
WHEN YOU'RE IN GOOD COMPANY.**

The Mini Theatre at Gera's World of Joy comes with a seating capacity of 28-32, which makes it the ideal venue to spend the evening with friends, or neighbours who are more like friends. So cheer for your favourite sports team, enjoy re-runs of epic shows or watch the latest blockbuster movies in the comfort of the Mini Theatre.



**FLEXIBILITY IS A SKILL
WORTH NURTURING.
IT YIELDS LIFE LONG RESULTS.**

The futsal court at Gera's World of Joy is made to give children a platform to stretch themselves, push their limits and yet find ways to land on their feet. But more importantly, it teaches them how to take a tumble and keep going.



**IT TAKES HOURS OF NET PRACTICE.
BUT THERE'S A GREAT
KNOCK WAITING IN THE END.**

There is always something to keep you busy out here. But only in the best way possible. From mastering the ultimate bowling action to beating every batting record in the neighbourhood, children have much to look forward to, including two cricket practice nets.



**HOW GOOD IS YOUR
TENNIS BACKHAND?
THERE'S ONLY
ONE WAY TO FIND OUT.**

Channel your inner Wimbledon legend at the three tennis courts here, or let your little one surprise you with an unexpected performance. Out here, there's a new discovery to make every day.
Tennis is just one of them.



GIVE THE PHRASE 'WORK FROM HOME' A WHOLE NEW MEANING.

There are 20 co-working spaces right next to home.
Which means, you don't need to brave traffic
to attend work meetings and brainstorming sessions.
You can just schedule them closer to home. And wrap up
just in time for a game of tennis before the sun goes down.

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

LIST OF OTHER AMENITIES:



DANCE ROOM



MUSIC ROOM



KIDS' PLAY AREA



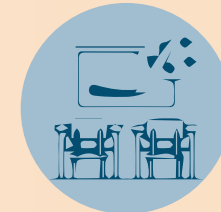
TODDLERS' PLAY AREA



CRECHE



PLAY STATIONS



ART ROOM



TRAINING ROOM

ENTERTAINMENT:



POOLSIDE PERGOLA



AMPHITHEATRE



CLUBHOUSE: EVOLVE



CARD ROOM



CLUBHOUSE: ENGAGE



POOLSIDE PARTY LAWN



SNOOKER/POOL

FITNESS:



CYCLING TRACK



ROCK CLIMBING AREA



JOGGING TRACK



SKATING RINK



GYMNASIUM WITH CARDIO AND
CROSS TRAINING SECTIONS

RELAXATION:



SENIOR CITIZENS'
AREA



YOGA AND
MEDITATION AREA



PERGOLAS
WITH SEATING



ACUPRESSURE
WALKING PATHWAY

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

KEY SPECIFICATIONS

PARTICULARS	STUDIO	2 BEDROOM GRAND
Flooring		
Living Room, Dining, Passage & Kitchen	Vitrified tiles	Vitrified tiles
Utility or Dry Balcony / Balcony / Attached Terrace	Ceramic tiles	Ceramic tiles
Bedrooms		
Master Bedroom	NA	Laminated Wooden Flooring
Kids Bedroom	NA	Vitrified tiles
Guest Bedroom	NA	NA
Air Conditioning	AC provision	AC provided in M. Bed
Home Automation	Google Integrated Home Automation	Google Integrated Home Automation
Video Door Phone	Standalone camera provided	Standalone camera provided
Modular Kitchen	Provided with cabinet below the counter	Provided with cabinet below the counter
Hob & Chimney	Provided	Provided
Water Purifier	Provided in Kitchen	Provided in the Kitchen
Solar Water	Provided in Kitchen	Provided in the Kitchen
Geyser	Provided in Bathroom	Provided in M. Bathroom Provision in other Bathroom(s)
Sanitary Fittings	Jaquar or equivalent	Jaquar or equivalent
CP Fittings	Jaquar or equivalent	Jaquar or equivalent
Exhaust fan	Provided in all toilets	Provided in all toilets
Internal Staircase	NA	NA
Railings in Balcony/Attached terraces	Combination of Glass & Metal Railing and parapet	Combination of Glass & Metal Railing and parapet
Wall finish & Paint	Gypsum plaster with Oil Bound Distemper paint	Gypsum plaster with Oil Bound Distemper paint
Additional Water inlet outlet apart from utility, kitchen and bathrooms	NA	NA
Power point apart from utility and regular power points	NA	5 Ampere Plug point in Balcony
Gas Leak detector	Provided	Provided
Sliding windows up to lintel level with 450mm bottom sill.	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm
Geo Tagging	Nil	2 Nos.
DG Backup	1 KW	1.5 KW
Car Charging point	NA	NA
Bath Tub	NA	NA

We know how important it is to make sure that every corner of your new home is perfect. It's why we keep an eye on every little thing - from the thoughtfully appointed modular kitchen to the laminated wooden flooring in the master bedroom, world class sanitary and CP fittings to air-conditioning, wall paint and finish.

KEY SPECIFICATIONS

3 BEDROOM PRIME & GRAND	2 & 3 BEDROOM DUPLEX	2 & 3 BEDROOM ROW HOUSE
Flooring		
Vitrified tiles	Vitrified tiles	Vitrified tiles
Ceramic tiles	Ceramic tiles	Ceramic tiles
Bedrooms		
Laminated Wooden Flooring	Laminated Wooden Flooring	Laminated Wooden Flooring
Vitrified tiles	Vitrified tiles	Vitrified tiles
Vitrified tiles	Vitrified tiles	Vitrified tiles
AC provided in M. Bed	AC provided in M. Bed	AC provided in M. Bed
Google Integrated Home Automation	Google Integrated Home Automation	Google Integrated Home Automation
Standalone camera provided	Standalone camera provided	Standalone camera provided
Provided with cabinet below the counter	Provided with cabinet below the counter	Provided with cabinet below the counter
Provided	Provided	Provided
Provided in Kitchen	Provided in Kitchen	Provided in Kitchen
Provided in Kitchen	Provided in Kitchen	Provided in Kitchen
Provided in M. Bathroom Provision in other Bathroom(s)	Provided in M. Bathroom Provision in other Bathroom(s)	Provided in M. Bathroom Provision in other Bathroom(s)
Jaquar or equivalent	Jaquar or equivalent	Jaquar or equivalent
Jaquar or equivalent	Jaquar or equivalent	Jaquar or equivalent
Provided in all toilets	Provided in all toilets	Provided in all toilets
NA	Metal Railing	Metal Railing
Combination of Glass & Metal Railing and parapet	Combination of Glass & Metal Railing and parapet	Combination of Glass & Metal Railing and parapet
Gypsum plaster with Oil Bound Distemper paint	Gypsum plaster with Oil Bound Distemper paint	Gypsum plaster with Oil Bound Distemper paint
NA	Provided in terrace attached to living room and niche next to common bathroom on lower level	Provided in rear & front garden
5 Ampere Plug point in Balcony	Power point on Terrace (15 amp) on lower level	5 Amp Plug point on upper level Terrace and 15 amp power point in garden
Provided	Provided	Provided
Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm	Sliding windows (with fixed panel or safety railing) up to lintel height on and shallow sill @ 450 mm
2 Nos.	2 Nos.	2 Nos.
2.25 KW	2 BHK : 1.5 KW	2 BHK : 1.5 KW
	3BHK : 2.25 KW	3BHK : 2.25 KW
NA	NA	Provision of conduiting made in car park
NA	In Master Bedroom Toilet For 3 BHK Duplex	In Master Bedroom Toilet For 3 BHK

SOMETHINGS IN LIFE SHOULD BE EASY. PRESS-A-BUTTON-AND-IT'S-DONE EASY.

Homes at Gera's World of Joy are equipped with Google Integrated Home Automation systems. That means everything is at your fingertips - from your light, temperature, appliance and curtain control to energy monitors and schedulers to switch on your Acs before you arrive. You can even use the voice command feature in your preferred language. And you can count on seamless connectivity thanks to a fully wi-fi enable set up.

HOME AUTOMATION

PARTICULARS	STUDIO	2 BED ROW HOUSE	3 BED ROW HOUSE
Automation Make	Voice Controlled Home Automation of developer's choice		
Light Automation	On/ off, dimming mood light control**	On/ off, dimming mood light control	On/ off, dimming mood light control
Places Covered	Studio without Balcony and Bathroom	Living	Living
		Dining	Dining
No. of automation points			
Living Room + Dining			
Ceiling lights	3	3	3
Ceiling fans	2	2	2
Bedrooms			
Ceiling lights	NA	Option to Integrate *	Option to Integrate *
Ceiling fans	NA	Option to Integrate *	Option to Integrate *
Energy monitor (Software)	Enabled	Enabled	Enabled
Lamps to be used with dimmable ballasts (by customer)	LED***	LED***	LED***
Google home mini or equivalent	1 No for entire unit	1 No for entire unit	1 No for entire unit
No. of Infra-red Appliances that can be controlled in Living Room	8	8	8
No. of Infra-red Appliances that can be controlled in Bedrooms	NA	Option to Integrate *	Option to Integrate *
Curtain control	Conduit Provision for Living and Dining Only **		

*** For mood lighting options, customer need to use dimmable LED ballasts/bulbs.

** Motor, wiring & curtain rod to be provided by the customer

* Integration of bedrooms in home automation can be requested by customer from the Automation Vendor.

PARTICULARS	3 BEDROOM PRIME/GRAND & DUPLEX	2 BEDROOM GRAND & DUPLEX
Automation Make	Voice Controlled Home Automation of developer's choice	
Light Automation	On/ off, dimming / mood light control	
Places Covered	Living	Living
	Dining	Dining
No. of automation points		
Living Room + Dining		
Ceiling Lights	3	3
Ceiling fans	2	2
Bedrooms		
Ceiling Lights	Option to Integrate *	Option to Integrate *
Ceiling fans	Option to Integrate *	Option to Integrate *
Energy monitor (Software)	Enabled	Enabled
Lamps to be used with dimmable ballasts (by customer)	LED***	LED***
Google home mini or equivalent	1 No for entire unit	1 No for entire unit
No. of Infra-red Appliances that can be controlled in Living Room	8	8
No. of Infra-red Appliances that can be controlled in Bedrooms	Option to Integrate *	Option to Integrate *
Curtain control	Conduit Provision for Living and Dining Only **	

*** For mood lighting options, customer need to use dimmable LED ballasts/bulbs.

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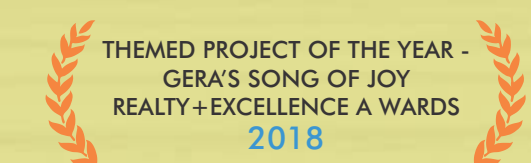




THE GERA VISION FOR CHILDCENTRIC® HOMES

We strongly believe that lifestyles evolve, and we can be catalysts in bringing such evolution. Initiated by observation and imagination, validated by research, accomplished by commitment. The concept of ChildCentric® Homes is introduced by Gera in India for the first time ever. A way for your children to evolve and a stress-free lifestyle for you. The core philosophy of this concept is for every child to get maximum exposure and empower them to be what they want to be. By offering complimentary introductory coaching in 8 disciplines we're ensuring the same. By offering the best of facilities at their doorsteps, parents can participate in their child's development thereby building stronger relationships. Designed to offer the best of everything, it offers a higher return on investment, financially and psychologically for every resident.

AWARD-WINNING CHILDCENTRIC® HOMES





LET YOUR RELATIONSHIPS

evolve

BEYOND PLANNING AND
PICK-UPS AND DROPS,
TO SHARE MORE, RELAX MORE
AND BOND MORE.

THE PILLARS OF CHILDCENTRIC® HOMES



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

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

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



DEVELOPMENT

Children have access to the country's finest learning academies for music, dance, sports and more. Exploring a range of extra curricular options enriches children emotionally and psychologically, while avenues to learn such as our training academies give them knowledge and direction.



FUN

Pools, basketball courts, cricket nets and a number of opportunities for children to enjoy their childhood, have fun, unleash their creativity and overcome challenges with good humour.





CONVENIENCE

A range of training facilities from some of the country's finest academies available right at your doorstep, so you don't have to worry about planning and co-ordinating pick-ups and drops to hobby lessons and you can also reduce your commuting time to zero.



SAFETY

A child's safety is of utmost importance in our ChildCentric[®] Homes.





DEVELOPMENT



Badminton Gurukul Pullela Gopichand



Anil Kumble's Tenvic Cricket Academy



Mahesh Bhupathi Tennis Academies



Bhaichung Bhutia Football School



The Academy of Gymnastics



Michael Phelps Swimming Coaching



Shiamak Davar Dance Academy



Shankar Mahadevan Music Academy



Dale Carnegie Personal Development Coaching



Art and Crafts Workshops



BADMINTON GURUKUL

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

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

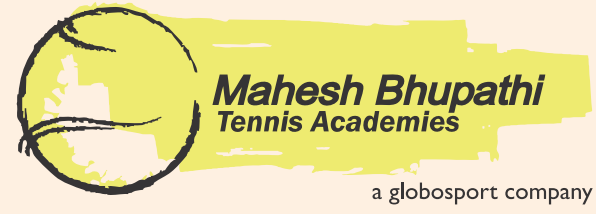
TENVIC
TO ENSURE VICTORY

ANIL KUMBLE'S TENVIC CRICKET ACADEMY

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

Anil Kumble





MAHESH BHUPATHI TENNIS ACADEMIES

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



Mahesh Bhupathi



BHAICHUNG BHUTIA FOOTBALL ACADEMY

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



Bhaichung Bhutia

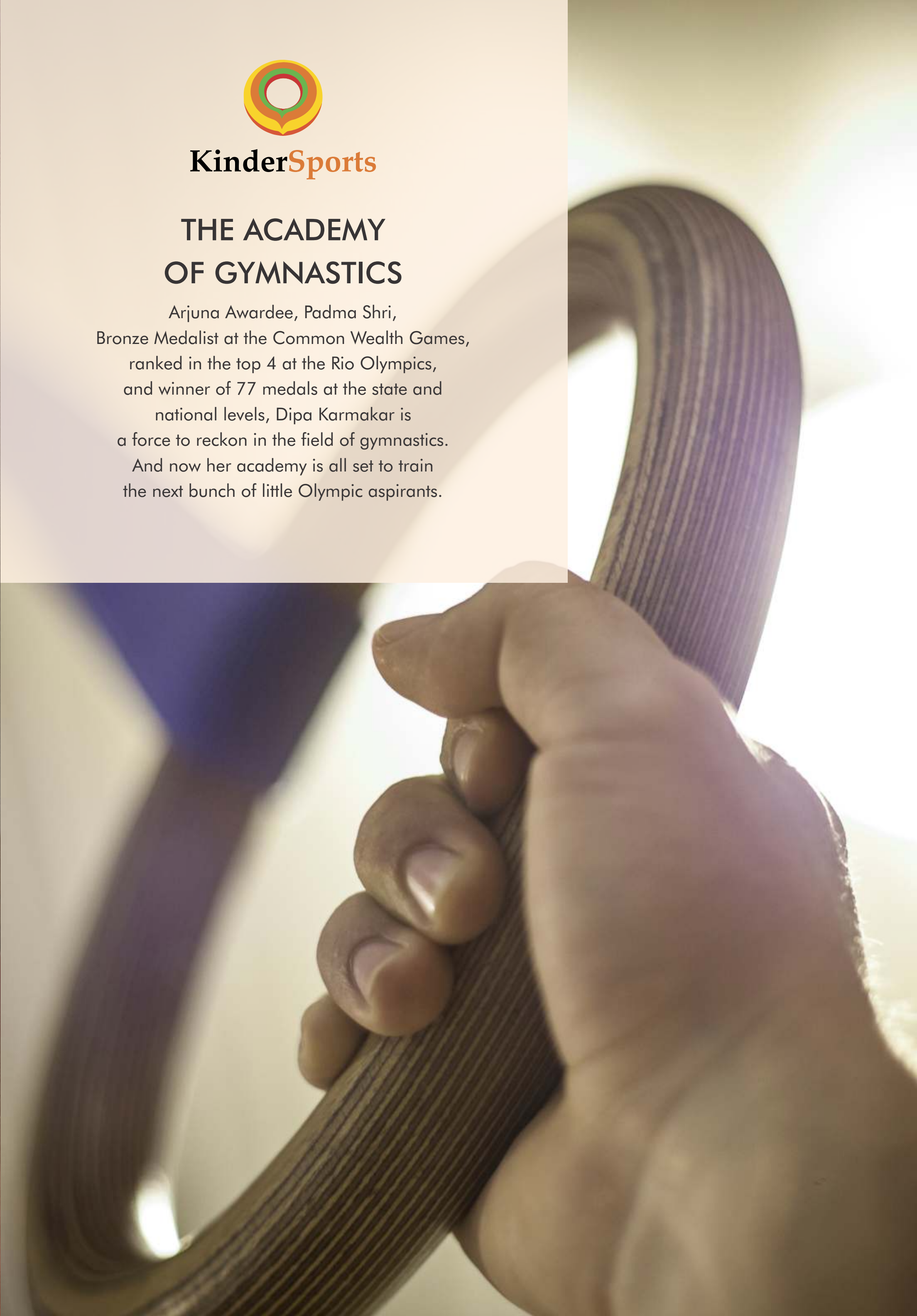




KinderSports

THE ACADEMY OF GYMNASTICS

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





MICHAEL PHELPS SWIMMING ACADEMY

The academy imparts training exactly the way Olympian Michael Phelps learnt to swim. Instructors who go through a rigorous training programme themselves go on to coach children and transform them into brilliant swimmers.



SHIAMAK
Have feet. Will dance.®

**SHIAMAK DAVAR
DANCE ACADEMY**

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

Shiamak Davar





SHANKAR MAHADEVAN MUSIC ACADEMY

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



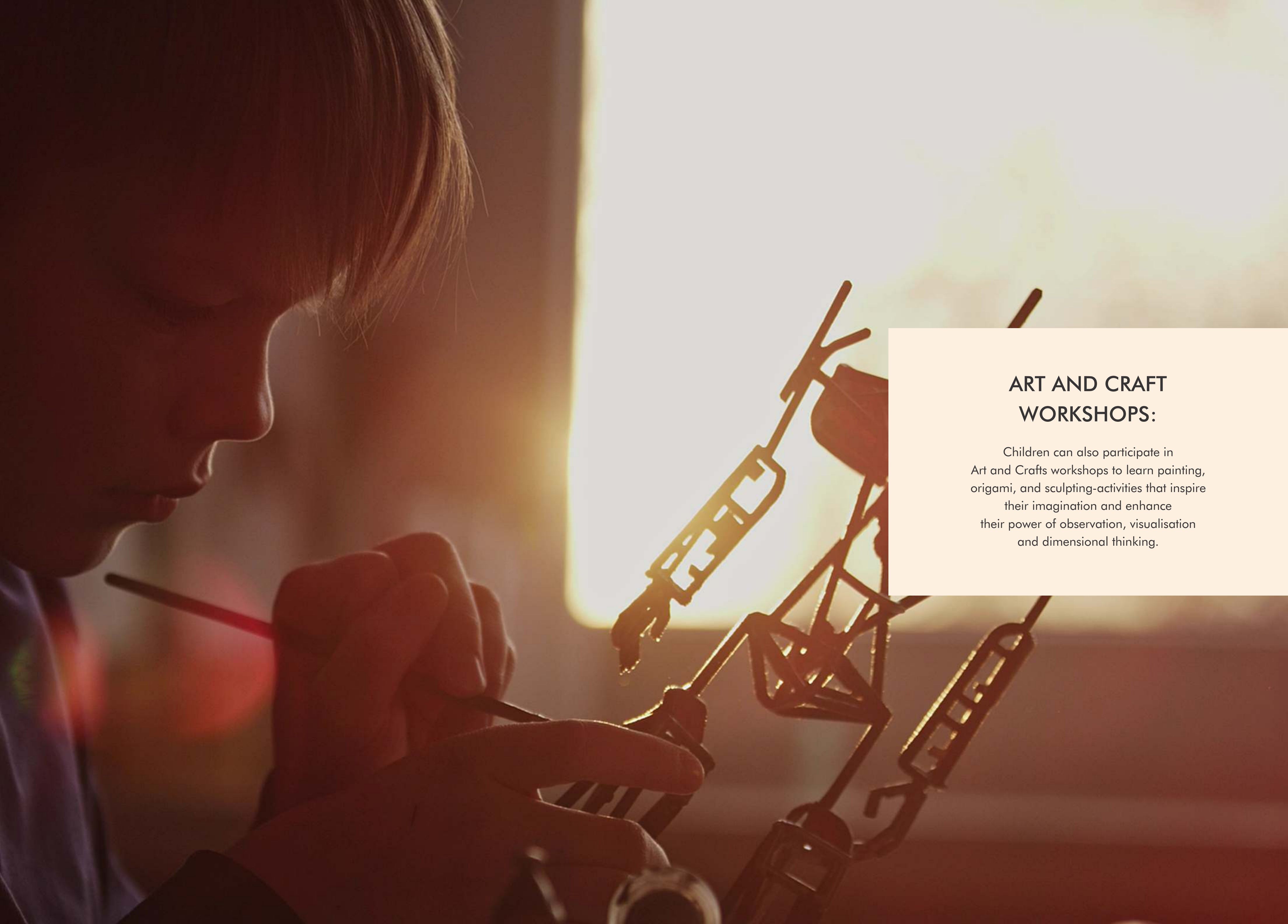
Shankar Mahadevan





THE DALE CARNEGIE TRAINING CENTRE:

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



ART AND CRAFT WORKSHOPS:

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



Z D E

CENTRAL ARENA:

3 tennis courts | 1 futsal court | Net Cricket
Kids play areas | Toddlers play area | Party lawn
Pool with kids pool | Jogging track
Kids' Cycling track | Senior citizen area
Accupuncture pathway

EVOLVE: CLUBHOUSE

Indoor temperature-controlled half-size
Olympic infinity-edge pool
3 badminton courts | Lounge | Game zone
Half-basketball court | Dance room | Mini theatre
2 Squash courts | Gymnastics | 2 level Gymnasium

ENGAGE: CLUBHOUSE

Skating rink | Yoga room
Lounge area | Cards room
Pool tables | Table tennis



CENTRAL ARENA:

3 TENNIS COURTS | 1 FUTSAL COURT | NET CRICKET
KIDS PLAY AREAS | TODDLERS PLAY AREA | SENIOR CITIZEN AREA
POOL WITH KIDS POOL | KIDS' CYCLING TRACK
JOGGING TRACK | PARTY LAWN | ACCUPUNCTURE PATHWAY

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

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



EVOLVE: CLUBHOUSE

Indoor temperature-controlled half-size Olympic infinity-edge pool

Lounge | Game zone | Half-basketball court | Party terrace

Adequate Changing rooms | Cafe

Coworking zone | Dance room | Training room

Art room | Mini theatre | 2 Squash courts | Gymnastics

Whatever it is, that you're in the mood for, you will find it all here.

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



ENGAGE: CLUBHOUSE

Skating rink | Yoga room

Multipurpose hall | Creche | Doctor's room

Lounge area | Cards room | Pool tables | Table tennis







Who knew the great indoors could contain so much fun.

Try a loop, flip and twirl at the skating rink and discover balance.

Teach the children a thing or two about being a good sport at the Indoor Games Room. And if you're in the mood for a little quiet time, head to the Lounge Area, or the Yoga Room. There's a lot more you can do here of course. You'll find out soon enough.



CONVENIENCE

-  Café
-  Coworking zone
-  Next Door Convenient Shopping
-  Doctor's room
-  Bus Shelter
-  Multipurpose hall, Party terrace



FIND EVERYTHING YOU NEED JUST AROUND THE CORNER.

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



SAFETY

 Outdoor Safety Features

 Indoor Safety Features



WE INVENTED THE SAYING HOME SAFE HOME.

Security is of utmost importance at Gera's World of Joy. Specially designed outdoor features such as Geo Tagging, CCTV surveillance, and infra red light curtains for lift doors to ensure the safety of children, keep the neighborhood secure. And indoor features such as video door phone with intercom and gas leak detector further enhance the safety of your home.

ACADEMY SCHEDULE

DISCIPLINE	TYPICAL BATCH DURATION	SESSIONS PER BATCH	HOURS PER SESSIONS	MAXIMUM CHILDREN PER BATCH	NUMBER OF FREE BATCHES PER CHILD	COACHING CONTRACT PERIOD IN YEARS
Badminton	3 months	18	1	6 to 8	1	5
Swimming	1 months	10	45 minutes	10	1	5
Tennis	1 Month	12	1 Hour	10	2	5
Art and Craft	1 Week	4	1 Hours	20	2	5
Football	6 Weeks	12	1 Hours	20	1	3
Dance (Performing Arts)	5 Weeks	15	1 Hour	20	2	3
Music	1 Month	12	1 Hour	25	1	3
Individual development Dale Carnegie	2 day	2	8 Hour	30	2	5
Cricket	1 Month	20	1 Hour	20	1	3
Gymnastics	1 Month	12	1 hour	20	1	5

ACADEMIES

 Cricket |
  Football |
  Swimming |
  Tennis |
  Dance |
  Music

 The Academy of Gymnastics |
  Badminton Gurukul Pullela Gopichand

 Generation Next/Public Speaking

MASTER LAYOUT PLAN



- 1 Entry & Exit
- 2 Basketball Court
- 3 Evolve - Club House
- 4 Senior Citizens' Area
- 5 Rock Climbing Wall
- 6 Tennis Courts
- 7 Kids' Cycling Track
- 8 Jogging Track
- 9 Leisure Pathway
- 10 Futsal Court
- 11 Party Lawn
- 12 Engage - Club House
- 14 Swimming Pool With Pool Deck
- 15 Cricket Pitch
- 16 Kids Play Zone
- 17 Toddlers' Play Area
- 18 Accupuncture Pathway
- 19 Amphitheatre
- 20 Senior Citizen Area With Pergola
- 21 Pet Park
- 22 Future Development
- 23 Central Avenue
- 24 Leisure Pool
- 25 Gazebo
- 26 Services
- 27 Open Gym

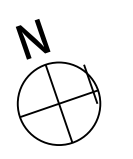
- 2 BEDROOM ROW HOUSE
- 3 BEDROOM ROW HOUSE
- 2 & 3 Bedroom Apartment & Duplexes
- Studio Apartments

Evolve - Clubhouse:

- Lounge - Cafe
- Minitheatre
- Gaming Zone
- Foosball
- Coworking Area
- Party Terrace
- Dance Room
- Art Room
- Training Room
- Music Room
- Badminton Courts
- Gymnastics
- Squash Courts
- Indoor temperature-controlled infinity edge half-size Olympic pool
- Gymnasium - 2 Levels
- Half Basket Ball Court

Engage - Clubhouse

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



Gera's
WORLD OF JOY
ChildCentric® Homes

**FLOOR PLANS &
UNIT PLANS**

STUDIO TOWER (G)



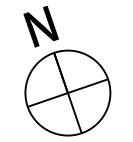
Tower - G
Typical 1st to 6th & 8th to 12th Floor Plan



Tower - G
Typical Unit Plan - Studio Apartment



RERA Typology: ST



Refuge unit numbers: 714 & 715 | 1114 & 1115

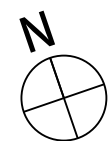
	Carpet area (as per RERA)	Usable area of balcony	Proportionate share in common general areas
Area in Sq. mtrs	22.43	2.42	8.70
Area in Sq. ft.	241.44	26.05	93.62

Tower - C
Typical 1st to 14th Floor Plan



RERA Typology: ST

 Refuge unit numbers: 807, 1207

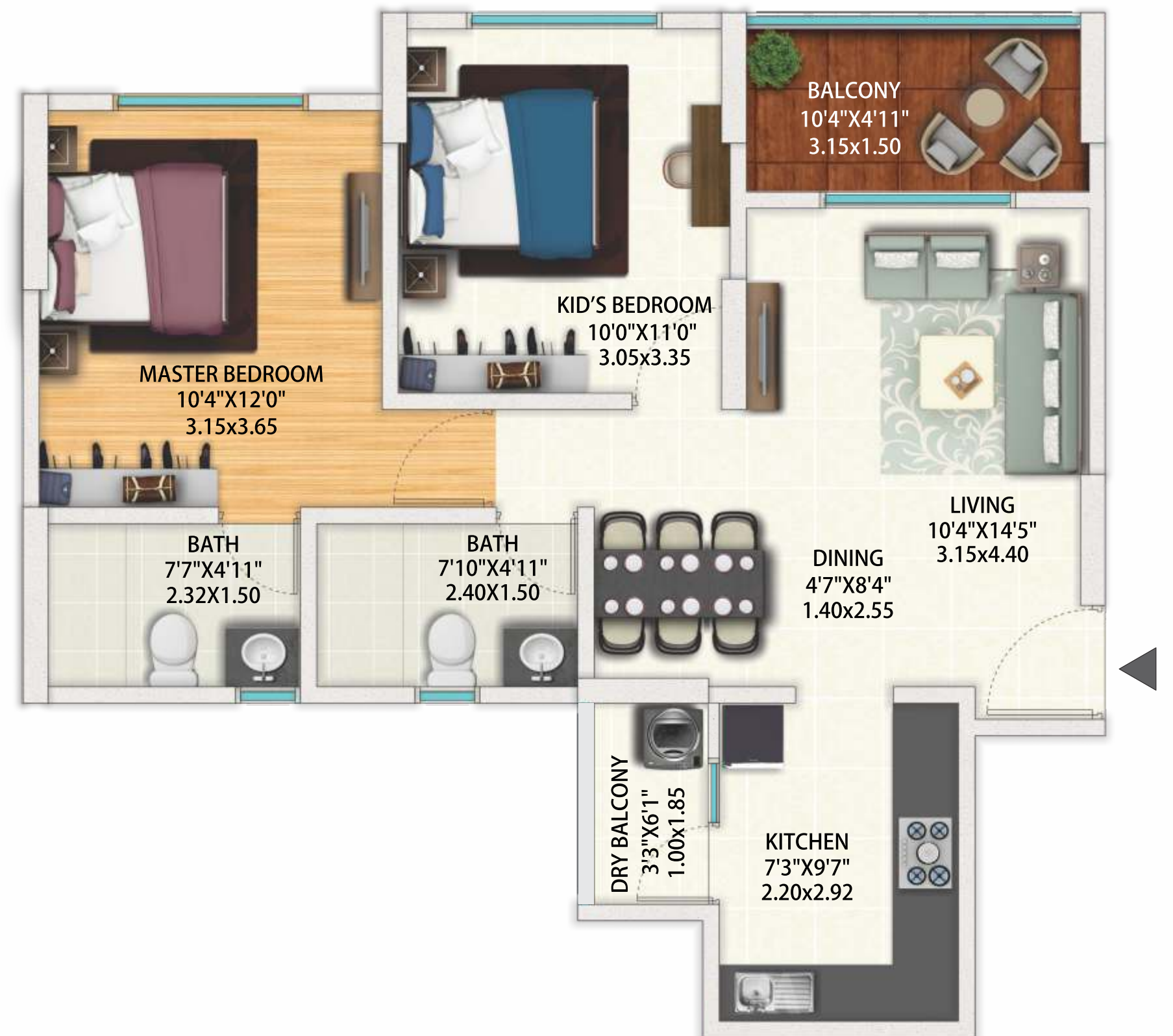


Tower - D
 Typical 1st to 14th Floor Plan



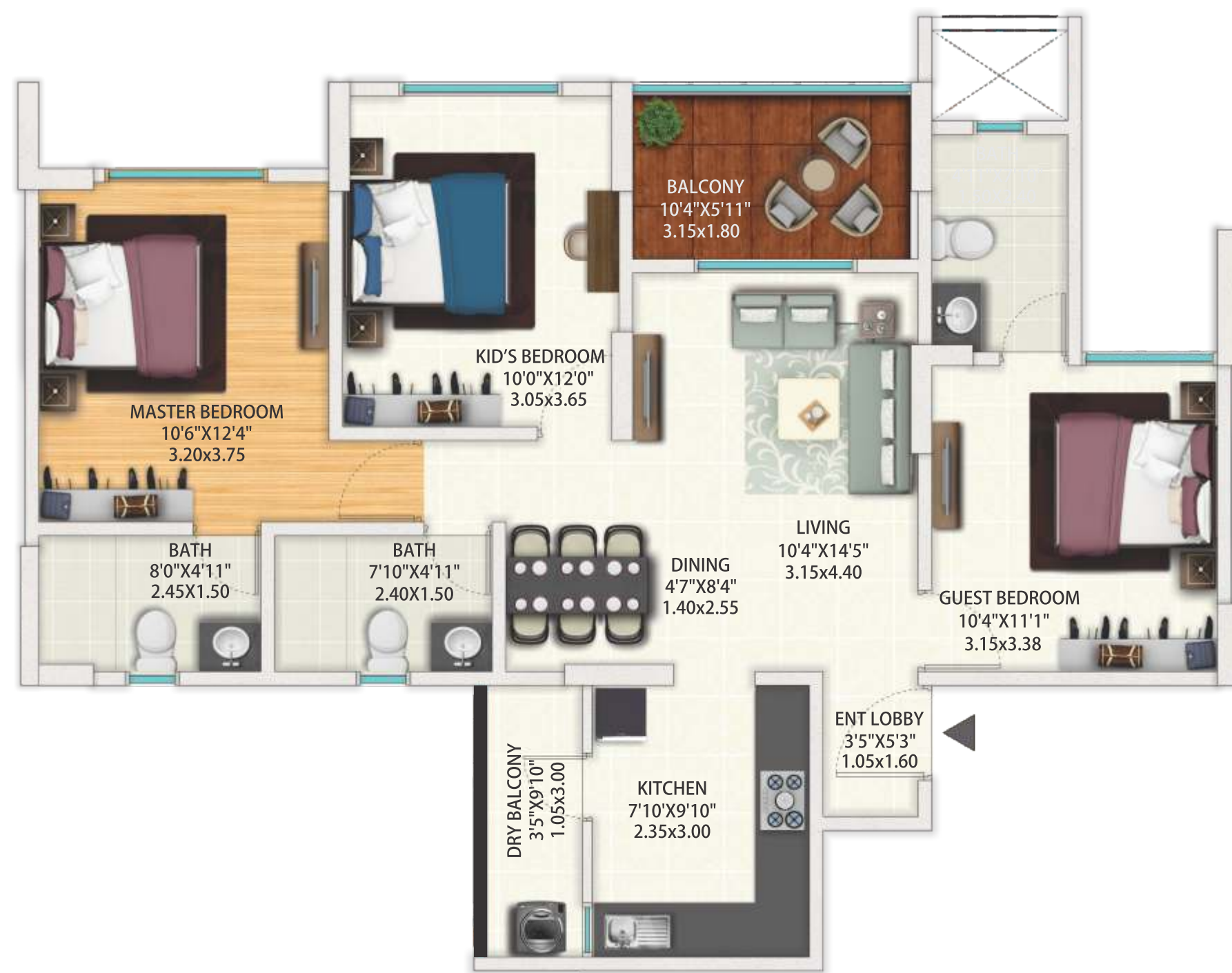
Typical Unit Plan - 2 Bedroom Grand

Typical Unit Plans



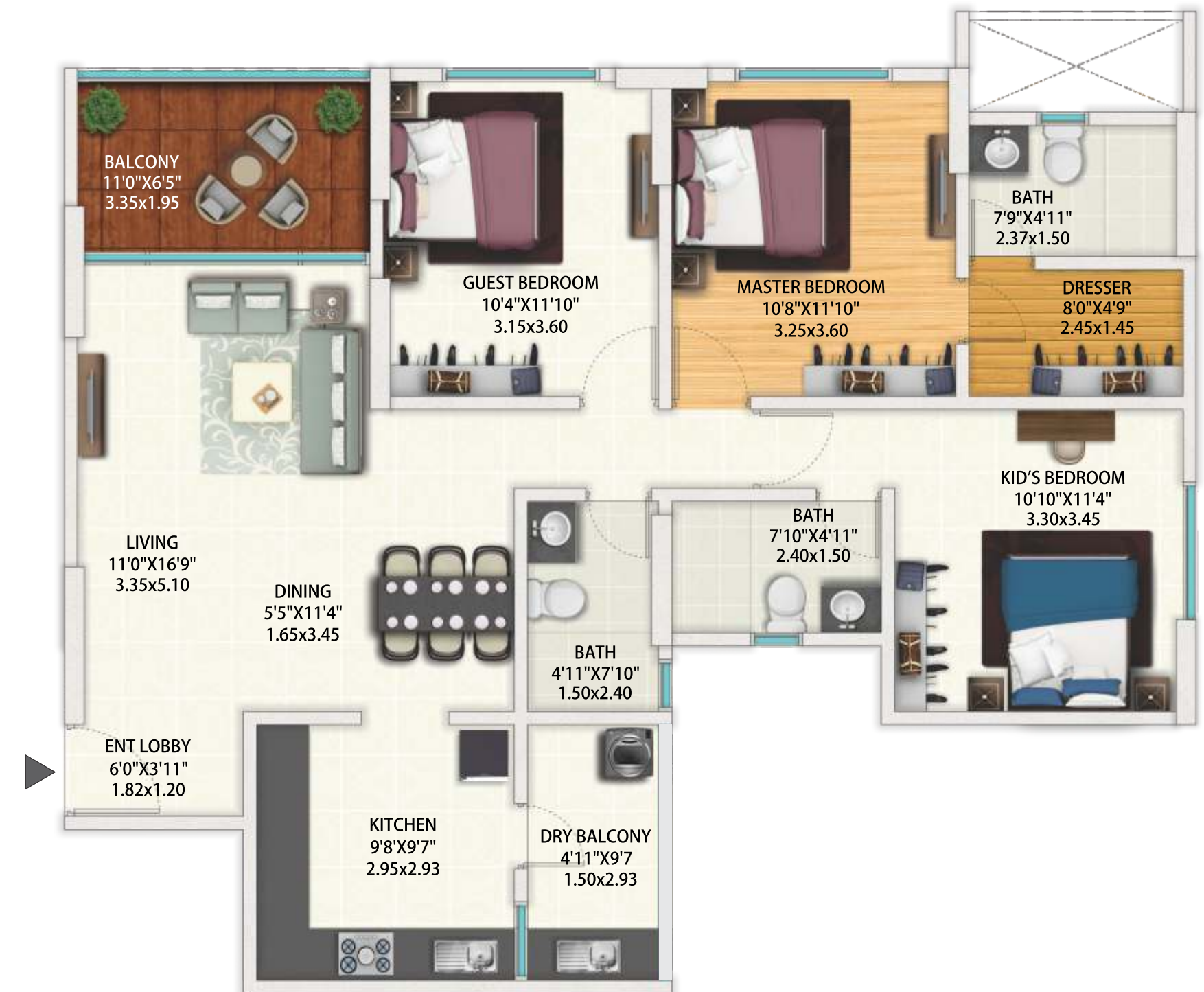
	Carpet area (as per RERA)	Usable area of balcony	Usable area of private terrace*	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	58.93	4.73	NA	1.85	22.93
Area in Sq. ft.	634.32	50.91	NA	19.91	246.80

Typical Unit Plan - 3 BHK Prime



	Carpet area (as per RERA)	Usable area of balcony	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	78.23	5.67	3.15	30.47
Area in Sq. ft.	842.07	61.03	33.91	327.95

Typical Unit Plan - 3 BHK Grand

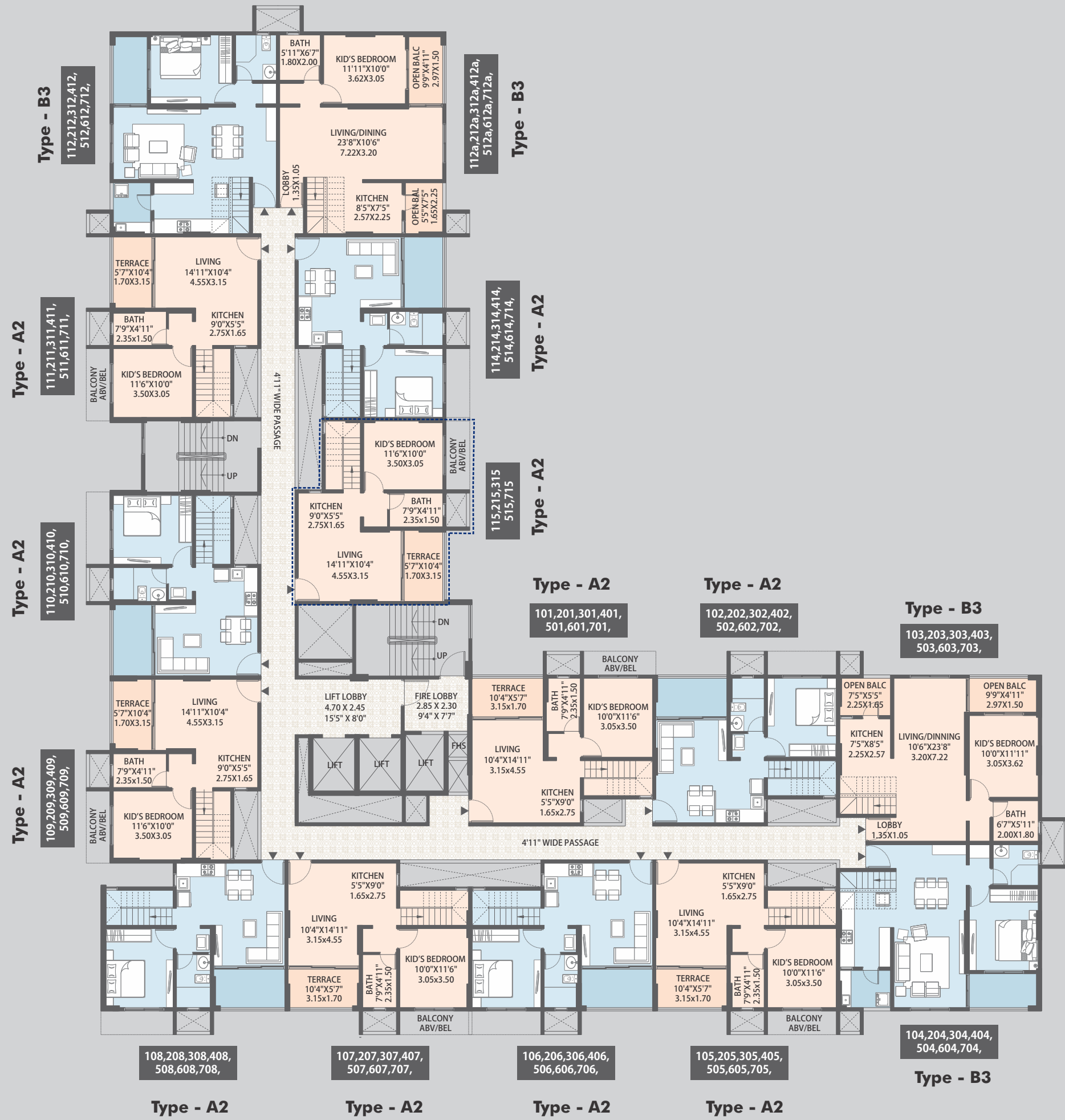


	Carpet area (as per RERA)	Usable area of balcony	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	93.20	6.53	4.39	36.44
Area in Sq. ft.	1003.20	70.29	47.25	392.26

2,3 BEDROOM DUPLEX TOWER

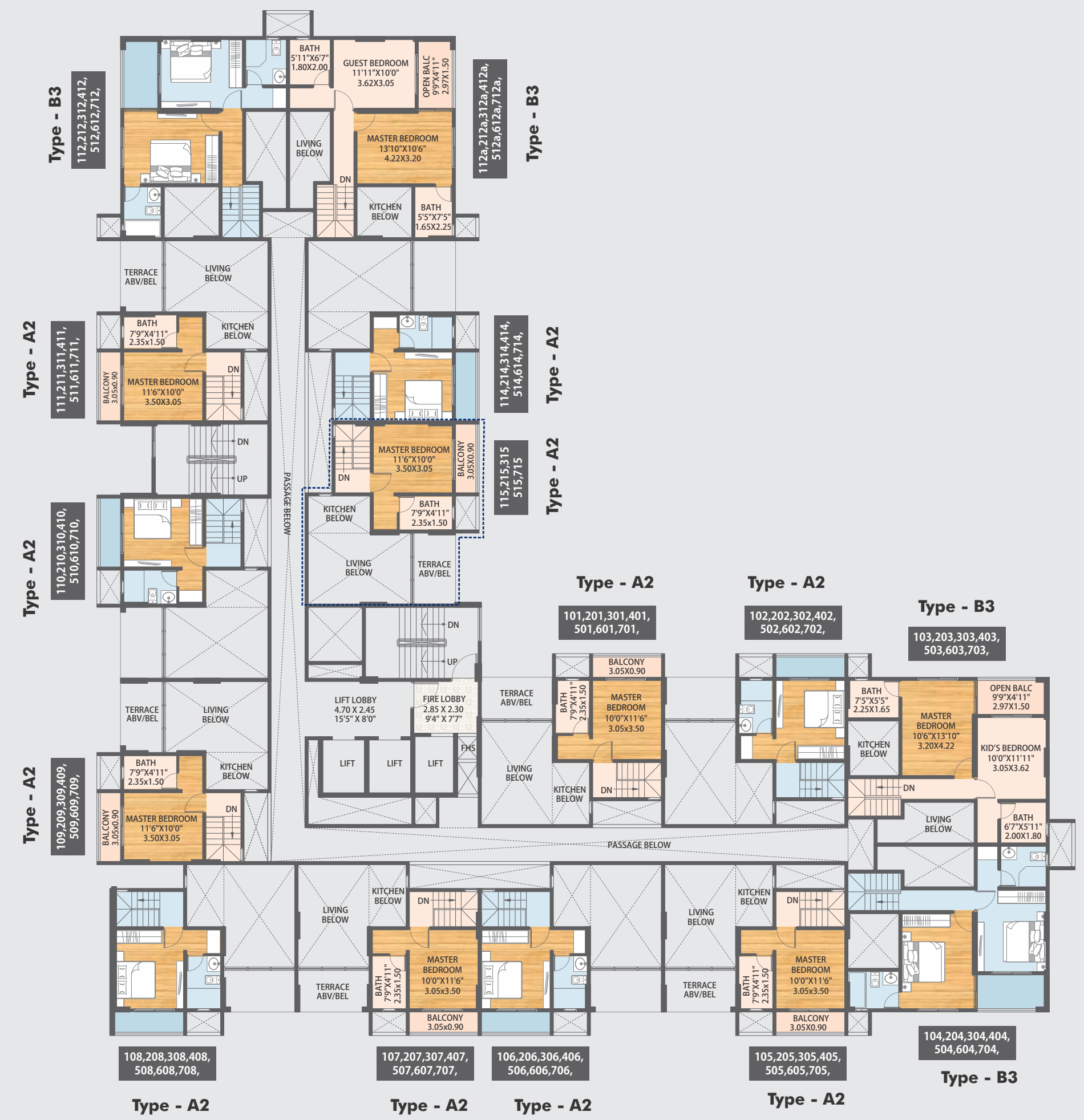


Tower - A
 Typical 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor Plan
 Lower Level Plan



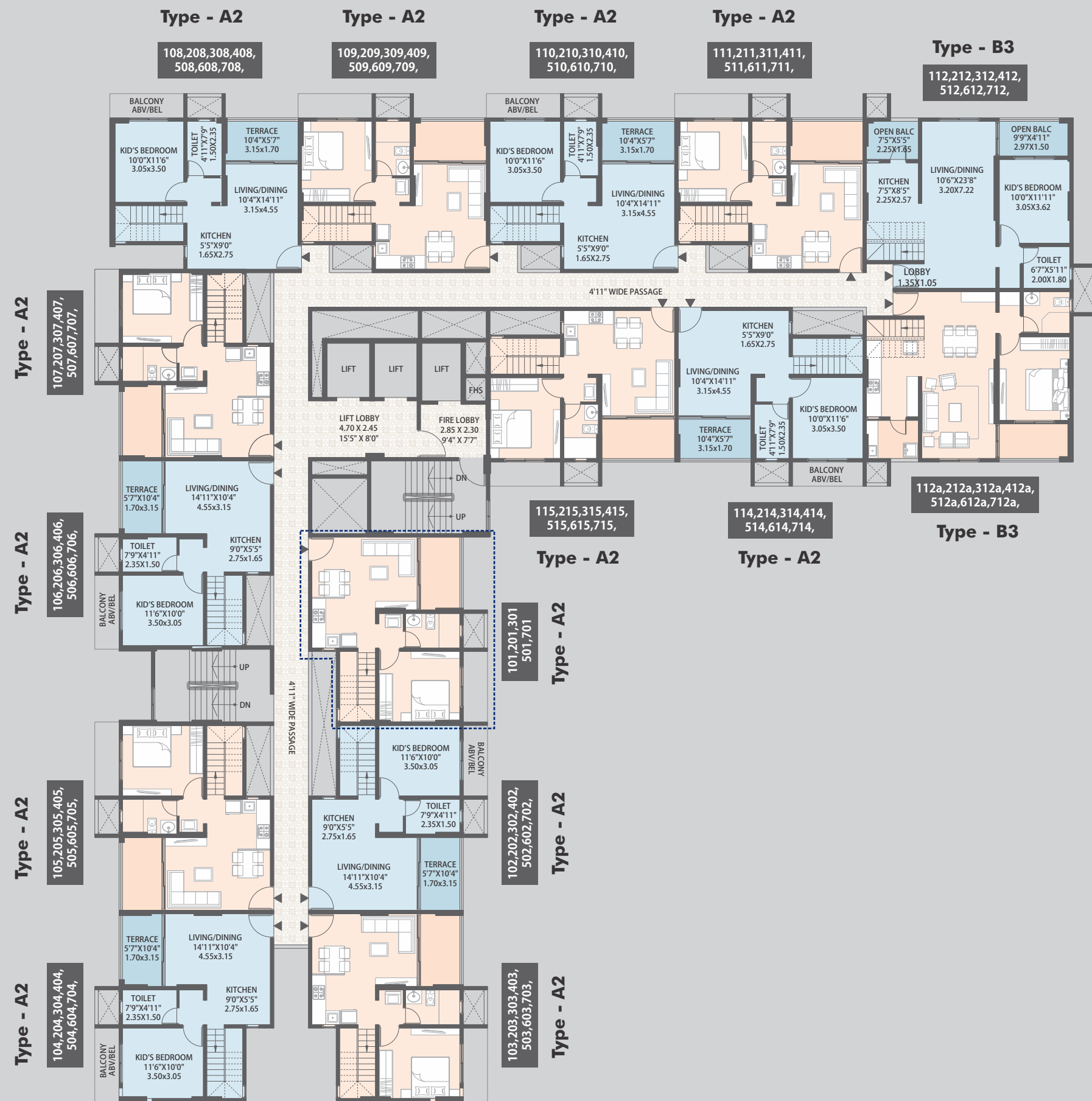
Refuge unit numbers: 415 & 615

Tower - A
 Typical Duplex of 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor Plan
 Upper Level Plan



Refuge unit numbers: 415 & 615

Tower - B
 Typical 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor Plan
 Lower Level Plan



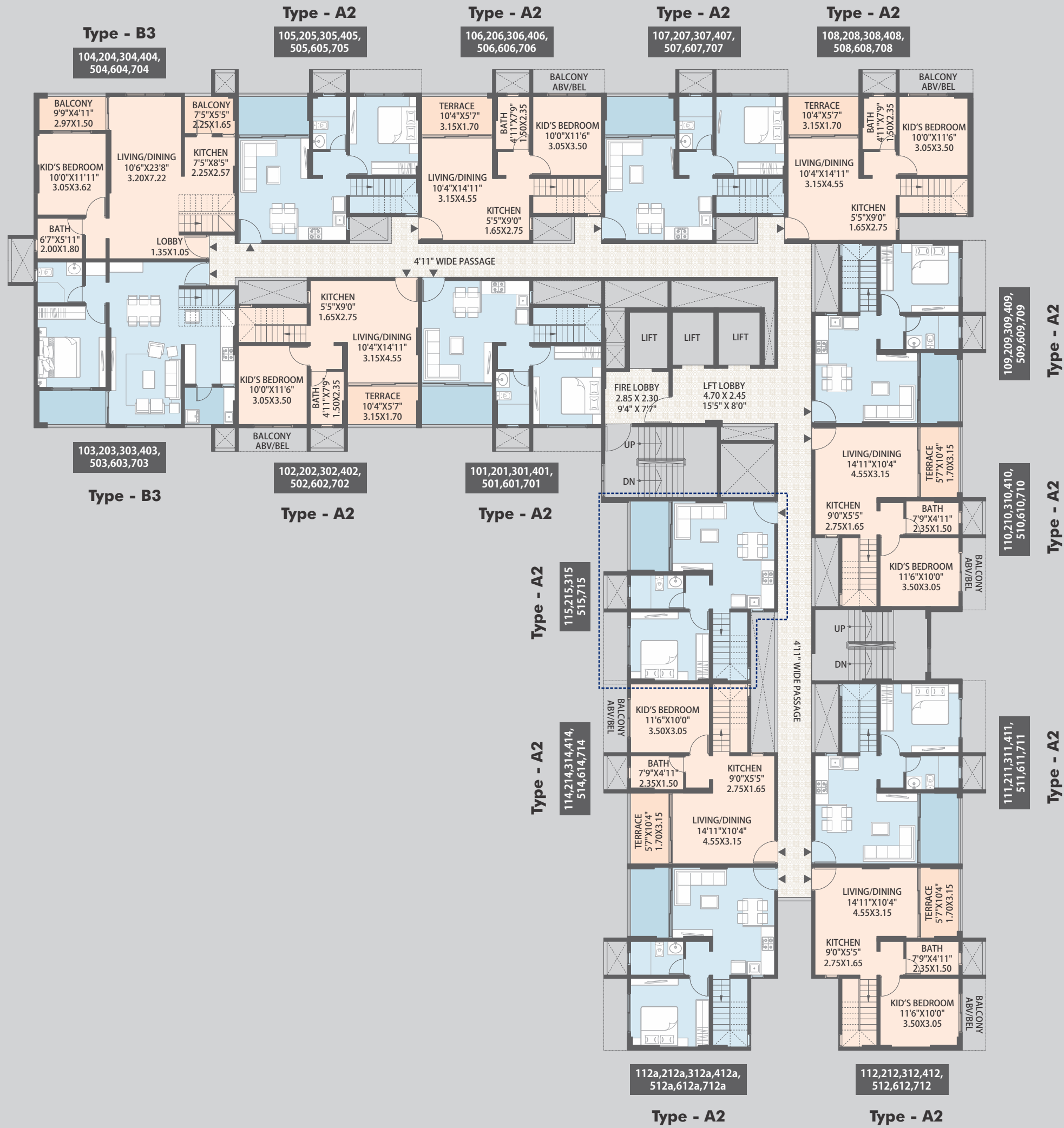
Refuge unit numbers: 401 & 601

Tower - B
 Typical Duplex of 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor Plan
 Upper Level Plan

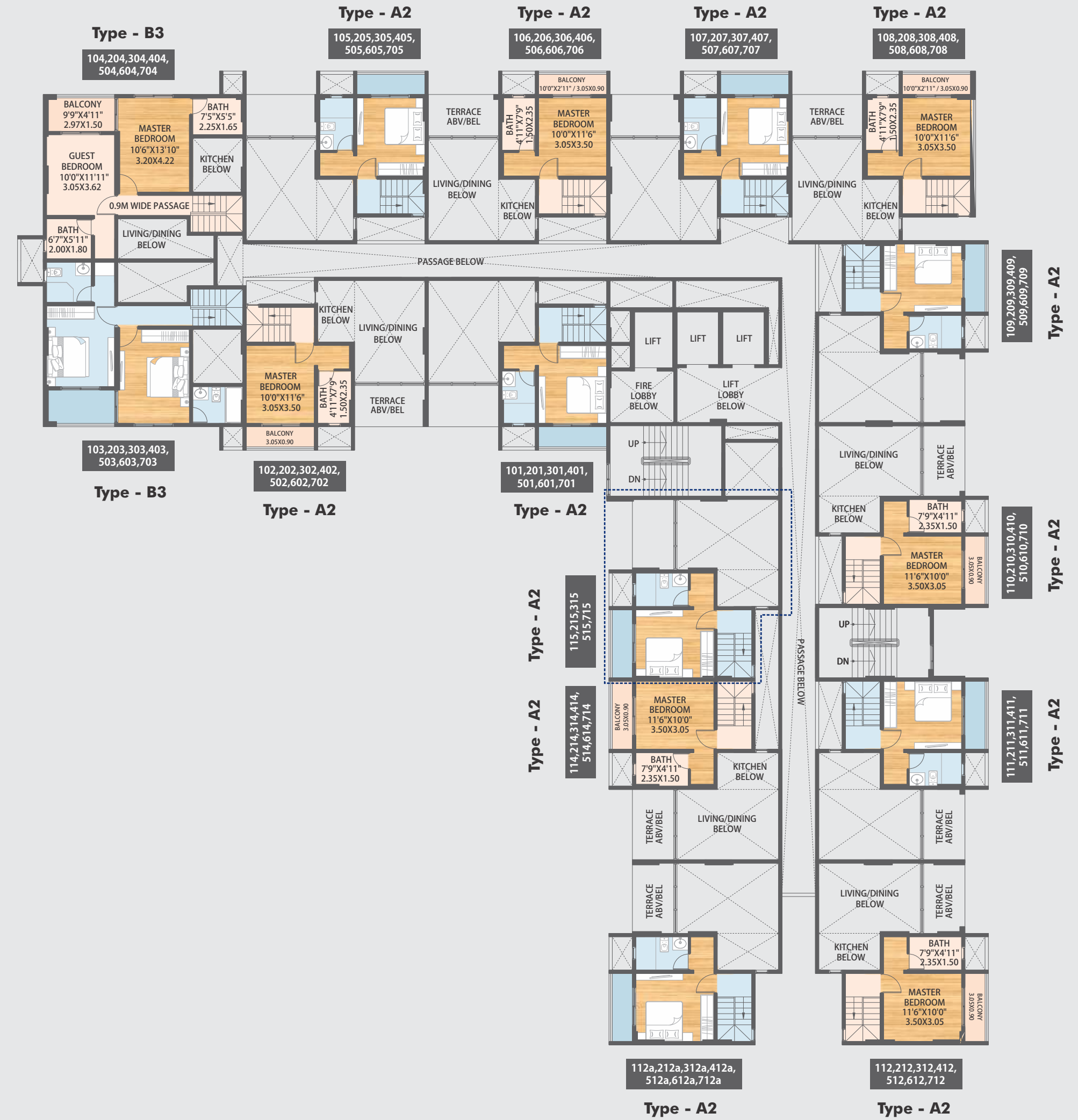


Refuge unit numbers: 401 & 601

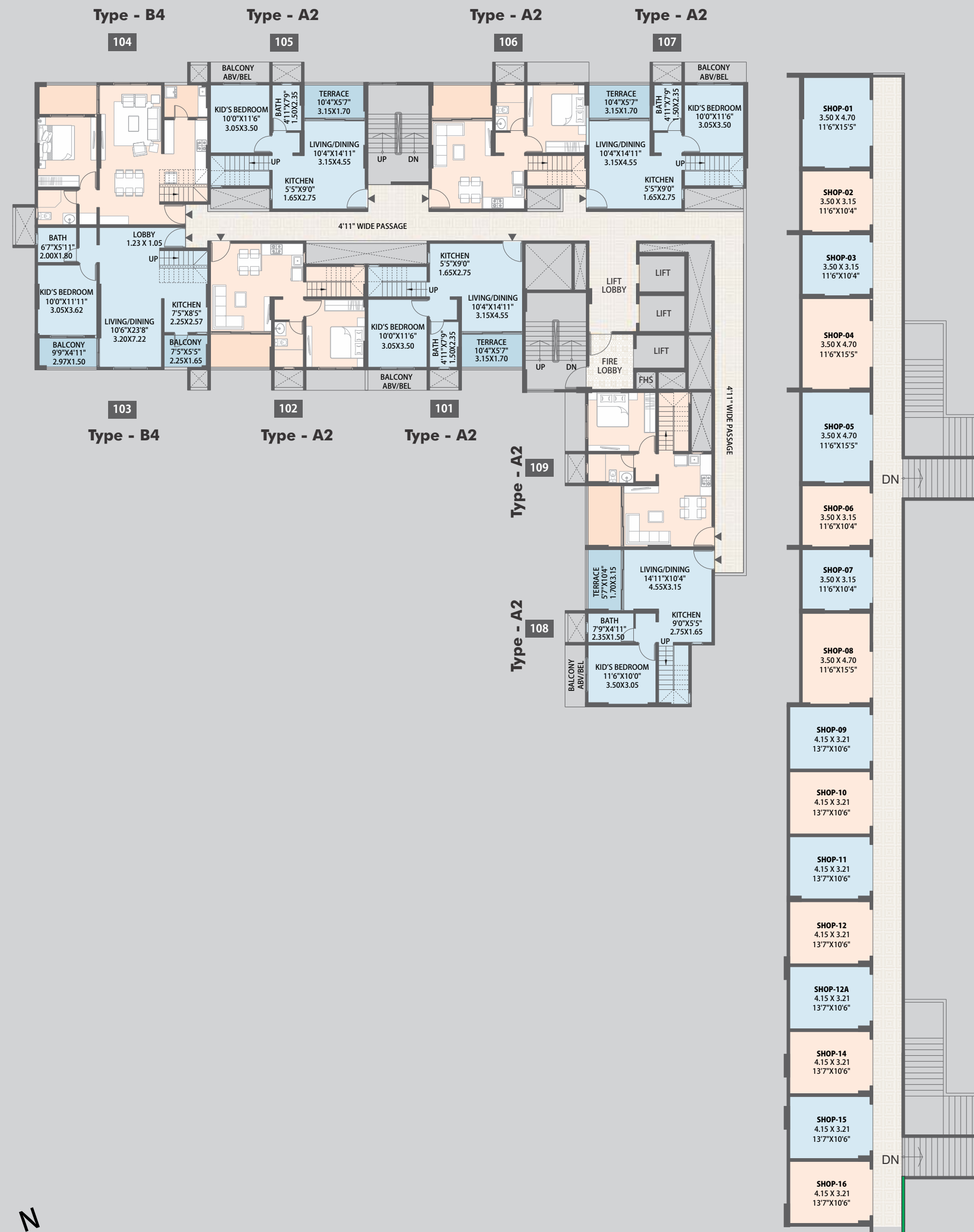
Tower - E
 Typical 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor Plan
 Lower Level Plan



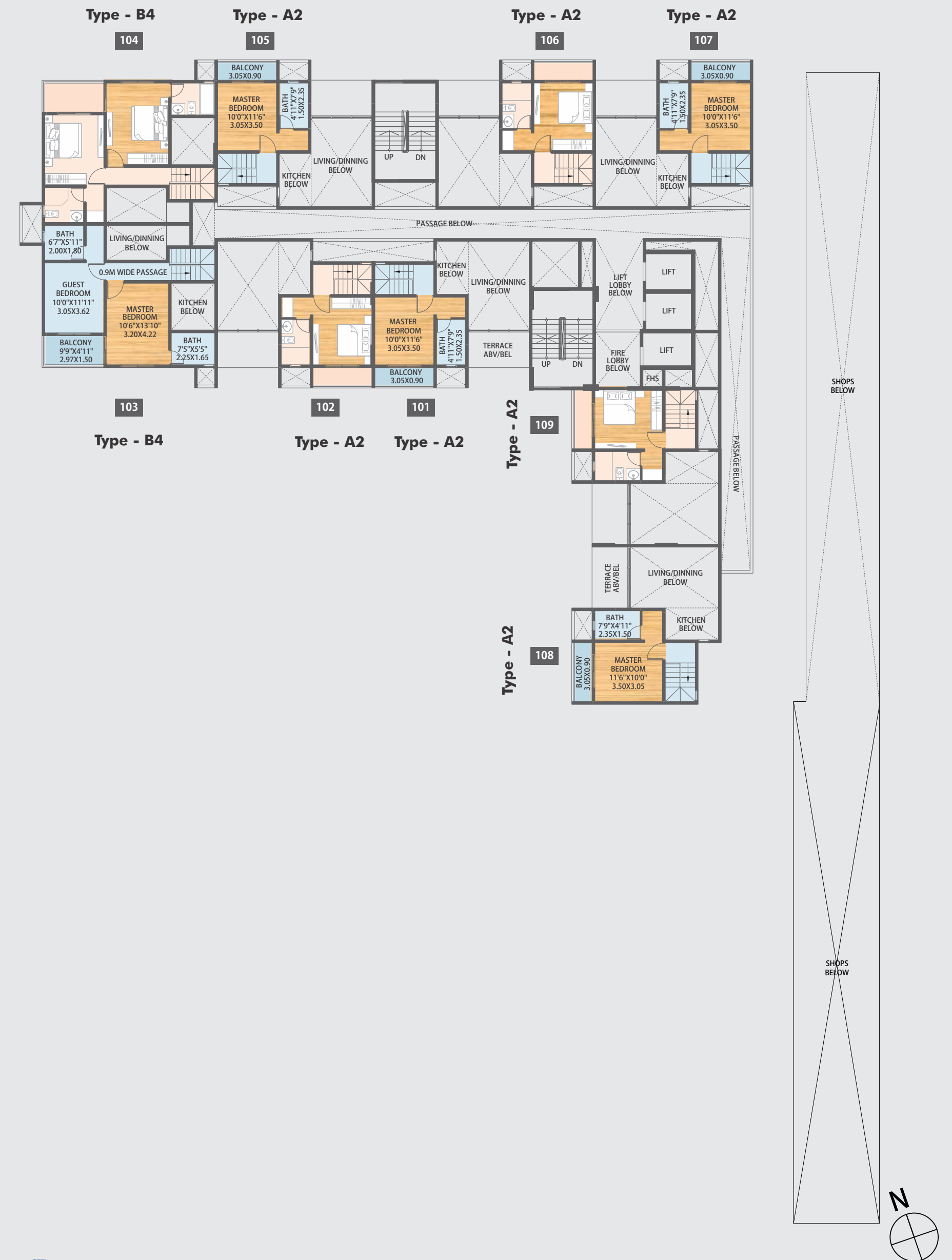
Tower - E
 Typical Duplex of 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor Plan
 Upper Level Plan



Tower - F
 Typical 1st Floor
 Lower Level Plan

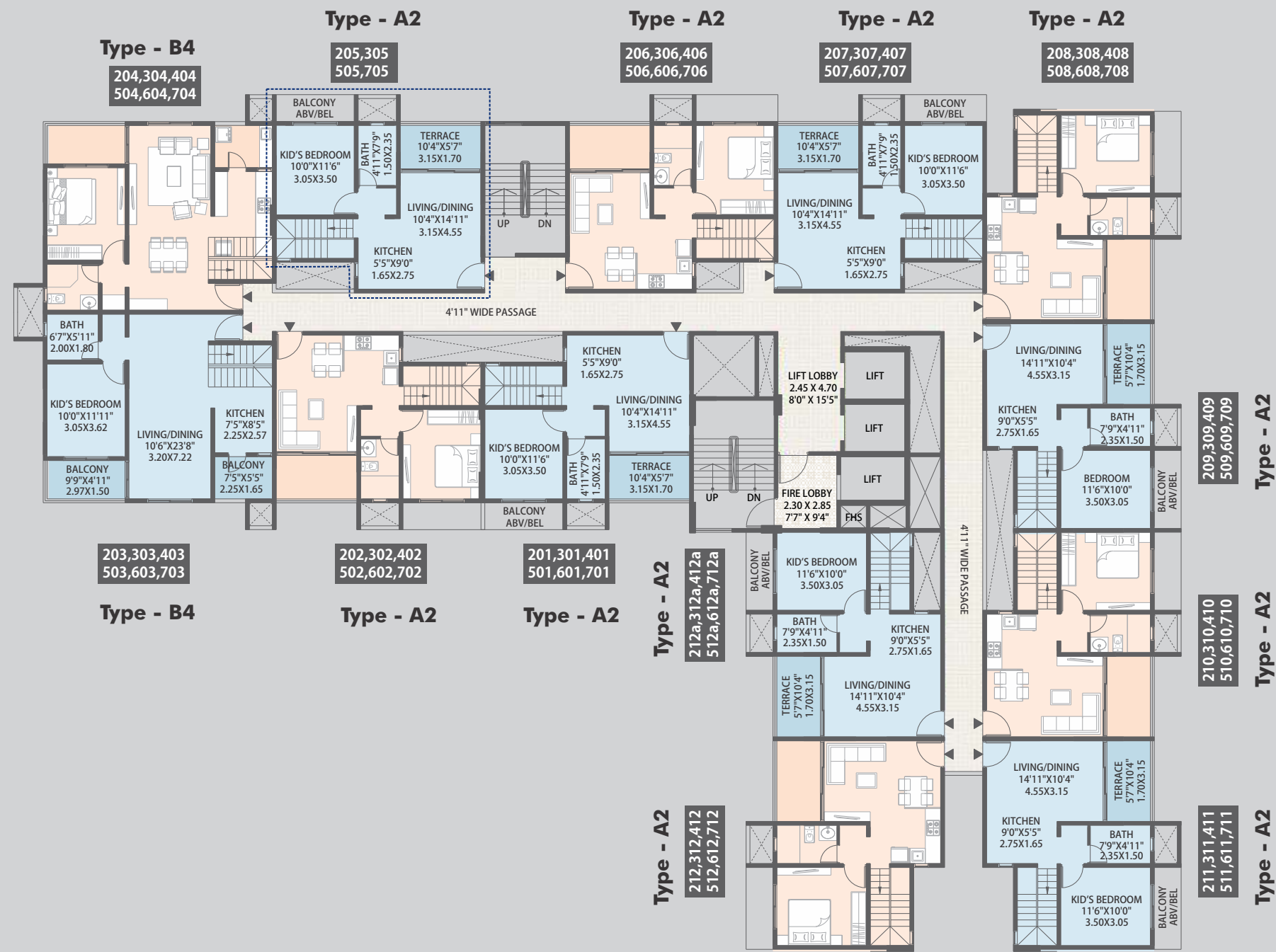


Tower - F
 Typical 1st Floor
 Upper Level Plan



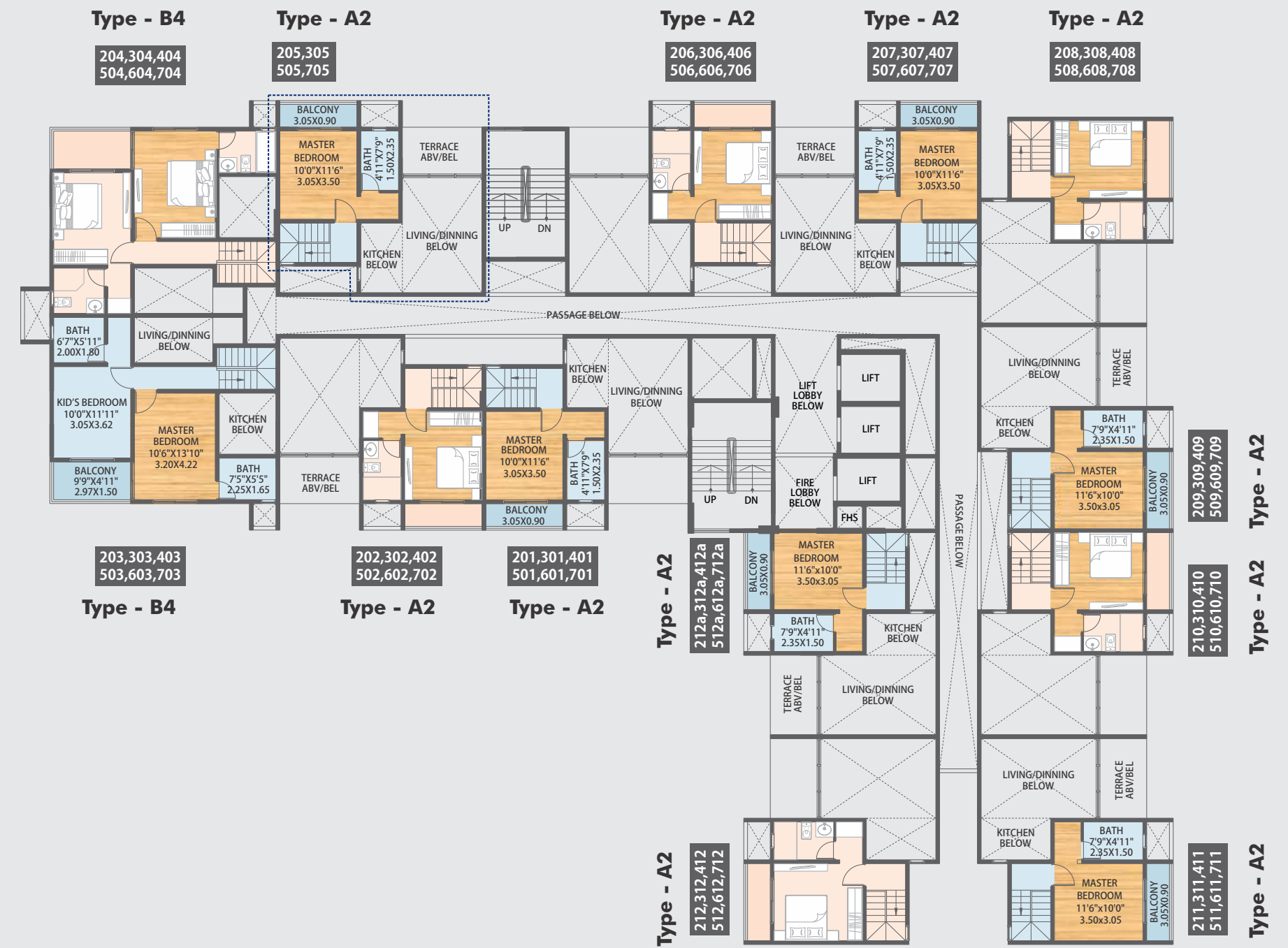
Refuge unit numbers: 405 & 605

Tower - F
 Typical 2nd, 3rd, 4th, 5th, 6th & 7th Floor
 Lower Level Plan



Refuge unit numbers: 405 & 605

Tower - F
 Typical Duplex of 2nd, 3rd, 4th, 5th, 6th & 7th Floor
 Upper Level Plan

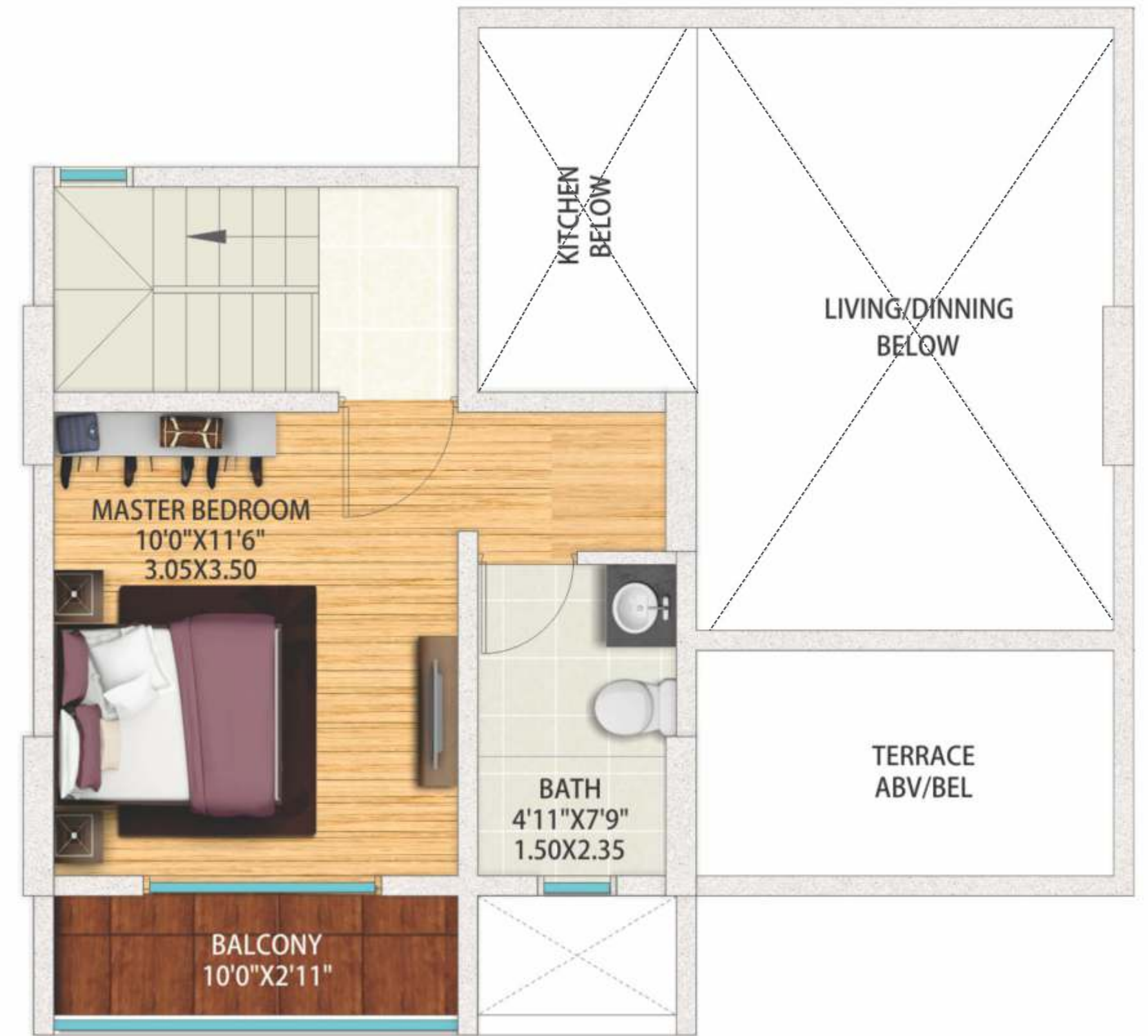


Refuge unit numbers: 405 & 605

Typical Unit Plan - 2 Bedroom Duplex
Lower Level

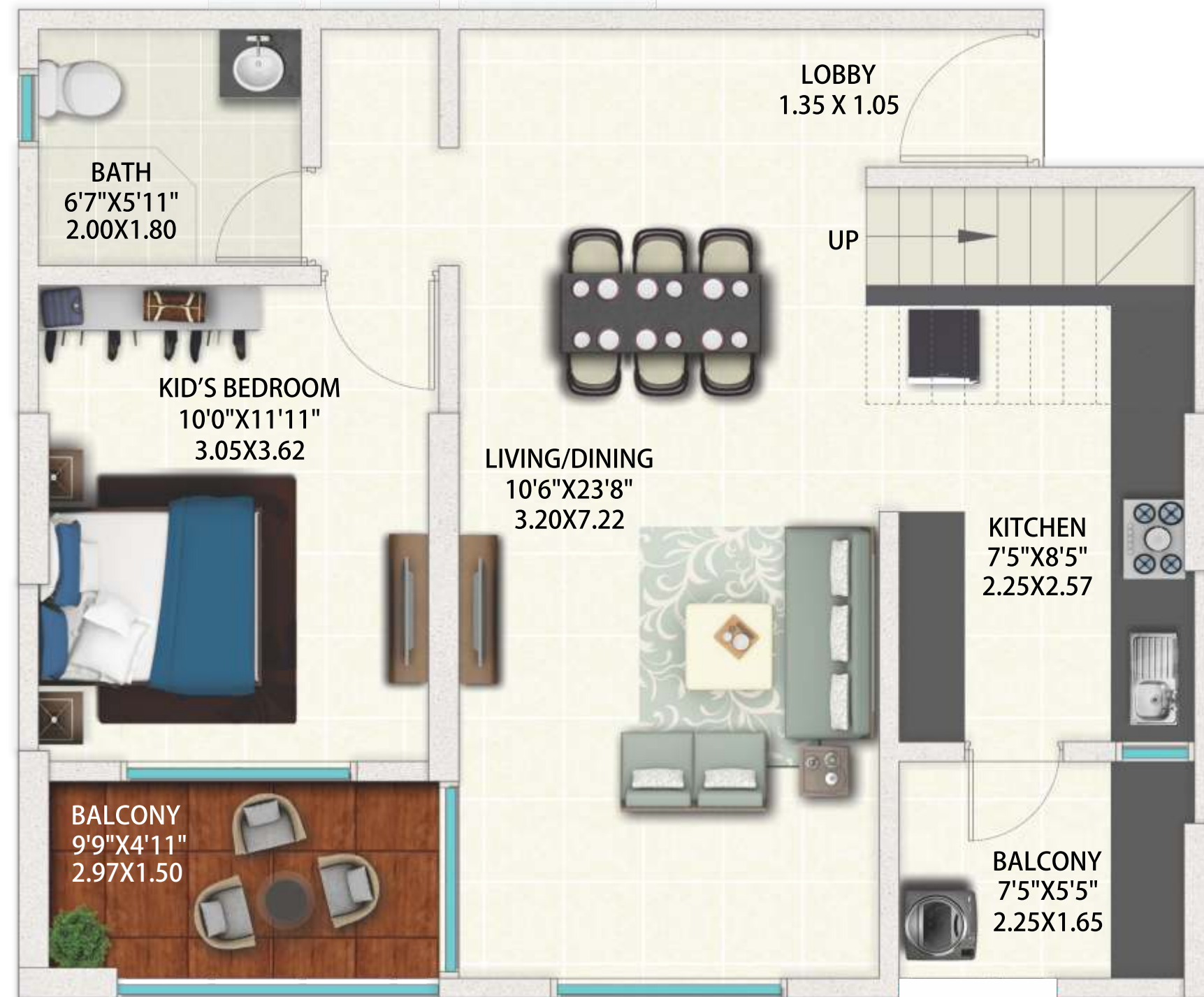


Typical Unit Plan - 2 Bedroom Duplex
Upper Level

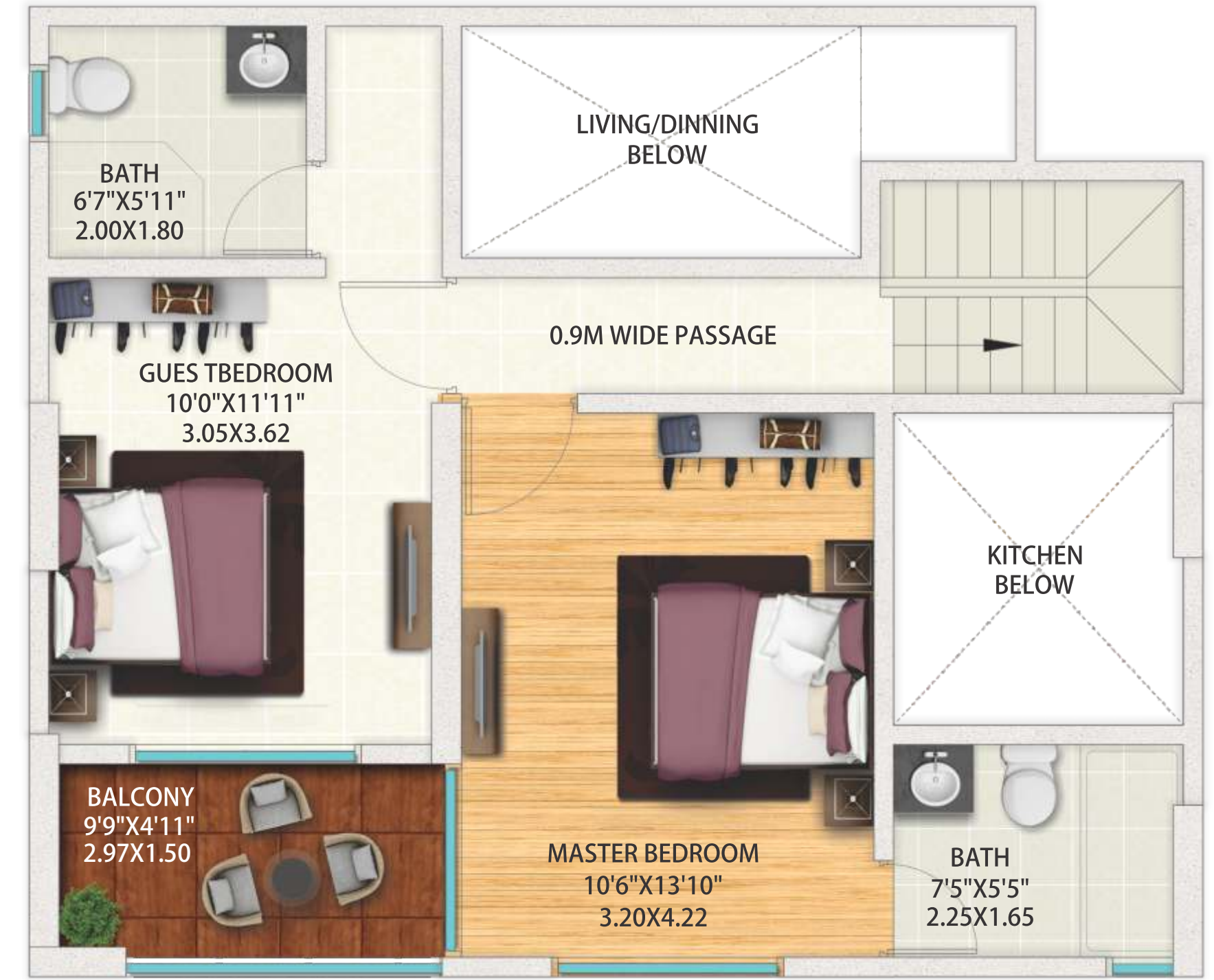


	Carpet area (as per RERA)	Usable area of balcony	Usable area of private terrace*	Proportionate share in common general areas
Area in Sq. mtrs	59.90	2.74	5.35	23.80
Area in Sq. ft	644.76	29.49	57.59	256.15

Typical Unit Plan - 3 Bedroom Duplex
Lower Level



Typical Unit Plan - 3 Bedroom Duplex
Upper Level



	Carpet area (as per RERA)	Usable area of balcony	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	98.37	9.14	3.70	38.92
Area in Sq. ft	1058.85	98.38	39.83	418.98

2 BEDROOM ROW HOUSES



Typical Unit Plan - 2 Bedroom Row House (RH-B)

Ground Floor



First Floor



	Carpet area (as per RERA)	Usable area of private terrace	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	63.03	6.48	NA	24.33
Area in Sq. ft	678.45	69.75	NA	261.87

3 BEDROOM ROW HOUSES

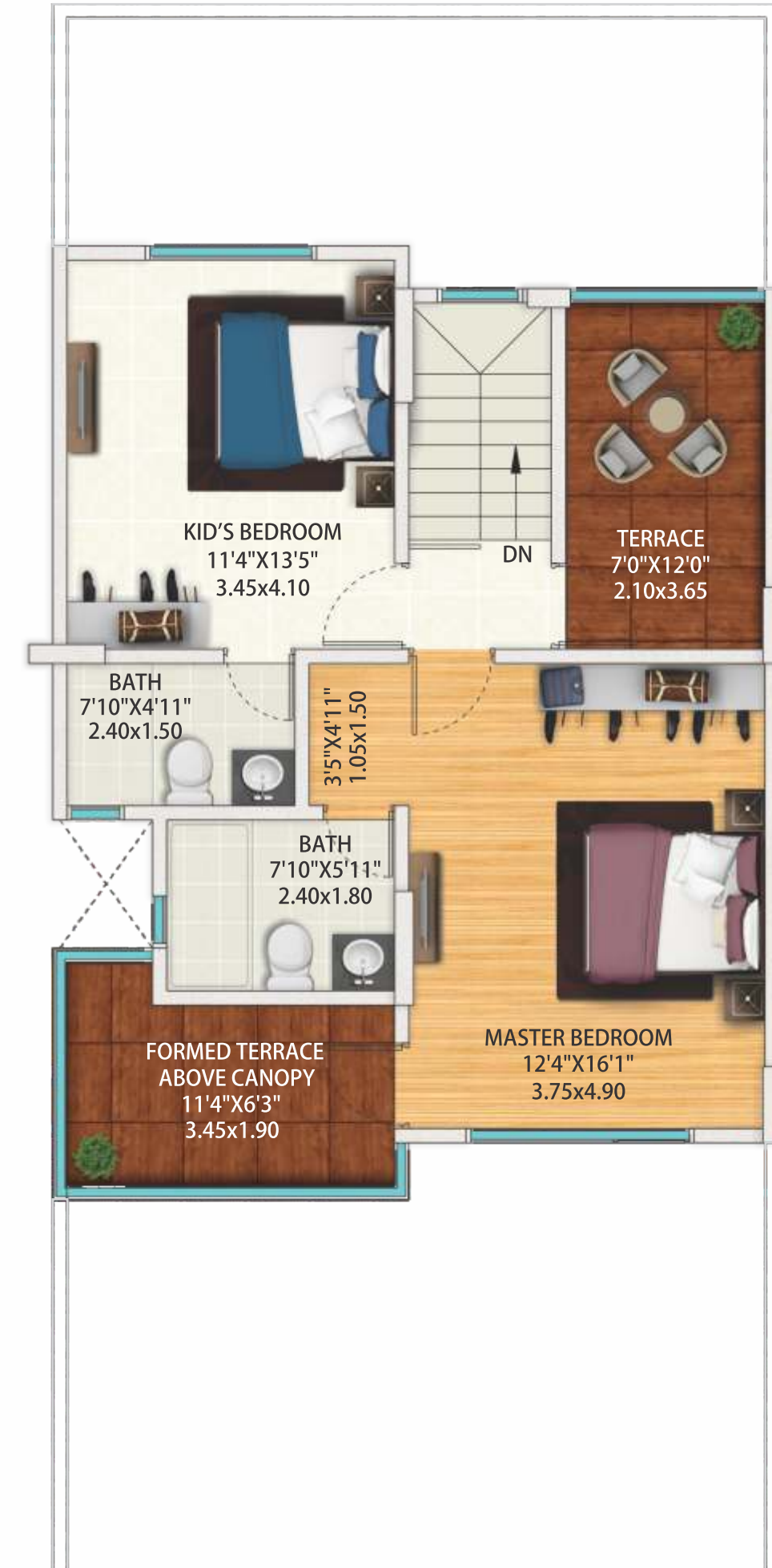


Typical Unit Plan - 3 Bedroom Row House (RH-A)

Ground Floor



First Floor



	Carpet area (as per RERA)	Usable area of private terrace	Usable area of utility	Proportionate share in common general areas
Area in Sq. mtrs	100.51	14.62	2.20	41.07
Area in Sq. ft	1081.89	157.37	23.68	442.03



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.



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

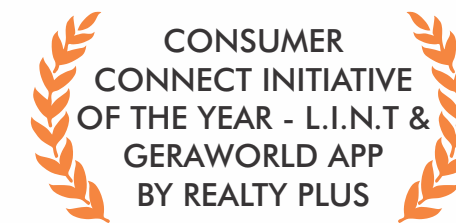


ETHICAL COMPANY REAL ESTATE AWARDS

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.



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

“

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



NURTURING THE ENVIRONMENT

At Gera Developments, we are committed to the preservation of the environment and believe that our projects should incorporate features that work towards this objective. These are some of our focus areas.

WATER CONSERVATION:

We approach water conservation holistically by combining measures of effective recycling with wastage minimization techniques. Our most recent initiative created 200 recharge borewells in Pune to replenish groundwater levels through rainwater harvesting. Our projects are equipped with sewage treatment plants to ensure effective wastewater management. The implementation of water level controllers with auto shut-off prevents overflow and wastage.

ENERGY CONSERVATION:

Our goal when it comes to energy conservation is to plan projects to make them make more energy-efficient. From the auto shut off pumps and Gensets that go a long way in conserving energy to the solar water heating system to harnesses energy from nature. Because it's not just economical, it's also ecologically conscious. Just as life should be.

NOISE POLLUTION:

The Genset with its acoustics enclosure makes sure that noise is kept to a minimum, so energy for your use is produced in ways that don't have a harmful effect on the surroundings. Because when we build, our commitment to the environment is evident in everything we do, down to the last detail.

TREE PLANTATION

As part of our commitment to preserve the environment, we have, over the years, worked towards planting more trees to offset the build-up of CO₂ in the air and reduce the 'greenhouse effect'. This has been achieved through massive tree plantation drives that have seen enthusiastic participation from our customers, seed ball distribution in different parts of the city, and, of course, ample green cover being an integral part of planning the landscape of each of our projects. Because planting a tree, we believe, is planting the hope of a better future.

MATERIAL SELECTION:

Recycling is a crucial part of building sustainably, so we put industrial waste such as fly ash in bricks, concrete and plaster, to use in our construction.

Because we believe, it's not enough to build landmarks that make heads turn. It's important for our hearts to be in the right place when we build. Only then can we truly outdo.