Gera
Let's Outdo

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

HOME TO
# ENDLESS JOYS





## GERA DEVELOPMENTS: TRANSFORMING THE FUTURE WITH INNOVATION AND INTEGRITY

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

Our commitment to -

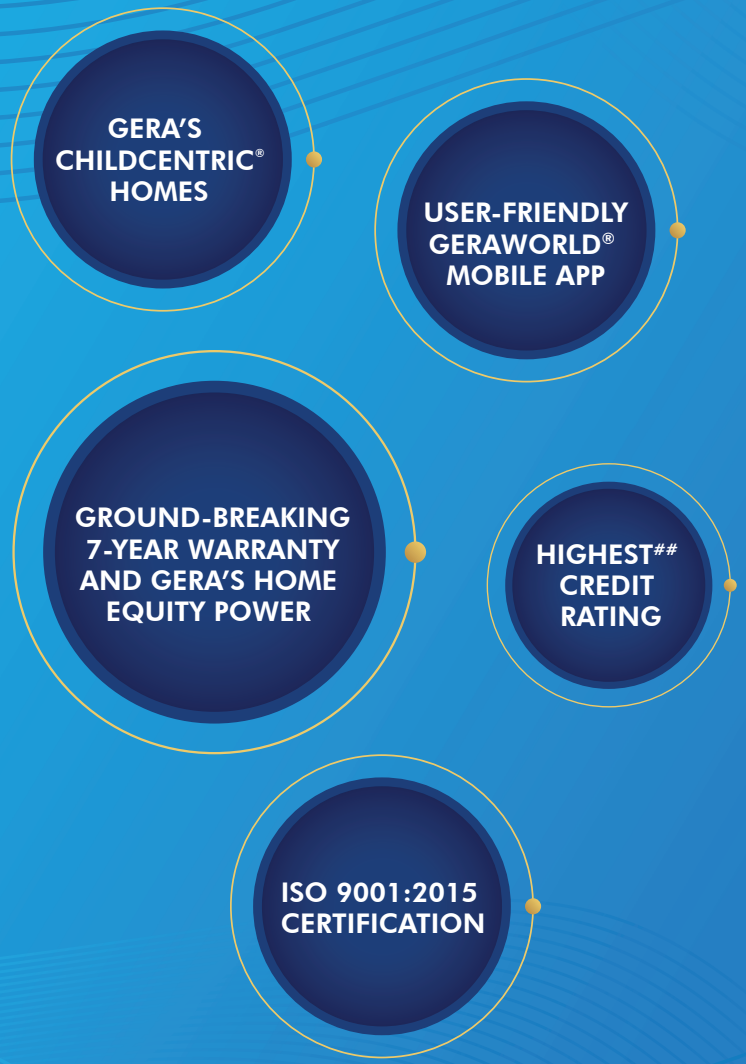
**Trust** empowers us to form enduring relationships that stand the test of time.

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

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

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

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




## THE GERA EDGE

### Innovative. Thoughtful. Exceptional.

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

##The highest-rated private real estate developer in India. AA- Rated by CARE India.

## CREDIT RATINGS

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

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

## PROVEN TRACK RECORD

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

## UNMATCHED TRANSPARENCY AND SPEED

GeraWorld® Mobile app

## INNOVATION AT ITS FINEST

Creating industry firsts:

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

## CUSTOMERS FIRST. ALWAYS.

Innovate to exceed customer expectations:

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

GeraWorld® Mobile app to offer unmatched convenience & transparency.

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

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



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

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

Enjoy state-of-the-art clubhouses and easy access to nearby amenities, ensuring a vibrant lifestyle while eliminating commuting hassles. With a steadfast commitment to helping children thrive, Gera's ChildCentric® Homes provide a nurturing environment that seamlessly blends safety, fun, and development. Choose Gera for a unique and aspirational living experience where every child can discover and reach their full potential.

## THE PILLARS OF CHILDCENTRIC® HOMES



**DEVELOPMENT**



**SAFETY**



**FUN**



**CONVENIENCE**

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

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

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

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

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

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

We facilitate training through the celebrity academies. Child development and success varies from child to child and is influenced by factors beyond the academies.



EXPERIENCE

# JOYFUL LIVING

AT

Gera's

## JOY ON THE TREETOPS

ChildCentric® Homes

MEGAPOLIS CIRCLE, HINJAWADI

## EXPERIENCE A THRIVING LIFESTYLE IN MEGAPOLIS CIRCLE, HINJAWADI

Hinjawadi, Pune's thriving IT hub, is not just a business destination; it's a vibrant community poised for remarkable growth. Recent government initiatives, including road expansions and flyover constructions, promise enhanced connectivity and convenience. The establishment of a 100-ton capacity solid waste management project further emphasizes the commitment to sustainable development in this dynamic locale.

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

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





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

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

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

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

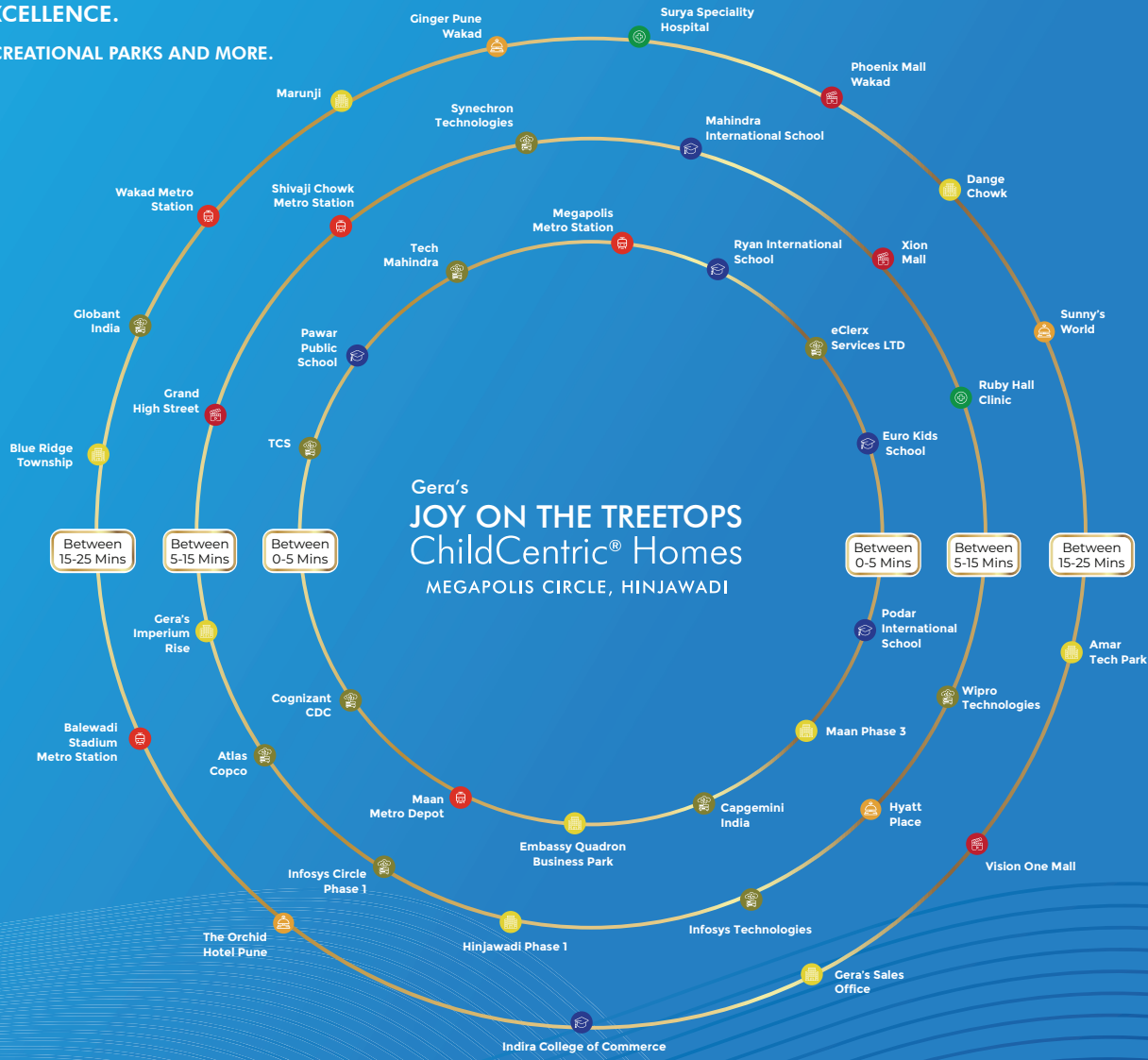



**KEY DISTANCES:**

- PUNE-MUMBAI EXPRESSWAY: 15 MIN
- PUNE AIRPORT: 50 MIN
- PUNE RAILWAY STATION: 45 MIN
- PUNE UNIVERSITY: 30 MIN

## SEEK INSPIRATION AT THE CROSSROADS OF EXCELLENCE.

IT COMPANIES, SCHOOLS, RECREATIONAL PARKS AND MORE.






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

Artist's Impression

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

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

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

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

# SHAPING TOMORROW'S STARS WITH

# CELEBRITY-LED ACADEMIES



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



INDI KARTING

## FEEL THE THRILL OF GO-KARTING INDIKARTING BY RAYOMAND BANAJEE

Experience adrenaline-pumping excitement at IndiKarting, guided by renowned motorsport expert Rayomand Banajee. Discover a world of speed and skill as your child learns the art of racing on thrilling tracks, developing a love for motorsports right at their doorsteps.



BADMINTON GURUKUL

An initiative by Pullela Gopichand

# EXCEL IN BADMINTON BADMINTON GURUKUL BY PULLELA GOPICHAND

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




mkrbf

# FUTURE OLYMPIANS BEGIN HERE MARY KOM REGIONAL BOXING FOUNDATION

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



Mahesh Bhupathi
Tennis Academies

# ACE YOUR GAME
# MAHESH BHUPATHI TENNIS ACADEMIES

Elevate your child's tennis skills at Mahesh Bhupathi Tennis Academies, guided by the 12 times Grand Slam champion himself. Experience premier facilities and exceptional coaching, empowering your child to achieve their highest potential.



## BECOME A STAR ON THE FIELD! BHAICHUNG BHUTIA FOOTBALL SCHOOLS

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



NISHA MILLET'S
Don't Worry... Swim Happy!
SWIMMING ACADEMY

# ACHIEVE EXCELLENCE NISHA MILLET'S SWIMMING ACADEMY

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



SHANKAR
MAHADEVAN
ACADEMY

www.shankarmahadevanacademy.com

# TUNE INTO HARMONY SHANKAR MAHADEVAN ACADEMY

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

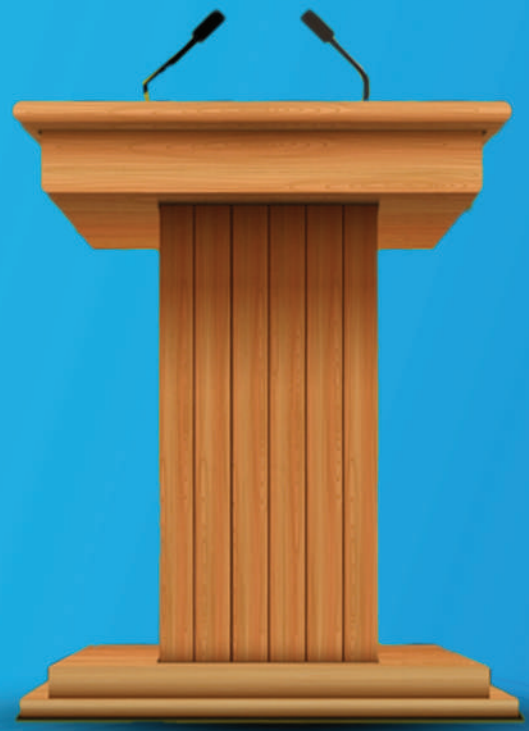


# SHIAMAK

*Have feet. Will dance.®*

## STEP INTO THE DANCE SPOTLIGHT SHIAMAK DAVAR INSTITUTE OF PERFORMING ARTS

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



Dale Carnegie

Dale Carnegie Training India

# EMPOWER MINDS
# DALE CARNEGIE TRAINING CENTRE

Ignite your child's potential with transformative learning at the Dale Carnegie Training Centre. Experience exclusive classes and workshops designed to enhance personal and professional skills, guided by the renowned methodologies from New York.



# EXCEPTIONAL AMENITIES FOR A JOYFUL LIVING



Artist's Impression

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

# PUNE'S FIRST ELECTRIC GO-KART RACING TRACK

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

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



# STRIKE WITH PRECISION

Step into the exciting world of badminton and enjoy the thrill of movement and competition. This fun sport not only keeps you fit but also encourages teamwork and sportsmanship. Whether you're just starting or have been playing for a while, badminton allows you to connect with others and learn valuable skills. Feel the excitement and camaraderie that badminton brings, and let your passion shine on the court!

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



# A SPLASH OF ADVENTURE FOR EVERY AGE

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

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



# AIM FOR THE PERFECT SCORE

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

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

## RISE ABOVE THE ORDINARY
## INTRODUCING THE

# ECO DECK

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



Artist's Impression

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

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

# A SPACE FOR EVERY MOOD AND MOMENT

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

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



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

# SPACES THAT INSPIRE A HAPPY LIFESTYLE

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

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




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

# KEY INDOOR AMENITIES



Bowling Alley



Half Olympic-Size, Temperature-Controlled Swimming Pool



Squash Courts



Mini Theatre



Table Tennis



Pool Table & Snooker Table



Board Games



Fully-Equipped Gym



Yoga / Aerobics



Indoor Badminton Court



Lounge & Café



Multipurpose Hall



Co-Working Space



Crèche



Dance Room



Music Room



Art Room



Training Room



Grocery / Medical Store

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

# KEY OUTDOOR AMENITIES



Go-Karting Track



Futsal Court



Cricket Practice Nets



Tennis Courts



Toddlers Play Area



Leisure Pool



Kids Pool



Pool Side Party Lawn



Kids Play Area



Children's Cycling Track



Jogging Track



Senior Citizen's Area



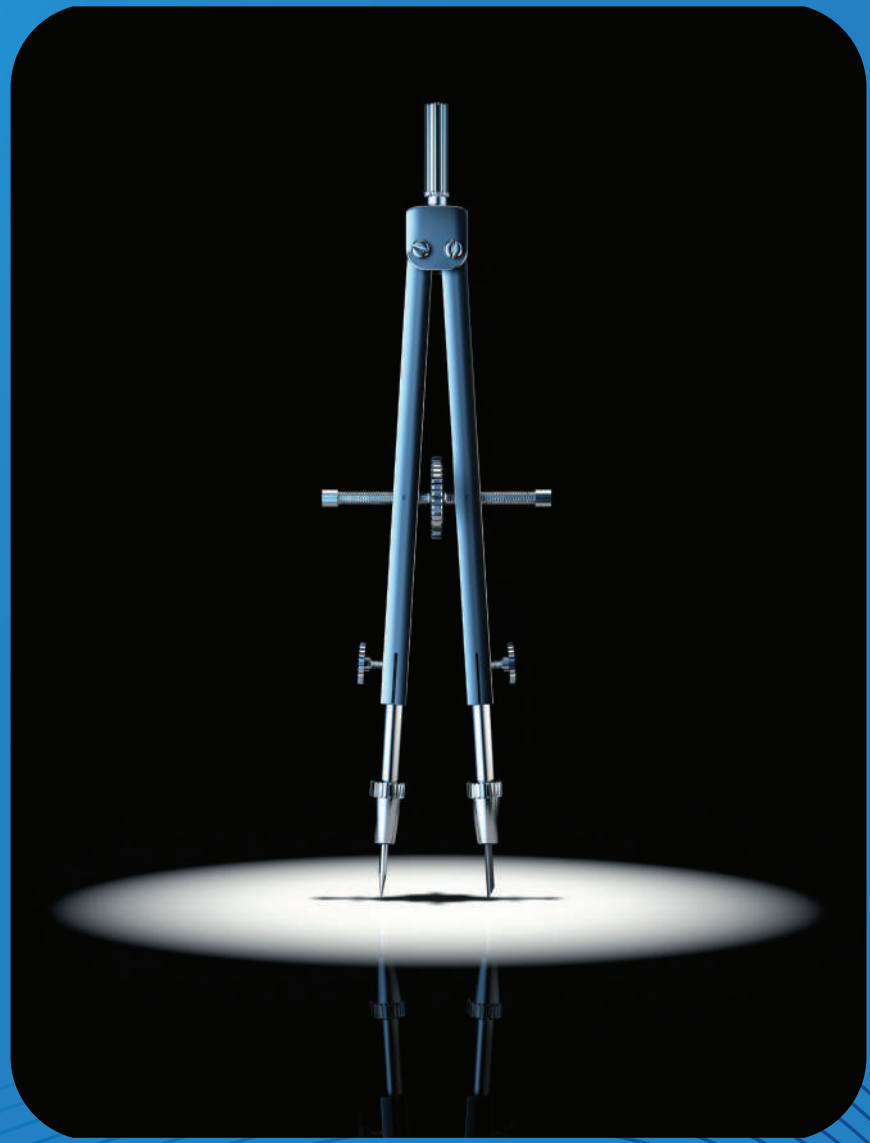
Pet Park

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

# KEY SPECIFICATIONS

| Particulars | | 2 BHK | 3 BHK | 2 BHK Duplex<br>3 BHK Duplex |
|---|---|---|---|---|
| **Flooring** | Living Room, Dining, Kitchen, & Passage | Vitrified tiles (Marbonite or equivalent)** | | |
| | Bedroom 1 | Vitrified tiles (Marbonite or equivalent)** | | |
| | Bedroom 2 | NA | Vitrified tiles (Marbonite or equivalent)** | Vitrified tiles (3 BHK Duplex) (Marbonite or equivalent)** |
| | Internal Staircase | NA | NA | Vitrified tiles |
| | Master Bedroom | Wooden finish vitrifed tiles | | |
| | Balconies | Skid-resistant Ceramic/vitrified tiles | | |
| **Air Conditioning** | Provided | Living & all bedrooms | | |
| **Digital Homes** | Home Automation | Google Home Mini / Alexa or equivalent | | |
| | Video Door Phone | Wifi 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** | Sanitary Fittings | Jaquar or equivalent** | | |
| | CP Fittings | Jaquar or equivalent** | | |
| | Exhaust Fan | Provided in all washrooms | | |
| | Piping & Ceiling | Underslung Piping with false ceiling | | |
| **Railings** | Balcony | Stainless steel / Aluminium with glass panels | | |
| | Internal Staircase | NA | NA | Stainless steel with glass panels |
| **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 |
| | Safety Grills | Provided for all sliding windows | | |
| **DG Backup** | Provided in all configurations | Power backup for 1 fan & 2 lights in each room as per configuration | | |

** Equivalent means equivalent in performance parameters



# MASTER LAYOUT



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

Artist's Impression




Note: Gera's Joy on The TreeTop consists of 3 individual projects, out of which 1 project is currently being marketed for sale. The RERA registration of the same is mentioned below

| | | |
|---|---|---|
| Joy on The Tree-Tops Project A | Tower 1, 2, 3 | Maha RERA Reg.No: P52100077635 |

2 out of the 3 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.

## AMENITIES:

1. Kids Play Area
2. Play Pavilion
3. Tennis Courts
4. Celebration Lawn
5. Leisure Pool
6. Kids Pool
7. Pool Side Cafe
8. Senior Citizen Area
9. School Bus Drop Off
10. Walkway
11. Cycling Track
12. Pet Park
13. Fitness Zone
14. Stramp
15. Go-karting Track
16. Bridge
17. Yoga Lawn
18. Pedestrian Gate
19. Skating Rink
20. Cricket Practice Nets
21. Futsal Court
22. Jogging Track

### 23. THE CLUB

- Dance Room
- Music Room
- Training Room
- Art Room
- Yoga/ Aerobics
- Boxing Arena
- Bowling Alley
- Half Olympic Temperature Controlled Swimming Pool
- Badminton Courts
- Mini Theatre
- Squash Courts
- Lounge & Cafe
- Co-working Space
- Multipurpose Hall
- Board Games
- Pool/ Snooker Table
- Table Tennis
- Creche
- Grocery / Medical Store
- Gymnasium

# UNIT PLANS



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

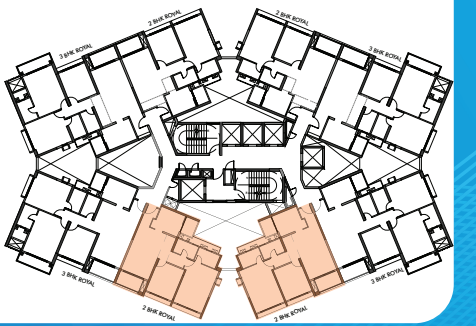
Artist's Impression

# TOWER 1

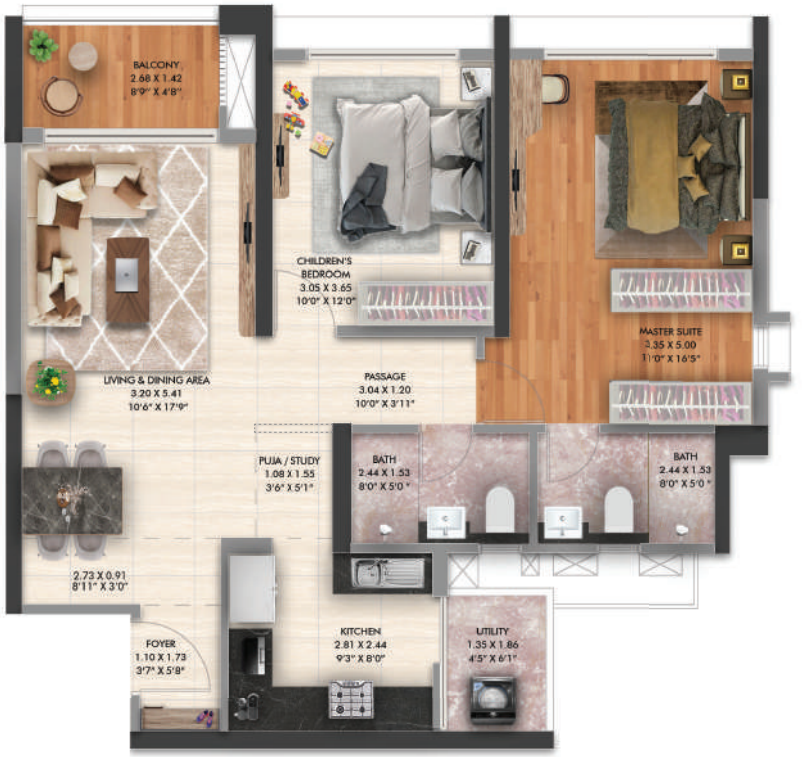
# 2 BHK ROYAL TYPE 1



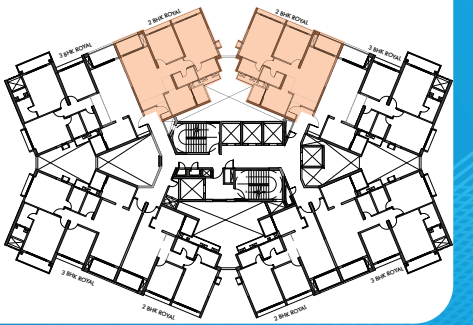

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 73.18 | 2.51 | 3.81 | 79.50 | 27.83 |
| Area in Sq. ft. | 787.71 | 27.02 | 41.01 | 855.74 | 299.51 |



# 2 BHK ROYAL TYPE 2



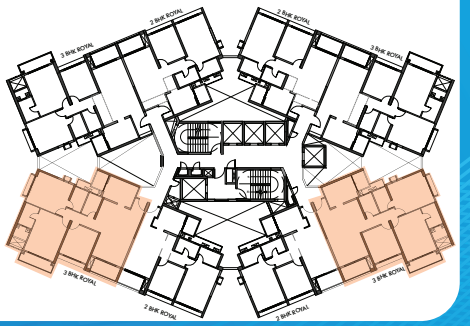

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 74.38 | 2.51 | 3.81 | 80.70 | 28.25 |
| Area in Sq. ft. | 800.63 | 27.02 | 41.01 | 868.65 | 304.03 |



# 3 BHK ROYAL TYPE 1



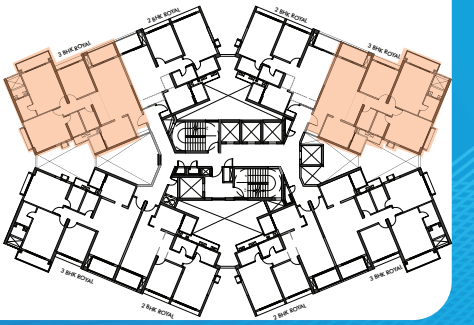

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 102.36 | 2.51 | 8.06 | 112.93 | 39.53 |
| Area in Sq. ft. | 1101.80 | 27.02 | 86.76 | 1215.58 | 425.45 |



# 3 BHK ROYAL TYPE 2




| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 104.41 | 2.51 | 8.06 | 114.98 | 40.24 |
| Area in Sq. ft. | 1123.87 | 27.02 | 86.76 | 1237.64 | 433.18 |



# T1-ROYAL TYPICAL FLOOR (FLOOR NO.- 2,3,4,5,6,7,8,10,11,12,13,15,16,17,18,20,21,22,23,25,26,27,28,30,31,32,33)



# T1-ROYAL REFUGE FLOOR (FLOOR NO.- 9, 14, 19, 24, 29 )

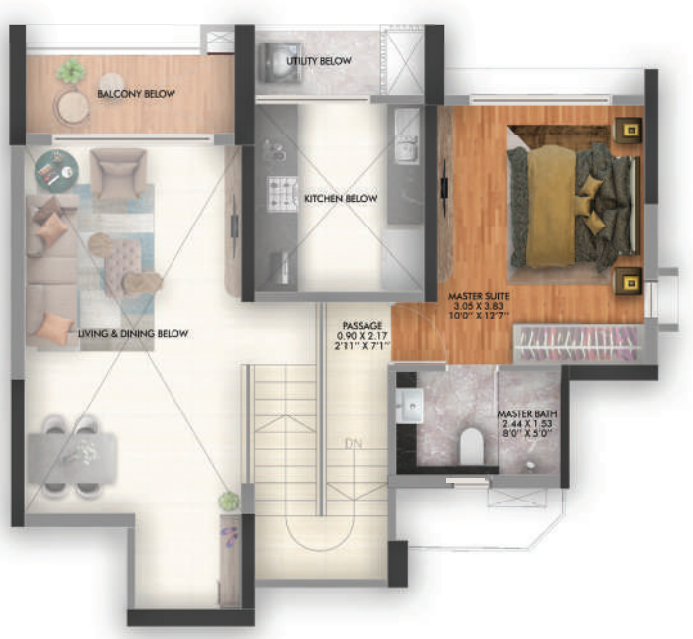


# TOWER 2

# 2 BHK DUPLEX

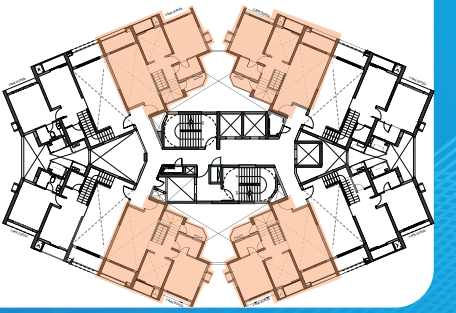



Lower Level




Upper Level

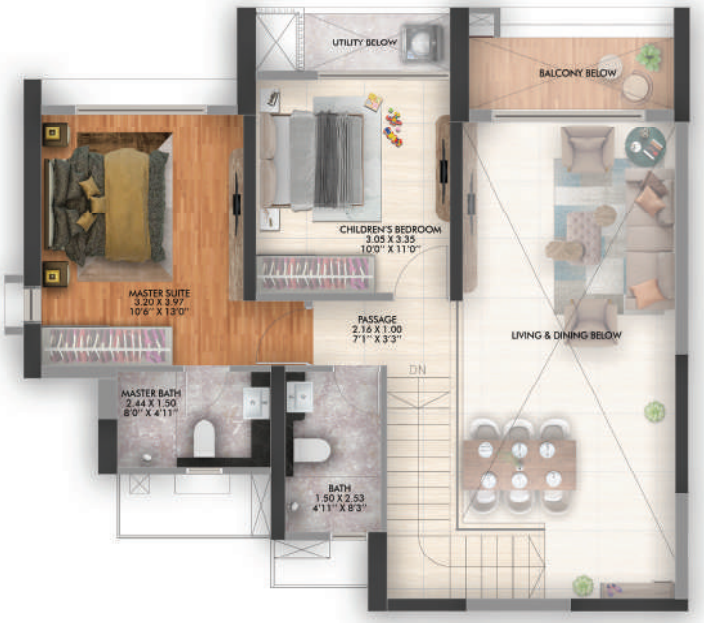
| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 78.07 | 1.73 | 3.67 | 83.47 | 29.21 |
| Area in Sq. ft. | 840.35 | 18.62 | 39.50 | 898.47 | 314.46 |



# 3 BHK DUPLEX

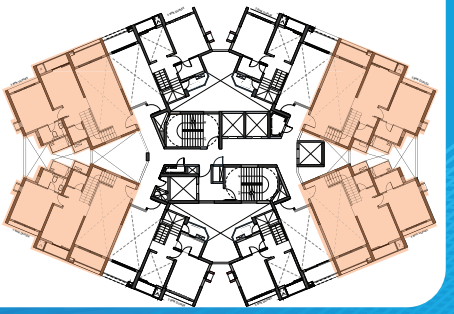



Lower Level




Upper Level

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 107.32 | 2.06 | 3.85 | 113.23 | 39.63 |
| Area in Sq. ft. | 1155.19 | 22.17 | 41.44 | 1218.81 | 426.58 |



# T2-TYPICAL LOWER LEVEL FLOOR PLAN

(FLOOR NO.- 3,5,7,11,15,19,23,27,31)



# T2-TYPICAL UPPER FLOOR PLAN

(FLOOR NO.- 4,6,8,12,16, 20, 24, 28, 32 )



# T2-REFUGE LOWER FLOOR PLAN

(FLOOR NO.- 9, 13, 17, 21, 25,29)



# T2-REFUGE UPPER FLOOR PLAN

(FLOOR NO.- 10, 14,18, 22, 26, 30)

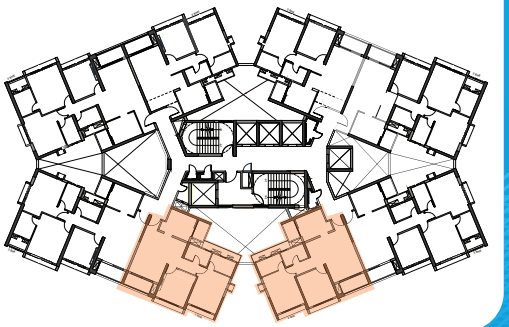


# TOWER 3

# 2 BHK GRAND TYPE 1



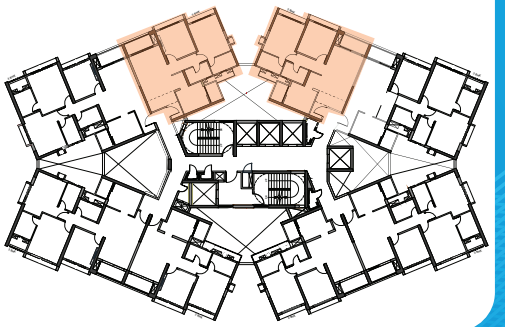

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 64.58 | 2.23 | 3.21 | 70.02 | 24.51 |
| Area in Sq. ft. | 695.14 | 24.00 | 34.55 | 753.70 | 263.79 |



# 2 BHK GRAND TYPE 2



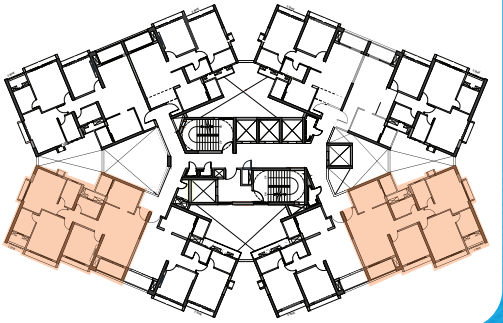

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 68.06 | 2.23 | 3.21 | 73.50 | 25.73 |
| Area in Sq. ft. | 732.60 | 24.00 | 34.55 | 791.15 | 276.90 |



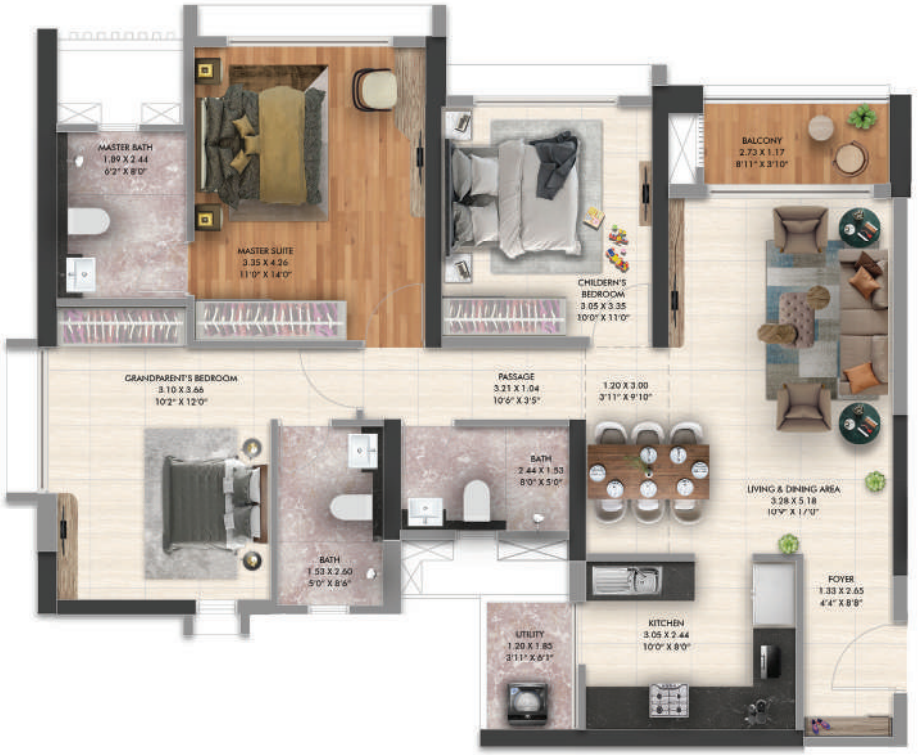
# 3 BHK GRAND TYPE 1



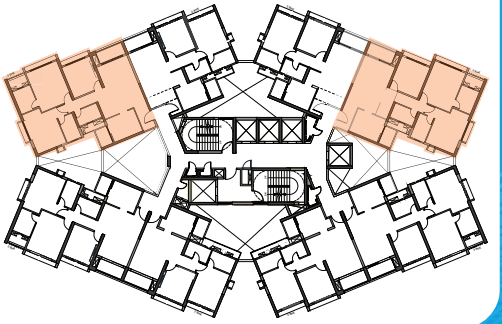

| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 88.52 | 2.22 | 3.21 | 93.95 | 32.88 |
| Area in Sq. ft. | 952.83 | 23.90 | 34.55 | 1011.28 | 353.95 |



# 3 BHK GRAND TYPE 2




| | Carpet area as per the RERA Regulations | Usuable area of utility i.e. open balcony attached to kitchen | Usable area of open balcony as per sanctioned plan | Total usable Carpet area | Proportionate share of the common area |
|---|---|---|---|---|---|
| *Area in Sq. mtrs. | 91.11 | 2.25 | 3.21 | 96.57 | 33.80 |
| Area in Sq. ft. | 980.71 | 24.22 | 34.55 | 1039.48 | 363.82 |



# T3 - GRAND TYPICAL LEVEL FLOOR PLAN

(FLOOR NO.- 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 17, 18, 20, 21, 22, 23, 25, 26, 27, 28, 30, 31, 32, 33)



# T3 - GRAND REFUGEE LEVEL FLOOR PLAN (FLOOR NO.- 9, 14, 19, 24, 29)



Gera®
Let's Outdo

## Project Address -

Gera's Joy on The Treetops at Megapolis Circle, Hinjawadi,
Plot No. R-1/2/B, MIDC, Rajiv Gandhi Infotech Park Phase-III, Hinjawadi, Pune - 411 057

## Sales Office Address -

Sales Office, Olive, 3rd Floor, at Hotel Tip Top International, off Mumbai Bangalore Highway,
Near Wakad Hinjawadi Bridge, Wakad Pune - 411 057

MAHA RERA Registration No.:
Project A - P52100077635
Available at: http://maharera.mahaonline.gov.in

www.gera.in | *T&C Apply

**Terms and Conditions**

• While effort is made to provide correct information, however any action taken or response to any communication/s is gratuitous and is not service or assistance of any nature. Any recipient or user of any information or material in this brochure may avail of the same entirely at his own risk as to costs and consequences.

• Nothing contained in this brochure (including plans, specifications and amenities) shall take precedence over the final agreement entered between the customer and the promoter. Materials, where not specified shall be at the sole discretion of the promoter. The promoter reserves the right to modify the project scheme at their discretion. This brochure and its contents are purely conceptual and merely to assist reader to navigate the concept, the project information, architectural drawings, area & other information only. None of the objects/representation mentioned herein constitute a legally binding offer.

Gera Developments Private Limited reserves the right to add, delete, alter or in any manner change the plans, specifications, images, architectural drawings, data & other information in its endeavor to make improvements as and when required without prior notice or obligation.

• All floor plans, unit sizes, layout plans, images and specifications are indicative and are subject to change as decided by Gera Developments Private Limited or competent authority and accordingly revisions may be necessary during construction of apartments or in the sizes of units as the case may be. Artist's impressions are used to illustrate the products and features. The actual elevation may vary from the Artist's impressions depicted. Brand and make are indicative and will be of equivalent make & quality as per availability.

• The wall thicknesses shall be modified in the sanction plan to reflect the wall thicknesses in the brochure.

• All information is prepared and issued in good faith and is for guidance only.It does not constitute part of an offer or contract. It does not constitute part of an offer or contract.

• ChildCentric®logo is a registered trademark owned by Gera Developments Private Limited. The celebrity academy names and trademarks are the property of their respective owners. All rights reserved. The contents, service marks, graphic images, layout, information, text, opinions and material contained in this brochure are the exclusive property of Gera Developments Private Limited and are protected by copyright and intellectual property laws. No person shall use, copy, reproduce, distribute, imitate, publish, display , modify, create derivative works or database, use, transmit, exploit, sell or distribute the same in whole or in part or any part thereof in any form or by any means- electronic, mechanical, photocopy recording or otherwise without prior express written permission from Gera Developments Private Limited.

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

• You are aware and acknowledge that Pegasus Properties Private Limited is registered as the Promoter of the Project and we (i.e., Gera Developments Private Limited) are registered as the Co-Promoter of the Project, under the provisions of Real Estate (Regulation & Development) Act, 2016 & rules thereunder. You are further aware and acknowledge that we (i.e., Gera Developments Private Limited), in our capacity as the Co-Promoter, are fully entitled to, inter alia, advertise, market, brand, sell the Project, etc. as well as to enter into this Allotment Letter and accept monetary consideration hereunder for and on behalf of Pegasus Properties Private Limited. You confirm that you will not raise any objection in this regard.

• Towers 1, 2, and 3 are part of Gera's Joy on the Treetops Project A. We further disclose that a RERA application has been submitted for Towers 4 and 5. Upon successful registration with RERA, these towers will form Gera's Joy on the Treetops Project B. Please note that no marketing or promotional activities for these towers have been authorized by us, whether through agents or printed materials.

**Note: Gera's Joy on The TreeTop consists of 3 individual projects, out of which 1 project is currently being marketed for sale. The RERA registration of the same is mentioned below**

| | | |
|---|---|---|
| Joy on The Tree Tops Project A | Tower 1, 2, 3 | Maha RERA Reg.No: P52100077635 |

**2 out of the 3 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.**