



MAHA RERA Registration No.: **PR1261012500289**
Available at: <https://maharera.mahaonline.gov.in>



#OwnTheBlue

PRE-EOI PREVIEW BROCHURE FOR A SELECT FEW

A Glimpse Into The Grandeur That Awaits.



#OwnTheBlue

THE POOL LIFE AWAITS

There's a life where blue feels like it belongs to you. A private plunge pool at home turns ordinary days into moments of ease, whether it's a dip after work, a quiet Sunday morning, or simply a place to pause. Here, water isn't an escape you wait for; it's the comfort you return to every single day. A rare blend of privacy, calm, and elegance, seamlessly woven into everyday living.



TRANSFORMING THE FUTURE WITH INNOVATION AND INTEGRITY

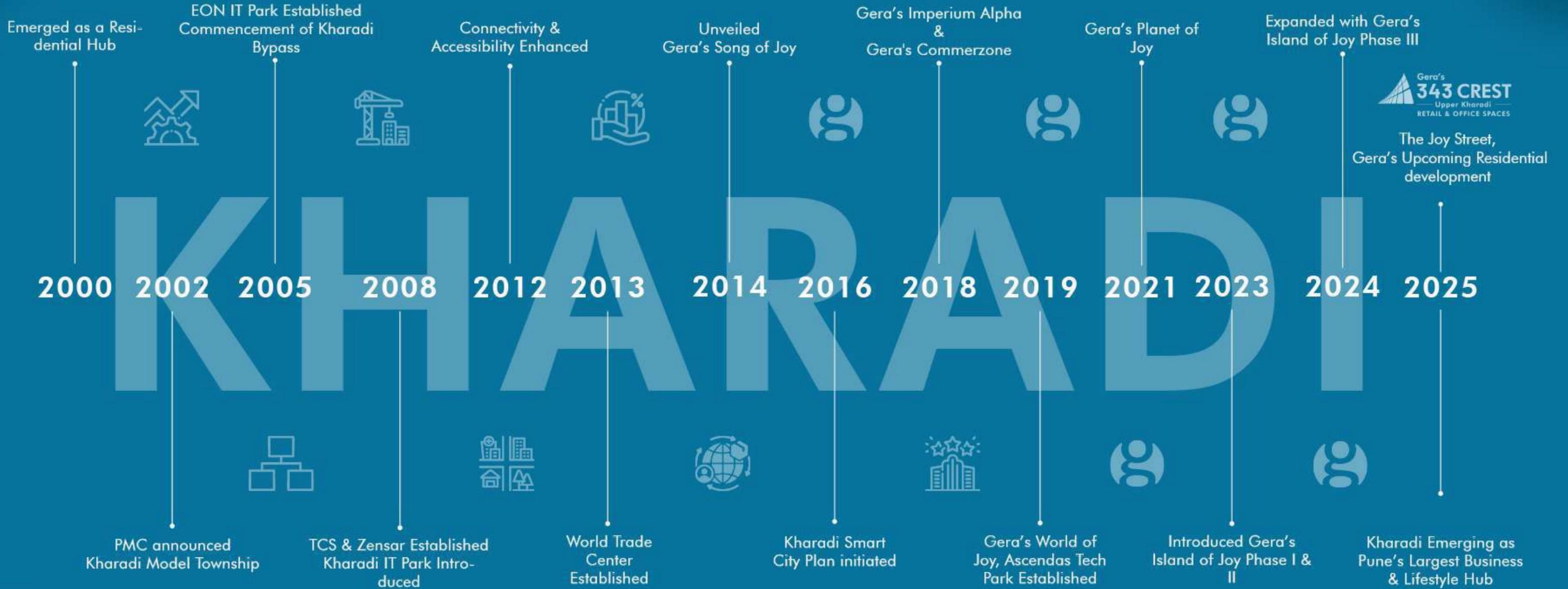
For 50+ years, Gera Developments has been redefining real estate with 64 projects spanning about 9 million sq. ft. under development. With the trust of more than 10,000 customers, we stand as a name synonymous with reliability, quality, and forward-thinking design. Our commitment goes beyond creating premium residential and commercial spaces.

We craft experiences rooted in trust, ownership, customer-first, compassion and innovation. Guided by our philosophy of 'Let's Outdo', we collectively strive towards raising the standards of Real Estate in the country - for our customers, partners, and employees.

**EVERY MILESTONE TELLS
A STORY OF PROGRESS**



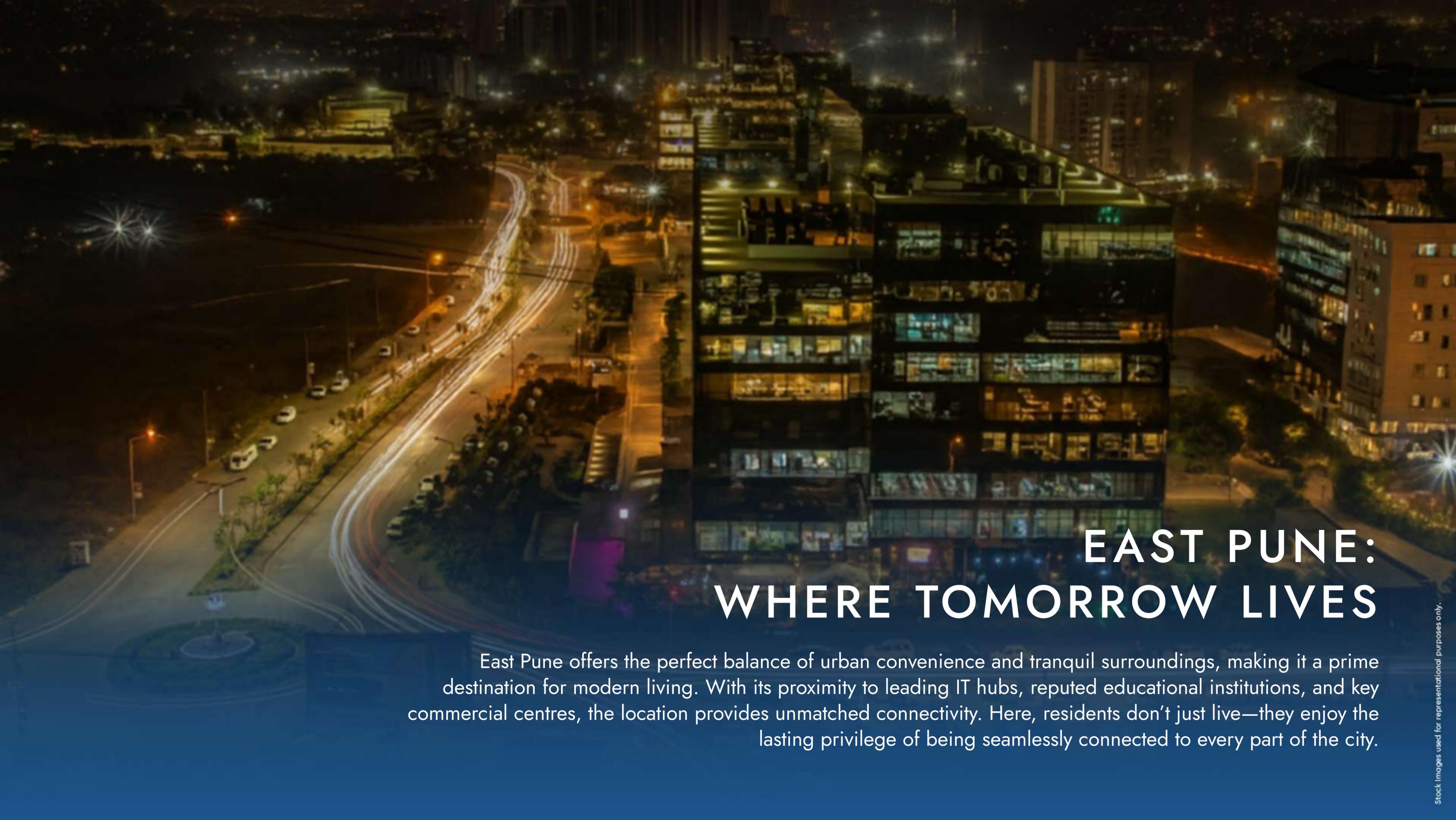
KHARADI



Gera's
343 CREST
Upper Kharadi
RETAIL & OFFICE SPACES

The Joy Street,
Gera's Upcoming Residential
development





EAST PUNE: WHERE TOMORROW LIVES

East Pune offers the perfect balance of urban convenience and tranquil surroundings, making it a prime destination for modern living. With its proximity to leading IT hubs, reputed educational institutions, and key commercial centres, the location provides unmatched connectivity. Here, residents don't just live—they enjoy the lasting privilege of being seamlessly connected to every part of the city.

BE PART OF A LANDMARK IN THE MAKING, RIGHT IN THE HEART OF PUNE.

From Bengaluru's Electronic City, Hyderabad's HITEC City, to Mumbai's BKC, every great city has its epicentre of growth.

FOR PUNE, THAT DESTINATION IS KHARADI.

A rapidly evolving address that's redefining the city's commercial and residential future. With proximity to IT hubs, excellent road connectivity, state-of-the-art infrastructure, and thriving cultural and commercial spaces, East Kharadi isn't just rising, it's redefining how Pune lives, works, and dreams.

3 LAC+
Working Professionals

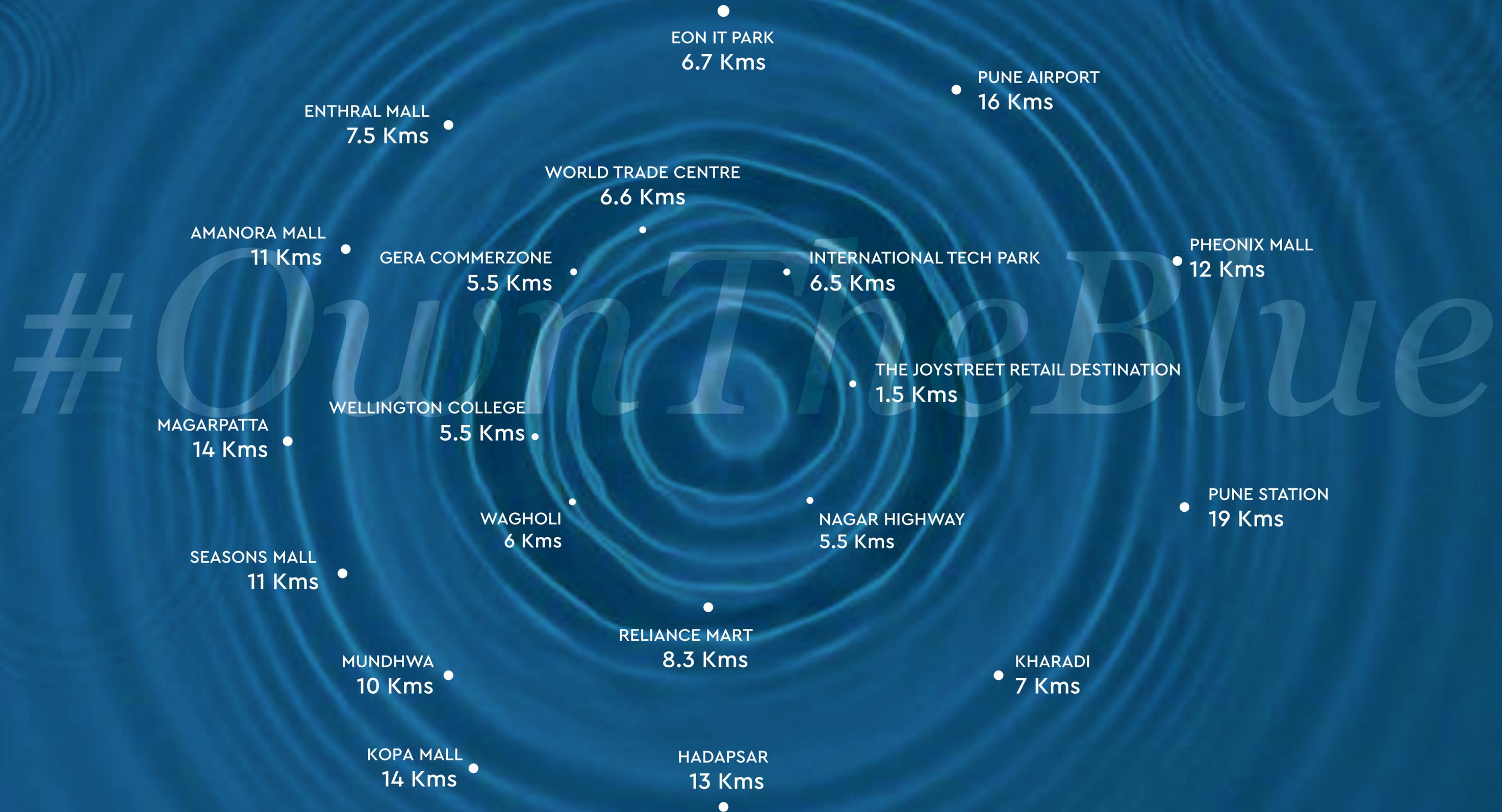
44 MN SQ. FT.
Under Development

CRAFTING EXTRAORDINARY LIFESTYLES IN EAST KHARADI[^]

Discover East Kharadi, an upcoming suburb with a vibrant cityscape. Homes is nestled in the 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.

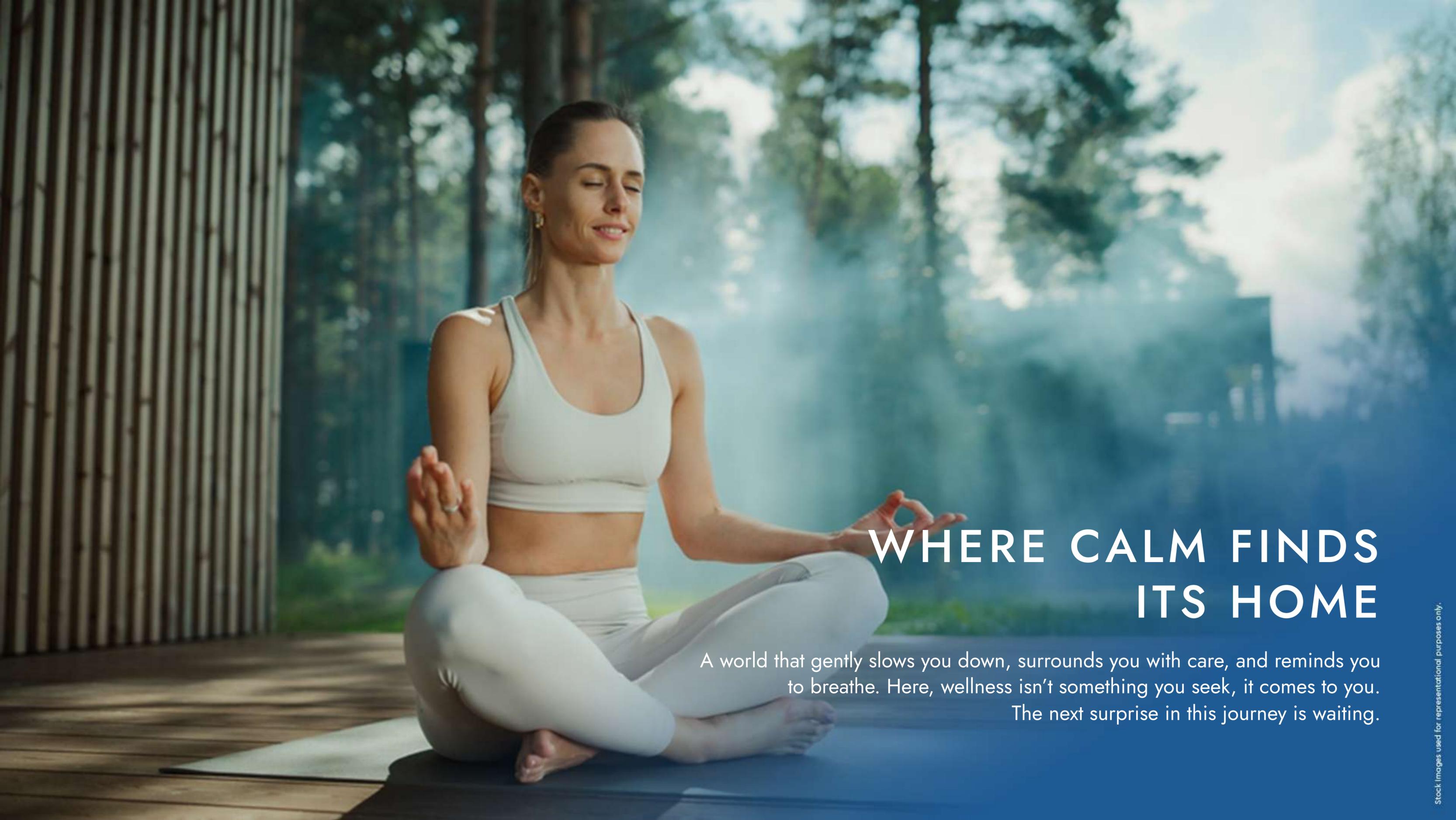
EAST KHARADI[^]

WHERE EVERY LANDMARK IS WITHIN YOUR REACH



#OwnTheBlue~ Gera's Upcoming development in 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 system, 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

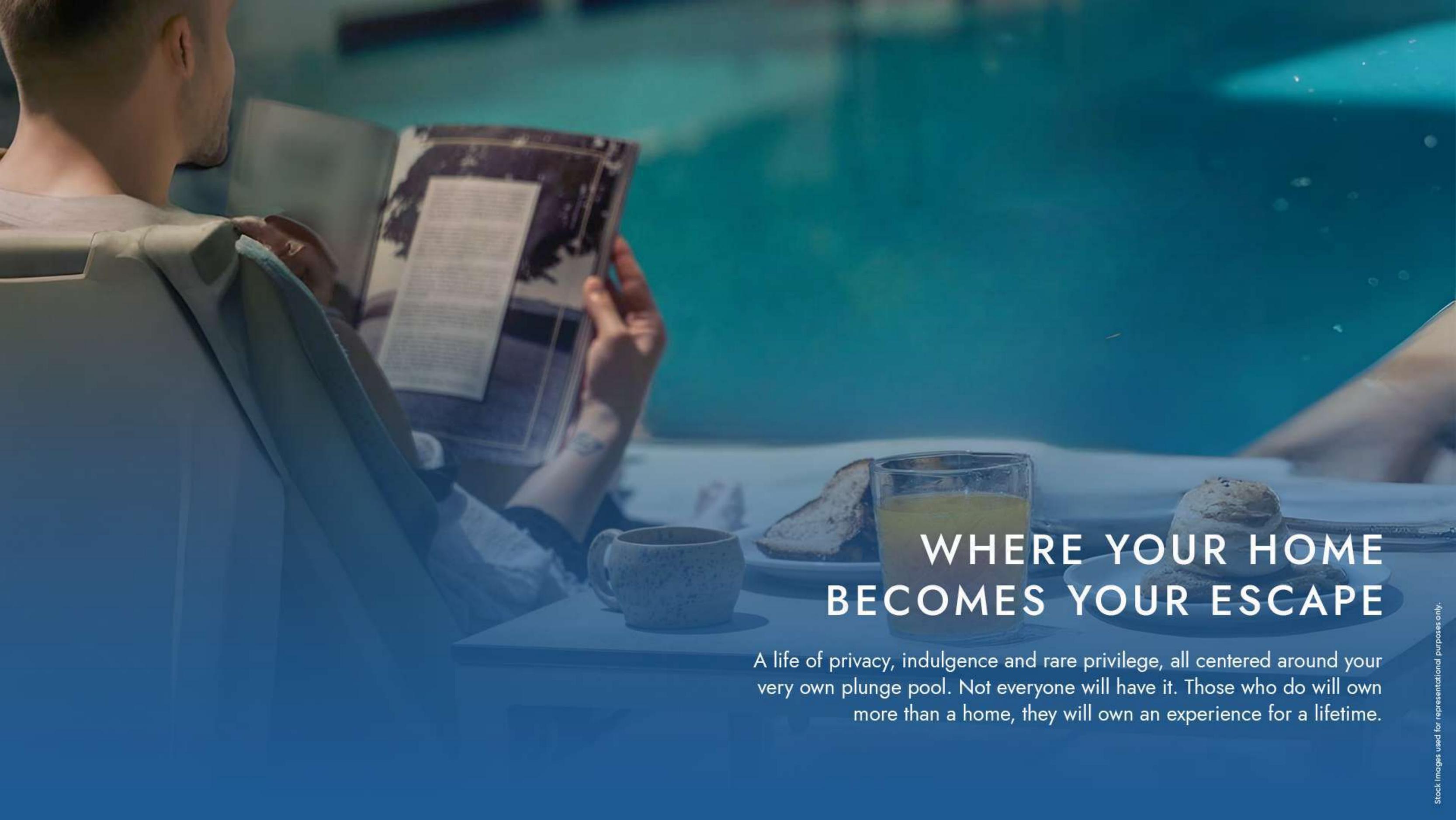


WHERE CALM FINDS ITS HOME

A world that gently slows you down, surrounds you with care, and reminds you to breathe. Here, wellness isn't something you seek, it comes to you. The next surprise in this journey is waiting.

#OwnTheBlue

BE THE FIRST TO DIVE-IN

A man in a light-colored shirt is seen from the side, sitting on a lounge chair and reading a magazine. In the foreground, a table holds a cup of coffee, a glass of orange juice, and a plate of bread and pastries. The background shows a swimming pool with a person's arm visible on the right. The entire scene is overlaid with a semi-transparent blue filter.

WHERE YOUR HOME BECOMES YOUR ESCAPE

A life of privacy, indulgence and rare privilege, all centered around your very own plunge pool. Not everyone will have it. Those who do will own more than a home, they will own an experience for a lifetime.

**THE ADDRESS YOU'LL
CALL HOME**



Note: The Elevation Rendering is still in progress and can be changed as per the final plans.

**THE LIFESTYLE
ONLY A FEW WILL EVER OWN**

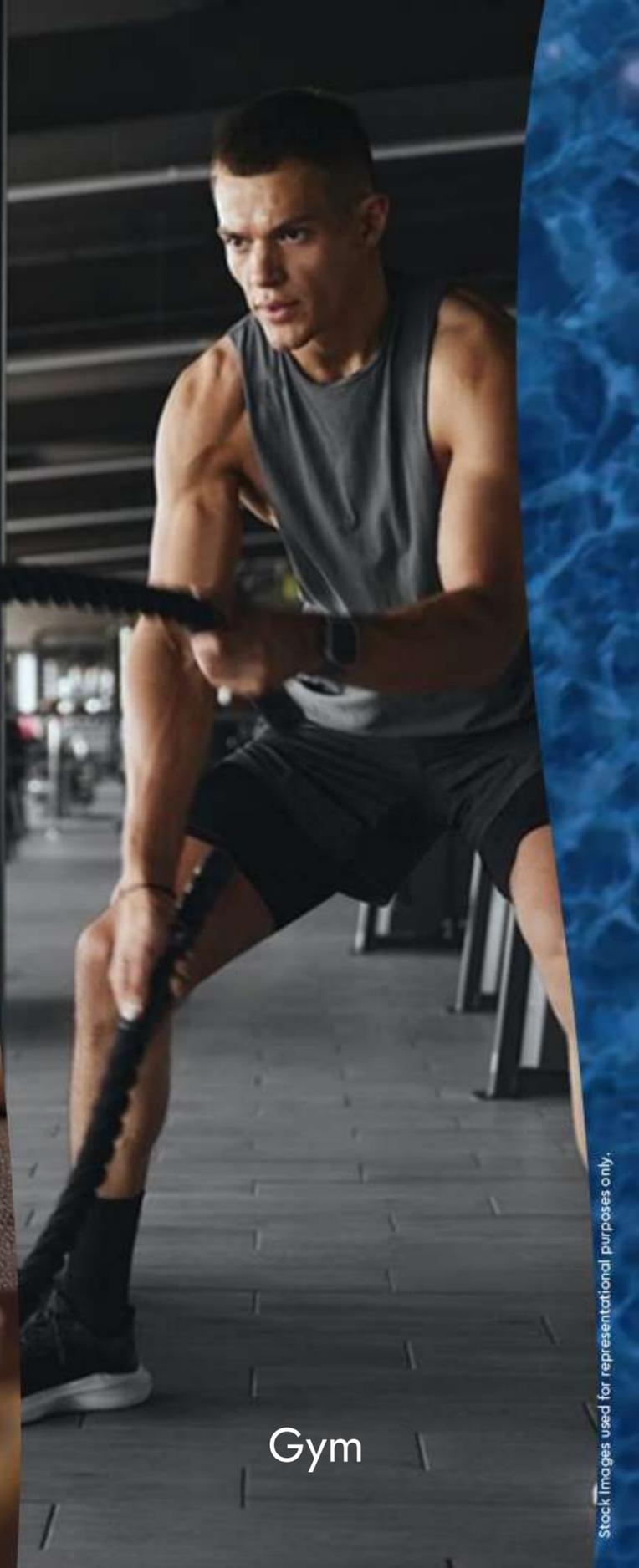
FITNESS & WELLNESS ZONE



Indoor Yoga



Spa



Gym



KIDS & FAMILY ZONE



Kids & Toddlers'
Play Area



Pet
Zone



After School
Children Area



ENTERTAINMENT & COMMUNITY ZONE



Mini Theatre

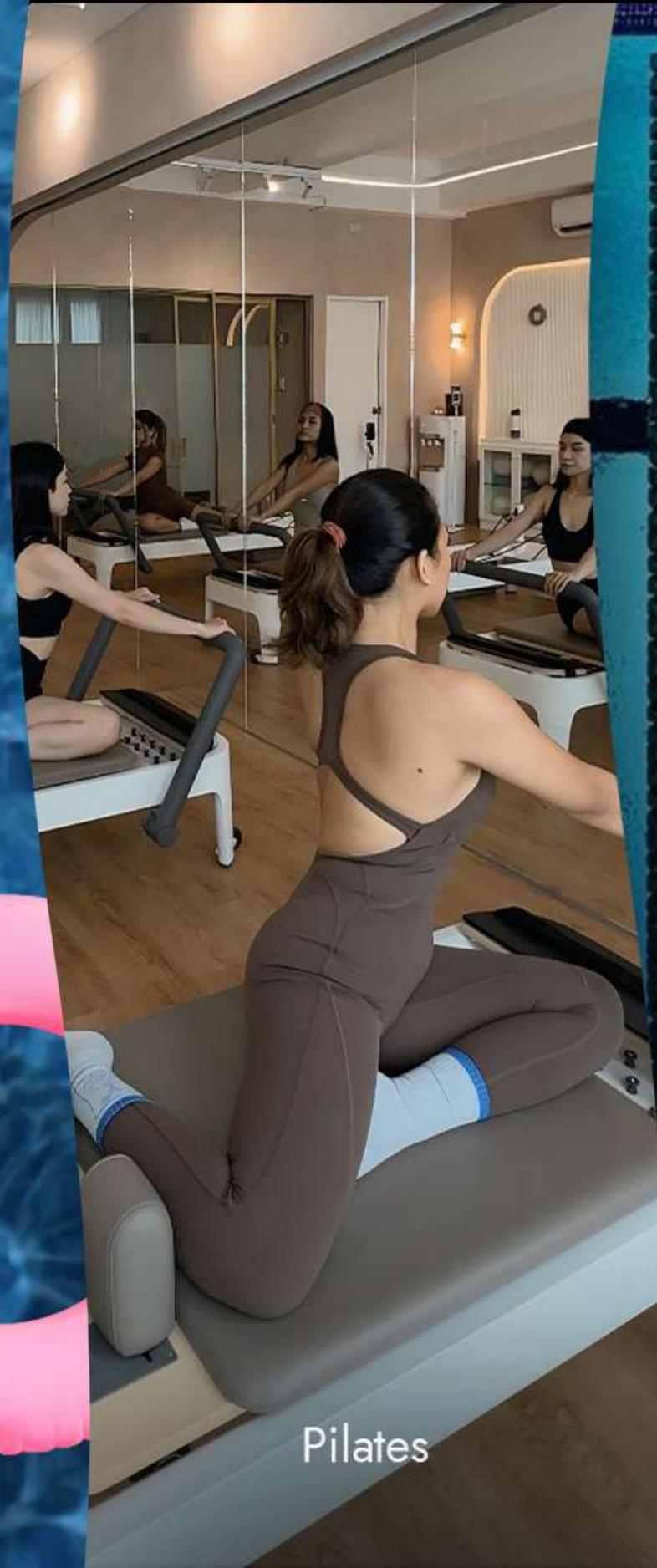


Multipurpose Hall
Banquet with Kitchen



Library and work pods

ACTIVITY
ZONE



Pilates



Half Olympic-size Indoor
Pool with Jacuzzi

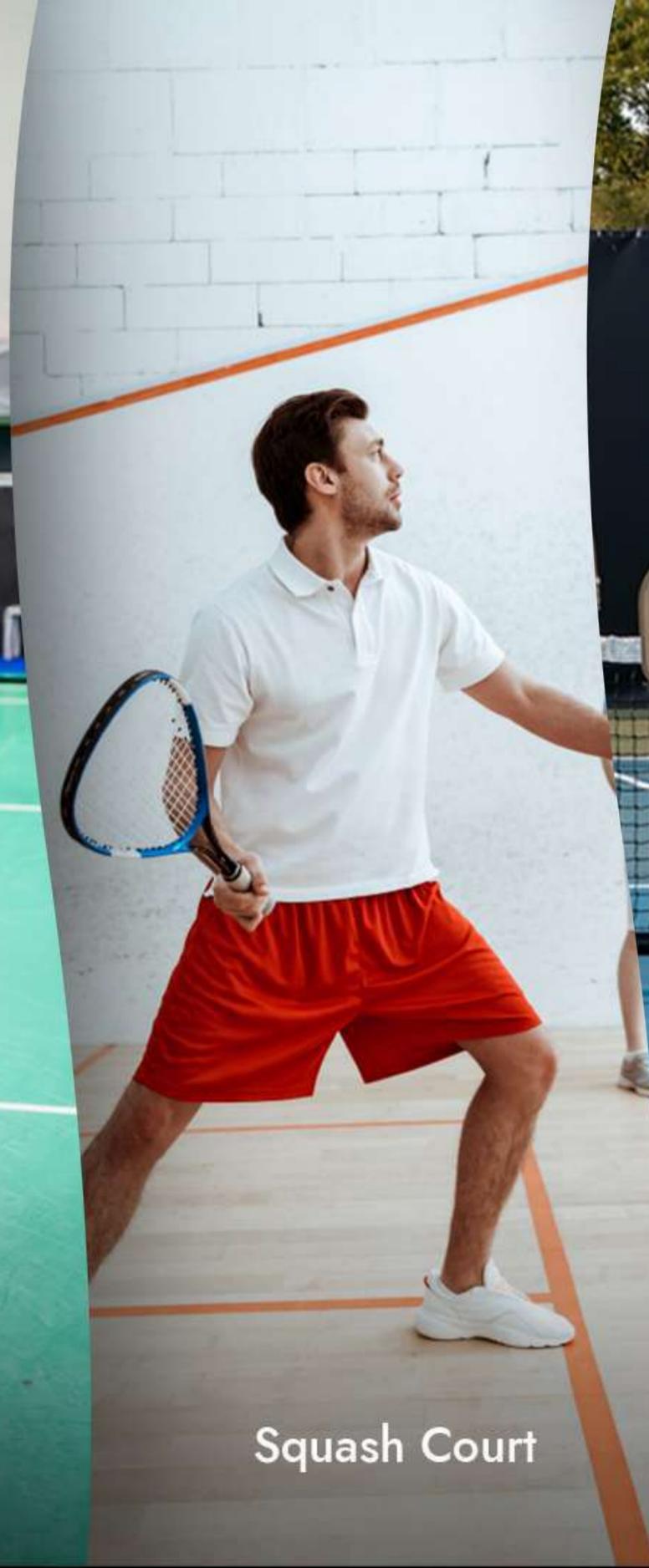


Dance Room
Zumba Studio

**SPORTS
ZONE**



Badminton Court



Squash Court



Pickleball Courts

GREEN & OPEN ZONE



Nutrition Café
with lounge



Community Garden
for Organic Farming



Jogging Track



THE GEMSTONE OF SPECIFICATIONS



WINDOWS

UPVC Windows
& UPVC Sliding
Glass Doors for Balconies

UPVC Windows with
Double Glazed Unit (DGU)
In Master Bedroom



FLOORING

Large-Slab
Marbonite** Vitrified Tiles
4 ft. X 6 ft.

Wooden Finish Vitrified Tiles
in Master Bedroom
200mm X 1200mm



WASHROOM

Kohler or Equivalent
Brand** CP & Sanitary
fittings

Bathtub in Master Bedroom-
Exclusive to 4.5 BHK with
Plunge Pool



DG BACKUP

DG Backup for Light
& Fan Based on Unit Type
(1 Fan and 2 Light points each room)



IN-RESIDENCE PRIVATE POOL

Provided Along with
Premium Pool Tiles &
Portable filtering Unit



KITCHEN

Granite Platform

Exhaust Fan Installed



RAILINGS

Laminated Safety Glass
with SS Railing



PAINT

Superior Wall Finishes with
Low - VOC OBD Paint in
Elegant Tones



SAFETY & SECURITY

Gas Leak Detector
Installed in Kitchen

Safety Grills - SS Wire Rope Grills for
All Sliding Windows upto fixed panels only



Note: The Elevation Rendering is still in progress and can be changed as per the final plans.

Artistic Impression

MASTER LAYOUT PLAN



- 1. CHILDREN PLAY AREA
- 2. CHILDREN'S AFTER SCHOOL ZONE
- 3. ART STUDIO
- 4. HOBBY SPOT
- 5. KIDS PLAY AREA
- 6. SKATING RINK
- 7. TODDLERS PLAY AREA
- 8. LIBRARY AND INDOOR WORK PODS ESCAPE PODS
- 9. DETOX GARDEN

- 21. SQUASH COURT
- 22. BADMINTON COURT
- 23. GYM
- 24. WEIGHT TRAINING
- 25. CARDIO
- 26. PILATE
- 27. YOGA
- 28. ZUMBA

- 37. TENNIS COURT
- 38. CRICKET PRACTICE NET
- 39. BANQUET HALL
- 40. CAFÉ
- 41. PICKLEBALL COURTS

- 47. SPA
- 48. PET CLINIC
- 49. Entry / Exit Gate

- 10. PERGOLAS WITH SEATING
- 11. MEDITATION AREA
- 12. SENIOR CITIZEN LOUNGE
- 13. PEACE ZONE
- 14. GAME ZONE
- 15. KNOWLEDGE ZONE
- 16. ENTERTAINMENT ZONE
- 17. HEALTH POD
- 18. COMMUNITY KITCHEN
- 19. YOGA ROOM
- 20. GARDENING ZONE

- 29. CROSSFIT
- 30. HALF OLYMPIC SIZE POOL
- 31. WATER AEROBICS
- 32. JACUZZI
- 33. INDOOR GAMES
- 34. MINI THEATRE
- 35. NUTRITION CAFÉ
- 36. CHI GONG

- 42. CYCLING TRACK
- 43. RUBBERISED JOGGING TRACK
- 44. OUTDOOR GYM
- 45. CENTRAL LAWN
- 46. PET PARK



CURATED PACKAGE

The Location of the amenities as indicated is tentative and subject to change.

Note: Own the Blue is The Gera Code for Gera's Garden in The SKY Phase I consists of 2 individual projects, out of which 1 project is currently being marketed for sale. The RERA registration of the same is mentioned below:

Tower 2, 3 and 4 MAHA RERA Registration No.: PR1261012500289



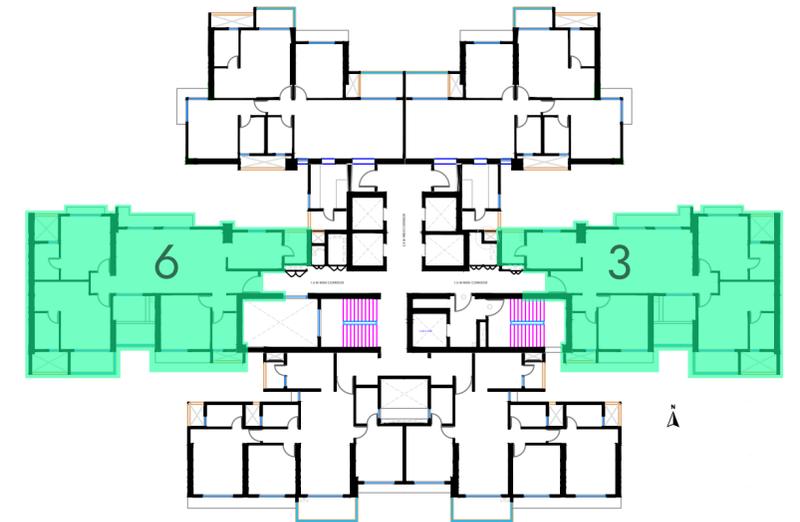
Artist's Impression



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.	110.88	3.06	13.25	127.19	44.52
Area in Sq. ft.	1,193.51	32.94	142.62	1,369.07	479.18



A. Foyer	(2.15 X 1.50) (7'1" X 4'11")	G. Covered Deck / Pool	(2.85 x 3.28) (9'4" X 10'9")	M. Master Room Balcony	(2.90 X 1.37) (9'6" X 4'6")
B. Guest Bedroom	(3.35 X 3.65) (11'0" X 12'0")	H. Kids Bedroom	(3.35 X 4.27) (11'0" X 14'0")		
C. Guest Washroom	(1.67 X 2.45) (5'6" X 8'1")	I. Kids Washroom	(1.67 X 2.45) (5'6" X 8'1")		
D. Living/Dining	(7.40 X 4.30) (24'4" X 14'1")	J. Master Bedroom	(3.35 X 4.55) (11'0" X 14'11")		
E. Kitchen	(3.65 X 2.45) (12'0" X 8'1")	K. Dresser	(1.77 X 2.00) (5'10" X 6'7")		
F. Utility	(1.52 X 2.10) (5'0" X 6'11")	L. Master Washroom	(1.67 X 2.45) (5'6" X 8'1")		



TOWER 2 FLOOR PLANS



Floor - 2, 3, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 20, 21, 22, 23, 25, 26, 27, 28, 30, 31, 32, 33, 35



Floor - 4, 9, 14, 19,24, 29 & 34



Floor - 17, 18



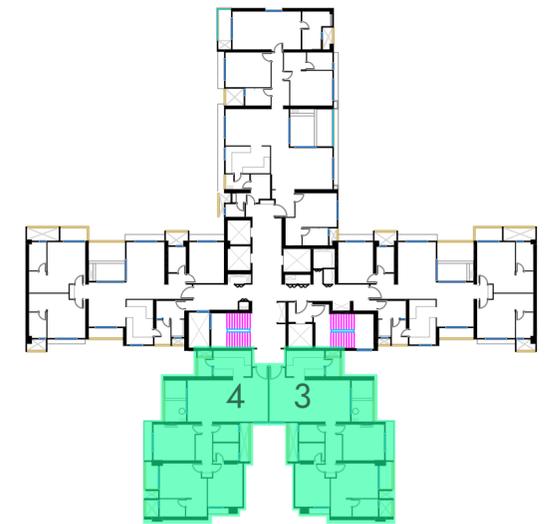


TOWER 3

3 BHK WITH PRIVATE POOL



	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.	115.32	2.47	11.23	129.02	45.16
*Area in Sq. ft.	1,241.30	26.59	120.88	1,388.77	486.07

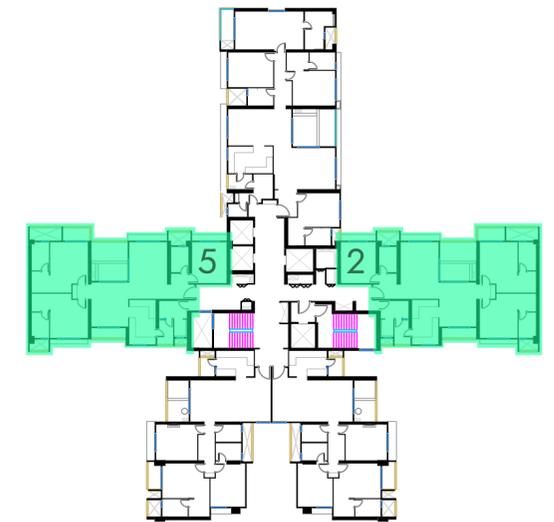


A. Foyer	(1.48 X 0.95) (4'10" X 3'1")	G. Guest Bedroom	(3.97 X 3.45) (13'1" X 11'4")	M. Master Room Balcony	(1.22 X 2.65) (4'0" X 8'8")
B. Living/Dining	(7.77 X 3.97) (25'6" X 13'1")	H. Kids Bedroom	(3.35 X 4.07) (11'0" X 13'5")		
C. Kitchen	(3.65 X 2.45) (12'0" X 8'1")	I. Kids Washroom	(2.45 X 1.65) (8'1" X 5'5")		
D. Utility	(1.37 X 1.80) (4'6" X 5'11")	J. Master Bedroom	(4.55 X 3.35) (14'11" X 11'0")		
E. Coverd Deck/ Pool	(2.05 X 3.97) (6'9" X 13'1")	K. Master Room Dresser	(2.00 X 1.67) (6'7" X 5'6")		
F. Washroom	(2.45 X 1.65) (8'1" X 5'5")	L. Master Washroom	(2.45 X 1.67) (8'1" X 5'6")		

3.5 BHK WITH PRIVATE POOL



	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.	136.22	3.46	16.13	155.81	54.53
*Area in Sq. ft.	1,466.27	37.24	173.62	1,677.14	587.00



A. Foyer	(2.56 X 1.37)	(8'5" X 4'6")
B. Guest Bedroom	(3.35 X 3.95)	(11'0" X 13'0")
C. Guest Washroom	(1.67 X 2.45)	(5'6" X 8'1")
D. Living	(3.65 X 5.47)	(12'0" X 18'0")
E. Coverd Deck/ Pool	(3.50 X 3.75)	(11'6" X 12'4")
F. Dining	(3.55 X 4.25)	(11'8" X 13'11")

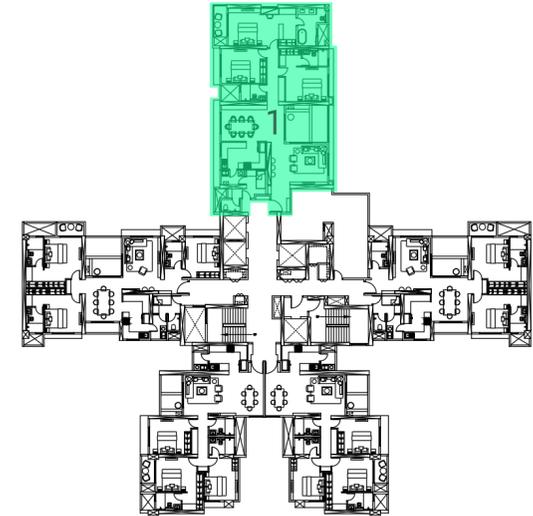
G. Kitchen	(2.54 X 4.30)	(8'4" X 14'1")
H. Utility	(1.55 X 2.34)	(5'1" X 7'8")
I. House Help Room	(2.67 X 1.70)	(8'9" X 5'7")
J. House Help Washroom	(1.22 X 1.67)	(4'0" X 5'6")
K. Kids Bedroom	(3.65 X 4.27)	(12'0" X 14'0")
L. kids Bedroom Dresser	(1.67 X 1.72)	(5'6" X 5'8")

M. kids Bedroom Washroom	(1.67 X 2.45)	(5'6" X 8'1")
N. Master Bedroom	(3.65 X 4.87)	(12'0" X 16'0")
O. Master Room Dresser	(1.67 X 2.04)	(5'6" X 6'8")
P. Master Washroom	(1.67 X 2.73)	(5'6" X 9'0")
Q. Master Room Balcony	(2.60 X 1.22)	(8'6" X 4'0")

3.5 BHK WITH PRIVATE POOL (REFUGE UNIT)



	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.	162.48	3.12	18.16	183.76	64.32
*Area in Sq. ft.	1,748.93	33.58	195.47	1,977.99	692.30



- A. Foyer (1.80 X 2.57) (5'11" X 8'5")
- B. Living (5.92 X 3.97) (19'5" X 13'0")
- C. Covered Deck / Pool (4.07 X 3.60) (13'4" X 11'10")
- D. Dining (4.45 X 3.50) (14'7" X 11'6")
- E. Kitchen (4.30 X 2.60) (14'1" X 8'6")
- F. Utility (2.29 X 1.42) (7'6" X 4'8")

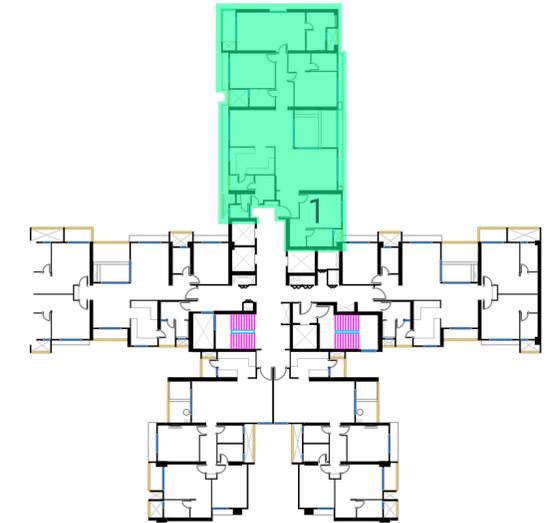
- G. House Help Room (1.85 X 2.35) (6'1" X 7'8")
- H. House Help Washroom (1.82 X 1.22) (6'0" X 4'0")
- I. Powder Room (2.45 X 1.67) (8'0" X 5'6")
- J. Kids Bedroom (4.35 X 3.35) (14'3" X 11'0")
- K. Master Room Balcony (1.22 X 3.00) (4'0" X 9'10")
- L. Master Room (4.90 X 3.65) (16'1" X 12'0")
- M. Master Room Dresser (1.69 X 3.65) (5'7" X 12'0")
- N. Master Room Washroom (1.82 X 2.25) (6'0" X 7'5")
- O. Grand Parents Washroom (2.91 X 1.40) (9'7" X 4'7")
- P. Grand Parents Dresser (2.45 X 1.67) (8'0" X 5'6")
- Q. Grand Parents Room (2.12 X 1.67) (7'0" X 5'6")

- Q. Grand Parents Room (4.07 X 3.35) (13'4" X 11'0")

4.5 BHK WITH PRIVATE POOL



	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.	185.39	3.12	18.16	206.67	72.33
*Area in Sq. ft.	1,995.54	33.58	195.47	2,224.60	778.61



A. Foyer	(1.80 X 2.57)	(5'11" X 8'5")
B. Guest Bedroom	(4.00 X 3.25)	(13'2" X 10'8")
C. Guest Bedroom Dresser	(1.55 X 2.65)	(5'1" X 8'8")
D. Guest Bedroom Washroom	(2.45 X 1.67)	(8'1" X 5'6")
E. Living	(5.92 X 3.97)	(19'5" X 13'1")
F. Coverd Deck/ Pool	(4.07 X 3.60)	(13'5" X 11'10")
G. Dining	(4.45 X 3.50)	(14'7" X 11'6")
H. Kitchen	(4.30 X 2.60)	(14'1" X 8'6")
I. Utility	(2.29 X 1.42)	(7'6" X 4'8")

J. House Help Room	(1.85 X 2.35)	(6'1" X 7'9")
K. House Help Washroom	(1.82 X 1.22)	(6'0" X 4'0")
L. Powder Room	(2.45 X 1.67)	(8'1" X 5'6")
M. Kids Room	(4.35 X 3.35)	(14'3" X 11'0")
N. Grandparents Room	(4.07 X 3.35)	(13'5" X 11'0")
O. Grandparents Room Dresser	(2.12 X 1.67)	(7'0" X 5'6")
P. Grandparent Washroom	(2.45 X 1.67)	(8'1" X 5'6")
Q. Master Bed Room	(4.90 X 3.65)	(16'1" X 12'0")
R. Master Bed Dresser	(1.69 X 3.65)	(5'7" X 12'0")

S. Master Bed Washroom	(2.91 X 1.40)	(9'7" X 4'7")
T. Master Bed Balcony	(1.82 X 2.25)	(6'0" X 7'5")
	(3.00 X 1.22)	(9'10" X 4'0")

2.5 BHK WITH PRIVATE POOL (REFUGE)

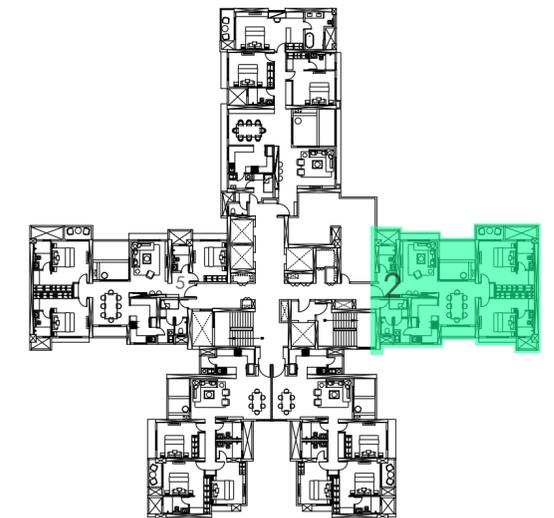


A. Foyer	(2.56 X 1.37)	(8'5" X 4'6")
B. Guest Washroom	(1.67 X 2.45)	(5'6" X 8'1")
C. Living	(3.65 X 5.47)	(12'0" X 18'0")
D. Coverd Deck/ Pool	(3.50 X 3.75)	(11'6" X 12'4")
E. Dining	(3.55 X 4.25)	(11'8" X 13'11")
F. Kitchen	(2.54 X 4.30)	(8'4" X 14'1")

G. Utility	(1.55 X 2.34)	(5'1" X 7'8")
H. House Help Room	(2.67 X 1.70)	(8'9" X 5'7")
I. House Help Washroom	(1.22 X 1.67)	(4'0" X 5'6")
J. Master Room Balcony	(2.60 X 1.22)	(8'6" X 4'0")
K. Master Bedroom	(3.65 X 4.87)	(12'0" X 16'0")
L. Master Room Dresser	(1.67 X 2.04)	(5'6" X 6'8")

M. Master Washroom	(1.67 X 2.73)	(5'6" X 9'0")
N. Kids Bedroom	(3.65 X 4.27)	(12'0" X 14'0")
O. kids Bedroom Dresser	(1.67 X 1.72)	(5'6" X 5'8")
P. kids Bedroom Washroom	(1.67 X 2.45)	(5'6" X 8'1")

	Carpet area as per the RERA Regulations	Usable area of utility i.e. open balcony attached to kitchen	Usable area of open balcony as per sanctioned plan	Total usable Carpet area	Proportionate share of the common area
in Sq. mtrs.	121.86	3.46	16.13	141.45	49.51
in Sq. ft.	1,311.70	37.24	173.62	1,522.57	532.90





TOWER 3 FLOOR PLANS



Floor - 1

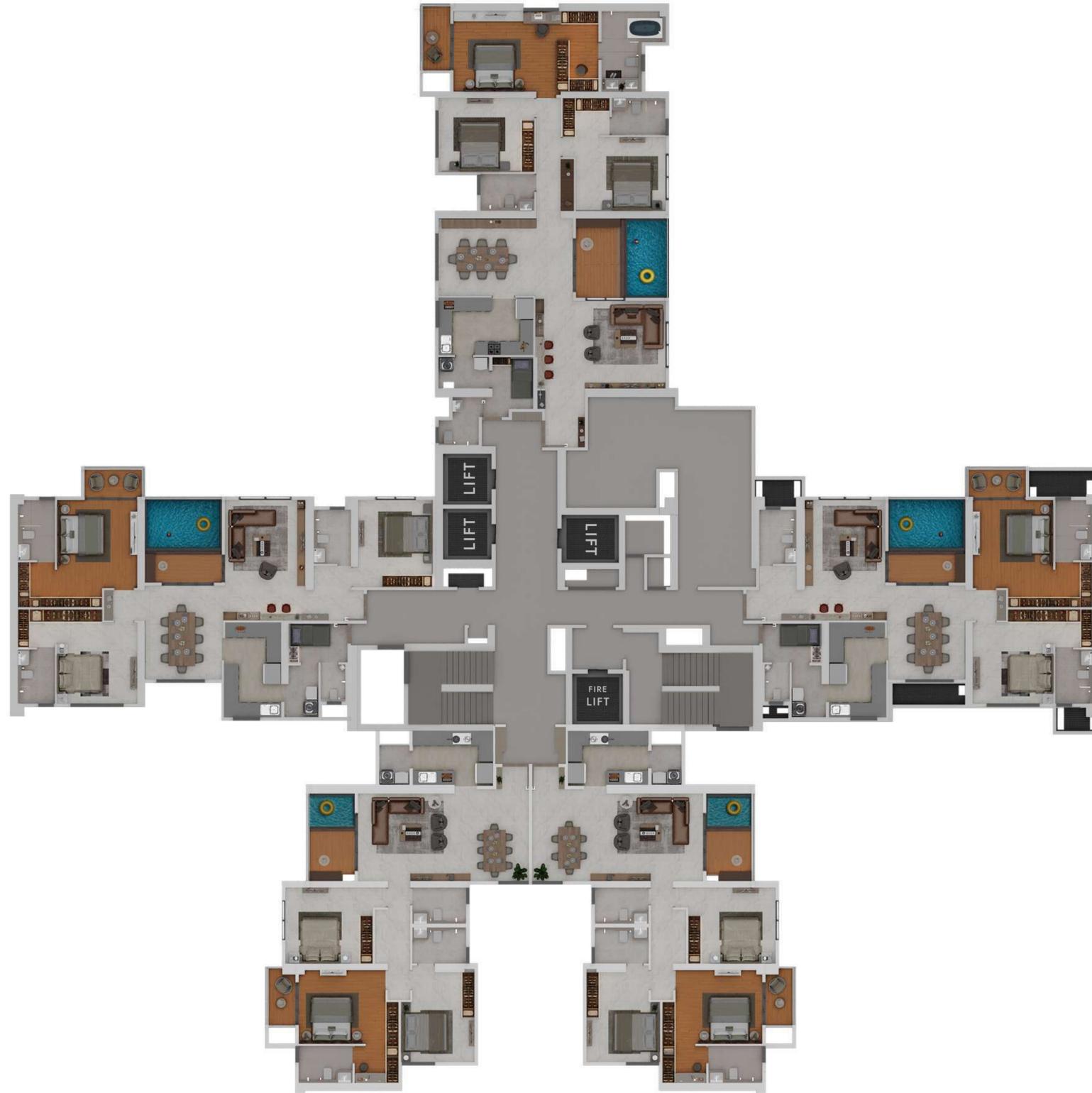


TYPICAL FLOOR



Floor - 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 14, 15, 16, 19, 20, 21, 22, 24, 25, 26, 27, 29, 30, 31, 32, 34, 35

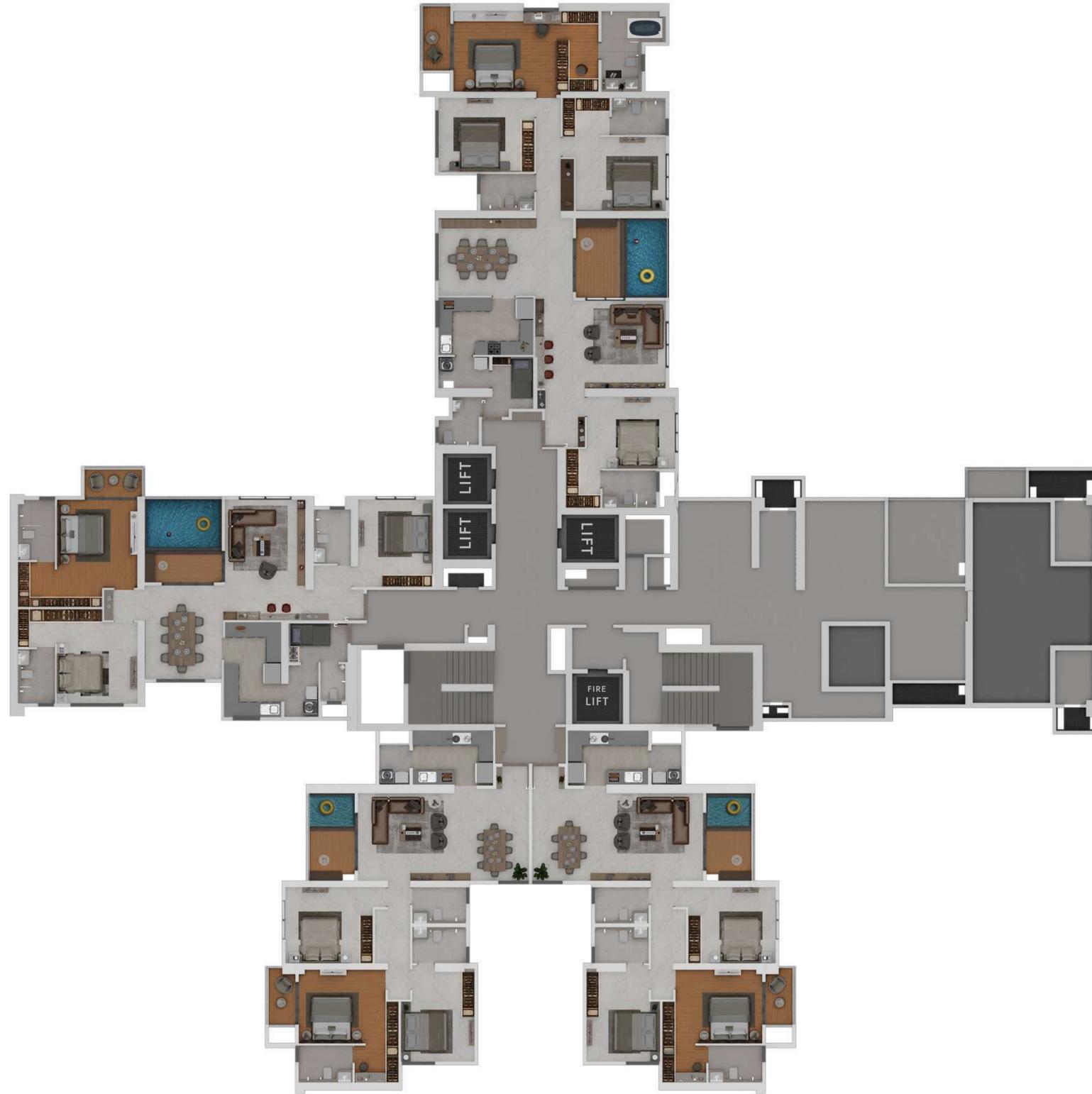
REFUGE FLOOR



Floor - 8, 13, 23, 28, 33



TANK FLOOR



Floor - 17



REFUGE + TANK FLOOR



Floor - 18



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**A PRIVILEGE RESERVED FOR THE FEW.
WILL YOU BE ONE OF THEM ?**

#OwnTheBlue~

*Own the Blue is The Gera Code for Gera's Garden in The SKY Phase I, Sector R 22 of Gat No. 124 Others in village Manjari Khurd & Gat No. 1255/14 and Others in village Wagholi, Pune.
*This document is conceptual and does not constitute a legal offering or binding agreement. Images, design, elevation amenities and other features are for representation purposes only and subject to change by the Developer/
Promoter or regulatory authorities as per applicable law.
*The project is registered under the Maharashtra Real Estate Regulatory Authority (MahaRERA) and complies with the provisions of the Real Estate (Regulation and Development) Act, 2016. The MahaRERA Registration Number
for this project is PR1261012500289 and the details are available on the official MahaRERA website at <https://maharera.mahaonline.gov.in>.
*The sanctioned plan, environment clearance, and RERA approval are currently under revision.