



Site Address:

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

Corporate Office:

200, Gera Plaza, Boat Club Road,
Pune-411001, India.
www.gera.in

Goa Office:

G-18, Gera's Imperium,
Patto Plaza, behind Kadamba
Bus Stand,
Panjim-403001

Dubai Rep. Office:

Office No. 1805, 18th Floor,
Burjuman Business Tower,
Adjacent to Burjuman Mall,
Dubai, UAE.

Mumbai Office:

Regus, Plot C 59,
Bandra Kurla Complex,
9th Floor, Platina, G Block,
Mumbai-400051

www.childcentric.in

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GERA'S
RIVER OF JOY
Child Centric™ Homes



A GLIMPSE OF AN EVOLVED LIFE

Gera Developments has introduced India's very first ChildCentric™ Homes. And after a more than successful run in Pune, we are now launching it in Goa as Gera's River of Joy. The evolved lifestyle at our ChildCentric™ Homes has changed the way parents deal with daily challenges like shuttling for children's classes, compromising on their learning for the lack of time, being constantly worried about their safety and the stress while managing all of these.

The project is spread across 17 acres and consists of 1, 2 & 3 bedroom apartments and 2 & 3 bedroom row houses. It is located at Kadamba Plateau which is the hotbed of development in Goa. Being located here, the project overlooks the Mandovi river and offers a splendid view. Easy connectivity to Panjim via the highway, transport hubs and a host of state-led initiatives slated in and around the location, make it a bustling neighbourhood.

The second in the series of ChildCentric™ Homes in India, Gera's River of Joy hosts learning academies by stalwarts like Bhaichung Bhutia, Anil Kumble, Mahesh Bhupati, Shankar Mahadevan, Shiamak Davar and Michael Phelps. Give your children the opportunities to learn, play and grow like never before.

Gera's River of Joy is here and it will change the way you perceive growth of your children. So, come and experience this evolved lifestyle.



Gera's River of Joy brings to life the essence of ChildCentric™ Homes - Development, Fun, Convenience and Safety.

IT'S TIME TO LIVE IT.



THE BEST OF SPECIFICATIONS

Particulars	1 Bedroom Apartment	2 Bedroom Apartment 2 Bedroom Row House	3 Bedroom Apartment 3 Bedroom Row House
Specifications	Key Specifications		
Flooring Living Room, Dining, Kitchen Passage	Vitrified tiles	Vitrified tiles	Vitrified tiles
Bedroom Master Bedroom	Wooden finish vitrified tiles	Wooden finish vitrified tiles	Wooden finish vitrified tiles
Kids Bedroom	NA	Vitrified tiles	Vitrified tiles
Guest Bedroom	NA	NA	Vitrified tiles
Air Conditioning	AC provision	AC provision	AC provision
Living Room Video Door Phone	Provided	Provided	Provided
Kitchen Modular Kitchen	Provided with cabinet below counter	Provided with cabinet below counter	Provided with cabinet below counter
Pipe Gas	Provision provided	Provision provided	Provision provided
Hob & Chimney	Provided	Provided	Provided
Water Purifier	Provision provided	Provision provided	Provision provided
En-suite Bathrooms Sanitary Fittings	Jaquar or equivalent	Jaquar or equivalent	Jaquar or equivalent
CP Fittings	Jaquar or equivalent	Jaquar or equivalent	Jaquar or equivalent
Solar	Solar in one bathroom	Solar in one bathroom	Solar in one bathroom
Exhaust fan	Provision in the toilet	Provision in all toilets	Provision in all toilets
Internal Staircase	NA	MS Railing for Staircase of Row Houses	MS Railing for Staircase of Row Houses
Wall finish & Paint	Gypsum plaster with OBD paint		

EVOLVE TO AN AUTOMATED LIFE



Particulars	1 Bedroom Apartment	2 Bedroom Apartment 2 Bedroom Row House	3 Bedroom Apartment 3 Bedroom Row House
Automation Make	Voice based home automation - DEFT/Equivalent		
Light Automation	On/Off, Dimming/Mood light control		
Places Covered	Living Dining Master Bedroom	Living Dining All Bedrooms	Living Dining All Bedrooms
No. of Automation Points			
Living Room + Dining			
Ceiling Lights	3	3	3
Ceiling Fans	2	2	2
Master Bedroom			
Ceiling Lights	2	2	2
Ceiling Fans	1	1	1
Bedroom 2			
Ceiling Lights	NA	2	2
Ceiling Fans	NA	1	1
Bedroom 3			
Ceiling Lights	NA	NA	2
Ceiling Fans	NA	NA	1
Energy Monitor (Software)	Enabled	Enabled	Enabled
Lamps to be used with Dimmable Ballasts (by customer)	LED	LED	LED
Lenovo Tablet (or Equivalent)	Provided	Provided	Provided
No. of Infrared Appliances that can be Controlled	16	24	32
Curtain Control	Provision*		

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



PLANS AND VIEWS

Master Plan

GERA'S RIVER OF JOY Child Centric™ Homes

At Kadamba Plateau, Goa

A GLIMPSE OF AN EVOLVED LIFE AT GERA'S RIVER OF JOY

The project consists of 1, 2 & 3 bedroom apartments and 2 & 3 bedroom row houses. It is located at Kadamba Plateau- a bustling neighbourhood. Our much anticipated commercial project Gera's Imperium Premio is coming next door along with the Gera School which will elevate the project to the next level.

The project also hosts learning academies by stalwarts like Bhaichung Bhutia, Anil Kumble, Mahesh Bhupati, Shankar Mahadevan, Shiamak Davar and Michael Phelps.

Gera's River of Joy will change the way you perceive growth of your children. So, come and experience this evolved lifestyle.



GERA'S RIVER OF JOY Child Centric™ Homes At Kadamba Plateau, Goa

- ROW HOUSE 3 BHK
- ROW HOUSE 2 BHK
- APARTMENT 3 BEDROOM
- APARTMENT 1 & 2 BEDROOM

- ZONE-C ROW HOUSE
- RH CLUSTER 8A
 - RH CLUSTER 8B
 - RH CLUSTER 9A
 - RH CLUSTER 9B
 - RH CLUSTER 10

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Each zone shown will be a separate project as defined by RERA. Changes in a zone will not be done unless procedure is followed as per RERA.

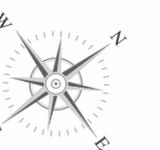


 GERA'S
RIVER OF JOY
Child Centric™ Homes

1 & 2 Bedroom Apartments

Apartments

Typical floor plan of 1 & 2 Bedroom Apartments- Type T 1BHK & T 2BHK



Tower 1, 2, 3 & 4 - Stilt + 5 Floor
 Tower 5 - Stilt + 4 Floor

All dimensions mentioned in the floor plan shown above are in mtrs.

Type: T 1 BHK



Typical Unit Plan 1 Bedroom Apartments

	Carpet area (as per RERA)	Usable area of balcony and utility	Proportionate share in common general areas
Area in sq. mtrs.	39.80	5.75	11.39

All dimensions mentioned in the floor plan shown above are in mtrs.

Type: T 2 BHK



Typical Unit Plan 2 Bedroom Apartments

	Carpet area (as per RERA)	Usable area of balcony and utility	Proportionate share in common general areas
Area in sq. mtrs.	59.90	7.72	16.91

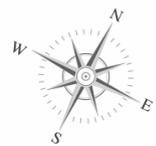


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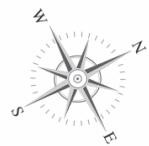
3 Bedroom Apartments

Zone A

Ground floor & unit plan of 3 Bedroom Apartment



Building B1, B2



Building B3, B4

All dimensions mentioned in the floor plan shown above are in mtrs.

Type: B 3 BHK 1



Garden floor unit plan 3 Bedroom apartment

	Carpet area (as per RERA)	Usable area of balcony and utility	Proportionate share in common general areas
Area in sq. mtrs.	99.18	8.54	26.93

Garden area ranging from 63-172 sq. mtrs.
Actual size of the garden shall depend on the choice of the unit.

Zone A

First floor & unit plan of 3 Bedroom Apartments



Type: B 3 BHK 1



First Floor Unit Plan of 3 Bedroom Apartment

	Carpet area (as per RERA)	Usable area of balcony and utility	Proportionate share in common general areas
Area in sq. mtrs.	99.18	8.54	26.93

All dimensions mentioned in the floor plan shown above are in mtrs.

Zone A
Second floor and unit plan of 3 Bedroom Apartments



All dimensions mentioned in the floor plan shown above are in mtrs.

Type: B 3 BHK 2



Second floor unit plan 3 Bedroom terrace apartment

	Carpet area (as per RERA)	Usable area of balcony and utility	Usable area of private terrace*	Proportionate share in common general areas
Area in sq. mtrs.	100.75	8.54	29.03	34.58

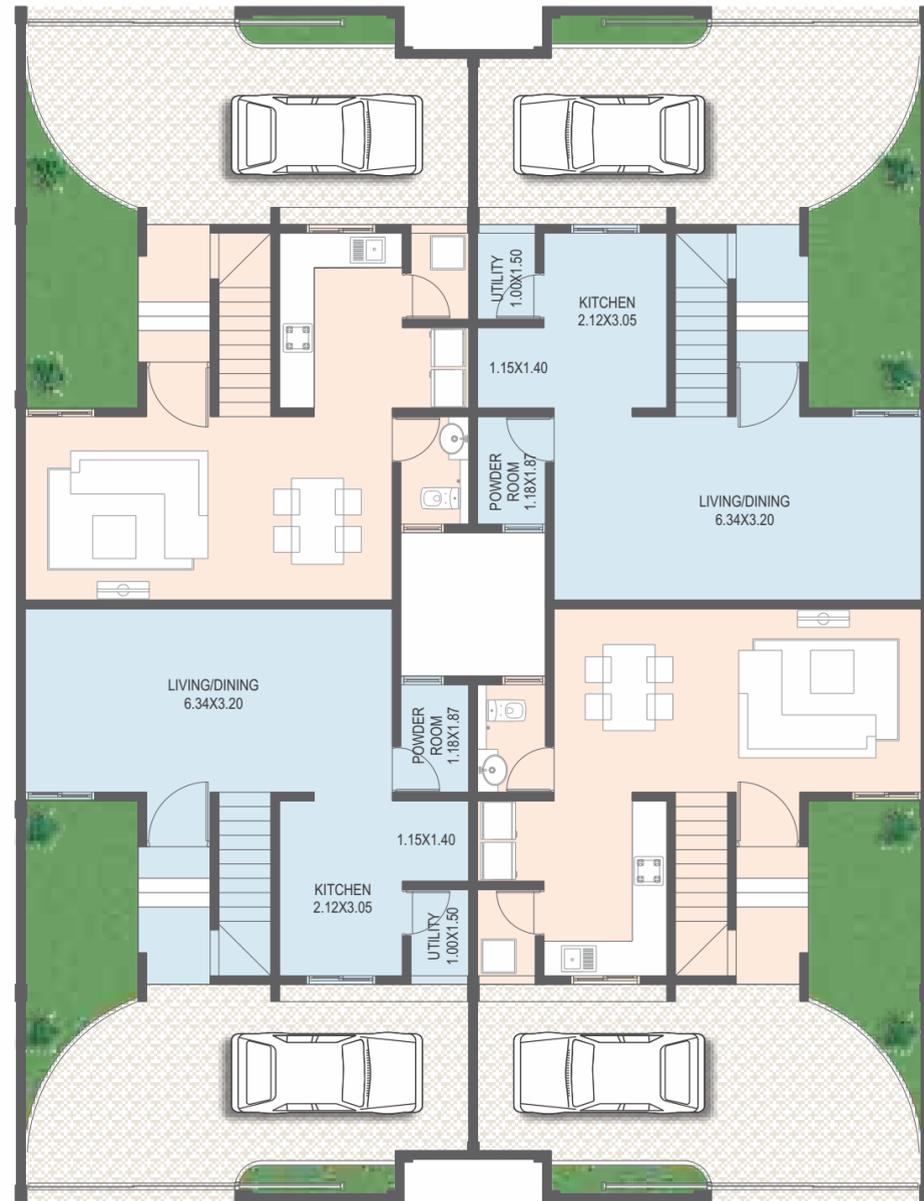
*Usable area of terrace mentioned above is considered as 33% of total terrace area

2 Bedroom Row Houses- Type R 2 BHK 1



Zone A

Typical floor plan of 2 Bedroom Row Houses- Type R 2BHK 1



Ground Floor



First Floor

All dimensions mentioned in the floor plan shown above are in mtrs.

Zone A

Typical unit plan of 2 Bedroom Row Houses- Type R 2BHK 1

Ground Floor



Cluster Number	Row House Number
II	C6-9, C12-16
VII	C67-70, C73-76

First Floor



	Carpet area (as per RERA)	Usable area of balcony, utility and verandah	Proportionate share in common general areas
Area in sq. mtrs.	77.12	4.64	20.44

Garden area : 8.34 sq. mtrs.



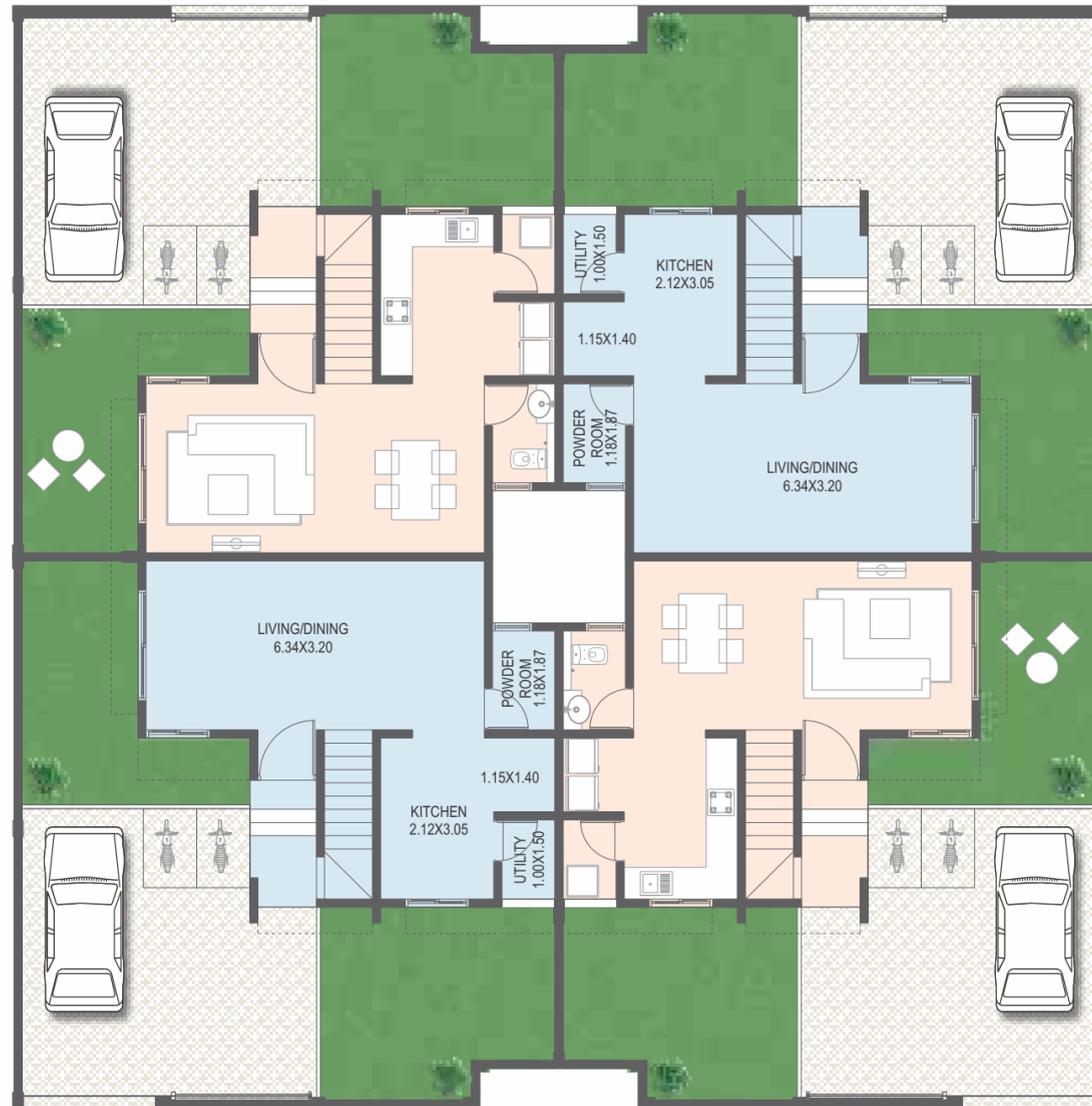
 GERA'S
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2 Bedroom Row Houses
Type R 2BHK 2

Zone A & Zone C

Typical floor plan of 2 Bedroom Row House- Type R 2BHK 2

Ground Floor



First Floor



All dimensions mentioned in the floor plan shown above are in mtrs.

Zone A & Zone C

Typical unit plan of 2 Bedroom Row Houses- Type R 2BHK 2



Ground Floor

Cluster Number	Row House Number
II	C5, C10, C11, C17
III	C19-23, C25-29
IV	C31-35, C37-41
V	C42-53
VI	C55-59, C61-65
VII	C66, C71, C72, C77

Cluster Number	Row House Number
8A	C107-C112, C120-C125
8B	C101-C106, C114-C119
9A	C134-C137, C146-C149
9B	C126-C133, C138-C145



First Floor

	Carpet area (as per RERA)	Usable area of balcony, utility and verandah	Proportionate share in common general areas
Area in sq. mtrs.	78.13	4.64	20.69

Garden area ranging from 13.89 to 41.19 sq. mtrs.

Actual size of the garden shall depend on the choice of the unit.



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3 Bedroom Row Houses
Type R 3BHK 1

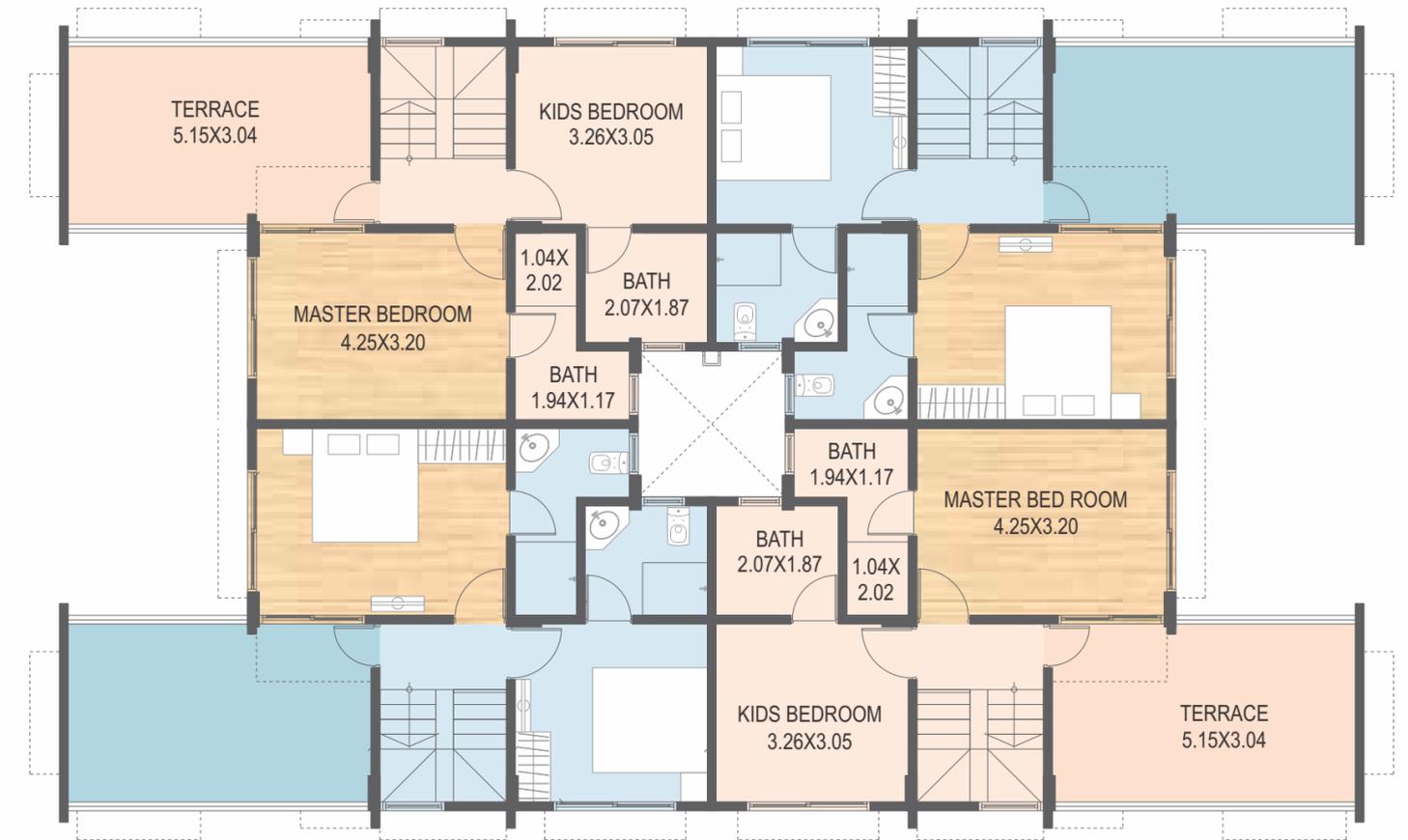
Zone A & Zone C

Typical floor plan of 3 Bedroom Row House- Type R 3BHK 1

Ground Floor



First Floor



All dimensions mentioned in the floor plan shown above are in mtrs.

Zone A & Zone C

Typical unit plan of 3 Bedroom Row Houses- Type R 3BHK 1

Ground Floor



Cluster Number	Row House Number
I	C1-4
10	C150-C165

First Floor



	Carpet area (as per RERA)	Usable area of utility and verandah	Usable area of terrace	Proportionate share in common general areas
Area in sq. mtrs.	91.89	4.88	15.8	28.14

Garden area ranging from 23 to 63.4 sq. mtrs.
Actual size of the garden shall depend on the choice of the unit.



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3 Bedroom Row Houses
Type R 3BHK 2

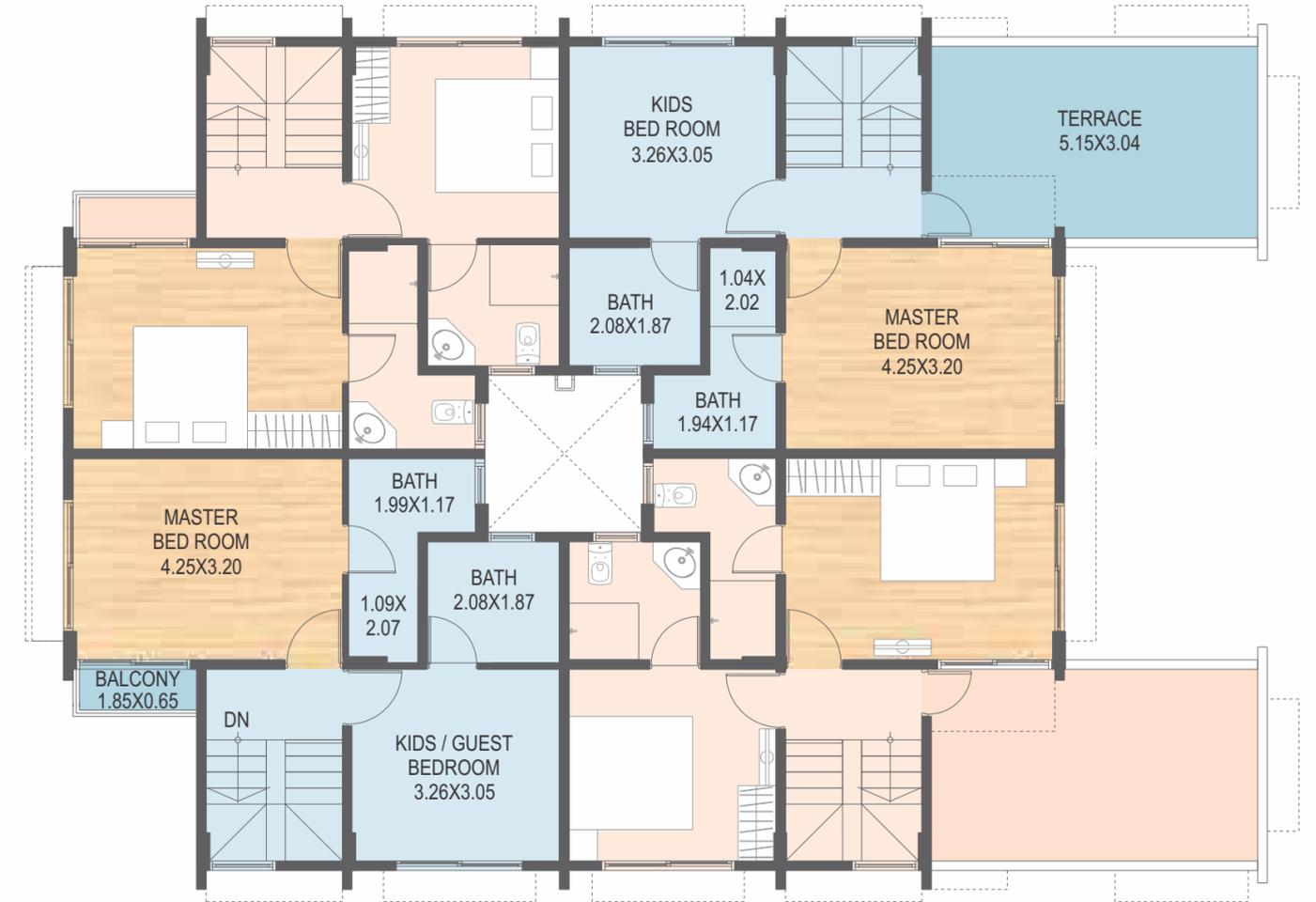
Zone A

Typical floor plan of 3 Bedroom Row Houses- Type R 3BHK 2

Ground Floor



First Floor



All dimensions mentioned in the floor plan shown above are in mtrs.

Zone A

Typical unit plan of 3 Bedroom Row Houses- Type R 3BHK 2

Ground Floor



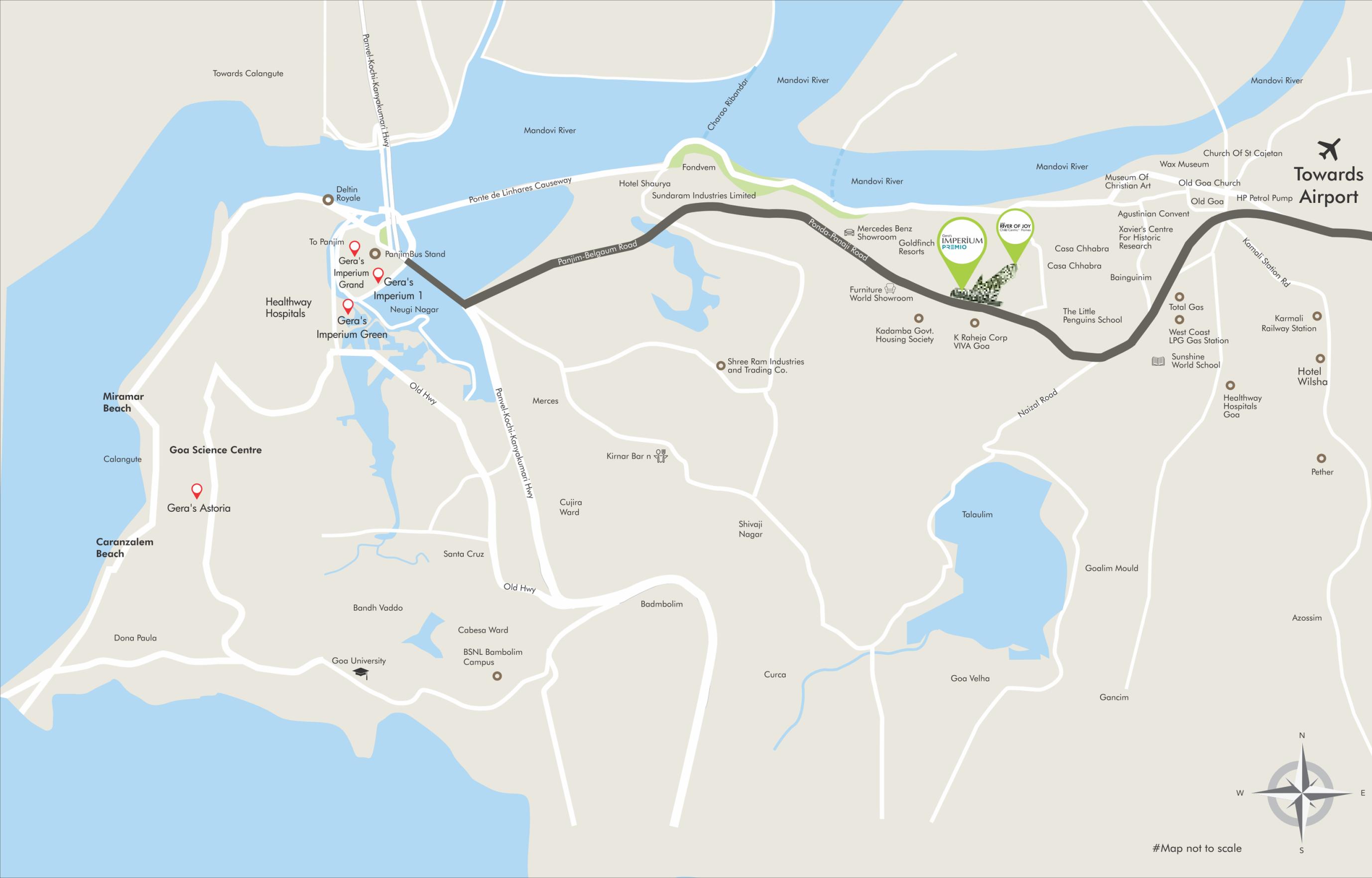
Cluster Number	Row House Number
III	C18, C24
IV	C30, C36
VI	C54, C60

First Floor



	Carpet area (as per RERA)	Usable area of utility and verandah	Usable area of terrace	Proportionate share in common general areas
Area in sq. mtrs.	93.07	3.47	15.75	28.07

Garden area: 23 sq. mtrs.



AN EVOLVED LOCATION FOR AN EVOLVED LIFESTYLE

An evolved location in its truest sense is a confluence of connectivity and scenic beauty. Such a locale is Kadamba Plateau and taking shape here is Gera's River of Joy. Offering a splendid view, Kadamba Plateau is at the centre of development in Goa owing to many state-led initiatives. Located on the old Goa highway, the project is approx. 12 mins. away from Panjim- the commercial hub of Goa. The project enjoys excellent connectivity to Dabolim Airport and the bus stand.

Apart from this, our much anticipated project in the Imperium series, Gera's Imperium Premio is coming up next door along with the Gera School which will elevate the project to the next-level. Enjoy the luxury of being close to lifestyle, shopping and educational avenues.



#Map not to scale

Transparency
Re-measurement Clause



Quality
5-year Warranty
Since 2004

OUR WAY



Customer-centricity
7-day Free-look Period



Accessibility
GeraWorld™
Mobile App

OUTDO



Novelty
Pioneers of
ChildCentric™ Homes



Community
Customer-engagement
Initiatives



THE GERA EDGE

Over our 47 years of presence, we have redefined the course of the industry and touched the lives of our many customers. With operations in Pune, Goa and Bengaluru and having delivered 6 million+ sq. ft., we have introduced several firsts in the industry which have raised the bar of the real estate business.

Our philosophy of Outdo has helped us perform beyond the prescribed standards and deliver unique experiences. This culture has permeated the whole organization and is felt across our products and departments. As a result, we have been a step ahead in understanding our customers' expectations and exceeding them. We have effectively leveraged technology to deliver an exceptional customer experience which is evident from our novel introductions like iPad-controlled home automation, GeraWorld™ Mobile App.

Owing to our approach, we are able to provide our customers the advantages, which we classify as The Gera Edge.



THE PROMISE. THE 5 YEAR GERA WARRANTY

Over four decades of unwavering commitment to quality, innovation and finest customer service has earned us the trust and respect of our customers as well as the reputation of pioneers in the real estate industry.

As a leader in the industry, we have established a new benchmark in quality and service: The Gera Warranty, offered for the very first time in India.

The Gera Warranty reaffirms our commitment to customers' satisfaction and is a testimony of our faith in the quality of our construction, materials and designs. We believe in what we do and we stand by our work.

By offering a 5 year warranty to you, we ensure that the entire property stays in premium condition for years to come.

THE GERA WARRANTY INCLUDES:

- Preventive maintenance
- Repairs



ENVIRONMENT RESPONSIBILITY STATEMENT

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. Here are some of the environment friendly steps taken at Gera's River of Joy.

NOISE POLLUTION

- Genset with acoustics enclosure

ENERGY CONSERVATION

- Auto shut-off pumps and genset
- Solar water heating system for one toilet (shower) only

WATER CONSERVATION

- Rainwater harvesting through recharge bores
- Sewage treatment plant
- Water level controllers with auto shut-off to prevent overflow and wastage

MATERIAL SELECTION

- Use of industrial waste such as fly-ash in bricks, concrete and plaster