

PROJECT DETAILS

GERA’s Imperium Premio

Description of the Project Land

All that plot admeasuring 8095 m2 being a part of property bearing Survey no.13/1-A (part) of Village Panelim identified as ‘KUXAL GALLY MOLL’ situated at Panelim, within the limits of Village Panchayat Panelim Taluka Tiswadi Registration Sub-District of Ilhas District North Goa in the State of Goa;

The said land is bounded as under:

Towards the North :-By Survey No.11

Towards the South :-By National Highway and service road

Towards the East:- By part of Survey no.13/1-A purchased by Gera Developments P Ltd vide agreement dated 14th Aug-2017, registered as PNJ-BK1-02084-2017

Towards the West:-By the Orchard of Archbishop and others and boundary of Village Chimbel

Description of the Project

The project shall be known as “Gera’s Imperium Premio”

The project is to be developed on the land described hereinabove and consists of a single building consisting of one basement (parking) + ground floor + first floor and roof. The project contains shops, offices and restaurants.

Description of the specifications of the unit.

Key Specifications –

Sr. No	Location	Specifications
i.	Structure	The building will be RCC framed structure or partly framed structure and partly load bearing. Columns, beams and slab design will be as per normal practices. Material used in the RCC structure will be as per normal standard practices as available and as specified by the Structural Designer.
ii.	Internal Walls	Shall be of blocks/brick finished with gypsum plaster and two coats of oil bound distemper paint.
iii.	Power Supply	A load supply of 130 watts/square meter of carpet area will be provided after applying the suitable diversity factor

iv.	Windows	Shall be powder coated sliding aluminum window. Toilets (where provided) shall have openable/ sliding aluminum windows glass louveres
v.	Waterproofing	The roofs and toilets (where provided) will be waterproofed. In case of a leakage, the same will be rectified, as under warranty in case any painting is required, only touch up will be done - Variation in the shade of paint is expected and will be accepted. Any breaking, tampering to the structure, services and existing finishes will render all warranties null and void
vi.	Doors	a. Shops shall be provided with rolling shutters b. Toilets: where provided, to have door frames of developer's choice with laminated flush door shutters.
vii.	Flooring	a. Shops and restaurants will have vitrified flooring of approximate 600mm x600mm. b. Balcony, passages, attached terraces shall have ceramic tiles or equivalent
viii.	Toilets within units	Only Provision for toilets will be made in shops as shown in the sanctioned plan.
ix.	Fire Protection	The fire protection system of the building shall as per Fire NOC.
x.	Staircase wherever applicable	Restaurant with Top Terrace access shall be provided with RCC/MS staircases with MS Railing and flooring as per developer's choice.
xi.	Attached balconies/ terraces	Terrace Parapet wall or railing with Paint finish or 5mm float glass panels with metal support as per design shall be provided
xii.	Wi-Fi	Shops will be provided with Wi-Fi Routers. Purchaser/ Allottee shall purchase Data services from service providers at their cost.
NOTE: For all Electronic/ Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.		

COMMON GENERAL AREAS

Key Specifications – Common General Areas

Sr.N	Location	Specifications
1.	Common general areas – Flooring/Painting	It includes the entire structure (excluding the individual Units) that is the common lobbies, common passages with ceramic tile flooring and oil bound distemper finish on walls and ceiling, common staircases (including fire staircases) with kota stone treads with vitrified tile landing, overhead terrace (excluding area earmarked for Owner/ Developer/Promoter), overhead water tank, foundations, columns not considered in the carpet area of the unit, lift well, lift room (if elevator is not machine-room-less type).
2.	Common driveways	Common driveway around the building shall be paved or asphalted or other finishes as per the choice of the developer and street lighting.
3.	Visitor parking	Visitor parking shall be provided along the front of the building abutting the public road wherever convenient and possible.
4.	Underground water tank	Underground water tank along with pumps and plumbing network.
5.	Sewage treatment plant	Sewage treatment plant along with necessary down take pipes and drainage network.
6.	Electrification	Electrification for the common areas as per electrical consultant.
7.	Equipment's	<p>Equipment provided including</p> <ul style="list-style-type: none"> a) Three Elevators of appropriate capacity as per the traffic analysis shall be provided. The internal finishes of the lifts shall be as per standard MS finish of the manufacturer b) Generator back up of 7 watts / sqft of carpet area for individual offices, restaurants & shops along with the capacity to run elevator, common lighting and fire pump. The total generator capacity for the entire building shall be based on the total promised backup power as mentioned above for all units less 25% for diversity on account of occupancy as well as timing difference between occupancy. c) Organic waste composter d) One Wi Fi router will be provided. (Activation including payment of internet/ broadband/ access charges will be the responsibility of the Purchaser/Allottee/s).
8.	Fire Protection	Fire protection systems as per the Fire NOC.
9.	Compound Wall	<p>Compound wall of height of 1.22 meters plus barbed wire fence of 0.60 meters.</p> <p>NOTE 1. The Owner/ Developer/Promoter may at his discretion increase/improve the specifications provided herein above, however shall in no case dilute the same. Detailed specifications shall be as advised by the respective consultants and the decision of the Owner/ Developer/Promoter shall be final.</p>

10.	Finishes and materials	The finishes and materials used for the common areas shall be as per the discretion of the Owner/ Developer/Promoter and any marketing representation is purely for the purpose of understanding the spatial aspects of the areas shown and not as a commitment of the finishes and specifications.
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COMMON PARKING AREAS

Visitors parking in front of the building are earmarked for this