



Gera's
IMPERIUM
PREMIO
Kadamba Plateau, Goa

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

www.childcentric.in

Corporate Office:

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

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Bus Stand,
Panjim-403001

Dubai Rep. Office:

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Adjacent to Burjuman Mall,
Dubai, UAE.

Mumbai Office:

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9th Floor, Platina, G Block,
Mumbai-400051

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AFTER A DECADE OF
AMBITIOUS DEVELOPMENT
IN GOA,
**WE NOW PRESENT
THE 6TH GEM IN
GERA'S
HIGHLY SUCCESSFUL
IMPERIUM
SERIES**

Gera's
IMPERIUM^{*}
PREMIO

Kadamba Plateau, Goa



THE NAME. THE FAME.

In the last 47 years, innovation has paved the way forward for us at Gera. Every project has been a successful attempt of outdoing preceding endeavours.

Today, one cannot spell commercial development in Goa without mentioning Gera's Imperium series. The journey began by introducing the state to contemporary design with Gera's Imperium 1 and Gera's Imperium 2. Soon to follow was Gera's Imperium Green that redefined eco-friendly architecture. The next in the series- Gera's Imperium Grand and Gera's Imperium Star will help entrepreneurs revolutionize the way they do business in Goa.

Now, we take a step further and add another jewel in our crown with Gera's Imperium Premio.

THE HUSTLE. THE BUSTLE.

They say, business is all about location. And when you are situated on a major artery of the state, you can hardly miss any action! Presenting Gera's Imperium Premio- a premium commercial complex, bang on the old Goa highway. The complex will have shops, showrooms, restaurants, cafes, bistros and more. Borrowing inspiration from the European architecture, the commercial spaces are designed to stand out from the rest.

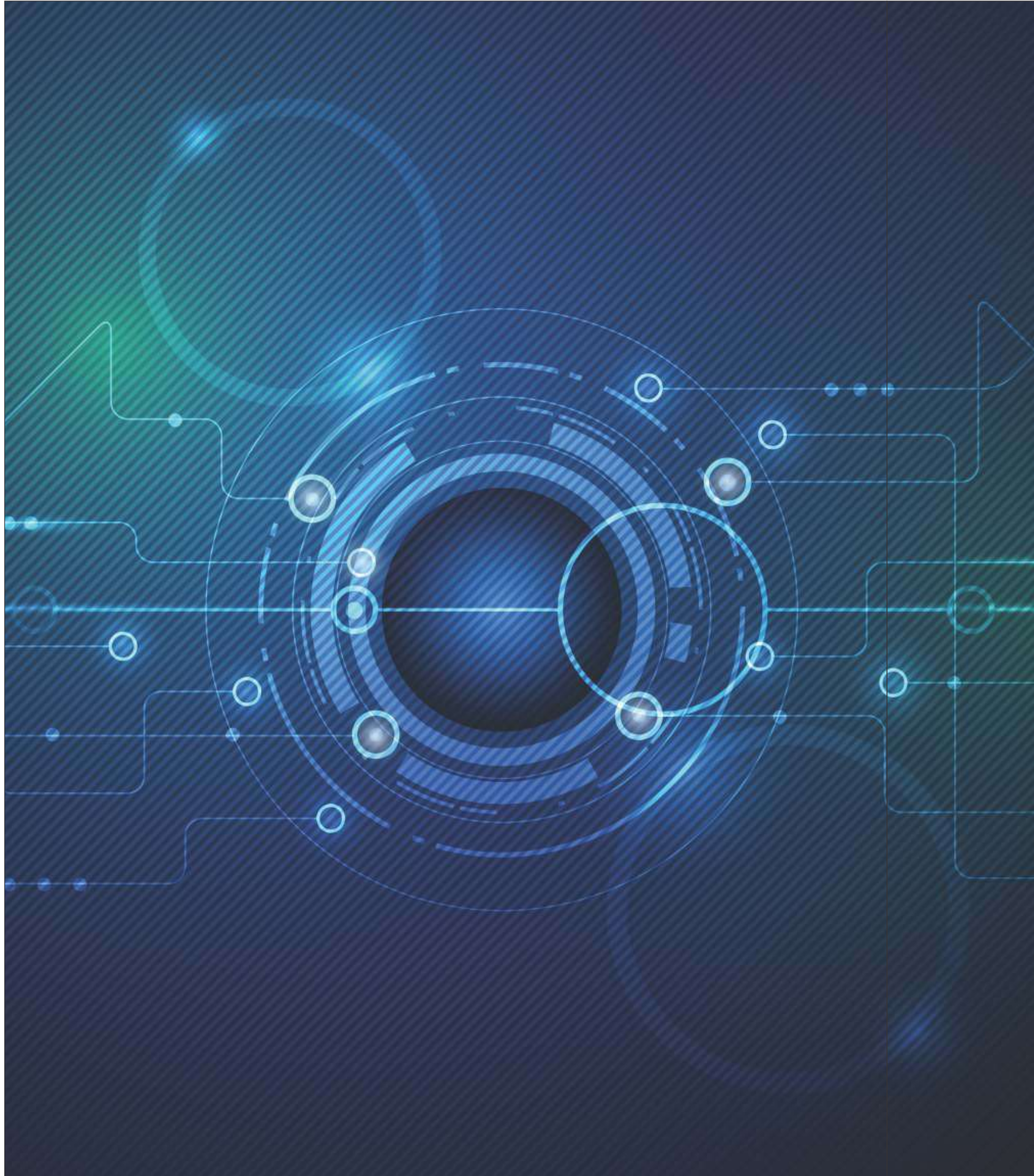
The complex comprises a total of 80 shops and 4 mega showrooms on the ground floors. There are in all 12 restaurants, out of which 4 are rooftop restaurants and enjoy a splendid view of the Mandovi river. Get used to the grandness with 11-foot clear height for restaurants and shops and a majestic double-height ceiling up to 24 feet for showrooms. With adequate frontage and parking, impress anyone who gets a glimpse of your space.

Gera's Imperium Premio enjoys excellent symbiotic relationship, as the second project in the series of our ChildCentric™ Homes is just next door. No wonder this complex is poised to become the nerve center of commercial activity in Goa and you are welcome to chart your growth, here.



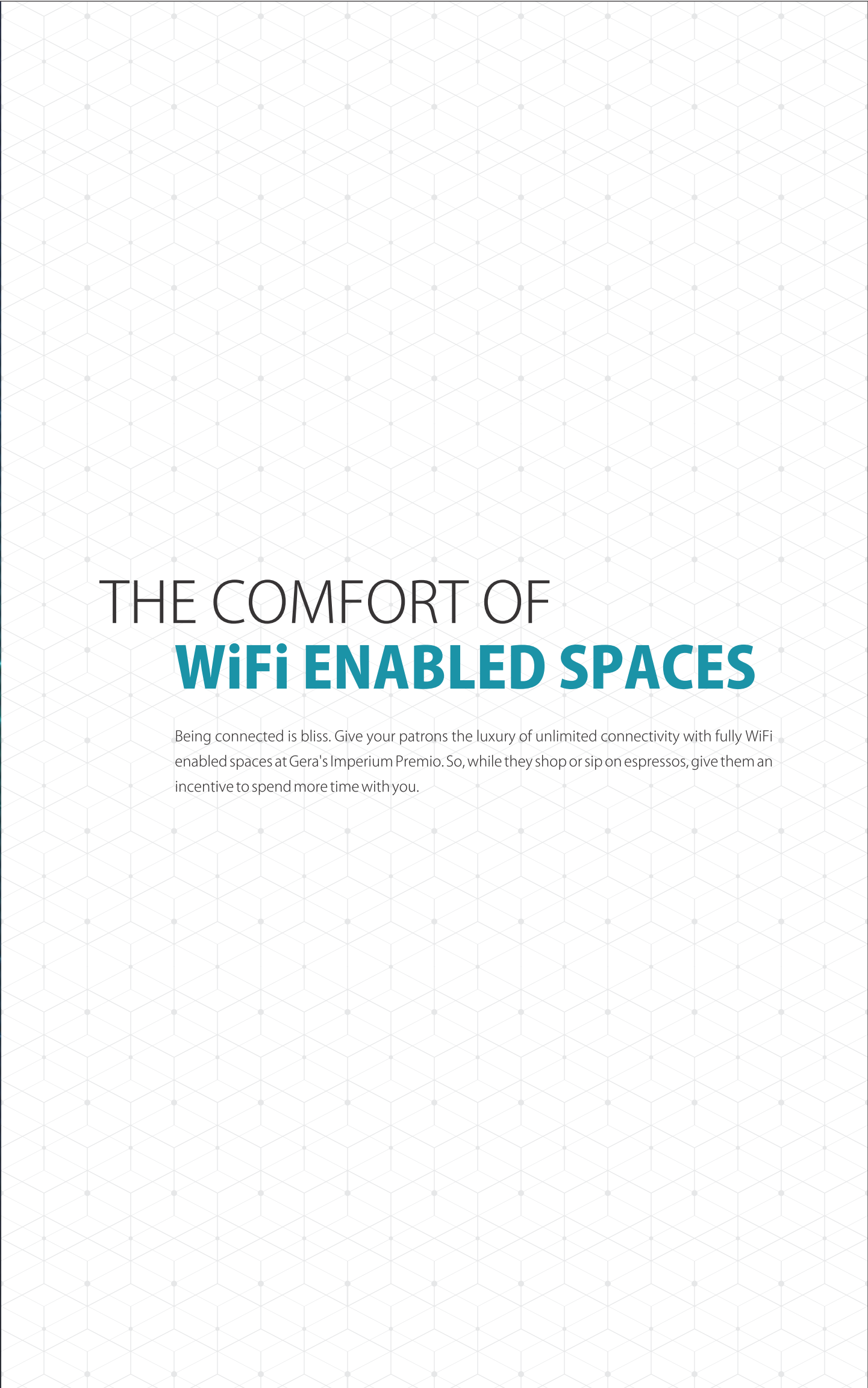
THE VIEW. THE AVENUE.





THE COMFORT OF **WiFi ENABLED SPACES**

Being connected is bliss. Give your patrons the luxury of unlimited connectivity with fully WiFi enabled spaces at Gera's Imperium Premio. So, while they shop or sip on espressos, give them an incentive to spend more time with you.



THE THINKING. THE PLANNING.

Gera's Imperium Premio is designed considering local climatic conditions, natural light, temperatures and seasons. The entire structure is planned to make your life simpler and your time more useful. The unique architecture, brilliant form and precise fabrication optimises year-round day lighting, while reducing the glare and internal temperature, thereby making your workspace more productive.

ENERGY CONSERVATION

- Auto shut-off pumps
- Auto shut-off generator back-up
- Use of LED lights in common areas to reduce energy consumption

WATER CONSERVATION

- Water level controllers with auto shut-off to prevent overflow and wastage

NOISE POLLUTION

- Genset with acoustic enclosure

GREEN FEATURES AT WORK

Green Features	Advantages	Benefits
Low VOC adhesives & sealants	Eliminates hazardous airborne emissions & improves quality of internal environment	Promotes better health
Use of RMC for concrete work	Recycled materials used and reduction in use of portland cement. Cement dust does not pollute the area since the mix is done at a remote location.	Promotes better health
Maximum flooring using ceramic tiles/paver blocks	These are made of clay, eco-friendly material	Lower environment degradation
Timer based lighting in basement	Reduces electrical consumption	Lower electricity bills
Energy-saver lights in common areas	Reduces electrical consumption	Lower electricity bills
Low flow taps	Reduces water and electricity consumption	Lower electricity bills & lower water consumption



KEY SPECIFICATIONS – SHOPS

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/bricks 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 windows. Toilets shall have openable/sliding aluminum windows/glass louvres.
v.	Waterproofing	The roofs and toilets 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 & existing finishes will render all warranties null and void.
vi.	Doors	A. Shops, Restaurants and Showrooms shall be provided with rolling shutters B. Toilets: To have door frames of developer's choice with laminated flush door shutters
vii.	Flooring	A. Shops shall have vitrified tiles. Restaurants and Showrooms shall have vitrified flooring of approximate 600 mm x 600 mm. Balcony, passages, attached terraces shall have ceramic tiles or equivalent.
viii.	Toilet within Units	A. Provision for toilets will be made in Shops, Restaurants & Showrooms where applicable. The purchaser/s may request the promoter to provide a toilet within his unit at such extra cost as decided between parties. However, the same shall be subject to being convenient to the promoter and not affecting the construction quality or schedule in any way. Except shop no. 1 & 4 at ground floor and shop no. 101 & D 4 at first floor
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 5 mm float glass panels with metal support as per design shall be provided
xii.	WiFi	Shops will be provided with WiFi routers. Activation including payment of internet/broadband/access charges will be the responsibility of the customer

NOTE: For all Electronic/Mechanical equipment the warranty as provided by the original manufacturer shall be applicable for the customer to avail directly.

GERA'S
RIVER OF JOY
Child Centric™ Homes

- ① ENTRY & EXIT
- ② SWIMMING POOL WITH DECK
- ③ PLUNGE POOL
- ④ KID'S POOL
- ⑤ CABANA
- ⑥ POOLSIDE PARTY LAWN
- ⑦ REFLEXOLOGY PATH WITH SEATING
- ⑧ TROPICAL GARDEN
- ⑨ TRELIS SITOUT
- ⑩ GARDEN PLAZA
- ⑪ FLOATING PAVILION WITH SERENITY POND
- ⑫ SENIOR GARDEN
- ⑬ TODDLER PLAY AREA
- ⑭ CLUBHOUSE-2
- ⑮ CLUBHOUSE-3
- ⑯ CLUBHOUSE-1
- ⑰ AMPHITHEATER
- ⑱ YOUTH CORNER
- ⑲ FOOTBALL COURTS
- ⑳ BASKETBALL COURT
- ㉑ TENNIS COURT
- ㉒ CRICKET PRACTICE
- ㉓ SEATING GARDEN
- ㉔ PARKING
- ㉕ BARBEQUE AREA



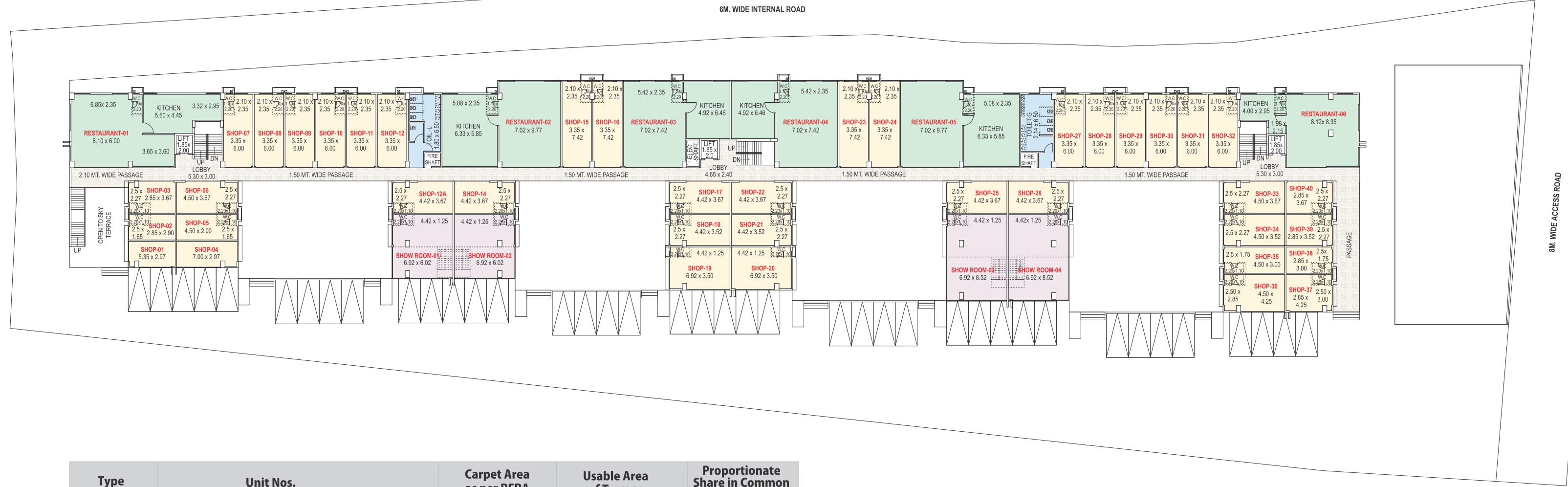
- ROW HOUSE 3 BHK
- ROW HOUSE 2 BHK
- APARTMENT 3 BEDROOM
- APARTMENT 1 & 2 BEDROOM

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



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.

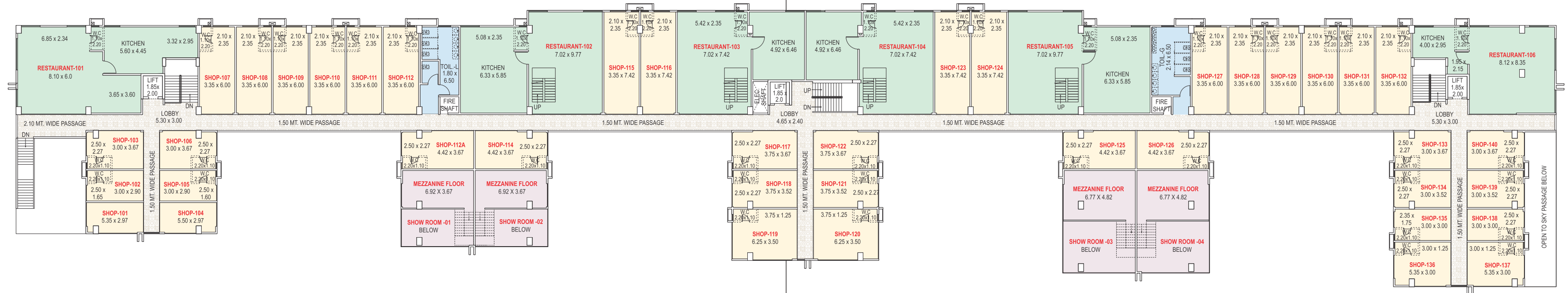
Ground Floor Plan



Type	Unit Nos.	Carpet Area as per RERA	Usable Area of Terrace	Proportionate Share in Common General Areas
Type 1	Shop no. 1	15.58	NA	6.23
Type 2	Shop no. 2	15.3	NA	6.12
Type 3	Shop no. 3 and 40	19.2	NA	7.67
Type 4	Shop no. 4	20.43	NA	8.17
Type 5	Shop no. 5	20.09	NA	8.04
Type 6	Shop no. 12A, 14, 17, 22, 25 and 26	24.81	NA	9.92
Type 7	Shop no. 7, 8, 9, 10, 11, 12, 27, 28, 29, 30, 31, 32	27.92	NA	11.18
Type 8	Shop no. 15, 16, 23, 24	32.71	NA	13.08
Type 9	Shop no. 18, 21	24.21	NA	9.68
Type 10	Shop no. 19, 20	33.41	NA	13.36
Type 11	Shop no. 6, 33	25.08	NA	10.03
Type 13	Shop no. 35	20.77	NA	8.31
Type 14	Shop no. 36	29.16	NA	11.66
Type 15	Shop no. 38	15.82	NA	6.33
Type 16	Shop no. 39	18.65	NA	7.46
Type 17	Showroom 1 & 2	75.05	NA	30.02
Type 18	Showroom 3 & 4	99.87	NA	39.95
Type 20	Restaurant 1	116.55	NA	46.63
Type 21	Restaurant 2 & 5	121.75	NA	48.7
Type 22	Restaurant 3 & 4	101.41	NA	40.56
Type 23	Restaurant 6	86.47	NA	34.59
Type 27	Shop no. 37	22.2	NA	8.88
Type 38	Shop no. 34	24.48	NA	9.79

Toilets shown within the units are shown to indicate feasibility. The toilets will be built by customers if required.

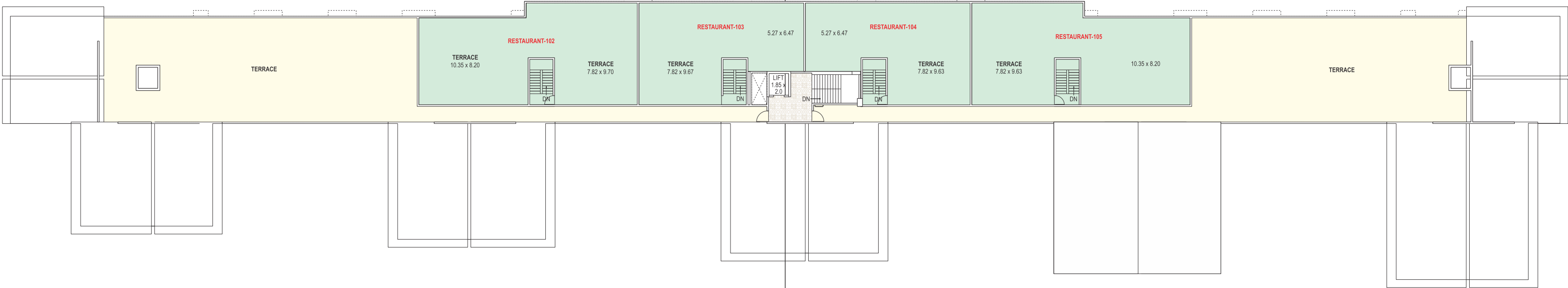
1ST FLOOR PLAN



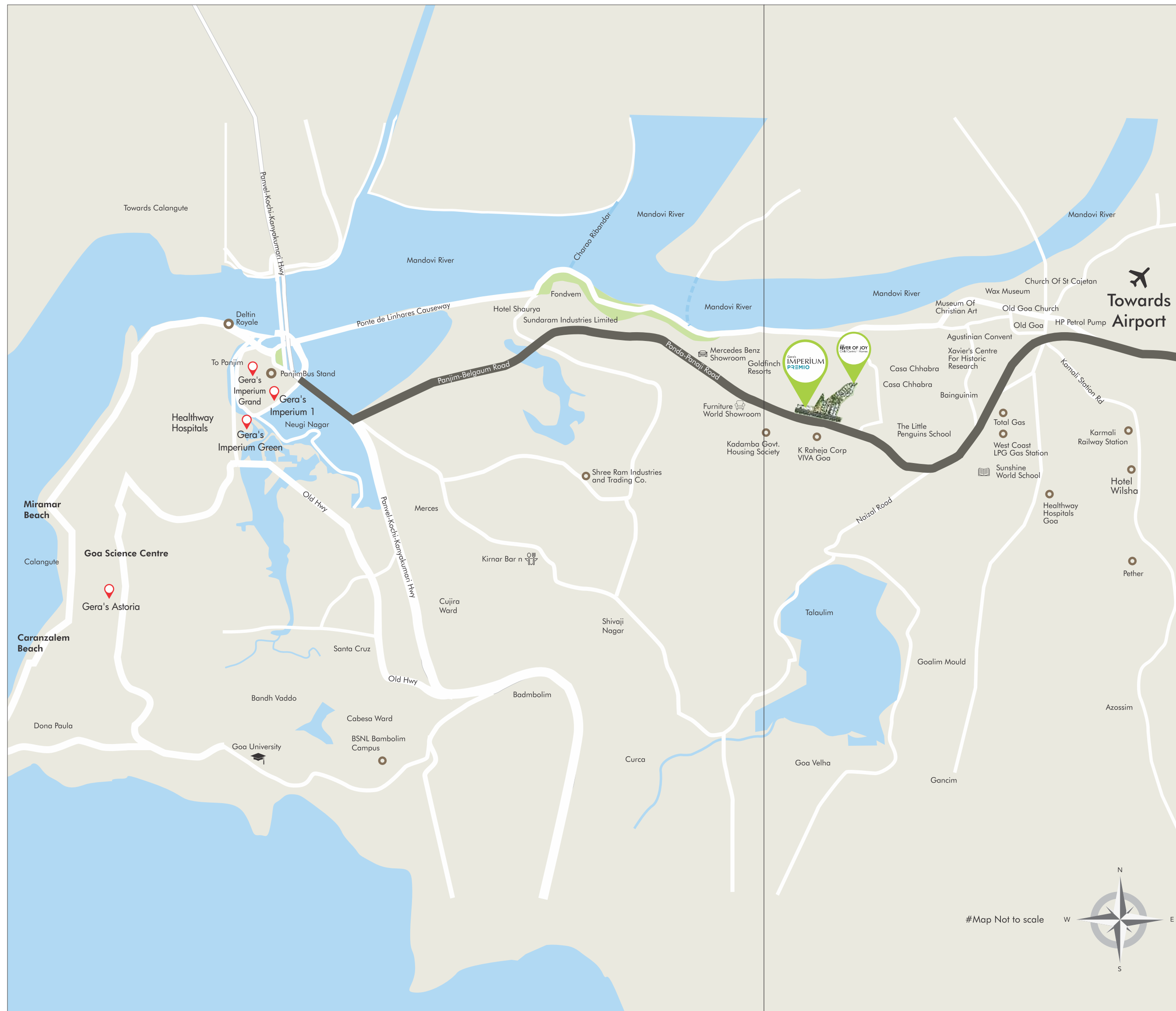
Type	Unit Nos.	Carpet Area as per RERA	Usable Area of Terrace	Proportionate Share in Common General Areas
Type 7	Shop no. 107, 109, 110, 127, 128, 129, 130, 131, 132	27.92	NA	11.18
Type 8	Shop no. 115, 116, 123, 124	32.71	NA	13.08
Type 12	Shop no. 112A, 114, 125, 126	24.8	NA	9.92
Type 20	Restaurant 101	116.55	NA	46.63
Type 23	Restaurant 106	86.47	NA	34.59
Type 24	Shop no. 101	16.1	NA	6.44
Type 25	Shop no. 106, 133, 140	19.67	NA	7.87
Type 26	Shop no. 104	15.9	NA	6.36
Type 28	Shop no. 117, 122	22.43	NA	8.97
Type 29	Shop no. 119, 120	30.06	NA	12.02
Type 30	Shop no. 134, 139	19.19	NA	7.68
Type 31	Shop no. 135, 138	16.27	NA	6.51
Type 32	Shop no. 137	22.82	NA	9.13
Type 33	Restaurant 102	130.28	173.62	86.84
Type 34	Restaurant 103	110.03	122.37	68.49
Type 35	Restaurant 104	110.03	122.37	68.49
Type 36	Restaurant 105	130.28	173.62	86.84
Type 37	Shop no. 118, 121	21.82	NA	8.73
Type 39	Shop no. 102, 105	15.73	NA	6.29
Type 40	Shop no. 103	19.78	NA	7.91
Type 41	Shop no. 108, 111, 112	27.81	NA	11.12
Type 42	Shop no. 136	22.7	NA	9.08

Toilets shown within the units are shown to indicate feasibility. The toilets will be built by customers if required.

TERRACE FLOOR PLAN



Toilets shown within the units are shown to indicate feasibility. The toilets will be built by customers if required.



THE LOCALE. THE LIFELINE.

Being at Kadamba Plateau, Gera's Imperium Premio is poised to become the nerve center of commercial activity in Goa. The complex is located on old Goa highway which is a prominent route connecting major parts of the state. So, the location is a perfect catchment, as you have access to shuttling crowd besides the people who will drive-in. The complex is approx. just 12 mins. away from Panjim and enjoys excellent connectivity to Dabolim Airport as well.

Gera's Imperium Premio is at a vantage point to offer a splendid view to all your visitors. With this, the location checks all the boxes for being a visually appealing one apart from having superb connectivity.

THE QUALITY.
THE COMMITMENT.



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 as 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 by Gera Developments in 2004.

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

For more details on the Gera Warranty, please ask for our Warranty Brochure.

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

Our 47-year old philosophy of Outdo continues to drive us to exceed expectations, perform beyond set standards. As a result, we are able provide our customers the advantages, which we classify as The Gera Edge.