



MOST PEOPLE HAVE
HOPES AND WISHES.
**SOME OTHERS HAVE
SUCCESS STORIES.**

OLA CABS

Founders: Bhavish Aggarwal & Ankit Bhati

“ The idea of Ola Cabs came to Bhavish during his rather-appalling journey to Bandipur from Bengaluru. The driver of the car he rented abandoned him enroute, when Bhavish refused a renegotiation of the tariff. Bhavish realised the plight of travelers like himself, on this particular day.

For the first time, Bhavish saw the extraordinary potential a cab-booking app can have in the world of smartphones. In December 2010, Bhavish was joined by his co-founder Ankit Bhati. At first his parents, just like all other sensitive Indian parents didn't like the idea of their son being something close to a travel agent. But as Ola Cabs found its way to success, they got rid of their inhibitions.

Instead of buying or renting a car, Ola Cabs partnered with a number of taxi drivers and added a touch of technology to their driving and your riding experience. People could book cars at short notice at the tap of an app on their smartphone, they could track rides and break free from the tantrums regular auto and taxi drivers throw. Ola Cabs now have almost 40,00,000 cabs running across the country, offering a variety of car and payment options.

Now that's the drive we're talking about. ”

Source: www.letsintern.com

PEPPERFRY

Founders: Ambareesh Murty & Ashish Shah

“ Founded by two ex-eBay employees - Ambareesh Murty and Ashish Shah, Pepperfry has a spectacular success story that has grown to four times in the last one year, shipping 15,000 pieces of furniture a month.

The company initially offered a selection of products across multiple lifestyle categories but switched its focus to furniture and home décor last year. It also plans to expand the selection in current and adjacent categories, ramp up talent in merchandising and operations, increase logistic efficiency and last mile delivery coverage to Tier II cities while introducing more features on the Pepperfry platform.

The online furniture market has suddenly become hot because investors have realised it offers jaw-dropping sales margins. The online furniture business is among the fastest growing and is expected to become as big as electronics and fashion categories soon.

Now that's a spicy fact of the furniture industry. ”

Source: First Post

CHUMBAK

Founders: Vivek Prabhakar & Shubhra Chadda

“ Chumbak was born when a couple - Vivek Prabhakar and Shubhra Chadda, who spent years traveling the world realised their own country had very little to offer as souvenirs to its visitors. Their truly-colourful nation inspired the duo to launch Chumbak in 2010 for visitors to carry home a slice of India with a twist of quirkiness and humour. The couple went on to selling their home to seed investment for their first-ever product line of fridge magnets.

Chumbak follows a hybrid online-offline business model. Gradually the budding brand found entry into multi-brand outlets. But when the audience wanted to see Chumbak under one roof, in 2012 they opened their first kiosk in Forum Mall, Bengaluru.

The idea of stepping into the vast category of home décor came to their minds somewhere in 2014, when they received their second funding, following which they redefined brand Chumbak to look as attractive as it does today.

Currently Chumbak has five large-format stores and 32 odd kiosks in malls across the country, eight of them inside the premises of the popular PVR Cinemas. Their products cost two times higher than when they had started off. They have grand plans of setting foot in the international markets too.

Now that's the magnetism great ideas have on success. ”

Source: The Financial Express

JOIN THE LEAGUE OF
THE STARS.



THERE ARE
NO SHORTCUTS
TO SUCCESS,
**BUT THERE'S
ALWAYS
A SMARTER
WAY.**

Building a successful business isn't child's play. It takes months to get noticed on a busy street, years to become popular and be talked about, and decades to become a brand that stands for something in this already-cluttered market. To make it big, you need to start right. Fortunately, we at Gera are well-versed with what it takes given our 47-year experience and expertise in building infrastructure that builds successful businesses.

WELCOME TO **GERA'S WORLD OF IMPERIUM**

A brand that has consistently proven itself and built many landmarks in Goa's Central Business District – Gera's Imperium adds one more star to its glorious legacy.

IN OUR 11TH YEAR
OF DEVELOPMENT
IN GOA,

**WE NOW PRESENT
THE 5TH STAR IN
GERA'S
HIGHLY-SUCCESSFUL
IMPERIUM
SERIES**





THE STAR IS HERE TO MAKE YOUR FUTURE BRIGHT.

Right amidst the buzz of Goa's Central Business District, Gera's Imperium Star stands tall, visible to the eyes of every passer-by. Its very neighbourhood comprises high-income customers belonging to the premium locales of Panjim; your prospective client base all set to take your business to new heights.

So get ready to be noticed.

DREAMERS LOOK
FOR WISHING STARS.

**DOERS SIMPLY
REACH FOR
THE STARS.**





GIVE YOUR
CUSTOMERS
THE STAR
TREATMENT.



Retail Spaces
Ranging from 34.81 - 87.50 sq. mtrs.

MAKE YOUR
BRAND A STAR.



Office Spaces
Ranging from 20.90 - 95.67 sq. mtrs.





BUZZING
WITH LIFE.
BRIMMING WITH
PROFITS.



Food Courts

YOUR BUSINESS IS

YOUR BRAINCHILD.

BRING IT IN LIMELIGHT WITH
GERA'S IMPERIUM STAR.

THE CENTRE OF ATTRACTION

The best brands are built by conversations. And Gera's Imperium Star places your business right amidst the loudest of them. The action-packed Patto Plaza just like Mumbai's buzzing Nariman Point is an already-flourishing business hub loaded with opportunities and surrounded with convenience.



*Map not to scale. Only for representation purpose.

THE PERFECT
**BUSINESS
ADDRESS**



*Map not to scale.

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.

The journey that began with introducing Goa to contemporary design at Gera's Imperium 1, went on to setting a benchmark with Gera's Imperium 2, then to redefining eco-friendliness with Gera's Imperium Green and moved to intelligent planning with Gera's Imperium Grand.

Today Gera takes a step further to introduce you to one more star of this glorious legacy – Gera's Imperium Star.





Gera's
**IMPERIUM
STAR**

THE STYLE. THE SENSE.

Efficiency and productivity define your business. As a result we make it our business too. The impressive glass façade of Gera's Imperium Star isn't just designed to look stunning; it is, smart too.

The high performance glazing helps achieve optimum lighting while also preventing excess heat and UV radiation from seeping in. Consequently, the reduced power consumption not only cuts overheads but also takes good care of the environment. The eight-storey entrance lobby promises a grand welcome to anyone who steps in.

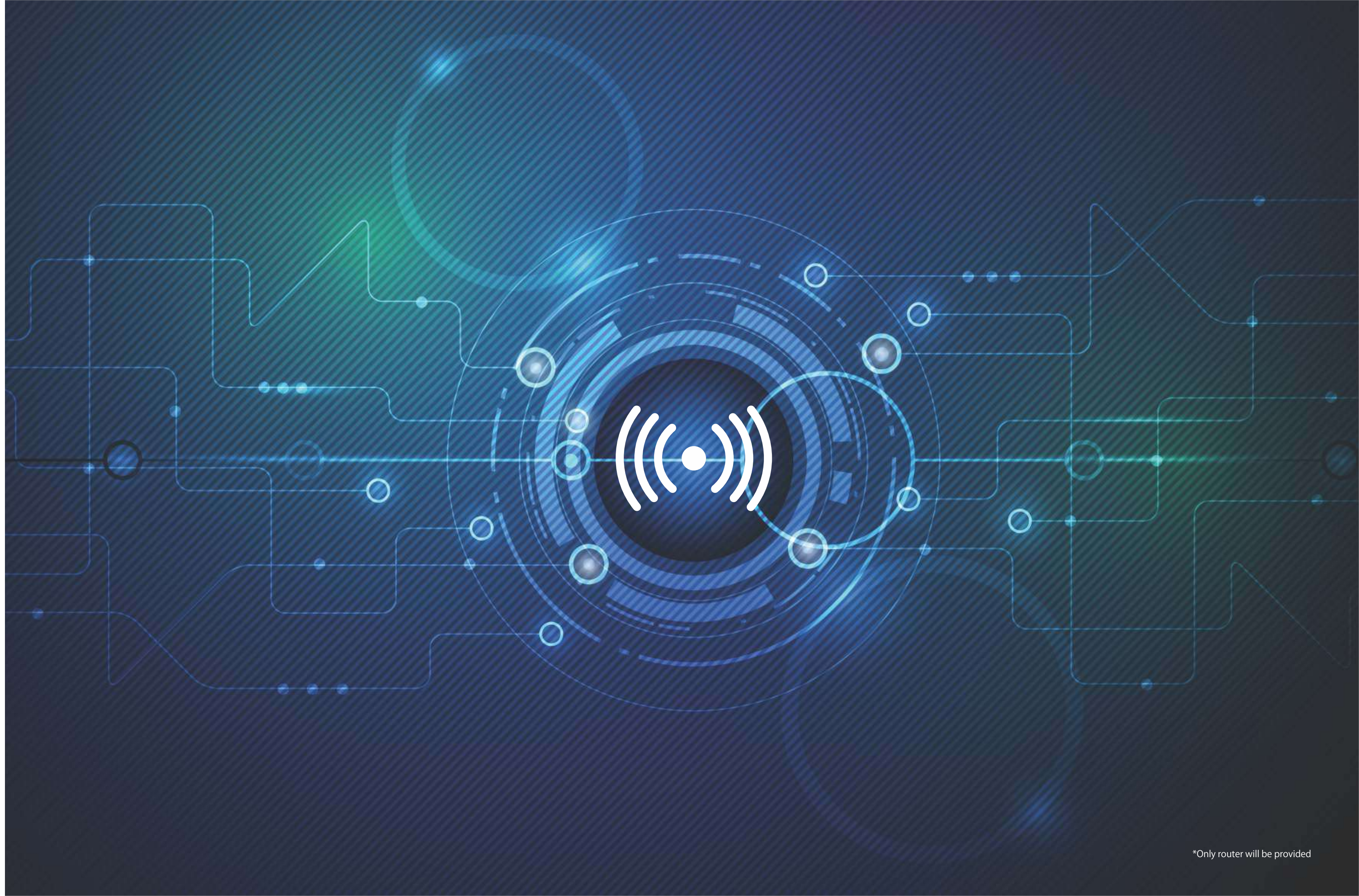
Even the parking space at Gera's Imperium Star is designed to impress, it being Goa's first mechanical car park system*.

Only for representation purpose.

*Disclaimer: Only 30 car parkings will be provided with mechanical car parks system.

THE COMFORT OF **WI-FI ENABLED OFFICES.**

Knowing you so well, we can anticipate your needs even before you do. And so we've designed Gera's Imperium Star to be ahead of time and much more productive for you. All commercial spaces here are Wi-Fi enabled for that added speed and efficiency for your business.



*Only router will be provided

THE THINKING. THE PLANNING.

Gera's Imperium Star 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

MATERIAL SELECTION

- Use of aerated blocks for low thermal conductivity which saves electricity

WATER CONSERVATION

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

NOISE POLLUTION

- Genset with acoustic enclosure





Only for representation purpose.

GREEN FEATURES AT WORK.

Green Feature	Advantage	Benefit
Low VOC adhesives & sealants	Eliminates hazardous airborne emissions & improves quality of internal environment	Promotes better health
Heat insulating curtain wall glass on the front façade	Reduces electricity consumption and AC tonnage requirements; enhances external sound attenuation	Lower electricity bills
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	These are made of clay, eco-friendly material	Lower environment degradation
Motion sensors in basement	Reduces electrical consumption	Lower electricity bills
Energy-saver lights in common areas	Reduces electrical consumption	Lower electricity bills
Low flow taps	Reduce water and electricity consumption	Low electricity bills & low water consumption



THE BEAUTY. THE BRILLIANCE.

SPECIFICATIONS

EXTERIOR:

- High performance glazing on front façade

RETAIL UNITS:

- Vitrified flooring - 600 x 600 mm
- Powder-coated aluminum windows
- Rolling shutters

OFFICE UNITS:

- Vitrified flooring - 600 x 600 mm
- Powder-coated aluminum windows
- Double doors

FOOD COURTS:

- Vitrified flooring - 600 x 600 mm
- Individual counter with natural stone platform

COMMON AREAS:

- Ceramic tiles / Vitrified tiles
- Railing - glass or SS

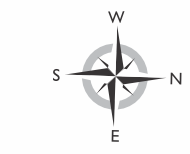
GROUND FLOOR PLAN



1ST FLOOR PLAN



First Floor Shop No.	RERA Carpet Area (sq.mtrs.)	Balcony (sq.mtrs.)	Total Carpet Area (sq.mtrs.)
105	34.81	0	34.81
109	78.36	9.14	85.50



All dimensions are in metres

TYPICAL FLOOR PLAN

(2nd - 7th Floor)

Typical Floor Office Series.	Typical Floor Office No.	RERA Carpet Area (sq.mtrs.)	Balcony (sq.mtrs.)	Total Carpet Area (sq.mtrs.)
01	501	42.71	0	42.71
03	703	32.71	0	32.71
04	604, 704	34.81	0	34.81
05	605, 705	34.81	0	34.81
06	606, 706	36.66	0	36.66
07	507, 607, 707	36.66	0	36.66
08	408, 608	37.53	0	37.53
11	711	20.77	2.75	23.52
20	320, 420, 520, 620	87.91	7.76	95.67
24	224, 424, 624, 724	76.48	8.34	84.82
25	425, 625	47.28	8.08	55.36
32	332, 532	39.67	8.95	48.62



8TH FLOOR PLAN



Typical Floor Office No.	RERA Carpet Area (sq.mtrs.)	Balcony (sq.mtrs.)	Total Carpet Area (sq.mtrs.)
804	34.81	0	34.81
805	34.81	0	34.81
806	36.66	0	36.66
807	36.66	0	36.66
808	37.53	0	37.53
809	78.36	9.14	87.50
810	22.77	3.20	25.97
811	20.77	2.75	23.52
812	19.84	2.55	22.39
812A	30.94	5.00	35.94
814	24.23	3.53	27.76
815	23.70	3.40	27.10
818	16.13	4.77	20.90
821	32.95	8.09	41.04
823	36.27	6.85	43.12
824	76.48	8.34	84.82
825	47.28	8.08	55.36
832	39.67	8.95	48.62



All dimensions are in metres

THE QUALITY.
THE COMMITMENT.



THE GERA 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.



THE GERA EDGE

- Over 47 years of experience
- Present in Pune, Goa & Bengaluru
- Over 6 million sq. ft. of construction and 50 plus successfully-completed projects
- Core values of innovation, quality, trust and customer first
- At the forefront of innovations that are well ahead of their times
- Has a research wing that studies customers and their evolving needs
- Complete transparency; no hidden costs, no legal tangles or complaints, no tax compliance issues - a truly stress-free buying experience
- First to introduce a 5-year warranty on construction since 2004

ISO Certification

Gera Developments Pvt. Ltd. is an ISO 9001:2008 certified company. The certification validates the 'Quality Management System Standards' for Design, Development, Construction, Marketing & Sales of Residential and Commercial Properties.

Site Address

Gera's Imperium Star,
Plot No. 43 & 44, EDC Patto Plaza, Opp. Ginger Hotel, Panjim - 403001

Goa Office

Gera Developments Pvt. Ltd.,
G-18, Gera's Imperium, Patto Plaza, Panjim - 403001

Corporate Office

Gera Developments Pvt. Ltd.,
200, Gera Plaza, Boat Club Road, Pune - 411001

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.gera.in

