MAKE YOUR
BUSINESS
AS GRAND AS YOU.

Gera
PUNE | GOA | BENGALURU

YOUR BUSINESS IS YOUR IDENTITY.

Just like...
The clothes you wear,
The car you drive,
The vision you have,
The attitude you carry.

Your business is you.
It deserves to be Grand.



A home maybe a piece of your heart, but your business is a piece of your soul. Though you've defined your business, your business space is something that defines you.

The impressions on your customers, the in-built intelligence, the passion of innovation... balancing it all, Gera's Imperium Grand is designed a few notches grander than anything you've seen before. Thoughtfully crafted to the smallest detail, so that you feel nothing less than 'grand' in owning it and flaunting it.

Let the extension of 'being grand' continue for your business space.

GERA'S IMPERIUM GRAND, THE NEXT BENCHMARK OF AN EVOLVING LEGACY...

Gera's IMPERIUM GRAND

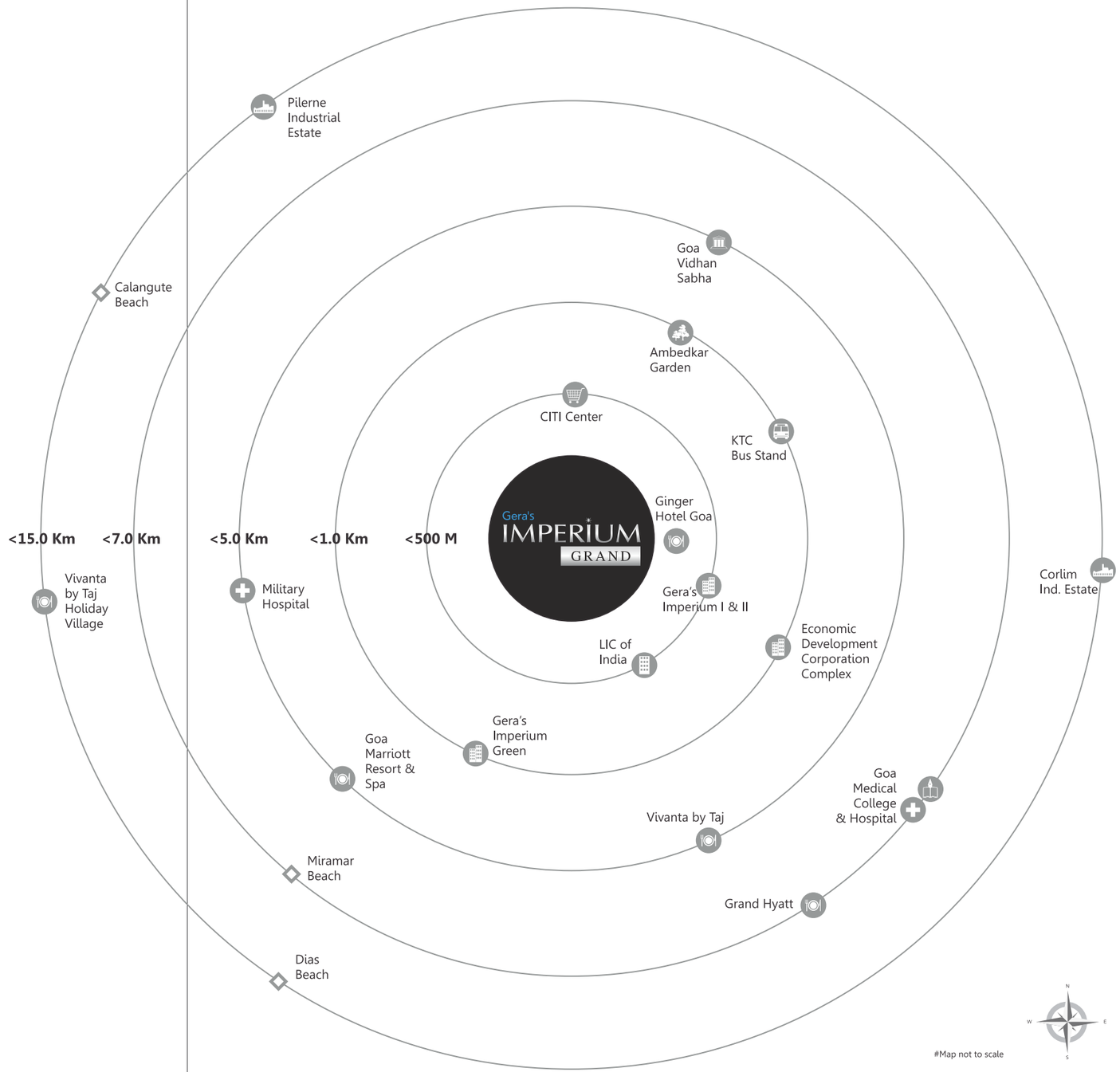
Ground + 8 floors of commercial space finely laid out for 160 offices and 10 retail spaces with plenty of parking.

Belonging to the benchmark class, every aspect of these spaces define a new standard. The perfect location of Patto Plaza, the impressive and advanced glass elevation, the finest Building Management Systems and many innovations are set to make this place a sought-after destination, for businesses and customers alike... ensuring it's nothing else but as grand as your ambition.

Gera's
IMPERIUM
GRAND

A business has many dimensions that need to work in symphony with each other... for external customers, internal customers, for the business and for the businessman himself.
A strategic location will be the one, which addresses the needs of all. Like Patto Plaza, the Central Business District of Goa. Already a flourishing business area, it means ready opportunities, it also means convenience for employees as well as trust and professionalism for visiting customers. Most of all, it means a bundle of profits and grandness for you.

STRATEGIC LOCATION OF PATTO PLAZA, THE CBD OF GOA.



Gera Developments have been presenting one benchmark after another at Patto Plaza, Goa. After laying the foundation of contemporary designs at Gera's Imperium, we followed it with the brilliance of Gera's Imperium 2, the next was the new standard of eco-friendliness and efficiency with Gera's Imperium Green, and now we offer the opportunity to own a space which is made with thoughtful considerations and owned with the sense of achievement – Gera's Imperium Grand.

Offices and retail spaces at Gera's Imperium Grand are set to create another masterpiece. Every aspect has been planned with your business and you as the focal point.

A LEGACY OF BENCHMARKS.



INTELLIPLEXES... INTELLIGENCE AT WORK.

Efficiency and productivity can be the defining parameter for a business. We understand their importance. Hence we use most advanced building management systems in our commercial projects.

Optimum lighting, managing maximum energy supply from available natural resources, ensuring ventilation to ease cooling, intelligent glass to keep the heat outside are some energy conservation systems. At the same time, the best of security systems, access controls and motion detectors are also utilized. After all, lower expenses on maintenance result in more profits.

Making intelligence work for your business is not just for you, but also like you.

GRAND AND GREEN.

Gera's Imperium Grand has been designed efficiently after considering a number of factors like local climatic conditions, availability of natural light, temperatures at different times of the day and year; and the entire structure has been subjected to in-depth simulation studies to analyze its performance.

The final architecture effectively delivers internal spaces that optimize year round day lighting, glare control and improved thermal comfort through various design measures such as provision of ventilators, louvers, horizontal shading, weather sheds for windows, optimizing glazing areas and use of the Double Glazed Unit (DGU) glass, for front façade.

Everything grand ensures benefits for its holder. And at Gera's Imperium Grand, it's superior comfort and long term reduction in power consumption.

ENERGY CONSERVATION

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

MATERIAL SELECTION

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

WATER CONSERVATION

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

NOISE POLLUTION

- Genset with acoustics enclosure



GREEN FEATURES AT WORK.

Green Features	Advantage	Benefits
Low VOC adhesives & sealants	Eliminates hazardous airborne emissions & improves quality of internal environment	Promotes better health
Sound & heat insulating curtain wall glass on the front façade	Reduces electricity consumption and AC tonnage requirements. Enhances external sound attenuation.	Lower electricity bills
Recyclable aluminum louvers	Aluminum can be recycled	Lower environment degradation
Use of polymerized waterproofing compound	Reduces temperature, uses less chemicals	Lower electricity bills, low environment degradation
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
Motion sensors in basement	Will help in reducing electrical consumption	Lower electricity bills
Energy saver lights in common areas	Will help in reducing electrical consumption	Lower electricity bills
Eco-friendly plaster material	Recycled materials used	Lower environment degradation
Aerated blocks	Low thermal conductivity, fire resistant	Lower electricity bills and increased safety
Eco-friendly door material	Least possible damage to the environment	Lower environment degradation
Low VOC paints	Paints having low volatile organic compounds to maintain healthy environment	Promotes better health
Low flow taps	Reduced water and electricity consumption	Lower electricity bills & low water consumption

IMPRESSIVE, CONTEMPORARY, REMARKABLE.

A fine first impression is often considered as half the work done. Keeping alive the legacy of bringing something grand to Goa every time, Gera's Imperium Grand has a complete glass façade elevation. It's not just contemporary, but advanced and intelligent too. The advanced Double Glazed Unit (DGU) reflects the sunlight to keep the heat outside and keep the spaces cooler.

And a specially designed motif on the glass structure gives a distinct presence and identity to the elevation. Much like what you give your business.

A VISION OF AWE.

GERA'S IMPERIUM

GRAND

COMMERCIAL INTELLIPLEXES

THE GERA EDGE.

- Over 45 years of experience
- Present in Pune, Goa & Bengaluru
- 4 million sq.ft. (approx.) of construction and over 50 projects successfully completed
- Core values of innovation, quality, trust and customer-first
- Forefront of coming up with 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
- Introduced 5 year warranty on construction for the first time in India in 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 and Sales of Residential and Commercial Properties.



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.

SPECIFICATIONS

Exterior:

- Double Glazed Unit (DGU) glasses on front façade
- Aluminum mesh

Retail Units:

- Vitrified flooring - 600x600mm
- Powder coated Aluminum windows
- Rolling shutters

Unit:

- Vitrified flooring - 600x600mm
- Powder coated Aluminum windows
- Double doors

Common Areas:

- Common Areas - Ceramic tiles / Vitrified tiles
- Railing - Glass or SS railing
- Lift Cladding - Marble
- Staircase - Marble for Tread & Ceramic Tiles for Riser
- Entrance Steps - Granite

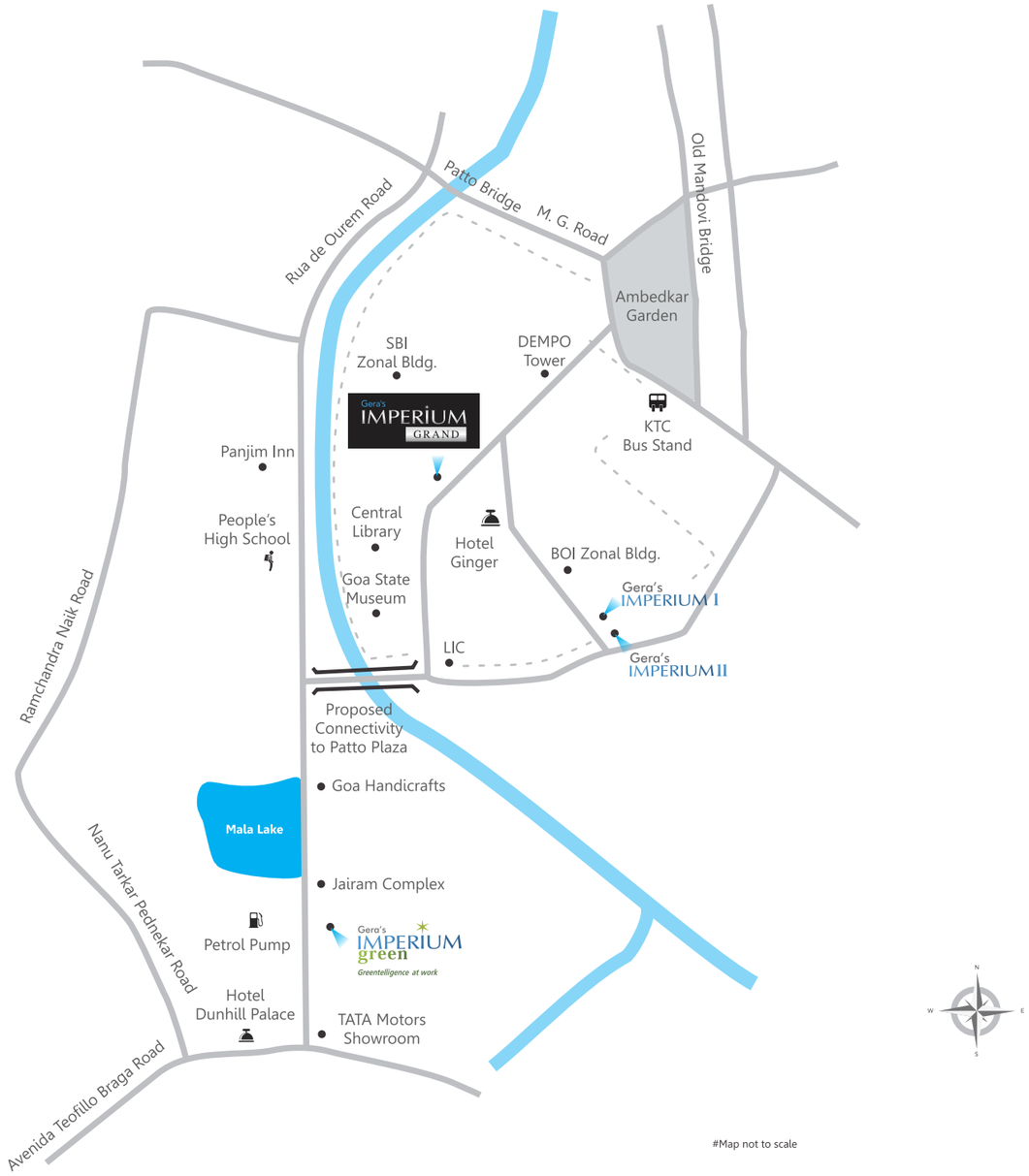


A WELL DESIGNED MASTER PLAN.

A PERFECT BUSINESS LOCATION.

In & Out	**Distance in Kms**
Airport	26.0
Vasco da Gama Railway Station	27.9
Business Hubs	
Pilerne Industrial Area	10.0
Corlim Industrial Area	12.7
Kundaim Industrial Area	17.8
Verna Industrial Area	22.9
Hotels	
Goa Marriott Resort & Spa	4.6
Grand Hyatt	6.9
Cidade de Goa	10.3
Vivanta by Taj - Fort Aguada	19.7
Taj Exotica Goa - Taj Hotels	38.4
Medical Care	
Goa Medical College and Hospital	5.5
Manipal Hospital	8.2
Apollo Victor Hospital, Margao	33.3
NUSI Wockhardt Super Hospitals	42.5
Beaches	
Miramar Beach	6.3
Dona Paula Beach	8.2
Calangute Beach	14.6

Hotel Petrol Pump Hospital School Bus Stand Patto Plaza



#Map not to scale

Gera

PUNE | GOA | BENGALURU

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Nothing contained in this brochure (including plans, specifications and amenities) shall take precedence over the final agreement entered between the customer and the developer. Materials where not specified shall be at the sole discretion of the developer. The developer reserves the right to modify the project scheme at their discretion.