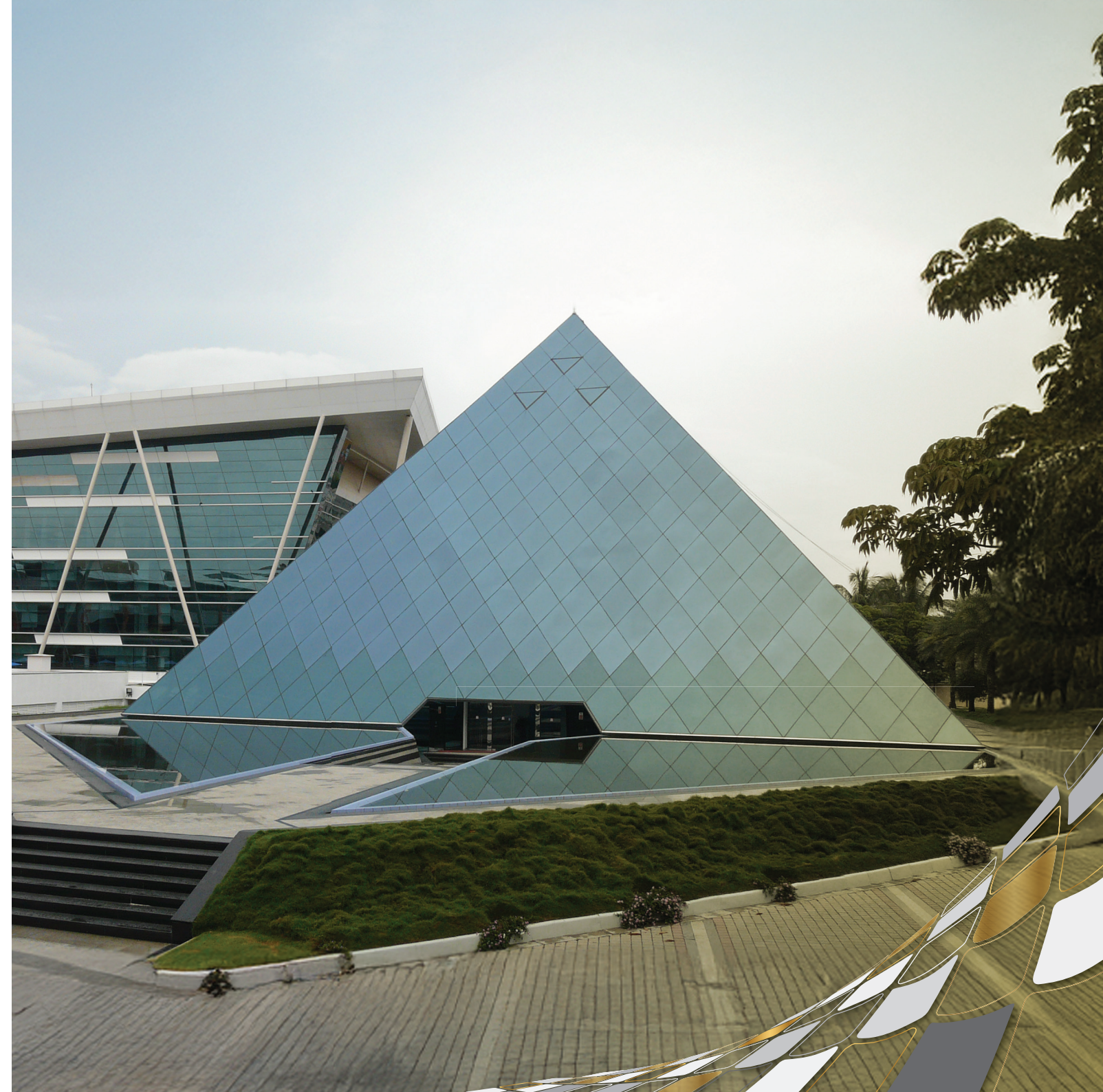


Gera's
343 CREST
— Upper Kharadi —
RETAIL & OFFICE SPACES

BENGALURU

Electronic City – The Heart of Innovation

Bengaluru's rise as the Silicon Valley of India is rooted in the development of Electronic City, a sprawling IT hub that has driven the city's transformation into a global innovation and commercial powerhouse. Its cutting-edge infrastructure continues to attract top tech companies and fuel economic growth.



HYDERABAD

HITEC City – The Pulse of Growth

Hyderabad's rapid ascent as a leading business destination is centered around HITEC City, an IT and business hub that has reshaped the city's skyline. Its strategic positioning has drawn global corporations, establishing Hyderabad as a premier destination for commerce and investment.



MUMBAI

BKC – The Business Powerhouse

Bandra-Kurla Complex (BKC) has redefined Mumbai's commercial identity, becoming the nucleus of corporate India. With its proximity to the airport and exceptional connectivity, BKC continues to drive Mumbai's prominence as the country's financial capital.



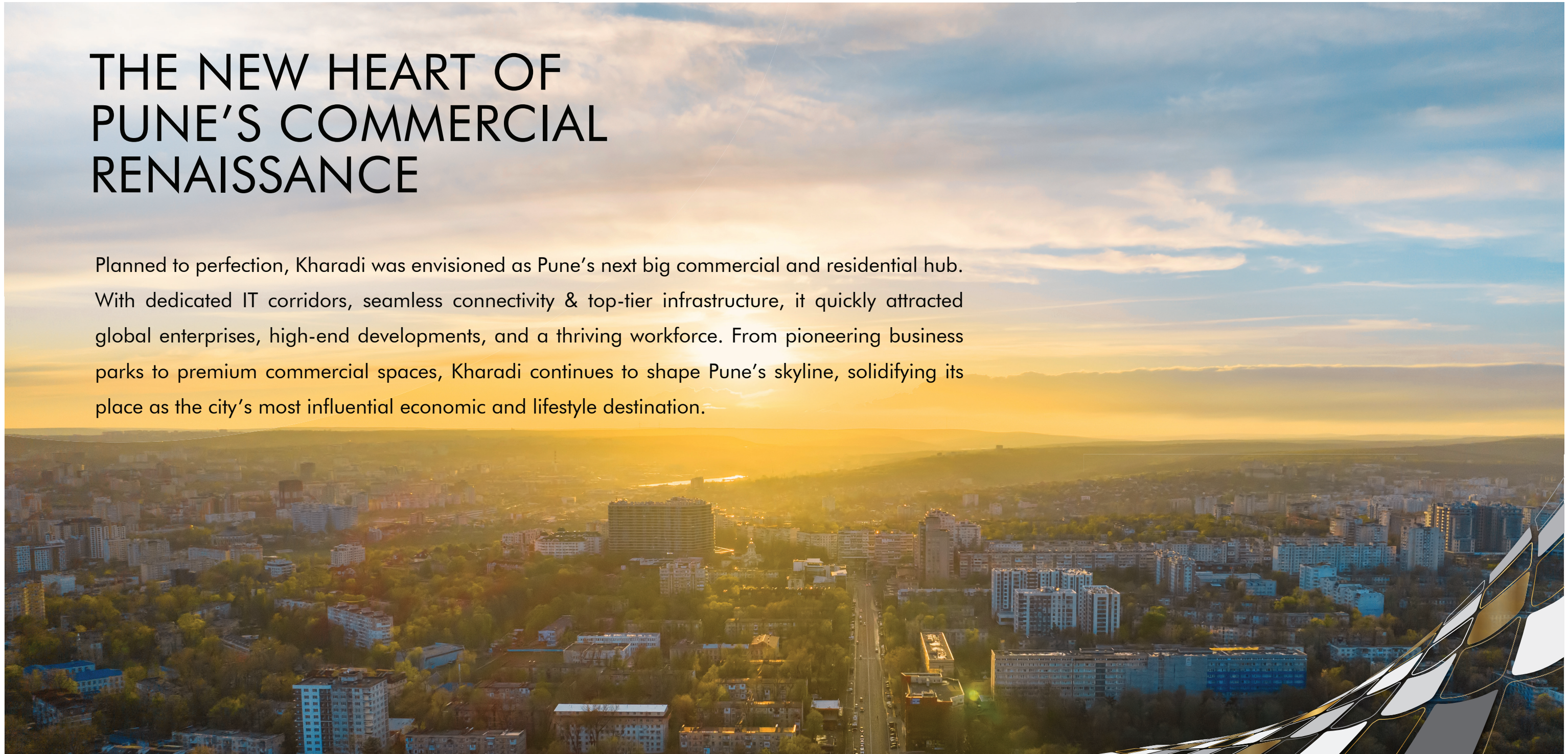
Every City Has Its Beating Heart

AND IN PUNE, THE STORY BEGINS WITH  **KHARADI**



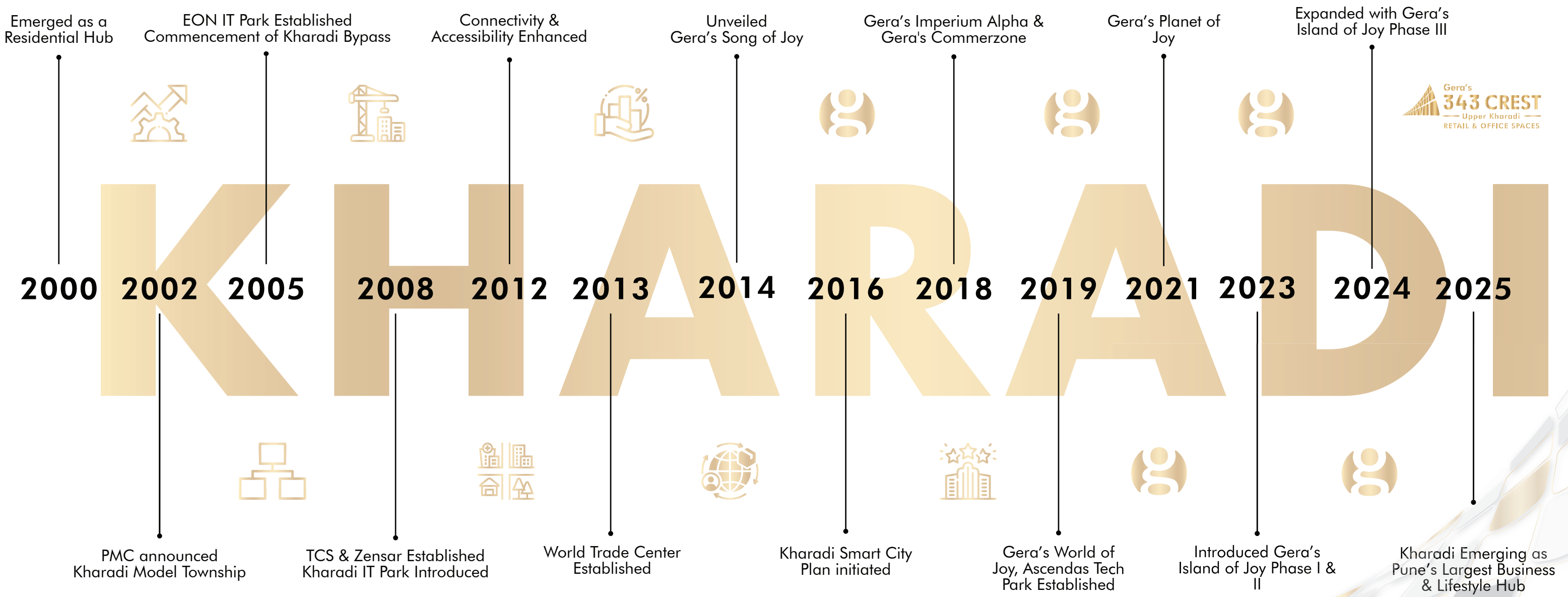
THE NEW HEART OF PUNE'S COMMERCIAL RENAISSANCE

Planned to perfection, Kharadi was envisioned as Pune's next big commercial and residential hub. With dedicated IT corridors, seamless connectivity & top-tier infrastructure, it quickly attracted global enterprises, high-end developments, and a thriving workforce. From pioneering business parks to premium commercial spaces, Kharadi continues to shape Pune's skyline, solidifying its place as the city's most influential economic and lifestyle destination.



A TIMELINE OF KHARADI'S EVOLUTION

We didn't just follow the growth, we made it happen.



KHARADI AN ADDRESS THAT DRIVES GROWTH

PREMIER COMMERCIAL
DESTINATION



EXCELLENT TRANSPORT
CONNECTIVITY



CUTTING-EDGE
INFRASTRUCTURE



VIBRANT LIFESTYLE
OPTIONS



THRIVING IT
ECOSYSTEM



HIGH-RETURN
INVESTMENT ZONE



The image features abstract geometric patterns in the corners. The top-left corner has a pattern of overlapping white and gold shapes. The bottom-right corner has a pattern of overlapping gold and black curved lines.

“ GREAT THINGS ARE NOT BORN,
THEY ARE MADE RIGHT HERE,
AT THE CROSSROADS OF INNOVATION,
CONNECTIVITY, AND OPPORTUNITY. ”



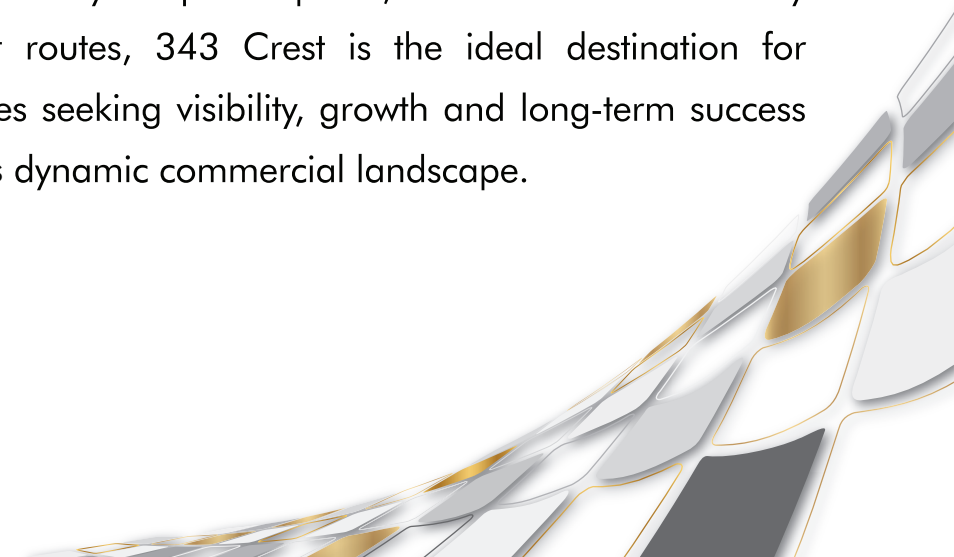
 Gera's
343 CREST
— Upper Kharadi —
RETAIL & OFFICE SPACES

WHERE COMMERCIAL GROWTH MEETS CONVENIENCE

Strategically positioned in the heart of Upper Kharadi, Gera's 343 Crest is a premium commercial landmark designed to amplify your business presence.

This thoughtfully planned mixed-use development offers 18 retail shops and 77 office spaces, featuring cutting-edge infrastructure and seamless connectivity.

Surrounded by major IT parks, business hubs and key transport routes, 343 Crest is the ideal destination for businesses seeking visibility, growth and long-term success in Pune's dynamic commercial landscape.



KEY SPECIFICATIONS

Sr. No.	Particulars	Specifications
1	Internal Walls	Made of blocks or bricks finished with gypsum plaster and OBD paint.
2	Internal Staircase (where provided)	MS Fabricated Staircase with MS railing provided.
3	Electrification & Air Conditioning	i. All wiring is concealed/tray cabling and made of copper manufactured by Polycab (or equivalent **). ii. Modular switches of Legrand or equivalent. ** iii. Provision for AC unit – (Wiring & sockets Provision)
4	Power Supply	- Electricity board power supply of 150 watts / square meter of carpet area will be provided after applying suitable diversity factor. 100% DG back-up for common area only and for inside unit refer following information:t 300 sq.ft. - 1KW 301 to 500 sq.ft. - 1.5KW 501 to 1000 sq.ft. - 2KW 1001 to 1400 sq.ft. - 3KW
5	Waterproofing	Waterproofing would be done as required (including toilets where provided)
6	Doors/Shutters	Shops: Provided with rolling shutter. Offices - Provided with Glass door and Glass partition. Toilet (Where provided): Fitted with laminated flush door and granite frame of developer's choice.
7	Flooring	Vitrified tiles with 100mm skirting in Vitrified tiles.
8	Toilet (where provided)	The toilets shall contain: 1. Anti-skid ceramic tiles on the floors and dado up to lintel height. 2. Washbasin with a pillar cock of Jaquar or equivalent make. ** 3. European style W.C. of Jaquar or equivalent make
9	Facade	1. Combination of ACP and paint. 2. Glass railings with Stainless steel.
10	Toilet Provision for Shops and Offices (Where toilet is not provided)	Water inlet and outlet connections are provided for the toilet construction

**Equivalent means equivalent in performance parameters.

PIONEERING KHARADI'S TRANSFORMATION SINCE 2001

As pioneers of development in Kharadi, we've shaped its skyline and spirit, establishing it as Pune's most dynamic destination for business and living.



343 CREST IS DESIGNED TO ENSURE MAXIMUM CONVENIENCE & EFFICIENCY FOR YOUR BUSINESS OPERATIONS AND CUSTOMER SATISFACTION. HERE'S HOW:



AMPLE CAR PARKING



WIDE PASSAGE ON EACH FLOOR CONNECTED FOR CUSTOMER CONVENIENCE



LANDSCAPING AND GREENS



ELEVATORS FOR CUSTOMERS & SERVICE LIFT FOR BUSINESSES



SECURITY CABIN

INVESTMENT POTENTIAL



BOUTIQUE STORES



BAKERIES



ART GALLERIES, CRAFT STORES, FLORISTS



BEAUTY AND COSMETIC SHOPS



PET SUPPLY SHOPS



SPECIALTY GROCERY STORES



CAFÉS

FLOOR PLANS



GROUND FLOOR PLAN



Unit No.	Carpet Area Sq.Mtrs. (A)	Proportionate Share of common general area Sq.Mtrs. (B)	Total Area Sq.Mtrs. (A+B)	Total Area Sq.ft. (A+B)
Shop - G 01	49.32	20.96	70.28	756.50
Shop - G 02	50.44	21.44	71.88	773.68
Shop - G 03	50.26	21.36	71.62	770.92
Shop - G 04	112.23	47.70	159.93	1721.46
Shop - G 05	54.92	23.34	78.26	842.40
Shop - G 06	54.92	23.34	78.26	842.40
Shop - G 07	62.39	26.52	88.91	956.98

MEZZANINE FLOOR PLAN



Unit No.	Carpet Area Sq.Mtrs. (A)	Proportionate Share of common general area Sq.Mtrs. (B)	Total Area Sq.Mtrs. (A+B)	Total Area Sq.ft. (A+B)
Shop - G 08	62.39	26.52	88.91	956.98
Shop - G 10	71.84	30.53	102.37	1101.93
Shop - G 11	72.01	30.60	102.61	1104.54
Shop - G 12	70.99	30.17	101.16	1088.89
Shop - G 12A	70.86	30.12	100.98	1086.90
Shop - G 14	42.36	18.00	60.36	649.75

Unit No.	Carpet Area Sq.Mtrs. (A)	Proportionate Share of common general area Sq.Mtrs. (B)	Total Area Sq.Mtrs. (A+B)	Total Area Sq.ft. (A+B)
Shop - G 15	42.05	17.87	59.92	644.99
Shop - G 16	42.03	17.86	59.89	644.69
Shop - G 17	41.96	17.83	59.79	643.61
Shop - G 18	46.44	19.74	66.18	712.33
Shop - G 19	46.54	19.78	66.32	713.86
Office - G9	125.94	53.52	179.46	1931.76

TYPICAL FLOOR PLAN 1st TO 4th



Office Series	Carpet Area Sq.Mtrs. (A)	Proportionate Share of common general area Sq.Mtrs. (B)	Total Area Sq.Mtrs. (A+B)	Total Area Sq.ft. (A+B)
Series - 01	116.32	49.44	165.76	1784.20
Series - 02	70.97	30.16	101.13	1088.59
Series - 03	32.12	13.65	45.77	492.68
Series - 04	32.12	13.65	45.77	492.68
Series - 05	36.72	15.61	52.33	563.24
Series - 06	36.85	15.66	52.51	565.23
Series - 07	64.05	27.22	91.27	982.44
Series - 08	43.90	18.66	62.56	673.37
Series - 09	43.90	18.66	62.56	673.37
Series - 10	43.25	18.38	61.63	663.40
Series - 11	43.25	18.38	61.63	663.40
Series - 12	56.75	24.12	80.87	870.47
Series - 12A	28.08	11.93	40.01	430.71
Series - 14	24.99	10.62	35.61	383.31
Series - 15	24.84	10.56	35.40	381.01
Series - 16	24.84	10.56	35.40	381.01
Series - 17	24.79	10.54	35.33	380.25
Series - 18	27.56	11.71	39.27	422.73
Series - 19	36.25	15.41	51.66	556.03



Corporate office: Gera Developments Private Limited, 200, Gera Plaza, Boat Club Road, Pune - 411 001.

Gera's 343 Crest Sales Office: Gera's Island of Joy, East Kharadi ^, Sector R12 of Gat No. 124 others in village Manjari Khurd & Gat No. 1255/14 & others in village Wagholi, Pune - 412 207

Site address: Gera's 343 CREST, ^ Upper Kharadi, Plot Bearing / CTS / Survey / Final Plot No.: Gat no 1343B Part at WAGHOLI, Haveli, Pune, 412207

E-mail: marketing@gera.in | **Website:** www.gera.in

www.gera.in



Gera's
343 CREST
Upper Kharadi
RETAIL & OFFICE SPACES

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