LET LIFE BEGIN





CALL: 82680 02680

Site Office: Avant Hillway, Gen. A.K. Vaidya Marg, GMLR (Goregaon-Mulund Link Road) Gokuldham, Opp. Lachhiram Plaza, Near JP Deck & Swapnalok Building, Goregaon (East), Mumbai - 400 097, Maharashtra, India. Corporate Office: Avant Group, 522, 5th Floor, The Summit Business Bay, Andheri Kurla Road, Near WEH Metro Station, Gate No. 3, Andheri (East), Mumbai - 400 069, Maharashtra, India.

MAHA RERA REG. NO.: Tower A, B & C: P51800010785 & Tower D: P51800011215 Website: https://maharera.mahaonline.gov.in



THE AVANT STORY

Avant Group is dedicated to making luxurious homes for the middle class keeping in mind their aspirations, needs and affordability. Its residential projects are carefully handpicked, designed and executed under the keen guidance of Mr. Saha. The group has been responsible for pioneering the concept of Affordable Luxury Homes in the Mumbai Real Estate Market.

A young, nimble-footed, dynamic organisation; Avant Group is a new age real estate group. The Group is focused on strategic and prime locations in the Western suburbs of Mumbai. Over the last 12 years, the group has endeavoured on ensuring that they positively impact the skyline of Mumbai by converting one project at a time into a landmark residential complex by delivering a range of values to the end consumer from "Affordable Luxury" to "Connected Living". Thus empowering the middle classes to step into the new era of lifestyle. Avant group also steps into long stalled projects and holds the expertise of bringing them back on track, delivering quality at the same time

OUR MILESTONE



Incorporation of Avant in 2010 after taking up redevelopment projects to helping abandoned slum rehabilitation projects in Jogeshwari.

Birth of Avant Heritage with slum dwellers getting [ats after wait of 15 years

Avant acquires Raghvendra Construction Company and Birth of Avant Hillway

Avant Heritage tower 2 delivered. And nearly 1 million saft in pipeline Launch of Avant Heritage Tower 3.

Received OC for Avant Heritage 2

COMPANY VALUES



TRANSPARENT DEALINGS



UNCOMPROMISING QUALITY



STRONG PROCESS ORIENTATION





BRAND PROMISE



BEST IN CLASS DESIGN



AFFORDABLE LUXURY



WORLD CLASS QUALITY



TIMELY **DELIVERY**

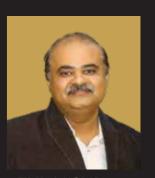
CORE TEAM



SUDEEP SAHA Chairman & Managing Director



UDHAM SINGH JAKHAR **Executive Director**



ATUL MISHRA Board Advisor

Mr. Sudeep Saha, CFA (2009) awardee from U.S.A is the founder, promoter of Avant Group. Prior to founding Avant Group in 2010, Sudeep had around 8 years of experience as a successful Investment and Private Equity professional. Previously Sudeep was Vice President - Investments for India Property Fund (a US\$ 315 MM Offshore Real Estate Fund managed by Vornado Realty Trust, USA and The Chatterjee Group). He is the CMD at Avant Group. He completed his marine engineering from MERI in 1999 and MBA from IIM Ahmedabad in 2003. He is winner of Real Estate Entrepreneur of the Year Award (2020) by Times Group.

AMARDEEP MUKHERJEE Planning & PMC

DILIP

JOSHI Sales & Marketing, **CRM**

GOPI **GUPTA** Finance & Account

MANOJ NIRMAL Liaisoning Management

SACHIN KHUTAL Legal & Liaisoning

ADITYA THOMBARE Accounts

SUKANTA **BISWAS** Construction

PROJECT TEAM

ARCHITECT ASHUTOSH KANE

Design Architect

DADDY & ASSOCIATES

Liaisoning Architect

TOTAL MEP MEP Consultant

FUNDING INSTITUTION SWAMIH Investment Fund

ASSOCIATED STRUCTURAL CONSULTANTS

Structural Engineer

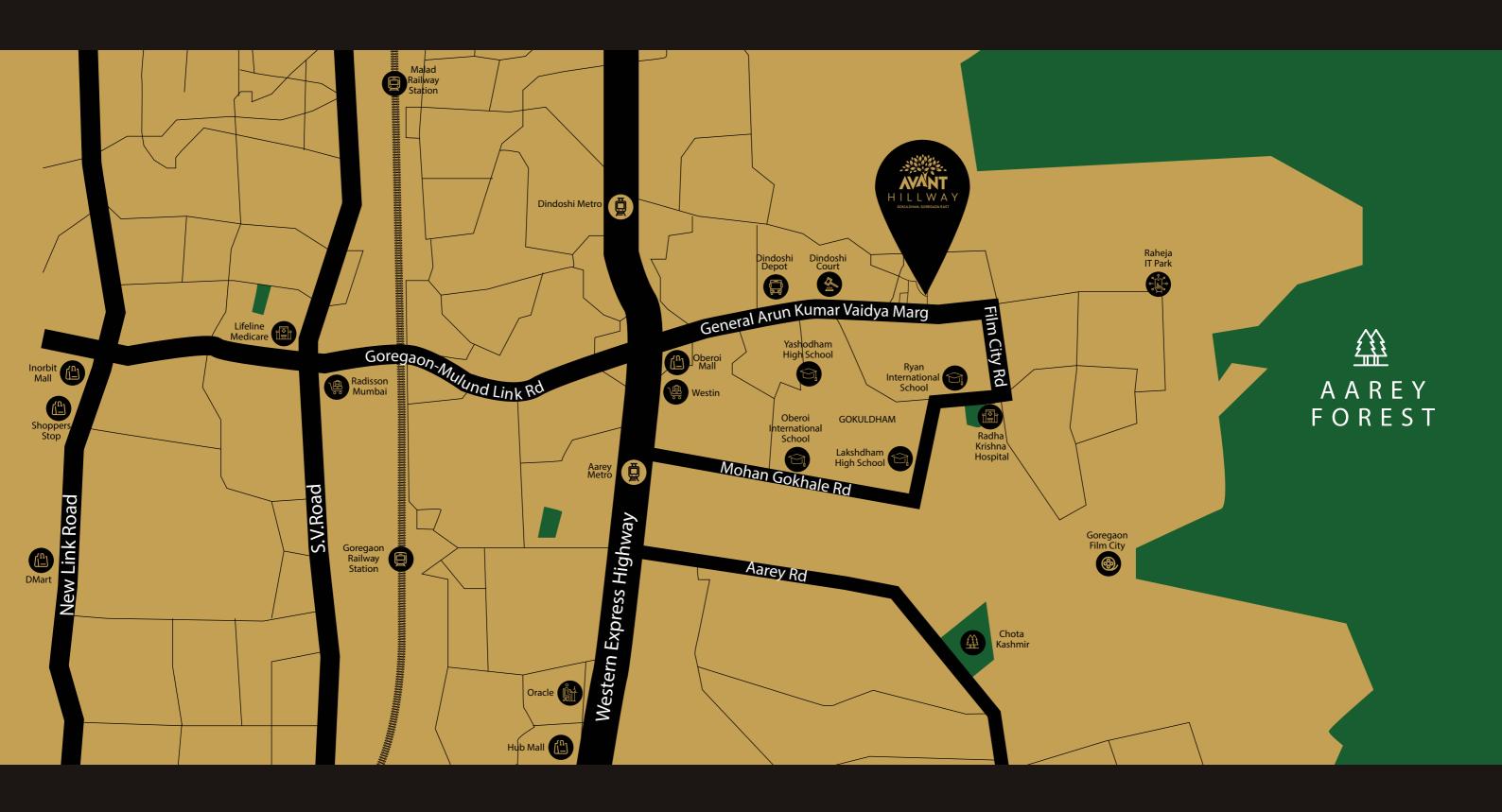
CHIRAG CONSTRUCTION

Contractor

ADV NIKHIL SALIAN & ADV ABHLJEET MARATHE

Legal Consultants





LET LIFE BEGIN IN THE HEART OF SUBURBS

DINDOSHI BUS DEPOT 800 MTRS MALAD STATION 2.5 KM DINDOSHI METRO STN. 1 KM **OBEROI MALL** 1 KM **HUB MALL** 3 KM 4 KM HYPERCITY **GOKULDHAM MARKET** 200 MTRS **GOKULDHAM MEDICAL CENTRE** 1.3 KM LIFELINE MEDICARE 3.2 KM 1 KM WESTERN EXPRESS HWY

PATHANWADI METRO STN. 1.5 KM RAHEJA IT PARK **OBEROI COMMERZ GOREGAON FILMCITY DINDOSHI COURT** NIRLON KNOWLEDGE PARK ORACLE **GOKULDHAM HIGH SCHOOL** RYAN & OBEROI INTL SCHOOLS 2 KM

1 KM 1.5 KM 3.1 KM **700 MTRS** 4.4 KM 4.9 KM 800 MTRS. CONNECTED. COMFORTABLE. COMPLETE.

LET LIFE BEGIN

AT GOKULDHAM, **GOREGAON EAST**

AAREY

3 KM.

RAHEJA

IT PARK

1 KM.



RYAN INTERNATIONAL SCHHOL 2 KM.



1 KM.





HUB MALL 3 KM.



GOKULDHAM

MARKET

200 MTRS

GOKULDHAM HIGH SCHOOL 800 MTRS.



OBEROI INTERNATIONAL SCHOOL 2 KM.



NIRLON KNOWLEDGE PARK







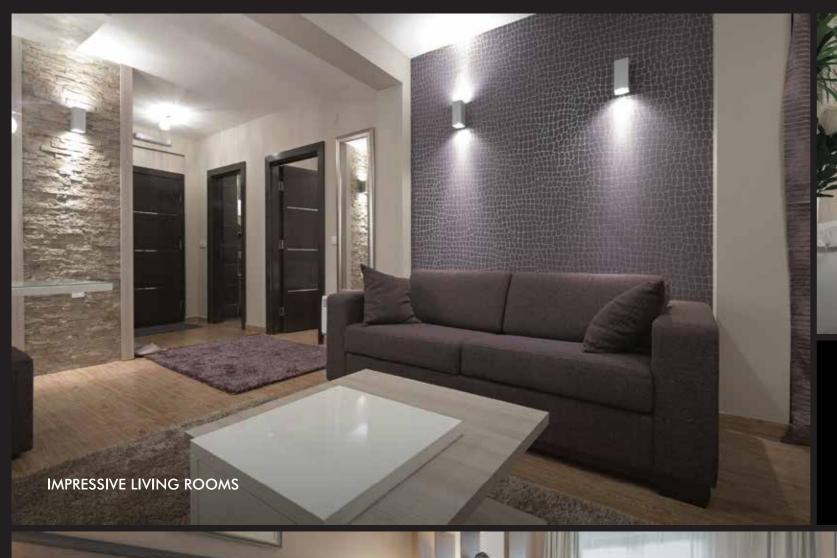
PRESENTING



GOKULDHAM, GOREGAON EAST

PROJECT HALLMARKS:

- LAVISH 1.6 ACRE GATED COMMUNITY WITH 4 HIGH-RISES
- MAGNIFICENT 23 STOREY TOWERS
- 1, 2, 3 & 4 BED RESIDENCES (JODI FLATS)
 - 20+ GROUND & ROOF-TOP LIFESTYLE RECREATIONS
 - RAIN WATER HARVESTING
 - CONVENIENTLY LOCATED AT THE JUNCTION OF RANI SATI MARG & GMLR, GOREGAON (E)



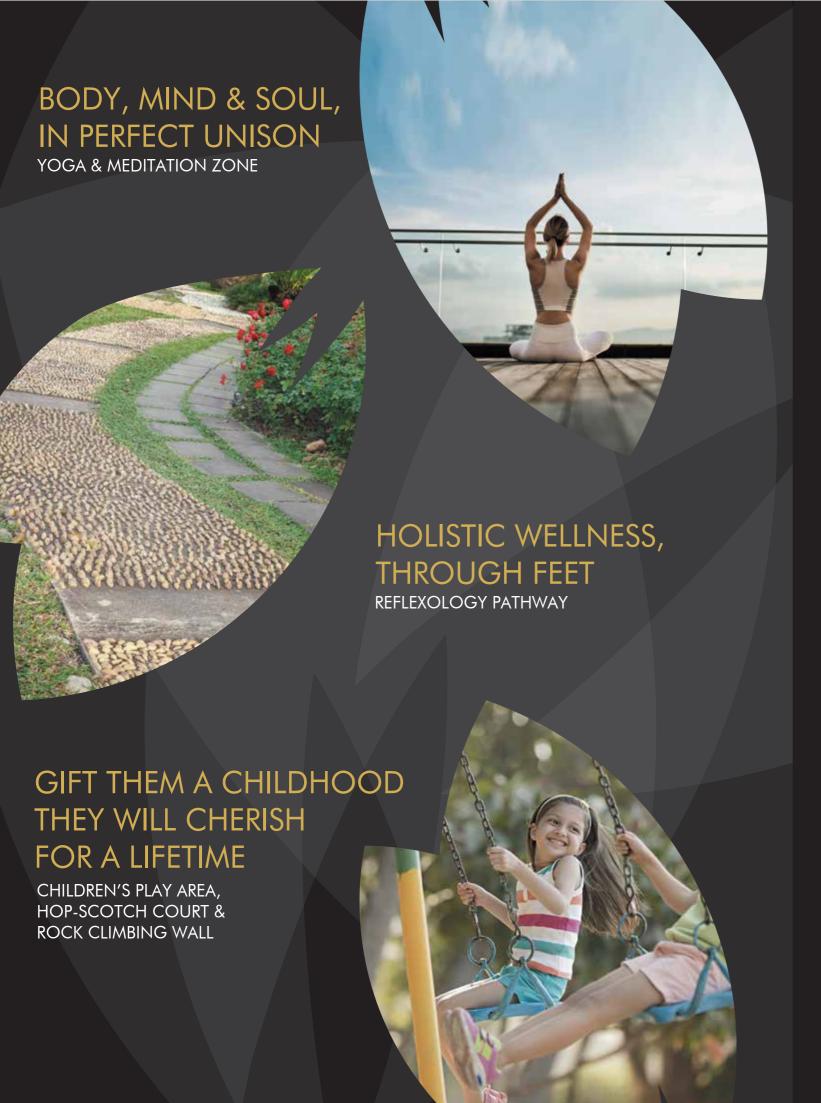


EMBRACE THE BEST OF LIFE IN VASTU COMPLIANT FULLY AIR-CON APARTMENTS









INDULGE WITH THE STARS, PARTY WITH THE MOON



LANDSCAPED SKY GARDEN





SKY-GAZING ARENA



PERGOLAS WITH BARBEQUE CORNER

LET LIFE BEGIN WITH STATE-OF-THE-ART FEATURES

HIGH-SPEED ELEVATORS

24x7 SURVEILLANCE SYSTEMS IN PLAY AREA

CUTTING-EDGE SECURITY SOLUTIONS FOR COMMON AREAS

FIRE-FIGHTING SYSTEMS

AUTOMATED CAR PARKS



ROYAL TOWER

2 BHK 670 – 770 SQ. FT.



ELITE TOWER

1 BHK 280 - 346 SQ. FT. 2 BHK 580 SQ. FT.







SUPREME TOWER

A) FLOOR 2 TO 23 : 2 BHK 618 - 625 SQ. FT. B) FIRST FLOOR : 1 BHK - 346 SQ FT & 1 BHK - 395 SQ FT.





SUPREME TOWER

C) 8th FLOOR & 15th FLOOR: 3 BHK - 856 SQ. FT.
D) 2nd FLOOR to 23rd FLOOR: 4.5 BHK - 1250 SQ. FT.











PROJECT AT A GLANCE

PROJECT HALLMARKS

- Lavish 1.6 Acre Gated Community with 4 High-rises
- Magnificent 23 Storey Towers
- 1, 2, 3 & 4 Bed Residences (Jodi Flats)
- 20+ Ground & Rooftop Lifestyle Recreations
- Grand Entrance Lobby
- Conveniently located at the Junction of Rani Sati Marg & GMLR, Goregaon (E)

20 + LIFESTYLE FEATURES

Ground Level Amenities

- Hi-tech Gymnasium
- Jogging Track
- Sr. Citizens Spot & Chit-chat Zone
- Children's Play Area,
- Hop-Scotch Court & Rock-climbing Wall
- Yoga & Meditation Zone
- Reflexology Pathway

Sky-life Features

- Landscaped Sky Garden
- True Blue Sit-outs
- Pergola & Trellis Walkways
- Sky-gazing Arena
- Barbecue Corner

LOCATION ADVANTAGES

Travel & Commute:

- Airport International & Domestic 11 kms
- Goregaon Railway Station 3 kms
- Western Express Highway 1 km
- Andheri Railway Station 8 kms
- JVLR 6 kms
- Mulund Goregaon Link Road (Proposed) 0 Km
- Dindoshi Metro Station 2.1 kms

Corporate Parks & Workspaces:

- Goregaon Filmcity 3.1 kms
- NESCO IT Park 5.1 kms
- Infinity IT Park 1.7 kms
- Oracle 4.6 kms
- Dindoshi Court 700 meters
- Nirlon Knowledge Park 4.4 kms
- Acme Industrial Park 3.1 kms
- Virwani Industrial Estate 2.1 kms
- International Business Park, Yashodham 2.5 kms
- Mindspace Malad 6 kms

Retail & Entertainment:

- D Mart 2.9 kms
- Infinity Mall 6.1 kms
- Oberoi Mall 1 km
- Inorbit Mall 4.7 kms
- Shagun Mall 0.9 km
- Hub Mall 3 kms
- The Westin Mumbai Garden City 1.8 kms
- Radission Mumbai Goregaon West 3 kms

Schools & Colleges:

- Oberoi International School 2 kms
- Ryan International 1 km
- St John's Universal School 5 kms
- VIBGYOR High School 5.6 kms
- Gokuldham High School & Jr. College 0.7 km

• Lifeline Medicare Hospital - 3.4 kms

APARTMENT FEATURES

- Vastu Compliant Homes
- Spacious Bedrooms
- Spacious Kitchen Layout
- Branded Bathroom Fixtures
- Wi-fi Enabled Bluetooth System
- Integrated Mobile Connected Video Door Phone

TOWER FEATURES

- Grand Entrance Lobby
- Hi-speed Branded Elevators
- 24x7 CCTV Surveillance System
- Ample Parking Spaces

INTERNAL SPECIFICATIONS

Structural:

- Earthquake Resistant Construction with Anti-termite Treatment
- Vastu Compliant
- Provision for Air-conditioner
- SS Railing with Glass in Balcony
- Fenesta Sliding Windows
- Provision for Wi-Fi on all Floors & Lobbies

Doors, Flooring & Tiles:

- Italian Marble Finish in Grand Entrance Lobby
- Luxurious Living Room with Vitrified Tiles
- Vitrified Flooring in other areas
- Flush Door with SS Fittings

Paints & Exteriors:

- Gypsum Plaster on Walls
- Water Proof Paint on External Walls
- Plastic Paint in Rooms

Bathrooms & Fixtures:

- Concealed Plumbing
- Jaguar or Equivalent Fittings
- Full Height Ceramic Tiles
- Geyser / Water Heater Connection

- Granite Platform with SS Sink
- MGL Gas Connection Provision
- Water Purifier

Electricals & Fittings:

- Concealed Copper Wiring
- RR Kabel / Polycab Wiring
- Branded ELCB & MCB Switches

Security & Surveillance:

- 24x7 CCTV Surveillance & Manned Security System
- Intercom Facility
- Video Door Phone

Parking & Elevators: Ample Car Parking

- Hi-speed Lifts with Power Back-up