

**CORPORATE ADDRESS:-**

522, THE SUMMIT – BUSINESS BAY, Andheri Kurla Road,  
Off Western Express Highway, Andheri (E), Mumbai - 400069.

**SITE ADDRESS:-**

Avant Heritage, Kashinath Gaonkar Road, Off R R Thakur Road,  
Beside Paras Nagar Jain Temple,  
Jogeshwari East, Mumbai – 400060.

RERA NO. - P51800029940

**DISCLAIMER**

 MahaRERA Registration No. P51800029940 Available at <https://maharera.mahaonline.gov.in>

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\*T&C apply. For more information, please contact us at 8 2680 0 2680 or at the headoffice numbers herein

# AVANT HERITAGE III

*Bringing Dreams Closer*

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 in the Mumbai Real Estate Market.

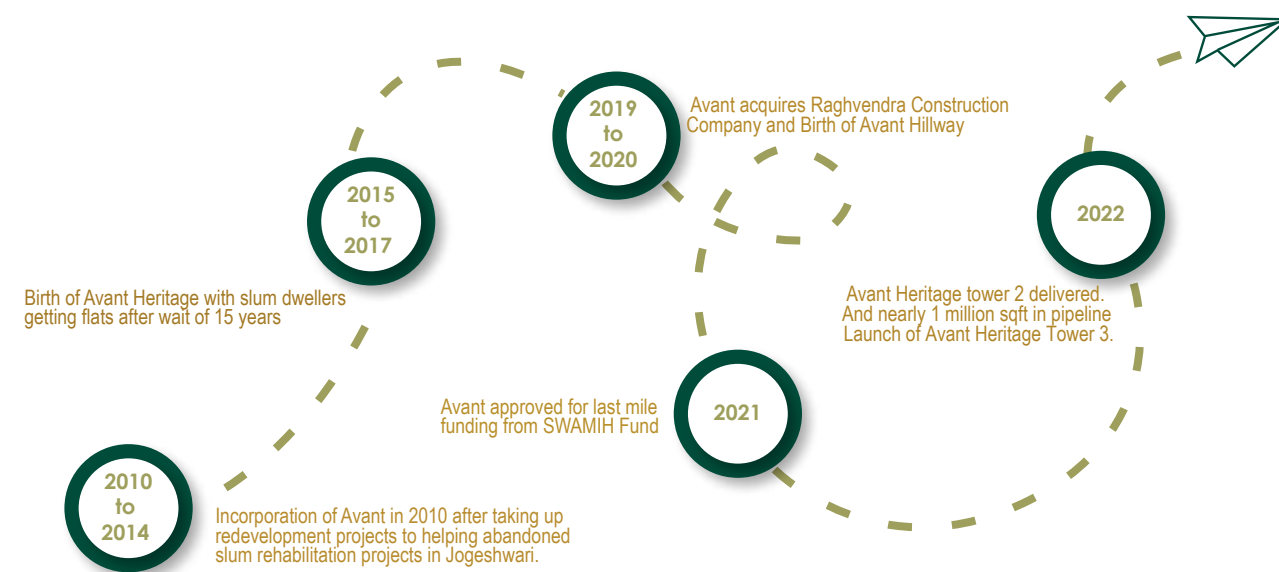
A young, nimble-footed, dynamic organisation; Avant Group is a young, new age real estate group. The Group is focused on strategic and prime locations in the Western suburbs of Mumbai. Across the last 10 years, the group is focused on ensuring that they positively impact the skyline of Mumbai converting one project at a time into good housing projects 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 life and lifestyle by converting long stalled projects successfully into homes for consumers.

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.



**Sudeep Saha**  
Chairman and Managing Director

## OUR MILESTONES



**Sumanro Roy**  
Strategy

**Amardeep Mukherjee**  
Planning & PMC

**Suparna Ganguly**  
Brand Management

**Manoj Nirmal**  
Liaisoning Management

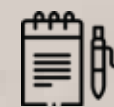
**Gopi Gupta**  
Finance & Account

**Aditya Thombare**  
Accounts



**Udham Singh Jhakar**  
Executive Director

## COMPANY VALUES



Transparent Dealings



Uncompromising Quality

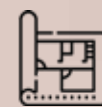


Strong Process Orientation



Customer Service

## BRAND PROMISE



Best in class Design



Affordable Luxury



World Class Quality



Timely delivery

## PROJECT TEAM

**Adytum Design Pvt.Ltd**  
Architects & PMC

**Associated Structural Consultants**  
Structural Engineer

**Company Name**  
MEP

**Reboot Story India**  
Landscape & Branding Consultants

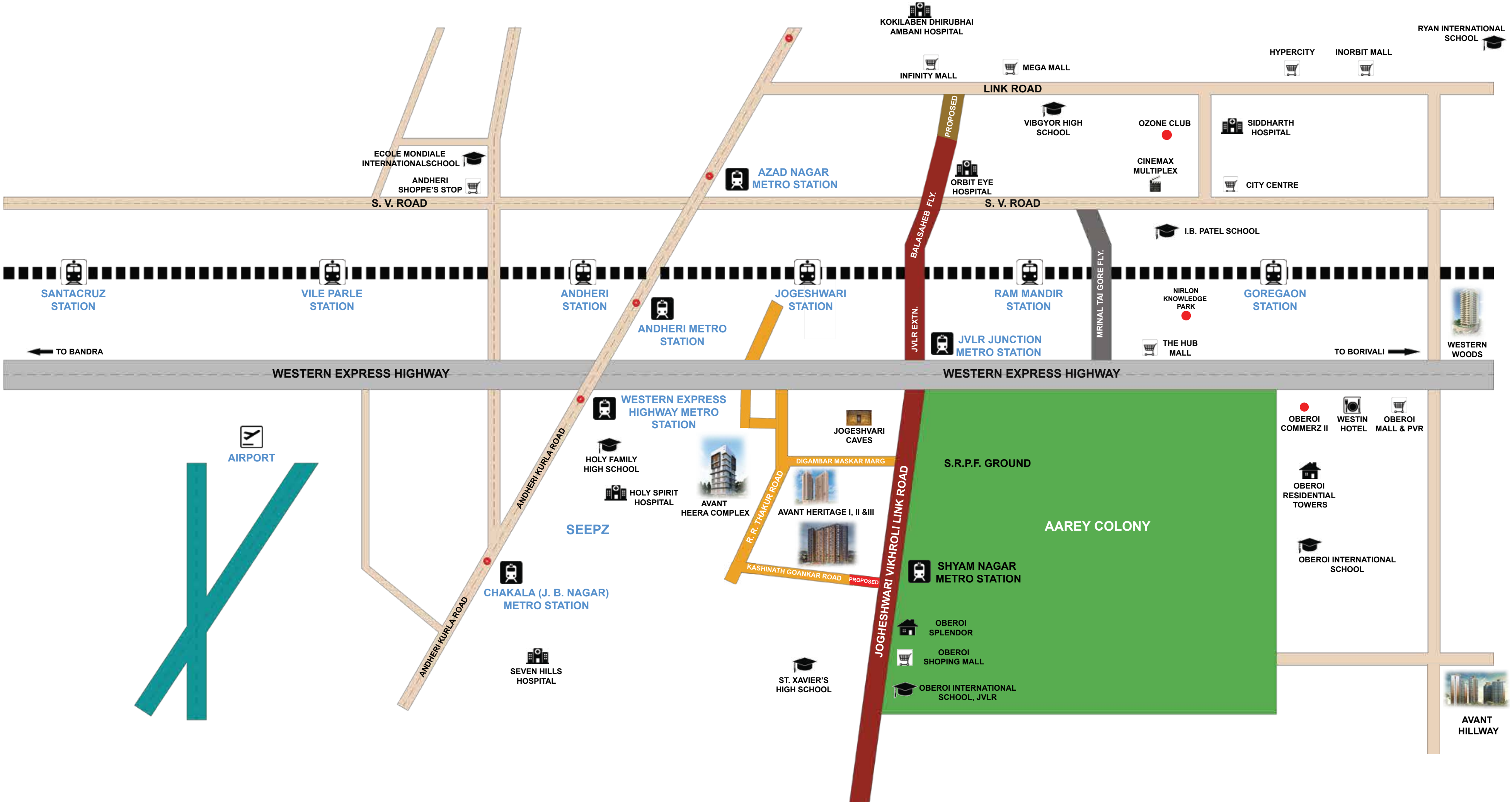




"Owning Luxury Homes should  
With years of experience, we  
pieces of your puzzle."

be the norm, not the exception.  
propose to deliver the missing

*Sudeep Saha*  
(Founder- Avant Group)



KOKILABEN DHIRUBHAI  
AMBANI HOSPITAL

RYAN INTERNATIONAL  
SCHOOL

HYPERCITY INORBIT MALL

INFINITY MALL MEGA MALL

LINK ROAD

VIBGYOR HIGH  
SCHOOL

OZONE CLUB

SIDDHARTH  
HOSPITAL

ECOLE MONDIALE  
INTERNATIONALSCHOOL

AZAD NAGAR  
METRO STATION

ORBIT EYE  
HOSPITAL

CINEMAX  
MULTIPLEX

CITY CENTRE

ANDHERI  
SHOPPE'S STOP

S. V. ROAD

S. V. ROAD

I.B. PATEL SCHOOL

SANTACRUZ  
STATION

VILE PARLE  
STATION

ANDHERI  
STATION

JOGESHWARI  
STATION

RAM MANDIR  
STATION

GOREGAON  
STATION

ANDHERI METRO  
STATION

JVLR JUNCTION  
METRO STATION

NIRLON  
KNOWLEDGE  
PARK

THE HUB  
MALL

TO BORIVALI



WESTERN  
WOODS

TO BANDRA

WESTERN EXPRESS HIGHWAY

WESTERN EXPRESS HIGHWAY

WESTERN EXPRESS  
HIGHWAY METRO  
STATION

JOGESHWARI  
CAVES

OBEROI  
COMMERZ II WESTIN  
HOTEL OBEROI  
MALL & PVR

AIRPORT

HOLY FAMILY  
HIGH SCHOOL

HOLY SPIRIT  
HOSPITAL



AVANT  
HEERA COMPLEX



AVANT HERITAGE I, II & III

OBEROI  
RESIDENTIAL  
TOWERS

SEEPZ

CHAKALA (J. B. NAGAR)  
METRO STATION

SEVEN HILLS  
HOSPITAL

ST. XAVIER'S  
HIGH SCHOOL

SHYAM NAGAR  
METRO STATION

OBEROI  
SPLENDOR

OBEROI  
SHOPPING MALL

OBEROI INTERNATIONAL  
SCHOOL, JVLR

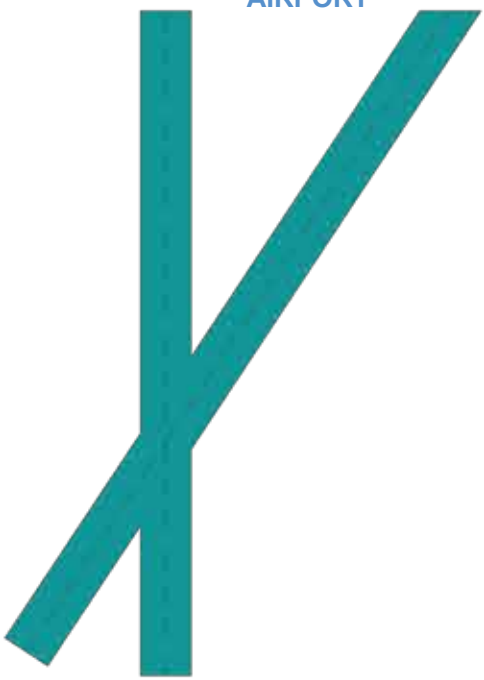
OBEROI INTERNATIONAL  
SCHOOL

S.R.P.F. GROUND

AAREY COLONY



AVANT  
HILLWAY



QUARTER COLONY ROAD

KASHINATH GAOKAR ROAD (MAJAS ROAD)

REHAB BUILDING

ENTRY

PROPOSED DEVELOPMENT  
IN PHASE 2

**LEGEND**

**TERRACE AMENITIES**

- 1) OPEN AIR THEATRE
- 2) PARTY LAWN
- 3) PERFORMANCE STAGE
- 4) OPEN SIT OUT
- 5) REFLEXOLOGY PATHWAY
- 6) OPEN AIR CAFE
- 7) BBQ COUNTER
- 8) BUFFET COUNTER
- 9) BONFIRE PIT
- 10) BIRD WATCHING AREA
- 11) MUSICAL BAMBOOS
- 12) STAR GAZING ARENA
- 13) OUTDOOR GYM
- 14) ARCHERY WALL
- 15) SKATING RINK
- 16) NET CRICKET
- 17) READING AREA
- 18) ORGANIC GARDEN
- 19) WATER BODY
- 20) TRAMPOLINE
- 21) ART WALL AND CHALK BOARD
- 22) KIDS WALK AREA
- 23) HOPSCOTCH
- 24) WALL GYM
- 25) SENIOR CITIZENS CORNER
- 26) YOGA AND MEDITATION DECK
- 27) HERBAL GARDEN
- 28) JOGGING TRACK
- 29) HEALING PATHWAY
- 30) WATER FOUNTAIN
- 31) GANESH TEMPLE

**PODIUM AMENITIES**

- 32) GYM
- 33) JOGGING TRACK
- 34) YOGA DECK
- 35) SWIMMING POOL
- 36) SAND PIT
- 37) MULTI PURPOSE COURT
- 38) GAMES ROOM
- 39) PADDLE POOL
- 40) CRECHE
- 41) GREEN LAWN
- 42) BANQUET HALL
- 43) MULTI PURPOSE HALL
- 44) AV ROOM
- 45) CABANAS
- 46) AMPITHEATRE
- 47) SUN BASKING AREA
- 48) RECEPTION AND WAITING LOUNGE
- 49) SHIKHAR BANDH JAIN TEMPLE
- 50) SOCIETY OFFICE



YOUR DREAM  
STARTS NOW





# OPEN-AIR LUXURIES. NOW A REALITY!

Enjoy your day at the rooftop cafe, yoga decks.  
Unwind at the roof gardens, while the sun sets.



Shikhar Bandh Jain Temple



Podium Amenities



Hi-Tech Gym



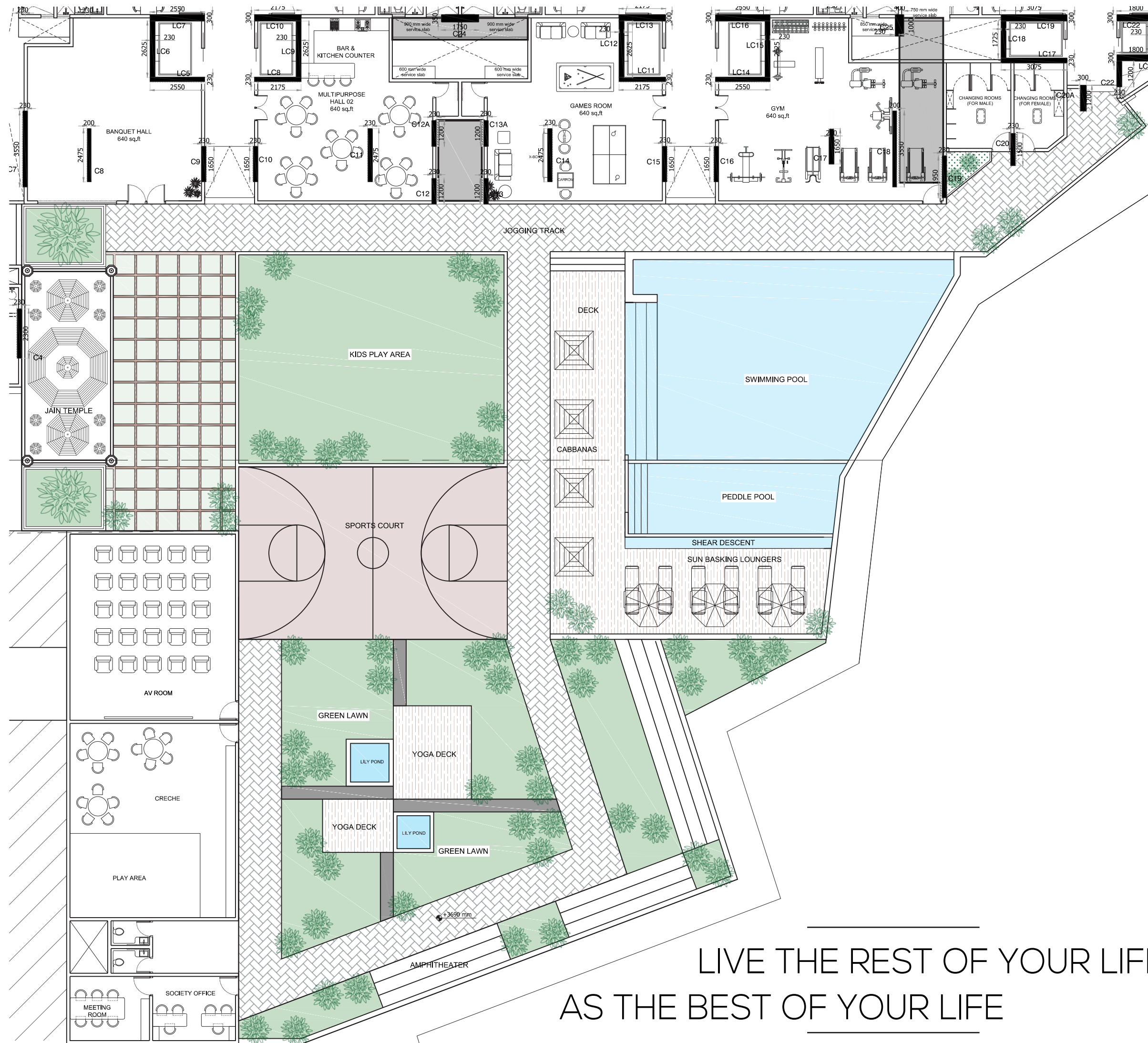
AN IMPRESSION  
MADE TO LAST

Sunny Decks, Light and Shadow Play Zones, Green Walkways  
Avant Heritage III is not about being noticed, it's about being remembered





51 WORLD CLASS AMENITIES SPREAD ACROSS  
20,000 SQ.FT OF LAND.



# AMENITIES

## TERRACE AMENITIES

- 1) OPEN AIR THEATRE
- 2) PARTY LAWN
- 3) PERFORMANCE STAGE
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## PODIUM AMENITIES

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LIVE THE REST OF YOUR LIFE  
AS THE BEST OF YOUR LIFE



Wing B

Wing C

Wing D

FLOOR PLAN



Drop off lobby



Reception & lobby area



Elevator Lobby



**RERA Carpet Area: 604 sqft**  
 Living Room: 9'6" x 18'0"  
 Dining: 6'6" x 7'6"  
 Kitchen: 9'3" x 9'6"  
 Common Toilet: 7'0" x 4'0"  
 Guest Room: 9'0" x 10'3"  
 Master Bedroom: 9'6" x 10'3"  
 Master Toilet: 5'0" x 7'3"

**RERA Carpet Area: 517 sqft**  
 Living Room: 9'6" x 18'0"  
 Kitchen: 8'6" x 6'6"  
 Common Toilet: 4'0" x 6'3"  
 Guest Room: 8'0" x 7'6"  
 Master Bedroom: 9'6" x 11'0"  
 Master Toilet: 4'7" x 7'6"



Lavish L-shaped drawing room



Luxury Toilet



Lavish U-shaped kitchen



**RERA Carpet Area: 427 sqft**  
 Living Room: 9'6" x 15'0"  
 Kitchen: 7'2" x 7'0"  
 Common Toilet: 6'6" x 4'0"  
 Master Bedroom: 9'3" x 10'3"  
 Master Toilet: 4'6" x 7'2"  
 Laundry: 3'1" x 4'0"



**RERA Carpet Area: 427 sqft**  
 Living Room: 9'0" x 18'0"  
 Dining: 3'6" x 3'0"  
 Kitchen: 6'0" x 8'0"  
 Common Toilet: 4'0" x 6'0"  
 Master Bedroom: 9'0" X 11'6"  
 Master Toilet: 7'6" x 4'0"



Bedroom with private deck



Lavish kitchen



Lavish drawing room

A modern apartment building with balconies overlooking a city at sunset. The building features large windows and balconies with glass railings. The city below is densely packed with buildings, and the sun is setting in the distance, creating a warm, golden glow over the scene.

DREAM.  
OWN.  
LIVE.