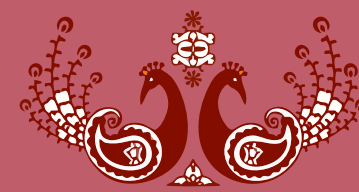
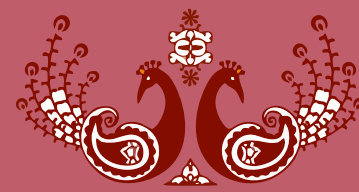
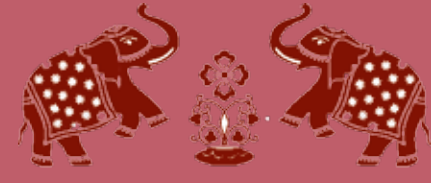


AVANT



HERITAGE

Experience Heritage Living





**IT'S COLOSSAL,
IT'S MAGNIFICENT,
IT'S EXTRAVAGANT !**



AVANT HERITAGE COLOSSAL ~ NIGHT VIEW

AVANT
HERITAGE
Experience Heritage Living



Avant group is the harbinger of a new era of living and lifestyle in Western Suburbs, Mumbai India. Avant Heritage is an attempt by Avant group to give Jogeshwari East @ JVLR and Western Express Highway Junction, with extravagant luxury lifestyle with an amalgamation of absolute location advantage of JVLR and Western Express Highway. With the emergence of the Heritage project by Avant Group, elite lifestyle has become a tangible reality to Jogeshwari East @ JVLR and Western Express Highway Junction, Mumbai.

The colossal Avant Heritage complex embraces 3 majestic towers of 23 floors each, lavish 1, 2, 3, 4 BHK and duplex penthouses, a royal clubhouse, a magnificent green zone, numerous avenues of recreation and entertainment, all of these perched on an elevated podium. The extraordinary complex is located at Jogeshwari Vikhroli Link Road and Western Express Highway junction to facilitate convenience and comfort of prime location.

“Heritage Living” a tradition that goes back two thousand years to the sacred living by the Hindu royals, enable their inhabitants to meld into the harmony of the cosmos.

“The lotus pond” is a rich oasis in the midst of concrete city life.

*Located in the heart of Mumbai's well established suburb Jogeshwari East, easily approachable from Western Express Highway as well as JVLR, the project will surely take your lifestyle to the new heights. The project offers you the modern amenities such as Video door phone, Intercom, High Speed Passenger and Stretcher Elevators, 24*7 power back up for common area, essential services as well as unobstructed lush green view of the Aarey Colony.*

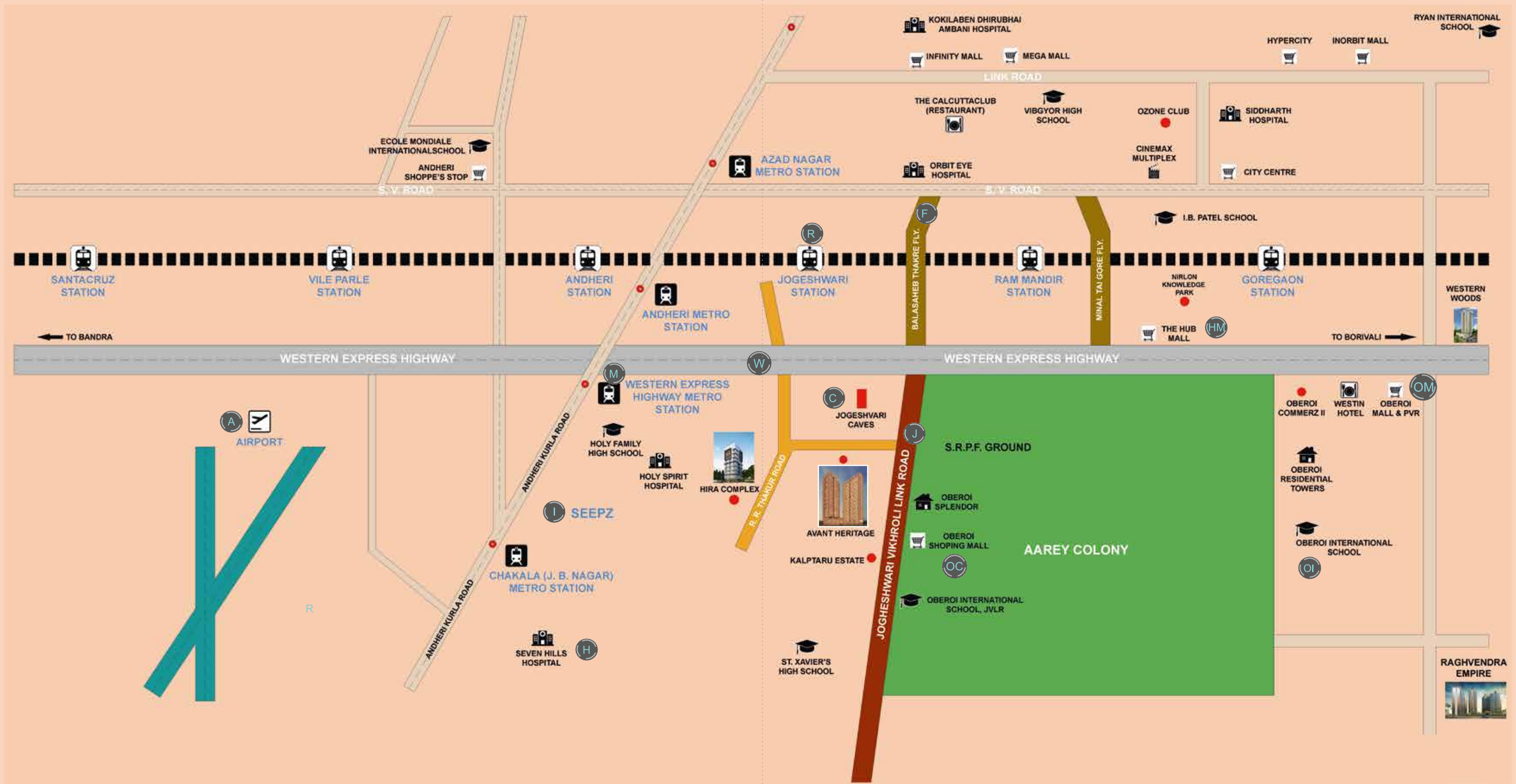




AVANT HERITAGE ~ AREAL VIEW



AVANT HERITAGE ~ DOUBLE HEIGHT DESIGNER ENTRANCE LOBBY VIEW



W ----- 300 meters
 C ----- 103.75 meter

F ----- 1.5 km
 H ----- < 2km

A ----- < 6 km
 J ----- 200 meters
 R ----- 1 km

OC ----- 2 km
 I ----- < 2km

OM ----- 3.9 km
 M ----- 2.5 km

HM ----- 1.7 km
 OI ----- 3.5 km

AVANT HERITAGE ~ LOCATION MAP



The Location Advantage

For Striking The Perfect Work - Life Balance

The colossal Avant Heritage's strategic location with close proximity to Western Express Highway (300 meters), Jogeshwari Railway Station (1 km), Jogeshwari-Vikhroli Link Road (200 meters), Jogeshwari East-West Flyover (0.5 km), Western Express Highway metro station (2.5 km) , Hub Mall, well-developed Industrial zone nearby, MIDC, SEEPZ, Seven Hills Hospital, Holy Spirit Hospital, St. Dominic Savio School, Canossa High School, KB Patil International School, Tolani College of Commerce etc. add few more boons for the residents.

The Jogeshwari-Vikhroli Link Road, one of the city's busiest thoroughfares linking the western and eastern suburbs, almost passes through the locale of Avant Heritage Project. As a result of the mixture of various communities living together, the suburb has one of the city's most cosmopolitan and modernized cultures.

Raheja Titanium, TCS e-Serve & Nirlon Knowledge Park /Oracle Park are just 0.8 Km, 1.5 km and 2.5 km from Heritage respectively. BKC is only 10 km from Heritage. Oberoi Commerz 1 and upcoming Oberoi Commerz 2 & 3 are within 4 km from the site. Moreover, there are many upcoming commercial buildings along the Western Express Highway between Andheri and Goregaon which is expected to create large number of high profile jobs close your home at Heritage.

Avant Heritage project is just 5 kms away from Powai, one of Mumbai's most upmarket commercial and residential hubs. The place has a vibrant night-life. The Hiranandani Gardens, an integrated residential township, is one among the many residential complexes located here[8] along with a number of luxury hotels, mega stores and the offices of several commercial institutions, such as L&T Realty, Sanofi, Amazon, J P Morgan, TCS, Credit Suisse, Jardine Lloyd Thompson, JP Morgan, Nomura, CRISIL, Deloitte, Bayer among others. Indian Institutes of Technology as well as the National Institute of Industrial Engineering, Bombay Scottish School, Mumbai are situated in Powai.

Avail exorbitant luxuries in life @ Avant Heritage and the time to enjoy them with family too!



Experience Heritage Living

Embrace the essence of ancestral roots !

The colossal Avant Heritage is situated adjacent to the sacred heritage area of Jogeshwari caves, which is among top 10 Heritage Caves Temples of India in terms of Religious Significance. Avant Heritage is 103.75 meter from the Jogeshwari Caves which houses some of the earliest Hindu and Buddhist cave temples sculptures. The result is a home accompanied by ancient archaeological heritage surroundings. It will make you wonder that you are living closer to divine root!

The caves date back to 500 CE. Jogeshwari Caves is the earliest major Hindu cave temple in India and in terms of total length is the largest. Avant Heritage site is also adjacent to the largest Svetambar Jain Derasar in Jogeshwari, which also houses a Dharmsala and Kabutar Khana.

The colossal Avant Heritage is situated at a distance of 1.99 km from Mahakali caves, were excavated way back between 2nd century and 6th century A.D. These beautifully carved caves are there since the time of Ashok an Empire. As one can see, there is a Buddhist stupa situated here, which clearly indicates monks who followed Buddhism lived here. Also, there are writings on the wall in the “Pali script”, a language even older than Sanskrit.

Every day be mesmerised when you see the epitomes of great sense of ancient aesthetics and feel the divine aura of human roots!



AVANT HERITAGE ~ ROYAL CLUBHOUSE GYM

Raising the bar of indulgence in life

The colossal Avant Heritage complex is adorned with its own dedicated royal clubhouse, a magnificent green zone, numerous avenues of recreation and entertainment - all of these perched on an elevated podium and accessible as soon as you step out of your home

*Royal Clubhouse and Gym
Temperature Controlled Jacuzzi
Swimming Pool
Children's Play Area
Poolside Café
Double Height Entrance Lobby
Reading Library
Convenience Store
Roof top Terrace Garden*

The Lotus Pond

The lotus pond “ is a rich oasis in the midst of concrete city life. Feel rejuvenated every time you take a stride around the lotus pond - the serenity and relaxation zone. The highly invigorating and pristine surroundings invites you to discover a new you!

Indulge in Anti - Cortisol treatment, reverse the high level of stress response induced by Metro lifestyle once you enter Avant Heritage complex!



The Swimming Spa - Pool Of Joy

Swim spa— it's a complete underwater gym! Use it as an endless lap swimming pool or to walk, run, stretch, row and strength train as a fitness spa. The Aqua Fit System provides the best hydrotherapy and underwater fitness available on the mark today. Low-impact exercises strengthen your body while you're suspended in the weightlessness of water, while powerful swim jets offer a challenging workout. Whether you're exercising, training, teaching your kids how to swim, or relaxing, the Aqua Fit System fits all your aquatic needs.





AVANT HERITAGE ~ MASTER PLAN



TYPICAL FLOOR PLAN





Living Room : 5'1" x 6'5"
 Dining Room : 5'9" x 8'4"
 Bed Room : 11'8" x 9'4"
 Kitchen : 9'8" x 5'5"
 Toilet 1 : 4'3" x 5'11"
 Toilet 2 : 4'11" x 3'11"

Rera Carpet Area : 390 Sqft

1 BHK COMPACT - 2 WASHROOMS



Living Room : 8'10" X 11'4"
 Dining Room : 4'11" X 8'2"
 Bed Room : 10'4" X 11'10"
 Kitchen : 8' X 7'3"
 Toilet 1 : 5'6" X 4'9"
 Toilet 2 : 3'11" X 6'11"

Rera Carpet Area : 417 Sqft

1 BHK DELUXE - 2 WASHROOMS





Living Room : 14'3" X 11'2"
 Bed Room 1 : 4'11" X 8'2"
 Bed Room 2 : 10'4" X 11'10"
 Kitchen : 8' X 7'3"
 Toilet 1 : 5'11" X 4'5"
 Toilet 2 : 4'1" X 7'3"

Rera Carpet Area : 590 Sqft

2 BHK COMPACT



Living Room : 10' X 8'8"
 Dining Room : 8' X 11'4"
 Bed Room 1 : 10'4" X 11'10"
 Bed Room 2 : 9'10" X 11'10"
 Kitchen : 7'3" X 8'2"
 Toilet 1 : 6'5" X 4'5"
 Toilet 2 : 7'3" X 4'5"

Rera Carpet Area : 599 Sqft

2 BHK DELUXE



SPECIAL FEATURES



2 BHK PREMIUM

Living Room : 15'11" x 11'6"
Bed Room 1 : 9'6" x 12'2"
Bed Room 2 : 9'10" x 13'5"
Kitchen : 9'10" x 7'3"
Toilet 1 : 5'7" x 4'7"
Toilet 2 : 7'1" x 4'1"

Rera Carpet Area : 677 Sqft

Earthquake Resistant structure conforming to IS codes

Rain water harvesting: rain water pipes shall terminate into flower bed along the boundary line

Grand Designer Double Height Entrance Lobby with Premium Marble / Granite Flooring and Wall Cladding; Designer Ceiling

4 High Speed Elevators including two stretcher Elevators of reputed make

Energy Efficient Fluorescent Lamps for Corridor Lighting

Club House

Garden & Children Play Area

Swimming Pool

Society Office

Terrace Garden

Compound lighting powered by Solar Panels

Driver's and Servants toilets at Ground Floor

Video phone security system & Intercom facility

Sufficient Car Park : Open/Stack Parking (Semi automated)

24 x 7 Alternate Power Supply | Backup for Essential Services and Facilities

APARTMENT SPECIFICATIONS

Door Specifications

- ÿ *The bathroom's door is made up of Hardwood, bedroom of Pinewood. Main doors are of F.R.D. grade*
- ÿ *Main Door: Veneered/laminated and will have Decorative handle/latch etc.*

Tile Specifications

- ÿ *Double charged vitrified tiles of measurement 800 X 800 mm used in Bed room, Hall, Passageway and Kitchen.*
- ÿ *Up to 7 feet in the kitchen, premium vitrified wall tiles of measurement 600 X 600 mm are used on all the sides of the wall.*
- ÿ *Every wall has internal gypsum plaster.*

Bathroom Specifications

- ÿ *Ceiling rain shower built in the Master bath.*
- ÿ *Flow adjustable hand shower in common bathroom.*
- ÿ *4' X 4' full wall mirror fitted above wash basin in both the master toilet as well as common toilet*
- ÿ *Adjustable water temperature.*
- ÿ *Jaquar & Tessa ware used for the open fittings of the Bathrooms.*
- ÿ *Grohe ware used for concealed fittings in the Bathrooms.*
- ÿ *Counter top basin in common toilet*
- ÿ *Under Counter basin in master toilet*
- ÿ *False ceiling in the Master Bathroom.*
- ÿ *All the window glasses are clear sun ban five star rating for energy efficiency from SAINT-GOBAIN Neutrals series.*
- ÿ *All the window frames are in Zindal Aluminium section*
- ÿ *Geyser will be provided in both the master toilet as well as common toilet*

APARTMENT SPECIFICATIONS

Kitchen Specifications

- *Kitchen service counter is built with area provided for installing Washing Machine and Microwave.*

Other Specifications

- ÿ *Windows: Anodized Aluminum Frame Sliding Windows for all Rooms. Powder Coated Aluminum Frame Louvered*
- ÿ *Windows for all toilets. French windows in select room(s)/ Living Room.*
- ÿ *Wall Finish: POP Punning + Primer + 2 Coats of pleasing Shades of acrylic emulsion paint.*
- ÿ *Designer Flooring with Ceramic or Vitrified tiles and textured walls Elevator Lobbies*
- ÿ *Staircases: Polished Kota Treads; MS Hand Rail*
- ÿ *External Finish: Sand - Cement Plaster + Elastomeric Paint (Double Coated)*
- ÿ *External Walls: Solid Brick Masonry / Autoclaved Aerated Concrete Blocs / Fly Ash Bricks*
- ÿ *Internal Walls: Brick Masonry / Autoclaved Aerated Concrete Blocs / Fly Ash Bricks.*



INTRODUCTION TO AVANT GROUP

Introduction to Avant Group

Avant Group is dedicated to making luxurious homes for the middle class keeping in mind their aspirations and needs. All our residential projects are carefully handpicked, designed and executed under the keen guidance of our Managing Director Mr. Sudeep Saha. These projects have to always abide by the following philosophies:

- 1. Best value for money.*
- 2. Timely delivery of projects*
- 3. Convenience within 5 minutes away and*
- 4. World class quality of projects, including construction quality & amenities*

The group is working under the direction of Mr. Sudeep Saha, who continues to take personal interest in each project and evaluates every opportunity on the basis of the best possible amenities that can be provided to the end users within the ambit of all prevalent norms and guidelines applicable to the project.

About Mr . Sudeep Saha

A simple person from an educated middle class background, Mr. Sudeep Saha is a qualified engineer from Marine Engineering and Research Institute, CF A from USA and a post graduate from IIM Ahmedabad.

He has worked in large MNCs & conglomerates at pivotal positions and handling crucial roles. His experiences during his work career, inculcated strong work ethics & process orientation. An amalgamation of his work experience in the real estate industry, close understanding of the ground realities in the sector and an opportunity to serve the underserved market of affordable and good quality housing for the aspirational middle class, inspired him to kick-start the Avant group,. It has been over a decade that he has worked in the real estate industry and whenever quizzed about the murkiness of the industry, he always emphasizes that every man has to live by their own values, and his highest value is that of honest commitment in all the homes he builds for people.



THANK YOU NOTE FROM PROMOTER

I have always believed that a house is the most important asset for any person. Not only is it the place where you stay closest to those who really matters in your life, but you also build your most cherish able memories there. Which is why I have also believed that housing should never be so expensive that owning one makes it impossible to make time to even create memories.

This is the reason it is a pleasure to present to you a project that is well equipped to provide you with:

- 1. The convenience of a great, approachable location*
- 2. The comforts of a great Condominium,*
- 3. At costs that won't pinch your pockets but bring you greater value for money than ever before!*
- 4. The amenities which has become necessity in the present day living.*

My belief about a project like this came from my very middle class background and deep understanding of the challenges that life throws at us. And I am humbled yet delighted to say that this belief has been ratified by almost 75% sales instantaneously of the project. I am happy to welcome families like yours to make memories in luxury at your own home here. My learning through my corporate experience, values created through my middle class background, Integrity & work ethics obtained during my engineering days & education at IIM, Ahmedabad resonates in every project that Avant group makes. Avant Heritage is a culmination of sound planning & designing, building trust through timely execution, providing convenience and comfort to Mumbaikars & ensuring world class amenities at an affordable pricing

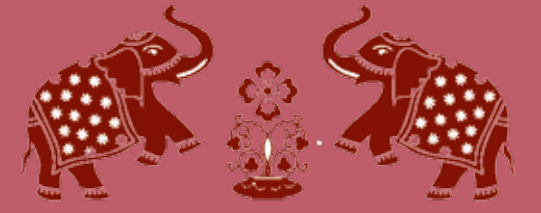
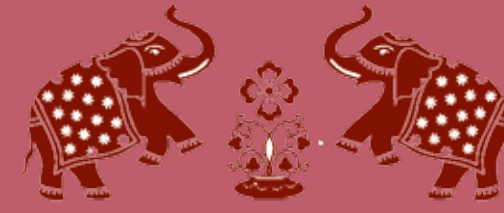
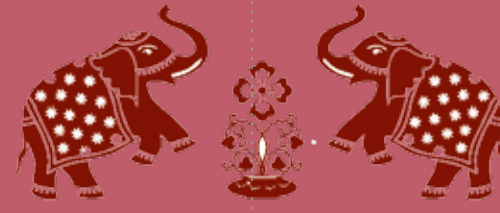
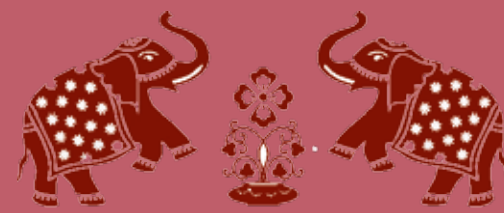
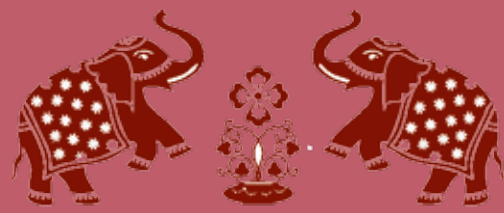
Last but not the least, I am thankful to you for considering Avant Heritage as your next home – as the place of your dreams where your children will grow up playing on the grounds or jumping about in the pool, or simply sitting by the Lotus pond and enjoying the sight of a real Lotus right in the heart of Mumbai City. All this, while you can return back after a hard day's work with minimum commuting time.

Wishing you a Happy Home Coming and Beautiful Memories for life.

Best wishes,



*Sudeep Saha
Managing Director
Avant Group*



AVANT GROUP

Head Office Address:

522, 5th Floor, The Summit Business Bay, Andheri Kurla Road,
(Adjacent to WEH Metro Station Gate No. 3)
Andheri East, Mumbai-400 069.

Site Address:

Avant Heritage, Digambar Mhaskar Marg,
Off R. R. Thakur Road, beside Paras Nagar Jain Temple,
Jogeshwari (East), Mumbai-400 060.

OUR PROJECTS

Western Woods, Goregaon East;
Raghvendar Empire, Goregaon East;
Saraswati CHS, Borivali West;
Avant Umrai Sadan, Khar West;
Avant Land of Heaven, Pawna;
Siddhi Apartments 1 & 2, Jogeshwari
East

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WEBSITE : www.avantinfra.com

Tower I Maharera No. P51800009299

Tower II Maharera No. P51800015537

