

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,
Andheri East, Mumbai – 400060.

RERA NO. - P51800029940

sales@avantheritage3.com

 022-26834134/33
www.avantheritage3.com

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 82680 02680 or at the headoffice numbers herein

All flats are equipped with approximately 4 feet wide chajja areas spanning every room in almost every flat

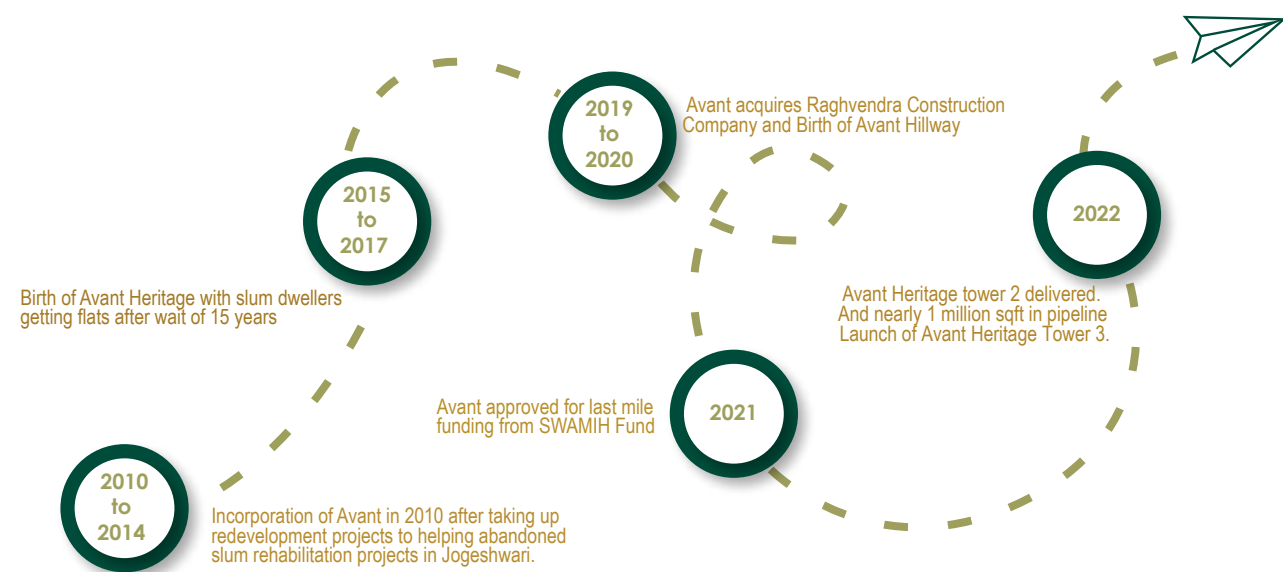
AVANT HERITAGE III

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.

OUR MILESTONES



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



Udham Singh Jakhar
Executive Director



Atul Mishra
Board Advisor

Sumantra Roy
Strategy

Amardeep Mukherjee
Planning & Project Management

Suparna Ganguly
Branding Management

Manoj Nirmal
Liaisoning

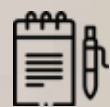
Gopi Gupta
Finance & Accounts

Aditya Thombare
Accounts

Sachin Khutal
Legal and Liaisoning

Sukanta Biswas
Construction

COMPANY VALUES



Transparent Dealings



Uncompromising Quality

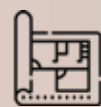


Strong Process Orientation



Customer Service

BRAND PROMISE



Best in class Design



Affordable Luxury



World Class Quality



Timely delivery

PROJECT TEAM

Adytum Design Pvt.Ltd
Design Architects

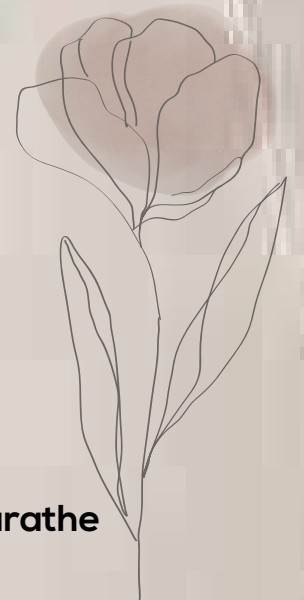
Associated Structural Consultants
Structural Engineer

Daddy & Associates
Liaisoning Architects

Reboot Story India
Landscape & Branding Consultants

Total MEP
MEP Consultant

Adv Nikhil Salian & Adv Abhijeet Marathe
Legal Consultants

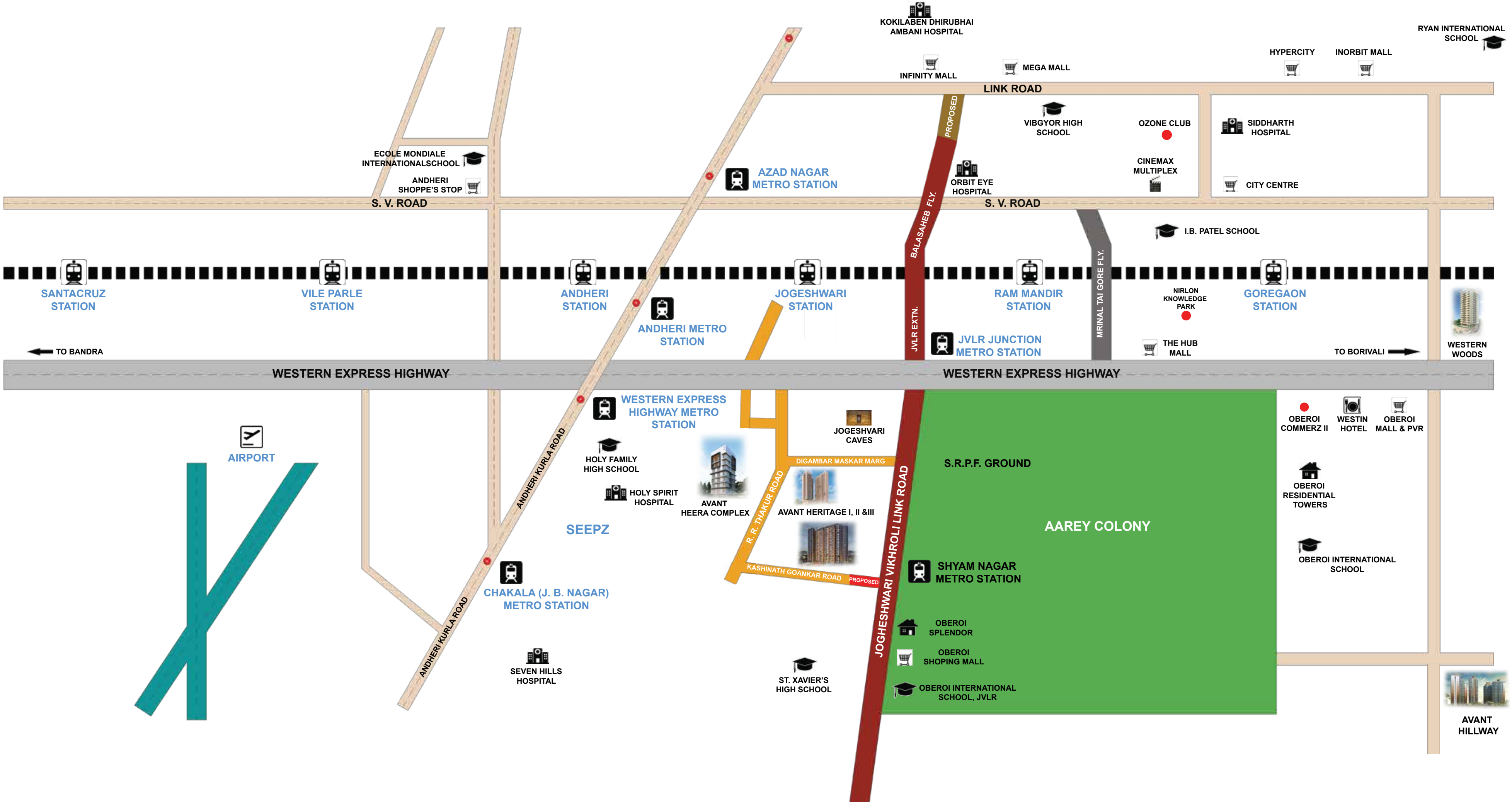




"Owning Luxury Homes should
With years of experience, we
pieces of your puzzle."

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

ANDHERI METRO
STATION

JOGESHWARI
STATION

RAM MANDIR
STATION

GOREGAON
STATION

NIRLON
KNOWLEDGE
PARK

THE HUB
MALL



WESTERN
WOODS

← TO BANDRA

WESTERN EXPRESS HIGHWAY

WESTERN EXPRESS HIGHWAY

→ TO BORIVALI

WESTERN EXPRESS
HIGHWAY METRO
STATION

JOGESHWARI
CAVES

OBEROI
COMMERZ II WESTIN
HOTEL OBEROI
MALL & PVR

AIRPORT

HOLY FAMILY
HIGH SCHOOL



AVANT
HEERA COMPLEX



AVANT HERITAGE I, II & III

OBEROI
RESIDENTIAL
TOWERS

SEEPZ

HOLY SPIRIT
HOSPITAL

DIGAMBAR MASKAR MARG

S.R.P.F. GROUND

AAREY COLONY

OBEROI INTERNATIONAL
SCHOOL

CHAKALA (J. B. NAGAR)
METRO STATION

R. R. THAKUR ROAD

JOGESHWARI VIKHROLI LINK ROAD

SHYAM NAGAR
METRO STATION

OBEROI
SPLENDOR

OBEROI
SHOPPING MALL

OBEROI INTERNATIONAL
SCHOOL, JVLR

SEVEN HILLS
HOSPITAL

ST. XAVIER'S
HIGH SCHOOL



AVANT
HILLWAY

ANDHERI KURLA ROAD

ANDHERI KURLA ROAD

BALASAHEB FLY.
JVLR EXTN.

MRINAL TAI GORE FLY.

KASHINATH GOANKAR ROAD

QUARTER COLONY ROAD

6.0 M WIDE INTERNAL ROAD

REHAB BUILDING

ENTRY

PROPOSED DEVELOPMENT
IN PHASE 2

KASHINATH GAOKAR ROAD (MAJAS ROAD)



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

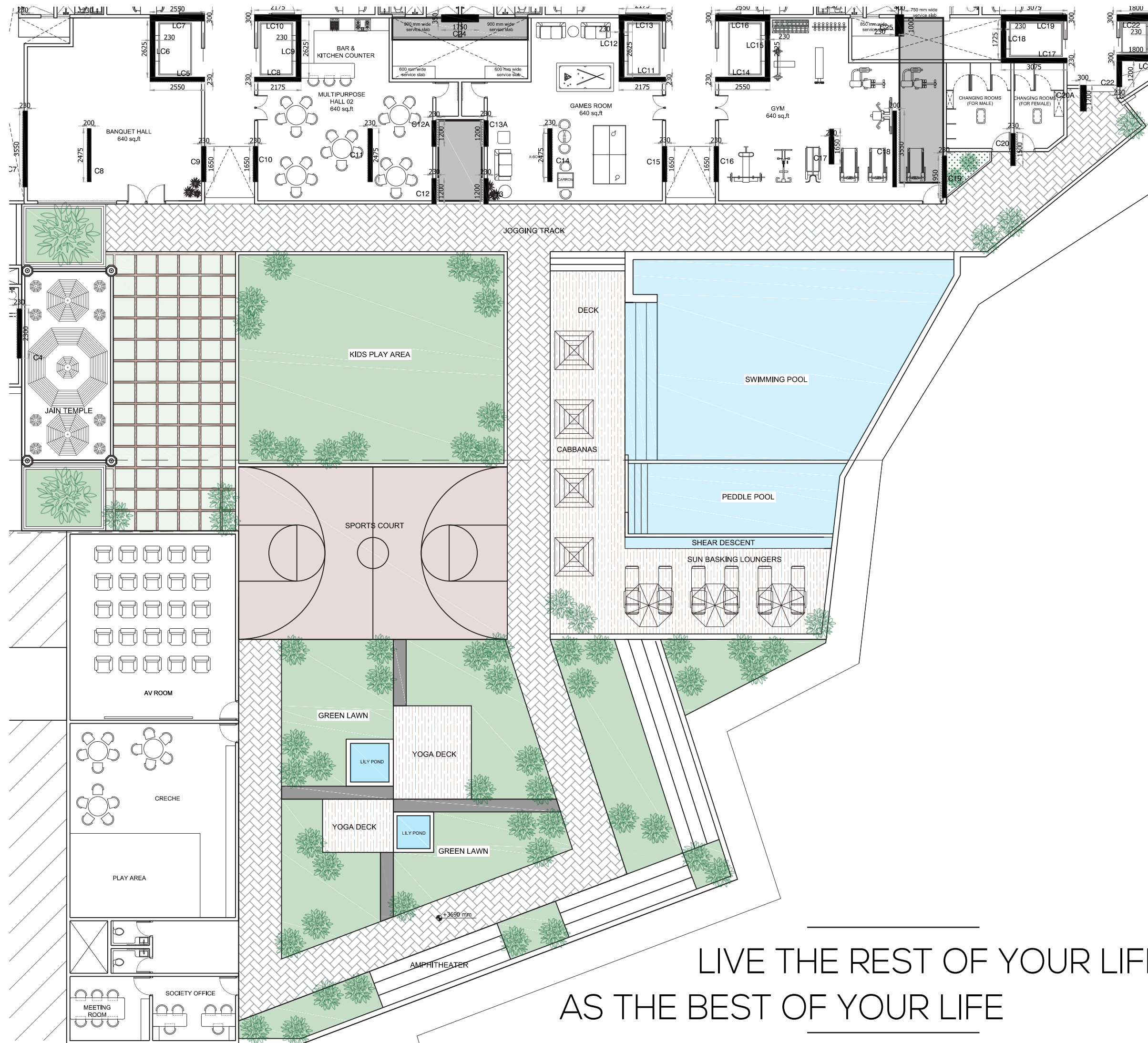


AN IMPRESSION
MADE TO LAST

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.



AMENITIES

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 & WAITING LOUNGE
- 49) SHIKHAR BANDH JAIN TEMPLE
- 50) SOCIETY OFFICE
- 51) KID'S PLAY AREA

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: 9'4" x 17'9"
 Dining: 6'5" x 7'2"
 Kitchen: 9'1" x 9'4"
 Common Toilet: 6'11" x 3'11"
 Guest Room: 8'10" x 10'1"
 Master Bedroom: 9'4" x 10'1"
 2'11" x 3'2"
 Master Toilet: 4'11" x 7'2"
 2'8" x 1'0"
 Bedroom Passage: 2'11" x 2'8"
 Door Jambs: 11.4 sft

RERA Carpet Area: 587 sqft
 Living Room: 8'10" x 17'9"
 Dining: 5'8" x 7'2"
 Kitchen: 9'1" x 9'4"
 Common Toilet: 7'2" x 3'11"
 Guest Room: 8'10" x 10'1"
 Master Bedroom: 8'10" x 10'1"
 3'2" x 3'2"
 Master Toilet: 4'11" x 7'2"
 Bedroom Passage: 3'8" x 2'8"
 Door Jambs: 12.36 sft

RERA Carpet Area: 517 sqft
 Living Room: 10'10" x 9'10"
 Dining: 9'4" x 7'11"
 Kitchen: 8'4" x 6'8"
 Common Toilet: 3'11" x 6'2"
 Guest Room: 7'5" x 7'5"
 Master Bedroom: 9'4" x 12'10"
 Master Toilet: 6'11" x 5'0"
 Bedroom Passage: 6'5" x 2'11"
 Door Jambs: 8.5 sft





RERA Carpet Area: 427 sqft
 Living Room: 9'4" x 14'9"
 Dining: 2'4" x 7'2"
 Kitchen: 7'1" x 7'2"
 Common Toilet: 6'5" x 3'8"
 Laundry: 3'1" x 4'2"
 Master Bedroom: 9'1" x 10'1"
 3'2" x 2'11"
 Master Toilet: 4'0" x 7'2"
 1'6" x 2'11"
 Kitchen Passage: 5'4" x 2'11"
 Door Jambs: 9.8 sft



RERA Carpet Area: 427 sqft
 Living Room: 8'10" x 17'9"
 Dining: 3'5" x 9'4"
 Kitchen: 5'11" x 7'11"
 Common Toilet: 3'11" x 5'11"
 Master Bedroom: 8'10" x 11'4"
 Master Toilet: 7'5" x 3'11"
 Kitchen Passage: 2'11" x 2'11"
 Door Jambs: 8.69 sft



Bedroom with private deck



Lavish kitchen



drawing room

A modern high-rise apartment building with balconies overlooking a city at sunset. The building features large windows and balconies with white railings. The city below is densely packed with buildings, and the sun is setting on the horizon, casting a warm glow over the scene.

DREAM.
OWN.
LIVE.