

LET LIFE BEGIN

AVANT

AVANT
HILLWAY

GOKULDHAM, GOREGAON EAST



Strategic & Sales Partner

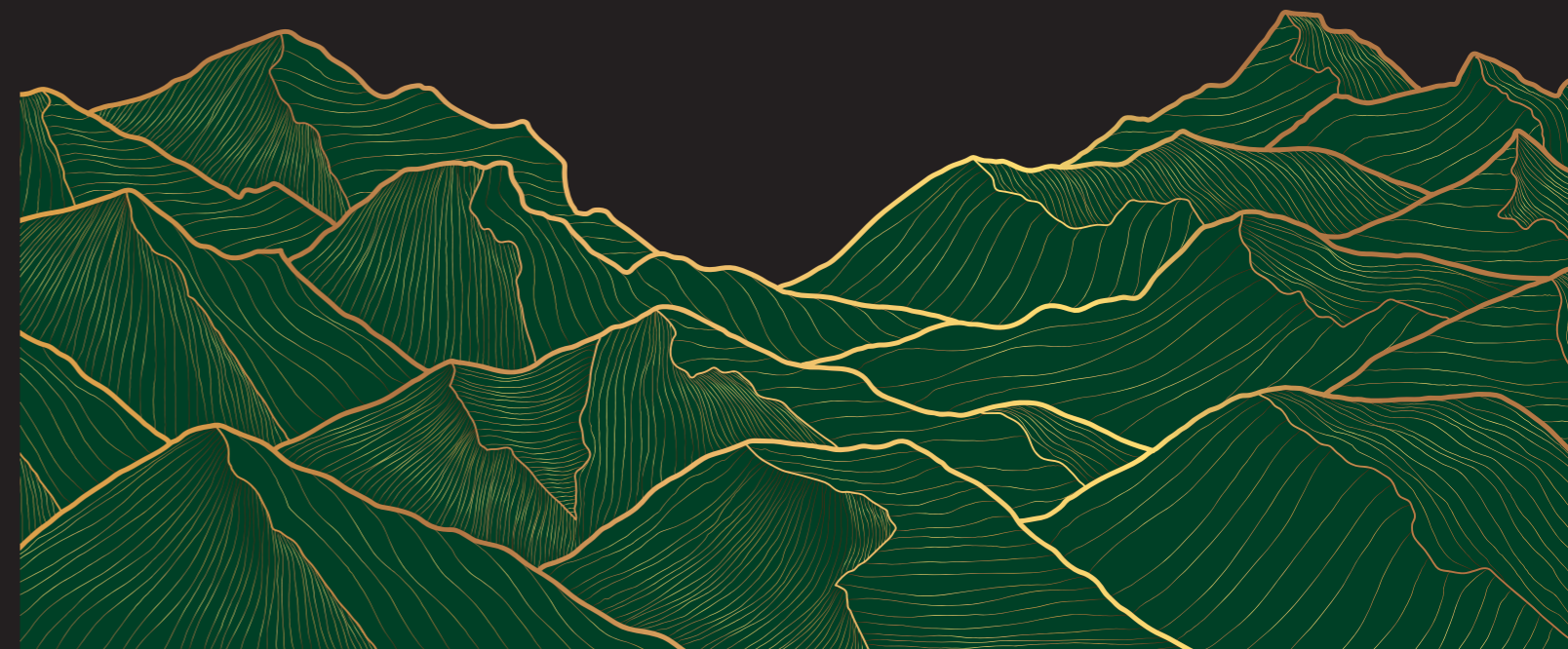
CALL: 82680 02680

Site Office: Avant Hillway, Gen. A.K. Vaidya Marg, GMLR (Goregaon-Mulund Link Road) Gokuldharm, 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>

Disclaimer: Layouts, location, floor plans, specifications, designs, elevations, amenities, facilities, products and brands mentioned are indicative of the kind of development proposed in this project and its finality is subject to approval of the respective authorities or as required by the Promotor/Developer in the interest of continuing improvement, without prior notice and obligation. The pictures/images and perspective views of the premises/building/layout are an Artist's impression of the development and are for representation purposes only and not a part of the actual deliverables. The details pictures and images shown in brochures/leaflets and any other printed material does not constitute an offer and/or a contract of any type between the Promotor/Developer and the Purchaser. The finance for completion of this project has been provided by the SWAMIH Investment Fund I, an Alternate investment Fund sponsored by the Government of India and managed by SBICAP Ventures Limited. SWAMIH Investment Fund I has a first charge and mortgage on this project



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



COMPANY VALUES

 TRANSPARENT DEALINGS	 UNCOMPROMISING QUALITY
 STRONG PROCESS ORIENTATION	 CUSTOMER SERVICE

BRAND PROMISE

 BEST IN CLASS DESIGN	 AFFORDABLE LUXURY
 WORLD CLASS QUALITY	 TIMELY DELIVERY

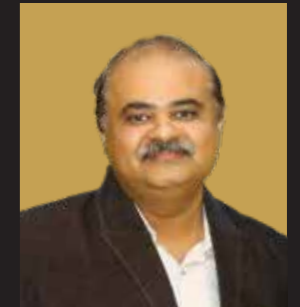
CORE TEAM



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

GOPI GUPTA
Finance & Account

SACHIN KHUTAL
Legal & Liaisoning

SUKANTA BISWAS
Construction

DILIP JOSHI
Sales & Marketing, CRM

MANOJ NIRMAL
Liaisoning Management

ADITYA THOMBARE
Accounts

PROJECT TEAM

ARCHITECT ASHUTOSH KANE
Design Architect

ASSOCIATED STRUCTURAL CONSULTANTS
Structural Engineer

DADDY & ASSOCIATES
Liaisoning Architect

CHIRAG CONSTRUCTION
Contractor

TOTAL MEP
MEP Consultant

ADV NIKHIL SALIAN & ADV ABHIJEET MARATHE
Legal Consultants

FUNDING INSTITUTION
SWAMIH Investment Fund

YOU HAVE ALWAYS DREAMED OF A HOME THAT
LETS YOU ENJOY LIFE'S PRECIOUS MOMENTS...

A PLACE THAT NURTURES YOUR CHILDREN'S FUTURE...

A LIVING THAT LETS YOU REACH ANYWHERE
IN THE CITY, WITHIN MINUTES...

AND MOST OF ALL,
A SPACE YOU CAN CALL YOUR OWN.

COME HOME TO 'AVANT HILLWAY'.
LIVE AN ASPIRATIONAL LIFE IN GOREGAON EAST'S
PRIME LOCALE, GOKULDHAM.

**LET LIFE
BEGIN....**



**AAREY
FOREST**

LET LIFE BEGIN

IN THE HEART OF SUBURBS

DINDOSHI BUS DEPOT	800 MTRS	PATHANWADI METRO STN.	1.5 KM
MALAD STATION	2.5 KM	RAHEJA IT PARK	1 KM
DINDOSHI METRO STN.	1 KM	OBEROI COMMERZ	1.5 KM
OBEROI MALL	1 KM	GOREGAON FILMCITY	3.1 KM
HUB MALL	3 KM	DINDOSHI COURT	700 MTRS
HYPERCITY	4 KM	NIRLON KNOWLEDGE PARK	4.4 KM
GOKULDHAM MARKET	200 MTRS	ORACLE	4.9 KM
GOKULDHAM MEDICAL CENTRE	1.3 KM	GOKULDHAM HIGH SCHOOL	800 MTRS.
LIFELINE MEDICARE	3.2 KM	RYAN & OBEROI INTL SCHOOLS	2 KM
WESTERN EXPRESS HWY	1 KM		

Source: Google Maps

CONNECTED.
COMFORTABLE.
COMPLETE.

LET LIFE BEGIN

AT GOKULDHAM,
GOREGAON EAST



**RAHEJA
IT PARK**
1 KM.



AAREY
3 KM.



**RYAN
INTERNATIONAL
SCHHOL**
2 KM.



**GOKULDHAM
MARKET**
200 MTRS



**GOKULDHAM
HIGH
SCHOOL**
800 MTRS.



**WESTERN
EXPRESS
HIGHWAY**
1 KM.



**OBEROI
INTERNATIONAL
SCHOOL**
2 KM.



HUB MALL
3 KM.



**NIRLON
KNOWLEDGE
PARK**
4.4 KM.



**OBEROI
MALL**
1 KM.

MASTER PLAN

- 1 MAIN ENTRANCE
- 2 BUILDING A: ROYAL
- 3 SMART AUTOMATED PARKING
- 4 BUILDING B: ELITE
- 5 BUILDING D: SUPREME
- 6 PROPOSED DEVELOPMENT
- 7 PROPOSED CLUB HOUSE, SWIMMING POOL
- 8 SEPARATE ENTRANCE FOR REHAB RESIDENTIAL

**A 1.6 ACRE GATED
COMMUNITY LIVING WITH
4 HIGH-RISE TOWERS**

* FUTURE DEVELOPMENT SUBJECT TO CLUBBING



LET LIFE BEGIN

THE WAY YOU ALWAYS
WANTED IT TO



PRESENTING



AVANT HILLWAY

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)

GRAND AC ENTRANCE LOBBY



IMPRESSIVE LIVING ROOMS



SMARTLY-DESIGNED KITCHENS

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



ELEGANT BEDROOMS



DESIGNER BATHROOMS

CELEBRATE THE LUXURY OF
20 PLUS RECREATIONS

LET LIFE BEGIN

WITH GROUND & ROOF-TOP
LIFESTYLE FEATURES
AMIDST 1.6 ACRES OF BLISS



GET ON THE RIGHT TRACK

JOGGING TRACK



A PRIVILEGED SPACE FOR THE PRIVILEGED

SR. CITIZENS SPOT &
CHIT-CHAT ZONE



MAKE FITNESS A HABIT

HI-TECH GYMNASIUM



**BODY, MIND & SOUL,
IN PERFECT UNISON**
YOGA & MEDITATION ZONE



**HOLISTIC WELLNESS,
THROUGH FEET**
REFLEXOLOGY PATHWAY



**GIFT THEM A CHILDHOOD
THEY WILL CHERISH
FOR A LIFETIME**

CHILDREN'S PLAY AREA,
HOP-SCOTCH COURT &
ROCK CLIMBING WALL



**INDULGE WITH THE STARS,
PARTY WITH THE MOON**



LANDSCAPED SKY GARDEN



ROOFTOP PARTY AREA



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

**EMBRACE THE
GREENS.
EXPERIENCE
TOGETHERNESS.**



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
- Radisson 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
- Gokuldharm High School & Jr. College - 0.7 km

Hospitals:

- 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

Kitchen:

- 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