

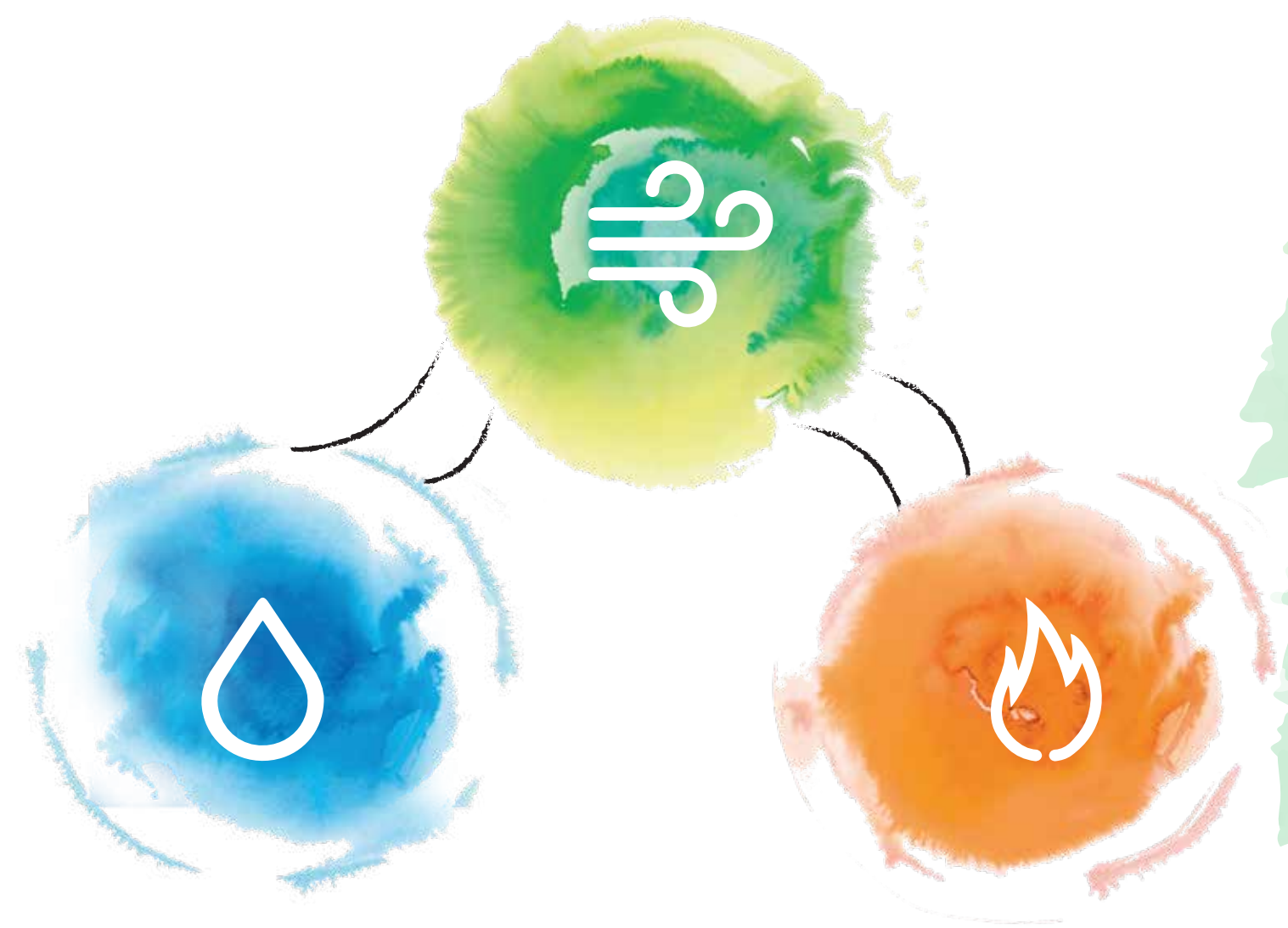


Luxury homes with amenities that tower over even the best *#SkyResort*

Presenting the magnificent SkyResort amenities at Avant Heritage - IV, the latest development from Avant Group at Jogeshwari east on WEH-JVLR Junction. Crafted around the nature's most nurturing elements Water, Air and Fire, get ready to experience resort-like luxury amenities situated at an awe-inspiring elevation of 23 storey. Soon, it'll be impossible to pass Jogeshwari east and not look up in admiration.

This representation does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The illustrative representations herein, the layout, positioning of buildings/towers/wings/structures, facilities and amenities are merely imaginative projection and an architect's impression and are only indicative. The actual product may diverge from what is indicated herein.





WATER, AIR, FIRE

WHEN IT COMES TO
AN ELEVATED LIFESTYLE,
EVEN THE SKY ISN'T
A LIMIT.

Presenting SkyResort at Avant Heritage - IV,
where the rejuvenating elements of Water, Air
and Fire play their part in offering residents, a
lifestyle like no other. All from atop a 24th arena.



Dive into Serenity

SkyResort

Water

Anyone who enjoys being by the water doesn't always need to take the plunge. That's why we provide a fully equipped dry deck featuring plush lounge chairs and a well-stocked café and bar for those relaxing evenings and leisurely weekend gatherings. Enjoy the fun, food, and beverages while listening to the gentle lapping of the pond.



Creative Projection



Creative Projection





Winds of Wellness

SkyResort | Air



Creative Projection



Creative Projection

Take your putting skills to new heights at the Mini Golf course on the 24th level. Of course, your bosses and business partners will likely be eager to visit you often. The air is filled with joy and excitement, with laughter echoing from the multi-activity play area, making it the perfect spot for kids (probably the highest play area in Mumbai). Immerse yourself in action, adventure and inspiration especially while enjoying the giant screen experience on the 24th level.





Jogeshwari

For worry-free commutes

Located co-adjacent to 2 of Mumbai's primary highways, the Western Express Highway and JVLR, the project offers easy exits to both western and central Mumbai. Being within a kilometer of major bus depots, metro and railway station, offers residents the advantage of seamless connectivity, and favorable commute times, whether it's south towards Andheri, BKC and SOBO or north towards Nesco, Malad and Borivali (including Lokhandwala). The neighbourhood is dotted with some of the city's best social infrastructure including schools, hospitals, leisure spots and dining options.



EASY COMMUTE

Strategically positioned near WEH - JVLR junction and major transportation hubs, residents benefit from seamless connectivity. Be it schools, colleges, hospitals, malls or entertainment hubs, the location offers everything within your reach with a choice of public transit or private vehicle.

LOCATION	
Majas Depot	600 m
Jogeshwari Metro Station	500 m
Shyamnagar Metro Station	250 m
Jogeshwari Railway Station	1.2 Km
Jogeshwari Vikhroli Link Road	200 m
Western Express Highway	650 m
International Airport	7 Km
Education	
Obero International School	1 Km
Ismail Yusuf College	1.8 Km
JES English School	2.3 Km
St. Arnolds High School	2.9 Km
Ryan International School	4.6 Km
Hospitals	
H.B.T. Trauma Care Hospital	750 m
Holy Spirit Hospital	2.6 Km
Seven Hills Hospital	5.6 Km
LEISURE	
Hub Mall	2.3 Km
Infinity Mall	3.6 Km
Citi Mall Andheri (w)	4.6 Km
Obero Mall	4.7 Km



*Thoughtfully
planned*

*Lavishly
comfortable*

Each home at Avant Heritage - IV is designed to exceed the expectations of its residents. Efficiency and economy of design results in well-utilized 2 BHKs with zero space wastage. A spacious rectangular living room allows homeowners to configure it as per their taste and maintain a high luxury quotient to the home. The master bedroom boasts of a dedicated wardrobe space giving the area a roomy elegance. The energy centre of the home, the kitchen, is a well-organized zone, with modern modular fittings and ample countertop space for your large spreads.

TYPICAL FLOOR PLAN



JAL
WING-B, Typical Floor

FLAT.NO	APARTMENT	AREA IN SQ.FT.
1.	1 BHK	387
2.	1 BHK	387
3.	3 BHK	639
4.	1 BHK	396

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JAL

WING-B, APARTMENT-2
1 BHK RERA CARPET 387 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	16'-7" X 8'-4"
2.	DINING AREA	7'-5" X 3' -5"
3.	KITCHEN	6'-3" X 8' -4"
4.	BEDROOM 1	10'-2" X 8'-10"
5.	TOILET 1	6'-11" X 3'-11"
6.	TOILET 2	4'-9" X 3'-11"
7.	SERVICE SLAB	4'-9" X 6'-7"



JAL

WING-B, APARTMENT-2
1 BHK RERA CARPET 387 SQ.FT.

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JAL

WING-B, APARTMENT-3

3 BHK RERA CARPET 639 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	10'-10" X 9'-10"
2.	DINING	11'-2" X 9'-4"
3.	KITCHEN	6'-7" X 7'-5"
4.	BEDROOM 1	11'-6" X 8'-10"
5.	TOILET 1	3'-11" X 6'-11"
6.	BEDROOM 2	8'-10" X 10'-4"
7.	TOILET 2	3'-11" X 6'-11"
8.	BEDROOM 3	8'-10" X 6'-11"
9.	TOILET 3	5'-11" X 3'-5"
10.	SERVICE SLAB	4'-5" X 6'-5"



JAL

WING-B, APARTMENT-3

3 BHK RERA CARPET 639 SQ.FT.

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JAL

WING-B, APARTMENT-4
1 BHK RERA CARPET 396 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	17'-1" X 8'-4"
2.	DINING	7'-5" X 3'-5"
3.	KITCHEN	6'-3" X 8'-4"
4.	BEDROOM 1	10'-2" X 8'-10"
5.	TOILET 1	6'-11" X 3'-11"
6.	TOILET 2	4'-9" X 3'-11"
7.	SERVICE SLAB	4'-9" X 6'-5"



JAL
WING-B, APARTMENT-4
1 BHK RERA CARPET 396 SQ.FT.

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TYPICAL FLOOR PLAN



JAL

WING-C, Typical Floor



FLAT.NO	APARTMENT	AREA IN SQ.FT.
1.	1 BHK	427
2.	2 BHK	594
3.	1 BHK	387
4.	2 BHK	603

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JAL

WING-C, APARTMENT-1
1 BHK RERA CARPET 427 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	16'-7" X 8'-4"
2.	DINING	7'-5" X 3'-5"
3.	KITCHEN	6'-3" X 8'-4"
4.	BEDROOM 1	10'-2" X 8'-10"
5.	TOILET 1	6'-11" X 3'-11"
6.	TOILET 2	4'-9" X 3'-11"
7.	SERVICE SLAB	4'-9" X 6'-7"



JAL

WING-C, APARTMENT-1
1 BHK RERA CARPET 427 SQ.FT.

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JAL

WING-C, APARTMENT-2
2 BHK RERA CARPET 594 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	19'-8" X 8'-10"
2.	KITCHEN	6'-11" X 10'-6"
3.	BEDROOM 1	8'-10" X 8'-10"
4.	DRESSER 1	7'-5" X 4'-5"
5.	TOILET 1	6'-11" X 3'-11"
6.	BEDROOM 2	10'-10" X 7'-10"
7.	TOILET 2	3'-11" X 7'-10"
8.	TOILET 3	6'-11" X 3'-5"
9.	SERVICE SLAB	6'-11" X 5'-9"



JAL
WING-C, APARTMENT-2
2 BHK RERA CARPET 594 SQ.FT.



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JAL

WING-C, APARTMENT-3
1 BHK RERA CARPET 387 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	18'-1" X 8'-10"
2.	KITCHEN	8'-10" X 6'-5"
3.	BEDROOM 1	9'-4" X 10'-10"
4.	TOILET 1	3'-11" X 6'-11"
5.	TOILET 2	6'-5" X 3'-5"



JAL

WING-C, APARTMENT-3
1 BHK RERA CARPET 387 SQ.FT.



JAL

WING-C, APARTMENT-4
2 BHK RERA CARPET 603 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	8'-10" X 18'-3"
2.	KITCHEN	9'-6" X 10'-4"
3.	BEDROOM 1	9'-4" X 9'-10"
4.	TOILET 1	3'-11" X 6'-11"
5.	BEDROOM 2	9'-0" X 8'-2"
6.	TOILET 2	5'-7" X 6'-5"
7.	TOILET 3	3'-11" X 4'-11"
8.	SERVICE SLAB	6'-7" X 5'-7"



JAL
WING-C, APARTMENT-4
2 BHK RERA CARPET 603 SQ.FT.

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TYPICAL FLOOR PLAN



VAAYU
WING-A, Typical Floor

FLAT.NO	APARTMENT	AREA IN SQ.FT.
1.	1 BHK	405
2.	2 BHK	495
3.	1 BHK	360
4.	1 BHK	333
5.	2 BHK	558

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VAAYU

WING-A, APARTMENT-1

1 BHK RERA CARPET 405 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	16'-7" X 8'-10"
2.	KITCHEN	6'-7" X 8' -4"
3.	BEDROOM 1	9'-2" X 9'-10"
4.	TOILET 1	6'-11" X 3'-11"
5.	TOILET 2	3'-7" X 5'-5"
6.	SERVICE SLAB	6'-7" X 4'-11"



VAAYU

WING-A, APARTMENT-1

1 BHK RERA CARPET 405 SQ.FT.

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VAAYU

WING-A, APARTMENT-2

2 BHK RERA CARPET 495 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	15'-5" X 8'-10"
2.	KITCHEN	7'-1" X 8'-10"
3.	BEDROOM 1	11'-0" X 9'-10"
4.	TOILET 1	3'-11" X 7'-10"
5.	BEDROOM 2	9'-10" X 8'-10"
6.	TOILET 2	3'-11" X 7'-3"
7.	SERVICE SLAB	6'-7" X 3'-11"



VAAYU

WING-A, APARTMENT-2

2 BHK RERA CARPET 495 SQ.FT.

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VAAYU

WING-A, APARTMENT-3
1 BHK RERA CARPET 360 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	16'-3" X 8'-10"
2.	KITCHEN	7'-10" X 6'-11"
3.	BEDROOM 1	9'-10" X 8'-10"
4.	TOILET 1	7'-3" X 3'-11"
5.	TOILET 2	6'-11" X 3'-5"



VAAYU
WING-A, APARTMENT-3
1 BHK RERA CARPET 360 SQ.FT.

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VAAYU

WING-A, APARTMENT-4

1 BHK RERA CARPET 333 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	7'-9" X 13'-7"
2.	KITCHEN	6'-7" X 9'-3"
3.	BEDROOM 1	7'-10" X 10'-6"
4.	TOILET 1	6'-7" X 4'-3"
5.	TOILET 2	6'-11" X 2'-11"



VAAYU
WING-A, APARTMENT-4
1 BHK RERA CARPET 333 SQ.FT.



VAAYU

WING-A, APARTMENT-5
2 BHK RERA CARPET 558 SQ.FT.

SR.NO	DESCRIPTION	MEASUREMENT
1.	LIVING ROOM	16'-5" X 8'-10"
2.	KITCHEN	6'-7" X 7'-10"
3.	BEDROOM 1	10'-6" X 9'-10"
4.	TOILET 1	7'-5" X 4'-5"
5.	BEDROOM 2	9'-0" X 9'-10"
6.	TOILET 2	6'-11" X 3'-11"
7.	TOILET 3	3'-5" X 5'-5"
8.	SERVICE SLAB	6'-9" X 4'-11"



VAAYU
WING-A, APARTMENT-5
2 BHK RERA CARPET 558 SQ.FT.



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The heart
of the home

Smartly outfitted kitchen with
convenience built into every fitting,
and parallel countertops for added comfort.





MR. SUDEEP SAHA

Founder & Chairman

With over 25 years of diverse experience spanning real estate, construction, social work, exports, private equity, and banking, Sudeep is an entrepreneur and former investment professional committed to transformative change. Guided by a vision to uplift those at the heart of India's progress, he founded Avant Group in 2010 to create affordable luxury homes with modern amenities tailored to the aspirations of the often-overlooked middle class Indian. In 2023, he deepened this commitment by establishing the Avant Sahaya Foundation, dedicated to enhancing lives through education for orphans, disadvantaged children, slum dwellers, and prison inmates.

BOARD ADVISORS



Narayanan
Venkitraman



Sudheendhra
Kumar



Pritesh
Ranjan



Ruchir
Lahoty



Udham
Singh Jhakar

MANAGEMENT TEAM

CFO, Finance
Amit Mohta

Liaisoning
Manoj Nirmal
Sachin Khutal
Sonali Kandekar

Construction
Sukanta Biswas

Sales & Sourcing
Shivkumari Gupta

Projects
Sanjiv Srivastava

CRM & Treasury
Aditya Thombare

Human Resource
Kranti Dalvi

Design & Architect
Ar. Rupesh Naik

Facility Management
Swapnil Kamble

Procurement & Contracts
Ganesh Bhagat
Sanjay Upadhyay

FUNDING PARTNER

Trust Investment Advisors Pvt. Ltd.

ASSOCIATES



Project Architect
Daddy & Associates - K. Zaman

Design Architect - Concept
Adytum Designs Pvt. Ltd. - Aditya Vora

Legal Consultant
Adv. Shailendra Singh
Adv. Rahul Pandey
Adv. Nikhil Salian

Structural Engineer
FRAMES - Furkhan I. Pettiwal

Marketing Consultant
Subhasis Chatterjee

Design Development
The Design Studio - Ubaid Pettiwal

MEP Consultant
John Mech - Consultant

MOEF Consultant
ENVIRO - Hanuman Desai

CFO Consultant
Ram Chandra Khot

MahaRERA No.: **# P51800078370**

Available on **MahaRERA** Website

<https://maharera.mahaonline.gov.in>



ABOUT AVANT GROUP

Avant group is a cluster of young and dynamic associates who are passionately focused on building affordable luxury homes for the new age home buyers. Founded in 2010 by Mr. Sudeep Saha, it has never looked back and has left an indelible mark on the skyline of Mumbai.

The group has already delivered over 4 Lakhs sq.ft. and active projects of over 30 Lakhs sq.ft. in JV & independent redevelopment across the western suburbs of Mumbai like Khar, Andheri, Jogeshwari and Goregaon. The group also has a second homes project in Pawna, near Lonavla.

Avant Group has always focused on slum rehabilitation projects. Over the years it has successfully managed slum societies, tenants and other stake holders to kick start and turnaround long-stuck new slum rehabilitation/redevelopment projects. The group has endeavored to convert slums into landmark projects and it is committed to deliver affordable luxury lifestyle.

Our in house team of architects, engineers, liaisoning consultants, lawyers, financial advisors, sales and marketing professionals ensures better quality and timely delivery. Avant Heritage - IV is a blue print of an extended dream home which goes beyond your doorstep.

Having delivered thousands of homes across Mumbai's premium neighbourhoods, Avant Group continues to grow with a reputation for quality, integrity, and innovation.

AVANT SAHAYA FOUNDATION

When you purchase a flat with Avant Group, you're doing more than just securing an address, you're opening the door to a classroom for a girl in need. You're contributing to her education and helping nurture a future full of promise. From the time of booking until possession.

The Foundation is also striving to make accessible medical aid and educational support to slum families, further lifting them from the cycle of poverty or deprived life, combining real estate development with meaningful social impact.



Head Office Address

3rd floor, B Wing, Business Square, Solitaire Corporate Park Compound, Chakala, Opposite Kanakia Wall Street, Andheri Kurla Road, Andheri (East), Mumbai 400 093.

Site Address

Avant Heritage - IV, Kashinath Gaonkar Marg, Off R R Thakur Road, Paras Nagar Jain Temple, Majas, Jogeshwari, Andheri (E), Mumbai-400060.

Website: www.avantinfra.com

*Disclaimer: The information layout, pictures, etc shown in the brochure are indicative and the prospective purchasers are advised to independently verify, either directly or through their legal and/or financial advisors, all information and documents related to this project as available on the official MahaRERA website: www.maharera.mahaonline.gov.in. The project Avant Heritage - IV has been registered under MahaRERA registration number P51800078370 respectively and full details are accessible on the MahaRERA portal.

The location map and floor plans featured in this brochure are for illustrative and representational purposes only. All dimensions, specifications, and details are subject to revision without prior notice. The developer reserves the right to make modifications, amendments, or substitutions to the design, features, or layout as deemed necessary. For the most accurate and up-to-date information, please refer to the sanctioned plans and construction documents. Actual unit configurations, sizes, and locations may vary from those shown. All visual representations are artistic impressions and should not be construed as factual depictions.

This brochure is not intended to be, and shall not be construed as, an offer, acceptance, contract, agreement, transaction, or any form of statutory disclosure under applicable laws. Images included herein may be stock or representative images, not taken at the actual project site, and are used to depict a conceptual lifestyle for illustrative purposes only.

No warranty or representation, express or implied, is made regarding the accuracy, completeness, or suitability of the information provided herein. Interested parties are encouraged to perform their own due diligence prior to making any investment decisions.

By proceeding with the purchase, you acknowledge that you have independently satisfied yourself on all aspects of the project, including those mentioned above. You further confirm that all necessary disclosures and documents as mandated under RERA and other applicable laws have been made available to you.

Our Projects



Avant Heritage I & Avant Heritage II



Avant Heritage - III



Avant Hillway



Current Developments



Avant Heritage-IV



Avant Heritage - V

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Experience Centre, CTS No.154, Kashinath Gaonkar Road, Off. R.R.Thakur Road,
Near Paras Nagar Jain Temple, Jogeshwari (East), Mumbai- 400 060.

 The project has been registered via MahaRERA Registration No. P51800078370

