



CHHEDA  
GREENS

MORE SPACE. MORE LIFE.



•  
SINCE 1982

We bring over 4 decades of real estate excellence in developing and building premium residential towers, gated communities and commercial spaces all over MMR region of Maharashtra. i.e. Brihanmumbai Municipal Corporation (BMC), Mira- Bhayandar Municipal Corporation (MBMC) and Vasai-Virar Municipal Corporation (VVMC) and Palghar Municipal Council.

## OUR MILESTONES

---

**80**  
LANDMARK  
PROJECTS

**5M**  
SQ.FT OF  
AREA SOLD

**40+**  
YEARS OF  
BUILDING TRUST

**10,000+**  
HAPPY  
FAMILIES

[WWW.CHHEDAGROUP.COM](http://WWW.CHHEDAGROUP.COM)



CHHEDA GREENS

**M O R E   S P A C E**

**F O R   E V E R Y T H I N G**

[WWW.CHHEDA GREENS.COM](http://WWW.CHHEDA GREENS.COM)

WELCOME TO A GATED COMMUNITY LIVING  
WITH 'MORE' THAN EXPECTED

# CHHEDA GREENS

... AVIGHNA ...



# MASTER PLAN

THOUGHTFULLY  
LAID-OUT ACROSS  
AN EXTRAVAGANT 3 ACRES

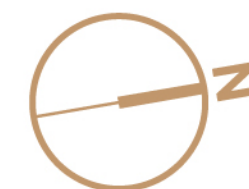


## PROJECT DETAILS

- Stilt + 29 Floors
- 3 Level Parking
- E- Deck Level

## FLAT CONFIGURATIONS

- 1 & 2 BHKs
- Jodi 1+1 BHKs
- Jodi 2+1 BHKs
- Limited Edition 2.5 BHKs



# PROJECT HIGHLIGHTS

ATTRIBUTES THAT  
CONTRIBUTE TO  
MORE SPACE  
FOR LIFE



## HOMES BUILT WITH WORLD CLASS ALUMINIUM FORM WORK TECHNOLOGY

The aluminum shuttering used for the construction is manufactured by S-Form, a South Korean based company who are the leading manufactures of ALUFORM Technology in the world.



## A TATA ENTERPRISE FIRM (ECO FIRST) AS DESIGN CONSULTANTS FOR GREEN BUILDING

World best brand delivering sustainable integrated design and eco-friendly construction techniques with their skillful engineeronomics.



## UPCOMING INFRA PROJECTS IN THE VICINITY FOR PROGRESSIVE FUTURE

With upcoming metro and coastal road projects the distance and travel time to Mumbai is set to reduce intensely thereby increasing the demand and significance of location thus causing escalation to the value of the property.



## MODERN LIFESTYLE AMENITIES AND GATED COMMUNITY LIVING.

30 plus amenities to upgrade & scale up your day-to-day lifestyle.



## IGBC CERTIFIED GREEN BUILDING

Green building certification for tangible benefits like energy and water saving and intangible benefits like enhanced air quality, excellent day lighting, health and well-being of occupants.



## SMART APARTMENT MANAGEMENT SYSTEM

App based apartment management system to keep residents connected and updated with smart features for visitor management and clubhouse management and vehicle access control for the residents.



## BUSBAR TRUNKING SYSTEM

A technology for distribution of electricity in the building using busbar as against conventional cable bundle distribution for better safety & security of residents coupled with other benefits.



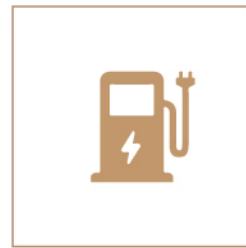
## EXCELLENT CONNECTIVITY

An address with seamless connectivity & unmatched conveniences with railway station and western express highway at a distance of 10 mins and upcoming metro station at a distance of 5 mins.



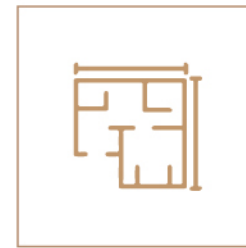
## AMPLE GREENERY & OPEN SPACES

Green and open surrounding to add bliss to your life and let you live free from the hustle- bustle of city chores.



## CHARGING POINT FOR ELECTRIC VEHICLE

Focusing and promoting environment sustainability EV charging points shall be provided.



## WELL SIZED APARTMENTS

Affordable luxurious and large residential spaces for sizeable living.



## IMMACULATELY PLANNED RESIDENCES

Well-planned living spaces to avoid wastage of space with ample natural light, ventilation and open views.



ARTISTIC IMPRESSIONS



## LAVISH LOBBY

WHERE THE EXPERIENCE  
OF **SPACIOUSNESS** BEGINS

- Separate car drop off for each tower.
- Grand, double-height entrance lobby.
- Reception & waiting lounge.
- High-speed elevators.
- Wi-fi lounge.

MORE SPACE. MORE LIFE.

## LIVING ROOM

LAVISH LIVING ROOMS  
WITH **MORE SPACE**  
FOR TOGETHERNESS

- Composite marble window frame.
- Ample sunlight & ventilation.
- Aluminum sliding with mosquito net.
- Decorative main door with elegant fittings.
- Vitrified flooring throughout the apartment.
- Stylish and branded electrical fittings.



ARTISTIC IMPRESSIONS



MORE SPACE. MORE LIFE.

## MODERN KITCHEN

WELL-DESIGNED  
MODULAR KITCHEN  
WITH **MORE SPACE**

- Spacious kitchen counters.
- Modular kitchen fittings.
- Quartz kitchen platform top.
- Vitrified tiles above kitchen platform.
- Kitchen platform with stainless steel sink.
- Provision for exhaust fan.

ARTISTIC IMPRESSIONS

MORE SPACE. MORE LIFE.

## MASTER BEDROOM

KING SIZED BEDROOMS  
WITH **MORE SPACE** FOR  
ALL YOUR DREAMS

- Spaciously-planned for side tables, beds & wardrobes.
- Attached bathroom with branded concealed CP plumbing and fittings.
- Laminated flush door.
- Excellent quality branded internal painting.

ARTISTIC IMPRESSIONS



[WWW.CHHEDAGREENS.COM](http://WWW.CHHEDAGREENS.COM)



ARTISTIC IMPRESSIONS

**EXTRAORDINARILY  
DESIGNED LANDSCAPED  
PODIUM & CLUBHOUSE**

30+ Fitness, sports, active-life & leisure amenities.

- Clubhouse
- Green lawn
- Kids play area
- Multi-purpose turf
- Sitting patio

  
**CHHEDA  
GREENS**

# SALENT LAYOUT AMENITIES

30+ LIFESTYLE  
FEATURES WITH SPACES  
TO BE MORE, DO MORE



HIGH SPEED  
ELEVATORS WITH  
AUTO RESCUE DEVICE



ENERGY EFFICIENT  
LIGHTING IN  
COMMON AREAS



ELEGANTLY DESIGNED  
E-DECK WITH  
MODERN FACILITIES



LANDSCAPED  
GARDEN  
ON E-DECK



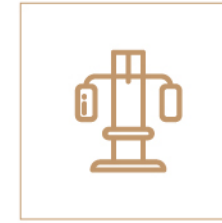
MULTI-PURPOSE  
HALL AND  
FUNCTION ROOM



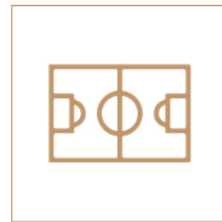
WELL-DESIGNED  
DOUBLE HEIGHT  
LOBBIES



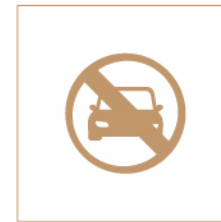
APP BASED VISITOR  
MANAGEMENT  
SYSTEM



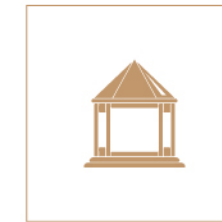
OUTDOOR  
FITNESS  
PLAZA



FREE PLAY SPORTS  
TURF COURT



VEHICLE FREE  
E-DECK LEVEL



OUTDOOR PATIO  
SITTING



SENIOR CITIZENS  
CORNER



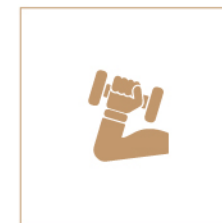
KIDS PLAY AREA



FIRE EVACUATION LIFT



INDOOR GAMES ZONE



GYMNASIUM



ACTIVE-LIFE SPACES  
FOR **MORE** FITNESS,  
**MORE** WELLNESS

**More** reasons for community  
to come together and feel the bliss  
of healthy body, mind & soul.

MORE SPACE. MORE LIFE.

## HIGH-END CLUB LIFE SPACES WITHIN YOUR COMMUNITY



FULLY-EQUIPPED, AIR-CON GYMNASIUM

INDOOR GAMES ZONE WITH LOUNGE



ROYAL CELEBRATION HALL



# TYPICAL FLOOR PLAN



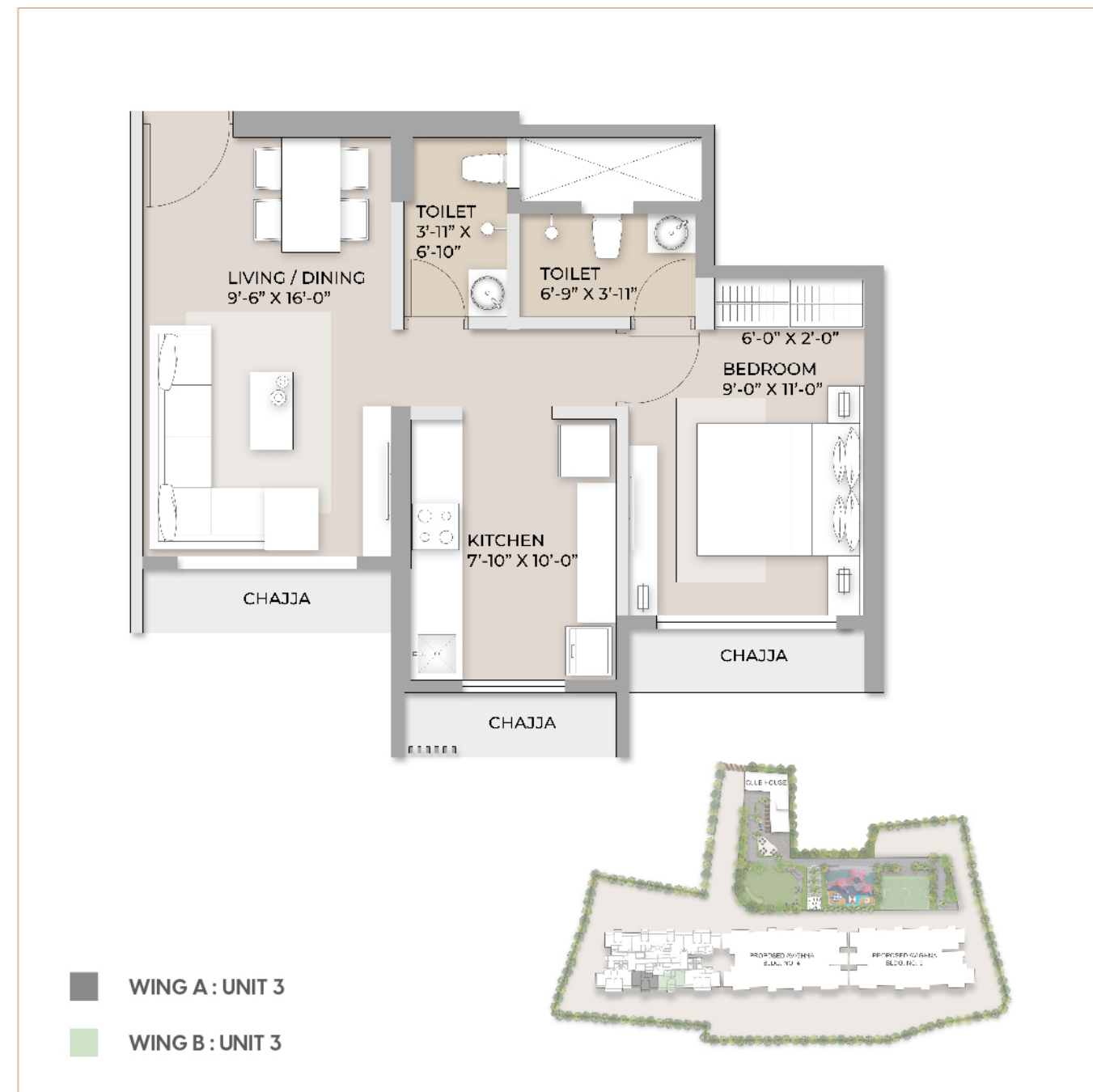
# UNIT PLANS

## 1 BHK

### AVIGHNA BUILDING NO. 3



RERA CARPET AREA	435 SQ.FT
ENCLOSED BALCONY AREA	22 SQ.FT
TOTAL AREA	457 SQ.FT



RERA CARPET AREA	425 SQ.FT
ENCLOSED BALCONY AREA	22 SQ.FT
TOTAL AREA	447 SQ.FT



# UNIT PLANS 2 BHK

## AVIGHNA BUILDING NO. 3



RERA CARPET AREA	637 SQ.FT
TOTAL AREA	637 SQ.FT



RERA CARPET AREA	647 SQ.FT
TOTAL AREA	647 SQ.FT



NESTLED IN A  
WELL-CONNECTED  
YET SERENE ADDRESS  
AT MIRA ROAD

- Upcoming Metro Station ..... 5 mins
- Mira Road Railway Station ..... 10 mins
- Kashimira NH 8 Highway ..... 10 mins
- RBK High School ..... 5 mins
- Podar International ..... 12 mins
- Wockhardt Hospital ..... 8 mins
- Thunga Hospital ..... 6 mins



SCAN FOR LOCATION



INVITING YOU TO A UNIVERSE  
WITH **MORE SPACE** FOR **MORE LIFE**

---





#### SITE ADDRESS

Avighna at Chheda Greens, Ramdev Park Road, Mira Road East, Thane 401107

#### DEVELOPED BY



CHHEDA GROUP

M/S CHHEDA DEVELOPMENTS

#### CORPORATE OFFICE

109-111, Goyal Shopping Arcade, Opp. Railway Station,  
Borivali(W), Mumbai, Maharashtra 400092

#### CONTACT



**022-6917 5454**



**851 149 5454**

info@chhedagroup.com

www.chhedagroup.com



@chhedagroup



Maha RERA No : P51700047096

Disclaimer : 1) Purchasers are requested to independently, either directly or through their legal/financial consultants, thoroughly verify all details/documents pertaining to this project, including but not limited to the Approved Layout with Phasing, the Proforma Agreement for Sale, the details of fixtures and fitting, the common areas facilities and amenities, the approvals and permissions, the title certificate and details of encumbrances (if any) as available on <https://maharera.mahaonline.gov.in> under the project name 'Avighna Building No. 3' bearing MahaRERA Registration Number P51700047096. 2) This brochure 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. 3) The layout plan, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's impression and are only indicative. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or any statute of any nature whatsoever. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. 4) All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the MBMC and the same are subject to construction exigencies. 5) The Photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle. 6) No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose. 7) Please examine all documents and information uploaded by the developer on the website of RERA at <https://maharera.mahaonline.gov.in> under the project name 'Avighna Building No. 3' (bearing MahaRERA Registration Number P51700047096) to understand the documents and information in all respect.

A PROJECT BY



CHHEDA GROUP