



Sanghvi S3 | 360°

WORLD & BEYOND

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OUR WORK SPEAKS FOR ITSELF

IMPACT OF DEMONETIZATION ON REAL ESTATE



Frequently Asked Questions

1) I Have Been Hearing That Real Estate Prices Will Fall Due To Demonetization. Is That True? Will Home Prices Come Down?

No & Yes! No Because The New Property Market Which Is Driven By Home Loans Usually Has Minimal Cash Component In Its Transactions. Chances Of Prices Coming Down In The New Property Market As A Result Of Demonetization Is Very Low. Moreover, Property Prices Have Grown By Just 3 – 4% (y O Y) In Most Cities In The Last 4 Years – Much Lesser Than The Rate Of Inflation (6% +) & Are Closer To Circle Rates In Most Metros.

2) Will Builders Reduce The Price Of Their Properties?

Very Unlikely. Why? In Last 4 Years, Property Prices Have Grown At A Lesser Rate Than Inflation – Which Means Properties Are Already Being Sold Now At 2012 Prices (price Adjusted For Inflation) Most Builders Have Acquired Lands At Higher Costs, Input Costs Of Construction Have Gone Up In The Last Few Years With Rera Around The Corner, Builders Will Be Required To Comply & Cost Of Compliance Will Squeeze Margins Further An Explicit Price Drop Will Also Impact Builder's Credibility With Past & Existing Customers & Most Builders Would Not Run That Risk Instead, Builders Will Be Willing To Negotiate On Prices With Serious Buyers Across The Table & Offer Considerable Freebies In Form Of Modular Kitchen Etc. Till The Market Sentiment Turns Positive

3) So, Is Now A Good Time To Buy A Property? If You Are Looking To Buy Your First Home, A Big Resounding

Yes! Why? Reason 1: Builders Would Be In Need Of Cash Liquidity To Fund Construction & Pay Off Wages. They Would Be Willing To Negotiate & Offer The Best Possible Price Across The Table To Serious Buyers. Reason 2: Your Options Just Got Wider. Resale Properties That Were Out Of Your Budget Reach Earlier Will Now Become Affordable Due To Distress Sale. Reason 3: 90% First Time Home Buyers Fund Their Property Purchase Through Home Loans. With Home Loan Rates Expected To Come Down Very Soon, Emis Will Go Down Considerably Making Homes Cheaper Or Can Get You A Bigger Home @ Same Price. It's Now Up To Smart Buyers To Make Use Of The Opportunity

4) What Does The Next 6 To 8 Months Hold For A Property Buyer?

Though The Last 3 Years Has Always Been Described As A Buyer's Market, The Power A Buyer Could Wield Has Just Gone Up A Few Notches. This Is Expected To Be The Case For At Least The Next 6 Months After This Phase, With Loans Getting Cheaper, New Currency Coming Into The System & Sentiment Turning Positive, Demand Is Expected To Go Up. Since New Launches Are Also Likely To Slow Down, Demand For Ready To Move In Homes Already In The Market Will Intensify. With More Buyers Entering At This Point, Prices In The Primary Market Are Most Likely To Go Up.

5) Can I Wait Till Another 6 Months & Buy A Property After That?

Of Course You Can. Buying A Property Is A Big Decision & You Should Do It Only When You Think Is The Right Time For You. Only Downside Being After 6 Months, You Will Be Competing With More Buyers & You Might Have To Buy The Same Property At A Slightly Higher Price We Would Suggest You To However Start Your Search Process Now So You Will Have Enough Time To Understand The Market Scenario & Assess Your Options Also, Though You Don't Plan To Buy A Property Right Away, Getting In Touch With Sellers Early In Your Search Phase Will Indicate You Are Serious & Might Fetch You A Great Offer Not Available Else Where. Feel Free To Avail Professional Help If Necessary. It Would Be Worth It. 4 Things You Could Do To Take Advantage Now Get To Know Your Affordability – Get A Pre-approved Home Loan & Arrange Funds For The 20% That Has To Come From Your Pockets Start Searching For Properties With A Trusted Advisor & Have A Range Of Suitable Options Ready Start Getting In Touch With Sellers, Visit The Projects Physically & Show Them You Are Serious Brush Up On Your Negotiation Skills. You Will Save A Few Lakhs!

By: indiaproperty.com

FREE MEDICAL CHECK UP ORGANIZED FOR ALL BY SANGHVI S3 GROUP ON 76TH BIRTHDAY OF SHRI SANKACHANDJI SANGHVI RECEIVES HUGE RESPONSE

The event was laced with activities like flag hoisting, drawing competition and inauguration of Company's newsletter 360° world & beyond, Nr.Dahisar check post on

INDEPENDENCE DAY

More than 200 people registered themselves at the free medical check up camp organized by Sankal-Bhav Sanghvi S3 Foundation on the occasion of 76th Birthday of Shri Sankachandji Sanghvi celebrated on independence day. The camp, supported by Dr.Anil Raisonni and team

was set up at Sanghvi S3 Ecocity, Nr.Dahisar check post. The event was successfully laced with activities like flag hoisting and drawing competition for all. Shri Sankalchandji Sanghvi and family members, Sanghvi S3 Group customers and Channel partners witnessed these events. Actress of upcoming Marathi movie "Halaal"(The movie screened at Cannes film festival, depicts social issue has won six awards in 53rd Maharashtra state film awards) Miss Preetam Kagne and Producer Mr. Amol Kagne, were present as chief guest.

Another two events followed the occasion were, Launching of Sanghvi S3 - 360° world & beyond ,a newsletter updating the key happenings in the group and snippets of real

estate industry and Unveiling the glorious journey of Shri S.C.Jain (Sanghvi).

Speaking on this occasion, CMD of Sanghvi S3 Group Mr.Shailesh Sanghvi said "It was the occasion of double excitement, the independence day as well as my father's Birthday. Such type of CSR activities was the best way to celebrate it. The purpose of organizing the camp was to make the people aware of their health in their busy lifestyle and no doubt, healthy people can build a strong society. The wonderful paintings received from the participants on the topic "freedom" are admirable "



SANGHVI S3 PARADISE (ASANGAON-SHAHAPUR) BAGS “The best affordable township – 2016” award from Realty Plus



Sanghvi S3 Group’s prestigious project Sanghvi S3 Paradise, Asangaon was honored with the title of “Best affordable township – 2016” at the Realty plus conclave held at hotel Sahara star, Mumbai on 30th September. The Chief Guest at the occasion were Shekhar Dutt, Former Governor of Chhattisgarh, Deputy National Security Advisor & Defence Secretary, Government of India.

The Award is a testimony to the hard work of an excellent team which has worked dedicatedly towards creating landmark real estate project. Mr. Shailesh Sanghvi and his daughter Jheel Sanghvi received the award on behalf of Sanghvi S3 Group. Speaking on this occasion CMD of group, Mr. Shailesh Sanghvi said “Identifying the need for ‘affordable and qualitative housing’ in the extended suburb of Mumbai Metropolitan Region (MMR), we meticulously planned Sanghvi S3 Paradise with special attention to demographics while maintaining the natural scenic beauty.

The ready phase of project Sanghvi S3 Paradise located just 5 mins from Asangaon railway station and 10 mins from Mumbai-Nasik Highway. This megatownship of 1500 flats offers a unique blend of natural surroundings and amenities such as clubhouse, gymnasium, amphitheater, multipurpose hall, garden, Shiva temple and school (proposed).



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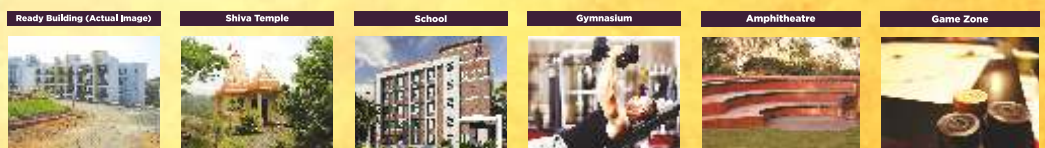
Shri Shailesh Sanghvi CMD & Ms. Jheel Sanghvi Receiving the award for Sanghvi S3 Paradise



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READY 1BHK, 2BHK & GARDEN FLATS

PROJECT KEY FEATURES



Site Address: Sanghvi Paradise, Near Tulsi Vihar, Asangaon (East) **Station Office Address:** Krishna Apt., Near Royal Hotel, Opp Asangaon Station (East)
Email: info@sanghvigroup.co.in, www.sanghvigroup.co.in **Call:** (022) 6558 6558

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FREE MEDICAL CAMP FOR ALL AND OPENING OF CLUBHOUSE ON 28TH AUGUST AT SANGHVI S3 PARADISE, ASANGAON (SHAHAPUR)

This lakhpati festival event was centered on honoring of achievers among customers, laying foundation stone of shiva mandir and school.

The lakhpati festival event was celebrated with a fanfare at Sanghvi S3 Group's project Sanghvi S3 Paradise at Asangaon near Shahapur. In spite of heavy rains the occasion received a huge response from its existing customers ,new visitors and channel partners. This very first gathering of customers was laced with felicitation of achievers among the customers and free medical check for all (initiatives taken by Sanghvi S3 Sankal bhav foundation) , Inauguration of clubhouse and laying foundation stone of Shiva mandir and school. Local dignitaries of Asangaon were invited as chief guests for the event. The customers brought their family members ,their spouses and kids for this

function and enjoyed the contests, drawing competition and fun activities organized for them. Speaking on this occasion a customer of Sanghvi S3 Paradise and the receiver of achiever award Dr.Tirmare said "It was a very well organized show..happy to see that the developer is organizing such events for customers appreciation , engagement activities and medical camp". In his address to the gathering, Sanghvi S3 group's CMD Mr. Shailesh Sanghvi expressed his deep gratitude to the clients for their support and co-operation. He said "Celebrating wonderful moments related to project developments with customers is a great feeling for us. I appeal all to take the benefit of lakhpati offer scheme wherein any

booking done by you or by your reference will receive the special rate discount offer and incentives." The ready phase of project Sanghvi S3 Paradise located just 5 mins from Asangaon railway station offers a unique blend of natural surroundings and amenities such as clubhouse, gymnasium, amphitheatre, multipurpose hall,garden, Shiva temple and school (proposed).



4TH ANNIVERSARY OF SANGHVI S3 ECOCITY HANUMAN MANDIR CELEBRATED IN THE PRESENCE OF MAYOR OF MBMC AND OTHER DIGNITARIES

Sanghvi S3 Group celebrated 4th anniversary of Hanuman mandir at project Sanghvi S3 Ecocity, Near Dahisar check post. The divine blessings of Lord Hanuman were sought by Sanghvi S3 Group's Customers, channel partners, staff members and other stake holders. Dignitaries Mrs Geeta Jain - Mayor of MBMC, Corporators Mrs. Naina Vasani and Mrs. Shilpa Bhavsar and Kashmirira P.S.I Sunil Bagal witnessed the event. To promote the importance of nature conservation, Tree plantation was done by the dignitaries.

CMD of Sanghvi Group, Shri Shailesh Sanghvi and family along with devotees and well-wishers started the day with abhishek of Lord Hanuman followed with rituals and Mahaprasad.

Speaking on this occasion Shri Shailesh Sanghvi said "Location of the temple in the natural surroundings adds to the peaceful environment here. The Hanuman temple has most of the other deities also which can be worshipped by the residents here so that they don't have to go out for their religious needs"

On this occasion, the family and staff members visited the municipal school of Mira Road and celebrated birthday of Master Parshva Shailesh Sanghvi with the under privileged children and donated E-Learning software to the school.



HALL OF FAME

Sanghvi S3 Paradise Asangaon, Shahapur

This mega township spread across nine acres of lush green spaces aims to enhance the lifestyle of the residents in Asangaon area.



संघवी S3 ग्रुप की तरफ से मीरा रोड तथा आमनागांव की स्कूलों में फ्री नोटबुक वितरण



संघवी S3 संकलन एवं परियोजना ने हाल ही में मा. भा. व. स्कुल और आमनागांव के विद्यापीठ स्कुलों के साथ छात्रों को मुफ्त नोटबुक वितरण किया. संघवी S3 ग्रुप के CMD श्री गौरव संघवी ने मा. भा. व. स्कुल का दौरा करते बच्चों से बातचीत भी की. स्कोल में उपस्थित कुछ गणमान्य व्यक्ति से सहचर शिक्षा अधिकारी- श्री देवदुर्गा, APN - श्री रावकमांड, राज्याधी अध्यक्ष श्री नमदेव इचारे, महिला अध्यक्ष श्रीमती सविता यादव और स्कुल की हेड मिस्ट्रेस श्रीमती डोपरे से। इस अवसर CMD श्री गौरव संघवी ने कहा इन बच्चों के साथ बातचीत एक अविस्मरणीय अनुभव था, इन्होंने मुझे मेरे स्कुल के दिनों की याद दिला दी, इन बच्चों को शिक्षा का अधिकार है और सिर्फ विद्यालय अवसरों की वजह से बच्चे शिक्षा से वंचित नहीं रहने चाहिए। आमनागांव में अन्य स्कुलों ग्रुप के स्टॉफ मेंबर से दौरा किया गया।

An affordable housing project, Sanghvi S3 planned with special attention to demographics while maintaining the natural scenic beauty. The complex is an apt blend of green surroundings and affordable luxury living.

The development located in close proximity to Mumbai Nank Highway and just few minutes away from Asangaon railway station, offers amenities such as clubhouse, gymnasium, amphitheater, multipurpose hall, garden, Shiva temple and proposed school. The ready phase of the project consists

of one and two bhk flats with and without terrace / garden.

The project has been approved from all the leading financial institutes making home loans for its customers easier. Furthermore, its easy access from Shahapur, Maras Mandir, Bhatia River and Malavi Fort makes it a preferred destination for holistic living in the lap of nature.

The Developer
The Sanghvi S3 Group is a newly formed corporate brand of Sanghvi Group that has a strong heritage of 33 years. The unique process of design and development engages customers on an emotion level from concept plan and construction to the delivery of the project. This approach is in sync with the company's philosophy of - Shaping Smart Spaces.

HALL OF FAME

“At Sanghvi S3 Group, we believe that every home we build for customers is to be treated as if it's the only home we are creating. We have ventured into both luxury homes as well as affordable homes and carrying ahead the legacy of Sanghvi group which has completed more than 45 projects including 12 mega townships all over Mumbai, Mumbai suburbs, Laxavada and Nashik.”

Shubhash Sanghvi
CMD, Sanghvi S3 Group

Realty Plus Excellence Awards 2016 - West

The 8th Realty plus Excellence Awards touched new heights of credibility with inclusion of international architects and profession as part of the 11 member Jury panel.

The online Jury included Anupam, Chairman & Country Head, IIL India; Abhishek @ Abhokh, M Director - Al Marjan Island Development LLC; Ar. James Law, Founder & CEO, James Law Life International, Deira@DLD, ME, South Asia, RCI; Jitendra Ganesh, MD, Jeeo Advertising; J. M.D, Colliers International; Ar. Jatin Patel, Founding Partner & Director, DSP Design Associates; Singh, Partner, PWC and Dr. Jyoti Engelen, Managing Director - NEXT FM, Canada.



Pre-launch projects are best bet for investors

Since developers provide lucrative offers for the pre-launch projects during festive season, investors and home buyers are all ready forward to do some smart property investment this season. However, one needs to consider several factors before making the deal.

Buyers should first check the reputation of the developer. They should also check the location of the project, the quality of the construction, and the amenities offered. It is also important to check the legal status of the project and the documents related to it.

EMPLOYEE ENGAGEMENT ACTIVITIES





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Project Financed by ICICI Bank and NOC will be provided on request.