



# Sanghvi S3 | 360°

## WORLD & BEYOND

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### ADDING FEATHERS IN PURSUIT OF EXCELLENCE



# RERA: SOME ADVANTAGES AND DISADVANTAGES

## Advantages of the bill:

- As per the bill, strict regulations will be enforced on builders to ensure that construction runs on time and flats are delivered on schedule to the buyer. If the builder is not able to deliver the flats on time, he/she will have to refund the purchaser with interest.
- There can't be any changes to a plan. And if a builder is found guilty of this, he/she will be penalized 10% of the project's costs or face jail time if up to three years.
- This bill ensures that developers get all the clearances before selling flats.
- Each project should have a separate bank account: Developers raise funds through pre-launch offers and use them to purchase some other land or invest it in other projects. This will make it compulsory that a separate bank account be maintained for each project. Each transaction will have to be recorded, and diversion to another project will not be entertained.
- After sales service: As per an interesting clause in the bill, if the buyer finds any structural deficiency in the development of the building, the buyer can contract the builder for after sales service. But, the buyer should approach the builder within a year of purchase to rectify such defects without further charges.

## Disadvantages of the bill:

- Delay from government agencies: There can be delay caused by the government, which sometimes takes a lot of time to clear a project. It is up to government bodies to follow strict time frames to approve projects, so that developers can launch, complete and deliver them on time.
- No compulsory regulation for projects less than 1000 square meter: Registration with the regulator will not be mandatory for projects less than 1000 square meter. So, small developers will not be bound to register.
- New project launches expected to be delayed: Because a project will not be allowed to launch without the requisite clearances from the government (which generally takes two to three years), projects will automatically get delayed. All said, the real estate bill promises justice, by ensuring buyer get their dream homes on time and at an affordable price.

Sources: [moneycontrol.com](http://moneycontrol.com) / [property.sulekha.com](http://property.sulekha.com)

# LOKMAT CORPORATE EXCELLENCE AWARD



Sanghvi S3 Ecocity was honored with Lokmat corporate excellence Award for “Preferred Customer Choice in Quality Residential Projects”. Dignitaries present at the award function were Hon'chief Minister Devendra Fadnavis, Railway Minister Suresh Prabhu and Actor Vivek Oberoi. With this award Sanghvi S3 Ecocity marks a hat-trick of awards. Before this the project was honored by Accommodation times and Middy.

Sanghvi S3 EcoCity, a perfect blend of greenery, luxury and tranquility that bundles with an uninterrupted hill view. Planned on a sprawling 13 acres area of which nature resides in 4 acres and rest is luxury. The project comprises 22 storied towers offering luxury apartment in 1 1.5 & 2 BHK formats. The project incorporates fine array of amenities like swimming pool, kids pool, badminton court, clubhouse, gymnasium, guest rooms, game zone, minitheatre, Multipurpose hall, amphitheatre and children's play area to offer residents a niche and holistic package for healthy and entertained lifestyle. The project also offers a temple and proposed school and commercial centers for the residents.

# HUGE RESPONSE TO THE GRAND OPENING OF LUXURIOUS S3 CLUB

## At Sanghvi S3 Ecocity Near Dahisar Check Post

Setting new standards of luxurious lifestyle, Sanghvi S3 Group received an overwhelming response at the opening event of Luxurious S3 Club on the auspicious occasion of Gudipadwa. Located amidst the uninterrupted green view of national park, the club is all set to give you a perfect recreational ambience.

The S3 Club opening coupled with inauguration of S3 Films (A newly formed film production unit of S3 Group) was graced by number of TV and movie actors, Founder chairman of Sanghvi group Mr.Sankalchand Sanghvi and his wife Mrs.Bhavaridevi, CMD Sanghvi S3 Group Shailesh Sanghvi and his wife Mrs.Mamta Sanghvi and CMD Sangvi lifespaces Mr Rakesh Sanghvi.

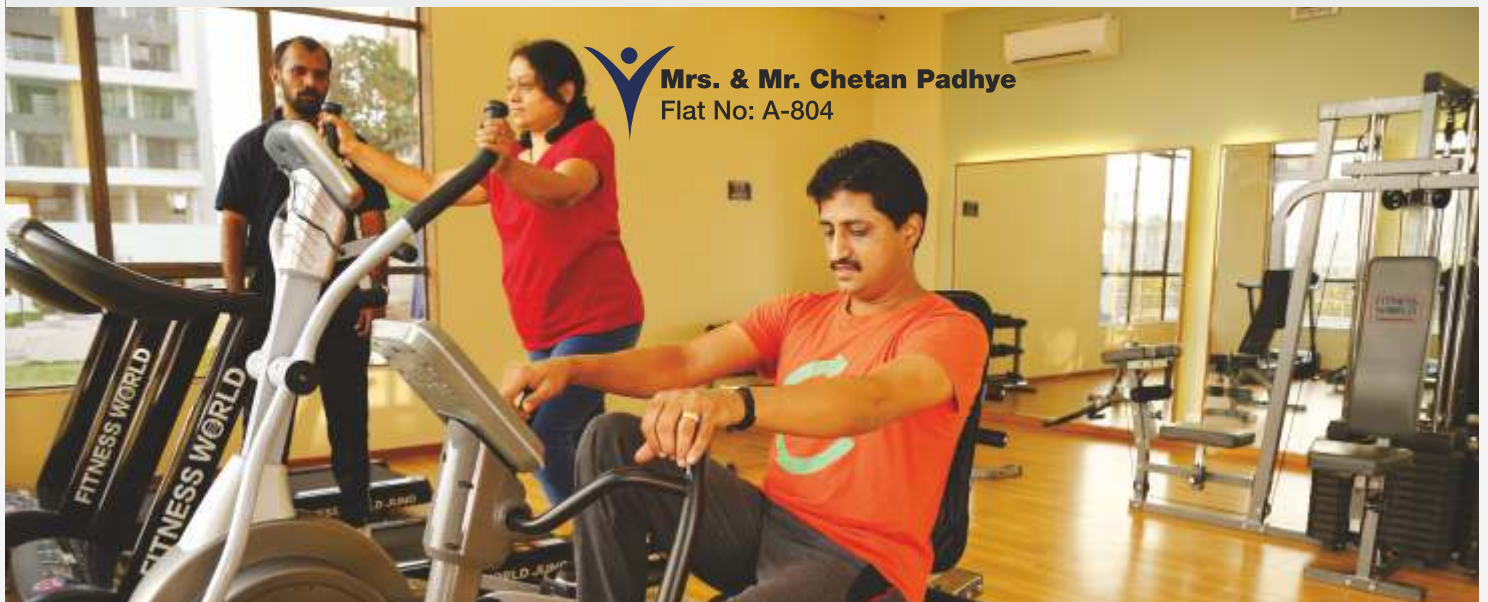
The Club offers a plethora of state of art amenities like Atmos Dolby sound movie theatre, swimming pool for adults and kids, Guest rooms, Banquet Hall, Gymnasium, Lawn, Game zone, Kids zone, Multipurpose court, Cricket pitch and much more, thus offering you a niche and holistic package for healthy and entertained lifestyle.

Speaking on this occasion CMD of S3 group Mr.Shailesh Sanghvi said "The swanky S3 club is a perfect place for its members to for their party, play and recreation time, or simply to unwind in weekends. It will be professionally managed by a reputed agency so as to ensure its best services to the users."



# MEMBERS ENJOYING AT S3 CLUB

All actual images of S3 Club



 **Mrs. & Mr. Chetan Padhye**  
Flat No: A-804

Nidhi (A-1702) in Swimming Pool



Biyani Family (A-1003) in S3 Theatre



Omansh (C-1005) & Pranav (A-804)  
at Multisport Game Court



Sanvi (A-1701) in Kids Zone



# LAUNCHING OF S3 FILMS

The inauguration of S3 Films (A newly formed film production unit of S3 Group) was graced by presence of number of TV and movie actors like Kiku Sharda (Comedy nights with Kapil fame), Chirag Thakkar (upcoming movie Badri), Jatin Shah (Kahaani ghar ghar ki fame), Hetal Gada (Movie chidiya, Thapki pyar ki TV show), Vishal Jethwa (Maharana Pratap fame), Child artist Nitanshi Goel (Thapki pyaar ki).

Speaking on this occasion CMD of Sanghvi S3 Group Shailesh Sanghvi said “ The group has dived into film making and releasing outstanding films which are on verge of completion. Any such proposals are welcomed”.

Proposals can be mailed on [s3films@sanghvis3.com](mailto:s3films@sanghvis3.com)



# S3 HOME CARNIVAL: FUN, FAIR & FROLIC AT ITS BEST



The S3 Home carnival took off on a beautiful fun filled evening of Republic day amidst the green hills of national park at Sanghvi S3 Ecocity near Dahisar check post.

Arrival of chief guests **Mr. Vishal Jethwa (Maharana Pratap, Ek Duje Ke Vaste, Peshwa Bajirao fame Television actor)**, **Mr. Babloo Mukherjee (Film Actor and son of late Mr. Keshto Mukherjee)**, **Mira Road Corporator Mrs. Shilpa Bhavsar** made the event more colourful. The venue was crowded with Residents of Sanghvi S3 Ecocity, Guests and other visitors of all ages pouring in till late evening. Visitors were indulged in food, various activities like, Caricature, Tattoo painting, Nail art and games. Kids were delighted to meet the Chota Bhim, Doremon and the Mr. Tall.. stick walker. Another attraction of the event was the lucky draw and the winner took home the holiday package from Club Mahindra.



# CHANNEL PARTNERS MEET AT S3 CLUB

Sanghvi S3 Group invited its channel partners for a meeting on 18<sup>th</sup> April at its newly opened S3 Club near Dahisar Check post. In this interactive meet, the best performing channel partners were felicitated. The group declared a special package for them which also included special privilege to all CP's as that for the project residents to avail the benefits of S3 club at concessional rates such as Banquet hall, Guest rooms and Minitheatre and a Free trip to dubai for the Top performer of the year.







# SANGHVI S3 ECOCITY HONORED WITH THE TITLE OF “MIDDAY - ICONIC ECOFRIENDLY TOWNSHIP - 2016” BY PRAKASH MEHTA

Sanghvi S3 Ecocity by Sanghvi S3 Group “The iconic ecofriendly township of the year - Mumbai” at the real estate icons event organized by MIDDAY. The award was given by Mr. Prakash Mehta - State Cabinet Minister for Housing, Labour and Mining. CMD Mr. Shailesh Sanghvi, his family and staff members were present for this event.

Sanghvi Eco City, a perfect blend of greenery, luxury and tranquility that bundles with an uninterrupted hill view. The project incorporates Rain water harvesting, Sewage treatment plant and solar energy panels so as to conserve the nature’s energy resources which are invaluable. The group has carried tree plantation campaigns and promoted green living during launching of its project’s various phases. Speaking on this occasion CMD of S3 group Mr. Shailesh Sanghvi said “As the population grows, the need for housing as well as the for ecofriendly measures has grows. We have always promoted and encouraged green living thru the various ecofriendly systems and promotions in our project. Even our this year’s calendar promotes protection of mother earth.”



## LAUNCHING

**SANGHVI S3**  
paradise  
Affordable Dream Homes  
ASANGAON (SHAHAPUR)  
93211 23378  
86052 37110

### S3 READY COOL HOMES

With Upto 99% Loan

**₹10.82 Lakhs**  
@ Sanghvi S3 Paradise  
Asangaon (Shahapur) **1 BHK**

**With OC**  
**NO VAT TAX**  
SERVICE

Avail  
Pradhan Mantri  
Awas Yojana



### FREE

Cool AC



Cool Fridge



Cool Look



Ready Actual Building



Proposed Temple



Proposed School



Site Address: Sanghvi S3 Paradise, Near Tulsi Vihar, Asangaon (East) Station Office Address: Krishna Apt., Near Royal Hotel, Opp Asangaon Station (East)  
Email: sales@sanghvis3.com, www.sanghvis3.com Call: 93211 23378 - Rajesh

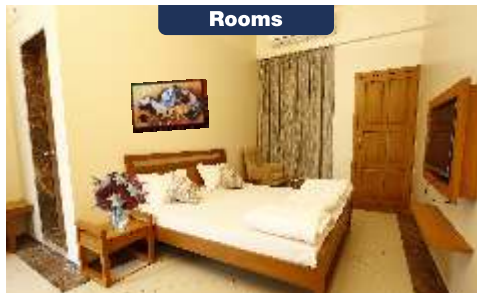
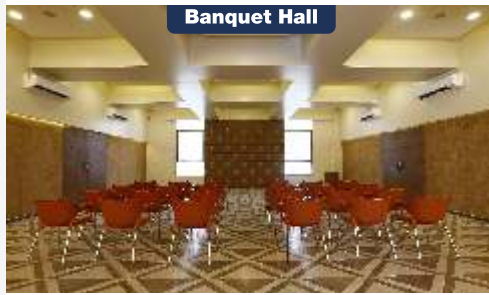
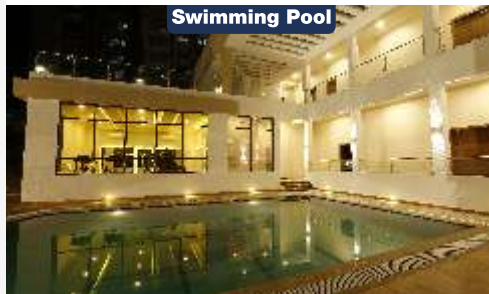
Disclaimer - Images shown above are for representation purpose only. \*Conditions Apply.

# AT SANGHVI GROUP'S - SHREE MOHANKHEDA HEIGHTS JAIN TEMPLE, MAZGAON:

The Pratishtan Ceremony Of Deities Was Carried With The Holy Blessings Of Shri Chandranan Surikshwarji And Shri Naypadmasagarji



# S3 CLUB AVAILABLE FOR FILM AND TV SHOWS SHOOTING



**Contact: Anish Mistry 9773554196 Email: s3films@sanghvis3.com**

**1 BHK @ ₹6867 psf** Onwards

@ Sanghvi S3 EcoCity  
Near Dahisar Check Post

Home  
in Hill

Also  
Ready Flats  
& Shops  
With OC  
NO VAT SERVICE TAX

**Swimming Pool**



**Dolby Theatre**



**Gymnasium**



● WON 3 AWARDS IN A YEAR ● NATIONAL PARK VIEW FLATS ● DOLBY ATMOS SOUND MOVIE VIEWING EXPERIENCE

Site Address: Sanghvi S3 EcoCity, Adjacent to Hermitage Society & Mahavishnu Temple, Near Central Mall/ Big Bazaar and Dahisar Check Post, Mira Road (E). Call: (022) 28457 300/400 Email: sales@sanghvis3.com Web: www.sanghvis3.com

\*Conditions Apply.