



Oct, 2020 | Year: 05 | Issue 15

Sanghvi S3
360°
WORLD & BEYOND

STAMP DUTY REDUCTION

A BOON FOR REAL ESTATE



80TH BIRTHDAY OF OUR BELOVED SHRI SANKALCHAND SANGHVI

15TH AUGUST 2020

The grand 80th birthday celebration of the legend in the industry, Shri Sankalchand Sanghvi' born on 15th August 1940, in the town Jhunjani, Bhinmal -Rajasthan. His journey from the corporate to the social spectrum has been like a movie for many. Coming from a hardworking family, he himself inculcated the self-discipline, determination & dedication to get things done and paved the path of success by building a legacy for generations to see.

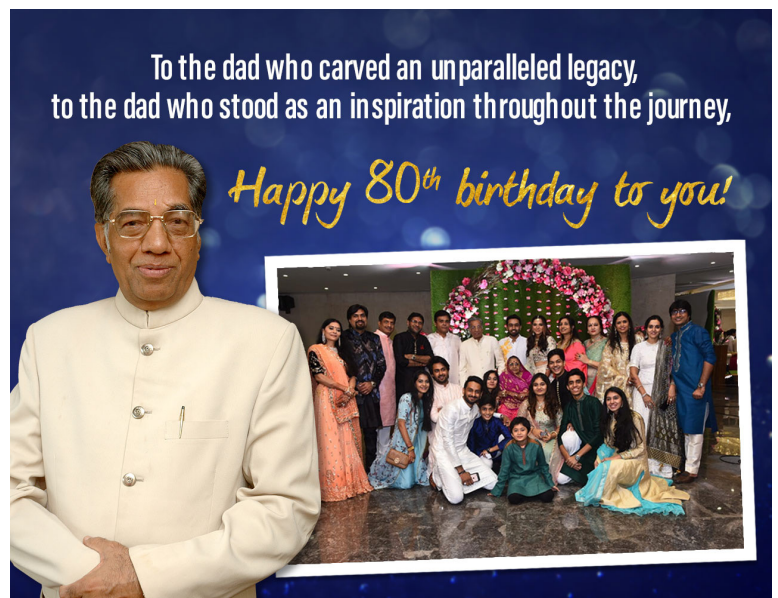
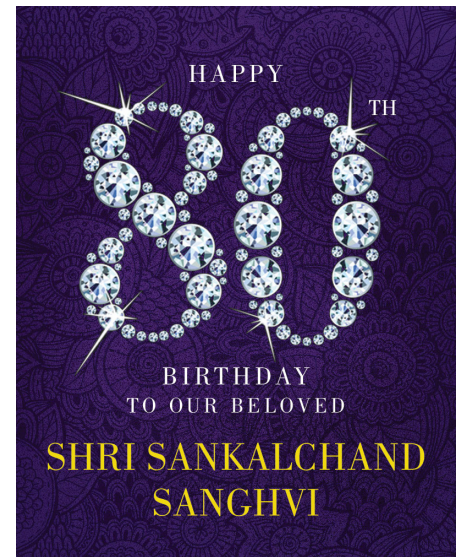
With Sanghvi S3 Group he has been transforming a million family dreams into become a reality by endowing them their dream home. His excellence & success are all a part of his efforts, and the contribution he made with his sons to the real

estate industry is par excellence. Not only this but his participation in upliftment of the society is far more than exceptional and a topic that must be talked about.

From the time he started his career he has been a part of endless endeavours where he only kept working hard, moving ahead and has overcome infinite hurdles with sheer confidence and faith. His presence in corporate life was a boon, but so was his social presence. He has been recognized for his presence several times which included: 'Samaaj Rathna' in 2006, "Udaan award" by Nav Bharat Times, Lifetime achievement award from Realty Plus - 2012, Lifetime achievement award

from MCHI - 2010 & such other numerous achievements.

Shri Sankalchand Sanghvi, the man who is building "HOMES" for the ones who dream it & has constantly been contributing to the society in every way possible!



BIG BANG RE-LAUNCH

We are proud to say that we painted the City of Dreams in purple and got a huge response from across the city. There were outdoor hoardings, bus shelters and even bus wraps promoting our new scheme. We got maximum eye balls and reach through our

massive digital marketing presence. We launched a one-of-its-kind scheme where customers can pay Rs. 3.99 lacs to book their home at Sanghvi S3 Ecocity and get back Rs. 3.99 lacs.

We also got many channel partners to promote our project on their digital platforms and fetched good deals and closures. Our festive spot offer intended to attract honest home buyers to close the deals and avail special benefits. Many families took advantage of the same.





SANGHVI S3 ECOCITY - READY TO WELCOME NEW HOME BUYERS

With the changing time, we also upgraded our sales lounge and experience centre to a new place at the site. We are elated that the opening was witnessed by thousands of clients coming along with their families and many channel partners visited. We gave a new meaning to experience centre

showcasing the actual view of uninterrupted views of sanjay Gandhi national park from the sales lounge adding to its beauty. The positivity and vibrancy at the site can be felt before you enter which is well decorated showcasing the usp of the site which is hard to miss. Check out some of the pictures.



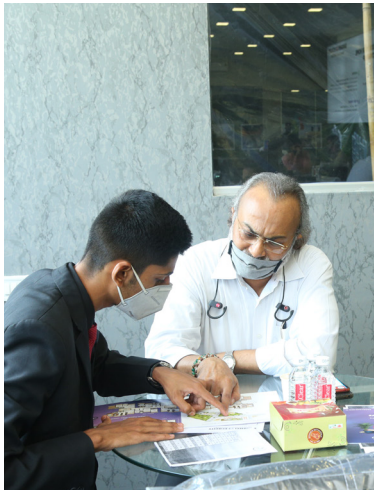
EXCLUSIVE CP MEET AND SALES LOUNGE OPENING AT S3 ECOCITY.

Though the CP Meet was held in bits and pieces and continued throughout the day by following the social distancing norms and necessary precautions, we were extremely happy with the

response of the Channel Partners we got at our site. The Channel partners with whom we were working since 30 years came forward to work with us again. A good testimony by renowned

channel partners encouraged us to raise our benchmark and brought a lot of positivity not only among the buyers but even to us, as a strong internal team.





SANGHVI S3 ECOCITY HAPPY BOOKED CUSTOMERS

The positivity of site is measured by the number of smiles in and around the project. We were happy to showcase a variety of happy faces flaunting their happiness at the site after visiting and feeling the

vibes. Many booked customers gave us candid testimonials and their honest review about the project which helped us get more and more bookings. Check out some happy faces



SANGHVI S3 PARADISE - FESTIVE OFFER

With the festivities around and the re launch of our project with new offers, this festive season Sanghvi S3 Paradise offered a new offer for the end users enabling to pay as low as Rs. 14.98 lacs for a 1 BHK

apartment. In addition, you get free terrace and garden with it. There is no stamp duty, Registration and no GST. On top of it a new home buyer can avail the benefit of PMAY scheme of upto 2.73 Lacs.

READY-TO-MOVE-IN FLATS WITH OC

Free Garden and Terrace



SANGHVI S3 paradise
Affordable Dream Homes
ASANGAON (SHAHAPUR)

NO STAMP DUTY, GST & REGISTRATION

1 BHK STUDIO	₹14.98 lacs*
1 BHK SPACIOUS	₹18.33 lacs*
2 BHK SPACIOUS	₹19.83 lacs*

***ALL INCLUSIVE PRICE | NO HIDDEN COST
AVAIL PMAY SCHEME & SAVE ₹2.73 LACS**

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Free Garden and Terrace Flats



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MUMBAI'S FIRST EVER OPEN WEBINAR FOR CLIENTS

We at Sanghvi S3 Group are extremely proud of being open and transparent about our work ethics. We urged to bring all our customers, new & old on the same webinar all together at one place and had an enriching & interactive session with them. Many queries were resolved and our customers' honest opinions & feedbacks were highly acknowledged by us. Our CMD, Mr. Shailesh Sanghvi was present throughout the meeting and he directly interacted with the end users and inspired them to buy homes during this pandemic, as it is only our "Homes" which protected everyone of us during this crisis and an convenient lifestyle is something which should be every family's NO. 1 priority.



SPECIAL INVITE FOR MUMBAI'S FIRST EVER OPEN AND TRANSPARENT WEBINAR FOR CUSTOMERS

ON FRIDAY 31ST JULY, 2020 AT 4.00 PM

SANGHVI S3 ECO CITY

Near Dahisar Check Post

We take immense pleasure to invite you for the first ever transparent webinar for those who wants to book their dream home at **SANGHVI S3 ECO CITY**



THIS WEBINAR WILL EXCLUSIVELY HAVE CMD SHAILESH SANGHVI TO ANSWER ALL THE QUERIES

Mr. Shailesh Sanghvi
CMD, Sanghvi S3 Group

LAST OPPORTUNITY

Join this webinar to book your dream home and save

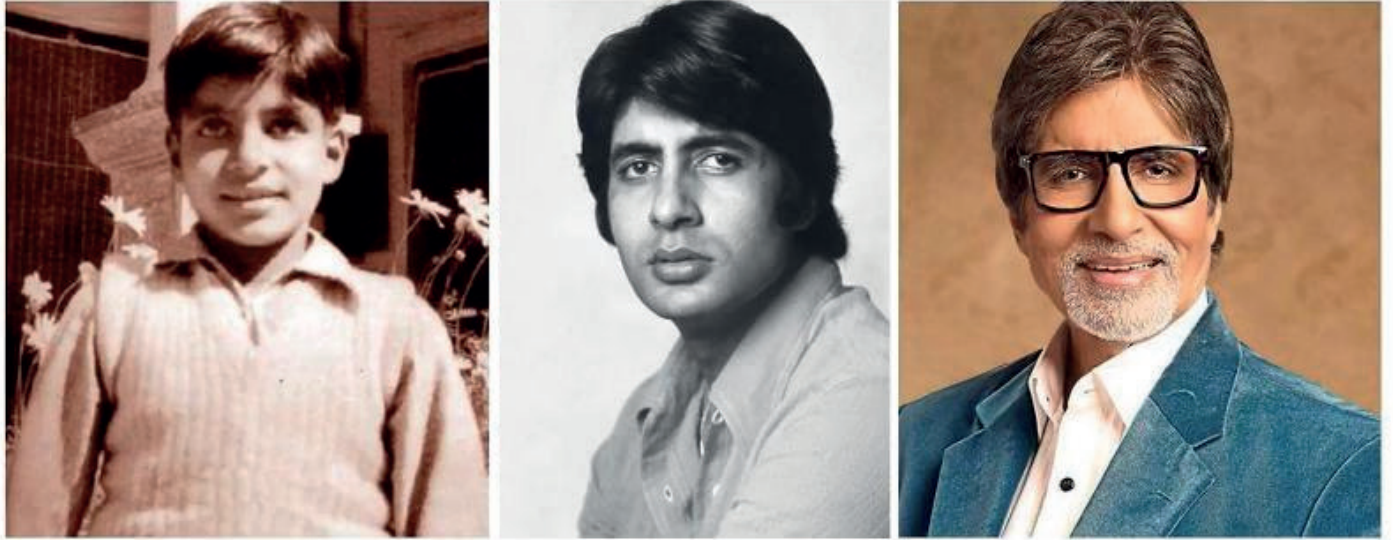
₹ **6 LACS**
ON 1 BHK

₹ **11 LACS**
ON 2 BHK

and avail **1000 psf** guaranteed appreciation

RSVP: INDRAJIT - +91 98925 31067

HAPPY BIRTHDAY SHRI AMITABH BACHCHAN JI & TRIBUTE FOR HIS SPEEDY RECOVERY



Shree Amitabh Bachchan Ji also was diagnosed with COVID 19. Our CMD, Mr. Shailesh Sanghvi, also a die-hard fan of the legend wished for his speedy recovery. Not everyone knows but Mr. Shailesh Sanghvi himself was diagnosed with COVID 19. And after withstanding this situation, he narrated a beautiful video which wished for Bachchan Sahab's speedy recovery as well as paying homage to his iconic movies by lending his own voice

to elevate the charm of the video. As a hearty Fan of Shree Amitabh Bachchan Ji, Mr. Shailesh Ji as usual attempted to do something out of the box. Looking at the current pandemic situation, everyone needs to be motivated. And what even is more inspiring than the real life story of Shree Amitabh Bachchan. To keep on rising even after falling down a hundred times, is narrated thoughtfully in his much

appreciated video. Though it was difficult to narrate such inspiring story in an extremely unique way by including all his movie names and using the voice modulation by Mr. Shailesh Sanghvi, the video was very much acknowledged by Amit Ji's fans and was shared by a large audience across India.



REAL ESTATE NEWS

“ Sentiment in real estate turns positive ”

NEW DELHI: Owing to upturn seen post lockdown, especially in the residential segment, future sentiment for the next six month in the real estate sector has turned positive for the first time in 2020. According to Knight Frank - FICCI - NAREDCO Real Estate Sentiment Index, future sentiment score has climbed to 52 in Q3 2020, up from 41 in Q2 2020.

However, the sentiment remained pessimistic during July-September quarter due to the COVID-19 pandemic. It recorded a significant improvement from the previous quarter low of 22 points to 40 points in Q3 2020.

“ RBI allows banks to restructure loans to realtors on the basis of project ”

The Reserve Bank of India (RBI) has permitted banks to restructure loans to real estate companies on the basis of the project rather than the developer.

It has also indicated that banks can restructure loans drawn by a borrower during the current fiscal, provided the account was classified as 'standard' (not overdue for more than 30 days) as on March 1, 2020.

“ Property sales rise by 112% in Mumbai, rental market also shows upward trend ”

According to official figures, 5,597 sale or conveyance deeds got registered with the state's inspector general of registrations (IGR) in September as against 2,642 documents registered in August. Earlier, in a bid to revive the real estate economy, the Maharashtra government had cut the stamp duty payable on all sale transactions executed and registered between September 1, 2020 and December 31, 2020 by 3 per cent and by 2 per cent for transactions registered between January 1, 2021 and March 31, 2021

“ Builders in Maharashtra to get full FSI when part of land given to BMC ”

Now, builders in the state can utilise the entire floor space index (FSI) of a plot for commercial development when they surrender a portion of the land for public amenities to the BMC. FSI is the ratio that defines how much can be built on a plot.

The state urban development department issued a clarification to this effect on September 25.

Property market sources said the value of such plots could rise 10% to 40%, depending on the portion to be handed over to the BMC for a public road.