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# Sanghvi S3 360° WORLD & BEYOND



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**SANGHVI S3 PROXIMA**  
LINE CONNECTED  
TILAK NAGAR, CHEMBUR

1 & 2 BHK STARTING FROM ₹89.90 LACS

EASY BHI. FLEXI BHI. SMART CONVENIENT PLAN

**PAY 10% NOW**  
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Sanghvi S3 Group has diversified into being an exceptionally rising Real Estate company over the years. With expertise in quality craftsmanship, innovative solutions and sustainable design approach, Sanghvi S3 Group has carved a niche in creating projects that become the 'trend-setters' in the market.

# SANGHVI S3 ECO CITY, 100 DAYS 100 BOOKINGS CELEBRATIONS - 4<sup>th</sup> FEB.

The triumph was possible because of our committed Channel Partners. We were thrilled to show our gratitude for the amazing response & support of our Partners by felicitating their hard work. We are glad to show you a glimpse of our successful Channel Partner Event which was held on 4th February 2021 at our project Sanghvi S3 Ecocity. It was one of the most exclusive events we held, where we achieved "100 Bookings in 100 Days". This milestone was possible due to the immense support and responses of our esteemed Channel Partners. Our rising project Sanghvi S3 Ecocity is coming near Dahisar Checknaka, a lifestyle that is dreamt by many in the midst of a green neighbourhood. The exceptional assistance by our Partners has led to break our own record with the success of making one hundred bookings in a time span of just a hundred days.



# CHANNEL PARTNERS FELICITATION



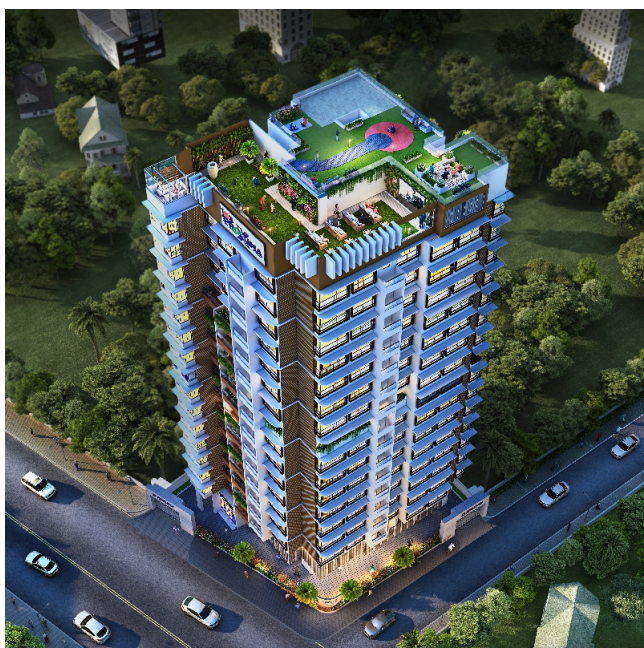
# CHANNEL PARTNERS FELICITATION



# CHANNEL PARTNERS FELICITATION



# S3 PROXIMA, CHEMBUR 10:90 SCHEME



JAB CONVENIENCE, COMFORT  
AUR CONNECTIVITY, SABKUCH HAI YAHAN!  
**TOH AUR Kahi KYU JAANA?**

BOOK KAREIN AAJ HI



Artist's Impression

Call: 022 67470099



0 MIN FROM SCLR LINK ROAD.  
10% AWAY FROM OWNING YOUR HOME.

**SANGHVI S3 PROXIMA**  
Live Connected  
TILAK NAGAR, CHEMBUR

1 & 2 BHK STARTING FROM ₹89.90 LACS

EASY BHI. FLEXI BHI. SMART CONVENIENT PLAN

PAY 10% NOW

90% ON POSSESSION

RERA Registration No. P51800021526 | maharera.mahaonline.gov.in | www.mechemburkar.com

Our project Sanghvi S3 Proxima is an upgrade to a world-class lifestyle at the landmark address of Mumbai, Chembur. We introduced an irresistible offering for the people who desired a smart move into their new homes. The flexible subvention scheme of 10:90, provided our potential buyers to own their dream with the convenience of paying 10% upfront and the remaining amount at the time of possession. This scheme led us to welcome many to the best-connected lifestyle at Sanghvi S3 Proxima, Chembur.

# SANGHVI S3 PARADISE ASANGAON GHAR MAHOTSAV OFFER

Yet another successful launch was our "Asangaon Ghar Mahotsav" at Sanghvi S3 Paradise, coupled with exclusive offers, free furniture after booking a home with us, and exceptional prices of Rs. 14.98 lacs\* for 1BHK & Rs. 20.50 lacs\* for 2BHK. Those who wished for their dream lifestyle in the finest location of Asangaon just couldn't miss out on the opportunity of reserving their new home with us. This special "Ghar Mahotsav" has seen many dreams being fulfilled at the heart of the city's growing landmark - Sanghvi S3 Paradise.



A vertical promotional poster for Sanghvi S3 Paradise. At the top left, contact numbers are listed: 98205 14172 and 7738 389748. The top right features the Sanghvi S3 logo. The main headline reads "BOOK YOUR DREAM HOME WITH US & RECEIVE FREE FURNITURE!" with the tagline "GET WHAT YOU SEE". Below this is a decorative banner for "ASANGAON GHAR Mahotsav AT". The project name "SANGHVI S3 paradise" is prominently displayed, followed by "Affordable Dream Homes" and "ASANGAON (SHAHPUR)". Two pricing options are listed in white boxes: "1 BHK (WITH BALCONY) AT ₹ 14.98 LACS\* (ALL INCL.)" and "2 BHK (WITH FREE GARDEN) AT ₹ 20.50 LACS\* (ALL INCL.)". At the bottom, there is an image of a furnished bedroom and living area, including a bed, sofa, and coffee table. The bottom left contains the MAHARera registration number and website, and the bottom right features the "JV with RIEL" logo.



# SANGHVI S3 ECO CITY 5 KA PUNCH / GUDI PADWA OFFER

Sanghvi Ecocity had come up with an exciting offer for the occasion of Gudi Padwa, "5 Ka Punch" where the customers had to pay just a token of Rs. 5 Lacs on Spot booking of 1 & 2 BHK residences and availed a mega discount of Rs 5 Lacs!



8412 839 839



**PAY ₹5 LACS** TOKEN ON SPOT BOOKING  
& GET A **DISCOUNT OF ₹5 LACS!**  
A LIMITED PERIOD OFFER

**5 KA PUNCH**

LAUNCHING HIGHER FLOORS AT  
**SANGHVI S3 ECO CITY**  
NEAR DAHISAR CHECKPOST

1 BHK AT ₹ 59 LACS	2 BHK AT ₹ 99 LACS
-----------------------	-----------------------

70% CONSTRUCTION COMPLETED



MahaRERA Registration: PS900008323 / #17000006175 | <https://maharera.maharashtra.gov.in> | [www.sanghvis3ecocity.in](http://www.sanghvis3ecocity.in)

## SAMPLE FLAT



\*Actual images





# S3 PREMIER LEAGUE (VS WISEMEN) - 6<sup>th</sup> MARCH

The S3 Premiere league was held between the employees of Sanghvi S3 Group and Wisemen Realty consultants team on 6th March 2021 at Bhayander , Turf. It was an interesting game of 6 matches each of 6 overs.



# DESTINATION CHEMBUR

## **Well-Connected Destination: Chembur**

Thanks to robust connectivity and a developing physical and social infrastructure, Chembur has attracted end-users and investors alike.

**Competitive Edge:** Located in central south Mumbai, with several industries, film studios, and hospitals situated here, there is a constant demand for residential real estate.

**Physical Infrastructure:** Chembur is well-connected to all parts of Mumbai via key arterial roads. Chembur is also located along the Mumbai-Pune route and hence anyone travelling from Mumbai to Pune has to pass through Chembur. The region boasts of a good public transport system with autorickshaws and BEST buses. Mumbai's harbour line has a railway station in Chembur as well. Supporting this is the development of the Monorail along the Wadala-Jacob Circle route, the second phase of the metro project from Ghatkopar to Chembur and the Anik-Panjrapol Link Road (APLR) elevate road stretch and Santacruz-Chembur Link Road (SCLR).

**Social infrastructure:** The world-famous Tata Institute of Medical Sciences is situated in Chembur. World-class hospitals include Apollo Spectra and Surana Sethia. The region also boasts of several renowned educational institutions including St. Gregorios High School, RBK International Academy and Loreto Convent School. Some of the leading film studios are also situated here. The prime office markets BKC and Lower Parel are also fairly close, resulting in the market gaining traction. With residential real estate developing here, Chembur boasts of a number of retail establishments and social spaces including K Stars Mall, Cubic Mall and Bombay Presidency Golf Club.

**Rental Returns:** Residential capital values have shown an annual price appreciation greater than other localities of central Mumbai. The development of the SCLR is positively impacting the market and we can expect prices to appreciate further in the next few years. The rental returns for housing in Chembur are in the range of 2.5-3 percent per annum.

**Future Potential:** Traditionally an industrial suburb, Chembur has evolved as a prime area for residential real estate. The improving connectivity thanks to the various physical infrastructure initiatives, coupled with a robust social infrastructure in place, several developers are launching projects in the area and end-users are evaluating investing in this market.

Source: Times property



# REAL ESTATE NEWS

In a setback to the real estate industry as well as flat buyers, the state government on Wednesday decided not to extend the cut on stamp duty on property registrations. Ready reckoner (RR) rates, though, remain unchanged for the 2021-22 financial year. The slashing of stamp duty in Mumbai from 5% to 2% from Sept September to December 2020, and 3% till March 31, 2021, had boosted residential realty sales.

On a brighter note, the 1% stamp duty waiver for women home buyers, as announced in the state budget on March 8. The concession is only for residential units and not for land. Besides, the concession will not be applicable if there is a male co-owner of the unit.

The RR rates, revised six months ago, would be continued for this financial year, stated the state circular issued. State revenue minister Balasaheb Thorat tweeted that regular rates would be applicable from April 1.

5% STAMP DUTY  
FOR PROPERTY  
REGISTRATIONS  
ESTORED IN MUMBAI  
- TIMES OF INDIA

REFORMS THAT  
COULD HELP  
REAL ESTATE OF  
INDIA, RECOVER FROM  
CURRENT SLUMP  
- FINANCIAL EXPRESS

A combination of these reforms, if implemented, will put the real estate sector on a fast track which the sector has not seen for a long time now.

In order to supplement and help the real estate sector of India, the following reforms may be considered by the concerned authorities to help the real estate sector recover from the current slump, which are long overdue:

**(i) Infrastructure Status:** While the status of 'infrastructure' has been accorded to affordable housing which permits it to obtain benefits such as lower borrowing rates, tax concessions and increased flow of foreign and private capital, the same has not yet been conferred on the real estate sector.

The status of 'infrastructure' has been and is still one of the key demands of the real estate sector, which it has been expecting to be announced in the budget for a long time. Granting the real estate sector the status of 'infrastructure' would help developers to get various benefits, including those mentioned above, and this will also help in the very difficult aspect of raising funds for projects.

**(ii) Land Pooling:** It is seen as an alternative to land acquisition under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 which is more beneficial for a landowner and less expensive for a developer. There is less resistance among the landowners in land pooling as the landowners are not forced to give up their lands but they voluntarily pool their land which is then formed into a large contiguous piece of land. Therefore, further incentivizing land pooling for the developers by the Government by way of reforms in the areas of permitting higher floor area ratio for development on pooled land may be considered. Additionally, clarifications with regard to the tax implications and applicability of stamp duty for land pooling should be given.

**(iii) Streamlining the Procedure for Obtaining Building Approvals:** The processes of obtaining building approvals in each State of India are different which creates inconsistency in obtaining such approvals. While States such as Maharashtra have commenced operations of a single window clearance system for the building approvals, most States in India still do not have such a mechanism in place. Further, a sense of confusion is also created, as in a single State there are multiple laws which correspond to different land areas. For example, there are different legislations which are applicable for lands which are: (i) within municipal corporation areas; and (ii) within Panchayat area. Therefore, a single competent authority along with one overarching legislation with respect granting of building approvals should be made irrespective of under which area of the State the proposed project is being undertaken.

**(iv) Stamp Duty Rates:** The reduction of stamp duty rates with respect to the registration of properties should be considered as a nationwide exercise. While certain States such as Maharashtra, Karnataka and Rajasthan had reduced the stamp duty rates with respect to certain categories of properties to be registered, most States of India have not considered the advice of the Housing and Urban Affairs Secretary to slash stamp duty rates to revive the demand in the real estate sector. Revival of the real estate market due to the slashing of stamp duty rates combined with the low interest rates on home loans has been seen in the State of Maharashtra.

**Conclusion:** The real estate sector, while already being one of the largest contributors to the economic growth of the country and employment, has faced terrible losses due to the lockdown and various other factors, imposed by the government. A combination of the above-mentioned reforms, if implemented, will put the real estate sector on a fast track towards a boom which the sector has not seen for a long time now.