



Jan, 2021 | Year: 06 | Issue 16

Sanghvi S3 360° WORLD & BEYOND

**BUILDING A COMMUNITY THAT IS
SAFE WITH THE SPIRIT OF NEVER ENDING
COMMITMENT & TRANSPARENCY!**



SPIRIT OF MUMBAI - CALENDAR 2021



Amid all the chaos, the spirit of Mumbai and Mumbaikars is something that needs to be acknowledged. The hustle to keep moving ahead even during the Lockdown, we have come across essential works who provided tremendous support and aided us during such a difficult time, also the common citizens who were ready to assist anyone on the go. The city took a break for a few months but we can see everything coming back to rise.

Every field, every sector, industry, businesses, and services saw a change in a blink and are now getting back with force on their feet. A risk of moving ahead amidst the darkness with a hope to find the silver lining, paving a path with a passion to mold obstacles into new chances.

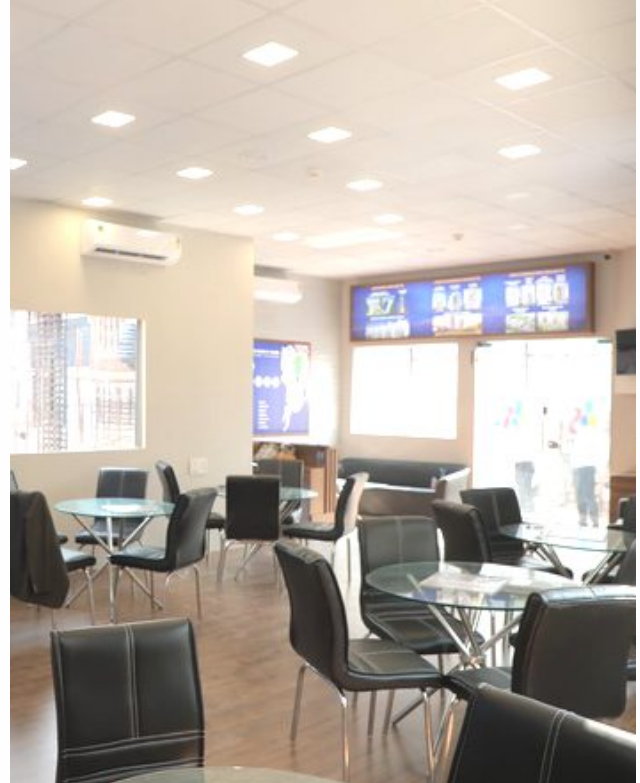
Sanghvi S3 Group salutes each and everyone for the never-ending spirit and being a solid backbone for Sanghvi Family.



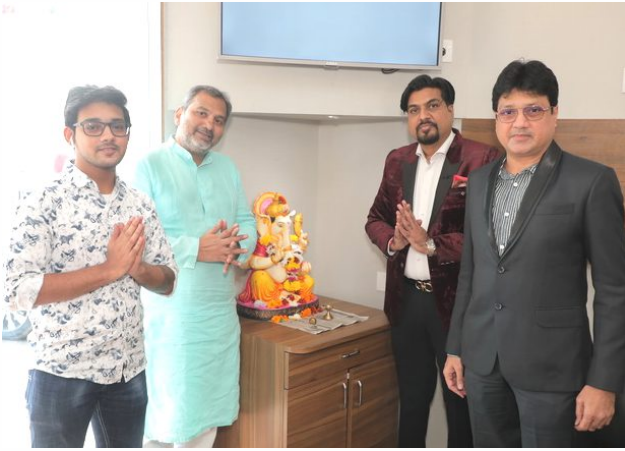
EXCLUSIVE SALES LOUNGE OPENING - S3 PROXIMA

We are delighted to present the exclusive opening of our S3 Proxima Sales Lounge, where we witnessed a number of customers and Channel Partners keeping the social distancing norms in mind. Our project S3 Proxima offers great connectivity as the name suggests granting closeness to almost everything. With utmost convenience in everything in and around the project, we delivered an optimistic ambience for our potential customers while building a wall of trust.

Thanks to the team who assisted every detail and looked into offering the best service to our buyers and Channel Partners.



EXCLUSIVE SALES LOUNGE OPENING - S3 PROXIMA



S3 PROXIMA - MI CHEMBURKAR CAMPAIGN AND CP MEET

mi Chemburkar

CHEMBURKAR WANTS TO STAY IN AND AROUND CHEMBUR WITH
SUPER PLANNING
SUPER LOCATION
SUPER PRICING

Revealing soon **PREMIUM 1 & 2 BHK HOMES** for every chemburkar at Tilak Nagar, Chembur

#RevealingSoon

To know more call 022 67470099
or visit www.mechemburkar.com

RERA Registration No. P51800021526 | maharera.mahaonline.gov.in

The exclusive Channel Partner meet was a huge success, with Channel Partners who have been a close partner for 30 years. The responses from our Channel Partners were optimistic, we even got to see the happy and satisfied faces of our Partners. The meet was held following all the necessary precautions and norms of social distancing. We also witnessed tremendous support from our Partners, including acknowledgment of our project growth.

With the “Mi Chemburkar” Campaign in full swing, we intended to show that the dream avenue to the desired home was here. Marking a path that leads the buyers and Channel Partners to the centrally located address of Mumbai. Sanghvi S3 family made sure to offer a new address that will fulfil all the aspirations & dreams of many.



S3 PROXIMA - RENTAL OFFER CAMPAIGN

In the times, where we understood the importance of home, we also understood how essential it is to own one. We came up with a one time deal where "You Book, We Pay Offer". Acknowledging the ongoing situation we tried to be a helping hand for individuals and families to own their desired home amidst all chaos. The chance to avail yourself of the rental cashback from the day you book.

With a home that connects you to the world, upgrades your way to life in the centrally located address at Chembur. We ought to bring happiness to everyone's face with the satisfaction of owning that "Home" with top amenities, the best living experience, and connectivity. We are glad to let our customers achieve and own their dream home.

SANGHVI S3 PROXIMA
Live Connected Chembur
EXCLUSIVE 1 & 2 BHK

Chemburkar
LIVE IN THE HEART OF THE CITY
AT TILAKNAGAR, CHEMBUR

AVAIL ASSURED RENTAL OFFER
YOU BOOK AND WE PAY YOU RENT BACK

1 BHK ₹ 25,000 PER MONTH	2 BHK ₹ 35,000 PER MONTH
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WORK IN FULL SWING

Site Address: S3 Proxima, Opp Tilak Nagar Police Station, Shanta Jog Marg, Tilak Nagar, Chembur (W), Mumbai - 400 089

Call: 022 67470099 | RERA Registration No. P51800021526 maharera.mahaonline.gov.in



SANGHVI S3 PROXIMA
Live Connected Chembur

THE YEAR-END CALLS FOR A GRAND-NEW OFFERTUNITY!
YOU BOOK. WE PAY OFFER!!

1 BHK ₹ 25,000 PER MONTH	2 BHK ₹ 35,000 PER MONTH
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AVAIL RENTAL CASHBACK FROM TODAY

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

UPGRADE TO 2 BHK @ SANGHVI S3 ECO CITY

Sanghvi S3 Ecocity is a 13-acre township which is located in the lap of luxury near Dahisar Checkpost. The only focus was to bestow the message to upgrade into an exclusive 2 BHK home on the higher floor. The 2 BHK homes made the customers pay only Rs. 96 lacs with "NO" Stamp Duty, GST & Registration Charges. Including these, there was a benefit of Free home automation, air-condition, and a modular kitchen.

Furthermore, the "Badlo Business Ka Pata" Campaign was centered towards the business to an ideal investment at the Western Suburbs iconic landmark. With in-built facilities to match every business needs.

We tried to up our game with an exclusive upgrade for families into a 2 BHK home nestled in nature's nest, with the best living experience, connectivity, and tranquil ambience.



📞 8412 839 839

YOUR DREAM ABODE
WITH ENCHANTING VIEW!

PRESENTING
SANGHVI S3 ECO CITY
NEAR DAHISAR CHECKPOST

HIGHER FLOORS EXCLUSIVE 2 BHK HOMES

2 BHK	DON'T PAY
₹ 96[*] LACS <small>Govt. taxes extra.</small>	STAMP DUTY, GST & REGISTRATION CHARGES

● Maharashtra Registration: P5900008223 / P5900006575 | <https://maharera.maharashtra.gov.in> | Project financed by ICICI Bank and NDC will be provided on request.



📞 8412 839 839

UPGRADE TO

2 BHK

A 13 ACRE TOWNSHIP
IN THE LAP OF LUXURY AT
SANGHVI S3 ECO CITY
NEAR DAHISAR CHECKPOST

GET FREE
HOME AUTOMATION,
AIR CONDITION AND
MODULAR KITCHEN

2 BHK	₹ 96[*] LACS <small>Govt. taxes extra.</small>
DON'T PAY STAMP DUTY, GST & REGISTRATION CHARGES	

70% CONSTRUCTION COMPLETED

● Maharashtra Registration: P5900008223 / P5900006575 | <https://maharera.maharashtra.gov.in> | Project financed by ICICI Bank and NDC will be provided on request.

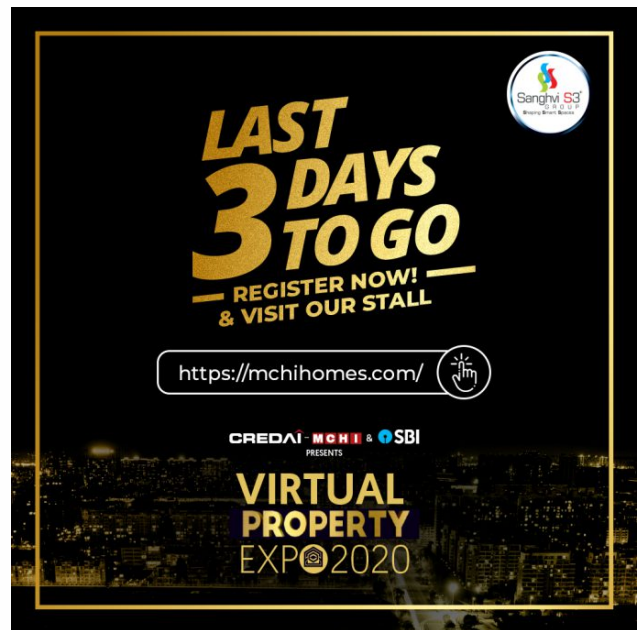
CREDAI MCHI VIRTUAL EXPO

A CREDAI Virtual Property Expo of 2020, was a great opportunity for us, the Sanghvi S3 Group to work towards a new normal. Our virtual expo showcase was held where we received many visitors to our virtual stall. The showcase of our projects was a tremendous success, including many queries related to the project being solved.

We are really glad to have received immense support from our team & everyone who visited our virtual stall and received new information about our projects. The seamless display of our properties through the new normal way turned out to be a safe and secure win-win for us. We got a chance to connect with our potential customers staying indoor and from a safer environment.

Mr. Shailesh Sanghvi, CMD, Sanghvi S3 & Managing committee member of CREDAI MCHI, quote "The new normal for Real Estate Industry is thriving by entering the Virtual World!"

He also says, "We are really glad to have received immense support from our team & everyone who visited our virtual stall and received new information about our projects. The seamless display of our properties through the new normal way turned out to be a safe and secure win-win for us. We got a chance to connect with our potential customers staying indoor and from a safer environment".



SANGHVI S3 ECOCITY
NEAR DAHISAR CHECKPOST

PAY ₹5.99 LACS
TO BOOK YOUR SMART HOMES

2 BHK	₹96 LACS
Govt. taxes extra.	

DON'T PAY
STAMP DUTY, GST & REGISTRATION CHARGES

UPGRADE TO 2 BHK WITH MODULAR KITCHEN, AC HOMES AND HOME AUTOMATION

MahaRERA Registration: P51900008323 / P51900006575 | <https://maharera.mahaonline.gov.in> | Project financed by ICICI Bank and NOC will be provided on request.

CALL 022 - 67470088

SANGHVI S3 ECOCITY
NEAR DAHISAR CHECKPOST

BOOK 2 BHK & GET **FREE**
MODULAR KITCHEN, AIR CONDITION & HOME AUTOMATION

2 BHK	₹96 LACS
Govt. taxes extra.	

DON'T PAY
STAMP DUTY, GST & REGISTRATION CHARGES

MahaRERA Registration: P51900008323 / P51900006575 | <https://maharera.mahaonline.gov.in> | Project financed by ICICI Bank and NOC will be provided on request.

SANGHVI S3 ECOCITY - DUSHERA FESTIVE OFFER

Sanghvi S3 Ecocity is a Project by Sanghvi S3 Group near Dahisar Checkpost that offers a premium lifestyle and a benefit of 1 BHK & 2 BHK finest residences. With the Dusshera around the corner, Sanghvi S3 Ecocity introduced a "Festive Spot Offer" with incredible rewards. With every booking, there was a chance to get an exclusive scratch card & win assured prizes.

Owning a home at Sanghvi S3 ecocity not only had the benefit of owning exciting offers and rewards, but also the privilege of living amidst nature with an uninterrupted hill view.



SANGHVI S3 ECOCITY
NEAR DAHISAR CHECKPOST
PRESENTS

Festive Spot Offer

WITH INCREDIBLE REWARDS

ON EVERY BOOKING, GET AN EXCLUSIVE SCRATCH CARD & WIN ASSURED PRIZES!

1 BHK	₹ 54* LACS <small>Govt. taxes extra.</small>
2 BHK	₹ 96* LACS <small>Govt. taxes extra.</small>

DON'T PAY
STAMP DUTY, GST & REGISTRATION CHARGES

70% CONSTRUCTION COMPLETED

TELEVISIONS, AIR CONDITIONERS, GOLD, DISCOUNTS, LAPTOPS & SMARTPHONES

MahaRERA Registration: P51900008323 / P51900006575 | <https://maharera.mahaonline.gov.in> | Project financed by ICICI Bank and NOC will be provided on request.

GRAND DIWALI AT SANGHVI S3

This year Diwali was celebrated with the new normal norms. We at Sanghvi S3 offered an upgrade to the lifestyle with the grand move into premium homes. With the "Diwali Dhamaka" limited period offer, our buyers beheld & encountered a 25,000sq. ft. and more at Rs. 5000/- PSF only. This made owning a home for our buyers amidst nature achievable.

You can witness the bright faces of our team members as they celebrate the Grand Diwali at Sanghvi S3, like a big happy family. Check out the images where you can see pure happiness on everyone's face.



REAL ESTATE NEWS

RECORD RESIDENTIAL SALES MOMENTUM IN Q4 HELPS CUSHION DIP IN 2020 PERFORMANCE

Although residential real estate bottomed out in 2020 against the previous peak of 2014, the October-December quarter has provided strong revival signs with home affordability being at its all-time best.

While the ongoing Covid19 pandemic has delivered a hard blow to the residential real estate, last quarter of the chaotic year has helped in softening the impact with gradual improvement in the sales momentum.

Top seven property markets across the country have seen total home sales of over 1.38 lakh units in 2020, on-year decline of 47%. However, amidst varied offers and discounts, these top 7 cities saw robust sales of around 50,900 units in the fourth quarter, rebounding to 86% of the activity seen in the corresponding period in 2019, showed data from Anarock Property Consultants.

Record-low home loan rates, price correction, government's tax incentives and stamp duty reduction in states like Maharashtra and Karnataka have enabled the current quarter to cushion the decline in annual sales activity.

According to property brokers, the uptrend in housing sales is visible across all the key markets as the pandemic has made them realise the need for a bigger home. While initially the preference was for ready properties, now the under-construction projects are also witnessing good traction.

- Economic Times

DEVELOPERS EXPECT MALL OCCUPANCY TO REACH PRE-COVID LEVEL BY MARCH

One major attraction for retailers is the new revenue-share model that they have switched to from rentals in which they paid a high fixed monthly sum to the mall owners.

- Economic Times

MUMBAI LOOKS TO WORK FROM BIGGER, CHEAPER HOMES

Average ticket sizes have grown to Rs 1.5-2 crore in the city up from around Rs 1 crore before the pandemic, developers and industry insiders say.

People are looking to upgrade to bigger homes due to work from home and online education coupled with the record low housing loan rates, price correction and stamp duty benefit. This is the best situation one can be in terms of buying a property," said Himanshu Parekh, property consultant operating in south and central part of Mumbai.

According to him, the rising preference for bigger size apartments is visible across segments including luxury homes that are also selling faster.

- Economic Times



MAHARASHTRA CABINET APPROVES 50% REDUCTION IN PREMIUM FOR REAL ESTATE PROJECTS

Maharashtra cabinet approves 50% reduction in premium for real estate projects under the new DCPR rule 2034 across the board for on-going and new projects upto December 31, 2021. NEW DELHI: Maharashtra cabinet on Wednesday approved 50% reduction in premium for real estate projects under the new Development Control and Promotion Regulations (DCPR) rule 2034 across the board for on-going and new projects upto December 31, 2021.

This also includes concessions in the premiums levied by all planning authorities/local administrations in the state.

This decision however comes with a condition that builders will have to pay premiums based on the 2019 ready Reckoner (RR) rates or the 2020 rates, whichever is higher.

Builders who opt for the 50% reduction in premiums will also have to pay the entire stamp duty when they sell flats to buyers by giving an undertaking to the local bodies.

Currently, the various FSI premiums/fungible FSI and payments for other concessions account for between 25-33% of the overall project (including land), according to ICICI Securities. According to ICICI Securities, with reduced cost of premiums, a developer can look to pay the entire approval cost upfront and potentially launch a new project at an attractive price owing to cost savings and drive higher sales bookings during the initial launch of a project. Soon after the lockdown started, the Maharashtra government appointed a committee under HDFC chief Deepak Parekh, which suggested cuts in stamp duty and premiums.

In August, the state government had announced the reduction in stamp duty on property registrations to 2% for transactions between September 1 and December 31 from 5% earlier. The stamp duty will be 3% for agreements to be registered between January 1 and March end.

- ET REALTY

SANGHVI S3 ECOCITY, NEAR DAHISAR CHECKPOST - WORK IN FULL SWING

