



July, 2021 | Year: 06 | Issue 18

Sanghvi S3
360°
WORLD & BEYOND

SANGHVI S3 ECO CITY

NEAR DAHISAR CHECKPOST

LAUNCHING

HIGHER FLOORS

SPACIOUS HILLVIEW SUNDECKS

BIGGEST CARPET AREA

1BHK

₹ 63 LACS
ONWARDS*

2BHK

₹ 99 LACS
ONWARDS*

3% STAMP DUTY





Witness the happy and content faces of our customers during the recent booking at Sanghvi S3 Ecocity, Near Dahisar Check Naka. With amazing prices for 1BHK and 2BHK residences and 3% Stamp Duty Benefits with other exclusive benefits. Our customers who booked their homes with us are all set to experience an upgraded and premium lifestyle that is close to nature and conveniences of the city.

WAKE UP EVERY MORNING WITH NATIONAL PARK VIEW

WELCOME TO A HEALTHY LIVING AT SANGHVI S3 ECOCITY

Here, luxurious lifestyle comes with multiple health benefits. Being surrounded by nature, it improves complete health, both physical and mental. Due to our busy lifestyles, there is a general human tendency to develop many city-centric illnesses. The biggest gift to its resident, the green

healthy living of Sanghvi S3 EcoCity is to help reduce stress and depression. In addition to this, according to the study, the luxurious nature boosts the immune system, lowers blood pressure, and increases energy level. To sum up, Sanghvi S3 EcoCity offers a complete package of joy of healthy living.





SPACIOUS HILL VIEW SUNDECKS

Introducing homes with Spacious Hill View Decks at Sanghvi S3, where you can witness an uninterrupted panorama. Come, reside close to nature's paradise and encounter bliss every day without having to step out of your house. Wake up to the birds chirping as your alarm, watch the sky changing colours, or just spend your evenings reading a book with a cup of tea by your Spacious

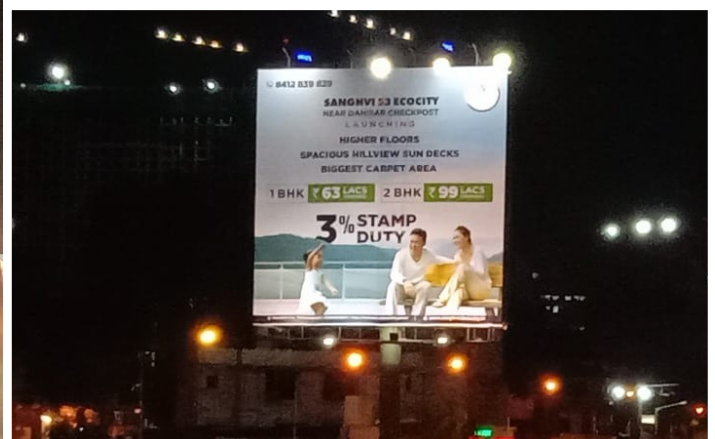
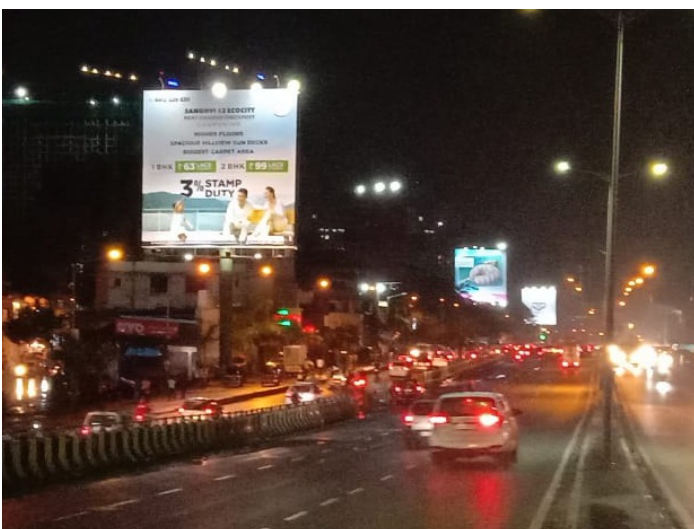
Hill View Deck. Celebrate precious moments with your loved ones by enjoying the awe-inspiring view of the hills and mists and live everyday to the fullest. Get set for the cozy spacious deck where you can hold a Barbeque party or a small get-together with your close friends amidst the stunning hill view or set up and nurture your own private mini garden.



A BIG LAUNCH

Witness the grand launch of Sanghvi S3 Ecocity, Near Dahisar Check Post, with exclusive prices of 1 BHK starting at ₹63 lacs* and 2 BHK at ₹99 lacs*. Plus the launch of Higher Floors, Spacious Hill View

Decks, Bigger Carpet Area with a 3% Stamp Duty Benefit. Here's a stunning living experience amidst nature's paradise that is still close to the bustle of the city.



SANGHVI S3 ECOCITY ONLINE CP MEET - 21st MAY

Due to the pandemic, we held an online CP meet for our esteemed Partners with unlimited growth and expansion opportunities. The exclusive virtual CP meet was held on 21st May 2021, at 4.30 pm that was led by Panelists, Mr. Shailesh Sanghvi - CMD Sanghvi S3 Group, Dr. Ajay Dubey - FMBPDA President, Kalpesh Valia - Real Estate Agent, Association of Kandivali Secretary. The Virtual event was a one-of-a-kind chance for our CPs to avail all the opportunities they couldn't afford to miss. With unmatched offers and opportunities, Sanghvi S3 Ecocity was a grand success with an amazing response from our CPs.



INVITE

Join The Exclusive Virtual CP Meet

Inviting our esteemed Channel Partners to be a part of our special Virtual CP Meet. Unveiling one of the most promising opportunities and benefits that will help you to grow and achieve your ambitions, at our project

SANGHVI S3 ECOCITY NEAR DAHISAR CHECKPOST

YOU MAY ASK, WHY BE A PART OF THIS VIRTUAL MEET?

BECAUSE WE ARE INTRODUCING YOU TO OPPORTUNITIES THAT YOU CAN'T AFFORD TO MISS ON, LIKE :

- ▶ 2% WAIVER ON STAMP DUTY
- ▶ ATTRACTIVE CP LADDER
- ▶ OFFERING YOU BUY BACK WITH APPRECIATION
- ▶ LAUNCHING HIGH RISE SUNDECK HOMES
- ▶ LAUNCHING HIGH STREET - ONE STOP SHOPPING & COMMERCIAL DESTINATION

PANELISTS



SHAILESH SANGHVI
CMD
SANGHVI S3 GROUP



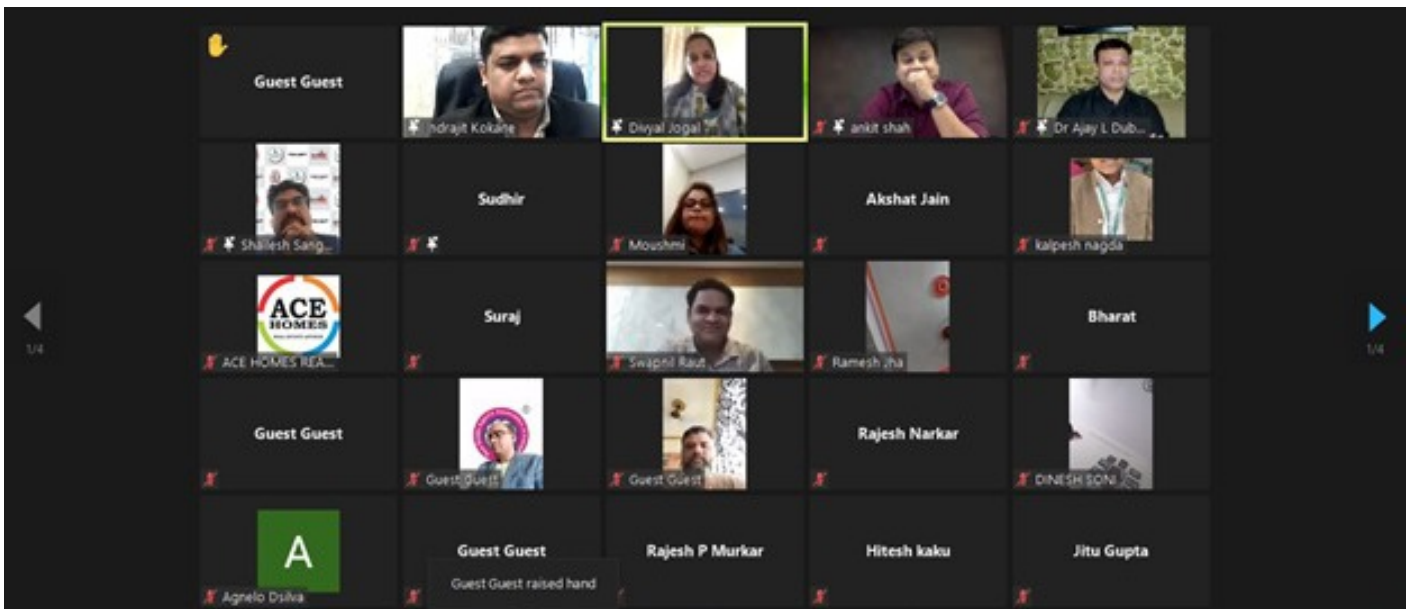
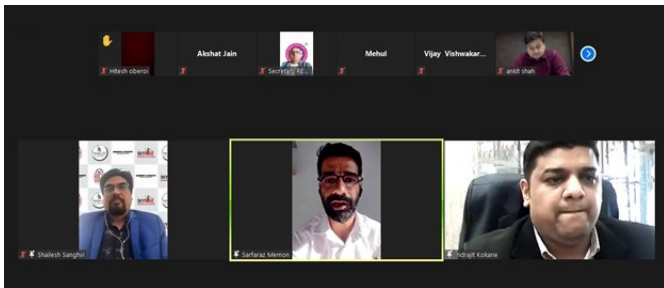
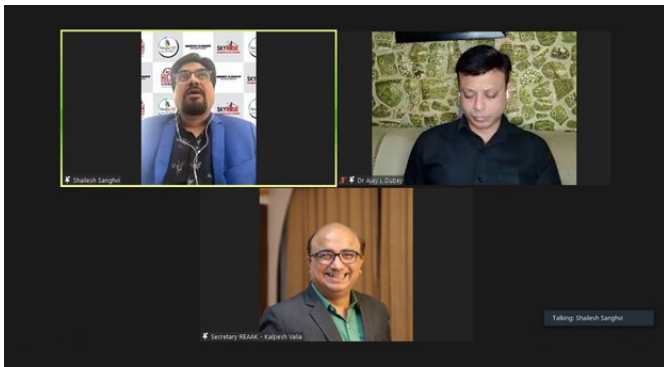
DR. AJAY DUBEY
FMBPDA PRESIDENT



KALPESH VALIA
REAL ESTATE AGENT,
ASSOCIATION OF
KANDIVALI SECRETARY

FRIDAY | **MAY 21** | 4:30 PM

RSVP: INDRAJIT: +91 98925 31067



Presenting Sanghvi S3 High Street which is a rising commercial and retails address with everything any business would need. From exemplary commercial spaces to perfect retail spaces, Sanghvi S3 High Street offers them all. Get ready to enter the avenue of endless retail opportunities for you to grow and expand your business. It is set to offer Smart Partnership Opportunity where you can "Sell Big, Pay Small". Discover the best chance to reach new frontiers with the right spaces, facilities and amenities.

S3 HIGH STREET

THE FUTURE OF RETAIL SHOPPING

SELL BIG **PAY SMALL**

SMART PARTNERSHIP OPPORTUNITY



AVAILABLE UNDERCONSTRUCTION & READY SHOPS WITH OC

SMALL TO BIGGER SIZES SHOPS FOR SALE / LEASE AT 13 ACRES TOWNSHIP OF 1500 FAMILIES.

AMPLE PARKING SPACE | 2 MINS FROM WESTERN EXPRESS HIGHWAY
2 DP ROADS CONNECTING HIGHWAY

IDEAL FOR

- Offices
- Super Market
- ATM
- Dance & Yoga Classes
- Café
- Beauty Parlour / Salon
- Banquet
- Clinics
- Hotels
- Chemists
- Gym
- Banks

BENEFITS

- Walk to work
- 2 mins from W.E.H
- 250+ families already residing
- 1500+ families to come
- Easy Commute
- Ample Car Parking



PROMOTING SOCIAL AWARENESS AT SANGHVI S3 ECO CITY

Ecocity signifies the conservation of nature and the environment. And so does our responsibility towards our surroundings and conserving the resources in a way that sustains it for the future as well. At Sanghvi S3 Ecocity, social awareness was

promoted with the thought of inculcating the values of saving nature, planting more trees, saving water as well as keeping the city clean with the tagline of "My City, My Responsibility".

8412 839 839

MY CITY
MY RESPONSIBILITY
SANGHVI S3 ECO CITY

www.sanghvis3ecocity.in

8412 839 839

JAB SAARE CONVENIENCES HAI YAHAN TOH AUR KAHI KYUN JANA?
UPGRADE NOW!!
SANGHVI S3 ECO CITY

MY CITY - KEEP CITY CLEAN
MY RESPONSIBILITY

www.sanghvis3ecocity.in

8412 839 839

ADDRESS JO DEIN AAPKO ZABARDAST RETURNS!
UPGRADE NOW!!
SANGHVI S3 ECO CITY

MY CITY - PLANT TREES
MY RESPONSIBILITY

www.sanghvis3ecocity.in

8412 839 839

EASY CONNECTIVITY KI PAKKI GUARANTEE
UPGRADE NOW!!
SANGHVI S3 ECO CITY

MY CITY - SAVE WATER
MY RESPONSIBILITY

www.sanghvis3ecocity.in



S3 PROXIMA - GHATKOPAR REAL ESTATE ASSOCIATION (GREA) MEET

We were exhilarated to welcome our esteemed Channel Partners to witness and be a part of the Special Site Preview of S3 Proxima at Chembur and to offer an exclusive opportunity of having brunch with our CMD Mr. Shailesh Sanghvi. The event in alliance with Ghatkopar Real Estate

Association was held on 24th June 2021, from 11 am to 3 pm was a grand success. There were special benefits to GREA members. Our Channel Partners were satisfied and completely delighted after the successful launch of the event.

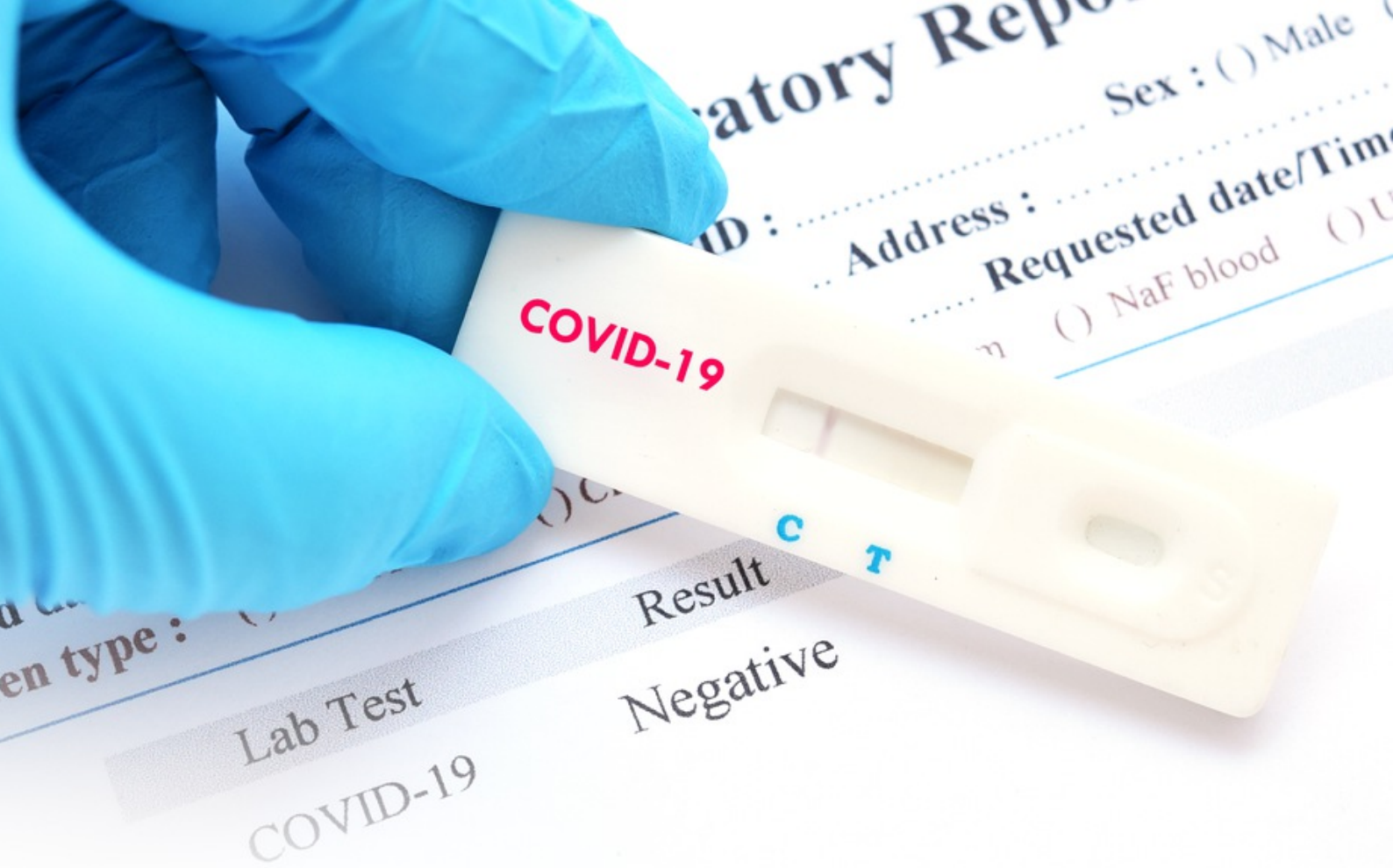


DHWAJA VIDHAN AT DOMBIVALI JAIN MANDIR

SHANKHESHWAR NAGAR DOMBIVALI JAIN MANDIR - 16TH ANNIVERSARY

On the occasion of 16th Anniversary of Jain Mandir of Shankheshwar Nagar, Dombivali, the Dhwaja Vidhan ceremony was performed by CMD of Sanghvi S3 Group - Shri Shailesh Sanghvi on 22nd June. Here are some snapshots of the auspicious event.





COVID TESTS FOR LABOURERS

At site Sanghvi S3 Ecocity, free of cost covid tests were done for staff members & labourers in order to ensure covid free site.



DENGUE AND MALARIA AWARENESS

A free awareness lecture and tests for Dengue malaria were performed by MBMC at site Sanghvi S3 Ecocity recently. Number of workers were given information about the disease and precautions to be taken against it.



PRESTIGIOUS MOMENT FOR SANGHVI FAMILY, SAIDHAM TEMPLE AT MIRA ROAD CELEBRATES ITS 25TH ANNIVERSARY

The 25th anniversary of Saibaba temple built by Sanghvi Group at Mira Road was celebrated on 19th May 2021. The Saibaba temple at Mira Road known as Saidham is a particularly famous landmark and is considered as "Mini Shirdi" by its many devout worshippers. The temple sees more than a 1000 worshippers each day and over 20,000 worshippers on Thursdays.



REAL ESTATE NEWS

REAL ESTATE MARKET TO TOUCH \$1 TRILLION BY 2030, HOUSING DEMAND REVIVES DESPITE COVID-19: HOUSING SECRETARY

India's real estate market is expected to touch \$1 trillion by 2030 as demand for housing recovers from the "setback" caused by the first and second waves of the COVID-19 pandemic, a top government official said.

"The size of the real estate sector was around \$200 billion two-three years ago. We expect the real estate market to touch \$1 trillion by 2030," Durga Shanker Mishra, secretary in the housing and urban affairs ministry, said at a conference on July 21.

Rising demand for housing and reforms of the past seven years such as the Real Estate (Regulation and Development) Act, the Model Tenancy Act and steps taken to facilitate doing business in India will drive the market, Mishra said at the event titled 'Real Estate - Creating Demand: The REset 2021 and Beyond,' organised by the Confederation of Indian Industry.

Mishra said employment in the real estate sector is poised to rise. "Our prediction for the future is that around 7 crore (70 million) people will be employed in this industry," he said. The number of people employed in the real estate sector was 55 million in 2019.



SECTION 80EEA: DEDUCTION ON HOME LOAN INTEREST FOR AFFORDABLE HOUSING

First-time home buyers in India enjoy additional deductions on income tax, mainly under two sections of the income tax law, if they buy an affordable property with the help of home loans. Specific provisions have been made in the Income Tax Act, 1961, to offer exemption to first-time home buyers for purchase of low-cost homes. Offered over and above the benefits enjoyed by other categories of buyers, the benefits to first-time home buyers in India are offered under **Section 80EE and Section 80EEA.**

Launched in the 2019 Budget, Section 80EEA helps first-time home buyers to save an additional ₹1.50 lakhs per year against home loan interest payments. This rebate is over and above the ₹2-lakh-deduction limit allowed under Section 24 (b). However, the deduction under Section 80EEA is linked to the cost of the house and is extended on the purchase of housing units worth up to ₹45 lakhs.



MUMBAI RECORDS OVER RS 4,000-CRORE LUXURY PROPERTY DEALS IN JANUARY-JUNE PERIOD

The country's financial capital has recorded transactions worth over Rs 4,000 crore in the first half of 2021, showed data from Square Yards. The performance indicates a good run following the second half of 2020 when it started witnessing an uptrend after almost half a decade.

Sales of luxury apartments in central and south Mumbai, priced at Rs 15 crore and more, had been sluggish before the pandemic hit and now these micro-markets are leading the deal conclusion.

According to the report, more than 45% of the homes purchased in the above Rs 15 crore category were priced between Rs 15-20 crore while 40% were priced at Rs 20-30 crore. Less than 10% of the transactions fell in the Rs 30-50 crore budget bracket while homes priced above Rs 50 crore formed 7% of the total share.

Nearly 60% of the total transactions captured came from residential projects in Lower Parel. Around 60% of the total transactions were registered at 2% stamp duty indicating that the slashed stamp duty charges spurred a major uptick in the luxury segment in Q1, 2021. Higher floors were more preferred by luxury property buyers as 34% of the transactions recorded were for units on the 40th and above floors.



GST APPLIES TO MAINTENANCE FEES OF CO-OPERATIVE HOUSING SOCIETY: AAR

MUMBAI: Recently the authority for advance rulings (AAR), Maharashtra bench, has held that goods and services tax (GST) is chargeable against the maintenance charges collected by a co-operative housing society (CHS) from its members, if it is in excess of ₹7,500 per month. The AAR took into consideration a retrospective amendment dating back to July 1, 2017, made by the Finance Act, 2021, whereby a co-operative housing society (CHS) and its members are treated as 'distinct entities'.

This is the first ruling, post the amendment. Thus, the CHS has to collect and pay GST on the amounts received against maintenance charges from its members, as it is a 'consideration' received for supply of goods and services, held the AAR. According to a government circular, a CHS has to levy and collect GST at 18% on the maintenance charges, if these exceed ₹7,500 per month per member. However, it should be noted that smaller CHS' with an annual turnover of ₹20 lakh or less do not have to register and consequently do not have to comply GST obligations.



UNLIMITED OFFERS AUR
KHUSHIYAN SANG LAYA
**GHAR KHAREEDNE KA
SHUBH MUHURAT HAI AAYA!**

SANGHVI S3 
paradise
Affordable Dream Homes
———— 1 & 2 BHK HOMES, ASANGAON ————

READY TO MOVE IN AT ASANGAON
7 MINUTES FROM ASANGAON STATION



EXPERIENCE AN UNMATCHED LIFE
WITH EXCLUSIVE LIFESTYLE AMENITIES
AT

SANGHVI S3 PROXIMA
Live Connected

TILAK NAGAR, CHEMBUR

1 MIN FROM SCLR & EASTERN EXPRESS HIGHWAY



Artist's impression

