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Sanghvi S3 360° WORLD & BEYOND

NEW LAUNCH

S3 SKYRISE

LIVE THE HIGH LIFE



Artist's impression

Visit: <https://youtu.be/3ZcfkBqYvT0>

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Sanghvi S3 Group | Sanghvi S3 Group | SanghviS3Group | sanghvis3

LAUNCHING OF **S3** SKYRISE, NR. DAHISAR CHECK POST

On the auspicious occasion of Akshaya Tritiya, the Sanghvi **S3** Group added a new jewel to its lifestyle treasure trove with the unveiling of '**S3** Skyrise', an abode of luxury amidst the skies with a range of exclusive offers & discounts to cherish your festivity zest. With 1 & 2 BHK thoughtfully planned apartments in a strategic & aspiring locale of Dahisar, Mumbai, **S3** Skyrise is a 39 storey exemplar lifestyle

tower spread across 13 acres of land to strike a perfect balance of work, life & play and give you the joy of living with an array of modern amenities that is nestled in the lap of nature's luxury! The blessings of festivity welcomed impeccable response & amazing sales, leaving very few inventories to stock up on!



SOME OF THE PROUD FLAT PURCHASERS OF **S3** SKYRISE



LIVE IN THE CENTER OF SUNRISE & SUNSETS
LAUNCHING A HOME FULL OF FORTUNES!

THIS
AKSHAYA TRITIYA
UNVEILING A 'SKYRISE' LIVING.

S3 SKYRISE
LIVE THE HIGH LIFE

SAVE THE DATE
FROM 29TH APRIL, 2022 TO 4TH MAY, 2022

www.sanghvis3skyrise.com





May 3, 2



SANGHVI **S3** PROXIMA

Live Connected Chembur

Often our work & personal lives are rushed & mashed together in the blur of activities around a fast-paced world. Offering you the comfort & solace you seek, the Sanghvi **S3** Group presents a lifestyle marvel - **S3** Proxima, that aspires to proximize the blessings of an urban living. With peerless luxury, **S3** Proxima in a well-thought out locale of Tilak Nagar, Kurla offers seamless connectivity across Mumbai's cityscape linking highways, metros & local trains stretching across the western & central

suburbs, offering doorstep conveniences of leisure with shopping malls, hospitals, commercial hubs and schools around the vicinity. A treat for its residents, **S3** Proxima, a 16 storey luxe tower curates a fine & extravagant **S3** club to appease the elite in you with roof-top indulgences & Mumbai's first ever open air dolby theater along with urban amenities like game zones, yoga corner, gazebo, terrace garden etc. to grant you the best of a contemporary lifestyle!



SITE & SAMPLE FLAT SNIPPETS - **S3** PROXIMA



SANGHVI S3 ECO CITY

NEAR DAHISAR CHECKPOST

Granting you the bliss of new beginnings, Sanghvi **S3** Group featured a special '3 Ka Tadka' offer on its choicest project - Sanghvi **S3** Ecocity on the auspicious occasion of Gudi Padwa. The special '3 Ka Tadka' offer attracted aspiring homebuyers featuring 3% stamp duty, fully furnished residences & fully automated homes in a progressive locale near Dahisar check post. A lifestyle in nature's paradise on one of the tallest towers in the vicinity, Sanghvi **S3** Eco City features bespoke homes starting at Rs. 67 lacs & an array of urban amenities with spacious hill view decks to enjoy the golden hour of the day & solace a gleaming night in & around a healthy township!



Chaalis Saal Bemisaal

SANGHVI **S3** ECO CITY

NEAR DAHISAR CHECKPOST



ACTUAL VIEW FOREVER

3 KA TADKA

3%
STAMP
DUTY

**FULLY
FURNISHED
HOMES**

**FULLY
AUTOMATED
HOMES**

REFERENCE IMAGE

ROYAL ENFIELD WINNER - PROPVILLA REALTY



Sanghvi **S3** Ecocity, 40 Years Campaign - Lucky Draw

On the occasion of 40 years campaign Sanghvi **S3** Group inspired the channel partners and associates for project Sanghvi **S3** Ecocity by organizing a lucky draw for them. The lucky winner who got the gift of Royal Enfield bullet was Propvilla Realty Pvt Ltd.

Visit: <https://youtu.be/o871sLh3kNw>

CONSTRUCTION UPDATES

SANGHVI S3 ECOCITY NEAR DAHISAR CHECKPOST

S3 orchid 22nd slab completed. **S3** woods 21st slab completed.
Internal external finishing work in progress



S3 Woods



S3 Orchid



14th slab in progress



S3 Premier League Takes Off

A pump to your enthusiasm & a boost to your sportsmanship Sanghvi S3 Group launched its S3 premier league, a tournament for the employees of the Sanghvi S3 Group across all its branches. The cricket tournament witnessed determined athletes giving their best shot in winning the trophy. This season served a visual delight as employees showcased the same thrilling action on the players field as in work!





A SEASON OF THRILLING ACTION IS HERE

We Cordially Invite You to



FOUR TEAMS ONE CHAMPION





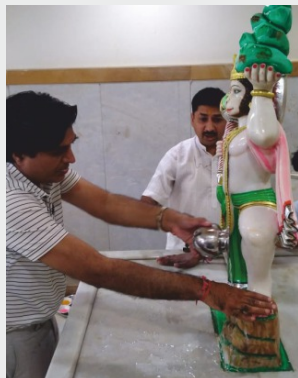

DATE :- 20TH MAY FRIDAY

TIME :- 4.30 PM ONWARDS

VENUE :- HIGH SCORE TURF BHAYANDER (WEST)

SHREE HANUMAN JANMOTSTAV

Shree Hanuman Janmotsav was celebrated at Shree Sankabhav Hanuman mandir at Sanghvi S3 Ecocity, Nr. Dahisar chk post on 16th April, near Dahisar Checkpost. Here are few snapshots..

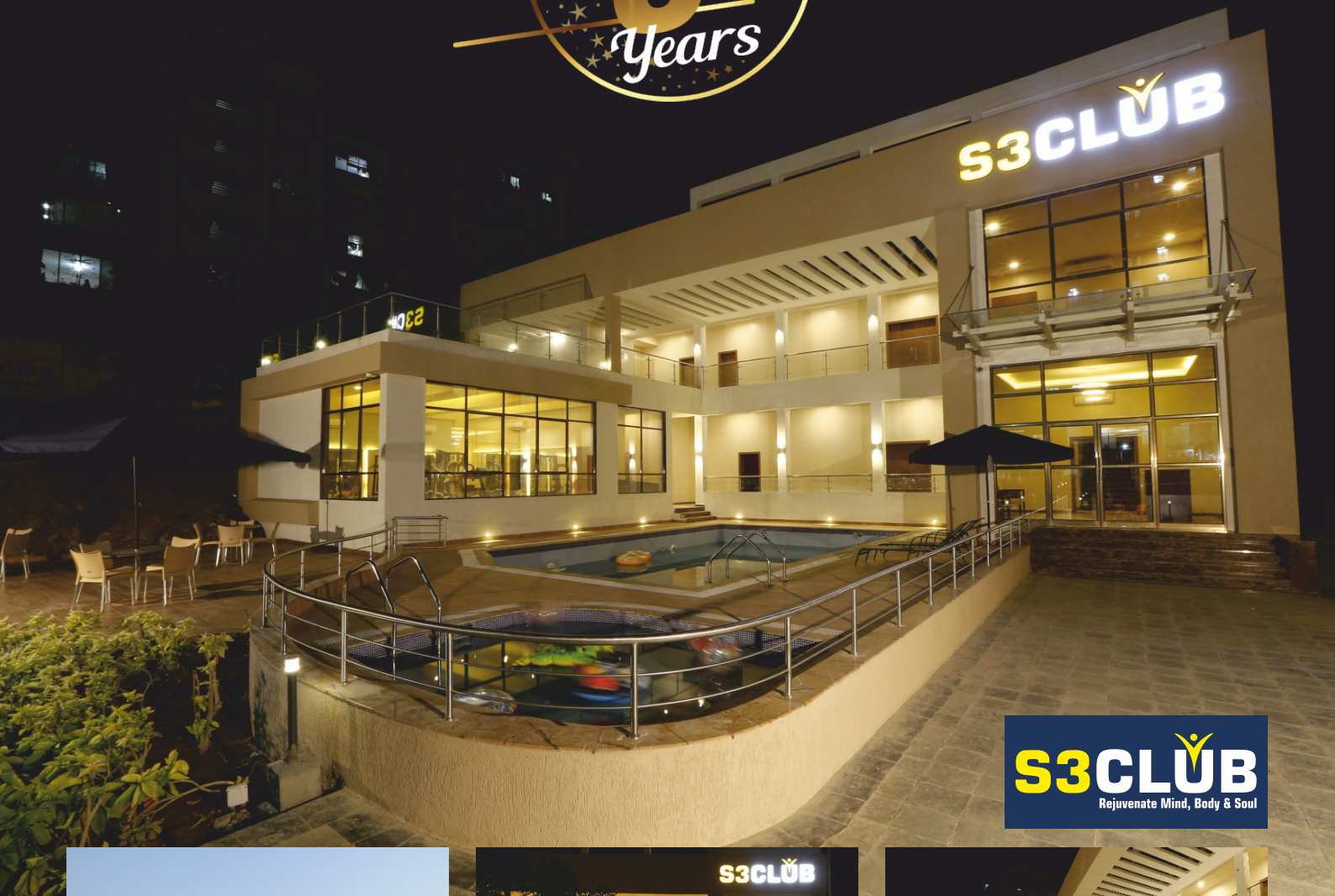


A spectacular retreat to rejuvenate your body, soul & mind, The Sanghvi S3 Group launched its S3 clubhouse located in the hillock of eco-friendly & award winning 13 acre township of western suburb - Sanghvi S3 Eco City. The luxuriant 10,000 sq.ft clubhouse across the foothills of Sanjay Gandhi National Park, offers Mumbai's first ever

open dolby theater, a well-equipped gymnasium, twin pool, multipurpose hall, swanky kids play area, games room & meditation areas to relax & focus, The S3 club is a perfect & grand space to unwind & reset your lifestyle in serenity away from the city!

SANGHVI S3 ECOCITY

IS PROUDLY CELEBRATING THE



Actual Photographs

MPL 8 KICKSTARTS WITH FELICITATION OF COVID WARRIORS AT A GRAND PRELAUNCH EVENT

CSR TOURNAMENT ORGANIZED FOR CONSTRUCTION WORKER'S KIDS

After a pause in the unstoppable successful journey of 7 years due to pandemic, the MCHI Premier league bounced back bringing in Eighth edition of MCHI Premier League. A grand Prelaunch ceremony of MPL 8 took place at MCA Club, BKC on 23rd February 2022. The event was graced with presence of **Guests of honor - Mr. Russell Fernandes, Associate Vice President & National real estate head, Times Group, Dr Hemant Deshmukh, Dean, KEM hospital, Dr Balkrishna Adsul, Dean, Seven Hills hospital, Dr. Smita Chavan, Additional Dean, Seven Hills Hospital Celebrity Guest - Ms.Nehal Chudasama, Miss Diva, Mr Boman Irani, President, Mr. Dhaval Ajmera, Secretary, Mr Pritam Chivukula, Treasurer, Mr Shailesh Puranik, Vice President, Mr Bandish Ajmera, Committee Member, Mr. Shailesh Sanghvi, Sports Convener, Mr Naman Shah, Convener, Youth Wing, Ms Mona Ajmera, Chairperson, Women's Wing.**

This edition of MPL 8 was a "Tribute to Covid warriors" who

had done commendable duties at the forefront during the fierce battle against pandemic. At event, CREDAI MCHI felicitated Doctors, Nurses, Policemen, Sanitation workers and Media who kept alive the spirits of citizens.

The day-night tournament boasted of Eight teams representing: - Ajmera Realty, BKP, TMGL, NITCO, Sethia Infrastructure, Paradigm Realty, Lashkaria Group & Rustomjee

Speaking on this occasion Shailesh Sanghvi, Sports convener of CREDAI MCHI said "Being fond of cricket I have always wanted to make a difference for the society through it and MPL gives a perfect opportunity of giving back to society. In this season, along giving the site laborers kids a platform to enhance their interest in sports, we are also paying tribute to covid warriors for the remarkable job done by them"



B.Kandhari lifts the MPL-8 (Tribute of Covid warriors) Championship trophy, Rustomjee finishes as a runner up

Presentation ceremony was graced by Presence of Chief guest – Mr. Gopal Kabra , Group President and MD of RR Global & Celebrity Guest – Ritika Khatnani , Ms. Diva Supranational 2021
CREDAI MCHI donates Rs. 2,01,000/- to NGO Mumbai mobile crèche for labourer's kids

A spectacular friendly match played between
CREDAI MCHI youth wing Vs NAREDCO Next Gen



Bowling out all the the wickets of Rustomjee team in just 75 runs, B.Kandhari won the MPL-8 Grand finale by 40 runs. The champions and runners up team were awarded in the memorable presentation ceremony graced with presence of Chief guest – Mr. Gopal Kabra, Group President and MD of RR Global & Celebrity Guest – Ritika Khatnani , Ms.Divya Supranational 2021, Mr.Boman Irani – President, Mr.Dhaval Ajmera – Secretary, Mr. Shailesh Sanghvi – Sports convener & committee member, Mr. Naman Shah – Youth wing convener ,Mr.Rajesh Prajapati – Committee member & Mr. Keval Valambia – COO of CREDAI MCHI, Mr.Prateek Sathe – EVPL Associate environment services, Mr. Sankalchandji Sanghvi – Founder Chairman, Sanghvi Group & Mr. Sanjay Dutt – MD & CEO Tata Realty.

On the same day CSR Tournament for labourers kids was played with fun and frolic boosting the sportsmanship in

them. CREDAI MCHI donated a sum of Rs. 2,01,000/- to the NGO Mumbai mobile crèche for these children. The sponsors also donated gift hampers & sports accessories to the kids.

Speaking on this event Mr. Shailesh Sanghvi – Sports convener & committee member of CREDAI MCHI said “The cricket tournament bounced back with liveliness this year memorizing the sacrifice of covid warriors and concluded with cheerful moments. Thanks to all our teams, sponsors and allied industries for their bountiful support. Playing with NAREDCO & Times, watching small kids of our labourers performing on ground were indeed great experiences.”

The day night tournament comprising of eight teams was played from 24th to 27th Feb at Mumbai police gymkhana, Marine lines.

UPDHAN TAP MOKSHAMALA PARIDHAN



From the family of Smt. Sanghvi Bhanwari Devi Sankalchandji from Tated (Bhinmal), Smt. Mamta Shailesh Sanghvi, Smt. Rinkita Rakesh Sanghvi and Kum. Jheel Shailesh Sanghvi completed the Upadhan Tap and wore the sacred Mokshamala on the divine land of Shankheshwar Shrine.

Shri Sanghvi Sankalchandji Chunilalji Tated family's daughters-in-law Smt. Mamta Shailesh Sanghvi & Smt. Rinkita Rakesh Sanghvi and the granddaughter Kum. Jheel Sanghvi completed the Upadhan Tap and wore the sacred Mokshamala on the divine land of 108 Parshvanath Dharamshala - Shankheshwar Teerth, Gujarat.

This ceremony took place with the divine presence and blessings of parampujya Shri Jayanand Surishwarji Maharaj and Upadhyaya Pravara Shri Divyanand Vijayji Maharaj. The function was well organized by Shri Mutha Juharmalji Bhuraji Bagrecha family. A grand Rath Yatra was organized for the tapasvis.

A special reception was organized for the tapasvis at Sumer Tower, Byculla - Mumbai. Guests participation at the events was with great enthusiasm.

MAHASHIVRATRI POOJA

Mahashivratri pooja at Shree Sankalbhav Mahadev Mandir at Sanghvi Paradise , Asangaon.



PRESS COVERAGE



REAL ESTATE NEWS

MUMBAI METRO DAHISAR TO ANDHERI

The Maharashtra government has flagged off the much-awaited Metro Line from Dahisar to Andheri on the western side of Mumbai. The train is a driverless train and fully automatic.

This is the phase 1 launch; hence the train is only available between Dahisar to Dhanukarwadi on Line 2A and Dahisar to Aarey on Line 7. Extension of the route to other stations are work in progress.

This service is expected to reduce the travel time by 50% to 75%, depending on the road traffic conditions. Both the lines of 2A and 7 are interconnected at Dahisar. The first 3 coaches are for Ladies.

- mumbai7.com



MUMBAI PROPERTY REGISTRATION SCALES YET ANOTHER PEAK WITH 11,744 DEALS IN BEST-EVER APRIL

Property registration in Mumbai, the country's biggest and most expensive real-estate market, continues its record-setting spree. April saw fresh peaks for the Maximum City even after the government raised ready reckoner and stamp duty rates for apartments in the city that's home to the world's most expensive private residence in its exclusive southern tip.

The country's financial capital witnessed the registration of over 11,744 property deals in April, making it one of the highest performances ever, showed data from the Inspector General of Registration, Maharashtra. While registration numbers rose 16% from a year ago, the state exchequer fetched 43% higher revenue at Rs 738 crore, a 10-year high for the month of April.

REAL ESTATE NEWS

WHY SCO IS A GOOD BET IN REAL ESTATE BUSINESS

The concept of shop-cum-offices has turned out to be beneficial for both the developer and the investor.

SCOs (Shop-cum-Offices) are a new and innovative commercial setup flourishing in the real estate sector. Delhi-NCR has seen massive growth in the development of this concept due to its enormous benefits. Emerging as a vital sector after facing the challenges of the pandemic, the real estate sector has brought a set-up that assures them good returns.

As per the market demand, SCO infrastructures are planned at prime locations that can be reached easily. Hence, the concept of Shop-cum-Offices has turned out to be beneficial for both the developer and the investor.

The SCO establishment assures the possession of the maximum area of the infrastructure. Investors are inclined towards SCOs as they can suggest their modifications in the setup and can opt for plot sizes as per their requirements and budget. Generally, retail stores are established on lower levels of the buildings, whereas offices are set up on the upper floors to provide an accessible yet calm ambience. Retail stores always bring huge footfalls, and thus people also become aware of the commercial opportunities available in the vicinity.

The trend of SCOs has emerged the most in metropolitan cities, and Delhi-NCR has always been on top of the list. This promotes the availability of significant facilities like technical gadgets, healthcare, daily essentials and more as per the demand of the regional crowd in a common

establishment. An SCO has all major facilities to make the workspace and the retail stores customer-friendly, with well-equipped technologies, power backup, and spacious setups.

The infrastructure has lifts and escalators for movement through floors and a well-managed multi-level parking to make the commuters' visit convenient. Apart from retail stores, the area can also be used for gym, spa or other entertainment setups to serve as pre or post working hour spots for offices.

SCOs have been operating in the sector for a while now and are preferred by investors as they have become a trend, and there are a number of people willing to own space in them. The primary target audiences are the working class, as this benefits them the most.

SCOs help save precious hours of visitors that they spend on reaching out to multiple locations for various facilities. The sector is not showing any downward trend in the near future. The establishment has advanced connectivity to a better lifestyle by promoting a standard facility and making lives more straightforward. The concept has been well accepted by all and is spreading like a forest fire in the market.

(By Pradeep Aggarwal, Founder & Chairman, Signature Global India Ltd, and Chairman, ASSOCHAM-National Council on Real Estate, Housing and Urban Development)

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