

# Sanghvi S3 360° WORLD & BEYOND



## SANGHVI S3 NEWSLETTER

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# S3 SKYRISE

LIVE THE HIGH LIFE

## TAKING CITY LIVING TO NEW HEIGHTS WITH S3 SKYRISE HIGHER FLOORS LAUNCH.

We successfully launched S3 Skyrise Higher floors, the latest addition to our luxurious residential marvel.

S3 Skyrise is a perfect blend of style, luxury, and comfort, offering a breathtaking view of the city skyline. These spacious apartments are designed to provide ample natural light and ventilation, ensuring a healthy and comfortable living environment.

At S3 Skyrise, we have created a unique living experience that combines the convenience of modern indulgences with the serenity of nature.

Located in the heart of the city, S3 Skyrise - Higher floors are surrounded by a vibrant community that offers a plethora of shopping & entertainment options.





# S3 SKYGREENS

NATURE MEETS LUXURY

## S3 SKYGREENS BHOOMI POOJAN CEREMONY ON THE AUSPICIOUS OCCASION OF GUDIPADWA SETS THE STAGE FOR A NEW ERA OF LUXURIOUS LIVING!

Bhoomi poojan of one more phase of Sanghvi S3 Ecocity – S3 Skygreens, near Dahisar check post took place on the auspicious occasion of Gudipadwa in the presence of CMD – Shaileshji Sanghvi , his family and

friends, staff members, Producer Manishji Trehan, architect – Sourabhji Chatterjee (Skyline architects) , RCC Consultant – Shantilalji Jain & consultant Shreepalji Shah.





**TEAM MEMBERS - SANGHVI S3 GROUP**



# GET A GLIMPSE OF YOUR DREAM HOME: SANGHVI S3 ECOCITY ANOTHER SHOW FLAT UNVEILED!

We are excited to share with you an update on the progress of our flagship project, Sanghvi S3 Ecocity. With the work on all four phases in full swing, we are making significant strides towards delivering a world-class living experience that blends luxury with sustainability.

As a testament to our commitment to excellence, we are pleased to share with you a snapshot of one of our show flats, which is a glimpse into the luxurious and sophisticated living spaces that await you at Sanghvi S3 Ecocity.

The show flat showcases the meticulous attention to detail that has gone into designing these residences, with every aspect carefully crafted to create a comfortable and elegant living environment.

At Sanghvi S3 Group, we are committed to delivering the best possible living experience to our customers. We invite you to experience the luxury and comfort of Sanghvi S3 Ecocity and discover a new standard of living.



TILAK NAGAR, CHEMBUR

# SANGHVI S3 PROXIMA

## YOUR DREAM HOME IS JUST 6 MONTHS AWAY!

Codename Chembur Calling is a highly anticipated residential project that has been making waves in Mumbai's real estate market. One of the key factors that have contributed to the buzz around the project is the promise of possession within 6 months.

Apart from the quick possession promise, Codename Chembur Calling is also attracting homebuyers with its luxurious amenities and thoughtfully designed apartments.

The construction of the project is progressing at a steady pace and also features a host of amenities like a swimming pool, gymnasium, children's play area, landscaped gardens, and much more. Apart from the luxurious amenities, the location of the project is also a major advantage. Chembur is a well-connected locality in Mumbai and offers easy access to all the major commercial hubs of the city.



GET. SET. MOVE-IN.  
POSSESSION IN 6 MONTHS.

Codename  
**Chembur  
Calling**

PREMIUM 1 & 2 BHK

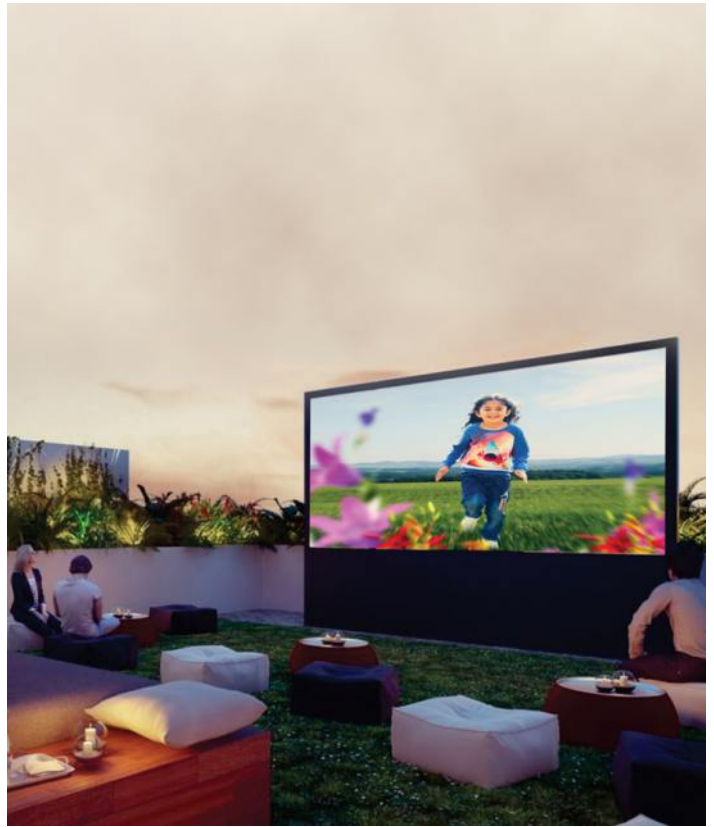
**₹1.15 CR.  
ONWARDS**

AT TILAK NAGAR, CHEMBUR

Artist's Impression

MahaRERA registration no. P51800021526





# A 'GOOD NEWS' FOR HOMEBUYERS.

## POSSESSION DELIVERY OF 675 FLATS & SHOPS IN 4 MONTHS

The Good News campaign generated a lot of buzz in the market, and many homebuyers were impressed by the commitment to delivering the project in just 4 months. The campaign also highlighted the quality of construction and attention to detail that the Sanghvi S3 Group is known for.

The Wood Orchids project offers a range of luxurious homes that are thoughtfully designed and it spreads over a sprawling area, featuring a range of extravagances.

The location of the project is also a major advantage, as it is located in close proximity to schools, hospitals, malls, and other social infrastructure. Mira Road is a well-connected locality that offers easy access to all the major commercial hubs of Mumbai, making it an ideal location for families.

The campaign generated a lot of interest in the market and is a testament to the Sanghvi S3 Group's reputation for delivering premium living spaces.



# LATEST CONSTRUCTION UPDATES FROM ONGOING PROJECTS

Sanghvi S3 Group is making excellent progress on ongoing projects, including S3 SKYGREENS, S3 SKYRISE, S3 WOODS, S3 ORCHID, and S3 PROXIMA. Our commitment to deliver high-quality projects is evident in the attention to detail and the use of the best materials and techniques in the construction process.

Our ongoing projects, including S3 SKYGREENS, S3 SKYRISE, S3 WOODS, S3 ORCHID, and S3 PROXIMA, are progressing well with various construction updates such as raft foundation in progress, upper ground slab completion, and external plastering work.



Upper ground slab



Raft foundation in progress

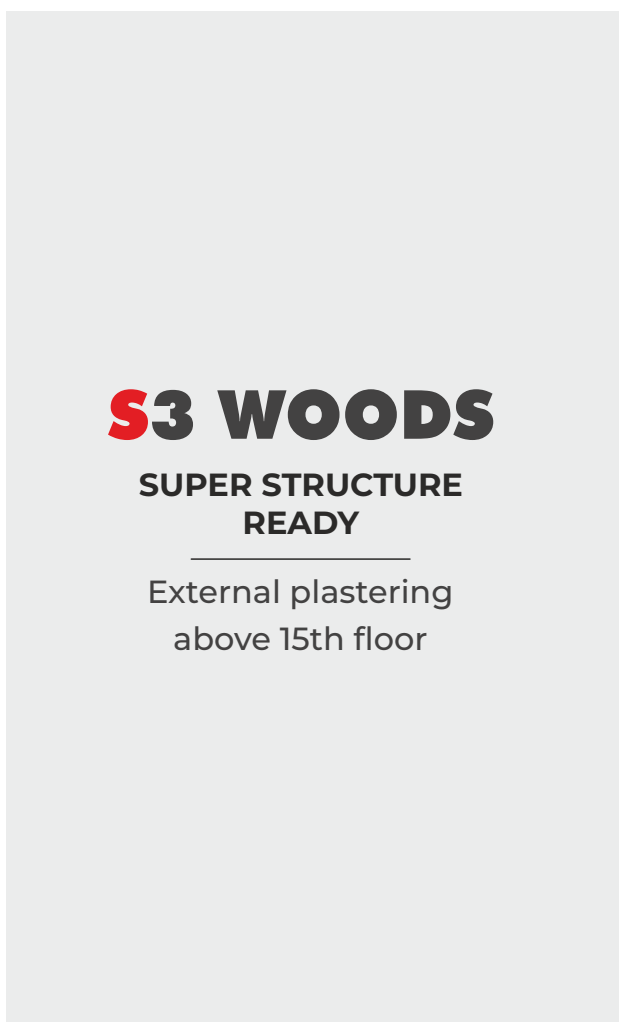




## **S3 ORCHID**

**SUPER STRUCTURE  
READY**

External plastering  
above 21st floor



## **S3 WOODS**

**SUPER STRUCTURE  
READY**

External plastering  
above 15th floor





**S**  
SANGHVI  
**PROXIMA**  
Tilak Nagar Chembur

**SUPER STRUCTURE  
READY**

External plastering  
and Tiling in progress

# SANGHVI FAMILY CELEBRATES "SWARNA SEEDHI" CEREMONY EMBRACING THE NEXT GENERATION

Shree Sankalchandji Sanghvi & Smt. Bhanwaridevi Sanghvi family entering the 4th generation ....the "Swarna seedhi" ceremony snapshots.







# MCHI PREMIER LEAGUE - WHERE REAL ESTATE MEETS CRICKET!

The Grand Prelaunch and Closing Ceremony of MPL 9 has concluded successfully, under the dynamic leadership of our very own Sports Convenor, Mr. Shailesh Sanghvi. The tournament was a huge success, with B. Kandhari emerging as the winner for the third time in a row, after defeating Ajmera in a thrilling match by 8 runs.

The prelaunch party at Bandra's MCA Club and the Grand Finals at Mumbai Police Gymkhana were graced

by several prominent personalities, including Suman Rao - Femina Miss India and Miss World Asia, actress Pankhuri Gidwani - Femina Miss Grand India, Shri Gopal Kabra - CMD – RR Kabel, Jayshreerani Surve - Deputy Director Town Planning & Valuation, Balasaheb Kakkar - Town Planner, Shri Boman Irani - President CREDAI MCHI, Shri Dhaval Ajmera - Secretary, and members of the Sanghvi S3 Group.









# REAL ESTATE NEWS



## WHAT THE 2 NEW METRO LINES MEAN FOR MUMBAI REAL ESTATE

PM Modi on 19 January inaugurated two new Metro lines in Mumbai. The 18.6 km-long Mumbai Metro Rail line 2A connects suburban Dahisar (East) with the 16.5 km-long DN Nagar (yellow line) while metro line 7 joints Andheri (East) with Dahisar (East).

A Shankar, Head, of Strategic Consulting and Valuation Advisory, India, JLL, told Moneycontrol: "Once commute time reduces, demand for that location will go up. If travel duration goes up, demand and preference for that location decrease compared to other well-connected locations. In this case, properties near Metro Stations will see a price hike in terms of rental and capital value

In 2022, out of the total of over 121,000 property registrations, 51 percent were in the western suburbs, followed by central suburbs, central Mumbai, and south Mumbai, according to Maharashtra government data.

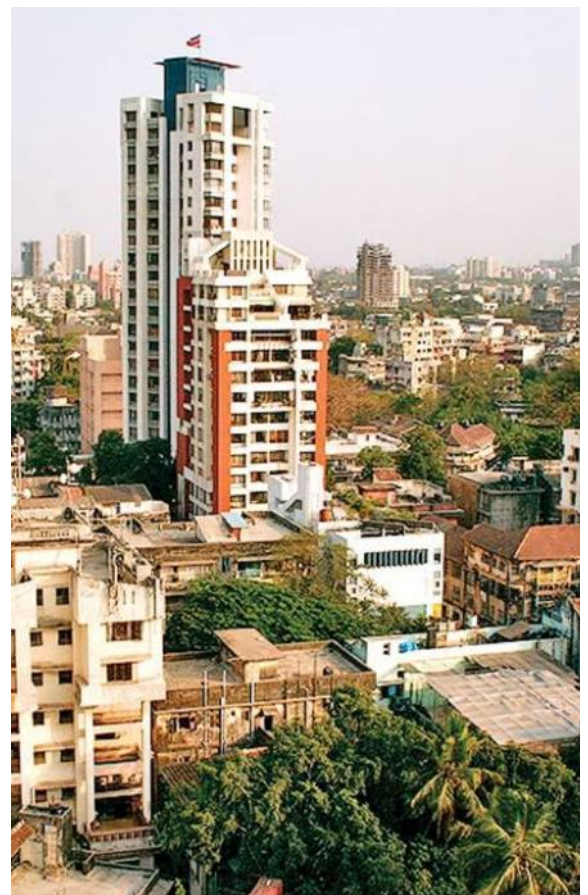
The per month rental rate for the Dahisar to Andheri micro-market is Rs 25,000 to Rs 60,000 for a 2-BHK apartment having average size of between 600 to 800 sqft of carpet area, according to local brokers. The monthly rental for 500 sqft of office space in a commercial building will be between Rs 100 per sqft and Rs 300 per sqft in the Dahisar to Andheri micro markets, local brokers added.

The two Metro lines will also pass via several Secondary Business Districts (SBDs) in Malad, Goregaon, Andheri, and Borivali which is picking up pace as a commercial market. It will take not more than 30 minutes for a person residing in Dahisar or Andheri to reach these SBDs using the two new Metro corridors.



## BMC CAN'T DEMAND 100% CONSENT OF TENANTS FOR REDEVELOPMENT: BOMBAY HC

The BMC cannot impose such a requirement when the state's Development Control Regulations call for 50%-70% consent in redevelopment projects, said a bench of Justices Girish Kulkarni and RN Laddha.



## REAL ESTATE IN METRO CITIES TOUCHES NEW HEIGHTS IN 2023

India saw a tremendous year of comeback and expansion in 2021. Beginning in 2022, there was cause for optimism because it appeared that the globe was committed to maintaining its quick recovery from the pandemic's consequences. Although the supply side tries to catch up, the year has so far been quite optimistic on the demand side. The demand for housing is still strong, driven by a wealth of options, significant government assistance, and a strong desire for health and financial security. We anticipate it to continue doing so in 2023 as well.

Mumbai

In terms of US dollars, Mumbai ranks as the 18th most expensive prime residential market worldwide. Mumbai's premier real estate market saw a 6.4% price increase, moving the city up the PIRI 100 index to position 37 in 2022 from position 92 in 2021.



## HIGHER APPLICATION DIVERSITY For CONE And IMPACT CRUSHERS

Cone crushers are mainly used in hard stone, impact crushers in soft to medium-hard stone and in recycling. A very high product quality is expected from both plant types. Thanks to the new optional double-deck post screening unit, it is now also possible, with a single machine – without the use of an additional screening plant – to produce two classified final grain sizes. Double-deck post screening unit guarantees high application diversity and flexibility

