



SANGHVI S3  
NEWSLETTER

July: 2023 | Year : 08 | Issue : 25

Sanghvi S3  
**360°**  
WORLD & BEYOND



UNVEILING THE  
**VISIONARY WISDOM OF**

**JHEEL SANGHVI & AANGI SANGHVI**

DIRECTORS OF SANGHVI S3 GROUP

Daughters of Shailesh Sanghvi - CMD, Sanghvi S3 Group



## JHEEL SANGHVI

DIRECTOR,  
Aspiring Architect

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Jheel Sanghvi, the Director of Sanghvi S3 Group, is an accomplished professional in the realm of real estate. With a passion for architecture, she seamlessly combines her expertise and creativity to envision and create exceptional spaces. Jheel's elegant vision and astute business acumen make her a true force in the industry.

## AANGI SANGHVI

DIRECTOR,  
Aspiring Lawyer

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Aangi Sanghvi, the Director of Sanghvi S3 Group, a prominent real estate company, captivates with her versatile pursuits. An ardent enthusiast, she aspires to excel in the legal field, channeling her passion for justice and advocacy. A blend of grace and determination, Aangi embodies elegance as she endeavors to make a lasting impact in both the realms she ventures into.



# SANGHVI S3 ECOCITY SHINES BRIGHT AS ICONIC TOWNSHIP WINS TIMES REAL ESTATE AWARD FOR THE 5<sup>th</sup> TIME

Pure nature, Pure luxury captures the stage for the 5th time! Sanghvi S3 Ecocity was honored at Times Group's Real estate awards as Iconic township of Western Suburbs - 2023. The event took place at Taj Palace, Colaba recently.

It was received from Mangal Prabhat Lodha – Minister Tourism, skill development & entrepreneurship & by Mamta Sanghvi (wife), Jheel Sanghvi (daughter), Aangi Sanghvi (daughter) of Sanghvi S3 Group's CMD - Shailesh Sanghvi.

Speaking on this occasion Jheel Sanghvi, Director of Sanghvi S3 Group and an aspiring architect expressed "Situated near Dahisar check post, this project is a rare

example of pure nature with pure luxury. In this routine fast life we always need a cozy home amidst nature and rejuvenating amenities and still close to the city, Sanghvi S3 Ecocity exactly fits the puzzle here and truly deserves being the best township of western suburbs. Sanghvi S3 Group thanks and congratulates the S3 Team, our clients, associates and well wishers for their flawless support throughout."

The township spread over sprawling 13 acres, combines convenience of modern indulgences with serenity of national park. The recently launched SKYGREENS Code name BIG B and S3 SKYRISE are the latest additions to the luxurious residential marvel.





# SANGHVI S3 GROUP'S DAZZLING CHANNEL PARTNERS MEET AT S3 PROXIMA.

Sanghvi S3 Group recently organized a remarkable Channel Partners Meet at the prestigious S3 Proxima in Chembur. Recognizing the invaluable contribution of our channel partners, the event witnessed a heartfelt felicitation, acknowledging their unwavering support and dedicated efforts. As a token of appreciation, We unveiled an enticing announcement of an upcoming international trip exclusively for the esteemed channel partners, promising unforgettable memories and

unforgettable experiences. Furthermore, to enhance business efficiency, Sanghvi S3 Group announced comprehensive digital support, equipping channel partners with powerful tools to engage with clients more effectively and elevate the customer experience. It was an extraordinary gathering that celebrated collaboration, success, and the shared vision of creating remarkable real estate experiences.





# ANNOUNCEMENT OF INTERNATIONAL TRIP WINNERS & FELICITATION OF CHANNEL PARTNERS

## CODENAME S3 BIG B PROJECT CP MEET NR. DAHISAR CHECK POST

In a grand celebration of partnership and excellence, Sanghvi S3 Group recently hosted a remarkable Channel Partner Meet at Codename S3 BIG B, near Dahisar check post. The event was a testament to the unwavering commitment and exceptional performance of the esteemed channel partners, who were felicitated for their outstanding contributions. Recognizing their invaluable support, We announced

exciting rewards, including an exclusive international trip and delightful weekend lunches for the channel partners at the spectacular project site. This remarkable gathering showcased the shared vision of creating extraordinary real estate experiences, as the partners rejoiced in their achievements and embarked on an exciting journey towards future success.









# BIGGER HAI TOH BETTER HAI

We are excited to share our recently launched Sanghvi S3 Big B Campaign! Our exclusive 13-acre township near Dahisar Checkpost offers homes starting from just 99 Lacs!

Embrace the mantra of 'Bigger Hai Toh Better Hai' as you indulge in the luxurious features and amenities that await you. Right from starting your day with a refreshing dip in the rooftop infinity pool, to treating yourself to stunning views of the creek and national park - our 2 & 3 BHK homes are designed to impress.

Conveniently located near Big Bazaar, Bhaktivedanta Hospital, Gorai Beach, Singapore International School, and Rustomjee Cambridge International School, our township ensures a well-connected and vibrant lifestyle. With easy access to the Western Highway within 2 minutes and the metro station within 10 minutes, your daily commute becomes a breeze. Don't miss out on this extraordinary opportunity. Book your spacious and luxurious home now, and become part of the Sanghvi S3 Big B family. Your dream lifestyle awaits!



# 'DEAL JO AAG LAGA DE' BY S3 SKYRISE IGNITED A FERVOR AMONGST REAL ESTATE ENTHUSIASTS!

Sanghvi S3 Group is thrilled to announce the success of campaign, "Deal Jo Aag Laga De," exclusively designed for S3 Skyrise near Dahisar checkpost. S3 Skyrise offers a prime location with easy access to the city while providing a serene living experience. The campaign

gained tremendous popularity in the real estate industry, offering a limited-time opportunity for individuals to own their dream homes with just a 5% down payment and 30 months of no EMI.

**☎ 915 8200 915**

**Sanghvi S3 GROUP**  
Shaping Smart Spaces

**DEAL JO AAG LAGA DE**

**PAY ONLY 5% NO EMI FOR 30 MONTHS**

**S3 SKYRISE**  
NEAR DAHISAR CHECKPOST

**1&2 BHK ₹68 LACS ONWARDS**

MahaRERA Registration: P51700034944 | <https://maharera.mahaonline.gov.in>



LAUNCHING SOON

A GATEWAY TO SOUTH MUMBAI

# S3 EPITOME

📍 LOWER PAREL



Artist's impression

A GATEWAY TO SOUTH MUMBAI

# S3 EPITOME

📍 LOWER PAREL

## POOJA CEREMONY



# CONSTRUCTION UPDATE

POSSESSION IN  
4 MONTHS

SANGHVI **S3** PROXIMA  
Tilak Nagar Chembur

FINISHING  
WORK IN PROGRESS



Actual photographs

CODENAME  
**S3 BIGB**



**RAFT COMPLETED**

**S3 SKYR SE**  
LIVE THE HIGH LIFE

**2<sup>nd</sup> PODIUM SLAB  
COMPLETED**



Actual photographs

# S3 WOODS FINISHING WORK IN PROGRESS



Actual photographs

# S3 Orchid FINISHING WORK IN PROGRESS



Actual photographs



# PROXIMA 4 MONTHS POSSESSION CAMPAIGN

**S3 PROXIMA** Sanghvi S3 GROUP Shaping Smart Spaces

INDULGE IN UNPARALLELED SPLENDOR

POSSESSION IN **4** MONTHS

Premium 1 & 2 BHK ₹ 1.15 CR\* onwards  
TILAK NAGAR, CHEMBUR

Rooftop Dolby Theatre | Guest Room | Indoor Games | Gymnasium  
MahaRERA registration no. P51800021526

**S3 PROXIMA** Sanghvi S3 GROUP Shaping Smart Spaces

A SYMBOL OF PRESTIGE

POSSESSION IN **4** MONTHS

Premium 1 & 2 BHK ₹ 1.15 CR\* onwards  
TILAK NAGAR, CHEMBUR

MahaRERA registration no. P51800021526

**S3 PROXIMA** Sanghvi S3 GROUP Shaping Smart Spaces

A CINEMATIC EXPERIENCE ABOVE THE CLOUDS

POSSESSION IN **4** MONTHS

Premium 1 & 2 BHK ₹ 1.15 CR\* onwards  
TILAK NAGAR, CHEMBUR

Rooftop Dolby Theatre | Guest Room | Indoor Games | Gymnasium  
MahaRERA registration no. P51800021526

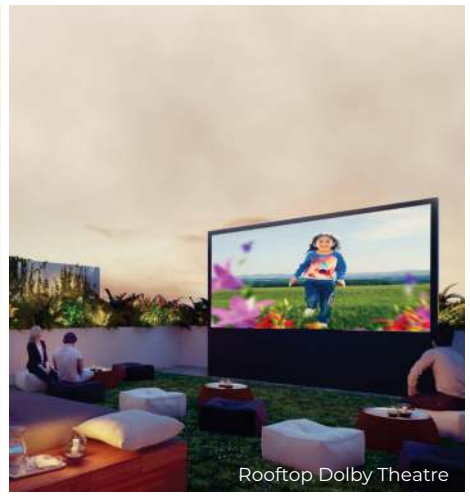
**S3 PROXIMA** Live Connected Chembur Sanghvi S3 GROUP Shaping Smart Spaces

THE COUNTDOWN TO YOUR KEY TO HAPPINESS STARTS NOW !!

POSSESSION IN **4** MONTHS

Premium 1 & 2 BHK ₹ 1.15 CR\* onwards  
TILAK NAGAR, CHEMBUR

MahaRERA registration no. P51800021526



# 12<sup>th</sup> ANNIVERSARY OF HANUMAN MANDIR AT S3 ECOCITY


On a momentous occasion that took place on 27th June, Sanghvi S3 Group commemorated the 12th anniversary of Shree Sankat Mochan Hanuman Mandir at Sanghvi S3 EcoCity. For the past 12 years, this divine sanctuary has been a beacon of spiritual solace, nurturing the souls of devotees and fostering a sense of unity within the Sanghvi S3 EcoCity community. We extend our heartfelt gratitude to all who joined us in this momentous celebration.

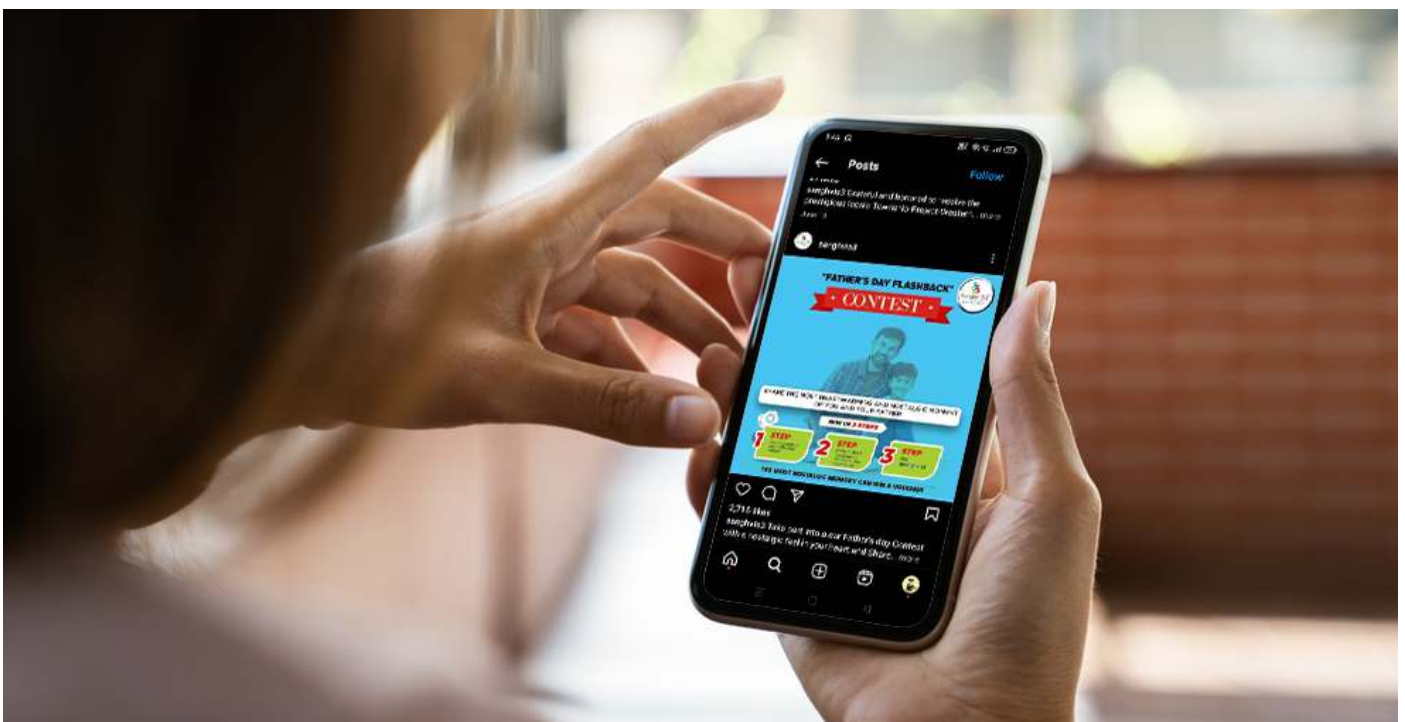


# EXCITING CONTESTS, HEARTWARMING MEMORIES, AND A VIBRANT COMMUNITY AT SANGHVI S3 GROUP

In the past months, Sanghvi S3 Group hosted two exciting social media contests that brought immense joy and engagement. The "Capture the Magnificent Sight" contest in May encouraged participants to share breathtaking views outside their homes for a chance to win a gift voucher. The overwhelming response showcased the beauty of their surroundings, Rohit Rewale was announced as the winner.

In June, "Father's Day Flashback" contest celebrated heartwarming moments with fathers, and Reshma Tehlyani emerged as the winner. Thank you to all participants for making these contests a success. Make sure to join the upcoming events and let's continue building a vibrant community at Sanghvi S3 Group!

 Follow us at  
**@sanghvis3**



# REAL ESTATE NEWS

## FLAT AGREEMENT PRICE & STAMP DUTY DIFFERENCE CAN'T BE TAXED: ITAT

MUMBAI: In a relief to a non-resident taxpayer who had bought an apartment in a posh suburb of the city, the income-tax appellate tribunal (ITAT), Mumbai bench held that Rs 55.9 lakh, the difference between the flat's agreement value and the stamp duty value on the date of registration, cannot be taxed hands as 'income from other sources'.

**ET** Realty.com  
From The Economic Times

## MUMBAI ACCOUNTS FOR 77% OF INDIA'S TALLEST BUILDING

Mumbai ranks 17th world and 14th in Asia among cities with the maximum number of tall buildings. Almost 77 percent of tall buildings in India – those higher than 150 metres – are located in Mumbai. The city has more than 100 tall buildings and is likely to continue lead in construction of tall buildings in future. Mumbai also commands premium prices compared to other cities which also makes construction of tall buildings economically viable.

**HT** Hindustan Times



## DEMAND FOR BIGGER HOMES SOARS IN TOP INDIAN CITIES, MUMBAI BUCKS THE TREND

The annual trends suggest a continued preference for larger homes, with Q1 2023 witnessing a five per cent increase from the previous year, from approximately 1,170 sqft in Q1 2022 to approximately 1,225 sqft in Q1 2023.

Post-pandemic preferences among homebuyers have ushered in a new wave of demand for more spacious homes across India. An intriguing trend is emerging in the real estate markets of the top seven Indian cities, with an average seven per cent increase in home sizes recorded over the past five years



## THE MILLENNIAL IMPACT: DRIVING INDIA'S RESIDENTIAL REAL ESTATE DEMAND

Changing lifestyle patterns and socio-economic attributes this cohort's home buying decisions

The future of India's residential real estate market is being shaped by the millennial generation, whose evolving preferences and aspirations are driving the demand for innovative housing solutions.

India has witnessed a huge increase in the demand for residential real estate in recent years, and the millennial generation is one of the main factors driving this trend. People born between the early 1980s and the middle of the 1990s are often referred to as millennials. This powerful consumer demographic is transforming many areas of the economy, including the housing market.

With changing lifestyle preferences and a tech-savvy mindset, millennials are propelling the real estate market forward. From urbanisation and nuclear family dynamics to financial empowerment and technological advancements, the millennial generation is leaving an indelible mark on India's real estate landscape.

**Construction Week**