



SANGHVI S3
NEWSLETTER

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Sanghvi S3
360°
WORLD & BEYOND

LAUNCHING



**BIG B
CLUB**

NEAR DAHISAR CHECKPOST



ON THE OCCASION OF SUPER STAR BIG B'S BIRTHDAY, SANGHVI S3 GROUP LAUNCHED, THE FIRST EVER TALLEST CLUB IN VICINITY,



515 FEET ABOVE GROUND LEVEL

For the first time in the vicinity Sanghvi S3 Group launched the tallest "BIG B CLUB" near Dahisar check post. The club planned on the 48th and 49th level of project - codename BIG B is a grand spectacle of tribute to the legend of Bollywood, where luxury amenities meets the star's legacy.

The event was witnessed by close associates, employees and channel partners of Sanghvi S3 Ecocity. Being a Amitabh Bachchan's die hard fan the CMD of Sanghvi S3 Group was overwhelmed by the

significance of occasion " It's a double excitement for me today, my passion to develop landmarks has met my fanship for BIG B. We will put our whole hearted efforts to bring in a unique landmark Nr. Dahisar check post"

With 50 plus luxury amenities including infinity pool capturing the mesmerizing views of national park, an exclusive feature of club includes tie ups with renowned institutes for special training in the field of singing, dancing, musical instruments etc.







WHERE NATURE & LUXURY EMBRACE IN MUMBAI'S BIGGEST REAL ESTATE RUSH!

Nestled in the heart of nature, Sanghvi S3 Group proudly presents Sanghvi S3 Ecocity, the epitome of smart living. With a rich legacy of 40 years, we've crafted a masterpiece that harmoniously blends urban convenience with lush serenity. Situated beside a sprawling national park, Sanghvi S3 Ecocity offers a healthy lifestyle, inviting you to rejuvenate in the lap of nature.

Amidst Mumbai's biggest housing rush - RRR (Real-Estate-Rush), we bring you exclusive offers that redefine homebuying. Beyond the green embrace, our project boasts amenities that elevate city living to the next level. Sanghvi S3 Ecocity isn't just a home; it's an invitation to experience life at its finest.



18/09/2023

8412 839 839
NR. DAHSAR CHECKPOST

CODENAME **S3 BIG B**

PAY 5% & NO EMI TILL 30 MONTHS

RRR
Real - Real Estate - Rush

LAUNCHING MUMBAI'S BIGGEST HOUSING RUSH

2 & 3 BHK
₹99 LAKHS ONWARDS

S3 SKYRUSH SE
NEAR DAHSAR CHECKPOST

INFINITY POOL - 38TH LEVEL

RRR
Real - Real Estate - Rush

LAUNCHING MUMBAI'S BIGGEST HOUSING RUSH

1 & 2 BHK
₹69 LAKHS ONWARDS

S3 PROXIMA

POSSESSION IN 3 MONTHS & NO EMI FOR 12 MONTHS

RRR
Real - Real Estate - Rush

LAUNCHING MUMBAI'S BIGGEST HOUSING RUSH

1 & 2 BHK
₹1.17 CR ONWARDS



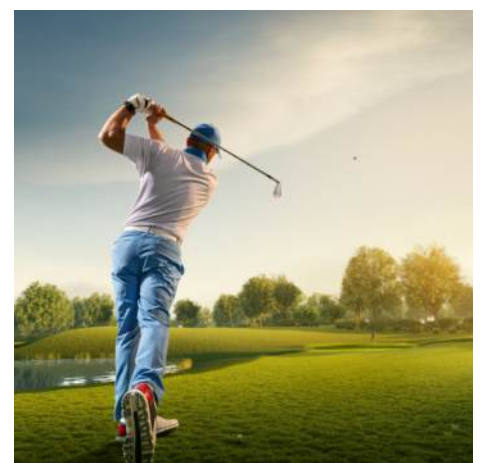
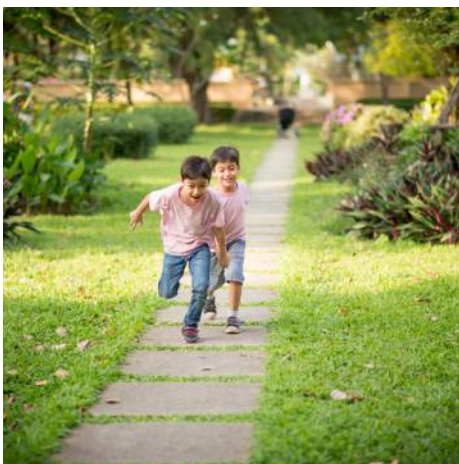
CHEMBUR, A SUBURBAN WHERE CONVENIENCE AND COMMUNITY REDEFINE CITY LIVING

Chembur, a charming suburb in Mumbai, offers a lifestyle transformation like no other. Its strategic location places you at the heart of the city, ensuring easy access to major business districts, educational institutions, and recreational hubs. With excellent connectivity through highways, monorail, and railway networks, commuting becomes a breeze.

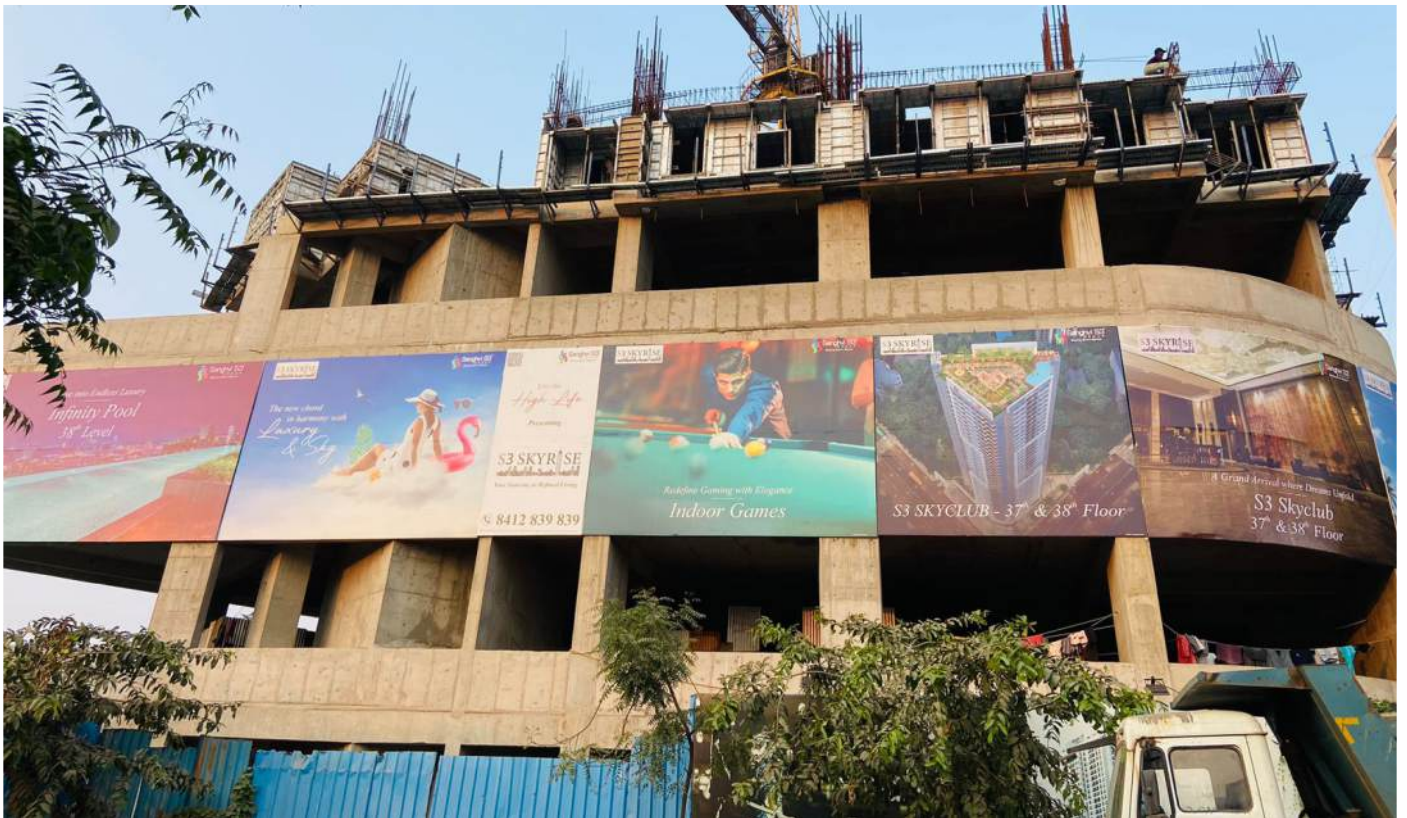
But Chembur isn't just about convenience; it's about living amidst a thriving community. The suburb boasts

green spaces, sports complexes, and cultural centers, fostering a holistic lifestyle. Additionally, the presence of well-established healthcare facilities and shopping destinations enhances everyday life.

In Chembur, you experience the perfect blend of urban living and a vibrant community, making it an ideal choice for those seeking a quality lifestyle in Mumbai.



CONSTRUCTION UPDATE



4TH FLOOR SLAB
MIVAN SHUTTERING
IN PROGRESS

S3 Orchid

FINISHING WORK IN
PROGRESS.
NEARING POSSESSION.



S3 WOODS

FINISHING WORK
IN PROGRESS.
NEARING
POSSESSION.



CODENAME
S3 BIG B **S3 SKYGREENS**

PLINTH WORK IN PROGRESS





SANGHVI **S3**
PROXIMA
CHEMBUR

**FINISHING WORK IN PROGRESS.
NEARING POSSESSION**



SUSTAINABLE ARCHITECTURE: DESIGNING FOR A GREENER FUTURE



In the ever-evolving realm of architecture, the winds of change are blowing towards sustainability and eco-conscious design. Architects today are not merely creators of structures; they are stewards of our planet's future. This article delves into the latest trends and innovations in sustainable architecture, showcasing how architects are pioneering the way to a greener, more harmonious coexistence with nature.

SUSTAINABILITY BEYOND BUZZWORDS

Sustainability in architecture is not just a buzzword; it's a responsibility. Modern architects are integrating green technologies seamlessly into their designs. Solar panels, rainwater harvesting systems, and passive heating and cooling techniques are becoming commonplace. Architects are also exploring the potential of materials like recycled steel, bamboo, and reclaimed wood, reducing the carbon footprint of their projects.

BIOPHILIC DESIGN: BRINGING NATURE INDOORS

In the hustle of urban life, reconnecting with nature is essential for our well-being. Architects are embracing biophilic design, a concept that integrates natural elements into the built environment. Green walls, rooftop gardens, and large windows offering panoramic views of nature are becoming integral parts of architectural designs. Such designs not only enhance aesthetics but also improve air quality and mental health.

RESILIENT ARCHITECTURE IN THE FACE OF CLIMATE CHANGE

Climate change poses significant challenges to the architectural landscape. Architects are responding by designing resilient structures that can withstand natural disasters. Floating buildings, elevated structures in flood-prone areas, and homes designed to endure extreme weather conditions are becoming increasingly vital. Moreover, architects are reimagining cities, designing green spaces that act as buffers against climate-related risks.

ADAPTIVE REUSE: BREATHING NEW LIFE INTO OLD STRUCTURES

Sustainability isn't just about building new; it's also about repurposing the old. Adaptive reuse, the process of transforming existing structures for new purposes, is gaining traction. Abandoned factories are becoming vibrant art studios, and old warehouses are being converted into chic apartments. This not only preserves architectural heritage but also reduces the energy and resources needed for new constructions.

INCLUSIVE ARCHITECTURE: DESIGNING FOR ALL

Architecture is for everyone, regardless of ability. Universal design principles are guiding architects to create spaces that are accessible to all, including people with disabilities. Ramps, elevators, wider doorways, and sensory gardens are becoming standard features, ensuring that public spaces, residential complexes, and workplaces are inclusive and welcoming for everyone.

THE INTERSECTION OF TECHNOLOGY AND ARCHITECTURE

Technology is revolutionizing the way architects work. Advanced software and algorithms are enabling architects to create complex designs with precision. Virtual Reality (VR) and Augmented Reality (AR) are being used not just for presentations but for immersive experiences, allowing clients to 'walk through' buildings before they are constructed. 3D printing is being explored for constructing models and even parts of buildings, showcasing the potential to reduce construction waste significantly.

In this era of rapid environmental changes, architects are not just designers; they are visionaries shaping a sustainable future. Through innovative designs, the use of cutting-edge technologies, and a deep commitment to eco-conscious practices, the architectural landscape is evolving. As we move forward, the synergy between aesthetics, functionality, and sustainability will define architectural excellence, ensuring a harmonious coexistence between human habitats and the natural world.



BY

**JHEEL
SANGHVI**

Aspiring Architect

DIRECTOR
SANGHVI S3 GROUP

RECENT LEGAL DEVELOPMENTS SHAPING THE REAL ESTATE SECTOR



DIGITALIZATION AND BLOCKCHAIN TECHNOLOGY

One of the most transformative developments in real estate has been the integration of digital technology, particularly blockchain. Blockchain, a decentralized ledger system, is being increasingly utilized to facilitate property transactions. This technology ensures transparency, security, and efficiency in real estate deals, reducing the need for intermediaries and minimizing the risk of fraud. Smart contracts, a form of self-executing contract with the terms of the agreement written directly into code, are also gaining traction in real estate transactions. They automate the execution of contracts, streamlining the process and reducing the potential for disputes.

TOKENIZATION OF REAL ESTATE ASSETS

Tokenization is another groundbreaking concept that has gained prominence in the real estate sector. It involves converting ownership of real-world assets into digital tokens on a blockchain. This allows for fractional ownership, enabling smaller investors to participate in high-value properties. Legal frameworks are evolving to regulate tokenization, ensuring compliance with existing property laws.

ENVIRONMENTAL REGULATIONS AND SUSTAINABILITY

In response to the growing concerns about climate change, there has been a surge in environmental regulations impacting the real estate industry. Governments are imposing stricter requirements for energy efficiency, waste management, and sustainable construction practices. This shift has spurred the development of green buildings and renewable energy projects, influencing property values and investment decisions.



ZONING AND LAND USE REGULATIONS

Zoning laws and land use regulations have seen significant revisions to accommodate changing urban landscapes. Mixed-use developments, which combine residential, commercial, and recreational spaces, are becoming more prevalent. These changes reflect a shift towards more sustainable and efficient land utilization.

TENANT PROTECTIONS AND RENT CONTROL

Tenant rights and protections have gained prominence in many jurisdictions. Rent control policies, which limit the amount by which landlords can increase rent, are being implemented or revised to address housing affordability issues. Eviction moratoriums, introduced in response to the COVID-19 pandemic, have also influenced landlord-tenant dynamics.

DATA PRIVACY AND SECURITY

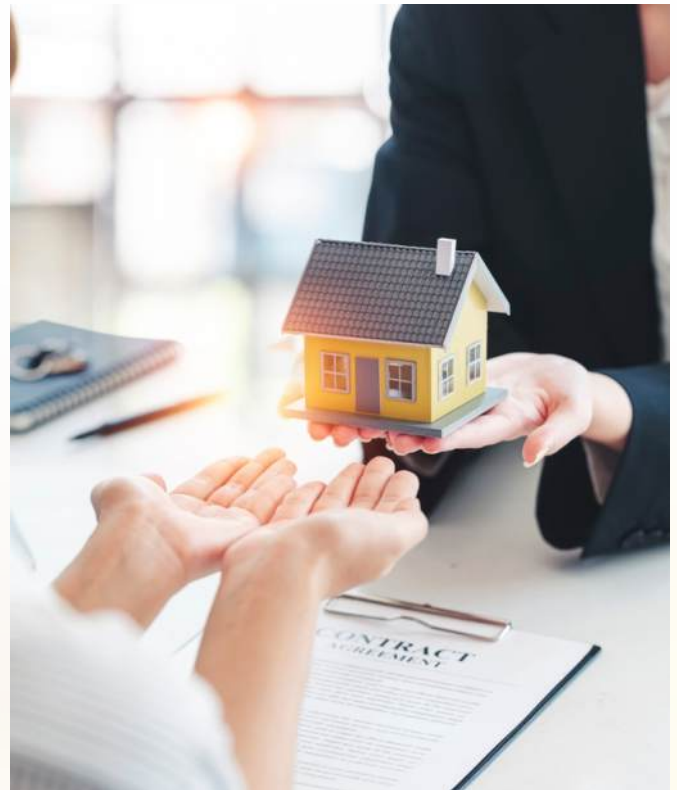
The real estate industry is handling an increasing amount of sensitive information, from financial records to personal details of buyers and sellers. As a result, compliance with data protection laws, such as GDPR (General Data Protection Regulation) in the European Union, has become a critical aspect of real estate transactions. Real estate professionals are investing in robust data security measures to safeguard this information.

REMOTE ONLINE NOTARIZATION (RON)

The COVID-19 pandemic accelerated the adoption of remote online notarization. RON allows for the notarization of documents via secure online platforms, eliminating the need for in-person meetings. This development has facilitated the continuation of real estate transactions during times of social distancing.

CONCLUSION

The legal landscape of the real estate sector is evolving rapidly, driven by technological advancements, environmental concerns, and changing societal needs. Real estate professionals, investors, and stakeholders must stay abreast of these developments to navigate the industry successfully. Adapting to these legal changes not only ensures compliance but also opens up new opportunities for innovation and growth in the dynamic world of real estate.



BY

**AANGI
SANGHVI**

Aspiring Lawyer

DIRECTOR
SANGHVI S3 GROUP



INDEPENDENCE DAY CELEBRATION BY SANGHVI S3 GROUP FOSTERS UNITY AND COMMUNITY SPIRIT

As Sanghvi S3 Group celebrated Independence Day, the event not only marked a patriotic occasion but also strengthened our sense of community living. Bringing residents together, it showcased the essence of unity, fostering a spirit of togetherness and shared pride in our nation's heritage.



RIMJHIM GIRE SAWAAN...

Sanghvi S3 organised monsoon contest for its employees... few snapshots of same



SANGHVI S3 ECO CITY'S GANESH FESTIVAL CELEBRATIONS UNITE COMMUNITY IN JOYOUS HARMONY

Sanghvi S3 Group illuminated Sanghvi S3 Eco City with joy and unity during the Ganesh Festival celebrations. This event not only celebrated the revered deity but also epitomized the spirit of community living that defines life at Sanghvi S3 Eco City. Residents came together, transcending boundaries and backgrounds, to partake in the festivities, offering prayers and cultural performances.

The Ganesh Festival brought an added layer of significance to our community. It strengthened the bonds among neighbors, fostering friendships and creating lasting memories. This celebration showcased how Sanghvi S3 Group's commitment to community enrichment goes beyond the realms of construction; it's about cultivating a vibrant, harmonious, and joyous neighborhood for everyone.



INTERNATIONAL TRIP - REWARDING ACHIEVEMENT AND IGNITING MOTIVATION!

We celebrated our exceptional channel partners with an unforgettable international trip, igniting motivation for an inspired future.





WINNING MEMBERS OF INTERNATIONAL TRIP



REAL ESTATE NEWS

MUMBAI PROPERTY REGISTRATIONS UP 23% IN SEP; REACHED 10,600 UNITS

Registration of properties in Mumbai municipal area rose 23 per cent year-on-year this month to around 10,600 units -- highest in 10 years -- on better housing demand, according to Knight Frank India.

The registration of properties in Mumbai city (area under BMC jurisdiction) touched 10,594 units. Data pertains to both primary and secondary property market.

Business Standard

MUMBAI TO GET UNDERGROUND TUNNEL CONNECTING EASTERN FREEWAY & COASTAL ROAD

Mumbai is all set to get an underground tunnel project between Orange gate on Eastern free way to Marine drive coastal road. The 9.23 kilometer corridor project will soon ease commute and connectivity. The project will run primarily under Sardar Vallabhbhai Patel Road and is expected to be complete in 54 months.

TIMES NOW

World's highest steel arch rail bridge to be developed as tourist spot

The world's highest steel arch rail bridge over the Chenab River in Reasi district in Jammu is being developed as a tourist spot with authorities calling for increasing the visitors footfall. The 1.3-km rail bridge located 359 metres above the riverbed - 35 metres higher than the iconic Eiffel Tower in Paris - forms a crucial link in the 111-km stretch from Katra to Banihal, which is part of the ongoing prestigious Udhampur-Srinagar-Baramulla Railway Link (USBRL) project. The 119 km long railway project comprises 38 tunnels and 931 bridges having a combined length of 13 km to make the railway link possible in this rough terrain nestled in the mighty Himalayas.

Construction Week

