



SANGHVI S3
NEWSLETTER

Jan 2024 | Year: 09 | Issue: 27

Sanghvi S3
360°
WORLD & BEYOND

BHOOMI PUJAN OF SANGHVI S3 GROUP'S NEW LUXURY PROJECT “S3 EPITOME” IN LOWER PAREL

On the auspicious occasion of Navratri and Dussehra, the luxury project “S3 Epitome” of Sanghvi S3 Group, Bhoomi Pujan of Lower Parel and Oli Mahotsav organized by Shri Lower Parel Jain Sangh concluded with great joy and blissful moments.

The entire beneficiary family of Shri Shaswati Oli was Sanghvi Mrs. Bhanwaridevi Sankalchandji Tated family, resident of Bhinmal (Raj.), Mumbai.

On this occasion, the entire Sanghvi family, trustees, associates, employees and well-wishers were present. MLA Sunil Shinde and former Mayor of Mumbai Mrs. Kishori Pednekar graced the program by their presence.



S3 EPITOME LOWERPAREL - BHOOMIPUJAN



S3 EPITOME LOWERPAREL - BHOOMIPUJAN



S3 EPITOME LOWERPAREL - BHOOMIPUJAN





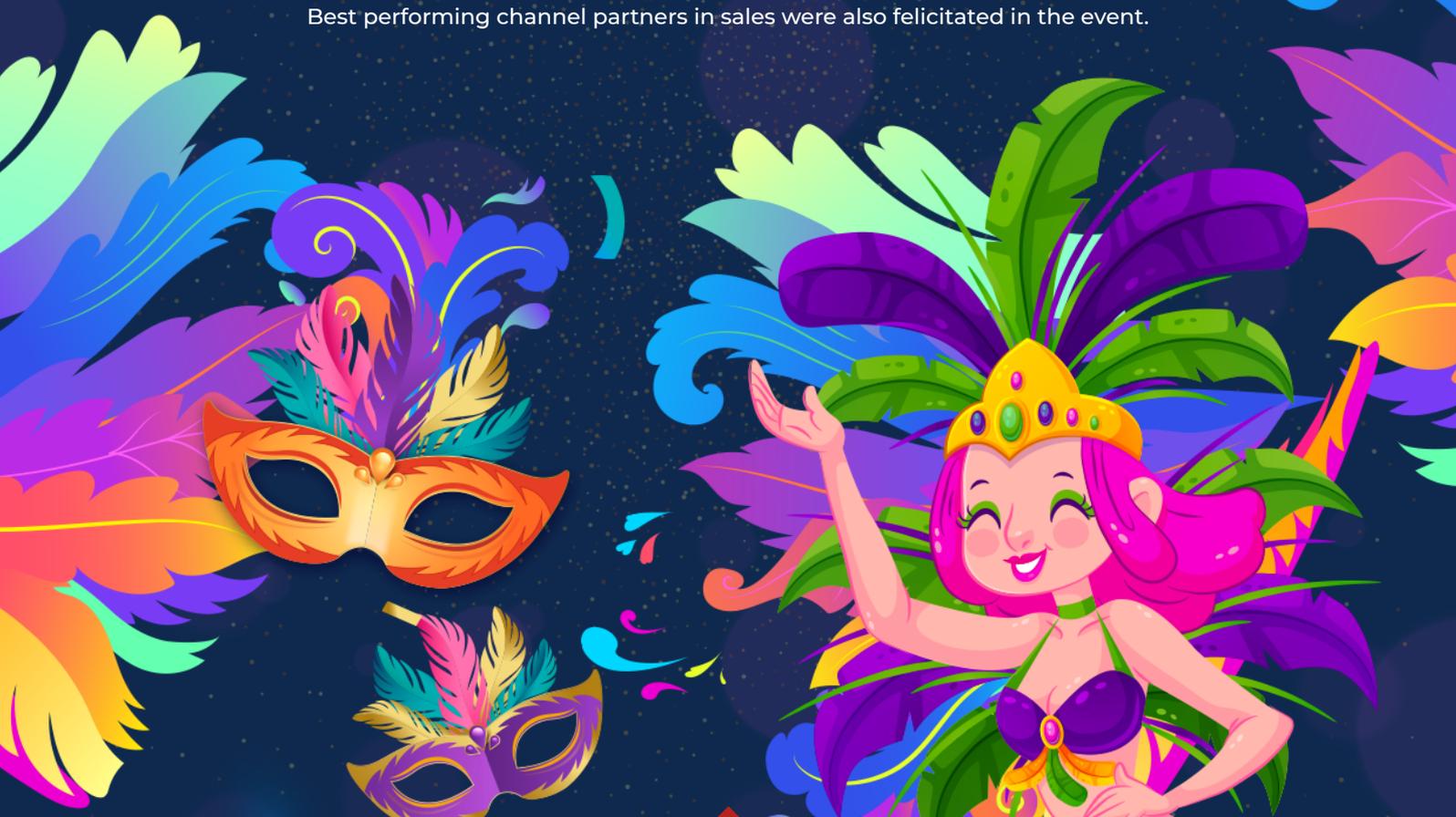
PRESENTS
S3 CARNIVAL

SANGHVI S3 GROUP CELEBRATES BIRTHDAY OF CMD SHAILESH SANGHVI, WITH S3 CARNIVAL NR. DAHISAR CHECK POST

With the onset of year ending, S3 Carnival organized by Sanghvi S3 Group on the occasion of CMD'S Bday at project Sanghvi S3 Ecocity became talk of the town. The show which went on for 2 days, witnessed many mesmerizing moments of fun and entertainment. It was attended by CMD Shailesh Sanghvi & his family, Clients, employees and Channel partners of group. Special guests at the event were Pradeep madhyani – President, Mira Bhayander channel partners association, Ajay Dube – President , Foundation of Mira bhayander property dealers welfare association, Vikrant Parulekar – CMD Unicorn and Anoop singh – Maruti Realtors.

From feeding the clown to hammer testing your muscle strength , various games were played by the attendees . Junior Gutthi stole the show by his entertainment, engaging each and every one to his rythm. The visitors enjoyed delicious food and impromptu dance on Bollywood numbers and BIG B songs.

Best performing channel partners in sales were also felicitated in the event.



S3 CARNIVAL - SANGHVI S3 ECOCITY



S3 CARNIVAL - SANGHVI S3 ECOCITY



LIGHTS, CAMERA, PROPERTY: DIVE INTO BOLLYWOOD AND REAL ESTATE WITH THE 'REELESTATE' CALENDAR!

Welcome to the "Reelestate" Calendar – the perfect fusion of Bollywood's allure and real estate's intrigue! Already launched, this calendar seamlessly weaves together memorable Bollywood dialogues and

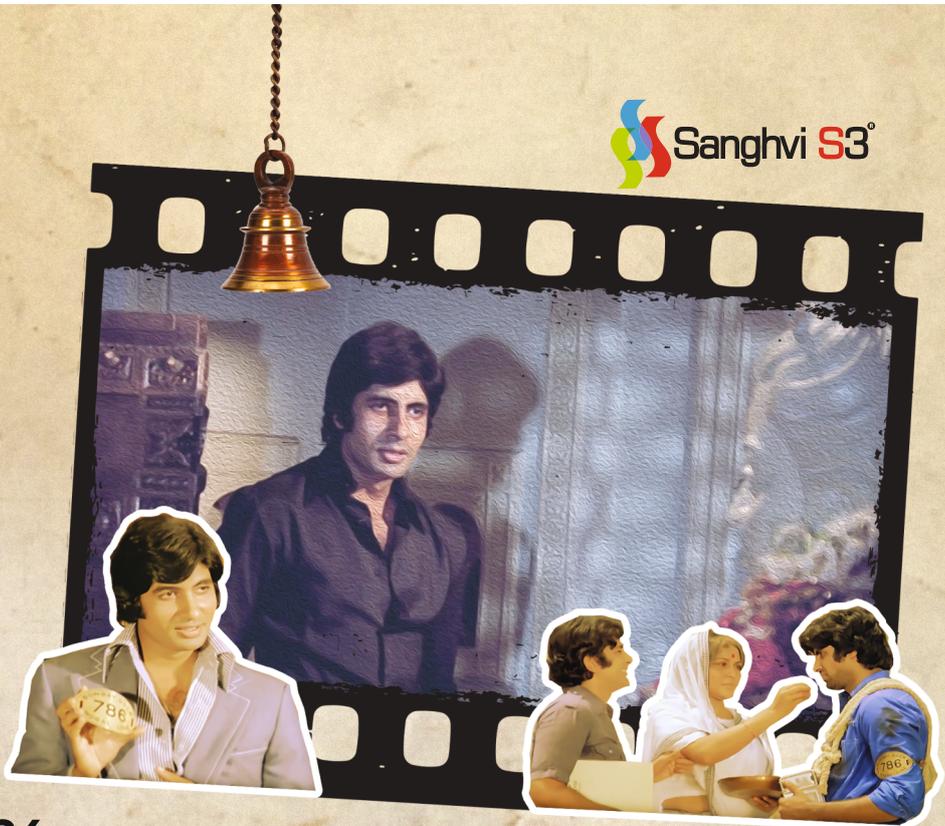
captivating real estate stories. Join us for a year-long journey where each month unveils the magic of Indian cinema and the world of Real Estate.



'REELESTATE' CALENDAR - 2024



**AAJ KHUSH
TOH BAHOT
HONGE TUM
S3 MEIN GHAR
LENE KE BAAD**



JANUARY 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6	7	8	9	10	11	12	13
14	15	16	17	18	19	20	21	22	23	24	25	26	27
28	29	30	31										

26 - Republic Day

**AAL IZZ
WELL...
JAB GHAR
AAPKA KHUD
KA HO!**

MARCH 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S
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14	15	16	17	18	19	20	21	22	23	24	25	26	27
28	29	30	31										

8 - Maharashtra | 25 - Dussehra (H-D) | 29 - Good Friday

**MOGAMBO
KHUSH
HUA...
SANGHVI S3
KA GHAR
DEKHKAR**

MAY 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S
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28	29	30	31										

1 - Maharashtra Day | 23 - Buddha Purnima

**PICTURE
ABHI BAAKI
HAI MERE
DOST,
ABHI TOH 48TH
FLOOR KA BIG B
CLUB DEKHKNA
BAAKI HAI**

JUNE 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S
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28	29	30											

7 - Baki Eid

**GHAR LENE
KA EK USOOL
HOTA
HAI MADAM
NO COMPROMISE**

AUGUST 2024

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28	29	30	31										

15 - Independence Day & Paski New Year

**DON'T
UNDERESTIMATE
THE POWER
OF A COMMON
MAN,
AFTER ALL HE
IS THE PROUD
OWNER OF
S3 HOME**

SEPTEMBER 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S
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14	15	16	17	18	19	20	21	22	23	24	25	26	27
28	29	30											

7 - Shree Ganesh Chaturthi | 8 - Ekadash

**MEIN AUR
MERA GHAR
AKSAR
YEH BATEIN
KARTE,
GHAR NA HOTA
TOH SUKON
KAHA SE MILTA**

DECEMBER 2024

S	M	T	W	T	F	S	S	M	T	W	T	F	S
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14	15	16	17	18	19	20	21	22	23	24	25	26	27
28	29	30	31										

3 - Shaheer Sanghvi's Birthday | 25 - Christmas

CHANNEL PARTNERS MEET SOARS TO NEW HEIGHTS WITH PHENOMENAL SUCCESS!

We are delighted to announce that the Channel Partners Meet of S3 Epitome held in November at Lower Parel was a great success. We owe this achievement to the active participation of our esteemed partners and stakeholders. The event provided a platform for insightful discussions and

productive collaborations, which contributed to the advancement of our industry. We sincerely thank all those who helped make this event a resounding success. The energy and inspiration generated by the event will drive us forward as we continue our journey towards a promising future.



LIVE THE GRAND LIFE IN LOWER PAREL

Lower Parel, Mumbai's transformation into a luxurious hub is a testament to its evolution. Nestled along South Mumbai's golden mile, this area effortlessly bridges the gap between tradition and modernity. Residents here enjoy having prestigious educational institutions, world-class healthcare facilities, bustling business

centres, and many entertainment options right at their doorstep. With its rich cultural heritage and contemporary amenities, Lower Parel stands as a prime example of upscale living in the city's heart, attracting discerning individuals who appreciate its history and promising future.



SPREADING WARMTH ON HER SPECIAL DAY

JHEEL SANGHVI CELEBRATED HER BIRTHDAY WITH A HEARTWARMING GESTURE

Ms Jheel Sanghvi celebrated her birthday with a heartwarming gesture by spending quality time at the Shree Gadge Maharaj Dharmshala Trust Sanchalit Smt. Kamala Mehta Arogyadham orphanage. Her visit brought joy to the elderly residents as she engaged in activities, shared stories, and distributed thoughtful gifts.

Ms. Sanghvi's compassionate spirit resonated within the orphanage's walls, creating a memorable day filled

with bonding and happiness. It was a beautiful reminder that birthdays are not just about receiving but also about giving back and spreading joy to those in need.

Her act of kindness served as an inspiration, showcasing the power of empathy and the importance of lending a helping hand to impact the lives of older individuals in the community positively.



RECOLLECTIONS OF DIWALI'S RADIANCE

The corporate office of S3 Sanghvi bore witness to a memorable Diwali Laxmi Pooja amid the sparkling diyas and harmonious resonance of prayers. This cherished event is a testament to our deep-rooted cultural values and the unity inherent in our corporate family. Our collective presence shows our commitment to preserving tradition while embracing the spirit of togetherness. The enchanting snapshots of the

evening captured the essence of devotion, festivity, and blessings. As we sought Goddess Laxmi's divine blessings, we strengthened our bonds within the S3 Sanghvi family. This Diwali celebration was a beautiful reminder of our shared values and the importance of celebrating our corporate and cultural heritage. Here's to many more such joyous occasions ahead!



SHREE MOHANKHEDA HEIGHTS, MAZGAON - JAIN TEMPLE ANNIVERSARY

The temple anniversary at Shree Mohankheda Heights, Mazgaon was a radiant celebration marked by deep devotion and unifying spirits of devotees, both local and from afar, assembled to pay homage to this sacred milestone. The atmosphere buzzed with spiritual energy as the temple grounds came alive with rituals and heartfelt prayers.

This anniversary, we have transcended boundaries, fostering a sense of unity among people from diverse backgrounds and beliefs, emphasizing the universality of faith. The temple was adorned with exquisite decorations, filling the air with the soothing fragrance of incense and the melodious tunes of devotional hymns.

Beyond commemorating the temple's rich legacy, this event strengthened the community's bonds at Shree Mohankheda Heights, Mazgaon. It was a day of reflection, thanksgiving, and the rekindling of shared devotion, a poignant reminder of the unifying power of faith and unity in our spiritual journey.



S3'S CONSTRUCTION MILESTONES AND MOVE-IN READY HOMES

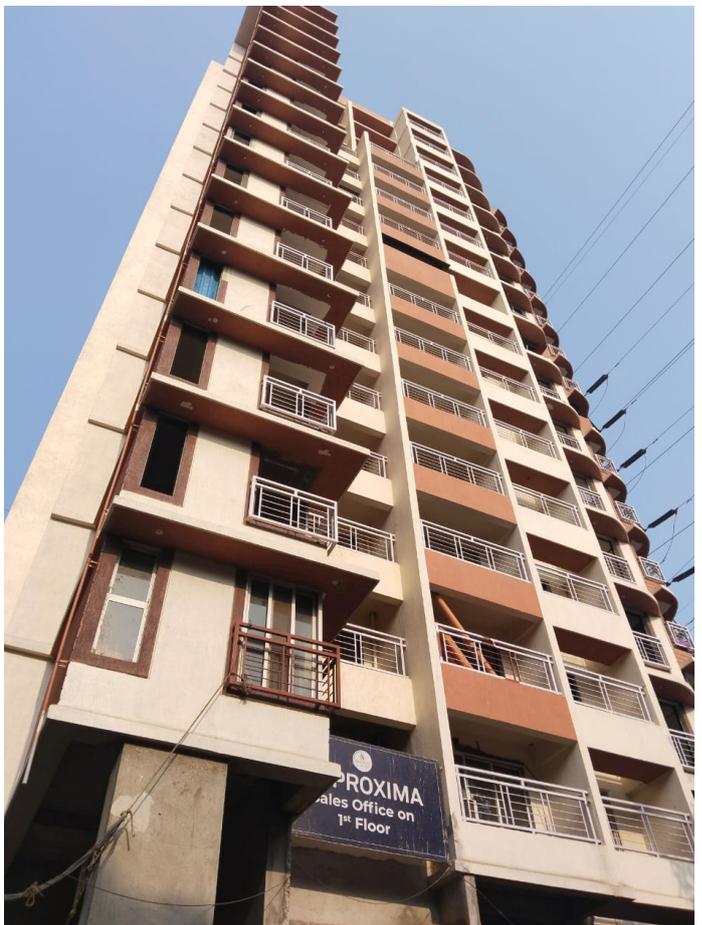
SANGHVI S3 PROXIMA
Tilak Nagar Chembur

S3 Proxima is now ready for possession, offering you the keys to your dream homes. It's time to step into a new chapter of comfort and luxury.

READY POSSESSION



Actual photographs



S3 WOODS - READY POSSESSION



Actual photographs

S3 Orchid

READY POSSESSION



Actual photographs

PLINTH COMPLETED

At S3 BIG B, Plinth Completed, marking a significant advancement in this exciting project.



S3 SKYRISE

LIVE THE HIGH LIFE

9th SLAB IN PROGRESS

Meanwhile, at S3 SKYRISE, we're soaring to new heights with the 9th-floor slab in progress, promising breathtaking views and modern living at its best.



These updates showcase our commitment to delivering quality and timely projects, ensuring you experience the finest in real estate.

Thank you for being part of the S3 family.

AMC DRAWS UP A PLAN TO REVAMP SARDAR VALLABHBHAI PATEL STADIUM



FAREWELL TO A LANDMARK: Ahmedabad's Sardar Vallabhbhai Patel Stadium, Designed by Charles Correa, Faces Demolition

Ahmedabad, a city steeped in history and architectural brilliance, is on the verge of bidding farewell to one of its iconic landmarks—the Sardar Vallabhbhai Patel Stadium. Designed by the legendary architect Charles Correa, this stadium has stood as a testament to modern design principles blended with cultural significance. However, the imminent demolition of this structure has sparked debates on urban preservation, the legacy of architectural icons, and the ever-changing cityscape.

A LEGACY IN CONCRETE:

Designed by the visionary architect Charles Correa, Sardar Vallabhbhai Patel Stadium, popularly known as Sardar Vallabhbhai Patel Sports Complex, was inaugurated in 1982. The stadium has not only hosted countless sporting events but also stands as an architectural gem, showcasing Correa's innovative approach to blending modern design with the cultural ethos of Ahmedabad.

THE ARCHITECTURAL MARVEL BY CHARLES CORREA:

Correa, often hailed as India's greatest contemporary architect, envisioned the stadium as more than just a sports arena. His design seamlessly integrated modern architectural principles with local influences, creating a space that not only served its functional purpose but also reflected the spirit of the city. The stadium's distinctive shell-like roof, inspired by traditional Indian architectural forms, became an emblematic feature of Ahmedabad's skyline.

CHANGING CITYSCAPE AND URBAN DEVELOPMENT:

As Ahmedabad undergoes rapid urban development, the fate of iconic structures like the Sardar Vallabhbhai Patel Stadium hangs in the balance. The decision to demolish the stadium is rooted in the city's need for more modern infrastructure and spaces. However, this move has ignited a passionate discourse on the preservation of architectural heritage, with advocates emphasizing the importance of retaining structures that hold cultural and historical significance.

DEBATES ON URBAN PRESERVATION:

The impending demolition has sparked debates among architects, urban planners, and citizens on the importance of preserving architectural heritage in the face of modernization. Advocates argue that the stadium's unique design and historical value make it an essential part of Ahmedabad's identity, and its loss would be a blow to the city's architectural legacy.

CHARLES CORREA'S LEGACY AND THE QUESTION OF PRESERVATION:

Charles Correa's architectural legacy is indelibly woven into the fabric of Ahmedabad. His ability to harmonize modernity with cultural context has left an enduring mark on the city. The question arises: should the city evolve at the expense of losing such iconic structures, or can a balance be struck between progress and preservation?

As Ahmedabad prepares to bid adieu to the Sardar Vallabhbhai Patel Stadium, the city is at a crossroads between progress and the preservation of its architectural heritage. The demolition prompts reflections on the value we place on iconic structures, the legacy of visionary architects like Charles Correa, and the role of urban planning in shaping the identity of our cities.

In the face of urban evolution, the story of Sardar Vallabhbhai Patel Stadium reflects broader questions about how cities choose to remember their past while embracing the future. The fate of this iconic structure will not only impact the cityscape of Ahmedabad but also resonate with the larger conversation on balancing progress with the preservation of architectural treasures.



BY

**JHEEL
SANGHVI**

Aspiring Architect

DIRECTOR
SANGHVI S3 GROUP

A GREEN REVOLUTION TAKEOVER

The real estate industry consumes a greater amount of energy than any other sector, accounting for nearly 40 per cent of the total emissions, and constitutes a burgeoning source of carbon dioxide emissions. Undoubtedly, the real estate sector, today, stands at a pivotal juncture where the incorporation of sustainable practices has evolved from not just merely being optional but a necessity. Sustainable real estate development involves creating and managing properties in a socially, economically, and environmentally responsible manner, ensuring they meet present needs without compromising the ability of future generations to meet their own.

In India's real estate market, sustainability is much more than a passing fad, it stands as an essential catalyst for the country's GDP. The industry faces challenges, especially the threat of climate change. However, these challenges also give India a great chance to create eco-friendly methods that reduce pollution and make the most of the country's ability to use renewable energy. In the year 2023, the real estate market witnessed a significant shift towards sustainability, registering an 83% growth in the green office stock compared to 2016, according to a report by KPMG in India and Colliers.

The green revolution seems to be taking over in 2024. The customer psychology shifts towards "green" products. Projects incorporating green and sustainable elements are no longer mere marketing tools or product communication strategies but are conferring a competitive advantage upon projects. Green certified office buildings have almost doubled since 2016 to an impressive 421 mn sq ft, forming over 60 per cent of India's Grade A office stock. This underscores the increasing dedication of developers and occupiers to sustainability. Such commitment is anticipated to translate into advantageous pricing and asset valuation, leading to heightened brand value, enhanced client retention, and increased rental potential.

In alignment with eco-friendly living, our project Sanghvi S3 Ecocity, situated in Mira Road, Maharashtra, integrates sustainable initiatives into its design. These encompass rainwater harvesting systems, solar panels for enhanced energy efficiency, and effective waste management practices. There is great emphasis to green spaces within the project and it is just the perfect blend of greenery, luxury, tranquility, with uninterrupted hill view. These initiatives reflect a dedicated commitment to environmental responsibility.

The Mumbai Metropolitan Region Development Authority (MMRDA) has signed a Memorandum of Understanding (MoU) during the World Economic Forum in Davos in 2024 to enforce sustainable urban development in the Mumbai Metropolitan Region (MMR). The five-year collaboration guaranteed by the joint declaration will enable the Dutch financial and professional contributions. It comprises exchanging best practices for integrated waste management and smart city master planning.



The government has implemented numerous measures to encourage sustainable development, notably through the introduction of initiatives like the Green Rating for Integrated Habitat Assessment (GRIHA) rating system. This framework serves as a tool for assessing the environmental performance of buildings. Furthermore, the government has introduced incentives, such as tax breaks, to incentivize developers who integrate sustainable design principles into their projects.

As the industry looks into the future, investors and developers are increasingly recognizing the importance of sustainable development as a strategic investment. This enduring trend not only contributes to a more sustainable and resilient built environment but also reflects a forward-thinking approach that aligns with the values and expectations of today's conscious consumers and investors. With the government actively promoting green initiatives and an increasing awareness among developers and investors, there is optimism for a sustainable future in the country's real estate industry.



BY

**AANGI
SANGHVI**

Aspiring Lawyer

DIRECTOR
SANGHVI S3 GROUP

REAL ESTATE NEWS

MUMBAI'S LUXURY PROPERTY MARKET SOARS TO UNPRECEDENTED HEIGHTS

According to the Forbes India Rich List 2023, the city houses 33 billionaires out of the top 100 richest people in the country. Hence, this has slated the demand for luxury properties in the city even more. Among the several pockets in the city, the central and south areas have witnessed an unprecedented surge in demand for these luxury projects. In the first half of 2023, Mumbai's luxury property market showcased a robust surge in sales, boasting an impressive growth rate of almost 60% than that in 2022.

NEWS 18

Illuminated Nhava Sheva Atal Setu after its inauguration, in Mumbai on January 12.

RAM TEMPLE CONSECRATION EVENT: AMITABH BACHCHAN BUYS PLOT FOR HOME IN AYODHYA

Mumbai: Bollywood star Amitabh Bachchan has purchased a plot in The Sarayu, a 7-star mixed-use enclave in Ayodhya by Mumbai-based developer HoABL. Though HoABL refused to comment on the size and value of the deal citing client confidentiality, real estate industry sources said the plot where Bachchan intends to build a home measured around 10,000 square feet and was valued at ₹14.5 crore.

HT Hindustan Times

UNION BUDGET 2024: REAL ESTATE SECTOR NEEDS TO BE PRIORITIZED

The real estate sector is on the brink of anticipation as Union Budget 2024 approaches, with high expectations for comprehensive measures shaping the industry's future. Stakeholders eagerly anticipate transformative changes across various facets:

- GRANT OF INDUSTRY STATUS

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- Grant of Industry Status
- Single Window Clearance
- GST Input Tax Credit Rules should revise
- Increased Home Loan Interest Rate Rebate
- Enhanced Financing Environment
- Policy Interventions for Sustainable Development
- Friendly Home Loan Policies
- Infrastructure Focus in Urban Cities
- Stamp Duty Reduction for Property Registration.
- Inclusive and Fast-Track Land Acquisition and CLU Process

The real estate sector looks forward to transformative measures that will invigorate the industry, address the diverse needs of both developers and homebuyers, and contribute to India's economic growth.

bt Business Today