

## Consent

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**From:** Consent  
**Sent:** 11 December 2025 15:23  
**To:** 'sromumbai4@mpcb.gov.in'  
**Subject:** Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed redevelopment of society building known as sunder-sangam chs. by M/S. Modis Navnirman Limited  
**Attachments:** PMR-MODIS\_Apr,25 - Sept, 25\_.pdf

To,  
The SRO Mumbai - IV ,  
M.P.C.Board,  
Kalapataru point, Sion (East),  
Mumbai – 400022.  
Maharashtra

Subject: **Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed redevelopment of society building known as sunder-sangam chs. ltd. on plot no.10 & 11, of sunder nagar layout, c.t.s.no.-33/18 of village chinchavali, malad (west) by M/S. Modis Navnirman Limited**

Reference: **Clearance letter no. SIA/MH/INFRA2/453725/2023 dtd. 09.10.2024**

Dear Sir,

This is with reference to the above subject for our project. We are submitting herewith our half yearly monitoring report with following contents:

- Data Sheet.
- Compliance Report.
- Post monitoring report.
- Energy conservation report.
- Copy of Environmental Clearance.
- Copy of Consent to Establish.
- Copies of the advertisement published in the newspaper (Marathi & English).

This is for your kind information.

Thanking you,  
Yours truly,  
**M/S. Modis Navnirman Limited**

C.C TO: 1. The Director, MoEF&CC, Nagpur.  
2. The Secretary, Environment Department, Mantralaya, Mumbai

Thanks & Regards,

**DWIRUKTI PODDAR**

Consent – Asisstant | **ENVIRO ANALYSTS AND ENGINEERS PRIVATE LIMITED.**

Landline: **91-22 2854 1647/48/49/67/68**, Mobile: +91 9322086202 / 9321619714 | [d.poddar@eaepl.com](mailto:d.poddar@eaepl.com)



**Corporate Office:** B-1003, Enviro House, 10th Flr. Western Edge II,  
W.E. Highway, Borivali (E), Mumbai - 400066.

Landline: 022-2854-1647/48/49/67/68 [info@eaepl.com](mailto:info@eaepl.com)

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## Consent

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**From:** Consent  
**Sent:** 11 December 2025 15:23  
**To:** 'ecompliance-mh@gov.in'  
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**Attachments:** PMR-MODIS\_Apr,25 - Sept, 25\_.pdf

To,  
**The Director**  
**Ministry of Environment, Forests & Climate Change,**  
Regional Office, West Central Zone,  
New Secretarial Building, East wing, Civil Lane,  
Near Old VCA stadium,  
**Nagpur - 440001.**  
**Maharashtra.**

**Subject: Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed redevelopment of society building known as sunder-sangam chs. Ltd. on plot no.10 & 11, of sunder nagar layout, c.t.s.no.-33/18 of village chinchavali, malad (west) by M/S. Modis Navnirman Limited**

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C.C TO: 1. M.S., MPCB, Mumbai.  
2. Environment Department, Mantralaya, Mumbai.

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- E-mails are not encrypted and cannot be guaranteed to be secure or Error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. In case of any discrepancy, in the above said mail and its contents, the intended recipient should reply within 48 hours of the receipt of this mail, else it shall be approved as the case may be. If verification is required, please request a hard-copy version.

Date: - 22.11.2025

To,  
**The Director**  
**Ministry of Environment, Forests & Climate Change,**  
Regional Office, West Central Zone,  
New Secretarial Building, East wing, Civil Lane,  
Near Old VCA stadium,  
**Nagpur - 440001.**  
**Maharashtra.**

Subject : **Submission of Half Yearly Post Monitoring Report for the period of April, 2025 – September, 2025 for proposed redevelopment of society building known as Sunder-Sangam chs. ltd. on plot no.10 & 11, of Sunder Nagar layout, CTS No-33/18 of village Chinchavali, Malad (west) by Modis Navnirman Limited**

Reference: **Clearance letter no. SIA/MH/INFRA2/453725/2023 dtd. 09.10.2024**

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This is for your kind information.

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**For Modis Navnirman Limited**

**Authorized Signatory**

- C.C TO:
1. M.S., MPCB, Mumbai.
  2. Environment Department, Mantralaya, Mumbai.

Date - 22.11.2025

To,  
**The Director**  
**Ministry of Environment, Forests & Climate Change,**  
Regional Office, West Central Zone,  
New Secretarial Building, East wing, Civil Lane,  
Near Old VCA stadium,  
**Nagpur - 440001.**  
**Maharashtra.**

Subject : **Present status of Project work for the period of April 2025 – September, 2025.**  
Reference : **Clearance letter no. SIA/MH/INFRA2/453725/2023 dtd. 09.10.2024**

Dear Sir,

This is with reference to the above subject, for proposed redevelopment of society building known as Sunder Sangam chs. ltd. on plot no.10 & 11, of Sunder Nagar layout, CTS. No.-33/18 of village Chinchavali, Malad (west) by Modis Navnirman Limited

The present project status at site is as follows:

Wing	Floors	Status
GH - 1	11 <sup>th</sup> Slab	Completed
GH - 2	13 <sup>th</sup> Slab	Completed
GH - 3	10 <sup>th</sup> Slab	Completed

Thanking you,

Yours truly,

**For Modis Navnirman Limited**

**Authorized Signatory**

**DATA  
SHEET**

Developer

**M/S. Pagarani Universal Infrastructure Pvt. Ltd.,  
CTS No. 288 B village Bandivali, Oshiwara.**

## MONITORING THE IMPLEMENTATION OF ENVIRONMENTAL SAFEGUARDS

Ministry of Environmental and Forests  
Regional Office, West Central Zone, Nagpur.

### Monitoring Report

#### PART – I

#### DATA SHEET

1.	Project type: river - valley/ mining/ Industry / thermal / nuclear/ Other (specify)	REDEVELOPMENT OF SOCIETY BUILDING
2.	Name of the project	SUNDER NAGAR
3.	Clearance letter (s) / OM/ no and date:	File No.: SIA/MH/INFRA2/453725/2023 dtd. 09.10.2024
4.	Location	C.T.S.NO.-33/18 OF VILLAGE CHINCHAVALI, MALAD (WEST) BY M/S. MODIS NAVNIRMAN LIMITED
a.	District (s)	Mumbai Suburban.
b.	State (s)	Maharashtra.
5.	Address for correspondence	
a.	Address of concerned project Chief Engineer (with pin code & telephone / telex / fax numbers)	M/S. MODIS NAVNIRMAN LIMITED Phone: +91 98703 77407 Pin Code: 400064
b.	Address of Executive Project Engineer /Manager (with pin code / fax number)	
6.	Salient features	
a.	of the project	Total Plot Area: 5374.25 sq. m. As per FSI:13780.66 sq. m. Non FSI: 15004.98 sq. m. Total Built – Up Area: 28875.64 sq. m.
b.	of the environmental management plans	1. <u>Sewage Treatment Plant:</u>

		<p>Sewage Treatment Plant with capacity of 150 KLD with MBBR technology will be provided for treating the wastewater.</p> <p><u>2. Water Management:</u></p> <p>Rain Water Harvesting shall be provided to recharge the ground water table.</p> <p><u>3. Solid Waste Management:</u></p> <ul style="list-style-type: none"> <li>• Dry wastes will be managed through recyclers.</li> <li>• Wet wastes will be processed in OWC and manure so obtained will be used for landscaping and replacement for dry manure in OWC.</li> <li>• STP Sludge (Dry sludge) - Used as manure.</li> </ul>
7.	Break Up Of the project Area	
a.	Submerge area: forest & non-forest	Non-Forest
b.	Others	<p>Total Plot Area: 5374.25 sq. m.</p> <p>As per FSI:13780.66 sq. m.</p> <p>Non FSI: 15004.98 sq. m.</p> <p>Total Built – Up Area: 28875.64 sq. m.</p>
8.	Break up of the project affected: population with enumeration of those losing houses / dwelling units, only agriculture land only, both dwelling units and agriculture land and landless labourers / artisan	Not Applicable.
a.	SC, ST / Adivasis	---
b.	Others	---
	(Please indicate whether these figures are based on any scientific and systematic survey carried out or only provisional figures, if a survey is carried out give details and years of survey)	
9.	Financial details	
a.	Project cost as originally planned and subsequent revised estimates and the	Total cost: Rs. 130 Crores.

	year of price reference	
b.	Allocation made for environmental management plans with item wise and year wise break-up	EMP Cost: Capital Cost – Rs. 447.6 Lakhs O & M Cost – Rs. 46.34 Lakhs
c.	Benefit cost ratio/ Internal rate of return and the year of assessment	---
d.	Whether ( c ) includes the cost of environmental management as shown in the above	---
e.	Actual expenditure incurred on the project so far	Rs 54.54 Crores/-
f.	Actual expenditure incurred on the environmental management plans so far	NIL
10.	Forest land required	
a.	The status of approval for diversion of forest land for non-forestry use	The land is of non-forest type hence not applicable.
b.	The status of clearing and felling	R.G. Area Provided: 2832.28 Sq. m. A combination of native evergreen trees and ornamental flowering trees, shrubs and palms are planned in the complex. Different species will be selected as per CPCB green belt guidelines and common species available in the proposed area.
c.	The status of compensatory afforestation, if any	---
d.	Comments on the viability & sustainability of compensatory afforestation program in the light of actual field experience so far	N.A.
11.	The status of clear felling in non-forest areas (such as submergence area of reservoir, approach roads), if any with quantitative information	N.A.
12.	Status of construction	
a.	Date of commencement (Actual and/or	24.05.2024

	planned)	
b.	Date of completion (Actual and/ of planned)	11.08.2027
13.	Reasons for the delay if the project is yet to start	---
14.	Dates of site visits	
a.	The date on which the project was monitored by the regional office on previous occasions, if any	Not yet monitored.
b.	Date of site visit for this monitoring report	13.08.2025
15.	Details of correspondence with project authorities for obtaining action plans/ information on status on compliance to safeguards other than the routine letters for logistic support for site visits	<ul style="list-style-type: none"> <li>File No.: SIA/MH/INFRA2/453725/2023 dtd. 09.10.2024</li> </ul> M/S. MODIS NAVNIRMAN LIMITED.
	(The first monitoring report may contain the details of all the letters issued so far, but the later reports may cover only the letters issued (subsequently))	

# **COMPLIANCE REPORT**

Developer

**M/S. Modis Navnirman Limited**

plot no.10 & 11, of sunder nagar layout, c.t.s.no.-33/18

of village chinchavali, malad (west)

# COMPLIANCE REPORT

## TERMS & CONDITIONS

### SEAC Specific Conditions -

1.	PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all required RG area on mother earth as per Hon'ble Supreme Court order.	The proposed plan has been approved by Municipal Commissioner. Concession vide letter no P- 15833/2023/(33/18)/P/S Ward/CHINCHAVALIP/ S/337/1/New dated 18/12/2023 for a FSI area of 13780.66 sq. m. is approved.
2.	PP to obtain following NOCs & remarks: a) Sewer connection; b)SWD NOC; c) Tree NOC; d) SWM/ C&D NOC	We have received the following NOCs a) Sewerage remarks has been received from MCGM dated 21.11.2023 b) SWD remarks has been received from MCGM dated 27.11.2023 c) Tree NOC has been received from MCGM dated 10.04.2024 d) SWM NOC has been received from MCGM dated 13.04.2024
3.	PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area.	Architect certificate mentioning that we have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area
4.	PP to submit undertaking regarding no change in project details uploaded on PARIVESH Portal and presented before SEAC-II.	Undertaking regarding no change in project details uploaded on PARIVESH Portal and was presented before SEAC-II
5.	PP to relocate parking proposed on UGTs.	UGTs are proposed at service basement and we have maintained 1.5 m service height from ground floor level and UGT top level. UGT plan and Section is provided.
6.	PP to provide adequate 2-wheeler parking.	We have proposed total 65 nos. of 2- wheeler parking. Revised parking statement is attached below and revised drawing showing 65 nos. of 2-wheelers is provided.

<b><u>SEIAA Specific Conditions -</u></b>		
1.	PP has provided mandatory RG area of 1021.11 m <sup>2</sup> on mother earth without any construction. Local planning Authority to ensure the compliance of the same.	Condition is noted by PP.
2.	PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary. PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.	Condition is noted by PP.
3.	PP to achieve at least 5% of total energy requirement from solar/other renewable sources.	Condition is noted by PP.
4.	PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.	Condition is noted by PP.
5.	SEIAA after deliberation decided to grant Environment Clearance for- FSI-13780.66 m <sup>2</sup> , Non FSI- 15004.98 m <sup>2</sup> , Total BUA- 28875.64 m <sup>2</sup> (Plan Approval- No. P-15833/2023/(33/18)/P/S/CHINCHAVALIP/S/337/1/New dated 18.12.2023).	Yes, we received the EC for FSI-13780.66 m <sup>2</sup> , Non FSI- 15004.98 m <sup>2</sup> , Total BUA- 28875.64 m <sup>2</sup>

**General Conditions for Construction Phase: -**

1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
2.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of	All construction waste gets collected and segregated properly. Most of that is reused for the construction activity. Muck will be dried before its final disposal.

	competent authority.	
3.	Any hazardous waste generator during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the Maharashtra pollution Control Board.	Used oil will be disposed through Authorized vendor of MPCB.
4.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	Adequate drinking water facility is provided for the workers at the site during construction phase. Toilets are provided for construction workers. Bins have been provided to dispose the municipal solid waste generated from labour camps.
5.	Arrangement shall be made that waste water and storm water do not get mixed.	Separate confined sewage system has been proposed which will be connected to STP for the treatment and reuse of the treated water. Excess treated water shall be disposed off into the sewer drain. Storm water drain shall be in covered drain system and will be connected to municipal drain.
6.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Ready mix concrete is used to reduce water demand during construction.
7.	The ground water level and its quality should be monitored regularly in consultation with Ground water Authority.	There is no extraction of ground water in this project. The ground water levels and its quality are checked before commencement of the project. The copy of the same is enclosed herewith.
8.	Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.	PP reported that they are not drawing any water from ground. We are using only Tanker water for construction from MCGM.
9.	Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.	Adequate measures will be taken into consideration to minimize the wastage of water.
10.	The Energy Conservation Building Code shall be strictly adhered to	Condition is noted by PP.
11.	All the topsoil excavated during construction activities should be stored for use I n horticulture / landscape development within the project site.	Excavated topsoil is used for landscaping.
12.	Additional soil for leveling of the proposed	The cut & fill is minimum to the extent possible.

	site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	The cut & fill is accordance with the natural contour and it will be maintained in such a way that the natural drainage will not disturb. There will not be import and export of soil from site.
13.	Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.	Soil testing was done and according to the reports all the parameters are within the prescribed norms.
14.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is noted by PP.
15.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	PP reported that DG set specifications will be as per CPCB norms.
16.	PP to strictly adhere all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1995 as amended during the validity of Environment Clearance.	Condition is noted by PP.
17.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.	The PUC checked/authorized vehicles are allowed on the site for transfer of material.
18.	Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.	<p>Following care are taken regarding noise levels with conformation to the residential area.</p> <ol style="list-style-type: none"> <li>1. Use of well-maintained equipment fitted with silencers.</li> <li>2. Noise shields near the heavy construction operations are provided.</li> <li>3. Construction activities are limited to daytime hours only.</li> </ol> <p>Also use of Personal Protective Equipment (PPE) like ear muffs and ear plug during construction activities.</p> <p>The ambient air and noise report is enclosed herewith. The report indicates that the same are within the prescribed norms defined by the</p>

		concern authority.
19.	Diesel power generating sets proposed as sources of backup power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed GD sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.	<ul style="list-style-type: none"> <li>• D.G. sets of 1 X 200 kVA will be provided as back up for buildings.</li> <li>• D.G. sets will be provided with silencer &amp; acoustic enclosures. The stacks shall be provided as per MPCB norms.</li> </ul>
20.	Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.	Regular supervision done by our site engineer to take care of the construction activity and of the surroundings.
<b>General Conditions operation phase:-</b>		
1.	The solid waste generated should be properly collected and segregated. Dry/ inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.	<p>The solid waste generated shall be properly collected and segregated and also being stored separately in two bin system.</p> <p>Biodegradable Waste of operation phase shall be processed in OWC and manure so obtained will be used for landscaping.</p> <p>Non-biodegradable Waste shall be managed through recyclers.</p>
2.	E- waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.	E-waste generated will be managed as per E-Waste Management Rules, 2016. It will be handed over to authorized vendor.
3.	The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled / reused to the maximum extent possible. Treatment of 100% gray water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Maharashtra Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.	<p>STP with 150 KLD capacities is proposed. Construction and installation of STP shall be carried out by expert consultant.</p> <p>Treated water shall be used for the flushing and Gardening, Landscaping and Green belt area development.</p> <p>After the satisfactory completion of the work, the installation will be get certified from independent expert agency and report in this regard will be submitted to the Ministry of Environment, Forest and Climate Change before the project is commissioned for operation.</p>

4.	Project proponent shall ensure completion of STP, MSW disposal facility, green belt developed prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement in	The provisions of STP, MSW disposal facility & Green Belt development will be completed before getting the Occupation certificate.
5.	The occupancy certificate shall be issued by the local planning authority to the project only after ensuring sustained availability of drinking, water, connectivity of sewer line to the project site must be avoided. Parking should be fully internalized and no public space should be utilized.	Condition is noted by PP.
6.	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	<ul style="list-style-type: none"> <li>• This effect would be prominent during construction as well as operation phase. The probability of inconvenience faced due to the frequency of truck movement during construction phase would be minimized by better control of traffic movement in the area. Noise levels expected from the planned operating conditions have been assessed and are likely to be within acceptable levels. The impacts have been mitigated by the suggested measures in the “air control and management section”.</li> <li>• Anti-honking sign boards are placed in the parking areas and on entry and exit point. The project will be provided with sufficient road facilities within the project premises and there will be a large area provided for the parking of vehicles.</li> <li>• Width of all internal roads (m): Minimum 9.00 m. wide road.</li> </ul>
7.	PP to provide adequate electric charging points for electric vehicles (EVs.)	Condition is Noted.
8.	Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with local DFO/ Agriculture Dept.	<ul style="list-style-type: none"> <li>• The green area proposed is 2832.28 m<sup>2</sup>. Accordingly, same will be provide as per approved plan.</li> <li>• A combination of native evergreen trees and</li> </ul>

		<p>ornamental flowering trees, shrubs and palms are planned in the complex.</p> <ul style="list-style-type: none"> <li>• Plantation Details: Species will be selected as per CPCB greenbelt guidelines and common species available in the proposed area.</li> </ul>
9.	A separate environment management cell with qualified staff shall be set up for implantation of the stipulated environmental safeguards.	Separate environment management cell with qualified staff is formed and implementing the same.
10.	Separate funds shall be allocated for implementation of environmental protection measures/ EMP along with item-wise break-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes and year-wise expenditure should reported to the MPCB and this department.	<p>EMP cost has been worked out and allocated for all air pollution devices and other facilities.</p> <p>EMP Cost:</p> <p>Capital Cost: Rs. 447.6 lakhs O &amp; M Cost: Rs. 46.36 lakhs/ yr</p>
11.	The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at <a href="http://ec.maharashtra.gov.in">http://ec.maharashtra.gov.in</a> .	The advertisement is published in two local newspapers. One of which is 'The Free Press Journal', Mumbai dated 10.12.2024 & the other one is given in 'Navshakti' Dated 10.12.2024 respectively.
12.	Project management should submit half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the MPCB and this department, on 1st June and 1st December of each calendar year.	PP reported that they regularly submitting six monthly reports to Environment Department, Mantralaya & MPCB.
13.	A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.	Yes, PP noted the condition & agreeable to the same.
14.	The proponent shall upload the status of	Regular monitoring is been carried out and the

<p>compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels mainly; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.</p>	<p>results of the same are submitted to concern authority along with the report.</p>
--	--

**General EC Conditions: -**

	<p>PP has to abide by the conditions stipulated by SEAC &amp; SEIAA.</p>	<p>Condition is noted by PP.</p>
	<p>If applicable consent for Establishment shall be obtained from Maharashtra Pollution Control Board under Air and water Act and a copy shall be submitted to the Environment t Department before start of any construction work at the site.</p>	<p>Obtained Consent to Establish from MPCB.</p> <ul style="list-style-type: none"> <li>• Consent No. Format1.0/CC/UAN No.0000193241/CE/2404002066 Dated. 26.04.2024</li> </ul> <p>Copy is enclosed.</p>
	<p>Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.</p>	<p>Environmental Clearance is already obtained.</p> <p>Obtained Consent to Establish.</p>
	<p>The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by email) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.</p>	<p>PP reported that they regularly submitting six monthly reports to Environment Department, Mantralaya &amp; MPCB.</p>
	<p>The environmental statement for each financial year ending 31<sup>st</sup> March in Form - V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also</p>	<p>Yes, PP noted the condition &amp; agreeable to the same.</p>

	be sent to the respective Regional Offices of MoEF by e-mail.	
6.	This environmental Clearance is issued to obtaining NoC from forestry & wildlife angle including clearance from the standing committee of the National Board for wild Life as if applicable & this environment clearance does not necessarily implies the forestry & wild life clearance granted to the project will be considered separately on merit.	Condition is noted by PP & agreeable to the same.
7.	The environmental Clearance is being issued without prejudice to the court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision of the Hon`ble court will be binding on the project proponent. Hence this clearance doesn't give immunity to the project proponent in the case filed against him.	Yes, PP noted the condition & agreeable to the same.
8.	The environmental Clearance is being issued purely from environment point of view without prejudice to any court cases and all other applicable permissions/ NoCs shall be obtained before starting proposed work at site.	Condition is noted by PP & agreeable to the same.
9.	In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environmental Clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.	Yes, PP noted the condition & agreeable to the same.
10.	Validity of Environmental Clearance: The environmental clearance accorded shall be valid for a period of 7 years as per MoEF&CC Notification dated 29th April, 2015.	Noted. Shall be as per the circulars prevailing at the time of granting EC.
11.	The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act,	Condition is noted by PP.

	1991 and its amendments.	
12.	Any appeal against this environmental clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 151 Floor, D-, Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Condition is noted by PP.

**ENERGY  
CONSERVATION  
MEASURES**

**Developer**

**M/S. Modis Navnirman Limited**

plot no.10 & 11, of sunder nagar layout,  
c.t.s.no.-33/18 of village chinchavali, malad  
(west)

## ENERGY SAVING SUMMARY

Sr no.	Description	Demand load	No. of Hour.	Energy consumed by Conventional way KWH/Day	Energy consumed by Energy saving devices KWH/DAY	Energy saving KWH/Day	Saving %	Remark
1	Landscape area lighting	1	12	8.40	6.72	1.68	20%	Use of LED lights instead of T8 flurocent lights
2	Stair case & lobby area lighting	11	12	126.00	100.80	25.20	20%	Use of LED lights instead of T8 flurocent lights
3	Stilt area lighting	5	12	58.80	47.04	11.76	20%	Use of LED lights instead of T8 flurocent lights
4	Refuge area lighting	1	12	8.40	6.72	1.68	20%	Use of LED lights instead of T8 flurocent lights
5	Lift load	84	6	504.00	403.20	100.80	20%	VFD's On lift
6	Apartment equipment load	700	4	2800.38	2240.30	560.08	20%	Using BEE star rated equipment
7	Shop & Commercial Offices load	0	8	0.00	0.00	0.00	20%	Using BEE star rated equipment
8	Geyser Load	409	0.5	204.40	163.52	40.88	20%	Using solar water heater
9	Plumbing load	8	4	30.80	27.72	3.08	10%	Using High efficient motor & pump
10	STP	8	8	67.20	60.48	6.72	10%	Using High efficient motor & pump
11	OWC	1	6	8.40	8.40	0.00	0%	
12	Fire load	64	1	64.00	64.00	0.00	0%	
13	Solar PV (30 kW)					135.00		
	<b>TOTAL</b>	<b>1291</b>		<b>3881</b>	<b>3129</b>	<b>882</b>		
<b>Total Energy saving</b>							<b>23%</b>	
<b>Solar saving</b>							<b>5%</b>	

Energy consumed by Conventional way KWH/Day	3881
Energy saving KWH/Day	887
Total project saving	23%
Energy saving through solar KWH/Day	176
Total solar saving	5%

# **HALF YEARLY POST ENVIRONMENTAL MONITORING REPORT**

OF

REDEVELOPMENT PROJECT

For

**April, 2025 – September, 2025**

Developer

**M/S. Modis Navnirman Limited**

plot no.10 & 11, of sunder nagar layout, c.t.s.no.-33/18 of village  
chinchavali, malad (west)

Prepared by

**ENVIRO ANALYSTS & ENGINEERSP. LTD.,**

## TEST REPORT

<b>Report No. - EAEPL/W/08/25/01750C</b>		<b>Report Date – 20.08.2025</b>	
<b>Name of Customer</b>	M/S. Modi's Navnirman Limited		<b>Reference – Quotation #</b> EAEPL/Q/PMR/597/2024 Dated: 15.10.2024
<b>Site Address</b>	Sunder-Sangam ChS. Ltd. 011 plot no.IO & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of Village: Chincholi,		
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/08/25/01750C (Near Back Side of Site)	<b>Sample quantity and packing</b>	2 L X 1 No. PVC Can.
		<b>Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C)
<b>Date of Sampling</b>	13.08.2025	<b>Date of Receipt</b>	13.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/02		
<b>Period of Analysis</b>	13.08.2025 to 20.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

Discipline: Chemical

Group: Water

Parameters	Unit	Results	Method
pH	-	7.22	IS 3025 (Part 11) 2022
Turbidity	NTU	< 1.0	IS 3025 (Part 10) 2023
TDS	mg/L	198.00	IS 3025 (Part 16) 2023
Alkalinity	mg/L	73.78	IS 3025 (Part 23) 2023
Chlorides as Cl	mg/L	62.98	IS 3025 (Part 32) 1988 Reaffirmed 2019
Total Hardness	mg/L	94.70	IS 3025 (Part 21) 2009 Reaffirmed 2023
Calcium	mg/L	18.44	IS 3025 (Part 40) 2024
Residual chlorine	mg/L	ND	IS 3025 (Part 26) 2021
Sulphate	mg/L	14.22	IS 3025 (Part 24) Sec 1: 2022
Nitrate	mg/L	0.32	APHA 4500-NO3 B (24th Edition)
Fluoride	mg/L	< LOQ (0.25)	APHA 4500 F-D (24th Edition)
<b>Heavy Metals:</b>			
Iron (Fe)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Copper (Cu)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Zinc (Zn)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Lead (Pb)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023
Chromium (Cr)	mg/L	< LOQ (0.02)	IS 3025 (Part 2) 2019 Reaffirmed:2023

Note: LOQ – Limit of Quantification / ND – Not Detected

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.,

Reviewed by

Approved by



 (QM/DM)  
(Shweta Sonawane)



 Authorized Signatory  
(Shilpa Dhamankar)

 Note: 1. The result mentioned above refers only to the tested sample(s) and applicable parameter(s).  
 2. This report is not to be reproduced except in full, without written approval of the laboratory.

-----End of Report-----



**ENVIRO ANALYSTS & ENGINEERS PVT. LTD.**

(NABET, NABL Accredited and MoEFCC Approved)

CIN No-U28900MH1995PTC093129 | GST No-27AAACE6597R1ZP

B-1003,Enviro House,10th Flr, Western Edge II, W.E. Highway, Borivali (E), Mumbai-400066

## TEST REPORT

<b>Report No. - EAEPL/W/08/25/01750C</b>		<b>Report Date – 20.08.2025</b>	
<b>Name of Customer</b>	M/S. Modi's Navnirman Limited		<b>Reference – Quotation #</b> EAEPL/Q/PMR/597/2024 Dated: 15.10.2024
<b>Site Address</b>	Sunder-Sangam ChS. Ltd. 011 plot no.IO & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of Village: Chincholi,		
<b>Nature and Description of Sample</b>	Tanker Water	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/W/08/25/01750C (Near Back Side of Site)	<b>Sample quantity and packing</b>	250ml X 1 No. St. PP. Bottle
		<b>Preservation</b>	Cool -Transported and stored at 5°C (± 1°C).
<b>Date of Sampling</b>	13.08.2025	<b>Date of Receipt</b>	13.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/MB/SOP/17		
<b>Period of Analysis</b>	14.08.2025 to 16.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

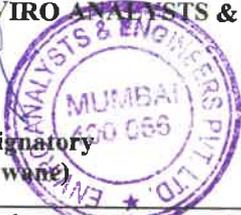
**Discipline: Biological**

**Group: Water**

Parameters	Unit	Results	Method
<b>Microbiological Analysis:</b>			
Coliforms	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)
<i>E. coli</i>	MPN/100ml	< 2	IS 1622:1981 (Reaffirmed 2019)

For M/s. ENVIRO ANALYSTS & ENGINEERS PVT. LTD.,

Authorized Signatory  
(Shweta Sonawane)



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-----End of Report-----

## TEST REPORT

<b>Report No. - EAEPL/A/08/25/01750A</b>		<b>Report Date – 20.08.2025</b>	
<b>Name of Customer</b>	M/S. Modi's Navnirman Limited	<b>Reference – Quotation #</b>	
<b>Site Address</b>	Sunder-Sangam ChS. Ltd. 011 plot no.IO & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of Village: Chincholi,	EAEPL/Q/PMR/597/2024 Dated: 15.10.2024	
<b>Nature and Description of Sample</b>	Ambient Air	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/A/08/25/01750A (Near Main Gate of Site)	<b>Sample quantity and packing</b>	PM <sub>10</sub> = 1 * 1 No. Filter paper. PM <sub>2.5</sub> = 1 * 1 No. Filter paper. SO <sub>2</sub> = 30ml * 2 No. PVC bottle. NO <sub>2</sub> = 30ml * 2 No. PVC bottle.
		<b>Sample Preservation</b>	Cool -Transported and stored at 5 °C (± 1°C).
<b>Date of Sampling</b>	12.08.2025	<b>Date of Receipt</b>	13.08.2025
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/01		
<b>Period of Analysis</b>	13.08.2025 to 14.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

Discipline: Chemical

Group: Atmospheric Pollution

Environmental Conditions				
Ambient Air Temperature (°C)		Relative Humidity (%)		Duration of Monitoring
32°C		61%		8 Hours
RESULTS				
Test Parameters	UNIT	Results	NAAQS LIMITS	METHOD
Particulate Matter (PM <sub>10</sub> )	µg/m <sup>3</sup>	78.41	100	IS 5182 (Part 23) 2006 Reaffirmed 2022
Particulate Matter (PM <sub>2.5</sub> )	µg/m <sup>3</sup>	36.70	60	IS 5182 (Part 24) 2019 Reaffirmed 2024
Sulphur Dioxide (SO <sub>2</sub> )	µg/m <sup>3</sup>	10.64	80	IS 5182 Part 2 (2001) Sec 1:2023
Nitrogen Dioxide (NO <sub>2</sub> )	µg/m <sup>3</sup>	13.55	80	IS 5182 Part 6 (2006) Reaffirmed 2022

**Remark:** All the measured values are within limits for above the tested parameters only.

For M/s. ENVIRO ANALYSTS &amp; ENGINEERS PVT.LTD.,

Reviewed by

Approved by

  
 (QM/DM)  
 (Shweta Sonawane)

  
 Authorized Signatory  
 (Shilpa Dhamankar)

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-----End of Report-----

## TEST REPORT

<b>Report No. - EAEPL/N/08/25/01750B</b>		<b>Report Date – 20.08.2025</b>	
<b>Name of Customer</b>	M/S. Modi's Navnirman Limited	<b>Reference – Quotation #</b>	
<b>Site Address</b>	Sunder-Sangam ChS. Ltd. 011 plot no.IO & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of Village: Chincholi,	EAEPL/Q/PMR/597/2024 Dated: 15.10.2024	
<b>Nature and Description of Sample</b>	Ambient Noise	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/N/08/25/01750B	<b>Sample quantity and packing</b>	Not Applicable
<b>Date of Sampling</b>	12.08.2025	<b>Date of Receipt</b>	Not Applicable
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/04		
<b>Period of Analysis</b>	Not Applicable		
<b>Report for the month</b>	AUGUST, 2025		

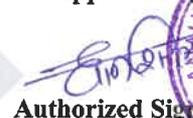
**Discipline: Chemical**
**Group: Atmospheric Pollution**

Monitoring Locations	Units	Results		CPCB Norms	
		Day Time	Night Time	Day	Night
Near Main Gate of Site	dB(A) Leq.	54.4	44.7	55	45
Near Site Office of Site	dB(A) Leq.	54.1	44.3	55	45
Near Centre Side of Site	dB(A) Leq.	52.6	42.5	55	45
Near Back Side of Site	dB(A) Leq.	51.3	41.2	55	45

**Remark:** The noise level was observed to be within CPCB limit at all of the locations.

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**
**Reviewed by**


 (QM/DM)  
 (Shweta Sonawane)

**Approved by**



 Authorized Signatory  
 (Shilpa Dhamankar)

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-----End of Report-----

## TEST REPORT

<b>Report No. - EAEPL/S/08/25/01750D</b>		<b>Report Date – 20.08.2025</b>	
<b>Name of Customer</b>	M/S. Modi's Navnirman Limited		<b>Reference – Quotation #</b>
<b>Site Address</b>	Sunder-Sangam ChS. Ltd. 011 plot no.IO & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of Village: Chincholi,		EAEPL/Q/PMR/597/2024 Dated: 15.10.2024
<b>Nature and Description of Sample</b>	Soil	<b>Sample Collected by</b>	EAEPL Laboratory
<b>Sampling locations and Sample Code</b>	EAEPL/S/08/25/01750D (Near Centre side of Site)	<b>Sample quantity and packing</b>	1000 gm X 1 zip lock bag
<b>Date of Sampling</b>	13.08.2025	<b>Preservation</b>	Transported and stored in dry area
<b>Sampling Procedure</b>	EAEPL/LAB/SOP/03	<b>Date of Receipt</b>	13.08.2025
<b>Period of Analysis</b>	13.08.2025 to 20.08.2025		
<b>Report for the month</b>	AUGUST, 2025		

**Discipline: Chemical**
**Group: Soil & Rock**

Parameters	Unit	Results	Method
pH	--	8.12	IS 2720 (Part 26):1987, Reaffirmed:2021
Electrical Conductivity	µS/cm	969.00	IS 14767:2000, Reaffirmed:2021
Soil Moisture	%	21.14	IS 2720 (Part 02):1973 (Reaffirmed 2020) Oven drying method
Water Holding Capacity	%	34.62	EAEPL/LAB/SOP/SOIL/10
Organic Matter	%	2.54	IS 2720 (Part 22) – 1972 (Reaffirmed 2020)
Chlorides as Cl	mg/kg	128.36	EAEPL/LAB/SOP/SOIL/03
Total Kjeldhal Nitrogen	mg/kg	610.76	IS 14684:1999 (Reaffirmed 2019)
Calcium	mg/kg	2341.29	EAEPL/LAB/SOP/SOIL/18
Magnesium	mg/kg	214.39	EAEPL/LAB/SOP/SOIL/14
Sulphate	mg/kg	29.11	IS 2720 (Part 27):1977 (Reaffirmed 2020)
Available Phosphorus	mg/kg	1.84	EAEPL/LAB/SOP/SOIL/11
Sodium (Na)	mg/kg	3050.4	EPA 3050B
Potassium (K)	mg/kg	1523.17	EPA 3050B
Copper (Cu)	mg/kg	523.74	EPA 3050B
Iron (Fe)	mg/kg	62154.58	EPA 3050B
Lead (Pb)	mg/kg	12.49	EPA 3050B
Zinc (Zn)	mg/kg	110.84	EPA 3050B

**For M/s. ENVIRO ANALYSTS & ENGINEERS PVT.LTD.,**
**Reviewed by**


(QM/DM)

(Shweta Sonawane)

**Approved by**


 Authorized Signatory  
(Shilpa Dhamankar)

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-----End of Report-----

ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), MAHARASHTRA)

To,

The -1

MODI'S NAVNIRMAN LIMITED

Shop No 01, Rashmi Heights, M. G. Road, Kandivali (W), Mumbai 400067  
-400067

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/MH/INFRA2/453725/2023 dated 30 Nov 2023. The particulars of the  
environmental clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC24B038MH111454  |
| 2. File No.                                   | SIA/MH/INFRA2/453725/2023   |
| 3. Project Type                               | New   |
| 4. Category                                   | B   |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects   |
| 6. Name of Project                            | Proposed redevelopment of existing<br>society building known as Sunder-<br>Sangam CHS. Ltd. on plot no.10 & 11, of<br>Sunder Nagar layout, C.T.S.no.-33/18 of<br>village Chincholi, Off S.V. Road, Malad<br>(West) by M/S. Modi's Navnirman Limited |
| 7. Name of Company/Organization               | MODI'S NAVNIRMAN LIMITED  |
| 8. Location of Project                        | MAHARASHTRA   |
| 9. TOR Date                                   | N/A   |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 09/10/2024

(e-signed)  
Pravin C. Darade , I.A.S.  
Member Secretary  
SEIAA - (MAHARASHTRA)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH.Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*

**STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY**

No. SIA/MH/INFRA2/453725/2023  
Environment & Climate  
Change Department  
Room No. 217, 2<sup>nd</sup> Floor,  
Mantralaya, Mumbai- 400032.

To  
M/s. Modi's Navnirman Limited,  
Plot no.10 & 11, of Sunder Nagar layout,  
C.T.S.no.-33/18 of Village: Chincholi,  
Off S.V. Road, Malad (West), Mumbai.

**Subject** : Environment Clearance for Proposed redevelopment of existing society building known as Sunder-Sangam CHS. Ltd. on plot no.10 & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of Village: Chincholi, Off S.V. Road, Malad (West), Mumbai by M/s. Modi's Navnirman Limited.

**Reference** : Application no. SIA/MH/INFRA2/453725/2023

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 223<sup>rd</sup> meeting under screening category 8 (a) B2 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 278<sup>th</sup> (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 23<sup>rd</sup> July, 2024.

2. Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/453725/2023	
2	Name of Project	Proposed Redevelopment of society building known as Sunder-Sangam CHS. Ltd. on plot no.10 & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of village Chinchavali, Malad (West) by M/S. Modis Navnirman Limited	
3	Project category	8a (B2)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mr. Mahek D. Modi
		Regd. Office address	Shop No 01, Rashmi Heights, M. G. Road, Kandivali (W), Mumbai-400067, Maharashtra
		Contact number	9930711545
		e-mail	<a href="mailto:modisnirman@gmail.com">modisnirman@gmail.com</a>
6	Consultant	Name: Enviro Analysts and Engineers Private Limited NABET Accreditation number: NABET/EIA/2124/SA 0193 Validity: 18 June 2024	

7	Applied for	Brownfield Project					
8	Location of the project	C.T.S.no.-33/18					
9	Latitude and Longitude	Latitude: 19°10'30.12"N Longitude: 72°50'34.04"E					
10	Plot Area (Sq.m.)	5374.25 sq. m					
11	Deductions (Sq.m.)	268.71 sq. m					
12	Net Plot area (Sq.m.)	5105.54 sq. m					
13	Ground coverage (m <sup>2</sup> ) & %	2727.71 m <sup>2</sup> & 53.42%					
14	FSI Area (Sq.m.)	13780.66 sq. m					
15	Non-FSI (Sq.m.)	15094.98 sq. m					
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)	28875.64 sq. m					
17	TBUA (m <sup>2</sup> ) approved by Planning Authority till date	Concession received vide letter under no P-15833/2023/(33/18)/P/S Ward/CHINCHAVALIP/S/337/1/New dated 18.12.2023 for FSI area 13780.66 sq. m					
18	Earlier EC details with Total Construction area, if any.	NA					
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)	No construction work has been done.					
20	<b>Previous EC / Existing Building</b>			<b>Proposed Configuration</b>			<b>Reason for Modification / Change</b>
	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	<b>Building Name</b>	<b>Configuration</b>	<b>Height (m)</b>	
	-	-	-	Wing GH1	G + 1st & 2nd podium floor + 3rd Amenity floor + 1st to 18th upper residential floors	69.95 m	----
	-	-	-	Wing GH2	B (pt) + G + 1st & 2nd podium floor + 3rd Amenity floor + 1st to 18th upper residential floors	69.95 m	
-	-	-	Wing GH3	G + 1st & 2nd podium floor + 3rd Amenity floor + 1st to 18th upper residential floors	69.95 m		
21	No. of Tenements & Shops	Residents : 210 Nos					
22	Total Population	1146 Nos					

23	Total Water Requirements CMD	166 KLD Domestic: 102 KLD, Flushing: 51 KLD, Landscape: 13 KLD			
24	Under Ground Tank (UGT) location	Service Basement			
25	Source of water	MCGM			
26	STP Capacity & Technology	150 KLD with MBBR technology			
27	STP Location	Below Ground & open to sky			
28	Sewage Generation CMD & % of sewage discharge in the sewer line	135 KLD, 35% of sewage discharge in the sewer line.			
29	Solid Waste Management during Construction Phase	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
		Dry waste	10 kg/day	Will be handed over to a recycler	
		Wet waste	15 kg/day	Handed over to municipal waste collector	
		<b>Construction waste</b>	Topsoil	770 cum	Being used for landscaping
			Demolition Waste	1350 cum	We will reuse the 1350 cum quantity in internal plot & road development.
			Construction waste	4000 Cum	We will reuse the 500 cum quantity in internal plot & road development and for remaining debris NOC will be obtained subsequently
		Empty cement bags	1732 5 Nos.	To be handed over to local recyclers	
		Steel	5 MT	To be handed over to local recyclers	
		Aggregates	15 MT	To be used as a layer for internal roads and building boundary wall.	
Broken Tiles	345 sqm	Waste tiles to be used as China mosaic for terraces.			

			Empty Paint Cans (20 liter/can)	435 nos.	To be handed over to recycler
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	<b>Type</b>	<b>Quantity (Kg/d)</b>	<b>Treatment / disposal</b>	
		Dry waste	229 kg/day	Will be handed over to a recycler	
		Wet waste	344 kg/day	Composting by OWC- manure produced will be used at a site for landscaping	
		E-Waste	586 kg/ year	Will be collected and sent to MPCB authorized recyclers.	
		STP Sludge (dry)	7 kg/day	Dry sewage sludge will be used as manure for gardening.	
31	R.G. Area in sq. m.	RG required (20%)– 1021.11 sq. m			
		RG provided on Mother Earth- 1081.28 sq. m			
		RG provided on the Podium- 1751.00 sq. m			
		Total: 2832.28 sq. m			
		Existing trees on the plot: 53 Nos			
		Number of trees to be planted: 64 Nos			
		Number of trees to be cut: 28 Nos			
		Number of trees to be retain: 25 Nos			
		Number of trees to be transplanted: 0 Nos			
		664 Nos (384 Nos at site including Miyawaki forestation + 280 nos. offsite) (39 Nos newly proposed + 25 Nos to be retain + 320 Nos in Miyawaki forestation + 280 nos. in lieu of cutting)			
32	Power requirement	During Operation Phase:			
		Details	ADANI		
		Connected load (kW)	4361 KW		
		Demand load (kW)	1291 KW		
33	Energy Efficiency	a) Total Energy saving (%): 23%			
		b) Solar energy (%): 5%			
34	D.G. set capacity	1 × 200 kVA			
35	No. of 4-W & 2-W Parking with 25% EV	4-Wheelers – 207 Nos. 2-Wheelers – 41 nos.			
36	No. & capacity of Rain water harvesting tanks /Pits	2 days holding capacity of 61 cum			
37	Project Cost in (Cr.)	Rs. 130 Cr.			
38	EMP Cost	<b>1. Construction Phase cost:</b> Capital Cost: Rs.46.35 Lakhs Recurring cost: Rs.31.4 Lakhs/annum <b>2. Operation Phase cost:</b>			

		Capital Cost: <b>Rs. 447.6 Lakhs</b> Recurring cost: <b>Rs. 46.36 Lakhs/annum</b>
39	CER Details with justification if any as per MoEF & CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.
40	Details of Court Cases/ litigations w.r.t the project and project location, if any.	NA

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 278<sup>th</sup> (Day-2) meeting held on 23<sup>rd</sup> July, 2024 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

**Specific Conditions:**

**A. SEAC Conditions-**

1. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra showing all mandatory/required RG on mother earth as Hon'ble Supreme Court Order.
2. PP to obtain following NOCs & remarks:  
a) Sewer connection; b) SWD NOC; c) Tree NOC; d) SWM/C&D NOC.
3. PP to submit undertaking and architect certificate mentioning that they have provided all required RG on mother earth as per the Hon'ble supreme Court order regarding RG area.
4. PP to submit undertaking regarding no change in project details uploaded on PARIVESH Portal and presented before SEAC-II.
5. PP to relocate parking proposed on UGTs.
6. PP to provide adequate 2-wheeler parking.

**B. SEIAA Conditions-**

1. PP has provided mandatory RG area of 1021.11 m<sup>2</sup> on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF & CC vide F.No.22-34/2018-IA III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for-FSI-13,780.66 m<sup>2</sup>, Non FSI-15004.98 m<sup>2</sup>, total BUA-28,875.64 m<sup>2</sup>. (Plan approval No- P-15833/2023/(33/18) /P/S/CHINCHAVALIP / S/337/1/New, dated-18.12.2023)

**General Conditions:**

**a) Construction Phase :-**

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be

closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.

- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

**B) Operation phase:-**

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.

- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at [parivesh.nic.in](http://parivesh.nic.in)
- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO<sub>2</sub>, NO<sub>x</sub> (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

**C) General EC Conditions:-**

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable "Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry &

Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

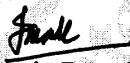
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1<sup>st</sup> Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

  
Pravin Darade  
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai Suburban.
6. Commissioner, Brihan Mumbai Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

**Signature Not Verified**

Digitally signed by: Shri Pravin C.

Darade, I.A.S.

Designation: Member Secretary

Date and Time: 10/9/2024 5:15:33 PM

# MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 24010706/24010437  
Fax: 24023516  
Website: <http://mpcb.gov.in>  
Email: [cac-cell@mpcb.gov.in](mailto:cac-cell@mpcb.gov.in)



Kalpataru Point, 2nd, 3rd  
and 4th floor, Opp. Cine  
Planet Cinema, Near Sion  
Circle, Sion (E),  
Mumbai-400022

Infrastructure/RED/L.S.I

No:- Format1.0/CC/UAN No.0000193241/CE/2404002066

Date: 26/04/2024

To,  
M/s. Modis Navnirman Limited, Sunder-  
Sangam CHS. Ltd. on plot no.10 & 11, of  
Sunder Nagar layout, C.T.S.no.-33/18 of  
village Chinchavali, Malad (West) Mumbai.



## Sub: Consent to Establish for Redevelopment of Residential Building Construction Project.

- Ref:
1. Application Submitted by SRO-Mumbai-IV
  2. Minutes of 1st CC meeting dtd-18.04.2024.

Your application NO. MPCB-CONSENT-0000193241

For: grant of Consent to Establish under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I,II,III & IV annexed to this order:

1. **The Consent to Establish is granted for a period upto commissioning of project or up to 5 year whichever is earlier.**
2. **The capital investment of the project is Rs.130.0 Cr. (As per undertaking submitted by pp).**
3. **The Consent to Establish is valid for Redevelopment of Residential Building Construction Project named as M/s. Modis Navnirman Limited, Sunder-Sangam CHS. Ltd. on plot no.10 & 11, of Sunder Nagar layout, C.T.S.no.-33/18 of village Chinchavali, Malad (West) Mumbai on Total Plot Area of 5374.25 Sq.Mtrs for construction BUA of 28875.64 Sq.Mtrs including utilities and services.**
4. **Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal
1.	Trade effluent	Nil	NA	NA
2.	Domestic effluent	135	As per Schedule - I	The treated effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be connected to the sewerage system provided by local body

5. **Conditions under Air (P& CP) Act, 1981 for air emissions:**

Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
S-1	DG Set- 200 KVA	1	As per Schedule -II

6. **Conditions under Solid Waste Rules, 2016:**

Sr No	Type Of Waste	Quantity & UoM	Treatment	Disposal
1	Biodegradable waste	344 Kg/Day	OWC	use as manure
2	Non Biodegradable waste	229 Kg/Day	Segregate	Segregate and hand over to Vendor
3	STP Sludge	7 Kg/Day	Drying	use as manure

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for Collection, Segregation, Storage, Transportation, Treatment and Disposal of hazardous waste:**

Sr No	Category No.	Quantity	UoM	Treatment	Disposal
NA					

8. **Conditions under E-Waste Management:**

Sr No	Type of Waste	Quantity	UoM	Disposal Path
1	E-Waste	586.00	Kg/Annum	Sent to authorized vendor for re-process

9. The Board reserves the right to review, amend, suspend, revoke etc. this consent and the same shall be binding on the industry.
10. This consent should not be construed as exemption from obtaining necessary NOC/permission from any other Government authorities.
11. Project Proponent shall provide Organic waste digester with composting facility or biodigester with composting facility.
12. Project Proponent shall comply the Construction and Demolition Waste Management Rules, 2016 which is notified by Ministry of Environment, Forest and Climate Change dtd.29/03/2016.
13. The project proponent shall make provision of charging of electric vehicles in atleast 30 % of total available parking area.
14. The project proponent shall take adequate measures to control dust emission and noise level during construction phase.

15. PP shall obtain Environmental Clearance from competent authority for the proposed activity. PP shall not take effective steps towards construction without obtaining Environmental Clearance.
16. PP shall submit an affidavit in Boards prescribed format within 15 days regarding compliance of C to E & Environmental Clearance/CRZ Clearance.

**Received Consent fee of -**

<b>Sr.No</b>	<b>Amount(Rs.)</b>	<b>Transaction/DR.No.</b>	<b>Date</b>	<b>Transaction Type</b>
1	260000.00	MPCB-DR-23616	09/01/2024	RTGS

**Copy to:**

1. Regional Officer, MPCB, Mumbai and Sub-Regional Officer, MPCB, Mumbai IV
  - They are directed to ensure the compliance of the consent conditions.
  - They are directed to obtained B.G. of Rs.10.0 Lakhs towards compliance of consent condition & obtaining E.C.
2. Chief Accounts Officer, MPCB, Sion, Mumbai



## SCHEDULE-I

### **Terms & conditions for compliance of Water Pollution Control:**

- 1) A] As per your application, you have proposed to provide MBBR Technology based Sewage Treatment Plants (STPs) of combined capacity **150 CMD for treatment of domestic effluent of 135 CMD.**
- B] The Applicant shall operate the sewage treatment plant (STP) to treat the sewage so as to achieve the following standards prescribed by the Board or under EP Act, 1986 and Rules made there under from time to time, whichever is stringent.

<b>Sr.No</b>	<b>Parameters</b>	<b>Limiting concentration not to exceed in mg/l, except for pH</b>
1	pH	5.5-9.0
2	BOD	10
3	COD	50
4	TSS	20
5	NH4 N	5
6	N-total	10
7	Fecal Coliform	less than 100

- C] The treated domestic effluent shall be 60% recycled for secondary purposes such as toilet flushing, air conditioning, cooling tower make up, firefighting etc. and remaining shall be utilized on land for gardening and connected to the sewerage system provided by local body.
- 2) The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or and extension or addition thereto.
- 3) The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
- 4) **The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act,1974 and as amended, and other provisions as contained in the said act.**

<b>Sr. No.</b>	<b>Purpose for water consumed</b>	<b>Water consumption quantity (CMD)</b>
1.	Industrial Cooling, spraying in mine pits or boiler feed	0.00
2.	Domestic purpose	153.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00

- 5) The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time.

## **SCHEDULE-II**

### **Terms & conditions for compliance of Air Pollution Control:**

- 1) **As per your application, you have proposed to provide the Air pollution control (APC) system and also proposed to erect following stack (s) and to observe the following fuel pattern-**

<b>Stack No.</b>	<b>Source</b>	<b>APC System provided/proposed</b>	<b>Stack Height(in mtr)</b>	<b>Type of Fuel</b>	<b>Sulphur Content(in %)</b>	<b>Pollutant</b>	<b>Standard</b>
S1	DG Set-200 KVA	Acoustic Enclosure	5.00	HSD 50 Kg/Hr	1	SO2	24 Kg/Day

- 2) The applicant shall operate and maintain above mentioned air pollution control system, so as to achieve the level of pollutants to the following standards.

Total Particular matter	Not to exceed	150 mg/Nm <sup>3</sup>
-------------------------	---------------	------------------------

- 3) The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- 4) The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
- 5) **Conditions for utilities like Kitchen, Eating Places, Canteens:-**
- The kitchen shall be provided with exhaust system chimney with oil catcher connected to chimney through ducting.
  - The toilet shall be provided with exhaust system connected to chimney through ducting.
  - The air conditioner shall be vibration proof and the noise shall not exceed 68 dB(A).
  - The exhaust hot air from A.C. shall be attached to Chimney at least 5 mtrs. higher than the nearest tallest building through ducting and shall discharge into open air in such a way that no nuisance is caused to neighbors.

### SCHEDULE-III

#### Details of Bank Guarantees:

Sr. No.	Consent(C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to Establish	10 Lakhs	within 15 days	Towards compliance of consent condition	upto commissioning of unit or five years	upto commissioning of unit or five years

\*\* The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days of the date of issue of Consent.  
**# Existing BG obtained for above purpose if any may be extended for period of validity as above.**

#### BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

#### BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				



## SCHEDULE-IV

### **Conditions during construction phase**

<b>A</b>	During construction phase, applicant shall provide temporary sewage and MSW treatment and disposal facility for the staff and worker quarters.
<b>B</b>	During construction phase, the ambient air and noise quality shall be maintained and should be closely monitored through MoEF approved laboratory.
<b>C</b>	Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.

### **General Conditions:**

1. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that e-waste generated by them is channelised through collection centre or dealer of authorised producer or dismantler or recycler or through the designated take back service provider of the producer to authorised dismantler or recycler
2. Bulk consumers of electrical and electronic equipment listed in Schedule I shall maintain records of e-waste generated by them in Form-2 and make such records available for scrutiny by the concerned State Pollution Control Board
3. Consumers or bulk consumers of electrical and electronic equipment listed in Schedule I shall ensure that such end-of-life electrical and electronic equipment are not admixed with e-waste containing radioactive material as covered under the provisions of the Atomic Energy Act, 1962 (33 of 1962) and rules made there under;
4. Bulk consumers of electrical and electronic equipment listed in Schedule I shall file annual returns in Form-3, to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates. In case of the bulk consumer with multiple offices in a State, one annual return combining information from all the offices shall be filed to the concerned State Pollution Control Board on or before the 30th day of June following the financial year to which that return relates.
5. The applicant shall provide facility for collection of samples of sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
6. The firm shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act 1986 and Solid Waste Management Rule 2016, Noise (Pollution and Control) Rules, 2000 and E-Waste (Management & Handling Rule 2011).
7. Drainage system shall be provided for collection of sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No sewage shall be admitted in the pipes/sewers downstream of the terminal manholes. No sewage shall find its way other than in designed and provided collection system.
8. Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.

- 9 Conditions for D.G. Set
- a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
  - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
  - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
  - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
  - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
  - f) D.G. Set shall be operated only in case of power failure.
  - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
  - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
- 10 Solid Waste - The applicant shall provide onsite municipal solid waste processing system & shall comply with Solid Waste Management Rule 2016 & E-Waste (M & H) Rule 2011.
- 11 Affidavit undertaking in respect of no change in the status of consent conditions and compliance of the consent conditions the draft can be downloaded from the official web site of the MPCB.
- 12 Applicant shall submit official e-mail address and any change will be duly informed to the MPCB.
- 13 The treated sewage shall be disinfected using suitable disinfection method.
- 14 The firm shall submit to this office, the 30th day of September every year, the environment statement report for the financial year ending 31st march in the prescribed Form-V as per the provision of rule 14 of the Environmental (Protection) Second Amended rule 1992.
- 15 The applicant shall obtain Consent to Operate from Maharashtra Pollution Control Board before commissioning of the project.

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**This certificate is digitally & electronically signed.**

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**PUBLIC NOTICE**

NOTICE is hereby given that Mrs. Hemlata Devas Sawant and Mr. Devas Balu Sawant proposed purchasers of jointly owned undivided Shop/Office as stated in schedule hereunder intends to purchase from proposed Sellers Mr. Lavesh Deepak Dhanuriya and Mr. Uday C. Bhatia (HUF) for the valuable consideration.

The proposed sellers namely Mr. Lavesh Deepak Dhanuriya and Mr. Uday C. Bhatia (HUF) had purchased the said shop/office as stated in schedule from Mr. Abdul Gafar, Mrs. Badrumisa Gafar, Mr. Masood Inran Gafar, Dr. Mubeen Taj M Noouman and Dr. Mohammad Masood Inran by virtue of registered Agreement for Sale dated 13.01.2021 vide Sr. No. TNN9/776/2021 for valuable consideration.

All persons, Banks, Financial Institutions, and/or any other private Financier / Investor having in kind of claim/right/interest the said shop/office as stated in the schedule herein below or any part thereof by way of sale, exchange, agreement, contract, gift, lease, ten, charge, mortgage, trust, inheritance, easement reservation, maintenance otherwise whatsoever is/are hereby requested to submit/invoke or to inform/make the same known to the undersigned in writing together with supporting documents in evidence thereon, within 14 (fourteen) days from the date of publication of this notice thereto at office address 21, Shri Santoshi Mata CHS Ltd, LBS Marg, Mulund (W), Mumbai - 400 080 and/or Email id: adv.spatanekar@gmail.com, failing which the claims or demands (if any) of such person/s will be deemed to have been abandoned, waived and given up, thereon the said purchase transaction shall be completed. Thereafter, ignoring any claims/demands and subsequent claims or demands will not be entertained and/or for which proposed purchasers shall not in any manner be responsible.

**Schedule - Description of the Property**

Shop/Office No. FC/3, area admeasuring 342 Sq. ft. carpet area on Second Floor, lying and situated at Village Naupada, LBS Marg, Teen Haath Naka, Thane (West) - 400 604 bearing Survey No. 83/1(pt), 47/2 (pt), 47/1(pt), 46/12, 46/8, 46/1, 46/9, 46/10,46/11 in accordance with primary registered Agreement for Sale dated 06.07.2006 vide Sr. No. TNN5/4462/2006 and subsequent registered Agreement for Sale dated 13.01.2021 vide Sr. No. TNN9/776/2021 of building known as "Eternity Mall" (Eternity Mall Premises Co-op. Society Ltd) Thane (West) 400 604 along with 20 fully paid up shares of face value Rs.50/- each bearing distinctive serial number 2281 to 2300 (both inclusive) vide share certificate no.115 issued on 31.01.2015 which is mutated on 18.12.2021 in the name of Sellers.

(Mr. Swagnil Shridhar Patankar)  
Advocate High Court, Bombay  
Mob.: 9967723443

Dated the 10th day of December, 2024

**CORRIGENDUM**

Please refer to Public Notice published in this newspaper dated 25.09.2024 regarding Ownership flat, in the name of the legal heirs of late **MRS. TERESA ANTONY LAZARUS**, being Flat No. 41 admeasuring 50.65 square metres (carpet area) on the Fourth Floor in the Building "Dharam Jyot No. 3" of The Dharam Jyot No. - Co-operative Society Limited situated at Plot No. C.S. 1238, Shri Rajan Road, Bandra West, Mumbai 400 050.

In this notice please read the shares as bearing Distinctive Nos. 21 to 25 (both inclusive) comprised in Share Certificate No. 5 issued by the Dharam Jyot No. 3 Co-operative Housing Society Limited instead of Distinctive Nos. 71 to 75 in Share Certificate No. 15.

All other details remain the same. Dated this 10th December, 2024

**JOHNSON JOHN**  
Advocate High Court  
12, Bandra Julie,  
Dr. Peter Dias Road,  
Bandra, Mumbai - 400050  
Email : adv.johnson@gmail.com  
Mobile: 9322271493

**PUBLIC NOTICE**

Mr. Harvadan Manilal Vakil passed away on 11th August, 2023, and his 10% share in Unit No. 813 of B Wing of The Capital Business Premises Co-operative Society Limited which is located at 'Plot No. C-70, Survey No. 4207, G-Block, Bandra Kuria Complex, Mumbai-400051' will be transferred to his wife, Shreemati Harshada Harvadan Vakil. Other legal heirs have raised no objection. If anyone has any claims or objections, please inform us within 10 days.

**OFFICE OF THE RECOVERY OFFICER-III  
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**  
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, NAVI Mumbai-400703.

**DEMAND NOTICE**

**NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.**

RP/69/2024  
BANK OF BARODA.  
Versus  
**MIS SHREE SAINATH MACHINERY & OTHERS,**

To,  
(CD 1) M/S. SHREE SAINATH MACHINERY through his proprietor Mr. Sankar Hotchand Motwani, Add:- Shop No.263-A, Section-17, Opposite Reliance Web World, Ulhasnagar-3, Dist Thane 421003.  
Also At:- Unit and Shop at Opposite B.K No.805, Sheet No.236, Section 17, Ulhasnagar 421003.  
Also At:- Block No. 404, Room 4, Opposite Post Office, O.T Section, Ulhasnagar, Thane 421001.  
(CD 2) MR. SHANKAR HOTCHAND MOTWANI, Add:- Block No.404, Room No.4, Opposite Post Office, O.T Section, Ulhasnagar, Thane 421001.  
(CD 3) MRS. BHAGWATI SHANKAR MOTWANI, Add:- Block No.404, Room No.4, Opposite Post Office, O.T Section, Ulhasnagar, Thane 421001.

1. This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3) in OA/204/2018 an amount of Rs. 10,91,820/- (Rupees Ten Lakh Ninety One Thousand Eight Hundred Twenty Only) along with pendente lite and future interest and costs has become due against you (jointly and severally).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on Dt.19/12/2024 at 02.30 p.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay,  
a. Such interests as is payable for the period commencing immediately after this notice of the certificate/execution proceedings.  
b. All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date 05/09/2024.

Sd/-  
(Deepa Subramanian)- RECOVERY OFFICER-III  
DEBTS RECOVERY TRIBUNAL MUMBAI DRT-3

**PUBLIC NOTICE**

All the concerned persons including Bonafide residents, environmental groups, NGO's and others are hereby informed that the State Environment Impact Assessment Authority, Maharashtra, has accorded Environmental Clearance to M/s. Modi's Navnirman Limited (Office Address - Shop No.01, Rashmi Heights Bldg, Mallinath CHSL, Opp Kamala Nagar, M.G Road, Kandivali (West), Mumbai - 400 067) Maharashtra for Proposed Redevelopment of Existing Society Building known as Sunder Sangam CHS. Ltd. on Plot No. 10 & 11, of Sunder Nagar layout, C.T.S. No.33/18 of Village Chincholi, Off S.V. Road, Malad (West), Mumbai, Maharashtra - 400 064., EC Letter No EC24B038MH11454, File No. SIA/MH/INFRA2/453725/2023 dated 09/10/2024. The copy of clearance letter is available with the Parivesh portal and may also be seen on the website of the Ministry of Environment and Forests at <https://parivesh.nic.in/>

**M/s. Modi's Navnirman Limited**  
Shop No. 1, Ground Floor, Rashmi Heights Bldg,  
Mallinath CHSL, Opp Kamala Nagar, M.G. Road,  
Kandivali (West), Mumbai - 400 067,  
Maharashtra.

**FEDERAL BANK**  
YOUR PERFECT BANKING PARTNER

**LCRD/Mumbai Division**

The Federal Bank Ltd. Loan Collection & Recovery Department / Mumbai Division, 134, 13th Floor, Joly Maker Chamber II, Nariman Point, Mumbai-400021, E-mail : mumbcrd@federalbank.co.in, Phone : 022-22022548 / 22028427

**POSSESSION NOTICE**

Whereas, The undersigned being the Authorised Officer of the Federal Bank Ltd. Under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as Rules) issued a demand notice dated 20/06/2024 calling upon the borrowers (1) M/s Vajra Gold Private Limited, Room No. 18, 5/7, First Floor, Khanderawadi Dadi Seth Agary Lane, Kalbadevi Road, Mumbai, Mumbai City, Maharashtra-400002, (2) Shri. Dhruvil Ganna, S/o Prakashchandra Ganna, 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhathi Station, Mumbai City, Mumbai, Maharashtra, 400022, (3) Shri. Shomil P Ganna, S/o Prakashchandra Ganna residing at (a) Room No. 104/10 Vrindavan Society, Amber Building Opp. Chunabhathi Station, Sion, Mumbai, Maharashtra-400022; (b) No. 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhathi Station, Mumbai City, Mumbai, Maharashtra-400022; (4) Shri. Prakash S Ganna, S/o Shanti Lal Ganna, (a) 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhathi Station, Mumbai City, Mumbai, Maharashtra-400022, (b) Flat No. 501, Parshwa Padma, A-wing, Muthalla Residency, Dayyaram Lad Marg, Mumbai, Maharashtra, 400033 to repay the amount mentioned in the notice being (1) ₹ 12,91,17,846/- (Rupees Twelve Crore Ninety One Lakh Seventeen Thousand Eight Hundred and Forty Six Only) in the Cash Credit limit (A/C No. 16225500000133), (2) ₹ 9,57,120 (Rupees Nine Lakh Fifty Seven Thousand One Hundred and Twenty only) in the Guaranteed Emergency Credit Line (GECL)-1 loan/limit (A/C No. 16226900000129) and (3) ₹ 80,83,254.52 (Rupees Eighty Lakh Eighty Three Thousand Two Hundred Fifty Four and Paise Fifty Two only) in the Guaranteed Emergency Credit Line (GECL)-2 loan/limit (A/C No. 16226900000400) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the entire outstanding amount, notice is hereby given to the borrowers and the public in general that the undersigned being the authorized officer of the Federal Bank Ltd. Has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 06th day of December 2024.

The borrower/s attention is invited to the provision of section 13(8) of the Act, in respect of time available, to redeem the secured asset (security property).

The borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Federal Bank Ltd. For an amount (1) ₹ 13,58,45,213/- (Rupees Thirteen Crore Fifty Eight lakh Forty Five Thousand Two Hundred and Thirteen Only) on 30/11/2024 in the Cash Credit limit (A/C No. 16225500000133), (2) ₹ 10,13,442/- (Rupees Ten Lakh Thirteen Thousand Four Hundred and Forty Two only) as on 09/11/2024 in the Guaranteed Emergency Credit Line (GECL)-1 loan/limit (A/C No. 16226900000129) and (3) ₹ 84,29,508.52 (Rupees Eighty Four lakh Twenty Nine Thousand Five Hundred Eighty Eight Paise Fifty Two only) as on 08/11/2024 in the Guaranteed Emergency Credit Line (GECL)-2 loan/limit (A/C No. 16226900000400) and further interest and costs thereon.

**Description of Mortgaged Immovable Property**

All that piece and parcel of property bearing Plot No. 153 and as per KJP Block/Survey No. 26/153 (after Promulgation New Block/Survey no. 803) admeasuring 250.40 Sq.mtrs. and at place known as Bungalow No. C/57 together with Ground Floor and First Floor Construction built up area admeasuring 98.68 Sq.mtrs. together with undivided proportionate share in road and COP admeasuring 144.612 Sq.mtrs. at "Green Paradise" situated on the lad bearing New Block No. 26, (Block no.26, 27, 28, 252, 255 and 266 total admeasuring 93865 Sq.mtrs. of Village Parujan, Sub District Jalalpore, District Navsari located on East; Adj. Internal Road, South; Adj. Plot no. 154 (at site Plot no. C/56), West; Adj. Plot no. 148 (at site Plot no. C/62), North; Adj. Plot no. 152 (at site Plot no. C/58) (mortgaged by 2nd of you).

Dated this the 06th day of December, 2024.

**For, The Federal Bank Ltd.**  
Mr. Lecin C  
Deputy Vice President-1 & Division Head  
(Authorised Officer)

**Annexure-13 FORM NO. 22 [ See Regulation - 37 (1) ] By ALL PERMISSIBLE MODE  
OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL, PUNE**  
Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune - 411 005.

RC/220/2023 Date of Auction Sale: 21.01.2025

**PROCLAMATION OF SALE : IMMOVABLE PROPERTY**  
PROCLAMATION OF SALE UNDER RULES 37, 38 AND 52 (1)(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

**UNION BANK OF INDIA [ CORPORATION BANK ]**  
Versus  
**MR. GALIB ADAM SHAIKH**

To,  
(CD 1) Mr. Galib Adam Shaikh, (CD 2) Mr. Suhas Sudhakar Gurav, (CD 3) Ms. Priti Basant Raj,  
R/o. A-1, Ashirwad Apartment, R/o. House No. 481, Shetyewadi, A/p. Lanja, R/o. A-4, Archi Complex, S. V. Road, Near  
Manutimandir, Ratnagiri 415612. Tal. Lanja, Dist. Ratnagiri - 416701. Govt. Polytechnic College, Ratnagiri 415612.

Whereas Recovery Certificate No. RC/220/2023 in OA/755/2019 drawn up by the Hon'ble Presiding Officer, DEBTS RECOVERY TRIBUNAL PUNE for the recovery of the sum of Rs. 72,55,518.00 (Rupees Seventy Two Lakhs Fifty Five Thousands Five Hundred Eighteen only) alongwith cost, expenses and future interest @ 9.00% Simple Interest Yearly w.e.f. 05.02.2019 till realization and costs of Rs. 1,00,255/- (Rupees One Lakh Two Hundred Fifty Five Only) payable by you in respect of Certificate No. RC/220/2023 from the CD(s) jointly and severally, andyou, the CD(s), failed to repay the dues of the Certificate Holder Bank(s)/Financial Institution(s).

And whereas the undersigned has ordered the sale of the Mortgaged / Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate.

Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 21.01.2025 between 11:00 AM to 03:00 PM by auction and bidding shall take place through Online / Offline through the website: [psba.com](https://psba.com), Mob. No. +91 8291220220.

The details of authorized contact person for auction service provider is, website: <https://ebkray.in>, Mob. No. +91 8291220220.

The details of authorized bank officer for auction service provider is, Mrs. Seerat Ranjit Rane, Senior Manager, Union Bank of India, Ratnagiri Branch, Javkar Plaza, Ratnagiri - 415612, Mob. No. 9130052954, Mail ID: [ubin0908029@unionbankofindia.bank](mailto:ubin0908029@unionbankofindia.bank).

The sale will be of the properties of defendants / CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule.

The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down the arrears mentioned in the said certificate + interest + costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.

At the sale, the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made there under and to the following further conditions:-

I. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in the proclamation.

II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule.

III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled.

is / are made within the extended time of 5 minutes. In case of movable / immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.

The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account / Demand Draft / Banker Cheque / Pay Order etc. as per detail mentioned above. If the next day is Holiday or Sunday, then on next first office day.

The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day by prescribed mode as stated above. In addition to the above the purchaser shall also deposit Poundage fee wht Recovery Officer, DEBTS RECOVERY TRIBUNAL PUNE @2% upto Rs. 1,000/- and @ 1% of the excess of the said amount of Rs. 1,000/- through DD in favour of Registrar, DEBTS RECOVERY TRIBUNAL PUNE.

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

Highest bidder shall not have any right / title over the property until the sale is confirmed by the Recovery Officer, DEBTS RECOVERY TRIBUNAL, PUNE.

The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD / BC / Pay Order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

No request for inclusion / substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained.

In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable / immovable property is being sold on "As is where and as is what basis" and is subject to Publication charges, revenue and other Encumbrances as per rules. The undersigned reserves the right to accept or reject any or all bids, if found undesirable or may postpone the auction at any time without assigning any reason.

IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he / she / they are legally qualified to bid and provided further the amount bid by him / her / them is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

V. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by way of DD / Pay Order in favour of RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL PUNE to be deposited with R.O. / Court Auctioneer, DEBTS RECOVERY TRIBUNAL PUNE Or by Online through RTGS / NEFT / Directly into the Account No. 11045459336 the name of STATE BANK OF INDIA of CH Bank having IFSC Code No. SBIN0007339 and details of the property along with copy of PAN Card, address proof and identity proof, e-mail ID, Mobile No. and in case of the company or any other documents, confirming representation / attorney of the company and the receipt / counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

The Earnest Money Deposit (EMD), Distress Value and Bid Increase, be fixed as follows :

Sr. No.	Details of property	EMD Amount (Rs)	Market Value	Bid Increase in the multiple of (Rs).
1.	Agricultural land bearing S. No. 1470 admeasuring about 01 H. 73 R.	72,925.00	72,92,250.00	50,000.00
2.	Agricultural land bearing S. No. 1471 admeasuring about 00 H. 99 R.			
3.	Agricultural land bearing S. No. 1472 admeasuring about 00 H. 75 R.			
4.	Agricultural land bearing S. No. 1473 admeasuring about 01 H. 56 R.			
5.	Agricultural land bearing S. No. 1475 admeasuring about 01 H. 60 R. situated at village Gavane, Tal. Lanja, Dist. Ratnagiri.			

VI. Last date for receipt of bid & EMD is 20.01.2025. Bid / EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process in required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail ID and a computer terminal / system with internet connection to enable him / her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s).

Details of this Proclamation of sale can be viewed at the website [www.drt.gov.in](http://www.drt.gov.in).

**Schedule of Property**

Lot No.	Description of the property to be sold	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and any other known bearing on its nature and value
I.	Agricultural land bearing S. No. 1470 admeasuring about 01 H. 73 R.	72,925.00	72,92,250.00	50,000.00
II.	Agricultural land bearing S. No. 1471 admeasuring about 00 H. 99 R.			
III.	Agricultural land bearing S. No. 1472 admeasuring about 00 H. 75 R.			
IV.	Agricultural land bearing S. No. 1473 admeasuring about 01 H. 56 R.			
V.	Agricultural land bearing S. No. 1475 admeasuring about 01 H. 60 R. situated at village Gavane, Tal. Lanja, Dist. Ratnagiri.			

**TERMS & CONDITIONS**

1. For assistance and details contact website: <https://ebkray.in>, M/s. PSB Alliance (Ebkray), Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala, Truck Terminal, Wadala East, Mumbai - 400037, Contact No. 91 8291220220.

2. Bidders are advised to go through the website: <https://ebkray.in>, for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings. Other terms and conditions are also available with Recovery Officer, DRT, Pune and Branch Manager of CH Bank.

3. The above conditions are in addition to the Terms & Conditions contained in the auction bid format and web site.

4. Prospective bidders are advised to peruse the copies of title deed, if any, available with the bank and also carry out their own inquiries to satisfy themselves regarding encumbrances, if any, over the property.

The Properties can be inspected on 08.01.2025 and 15.01.2025 between 11:00 AM to 05:00 PM. for inspection please contact Mrs. Seerat Ranjit Rane, Senior Manager, Union Bank of India, Ratnagiri Branch, Javkar Plaza, Ratnagiri - 415612, Mail ID: [ubin0908029@unionbankofindia.bank](mailto:ubin0908029@unionbankofindia.bank), Mob. No. 9130052954.

5. Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the sale without assigning any reason.

6. The sale shall be subject to confirmation by Recovery Officer.

Given under my hand and seal on this date 04.12.2024.

Sd/-  
(S. J. SATBHAI)  
Recovery Officer - II, DEBTS RECOVERY TRIBUNAL PUNE

**CAUTION NOTICE**

THIS CAUTION NOTICE IS HEREBY issued on behalf and under instructions of our client, Atul Projects India Private Limited, a Company registered under the Companies Act, 1956, having its registered office at 5th Floor, Trade Avenue, Suren Road, Off. Western Express Highway, Andheri (East), Mumbai 400 093.

**NOTICE IS HEREBY** given to the public at large that:

1. By and under a Memorandum of Understanding dated 29<sup>th</sup> November 2014 read with letter dated 1<sup>st</sup> December 2014 and Deed of Confirmation dated 2<sup>nd</sup> November 2015 ("MOU") entered into between Nima Developers Private Limited ("Nima") having its address at 605, Crescent Royale, off Andheri Link Road, Behind Hyundai Showroom, Andheri (West), Mumbai 400 053 and India Farmers Private Limited ("India Farmers") having its address at Akse Village, Mad Marve Road, Malad (West), Mumbai 400 095 and our client, our client has acquired development rights in connection with the Subject Property which is mentioned and more particularly described in the Schedule hereunder written. Therefore, the development rights in respect of the Subject Property vests in favour of our client.

2. Nima has purportedly terminated the MOU vide letters dated 28<sup>th</sup> July 2020 and 18<sup>th</sup> December 2023. During subsistence of the MOU, India Farmers behind the back of our client has executed a purported Memorandum of Understanding dated 16<sup>th</sup> October 2023 with Oberoi Realty Limited and has attempted to purportedly create third party rights in connection with the Subject Property.

3. Our client invoked the Arbitration Clause contained in the MOU, the Arbitral Tribunal was constituted, application under Section 9/Section 17 of the Arbitration and Conciliation Act, 1996 ("the Act") were filed and heard before the Hon'ble Tribunal. The Arbitral Tribunal vide Order dated 24<sup>th</sup> October 2024 did not grant interim reliefs in favour of our client and our client has assailed the Order dated 24<sup>th</sup> October 2024 by filing a Petition before the Hon'ble Bombay High Court under Section 37 of the Act. The Section 37 Petition is pending. The Arbitral Tribunal proceedings are also pending.

4. Our client has also registered a lis-pendence with the authorities in connection with the above for the Subject Property.

5. Public at large are hereby brought to the notice as follows:  
a. The termination of the MOU is illegal, non-est and not binding upon our client and in any event, the same is under challenge.  
b. India Farmers or Nima or Oberoi Realty Limited are not entitled to undertake development rights of the Subject Property as the same vests in our client.  
c. Not to deal with or enter into any arrangement or transaction of any nature whatsoever, oral, written or otherwise, with India Farmers or Nima or Oberoi Realty Limited or any person and / or the Subject Property and / or the development thereof and/or FSI and/or TDR and/or any other benefits arising therefrom and/or the premises and the units to be constructed in the new buildings on the Subject Property. Needless to state that any act done by Nima, India Farmers and /or Oberoi Realty Limited in connection with the Subject Property, shall not be binding on our client and no equities shall be allowed to be claimed in this regard.

**SCHEDULE**

All that piece or parcel of land situated in village Marve, Malvani and Akse admeasuring 114 acres, 8 guntha and 4 aas at Survey No. 55, 60,61 (C.T.S Nos 130 to 134 and 82) of village Marve, Survey Nos. 218, 263(Pt), 265A1 (Pt) (CTS Nos. 3530, 3551 to 3553) of village Malvani and Survey No.s 15, 16 (Pt.) and 14A (Pt) (CTS Nos. 2,3 and 4) of Village Akse.

Dated this 9<sup>th</sup> day of December 2024

Sd/-  
Tushar A. Goradia,  
Advocates  
12 - 14, 3rd Floor, Bell Building, 6, Sir PM Road,  
Next to Bombay Stores, Fort, Mumbai: 400 001

**GREATER BANK**  
The Greater Bombay Co-operative Bank Limited

JITO House, Plot Nos. A-56, MIDC Marol, Next to The International by Tunga Hotel, Andheri (E), Mumbai 400093  
Opp. Marol Bus Depot  
Ph : 02261285900

**Appendix IV (See rule 8(1))  
POSSESSION NOTICE  
(For Immovable Property)**

WHEREAS The undersigned being the Authorised Officer of The Greater Bombay Co-operative Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and hereinafter referred as "SARFAESI Act". The Greater Bombay Co-operative Bank Ltd. had issued Demand notices under Section 13 (2) of "SARFAESI" Act to following Borrower/ Co-borrower in respect of the financial assistance granted to them by The Greater Bombay Co-operative Bank Ltd. and calling upon the Borrowers and all the guarantors to repay the amount mentioned in the notices and further interest at contractual rate, any other costs, charges and expenses thereon within 60 days from the date of receipt of said notices.

Name of Borrower/Co-borrower	Name of Guarantors	Description of the immovable Property	Date of Demand Notice issued U/s 13(2)	Outstanding amount mentioned in Demand Notice U/s 13(2)	Date of Possession taken of immovable Property
Mrs. Chhaya Ramesh Jagtap (Deceased), Mr. Ajinkya Ramesh Jagtap (Legal Heirs of Chhaya Ramesh Jagtap) & Ms. Lalita Ramesh Jagtap, (Legal Heirs of Chhaya Ramesh Jagtap)	Mr. Ramkumar Lahariprasad Kanchi & Mr. Mahesh Dattaram Sawant	Flat No. 201, A wing, 2nd Floor, Shree Ganesh Sankul, Diva Agastan Road, Dattavai, Dist. Thane-421201	03.08.2024	Rs. 3,64,127.00	03.12.2024
Mrs. Manasi Bharat Bhuvad & Mr. Bharat Dhondu Bhuvad	Mr. Rajkumar J Gupta	Flat no B/107, Unity CHS, Swami Samarth Ramdas Nagar, Navghar, Vasai (East), Palghar-401 208	03.08.2024	Rs. 12,47,716.00	07.12.2024
Mr. Chetan Laxman Makhija & Borrower Mrs. Jaavri Chetan Makhija	Mr. Raviraj Ramray Shanbhug	Flat no 404, 4th floor, Dale Building No. 9, Hubtown Gardenia, Hubtown Gardenia Dale Chsl. Near GCC Club, Miraroad (East), Thane - 401107	01.12.2023	Rs. 35,98,978.00	07.12.2024
Mrs. Ravinderkar L. Matharu & Mr. Lakshirishing J. Matharu	Mr. Ravindra B. Vishwakarma	Flat no 204, 2nd Floor, B Wing, Mira Dharti Residency Building Type Sr1, Evershine City, Village Achole, Vasai (East)- 401 208.	13.12.2021	Rs. 25,25,172.00	07.12.2024
Mr. Rajendra Hugnli Nishad & Mrs. Putaladevi Rajendra Nishad	Mr. Amarnath Vinayachal Barwal	Flat no 102, I Wing, Reliable Township, Village Rajavali, Bhoida Pada, Vasai (East)- 401 208.	03.08.2024	Rs. 4,43,361.00	07.12.2024
Mr. Rajendra Hugnli Nishad & Mrs. Putaladevi Rajendra Nishad	Mr. Mohammad Shanawaz Rukunuddin Shaikh & Mr. Mahamad Jittu Wahid	Flat no 102, I Wing, Reliable Township, Village Rajavali, Bhoida Pada, Vasai (East)- 401 208.	03.08.2024	Rs. 4,71,031.00	07.12.2024

The Borrowers have failed to repay the amount, notices is hereby given to the Borrowers and the public in general that the undersigned has taken symbolic possession of the property described herein above in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules. The Borrower/ Co-borrower in particulars and the public in general is hereby cautioned not to deal with the securities mentioned hereinabove and any dealings with any securities will be subject to the charge of The Greater Bombay Co-operative Bank Ltd. till the date of final payment and other charges/expenses etc.

Place : Mumbai  
Date: 10.12.2024

For The Greater Bombay Co-operative Bank Ltd.  
Sd/-  
Authorised Officer

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
TESTAMENTARY AND INTESTATE JURISDICTION**

**PETITION NO. 1642 OF 2024**

Petition for Probate of Last Will and Testament of Satish Vivek Joshi, Hindu, Indian Inhabitant of Mumbai, Married, Occupation: Retired, who was residing at the time of his death at Flat No. 2, Fifth Floor, 502, Jaykar Smruti, Aarey Road, Goregaon (West), Mumbai-400062. ...Deceased

**CITATION**

1. Dr. Tanay Vasant Joshi  
Age: 57 Years, Occupation: Doctor, Hindu, Indian Inhabitant of Mumbai, residing at 1104, Lilium Mahindra Gardens, S. V. Road, Goregaon (West), Mumbai-400062.

2. Manoj Arvind Purohit  
Age: 59 Years, Occupation: Advocate, Hindu, Indian Inhabitant of Mumbai, Residing at 8, Prarthana, 1<sup>st</sup> Floor N.M. Kale Marg, Dadar, Mumbai 400028, both being the Executors appointed under the Last Will and Testament of the deceased abovenamed. ...Petitioners

1. Rajas Shashimohan Joshi  
Residing at 2<sup>nd</sup> Floor, Yashwant Kripa, AZ Shopping Centre, Station Road, Goregaon (West), Mumbai-400104.

2. Deepali Vijay Mahajani  
Residing at 55 Lands, Paranjape Schemes, D-48 4<sup>th</sup> Floor, Ganjanay Colony, Near Gandhi Bhavan, Kothrud, Pune-411038.

3. Payal Vijay Mahajani  
Residing at 55 Lands, Paranjape Schemes, D-48 4<sup>th</sup> Floor, Ganjanay Colony, Near Gandhi Bhavan, Kothrud, Pune-411038.

If you claim to have any interest in the estate of the abovenamed deceased, you are hereby cited to come and see the proceedings before the grant of Probate.

In case, you intend to oppose the grant of Probate, you should file in the Office of the Prothonotary and Senior Master a caveat within 14 days from the service of this citation upon you.

You are hereby informed that the free legal services from the State of Legal Services Authorities, High Court Legal Services Committees, District Legal Services Authorities and Taluka Legal Services Committees as per eligibility criteria are available to you and in case, you are eligible and desire to avail the free legal services, you may contact any of the above Legal Services Authorities/Committees.

**WITNESS SHRI DEVENDRA KUMAR UP**





